

THE STANDART HOUSE

MULTI-FAMILY RESIDENTIAL RENOVATION

64 EDMUND PLACE,
DETROIT, MI 48201

ARCHITECT
4545 ARCHITECTURE | DESIGN
TIMOTHY FLINTOFF
2761 E. JEFFERSON, SUITE 302
DETROIT, MI 48207

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF DETROIT

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"
2015 MICHIGAN RESIDENTIAL CODE (MRC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2018 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN
AMMENDMENTS PART 8.

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

PROJECT DESCRIPTION:
RENOVATION OF EXISTING RESIDENTIAL BUILDING & NEW CONSTRUCTION
ADDITION INTO MULTIFAMILY HOUSING (3 UNITS)

BUILDING DATA:
STORIES: 2 + BASEMENT

SPRINKLERED: NO

ENERGY EFFICIENCY
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE
CLIMATE ZONE: 5A

CEILING:	R-38
WOOD FRAMED WALL:	R-20 OR R-13(CAVITY)+R5(SHEATHING)
MASS WALL:	R-20/R-17
FLOOR:	R-30 OR FILL CAVITY, R-19 MIN.
SLAB:	R-10 (2'-0" DEEP)

BUILDING HEIGHTS:	FROM GRADE	CEILING HEIGHT
BASEMENT	-5'-10"	9'-0"
FIRST FLOOR	4'-2"	10'-6"
SECOND FLOOR	15'-8"	9'-0"
ROOF (HIGH POINT)	36'-5"	

PARKING
2 GARAGE SPACES/UNIT

BUILDING AREAS:

