

STAFF REPORT: 12-11-2019 MEETING
APPLICATION NUMBER: 19-6538
ADDRESS: 3960 THIRD
HISTORIC DISTRICT: WILLIS-SELDEN
APPLICANT: BOB GEORGE
DATE OF COMPLETE APPLICATION: 10/30/2019
DATE OF STAFF SITE VISIT: 10/29/2019

PREPARED BY: A. DYE

SCOPE: ADD STOREFRONT, DOORS AND WINDOWS

EXISTING CONDITIONS

The building at 3960 Third Street is a one-story garage constructed in 1927. The Sanborn map, dated 1950, states the building's original use was a garage (with a 50-car capacity), was constructed of hollow concrete or cement block, and faced with brick. Two window openings are indicated on the rear elevation (in the same location as the bricked-in openings), however no markings for windows are shown for the front elevation, nor markings for doors on the front or rear elevations. However, the design of the front elevation is typical of its era so staff believes the (now bricked-in) storefronts and centrally located rolled door are original in placement but not material. Furthermore, the single door installed off-center within the left storefront opening is likely a later alteration. The name Third Avenue Garage is inscribed within the limestone and is painted a contrasting color to provide a sharp contrast on the façade.

The only change to the front elevation since the time of district designation (2011) is its uniform painting (to a color similar to B:8 Grayish Brown), which occurred between October 2011 and July 2013. The owner did not obtain a Certificate of Appropriateness for the painting project.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

West/Front Elevation

- The applicant proposes to repaint the elevation a warm gray (Benjamin Moore, Chelsea Gray, HC-168). The color is close to B:10 - Grayish Green.
- The brick in the two openings will be removed and black aluminum storefronts, with insulated glass, will be installed. New limestone panels and limestone sills will be installed below the storefronts (replacing the existing brick).
- The right-side opening will have two, 2-panel fold-in units, creating four equal glass areas. Four fixed windows will be installed above the doors, with a continuous horizontal mullion separating the openings.
- The left-side opening will also be divided into four units. The right half will feature a 2-panel, fold-in unit with fixed glass above. The left half will feature 3'-0" x 8'-0" black aluminum door (glass panel) and a fixed side window, with two fixed glass windows above. The floor plan shows the door/side window to be recessed approximately seven feet from the front elevation.

East/Rear Elevation

- The rear elevation will include a 3'-0" x 7'-0" black aluminum door (with glass panel), an aluminum insulated glass roll-up door, and glass block fill an existing window opening that was previously bricked-in. Damaged brick and clay coping will be replaced with new materials to match existing.

Side Elevations (North/South)

- The side elevations, will be inspected and approximately 40% of the existing brick will be replaced with new brick (same color and texture).

Roof and All Elevations

Existing torch down roof to be removed; a new energy shield roof to be installed (color change from black to beige).

Clerestory, which from the aerial looks to be currently covered, will receive three storefront windows on each side. Hardie Panels to be installed on remaining walls.

Fascia to be replaced; brown aluminum gutters and white pvc downspouts (which return into the building) will be reconnected.

All of the glass within the doors and storefronts will be clear.

STAFF OBSERVATIONS AND RESEARCH

- The brick storefront facing 3rd Avenue has been painted since at least August 2007, per Google street view. However the brick within the storefront openings was not painted until the 2011-2013 painting mentioned earlier. The storefronts and doors specified for the front elevation will fit within the existing openings. While the brick is largely infill from a later time, the brick below the existing sills may be original. The proposed storefront design is minimal in design and sympathetic to a general storefront typology and is compatible with the building's massing, scale and remaining architectural features. The name, Third Avenue Garage, is likely original to the building (due to it being engraved in the limestone) and should be retained.
- As the rear elevation faces an alley and has suffered from deferred maintenance and multiple enclosures, the storefront door, glass garage door and glass block will not replace any historic materials. As this building has always served as a garage, glass block is a sympathetic material to use. However, the application does not state the façade will be painted, so the mismatched colors

and peeling paint are expected to remain.

- The side elevations, in some ways, have suffered the most. Deferred maintenance, harsh repairs to the masonry and missing brick have created uneven surfaces. It is not clear the 40% brick replacement will remove the patchwork repairs (of concrete?). These two walls are not to be painted.
- Installation of windows and siding to the clerestory will be an improvement.
- No exterior lighting is planned at this time.

ISSUES

- Clarity over all four wall surfaces is needed.

Front/West Elevation

- The work specification states “paint top portion of west elevation”, however the elevation drawing states “all existing brick to be re-painted (this façade only).
- The plans contradict where the new entry door will be placed. The floor plan and elevation show a recessed entry, however the plumbing/mechanical/electrical plans show the door flush with the storefront opening and located to the far left.
- Assuming the floor plan is the accurate version, the relocation of the door creates a recessed alcove.
- The brick below the sills offer a quiet, unified appearance to the front elevation and may be an original building component. The applicant has not given a reason for the brick’s removal.

Side and Rear Elevations

- The existing patch jobs and partial replacement of the brick will potentially cause further deterioration if not addressed. Mortar appropriate for historic brick is much softer than mortar purchased off the shelf (similarly, the old bricks are much softer than new bricks). Mixing in almost half of a wall of new brick/mortar may exacerbate the deterioration of the original brick (as water will run through, and then freeze within, the softest materials on the walls). Speaking with an experienced mason is suggested.
- The pattern of the glass block hasn’t been specified.

Roof

- The color will change from a standard black rolled roofing, to a beige spray-on roof.
- Confirmation is needed that the new windows will match the specifications for the storefront windows planned on the front elevation.
- Specifications for the Hardie panels were not submitted.

RECOMMENDATION

It is staff’s opinion the work as proposed will result in the destruction of historic materials along with altering features and spaces that characterize the property. With the below conditions, staff recommends the Commission issue a Certificate of Appropriateness for the project as it will meet the Secretary of the Interior Standards for Rehabilitation Standards, especially:

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

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

The conditions staff recommends are:

- The existing condition and long-term care of the masonry side walls be investigated further with a detailed repair plan per the recommendations of a licensed mason.
- New brick shall match the existing brick in color, dimension, texture and pattern. A historic mortar mix shall be used, even if new brick (rather than reclaimed historic brick) is used. Please refer to the National Park Service Technical Preservation Services Preservation Brief “*Repointing Mortar Joints in Historic Masonry Buildings*”.
- The left-side storefront design will match the floor plan indicated on the mechanical/electrical/plumbing plans, i.e., the door and window unit will be flush with the storefront folding units.
- The brick below the sills will remain. Additionally, the brick removed from the area where the new door will be constructed will be saved and reused, as is possible, to fill in the area below the sill that will be enclosed upon the removal of the existing door.
- A catalog cut confirming the style of glass block will be submitted.
- A cut sheet confirming the Hardie Panels (design, finish and color) will be submitted.
- Specifications for the clerestory storefront windows will be submitted.
- The silicone applied to the Energy Shield spray foam roof will be gray (S2022).
- The above items will be submitted for staff review. Should staff determine that such changes are not consistent with the Commission’s intent, such changes shall be deemed a new application for formal Commission review at the next available meeting.

Effective 10/11/2011

SUMMARY

This ordinance amends Chapter 25, Article II, of the 1984 Detroit City Code by adding Section 25-2-181 to establish the Willis-Selden Local Historic District, and to define the elements of design for the district.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 25, Article II, of the 1984 Detroit City Code is amended by adding Section 25-2-181 to read as follows:

Sec. 25-2-181. Willis-Selden Local Historic District.

(A) A historic district to be known as the Willis-Selden Local Historic District is established in accordance with the provisions of this article.

(B) This historic district designation is certified as being consistent with the Detroit Master Plan.

(D) The defined elements of design, as provided for in Section 25-2-2 of this code, are as follows:

- (1) *Height.* Single-family or small multi-unit residential structures range in height from one and one-half (1½) to two and one-half (2½) stories in height. Apartment buildings typically range in height from two (2) stories to four (4) stories, often on high basements; a majority of these buildings are three (3) stories in height with high basements. The apartment building at 70 West Alexandrine Avenue is eight stories in height. Commercial and other building types typically range from one (1) to two (2) stories in height. The building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, is historically four (4) stories in height and features a modern, set back, fifth (5th) story addition. The building at 3933 Woodward Avenue, commonly known as the Garden Theater, is three (3) stories in height. The building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, features a sanctuary that is a tall, single story in height, a tower that is approximately one and one-half (1½) times as tall as the sanctuary, and a two (2) story addition.
- (2) *Proportion of Buildings' Front Façades.* Front façades of single-family or small multi-unit residential structures are typically as tall as wide or slightly taller than wide. Front façades of apartment buildings are commonly as tall as wide or slightly taller than wide, with the exception of broader buildings at 3761 Second Avenue, commonly known as the Coronado Apartments, 711 West Alexandrine Avenue, 495-497 West Willis Avenue, and 477 West Alexandrine Avenue, which are significantly wider than tall. Front façades of single-story commercial buildings are significantly wider than tall, while multi-story commercial

buildings and other non-residential buildings tend to be slightly wider than tall. Buildings often occupy most or all of deep lots, resulting in side elevations of buildings that are often substantially wider than tall.

