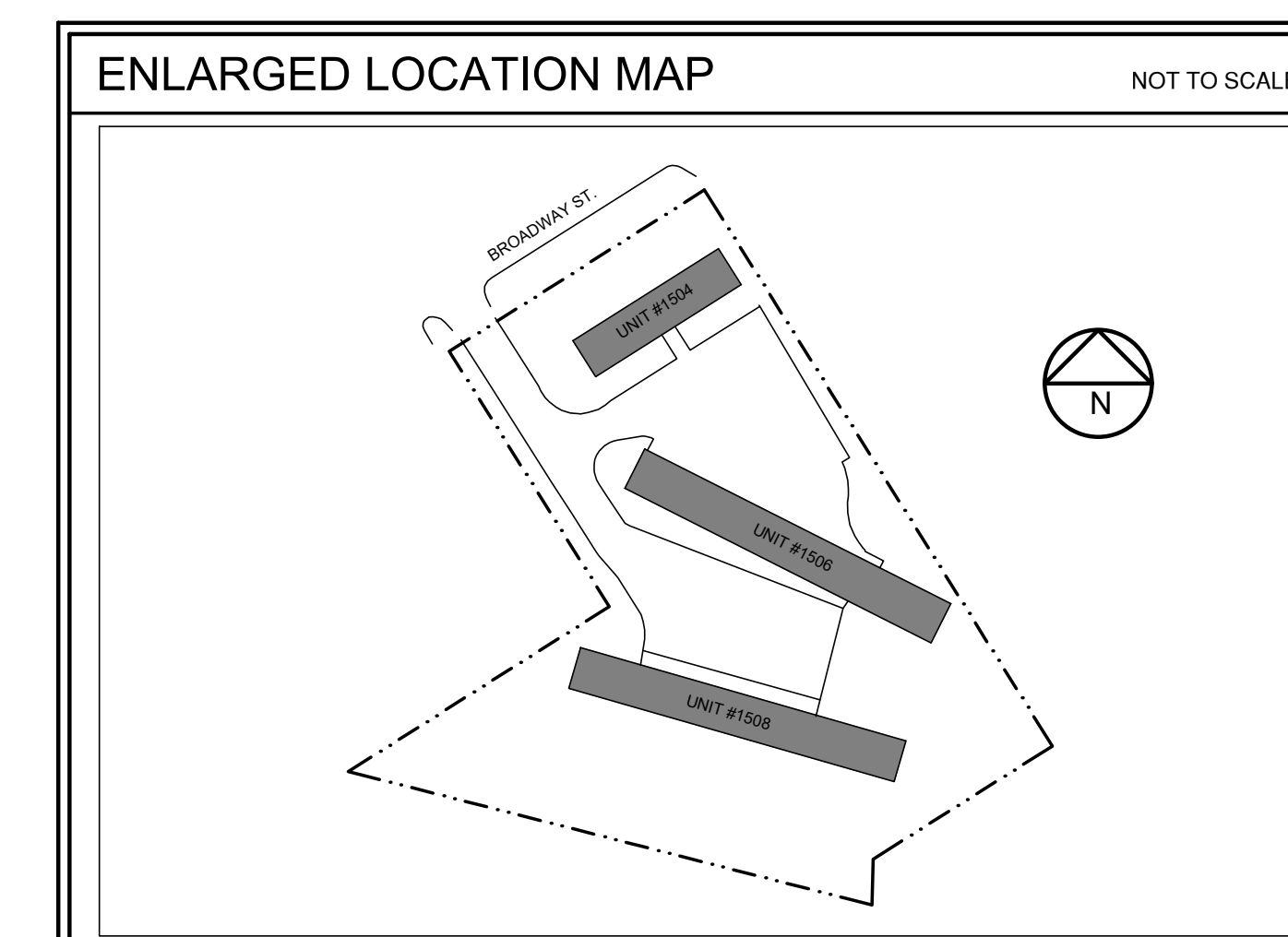
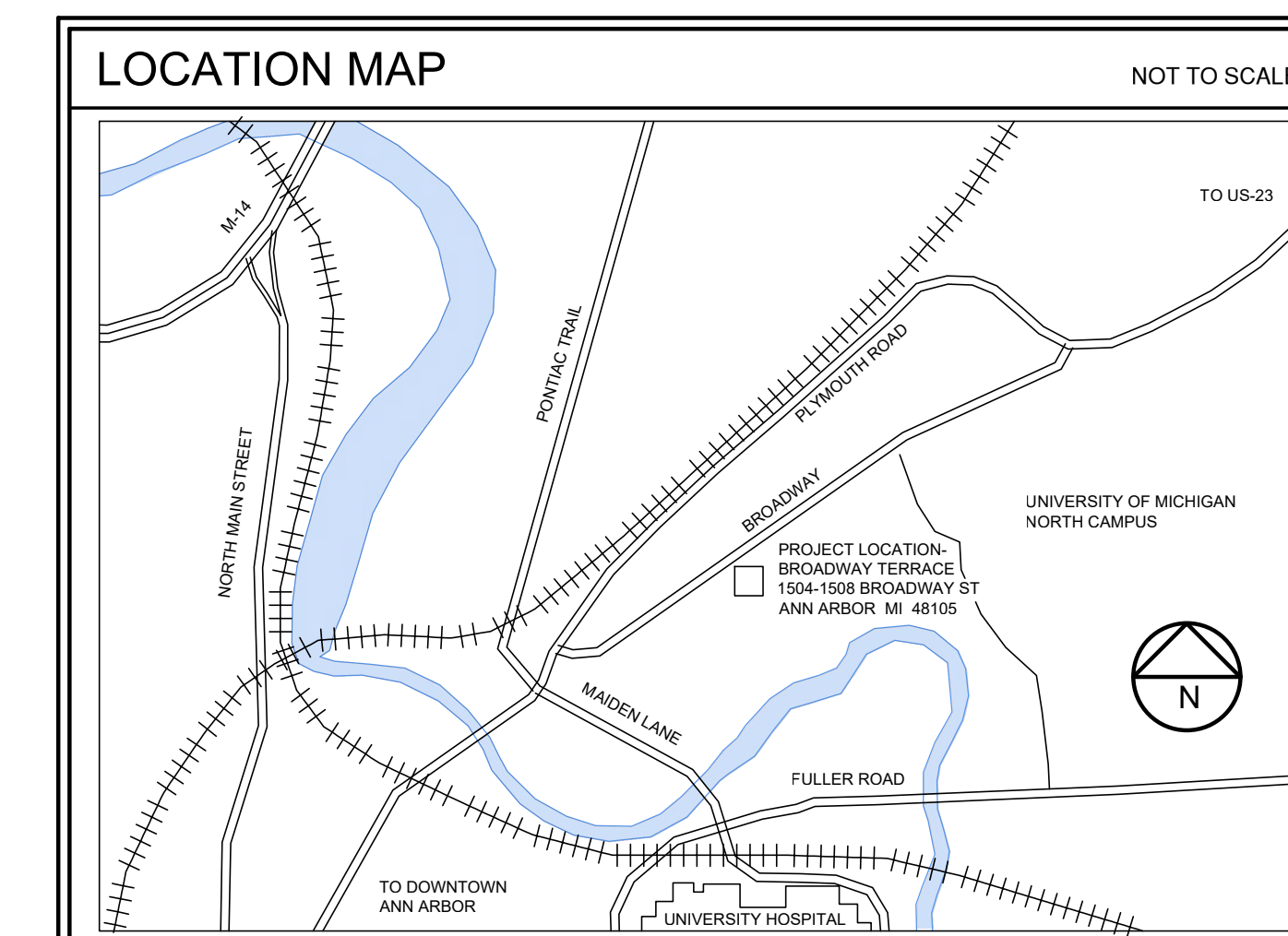


ISSUANCE				LIST OF DRAWINGS	
				DRAWING #	DESCRIPTION
			2024-4-12 PERMIT		
			2023-12-04 Cost Est.		
				A0.0	COVER SHEET
				A0.1	GENERAL NOTES, CODE INFO
				A1.01	OVERALL PLANS - UNIT 1504
				A1.02	OVERALL PLANS - UNIT 1506
				A1.03	OVERALL PLANS - UNIT 1508
				A1.1	DEMO/ REWORK/ CLG./ ELEC. - 1504 L.L.
				A1.2	DEMO/ REWORK/ CLG./ ELEC. - 1504 U.L.
				A1.3	DEMO/ REWORK/ CLG./ ELEC. - 1506 L.L.
				A1.4	DEMO/ REWORK/ CLG./ ELEC. - 1506 U.L.
				A2.0	INTERIOR ELEVATIONS + ADA BATH PLAN
				A3.00	EXTERIOR ELEVATIONS - 1504 DEMO
				A3.01	EXTERIOR ELEVATIONS- 1504 REWORK
				A3.10	EXTERIOR ELEVATIONS - 1506 DEMO
				A3.11	EXTERIOR ELEVATIONS - 1506 REWORK
				A3.20	EXTERIOR ELEVATIONS - 1508 DEMO
				A3.21	EXTERIOR ELEVATIONS- 1508 REWORK
				A4.0	WINDOWS AND DOORS
				A4.1	WALL SECTIONS
				A4.2	ENTRY DETAIL- 1504/1506 UPPER
				A4.3	ENTRY DETAIL- 1506 LOWER
				MEP001	MEP COVERSHEET
				M1.0	PARTIAL FLOOR PLAN DEMO/ NEW
				M2.0	MECHANICAL SCHEDULES AND DETAILS
				P0.01	PLUMBING COVERSHEET
				P1.0	PARTIAL F.P.- UNDERGROUND DEMO/ NEW
				P1.1	PARTIAL F.P.- DEMO/ NEW
				P2.0	PLUMBING SCHEDULES AND DETAILS
				MEP1.0	BASEMENT MECH/ PLUMBING
				MEP1.1	BUILDING ELEVATION
				E0.01	ELECTRICAL COVERSHEET
				E1.1	REWORK ELEC PLANS 1504 LOWER
				E1.01	OVERALL REWORK PLANS 1504
				E1.2	DEMO/REWORK ELEC PLANS 1504
				E1.02	OVERALL REWORK PLANS 1506
				E1.3	DEMO/ REWORK ELEC PLANS 1506 LOWER
				E1.4	DEMO/ REWORK ELEC PLANS 1506 UPPER
				E1.5	ELEC RENO UNIT 1506 BASEMENT
				E401	ELECTRICAL DETAILS
				E5.1	ELECTRICAL RISER 1504
				E5.2	ELECTRICAL RISER 1506
				E5.3	FEEDER SCHEDULE
				E600	ELECTRICAL PANEL SCHEDULES

ARCHITECT
DANIEL A. SONNTAG AIA, NCARB 734.604.8833 MI ARCHITECT LICENSE #13010-41258 EXPIRATION 12/21/2025
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IMEG 201 SOUTH ANN ARBOR ST SALINE, MI 48176
OWNER
ANN ARBOR HOUSING DEVELOPMENT CORPORATION - COLONIAL OAKS LLC 2000 S. INDUSTRIAL HIGHWAY ANN ARBOR, MI 48104

PROJECT DESCRIPTION
ALTERATION OF THREE APARTMENT BUILDINGS (19 UNITS) - BUILDING #1504, #1506, & #1508 - SEE KEY PLANS FOR SCOPE MIX OF LEVEL 1 AND LEVEL 2 WORK PER MRCEB

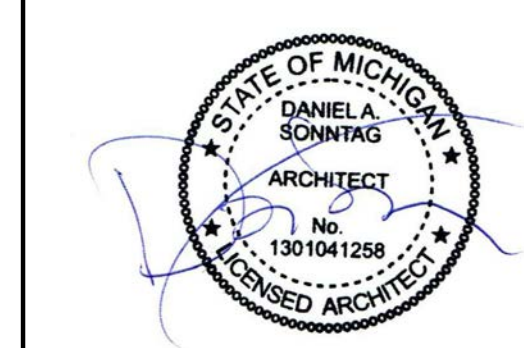


No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

DRAWN BY DAS/ ARG

FACILITY/CLIENT

**BROADWAY TERRACE
1504-1506-1508 BROADWAY STREET
ANN ARBOR, MI 48105**



PROJECT

1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS

MOMUS

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SHEET TITLE

COVER SHEET
GENERAL NOTES

SHEET NO.

A0.0

GENERAL NOTES

ALL WORK BY ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, RULES AND REGULATIONS, OSHA REQUIREMENTS.

ALL WORK SHALL FOLLOW COMMONLY ACCEPTED INDUSTRY STANDARDS AND SHALL MEET ANY AND ALL MANUFACTURER'S HANDLING AND INSTALLATION SPECIFICATIONS.

CONTRACTOR AND ALL SUBCONTRACTORS MUST BE AWARE OF ALL APPLICABLE CODES, REGULATIONS AND INDUSTRY STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES OR OTHER ISSUES WHICH SHALL NECESSITATE ALTERATION OF DESIGN INTENT PRIOR TO COMMENCEMENT OF RELATED WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.

CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES REQUIRED FOR COMPLETION OF THE WORK. CONTRACTOR TO COORDINATE ANY NECESSARY UTILITY SHUT-OFF WITH OWNER.

COORDINATE SITE ACCESS, STAGING AND STORAGE AREAS, AND PROJECT SCHEDULING CLOSELY WITH OWNER.

CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SAFE, SECURE AND CLEAN MANNER.

CONTRACTOR TO PROVIDE ANY TEMPORARY WEATHERPROOFING WHICH MAY BE REQUIRED BY REWORK.

CONTRACTOR TO STORE ALL MATERIALS AND REFUSE IN A SAFE AND SECURE MANNER.

COORDINATE WITH OWNER WHETHER ANY MATERIALS OR FIXTURES REMOVED DURING DEMOLITION SHALL BE SALVAGED AND RETURNED TO OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS FROM SITE.

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY PROTECTION OF ALL EXISTING CONSTRUCTION AND ITEMS WHICH ARE TO REMAIN

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FUME AND DUST CONTROL WITHIN THE STRUCTURE TO THE SATISFACTION OF THE OWNER.

MATERIAL OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR WHICH MAY CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED ON THE PROJECT.

NO SMOKING SHALL BE ALLOWED INSIDE THE STRUCTURE OR IN THE IMMEDIATE VICINITY DURING CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ANY TEMPORARY SHORING, BRACING OR OTHER SUPPORT NECESSARY DURING REWORK.

DIMENSIONS AND ALIGNMENTS SHOWN ARE BASED UPON VISUAL INSPECTION OF EXISTING STRUCTURE AND CONSTRUCTION DOCUMENTS FOR EXISTING BUILDING PROVIDED BY OWNER. VERIFY COMPLIANCE WITH DESIGN INTENT (HORIZONTAL AND VERTICAL ALIGNMENT, ETC.) PRIOR TO CONSTRUCTION.

NOTIFY DESIGNER IMMEDIATELY IF ANY DEVIATION FROM DESIGN INTENT IS NECESSARY DUE TO FIELD CONDITIONS

DO NOT SCALE DRAWINGS! USE DIMENSIONS AND ALIGNMENT NOTES PROVIDED.

VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE AND INSTALLATION OF ANY PREFAB ITEMS SUCH AS DOORS, WINDOWS, FIXTURES AND EQUIPMENT. NOTIFY DESIGN + OWNER OF ANY DISCREPANCY WHICH WILL NECESSITATE ALTERATION OF DESIGN INTENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TYPICAL ITEMS NOT SPECIFICALLY NOTED IN DRAWINGS BUT NECESSITATED BY ITEMS SHOWN SUCH AS BLOCKING, BRACING, INFILL PANELS, FIRESTOPPING, FASTENERS, PLUMBING, ELEC. AND MECH. WORK, ETC. ASSOCIATED WITH THE NEW AND RENOVATED ITEMS SHOWN OR NOTED IN DRAWINGS.

PATCH, REPAIR AND/OR REFINISH ALL CONSTRUCTION AS NECESSARY ADJACENT TO AREAS DISTURBED BY REWORK OR DAMAGED OR OTHERWISE AFFECTED BY CONTRACTOR'S OR SUBCONTRACTORS' PERSONNEL DURING PROJECT

COORDINATE ALL WORK BETWEEN ALL SHEETS IN THIS SET AND OTHER SUPPLEMENTARY ITEMS PROVIDED BY ARCHITECT OR OWNER SUCH AS BULLETINS, ADDENDA, OWNER'S FINISH AND FIXTURE CHOICES, ETC.

CONTRACTOR TO ENSURE THAT ALL TRADES, SUBCONTRACTORS AND OTHER PERSONS DOING WORK ON THIS PROJECT ARE WORKING FROM CURRENT INFORMATION. IF BULLETINS ARE ISSUED FOR ANY SHEET IN THIS SET OR OTHER CHANGES ARE MADE TO THE WORKING DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CURRENT SHEETS. ALL REPLACED SHEETS SHALL BE CLEARLY MARKED AS "VOID" ALONG WITH THE DATE OF THE REPLACEMENT SHEET.

SAMPLE SUBMITTALS FOR FINISH MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, WOOD (SPECIES, GRAIN CHARACTER, FINISH) STONE, TILE, ETC SHALL BE PROVIDED FOR OWNER + DESIGNER REVIEW AND APPROVAL.

SHOP DRAWINGS/ CUTSHEETS SHALL BE PROVIDED FOR OWNER/ DESIGNER REVIEW FOR ITEMS SUCH AS BUT NOT LIMITED TO TRIM PROFILES, LIGHT FIXTURES, HARDWARE, ETC

VERIFY PATTERN LAYOUT FOR ALL APPLICABLE ITEMS WITH DESIGNER PRIOR TO FABRICATION/ INSTALLATION

GENERAL MEP NOTES

DRAWINGS ARE FOR LAYOUT PURPOSES- ELECTRICAL, PLUMBING, MECHANICAL WORK IS TO BE DESIGN-BUILD IN NATURE BEYOND FUNCTIONAL/ VISIBLE COMPONENTS DEPICTED HEREIN.

MEP DRAWINGS TO BE PRODUCED FOR APPROPRIATE DISCIPLINE PERMIT SUBMITTAL BY OTHERS.

ALL WORK TO BE CODE-COMPLIANT WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES, REGULATIONS, ORDINANCES, ETC.

ALL WORK AND MATERIALS TO BE OF THE HIGHEST FINISH QUALITY FOR PARTICULAR INDUSTRY STANDARDS.

ALL WORK TO INCLUDE ALL COMPONENTS NECESSARY FOR CODE-COMPLIANT AND INDUSTRY-ACCEPTED NORMS FOR INSTALLATION OF GIVEN ITEMS SHOWN/ NOTED

ANY SUBMITTAL DOCUMENTS REQUIRED BY REVIEWING AGENCIES BEYOND THESE PLANS ARE TO BE PROVIDED BY SUBCONTRACTORS.

SUBCONTRACTOR TO PROVIDE CUTSHEETS FOR ALL DECORATIVE/ FUNCTIONAL ITEMS FOR OWNER/ DESIGNER REVIEW. PROVIDE FINISH SAMPLES FOR ANY APPLICABLE ITEMS.

SUBCONTRACTORS TO VERIFY LAYOUTS AT PRE-ROUGH WALKTHROUGH MEETING- AFTER DEMO AND ONCE EXACT LAYOUTS HAVE BEEN DETERMINED COORDINATED WITH FIELD CONDITIONS, EXACT DIMENSIONS, ETC.

COORDINATE ANY MINOR REVISIONS TO EXISTING MECHANICAL, ELECTRICAL, PLUMBING ITEMS WHICH NEED TO BE ADJUSTED/ RELOCATED DUE TO NEW WORK WITH DESIGNER

ELECTRICAL NOTES

ALL WORK AND MATERIALS TO BE OF THE HIGHEST FINISH QUALITY FOR PARTICULAR INDUSTRY STANDARDS.

ALL WORK TO BE CODE-COMPLIANT WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES, REGULATIONS, ORDINANCES, ETC.

ELECTRICAL DRAWING IS FOR LAYOUT PURPOSES- ELECTRICAL WORK IS ASSUMED TO BE DESIGN-BUILD IN NATURE BEYOND FUNCTIONAL/ VISIBLE COMPONENTS DEPICTED HEREIN.

ALL WORK TO INCLUDE ALL COMPONENTS NECESSARY FOR CODE-COMPLIANT AND INDUSTRY-ACCEPTED NORMS FOR INSTALLATION OF GIVEN ITEMS SHOWN INCLUDING BUT NOT LIMITED TO FASTENERS, BLOCKING, CONDUIT, WIRING, BRACING, SUSPENSION AND FRAMING SYSTEMS

ELECTRICAL CONTRACTOR IS TO VERIFY EXISTING PANEL LAYOUTS AND CIRCUIT LOADS, AND LAY OUT NEW DEVICES SO AS TO FUNCTION TOGETHER AS NOTED IN THIS PLAN.

COORDINATE ALL ELECTRICAL WORK WITH REMAINDER OF ARCHITECTURAL SHEETS- FLOOR AND CEILING PLANS AND DETAILS. DO NOT SCALE DRAWINGS FOR LAYOUT

EXISTING DEVICES SUCH AS SWITCHES, OUTLETS, ETC WITHIN REWORKED AREAS ARE TO BE REMOVED OR RELOCATED AS NOTED FOR LAYOUT DEPICTED. CAP ALL REMOVED ELECTRICAL AS NECESSARY.

EXISTING DEVICES (SWITCHES, OUTLETS) NOT NOTED OTHERWISE ARE TO REMAIN

EXISTING ELECTRICAL TO REMAIN UNLESS SPECIFICALLY NOTED IN SPACES NOT BEING REWORKED

ALL CONDUIT, J-BOXES, ETC IN FINISHED SPACES ARE TO BE RECESSED/ CONCEALED WITHIN WALL SURFACES, ABOVE CEILINGS, ETC- NO SUCH COMPONENTS ARE TO BE VISIBLE WITHIN FINISHED SPACES

NO REWORK IS TO LEAVE VESTIGAL J-BOXES WITH COVER PLATES IN FINISHED AREAS UNLESS APPROVED BY DESIGNER- ANY SUCH SITUATIONS MUST HAVE WIRING PULLED BACK TO J-BOXES WITHIN CLOSETS, OUT-OF-SIGHT, ETC.

ANY ACCESS PANELS REQUIRED IN DRYWALL CEILINGS FOR VALVES, CONTROLS, UNAVOIDABLE ELECTRICAL JUNCTION BOXES, ETC TO BE FLUSH MUD-OVER-FLANGE STYLE, METAL. LOCATIONS TO BE COORDINATED WITH DESIGNER PRIOR TO ROUGH-IN

ANY ELECTRICAL WORK IMPACTING EXISTING OR NEW CODE-REQUIRED RATED ASSEMBLIES/ PARTY WALLS TO BE PATCHED TO RETAIN CONTINUITY OF SEPARATION.

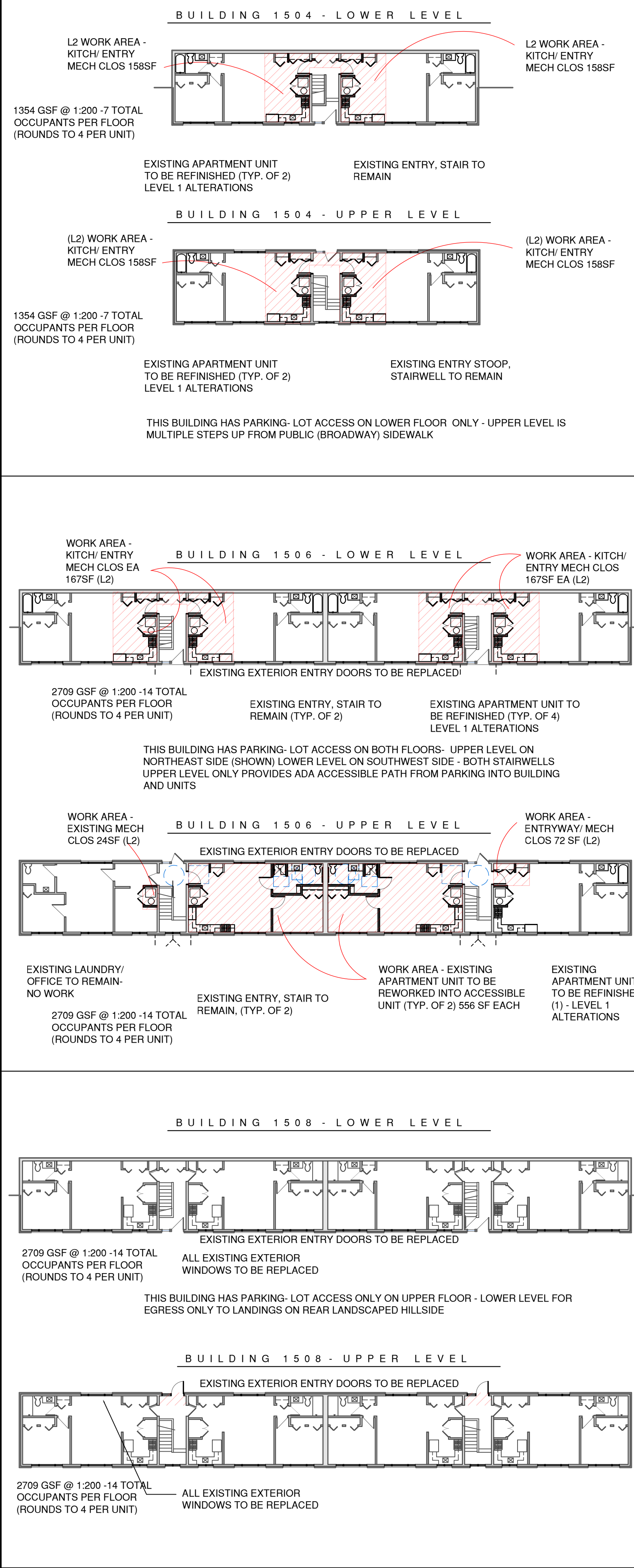
ALL ITEMS NOTED ARE TO HAVE FULL SUBMITTALS TO DESIGNER FOR REVIEW- SHOP DRAWINGS FOR LAYOUT, ELECTRICAL CIRCUITING, FIXTURE CUTSHEETS, ETC.

INFORM DESIGNER OF ANY DISCREPANCY OR OTHER ISSUES BETWEEN DESIGN INTENT, EXISTING CONDITIONS, CODE REQUIREMENTS- VERIFY PROPER FUNCTION OF SYSTEMS PRIOR TO ANY COMPONENT INSTALLATION

FIRE SAFETY SYSTEM MODIFICATIONS IF REQUIRED BY THE MUNICIPALITY ARE TO BE UNDER THE ELECTRICAL SUBCONTRACTOR INCLUDING ALL COMPONENTS' DESIGN, SUPPLY, INSTALLATION, AND COORDINATION WITH WORK OF OTHER TRADES. FIELD VERIFY EXISTING CONDITIONS AND REWORK REQUIRED.

KEY PLAN

NOT TO SCALE



BUILDING DATA

- CODE
- 2015 Michigan Rehabilitation Code for Existing Buildings(MRCEB)
 - 2018 Michigan Plumbing Code (MPC)
 - 2015 Michigan Mechanical Code (MMC)
 - 2017 National Electric Code(NEC) with Michigan Part 8 rules
 - 2015 Michigan Energy Code Including ASHRAE 90.1 - 2013
 - 2009 ICC A117.1 Standard for Accessible Buildings and Facilities
 - 2015 International Fire Code
 - 2010 NFPA 13R

- COMPLIANCE
- MICHIGAN REHAB CODE 2015 - WORK AREA 301.1. 2 - ALTERATION LEVEL 1 - CHAPTER 7
 - ALTERATION LEVEL 2 - CHAPTER 8

- CONSTRUCTION TYPE
- 5-B

- USE GROUP
- R-2 - EXISTING TO REMAIN

- SEPARATION
- 1 HOUR EXISTING DEMISING BETWEEN UNITS, UNITS AND STAIRWELLS TO BE MAINTAINED

- BUILDING FOOTPRINT / OVERALL
- UNIT #1504 - 1380 SF PER FLOOR = 2760 SF TOTAL
 - UNIT #1506 - 2760 SF PER FLOOR = 5520 SF TOTAL
 - UNIT #1508 - 2760 SF PER FLOOR = 5520 SF TOTAL

- WORK AREA (LEVEL 2 - RECONFIGURATION)
- UNIT #1504 - 316 SF FLOOR 1 (23%)
 - 316 SF FLOOR 2 (23%)
 - TOTAL 632 SF - 632/2760 = 23%
 - UNIT #1506 - 632 SF FLOOR 1 (23%)
 - 1208 SF FLOOR 2 (44%)
 - TOTAL 1840 - 1840/ 5520 = 33%
 - UNIT #1508 - LEVEL 1 ALTERATIONS ONLY EXCEPT ROOF OVERHANG MODIFICATIONS AT UPPER ENTRIES (EXTERIOR OF BUILDING)

NO CHANGE OF USE
 NO ADDITIONS
 NO SITE/ EXTERIOR STAIR/ WALK WORK PROPOSED

- BUILDING HEIGHT
- EXISTING TO REMAIN (2 STORIES) - 25'

- DISTANCE BETWEEN BUILDINGS
- NO CHANGES TO EXISTING

- FIRE SUPPRESSION
- NOT CURRENTLY SUPPRESSED - NO FLOOR HAS OVER 50% WORK AREA PROPOSED

ACCESSIBILITY

UNITS #1504 #1506 #1508 - EXISTING BUILDING ENTRY, CIRCULATION PATHS TO REMAIN

(2) REWORKED APARTMENTS DESIGNED TO BE FULLY ADA-COMPLIANT (#1506 UPPER LEVEL 4B+7B)

ACCESSIBLE ROUTE TO EXTEND FROM UPPER PARKING AREA INTO AND THROUGHOUT UNITS 4B+7B

EXISTING LAUNDRY/ OFFICE AREA IN BUILDING #1506 TO REMAIN- ACCESSIBLE

OF BUILDINGS SLATED FOR INTERIOR REWORK OF ANY SCOPE ONLY UPPER LEVEL OF BUILDING 1506 CURRENTLY SITED TO ALLOW COMPLIANT ACCESS AT-GRADE DUE TO SLOPING SITE

OCCUPANCY/ EGRESS

OCCUPANT LOAD: EXISTING TO REMAIN - NO CHANGES

EACH UNIT - 677 GSF (2709/4) AT 1:200 (11004.1.2)

UNDER 10 OCCUPANTS, SINGLE EXIT TO APT OK

EXITS:
 UNIT ENTRIES MODIFIED TO 36" DOOR WIDTH

EACH UNIT TO HAVE BEDROOM WINDOW MODIFIED FOR EGRESS COMPLIANCE (SIZE OF OPENING, SILL HEIGHT)

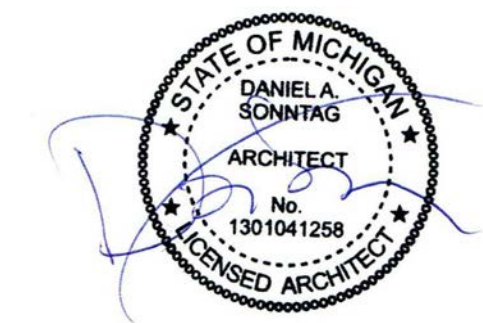
BUILDING EGRESS: 36" EXTERIOR DOOR AT BOTH TOP AND BOTTOM OF STAIR (SLOPING SITE)- NO CHANGES

No.	Date	Description
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DRAWN BY DAS/ ARG

FACILITY/CLIENT

BROADWAY TERRACE
 1504-1506-1508 BROADWAY STREET
 ANN ARBOR, MI 48105



PROJECT
 1504-1506-1508 REPLACEMENT WINDOWS
 1504-1506 INTERIOR RENOVATIONS



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SHEET TITLE
 GENERAL NOTES, CODE INFO

SHEET NO.
 A0.1

No.	Date	Description
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	4-12-24	PERMIT

DRAWN BY DAS/ARG

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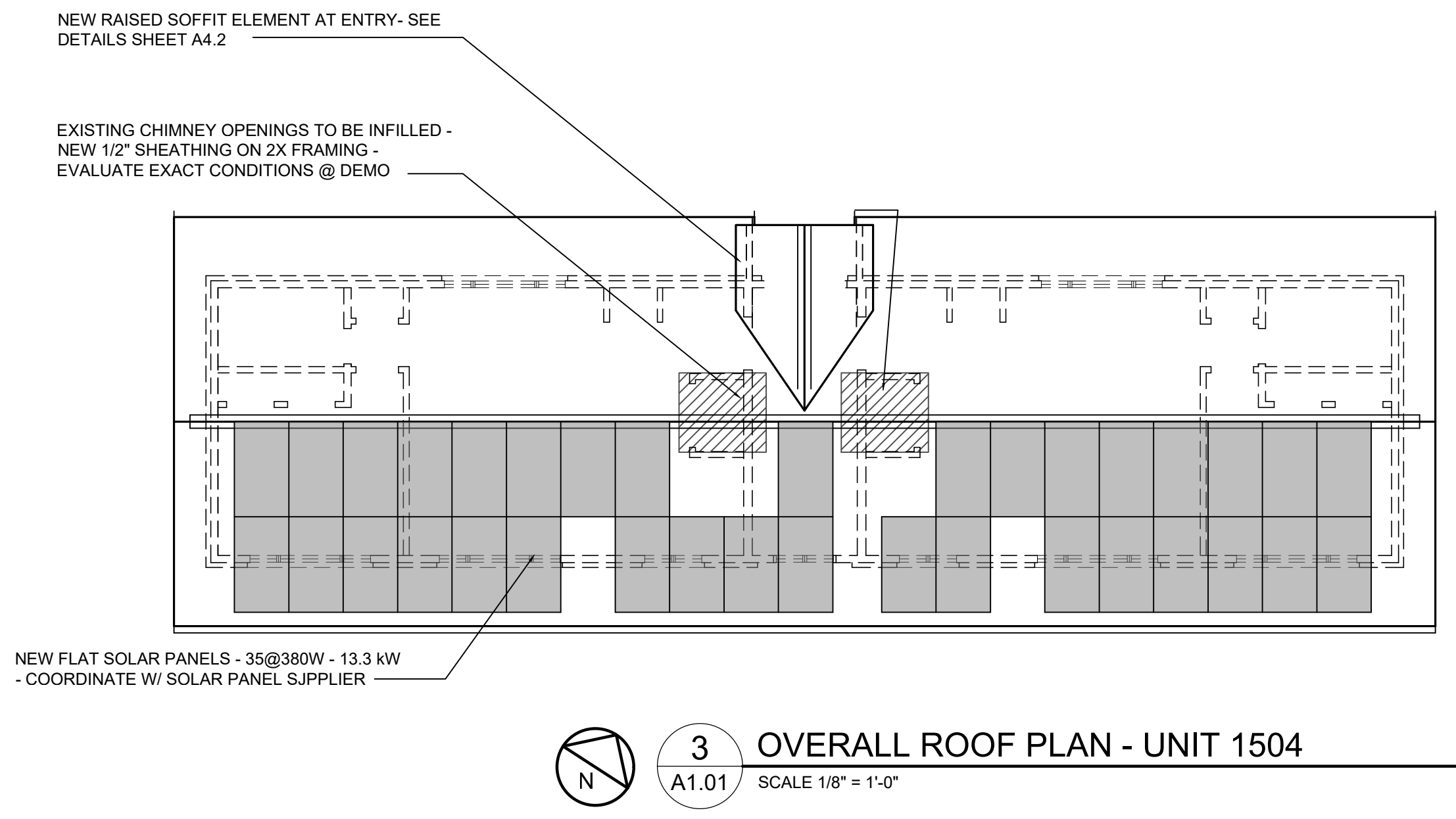
PROJECT
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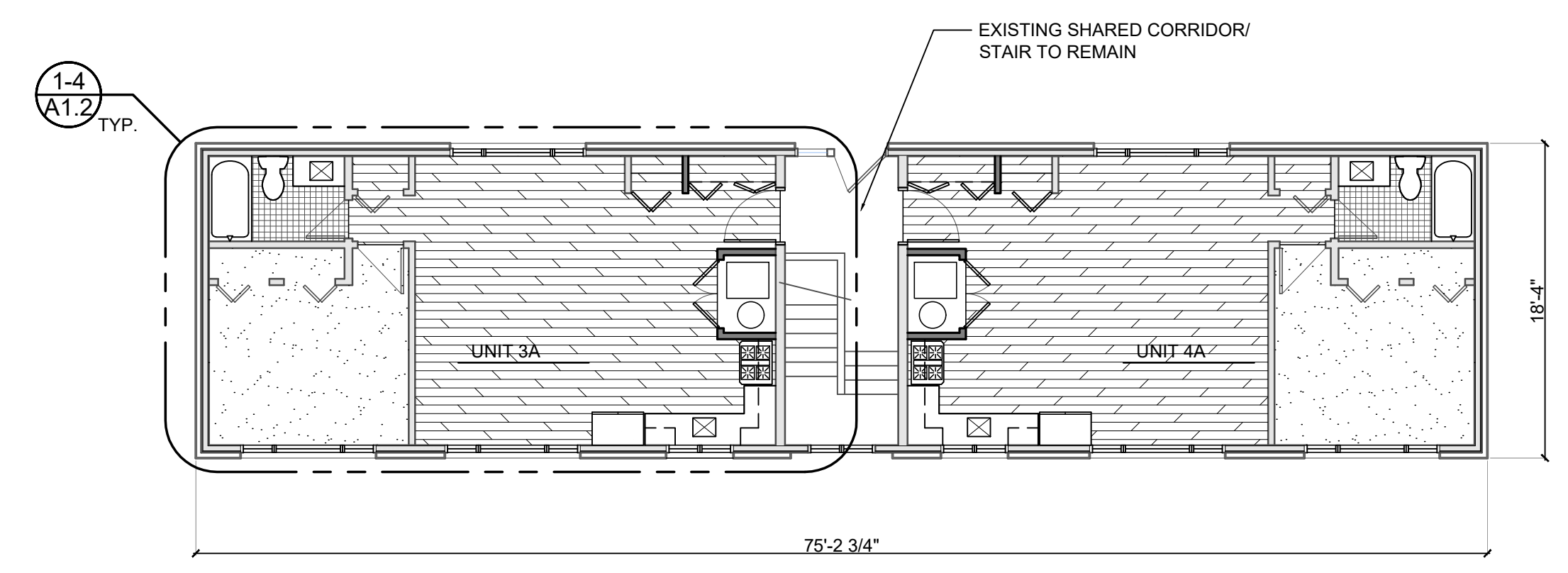
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 GROUP**
 architecture - plc
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SHEET TITLE
 OVERALL REWORK/ ROOF
 PLANS
 UNIT 1504

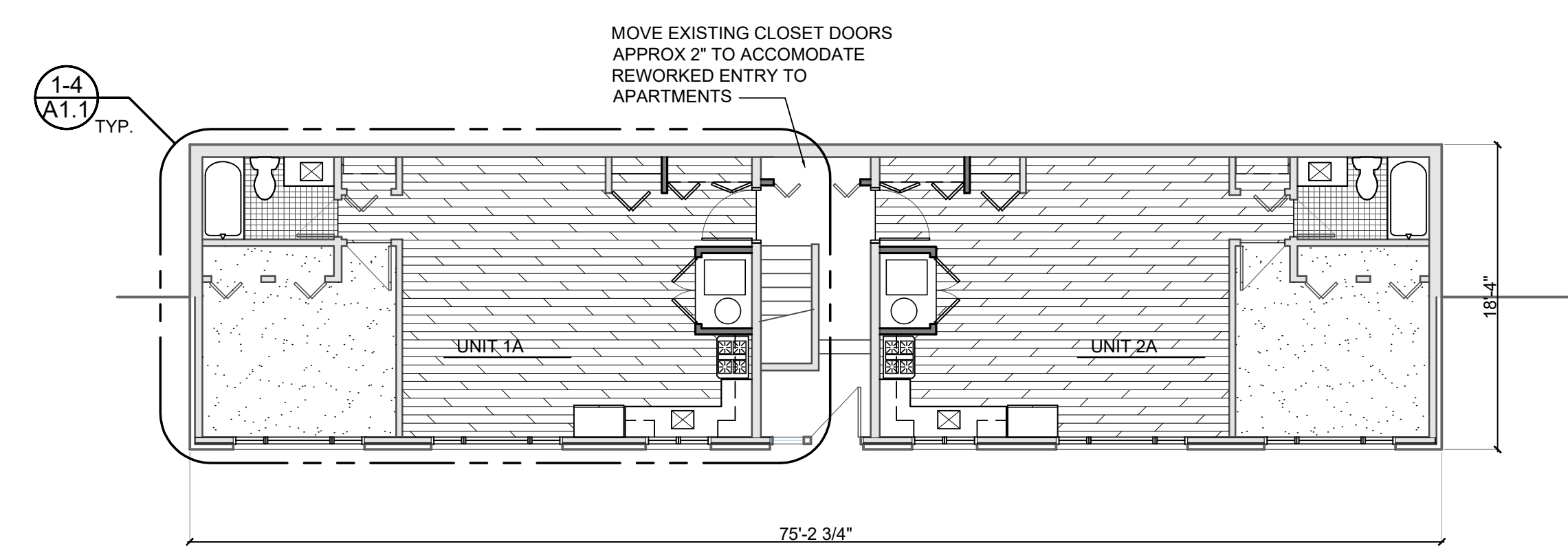
SHEET NO.
A1.01



3 OVERALL ROOF PLAN - UNIT 1504
 A1.01 SCALE 1/8" = 1'-0"



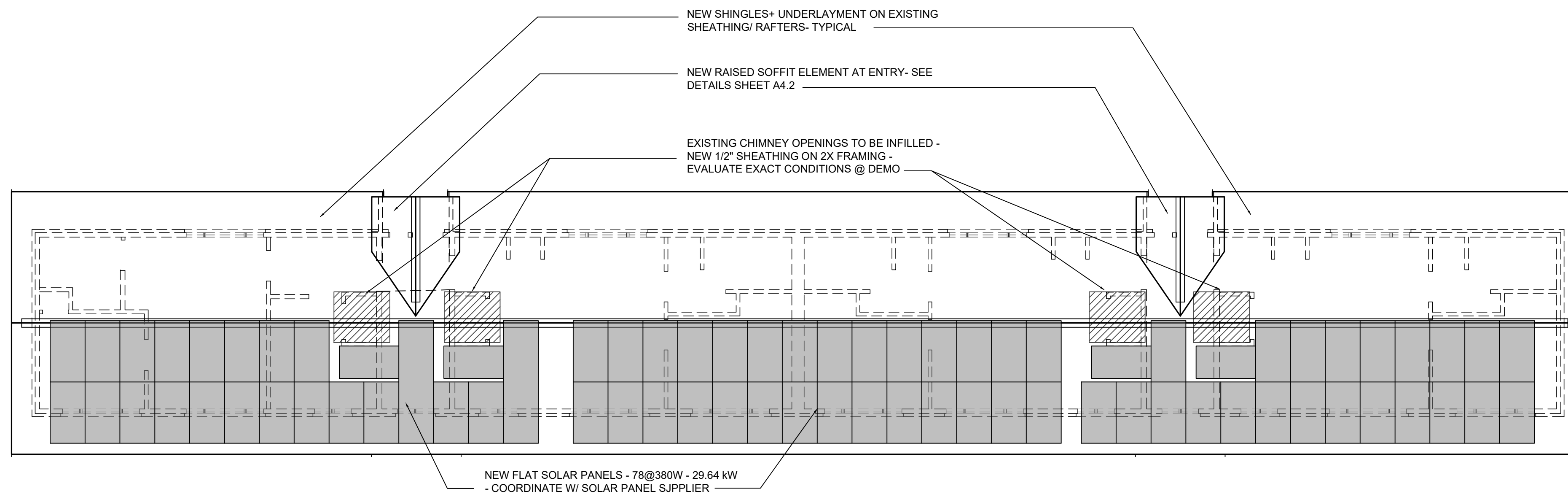
2 OVERALL U.L. REWORK PLAN - UNIT 1504
 A1.01 SCALE 1/8" = 1'-0"



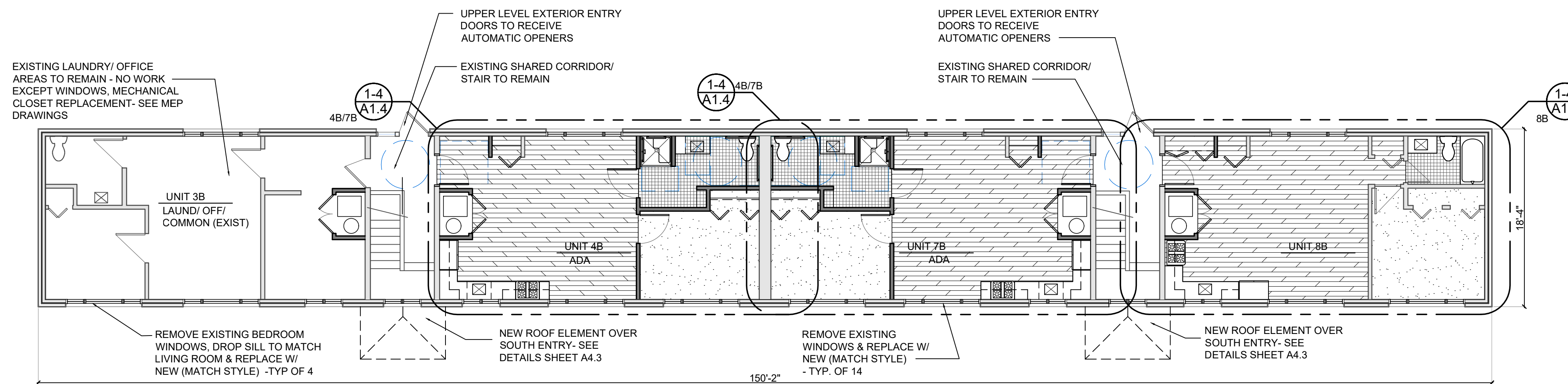
1 OVERALL L.L. REWORK PLAN - UNIT 1504
 A1.01 SCALE 1/8" = 1'-0"

SCOPE NOTES - UNIT 1504

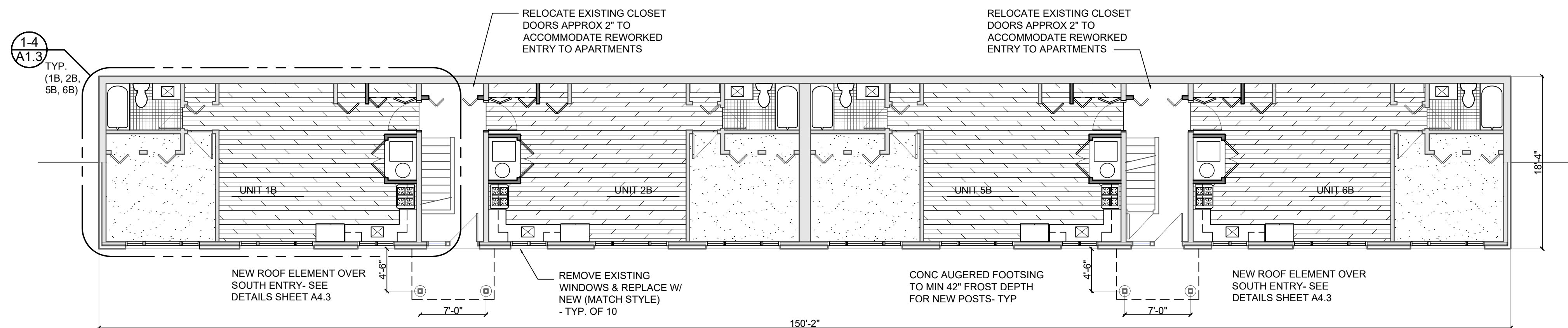
NEW MECHANICALS, MECHANICAL CLOSETS RECONFIGURED, CHIMNEYS REMOVED, CHIMNEY OPENINGS AT FLOORS AND ROOF TO BE FRAMED FLUSH W/ EXISTING FLOOR ROOF STRUCTURE
 NEW ROOFING - NEW SHINGLES, UNDERLAYMENT, ICE SHIELD, FLASHINGS ON EXIST. SHEATHING/ STRUCTURE. REPAIR AS NECESSARY, NEW FASCIA TRIM, GUTTERS & DOWNSPOUTS, EXISTING SOFFITS TO REMAIN
 NEW SOLAR SYSTEM INSTALLED ON ROOF - DESIGNED BY MANUFACTURER
 KITCHEN CABINETRY, COUNTERS, FIXTURES, APPLIANCES REMOVED - NEW INSTALLED PER LAYOUTS, DIVIDER WALLS BETWEEN KITCHEN AND LIVING AREA REMOVED
 BATHROOM FIXTURES, FINISHES REMOVED, NEW INSTALLED PER PLANS
 NEW LIGHT FIXTURES ON EXISTING ROUGH-INS. SOME NEW/ RELOCATED PER ENLARGED PLANS.
 ALL NEW EXTERIOR WINDOWS IN EXISTING OPENINGS (LIVING AREA, KITCHEN, STAIRWELL)
 ALL NEW WINDOWS IN OPENINGS REWORKED FOR EGRESS COMPLIANCE (BEDROOMS)
 NEW INSULATION - BLOWN-IN (NOT REMOVING EXISTING DRYWALL)
 NEW ENTRY DOORS, FRAMES & SIDELITES IN STAIRWELLS (UPPER AND LOWER LEVELS)
 NEW FINISHES, SUBSTRATE, PATCH & REPAIR THROUGHOUT APARTMENTS
 NO WORK IN STAIRWELLS EXCEPT INCIDENTAL TO OTHER WORK- PATCH & REPAIR ETC. DUE TO WINDOW/ DOOR REPLACEMENTS
 APPLIANCES BY OWNER
 WINDOW TREATMENTS BY OWNER



3 OVERALL ROOF PLAN - UNIT 1506
A1.02 SCALE 1/8" = 1'-0"



2 OVERALL U.L. REWORK PLAN - UNIT 1506
A1.02 SCALE 1/8" = 1'-0"



1 OVERALL L.L. REWORK PLAN - UNIT 1506
A1.02 SCALE 1/8" = 1'-0"

SCOPE NOTES - UNIT 1506

NEW MECHANICALS, MECHANICAL CLOSETS RECONFIGURED, CHIMNEYS REMOVED, CHIMNEY OPENINGS AT FLOORS AND ROOF TO BE FRAMED FLUSH W/ EXISTING FLOOR ROOF STRUCTURE

NEW ROOFING - NEW SHINGLES, UNDERLAYMENT, ICE SHIELD, FLASHINGS ON EXIST. SHEATHING/ STRUCTURE. REPAIR AS NECESSARY, NEW FASCIA TRIM, GUTTERS & DOWNSPOUTS, EXISTING SOFFITS TO REMAIN

NEW SOLAR SYSTEM INSTALLED ON ROOF - DESIGNED BY MANUFACTURER

KITCHEN CABINETRY, COUNTERS, FIXTURES, APPLIANCES REMOVED - NEW INSTALLED PER LAYOUTS, DIVIDER WALLS BETWEEN KITCHEN AND LIVING AREA REMOVED

BATHROOM FIXTURES, FINISHES REMOVED, NEW INSTALLED PER PLANS

NEW ADA UNITS (2) ON UPPER LEVEL - BEDROOM/ BATHROOM WALLS DEMO'D, NEW WALL/ DOOR/ CLOSET CONFIGURATION - BATH FIXTURES RELOCATED, FLOOR DRAINS

NEW ADA UNITS (2) ON UPPER LEVEL - UTILITY WORK DUE TO REF. AND RANGE SWAPPED LOCATIONS

NEW LIGHT FIXTURES ON EXISTING ROUGH-INS. SOME NEW/ RELOCATED PER ENLARGED PLANS.

ALL NEW EXTERIOR WINDOWS IN EXISTING OPENINGS (LIVING AREA, KITCHEN, STAIRWELL)

ALL NEW WINDOWS IN OPENINGS REWORKED FOR EGRESS COMPLIANCE (BEDROOMS)

NEW INSULATION - BLOWN-IN (NOT REMOVING EXISTING DRYWALL)

NEW ENTRY DOORS, FRAMES & SIDELITES IN STAIRWELLS (UPPER AND LOWER LEVELS)

UPPER EXTERIOR ENTRY DOORS (2) TO RECEIVE AUTOMATIC OPENERS

NEW FINISHES, SUBSTRATE, PATCH & REPAIR THROUGHOUT APARTMENTS

NO WORK IN STAIRWELLS EXCEPT INCIDENTAL TO OTHER WORK- PATCH & REPAIR ETC. DUE TO WINDOW/ DOOR REPLACEMENTS

APPLIANCES BY OWNER

WINDOW TREATMENTS BY OWNERS

No.	Date	Description
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	4-12-24	PERMIT

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FACILITY/CLIENT

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1504-1506- 1508 BROADWAY STREET
ANN ARBOR, MI 48105



PROJECT

1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS



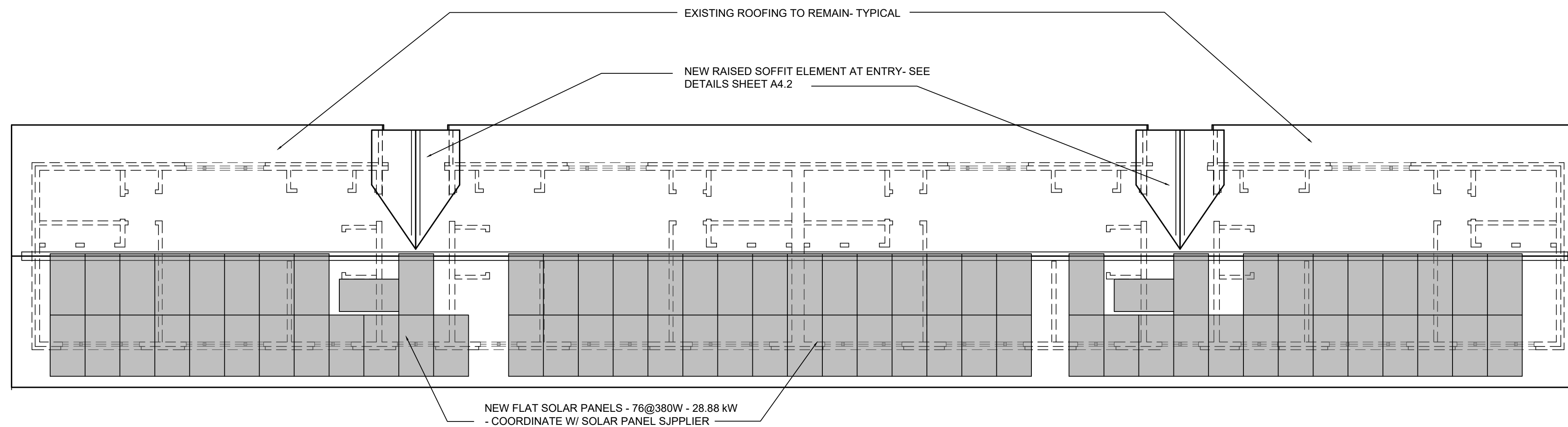
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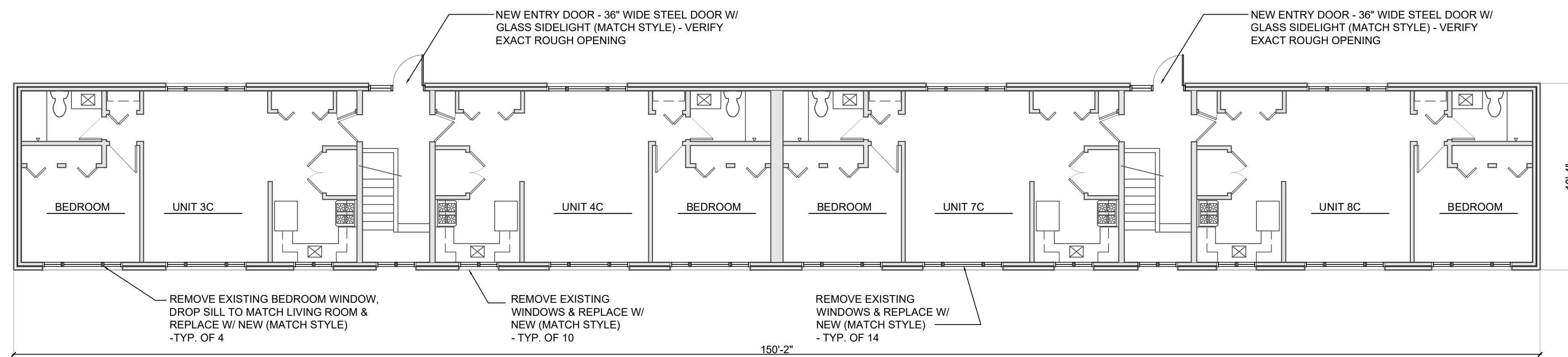
architecture - plc
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.604.8833
DAS@SONNTAGRMAIL.COM

SHEET TITLE
OVERALL REWORK/ ROOF
PLANS
UNIT 1506

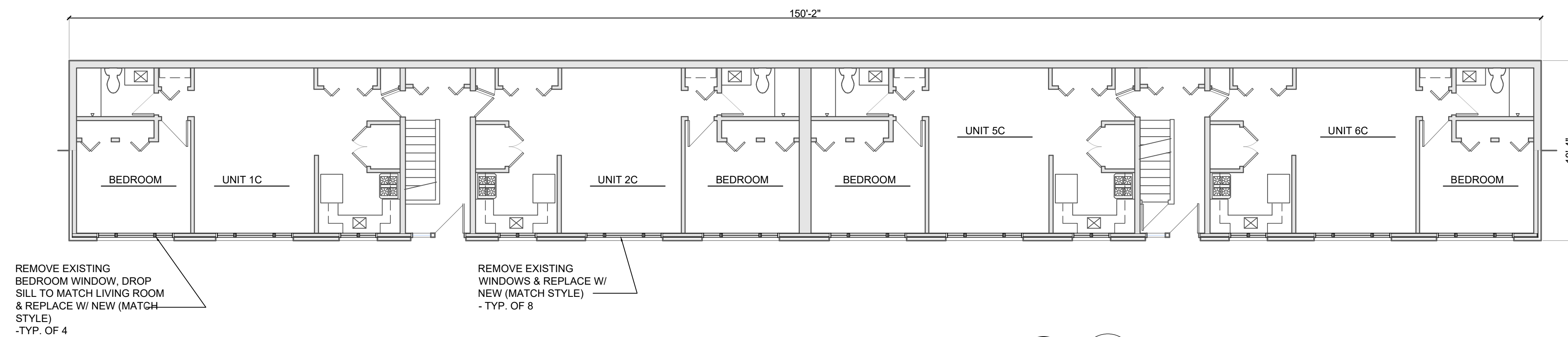
SHEET NO.
A1.02



3 OVERALL ROOF PLAN - UNIT 1508
A1.03 SCALE 1/8" = 1'-0"



2 OVERALL U.L. REWORK PLAN - UNIT 1508
A1.03 SCALE 1/8" = 1'-0"



1 OVERALL L.L. REWORK PLAN - UNIT 1508
A1.03 SCALE 1/8" = 1'-0"

SCOPE NOTES - UNIT 1508

- ALL NEW EXTERIOR WINDOWS IN EXISTING OPENINGS (LIVING AREA, KITCHEN, STAIRWELL)
- ALL NEW WINDOWS IN OPENINGS REWORKED FOR EGRESS COMPLIANCE (BEDROOMS)
- NEW ENTRY DOORS, FRAMES & SIDELITES IN STAIRWELLS (UPPER LEVEL ONLY)
- PATCH & REPAIR AS REQ'D DUE TO WINDOW/ DOOR REPLACEMENT

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

DRAWN BY: DAS/ARG

FACILITY/CLIENT

BROADWAY TERRACE
1504-1506-1508 BROADWAY STREET
ANN ARBOR, MI 48105



PROJECT

1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS

MOMMUS
TMC

106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.998.0098
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**SONNTAG
DESIGN
GROUP**

architecture - plc

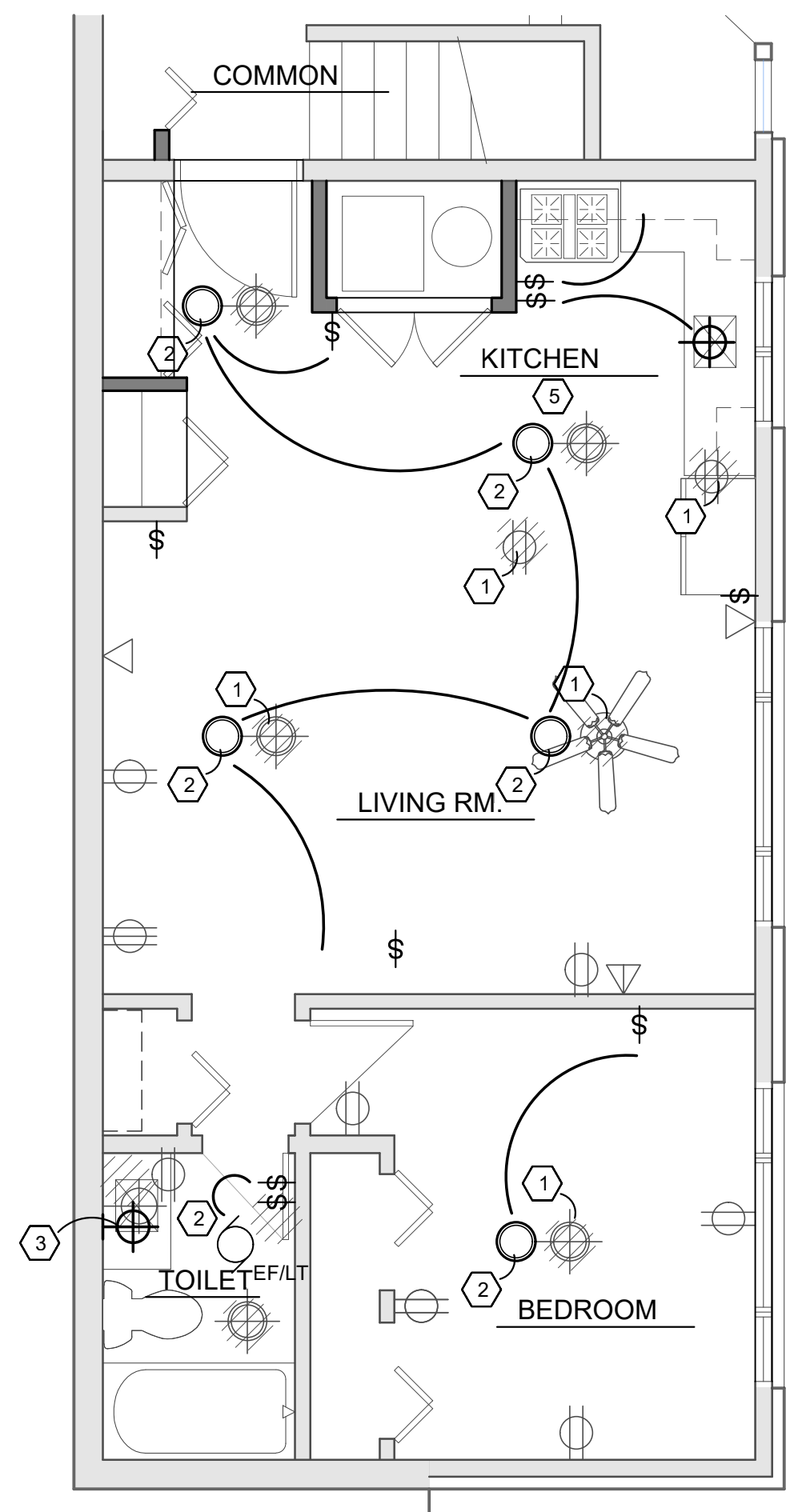
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.604.8833
DASONNTAG@GMAIL.COM

SHEET TITLE

OVERALL REWORK/ ROOF
PLANS
UNIT 1508

SHEET NO.