UNIT	AREA
UNIT 1	4042 GSF
UNIT 2	4050 GSF
UNIT 3	3560 GSF

TOTAL BUILDING 11,652 GSF



SHEET INDEX

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SYMBOL LEGEND	ABBREVIATIONS
<p>Drawing Navigation</p> <p>Elevation Callout</p> <p>Section Callout</p> <p>Detail Callout</p> <p>Other</p> <p> Keynote Tag - refer to keynotes on that sheet</p> <p> Wall Tag - refer to Wall Schedule</p> <p> Door Tag - refer to Door Schedule</p> <p> Window Tag - refer to Window Schedule</p> <p> Name Elevation</p> <p> Floor Level Elevation</p>	<p>@ ACOUST Acoustical</p> <p>ACT Acoustic Ceiling Tile</p> <p>ADJ Adjacent</p> <p>AFF Above Finish Floor</p> <p>ALUM Aluminum</p> <p>ANOD Anodized</p> <p>BD Board</p> <p>BLDG Building</p> <p>BLK Block</p> <p>BLKG Blocking</p> <p>CEM Cement</p> <p>CJ Control Joint</p> <p>CLG Ceiling</p> <p>CL Centerline</p> <p>CO Clean Out</p> <p>COL Column</p> <p>CONC Concrete</p> <p>CG Corner Guard</p> <p>CONST Construction</p> <p>CONT Continuous</p> <p>CORR Corrugated</p> <p>CPT Carpet</p> <p>CT Ceramic Tile</p> <p>DET Detail</p> <p>DIA Diameter</p> <p>DM Dimension</p> <p>DN Down</p> <p>DO Door Opening</p> <p>DR Door</p> <p>DWG Drawing</p> <p>EA Each</p> <p>ELEV Elevation</p> <p>EW Each Way</p> <p>EXG Existing</p> <p>EXIST Existing</p> <p>EXP Expansion, Exposed</p> <p>FD Floor Drain</p> <p>FDN Foundation</p> <p>FRP Fiber Reinforced Panels</p> <p>FIN Finish</p> <p>FLR Floor</p> <p>FO Face Of</p> <p>FOS Face of Stud</p> <p>FR Frame</p> <p>FTG Footing</p> <p>FV Field Verify</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>GYP Gypsum</p> <p>HDW Hardware</p> <p>HM Hollow Metal</p> <p>HORIZ Horizontal</p> <p>HT Height</p> <p>ID Inside Diamtere</p> <p>INSUL Insulation</p> <p>INT Interior</p> <p>JT Joint</p> <p>LAV Lavatory</p> <p>LG Long</p> <p>LLO Long Leg Outstanding</p> <p>LLV Long Leg Vertical</p> <p>MAX Maximum</p> <p>MECH Mechanical</p> <p>MET Metal</p> <p>MEZZ Mezzanine</p> <p>MI Miscellaneous Iron</p> <p>MIN Minimum</p> <p>MISC Miscellaneous</p> <p>MO Masonry Opening</p> <p>NIC Not In Contract</p> <p>NTS Not To Scale</p> <p>OC On Center</p> <p>OD Outside Diameter</p> <p>OPNG Opening</p> <p>OPP Opposite</p> <p>PLG Plate Glass</p> <p>PLS Plate Steel</p> <p>PLAM Plastic Laminate</p> <p>PLAS Plaster</p> <p>PREFAB Prefabricated</p> <p>PROJ Project, Projection</p> <p>PSF Pounds per Square Foot</p> <p>PT Paint, Point, Pressure Treated</p> <p>R Riser</p> <p>RA Return Air</p> <p>RB Rubber Base</p> <p>RC Roof Conductor</p> <p>RCP Reflected Ceiling Plan</p> <p>RD Roof Drain</p> <p>RF Rubber Flooring</p> <p>REINF Reinforced, Reinforcing</p> <p>REQD Required</p> <p>RFG Roofing</p> <p>RM Room</p> <p>RS Roof Sump</p> <p>RT Rubber Tile</p> <p>SAN Sanitary</p> <p>SCHED Schedule</p> <p>SHT Sheet</p> <p>SIM Similar</p> <p>SPEC Specification</p> <p>SS Service Sink</p> <p>STL Steel</p> <p>STD Standard</p> <p>STOR Storage</p> <p>STRUCT Structural</p> <p>SUSP Suspended</p> <p>SW Switch</p> <p>SYM Symmetrical</p> <p>T Tread</p> <p>T&B Top and Bottom</p> <p>TEL Telephone</p> <p>TERR Terrazzo</p> <p>T&G Tongue and Groove</p> <p>THK Thick, Thickness</p> <p>THRES Threshold</p> <p>TOS Top Of Steel</p> <p>TYP Typical</p> <p>U/C Undercut</p> <p>UNO Unless Noted Otherwise</p> <p>VB Vinyl Base</p> <p>VCT Vinyl Composition Tile</p> <p>VIF Verify In Field</p> <p>W Wide</p> <p>VERT Vertical</p> <p>WAINS Wainscot</p> <p>WC Water Closet</p> <p>WD WIN Wood Window</p> <p>WT Wight</p> <p>WWF Welded Wire Fabric</p>

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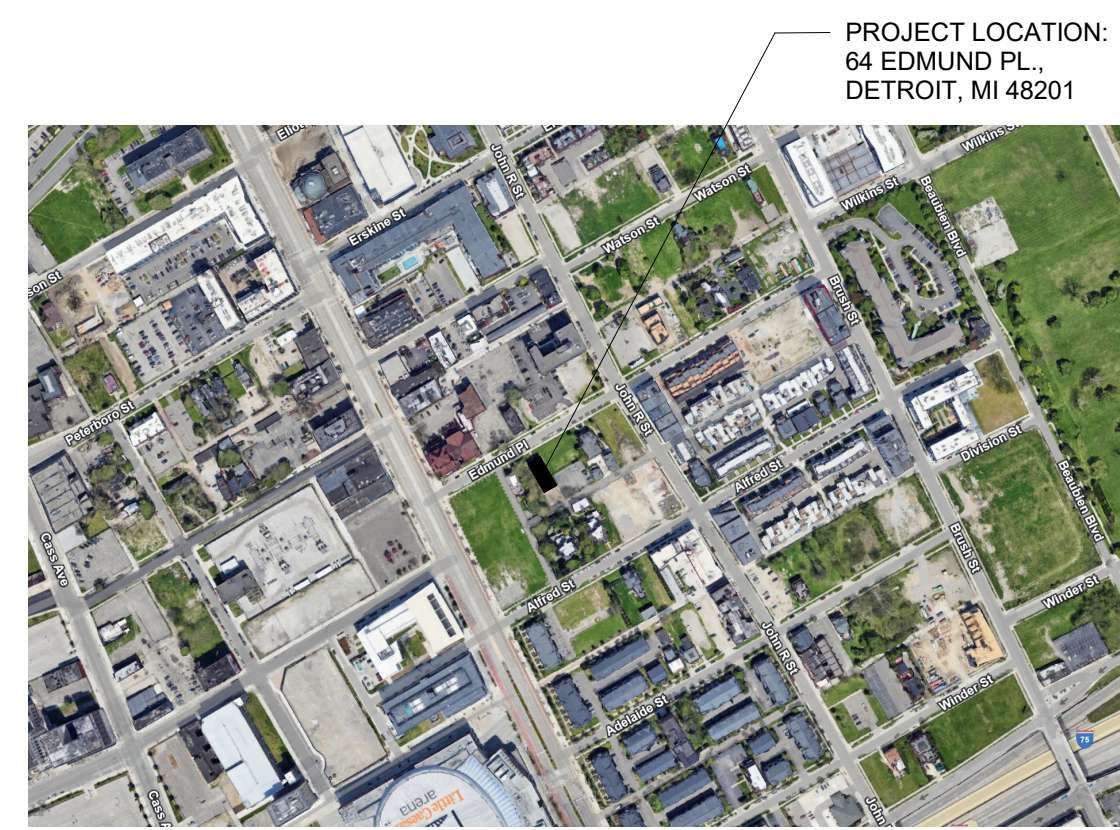
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Sheet No. :
TS1.1