- (3) *Proportion of Openings Within the Façades.* Openings typically amount to between twenty percent (20%) and thirty-five percent (35%) of the front façade. Commercial buildings often feature expansive storefront windows on their first (1st) floors, though in many cases these windows have been covered with boards or closed in with brick or concrete block. Sash windows, taller than wide, predominate on all building types. On apartment buildings, sash windows are sometimes arranged in groupings which, together, are square or wider than tall. A significant minority of buildings feature arched, mullioned, semicircular, casement, or dormer windows appropriate to their respective architectural styles. Upper sashes and transoms are occasionally subdivided into smaller panes. Casement windows are usually subdivided into smaller panes. Door openings are typically slightly larger in scale than window openings. Primary entrance openings are usually centered on the façades of commercial and apartment buildings, but usually off-center on the façades of smaller residential buildings.
- (4) *Rhythm of Solids to Voids in Front Façades.* Despite a variety of building types, the overall impression is one of regular, repetitive openings arranged horizontally within façades. A repetitive flow of storefront openings, where they exist, creates a rhythm along commercial frontage. Smaller residential buildings as well as the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, display more varied, often asymmetrical, arrangements of openings, but the overall impression is still one of regular, repetitive openings.
- (5) *Rhythm of Spacing of Buildings on Streets.* Rhythm of spacing on streets is generally determined by setbacks from side lot lines. The overall character of the district is one of densely clustered, yet visually distinct, structures separated by narrow setbacks. Commercial buildings frequently abut adjacent buildings, typically featuring no setbacks from side lot lines, especially on Woodward Avenue where evenly spaced storefronts create a regular spacing of buildings. There is a general regularity in the widths of subdivision lots from one block to another, contributing to a regular rhythm of spacing of buildings on streets.
- (6) *Rhythm of Entrances and/or Porch Projections.* Porches on smaller residential buildings typically project while those on other types of buildings usually do not. On residential buildings only, entrances are often located several steps above grade to accommodate high basements. Doorways on smaller residential buildings are often set beneath gable-roofed or arched openings, while doorways on other buildings are typically centered on their façades. A regular rhythm of entrances is created by a row of similar commercial buildings along Woodward Avenue.
- (7) *Relationship of Materials.* A majority of buildings are faced with brick and feature stone or cast stone trim. Single-family residential buildings are generally faced with brick and feature wooden brackets, bay windows, vergeboards, timbering, porch supports, dentils, entablature, or other classically inspired elements, and other details depending on style. A small number of single-family residential buildings feature wood clapboard siding. Stone or stone facing defines the foundations of buildings at 643-647 and 748 West Alexandrine Avenue, 481 Brainard Avenue, 3957 and 4107 Cass Avenue, and 500 West Willis Avenue, the lower levels of buildings at 4120 Cass Avenue, 3761 Second Avenue, 495-497 West Willis Avenue, and the entire primary façade of buildings at 624 and 627 West Alexandrine

Avenue and 3977 Cass Avenue. The buildings at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, 3900 and 3977 Second Avenue, and 4100 Third Avenue are composed primarily of stone. Sash windows are historically wood but have, in many cases, been replaced with windows of more modern materials. Stone is used for window sills on a majority of buildings within the district. While roofs within the district are generally flat and not visible, pitched roofs typically feature visible slate or asphalt shingles. Buildings at 686 Selden and 711 West Alexandrine Avenue feature clay tile roofs. The building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, features a copper roof on its tower.

- (8) *Relationship of Textures*. On a majority of buildings within the district, the major textural effect is that of brick with mortar joints juxtaposed with cast stone or limestone trim. Patterned brickwork is used to create subtle detail on commercial and apartment buildings, such as spandrels and rectangular panels, and more pronounced textural interest where it exists on the upper stories of buildings, such as at 461 West Alexandrine Avenue, and in an arcaded cornice on the building at 711 West Alexandrine Avenue. Where they exist, detailed wooden vergeboards, gables, brackets, and dormers create considerable textural interest on all single-family residential buildings in the district. Rough-cut stone with thick mortar joints creates considerable textural interest on buildings where it exists, while other buildings feature smooth stone with thin mortar joints. In general, asphalt shingle roofs do not contribute to textural interest.
- (9) *Relationship of Colors*. Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exist. Although most roofs are flat and therefore not visible, sloped roofs typically feature gray asphalt, while some feature red or green clay tile or slate in contrasting colors of gray, red, or green. Wooden architectural details are frequently painted in bold colors, appropriate to the architectural style of the buildings, which contrast markedly with brick facing. Brick apartment buildings are generally unpainted, with gray stone trim contrasting with brown or buff brickwork. Brick on commercial buildings is frequently painted in shades of yellow or orange. The original colors of any building, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.
- (10) *Relationship of Architectural Details*. Buildings in the district exemplify a broad range of architectural styles, and their architectural details relate to their style. Pre-1880 residential buildings, as well as commercial buildings on Woodward Avenue, are Italianate in style. Single-family residential buildings are often Queen Anne or Stick/Eastlake in style. Romanesque Revival structures include the building at 3977 Second Avenue, commonly known as the Campbell-Symington House, and the building at 3901 Cass Avenue, commonly known as the Cass Avenue Methodist Church. Larger apartment buildings include the Spanish Medieval building at 624 West Alexandrine Avenue, commonly known as the El Moore Flats, and several buildings in Beaux Arts and Colonial Revival styles. Also represented are the Jacobethan Revival, Craftsman, Spanish Colonial, Late Gothic, and Neo-Georgian styles. Buildings range from vernacular to high style in appearance, with the level of architectural detail varying greatly from one building to the next.
- (11) *Relationship of Roof Shapes*. Most apartment buildings and all nonresidential buildings have flat roofs that cannot be seen from the ground, with the exception of the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, with prominent cross gables defining its nave and transept and a hip roof defining a two-story addition. Single-

family residential buildings feature multiple roof shapes, with steep, intersecting gables, dormers, towers, and tall chimneys creating dramatic silhouettes. Flat-roofed apartment buildings often feature stepped or triangular parapet walls, occasionally with crenellation or balustrades, which add interest to the building's roofline.

- (12) *Walls of Continuity*. Setbacks of residential buildings tend to vary slightly from one building to the next, but generally create a wall of continuity on all streets in the district, except where building demolition has created vacant lots. The continuous façades of commercial buildings, where they exist in rows, create significant walls of continuity in the district. Fencing, often modern steel units that resemble historic cast or wrought iron fencing, exists at the front lot line of many properties and suggests an additional wall of continuity. Mature trees and public lighting fixtures generally do not contribute to a wall of continuity due to their irregular placement throughout the district.
- (13) *Relationship of Significant Landscape Features and Surface Treatments*. The overall impression is that east-west streetscapes are abundantly planted whereas north-south streetscapes are not. Typical treatment of individual residential properties is a shallow, flat front lawn in grass turf, subdivided by a straight concrete walk leading to the front entrance. Alleys provide access to the rear of a majority of lots in the district; a small number of these lots contain garages in the rear accessed via the alley. Trees, hedges, and other landscaping features are irregularly spaced. Trees in the front yards of buildings vary in size, age, and species. Most commercial buildings, and a smaller number of apartment buildings, are built up to the front lot line. Public sidewalks run alongside all streets in the district. Curbs, while historically stone, have been replaced with concrete in a majority of the district. Public lighting is generally of the modern, steel, pole-mounted variety, though wrought iron-style light fixtures exist on Woodward Avenue.
- (14) *Relationship of Open Space to Structures*. Front and side yards range from shallow to nonexistent, while most smaller residential buildings feature rear yards. Other than public rights-of-way, large areas of open space exist only where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.
- (15) *Scale of Façades and Façade Elements*. Single-family residential buildings are moderate to large in scale relative to typical buildings from the period in which they were constructed. Apartment buildings range from small to large in scale, with a small number of buildings, such as the building at 70 West Alexandrine and the building at 3751-73 Second Avenue, commonly known as the Coronado Apartments, being significantly larger in scale than the others. The building at 444 West Willis Avenue, commonly known as the Willys-Overland building, is also large in scale. Elements within the façades are generally small to medium in scale.
- (16) *Directional Expression of Front Elevations*. Façades of single-family residential structures are generally vertical in directional expression due to tall window and door openings and peaked rooflines. Apartment buildings generally range from neutral to slightly vertical in directional expression, though a smaller number are horizontal in directional expression. Commercial buildings, especially single-story ones, are generally horizontal in directional expression due to broad storefront windows and, where they exist, horizontal cornices.
- (17) *Rhythm of Building Setbacks*. A degree of irregularity is introduced by varying setbacks of front façades; smaller residential buildings tend to be set several feet back from the public sidewalk, while larger apartment buildings and other buildings often occupy their entire lots. While setbacks may vary slightly from one building to the next the overall impression

is one of a consistent rhythm of building setbacks. Where building demolition has occurred, the original rhythmic progression of buildings has been disrupted.

- (18) *Relationship of Lot Coverages.* Lot coverages within the district are generally high, but vary based on building type. Single-family residential buildings and smaller apartment buildings often occupy between twenty percent (20%) and forty percent (40%) of their lots, with much of the remaining space being devoted to rear yards. Other building types range from fifty percent (50%) to one hundred percent (100%) lot coverage. Large buildings may have light courts or central courtyard spaces. Commercial buildings, in particular, often occupy a large percentage of their lots.
- (19) *Degree of Complexity Within the Façades.* The façades within the district range from simple to complex, depending on style. Overall, front façades tend to be simple in their massing and mostly regular in their fenestration, though a variety of window and door shapes, materials, architectural elements, and details of individual buildings increase the overall level of complexity of the district.
- (20) *Orientation, Vistas, Overviews.* Buildings generally face the streets and are entered from the front façade by a single or double doorway. The tallest buildings within the district, such as the building at 70 West Alexandrine Avenue, the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, the building at 3761 Second Avenue, commonly known as the Coronado Apartments, and the building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, constitute landmarks that are clearly visible from several blocks away. The buildings on Woodward Avenue, visible from a considerable distance up and down the street, are a significant component of a broader streetscape.
- (21) *Symmetric or Asymmetric Appearance.* The appearance of front façades in the district is, for the most part, symmetrical. Single-family residential buildings tend to display a modest degree of asymmetry in massing and architectural detail.
- (22) *General Environmental Character.* The general character of the district is that of a medium-density, mixed-use, urban neighborhood of small to large apartment buildings interspersed with other building types. The district maintains a sense of vitality as a result of its mixture of uses and the correspondingly diverse physical appearance of its buildings.