A1.03



4 LIGHTING/ ELECTRICAL PLAN - 1504 LOWER LEVEL
A1.1 SCALE 1/4" = 1'-0"

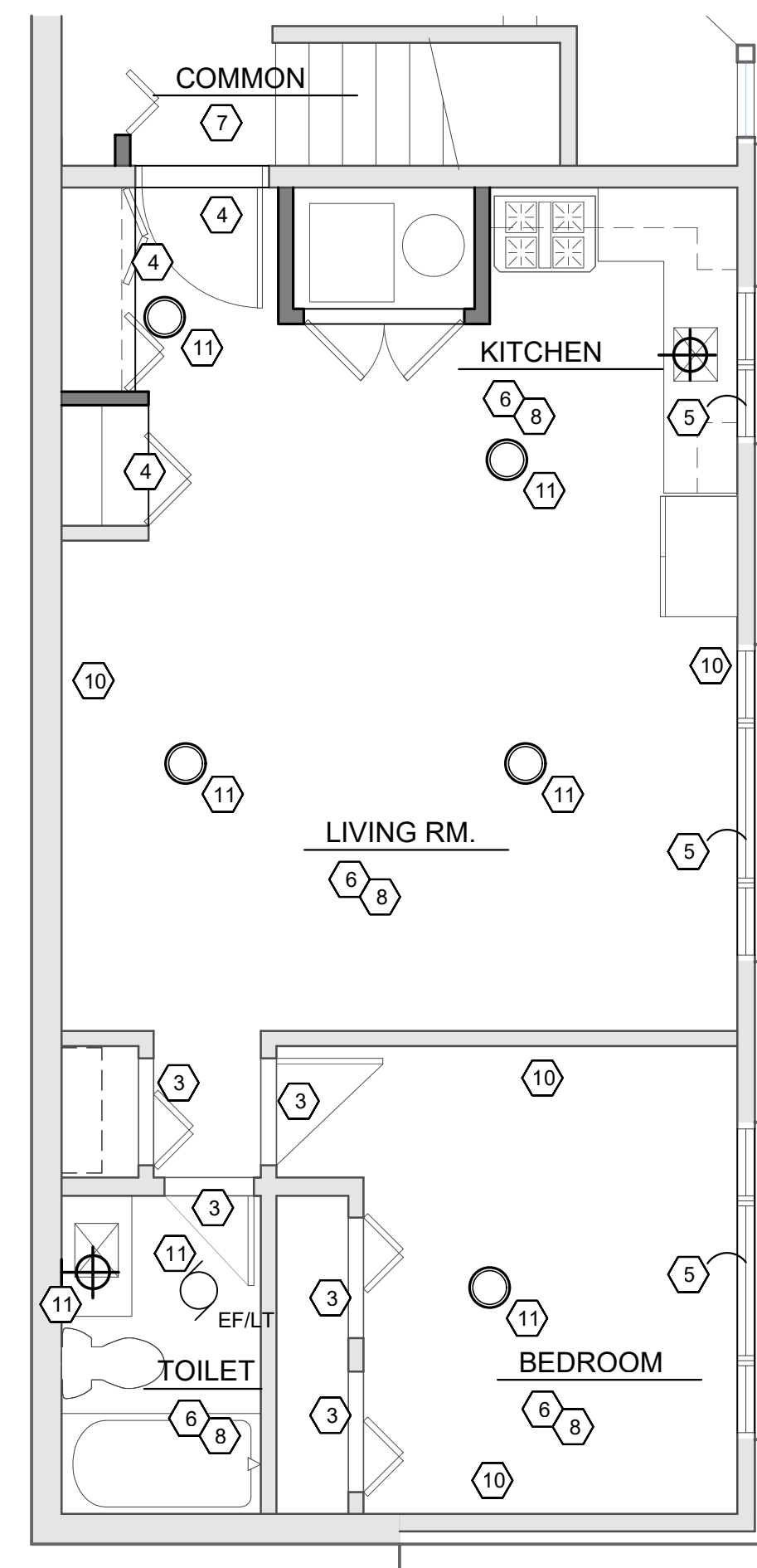
ELECTRICAL LAYOUT KEY NOTES

- EXISTING DEMO'D ELECTRICAL FIXTURES SHOWN SHADED
- NEW CEILING LIGHTING- SWITCH AS SHOWN, REUSE EXISTING ROUGHS WHERE POSSIBLE
- NEW WALL-MOUNT FIXTURE OVER SINK
- NOT USED
- REWORK OUTLETS FOR RECONFIGURED KITCHEN SPACE - PROVIDE NEW AS REQ'D
- NOT USED

CONFIRM CODE REQUIREMENTS FOR EMERGENCY LIGHTING, EXIT SIGNS, SMOKE DETECTION

CONFIRM DATA REQUIREMENTS WITH BUILDING MANAGEMENT

- DISC LED LIGHTING FIXTURE - VERIFY EXACT SPEC - REUSE EXISTING ROUGH-IN
- 18" RECESSED CONCEALED UNDERCABINET DOWNLIGHT
- SURFACE-MOUNT DECORATIVE WALL LIGHT OVER SINK/ MIRROR - REUSE EXISTING ROUGH-IN
- DUPLEX POWER OUTLET - CONFIRM POWER REQUIREMENTS OF SPECIAL EQUIPMENT (WASHER DRYER ETC)
- TOILET EXHAUST FAN/ LIGHT COMBO UNIT
- SWITCH NEW LIGHTING AS SHOWN- REUSE ROUGH-INS IF POSSIBLE FOR NEW CODE-COMPLIANT INSTALLATIONS
- EXISTING LIGHTING TO BE REMOVED SHOWN SHADED- REUSE ROUGH-INS IF POSSIBLE FOR NEW
- EXISTING DEVICES NO LONGER NECESSARY DUE TO RECONFIGURATION OF SPACE OR LOCATED IN WALLS BEING DEMO'D TO BE REMOVED- TYPICALLY SHOWN SHADED- COORDINATE WITH DEMO PLAN AND REWORK PLAN

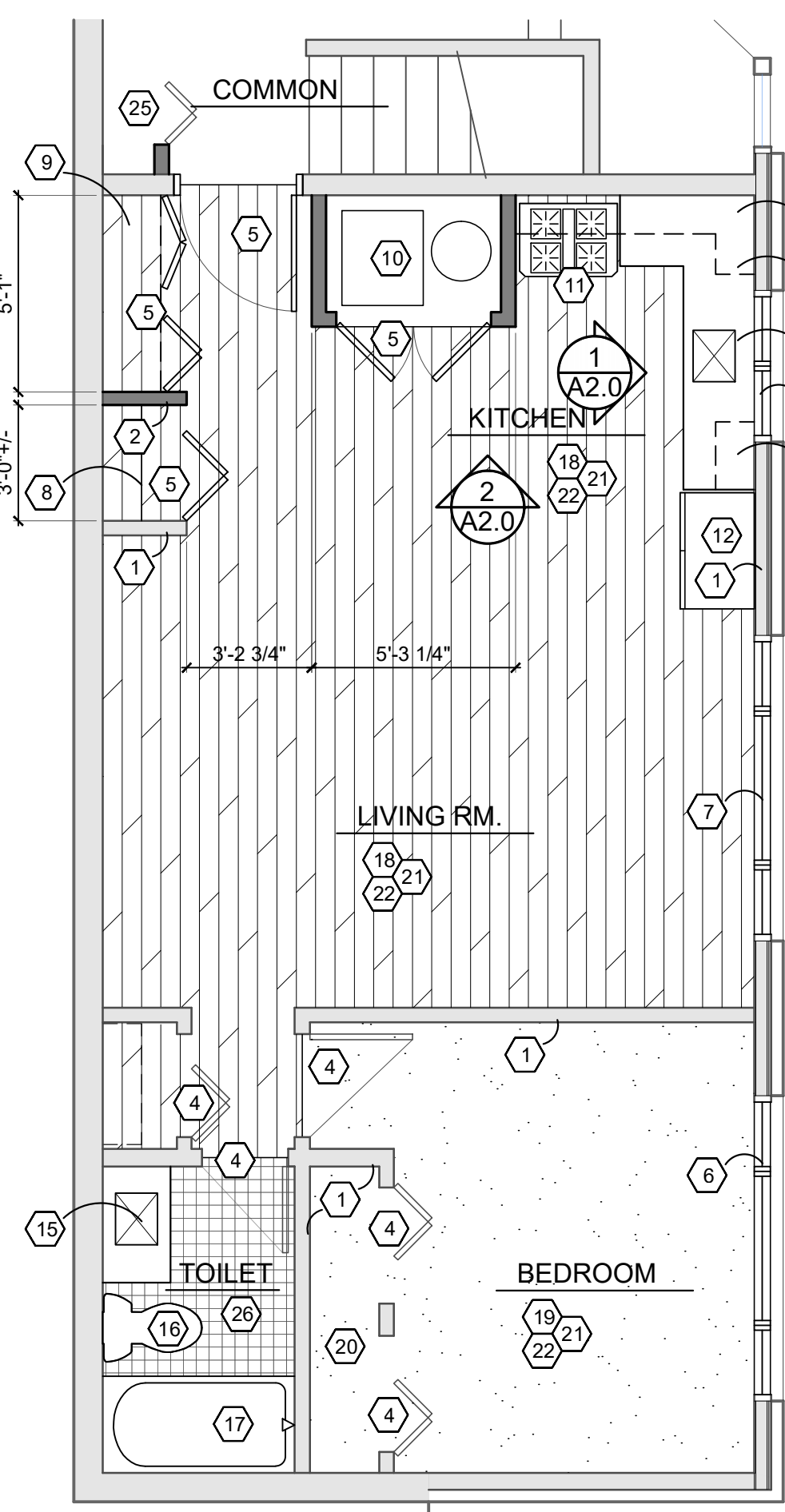


3 CEILING PLAN - 1504 LOWER LEVEL
A1.1 SCALE 1/4" = 1'-0"

CEILING KEY NOTES

- NOT USED
- NOT USED
- EXISTING DOOR/ FRAME/ HEAD
- NEW DOOR AND FRAME/ HEAD
- EXISTING WINDOWS TO BE REPLACED - TYPICAL
- PATCH AND REPAIR EXISTING DRYWALL AT DEMO/ REWORK- TYPICAL
- REWORK CEILING IN COMMON HALL FOR RELOCATED CLOSET
- EXISTING/ REWORKED CEILINGS ALL TO BE REPAINTED
- EXISTING MECHANICAL UNIT/ WATER HEATER/ ETC. TO BE REPLACED
- EXISTING MECHANICAL DIFFUSER RELOCATED HIGH IN WALL- CONFIRM EXACT LOCATION WITH NEW/ REWORKED STRUCTURE, REUSE EXISTING DUCTING AS MUCH AS POSSIBLE
- NEW LIGHT FIXTURE- CONFIRM EXTENT OF EXISTING ROUGH-IN THAT CAN BE REUSED/ ADAPTED TO WORK FOR NEW LAYOUT

GENERAL NOTE - REPLACE ALL EXISTING GRILLES - EXISTING DUCTWORK TO REMAIN



2 REWORK FLOOR PLAN - 1504 LOWER LEVEL
A1.1 SCALE 1/4" = 1'-0"

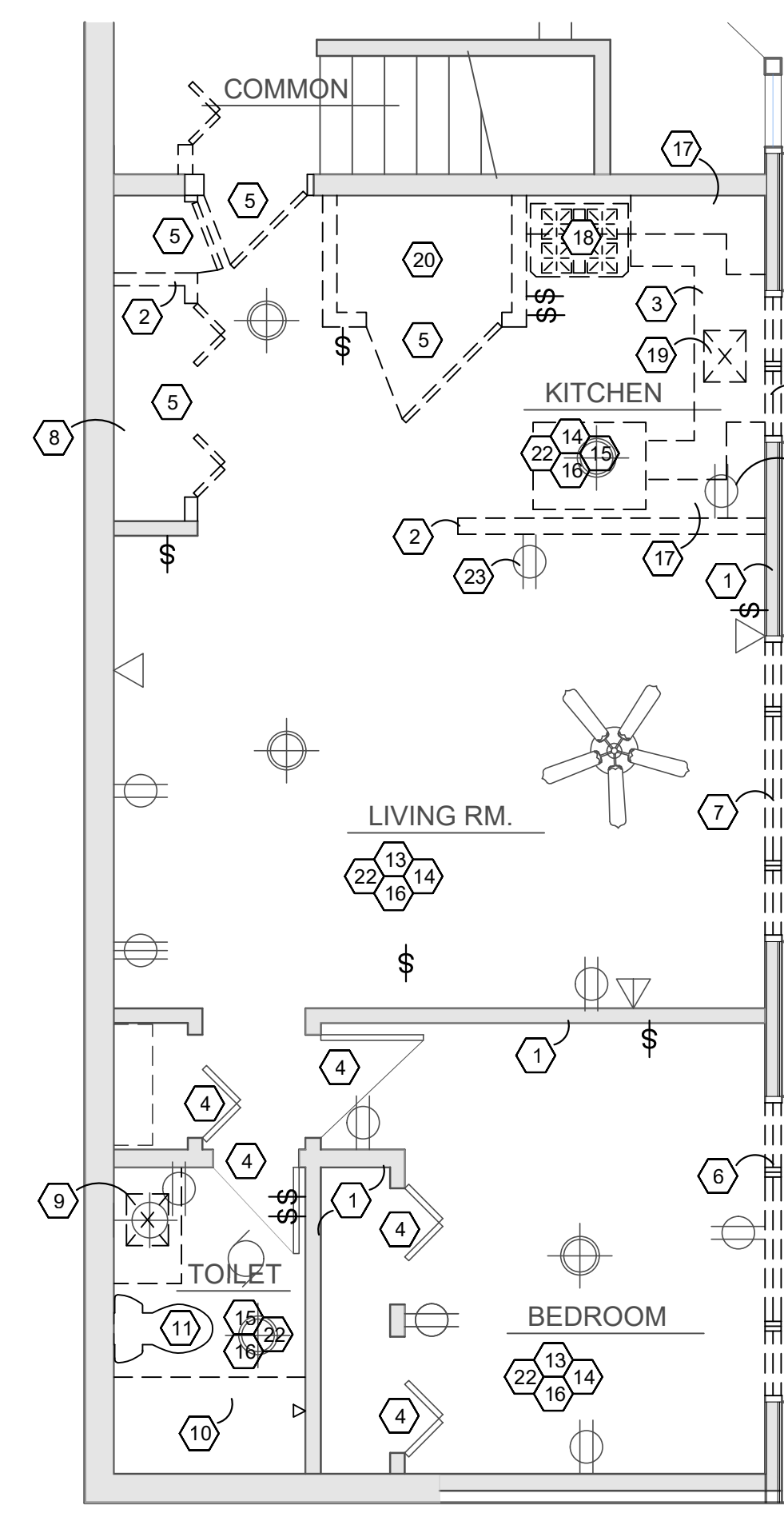
REWORK KEY NOTES

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION- DRYWALL BOTH SIDES 2X4 FRAMING, PAINTED
- NOT USED
- EXISTING DOOR/ FRAME TO REMAIN
- NEW 36" WIDE DOOR AND FRAME IN REWORKED OPENING- MATCH STYLE OF EXISTING- CONFIRM LOCKING/ ACCESS WITH OWNER
- NEW WINDOW IN RESIZED OPENING - STYLE TO MATCH EXISTING
- NEW WINDOW IN EXISTING OPENING - STYLE TO MATCH EXISTING
- CURTAIN ROD & SHELF IN NEW CLOSET
- NEW 18" DP. SHELVING- CONFIRM EXACT STYLE, LAYOUTS WITH TENANT
- NEW MECHANICAL UNIT/ FLUE/ DUCTWORK/ WATER HEATER
- NEW RANGE/ STOVE IN EXISTING ROUGH-IN- UNDERCABINET MICROWAVE ABOVE
- NEW REFRIGERATOR IN REWORKED LOCATION
- NEW CABINETS & COUNTERTOP - VERIFY MATERIALS
- NEW SINK IN REWORKED EXISTING ROUGH-IN
- NEW SINK IN NEW C/TOP & CABINETS
- NEW FLOOR-MOUNT TOILET ON NEW ROUGH-INS- PATCH + REPAIR CEILING BELOW
- NEW BATH - REWORK EXISTING ROUGH-IN AS REQ'D
- NEW FLOORING - 20mil LVT GLUE-DOWN- PREP FLOOR APPROPRIATELY- CONFIRM COLOR WITH OWNER
- NEW FLOORING TYPICAL THROUGHOUT- 24X24 CARPET SQUARES- CONFIRM COLOR WITH OWNER
- EXISTING CLOSET TO REMAIN
- NEW RUBBER COVE BASE THROUGHOUT SPACE EXCEPT TOILET
- REPAINT THROUGHOUT SPACE
- NOT USED
- CABINET ABOVE
- RELOCATED CLOSET DOORS
- NEW 2X2 CERAMIC TILE WITH 4" TILE BASE, SHEET WATERPROOFING ON SUBSTRATE BENEATH

GENERAL NOTE - PROVIDE ADA-COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING FLOORING MATERIALS- BOTH NEW-TO-NEW AND NEW-TO-EXISTING

GENERAL NOTE: ALL APPLIANCES BY OWNER

GENERAL NOTE: ALL WINDOW TREATMENTS BY OWNER



1 DEMOLITION PLAN - 1504 LOWER LEVEL
A1.1 SCALE 1/4" = 1'-0"

DEMO KEY NOTES

- EXISTING WALL TO REMAIN
- PORTION OF WALL CONSTRUCTION TO BE REMOVED- SHOWN DASHED
- EXISTING CABINETS+ COUNTERTOP TO BE REMOVED
- EXISTING DOOR/ FRAME TO REMAIN
- EXISTING DOOR+ FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED - DROP ROUGH SILL FOR ADA-COMPLIANT NEW WINDOWS- ALIGN WITH LIVING ROOM ADJACENT - TYP. @ BEDROOM WINDOWS
- EXISTING WINDOW TO BE REMOVED - REPAIR/REWORK EXISTING HEADER/ POSTS FOR NEW WINDOW
- EXISTING SHELVING TO BE REMOVED
- EXISTING SINK TO BE REMOVED- CAP UTILITIES BACK FOR PLAN REWORK
- EXISTING BATH/ SHOWER TO BE REMOVED- REMOVE ALL WALL AND FLOOR TILE
- EXISTING TOILET, ROUGH-IN, DRAIN TO BE REMOVED
- NOT USED
- REMOVE EXISTING FLOORING, ADHESIVE, PREP FOR NEW
- REMOVE EXISTING WOOD WALL BASE, REPAIR/ PREP FOR NEW 4" VINYL
- REMOVE EXISTING TILE FLOOR
- EXISTING DRYWALL CEILING TYPICALLY TO REMAIN THROUGHOUT - REWORK W/ DEMO AS REQ'D
- EXISTING KITCHEN CABINETS TO BE REMOVED
- EXISTING STOVE TO BE REMOVED- REMOVED ROUGH-IN, CAP BACK
- EXISTING SINK, DISHWASHER TO BE REMOVED- REMOVE ROUGH-INS, CAP BACK
- EXISTING MECHANICAL ROOM, FURNACE, FLUE, WATER HEATER TO BE REMOVED
- NOT USED
- EXISTING LIGHT FIXTURES TO BE REMOVED- CONFIRM EXTENT OF REMOVAL OF ABANDONED WIRING/ BOXES ETC AND WHAT CAN BE REUSED FOR NEW IN SIMILAR LOCATIONS
- EXISTING POWER/ CABLE/ DATA IN WALLS TO BE REMOVED- CONFIRM EXTENT OF WHAT CAN BE SALVAGED
- NOT USED

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

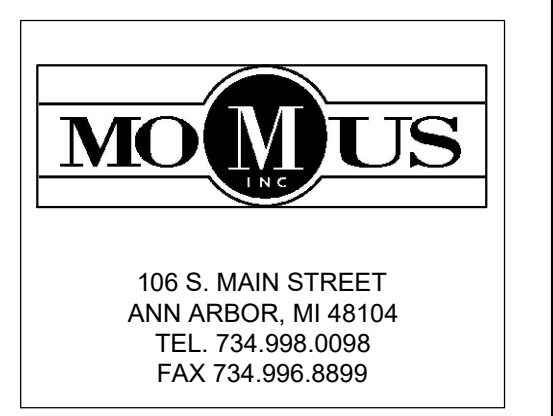
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FACILITY/CLIENT

BROADWAY TERRACE
1504-1506- 1508 BROADWAY STREET
ANN ARBOR, MI 48105

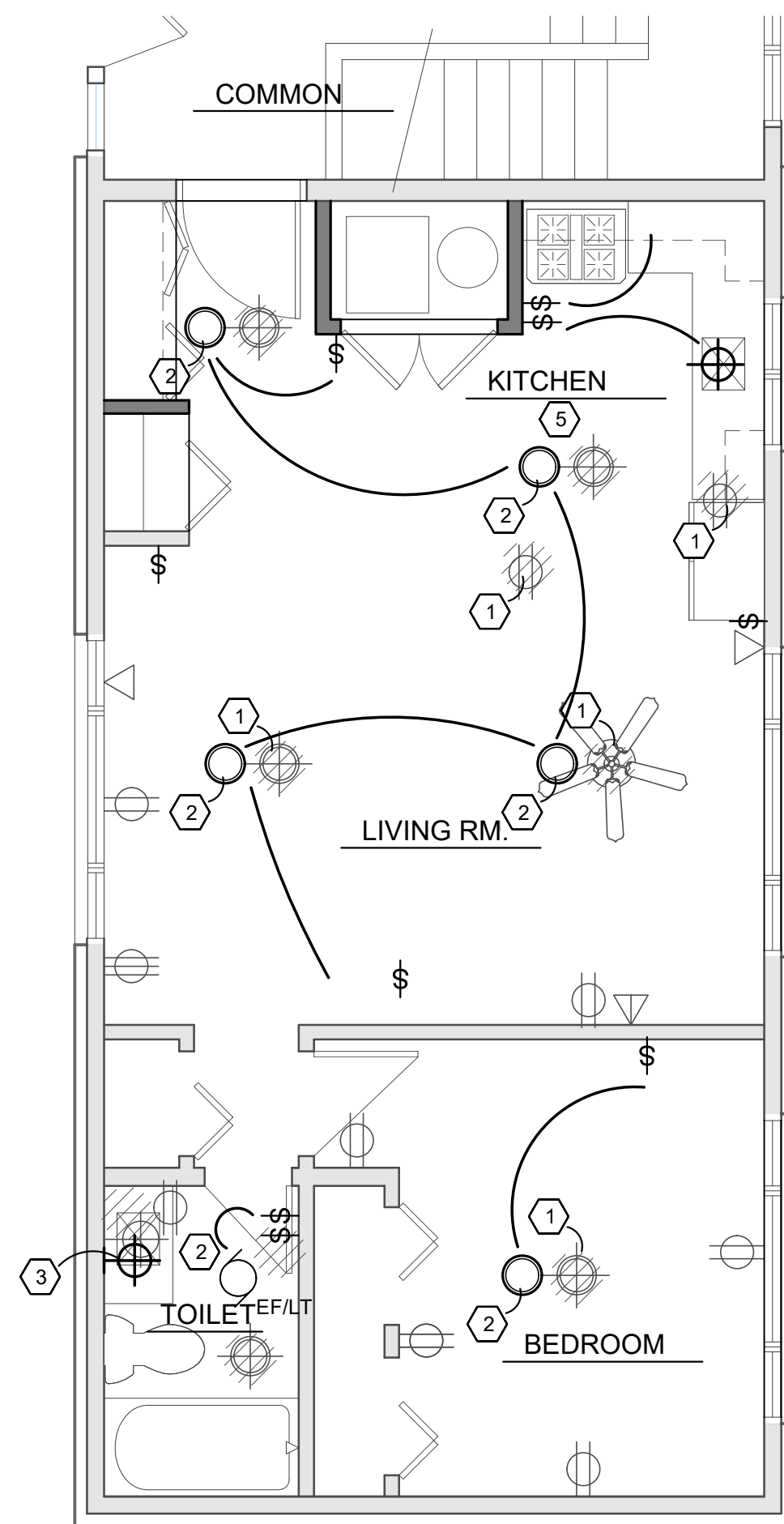


PROJECT
1504-1506-1508 REPLACEMENT WINDOWS
1504-1506 INTERIOR RENOVATIONS



SHEET TITLE
DEMO/ REWORK/ CEILING/ ELECTRICAL PLANS
UNIT 1504 LOWER LEVEL

SHEET NO.
A1.1



4 LIGHTING/ ELECTRICAL PLAN - 1504 UPPER LEVEL
A1.2 SCALE 1/4" = 1'-0"

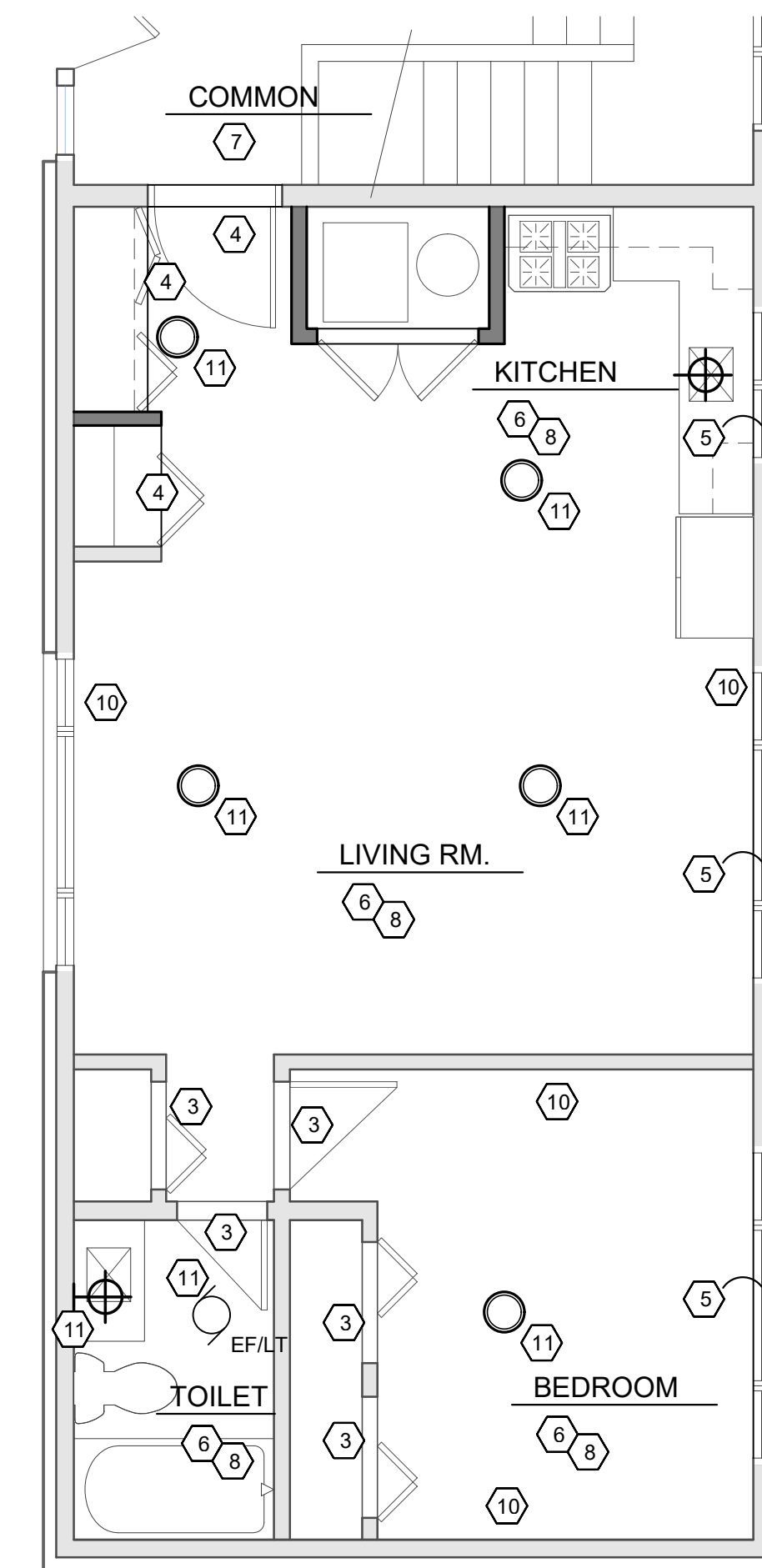
ELECTRICAL LAYOUT KEY NOTES

- EXISTING DEMO'D ELECTRICAL FIXTURES SHOWN SHADED
- NEW CEILING LIGHTING- SWITCH AS SHOWN, REUSE EXISTING ROUGHS WHERE POSSIBLE
- NEW WALL-MOUNT FIXTURE OVER SINK
- NOT USED
- REWORK OUTLETS FOR RECONFIGURED KITCHEN SPACE - PROVIDE NEW AS REQ'D
- NOT USED

CONFIRM CODE REQUIREMENTS FOR EMERGENCY LIGHTING, EXIT SIGNS, SMOKE DETECTION

CONFIRM DATA REQUIREMENTS WITH BUILDING MANAGEMENT

- DISC LED LIGHTING FIXTURE - VERIFY EXACT SPEC - REUSE EXISTING ROUGH-IN
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- DUPLEX POWER OUTLET- CONFIRM POWER REQUIREMENTS OF SPECIAL EQUIPMENT (WASHER DRYER ETC)
- TOILET EXHAUST FAN/ LIGHT COMBO UNIT
- SWITCH NEW LIGHTING AS SHOWN- REUSE ROUGH-INS IF POSSIBLE FOR NEW CODE-COMPLIANT INSTALLATIONS
- EXISTING LIGHTING TO BE REMOVED SHOWN SHADED- REUSE ROUGH-INS IF POSSIBLE FOR NEW
- EXISTING DEVICES NO LONGER NECESSARY DUE TO RECONFIGURATION OF SPACE OR LOCATED IN WALLS BEING DEMO'D TO BE REMOVED- TYPICALLY SHOWN SHADED- COORDINATE WITH DEMO PLAN AND REWORK PLAN

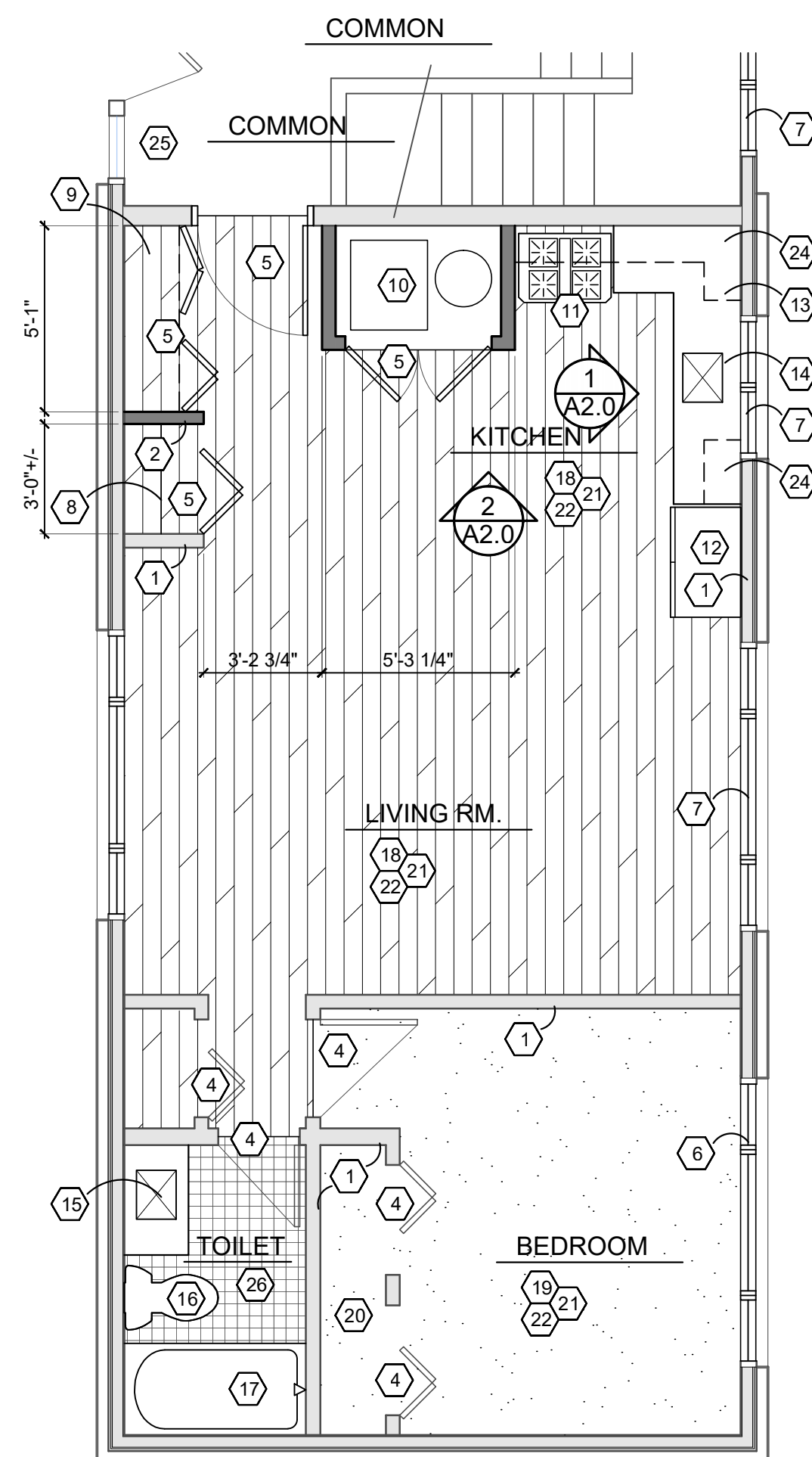


3 CEILING PLAN - 1504 UPPER LEVEL
A1.2 SCALE 1/4" = 1'-0"

CEILING KEY NOTES

- NOT USED
- NOT USED
- EXISTING DOOR/ FRAME/ HEAD
- NEW DOOR AND FRAME/ HEAD
- EXISTING WINDOWS TO BE REPLACED - TYPICAL
- PATCH AND REPAIR EXISTING DRYWALL AT DEMO/ REWORK- TYPICAL
- REWORK CEILING IN COMMON HALL FOR RELOCATED CLOSET
- EXISTING/ REWORKED CEILING ALL TO BE REPAINTED
- EXISTING MECHANICAL UNIT/ WATER HEATER/ ETC. TO BE REPLACED
- EXISTING MECHANICAL DIFFUSER RELOCATED HIGH IN WALL- CONFIRM EXACT LOCATION WITH NEW/ REWORKED STRUCTURE, REUSE EXISTING DUCTING AS MUCH AS POSSIBLE
- NEW LIGHT FIXTURE- CONFIRM EXTENT OF EXISTING ROUGH-IN THAT CAN BE REUSED/ ADAPTED TO WORK FOR NEW LAYOUT

GENERAL NOTE - REPLACE ALL EXISTING GRILLES - EXISTING DUCTWORK TO REMAIN



2 REWORK FLOOR PLAN - 1504 UPPER LEVEL
A1.2 SCALE 1/4" = 1'-0"

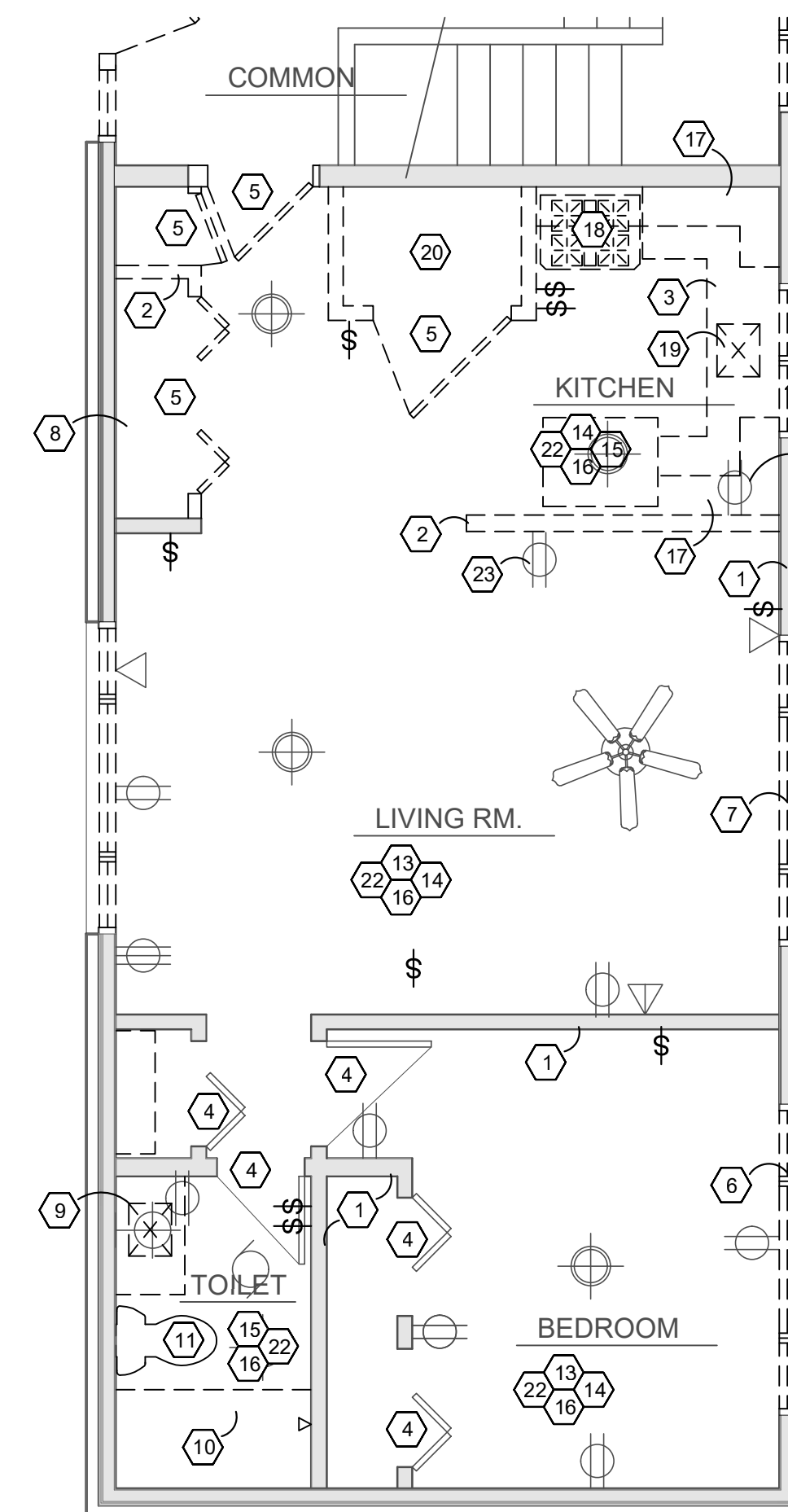
REWORK KEY NOTES

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION- DRYWALL BOTH SIDES 2X4 FRAMING, PAINTED
- NOT USED
- EXISTING DOOR/ FRAME TO REMAIN
- NEW 36" WIDE DOOR AND FRAME IN REWORKED OPENING- MATCH STYLE OF EXISTING- CONFIRM LOCKING/ ACCESS WITH OWNER
- NEW WINDOW IN RESIZED OPENING - STYLE TO MATCH EXISTING
- NEW WINDOW IN EXISTING OPENING - STYLE TO MATCH EXISTING
- CURTAIN ROD & SHELF IN NEW CLOSET
- NEW 18" DP. SHELVING- CONFIRM EXACT STYLE, LAYOUTS WITH TENANT
- NEW MECHANICAL UNIT/ FLUE/ DUCTWORK/ WATER HEATER
- NEW RANGE/ STOVE IN EXISTING ROUGH-IN- UNDERCABINET MICROWAVE ABOVE
- NEW REFRIGERATOR IN REWORKED LOCATION
- NEW CABINERY & COUNTERTOP - VERIFY MATERIALS
- NEW SINK IN REWORKED EXISTING ROUGH-IN
- NEW SINK IN NEW C/TOP & CABINERY
- NEW FLOOR-MOUNT TOILET ON NEW ROUGH-INS- PATCH + REPAIR CEILING BELOW
- NEW BATH - REWORK EXISTING ROUGH-IN AS REQ'D
- NEW FLOORING - 20mil LVT GLUE-DOWN- PREP FLOOR APPROPRIATELY- CONFIRM COLOR WITH OWNER
- NEW FLOORING TYPICAL THROUGHOUT- 24X24 CARPET SQUARES- CONFIRM COLOR WITH OWNER
- EXISTING CLOSET TO REMAIN
- NEW RUBBER COVE BASE THROUGHOUT SPACE EXCEPT TOILET
- REPAINT THROUGHOUT SPACE
- NOT USED
- CABINET ABOVE
- RELOCATED CLOSET DOORS
- NEW 2X2 CERAMIC TILE WITH 4" TILE BASE, SHEET WATERPROOFING ON SUBSTRATE BENEATH

GENERAL NOTE - PROVIDE ADA-COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING FLOORING MATERIALS- BOTH NEW-TO-NEW AND NEW-TO-EXISTING

GENERAL NOTE: ALL APPLIANCES BY OWNER

GENERAL NOTE: ALL WINDOW TREATMENTS BY OWNER



1 DEMOLITION PLAN - 1504 UPPER LEVEL
A1.2 SCALE 1/4" = 1'-0"

DEMO KEY NOTES

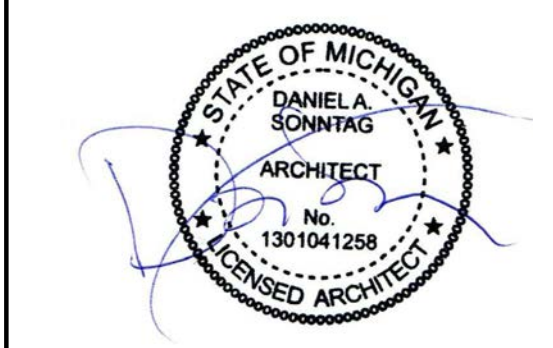
- EXISTING WALL TO REMAIN
- PORTION OF WALL CONSTRUCTION TO BE REMOVED- SHOWN DASHED
- EXISTING CABINERY+ COUNTERTOP TO BE REMOVED
- EXISTING DOOR/ FRAME TO REMAIN
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- EXISTING SHELVING TO BE REMOVED
- EXISTING SINK TO BE REMOVED- CAP UTILITIES BACK FOR PLAN REWORK
- EXISTING BATH/ SHOWER TO BE REMOVED- REMOVE ALL WALL AND FLOOR TILE
- EXISTING TOILET, ROUGH-IN, DRAIN TO BE REMOVED
- NOT USED
- REMOVE EXISTING FLOORING, ADHESIVE, PREP FOR NEW
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- EXISTING STOVE TO BE REMOVED- REMOVED ROUGH-IN, CAP BACK
- EXISTING SINK, DISHWASHER TO BE REMOVED- REMOVE ROUGH-INS, CAP BACK
- EXISTING MECHANICAL ROOM, FURNACE, FLUE, WATER HEATER TO BE REMOVED
- NOT USED
- EXISTING LIGHT FIXTURES TO BE REMOVED- CONFIRM EXTENT OF REMOVAL OF ABANDONED WIRING/ BOXES ETC AND WHAT CAN BE REUSED FOR NEW IN SIMILAR LOCATIONS
- EXISTING POWER/ CABLE/ DATA IN WALLS TO BE REMOVED- CONFIRM EXTENT OF WHAT CAN BE SALVAGED
- NOT USED

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

DRAWN BY DAS/ARG

FACILITY/CLIENT

BROADWAY TERRACE
1504-1506- 1508 BROADWAY STREET
ANN ARBOR, MI 48105



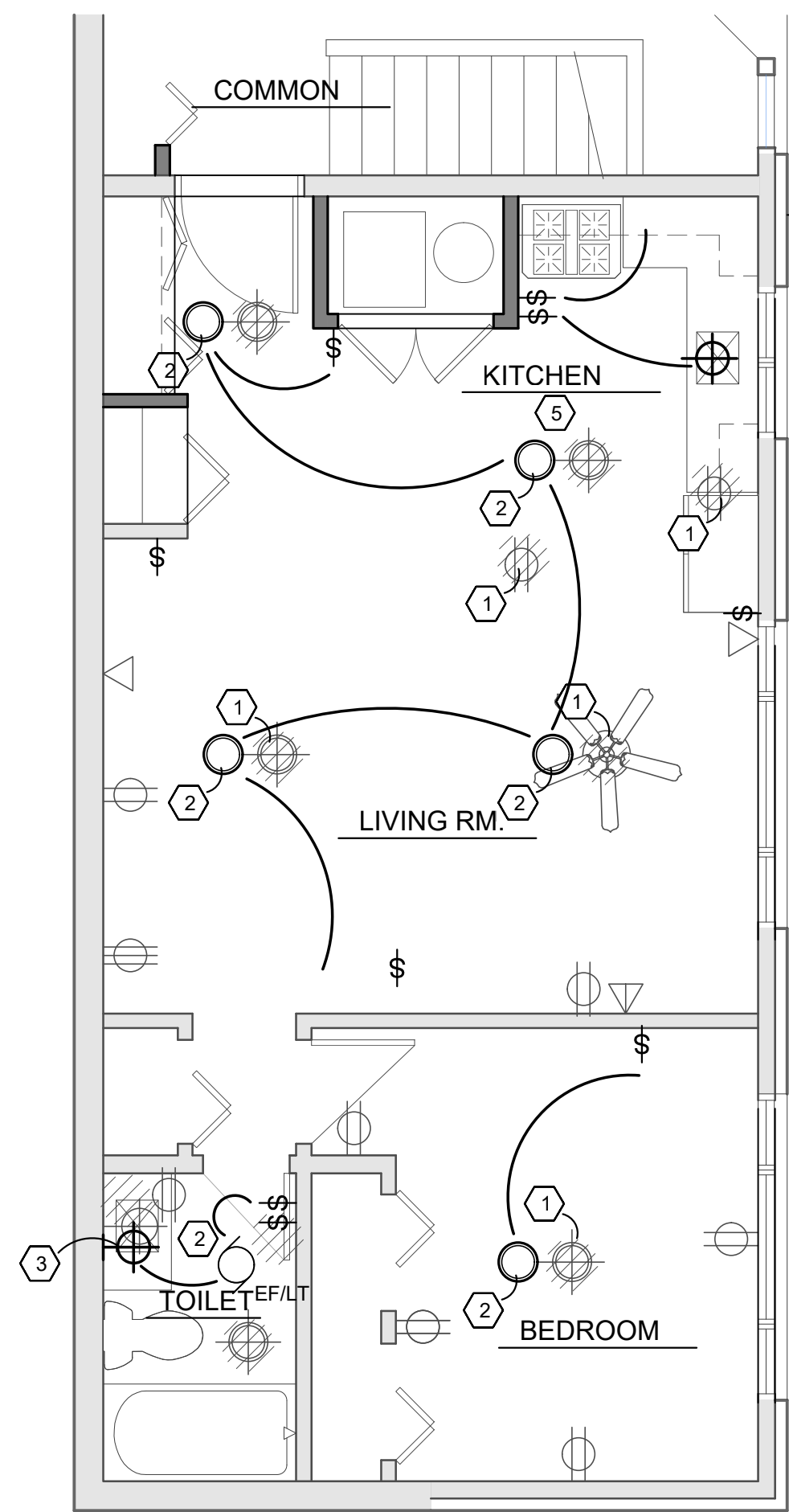
PROJECT
1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS

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**SONNTAG
DESIGN
GROUP**
architecture - plc
106 S. MAIN STREET
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SHEET TITLE
DEMO/ REWORK/ CEILING/
ELECTRICAL PLANS
UNIT 1504 UPPER LEVEL

SHEET NO.
A1.2



4 LIGHTING/ ELECTRICAL PLAN - 1506 LOWER LEVEL
A1.3 SCALE 1/4" = 1'-0"

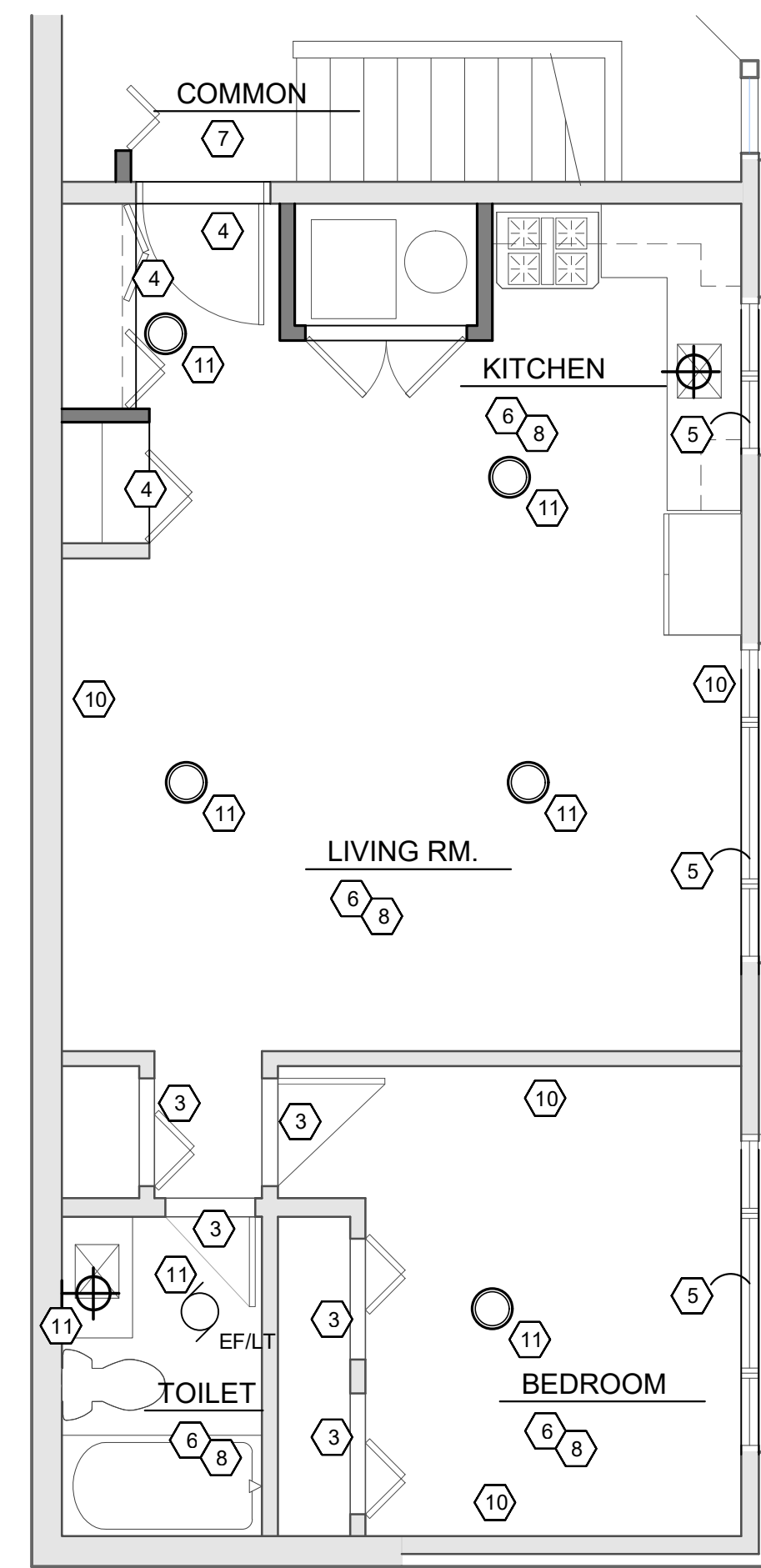
ELECTRICAL LAYOUT KEY NOTES

- EXISTING DEMO'D ELECTRICAL FIXTURES SHOWN SHADED
- NEW CEILING LIGHTING- SWITCH AS SHOWN, REUSE EXISTING ROUGHS WHERE POSSIBLE
- NEW WALL-MOUNT FIXTURE OVER SINK
- NOT USED
- REWORK OUTLETS FOR RECONFIGURED KITCHEN SPACE - PROVIDE NEW AS REQ'D
- NOT USED

CONFIRM CODE REQUIREMENTS FOR EMERGENCY LIGHTING, EXIT SIGNS, SMOKE DETECTION

CONFIRM DATA REQUIREMENTS WITH BUILDING MANAGEMENT

- DISC LED LIGHTING FIXTURE - VERIFY EXACT SPEC - REUSE EXISTING ROUGH-IN
- 18" RECESSED CONCEALED UNDERCABINET DOWNLIGHT
- SURFACE-MOUNT DECORATIVE WALL LIGHT OVER SINK/ MIRROR - REUSE EXISTING ROUGH-IN
- DUPLEX POWER OUTLET - CONFIRM POWER REQUIREMENTS OF SPECIAL EQUIPMENT (WASHER DRYER ETC)
- TOILET EXHAUST FAN/ LIGHT COMBO UNIT
- SWITCH NEW LIGHTING AS SHOWN- REUSE ROUGH-INS IF POSSIBLE FOR NEW CODE-COMPLIANT INSTALLATIONS
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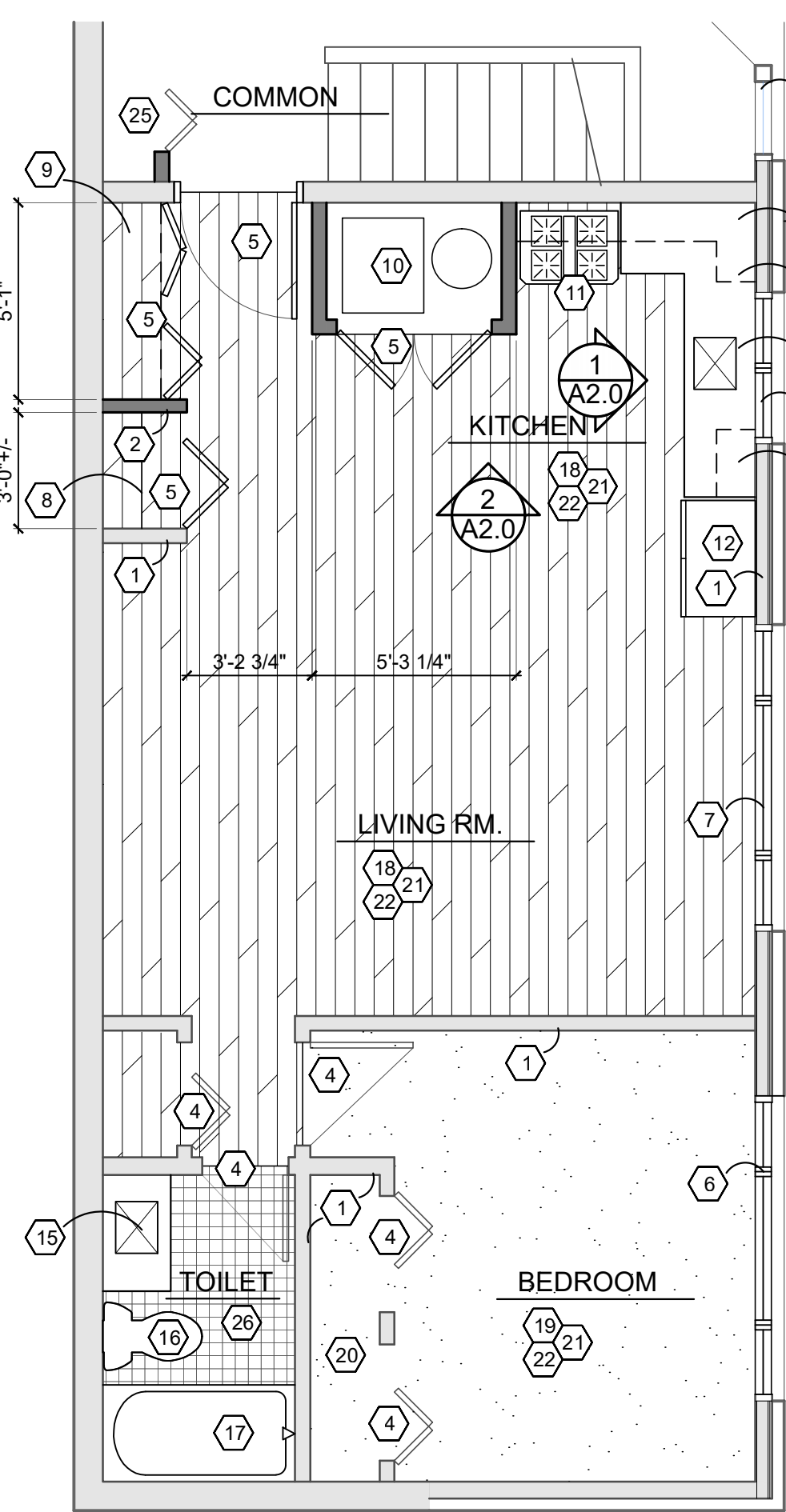


3 CEILING PLAN - 1506 LOWER LEVEL
A1.3 SCALE 1/4" = 1'-0"

CEILING KEY NOTES

- NOT USED
- NOT USED
- EXISTING DOOR/ FRAME/ HEAD
- NEW DOOR AND FRAME/ HEAD
- EXISTING WINDOWS TO BE REPLACED - TYPICAL
- PATCH AND REPAIR EXISTING DRYWALL AT DEMO/ REWORK- TYPICAL
- REWORK CEILING IN COMMON HALL FOR RELOCATED CLOSET
- EXISTING/ REWORKED CEILINGS ALL TO BE REPAINTED
- EXISTING MECHANICAL UNIT/ WATER HEATER/ ETC. TO BE REPLACED
- EXISTING MECHANICAL DIFFUSER RELOCATED HIGH IN WALL- CONFIRM EXACT LOCATION WITH NEW/ REWORKED STRUCTURE, REUSE EXISTING DUCTING AS MUCH AS POSSIBLE
- NEW LIGHT FIXTURE- CONFIRM EXTENT OF EXISTING ROUGH-IN THAT CAN BE REUSED/ ADAPTED TO WORK FOR NEW LAYOUT

GENERAL NOTE - REPLACE ALL EXISTING GRILLES - EXISTING DUCTWORK TO REMAIN



2 REWORK FLOOR PLAN - 1506 LOWER LEVEL
A1.3 SCALE 1/4" = 1'-0"

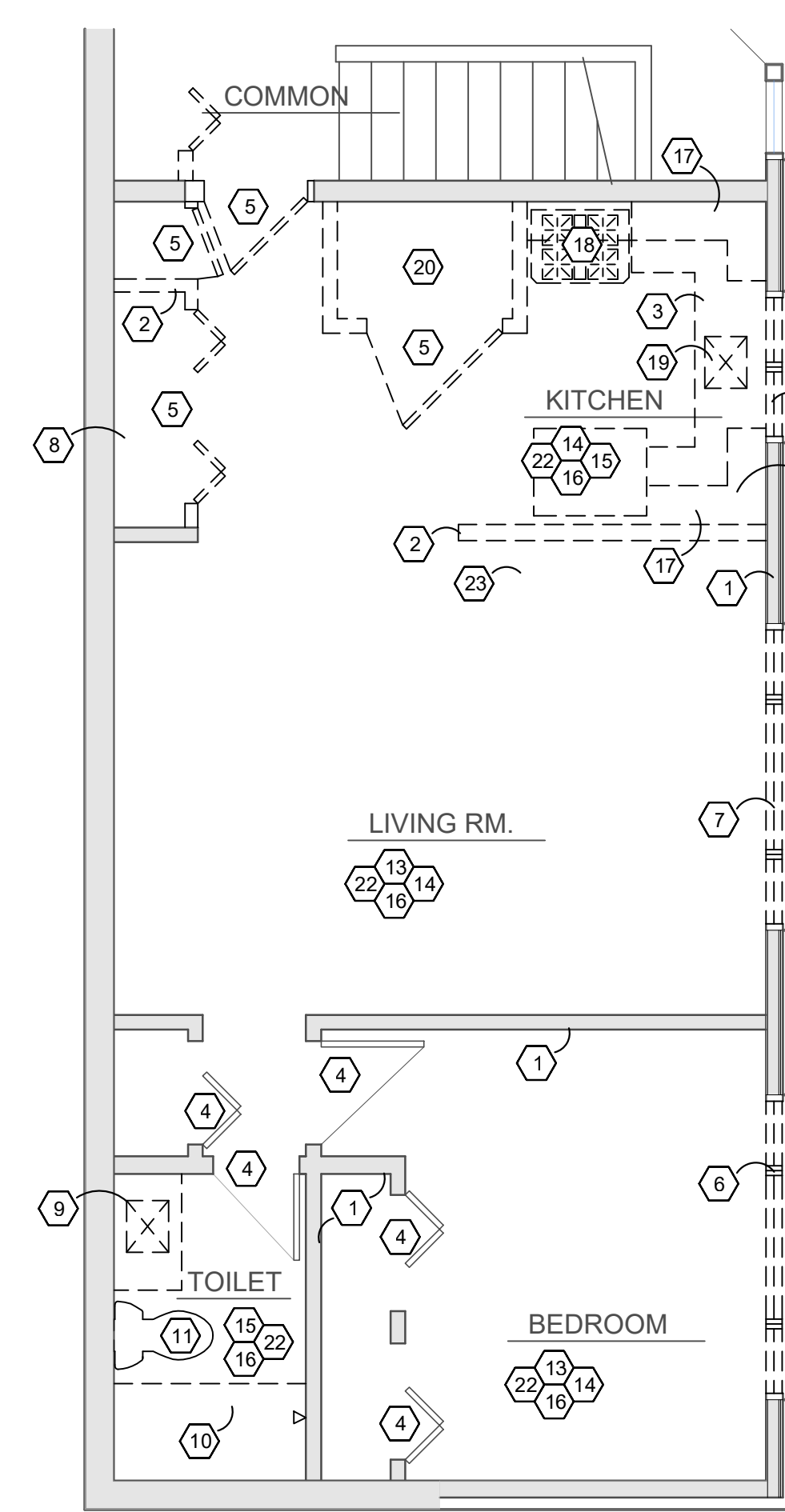
REWORK KEY NOTES

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION- DRYWALL BOTH SIDES 2X4 FRAMING, PAINTED
- NOT USED
- EXISTING DOOR/ FRAME TO REMAIN
- NEW 36" WIDE DOOR AND FRAME IN REWORKED OPENING- MATCH STYLE OF EXISTING- CONFIRM LOCKING/ ACCESS WITH OWNER
- NEW WINDOW IN RESIZED OPENING - STYLE TO MATCH EXISTING
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- CURTAIN ROD & SHELF IN NEW CLOSET
- NEW 18" DP. SHELVING- CONFIRM EXACT STYLE, LAYOUTS WITH TENANT
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- NEW RANGE/ STOVE IN EXISTING ROUGH-IN- UNDERCABINET MICROWAVE ABOVE
- NEW REFRIGERATOR IN REWORKED LOCATION
- NEW CABINETS & COUNTERTOP - VERIFY MATERIALS
- NEW SINK IN REWORKED EXISTING ROUGH-IN
- NEW SINK IN NEW C TOP & CABINETS
- NEW FLOOR-MOUNT TOILET ON NEW ROUGH-INS- PATCH + REPAIR CEILING BELOW
- NEW BATH - REWORK EXISTING ROUGH-IN AS REQ'D
- NEW FLOORING - 20mil LVT GLUE-DOWN- PREP FLOOR APPROPRIATELY- CONFIRM COLOR WITH OWNER
- NEW FLOORING TYPICAL THROUGHOUT- 24X24 CARPET SQUARES- CONFIRM COLOR WITH OWNER
- EXISTING CLOSET TO REMAIN
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- NOT USED
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- RELOCATED CLOSET DOORS
- NEW 2X2 CERAMIC TILE WITH 4" TILE BASE, SHEET WATERPROOFING ON SUBSTRATE BENEATH

GENERAL NOTE - PROVIDE ADA-COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING FLOORING MATERIALS- BOTH NEW-TO-EXISTING AND NEW-TO-EXISTING

GENERAL NOTE: ALL APPLIANCES BY OWNER

GENERAL NOTE: ALL WINDOW TREATMENTS BY OWNER



1 DEMOLITION PLAN - 1506 LOWER LEVEL
A1.3 SCALE 1/4" = 1'-0"

DEMO KEY NOTES

- EXISTING WALL TO REMAIN
- PORTION OF WALL CONSTRUCTION TO BE REMOVED- SHOWN DASHED
- EXISTING CABINETS+ COUNTERTOP TO BE REMOVED
- EXISTING DOOR/ FRAME TO REMAIN
- EXISTING DOOR+ FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED - DROP ROUGH SILL FOR ADA-COMPLIANT NEW WINDOWS- ALIGN WITH LIVING ROOM ADJACENT - TYP. @ BEDROOM WINDOWS
- EXISTING WINDOW TO BE REMOVED - REPAIR/REWORK EXISTING HEADER/ POSTS FOR NEW WINDOW
- EXISTING SHELVING TO BE REMOVED
- EXISTING SINK TO BE REMOVED- CAP UTILITIES BACK FOR PLAN REWORK
- EXISTING BATH/ SHOWER TO BE REMOVED- REMOVE ALL WALL AND FLOOR TILE
- EXISTING TOILET, ROUGH-IN, DRAIN TO BE REMOVED
- NOT USED
- REMOVE EXISTING FLOORING, ADHESIVE, PREP FOR NEW
- REMOVE EXISTING WOOD WALL BASE, REPAIR/ PREP FOR NEW 4" VINYL
- REMOVE EXISTING TILE FLOOR
- EXISTING DRYWALL CEILING TYPICALLY TO REMAIN THROUGHOUT - REWORK W/ DEMO AS REQ'D
- EXISTING KITCHEN CABINETS TO BE REMOVED
- EXISTING STOVE TO BE REMOVED- REMOVED ROUGH-IN, CAP BACK
- EXISTING SINK, DISHWASHER TO BE REMOVED- REMOVE ROUGH-INS, CAP BACK
- EXISTING MECHANICAL ROOM, FURNACE, FLUE, WATER HEATER TO BE REMOVED
- NOT USED
- EXISTING LIGHT FIXTURES TO BE REMOVED- CONFIRM EXTENT OF REMOVAL OF ABANDONED WIRING/ BOXES ETC AND WHAT CAN BE REUSED FOR NEW IN SIMILAR LOCATIONS
- EXISTING POWER/ CABLE/ DATA IN WALLS TO BE REMOVED- CONFIRM EXTENT OF WHAT CAN BE SALVAGED
- NOT USED

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

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FACILITY/CLIENT

BROADWAY TERRACE
1504-1506- 1508 BROADWAY STREET
ANN ARBOR, MI 48105



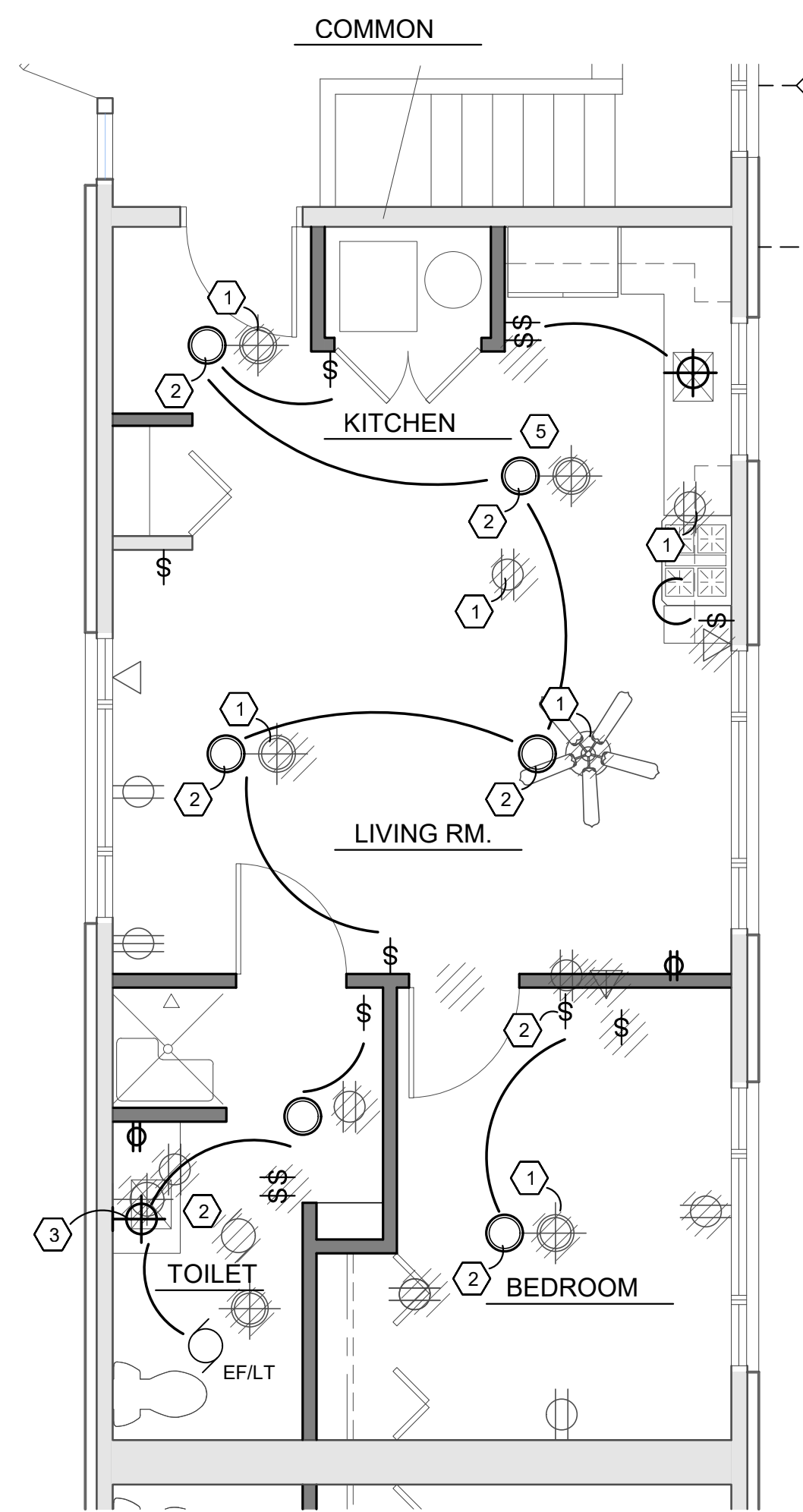
PROJECT
1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS

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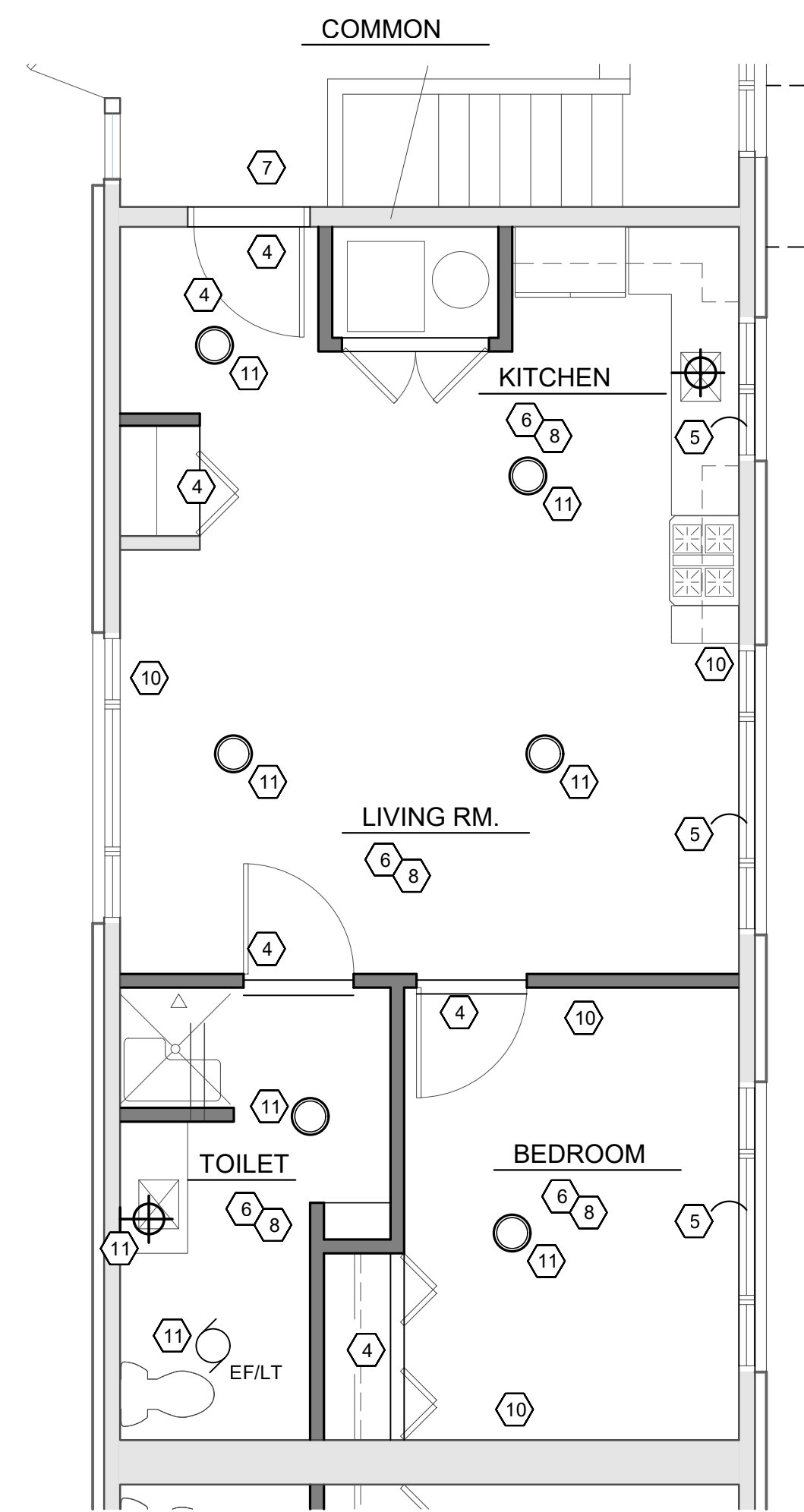
SHEET TITLE
DEMO/ REWORK/ CEILING/
ELECTRICAL PLANS
UNIT 1506 LOWER LEVEL

SHEET NO.
A1.3



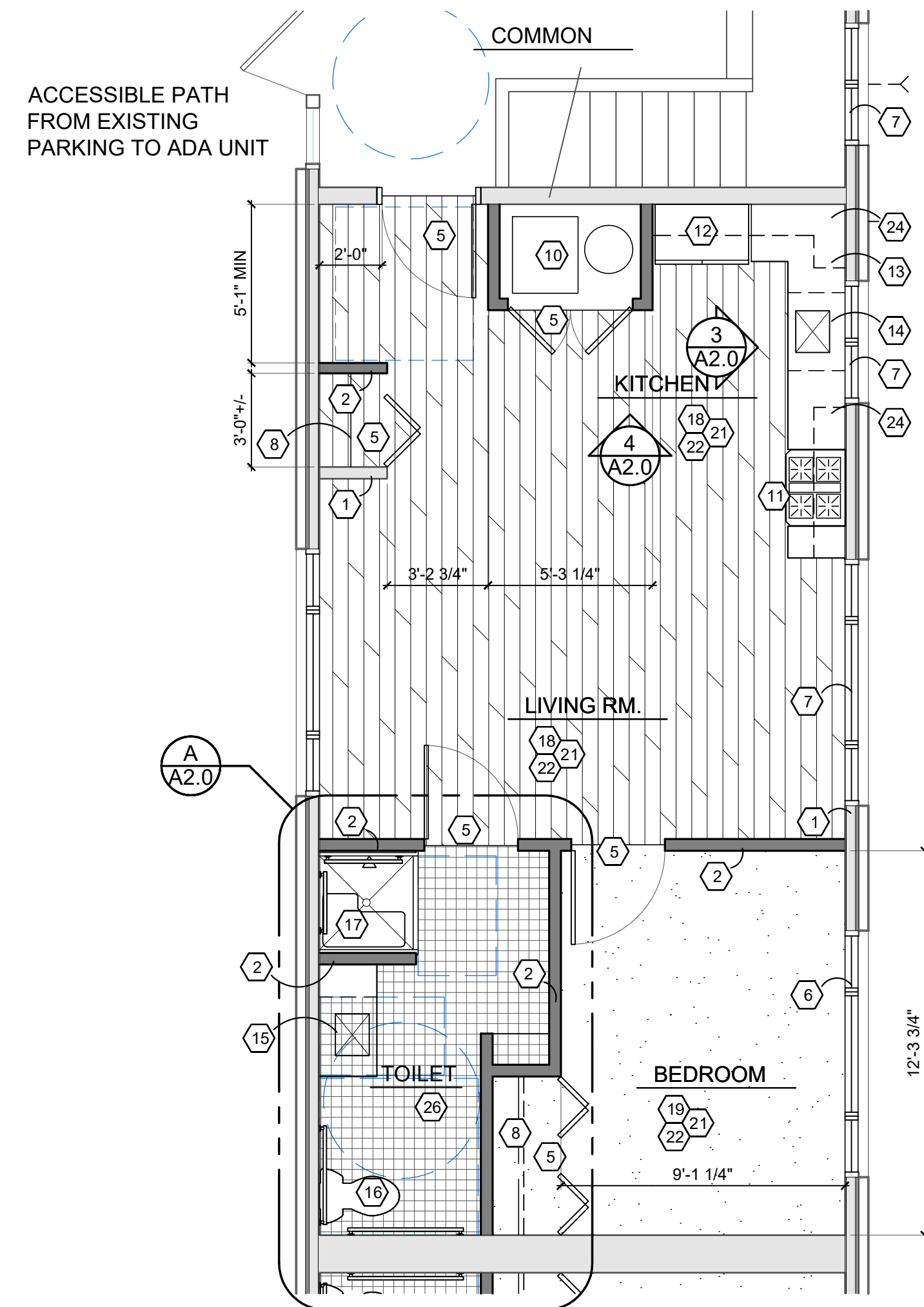
4 LIGHTING/ ELECTRICAL PLAN - 1506 UPPER LEVEL
A1.4 SCALE 1/4" = 1'-0"

ELECTRICAL LAYOUT KEY NOTES	
1. EXISTING DEMO'D ELECTRICAL FIXTURES SHOWN SHADED	○ DISC LED LIGHTING FIXTURE - VERIFY EXACT SPEC - REUSE EXISTING ROUGH-IN
2. NEW CEILING LIGHTING- SWITCH AS SHOWN, REUSE EXISTING ROUGHS WHERE POSSIBLE	▭ 18" RECESSED CONCEALED UNDERCABINET DOWNLIGHT
3. NEW WALL-MOUNT FIXTURE OVER SINK	⊕ SURFACE-MOUNT DECORATIVE WALL LIGHT OVER SINK/ MIRROR - REUSE EXISTING ROUGH-IN
4. NOT USED	⊕ DUPLEX POWER OUTLET- CONFIRM POWER REQUIREMENTS OF SPECIAL EQUIPMENT (WASHER DRYER ETC)
5. REWORK OUTLETS FOR RECONFIGURED KITCHEN SPACE - PROVIDE NEW AS REQ'D	⊕ TOILET EXHAUST FAN/ LIGHT COMBO UNIT
6. NOT USED	⊕ SWITCH NEW LIGHTING AS SHOWN- REUSE ROUGH-INS IF POSSIBLE FOR NEW CODE-COMPLIANT INSTALLATIONS
CONFIRM CODE REQUIREMENTS FOR EMERGENCY LIGHTING, EXIT SIGNS, SMOKE DETECTION	⊕ EXISTING LIGHTING TO BE REMOVED SHOWN SHADED- REUSE ROUGH-INS IF POSSIBLE FOR NEW
CONFIRM DATA REQUIREMENTS WITH BUILDING MANAGEMENT	⊕ EXISTING DEVICES NO LONGER NECESSARY DUE TO RECONFIGURATION OF SPACE OR LOCATED IN WALLS BEING DEMO'D TO BE REMOVED- TYPICALLY SHOWN SHADED- COORDINATE WITH DEMO PLAN AND REWORK PLAN



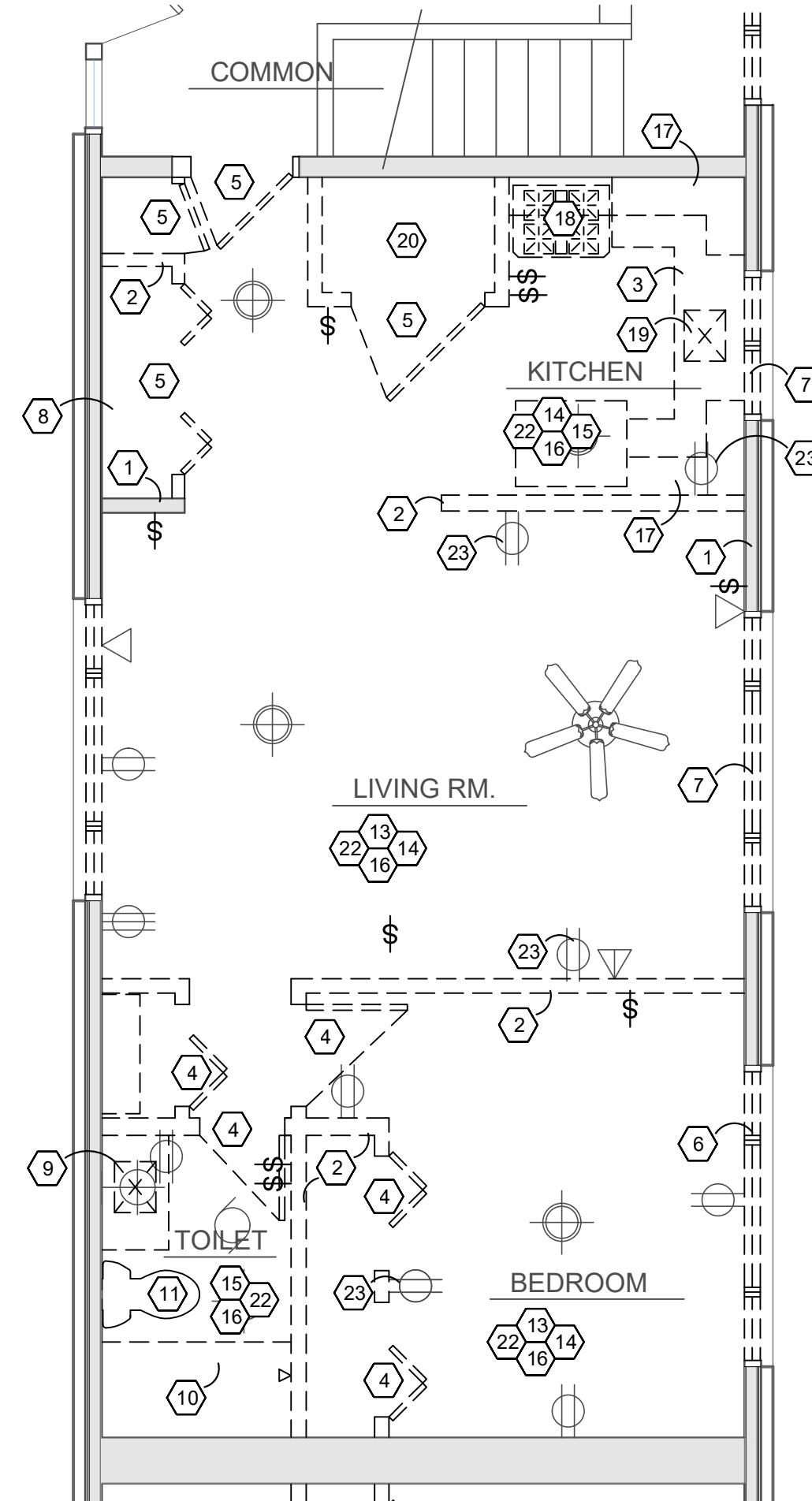
3 CEILING PLAN - 1506 UPPER LEVEL
A1.4 SCALE 1/4" = 1'-0"