PROJECT LOCATION:
64 EDMUND PL.,
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1 PROJECT LOCATION

GENERAL NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
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7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

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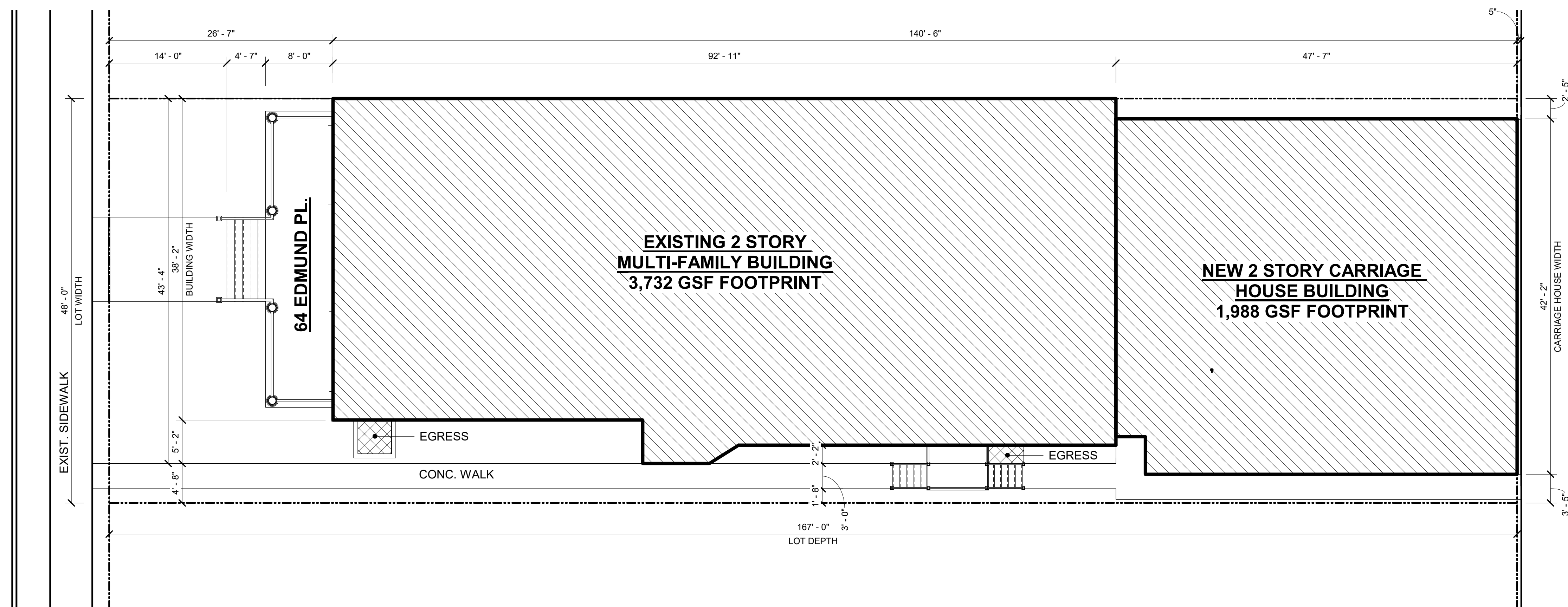
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 SITE PLAN