Krystal A. Crittendon
Corporation Counsel



HDC STAFF VISIT 10/29/19



HDC STAFF VISIT 10/29/19



HDC STAFF VISIT 10/29/19



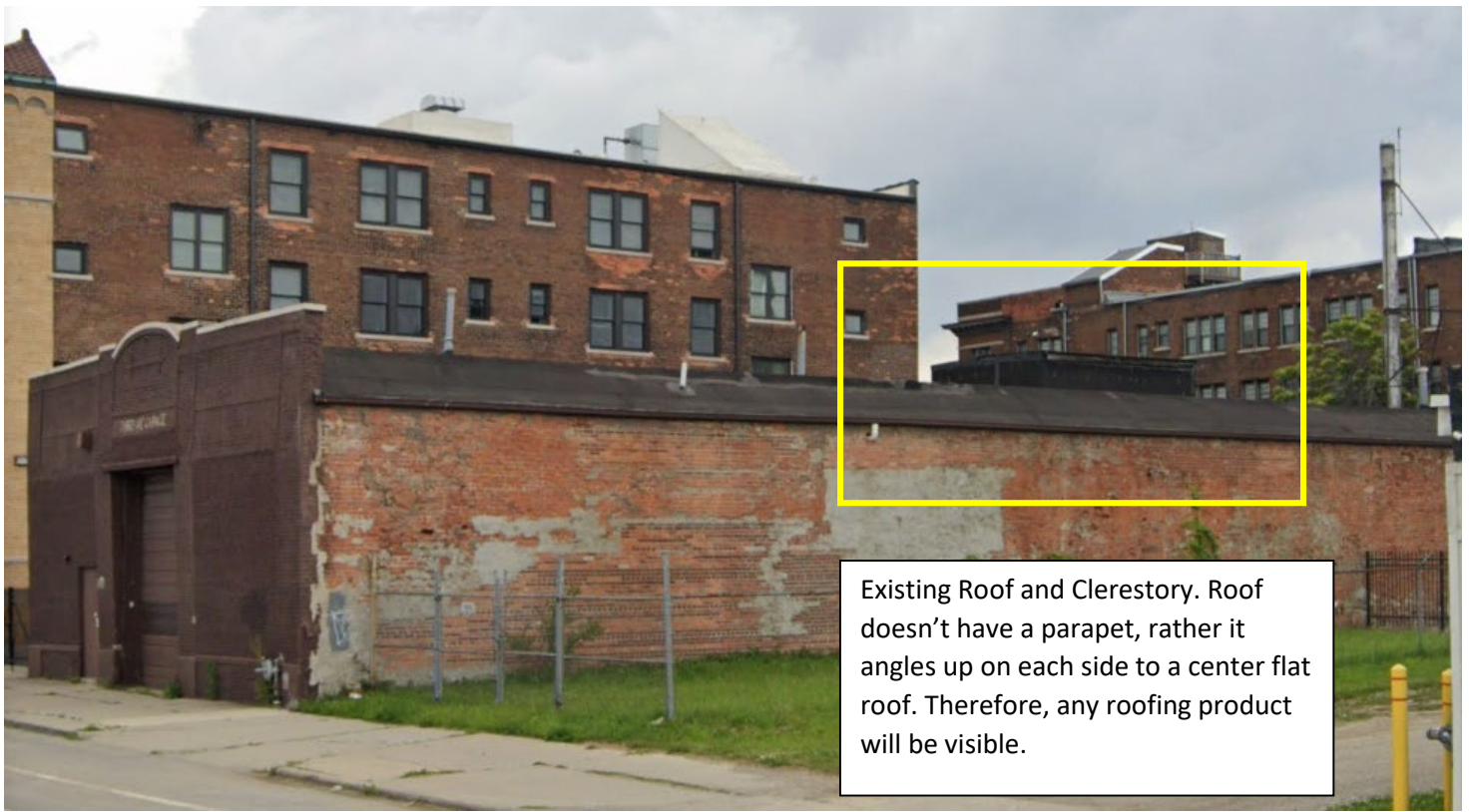
HDC STAFF VISIT 10/29/19



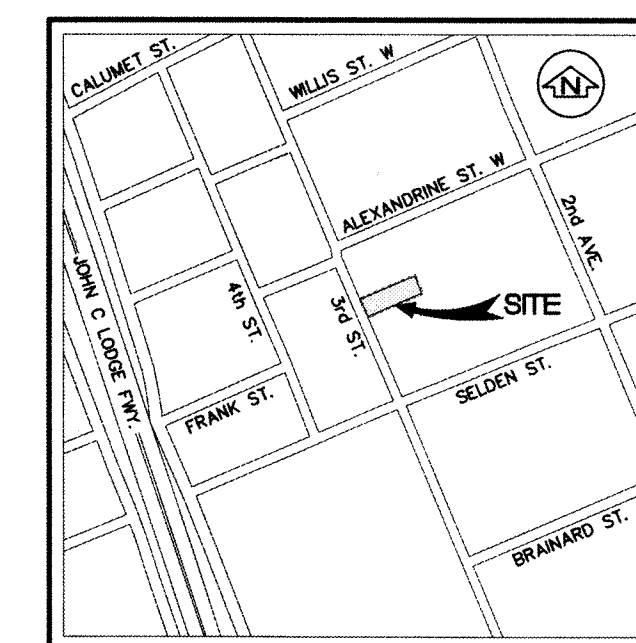
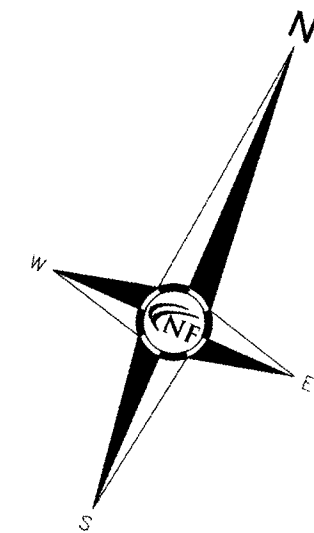
HDC STAFF VISIT 10/29/19







Existing Roof and Clerestory. Roof doesn't have a parapet, rather it angles up on each side to a center flat roof. Therefore, any roofing product will be visible.



LOCATION MAP

LEGAL DESCRIPTION

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lot 6, Block 94, Subdivision of Part of Cass Farm Part III, as recorded in Liber 1, Pages 175, 176 and 177 of Plats, Wayne County Records.

3960 Third Street
Tax ID: 003403, Ward 04

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the Michigan State Plane Coordinate system.

TITLE NOTES

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Board of Zoning Appeals Decision and Order recorded in Liber 17875, Page 316; Liber 19556, Page 237 and Liber 20614, Page 202, Wayne County Records. [SAID DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].
5. Memorandum of Option recorded in Liber 30482, Page 958, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
6. Memorandum of Site Lease Acknowledgment (Lease) recorded in Liber 40758, Page 54 and Liber 40824, Page 1613, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
7. Site Designation Supplement to Master Lease and Sublease Agreement recorded in Liber 43713, Page 1437, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
8. Agreement Regarding Ground Lease between Rosalinda Turner and Joe Turner ("Landlord") and Sprint Spectrum Realty Company, L.P., a Delaware limited partnership ("Tenant") recorded in Liber 44086, Page 938, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
9. Terms and conditions contained in the Quit Claim Deed dated October 15, 2012 and recorded October 15, 2012 in Liber 50199 Page 1357, Wayne County Records. [SAID DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].

All exceptions shown or noted on this survey were obtained from Title Commitment No. 82-18584135-SOM, with an effective date of 03-22-2018, issued by ATA National Title Group, LLC.

SITE DATA

Gross Land Area: 7,500 Square Feet or 0.172 Acres.
Zoned: SD2 (Special Development District, Mixed-Use) - historic district
Building Setbacks (based on "all other uses"):
Front= Not required
Sides= Not required
Rear= Not required

Max. Building Height permitted: 45'

There exist no Parking Spaces on subject property.

The above setback & height requirements were obtained from the City of Detroit Zoning Ordinance. Note: The building setback lines are not plotted hereon. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Detroit to insure conformity as well as make a final determination of the required building setback requirements.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26163C0280E bearing an effective date of 02-02-2012.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted. The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement of the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

TABLE A NOTES

- 16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- 17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
- 17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION

To:
Shelden AA, LLC, a Michigan limited liability company
Leitrim Corporation, a Michigan corporation
ATA National Title Group, LLC
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17 & 20 of Table A thereof.

The field work was completed on 04-23-2018.

Kevin Navaroli
Kevin Navaroli, P.S.
No. 53503
Dated: 04-25-2018



PROJECT

VACANT BUILDING

PROJECT LOCATION

No. 3960
Third Street
Lot 6, Block 94, Subdivision of Part of Cass Farm Part III
City of Detroit,
Wayne County, MI

SHEET

ALTA / NSPS
Land Title Survey

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:

A.G.