CEILING KEY NOTES	
1. NOT USED	GENERAL NOTE - REPLACE ALL EXISTING GRILLES - EXISTING DUCTWORK TO REMAIN
2. NOT USED	
3. EXISTING DOOR/ FRAME/ HEAD	
4. NEW DOOR AND FRAME/ HEAD	
5. EXISTING WINDOWS TO BE REPLACED - TYPICAL	
6. PATCH AND REPAIR EXISTING DRYWALL AT DEMO/ REWORK- TYPICAL	
7. REWORK CEILING IN COMMON HALL FOR RELOCATED CLOSET	
8. EXISTING/ REWORKED CEILINGS ALL TO BE REPAINTED	
9. EXISTING MECHANICAL UNIT/ WATER HEATER/ ETC. TO BE REPLACED	
10. EXISTING MECHANICAL DIFFUSER RELOCATED HIGH IN WALL- CONFIRM EXACT LOCATION WITH NEW/ REWORKED STRUCTURE. REUSE EXISTING DUCTING AS MUCH AS POSSIBLE	
11. NEW LIGHT FIXTURE - CONFIRM EXTENT OF EXISTING ROUGH-IN THAT CAN BE REUSED/ ADAPTED TO WORK FOR NEW LAYOUT	



2 REWORK FLOOR PLAN - 1506 UPPER LEVEL
A1.4 SCALE 1/4" = 1'-0"

REWORK KEY NOTES	
1. EXISTING WALL TO REMAIN	20. NOT USED
2. NEW WALL CONSTRUCTION- DRYWALL BOTH SIDES 2X4 FRAMING, PAINTED	21. NEW RUBBER COVE BASE THROUGHOUT SPACE EXCEPT TOILET
3. NOT USED	22. REPAINT THROUGHOUT SPACE
4. NOT USED	23. NOT USED
5. NEW 36\"/>	
6. NEW WINDOW IN RESIZED OPENING - STYLE TO MATCH EXISTING	24. CABINET ABOVE
7. NEW WINDOW IN EXISTING OPENING - STYLE TO MATCH EXISTING	25. RELOCATED CLOSET DOORS
8. CURTAIN ROD & SHELF IN NEW CLOSET- 48\"/>	
9. NEW 18\"/>	
10. NEW MECHANICAL UNIT/ FLUE/ DUCTWORK/ WATER HEATER	26. NEW 2X2 CERAMIC TILE WITH 4\"/>
11. NEW ADA-COMPLIANT RANGE/STOVE IN REWORKED LOCATION- VENTED HOOD OVER	GENERAL NOTE - PROVIDE ADA-COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING FLOORING MATERIALS- BOTH NEW-TO-NEW AND NEW-TO-EXISTING
12. NEW REFRIGERATOR IN REWORKED LOCATION	GENERAL NOTE - EXTERIOR DOORS AT UPPER LEVEL OF 1506 (ACCESS TO THE TWO PLANNED ADA-COMPLIANT UNITS) SHALL BE REVISED TO BE OUTSWINGING TO PROVIDE 60\"/>
13. NEW PLAM CABINERY & COUNTERTOP - VERIFY FINISHES- ADA-COMPLIANT- SEE ELEVATIONS	GENERAL NOTE: ALL APPLIANCES BY OWNER
14. NEW SINK IN REWORKED EXISTING ROUGH-IN- ADA COMPLIANT	GENERAL NOTE: ALL WINDOW TREATMENTS BY OWNER
15. NEW ADA COMPLIANT SINK IN NEW PLAM C/TOP	
16. NEW FLOOR-MOUNT TOILET ON NEW ROUGH-INS- PATCH + REPAIR CEILING BELOW	
17. NEW PREFAB SHOWER - REWORK EXISTING ROUGH-IN	
18. NEW FLOORING - 20mil LVT GLUE-DOWN- PREP SUBFLOOR APPROPRIATELY- CONFIRM COLOR WITH OWNER	
19. NEW FLOORING TYPICAL THROUGHOUT- 24X24 CARPET SQUARES- CONFIRM COLOR WITH OWNER	



1 DEMOLITION PLAN - 1506 UPPER LEVEL
A1.4 SCALE 1/4" = 1'-0"

DEMO KEY NOTES	
1. EXISTING WALL TO REMAIN	21. NOT USED
2. PORTION OF WALL CONSTRUCTION TO BE REMOVED- SHOWN DASHED	22. EXISTING LIGHT FIXTURES TO BE REMOVED- CONFIRM EXTENT OF REMOVAL OF ABANDONED WIRING/ BOXES ETC AND WHAT CAN BE REUSED FOR NEW IN SIMILAR LOCATIONS
3. EXISTING CABINERY+ COUNTERTOP TO BE REMOVED	23. EXISTING POWER/ CABLE/ DATA IN WALLS TO BE REMOVED- CONFIRM EXTENT OF WHAT CAN BE SALVAGED
4. NOT USED	24. NOT USED
5. EXISTING DOOR+ FRAME TO BE REMOVED	
6. EXISTING WINDOW TO BE REMOVED - DROP ROUGH SILL FOR ADA-COMPLIANT NEW WINDOWS- ALIGN WITH LIVING ROOM ADJACENT - TYP. @ BEDROOM WINDOWS	
7. EXISTING WINDOW TO BE REMOVED - REPAIR/REWORK EXISTING HEADER/ POSTS FOR NEW WINDOW	
8. EXISTING SHELVING TO BE REMOVED	
9. EXISTING SINK TO BE REMOVED- CAP UTILITIES BACK FOR PLAN REWORK	
10. EXISTING BATH/ SHOWER TO BE REMOVED- REMOVE ALL WALL AND FLOOR TILE	
11. EXISTING TOILET, ROUGH-IN, DRAIN TO BE REMOVED	
12. NOT USED	
13. REMOVE EXISTING FLOORING, ADHESIVE, PREP FOR NEW	
14. REMOVE EXISTING WOOD WALL BASE, REPAIR/ PREP FOR NEW 4\"/>	
15. REMOVE EXISTING TILE FLOOR	
16. EXISTING DRYWALL CEILING TYPICALLY TO REMAIN THROUGHOUT - REWORK W/ DEMO AS REQ'D	
17. EXISTING KITCHEN CABINERY TO BE REMOVED	
18. EXISTING STOVE TO BE REMOVED- REMOVED ROUGH-IN, CAP BACK	
19. EXISTING SINK, DISHWASHER TO BE REMOVED- REMOVE ROUGH-INS, CAP BACK	
20. EXISTING MECHANICAL ROOM, FURNACE, FLUE, WATER HEATER TO BE REMOVED	

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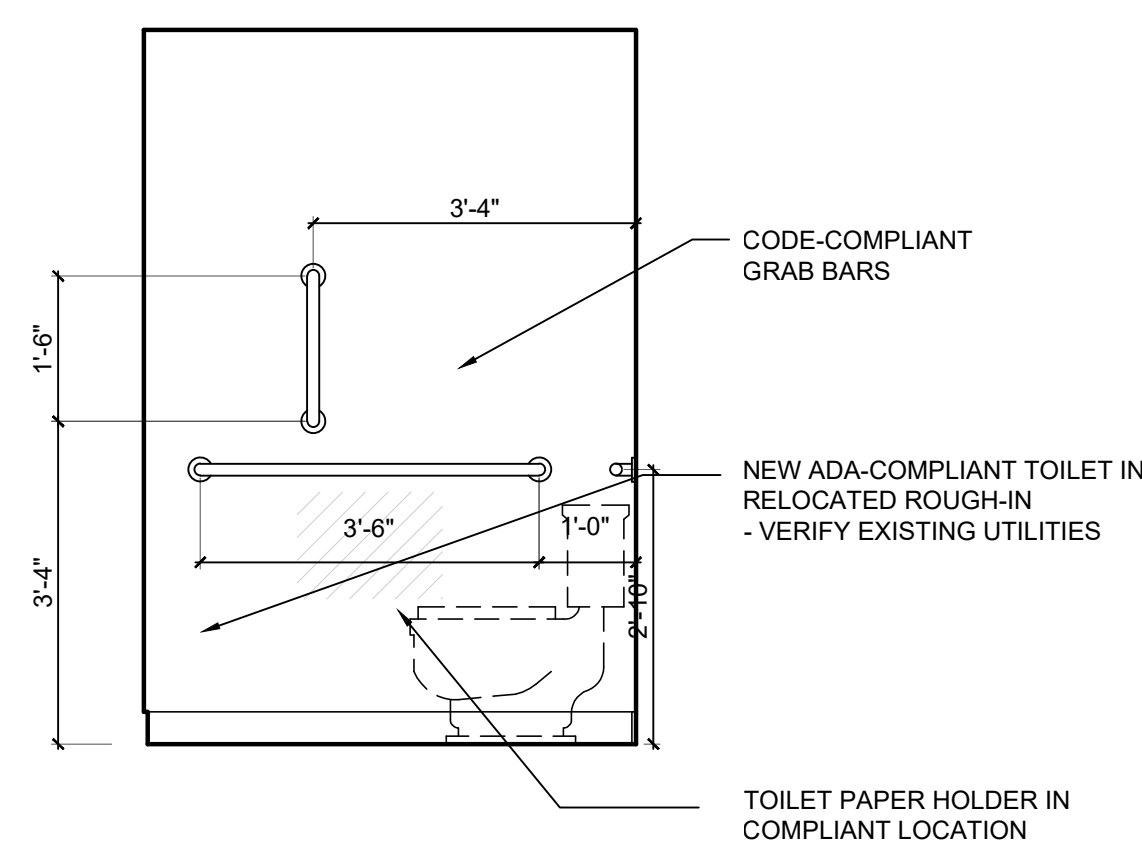
PROJECT
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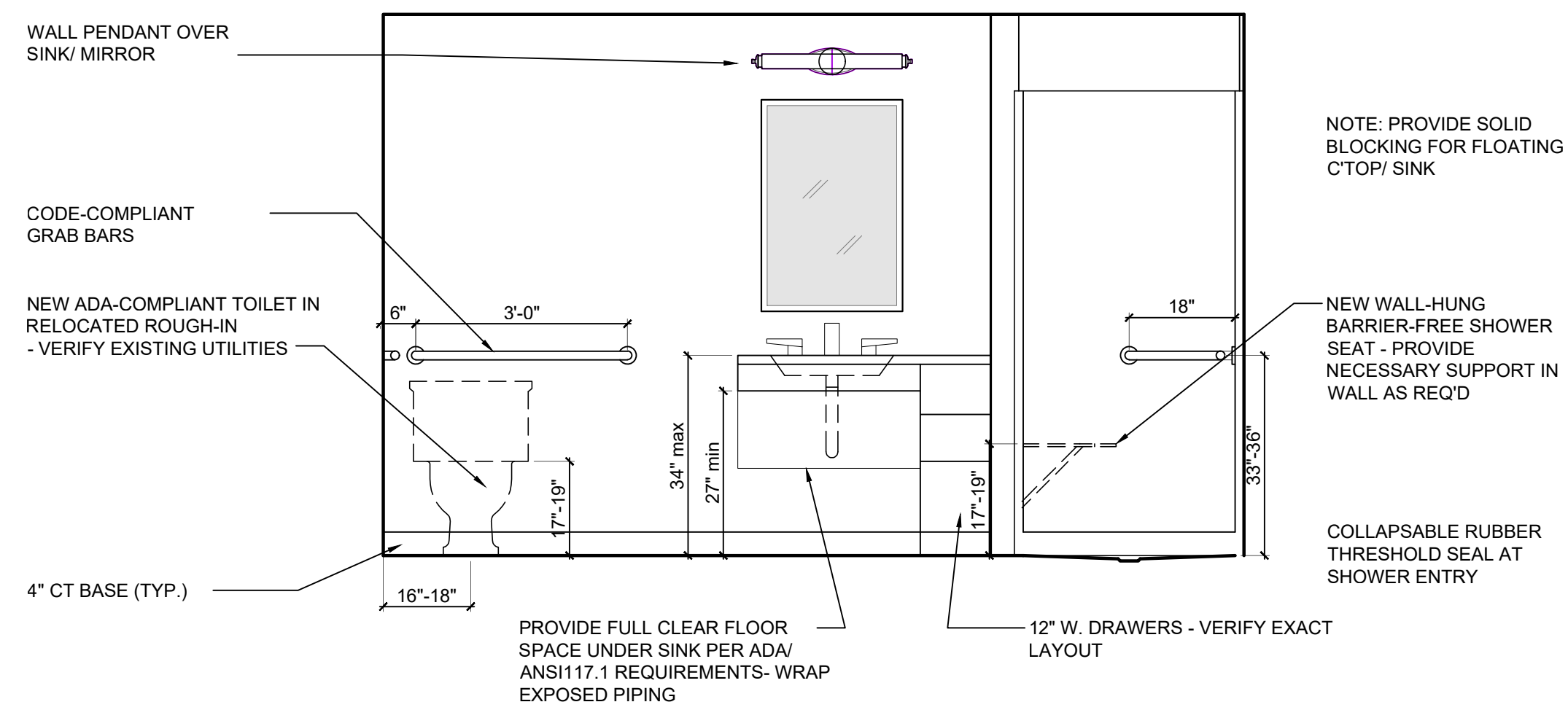
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SHEET TITLE
DEMO/ REWORK/ CEILING/
ELECTRICAL PLANS
UNIT 1506 UPPER LEVEL

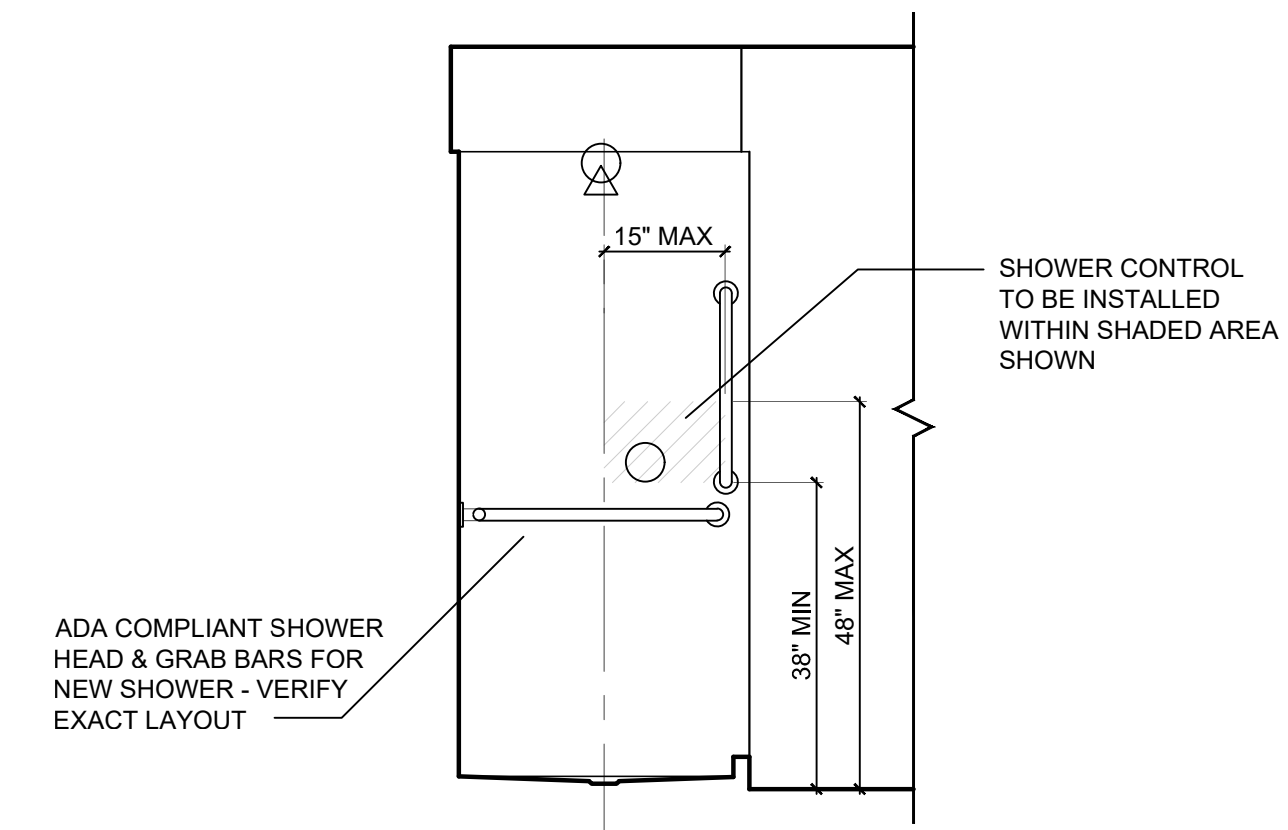
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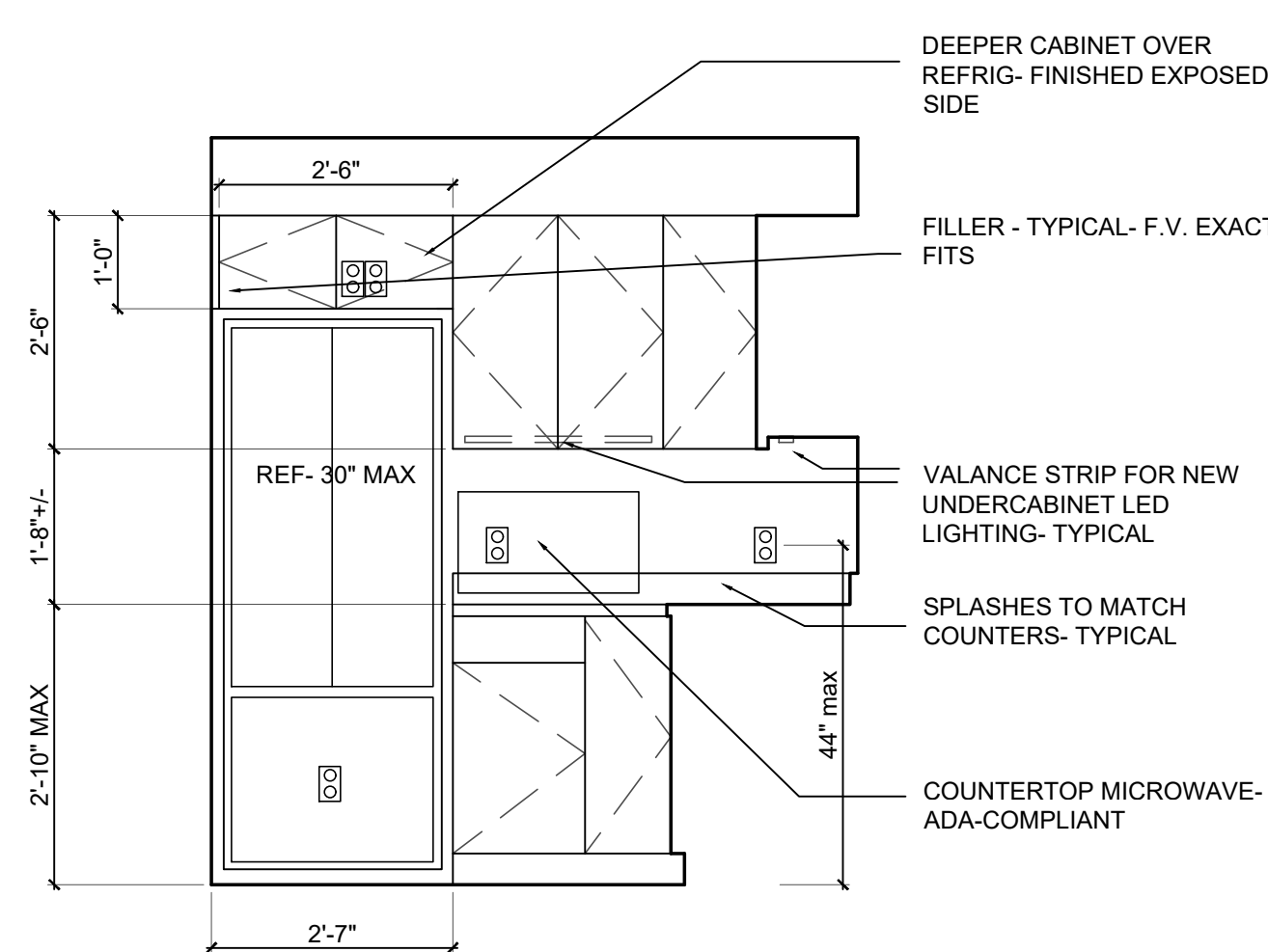
7 ADA BATH - 1506 UPPER LEV
A2.0 SCALE 1/2" - 1'-0"



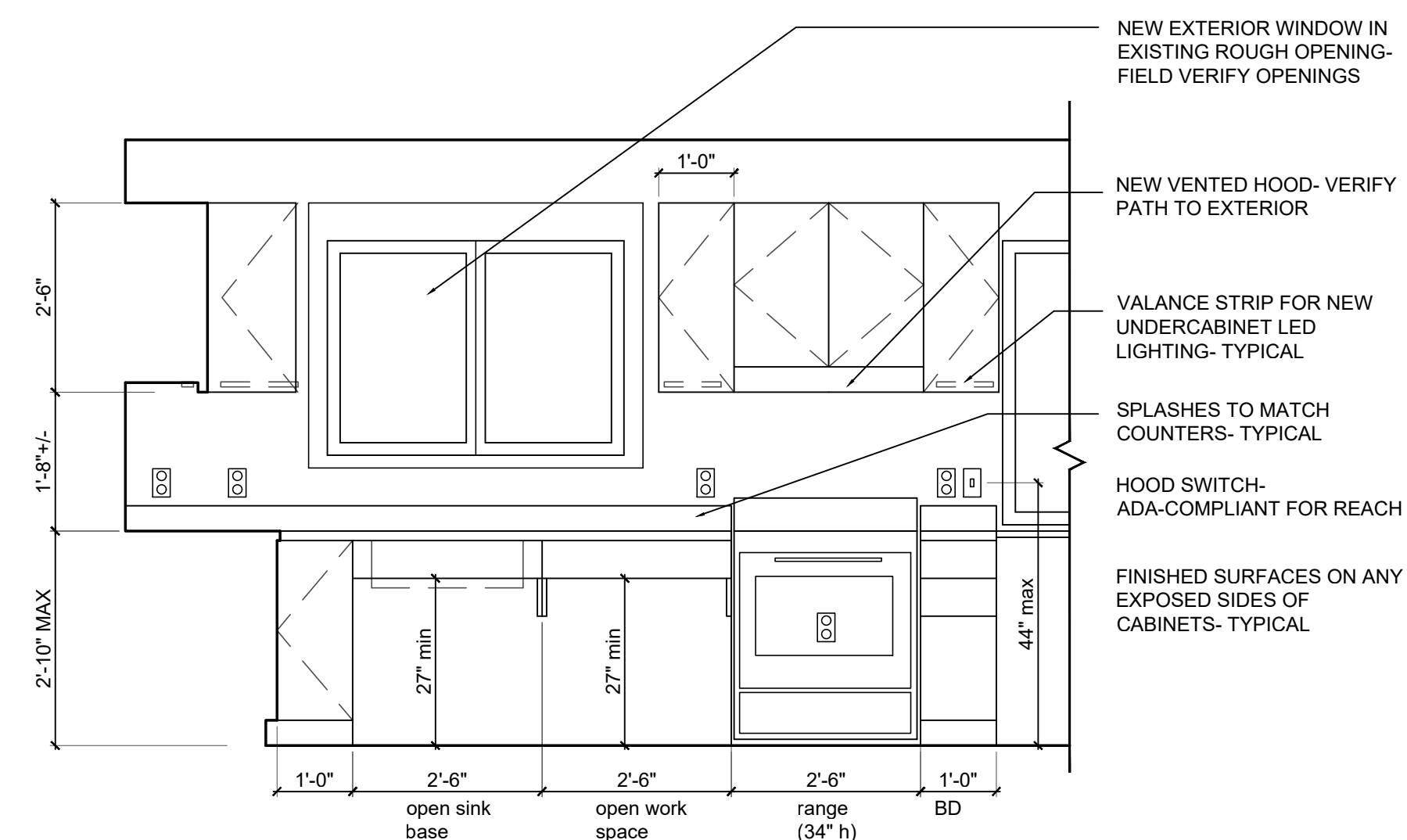
6 ADA BATH - 1506 UPPER LEV
A2.0 SCALE 1/2" - 1'-0"



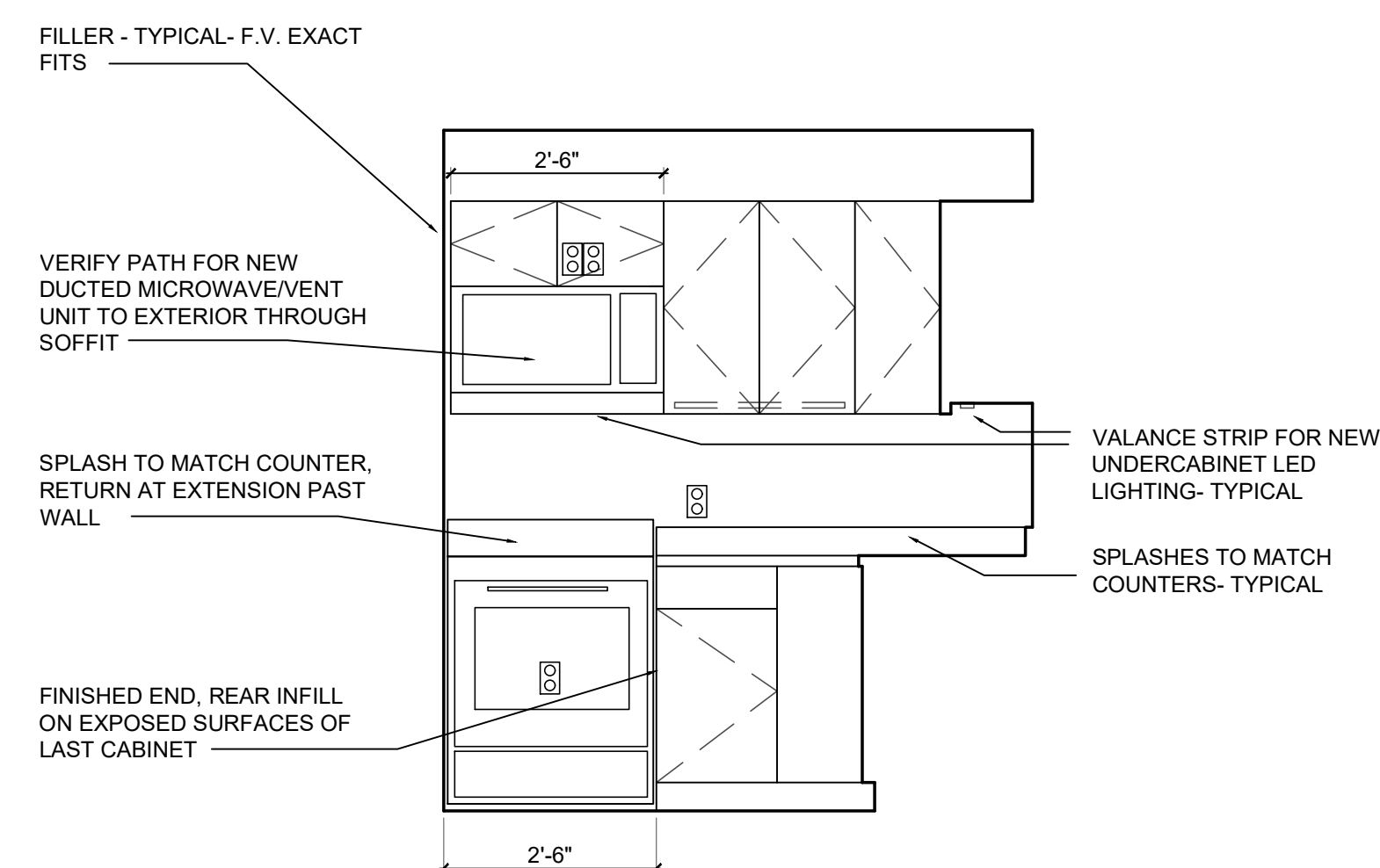
5 ADA BATH - 1506 UPPER LEV
A2.0 SCALE 1/2" - 1'-0"



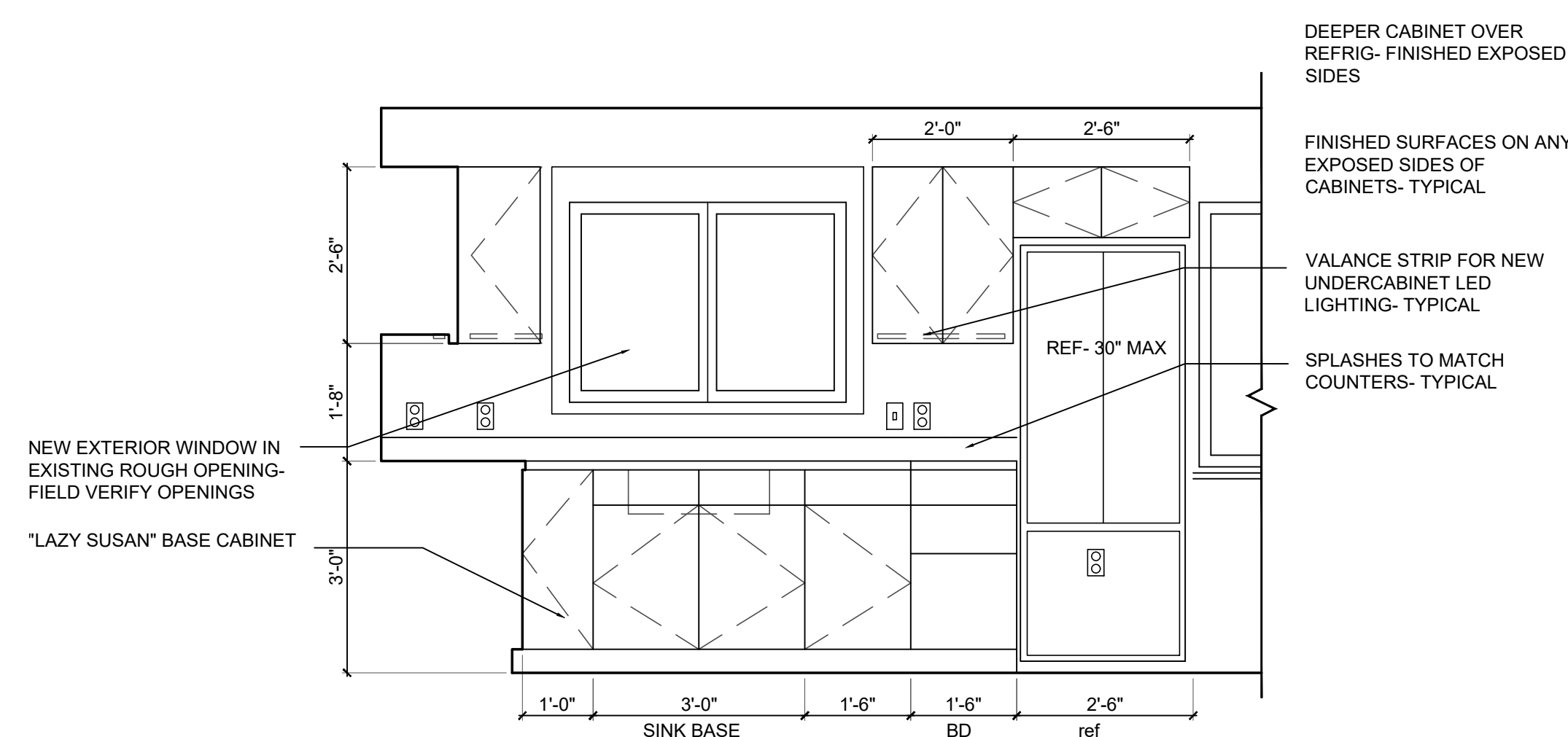
4 KITCHEN - ADA
A2.0 SCALE 1/2" - 1'-0"



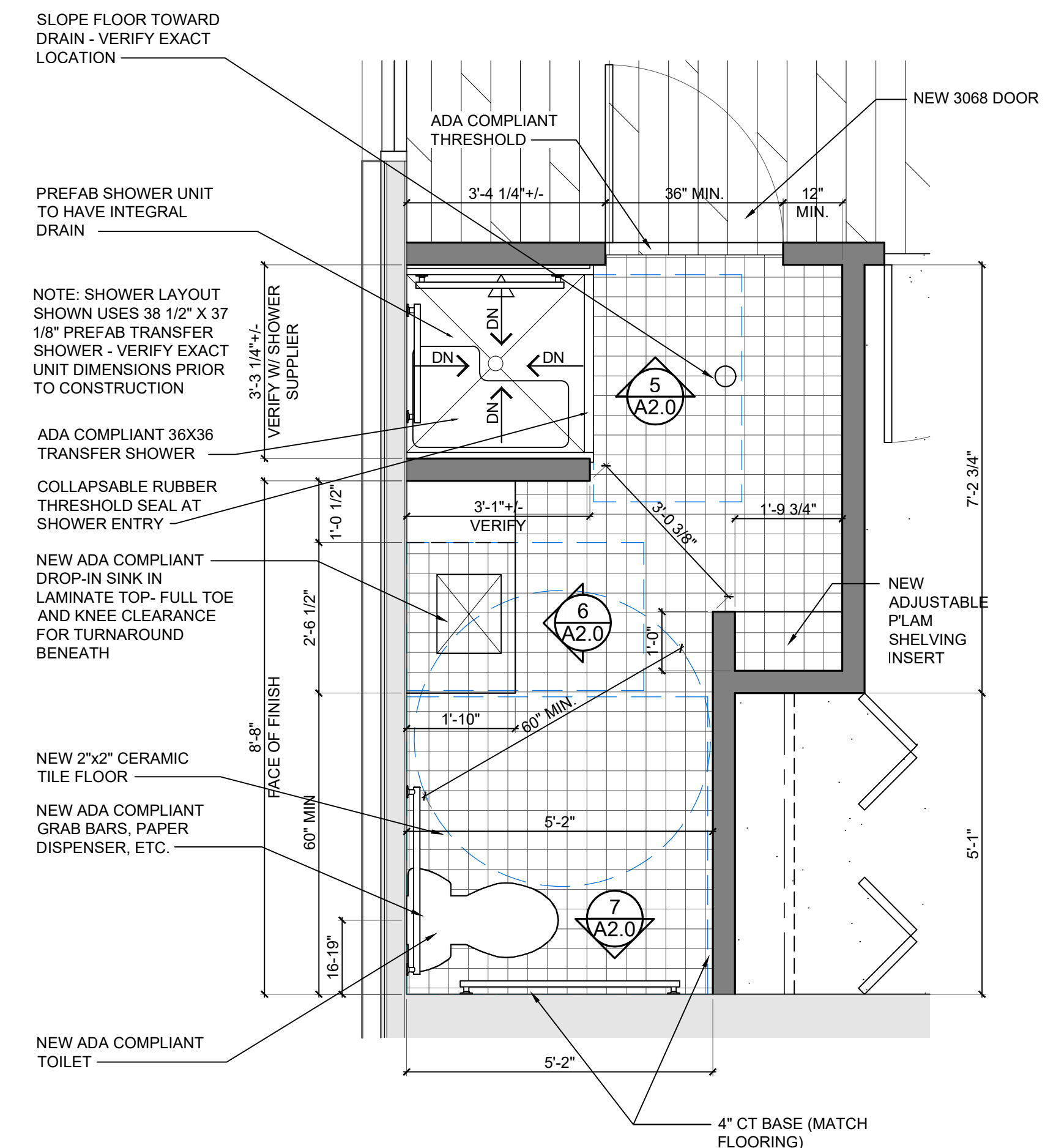
3 KITCHEN - ADA
A2.0 SCALE 1/2" - 1'-0"



2 KITCHEN
A2.0 SCALE 1/2" - 1'-0"



1 KITCHEN
A2.0 SCALE 1/2" - 1'-0"



A ENLARGED ADA TOILET PLAN
A2.0 SCALE 1/2" - 1'-0"

GENERAL NOTES

FIELD VERIFY ALL EXISTING OBSTRUCTIONS, ETC. AT DEMO PRIOR TO NEW WORK

COORDINATE ANY MODIFICATION TO LAYOUT NECESSITATED BY EXISTING STRUCTURAL OR ROUGH-IN CONFLICTS W/ ARCHITECT

VERIFY IF FLOOR DRAIN ALREADY EXISTS - ADD NEW IF POSSIBLE IN SINK/ TOILET AREA

NEW TILE FLOOR TO SLOPE DOWN IN ALL DIRECTIONS TO DRAIN

No.	Date	Description
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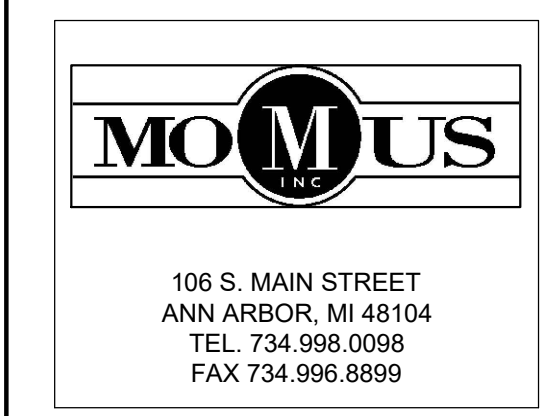
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PROJECT

1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS



SHEET TITLE

ENLARGED ADA TOILET
PLAN/ INTERIOR
ELEVATIONS

SHEET NO.

A2.0

No.	Date	Description
8-15-23		HDC REVIEW
12.4.23		COST EST
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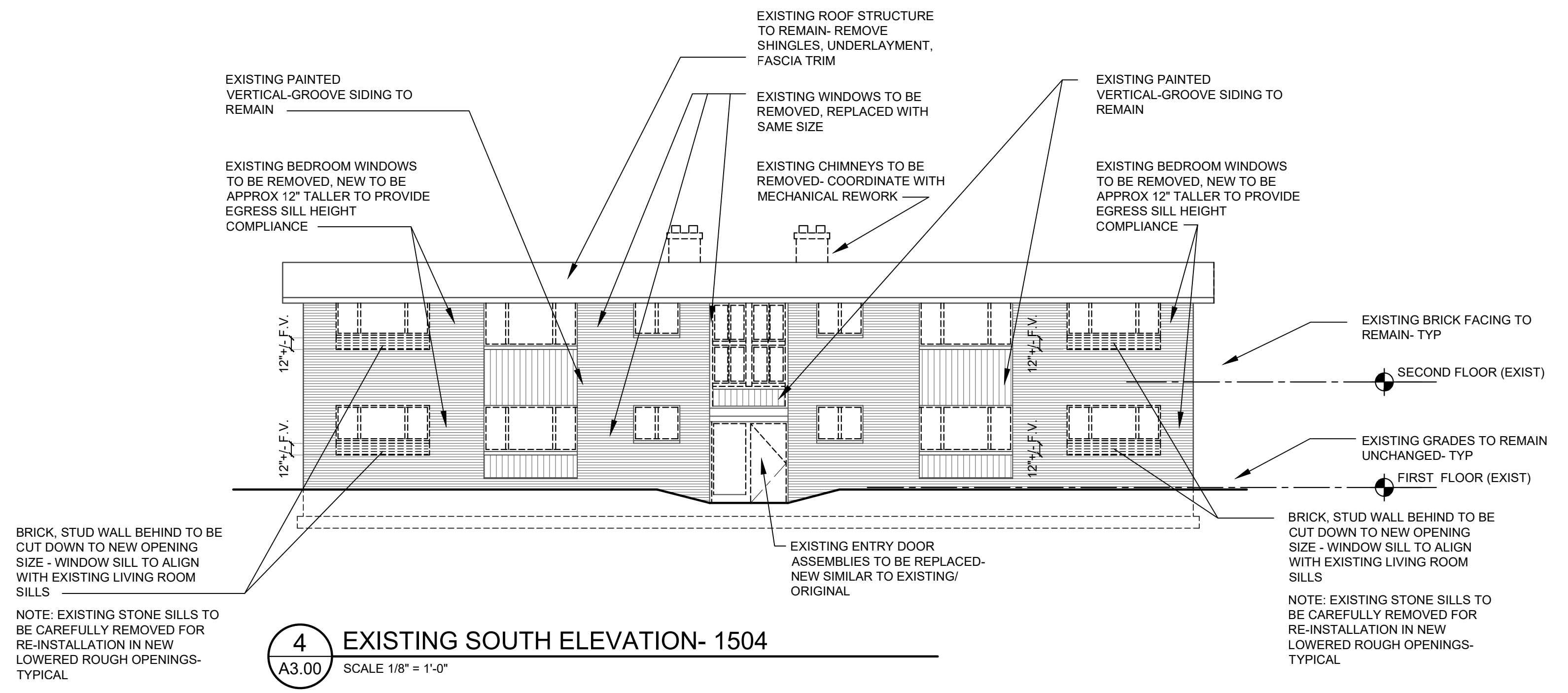
PROJECT
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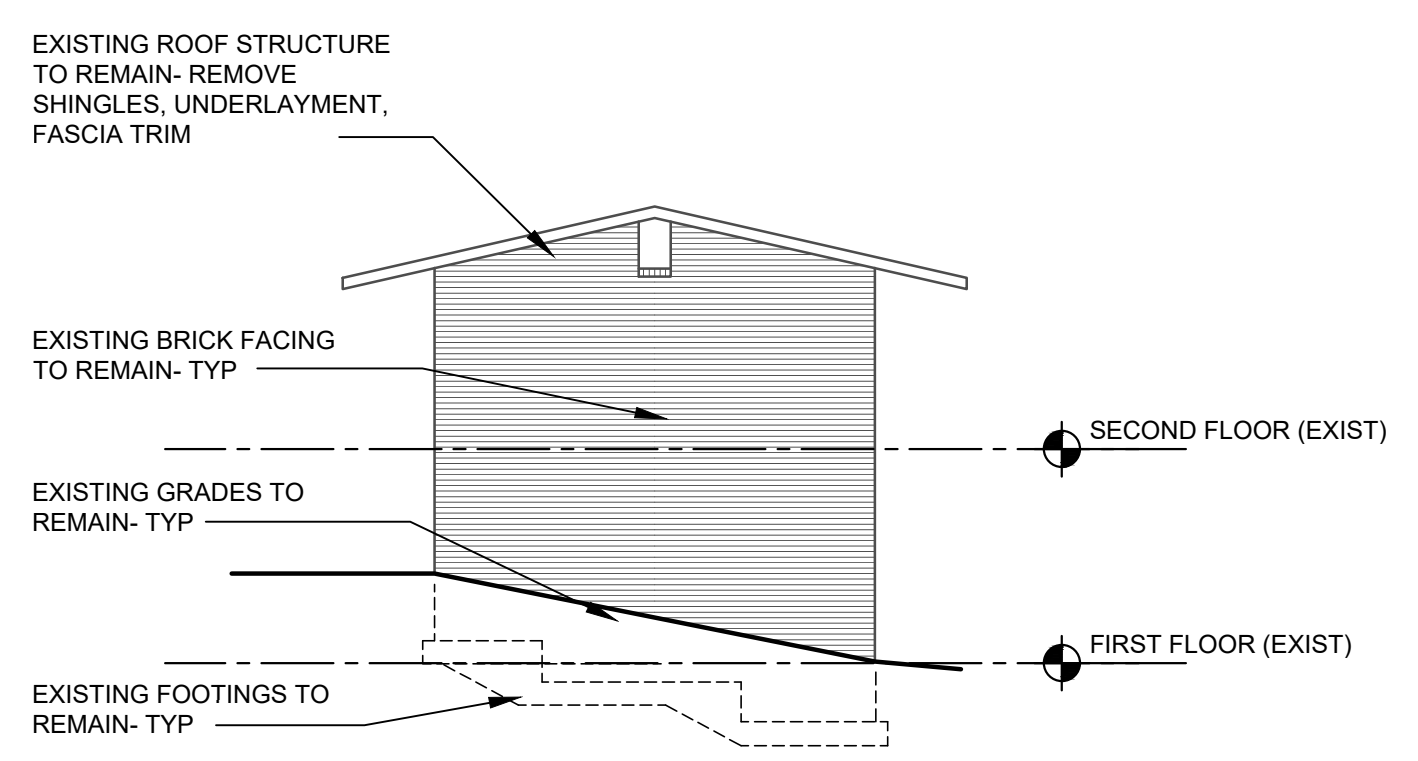
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SHEET TITLE
1504
EXTERIOR ELEVATIONS-
EXISTING/ DEMO

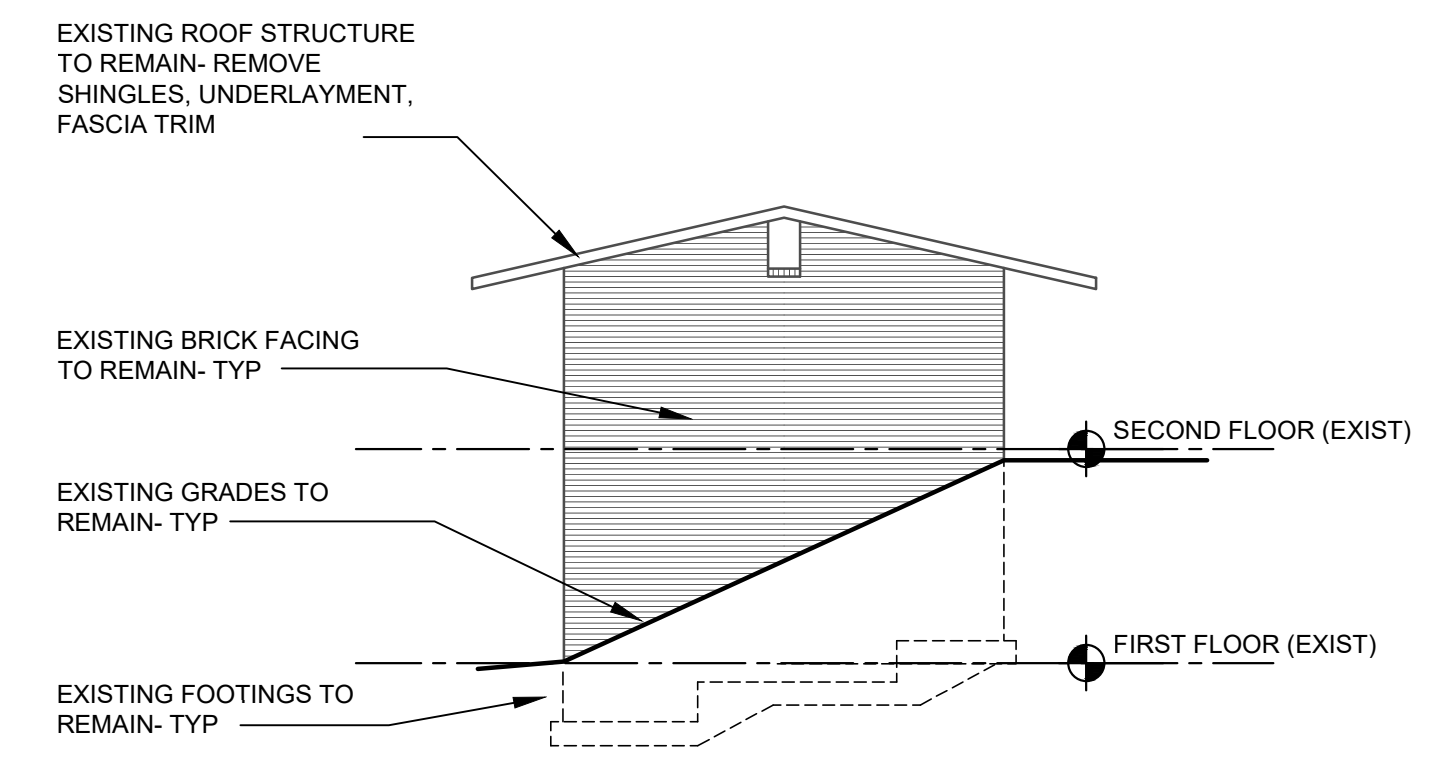
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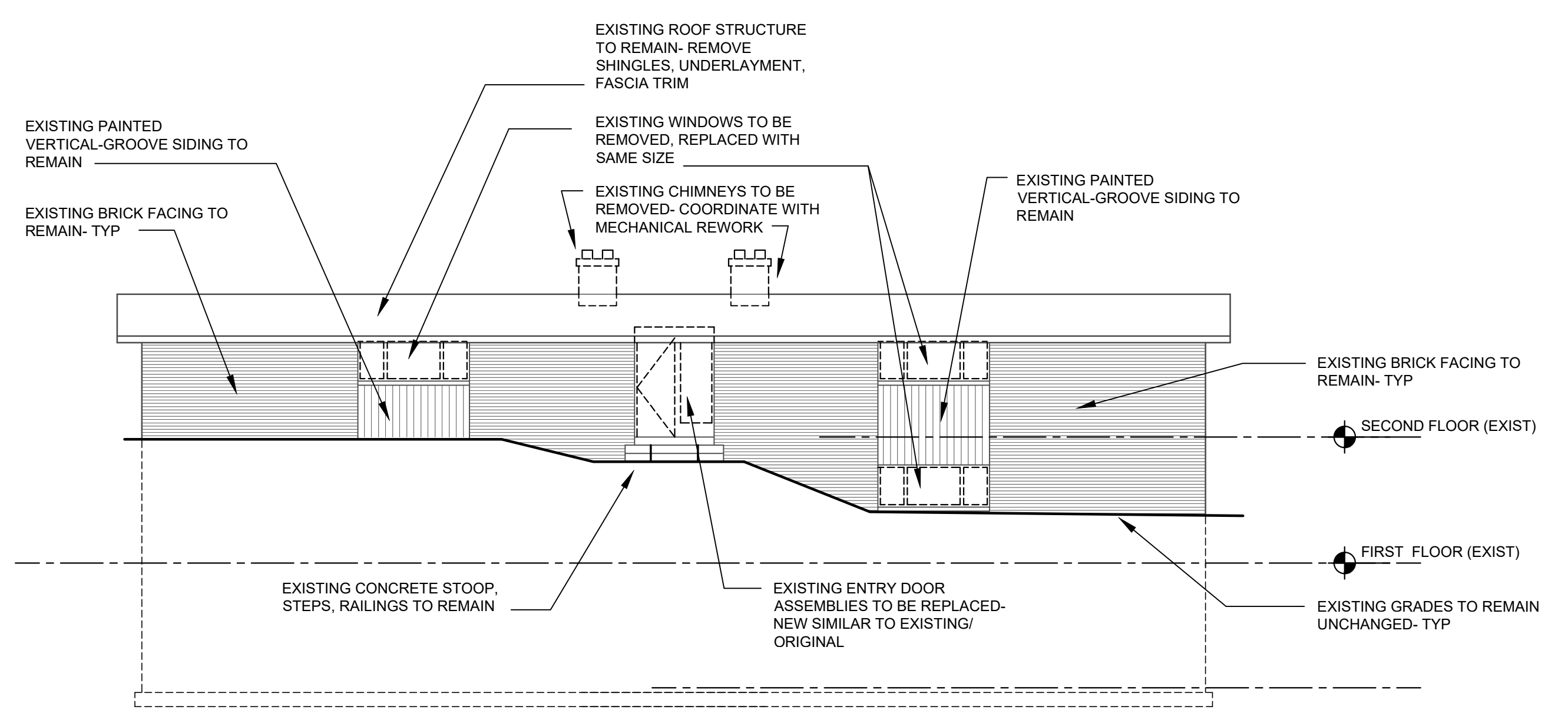
4 EXISTING SOUTH ELEVATION- 1504
A3.00 SCALE 1/8" = 1'-0"



3 WEST ELEVATION DEMO- 1504
A3.00 SCALE 1/8" = 1'-0"



2 EAST ELEVATION DEMO- 1504
A3.00 SCALE 1/8" = 1'-0"



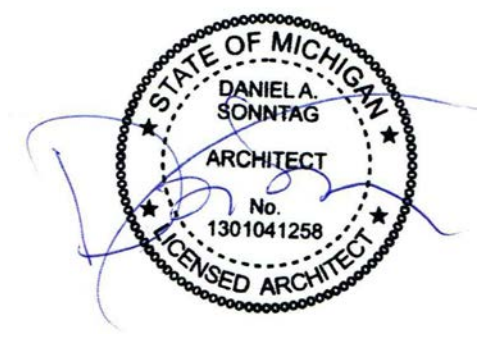
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A3.00 SCALE 1/8" = 1'-0"

No.	Date	Description
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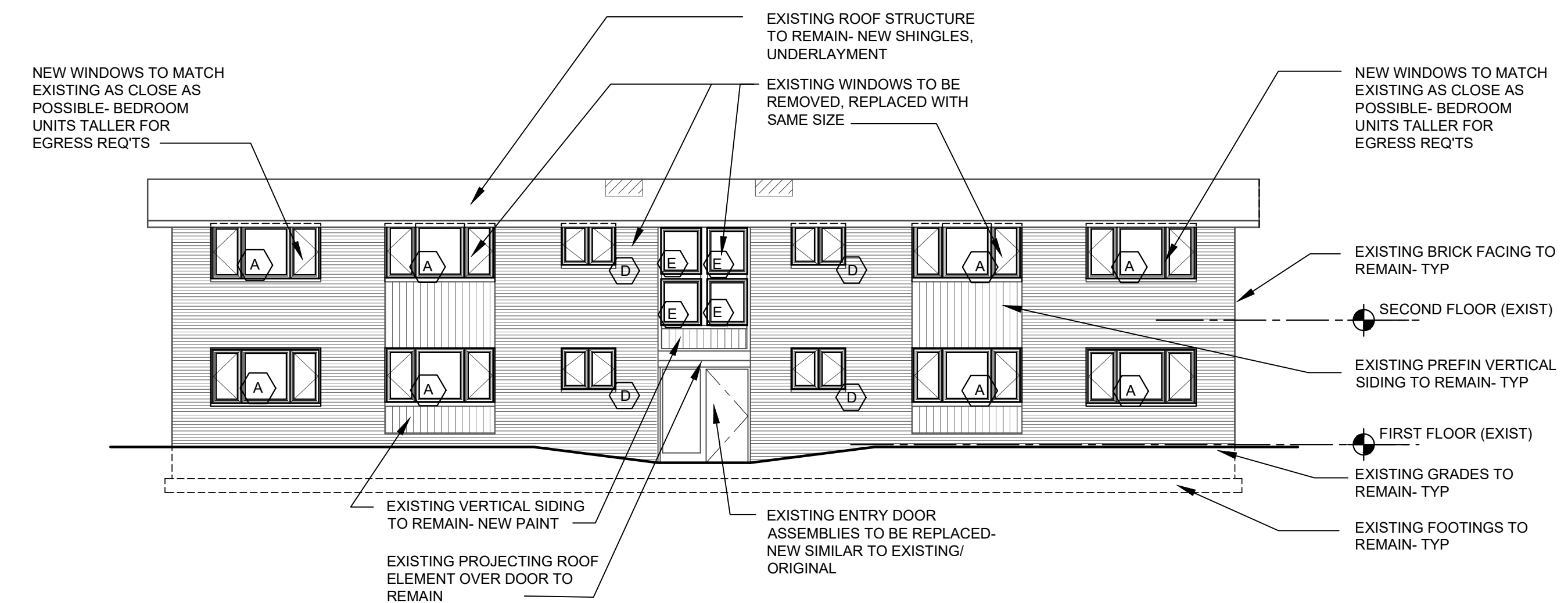


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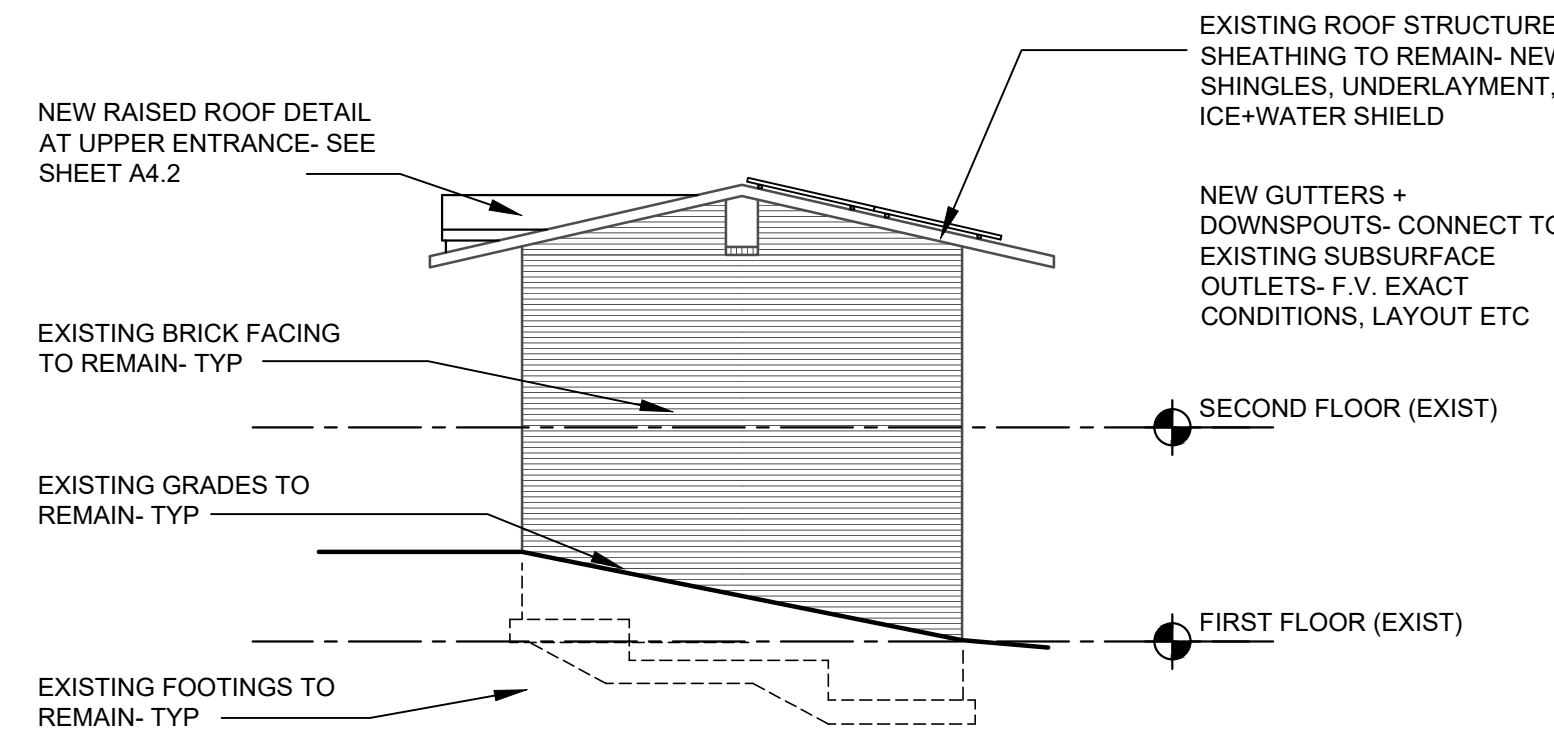
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SHEET TITLE
1504
EXTERIOR ELEVATIONS-
PROPOSED ALTERATIONS

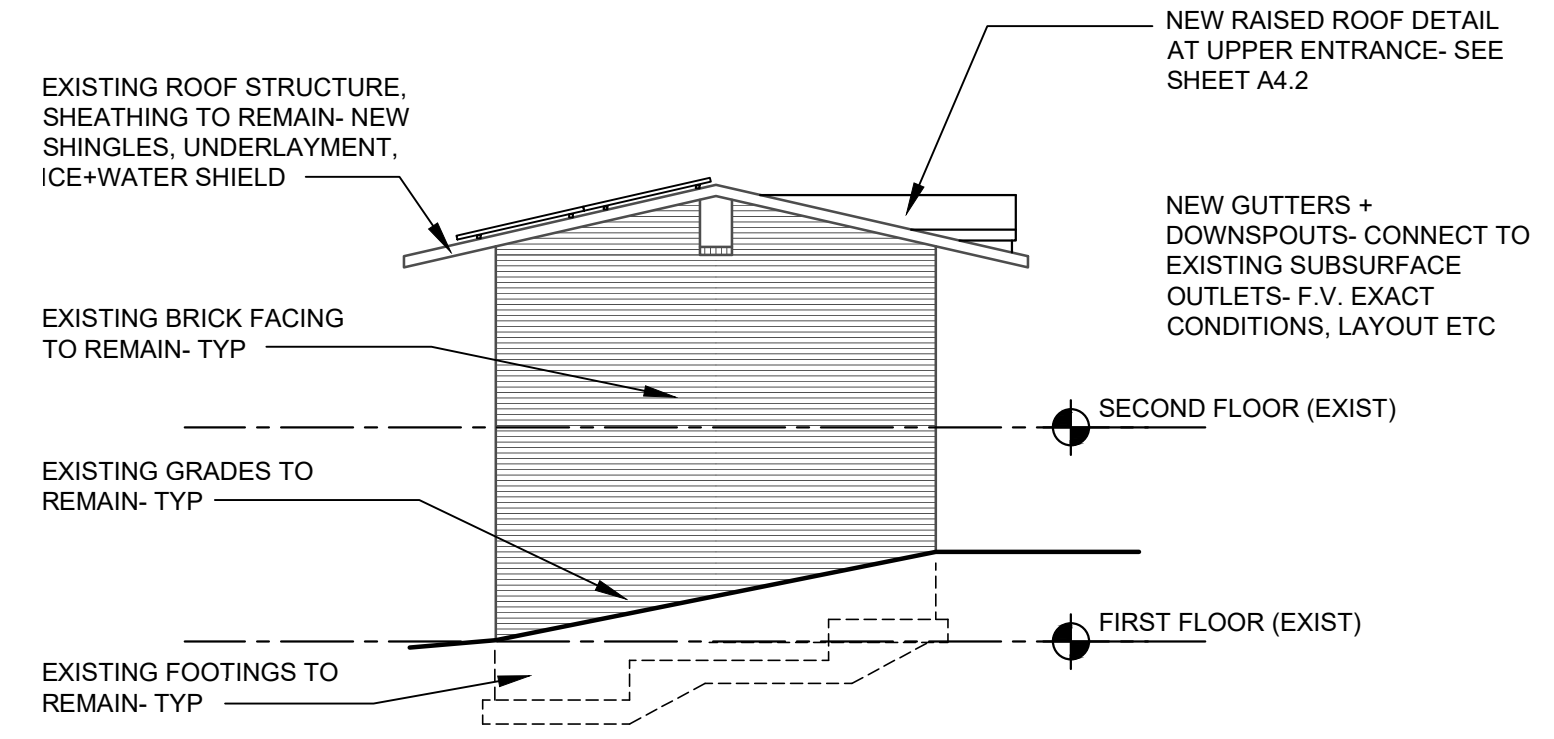
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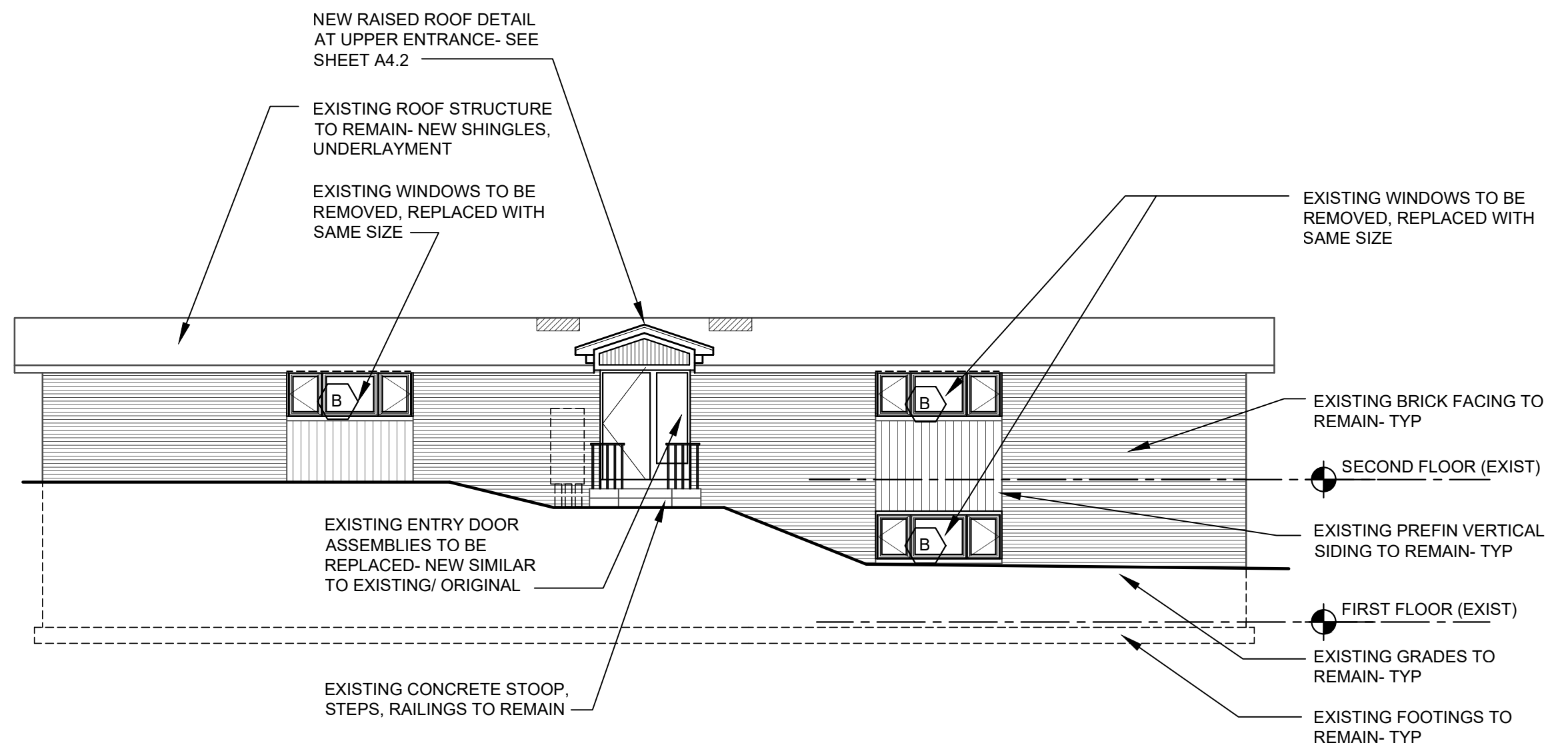
4 PROPOSED SOUTH ELEVATION- 1504
A3.01 SCALE 1/8" = 1'-0"



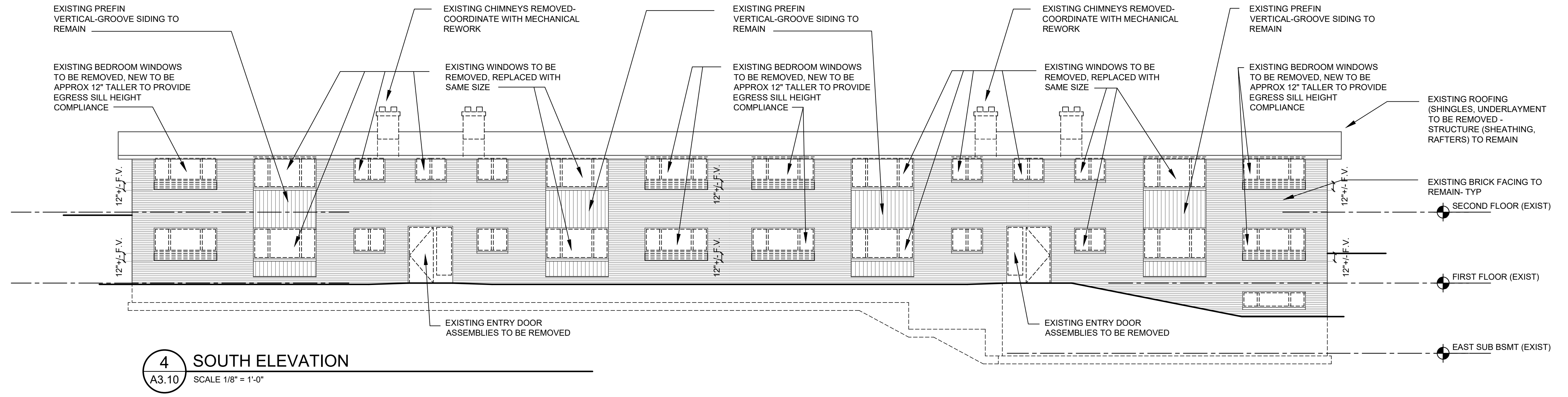
3 EAST ELEVATION- 1504
A3.01 SCALE 1/8" = 1'-0"



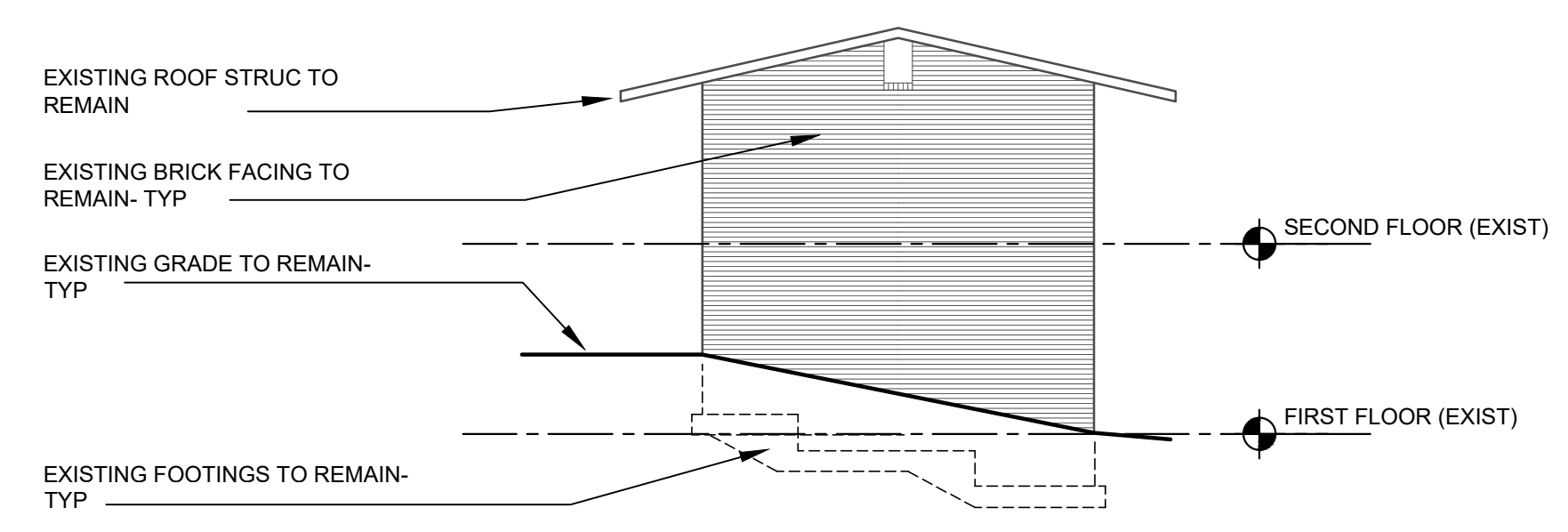
2 WEST ELEVATION- 1504
A3.01 SCALE 1/8" = 1'-0"



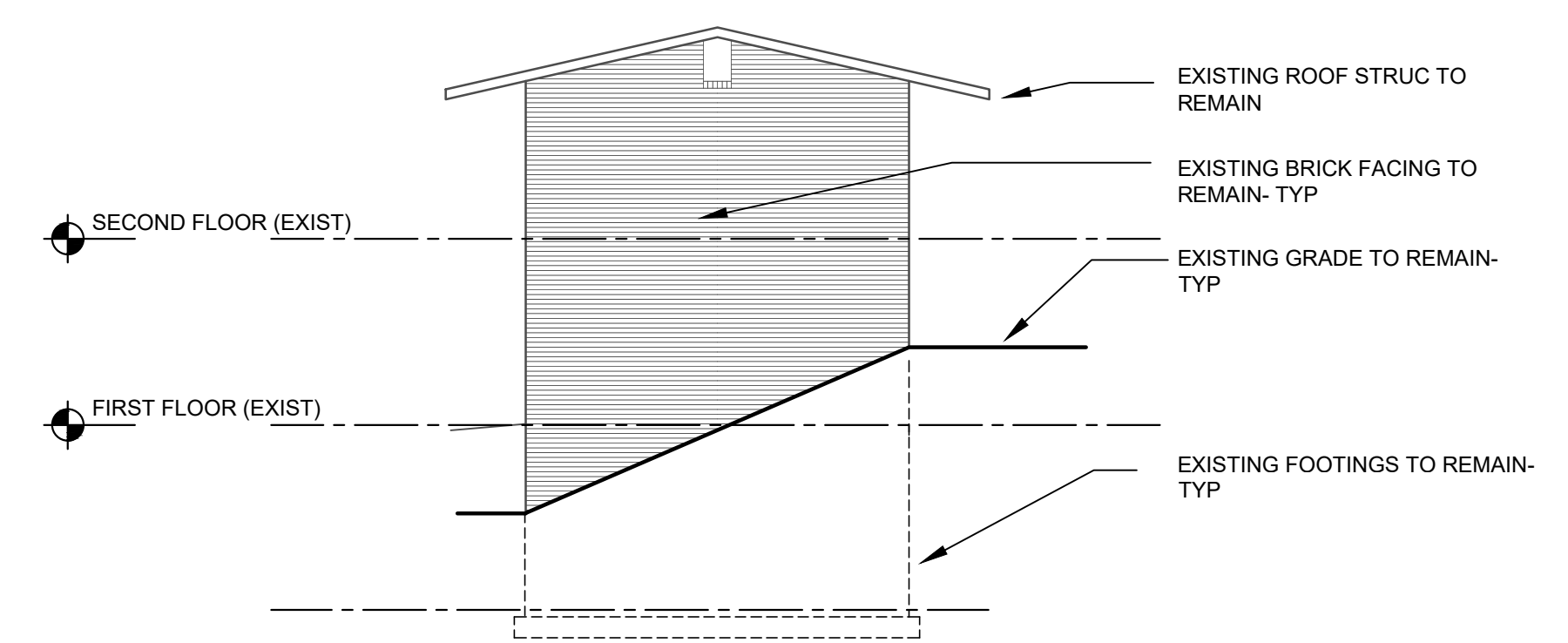
1 PROPOSED NORTH ELEVATION- 1504
A3.01 SCALE 1/8" = 1'-0"