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SP1.1



1 CONCEPTUAL SITE PLAN
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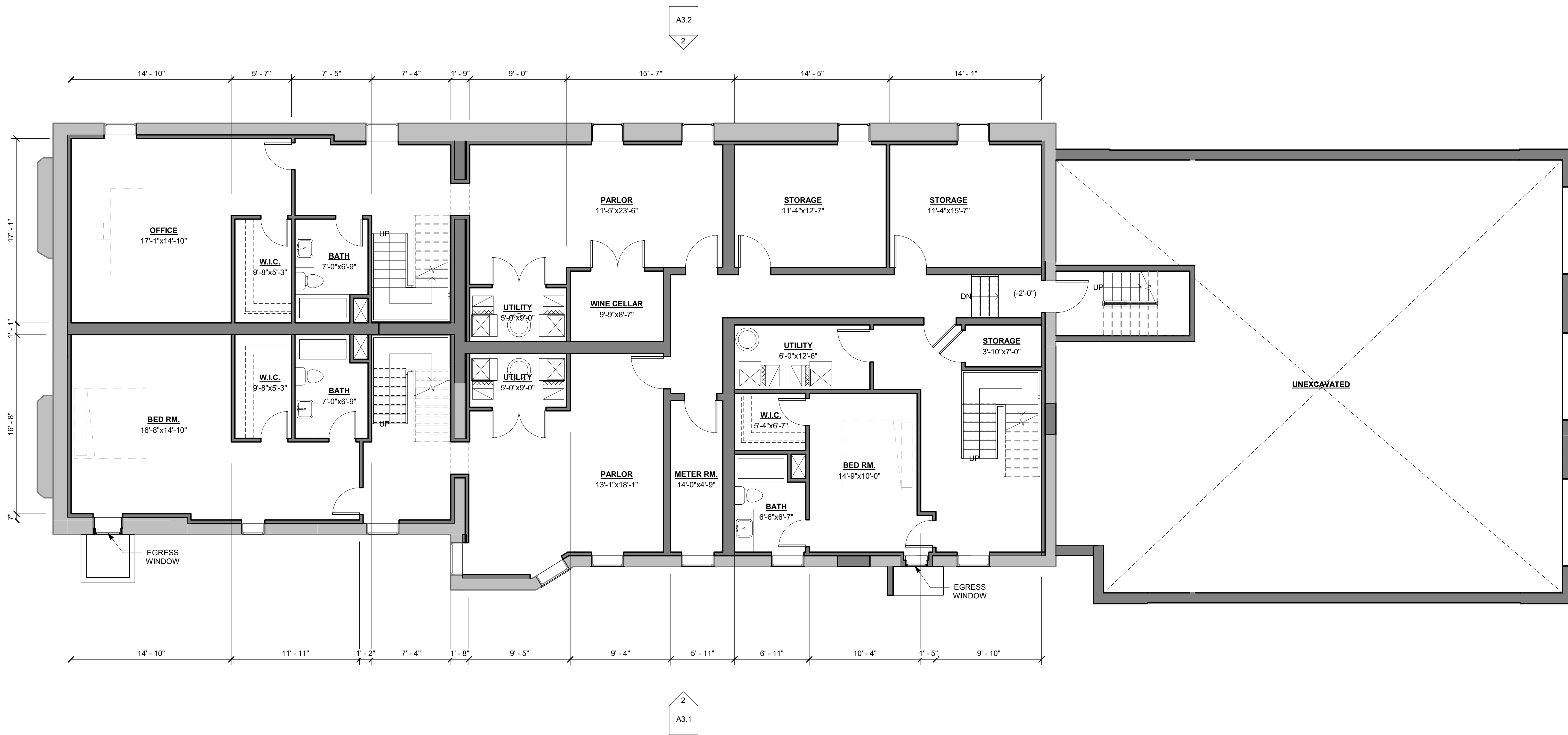
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 BASEMENT FLOOR
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A1.1