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nfe-engr.com

DATE ISSUED:

04-25-2018

SCALE:

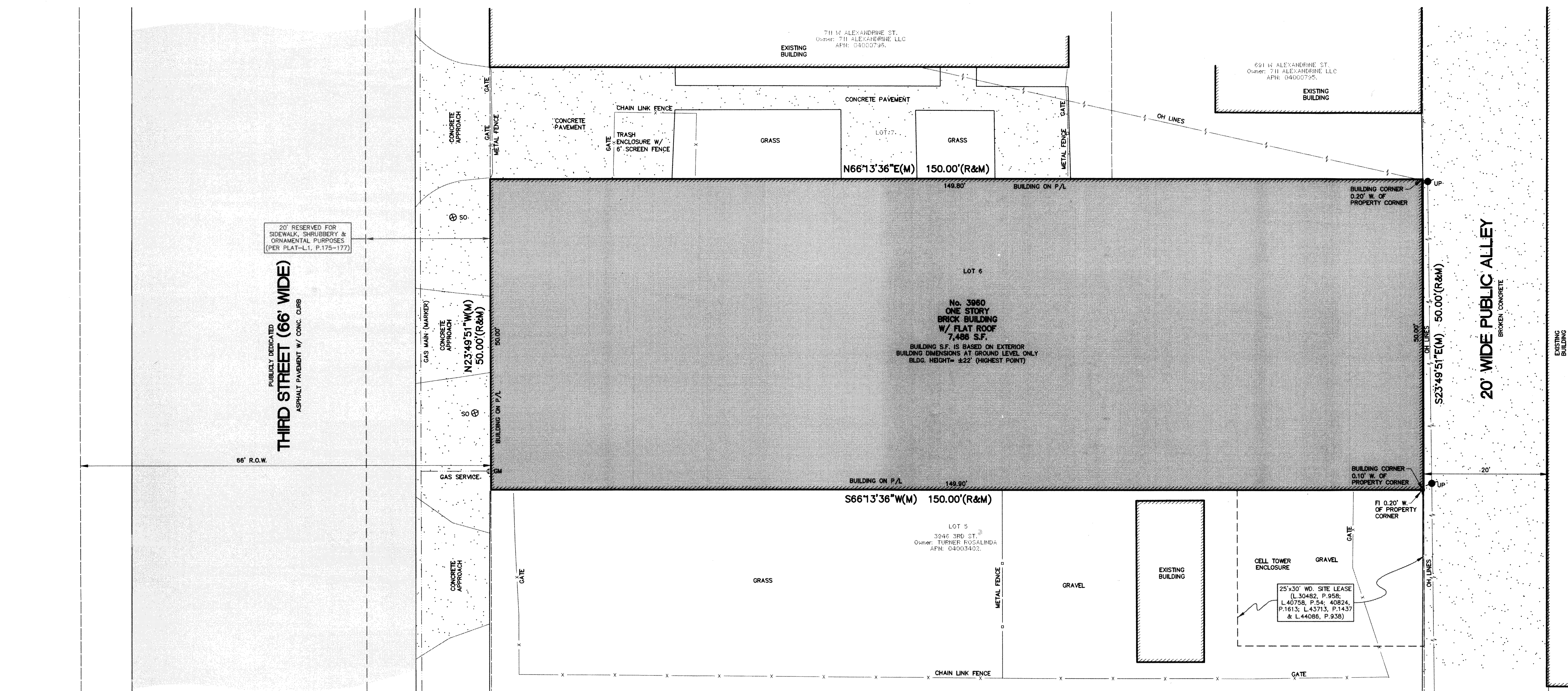
1" = 10'

NFE JOB NO.

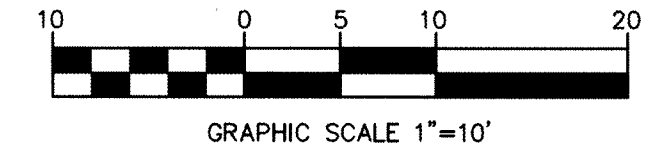
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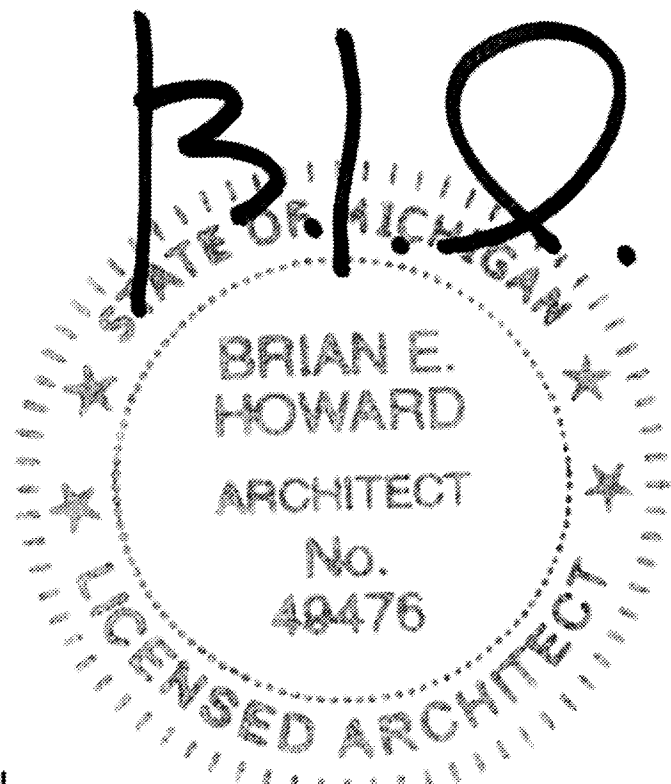
SHEET NO.

1 of 1



- LEGEND**
- ASPH = Asphalt
 - C = Cable Service
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CO = Clean Out
 - CONC = Concrete
 - E = Electric Service
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - GV = Gate Valve
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscape
 - MAN = Manhole
 - MON = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - P = Phone
 - PH = Physically Handicapped
 - PIV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Sewer
 - SB = Stop Box (Water)
 - SI = Set Iron
 - SO = Shutoff (Water)
 - STM = Storm Sewer
 - TRANS = Transformer
 - UG = Underground
 - UP = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated





EXP. DATE
10/31/19

THIRD STREET BUILDING RENOVATION

3960 THIRD STREET
DETROIT, MICHIGAN

ELECTRICAL-FLOOR PLAN	E101	MECHANICAL-FLOOR PLAN	M101
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		PLUMBING-FLOOR PLAN	P101

ARCHITECTURAL SHEET INDEX:

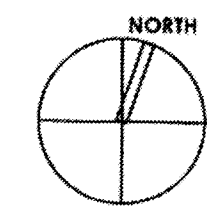
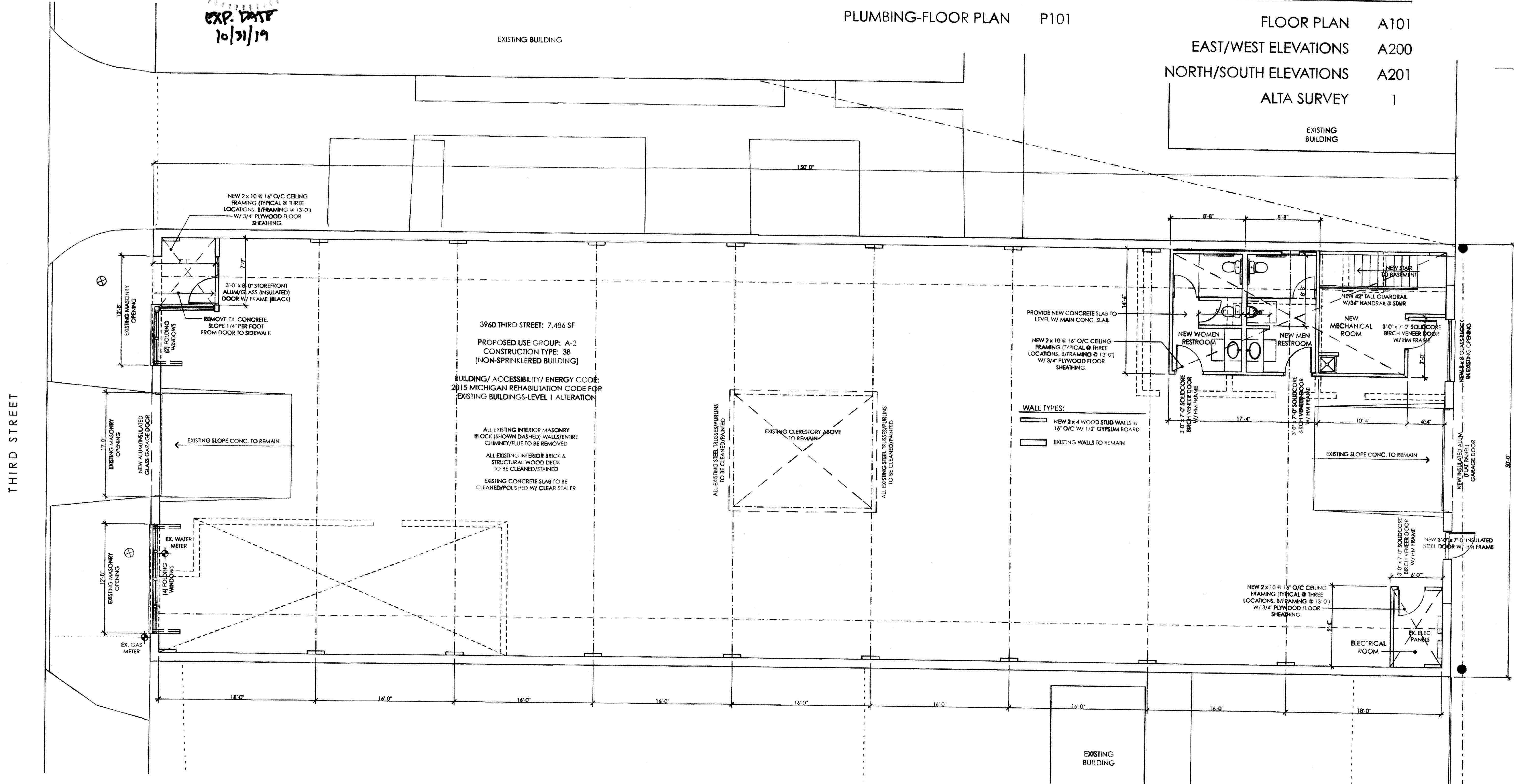
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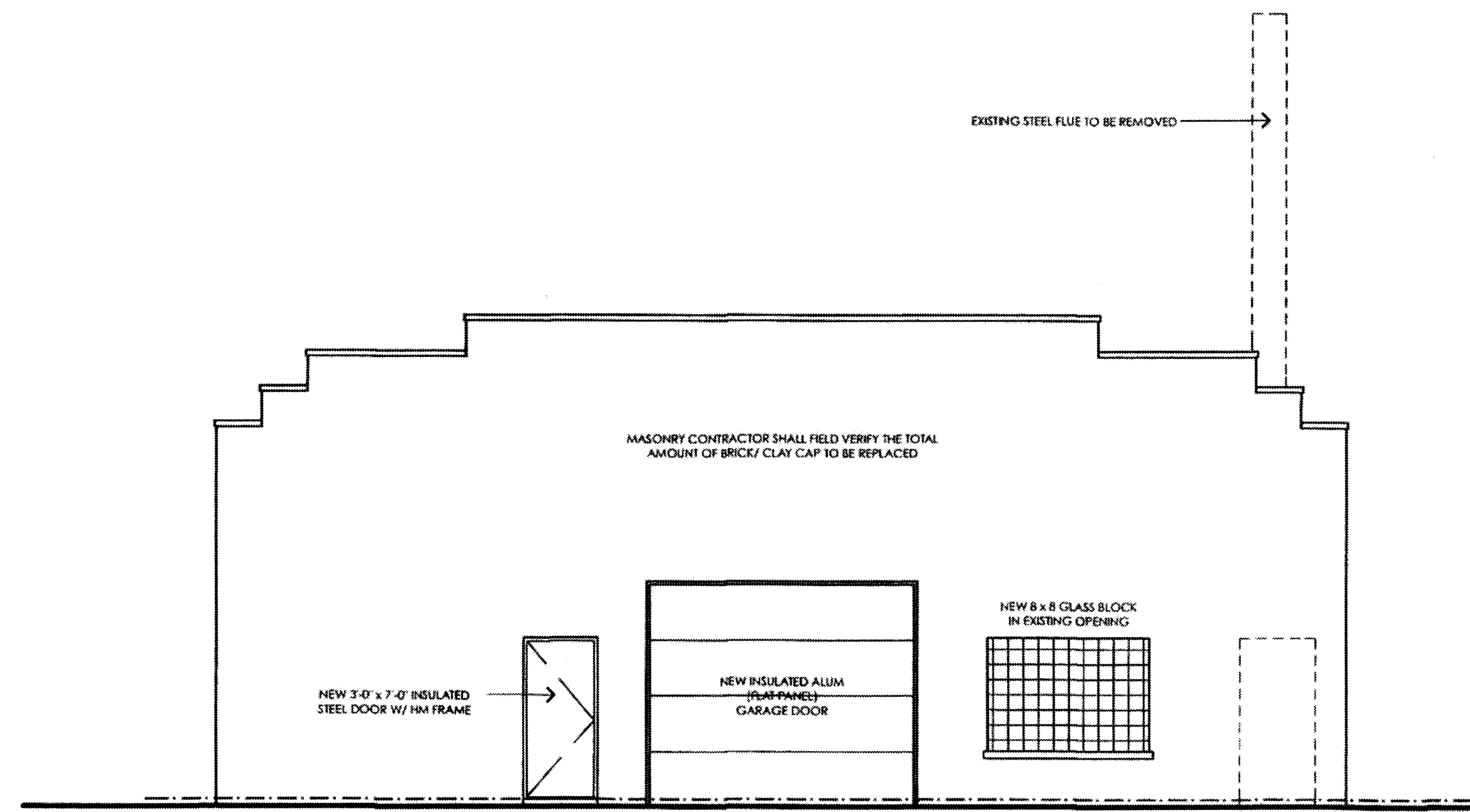
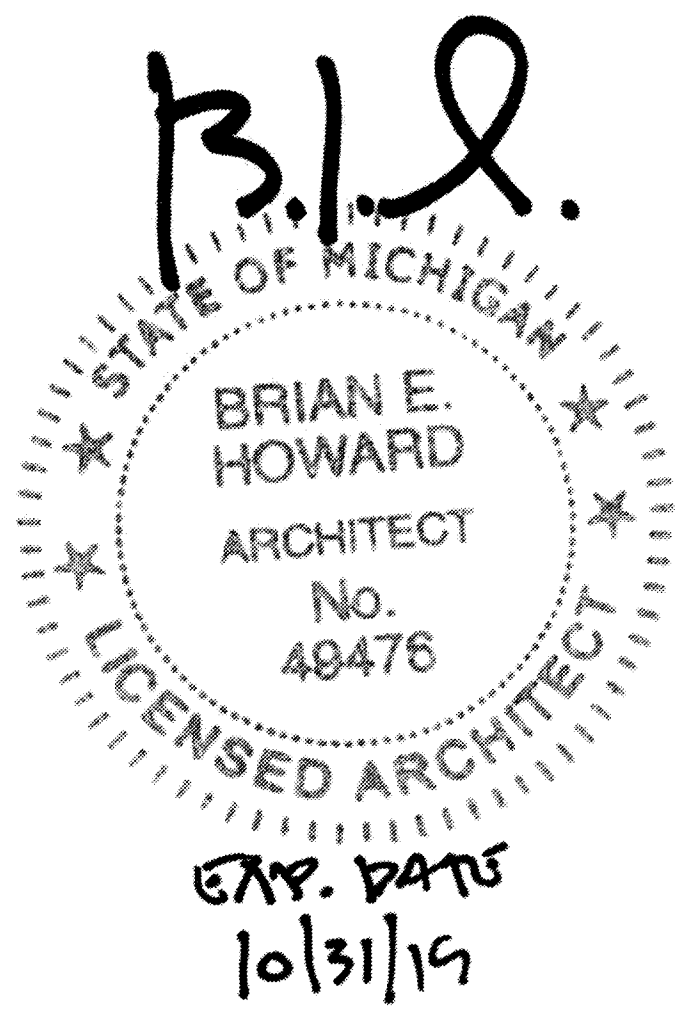
ISSUE FOR
BIDDING | PERMIT | CONSTRUCTION

PROJECT
THIRD STREET BUILDING RENOVATION
3960 THIRD STREET
DETROIT, MICHIGAN



FLOOR PLAN

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



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

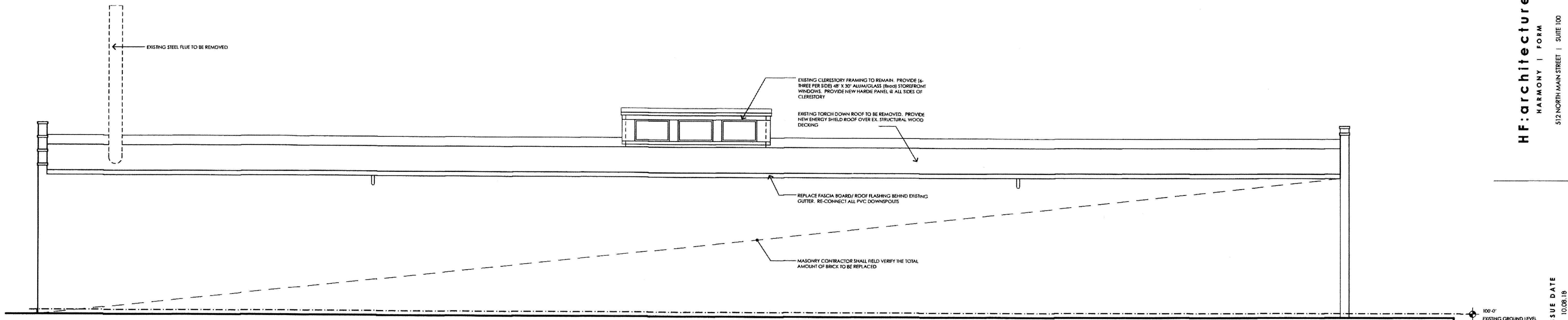


WEST ELEVATION
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ISSUE DATE
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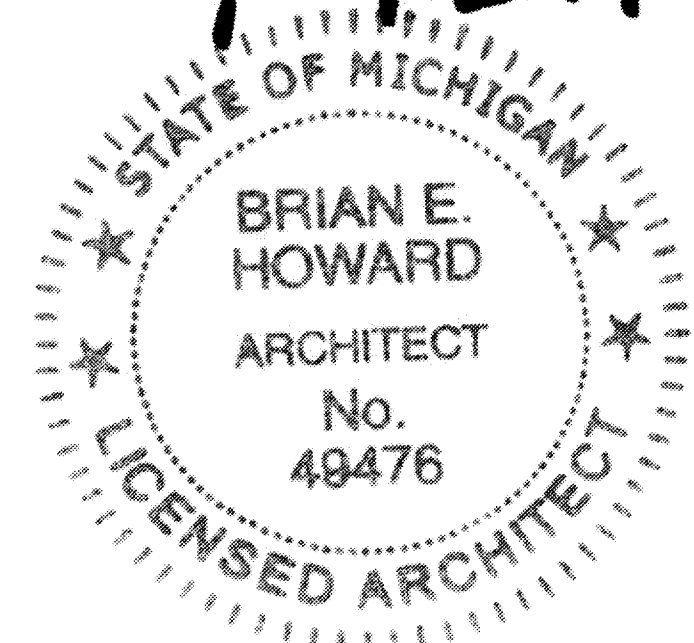
PROJECT
THIRD STREET BUILDING RENOVATION
 3960 THIRD STREET
 DETROIT, MICHIGAN