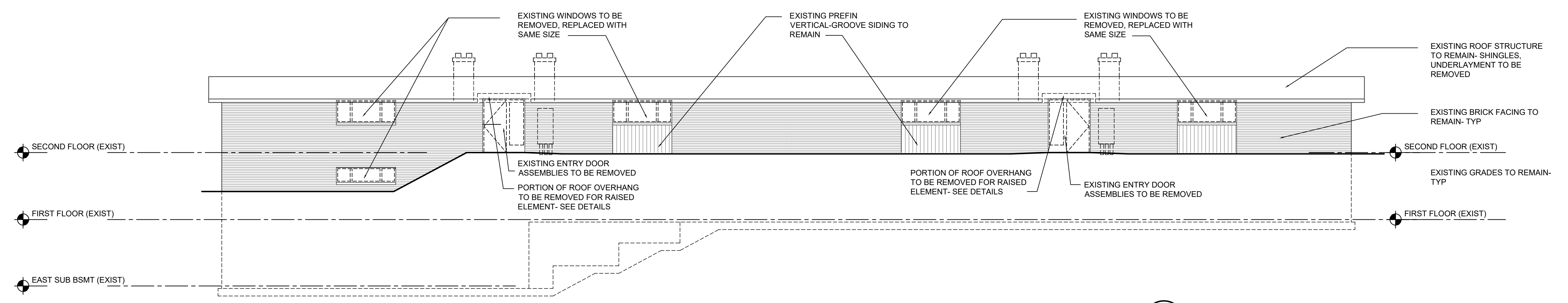
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A3.10 SCALE 1/8" = 1'-0"



3 EAST ELEVATION
A3.10 SCALE 1/8" = 1'-0"



2 WEST ELEVATION
A3.10 SCALE 1/8" = 1'-0"



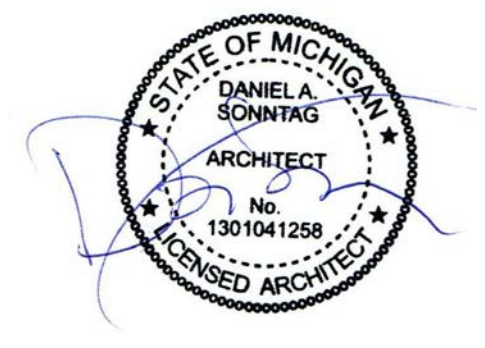
1 NORTH ELEVATION
A3.10 SCALE 1/8" = 1'-0"

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8-15-23		HDC REVIEW
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4-12-24		PERMIT

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REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS



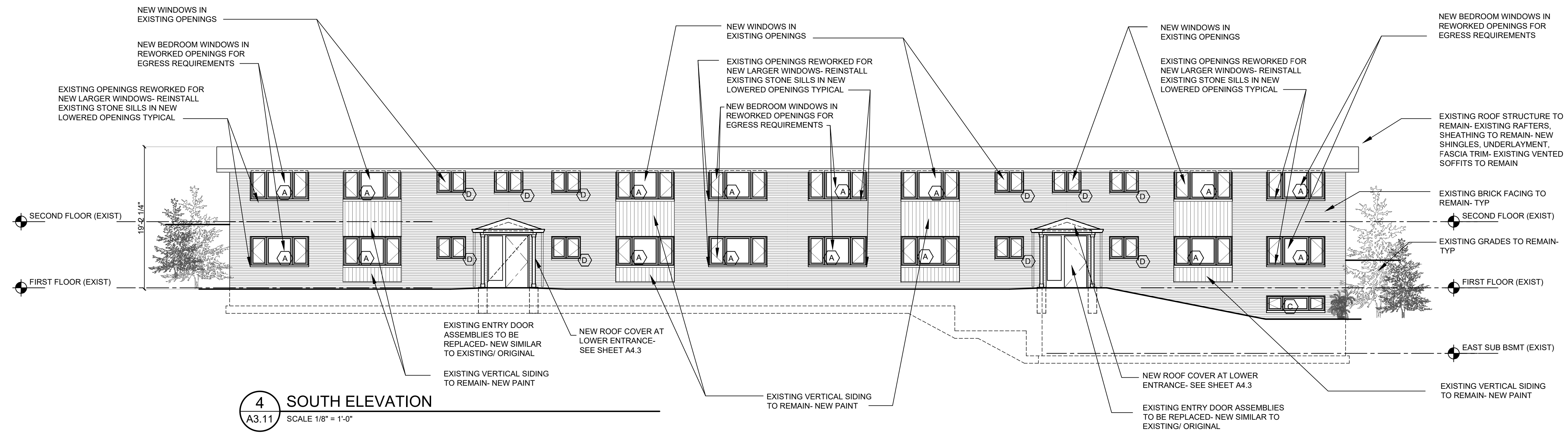
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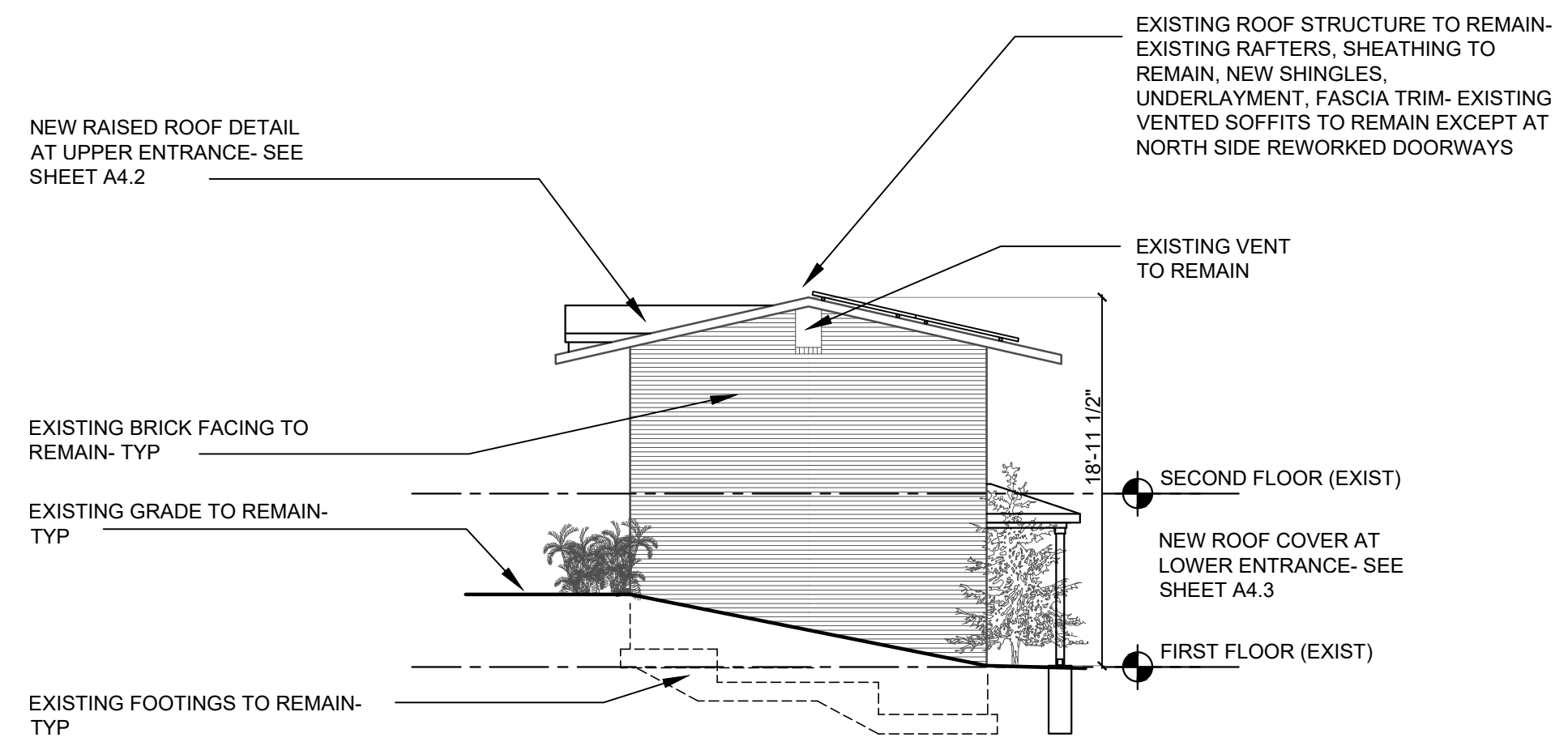
architecture - plc
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SHEET TITLE
1506 EXTERIOR
ELEVATIONS-
DEMO

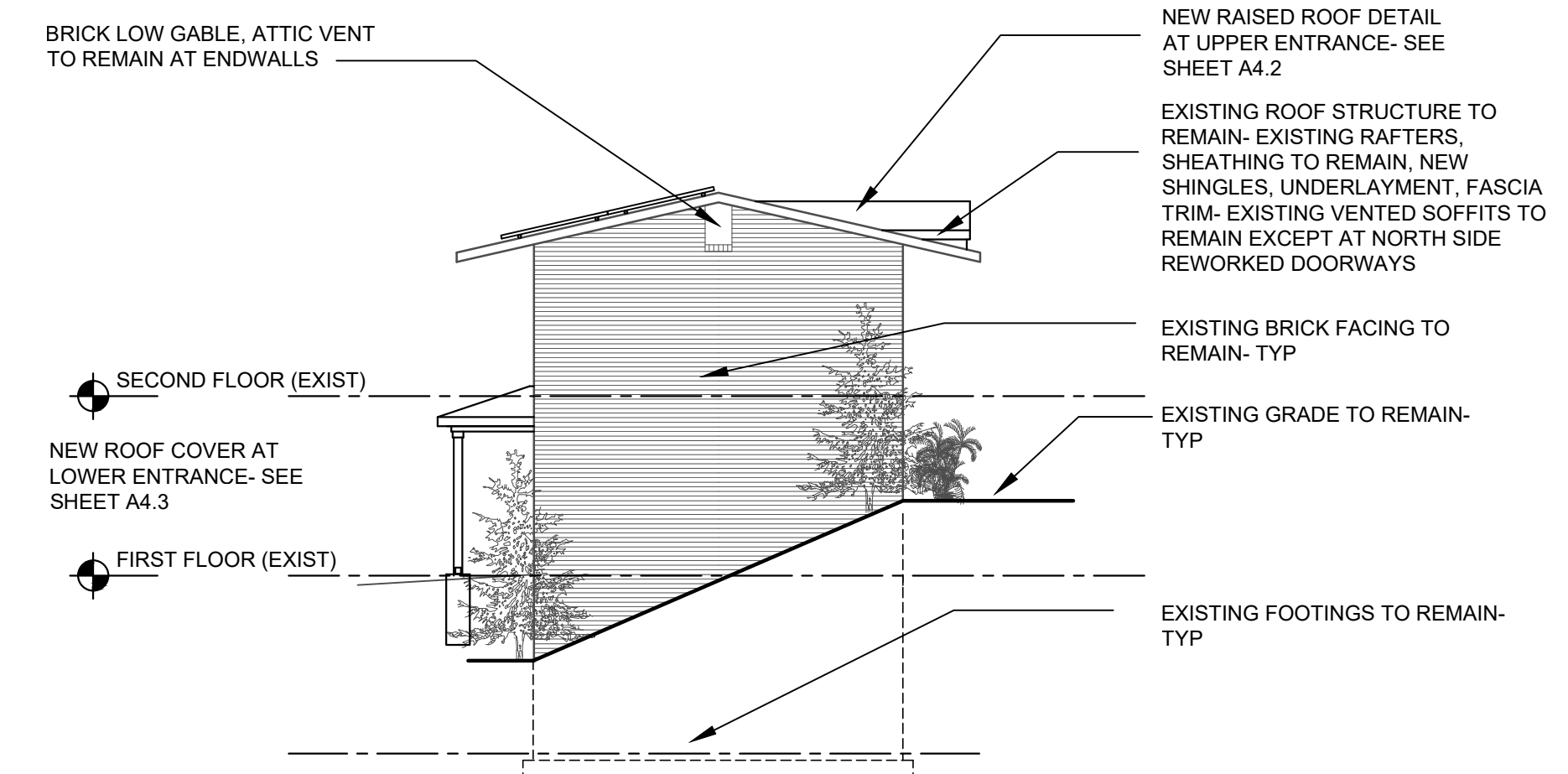
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A3.10



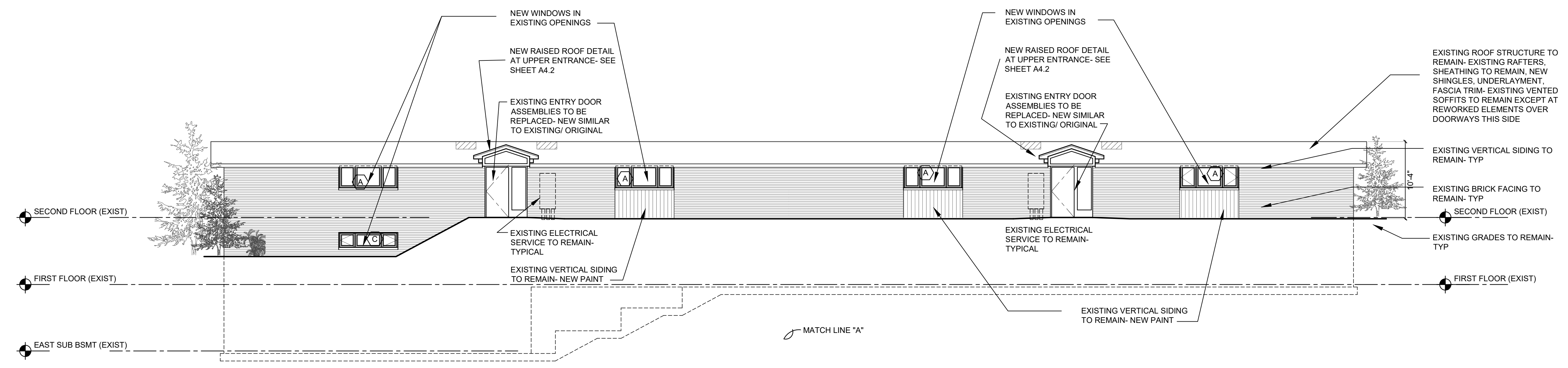
4 SOUTH ELEVATION
A3.11 SCALE 1/8" = 1'-0"



3 EAST ELEVATION
A3.11 SCALE 1/8" = 1'-0"



2 WEST ELEVATION
A3.11 SCALE 1/8" = 1'-0"



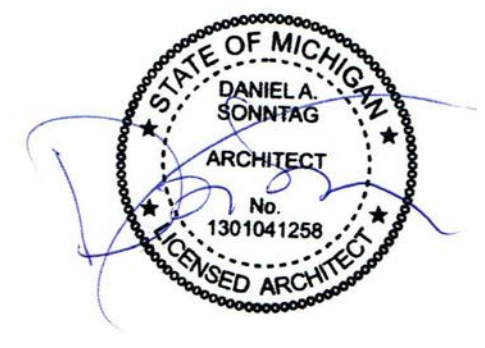
1 NORTH ELEVATION
A3.11 SCALE 1/8" = 1'-0"

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SHEET TITLE
1506
EXTERIOR ELEVATIONS-
PROPOSED REWORK

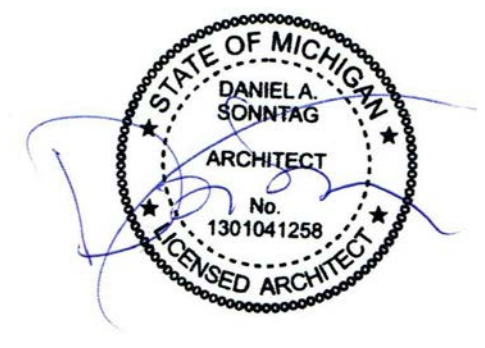
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A3.11

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FACILITY/CLIENT

BROADWAY TERRACE
1504-1506-1508 BROADWAY STREET
ANN ARBOR, MI 48105



PROJECT

1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS



106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL 734.998.0098
FAX 734.996.8899



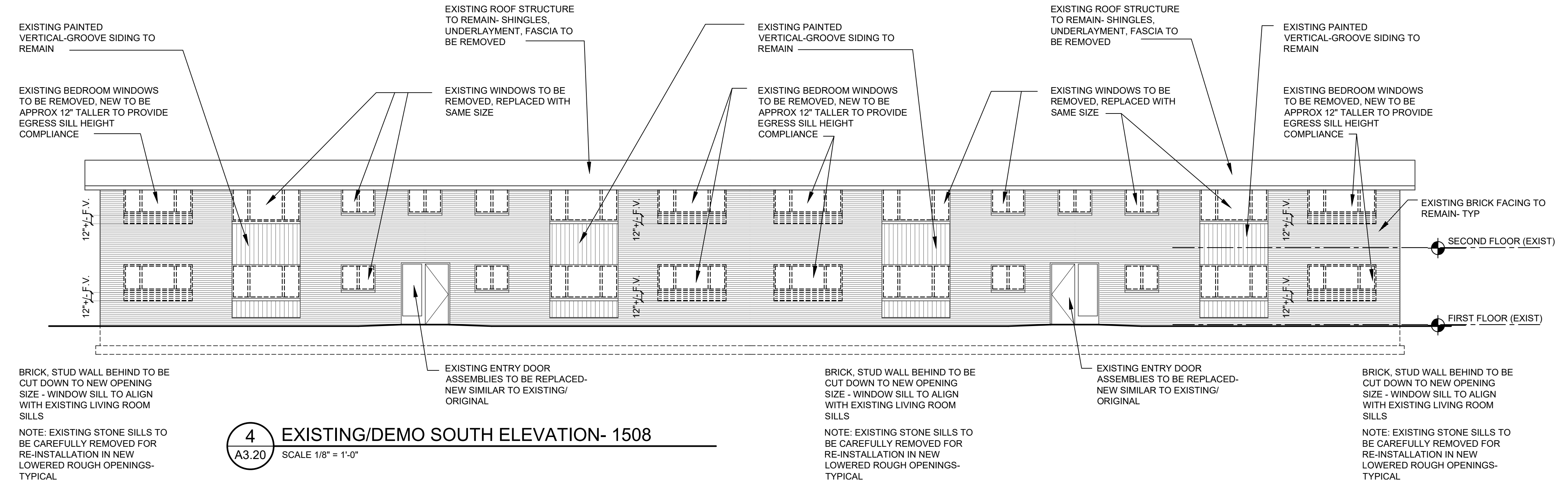
architecture - plc
106 S. MAIN STREET
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SHEET TITLE

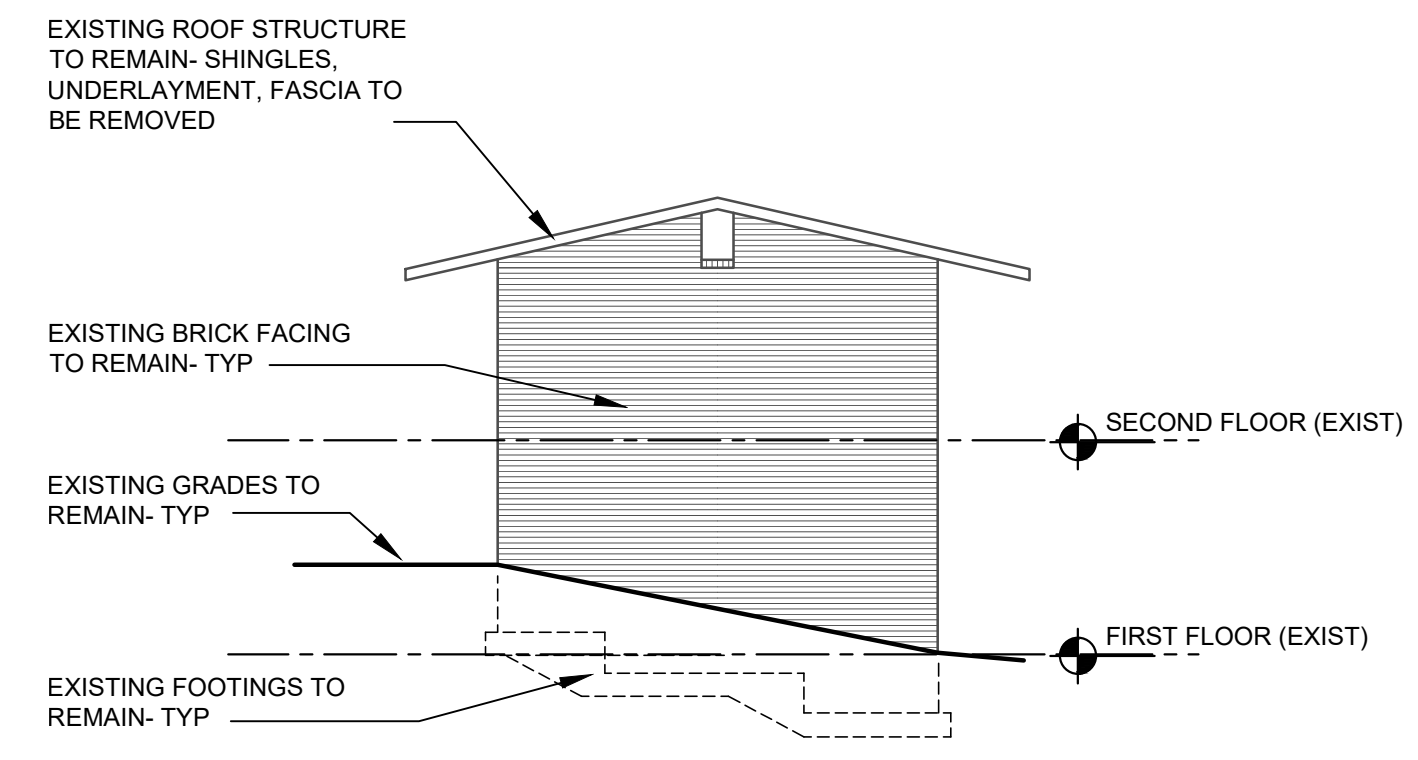
1508
EXTERIOR ELEVATIONS-
EXISTING/ DEMO

SHEET NO.

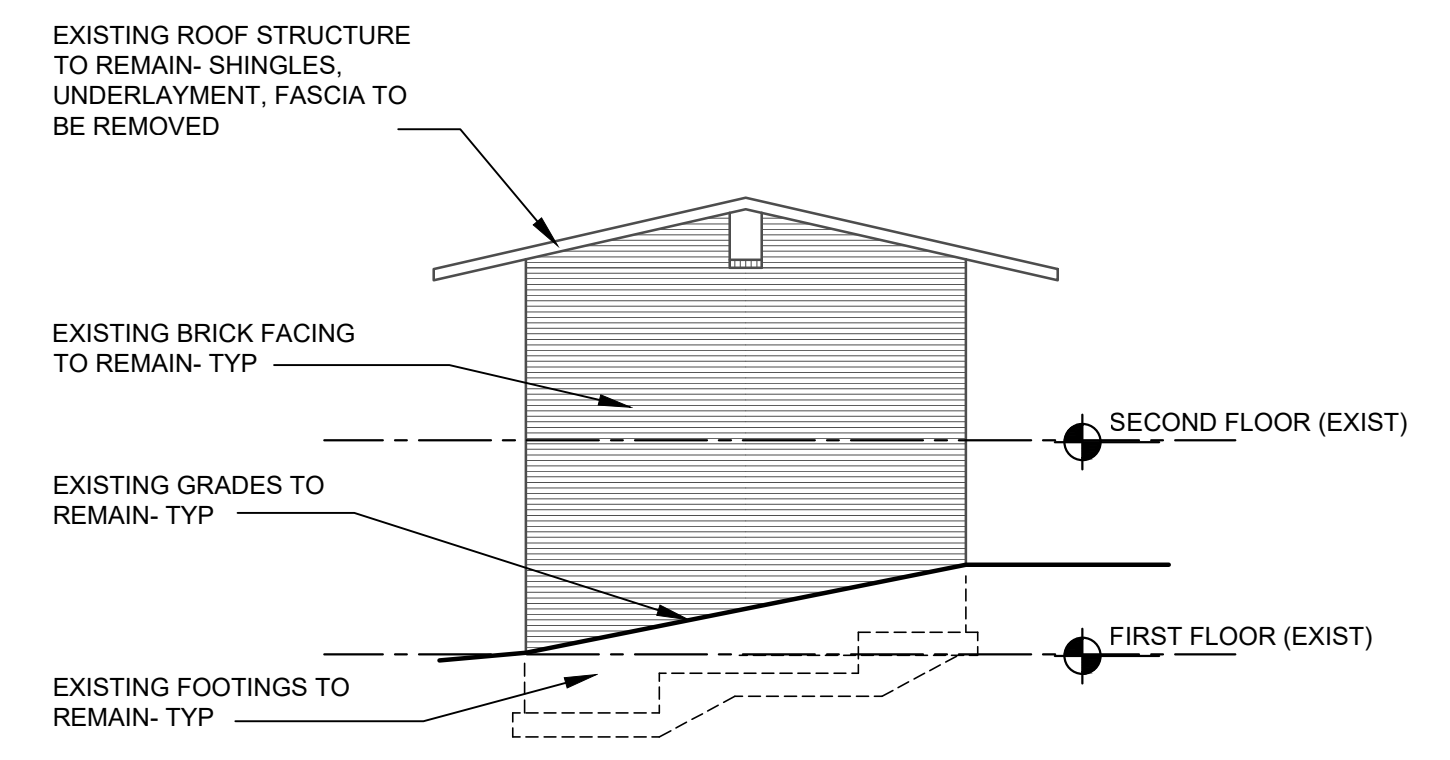
A3.20



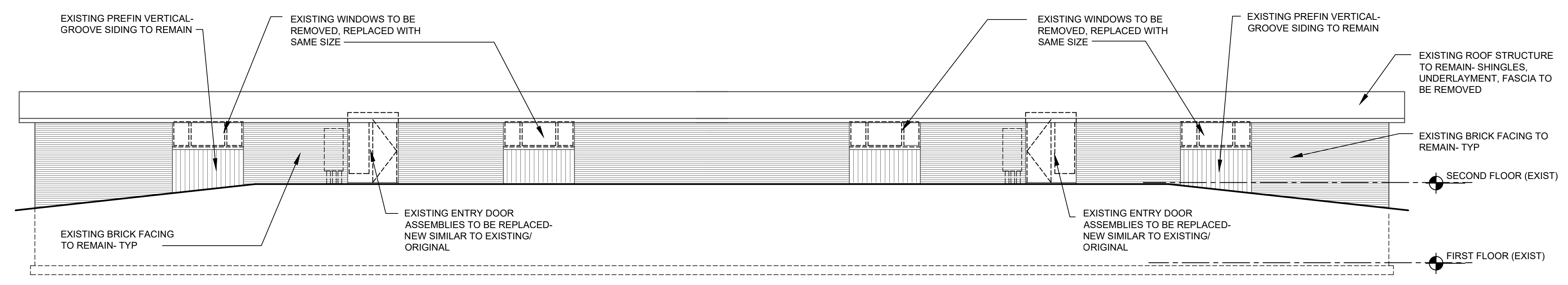
4 EXISTING/DEMO SOUTH ELEVATION- 1508
A3.20 SCALE 1/8" = 1'-0"



3 EAST ELEVATION DEMO - 1508
A3.20 SCALE 1/8" = 1'-0"



2 WEST ELEVATION DEMO- 1508
A3.20 SCALE 1/8" = 1'-0"



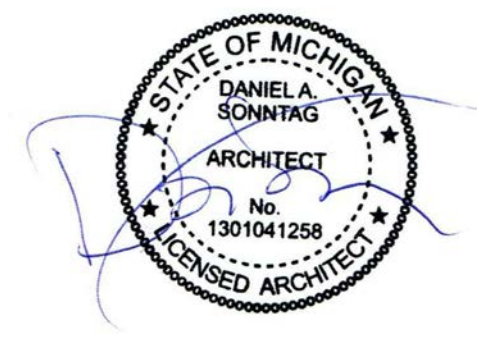
1 EXISTING/DEMO NORTH ELEVATION- 1508
A3.20 SCALE 1/8" = 1'-0"

No.	Date	Description
8-15-23		HDC REVIEW
12.4.23		COST EST
4-12-24		PERMIT

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FACILITY/CLIENT

BROADWAY TERRACE
 1504-1506-1508 BROADWAY STREET
 ANN ARBOR, MI 48105



PROJECT
 1504-1506-1508
 REPLACEMENT
 WINDOWS
 1504-1506 INTERIOR
 RENOVATIONS



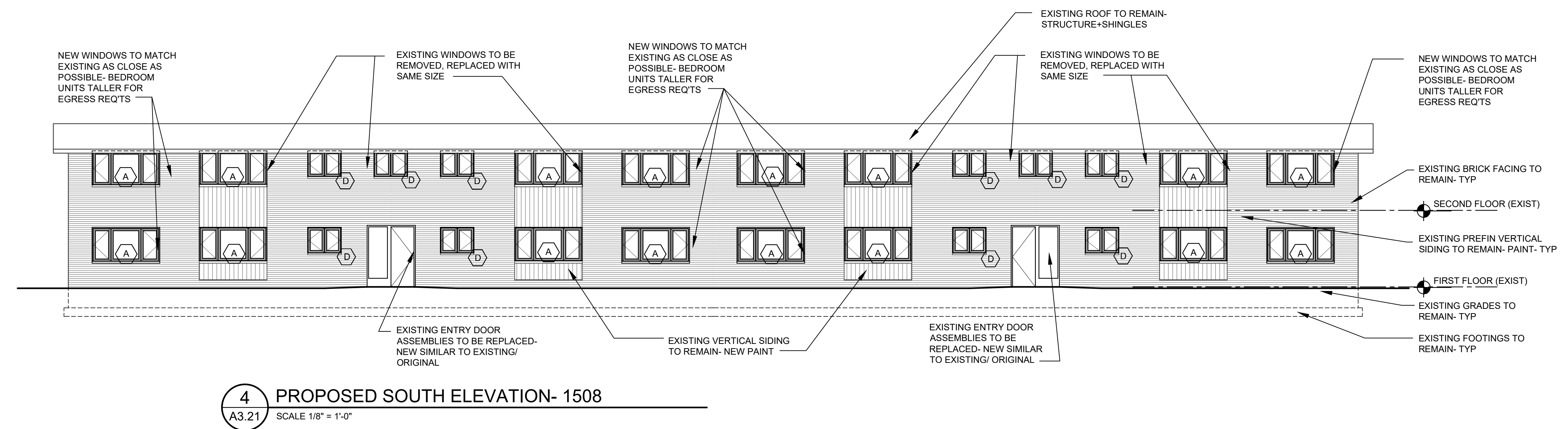
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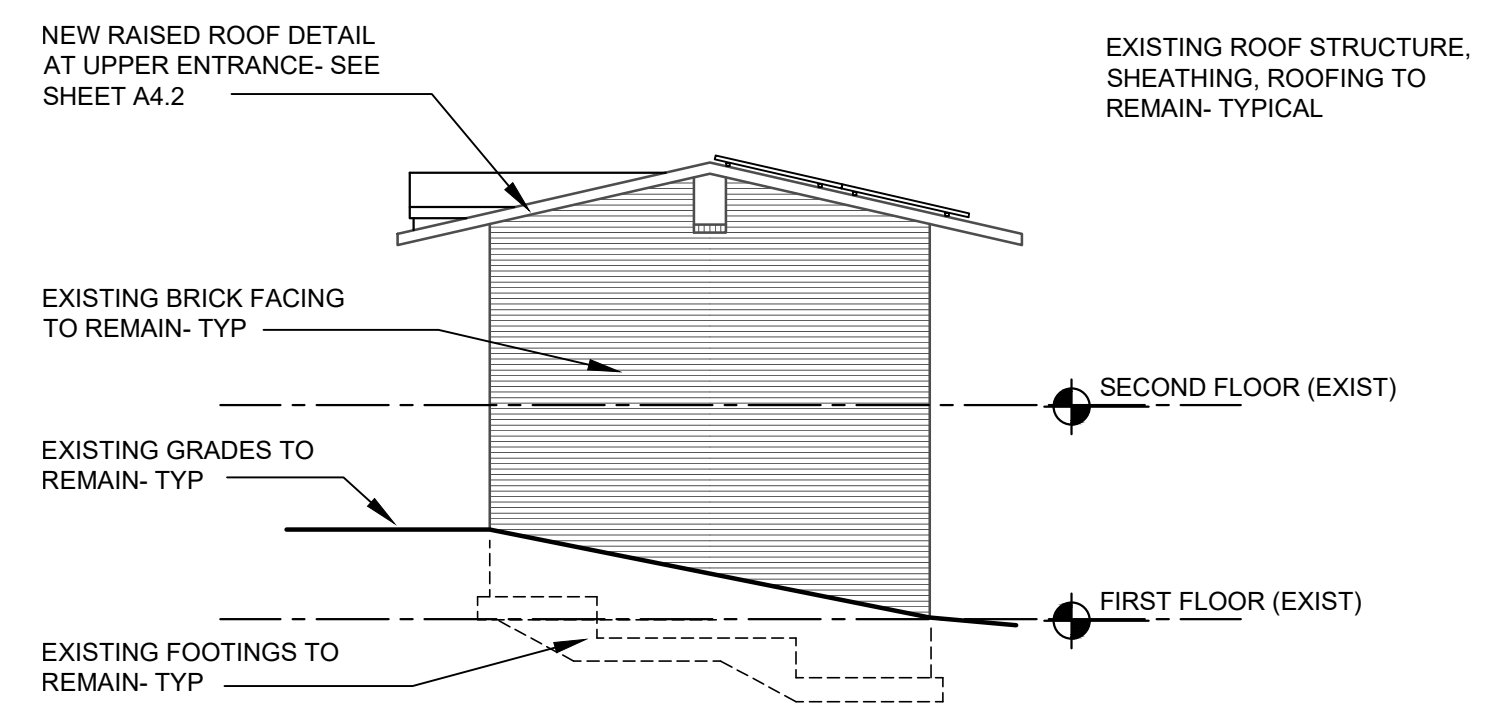
architecture - plc
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SHEET TITLE
 1508
 EXTERIOR ELEVATIONS-
 PROPOSED ALTERATIONS

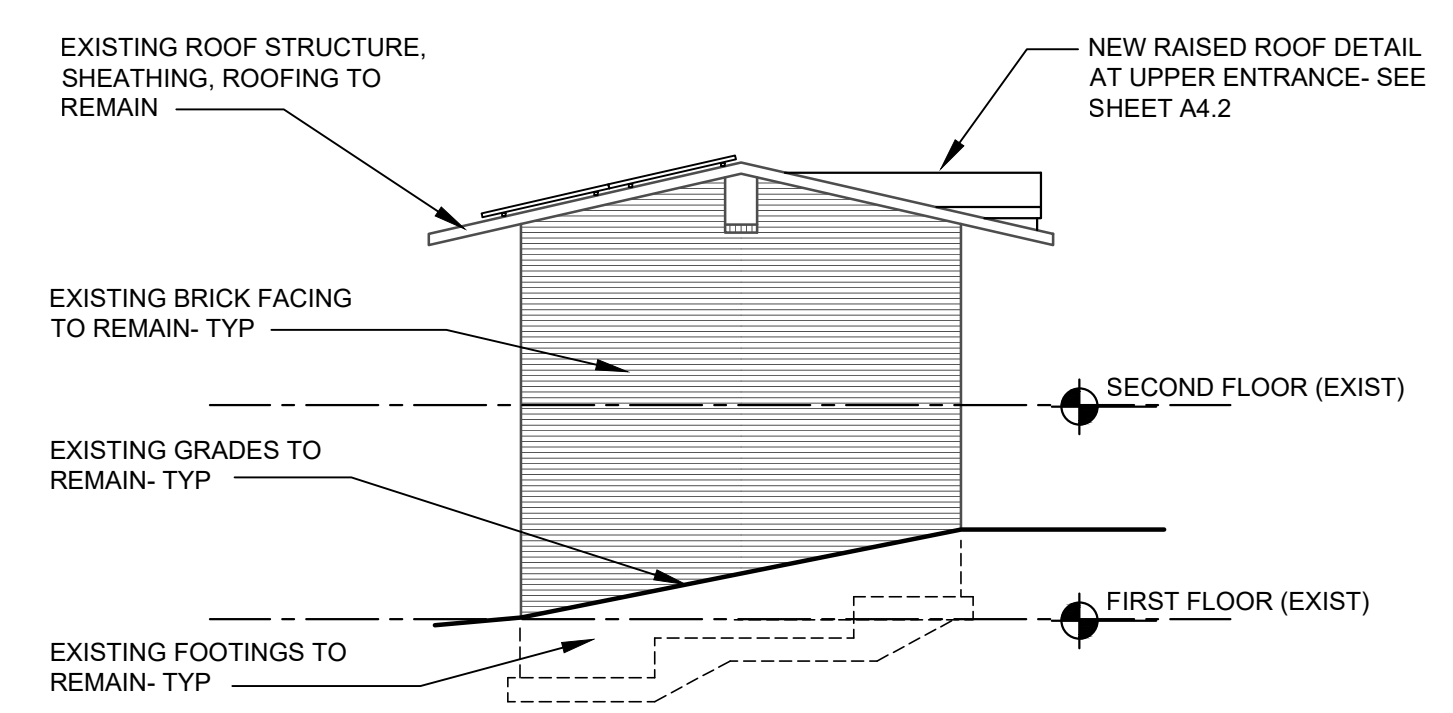
SHEET NO.
 A3.21



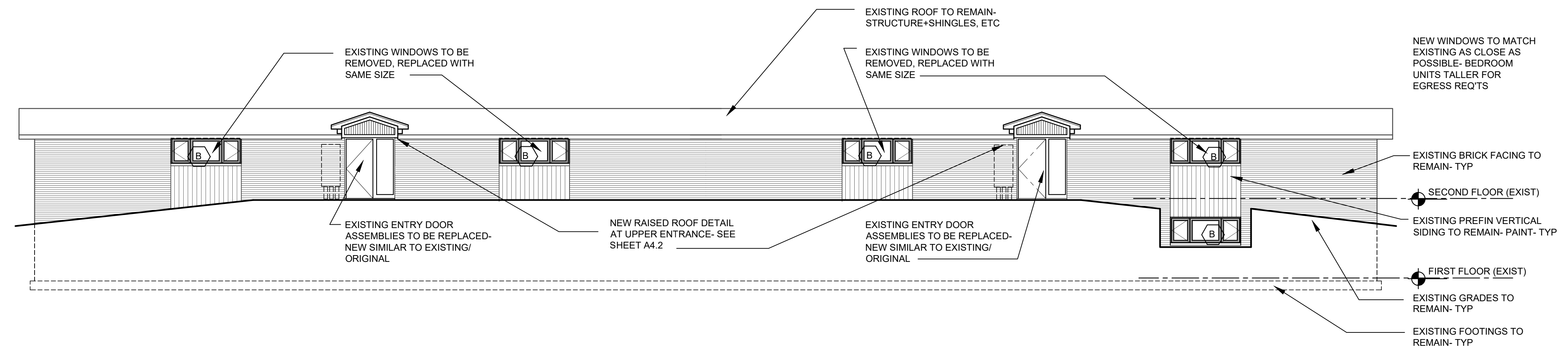
4 PROPOSED SOUTH ELEVATION- 1508
 A3.21 SCALE 1/8" = 1'-0"



3 WEST ELEVATION - 1508
 A3.21 SCALE 1/8" = 1'-0"



2 EAST ELEVATION - 1508
 A3.21 SCALE 1/8" = 1'-0"



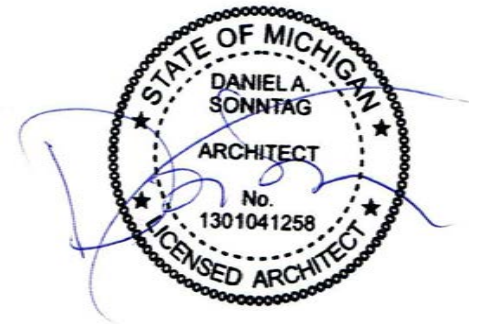
1 PROPOSED NORTH ELEVATION- 1508
 A3.21 SCALE 1/8" = 1'-0"

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

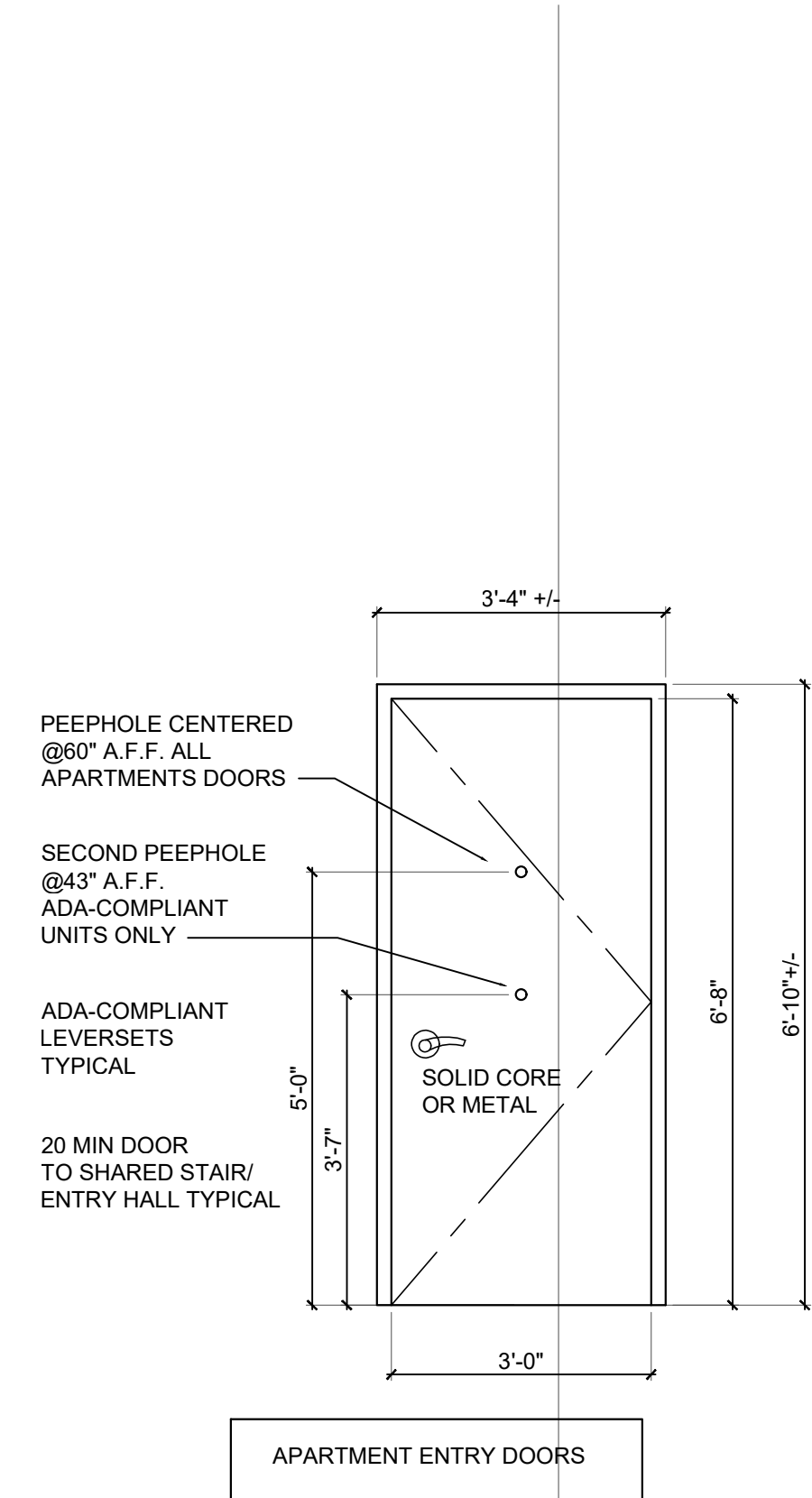
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FACILITY/CLIENT

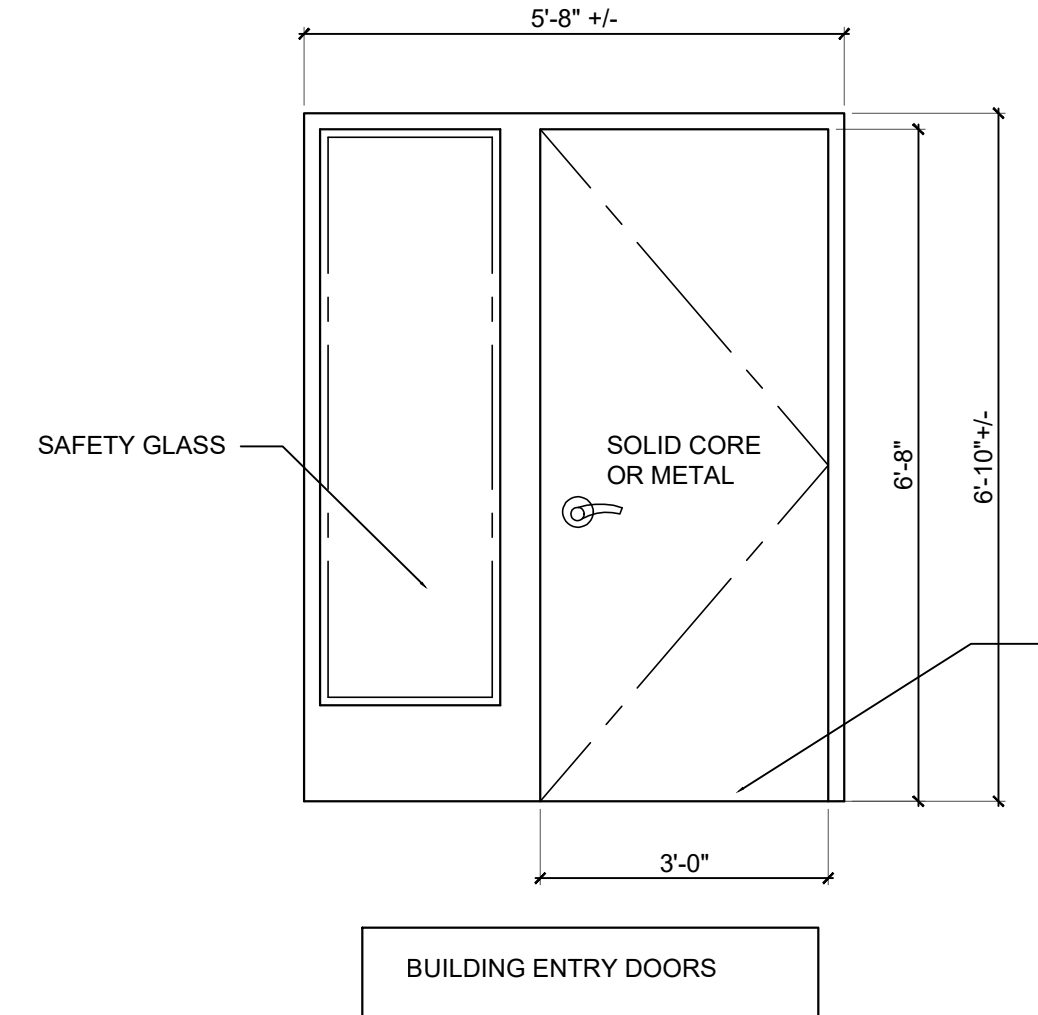
BROADWAY TERRACE
1504-1506-1508 BROADWAY STREET
ANN ARBOR, MI 48105



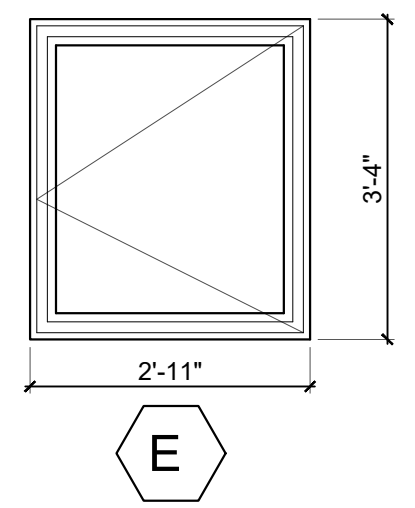
GENERAL NOTES:
 VERIFY EXACT ROUGH OPENING SIZES PRIOR TO ORDER
 VERIFY HAND OF EACH UNIT
 BUILDING 1506 UPPER LEVEL DOORS TO SWING OUT, BE PROVIDED WITH POWERED AUTOMATIC DOOR OPENERS (INSTALLED ON INTERIOR, PUSH PADDLE EACH SIDE)
 COORDINATE KEYING/ CYLINDERS WITH OWNER



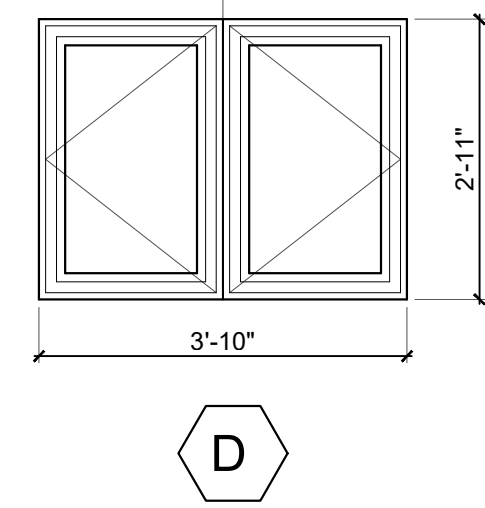
APARTMENT ENTRY DOORS



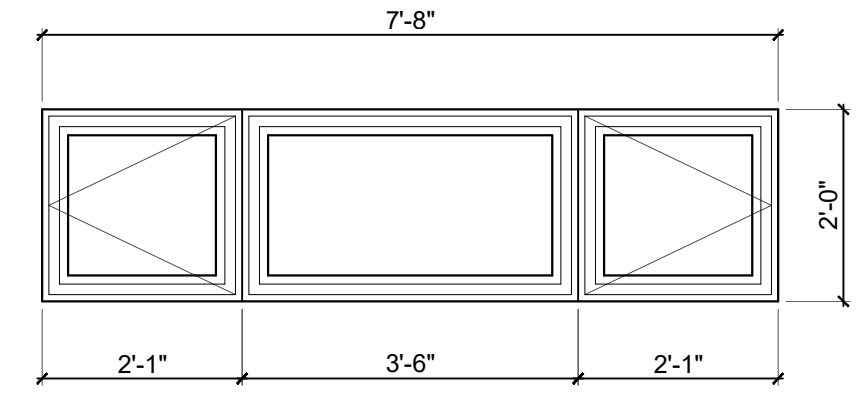
BUILDING ENTRY DOORS



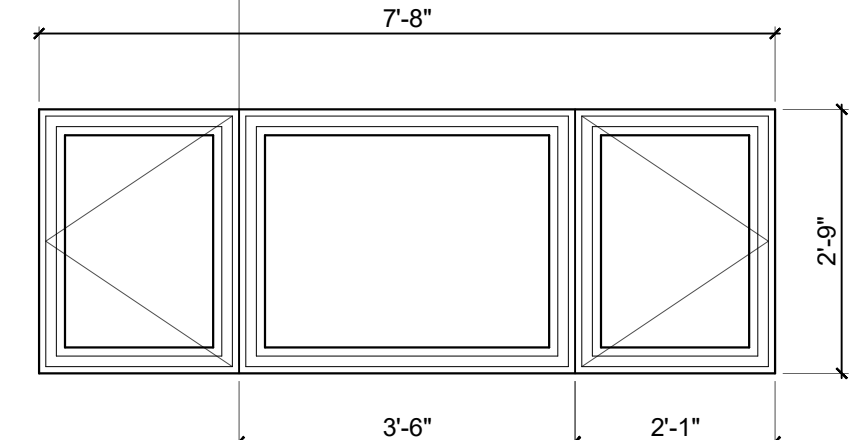
1504 SOUTH STAIRWELL ASSEMBLY



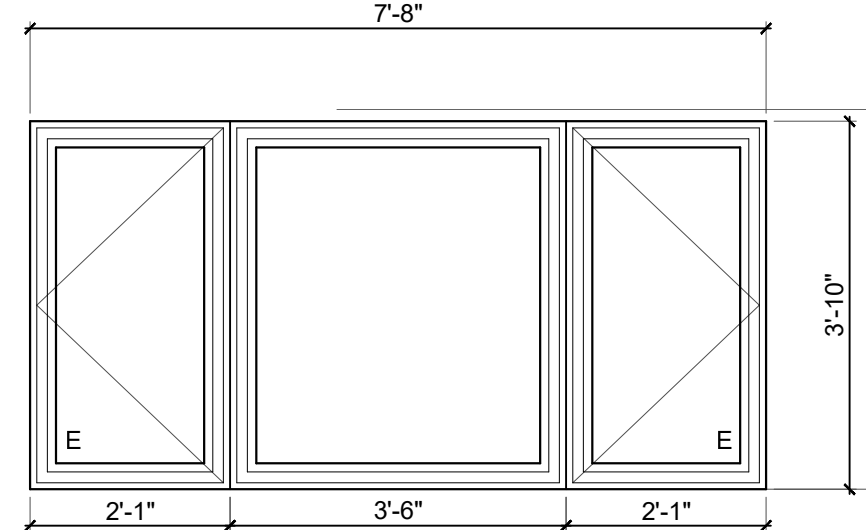
KITCHEN WINDOWS STAIRWELL UPPER WINDOWS



1506 SUB-BASEMENT



LIVING WINDOWS FACING PARKING



LIVING WINDOWS BEDROOM WINDOWS EGRESS-COMPLIANT SIDES

GENERAL NOTES:
 BASIS OF DESIGN FOR WINDOWS IS:
 JELD-WEN DF HYBRID VINYL SERIES (SIZING)
 IF AN ALTERNATE SUPPLIER/ LINE ARE USED, EXISTING ROUGH OPENING SIZES MUST BE VERIFIED AGAINST AVAILABLE TWO-AND-THREE SECTION UNITS TO FIT - OPENINGS WILL "NOT" BE MODIFIED BEYOND LOWERED SILLS PROPOSED FOR BEDROOM EGRESS COMPLIANCE
 SMALLER OVERALL UNIT CAN BE MADE TO WORK WITH BLOCKING/ TRIM, LARGER CANNOT
 UNITS ARE SIZED SO OPERABLE ENDS OF "A" UNITS ARE NARROWEST POSSIBLE EGRESS-COMPLIANT UNITS-"B" AND "C" FOLLOW WIDTHS, DIFFERENT HEIGHTS.
 SHOULD ALTERNATE SUPPLIER/ LINE BE USED, FOLLOW THIS BASIS OF DESIGN
 FIELD VERIFY ALL ROUGH OPENINGS FOR EXACT ROUGH OPENING SIZES (INTERIOR AND EXTERIOR)
 WINDOWS MUST MEET OR EXCEED MICHIGAN ENERGY CODE COMPLIANCE REQUIREMENTS OF LESS THAN OR EQUAL TO U=0.32
 VERIFY WITH MANUFACTURER WHETHER SELECTED OR PROPOSED WINDOWS AS SIZED WILL MEET U=0.32

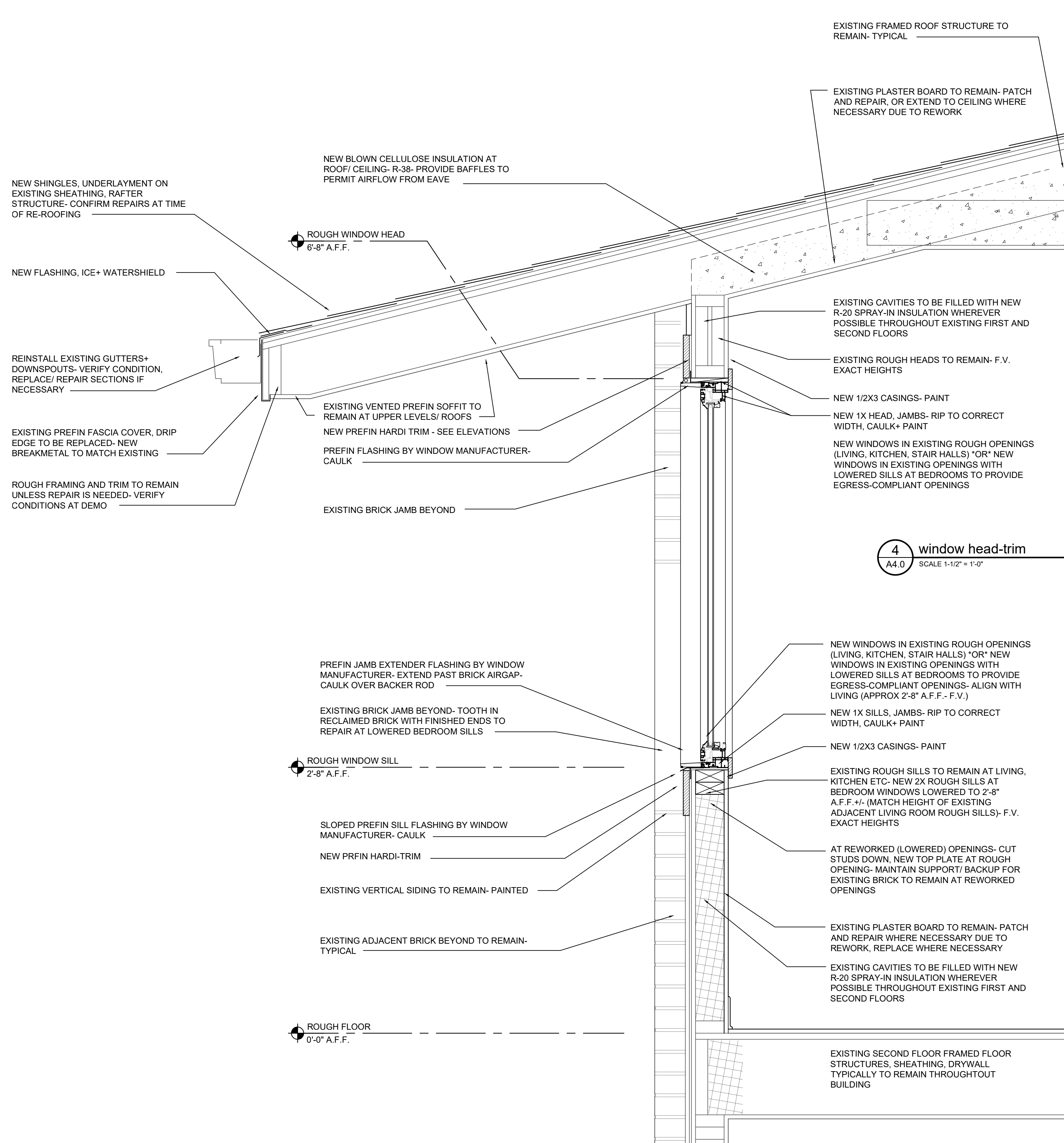
PROJECT
 1504-1506-1508 REPLACEMENT WINDOWS
 1504-1506 INTERIOR RENOVATIONS

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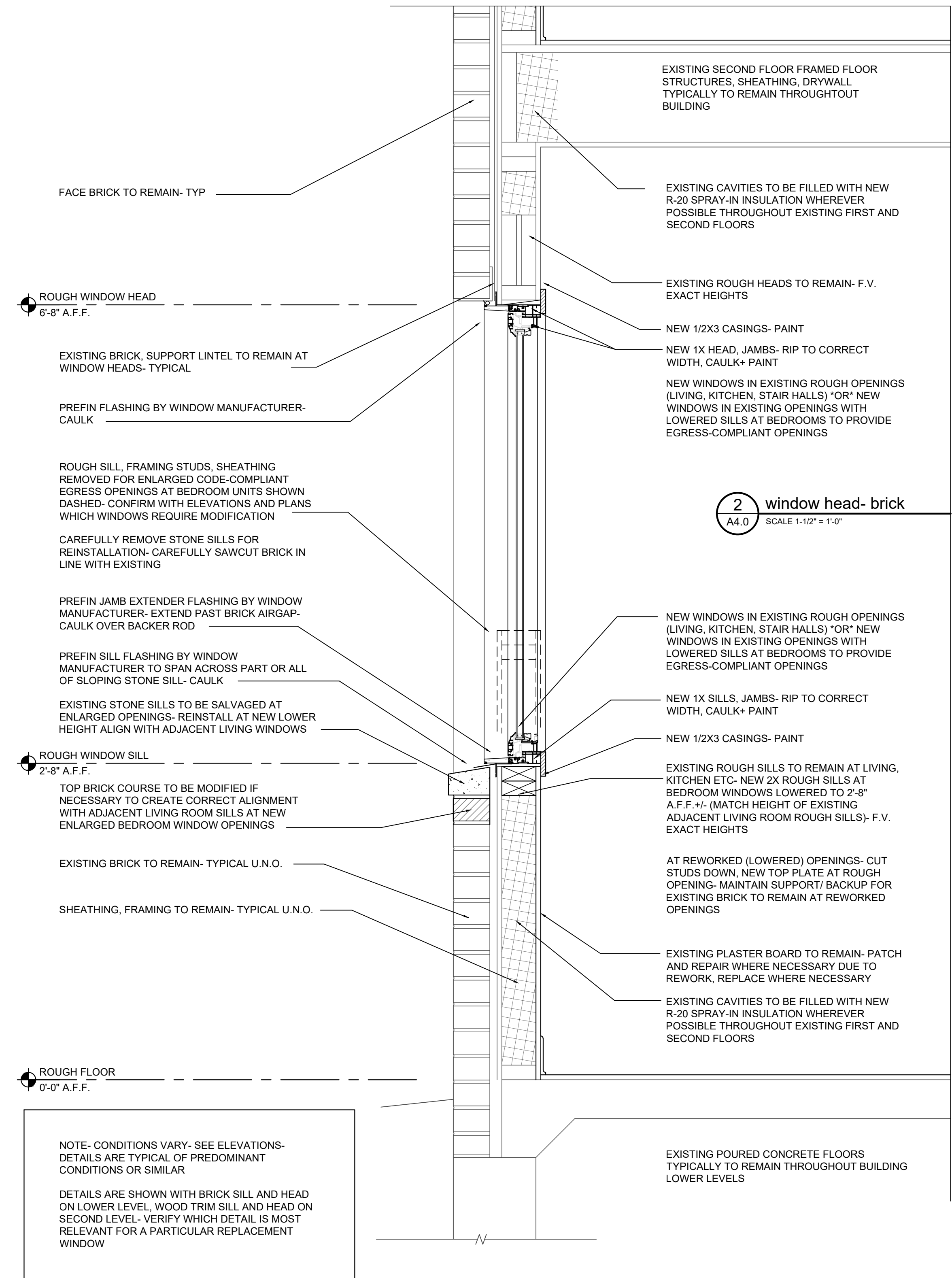
SHEET TITLE
 WINDOW AND DOOR INFO

SHEET NO.
A4.0



4 window head-trim
A4.0 SCALE 1-1/2" = 1'-0"

3 window sill- trim
A4.0 SCALE 1-1/2" = 1'-0"



2 window head- brick
A4.0 SCALE 1-1/2" = 1'-0"

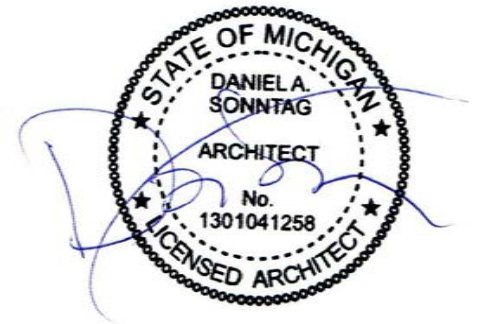
1 window sill- brick
A4.0 SCALE 1-1/2" = 1'-0"

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

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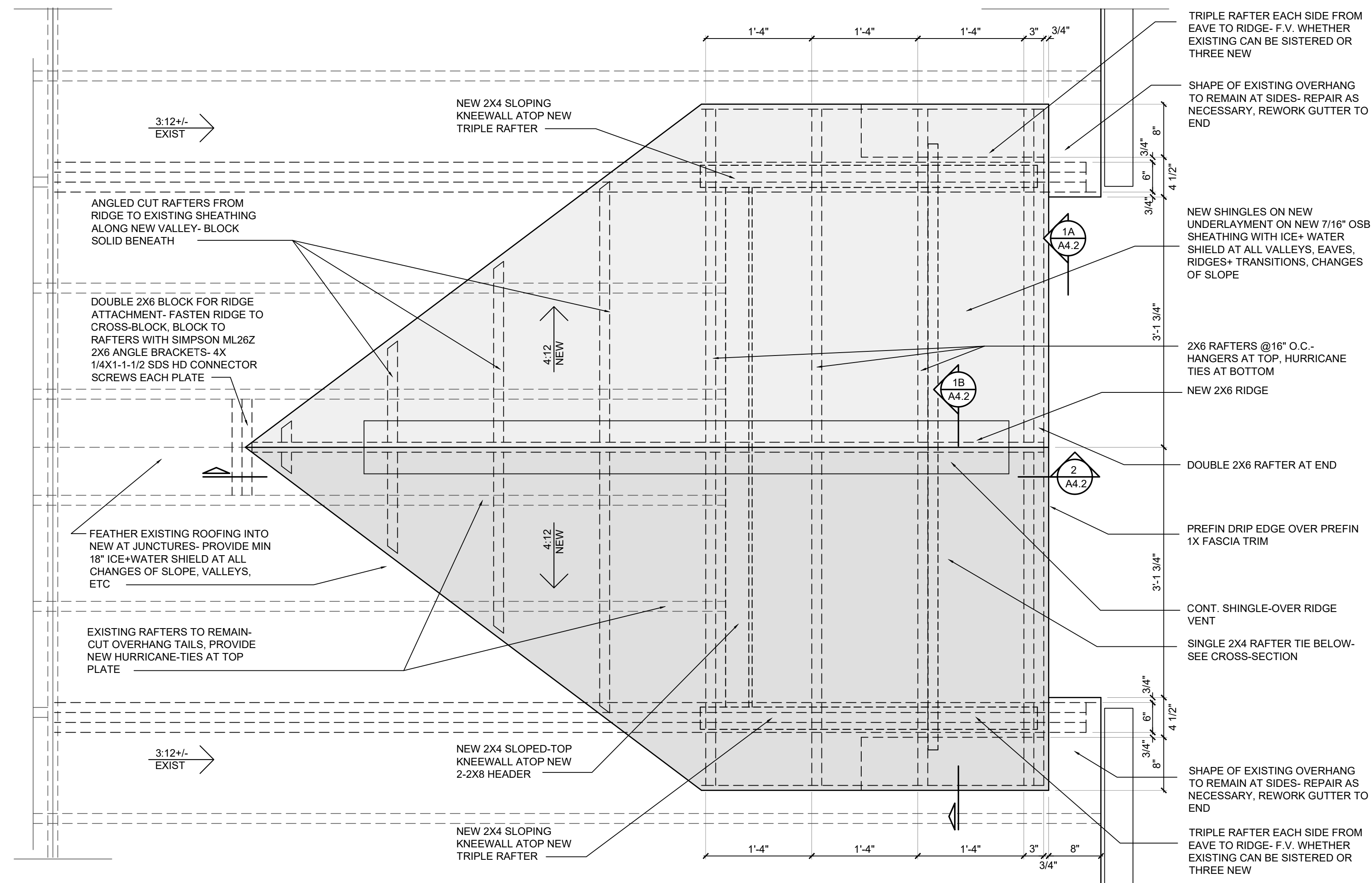
PROJECT
1504-1506-1508
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DESIGN
GROUP**
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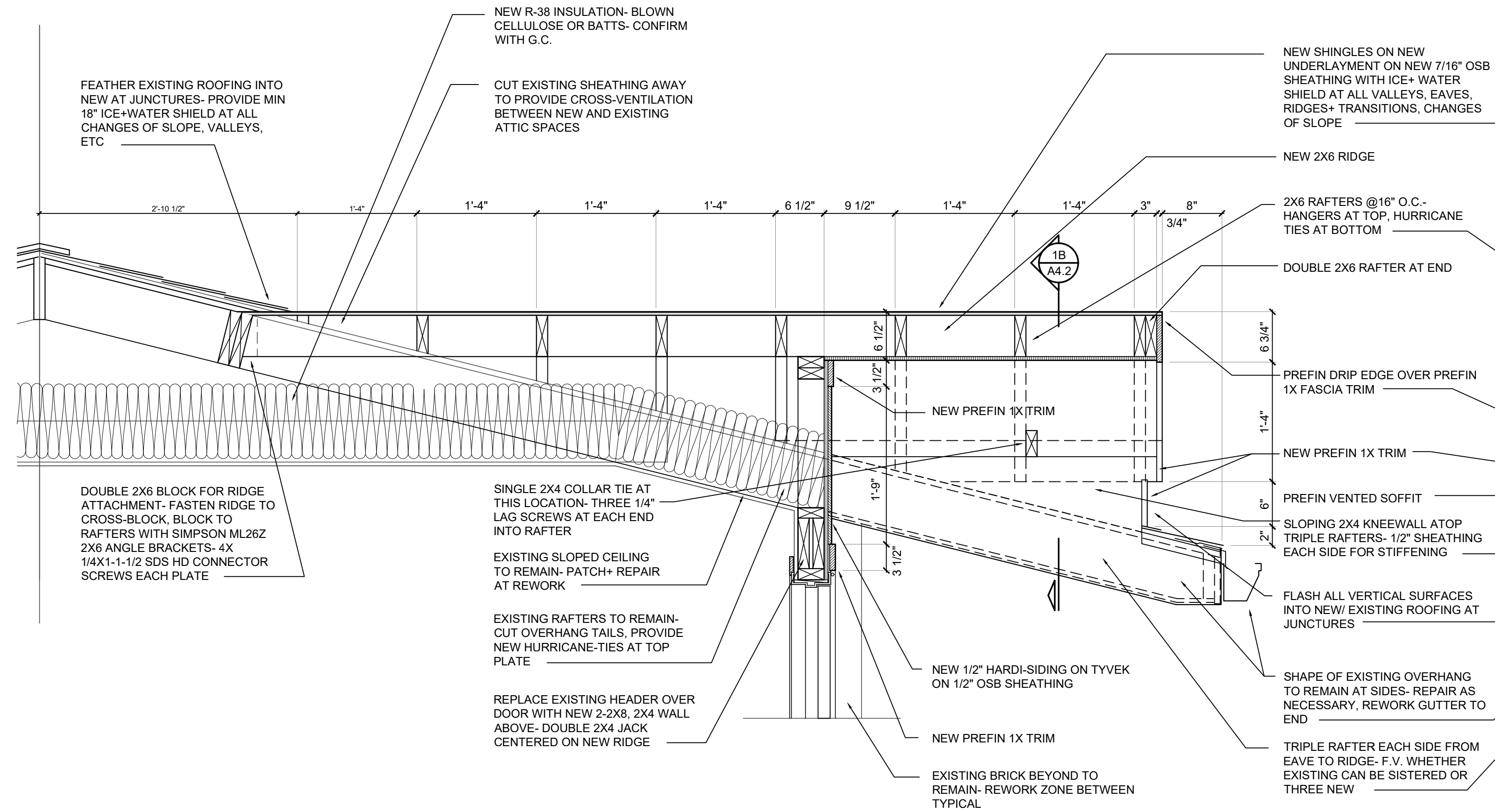
SHEET TITLE
WALL SECTIONS

SHEET NO.
A4.1

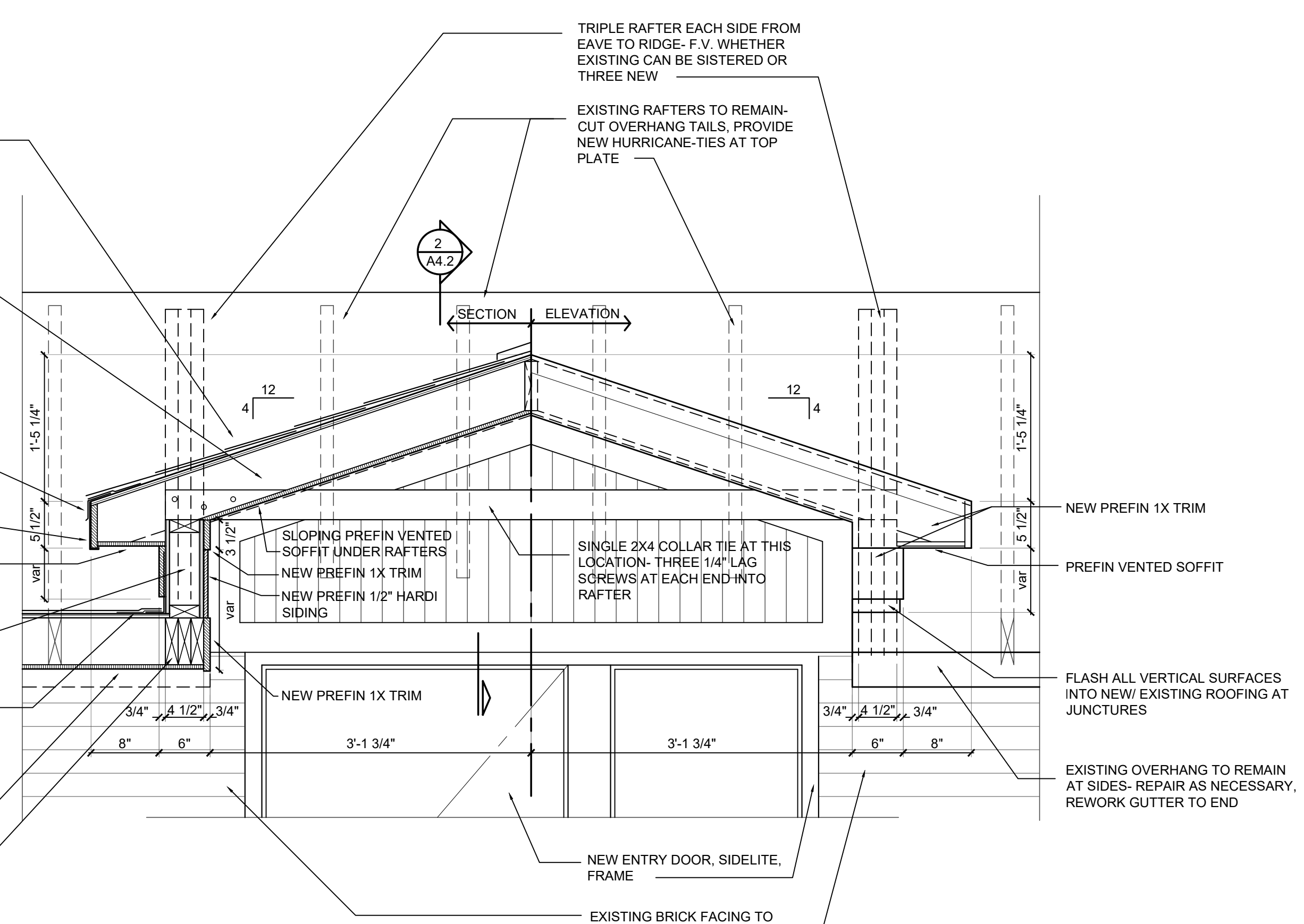


4 ROOF PLAN
A4.2 SCALE 1" = 1'-0"

3 NOT USED
A4.2 SCALE 1" = 1'-0"



2 FRONT- BACK SECTION
A4.2 SCALE 1" = 1'-0"



1B SIDE-SIDE SECTION
A4.2 SCALE 1" = 1'-0"