1 BASEMENT
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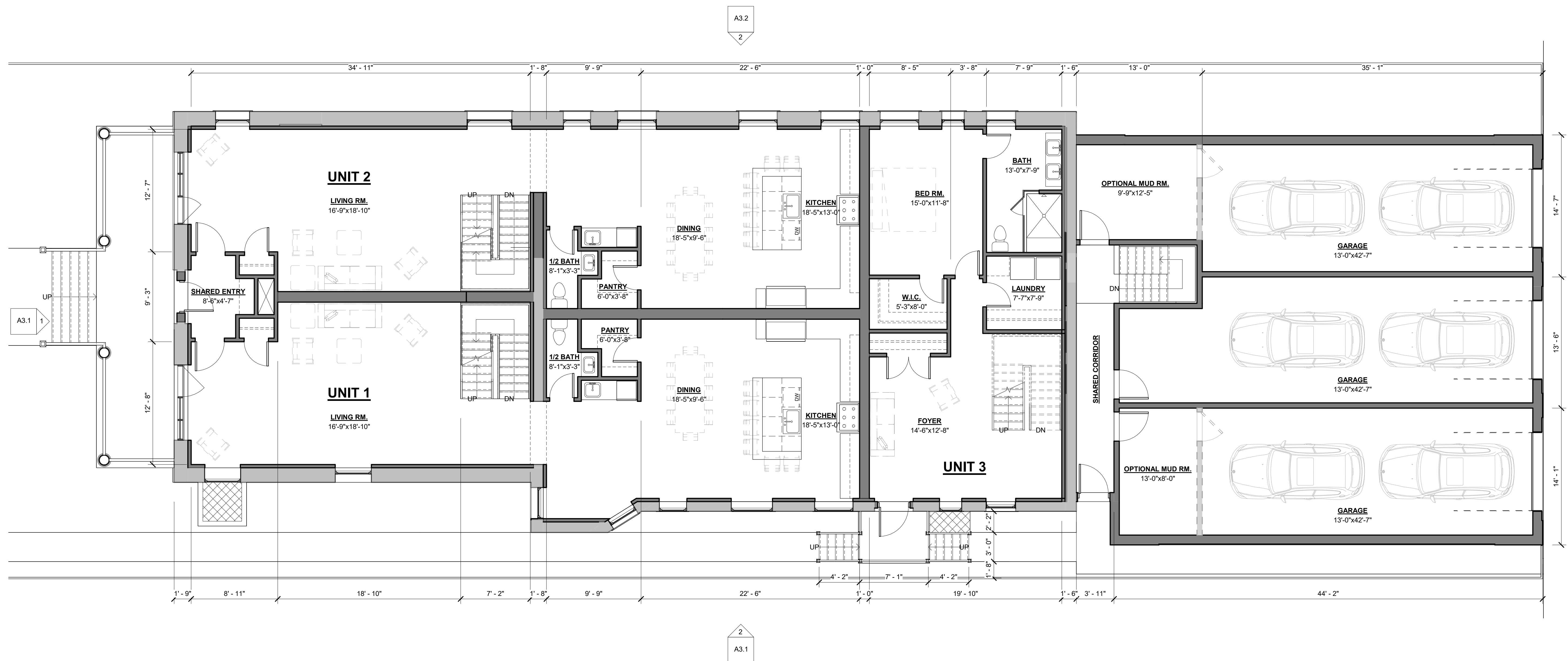
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 FIRST FLOOR PLAN