THIRD STREET

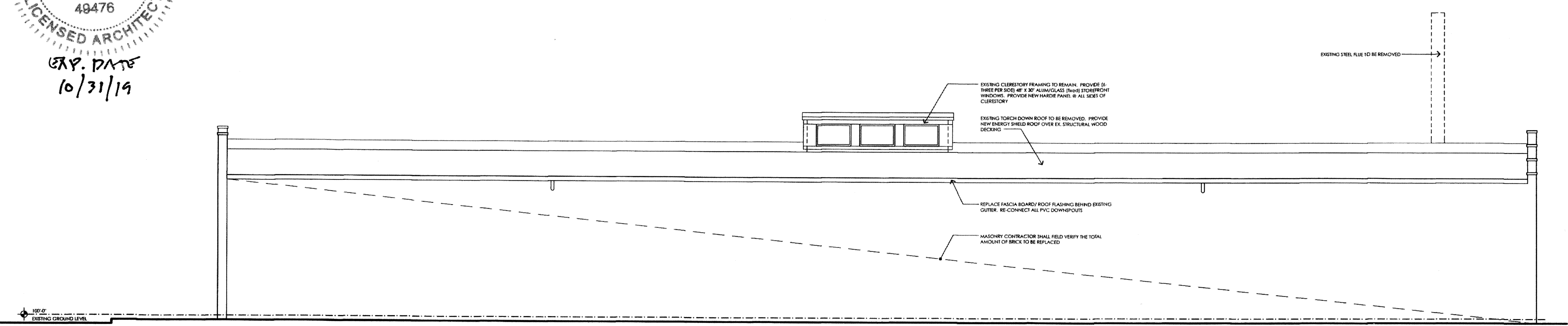
ISSUE DATE
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B.E.H.



EXP. DATE
10/31/19

NORTH ELEVATION
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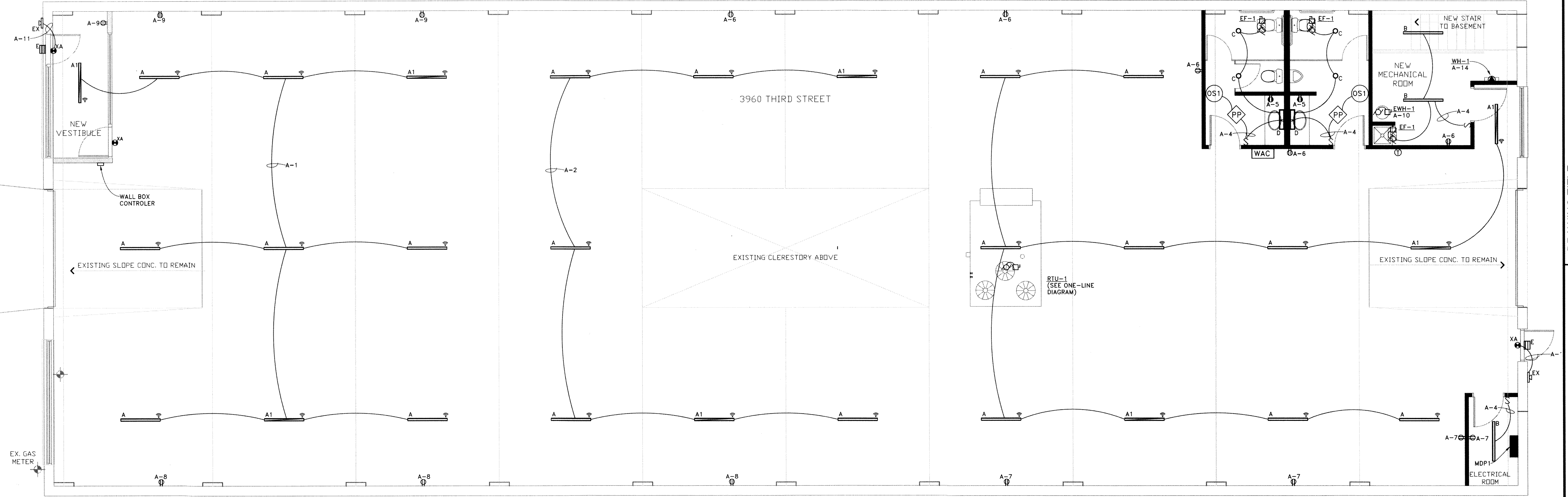
THIRD STREET

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PROJECT
THIRD STREET BUILDING RENOVATION
 3960 THIRD STREET
 DETROIT, MICHIGAN

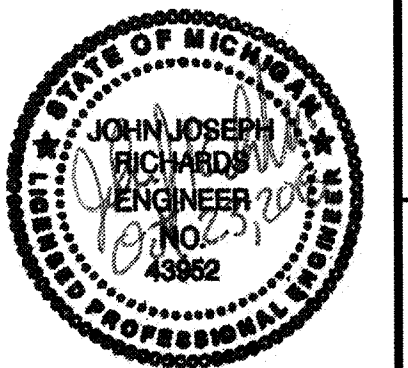
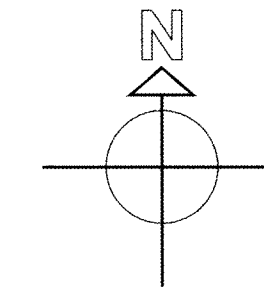
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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FLOOR PLAN - ELECTRICAL

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



ELECTRICAL NOTES

- PRIOR TO SUBMITTING A PROPOSAL, BIDDER SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
- ELECTRICAL WORK SHALL COMPLY WITH THE LATEST ENFORCEABLE EDITION OF THE N.E.C., LOCAL AND STATE CODES, ORDINANCES, REGULATIONS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ADA GUIDELINES WITH THE LOCAL CODE AUTHORITIES HAVING JURISDICTION.
- ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES, INCLUDING COSTS ASSESSED BY THE ELECTRIC UTILITY COMPANIES, AND ARRANGE FOR ALL INSPECTIONS FOR HIS WORK. AT THE COMPLETION OF ELECTRICAL WORK, THE ELECTRICAL CONTRACTOR SHALL FURNISH THE OWNER WITH ALL CERTIFICATES OF FINAL INSPECTION AND APPROVALS.
- ELECTRICAL MATERIALS SHALL BE NEW, AND BEAR THE "UL" LABEL.
- BRANCH CIRCUIT WIRE FOR LIGHTING, RECEPTACLE AND SMALL POWER SHALL BE COPPER, RATED 75 DEGREES C, MINIMUM SIZE #12 AWG, AND BE TYPE "THHN", AND BE INSTALLED IN EMT, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE. FEEDERS AND SECONDARY SERVICE CONDUCTORS SHALL BE STRANDED COPPER WITH 600 VOLT INSULATION, RATED 90 DEGREES C, TYPE "THHN", AND BE INSTALLED IN EMT OR PVC CONDUIT, MINIMUM SIZE 1/2". UNLESS OTHERWISE NOTED OR REQUIRED BY CODE, ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE DELIVERED TO PROJECT IN UNBROKEN AND UNDAMAGED CARTONS AND REELS.
- FUSES SHALL BE "UL" LISTED, DUAL AS MANUFACTURED BY BUSMAN CO., OR APPROVED EQUAL (200,000 ERIC).
- PLATES FOR SWITCHES AND RECEPTACLES SHALL BE PLASTIC, COLOR TO BE WHITE.
- FLUORESCENT FIXTURE BALLAST VOLTAGE RATING SHALL BE AS NOTED, NON, HIGH POWER FACTOR, ENERGY SAVING, CLASS P, "A", SOUND RATED, HIGH DISCHARGE (HD) BALLAST SHALL BE NON, HIGH POWER FACTOR, CONSTANT WATTAGE AUTO TRANSFORMER TYPE, WITH STARTING CURRENT NOT EXCEEDING THE OPERATING CURRENT.
- PANEL BOARDS SHALL BE RATED 120/240V, 1 PHASE, 4W, AS NOTED WITH PLUG TYPE BRANCH CIRCUIT BREAKERS RATED A MINIMUM 10,000 A.I.C. PANEL BOARDS SHALL BE SIMILAR TO SQUARE D, TYPE QO AND I-LINE, OR EQUAL BY WESTINGHOUSE/CHALLENGER, E.T.A., OR GENERAL ELECTRIC.
- ELECTRICAL CONTRACTOR SHALL VERIFY EXACT ELECTRIC UTILITY COMPANIES SERVICE POINTS AND PRIMARY SERVICE CONDUIT, ROUTING, AND SIZE WITH UTILITY COMPANY SERVICE PLANNERS PRIOR TO BEGINNING WORK.
- ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER HIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD DEFECTS OCCUR WITHIN THIS PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AT NO EXPENSE TO CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF HIS EQUIPMENT AND WORK WITH OTHER BUILDING TRADES TO AVOID ANY INTERFERENCE'S BETWEEN HIS WORK AND THE WORK OF OTHER BUILDING TRADES. IF ANY DISCREPANCIES OCCUR, CONSULT WITH THE ARCHITECT AND/OR OWNER BEFORE CONTINUING.
- LAMPS - ALL LAMPS SHALL BE CLASSIFIED "ENERGY SAVING", AND BE PROVIDED BY E.C.
- THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND/OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES.
- THE ELECTRICAL CONTRACTOR SHALL PERIODICALLY REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE ELECTRICAL INSTALLATION. UPON COMPLETION OF THE PROJECT, HE SHALL DISPOSE OF ALL DEBRIS AND RUBBISH AND SHALL LEAVE ALL AREAS CLEAN. THE INTERIORS OF ALL CABINETS, PULL BOXES, AND EQUIPMENT ENCLOSURES SHALL BE FREE OF ANY DEBRIS.
- UNDERGROUND CONDUIT TO BE SCHEDULE 40 PVC.
- ELECTRICAL JOINTS WILL BE PERMITTED ONLY IN JUNCTION AND OUTLET BOXES. ALL JOINTS SHALL BE FIRMLY BONDED TOGETHER AND TAPED OR SHALL BE MADE WITH MECHANICAL CONNECTORS.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	NOTES
S	SINGLE POLE SWITCH	MOUNT @ 44" A.F.F. TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED
○x	LED CAN FIXTURE	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
—x	1'x2' VANITY FIXTURE, TYPE X	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
—x	1'x4' SUSPENDED FIXTURE, TYPE X	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
—x	1'x4' SUSPENDED FIXTURE, TYPE X, WITH WIRELESS OCCUPANCY SENSOR.	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
⊗x	EXIT SIGN, TYPE X	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
⊕	DUPLEX OUTLET - 20 AMP	MOUNT @ 12" A.F.F. TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED
⊕	DUPLEX OUTLET - GROUND FAULT	MOUNT @ 12" A.F.F. TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED
⊕	DUPLEX OUTLET - WEATHER PROOF COVER	MOUNT @ 12" A.F.F. TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED
⊕	SPECIAL PURPOSE OUTLET, AS NOTED	REFER TO SHOP DRAWINGS FOR CONNECTION REQUIREMENTS
⊕	MOTOR, AS SPECIFIED	REFERENCE SPECIFICATIONS FOR REQUIREMENTS
⊕	FUSED DISCONNECT	REFER TO GENERAL ELECTRICAL NOTES AND ONE-LINE DIAGRAM.
⊕	STARTER/DISCONNECT	REFERENCE SPECIFICATIONS FOR REQUIREMENTS (VFD IS BEING SUPPLIED WITH UNIT FOR ROOTOPTS OR BY CONT. CONTRACTOR) PROVIDE ALL LINE VOLTAGE WIRING AND CONDUIT FOR VFD INSTALL.
⊕	FUSED DISCONNECT FOR VFD CONNECTION	
⊕	LIGHTING BRANCH CIRCUIT PANELS	REFER TO GENERAL ELECTRICAL NOTES AND ONE-LINE DIAGRAM.
⊕	MECHANICAL THERMOSTAT	PROVIDE CONDUIT AND BACKBOX