1A ENLARGED FRONT ELEVATION
A4.2 SCALE 1" = 1'-0"

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

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FACILITY/CLIENT

BROADWAY TERRACE
BROADWAY STREET
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PROJECT
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REPLACEMENT
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1504-1506 INTERIOR
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SHEET TITLE
SOFFIT REWORK
AT ENTRY

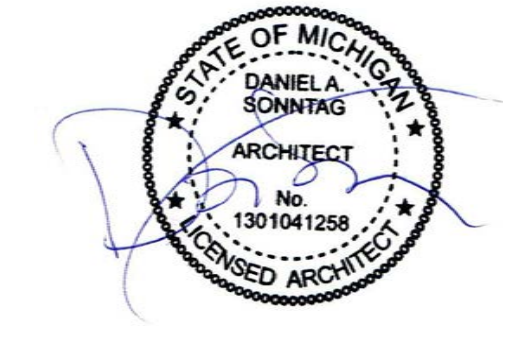
SHEET NO.
A4.2

No.	Date	Description
	12.04.23	Cost Est.
	4-12-24	PERMIT

DRAWN BY DAS/ ARG

FACILITY/CLIENT

BROADWAY TERRACE
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ANN ARBOR, MI 48105



PROJECT
1504-1506-1508
REPLACEMENT
WINDOWS
1504-1506 INTERIOR
RENOVATIONS



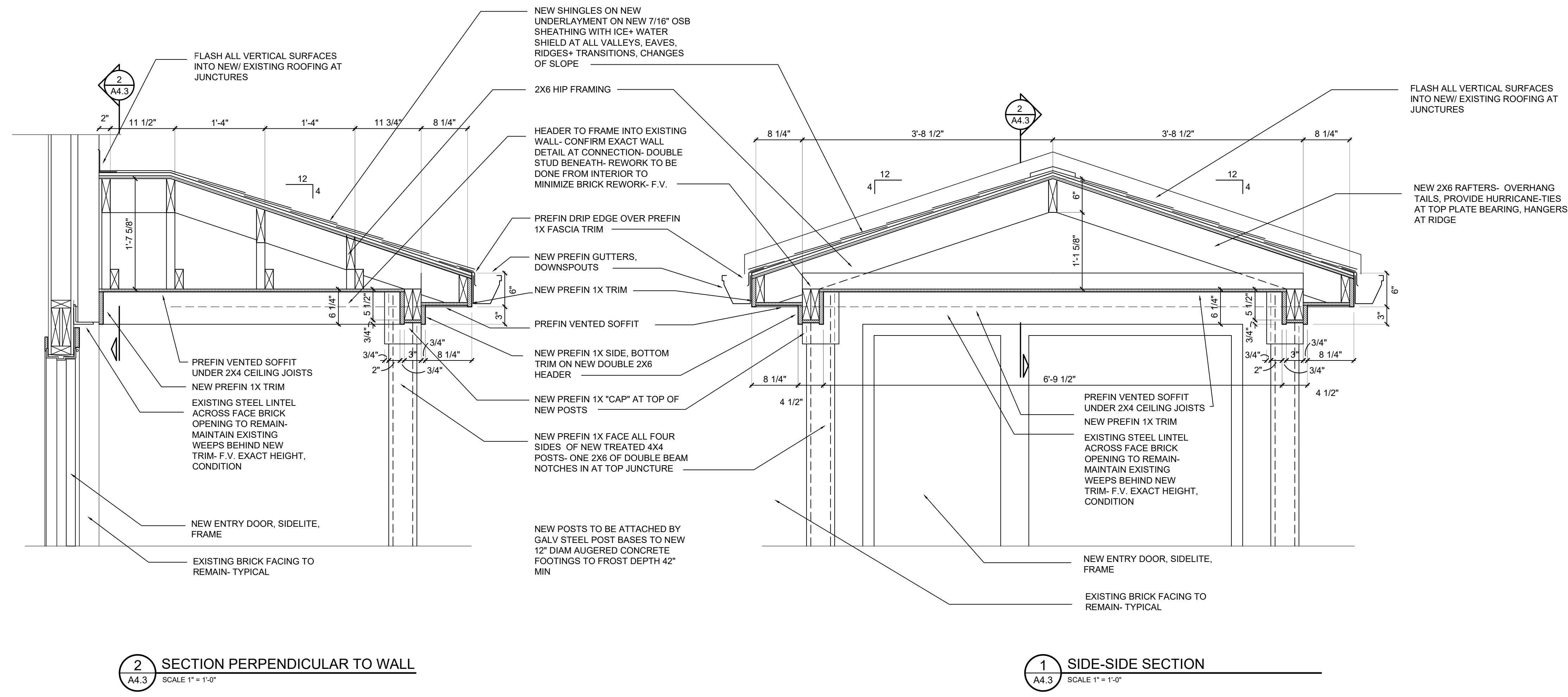
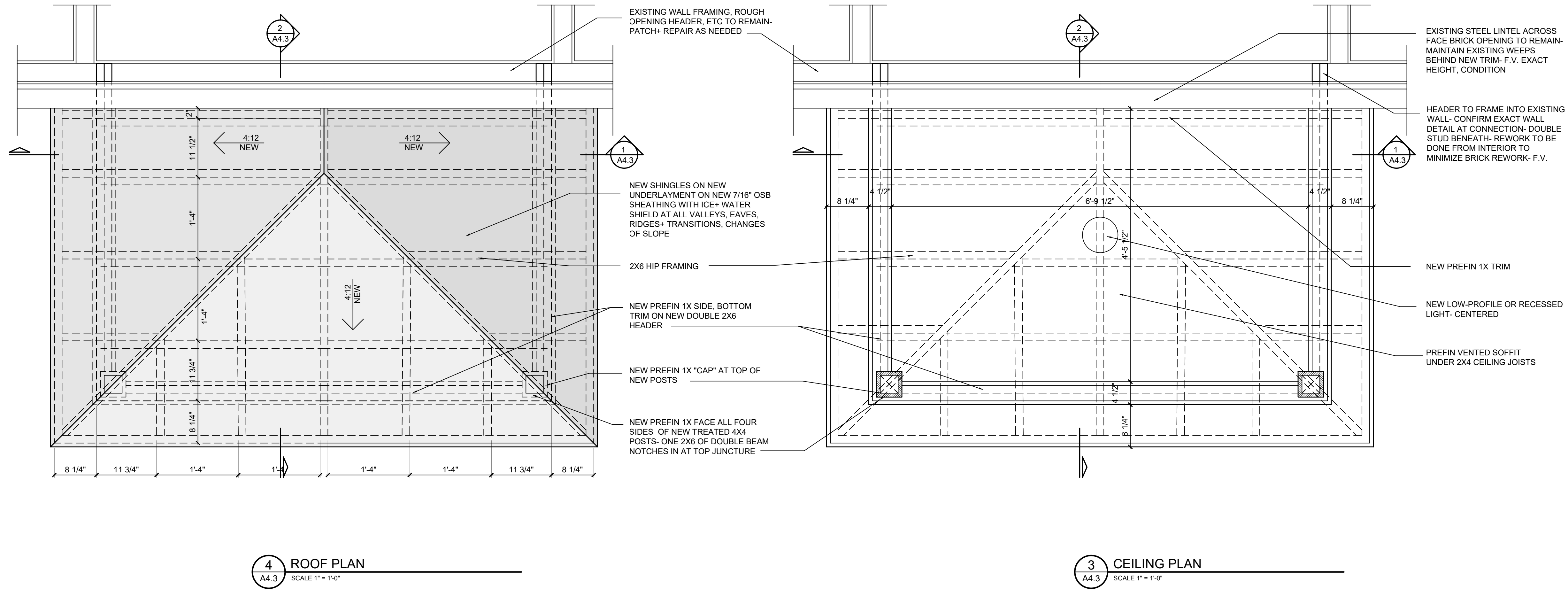
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SHEET TITLE
1506 SOUTH
ENTRY DETAIL

SHEET NO.
A4.3



VIEW KEY

NAME — LEVEL NAME
10' - 0" — HEIGHT ABOVE PROJECT 0' - 0"

INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL

INDICATES DIRECTION OF TRUE NORTH

PLAN OR DETAIL NUMBER
PLAN OR DETAIL NAME

VIEW NAME
1
1/8" = 1'-0"
PLAN OR DETAIL SCALE

INDICATES SIMILAR DETAIL REFERENCED IN MULTIPLE LOCATIONS
DETAIL REFERRED TO BY SECTION CUT
SHEET DETAIL IS LOCATED ON

LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (BOLD, WIDE LINE)
NEW
NEW UNDERFLOOR, UNDERGROUND, OR ABOVE (LONG DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (GREY, NARROW LINE)
EXISTING
EXISTING UNDERFLOOR, UNDERGROUND, OR ABOVE (LONG DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG' (E) TAGS WITH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING
'TAG' (R) TAGS WITH 'R' INDICATES THE REFERENCED OBJECT IS RELOCATED

TAG-01 UNDERLINED TEXT INDICATES ADDITIONAL INFORMATION CAN BE FOUND ELSEWHERE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
A.C.	ASBESTOS ABATEMENT CONTRACTOR
A.V.C.	AUDIO/VISUAL CONTRACTOR
C.C.	CIVIL CONTRACTOR
C.M.	CONSTRUCTION MANAGER
E.C.	ELECTRICAL CONTRACTOR
F.P.C.	FIRE PROTECTION CONTRACTOR
F.S.C.	FOOD SERVICE CONTRACTOR
G.C.	GENERAL CONTRACTOR
H.C.	HEATING CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
N.C.C.	NURSE CALL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
S.C.	SECURITY CONTRACTOR
TAB	TESTING AND BALANCING CONTRACTOR
T.C.	TECHNOLOGY CONTRACTOR
T.C.C.	TEMPERATURE CONTROLS CONTRACTOR
V.C.	VENTILATION CONTRACTOR

DRAWING INDEX

REVISED BIDS/PERMITS 04/12/2024
BID/PERMIT 03/09/2024
REVIEW SET 12/18/23

● CURRENT ISSUE
● PREVIOUS ISSUE

NO.	DESCRIPTION	STATUS
MEP0.01	COVERSHEET	●
M1.0	PARTIAL FLOOR PLAN - DEMO/NEW WORK	●
M2.0	MECHANICAL SCHEDULES AND DETAILS	●
P0.01	PLUMBING COVERSHEET	●
P1.0	PARTIAL FLOOR PLAN - UNDERGROUND DEMO/NEW WORK	●
P1.1	PARTIAL FLOOR PLAN - DEMO/NEW WORK	●
P2.0	PLUMBING SCHEDULES AND DETAILS	●
MEP1.0	BASEMENT MECH/PLUMBING	●
MEP1.1	BUILDING ELEVATION	●
E0.01	ELECTRICAL COVERSHEET	●
E1.1	REWORK ELECTRICAL PLANS UNIT 1504 LOWER LEVEL	●
E1.01	OVERALL REWORK PLANS UNIT 1504	●
E1.2	DEMO/REWORK ELECTRICAL PLANS UNIT 1504	●
E1.02	OVERALL REWORK PLANS UNIT 1506	●
E1.3	DEMO/REWORK ELECTRICAL PLANS UNIT 1506 LOWER LEVEL	●
E1.4	DEMO/REWORK ELECTRICAL PLANS UNIT 1506 UPPER LEVEL	●
E1.5	RENOVATION ELECTRICAL PLANS UNIT 1506 BASEMENT	●
E4.0	ELECTRICAL DETAILS	●
E5.1	ELECTRICAL RISER - BUILDING 1504	●
E5.2	ELECTRICAL RISER - BUILDING 1506	●
E5.3	FEEDER SCHEDULE	●
E6.0	ELECTRICAL PANEL SCHEDULES	●

PROJECT DESCRIPTION

THIS IS PROJECT INVOLVES MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE ASSOCIATED WITH EQUIPMENT REPLACEMENTS, ADDITION OF AIR CONDITIONING, LIGHTING REPLACEMENT, LIGHTING REPLACEMENT AND RECEPTACLE RELOCATION, BATHROOM REMODEL, ADDITIONAL OF SOLAR ARRAYS, AND ELECTRICAL SERVICE REWORK TO UPGRADE COMPONENTS AND ACCOUNT FOR OTHER SCOPE INCLUDING SOLAR, EXISTING NATURAL GAS FURNACES AND NATURAL GAS TANK WATER HEATERS. WILL BE REPLACED WITH HIGH EFFICIENCY GAS FURNACES AND ELECTRIC TANK WATER HEATERS. ELECTRICAL UTILITY SERVICES WILL ALSO BE INCREASED/MODIFIED TO ACCOMMODATE ESTIMATED LOADS FOR FUTURE FULL ELECTRIFICATION OF THE BUILDING.

PROJECT DIRECTORY

OWNER:	ANN ARBOR HOUSING PROJECT MANAGER: DARREN MCKINNON CELL: (734) 904-5044
EMAIL:	DMCKINNON@DMC-RES.COM
ENGINEER:	IMEG 201 S. ANN ARBOR ST. SALINE, MI 48176-1303
PROJECT ENGINEER:	DALE W. NIETHAMMER CELL: (734) 678-2605 EMAIL: DALE.W.NIETHAMMER@IMEG.CORP.COM
PROJECT DESIGNER:	RYAN M. O'QUINN CELL: (734) 657-1852 EMAIL: RYAN.M.OQUINN@IMEG.CORP.COM
ARCHITECT:	SONNTAG DESIGN GROUP 106 S. MAIN ST. ANN ARBOR, MI 48104 LEAD ARCHITECT: DAN SONNTAG CELL: (734) 998-0098 EMAIL: DAN@MOMUSINC.COM

APPLICABLE CODES

CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS.

BUILDING CODE:	MICHIGAN BUILDING CODE/2015
MECHANICAL CODE:	MICHIGAN MECHANICAL CODE/2021
PLUMBING CODE:	MICHIGAN PLUMBING CODE/2021
ELECTRICAL CODE:	MICHIGAN ELECTRICAL CODE/2017
FIRE PREVENTION CODE:	NFPA FIRE CODE/2015

APPLICABLE CITY OF ANN ARBOR RULES AND REGULATIONS

HAZARDOUS MATERIALS NOTE

THIS PROJECT AREA MAY CONTAIN HAZARDOUS MATERIALS. IF THE CONTRACTOR SHOULD ENCOUNTER ANY ITEMS SUSPECTED TO CONTAIN ASBESTOS, LEAD, OR MERCURY, CONTACT THE PROJECT CONSTRUCTION MANAGER IMMEDIATELY FOR DIRECTION. DO NOT DISTURB THE MATERIAL IN ITS LOCATION. PROJECT CONSTRUCTION MANAGER SHALL COORDINATE REMOVAL OF ANY ITEMS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS. REMOVAL OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH EPA REQUIREMENTS AS WELL AS REQUIREMENTS OF ANY OTHER AGENCIES WITH JURISDICTION OVER SUCH WORK.

SPECIFICATIONS:

PIPING MATERIALS

- NATURAL GAS PIPING
- PIPING: BLACK STEEL, SCHEDULE 40, ASTM A53, ERW OR SEAMLESS, GRADE B.
- FITTINGS: MALLEABLE IRON, 150 LB ASTM A197; UNIONS, 250 LB ASTM A197.
- JOINTS: SCREWED
- DOMESTIC COLD WATER, HOT WATER - ABOVE GROUND (INCLUDING NON-POTABLE):
- PIPE: TYPE L COPPER, HARD DRAWN, ASTM B88
- FITTINGS: WROUGHT COPPER, ANSI B16.22
- JOINTS: SOLDERED THROUGH 2"
- POTABLE (COLD) WATER 1/2" FIBERGLASS INSULATION WITH FACTORY-APPLIED VAPOR BARRIER JACKET WITH SELF-SEALING LAPS.
- POTABLE (HOT) WATER (2" AND LESS) 1" FIBERGLASS INSULATION WITH FACTORY-APPLIED VAPOR BARRIER JACKET WITH SELF-SEALING LAPS.
- REFRIGERANT PIPING INSULATION
- REFRIGERANT PIPING SYSTEMS WITH 5/8" FLEXIBLE CLOSED CELL ELASTOMERIC INSULATION, ASTM C554, CONDUCTIVITY OF 0.254 @0F, WATER VAPOR PERMEABILITY OF 0.05, COMPOSITE FLAME SPREAD/SMOKE DENSITY OF 25/50.
- APPROVED MANUFACTURERS: ARMACELL - AP ARMAFLEX
 - SEAL ALL BUTT JOINTS AND SEAMS BY JOINING CUT EDGES WITH ADHESIVE AS SUPPLIED BY THE INSULATION MANUFACTURER.
 - FOR EXTERIOR PIPING, COAT INSULATION WITH GLASS MESH AND TWO FINISH COATS COMPATIBLE WITH INSULATION.

DUCTWORK MATERIALS

- GENERAL
- GALVANIZED STEEL, ASTM A653, A924 MILL GALVANIZED STEEL SHEET PER SMACNA. DUCTS SHALL BE LEAK TESTED PER SMACNA'S BEFORE INSULATED AND SHALL NOT EXCEED LEAKAGE CLASS 3. RESEAL AND RETEST AS REQUIRED TO ACHIEVE LEAKAGE CLASS.
- ALL DUCTWORK SEALANT SHALL BE NON-ASBESTOS TYPE AND COMPLY WITH UL AND NFPA 90.
- DUCTWORK INSULATION
 - 1 1/2" THICK, BLANKET TYPE, FIBERGLASS WITH FACTORY APPLIED VAPOR BARRIER, AND 2" STAPLING AND TAPING FLANGE ALONG ONE EDGE. ASTM C553, DENSITY OF 0.75, CONDUCTIVITY OF 0.23 @75F.
 - VAPOR BARRIER: LAMINATED WHITE KRAFT PAPER, ALUMINUM FOIL, GLASS FIBER REINFORCEMENT, PERMEANCE OF 0.02, AND PUNCTURE RESISTANCE OF 50 UNITS. COMPOSITE FLAME SPREAD/SMOKE DENSITY OF 25/50.

- ### GENERAL NOTES:
- ALL WORK MUST COMPLY WITH THE REQUIREMENTS OF LOCAL CODES AND ORDINANCES. WHERE INSPECTIONS ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION, WORK WILL NOT BE CONSIDERED COMPLETE UNTIL TESTED, INSPECTED, AND ACCEPTED.
 - DRAWINGS ARE BASED ON AVAILABLE DOCUMENTS, SITE INSPECTION AND DESIGN EXPERIENCE. DRAWINGS MAY NOT REFLECT A COMPLETE AS BUILT CONDITION.
 - DRAWINGS DIAGRAMMATICALLY INDICATE THE GENERAL WORK SCOPE BUT DO NOT PROVIDE EXACT SCALE OR LOCATIONS. PROPER INSTALLATION OF ALL SYSTEMS, AFTER COORDINATION WITH OTHER TRADES, IS THE CONTRACTORS RESPONSIBILITY.
 - FIELD ROUTE DUCTWORK TO AVOID INTERFERENCE, AND ALLOW ADEQUATE CLEARANCES FOR ACCESS AND MAINTENANCE.
 - ALL CONTRACTORS TO REVIEW DRAWINGS AND SPECIFICATIONS TO UNDERSTAND THE SCOPE OF WORK FOR THEIR DISCIPLINE.
 - REFER TO CONTRACT DOCUMENTS AND PROJECT SPECIFICATIONS FOR ADDITIONAL SCOPE AND INFORMATION.
 - CONTRACTOR SHALL USE BID WALK-THROUGH AND FIELD OBSERVATIONS TO ENHANCE PROJECT UNDERSTANDING BEFORE BIDDING ON PROJECT.
 - NO DEMOLITION SHALL TAKE PLACE WITHOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE.
 - ALL UTILITY SHUTDOWNS ARE TO BE SCHEDULED WITH OWNER'S REPRESENTATIVE MINIMUM 24 HOURS IN ADVANCE.
 - TEMPORARY REMOVAL OF ANY AND ALL EXISTING MISCELLANEOUS ITEMS (I.E. CONDUIT, SMALL PIPING, LIGHTING, ETC.) FOR THE PURPOSE OF PERFORMING THIS WORK SHALL BE REINSTALLED BACK TO PRE-CONSTRUCTION LEVEL AS PART OF THIS PROJECT. NO ADDITIONAL FEES WILL BE AWARDED.
 - CONTRACTOR TO TEMPORARILY SUPPORT ALL DUCTWORK AND PIPING DURING THE DEMOLITION AND CONSTRUCTION PHASES.
 - CONTRACTOR TO PROTECT ALL PIPING, PIPE INSULATION, CONDUITS, AND OTHER MISCELLANEOUS ITEMS DURING THE DEMOLITION PHASE. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS MUST BE REPAIRED OR REPLACED WITH EQUAL AND TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
 - MAINTAIN SECURITY, LIFE SAFETY, FIRE AND SMOKE CONSTRUCTION INTEGRITY, FIRE ESCAPES AND EGRESS PATHS AT ALL TIMES.
 - PROVIDE ALL REQUIRED ACCESSORIES, INCLUDING MISCELLANEOUS SUPPORT STEEL, REQUIRED FOR PROPER INSTALLATION.
 - THE CONTRACT DOCUMENTS REFLECT A SYSTEM DESIGNED AROUND BASE BID PRODUCTS. IF ALTERNATE PRODUCTS ARE SPECIFIED, CONTRACTOR MUST COORDINATE ALL DIFFERENCES, AND INCLUDE ASSOCIATED INSTALLATION COST DIFFERENCES, TO ENSURE NO ADDITIONAL COST TO THE OWNER.
 - UNLESS OTHERWISE SHOWN ON CONSTRUCTION DOCUMENTS OR SPECIFIED HEREIN, PRODUCTS USED IN THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. ANY CHANGES OR MODIFICATIONS PROPOSED WHICH ARE BELIEVED TO IMPROVE THE INSTALLATION SHALL BE APPROVED BY THE OWNER AND/OR ITS REPRESENTATIVE.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND WORKING SYSTEM.
 - CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANING OF PROJECT AREA(S).
 - CONTRACTOR SHALL PROVIDE SUBMITTALS ON ALL EQUIPMENT FOR APPROVAL BEFORE PURCHASING.
 - PROTECT BUILDING FROM DUST MIGRATION USING APPROPRIATE SEALED BARRIERS TO SEPARATE AND SEGREGATE CONSTRUCTION AREAS FROM ACTIVE TENANT AREAS INCLUDING SHARED CEILING PLENUMS AND MECHANICAL SYSTEMS.

- ### MECHANICAL GENERAL NOTES:
- THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO PLUMBING, VENTILATION, AND TEMPERATURE CONTROL.
- DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT EXACT INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF DUCTWORK, PIPING, EQUIPMENT, ETC., AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.
 - DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES FROM ARCHITECTURAL, STRUCTURAL, SUBMITTALS, AND OTHER APPROPRIATE DRAWINGS OR PHYSICALLY AT SITE. REVIEW ALL DRAWINGS, INCLUDING THOSE OF OTHER TRADES.
 - COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO PROVIDE CLEARANCES REQUIRED FOR OPERATION, MAINTENANCE, CODE COMPLIANCE, AND TO VERIFY NON-INTERFERENCE WITH OTHER WORK. DO NOT FABRICATE PRIOR TO VERIFICATION OF NECESSARY CLEARANCES FOR ALL TRADES. BRING ANY INTERFERENCES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH FABRICATION OR EQUIPMENT ORDERS.
 - REVIEW SPACE REQUIREMENTS OF EQUIPMENT SPECIFIED OR SUBSTITUTED AND MAKE REASONABLE ACCOMMODATIONS IN LAYOUT AND POSITIONING TO PROVIDE PROPER ACCESS.
 - ANY CHANGES REQUIRED TO ELIMINATE CONFLICTS OR THAT RESULT FROM A FAILURE TO COORDINATE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR EXPENSE TO OTHERS.
 - EACH CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ELECTRICAL CHANGES REQUIRED FOR EQUIPMENT PROPOSED THAT DIFFERS FROM THE BASIS OF DESIGN.
 - EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
 - SEAL ALL WALL, AND ROOF PENETRATIONS AIRTIGHT WHERE CONDUITS, PIPING, AND DUCTS PENETRATE. PENETRATIONS THROUGH EXTERIOR WALLS AND ROOF SHALL BE SEALED AIRTIGHT WITH WATERPROOFING MATERIALS RECOMMENDED BY MANUFACTURER FOR OUTDOOR USE.
 - CAULK ALL PIPE AND DUCT PENETRATIONS OF FULL HEIGHT NON-FIRE RATED WALL, PARTITION, FLOOR, AND ROOF ASSEMBLIES. THIS IS ESSENTIAL TO PREVENT NOISE TRANSMISSION FROM ONE ROOM TO ANOTHER AND TO PROVIDE THE DESIRED NC LEVELS WITHIN ROOMS.
 - EQUIPMENT SIZES AND SERVICE CLEARANCE REQUIREMENTS VARY AMONG DIFFERENT MANUFACTURERS. CONSULT APPROVED SHOP DRAWINGS FOR EQUIPMENT SIZES AND REQUIRED SERVICE CLEARANCES. COORDINATE WITH LAYOUT OF EQUIPMENT PADS, PIPING, DUCTWORK, ETC.
 - DO NOT BLOCK TUBE PULL OR EQUIPMENT SERVICE CLEARANCES.

- ### MECHANICAL RENOVATION NOTES:
- THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO PLUMBING, VENTILATION, AND TEMPERATURE CONTROL.
- EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED FROM FIELD SURVEYS, EXISTING BUILDING DOCUMENTS, AND STAFF. VERIFY EXISTING CONDITIONS AND REPORT ANY CONFLICTS BEFORE PROCEEDING.
 - NOT ALL EXISTING DUCTWORK AND PIPING IS SHOWN. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY CONFLICTS WITH NEW WORK.
 - FIELD VERIFY THE AVAILABLE CLEARANCES FOR DUCTWORK AND PIPING BEFORE FABRICATION. RISES AND DROPS MAY BE NECESSARY BECAUSE OF EXISTING FIELD CONDITIONS.
 - EACH CONTRACTOR SHALL FIELD VERIFY ACCESSIBILITY TO THE AREA OF HIS/HER WORK AND SHALL NOTIFY THE GC PRIOR TO BIDDING IF OTHER UTILITIES ARE REQUIRED TO BE REMOVED OR RELOCATED TO ALLOW ACCESS TO HIS/HER AREA OF WORK.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CUTTING, REMOVAL AND PATCHING OF ROOFS, WALLS, AND FLOORS ASSOCIATED WITH WORK BY ALL CONTRACTORS. CONTRACTORS SHALL NOTIFY THE GC OF AFFECTED AREAS PRIOR TO BIDDING.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CEILINGS, CEILING TILES, AND CEILING GRIDS ASSOCIATED WITH AREAS OF WORK BY ALL CONTRACTORS. NOTIFY THE GENERAL CONTRACTOR OF AFFECTED AREAS PRIOR TO BIDDING.
 - WHERE EXISTING MECHANICAL SYSTEMS ARE LOCATED IN AREAS THAT CONFLICT WITH NEW EQUIPMENT, PIPING, OR DUCTWORK TO BE INSTALLED, EACH CONTRACTOR SHALL EITHER ARRANGE NEW EQUIPMENT, PIPING, OR DUCTWORK IN SUCH A FASHION THAT IT DOES NOT CONFLICT WITH EXISTING SYSTEMS, OR REWORK EXISTING MECHANICAL SYSTEMS TO ALLOW FOR INSTALLATION OF NEW EQUIPMENT, PIPING, OR DUCTWORK.
 - OBTAIN PERMISSION FROM OWNER BEFORE SHUTTING DOWN ANY SYSTEM FOR ANY REASON. MAINTAIN SERVICE TO ALL COMPONENTS THAT ARE TO REMAIN UNTIL NEW SYSTEMS ARE INSTALLED.
 - MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR TIE IN AND SWITCHOVER. DRAIN SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER BEFORE PARTIALLY OR COMPLETELY DRAINING SYSTEM. MAKE CHANGEOVER TO NEW SYSTEMS WITH MINIMUM OUTAGE.
 - DISCONNECT AND REMOVE MECHANICAL DEVICES AND EQUIPMENT SERVING EQUIPMENT THAT HAS BEEN REMOVED.

- ### TAB POST-CONSTRUCTION NOTES:
- AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE, TESTING, ADJUSTING AND BALANCING (TAB) CONTRACTOR SHALL REBALANCE AIR HANDLING UNITS AND EXHAUST FANS AS REQUIRED TO ACHIEVE THE NEW AIRFLOW VALUES SHOWN ON THE CONSTRUCTION DRAWINGS.
 - IF DUCT TRAVERSE LOCATION AS MARKED ON THE DRAWINGS IS INACCESSIBLE FOR MEASUREMENT, THE TAB CONTRACTOR SHALL PERFORM THE TRAVERSE AT AN ALTERNATE LOCATION OR SHALL TAKE MULTIPLE DUCT TRAVERSES AND/OR GRILLE READINGS AS REQUIRED TO DETERMINE THE FLOW RATE. IN THE EVENT TRAVERSES ARE TAKEN AT AN ALTERNATE LOCATION(S), TAB CONTRACTOR SHALL INCLUDE A DRAWING THAT SHOWS THE LOCATIONS WHERE THE ACTUAL MEASUREMENTS WERE TAKEN.
 - A DUCT STATIC PRESSURE READING SHALL BE TAKEN AT EACH LOCATION WHERE A DUCT TRAVERSE READING IS TAKEN AND SHALL BE INCLUDED IN THE FINAL POST-CONSTRUCTION TAB REPORT.
 - TAB CONTRACTOR SHALL COMPILER AND SUBMIT COPIES OF THE FINAL POST-CONSTRUCTION TAB REPORT AS REQUIRED BY SPECIFICATIONS.
 - THE FINAL POST CONSTRUCTION REPORT SHALL INCLUDE ALL ITEMS REQUIRED IN THE SPECIFICATIONS.

- ### VENTILATION GENERAL NOTES:
- ALIGN TEMPERATURE SENSORS WITH LIGHT SWITCHES WHEN IN CLOSE PROXIMITY TO EACH OTHER.
 - CONTRACTOR MAY REUSE PORTIONS OF EXISTING DUCT PROVIDED SIZES AND PRESSURE CLASSES ARE CORRECT, DUCT IS THOROUGHLY CLEANED AND FREE OF DEFECTS, AND ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS ARE SEALED AS SPECIFIED FOR NEW DUCTWORK.

MECHANICAL SYMBOL LIST

NOT ALL SYMBOLS MAY APPLY.

SYMBOL:	DESCRIPTION:
	DIRECTION OF AIR FLOW
	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER
	RISE IN DIRECTION OF AIR FLOW
	DROP IN DIRECTION OF AIR FLOW
	DUCT CAP
	DUCT DOWN
	DUCT UP
	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	AIR TERMINAL PROPERTIES SYMBOL NECK SIZE/CFM
	OPPOSED BLADE DAMPER (REFER TO SCHEDULE) PARALLEL BLADE DAMPER (REFER TO SCHEDULE)
	AIRFLOW MEASUREMENT SYMBOL XX - AHU SYMBOL Y - SEQUENTIAL NUMBER
	THERMOSTAT

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Checked	R OQUINN
Approved	D NIETHAMMER

SHEET TITLE
COVERSHEET

SCALE
NONE

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MEP0.01



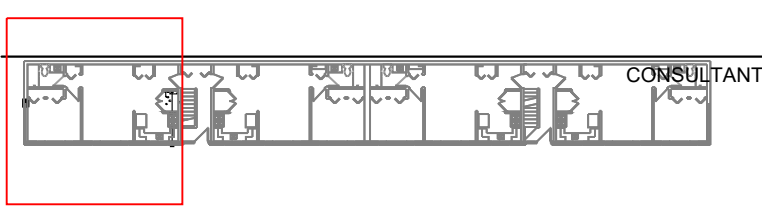
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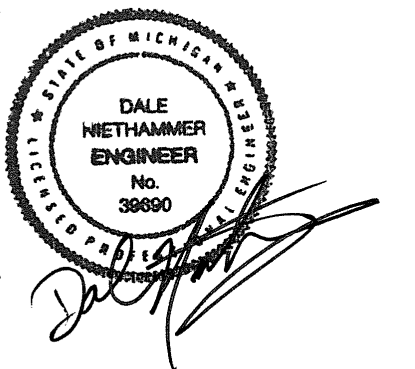
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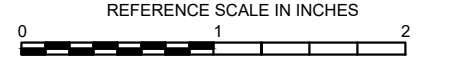
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REFERENCE SCALE IN INCHES



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Checked	R QUINN
Approved	D NIETHAMMER

SHEET TITLE

PARTIAL FLOOR PLAN DEMOLITION/NEW WORK

SCALE

Scale: _____

SHEET NUMBER

M1.0

GENERAL NOTES:

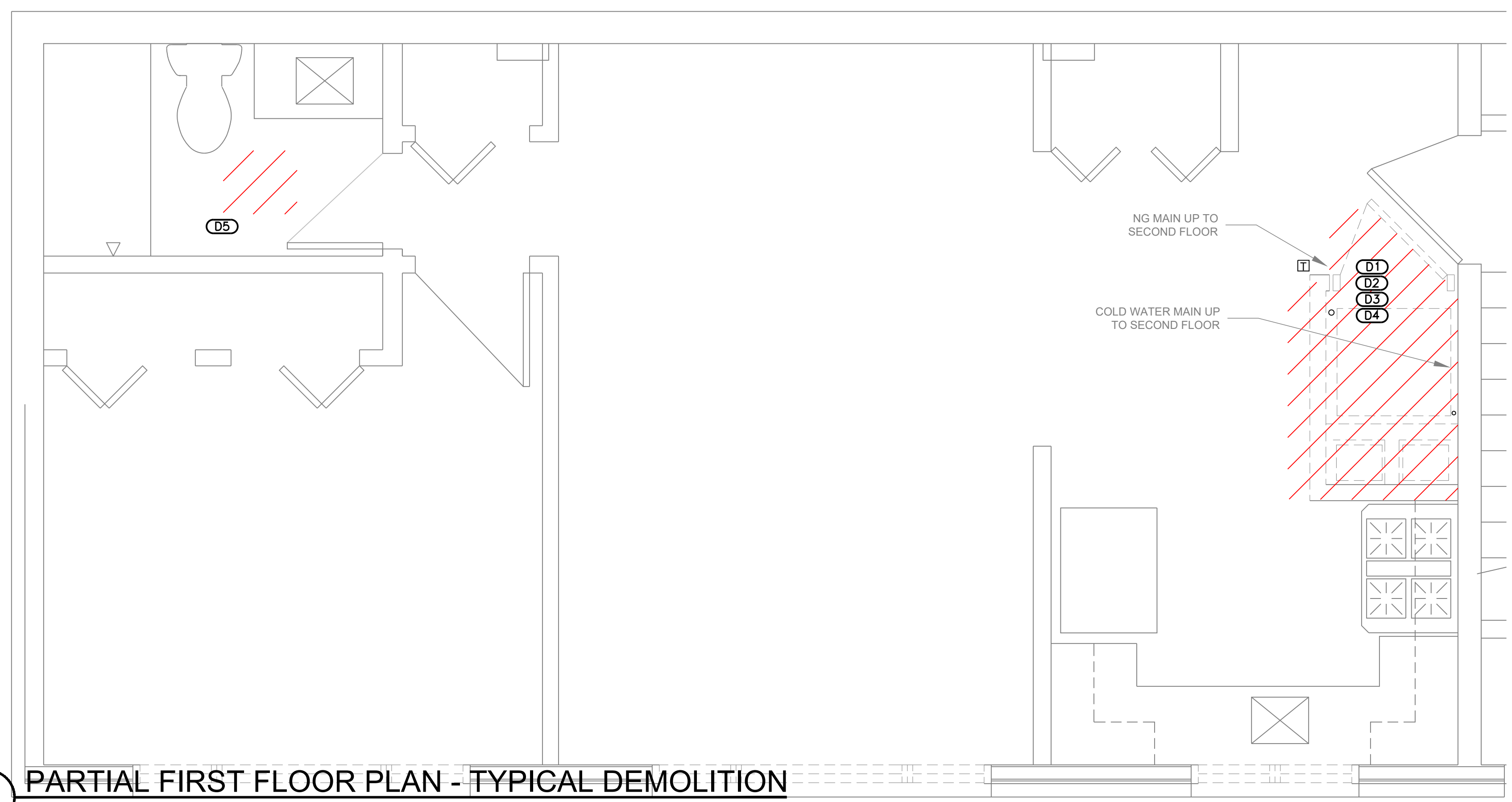
- SEE GENERAL NOTES, SPECIFICATIONS, AND ADDITIONAL PROJECT INFORMATION ON GENERAL DRAWINGS.
- NEW WORK SHOWN IN BOLD.
- DRAWINGS DIAGRAMMATICALLY INDICATE THE GENERAL SCOPE OF WORK, BUT DO NOT PROVIDE EXACT SCALE OR LOCATIONS. PROPER INSTALLATION OF ALL SYSTEMS, AFTER COORDINATION WITH OTHER TRADES, IS THE CONTRACTOR'S RESPONSIBILITY. THIS IS A TYPICAL FLOORPLAN - SOME DISCREPANCIES MAY ARISE BETWEEN APARTMENTS AND BUILDINGS, NOTIFY ENGINEER. THIS DOES NOT RELIEVE THE CONTRACTOR TO PROVIDE COMPLETE AND WORKING SYSTEMS. REFER TO BUILDING SCHEMATICS FOR ALL EQUIPMENT LOCATIONS.

DEMOLITION KEYNOTES: (DX)

- SHUTOFF POWER TO FURNACE, AND DISCONNECT UTILITIES (POWER AND NATURAL GAS). DEMOLISH EXISTING FURNACE ALONG WITH FLUE, AND DUCTWORK TO WALL. DISPOSE OF PROPERLY.
- SHUTOFF POWER TO WATER HEATER, AND DISCONNECT UTILITIES (POWER AND NATURAL GAS.) DEMOLISH EXISTING WATER HEATER ALONG WITH FLUE, AND PIPING TO WALL. DISPOSE OF PROPERLY.
- REFER TO ARCHITECTURAL PLANS FOR FURTHER DEMOLITION OF WALLS.
- CONTRACTOR TO DEMOLISH EXISTING FLOOR PLENUM.
- CONTRACTOR TO DEMOLISH EXISTING EXHAUST FAN, LEAVE DUCTWORK IN PLACE.

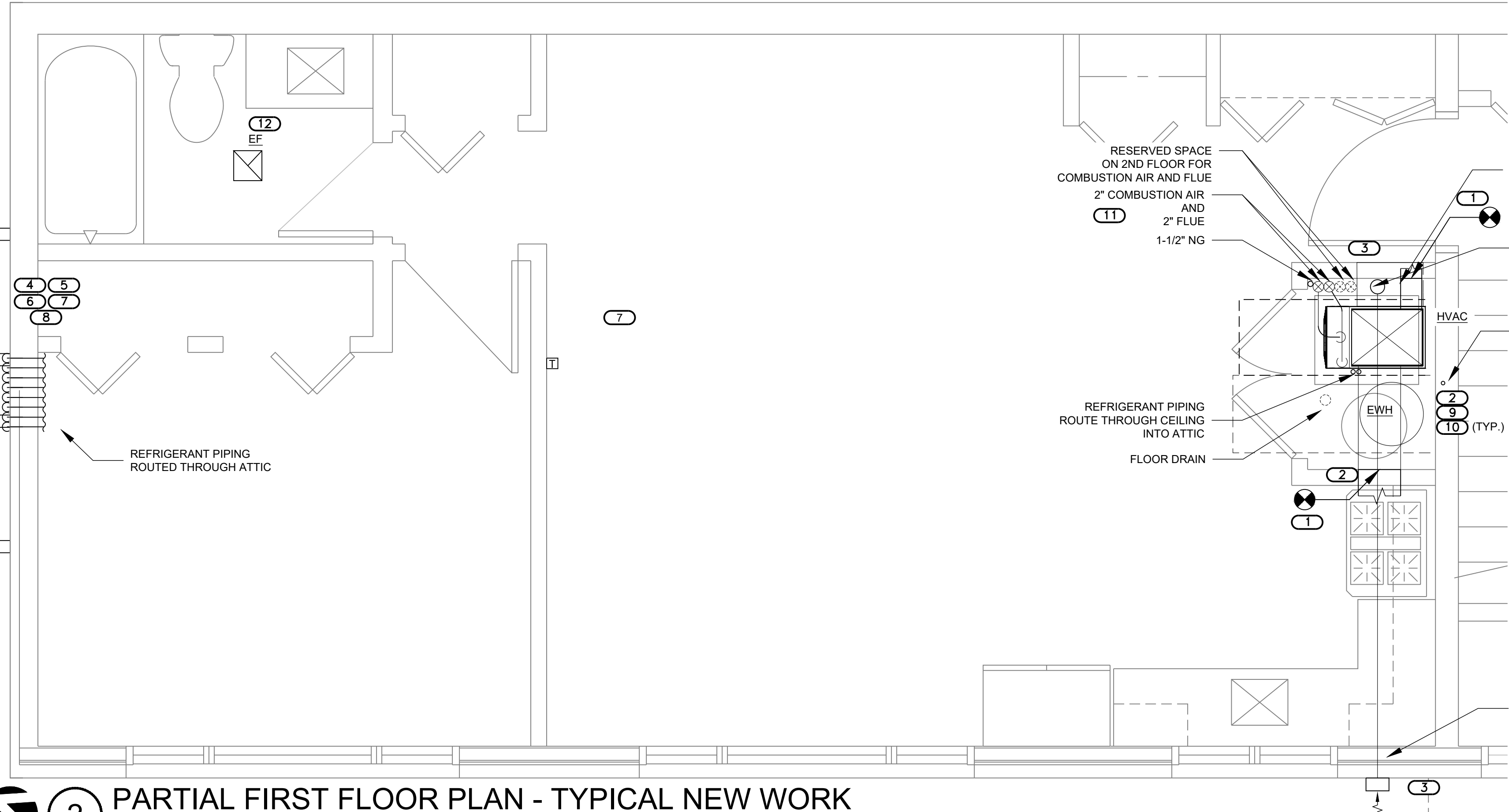
NEW WORK KEYNOTES: (X)

- SUPPLY DUCT TO BE CONNECTED IN FIELD TO EXISTING DUCTWORK.
- CONNECT NEW HOT AND COLD WATER TO EXISTING PIPING.
- INSTALL CONCENTRIC VENT FOR COMBUSTION AIR AND FLUE PER MANUFACTURER STANDARDS.
- INSTALL NEW CONDENSING UNITS CU-01 THRU CU-04 AT LOCATION SHOWN PER MANUFACTURERS RECOMMENDATIONS.
- INSTALL AND INSULATE NEW LIQUID AND SUCTION REFRIGERANT PIPING BETWEEN COOLING COILS AND CONDENSING UNITS. FIRESTOP ALL PENETRATIONS. SEE SPEC ON MEP0.01.
- FOR POWER TO NEW CONDENSING UNITS, REFERENCE ELECTRICAL DRAWINGS.
- CONTRACTOR TO CONNECT CONTROL WIRING BETWEEN THE THERMOSTAT, FURNACE, AND IT'S ASSOCIATED CONDENSING UNIT.
- REFER TO BUILDING ELEVATION FOR CONDENSING UNIT LOCATION.
- REFER TO PLUMBING DRAWING FOR PLUMBING SCOPE. COORDINATE WORK WITH ALL TRADES.
- REFER TO BUILDING ELEVATION FOR EQUIPMENT QUANTITIES AND NUMBERS.
- CONTRACTOR TO INSTALL INSULATION ON VENTILATION/INTAKE PIPING IN UNCONDITIONED SPACES WHERE REQUIRED PER MANUFACTURERS RECOMMENDATION.
- NEW EXHAUST FAN TO BE TIED INTO EXISTING DUCTWORK. CONTRACTOR TO REPLACE EXISTING WALL CAP WITH THE LISTED OPTIONS ON THE SCHEDULE.



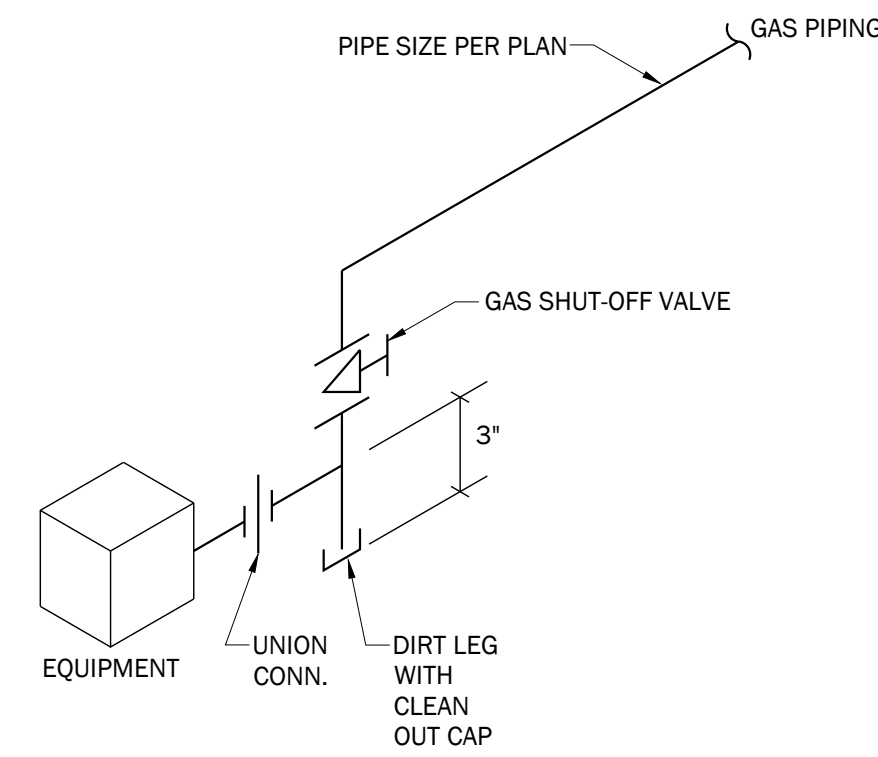
1 PARTIAL FIRST FLOOR PLAN - TYPICAL DEMOLITION

SCALE: 1/2" = 1'-0" (FOR 24"X36" DRAWING ONLY)



2 PARTIAL FIRST FLOOR PLAN - TYPICAL NEW WORK

SCALE: 1/2" = 1'-0" (FOR 24"X36" DRAWING ONLY)



1 TYPICAL GAS PIPING EQUIPMENT CONNECTION DETAIL
NO SCALE

FURNACE SCHEDULE (HVAC)

MARK	LOCATION	SERVICE	SUPPLY FAN			HEATING SECTION			VOLTS/PH/Hz	MANUFACTURER MODEL NO	NOTES
			CFM	ESP	HP	EAT	MBH INPUT	MBH OUTPUT			
HVAC-01 THRU HVAC-13	MECHANICAL CLOSET	SEE PLANS	1100	0.5"	0.5	60°F	40	39	120/1/60	TRANE S9X2B040U3PSBA	ALL

NOTES:
 1. PROVIDE FURNACE WITH MANUFACTURER ACCESSORIES: CONCENTRIC VENT KIT, EXTERNAL TRAP KIT, AND PROGRAMMABLE THERMOSTAT.
 2. CONTRACTOR TO PROVIDE FILTER SECTION WITH GASKETED ACCESS DOOR FOR UNIT.
 3. FURNACE SHALL BE ENERGY STAR RATED.
 4. FILTER SECTION MUST BE SEALED AIR TIGHT AND ACCESS DOOR TO BE PROVIDED WITH GASKET.
 5. PROVIDE FURNACE WITH CONDENSING UNIT AND COOLING COILD INDICATED IN BELOW SCHEDULES.

DX COOLING COIL SCHEDULE (CC)

MARK	LOCATION SERVICE	NOM TON	CFM	REFRIG TYPE	SENSIBLE MBH	EAT		MANUFACTURER MODEL NO	REQUIRED OPTIONS	NOTES
						*F DB	*F WB			
CC-01 THRU CC-12	MECHANICAL CLOSET	1 1/2	812	R410A	18	75	67	TRANE 4TXCA002DS3HCA	---	---

NOTES:

OPTIONS:

AIR COOLED CONDENSER SCHEDULE (CU)

MARK	LOCATION SERVICE	TONS (NOM)	REFRIG TYPE	COND EAT °F	DX COIL		SENS MBH	FANS			MCA	NET WT (LBS)	MANUFACTURER MODEL NO	NOTES
					*F DB	*F WB		NO	w	VOLTS/PH/Hz				
CU-01 THRU CU-12	SEE PLANS	1 1/2	R410A	95	75	67	18	1	86	230/1/60	19	151	TRANE TRUYA024HA70NA	ALL

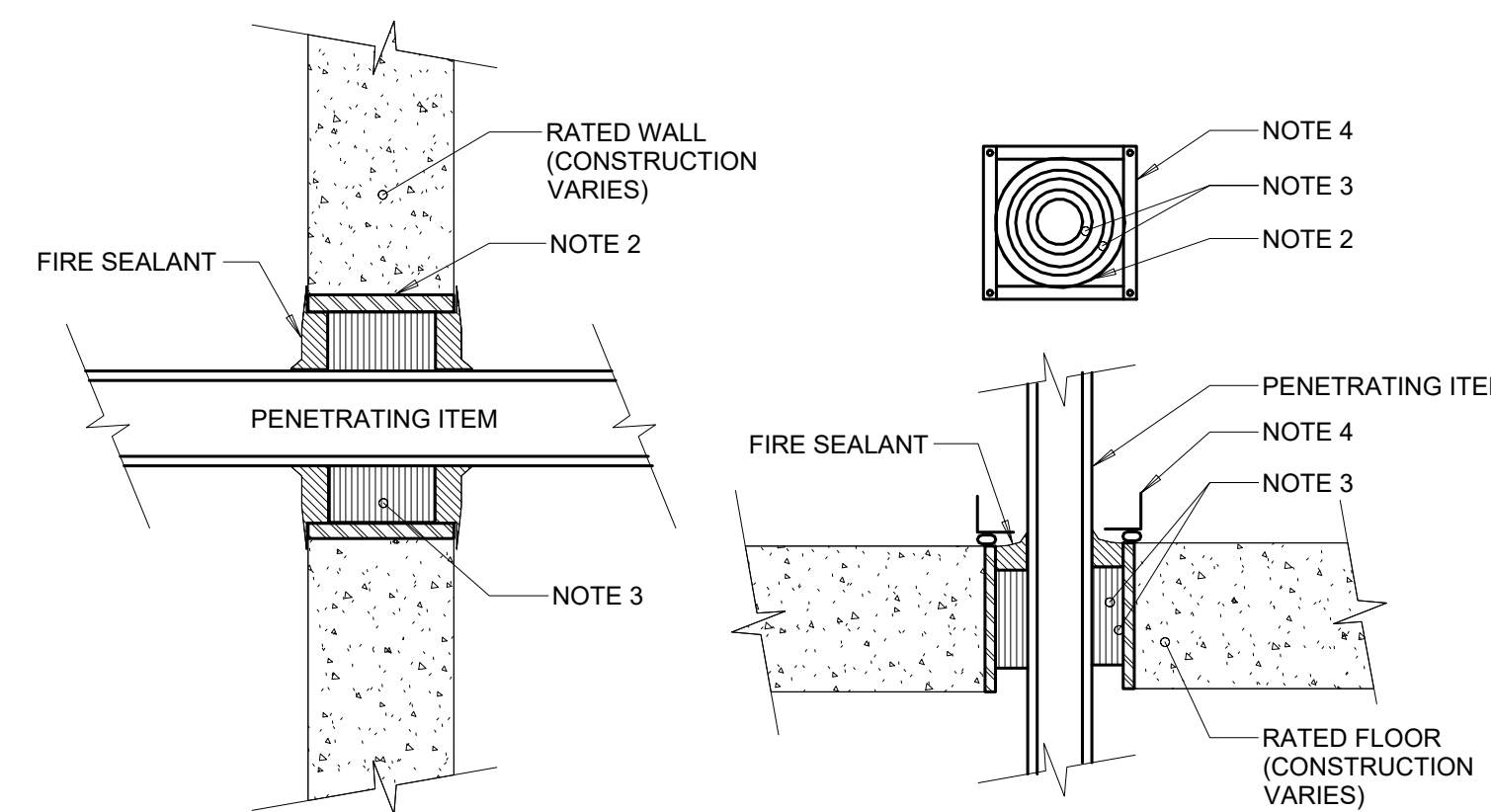
NOTES:
 1. PROVIDE CONDENSING UNIT REFRIGERANT LINE SET, LOW AMBIENT LOCK OUT, AND VIBRATION ISOLATION.
 2. CONDENSING UNIT SHALL BE ENERGY STAR RATED.
 3. PROVIDE CONDENSING UNIT WALL MOUNT KIT (MODEL # QSWBSS) FROM MANUFACTURER.

EXHAUST FAN SCHEDULE (EF)

MARK	LOCATION SERVICE	FAN TYPE	FLOW (CFM)	ESP (*WC)	FAN RPM	DRIVE TYPE	ROUGH OPENING (IN)	ELECTRIC			MANUFACTURER MODEL NO	REQUIRED OPTIONS	NOTES
								HP	FLA	V/PH/Hz			
EF-01 THRU EF-11	BATHROOM	CENTRIFUGAL	70	-	-	DIRECT	8"x8.25"	-	2.0	120/1/60	BROAN 679	ALL	ALL

NOTES:
 1. PROVIDE MISCELLANEOUS MOUNTING HARDWARE AS REQUIRED TO INSTALL FAN.

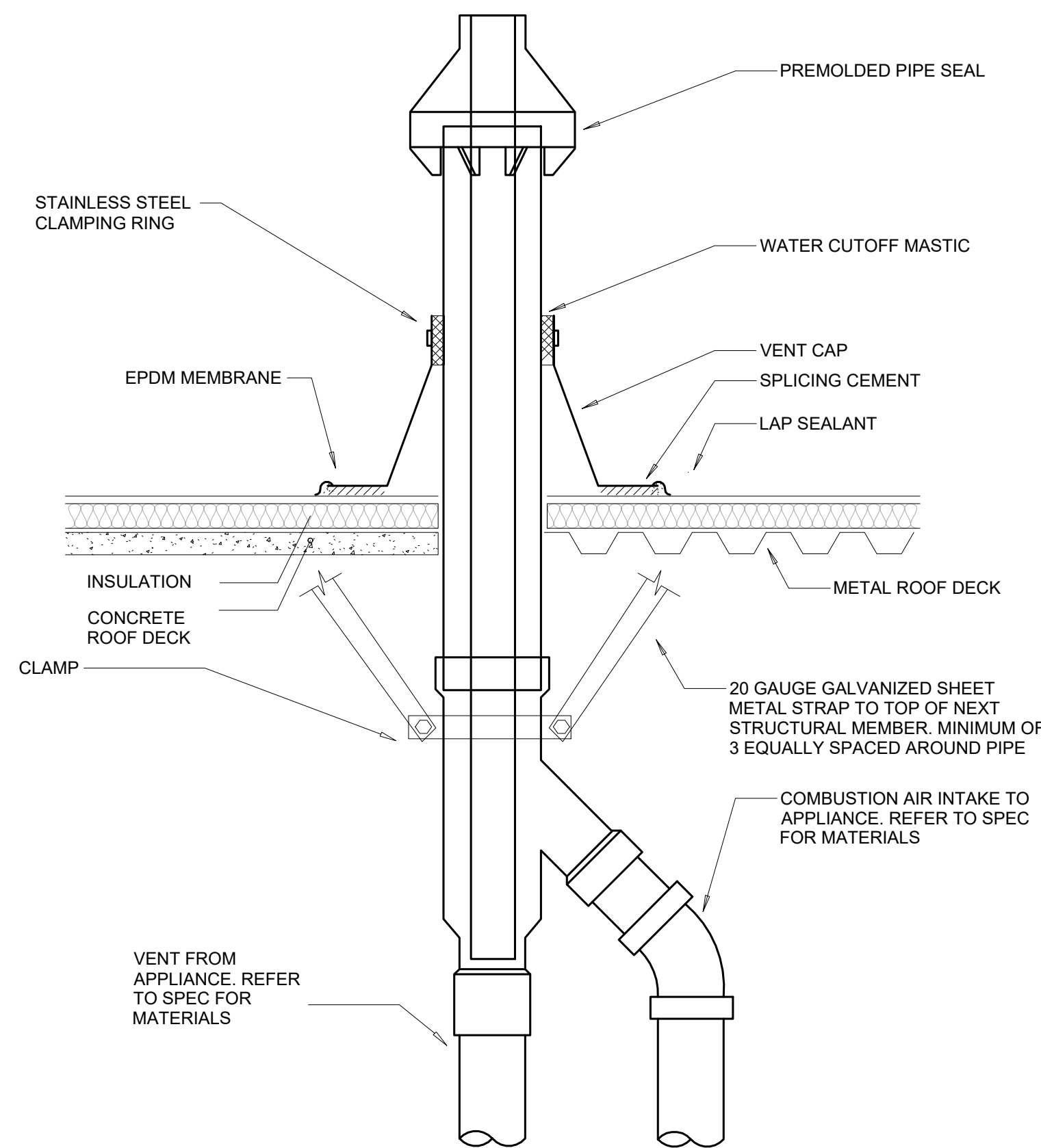
OPTIONS:
 A. BACKDRAFT DAMPER
 B. ROUND DUCT CONNECTORS (INLET/OUTLET)
 C. HOODED WALL CAP WITH BIRDSCREEN



NOTES:

- THIS GENERAL DETAIL APPLIES TO ALL ITEMS PENETRATING FIRE RATED WALLS OR FLOORS. THE INTENT IS TO MAINTAIN THE FIRE RATING AND TO ALLOW LONGITUDINAL MOVEMENT.
- SCHEDULE 5 PIPE SLEEVE EMBEDDED IN WALL OR FLOOR, OR SMOOTH CORE DRILL. EACH CONTRACTOR FURNISHES SLEEVE TO G.C., COORDINATES SLEEVE LOCATIONS AND DEBURS SLEEVE. G.C. BUILDS SLEEVE INTO WALL OR FLOOR ALLOWING NO GAP AROUND SLEEVE. IF SLEEVE IS NOT PROVIDED WHEN WALL OR FLOOR IS BUILT, CONTRACTOR SHALL INSTALL SLEEVE. SLEEVE SIZE SHALL ALLOW ANNULAR SPACE REQUIRED BY THE SELECTED FIRE STOP SYSTEM.
- INSTALL BACKING MATERIAL, SUCH AS MINERAL WOOL SAFING, AS REQUIRED FOR FIRE STOP SYSTEM. INSTALL IN ACCORDANCE WITH FIRE STOP SYSTEM APPLICATION LISTING. SECURE TO WALL OR FLOOR TO ALLOW LONGITUDINAL MOVEMENT OF PENETRATING ITEM WITHOUT MOVEMENT OF FIRE BARRIER.
- WATERTIGHT WELDED 1"x1" 20 GAUGE MINIMUM GALVANIZED SHEET METAL ANGLE FRAME. BY CONTRACTOR IN EQUIPMENT ROOMS FOR WATER STOP. PLACE A BEAD OF WATERPROOF SEALANT BETWEEN FLOOR AND BOTTOM OF ANGLE FRAME. SECURE TO FLOOR WITH MASONRY ANCHORS IN CORNERS AND ON 12" MAXIMUM CENTERS. MULTIPLE PENETRATING ITEMS MAY BE ENCLOSED IN ONE FRAME.

2 FLOOR/WALL PENETRATION - RATED FIRE BARRIER
NO SCALE



3 FLUE - CONCENTRIC VENT/INTAKE
NO SCALE



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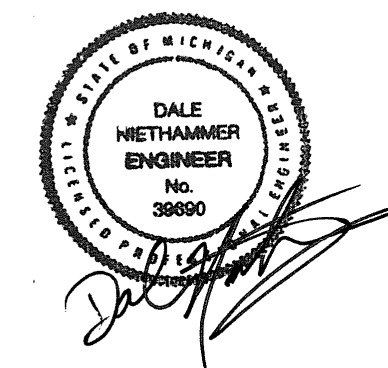
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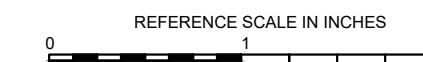
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Approved	D NIETHAMMER

MECHANICAL SCHEDULES AND DETAILS

SCALE

Scale:

SHEET NUMBER

M2.0



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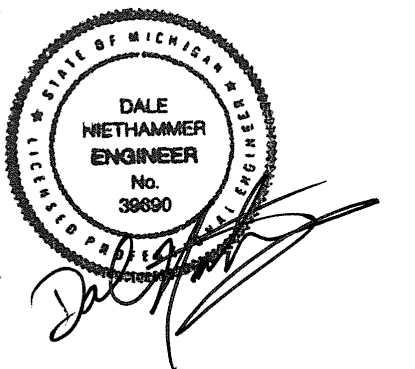
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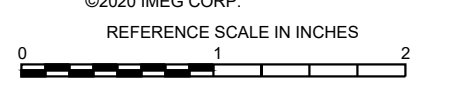
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Approved	D NIETHAMMER

SHEET TITLE

PLUMBING COVERSHEET

SCALE

Scale: **NONE**

SHEET NUMBER

P0.01

PLUMBING SYMBOL LIST	
NOT ALL SYMBOLS MAY APPLY.	
SYMBOL:	DESCRIPTION:
—CW—	COLD WATER - POTABLE
—D—	DRAIN
—HW—	HOT WATER - POTABLE
—HWC—	HOT WATER CIRCULATING - POTABLE
—SAN—	SANITARY DRAINAGE
—V—	VENT
—NG—	NATURAL GAS
—>	PIPE CONTINUATION
—	PIPE CAP
—>	PIPE DOWN
—<	PIPE UP OR UP/DOWN
—O	PIPE SERVING FIXTURE ON FLOOR ABOVE (EXAMPLE: FD = FLOOR DRAIN)
—> FD	DIRECTION OF FLOW IN PIPE
—	SHUTOFF VALVE NORMALLY OPEN
— GPM	BALANCING VALVE (NUMBER INDICATES GPM)
—	CHECK VALVE

PLUMBING ABBREVIATION KEY	
ABBR:	DESCRIPTION:
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
BFP	BACKFLOW PREVENTER
CO	CLEANOUT
CS	CLINICAL SINK
E	EXISTING
EE	EMERGENCY EYEWASH
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
LAV	LAVATORY
MB	MOB BASIN
SK	SINK
TYP	TYPICAL
WC	WATER CLOSET
WCO	WALL CLEANOUT

MECHANICAL RENOVATION NOTES:

THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO, FIRE PROTECTION, PLUMBING, VENTILATION, PIPING AND TEMPERATURE CONTROL.

- EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED FROM FIELD SURVEYS, EXISTING BUILDING DOCUMENTS, AND STAFF. VERIFY EXISTING CONDITIONS AND REPORT ANY CONFLICTS BEFORE PROCEEDING.
- NOT ALL EXISTING DUCTWORK AND PIPING IS SHOWN. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY CONFLICTS WITH NEW WORK.
- FIELD VERIFY THE AVAILABLE CLEARANCES FOR DUCTWORK AND PIPING BEFORE FABRICATION. RISES AND DROPS MAY BE NECESSARY BECAUSE OF EXISTING FIELD CONDITIONS.
- EACH CONTRACTOR SHALL FIELD VERIFY ACCESSIBILITY TO THE AREA OF THEIR WORK AND SHALL NOTIFY THE CONSTRUCTION MANAGER PRIOR TO BIDDING IF OTHER UTILITIES ARE REQUIRED TO BE REMOVED OR RELOCATED TO ALLOW ACCESS TO THEIR AREA OF WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CUTTING, REMOVAL AND PATCHING OF ROOFS, WALLS, AND FLOORS ASSOCIATED WITH WORK BY ALL CONTRACTORS. CONTRACTORS SHALL NOTIFY THE GC OF AFFECTED AREAS PRIOR TO BIDDING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CEILINGS, CEILING TILES, AND CEILING GRIDS ASSOCIATED WITH AREAS OF WORK BY ALL CONTRACTORS. NOTIFY THE GENERAL CONTRACTOR OF AFFECTED AREAS PRIOR TO BIDDING.
- WHERE EXISTING MECHANICAL SYSTEMS ARE LOCATED IN AREAS THAT CONFLICT WITH NEW EQUIPMENT, PIPING, OR DUCTWORK TO BE INSTALLED, EACH CONTRACTOR SHALL EITHER ARRANGE NEW EQUIPMENT, PIPING, OR DUCTWORK IN SUCH A FASHION THAT IT DOES NOT CONFLICT WITH EXISTING SYSTEMS, OR REWORK EXISTING MECHANICAL SYSTEMS TO ALLOW FOR INSTALLATION OF NEW EQUIPMENT, PIPING, OR DUCTWORK.
- PROVIDE TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. MAINTAIN ACCESS TO EXISTING MECHANICAL INSTALLATIONS THAT REMAIN ACTIVE.
- OBTAIN PERMISSION FROM OWNER BEFORE SHUTTING DOWN ANY SYSTEM FOR ANY REASON. MAINTAIN SERVICE TO ALL COMPONENTS THAT ARE TO REMAIN UNTIL NEW SYSTEMS ARE INSTALLED.
- MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR TIE IN AND SWITCHOVER. DRAIN SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER BEFORE PARTIALLY OR COMPLETELY DRAINING SYSTEM. MAKE CHANGEOVER TO NEW SYSTEMS WITH MINIMUM OUTAGE. DISCONNECT AND REMOVE MECHANICAL DEVICES AND EQUIPMENT SERVING EQUIPMENT THAT HAS BEEN REMOVED.

PLUMBING GENERAL NOTES:

- THE SYMBOLS AND THE MATERIAL LIST ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES AND FURNISH ALL MATERIALS REQUIRED FOR FULLY OPERATIONAL SYSTEMS, WHETHER SPECIFIED OR NOT.
- CATALOG NUMBERS SHALL NOT BE CONSIDERED COMPLETE, BUT ARE GIVEN AS AN AID TO THE CONTRACTOR AND TO INDICATE THE QUALITY REQUIRED. CONTRACTOR IS RESPONSIBLE FOR A COMPLETE DESCRIPTION OF MATERIAL ON THESE DRAWINGS AND IN THE SPECIFICATIONS BEFORE ORDERING. THE DESCRIPTION OF THE MATERIAL TAKES PRECEDENCE OVER THE CATALOG NUMBER. THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN.
- CONTRACTOR SHALL VERIFY THAT FIXTURES SUPPLIED ARE APPROVED PER ALL APPLICABLE STATE, LOCAL AND GOVERNING AUTHORITIES.
- ALL FIXTURES SHALL CONFORM TO FEDERAL ACT S.3874
- REFER TO THE PLUMBING ROUGH-IN SCHEDULE FOR THE SIZES OF BRANCH PIPES TO PLUMBING FIXTURES.
- FOR CLARITY, NOT ALL VALVES HAVE BEEN SHOWN. PROVIDE SHUTOFF VALVES IN DOMESTIC WATER PIPING SERVING EACH ROOM WITH FIXTURES. ANGLE STOPS SHALL NOT BE CONSIDERED SHUTOFF VALVES.
- EXISTING CONDITIONS ON DEMOLITION PLANS ARE PROVIDED TO INDICATE THE GENERAL SCOPE OF ITEMS TO BE REMOVED. REFER TO SPECIFICATION SECTION 22 05 05 FOR ADDITIONAL DEMOLITION INFORMATION.
- P.C. SHALL CUT AND PATCH EXISTING AS REQUIRED FOR NEW OR DEMOLITION WORK UNLESS NOTED OTHERWISE. REFER TO SPECIFICATION SECTION 22 05 05 FOR ADDITIONAL INFORMATION.

MECHANICAL GENERAL NOTES:

THESE NOTES APPLY TO ALL MECHANICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO, FIRE PROTECTION, PLUMBING, VENTILATION, PIPING AND TEMPERATURE CONTROL.

- DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT EXACT INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF DUCTWORK, PIPING, EQUIPMENT, ETC., AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES FROM ARCHITECTURAL, STRUCTURAL, SUBMITTALS, AND OTHER APPROPRIATE DRAWINGS OR PHYSICALLY AT SITE. REVIEW ALL DRAWINGS, INCLUDING THOSE OF OTHER TRADES.
- COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO PROVIDE CLEARANCES REQUIRED FOR OPERATION, MAINTENANCE, CODE COMPLIANCE, AND TO VERIFY NON-INTERFERENCE WITH OTHER WORK. DO NOT FABRICATE PRIOR TO VERIFICATION OF NECESSARY CLEARANCES FOR ALL TRADES. BRING ANY INTERFERENCES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH FABRICATION OR EQUIPMENT ORDERS.
- REVIEW SPACE REQUIREMENTS OF EQUIPMENT SPECIFIED OR SUBSTITUTED AND MAKE REASONABLE ACCOMMODATIONS IN LAYOUT AND POSITIONING TO PROVIDE PROPER ACCESS.
- ANY CHANGES REQUIRED TO ELIMINATE CONFLICTS OR THAT RESULT FROM A FAILURE TO COORDINATE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR EXPENSE TO OTHERS.
- EACH CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ELECTRICAL CHANGES REQUIRED FOR EQUIPMENT PROPOSED THAT DIFFERS FROM THE BASIS OF DESIGN.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY AUDIO/VISUAL, AND OTHER MECHANICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS.
- THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
- IN AREAS WITH DRYWALL CEILINGS COORDINATE LOCATIONS OF ACCESS PANELS WITH THE GC FOR ACCESS TO VALVES, DUCTWORK ACCESSORIES, DAMPERS, ETC. COORDINATE PANEL TYPE AND COLOR WITH ARCHITECT. NOTIFY THE GC OF THE REQUIRED ACCESS PANELS PRIOR TO BIDDING.
- SEAL ALL WALL PENETRATIONS AIRTIGHT WHERE CONDUITS, PIPING, AND DUCTS PENETRATE.
- CAULK ALL PIPE AND DUCT PENETRATIONS OF FULL HEIGHT NON-FIRE RATED WALL, PARTITION FLOOR, AND ROOF ASSEMBLIES. THIS IS ESSENTIAL TO PREVENT NOISE TRANSMISSION FROM ONE ROOM TO ANOTHER AND TO PROVIDE THE DESIRED NC LEVELS WITHIN ROOMS.
- EQUIPMENT SIZES AND SERVICE CLEARANCE REQUIREMENTS VARY AMONG DIFFERENT MANUFACTURERS. CONSULT APPROVED SHOP DRAWINGS FOR EQUIPMENT SIZES AND REQUIRED SERVICE CLEARANCES. COORDINATE WITH LAYOUT OF EQUIPMENT PADS, PIPING, DUCTWORK, ETC.
- DO NOT BLOCK EQUIPMENT SERVICE CLEARANCES.
- MAINTAIN A MINIMUM WORKING CLEARANCE OF 3'-6" IN FRONT OF ALL ELECTRICAL EQUIPMENT REQUIRING MAINTENANCE, INSPECTION, AND TESTING INCLUDING BUT NOT LIMITED TO PANELS, DISTRIBUTION PANELS, SWITCHBOARDS, MOTOR CONTROL CENTERS, TRANSFORMERS, EQUIPMENT DISCONNECTS AND STARTERS.
- DO NOT SUPPORT EQUIPMENT, PIPING, OR DUCTWORK FROM METAL DECKING OR OTHER NON-STRUCTURAL BUILDING ELEMENTS. ANCHORS EMBEDDED IN CONCRETE SHALL BE CRACKED CONCRETE APPROVED IN ACCORDANCE WITH SPECIFICATIONS.