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

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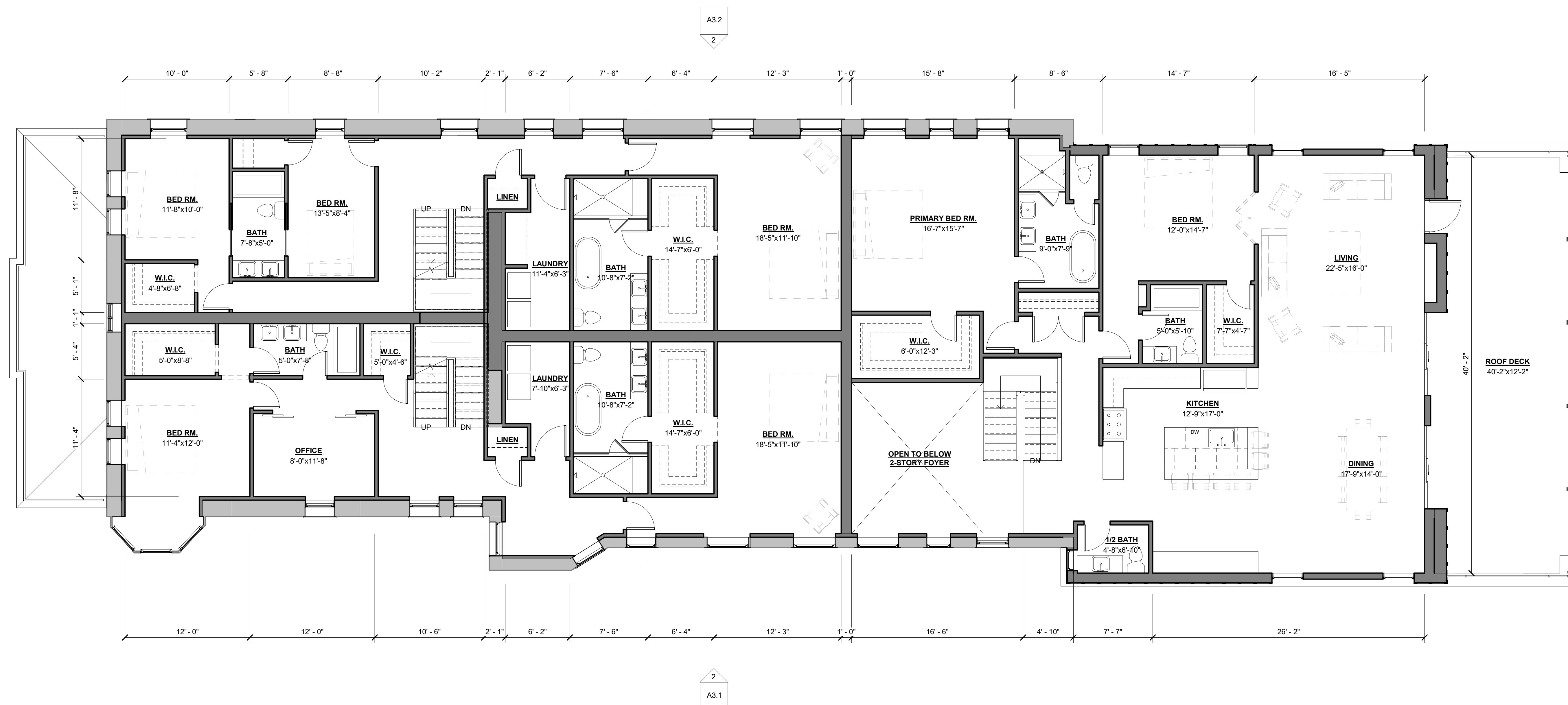
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SECOND FLOOR PLAN