OCCUPANCY LEGEND

SYMBOL	BRAND	MODEL #	DESCRIPTION
OSI	GREENGATE	OAC-P-1500-R	CEILING MOUNTED PASSIVE INFRARED OCCUPANCY SENSOR (1500 SQ. FT.)
PP	GREENGATE	SP20-MV	POWER PACK FOR 120/277VAC SYSTEM

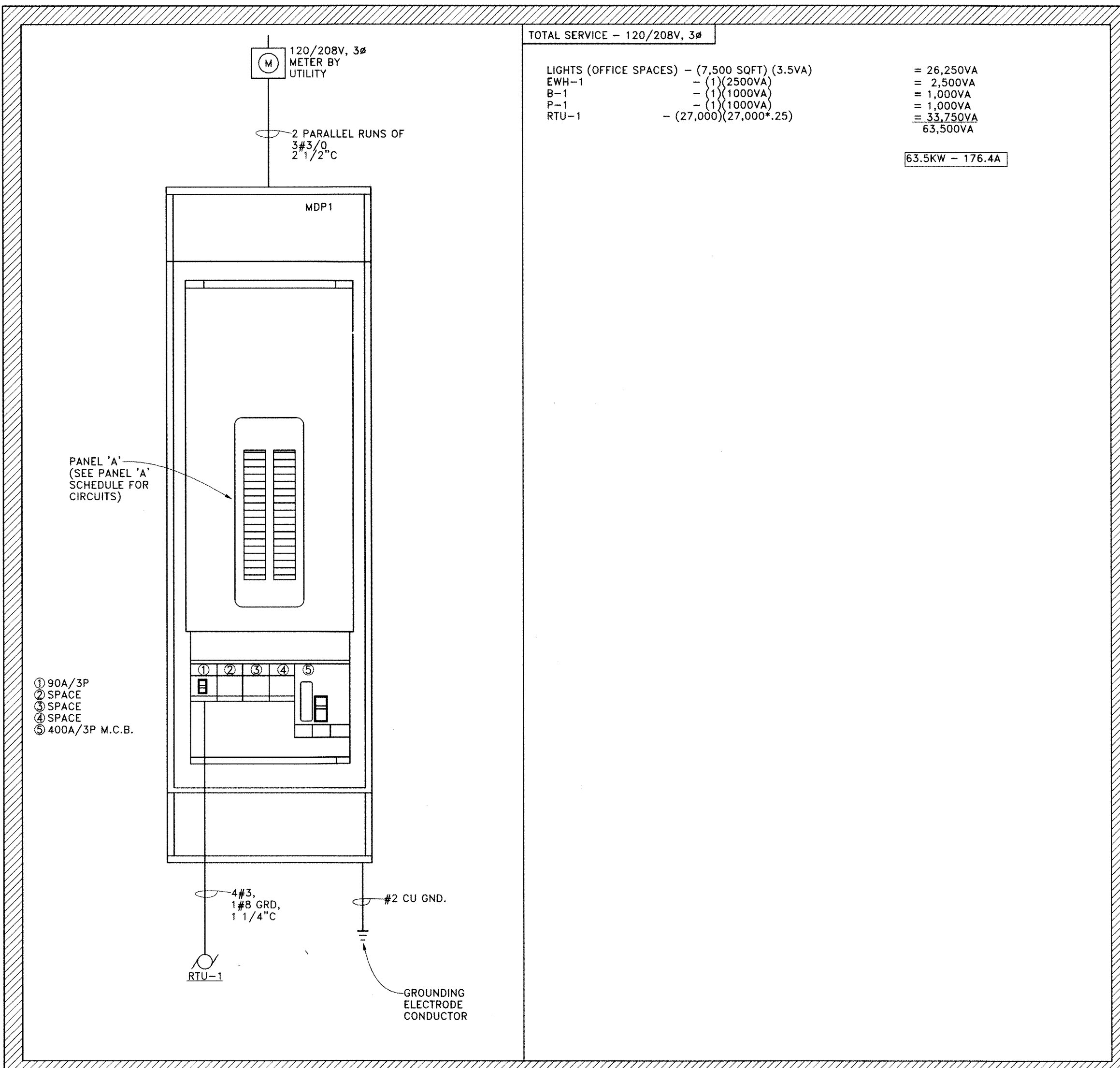
ELECTRIC WALL HEATER SCHEDULE

MARK	MANU.	MODEL No.	BTU/HR.	WATTS	ELECTRICAL	REMARKS
WH-1	MARKEL	E3323TD-RP	5,120	1500	120v/1#, 1500W	BUILT IN THERMISTAT& CIRCUIT BREAKER

NOTES:
1. UNITS BASED ON MARKEL. (O-MARK & ELECTROMODE MAY BE BID AS EQUAL).

LIGHTING FIXTURE SCHEDULE

TYPE	BRAND	MODEL #	MOUNTING TYPE	LAMP	TOTAL FIXTURE POWER	VOLTAGE	NOTES:
A	METALUX	4WSL-LD2-60-SPS-UNV-L835-CD1-SWPD1-U	SUSPENDED	598BLM/3500K/LED	56.2W	UNV	-
A1	METALUX	4WSL-LD2-60-SPS-UNV-EL14W-L835-CD1-SWPD1-U	SUSPENDED	598BLM/3500K/LED	56.2W	UNV	W/ INTEGRAL BATTERY PACK
A2	METALUX	4WSL-LD2-60-SPS-UNV-L835-CD1-SWPD1-U	SUSPENDED	598BLM/3500K/LED	56.2W	UNV	-
B	METALUX	SNLED-LDS-46SL-LN-UNV-L835-CD1-U	SURFACE	4581LM/3500K/LED	35W	UNV	-
C	HALO COMMERCIAL	PD615ED010B-PD68835-61VMH	RECESSED	1500LM/3500K/LED	17.1W	UNV	-
D	PRUDENTIAL LTG.	FLAIR-LED35-SO-2-SAL-TMW-UNV-SUR-DM10	SURFACE	2500LM/3500K/LED	20W	UNV	-
E	LUMARK	XTOR1B-W-XX-PC1	SURFACE	990LM/4000K/LED	12W	UNV	W/ PHOTO CELL
XA	SURE-LITES	APCH7R	UNIVERSAL	(1) LED	2.34W	120V	W/ OUT LED HEADS
EM	SURE-LITES	APEL	UNIVERSAL	LED	.33W	3.6v	-