PLUMBING SLOPE REQUIREMENTS:

INTERIOR:	
SANITARY WASTE:	1/2" - 1/4" PER FOOT 2 3/4" = 1/8" PER FOOT 2 8" = 1/16" PER FOOT
STORM (GRAVITY):	1/8" PER FOOT
CONDENSATE AND INDIRECT DRAINAGE:	1/8" PER FOOT
SANITARY VENT:	NO SPECIFIC PITCH, PITCH TO FIXTURES
DOMESTIC WATER:	NO SPECIFIC PITCH, PITCH TO FIXTURES



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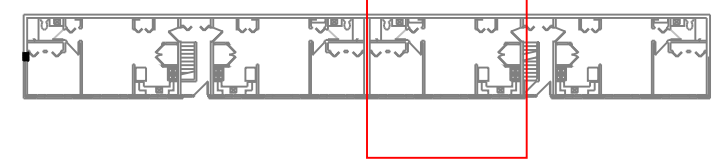


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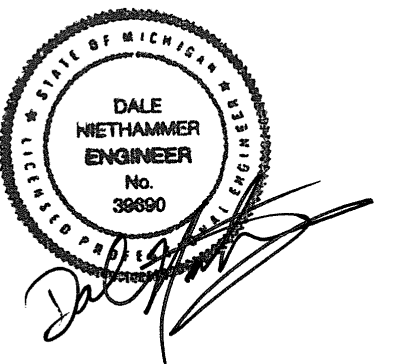
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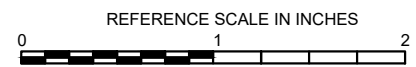
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REVISIONS

No.	Date	Revision / Issue
A	12/18/2023	OWNER REVIEW
B	03/12/2024	BIDS/PERMITS
C	04/12/2024	BIDS/PERMITS

SHEET INFORMATION

Issue	BIDS/PERMITS
Date	04/12/2024
Job Number	23004726.00
Drawn	J SATTELBERG
Checked	R QUINN
Approved	D NIETHAMMER

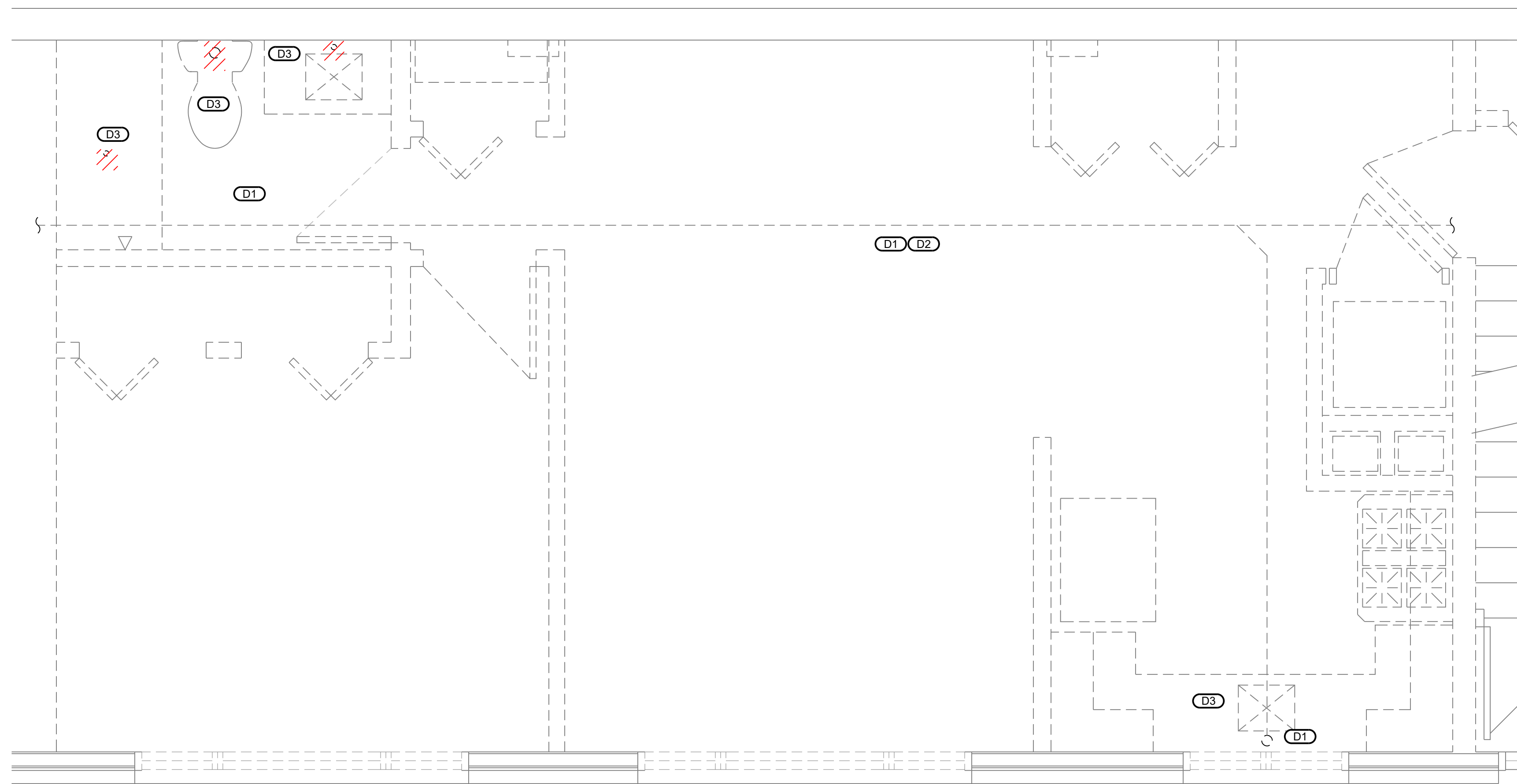
**PARTIAL FLOOR PLAN
UNDERGROUND DEMO/NEW WORK**

SCALE

Scale: _____

SHEET NUMBER

P1.0



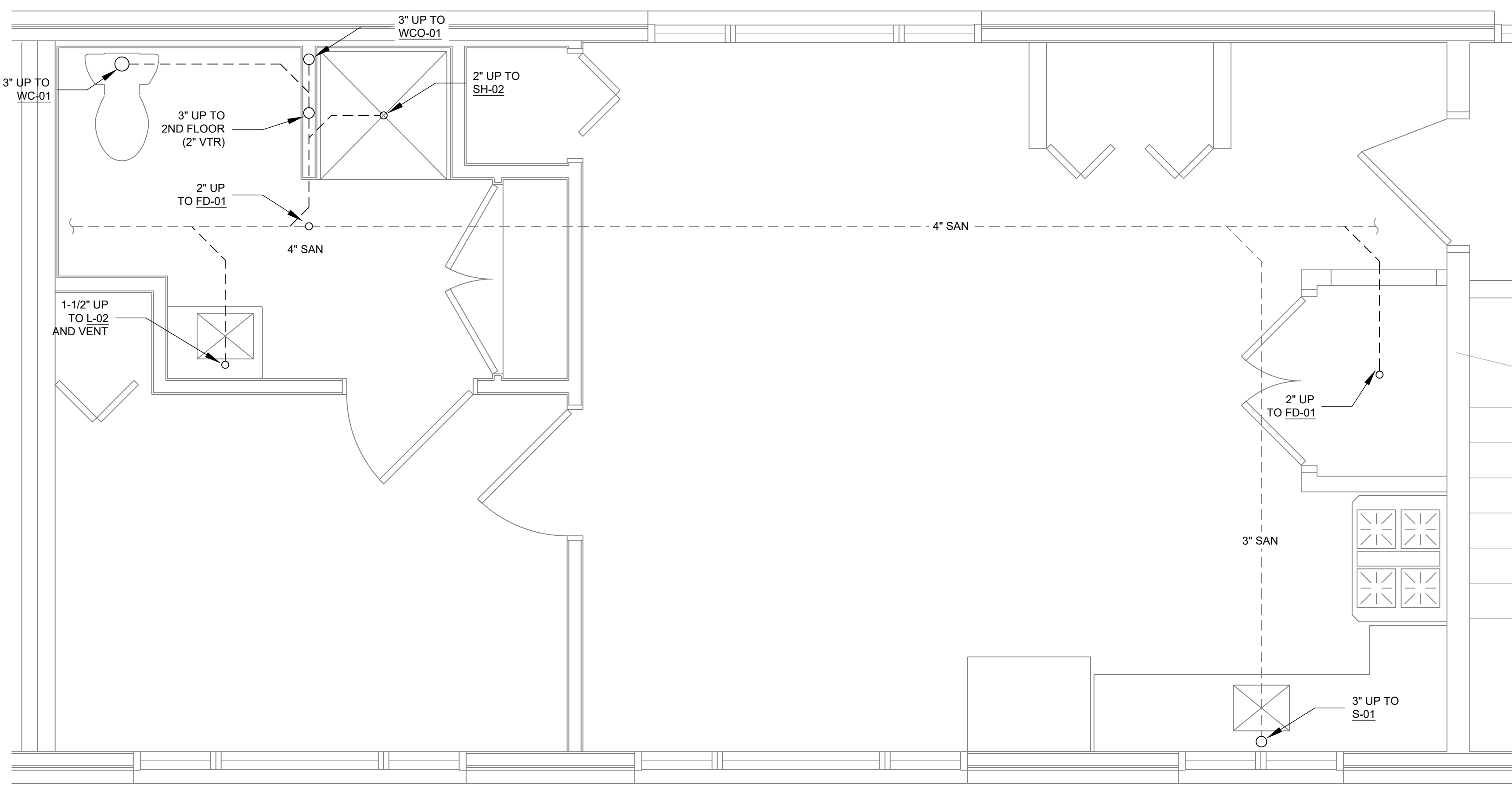
- GENERAL NOTES:**
- SEE GENERAL NOTES, SPECIFICATIONS, AND ADDITIONAL PROJECT INFORMATION ON GENERAL DRAWINGS.
 - RED HATCHING INDICATES DEMOLITION.
 - NEW WORK SHOWN IN BOLD.
 - DRAWINGS DIAGRAMMATICALLY INDICATE THE GENERAL SCOPE OF WORK. BUT DO NOT PROVIDE EXACT SCALE OR LOCATIONS. PROPER INSTALLATION OF ALL SYSTEMS, AFTER COORDINATION WITH OTHER TRADES, IS THE CONTRACTORS RESPONSIBILITY.
 - THIS IS A TYPICAL FLOORPLAN - SOME DISCREPANCIES MAY ARISE BETWEEN APARTMENTS AND BUILDINGS. NOTIFY ENGINEER. THIS DOES NOT RELIEVE THE CONTRACTOR TO PROVIDE COMPLETE AND WORKING SYSTEMS. REFER TO BUILDING SCHEMATICS FOR ALL EQUIPMENT LOCATIONS.
 - THERE IS NO PLUMBING SCOPE IN THE LAUNDRY/OFFICE UNITS LOCATED IN BUILDING 1506.

- DEMOLITION KEYNOTES: (DX)**
- CONTRACTOR TO IMAGE FLOOR TO DETERMINE LOCATION OF EXISTING CAST IRON PIPING.
 - CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH EXISTING SANITARY SEWER AND VENTING AFTER DEMOLITION OF THE WALLS AND CEILING, PRIOR TO PLUMBING DEMOLITION AND NEW WORK.
 - DEMOLISH SANITARY PIPING TO FIXTURES AS REQUIRED FOR NEW WORK.

- NEW WORK KEYNOTES: (X)**
- INSTALL PIPING AS SHOWN, BACKFILL TRENCHES AND REPAIR CONCRETE AS REQUIRED.
 - CONTRACTOR TO TIE IN NEW FIXTURES TO EXISTING SANITARY PIPING.

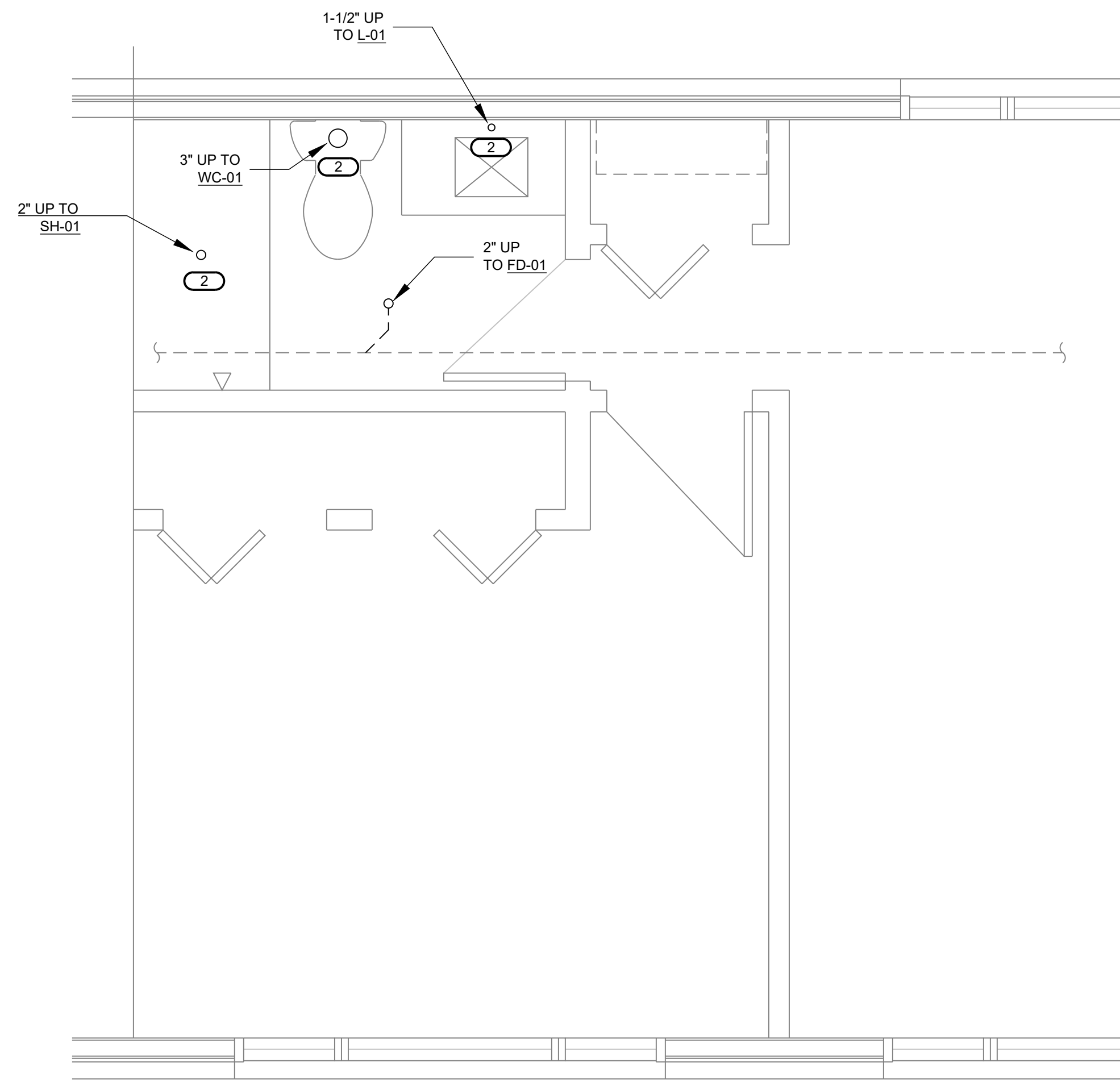
1 PARTIAL UNDERGROUND FLOOR PLAN - DEMOLITION

SCALE: 1/2" = 1'-0" (FOR 24"x36" DRAWING ONLY)



1 PARTIAL UNDERGROUND FLOOR PLAN - NEW WORK

SCALE: 1/2" = 1'-0" (FOR 24"x36" DRAWING ONLY)



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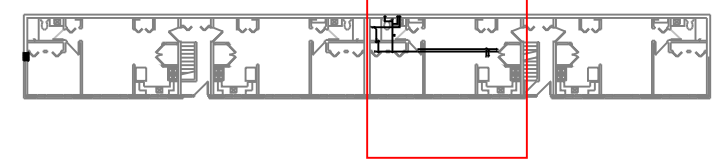


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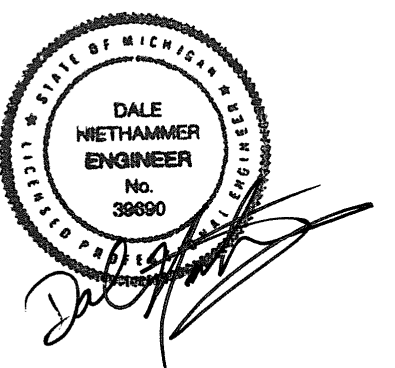
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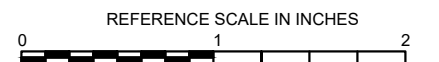
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Drawn	J SATTELBERG
Checked	R QUINN
Approved	D NIETHAMMER

SHEET TITLE
**PARTIAL FLOOR PLAN
DEMO/NEW WORK**

SCALE

Scale:

SHEET NUMBER

P1.1

GENERAL NOTES:

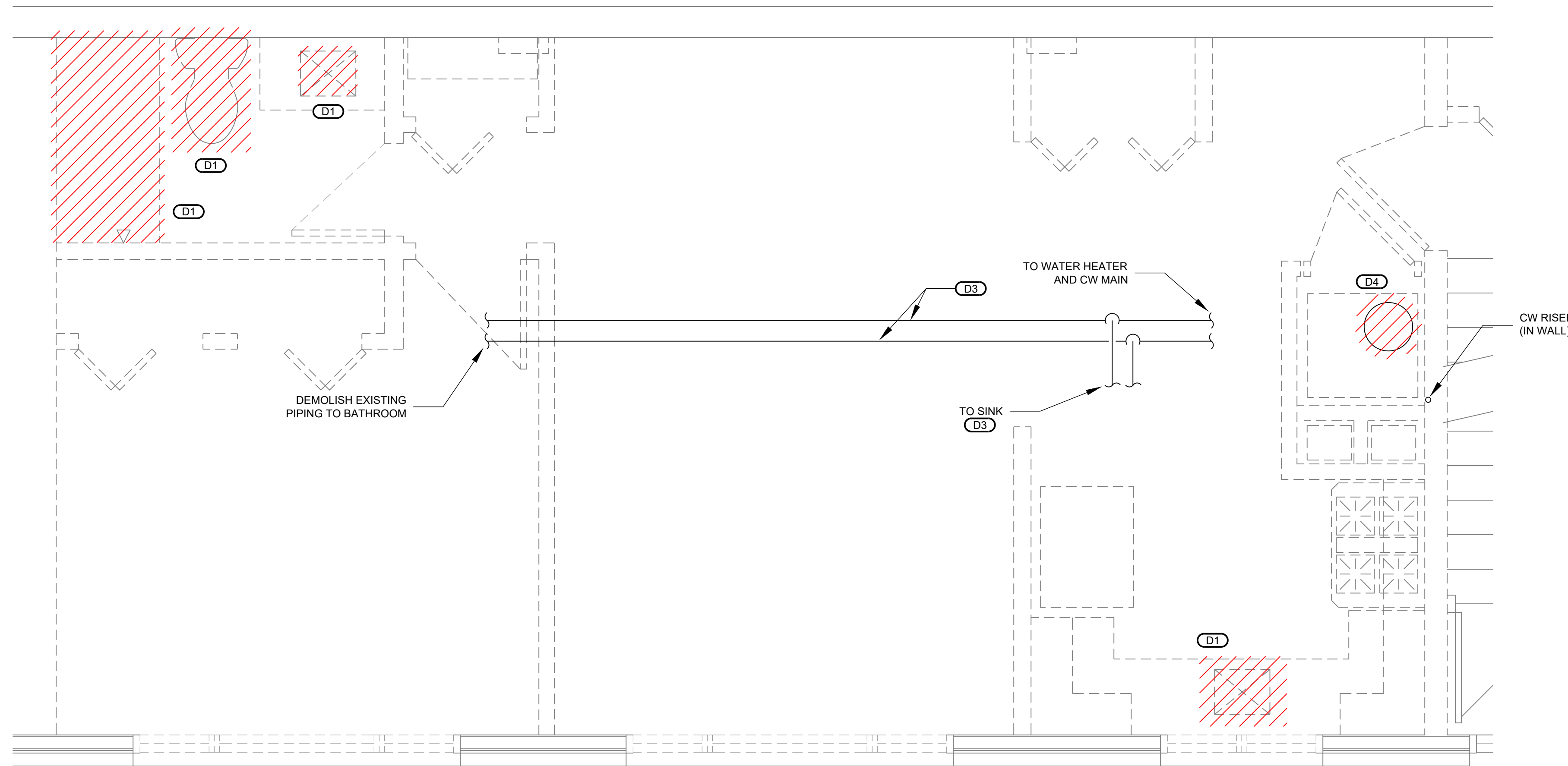
- SEE GENERAL NOTES, SPECIFICATIONS, AND ADDITIONAL PROJECT INFORMATION ON GENERAL DRAWINGS.
- RED HATCHING INDICATES DEMOLITION.
- NEW WORK SHOWN IN BOLD.
- DRAWINGS DIAGRAMMATICALLY INDICATE THE GENERAL SCOPE OF WORK, BUT DO NOT PROVIDE EXACT SCALE OR LOCATIONS. PROPER INSTALLATION OF ALL SYSTEMS, AFTER COORDINATION WITH OTHER TRADES, IS THE CONTRACTORS RESPONSIBILITY.
- THIS IS A TYPICAL FLOORPLAN - SOME DISCREPANCIES MAY ARISE BETWEEN APARTMENTS AND BUILDINGS. NOTIFY ENGINEER. THIS DOES NOT RELIEVE THE CONTRACTOR TO PROVIDE COMPLETE AND WORKING SYSTEMS. REFER TO BUILDING SCHEMATICS FOR ALL EQUIPMENT LOCATIONS.
- THERE IS NO PLUMBING SCOPE IN THE LAUNDRY/OFFICE UNITS LOCATED IN BUILDING 1506.

DEMOLITION KEYNOTES: (DX)

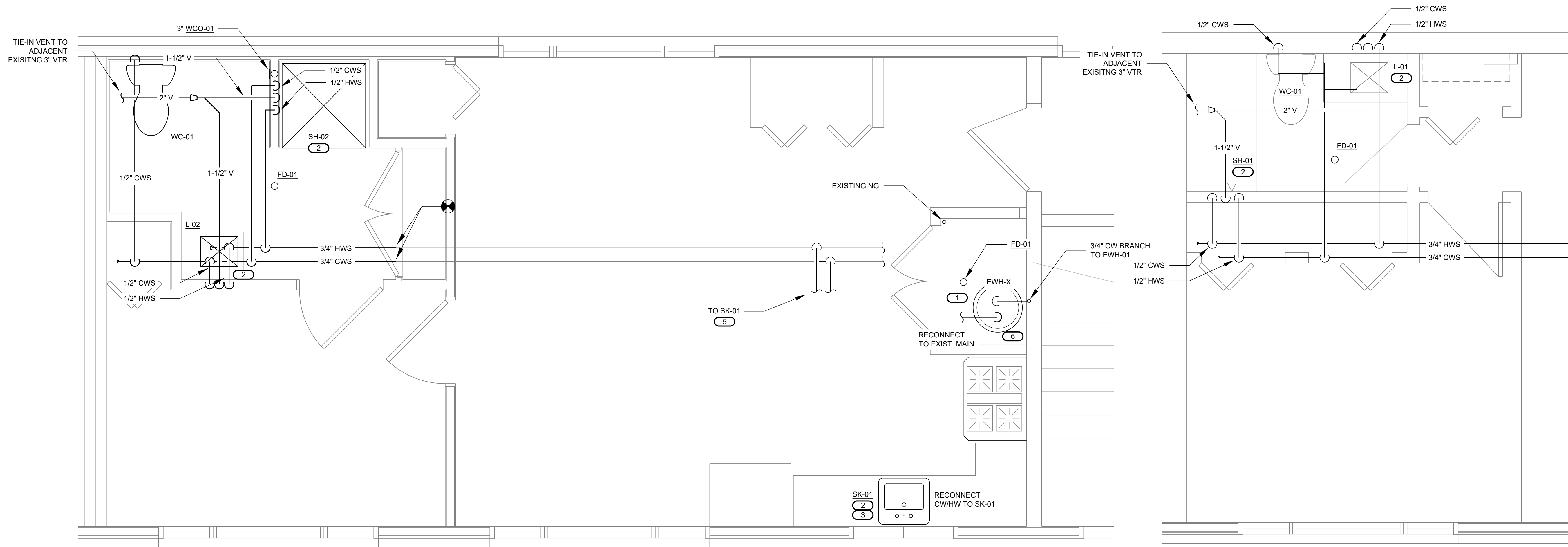
- DEMOLISH EXISTING PLUMBING (SANITARY, COLD WATER SUPPLY, HOT WATER SUPPLY, AND VENTING) BACK TO BRANCH.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH EXISTING PIPING AFTER DEMOLITION OF THE WALLS AND CEILING. PRIOR TO PLUMBING DEMOLITION AND NEW WORK.
- CONTRACTOR TO FIELD VERIFY EXISTING PIPE SIZES AND NOTIFY ENGINEER DURING DEMOLITION PHASE.
- PLUMBING CONTRACTOR TO DISCONNECT NG AND REMOVE EXISTING WATER HEATER.

NEW WORK KEYNOTES: (X)

- CONTRACTOR TO FIELD ROUTE PIPING FROM DRAIN PAN, AND FURNACE CONDENSATE TO FLOOR DRAIN.
- INSTALL THERMOSTATIC MIXING VALVE (TMV-01) AT SINKS AND LAVATORIES.
- INSTALL AIR ADMITTANCE VALVE ON DRAIN FOR KITCHEN SINK.
- ROUTE PIPING TO WATER CLOSET ON INSIDE OF EXISTING WALL. NO WATER PIPING SHALL BE ROUTED IN EXTERIOR WALL.
- CONTRACTOR TO FIELD VERIFY EXISTING PIPE SIZES AND NOTIFY ENGINEER DURING DEMOLITION PHASE.
- PLUMBING CONTRACTOR TO INSTALL AND PIPE EWH AND ELECTRICAL CONTRACTOR TO WIRE NEW EWH.



1 PARTIAL ABOVE FLOOR PLAN - DEMOLITION
SCALE: 1/2" = 1'-0" (FOR 24"X36" DRAWING ONLY)



1 PARTIAL ABOVE GROUND FLOOR PLAN - NEW WORK
SCALE: 1/2" = 1'-0" (FOR 24"X36" DRAWING ONLY)

ADA UNITS

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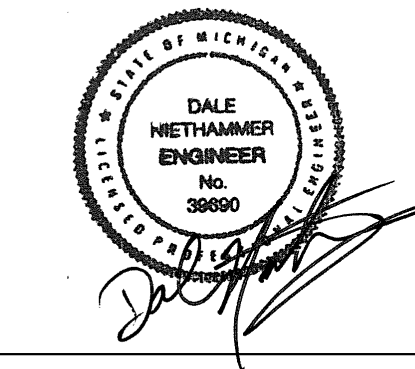
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Drawn	J SATTELBERG
Checked	R OQUINN
Approved	D NIETHAMMER

PLUMBING SCHEDULES AND DETAILS

SCALE

SHEET NUMBER

P2.0

ELECTRIC WATER HEATER SCHEDULE (EWH)											
TAG NO.	LOCATION	TYPE	GPH @90° RISE	CW CONNECTION	TURN DN RATIO	ELECTRIC		SHIP WEIGHT (LBS)	MANUFACTURER MODEL NO	REQUIRED OPTIONS	NOTES
						V	WATTS				
EWH-01 THRU EWH-12	SEE PLANS	TANK 30 GAL. CAP.	21	3/4"	5:1	240	1	1500 - 6000	95	LOCHINVAR LET-30 DAK	-- ALL

NOTES:
1. ALL COMPONENTS SHALL BE OF THE MANUFACTURER AND MODEL NUMBER AS SCHEDULED OR APPROVED EQUAL.
2. INSTALLATION OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. PROVIDE WATER HEATER WITH DRAIN PAN.

OPTIONS:

EXPANSION TANK SCHEDULE (ET)											
TAG NO.	LOCATION SERVICE	TYPE	TANK			CONN SIZE		MANUFACTURER MODEL NO	REQUIRED OPTIONS	NOTES	
			TANK VOL (GAL)	ACCEPT VOL (GAL)	SIZE (DIA x HEIGHT)	SHIP WT (LBS)	FILL				SYS
ET-01 THRU ET-12	MECH CLOSET	VERTICAL BLADDER	2	0.9	8" x 14"	10	3/4"	---	AMTROL ST-5C-DD	- 1,2	

NOTES:
1. ALL COMPONENTS SHALL BE OF THE MANUFACTURER AND MODEL NUMBER AS SCHEDULED OR APPROVED EQUAL.
2. INSTALLATION OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

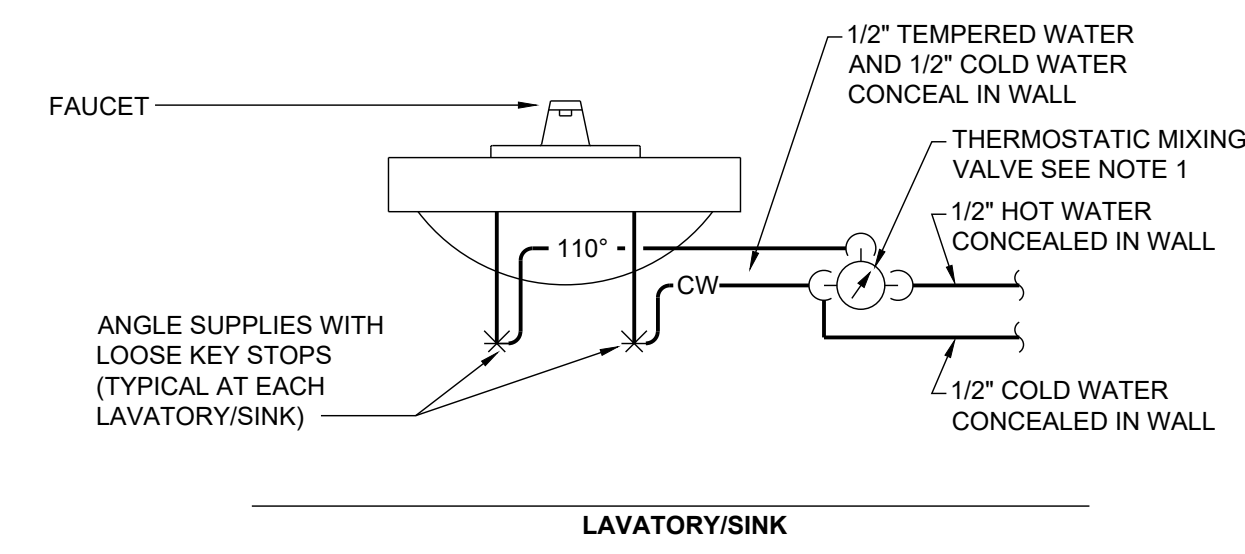
OPTIONS:

PLUMBING COMPONENT SCHEDULE (AS NOTED)							
TAG NUMBER	LOCATION SERVICE	CONN SIZE	DESCRIPTION	MANUFACTURER MODEL NO	REQUIRED OPTIONS	NOTES	
TMV-01	SEE PLANS L-01, SK-01, SH-01	VARIES	THERMOSTATIC MIXING VALVE, 0.25 TO 2.25 GPM CAPACITY, ASSE STANDARD 1070, IAPMO CUPC LISTED, BRASS BODY, LEAD FREE.	WATTS LFUSG-B-M2	---	1,2,3	
WCO-01	SEE PLANS	VARIES SEE PLANS	CLEANOUT TEE, DURA-COATED CAST IRON BODY, GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND, SMOOTH STAINLESS STEEL WALL ACCESS COVER WITH SECURING SCREW.	ZURN Z1446	---	1,2,3	
FD-01	SEE PLANS	VARIES SEE PLANS	FLOOR DRAIN, ADJUSTABLE COLLAR WITH SEEPAGE SLOTS, LEVELING STRAINER, TOP ASSEMBLY, DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, TRAP SEAL PROTECTION DEVICE (Z1072), POLISHED BRONZE GRATE.	ZURN Z415-BZ1	---	1,2,3,4	
L-01	BATHROOMS	3/8" CW 3/8" HW	22 3/4"x18"x5" DROP-IN RECTANGULAR BASIN, 4" CENTERS, VITREOUS CHINA	KOHLER K-2337-4	C	1,2,3	
			LAVATORY FAUCET, MANUAL SINGLE HANDLE, 3 HOLE 4" CENTERSET DECK MOUNTED, MAX 1.2 GPM, POLISHED CHROME PLATED FINISH, METAL POP-UP DRAIN, INTEGRATED SUPPLY LINES.	DELTA 520-MPU-DST	---	1,2,3	
L-02	ADA BATHROOMS	3/8" CW 3/8" HW	22 3/4"x18"x5" DROP-IN RECTANGULAR BASIN, 4" CENTERS, VITREOUS CHINA	KOHLER K-2337-4	C,G,H	1,2,3	
			LAVATORY FAUCET, MANUAL SINGLE HANDLE, 3 HOLE 4" CENTERSET DECK MOUNTED, MAX 1.2 GPM, POLISHED CHROME PLATED FINISH, METAL POP-UP DRAIN, INTEGRATED SUPPLY LINES.	DELTA 520-MPU-DST	G	1,2,3	
SK-01	SEE PLANS	3/8" CW 3/8" HW 3-1/2" D 1-1/2" V	19 1/2"x13 1/2"x5 1/2" SINGLE BOWL, DROP-IN, 20 GAUGE 304 STAINLESS STEEL (SS) WITH BRUSHED FINISH, 3 1/2" REAR LEFT DRAIN, SS BODY STRAINER, BASKET RUBBER SEAL AND TAILPIECE (LK99), 3 HOLE 4" CENTERSET, QUICK CLIP MOUNTING SYSTEM, ADA COMPLIANT.	ELKAY PSRADQ191955L	---	1,2,3	
			MANUAL SINGLE HANDLE GOOSENECK 180° ROTATIONAL SPOUT, 3 HOLE 4" CENTERS, TOP MOUNT.	DELTA DSP-K-100-DST	---	1,2,3	
SH-01	BATHROOMS	1/2" CW 1/2" HW 2" SAN	SHOWER BASIN AND ASSEMBLY BY ARCHITECT	SPEC BY ARCH	---	1,2,3	
			POLISHED CHROME SHOWER HEAD AND HANDLE, 1.5 GPM, PRESSURE BALANCED, FIELD ADJUSTABLE HANDLE ROTATION, INTEGRAL MIXING VALVE.	DELTA R10000-UN DELTA T13H13Z	---	1,2,3	
SH-02	ADA BATHROOMS	1/2" CW 1/2" HW 2" SAN	SHOWER BASIN AND ASSEMBLY BY ARCHITECT	SPEC BY ARCH	G	1,2,3	
			SINGLE HANDLE PRESSURE BALANCED MIXING FAUCET, POLISHED CHROME FINISH, HAND HELD SHOWER WITH ON/OFF CONTROL, CHROME PLATED MOUNTING RAIL.	MOEN T12H323-20	G	1,2,3	
WC-01	BATHROOMS	2-1/2" SAN	1.6 GPF FLOOR MOUNT WATER CLOSET FLUSH TANK WITH ELONGATED STANDARD BOWL, PRESSURE FLUSH ASSIST, VITREOUS CHINA, WHITE FINISH.	KOHLER K-3493	G	1,2,3	
			QUIET CLOSE ELONGATED TOILET SEAT, 5 1/2" MOUNTING HOLES, SOLID WHITE FINISH.	KOHLER K-20110	G	1,2,3	

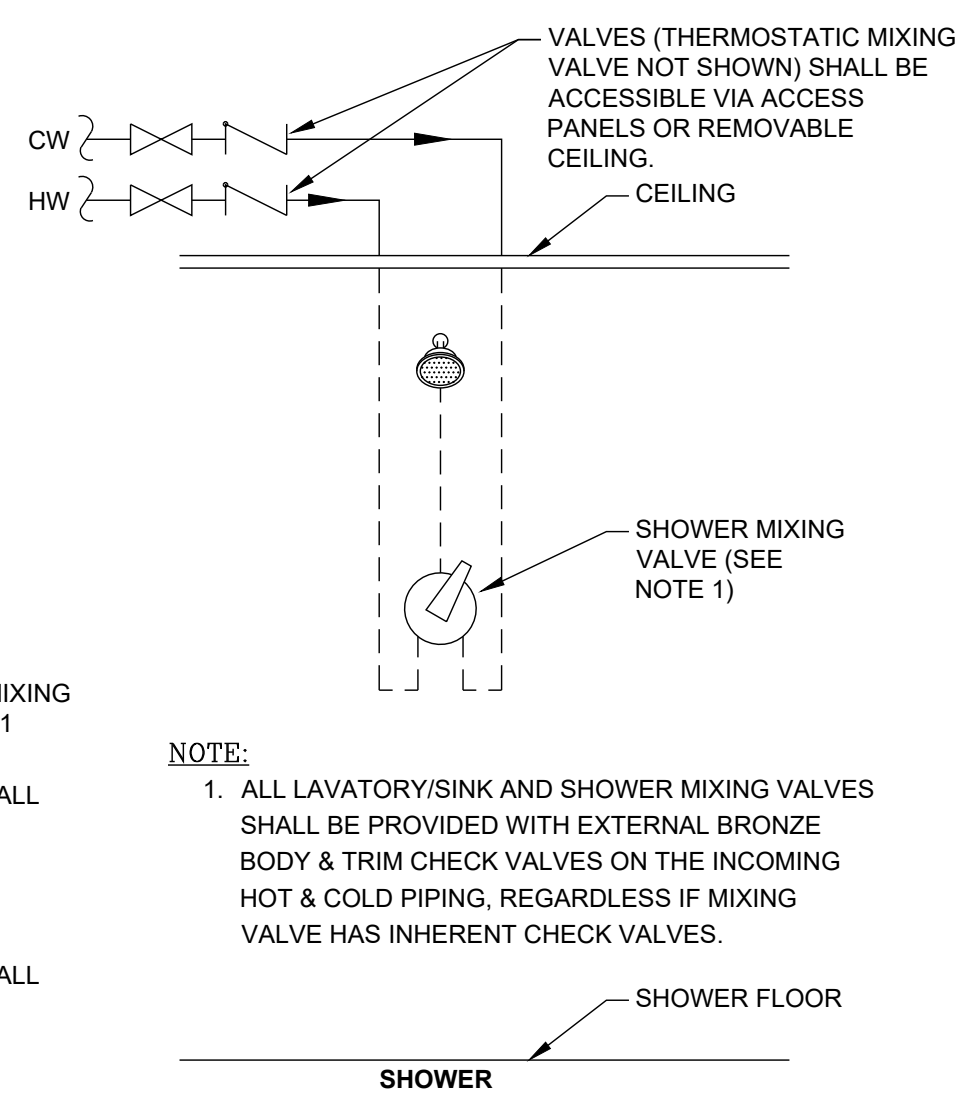
NOTES:
1. ALL COMPONENTS SHALL BE OF THE MANUFACTURER AND MODEL NUMBER AS SCHEDULED OR APPROVED EQUAL.
2. INSTALLATION OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. DIAGRAMMATICALLY INDICATE THE GENERAL LOCATIONS OF DRAINAGE FIXTURES AND DO NOT PROVIDE EXACT SCALE OR LOCATIONS. PROPER INSTALLATION, AFTER COORDINATION WITH OTHER TRADES, ARCHITECTURAL AND VENDOR DRAWINGS, PRIOR TO POURING CONCRETE, IS THE CONTRACTORS RESPONSIBILITY.
4. PROVIDE MECHANICAL TRAP SEAL (SURESEAL OR APPROVED EQUAL)

OPTIONS:
A. MOUNTING BRACKET
B. UNION CONNECTIONS
C. QUARTER TURN BALL VALVES
D. STRAINER
E. AIR GAP DRAIN FITTING
F. PRESSURE FLUSH ASSIST BLADDERG.
G. FIXTURE AND INSTALLATION TO BE ADA COMPLIANT
H. PROVIDE WITH CHROME PLATED P-TRAP AND ADA COMPLIANT REMOVABLE COVER (TRUEBRO)

NOTE:
EXPOSED THERMOSTATIC MIXING VALVE WITH DIAL MOUNTED TO WALL BELOW SINK. CONTRACTOR SHALL INSTALL VALVE HIGH ENOUGH TO CONCEAL VIEW FROM GENERAL PUBLIC OR PROVIDE LOCKABLE COVER. OUTLET TEMPERATURE TO BE SET AT 110°F.

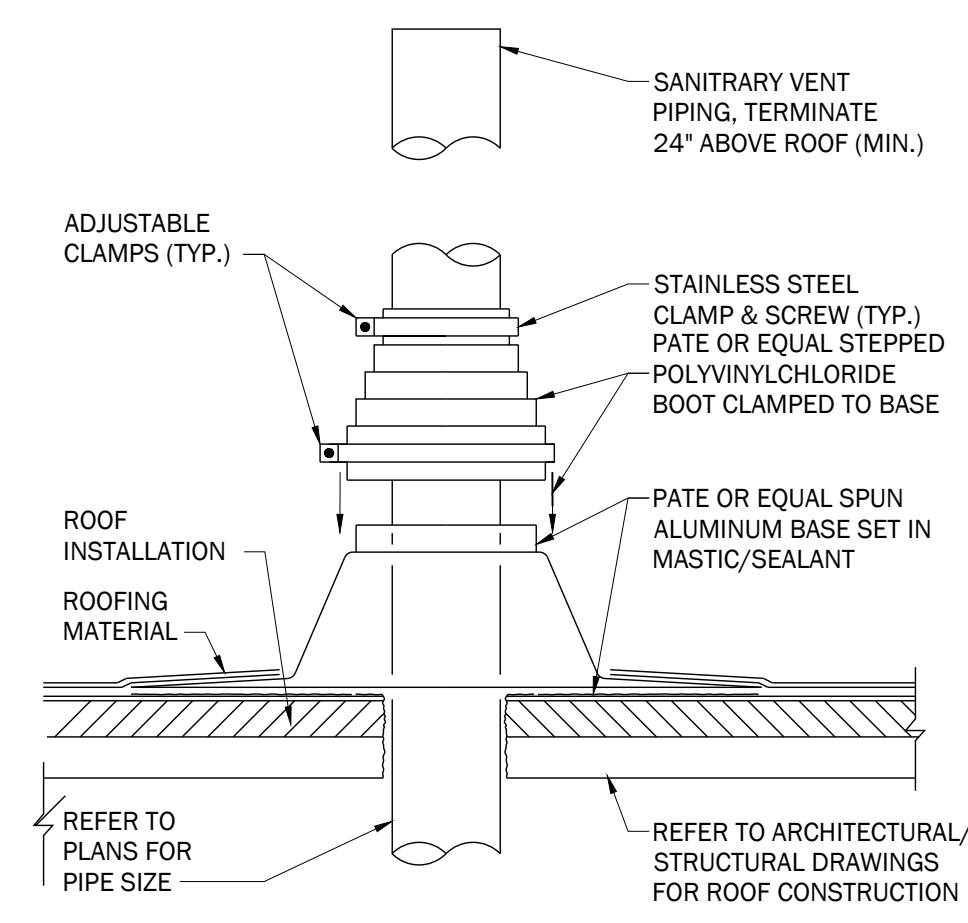


1 TYPICAL THERMOSTATIC MIXING VALVE DETAIL
NO SCALE

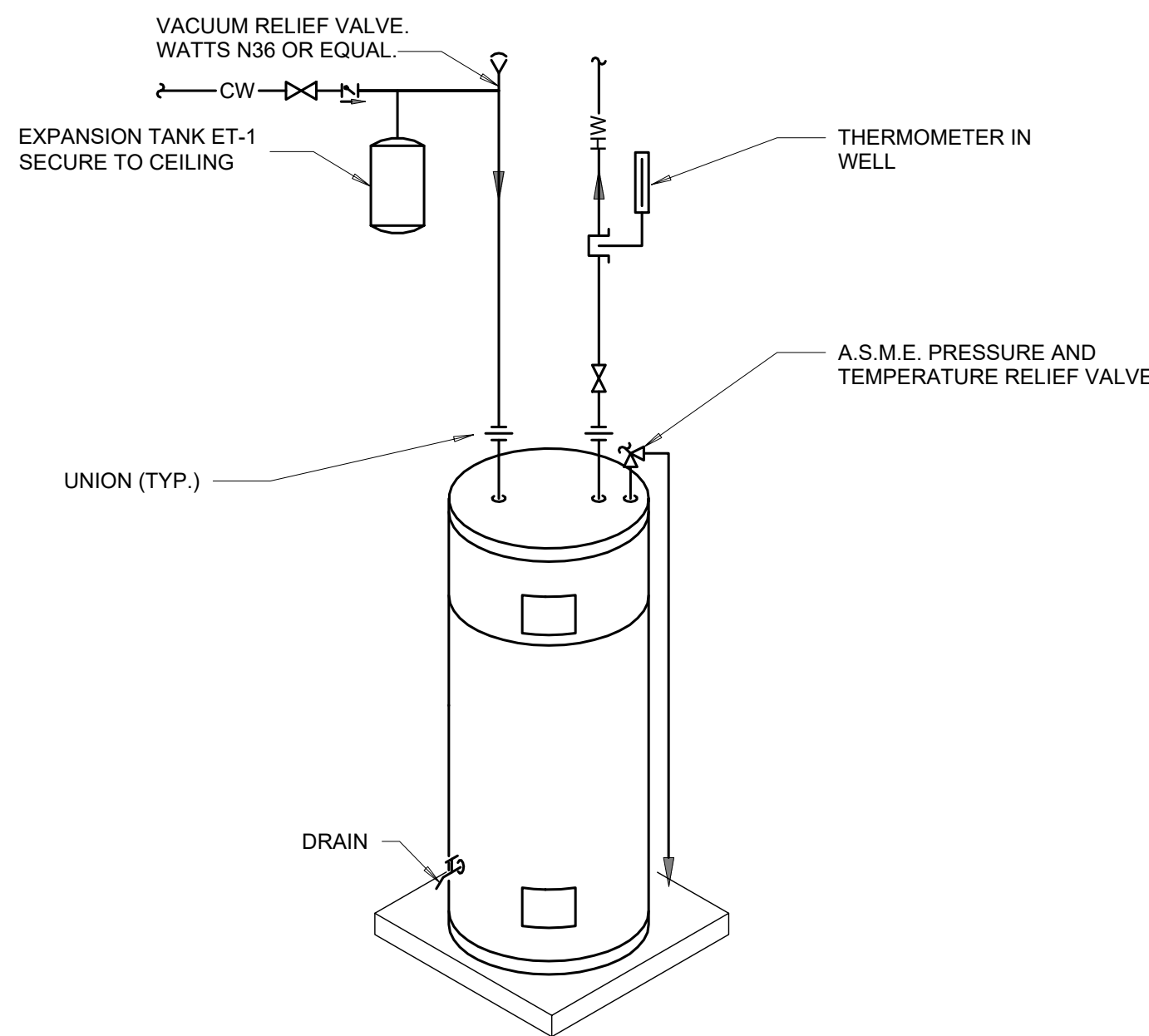


NOTE:
1. ALL LAVATORY/SINK AND SHOWER MIXING VALVES SHALL BE PROVIDED WITH EXTERNAL BRONZE BODY & TRIM CHECK VALVES ON THE INCOMING HOT & COLD PIPING, REGARDLESS IF MIXING VALVE HAS INHERENT CHECK VALVES.

4 TYPICAL ELECTRIC WATER HEATER DETAIL
NO SCALE



3 TYPICAL VENT THROUGH ROOF DETAIL
NO SCALE





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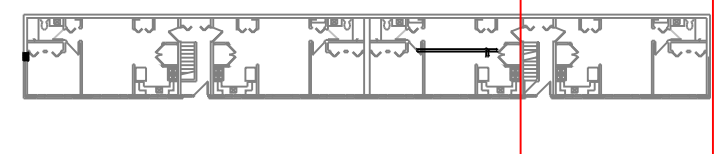


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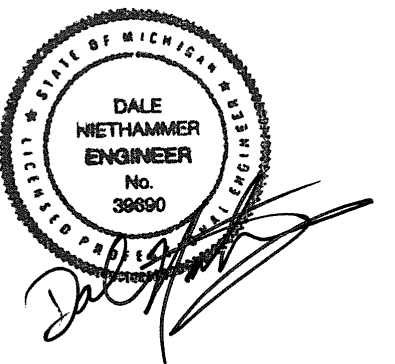
PROFESSIONAL SEAL

CONSULTANT



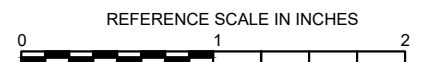
KEY PLAN

AGENCY APPROVAL



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REVISIONS

No.	Date	Revision / Issue
A	03/12/2024	BIDS/PERMITS
B	04/12/2024	BIDS/PERMITS

SHEET INFORMATION

Issue	BIDS/PERMITS
Date	04/12/2024
Job Number	23004726.00
Drawn	J SATTELBERG
Checked	R OQUINN
Approved	D NIETHAMMER

SHEET TITLE
BASEMENT MECH/PLUMBING

SCALE

Scale:

SHEET NUMBER

MEP1.0

GENERAL NOTES:

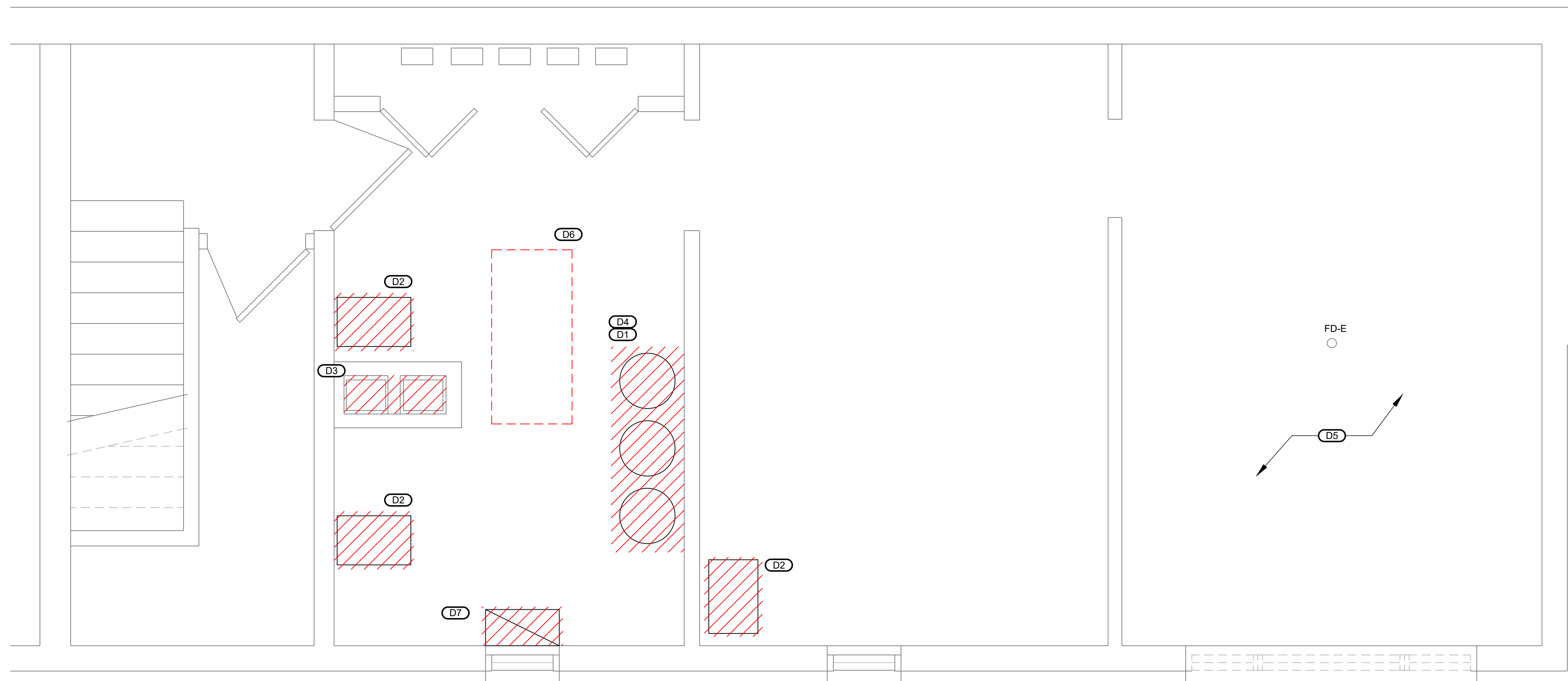
- SEE GENERAL NOTES, SPECIFICATIONS, AND ADDITIONAL PROJECT INFORMATION ON GENERAL DRAWINGS.
- NEW WORK SHOWN IN BOLD.
- DRAWINGS DIAGRAMMATICALLY INDICATE THE GENERAL SCOPE OF WORK, BUT DO NOT PROVIDE EXACT SCALE OR LOCATIONS. PROPER INSTALLATION OF ALL SYSTEMS, AFTER COORDINATION WITH OTHER TRADES, IS THE CONTRACTORS RESPONSIBILITY.

DEMOLITION KEYNOTES: (D)

- DEMOLISH EXISTING WATER HEATER. LEAVE EXISTING COLD WATER, AND HOT WATER TO BE RECONNECTED TO NEW EWH. DEMOLISH EXISTING NATURAL GAS LINE BACK TO MAIN AND CAP.
- DEMOLISH EXISTING FURNACE. LEAVE ALL EXISTING DUCTWORK AND NATURAL GAS SUPPLY TO BE RECONNECTED TO NEW FURNACE.
- CONTRACTOR TO DEMOLISH EXISTING CHASE.
- EXISTING EQUIPMENT PAD UNDER WATER HEATERS TO REMAIN.
- CONTRACTOR TO REMOVE EXISTING DRYERS AND TURN OVER TO OWNER
- CONTRACTOR TO LOCATE EXISTING SANITARY PIPING. ONCE LOCATED CONTRACTOR TO SAWCUT FLOORING TO EXPOSE SANITARY PIPING FOR INSTALLATION OF NEW FLOOR DRAIN.
- REMOVE EXISTING COMBUSTION AIR DUCT AND SEAL EXISTING WALL OPENING.

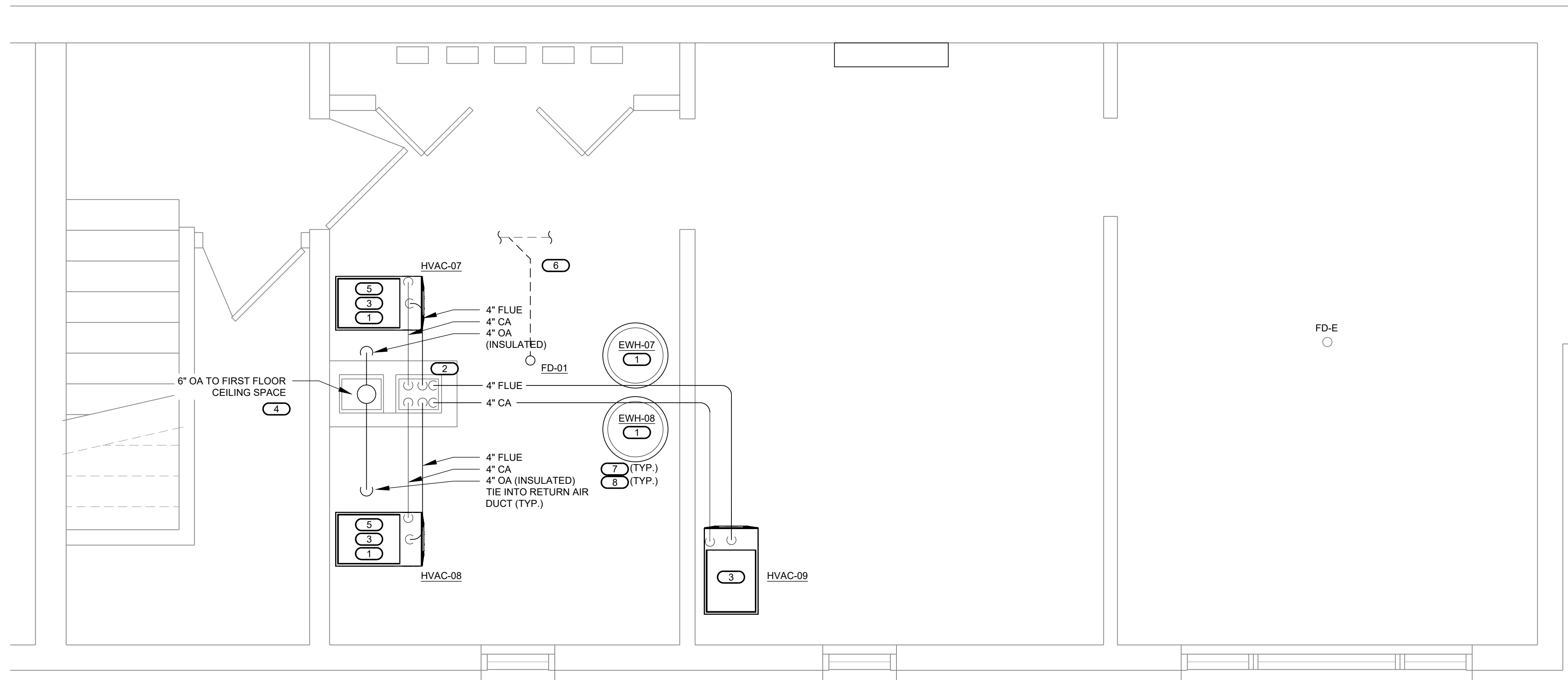
NEW WORK KEYNOTES: (X)

- CONTRACTOR TO FIELD ROUTE PIPING FROM DRAIN PAN, AND FURNACE CONDENSATE TO FD-01.
- ALL FLUE AND COMBUSTION AIR TO BE ROUTED THROUGH EXISTING CHASE AREA THROUGH ROOF. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ANY FURRING NECESSARY TO FIT PIPES IN THIS SPACE.
- CONTRACTOR TO TIE NEW DUCTWORK INTO EXISTING.
- OUTDOOR AIR TO BE ROUTED UP TO FIRST FLOOR CEILING SPACE AND THROUGH SOUTH EXTERIOR WALL AS SHOWN ON BUILDING ELEVATION.
- CONTRACTOR TO FIELD ROUTE ALL REFRIGERANT PIPING FROM COOLING COILS TO CONDENSING UNITS.
- INSTALL FLOOR DRAIN, AND SANITARY PIPING. BACKFILL TRENCH AND INSTALL CONCRETE.
- ALL WATER HEATERS TO BE INSTALLED WITH DRAIN PANS.
- PLUMBING CONTRACTOR TO INSTALL AND PIPE EWH AND ELECTRICAL CONTRACTOR TO WIRE NEW EWH.



1 BASEMENT FLOOR PLAN - DEMOLITION

SCALE: 1/2" = 1'-0" (FOR 24"X36" DRAWING ONLY)



2 BASEMENT FLOOR PLAN - NEW WORK

SCALE: 1/2" = 1'-0" (FOR 24"X36" DRAWING ONLY)



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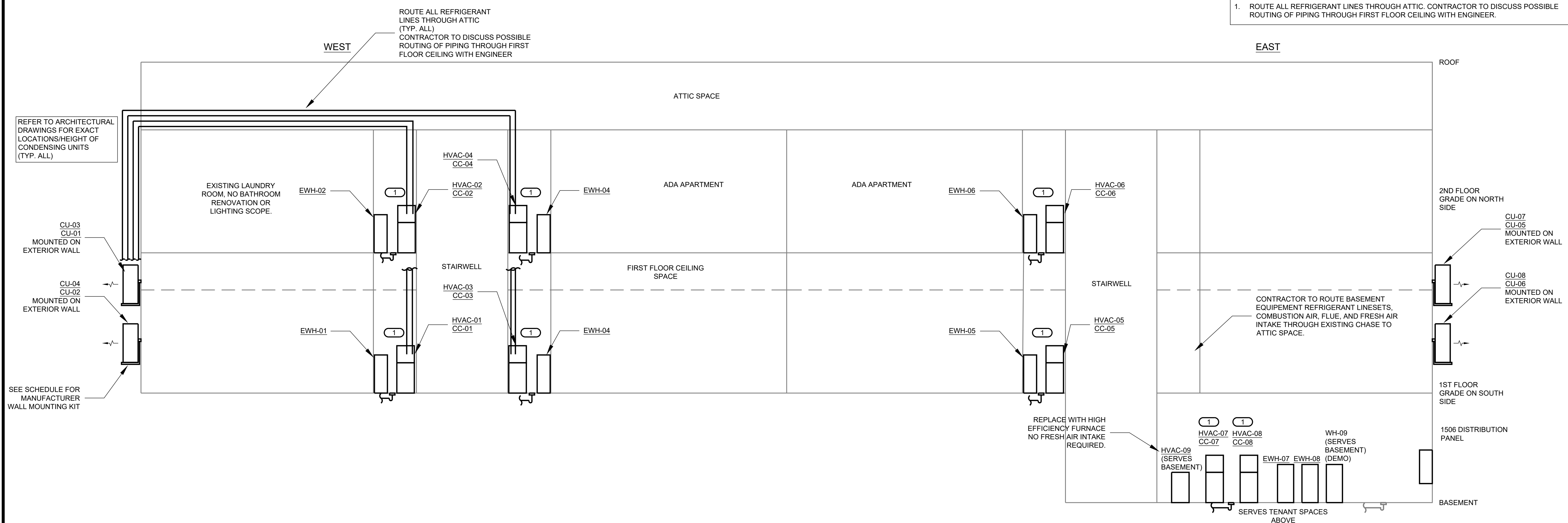
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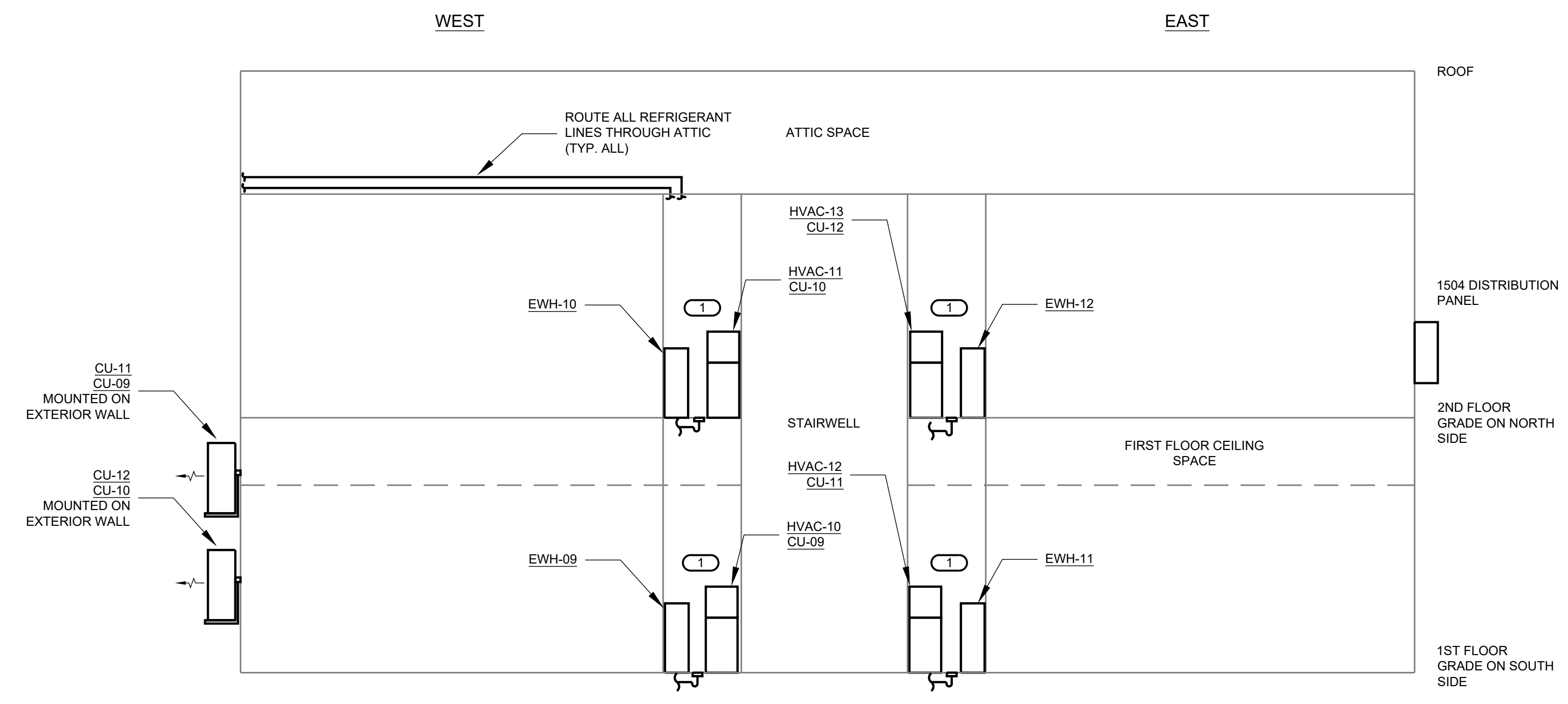
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GENERAL NOTES: **(X)**
1. ALL ROOF PENETRATIONS TO BE COORDINATED WITH SOLAR ARRAY.

NEW WORK KEYNOTES: **(X)**
1. ROUTE ALL REFRIGERANT LINES THROUGH ATTIC. CONTRACTOR TO DISCUSS POSSIBLE ROUTING OF PIPING THROUGH FIRST FLOOR CEILING WITH ENGINEER.



1 BUILDING ELEVATION - 1506 BROADWAY STREET
SCALE: NONE



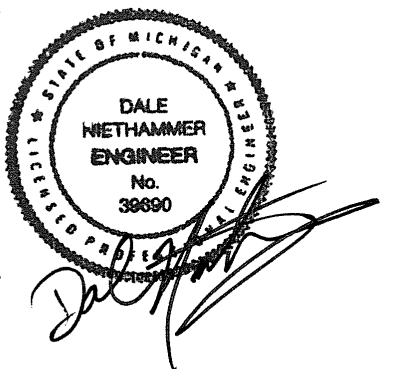
2 BUILDING ELEVATION - 1504 BROADWAY STREET
SCALE: NONE

PROFESSIONAL SEAL

CONSULTANT

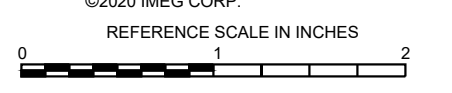
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REVISIONS

No.	Date	Revision / Issue
A	12/18/2023	OWNER REVIEW
B	03/12/2024	BIDS/PERMITS
C	04/12/2024	BIDS/PERMITS

SHEET INFORMATION

Issue	BIDS/PERMITS
Date	04/12/2024
Job Number	23004726.00
Drawn	J SATTELBERG
Checked	R QUINN
Approved	D NIETHAMMER

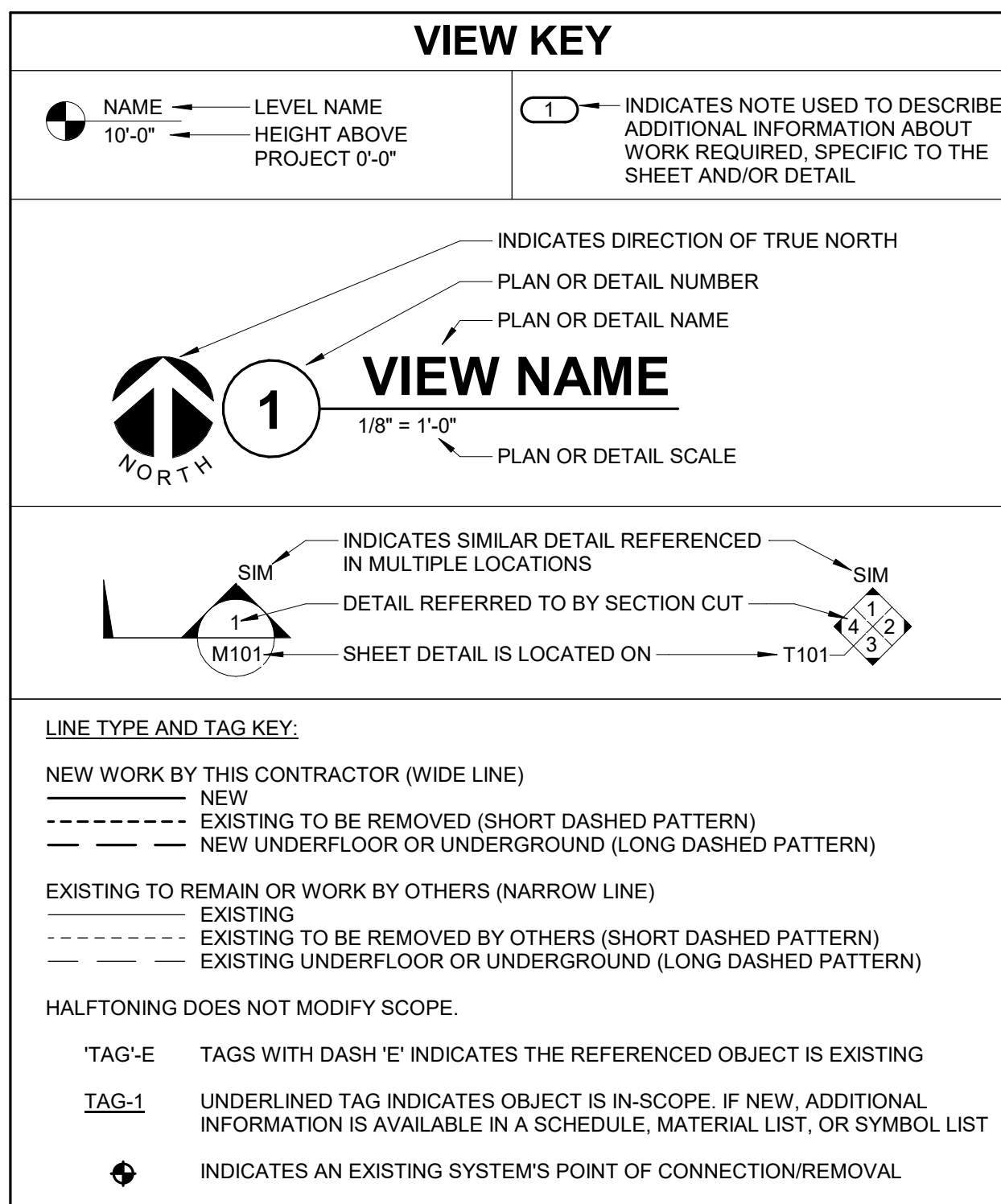
SHEET TITLE

BUILDING ELEVATION

SCALE: NONE

SHEET NUMBER

MEP1.1



CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
A.C.	ASBESTOS ABATEMENT CONTRACTOR
A.V.C.	AUDIO/VISUAL CONTRACTOR
C.C.	CIVIL CONTRACTOR
C.M.	CONSTRUCTION MANAGER
E.C.	ELECTRICAL CONTRACTOR
F.P.C.	FIRE PROTECTION CONTRACTOR
F.S.C.	FOOD SERVICE CONTRACTOR
G.C.	GENERAL CONTRACTOR
H.C.	HEATING CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
N.C.C.	NURSE CALL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
S.C.	SECURITY CONTRACTOR
T.C.	TECHNOLOGY CONTRACTOR
T.C.C.	TEMPERATURE CONTROLS CONTRACTOR
V.C.	VENTILATION CONTRACTOR

ELECTRICAL ABBREVIATION KEY

ABBR:	DESCRIPTION:
ABV	ABOVE
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ASR	ARCHITECTURAL SURFACE RACEWAY
BC	BELOW COUNTER
C	CONDUIT (BRANCH CIRCUIT OR FEEDER CONTEXT)
CO	CONDUIT AND BOX ROUGH-IN ONLY (ROUGH-IN ONLY)
EG	EQUIPMENT GROUND
EGC	EQUIPMENT GROUNDING CONDUCTOR
EOL	END OF LINE
EPO	EMERGENCY POWER OFF
GFR	GROUND FAULT REMOTE
HOA	HAND/OFF/AUTO
ITR	IT RACK MOUNTED RECEPTACLE
NC	NORMALLY CLOSED
NEMA #	NEMA RATING
NIC	NOT IN CONTRACTED SCOPE
NO	NORMALLY OPEN
ROOF	EQUIPMENT LOCATED ON ROOF ABOVE
SM	SURFACE MOUNTED
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED

ELECTRICAL RENOVATION NOTES:

THESE NOTES APPLY TO ALL ELECTRICAL SHEETS AND TRADES, INCLUDING BUT NOT LIMITED TO, LIGHTING, POWER, FIRE ALARM, AND OTHER LOW VOLTAGE SYSTEMS.

- EXISTING CONDITIONS ARE SHOWN BASED ON INFORMATION OBTAINED FROM FIELD SURVEYS, EXISTING BUILDING DOCUMENTS, CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND REPORT CONFLICTS.
- NOT ALL EXISTING EQUIPMENT, LUMINAIRES, AND CONDUIT ARE SHOWN. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND REPORT CONFLICTS.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS PRIOR TO FABRICATION OF CABLE TRAY, BUSWAY, CONDUIT RACKS, AND OTHER SYSTEMS. RISES AND DROPS MAY BE NECESSARY BECAUSE OF EXISTING FIELD CONDITIONS.
- ELECTRICAL CONTRACTOR SHALL REVIEW EXISTING CONDITIONS TO VERIFY ACCESSIBILITY TO THE AREAS OF THEIR WORK INCLUDING WALLS, FLOOR, CEILINGS, CEILING TILES/GRID, AND ROOF. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE CUTTING, REMOVAL, PATCHING, AND REINSTALLATION OF AFFECTED AREAS ASSOCIATED WITH THEIR WORK BY COORDINATING WITH THE GENERAL CONTRACTOR OR QUALIFIED CONTRACTOR.
- WHERE EXISTING ELECTRICAL SYSTEMS ARE LOCATED IN AREAS THAT CONFLICT WITH NEW EQUIPMENT, PIPING, OR DUCTWORK TO BE INSTALLED, EACH CONTRACTOR SHALL EITHER ARRANGE NEW EQUIPMENT, CONDUIT, OR DUCTWORK IN SUCH A FASHION THAT IT DOES NOT CONFLICT WITH EXISTING SYSTEMS, OR REWORK EXISTING ELECTRICAL SYSTEMS TO ALLOW FOR INSTALLATION OF NEW EQUIPMENT, PIPING, OR DUCTWORK.