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

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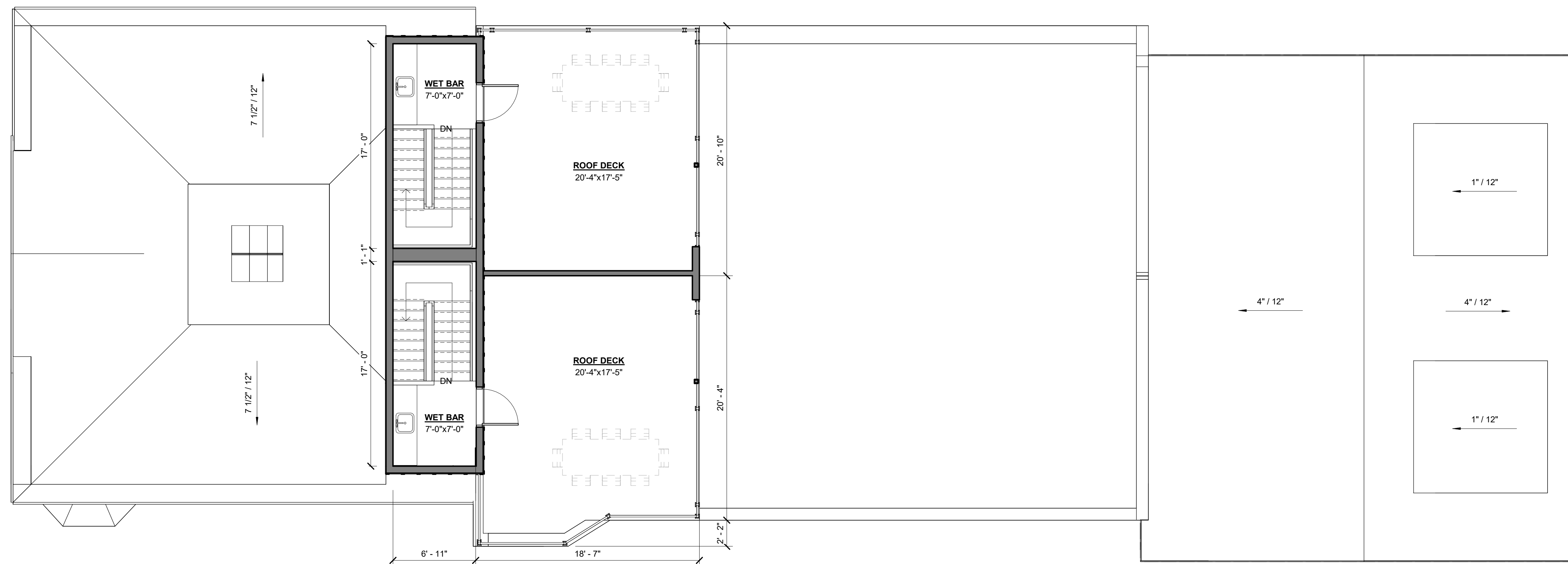
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 ROOF PLAN

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

BINDER STRIP LOCATION

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- REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETAILS
- CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 SINGLE-HUNG WINDOW, BASIS OF DESIGN: ANDERSON 100 SERIES, BLACK
- 2 ROUND COLUMN, 1'-0" DIAM.
- 3 WOOD RAILING, MIN. 42" TALL, PAINTED BLACK
- 4 WOOD PORCH, WRAPPED, PAINTED BLACK
- 5 EXISTING ROOF TO BE REPAIRED AS REQ'D USING IN-KIND MATERIALS
- 6 DECORATIVE WOOD RAILING, PAINTED BLACK
- 7 ROOF ICE AND WATER SHIELD ON 3/4" WOOD SHEATHING ON WOOD ROOF JOISTS
- 8 WOOD FASCIA, BLACK
- 9 EXISTING BRICK TO BE REPAIRED AS REQ'D USING IN-KIND MATERIALS
- 10 DECORATIVE RAFTER TAIL ON 10" FRIEZE BOARD, BLACK
- 11 JAMES HARDIE BOARD AND BATTEN SIDING WITH 3" COLOR-MATCHED TRIM AT ALL CORNERS AND EDGES. FINAL COLOR TBD.
- 12 ALUMINUM RAILING, MIN. 42" TALL BLACK, BASIS OF DESIGN: TREX SIGNATURE SERIES
- 13 PORCH AND STAIR WITH BRICK CLADDING
- 14 BRICK, TBD.
- 15 STAINED WOOD TRELLIS
- 16 CASEMENT WINDOW, BASIS OF DESIGN: ANDERSON 100 SERIES, BLACK
- 17 ASPHALT SHINGLE ROOF
- 18 7'-0" x 8'-0" OVERHEAD GARAGE DOOR, BLACK
- 19 SLIDING GLASS DOOR, BASIS OF DESIGN: ANDERSON 100 SERIES, BLACK