ELECTRICAL INSTALLATION NOTES:

- THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. REFER TO THE ADA GUIDELINES FOR ALL CONFIGURATION DETAILS ON THIS PAGE FOR ADDITIONAL INFORMATION.
- CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CIRCUITING SHALL AGREE WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
- FLUSH MOUNT ALL LIGHTING CONTROL DEVICES AT +42" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED.
- FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TECHNOLOGY OUTLETS AT +18" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES AND OUTLETS MAY BE SURFACE MOUNTED WHEN CONDUIT IS SPECIFIED EXPOSED. MOUNT EXTERIOR LOCATED RECEPTACLES WITH WHILE-IN-USE COVERS AT +20" FROM FINISHED GRADE (CENTER DIMENSIONS) TO MAINTAIN INSTALLATION ADA COMPLIANCE.
- ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. REFER TO [27 05 03 AND 28 05 03] (DIVISION 7) [26 05 03] FOR ADDITIONAL INFORMATION AND REQUIREMENTS SPECIFIC TO FIRESTOPPING.
- CONNECTION FOR ELECTRIC WATER COOLERS (EWC) SHALL BE A JUNCTION BOX CONCEALED BEHIND WATER COOLER ACCESS PLATE OR BE A GFI RECEPTACLE LOCATED DIRECTLY BELOW AND CENTERED ON EWC. CONTRACTOR SHALL VERIFY TYPE OF EWC TO BE INSTALLED.
- MOUNT ALL FIRE ALARM PULL STATIONS AT +42" FROM FLOOR (CENTERLINE DIMENSION) EXCEPT WHERE OTHERWISE NOTED.
- INSTALL ALL WALL MOUNTED FIRE ALARM NOTIFICATION DEVICES AT 90° ABOVE FINISHED FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, EXCEPT WHERE OTHERWISE NOTED. HEIGHT SHALL BE MEASURED TO THE TOP OF THE DEVICE.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING MOUNTED DEVICES AND EQUIPMENT WITH LUMINAIRES, SPRINKLER, AND CEILING DIFFUSERS. CENTER ALL DEVICES IN CEILING TILE PATTERN. SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, AND OCCUPANCY/VACANCY SENSORS SHALL BE LOCATED NO CLOSER THAN 3 FEET TO AN AIR SUPPLY DIFFUSER OR RETURN GRILLE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED 10 PLUS FT FROM FIRE PLACES, COOKING, AND SIMILAR FUEL-BURNING APPLIANCES.
- CONTRACTOR SHALL VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION, THIS CONTRACTOR SHALL ADJUST RECEPTACLES, OUTLETS, OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
- ELECTRICAL AND TECHNOLOGY EQUIPMENT SHALL BE MOUNTED TO AVOID IMPEDANCE OF OPERATION OF, AND/OR ACCESS TO ELECTRICAL AND MECHANICAL EQUIPMENT. ALL MOUNTING OF ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT, ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR, SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH WALLS SHALL BE GROUTED OR SEALED INTO OPENINGS.
- EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY AUDIO/VISUAL, AND OTHER ELECTRICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS.
- ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
	FA-122	28 31 00	FIRE ALARM DUCT SMOKE DETECTOR
	ASSD-#	28 31 50	FIRE ALARM AIR SAMPLING SMOKE DETECTION # = EQUIP OR SYSTEM
	FA-210	28 31 00	AUDIO HORN/CHIME ALARM DEVICE, CEILING OR WALL MOUNTED M = MINI-HORN S = SLEEPING / PATIENT ROOM
	FA-211	28 31 00	COMBINATION AUDIO HORN/CHIME AND VISUAL ALARM DEVICE, CEILING OR WALL MOUNTED
	FA-220	28 31 00	AUDIO (SPEAKER) ALARM DEVICE, CEILING OR WALL MOUNTED
	FA-221	28 31 00	COMBINATION AUDIO (VOICE) AND VISUAL ALARM DEVICE, CEILING OR WALL MOUNTED # = CANDELA RATING CD = CANDELA RATING SELECTED BY NICET DESIGNER

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
	GB	26 05 26	GROUND BUS
	IBT	26 05 26	INTERSYSTEM BONDING TERMINATION
	ECONN	26 05 33	ELECTRICAL CONNECTION
	JB	26 05 33	JUNCTION BOX
	FB-# or PT-#	26 27 26	FLOOR BOX or POKE THROUGH
	DEM	26 09 13	ENERGY METER
	DPM	26 09 13 / 26 24 13	DIGITAL POWER METER
	EEM	26 09 13	EXTERNAL ENERGY METER
	PQM	26 09 13	POWER QUALITY METER
	PANEL-###	26 24 16	PANELBOARD - RECESS MOUNT
	PANEL-###	26 24 16	PANELBOARD - SURFACE MOUNT
	MX-#/MS-# CB-#/CS-#	26 24 19	MANUAL SWITCH / STARTER / COMBINATION STARTER / CIRCUIT BREAKER. REFER TO DISC/STA SCHEDULE
	IPP-#	26 24 21	ISOLATED POWER PANEL
	CB-#	26 28 16	CIRCUIT BREAKER - SURFACE MOUNTED. REFER TO DISC/STA SCHEDULE
	CB-#	26 28 16	CIRCUIT BREAKER - FLUSH MOUNTED. REFER TO DISC/STA SCHEDULE
	DS-#/FDS-#/DSS-#	26 28 16	DISCONNECT. REFER TO DISC/STA SCHEDULE
	MD-SD-#	26 28 16	MOBILE DIAGNOSTICS SERVICE DISCONNECT. REFER TO DISC/STA SCHEDULE
	REC-DUP	26 27 26	DUPLEX RECEPTACLE, 125V
	REC-DUP-GFI	26 27 26	DUPLEX GFI RECEPTACLE, 125V
	REC-DUP-WP	26 27 26	DUPLEX GFI WEATHERPROOF RECEPTACLE 125V
	REC-ARC	26 27 26	ARC FAULT CIRCUIT INTERRUPTER RECEPT 125V
	REC-AFGF	26 27 26	REC AFCI, GFCI, TAMPER RESISTANT
	REC-TAMP	26 27 26	DUPLEX RECEPTACLE, TAMPER RESISTANT, 125V
	REC-TAMP-GFI	26 27 26	GFI DUPLEX RECEPTACLE, TAMPER RESISTANT, 125V

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
			LINEAR LUMINAIRES
			TROFFER
			WALL SCONCE LUMINAIRE
			DOWNLIGHT LUMINAIRE
			AIMABLE OR WALL WASH LUMINAIRE
			INDUSTRIAL LUMINAIRE
			WALL BRACKET LUMINAIRE
			POLE MOUNTED LUMINAIRE
			SINGLE FACE EXIT SIGN
			DOUBLE FACE EXIT SIGN
			WALL/CEILING EMERGENCY EXIT SIGN
			EMERGENCY UNIT

LED LUMINAIRE SCHEDULE

(DESC) DOOR:	DISTRIBUTION:	BEAMWIDTH:	(L/L) LENS/LOUVER:	K19 - KSH19, 156" ACRYLIC
FA - FLAT ALUMINUM	II - ANSI/IES TYPE 2...	NSP - VERY NARROW SPOT	A - 125" ACRYLIC	M - MATTE DIFFUSE CLEAR
FS - FLAT STEEL	III - ANSI/IES TYPE 3...	SP - SPOT	B - BAFFLE/LOUVER	N - NONE
RA - REGRESSED...	IV - ANSI/IES TYPE 4...	MD - MEDIUM	C - CLEAR ALZAK	P - POLYCARBONATE
RS - REGRESSED STEEL	V - ANSI/IES TYPE 5...	WD - WIDE	F - FROSTED ACRYLIC	R - HIGH IMPACT DR ACRYLIC
FINISH:		VWD - VERY WIDE	G - TEMPERED GLASS	SS - SEMI-SPECULAR CLEAR
PAF - PAINT AFTER...		WW - WALL WASH	K - KSH12, 125" ACRYLIC	O - OTHER (SEE DESCRIPTION)
CPSA - COLOR-FINISH SELECTION BY ARCHITECT				[DESIGN SPECIFIC BLANKS]
(MTG) MOUNTING:	RE - RECESSED		(WATT) PER:	FIX - FIXTURE, FT - FOOT, LAMP
CL - CEILING SURFACE	SP - SUSPENDED		(TYPE) LED	RGB - COLOR CHANGING LED
CV - COVE	SU - SURFACE		LED - LIGHT EMITTING DIODE	RGBW - COLOR CHANGING +...
FR - FLANGED RECESSED	UC - UNDER CABINET		TLED - TUBULAR LED LAMP	RGBA - COLOR CHANGING +...
P - PERIMETER	WL - WALL		OLED - ORGANIC LED	RLED - RETROFIT LED
PL - POLE	O - OTHER (SEE DESCRIPTION)		DLED - DYNAMIC TUNABLE LED	WLED - WARM DIM LED
(TYPE) DRIVER:				
0-10V - 0-10V DIMMING	EB - ELECTRONIC	HL - HIGH/LOW (100%/50%)...		MV - MULTI-VOLTAGE...
DALI - DIGITAL...	ELV - ELECTRONIC LOW...	LINE - LINE VOLTAGE...		REM - REMOTE
DMX - DIGITAL MULTIPLEX	EM - EMERGENCY BATTERY	ML - MULTILEVEL...		O - OTHER (SEE DESCRIPTION)

CATALOG NUMBER SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND CATALOG NUMBER ONLY. THE COMPLETE DESCRIPTION AND THE SPECIFICATION SHALL BE COORDINATED WITH THE CATALOG NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN.

VERIFY AND COORDINATE ALL CEILING TYPES WITH LUMINAIRE MOUNTING AND TRIM REQUIREMENTS PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER. CONFIRM ALL COLORS AND FINISHES OF ALL LUMINAIRE COMPONENTS WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER.

UNLESS INDICATED ON LIGHTING PLANS OR BELOW, REFER TO ARCHITECTURAL AND INTERIOR DESIGN ELEVATIONS, SECTIONS AND DETAILS FOR ALL...

REFER TO SPECIFICATION SECTIONS [LED LIGHTING 26 51 19] [AND EMERGENCY LIGHTING INVERTER 26 52 15] FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

INTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE....

ITEM	DESCRIPTION	MTG	ANSI WATTS	TYPE	QTY	LED		DRIVER		MANUFACTURER AND MODEL
						DELIVERED LUMENS (MIN)	VOLTS	TYPE		
A	4' LED STRIP LIGHT	SU	26 W	LED	1	LUMENS	120 V	0-10V		LITHONIA LIGHTING / CLX-L48-4800-SEF-FDL-120-GX10-4 0K-80CRI-WH/QOR EQUIVALENT
UB	ROUND LOW PROFILE FLUSH LED	RE	15 W	LED	1	LUMENS	120 V	0-10V		GLOBALUX LIGHTING / RDL-7-15-1200-940**
UC	LED UNDERCABINET LIGHTING	SU	15 W	LED	1	LUMENS	120 V	0-10V		LITHONIA LIGHTING / RLNK24
UF	BATHROOM EXHAUST FAN WITH LED LIGHT	SU	100 W	LED	1	LUMENS	120 V	0-10V		SEE MECHANICAL DRAWINGS
W1	WM_WALL WASH TUBE	SU	10 W	LED	1	LUMENS	120 V	0-10V		TBD
W2	WALL LIGHT WITH PULLSTRING	WL	50 W	LED	1	LUMENS	120 V	0-10V		LEVITON 9852-LED WH GU 24 PULLCH LEDLAMPH BASE/GUARD/BULB

ELECTRICAL GENERAL NOTES:

- (L###) INDICATES THE LIGHTING SEQUENCE OF OPERATION FOR THE SPACE. REFER TO THE LIGHTING SEQUENCE OF OPERATION MATRIX ON SHEET E###.
- SHADED LUMINAIRE OR DEVICE INDICATES LUMINAIRE OR DEVICE IS CONNECTED TO AN EMERGENCY CIRCUIT.
- (B#) PUSH BUTTON REFERS TO SCENE QUANTITY. CONTROL STATION SHALL BE CAPABLE OF [RAISE/LOWER AND] SWITCHING ON/OFF FOR MULTIPLE SCENES AS INDICATED ON SHEETS AND THE LIGHTING SEQUENCE OF OPERATIONS (L#). COORDINATE QUANTITIES OF BUTTONS FOR CONTROL STATIONS WITH LIGHTING CONTROL MANUFACTURER. REFER TO SHEET E-XXX.
- (Z###) INDICATES THE LIGHTING ZONES FOR THE SPACE. PROVIDE SEPARATE CONTROL OF EACH CONTROLLED ZONE. LUMINAIRES ASSOCIATED WITH THE SAME ZONE SHALL OPERATE TOGETHER WITHIN THE SAME PROGRAMMED SCENE. REFER TO SHEET E-XXX.
- REFER TO SHEET E-XXX FOR LIGHTING CONTROL ONE-LINE DIAGRAM.
- REFER TO SHEET E-XXX FOR LUMINAIRE SCHEDULE.

LUMINAIRE KEY:

E1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION

LUMINAIRE
"NL" INDICATES LUMINAIRE IS UNSWITCHED FOR NIGHT LIGHT.
"SE" INDICATES LUMINAIRE IS SWITCHED/CONTROLLED DURING NORMAL OPERATION AND OPERATES FROM [EMERGENCY BATTERY [EXTEND UNSWITCHED CIRCUIT LEG TO BATTERY]] [EMERGENCY CIRCUIT] UPON LOSS OF POWER.

"IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: F1 / 1 / a / NL

DEVICE KEY:

= MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER

"IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:

A MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPASH
C MOUNT AT CEILING (DEVICE OR ROUGH-IN CONTEXT)
H MOUNT ORIENTED HORIZONTALLY
L MOUNT IN CASEWORK
M MOUNT IN MODULAR FURNITURE
O WIRING DEVICE, OCCUPANCY CONTROLLED
R MOUNT IN SURFACE RACEWAY
S SURFACE MOUNTED
W WEATHERPROOF WIRING DEVICE, NEMA 3R WHILE-IN-USE COVER, WR LISTED
WG WIRE GUARD
WP WEATHERPROOF

ELECTRICAL SHEET INDEX

E0.01	ELECTRICAL COVERSHEET
E1.1	REWORK ELECTRICAL PLANS UNIT 1504 LOWER LEVEL
E1.01	OVERALL REWORK PLANS UNIT 1504
E1.2	DEMO/REWORK ELECTRICAL PLANS UNIT 1504
E1.02	OVERALL REWORK PLANS UNIT 1506
E1.3	DEMO/REWORK ELECTRICAL PLANS UNIT 1506 LOWER LEVEL
E1.4	DEMO/REWORK ELECTRICAL PLANS UNIT 1506 UPPER LEVEL
E1.5	RENOVATION ELECTRICAL PLANS UNIT 1506 BASEMENT
E4.0	ELECTRICAL DETAILS
E5.1	ELECTRICAL RISER - BUILDING 1504
E5.2	ELECTRICAL RISER - BUILDING 1506
E5.3	FEEDER SCHEDULE
E6.0	ELECTRICAL PANEL SCHEDULES
GRAND TOTAL:	13

**ANN ARBOR HOUSING
BROADWAY TERRACE**

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ANN ARBOR MI 48104

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REF. SCALE IN INCHES PROJECT #YY#####

REVISIONS

No.	Date	Revision / Issue

SHEET INFORMATION

Issue **REVISED BIDS/PERMITS**

Date **04/12/2024**

Project # **23004726.00**

Drawn **J. WRIGHT**

Checked **L. WOODS**

Approved **D. NIETHAMMER**

SHEET TITLE **ELECTRICAL COVERSHEET**

SCALE **As indicated**

SHEET NUMBER **E0.01**



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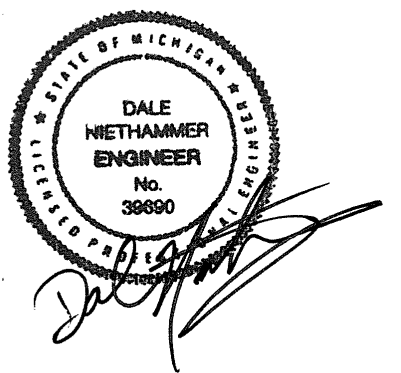
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Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NIETHAMMER

SHEET TITLE

OVERALL REWORK PLANS UNIT 1504

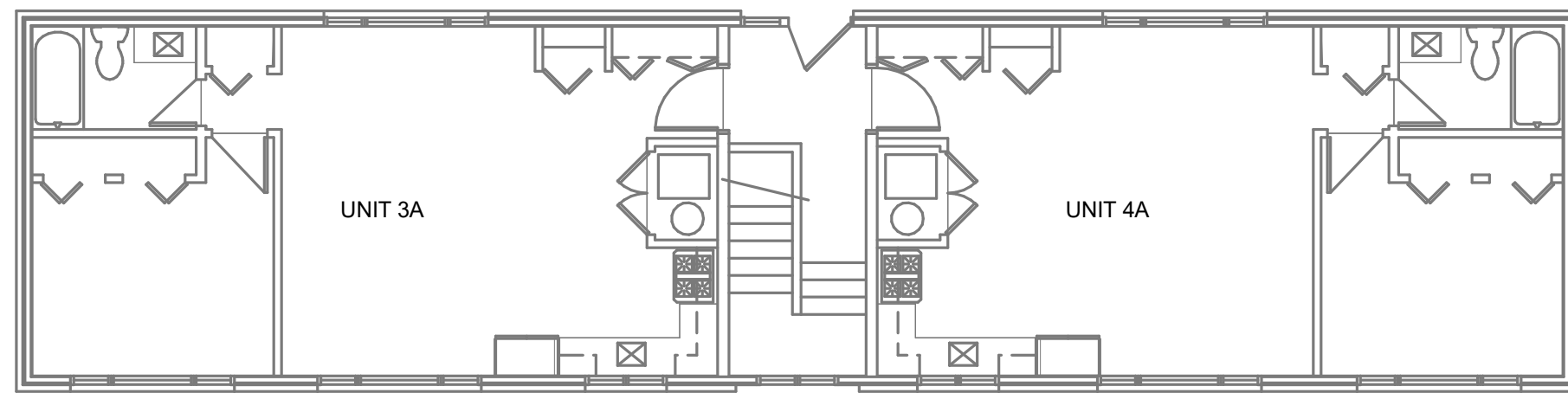
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Scale: 1/8" = 1'-0"

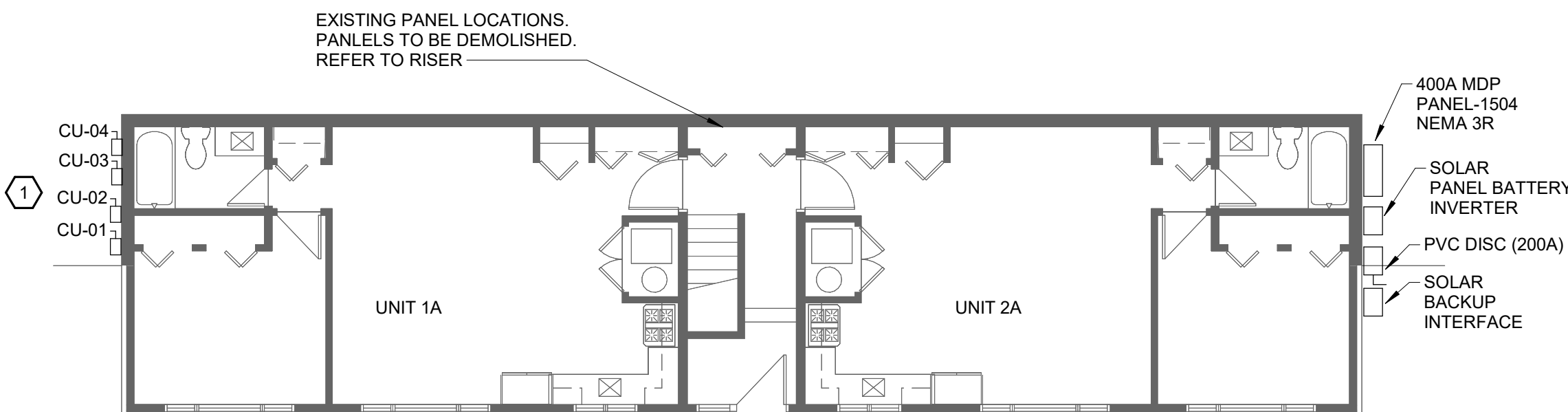
SHEET NUMBER

E1.01

KEYED NEW WORK NOTES :
1. CONDENSING UNIT LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONFIRM THE EXACT LOCATION ON THE MECHANICAL DRAWINGS.



2 OVERALL U.L REWORK PLAN - UNIT 1504 - ELECTRICAL
1/8" = 1'-0"



1 OVERALL L.L REWORK PLAN - UNIT 1504 - ELECTRICAL
1/8" = 1'-0"

23004726.00 4/12/2024 3:54:50 PM BROADWAY TERRACE

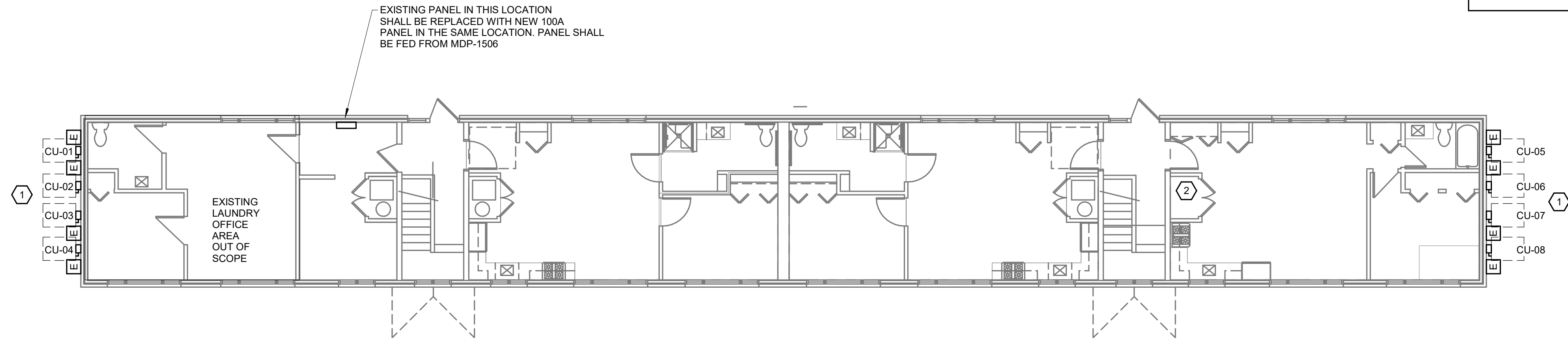


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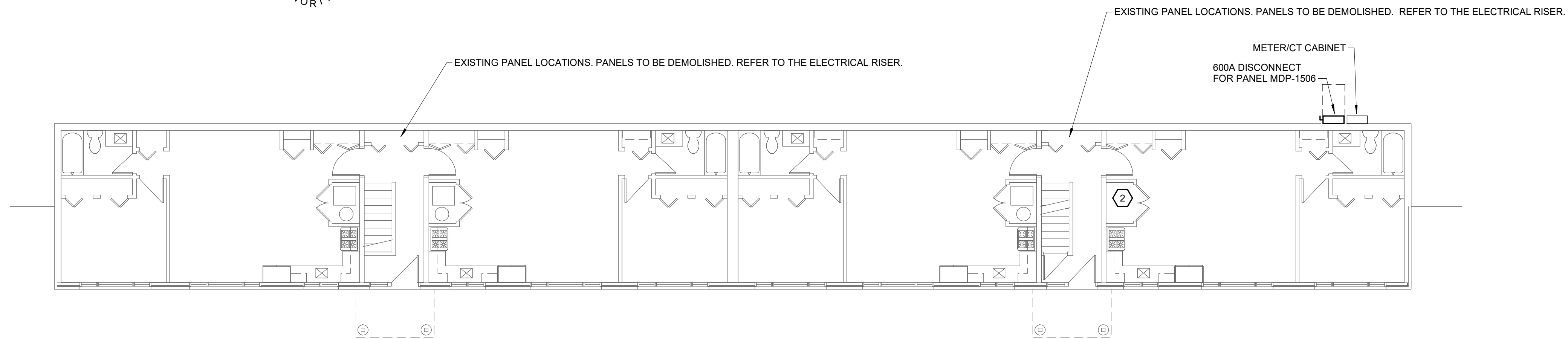
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KEYED NEW WORK NOTES :
1. CONDENSING UNIT LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONFIRM THE EXACT LOCATION ON THE MECHANICAL DRAWINGS.
2. HVAC AND WATER HEATER FOR THIS UNIT SHALL BE LOCATED IN THE BASEMENT. SEE BASEMENT PLANS.



3 OVERALL U.L. REWORK PLAN - UNIT 1506 - ELECTRICAL

1/8" = 1'-0"



2 OVERALL L.L. REWORK PLAN - UNIT 1506 - ELECTRICAL

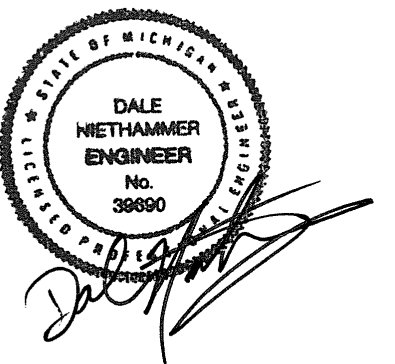
1/8" = 1'-0"

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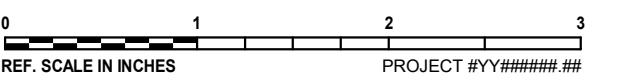
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REVISIONS

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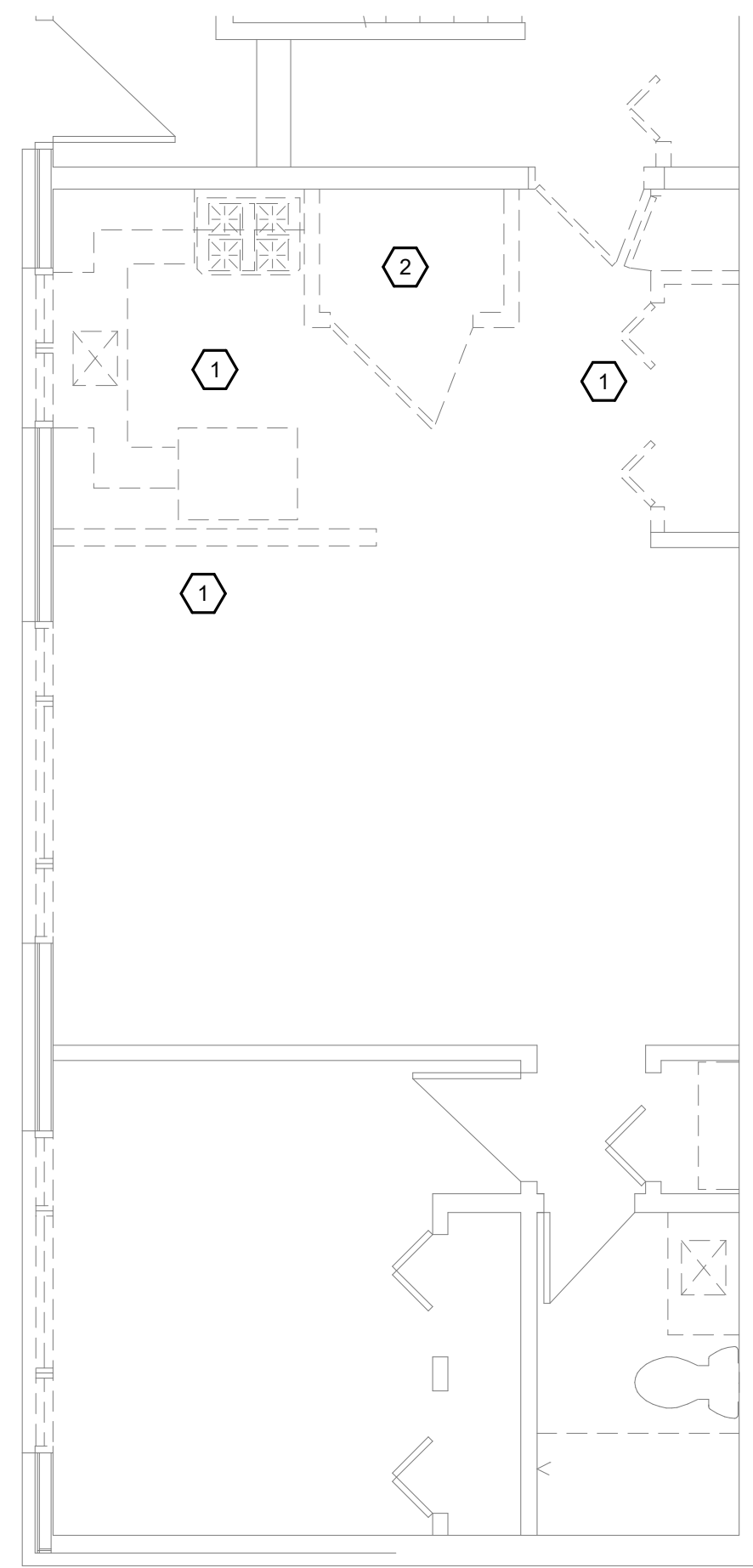
Issue	REVISED BIDS/PERMITS
Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NEITHAMMER

SHEET TITLE
OVERALL REWORK PLANS UNIT 1506

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

SHEET NUMBER

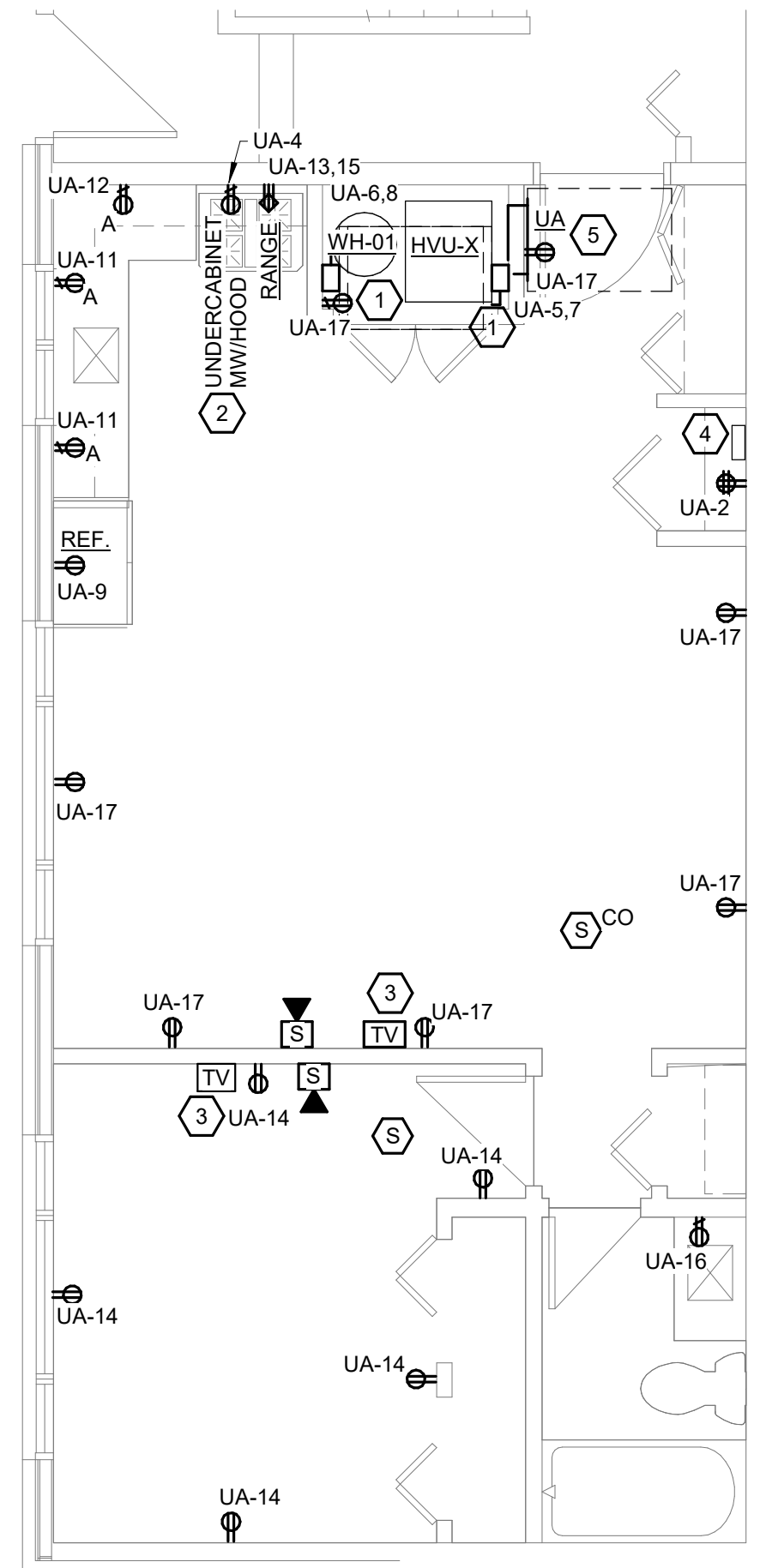
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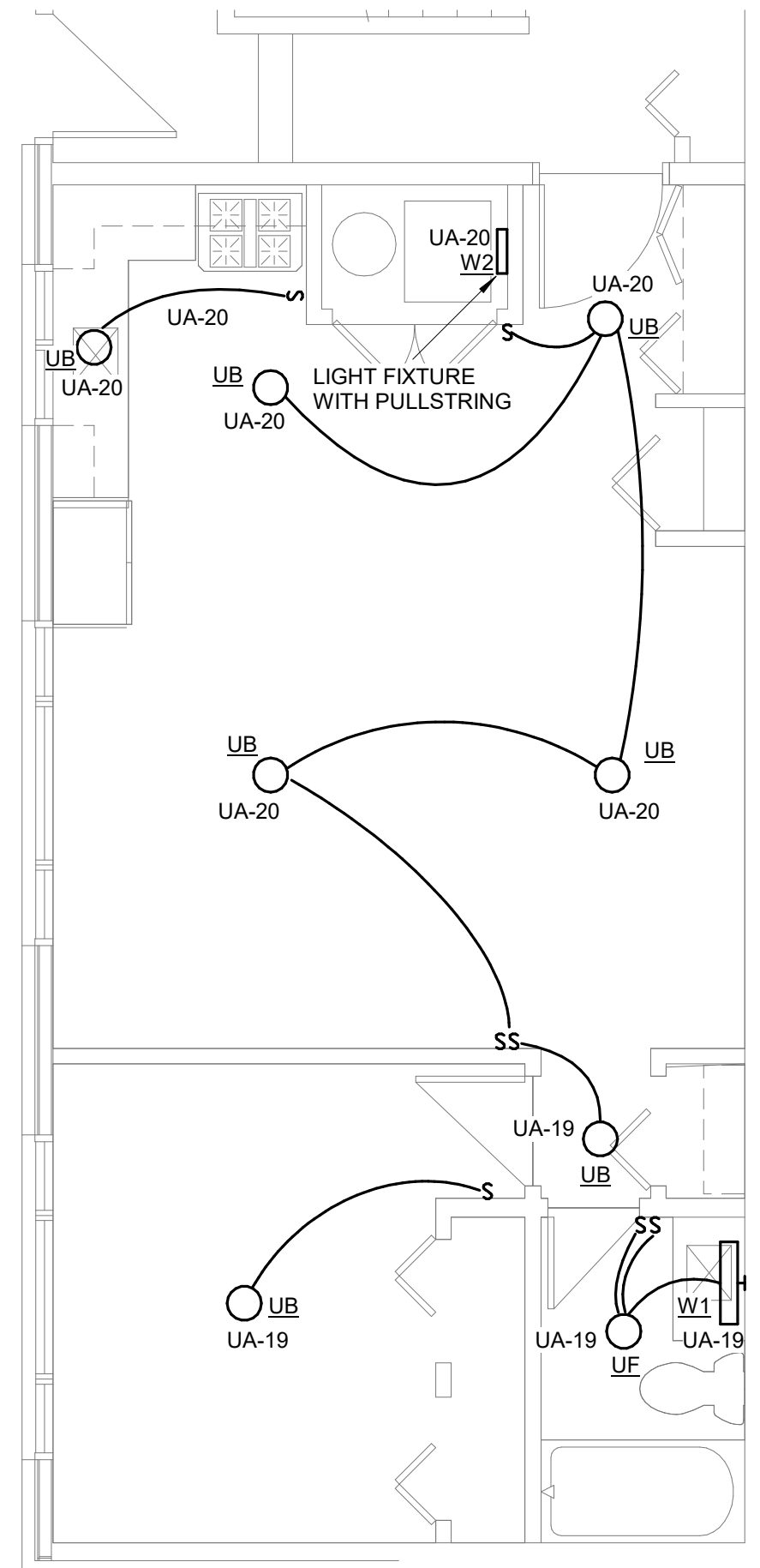
KEYED DEMOLITION NOTES :

1. SELECTIVE DEMOLITION TO REMOVE ALL EXISTING POWER IN DEMOLISHED WALLS. REWORK EXISTING WIRING AS REQUIRED TO MAINTAIN POWER TO ANY DOWNSTREAM DEVICES AND TO REFEED NEW DEVICES ON RENOVATION PLAN. COORDINATE DEMOLITION WITH GENERAL CONTRACTOR BEFORE BEGINNING WORK. REFER TO ENLARGED UNIT PLANS.
2. DEMOLISH POWER FOR EXISTING FURNACE AND WATER HEATER COMPLETE. REFER TO RENOVATION PLANS FOR ADDITIONAL INFORMATION.

3 DEMOLITION PLAN - 1504 LOWER LEVEL
1/4" = 1'-0"



1 REWORK POWER PLAN - 1504 LOWER LEVEL
1/4" = 1'-0"



2 REWORK LIGHTING FLOOR PLAN - 1504 LOWER LEVEL
1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:

- INSTALL THE SMALL APPLIANCE CIRCUITS IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE SECTION 210.52(B). ELECTRICAL CONTRACTOR TO PROVIDE A TYPICAL WIRING PLAN FOR ALL UNITS TO REVIEW DURING THE SUBMITTAL PHASE OF THE PROJECT. PROVIDE GFI RECEPTACLES ON APPLIANCE CIRCUIT IN DINING ROOM OF ALL UNITS WHERE NECESSARY.
- TO COORDINATE TV OUTLET BOX WITH ARCHITECT/OWNER BEFORE INSTALLATION.
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH NEC 210.12.
- WALL OUTLETS SHALL NOT OCCUR IN SAME WALL CAVITY OF ADJACENT SLEEPING UNIT (TYPICAL).
- COORDINATE BATHROOM EXHAUST LOCATION WITH MECHANICAL DRAWINGS.
- DATA DEVICES SHALL BE MOUNTED AT THE SAME MOUNTING HEIGHT AS ADJACENT RECEPTACLE.
- PROVIDE RECEPTACLE IN CABINET SPACE ABOVE RANGE FOR MICROWAVE. COORDINATE LOCATION WITH MILLWORK.
- EC SHALL PROVIDE CIRCUIT BREAKER LOCKS AT THE UNIT LOAD CENTER FOR AHU/EWH.
- RECEPTACLE FOR RANGE (LABELED AS RANGE), PROVIDE NEMA 14-50R RECEPTACLE. PROVIDE MATCHING CORD & PLUG. RANGE CONDUCTORS SHALL BE COPPER ONLY.
- TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS OF THE DWELLING UNIT IN ACCORDANCE WITH NEC ARTICLE 406.12.
- IN ALL ACCESSIBLE UNITS, MOUNT PANEL SO THAT THE CENTERLINE OF THE TOP-MOST OPERABLE BREAKER IS +48" AFF.
- EC TO COORDINATE OUTLET LOCATIONS AT FINISHED END CABINETS W/ MILLWORK CONTRACTOR.
- COUNTER HEIGHT RECEPTACLES ABOVE KITCHEN BACKSPLASH SHALL BE MOUNTED HORIZONTALLY.
- SWITCHES AND RECEPTACLES LOCATED OVER COUNTER OR SIMILAR OBSTRUCTIONS SHALL BE INSTALLED A MAXIMUM OF 46" A.F.F. TO THE HIGHEST USABLE PORTION OF THE SWITCH OR RECEPTACLE.
- AT COUNTER LOCATIONS, NO SWITCHES ARE PERMITTED TO BE LOCATED IN THE CORNER DEFINED BY THE INTERSECTION OF THE COUNTERTOPS. ONLY ONE RECEPTACLE IS PERMITTED TO BE IN THE INACCESSIBLE CORNER WHILE OTHER RECEPTACLES SHALL BE LOCATED OUTSIDE OF THE CORNER. IF ONLY ONE RECEPTACLE IS PROVIDED, IT MUST BE LOCATED COMPLETELY OUTSIDE OF THE CORNER. REFER TO DETAIL 5 ON SHEET E0.06a.
- ALL RECEPTACLES WITHIN 6'-0" OF WET LOCATION SHALL BE GFI PROTECTED.
- COORDINATE THE LOCATION OF GFI RECEPTACLES IN THE BATHROOMS WITH THE ARCHITECTURAL INTERIOR ELEVATIONS.
- INSTALL LIGHT FIXTURES AS SHOWN ON DRAWINGS AND DESCRIBED BELOW. FINAL CONFIRMATION OF ALL LOCATIONS TO BE DETERMINED BY OWNER AT TIME OF BOX WALK.
 - CENTER ISLAND PENDANTS ACROSS THE WIDTH OF THE ISLAND.
 - SEE ARCHITECTURE FOR SPACING ALONG THE LENGTH.
 - CENTER CLOSET LIGHTS WITHIN CLOSETS.
 - CENTER LIGHTS ABOVE SHOWERS/TUBS.
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- VERIFY ALL DOOR SWINGS BEFORE INSTALLING LIGHT SWITCHES. ALL LIGHT SWITCHES ARE TO BE INSTALLED ON STRIKE SIDE OF DOOR.
- LIGHT SWITCH SHALL BE MOUNTED CLOSE TO DOOR OPENING.

ELECTRICAL KEYED NOTES:

- COORDINATE MECHANICAL EQUIPMENT DISCONNECT WITH MECHANICAL SCHEDULE. CONTRACTOR SHALL FIELD COORDINATE PLACEMENT OF DISCONNECT IN ORDER TO ADHERE TO NFPA ART. 110.26.
- MICROWAVE SHALL BE INSTALLED IN CABINET (NON-ADA UNITS). COORDINATE WITH ARCHITECT AND MILLWORK FOR RECEPTACLE MOUNTING LOCATION. PROVIDE DEDICATED CIRCUIT.
- PROVIDE MEDIA OUTLET(CAT 6) FOR TV. COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER. FINAL DMARC LOCATION TO BE COORDINATE IN THE FIELD.
- PROVIDE UNIT MEDIA DISTRIBUTION PANEL. BASIS OF DESIGN: LEVITON 14" WIRELESS ENCLOSURE WITH VENTED COVER (49605-14). INCLUDED WITH COMBO PANEL WITH 1X4 PHONE, DATA AND 1X6 VIDEO PANEL. (47803-DP6). NON-SURGE J-BOX KIT (47605-CAN). UNIVERSAL SHELF BRACKET (49605-AUB). GIGAMAX CAT-5E PATCH CORD. 3 FEET, BLUE (5G460-03L), AND SADDLE TIE KIT (49605-AST). COORDINATE WITH SERVICE PROVIDERS.
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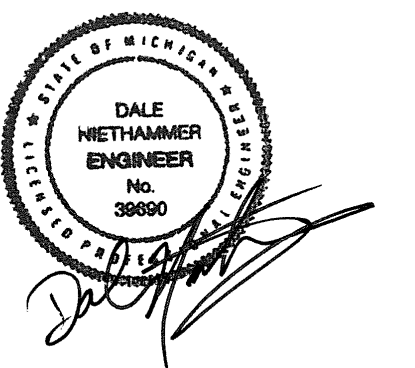
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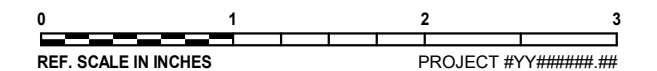
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REVISIONS

No.	Date	Revision / Issue

SHEET INFORMATION

Issue	REVISED BIDS/PERMITS
Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NIETHAMMER

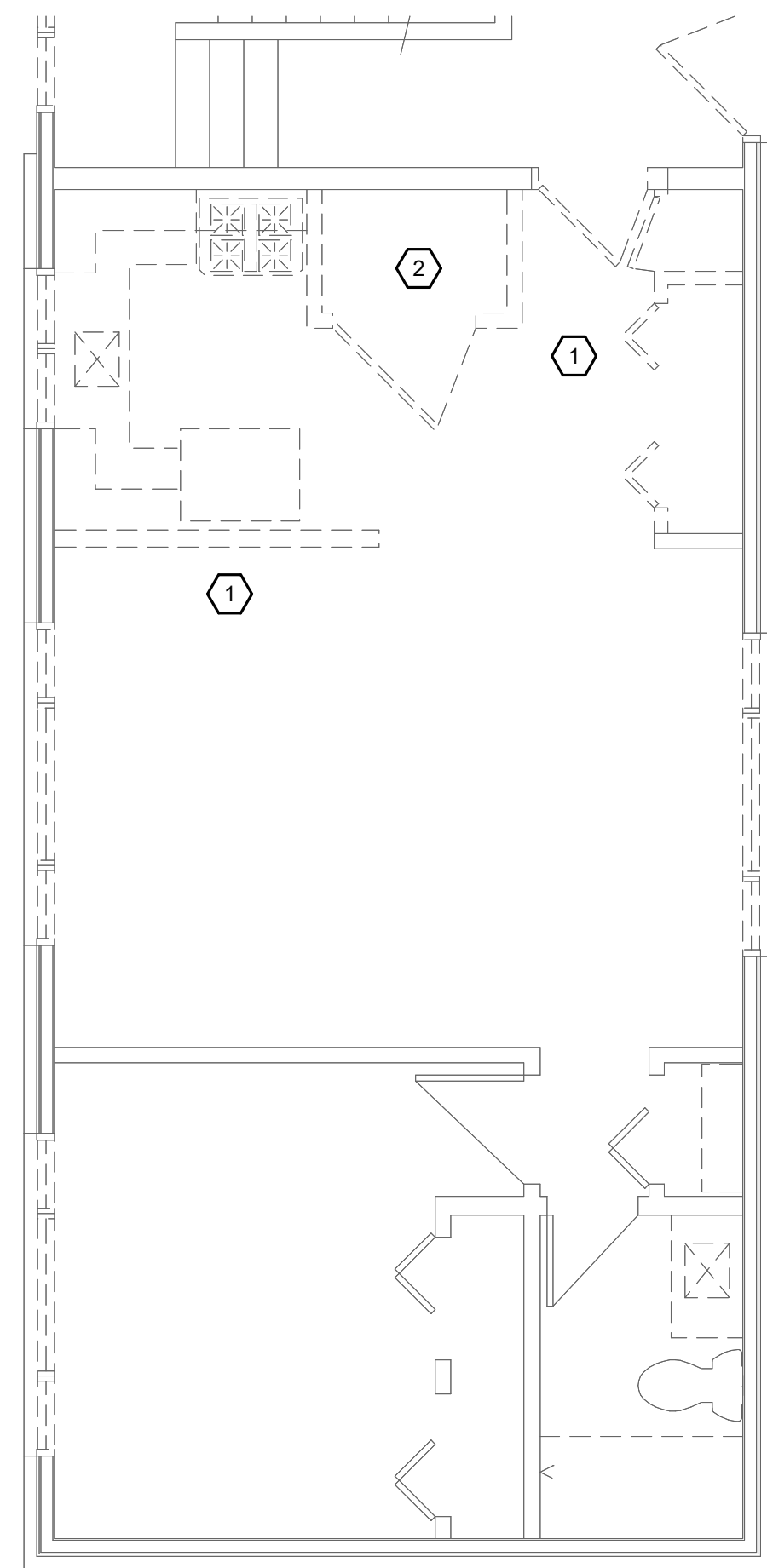
**REWORK ELECTRICAL PLANS UNIT
1504 LOWER LEVEL**

SCALE

Scale: As indicated

SHEET NUMBER

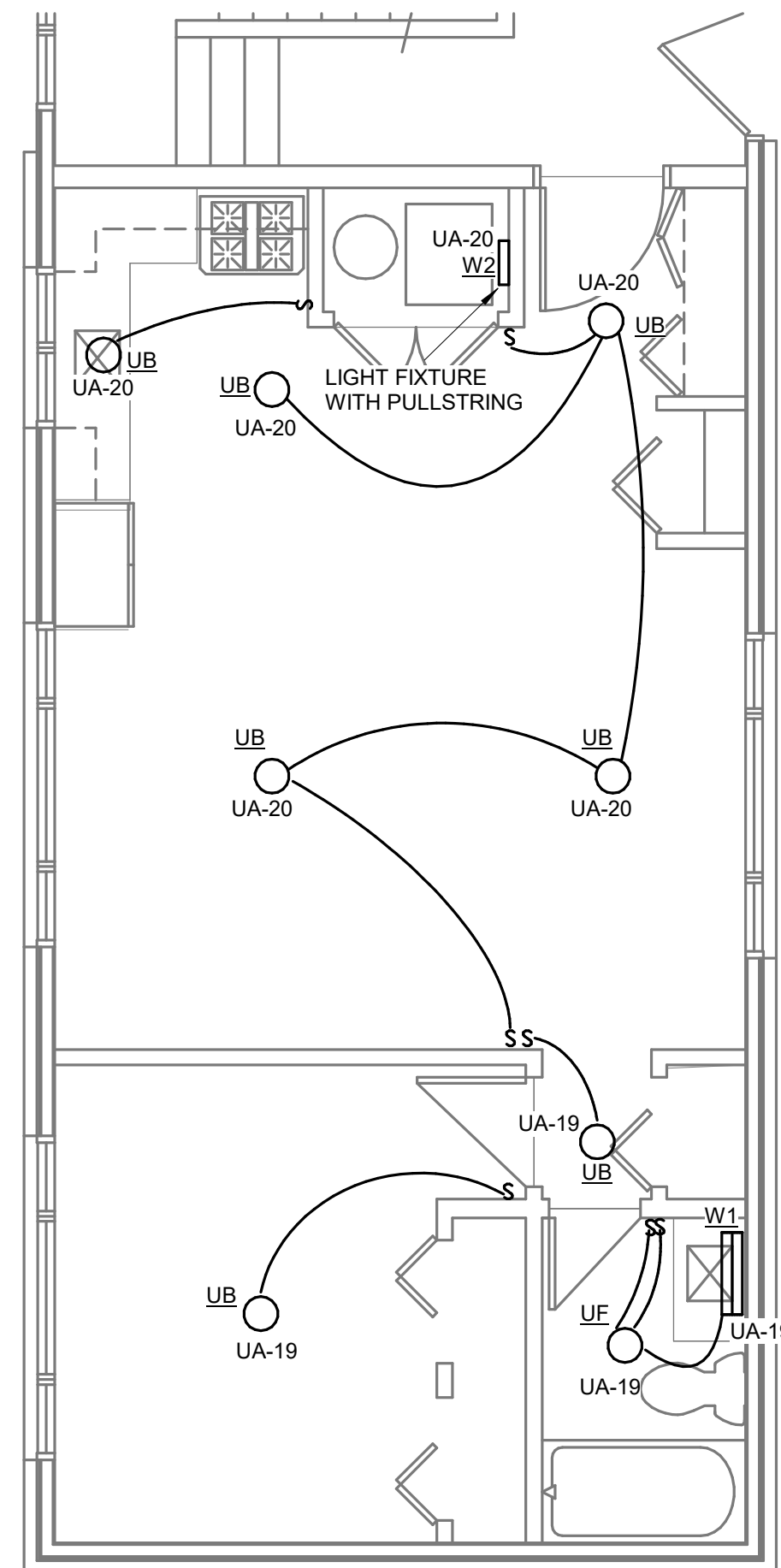
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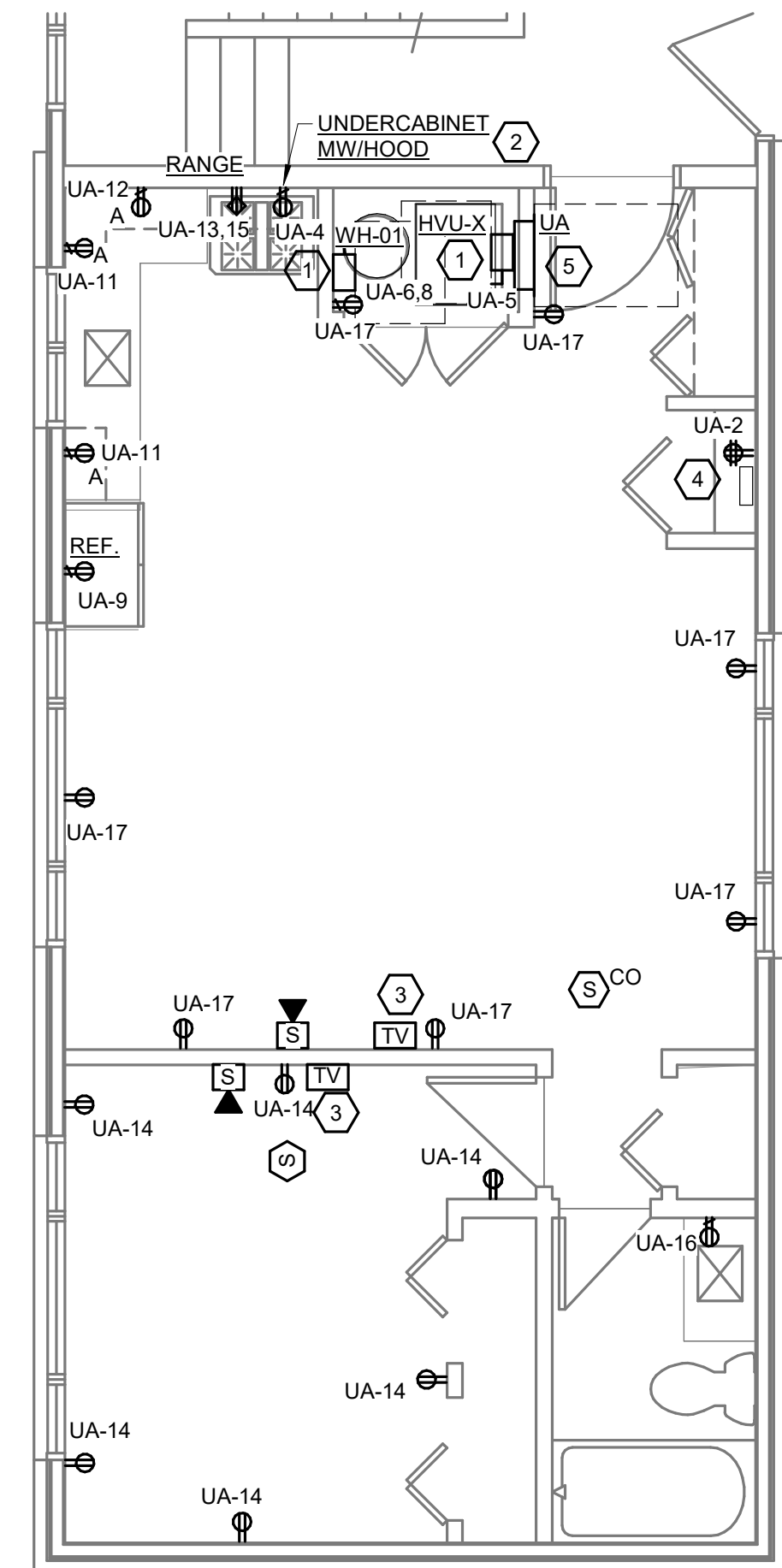
KEYED DEMOLITION NOTES:

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2. DEMOLISH POWER FOR EXISTING FURNACE AND WATER HEATER COMPLETE. REFER TO RENOVATION PLANS FOR ADDITIONAL INFORMATION.

3 DEMOLITION PLAN - 1504 UPPER LEVEL
1/4" = 1'-0"



1 REWORK LIGHTING FLOOR PLAN - 1504 UPPER LEVEL
1/4" = 1'-0"



2 REWORK POWER PLAN - 1504 UPPER LEVEL
1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:

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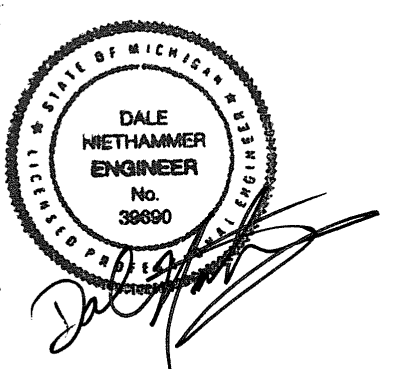


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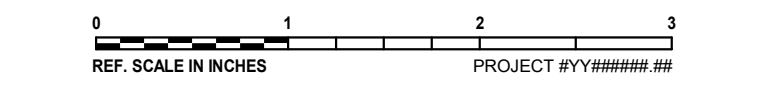


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REVISIONS

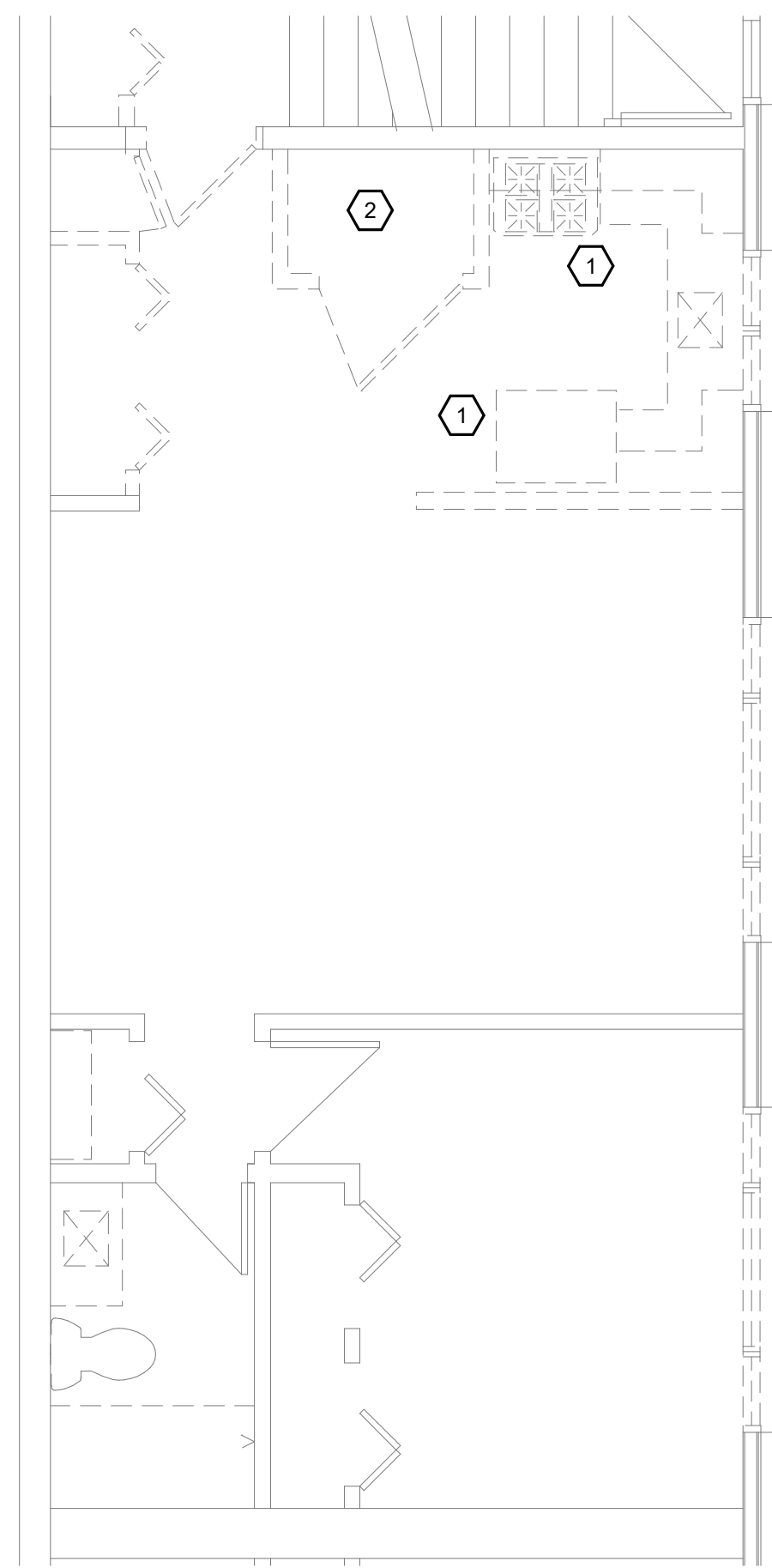
No.	Date	Revision / Issue

SHEET INFORMATION
Issue: **REVISED BIDS/PERMITS**
Date: **04/12/2024**
Project #: **23004726.00**
Drawn: **J. WRIGHT**
Checked: **L. WOODS**
Approved: **D. NIETHAMMER**

SHEET TITLE
**DEMO/REWORK ELECTRICAL PLANS
UNIT 1504**

SCALE
As indicated

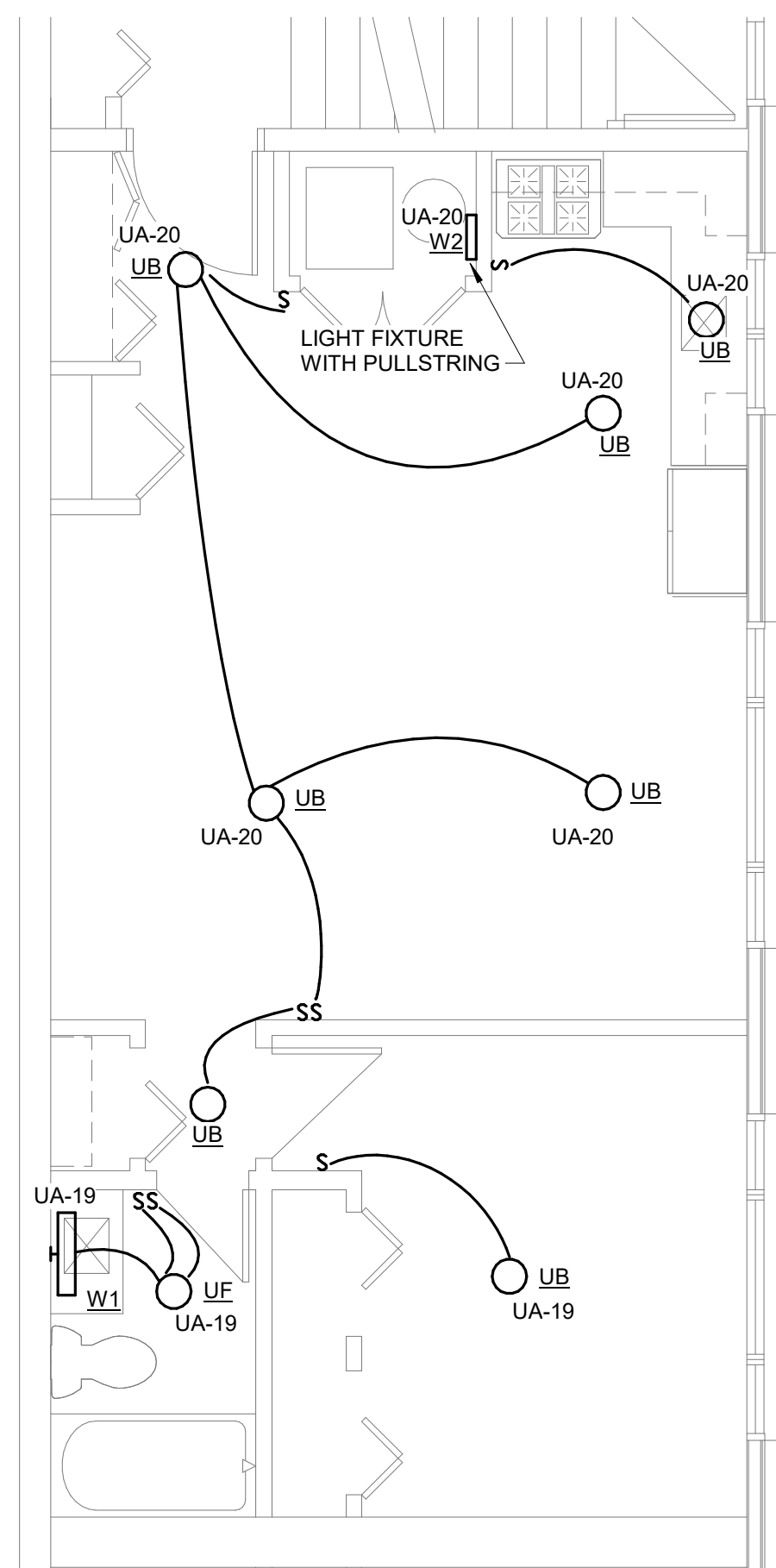
SHEET NUMBER
E1.2



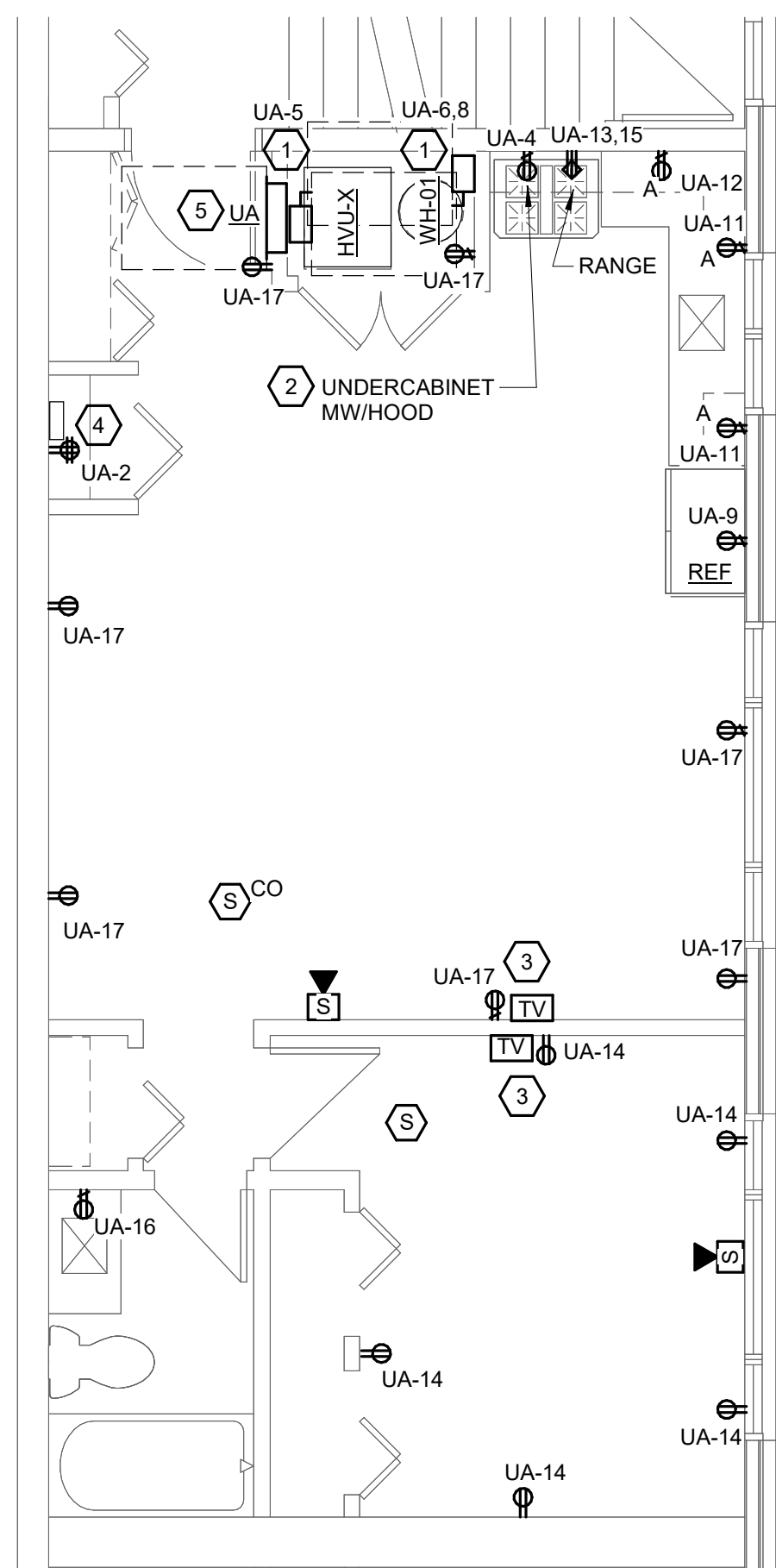
KEYED DEMOLITION NOTES :

1. SELECTIVE DEMOLITION TO REMOVE ALL EXISTING POWER IN DEMOLISHED WALLS. REWORK EXISTING WIRING AS REQUIRED TO MAINTAIN POWER TO ANY DOWNSTREAM DEVICES AND TO REFEED NEW DEVICES ON RENOVATION PLAN. COORDINATE DEMOLITION WITH GENERAL CONTRACTOR BEFORE BEGINNING WORK. REFER TO ENLARGED UNIT PLANS.
2. DEMOLISH POWER FOR EXISTING FURNACE AND WATER HEATER COMPLETE. REFER TO RENOVATION PLANS FOR ADDITIONAL INFORMATION.

3 DEMOLITION PLAN - 1506 LOWER LEVEL
1/4" = 1'-0"



1 REWORK LIGHTING FLOOR PLAN - 1506 LOWER LEVEL
1/4" = 1'-0"



2 REWORK POWER PLAN - 1506 LOWER LEVEL
1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:

- INSTALL THE SMALL APPLIANCE CIRCUITS IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE SECTION 210.52(B). ELECTRICAL CONTRACTOR TO PROVIDE A TYPICAL WIRING PLAN FOR ALL UNITS TO REVIEW DURING THE SUBMITTAL PHASE OF THE PROJECT. PROVIDE GFI RECEPTACLES ON APPLIANCE CIRCUIT IN DINING ROOM OF ALL UNITS WHERE NECESSARY.
- TO COORDINATE TV OUTLET BOX WITH ARCHITECT/OWNER BEFORE INSTALLATION.
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH NEC 210.12.
- WALL OUTLETS SHALL NOT OCCUR IN SAME WALL CAVITY OF ADJACENT SLEEPING UNIT (TYPICAL).
- COORDINATE BATHROOM EXHAUST LOCATION WITH MECHANICAL DRAWINGS.
- DATA DEVICES SHALL BE MOUNTED AT THE SAME MOUNTING HEIGHT AS ADJACENT RECEPTACLE.
- PROVIDE RECEPTACLE IN CABINET SPACE ABOVE RANGE FOR MICROWAVE. COORDINATE LOCATION WITH MILLWORK.
- EC SHALL PROVIDE CIRCUIT BREAKER LOCKS AT THE UNIT LOAD CENTER FOR AHU/EWH.
- RECEPTACLE FOR RANGE (LABELED AS RANGE). PROVIDE NEMA 14-50R RECEPTACLE. PROVIDE MATCHING CORD & PLUG. RANGE CONDUCTORS SHALL BE COPPER ONLY.
- TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS OF THE DWELLING UNIT IN ACCORDANCE WITH NEC ARTICLE 406.12.
- IN ALL ACCESSIBLE UNITS, MOUNT PANEL SO THAT THE CENTERLINE OF THE TOP-MOST OPERABLE BREAKER IS +48" AFF.
- EC TO COORDINATE OUTLET LOCATIONS AT FINISHED END CABINETS W/ MILLWORK CONTRACTOR.
- COUNTER HEIGHT RECEPTACLES ABOVE KITCHEN BACKSPLASH SHALL BE MOUNTED HORIZONTALLY.
- SWITCHES AND RECEPTACLES LOCATED OVER COUNTER OR SIMILAR OBSTRUCTIONS SHALL BE INSTALLED A MAXIMUM OF 46" A.F.F. TO THE HIGHEST USABLE PORTION OF THE SWITCH OR RECEPTACLE.
- AT COUNTER LOCATIONS, NO SWITCHES ARE PERMITTED TO BE LOCATED IN THE CORNER DEFINED BY THE INTERSECTION OF THE COUNTERTOPS. ONLY ONE RECEPTACLE IS PERMITTED TO BE IN THE INACCESSIBLE CORNER WHILE OTHER RECEPTACLES SHALL BE LOCATED OUTSIDE OF THE CORNER. IF ONLY ONE RECEPTACLE IS PROVIDED, IT MUST BE LOCATED COMPLETELY OUTSIDE OF THE CORNER. REFER TO DETAIL 5 ON SHEET E0.06a.
- ALL RECEPTACLES WITHIN 6'-0" OF WET LOCATION SHALL BE GFI PROTECTED.
- COORDINATE THE LOCATION OF GFI RECEPTACLES IN THE BATHROOMS WITH THE ARCHITECTURAL INTERIOR ELEVATIONS.
- INSTALL LIGHT FIXTURES AS SHOWN ON DRAWINGS AND DESCRIBED BELOW. FINAL CONFIRMATION OF ALL LOCATIONS TO BE DETERMINED BY OWNER AT TIME OF BOX WALK.
 - CENTER ISLAND PENDANTS ACROSS THE WIDTH OF THE ISLAND.
 - SEE ARCHITECTURE FOR SPACING ALONG THE LENGTH.
 - CENTER CLOSET LIGHTS WITHIN CLOSETS.
 - CENTER LIGHTS ABOVE SHOWERS/TUBS.
 - LOCATE BATHROOM EXHAUST OVER TOILET.
- ALL RECEPTACLES ABOVE VANITY COUNTERS TO BE INSTALLED HORIZONTALLY.
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- VERIFY ALL DOOR SWINGS BEFORE INSTALLING LIGHT SWITCHES. ALL LIGHT SWITCHES ARE TO BE INSTALLED ON STRIKE SIDE OF DOOR.
- LIGHT SWITCH SHALL BE MOUNTED CLOSE TO DOOR OPENING.

ELECTRICAL KEYED NOTES:

- COORDINATE MECHANICAL EQUIPMENT DISCONNECT WITH MECHANICAL SCHEDULE. CONTRACTOR SHALL FIELD COORDINATE PLACEMENT OF DISCONNECT IN ORDER TO ADHERE TO NFPA ART. 110.26.
- MICROWAVE SHALL BE INSTALLED IN CABINET (NON-ADA UNITS). COORDINATE WITH ARCHITECT AND MILLWORK FOR RECEPTACLE MOUNTING LOCATION. PROVIDE DEDICATED CIRCUIT.
- PROVIDE MEDIA OUTLET(CAT 6) FOR TV. COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER. FINAL DMARC LOCATION TO BE COORDINATE IN THE FIELD.
- PROVIDE UNIT MEDIA DISTRIBUTION PANEL. BASIS OF DESIGN: LEVITON 14" WIRELESS ENCLOSURE WITH VENTED COVER (49605-14). INCLUDED WITH COMBO PANEL WITH 1X4 PHONE, DATA AND 1X8 VIDEO PANEL, (47603-DP8), NON-SURGE J-BOX KIT (47605-CAN), UNIVERSAL SHELF BRACKET (49605-AUB), GIGAMAX CAT 5E PATCH CORD, 3 FEET, BLUE (5G460-03L), AND SADDLE TIE KIT (49605-AST). COORDINATE WITH SERVICE PROVIDERS.
 - COORDINATE OUTLET HEIGHT WITH ENCLOSURE. PROVIDE DUPLEX RECEPTACLE, DATA AND COAXIAL CABLE MANAGEMENT AND DISTRIBUTION BLOCKS / SPLITTERS WITHIN.
 - CONNECTIONS SHALL BE SUFFICIENT FOR ALL OUTLETS AND DEVICES.
 - ENCLOSURES SHALL NOT BE MOUNTED IN A FIRE-RATED WALL.
- UNIT LOAD CENTER.
- PROVIDE REMOTE MOUNTED SWITCHES FOR HOOD LIGHT AND FAN (INDIVIDUALLY CONTROLLED - ADA UNITS ONLY). SWITCH FOR LIGHT SHALL BE MOUNTED TO THE OTHER EDGE OF RANGE. COORDINATE MOUNTING LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.



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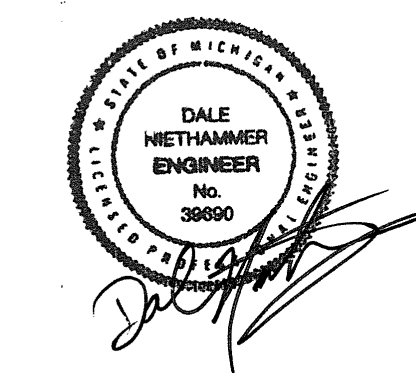
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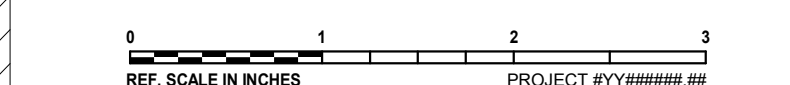
KEY PLAN

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REVISIONS

No.	Date	Revision / Issue

SHEET INFORMATION

Issue	REVISED BIDS/PERMITS
Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NIETHAMMER

**DEMO/REWORK ELECTRICAL PLANS
UNIT 1506 LOWER LEVEL**

SCALE

Scale: As indicated

SHEET NUMBER

E1.3



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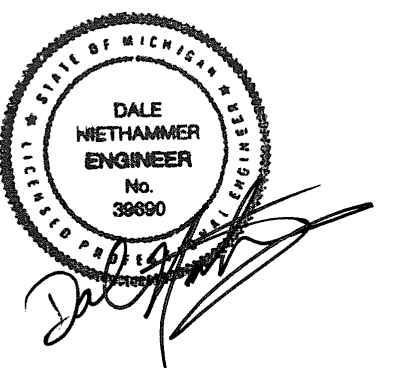
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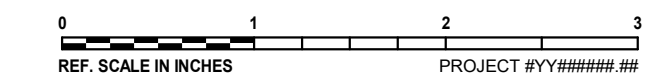
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Checked	L. WOODS
Approved	D. NIETHAMMER

**DEMO/REWORK ELECTRICAL PLANS
UNIT 1506 UPPER LEVEL**

SCALE

As Indicated

SHEET NUMBER

E1.4

ELECTRICAL GENERAL NOTES:

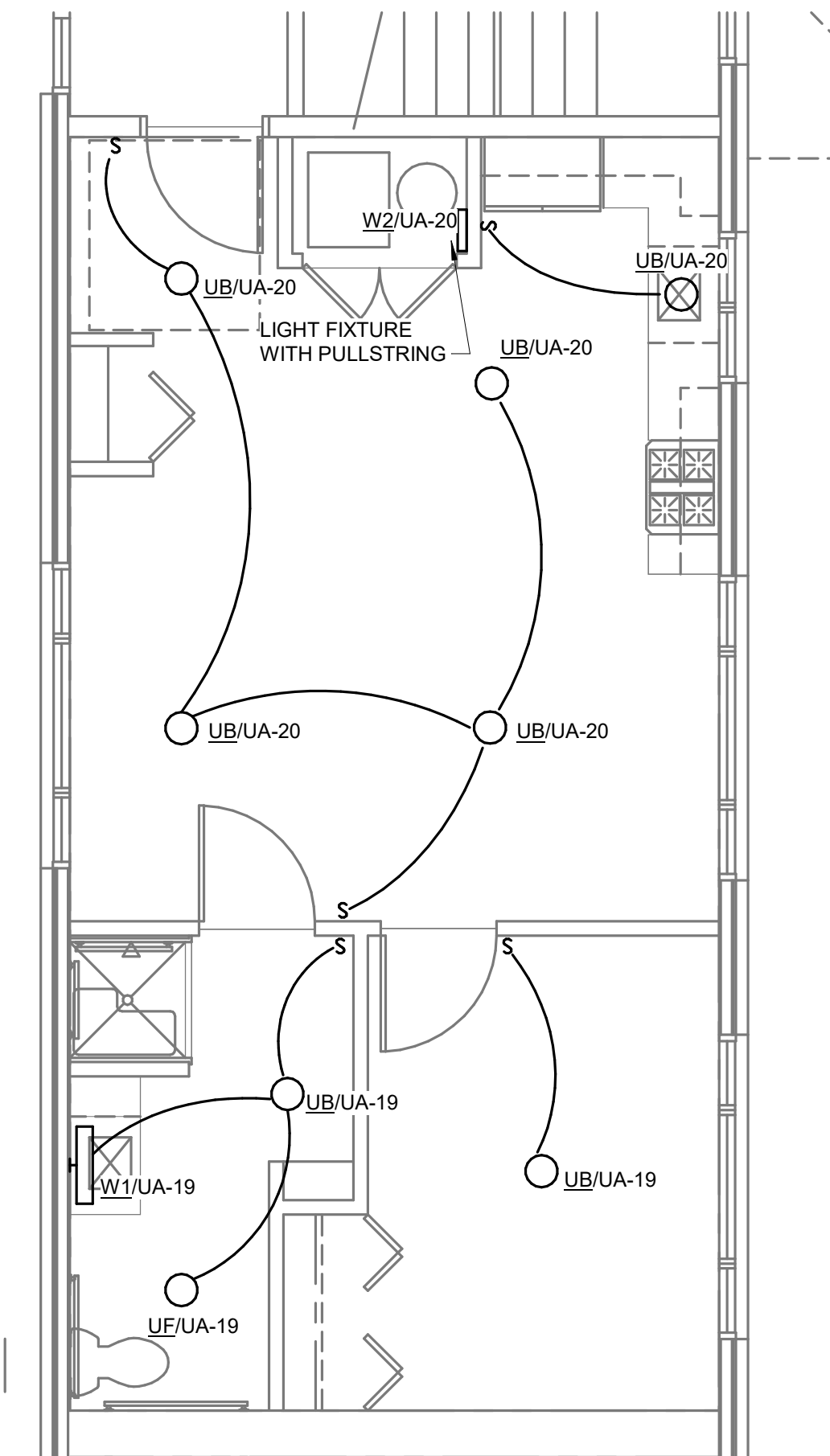
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- RECEPTACLE FOR RANGE (LABELED AS RANGE), PROVIDE NEMA 14-50R RECEPTACLE. PROVIDE MATCHING CORD & PLUG. RANGE CONDUCTORS SHALL BE COPPER ONLY.
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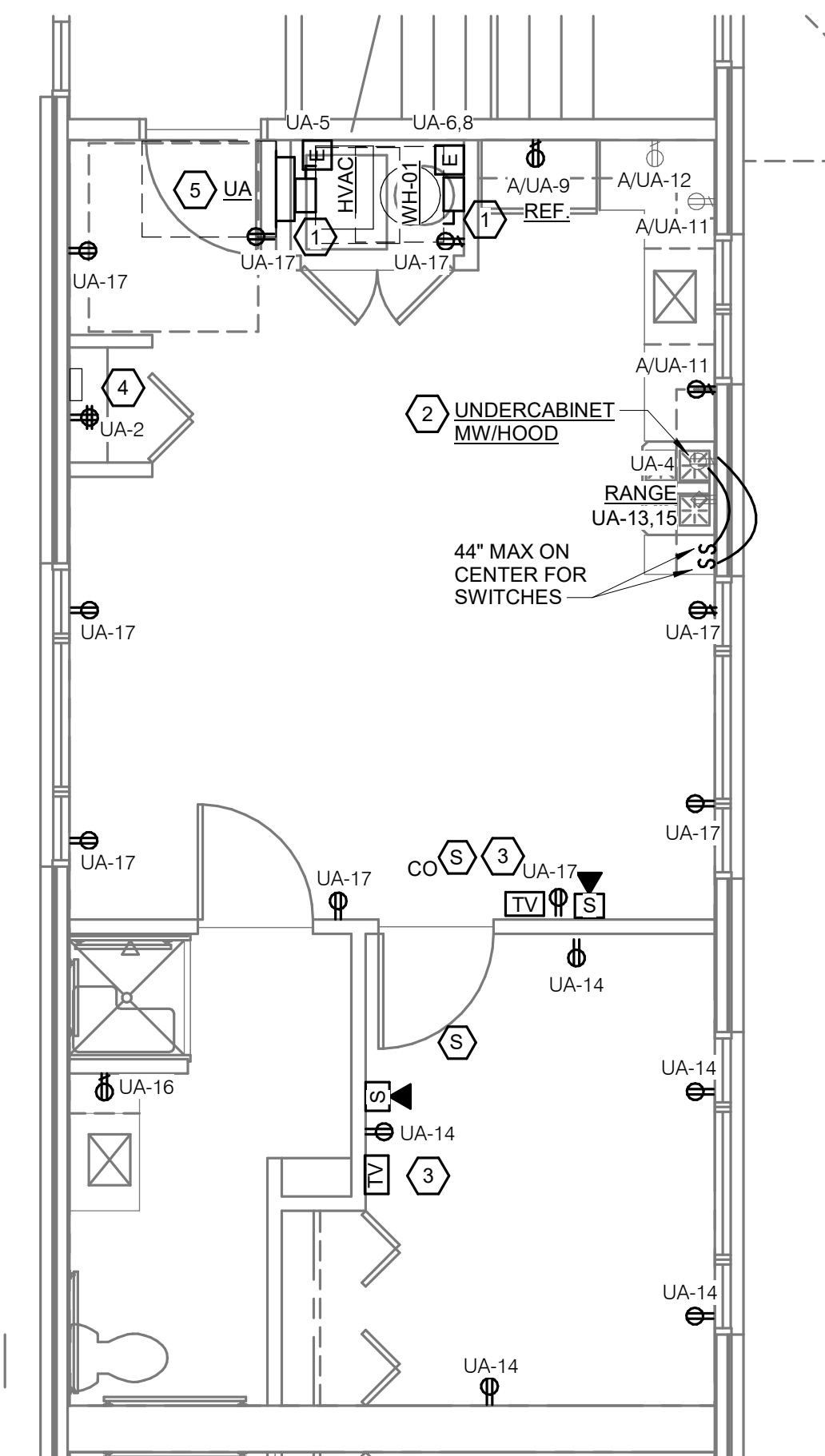
KEYED DEMOLITION NOTES:

- SELECTIVE DEMOLITION TO REMOVE ALL EXISTING POWER IN DEMOLISHED WALLS. REWORK EXISTING WIRING AS REQUIRED TO MAINTAIN POWER TO ANY DOWNSTREAM DEVICES AND TO REFEED NEW DEVICES ON RENOVATION PLAN. COORDINATE DEMOLITION WITH GENERAL CONTRACTOR BEFORE BEGINNING WORK. REFER TO ENLARGED UNIT PLANS.
- DEMOLISH POWER FOR EXISTING FURNACE AND WATER HEATER COMPLETE. REFER TO RENOVATION PLANS FOR ADDITIONAL INFORMATION.



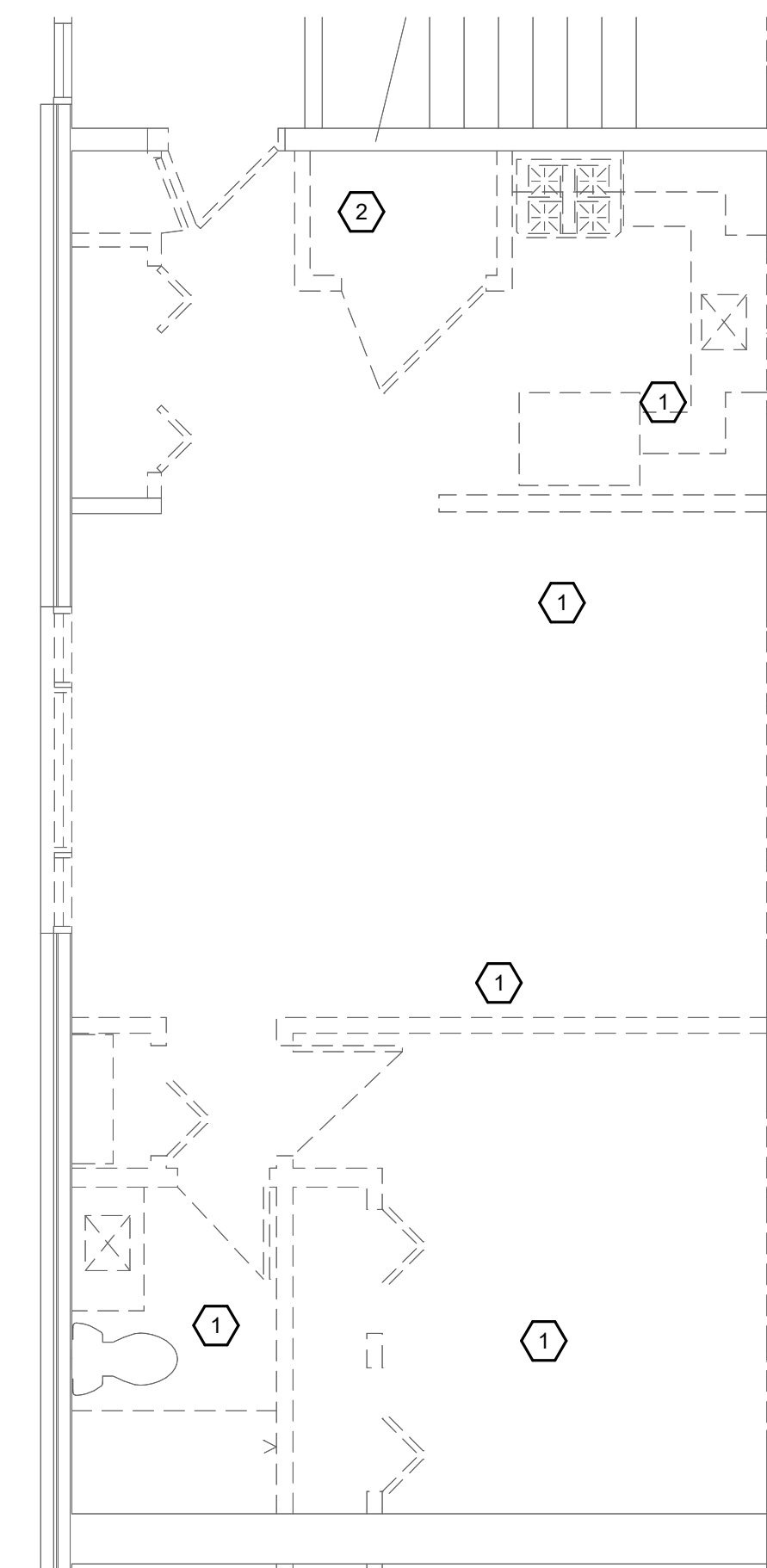
2 REWORK LIGHTING FLOOR PLAN - 1506 UPPER LEVEL (ADA)

1/4" = 1'-0"



1 REWORK POWER PLAN - 1506 UPPER LEVEL (ADA)

1/4" = 1'-0"



3 DEMOLITION PLAN - 1506 UPPER LEVEL (ADA)

1/4" = 1'-0"

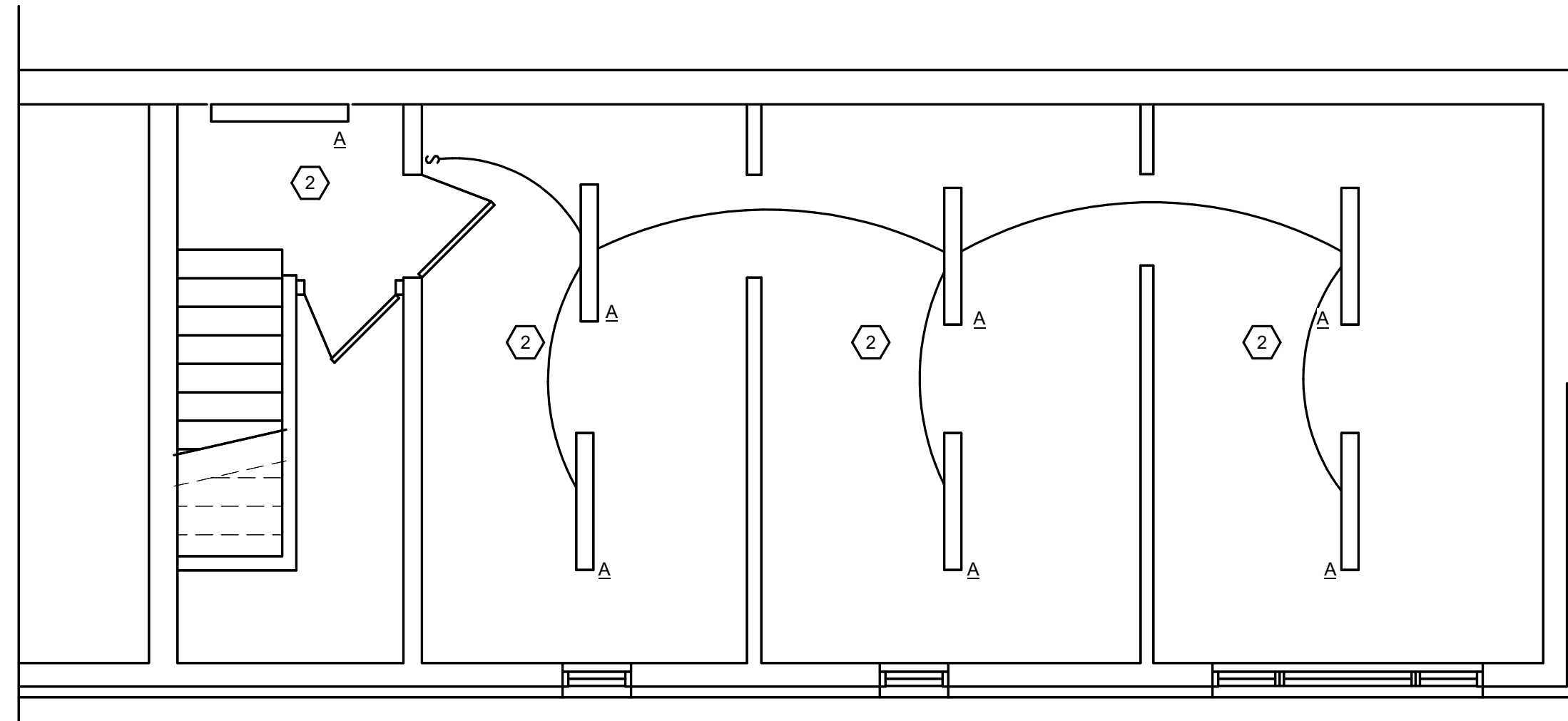
23004726.00 4/12/2024 3:54:53 PM BROADWAY TERRACE



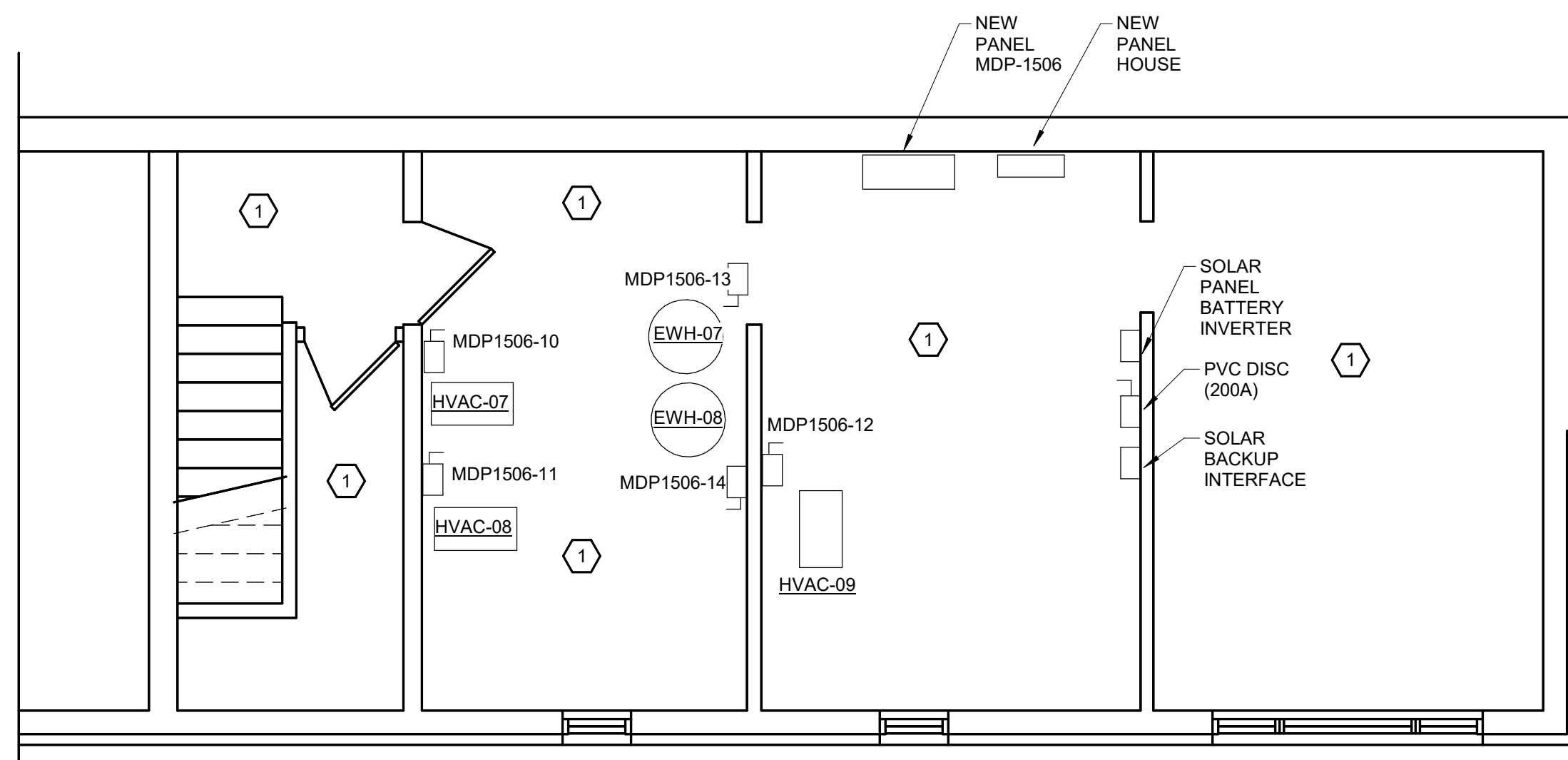
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2 BASEMENT FLOOR PLAN - UNIT 1506 - LIGHTING
1/4" = 1'-0"



1 BASEMENT FLOOR PLAN - UNIT 1506 - POWER
1/4" = 1'-0"

KEYED NEW WORK NOTES :

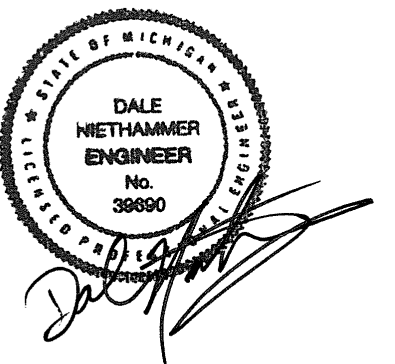
- EXISTING WALL RECEPTACLES SHALL BE EXISTING TO REMAIN. ALL ELECTRICAL ITEMS IN THE BASEMENT LEVEL TO HAVE BRANCH CIRCUITS REWORKED AND EXTENDED TO THE NEW PANEL MDP-1506.
- NEW LIGHT FIXTURES IN THE BASEMENT SHALL BE CONNECTED TO PANEL MDP. MAINTAIN THE EXISTING ELECTRICAL CIRCUITS AND REWORK AND EXTEND TO THE EXISTING CONTROLS SERVING THIS AREA.

PROFESSIONAL SEAL

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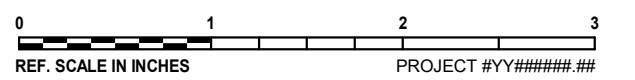
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SHEET INFORMATION

Issue	REVISED BIDS/PERMITS
Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NIETHAMMER

**RENOVATION ELECTRICAL PLANS UNIT
1506 BASEMENT**

SCALE

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

SHEET NUMBER

E1.5



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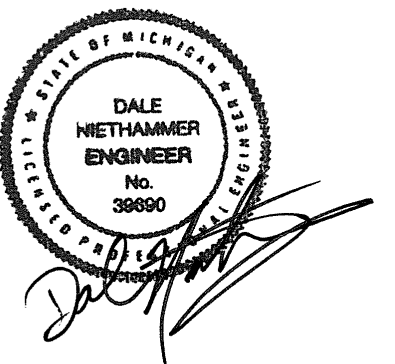
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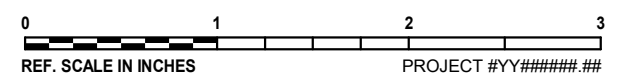
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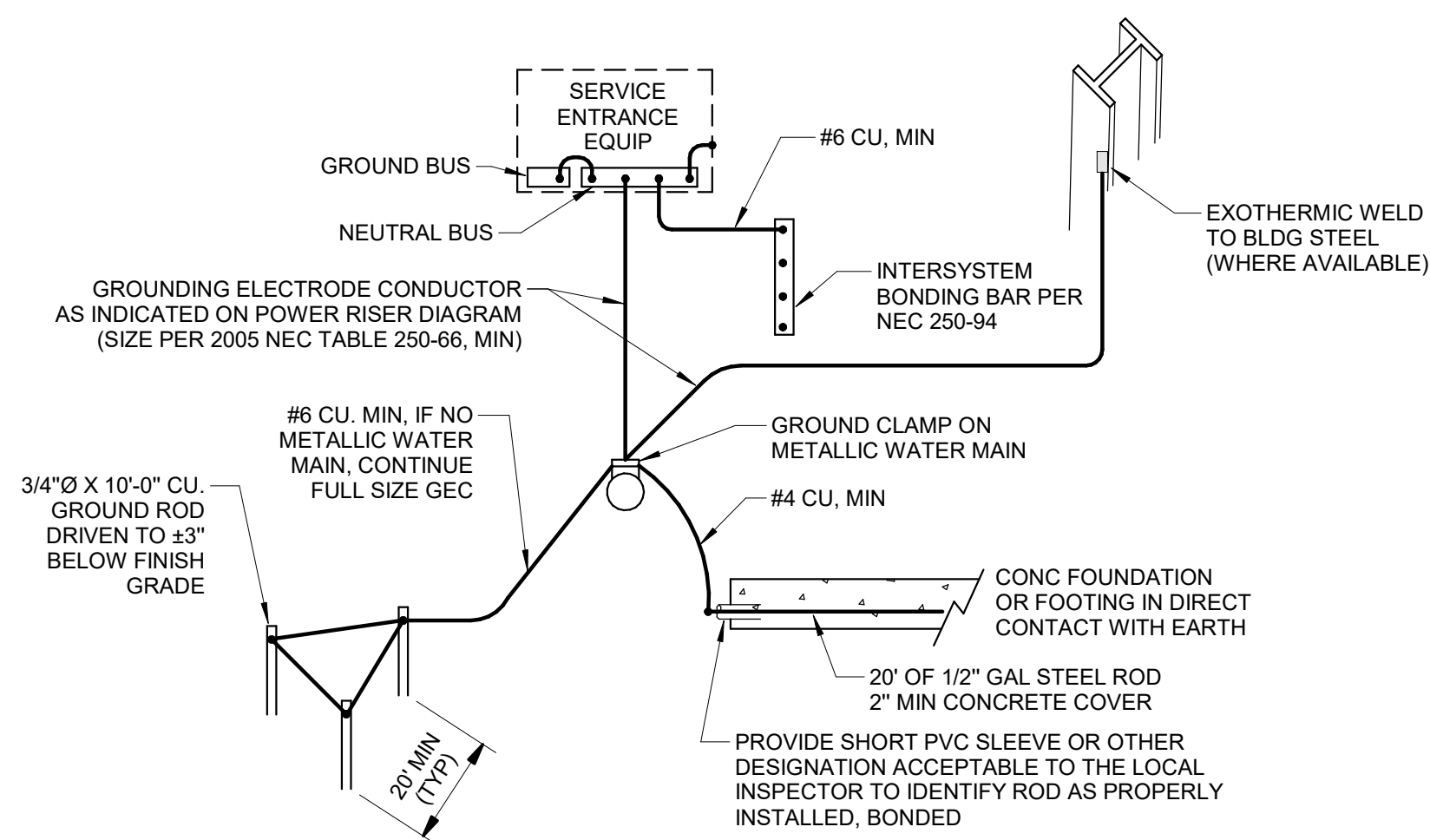
ELECTRICAL DETAILS

SCALE

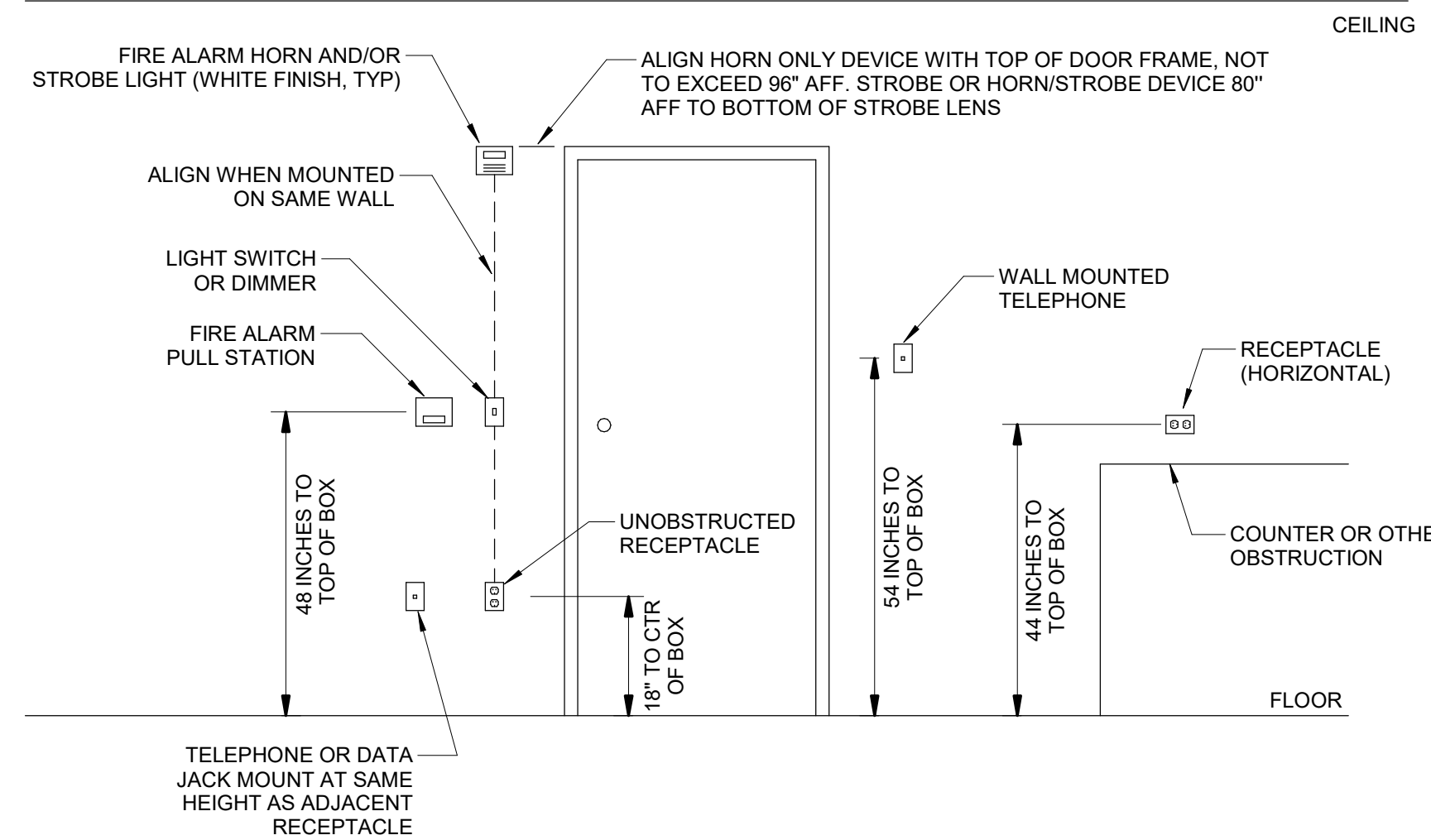
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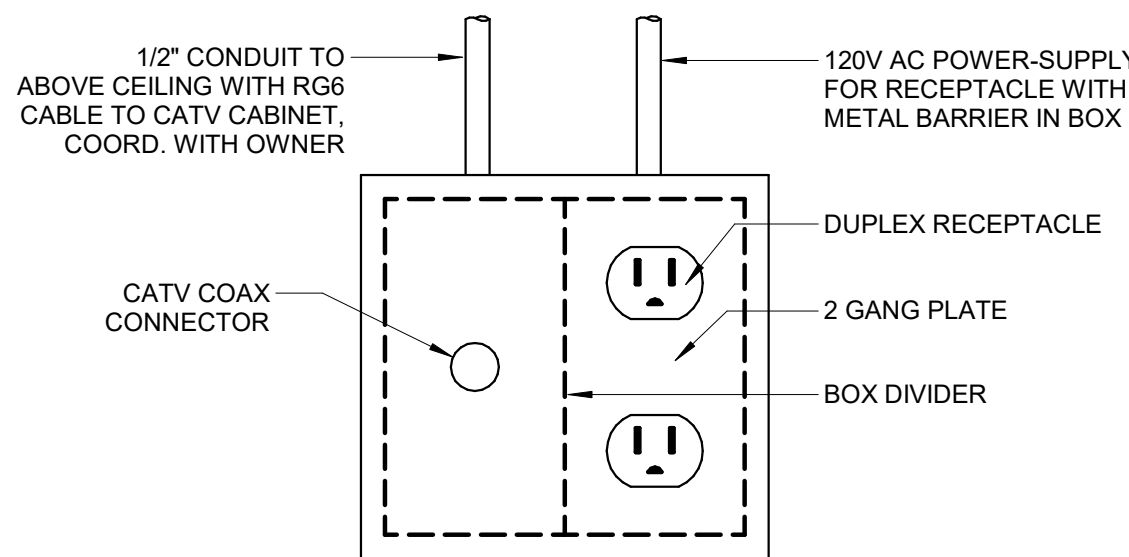
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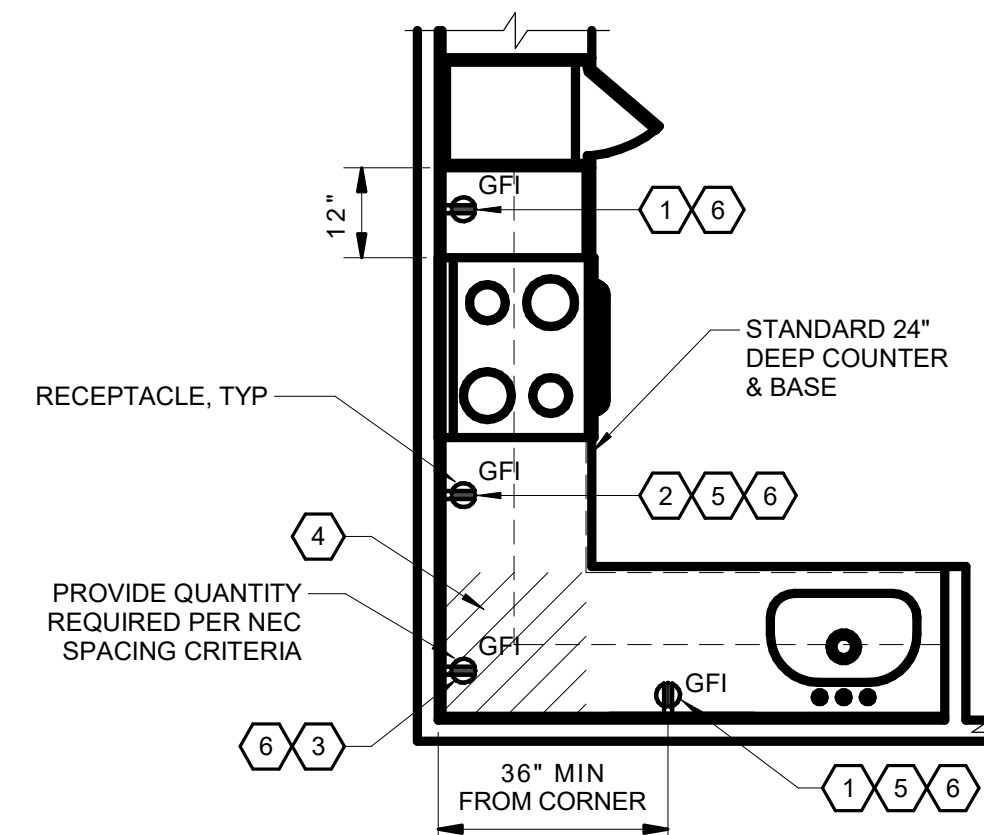
1 GROUNDING DETAIL
1/8" = 1'-0"



2 MOUNTING HEIGHT DIAGRAM
1/2" = 1'-0"



3 CATV OUTLET DETAIL
1/8" = 1'-0"



4 KITCHEN OUTLET LAYOUT
3/4" = 1'-0"

KEYED NOTES:

- A RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH COUNTERTOP SPACE THAT IS 12" OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24". MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT COUNTERTOP SPACE.
- ONE RECEPTACLE OUTLET MUST BE LOCATED 36" CLEAR FROM THE CORNER ON ONE WALL FOR ACCESSIBILITY. WHERE ONE OF THE WALLS INCLUDES A RANGE, LOCATE THE RECEPTACLE OUTLET ON THE RANGE WALL.
- TO MEET RECEPTACLE OUTLET SPACING CODE REQUIREMENTS, ONE RECEPTACLE OUTLET IS ALLOWED TO BE LOCATED ON THE WALLS WITHIN THE HATCHED AREA.
- NO SWITCHES ARE ALLOWED TO BE LOCATED ON THE WALLS WITHIN THE HATCHED AREA.
- ALL RECEPTACLE OUTLETS LOCATED 6'-0" OR LESS FROM SINK'S EDGE SHALL BE OF THE GFI TYPE.
- THE LOCATIONS OF RECEPTACLE OUTLETS SHOWN IN THIS DETAIL ARE DIAGRAMMATIC. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE QUANTITY OF RECEPTACLE OUTLETS AS REQUIRED TO ACHIEVE CODE COMPLIANCE.
- IF A USB TYPE OUTLETS IS PROVIDED IN A SINGLE OUTLET LOCATION, THAT OUTLET MAY NOT BE LOCATED WITHIN 36" OF THE CORNER.

NOTES:

- ONE ELECTRICAL RECEPTACLE IN EACH AREA OVER COUNTER MUST BE A MINIMUM OF 36" FROM A CORNER PER FAIR HOUSING ACT FOR WHEELCHAIR ACCESSIBILITY. FHA GUIDELINES DO NOT DEFINE "AREA".
- ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL RECEPTACLES AS NECESSARY TO ACHIEVE REQUIRED SPACING, WHETHER OR NOT INDICATED ON UNIT LAYOUT.



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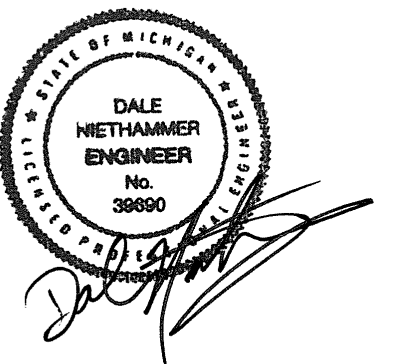
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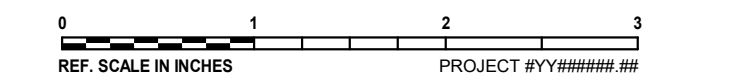
KEY PLAN

AGENCY APPROVAL



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Issue	REVISED BIDS/PERMITS
Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NIETHAMMER

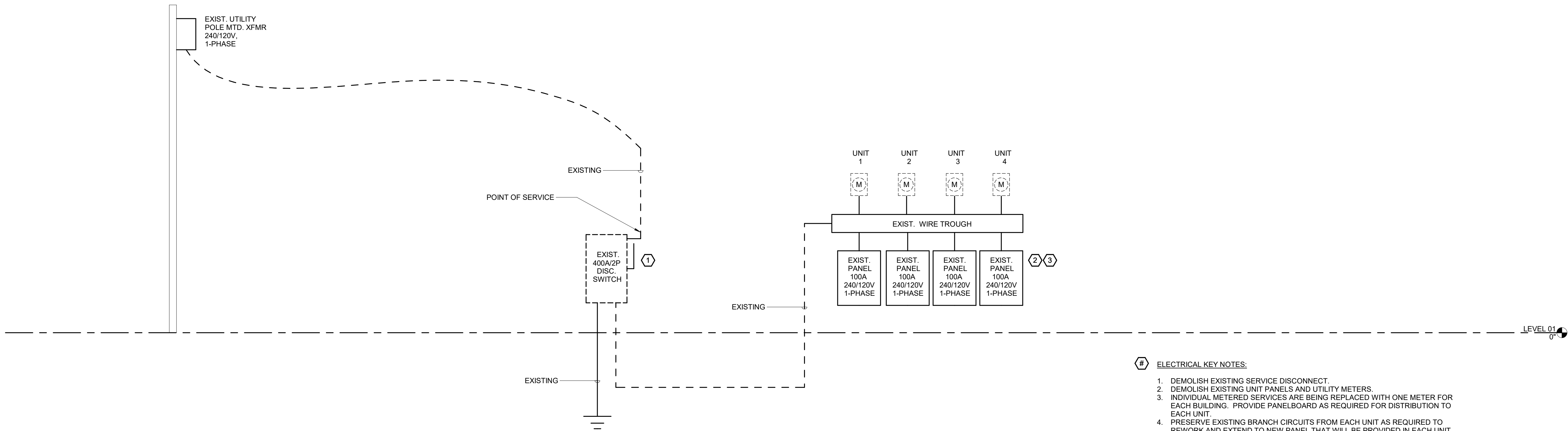
ELECTRICAL RISER - BUILDING 1504

SCALE

Scale: 12" = 1'-0"

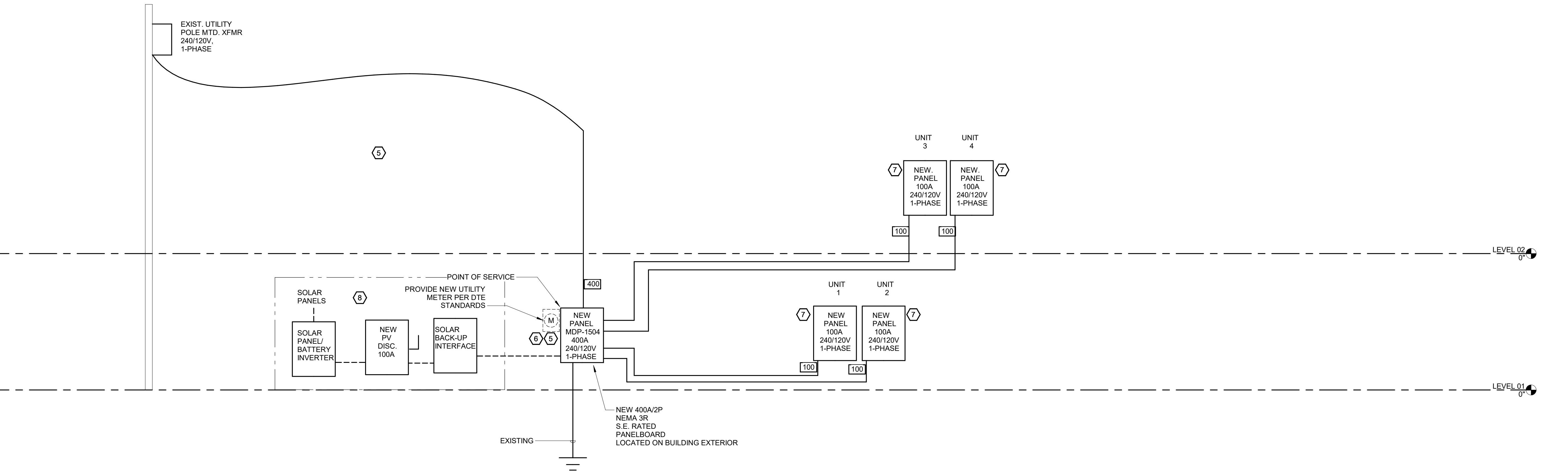
SHEET NUMBER

E5.1



- ELECTRICAL KEY NOTES:**
1. DEMOLISH EXISTING SERVICE DISCONNECT.
 2. DEMOLISH EXISTING UNIT PANELS AND UTILITY METERS.
 3. INDIVIDUAL METERED SERVICES ARE BEING REPLACED WITH ONE METER FOR EACH BUILDING. PROVIDE PANELBOARD AS REQUIRED FOR DISTRIBUTION TO EACH UNIT.
 4. PRESERVE EXISTING BRANCH CIRCUITS FROM EACH UNIT AS REQUIRED TO REWORK AND EXTEND TO NEW PANEL THAT WILL BE PROVIDED IN EACH UNIT.
 5. COORDINATE SIZE OF EXISTING SERVICE BASED ON LOAD SHEETS PROVIDED. UTILITY TO PROVIDE UPGRADED SERVICE SECONDARY CONDUCTORS AS REQUIRED.
 6. PROVIDE NEW 400A SERVICE WITH CORRESPONDING UTILITY METER.
 7. PROVIDE NEW LOAD CENTER IN EACH UNIT. REWORK AND EXTEND EXISTING BRANCH CIRCUITS FOR LIGHTING AND RECEPTACLES TO NEW LOAD CENTER. PROVIDE NEW BRANCH CIRCUIT FOR NEW WATER HEATER, AND HVAC AIR HANDLERS AND HEAT PUMPS.
 8. PROVIDE 2" EMPTY CONDUIT FROM PANEL MDP-1504 TO THE ROOF. EXACT LOCATION SHALL BE COORDINATED IN THE FIELD. PROVIDE 100A REVERSE FEED BREAKER IN MDP-1504 FOR FUTURE SOLAR PROVISIONS.

1 1504 POWER RISER DIAGRAM-DEMO
12" = 1'-0"



2 1504 POWER RISER DIAGRAM-NEW
12" = 1'-0"

23004726.00 4/12/2024 3:54:55 PM BROADWAY TERRACE



ANN ARBOR HOUSING BROADWAY TERRACE

1504 BROADWAY ST
ANN ARBOR MI 48104



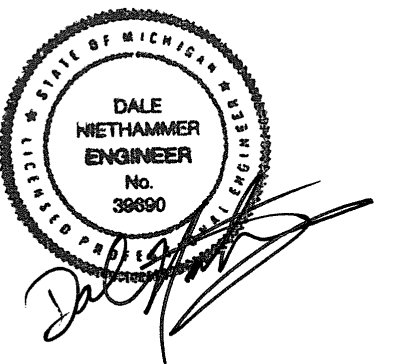
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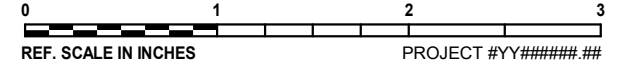
KEY PLAN

AGENCY APPROVAL



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REVISIONS

No.	Date	Revision / Issue

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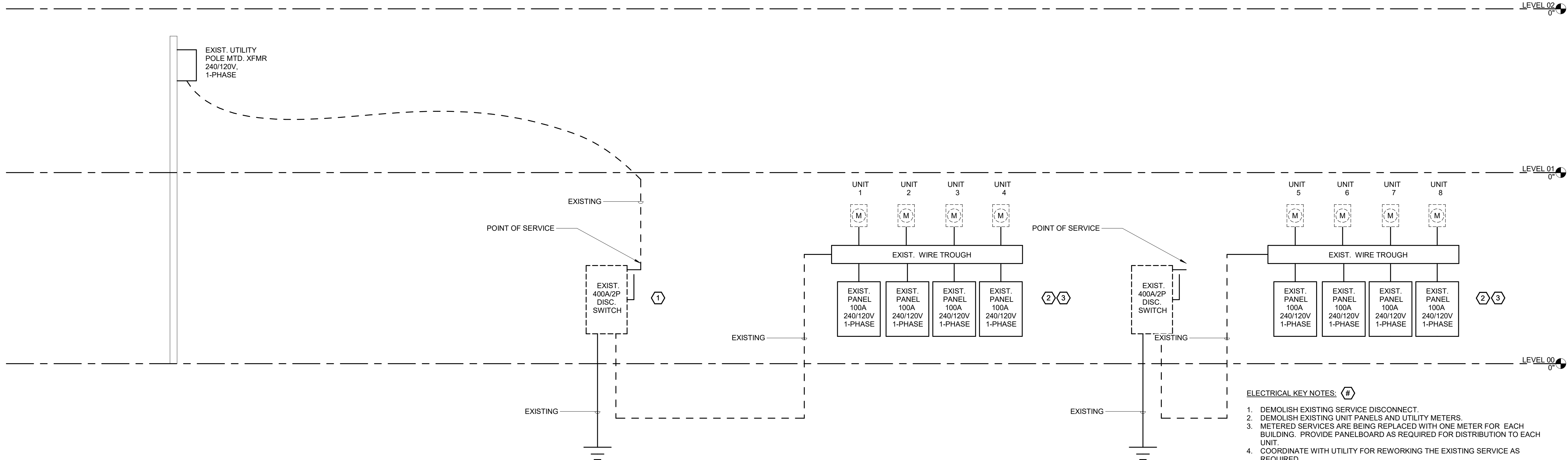
SHEET TITLE
ELECTRICAL RISER - BUILDING 1506

SCALE

Scale: 12" = 1'-0"

SHEET NUMBER

E5.2

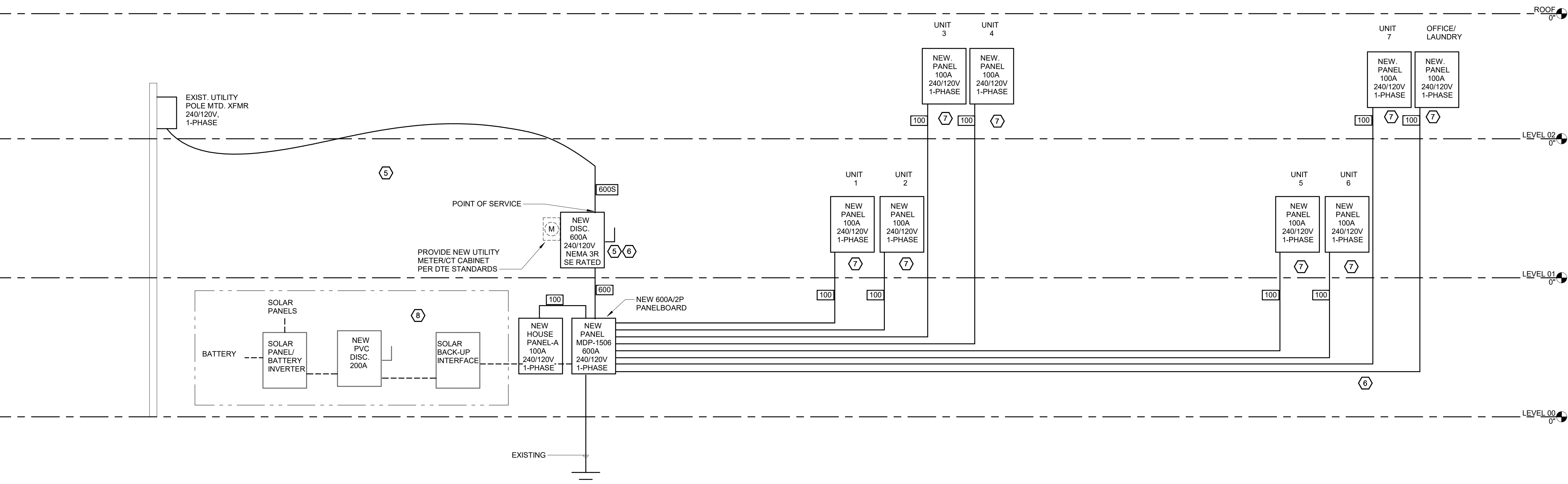


1 1506 POWER RISER DIAGRAM-DEMO

NO SCALE

ELECTRICAL KEY NOTES:

1. DEMOLISH EXISTING SERVICE DISCONNECT.
2. DEMOLISH EXISTING UNIT PANELS AND UTILITY METERS.
3. METERED SERVICES ARE BEING REPLACED WITH ONE METER FOR EACH BUILDING. PROVIDE PANELBOARD AS REQUIRED FOR DISTRIBUTION TO EACH UNIT.
4. COORDINATE WITH UTILITY FOR REWORKING THE EXISTING SERVICE AS REQUIRED.
5. COORDINATE SIZE OF EXISTING SERVICE BASED ON LOAD SHEETS PROVIDED. UTILITY TO PROVIDE UPGRADED SERVICE SECONDARY CONDUCTORS AS REQUIRED. COORDINATE LOCATION OF ALL EQUIPMENT WITH OWNER AND UTILITY BEFORE BEGINNING INSTALLATION.
6. PROVIDE NEW 600A SERVICE WITH CORRESPONDING UTILITY METER.
7. PROVIDE NEW LOAD CENTER IN EACH UNIT. REWORK AND EXTEND EXISTING BRANCH CIRCUITS FOR LIGHTING AND RECEPTACLES TO NEW LOAD CENTER. PROVIDE NEW BRANCH CIRCUIT FOR NEW WATER HEATER, AND HVAC AIR HANDLERS AND HEAT PUMPS.
8. PROVIDE 2" EMPTY CONDUIT FROM PANEL MDP-1506 TO THE ROOF. EXACT LOCATION SHALL BE COORDINATED IN THE FIELD. PROVIDE 200A REVERSE FEED BREAKER IN MDP-1506 FOR FUTURE SOLAR PROVISIONS.



2 1506 POWER RISER DIAGRAM-NEW

NO SCALE

23004726.00 4/12/2024 3:54:55 PM BROADWAY TERRACE



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BROADWAY TERRACE**
1504 BROADWAY ST
ANN ARBOR MI 48104



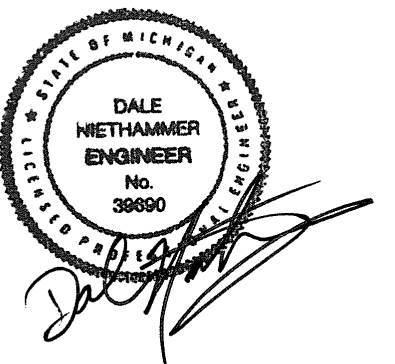
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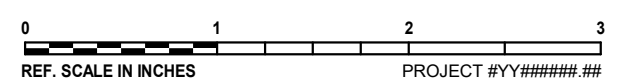
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REVISIONS

No.	Date	Revision / Issue

SHEET INFORMATION

Issue	REVISED BIDS/PERMITS
Date	04/12/2024
Project #	23004726.00
Drawn	J. WRIGHT
Checked	L. WOODS
Approved	D. NIETHAMMER

SHEET TITLE
FEEDER SCHEDULE

SCALE

Scale: 1/8" = 1'-0"

SHEET NUMBER

E5.3

FEEDER SCHEDULE

###	WIRE SIZES (COPPER)	CONDUIT	WIRE SIZES (ALUMINUM)	CONDUIT
30	4#10, #10 GND	3/4"	4#10, #10 GND	3/4"
100	4#4, #8GND	2"	4-#2, #8GND	2"
200S	4#3/0	2"	4-250KCMIL	2 1/2"
200i	4#3/0, #6 GND, #6 ISO GND	2 1/2"	N/A	N/A
200ni	5#3/0, #6 GND, #6 ISO GND	3"	N/A	N/A
225	4#4/0, #4 GND	2 1/2"	4-300KCMIL, #2 GND	2 1/2"
250	4-250KCMIL, #4 GND	2 1/2"	4-350KCMIL, #2 GND	3"
300	4-350KCMIL, #4 GND	3"	4-500KCMIL, #2 GND	3"
300S	4-350KCMIL	3"	4-500KCMIL	3"
350	2 SETS 4#2/0, #3 GND	(2) 2"	2 SETS 4#4/0, #1 GND	(2) 2 1/2"
400	2 SETS 4#3/0, #3 GND	(2) 2"	2 SETS 4-250KCMIL, #1 GND	(2) 2 1/2"
400S	2 SETS 4#3/0	(2) 2"	2 SETS 4-250KCMIL	(2) 2 1/2"
450	2 SETS 4#4/0, #2 GND	(2) 2 1/2"	2 SETS 4-300KCMIL, #1/0 GND	(2) 2 1/2"
500	2 SETS 4-250KCMIL, #2 GND	(2) 2 1/2"	2 SETS 4-350KCMIL, #1/0 GND	(2) 3"
500S	2 SETS 4-250KCMIL	(2) 2 1/2"	2 SETS 4-350KCMIL	(2) 3"
600	2 SETS 4-350KCMIL, #1 GND	(2) 3"	2 SETS 4-500KCMIL, #2/0 GND	(2) 3 1/2"
600S	2 SETS 4-350KCMIL	(2) 3"	2 SETS 4-500KCMIL	(2) 3 1/2"
800	2 SETS 4-600KCMIL, #1/0 GND	(2) 3 1/2"	3 SETS 4-400KCMIL, #3/0 GND	(3) 3"
800S	2 SETS 4-600KCMIL	(2) 3 1/2"	3 SETS 4-400KCMIL	(3) 3"
1000	3 SETS 4-400KCMIL, #2/0 GND	(3) 3"	3 SETS 4-600KCMIL, #4/0 GND	(3) 3 1/2"
1000S	3 SETS 4-400KCMIL	(3) 3"	4 SETS 4-350KCMIL	(4) 3"
1200	4 SETS 4-350KCMIL, #3/0 GND	(4) 3"	4 SETS 4-500KCMIL, 600KCMIL GND	(4) 3 1/2"
1200S	4 SETS 4-350KCMIL	(4) 3"	4 SETS 4-500KCMIL	(4) 3 1/2"
1600	5 SETS 4-400KCMIL, #4/0 GND	(5) 3 1/2"	5 SETS 4-600KCMIL, 600KCMIL GND	(5) 3 1/2"
1600S	5 SETS 4-400KCMIL	(5) 3 1/2"	5 SETS 4-600KCMIL	(5) 3 1/2"
2000	6 SETS 4-400KCMIL, 250KCMIL GND	(6) 3 1/2"	6 SETS 4-600KCMIL, 600KCMIL GND	(6) 3 1/2"
2000S	6 SETS 4-400KCMIL	(6) 4"	6 SETS 4-600KCMIL	(6) 4"
2500	7 SETS 4-500KCMIL, 350KCMIL GND	(7) 4"	8 SETS 4-600KCMIL, 600KCMIL GND	(8) 4"
2500S	7 SETS 4-500KCMIL	(7) 4"	8 SETS 4-600KCMIL	(8) 4"
3000	8 SETS 4-500KCMIL, 400KCMIL GND	(8) 4"	9 SETS 4-600KCMIL, 600KCMIL GND	(9) 4"
3000S	8 SETS 4-500KCMIL	(8) 4"	9 SETS 4-600KCMIL	(9) 4"
4000	11 SETS 4-500KCMIL, 500KCMIL GND	(11) 4"	12 SETS 4-600KCMIL, 600KCMIL GND	(12) 4"
4000S	11 SETS 4-500KCMIL	(11) 4"	12 SETS 4-600KCMIL	(12) 4"

NOTES:
1. NEUTRAL WIRES NOT REQ'D FOR TRANSFORMER PRIMARIES.
2. SEE RISER DIAGRAM FOR SERVICE GROUNDING ELECTRODE CONDUCTOR SIZING IN LIEU OF GROUND INDICATED (COPPER ROUNDS IN ALL CASES).
3. *S* INDICATES SERVICE FEEDERS.
4. *C* INDICATES FEEDERS COMPENSATED FOR CONTINUOUS LOAD.
5. **A* INDICATES FEEDERS COMPENSATED FOR VOLTAGE DROP.
6. *n* INDICATES AN ADDITIONAL NEUTRAL.

DERIVED SYSTEM GROUNDING ELECTRODE SIZING

30 KVA (OR LESS), 480-120/208V XFMR	#8 AWG CU
45 KVA, 480-120/208V XFMR	#6 AWG CU
75 KVA, 480-120/208V XFMR	#2 AWG CU
112.5 KVA, 480-120/208V XFMR	#2 AWG CU
150 KVA, 480-120/208V XFMR	#2/0 AWG CU
225 KVA, 480-120/208V XFMR	#3/0 AWG CU
300 KVA (OR MORE), 480-120/208V XFMR	#3/0 AWG CU

TVSS CONDUCTOR SIZING

30SS	#10, 3/4"C
60SS	#6, 1"C

NOTE:
CONDUCTORS LENGTH SHALL BE LIMITED TO NOT MORE THAN 18".

PANELBOARD MDP 4 UNIT

DEMAND LOAD SUMMARY

UNIT TYPE	QTY.	UNIT CONNECTED LOAD (KVA)	SUBTOTAL CONNECTED LOAD (KVA)
1B	1	30.3	30.3 kVA
2B	1	30.3	30.3 kVA
3B	1	30.3	30.3 kVA
4B	1	30.3	30.3 kVA

TOTAL UNITS: 4

TOTAL UNIT CONNECTED LOAD:	121.2 kVA
DEMAND FACTOR, NFPA 70, TABLE 220.84:	45%
TOTAL UNIT DEMAND LOAD:	54.5 kVA
HOUSE PANEL LOAD (SEE PANEL SCHEDULE):	0.0 kVA

SERVICE DEMAND LOAD	55 kVA
TOTAL AMPS AT 240/120V, 1φ	227 AMPS
SERVICE SIZE (100% RATED)	400 AMPS

NOTES:

PANELBOARD MDP 8 UNIT

DEMAND LOAD SUMMARY

UNIT TYPE	QTY.	UNIT CONNECTED LOAD (KVA)	SUBTOTAL CONNECTED LOAD (KVA)
1B	1	30.3	30.3 kVA
2B	1	30.3	30.3 kVA
3B	1	30.3	30.3 kVA
4B	1	30.3	30.3 kVA
5B	1	30.3	30.3 kVA
6B	1	30.3	30.3 kVA
7B	1	30.3	30.3 kVA
8B	1	30.3	30.3 kVA

TOTAL UNITS: 8

TOTAL UNIT CONNECTED LOAD:	242.4 kVA
DEMAND FACTOR, NFPA 70, TABLE 220.84:	43%
TOTAL UNIT DEMAND LOAD:	104.2 kVA
HOUSE PANEL LOAD (SEE PANEL SCHEDULE):	0.0 kVA

SERVICE DEMAND LOAD	104 kVA
TOTAL AMPS AT 240/120V, 1φ	434 AMPS
SERVICE SIZE (100% RATED)	600 AMPS

NOTES:



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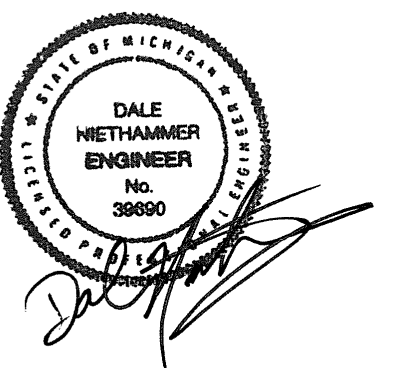
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REVISIONS

No. Date Revision / Issue

SHEET INFORMATION

Issue **REVISED BIDS/PERMITS**
Date **04/12/2024**
Project # **23004726.00**
Drawn **J. WRIGHT**
Checked **L. WOODS**
Approved **D. NIETHAMMER**

ELECTRICAL PANEL SCHEDULES

SCALE

Scale:

SHEET NUMBER

E6.0

DISTRIBUTION PANEL MDP - 1506

ENCLOSURE: NEMA 1
FED FROM: UTILITY TRANSFORMER
LOCATION: BASEMENT LEVEL

SOLID NEUTRAL
GROUND BUS

MAIN: 600 A MCB
VOLTS: 120/240 Single
PHASE: 1
WIRE: 3
SCCR: 22KAIC
ISC UNKNOWN 22KAIC

NOTES:

CKT	LOAD DESCRIPTION	Load	POLES	FRAME	TRIP	TYPE	ACC.	WIRE AND RACEWAY	CIRCUIT KEY
1	UNIT PANEL - UNIT 1	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
2	UNIT PANEL - UNIT 2	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
3	UNIT PANEL - UNIT 3	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
4	UNIT PANEL - UNIT 4	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
5	UNIT PANEL - UNIT 5	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
6	UNIT PANEL - UNIT 6	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
7	UNIT PANEL - UNIT 7	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
8	UNIT PANEL - OFFICE/LAUNDRY	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
9	HOUSE	6.96 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
10	HVAC-07	0.53 kVA	1	20 A	20 A			2#12, 1#12G, 3/4"	
11	HVAC-08	0.53 kVA	1	20 A	20 A			2#12, 1#12G, 3/4"	
12	HVAC-09	0.53 kVA	1	20 A	20 A			2#12, 1#12G, 3/4"	
13	EW-7	6 kVA	2	40 A	40 A			3#6, 1#10G, 3/4"	
14	EW-8	6 kVA	2	40 A	40 A			3#6, 1#10G, 3/4"	
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

LOAD SUMMARY (INCLUDES ALL TUBS IN THIS PANEL)

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	TOTALS*
HVAC	13.584 kVA	100.00%	13.584 kVA	
Lighting	4.8 kVA	100.00%	4.8 kVA	TOTAL CONNECTED LOAD: 178.22 kVA
Power	157.68 kVA	100.00%	157.68 kVA	TOTAL ESTIMATED DEMAND LOAD: 178.224 kVA
Recept.	2.16 kVA	100.00%	2.16 kVA	TOTAL CONNECTED AMPS: 742.60 A
				TOTAL ESTIMATED DEMAND AMPS: 742.6 A

*TOTAL DEMAND CALCS SUBTRACT ANY REDUNDANT LOAD AND THE SMALLER OF ANY NONCOINCIDENT HVAC LOADS. THIS CALC IS DONE AT EACH PANEL.

CIRCUIT KEY NOTES:

DISTRIBUTION PANEL MDP - 1504

ENCLOSURE: NEMA 1
FED FROM: UTILITY TRANSFORMER
LOCATION: BUILDING EXTERIOR

SOLID NEUTRAL
GROUND BUS

MAIN: 400 A MCB
VOLTS: 120/240 Single
PHASE: 1
WIRE: 3
SCCR: 22KAIC
ISC UNKNOWN 22KAIC

NOTES:

CKT	LOAD DESCRIPTION	Load	POLES	FRAME	TRIP	TYPE	ACC.	WIRE AND RACEWAY	CIRCUIT KEY
1	UNIT PANEL - UNIT 1	19.78 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
2	UNIT PANEL - UNIT 2	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
3	UNIT PANEL - UNIT 3	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
4	UNIT PANEL - UNIT 4	19.71 kVA	2	100 A	100 A			SEE RISER DIAGRAM	
5									
6									
7									
8									
9									
10									
11									
12									

LOAD SUMMARY (INCLUDES ALL TUBS IN THIS PANEL)

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	TOTALS*
HVAC	19.78 kVA	100.00%	19.78 kVA	
Lighting	4.8 kVA	100.00%	4.8 kVA	TOTAL CONNECTED LOAD: 6.96 kVA
Power	157.68 kVA	100.00%	157.68 kVA	TOTAL ESTIMATED DEMAND LOAD: 6.96 kVA
Receptacles	2.16 kVA	100.00%	2.16 kVA	TOTAL CONNECTED AMPS: 29.00 A
				TOTAL ESTIMATED DEMAND AMPS: 29 A

*TOTAL DEMAND CALCS SUBTRACT ANY REDUNDANT LOAD AND THE SMALLER OF ANY NONCOINCIDENT HVAC LOADS. THIS CALC IS DONE AT EACH PANEL.

CIRCUIT KEY NOTES:

PANEL HOUSE

MOUNTING: SURFACE
ENCLOSURE: NEMA 1
FED FROM: 100A/2P @ MDP - 1506
LOCATION: BASEMENT LEVEL

SINGLE TUB
SOLID NEUTRAL
GROUND BUS

MAIN: 100 A MLO
VOLTS: 120/240 Single
PHASE: 1
WIRE: 3
SCCR: 22KA
ISC: 22.00 kA

NOTES:

CKT	LOAD DESCRIPTION	Load	POLES	FRAME	TRIP	TYPE	ACC.	WIRE AND RACEWAY	CIRCUIT KEY
1	EX. BASEMENT RECS	20 A	1					1 20 A EX. BASEMENT LIGHTING	2
3	EX. STAIR LIGHTING	20 A	1					1 20 A EX. BASEMENT LIGHTING	4
5	EX. BASEMENT RECS	20 A	1					1 20 A EX. BASEMENT RECS	6
7	EX. EXTERIOR LIGHTING(PCTC)	20 A	1					-- -- -- 1 -- SPACE	8 --
-- 9	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	10 --
-- 11	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	12 --
-- 13	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	14 --
-- 15	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	16 --
-- 17	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	18 --
-- 19	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	20 --
-- 21	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	22 --
-- 23	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	24 --
-- 25	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	26 --
-- 27	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	28 --
-- 29	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	30 --
		Total Load:	3.96 kVA	3.00 kVA	0.00 kVA				
		Total Amps:	33.00	25.00	0.00				

LOAD SUMMARY

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	TOTALS*
Lighting	4.8 kVA	100.00%	4.8 kVA	TOTAL CONNECTED LOAD: 6.96 kVA
Recept.	2.16 kVA	100.00%	2.16 kVA	TOTAL ESTIMATED DEMAND LOAD: 6.96 kVA
				TOTAL CONNECTED AMPS: 29.00 A
				TOTAL ESTIMATED DEMAND AMPS: 29 A

*TOTAL DEMAND CALCS SUBTRACT ANY REDUNDANT LOAD AND THE SMALLER OF ANY NONCOINCIDENT HVAC LOADS. THIS CALC IS DONE AT EACH PANEL.

CIRCUIT KEY NOTES:

MOUNTING: RECESSED
ENCLOSURE: NEMA 1
FED FROM: 100A/2P @ MDP - 1504 and MDP - 1506
LOCATION: EACH UNIT

UA
SINGLE TUB
SOLID NEUTRAL
GROUND BUS

MAIN: 100 A MLO
VOLTS: 120/240 Single
PHASE: 1
WIRE: 3
SCCR: 10 kA
ISC: 10.00 kA

NOTES:

CKT	LOAD DESCRIPTION	Load	POLES	FRAME	TRIP	TYPE	ACC.	WIRE AND RACEWAY	CIRCUIT KEY
1	CONDENSING UNIT	25 A	2					1 20 A MEDIA PANEL-ARC	2
3		-- -- --	-- -- --	-- --	-- --	-- --	-- --	1 20 A MICROWAVE/HOOD-ARC/GFCI	4
5	FURNACE	20 A	1					2 40 A WATER HEATER	6
7	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	8 --
9	ABOVE COUNTER REC-ARC/GFCI	20 A	1					1 20 A ABOVE COUNTER REC-ARC/GFCI	10 --
11	ABOVE COUNTER REC-ARC/GFCI	20 A	1					1 20 A ABOVE COUNTER REC-ARC/GFCI	12
13	RANGE	40 A	2					1 20 A BEDROOM RECS-ARC	14
15		-- -- --	-- -- --	-- --	-- --	-- --	-- --	1 20 A RESTROOM REC - ARC/GFCI	16
17	LIVING RM RECS-ARC	20 A	1					1 20 A LIVING ROOM LIGHTS-ARC	18 --
19	BEDROOMRR LIGHTS-ARC	20 A	1					-- -- -- 1 -- SPACE	20 --
21	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	22 --
23	SPACE	-- 1	-- -- --	-- --	-- --	-- --	-- --	-- -- -- 1 -- SPACE	24 --
		Total Load:	11.22 kVA	8.57 kVA	0.00 kVA				
		Total Amps:	93.47	71.38	0.00				

LOAD SUMMARY

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	TOTALS*
HVAC	11.22 kVA	100.00%	11.22 kVA	
Lighting	4.8 kVA	100.00%	4.8 kVA	TOTAL CONNECTED LOAD: 178.22 kVA
Power	157.68 kVA	100.00%	157.68 kVA	TOTAL ESTIMATED DEMAND LOAD: 178.224 kVA
Receptacles	2.16 kVA	100.00%	2.16 kVA	TOTAL CONNECTED AMPS: 742.60 A
				TOTAL ESTIMATED DEMAND AMPS: 742.6 A

SEE LOAD SUMMARY

*TOTAL DEMAND CALCS SUBTRACT ANY REDUNDANT LOAD AND THE SMALLER OF ANY NONCOINCIDENT HVAC LOADS. THIS CALC IS DONE AT EACH PANEL.

CIRCUIT KEY NOTES: **MANUFACTURER SURGE PROTECTION SHALL BE PROVIDED FOR EACH UNIT LOAD CENTER**