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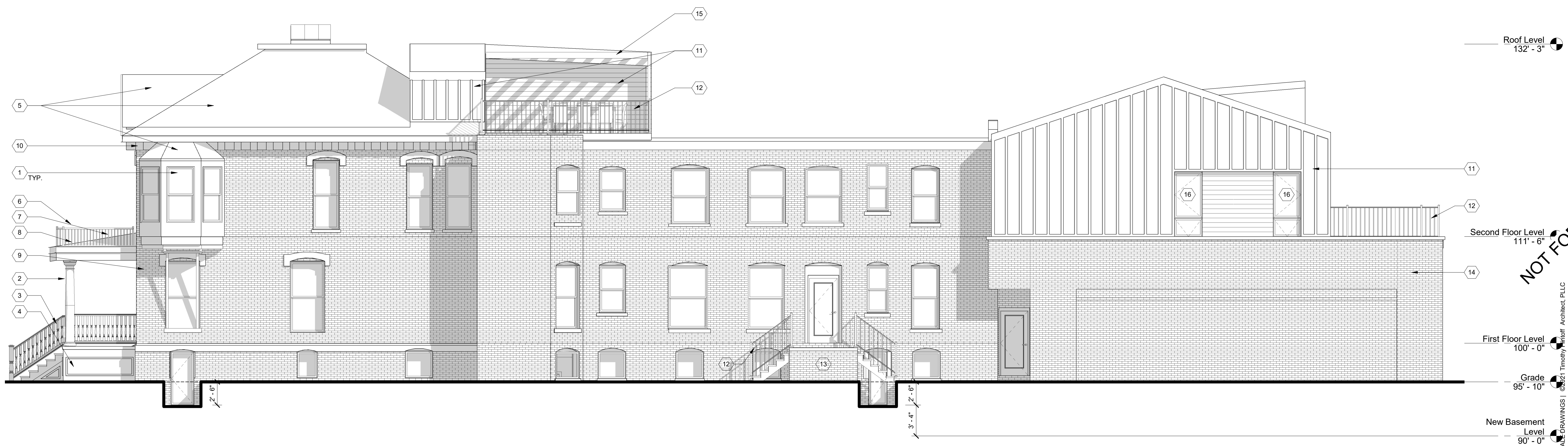
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1 NORTH ELEVATION
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2 WEST ELEVATION
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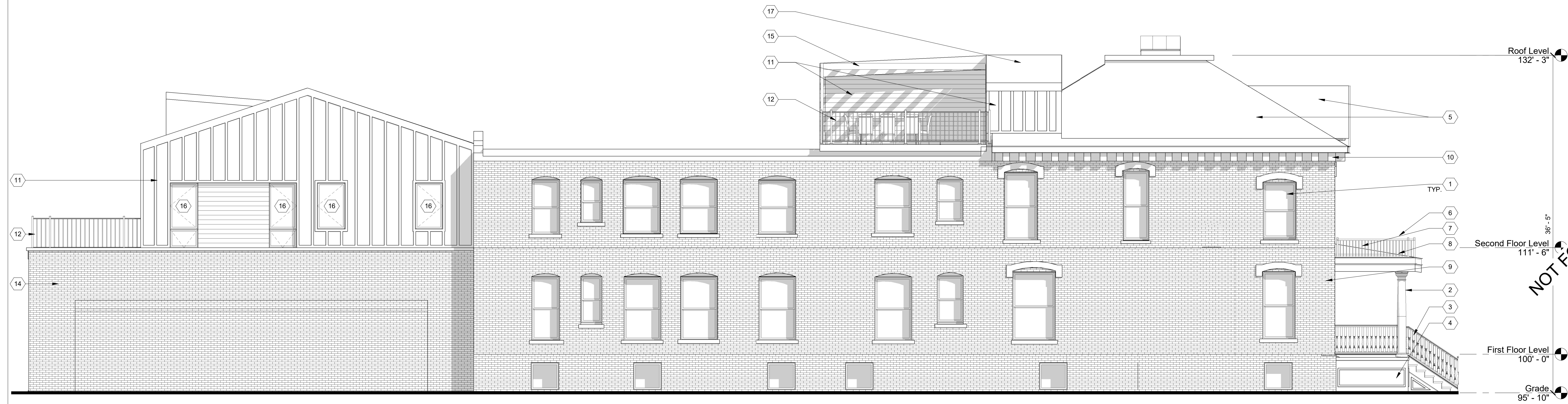
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A3.2



1 SOUTH ELEVATION
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2 EAST ELEVATION
 SCALE: 3/16" = 1'-0"

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