PANEL A

CR NO.	AMPS	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	AMPS	CR NO.
1	20/1		LIGHTS (OFFICE)	1388	1040	LIGHTS (OFFICE)	20/1	2
3	20/1		LIGHTS (OFFICE)	1537	250	LIGHTS (BATH/MECH/ELECT)	20/1	4
5	20/1		RECEPTACLES (BATHROOMS)	360	900	RECEPTACLES (OFFICE)	20/1	6
7	20/1		RECEPTACLES (OFFICE/ELECT)	720	540	RECEPTACLES (OFFICE)	20/1	8
9	20/1		RECEPTACLES (OFFICE)	540	2500	EWH-1 (MECHANICAL)	30/1	10
11	20/1		LIGHTS (EXTERIOR)	100	1000	B-1 (MEZ.)	20/1	12
13	15/1		EF-1 (MEZ.)	528	1500	EH-1 (MECHANICAL)	20/1	14
15	20/1		SPARE	---	---	SPARE	20/1	16
17	---		SPACE	---	---	SPACE	---	18
19	---		SPACE	---	---	SPACE	---	20
21	---		SPACE	---	---	SPACE	---	22
23	---		SPACE	---	---	SPACE	---	24
25	---		SPACE	---	---	SPACE	---	26
27	---		SPACE	---	---	SPACE	---	28
29	---		SPACE	---	---	SPACE	---	30
31	---		SPACE	---	---	SPACE	---	32
33	---		SPACE	---	---	SPACE	---	34
35	---		SPACE	---	---	SPACE	---	36
37	---		SPACE	---	---	SPACE	---	38
39	---		SPACE	---	---	SPACE	---	40
41	---		SPACE	---	---	SPACE	---	42

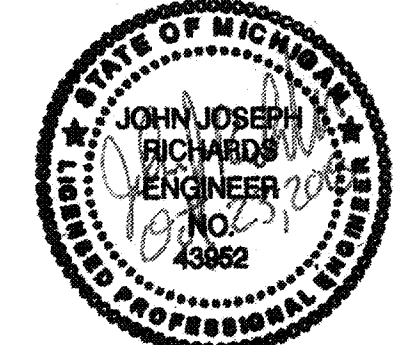
WIRE SIZE REQUIREMENTS

NOTE:
BASED ON A MAXIMUM OF 6-VOLT DROP (5%) ON 120V CIRCUITS. WIRES FOR RUNS OVER 100'-0" SHALL BE DETERMINED ON THIS A MAXIMUM OF A 5% DROP ALLOWED.

BRANCH CIRCUIT AMPS	LENGTH OF RUN - FROM PANEL TO FIRST CONNECTION - FEET									
	50'	60'	70'	80'	90'	100'	110'	120'	130'	
15	#12	#12	#12	#12	#12	#12	#10	#10	#10	
20	#12	#12	#12	#10	#10	#10	#10	#10	#8	
30	#10	#10	#10	#10	#8	#8	#8	#8	#6	

EATON WAVELINK BILL OF MATERIALS

- - EATON W4S-RL-X WALL BOX CONTROLLER (VERIFY COLOR WITH OWNER)
- [WAC] - EATON WAC-POE WIRELESS AREA CONTROLLER.
- ☼ - LIGHTING FIXTURE WITH INCLUDED WAVELINK SENSOR
- ☼ - SUPPLIER TO PROVIDE INITIAL PROGRAMING AND TRAINING FOR WAVELINK SYSTEM. (CONTACT CRITES TIDEY (231) 941-8888)



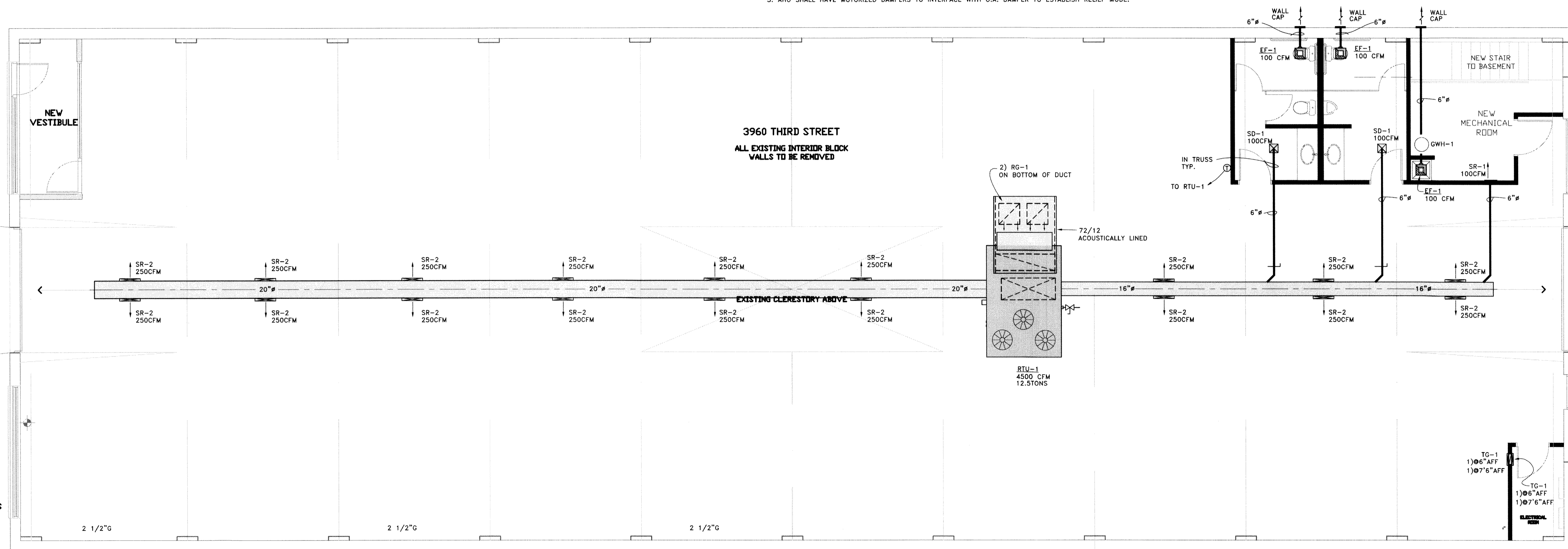
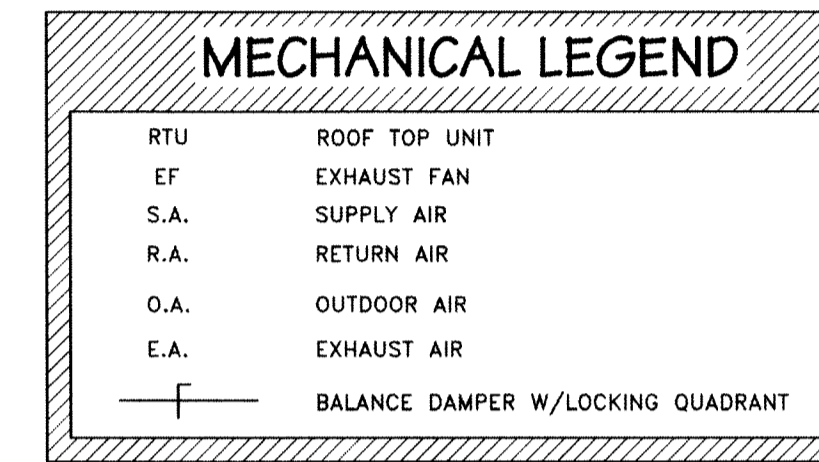
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GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
- PROJECT TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- EACH CONTRACTOR SHALL BE THOROUGHLY KNOWLEDGEABLE OF REGULATIONS GOVERNING HIS PRODUCT AND SERVICE AND SHALL ASSUME RESPONSIBILITY OF INSTALLATION IN ACCORDANCE WITH THOSE REGULATIONS.
- CONTRACTORS TO VERIFY ALL DIMENSIONS RELATIVE TO THEIR SPECIFIC WORK AND SHALL BE THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS PRIOR TO INITIATING THEIR WORK. DISCREPANCIES SHALL BE REPORTED TO THE GENERAL CONTRACTOR OR TO HIS ON-SITE REPRESENTATIVE.
- FAILURE TO DETECT INFERIOR WORK, OR WORK NOT IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS, SHALL NOT BE CONSTRUED AS ACCEPTABLE OF SUCH WORK.
- ANY PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES FOR MECHANICAL OR PLUMBING SYSTEMS, ETC. SHALL BE FIRE-STOPPED AND DRAFT-STOPPED WITH NON-COMBUSTIBLE MATERIALS PER CODE REQUIREMENTS TO MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY.
- DRAWINGS ARE DIAGRAMMATIC ONLY, FIELD VERIFY EXISTING CONDITIONS.
- PRIOR TO SUBMITTING A PROPOSAL, BIDDER SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OF NEGLIGENCE ON HIS PART.
- MECHANICAL CONTRACTOR SHALL OBTAIN ALL PERMITS PAY ALL FEES, INCLUDING COSTS ASSESSED BY THE MECHANICAL UTILITIES COMPANIES, AND ARRANGE FOR ALL INSPECTIONS FOR HIS WORK. AT THE COMPLETION OF MECHANICAL WORK, THE MECHANICAL CONTRACTOR SHALL FURNISH THE OWNER WITH ALL CERTIFICATES OF FINAL INSPECTION AND APPROVALS.
- MECHANICAL CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER HIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD DEFECTS OCCUR WITHIN THIS PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AT NO EXPENSE TO THE OWNER.
- MECHANICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF HIS EQUIPMENT AND WORK WITH OTHER BUILDING TRADES TO AVOID ANY INTERFERENCES BETWEEN HIS WORK AND THE WORK OF OTHER BUILDING TRADES. IF ANY DISCREPANCIES OCCUR, CONSULT WITH THE GENERAL CONTRACTOR BEFORE CONTINUING.
- THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND/OR OTHER REPAIR DUE TO THE INSTALLATION OF MECHANICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES ETC. AS REQUIRED.
- THE CONTRACTOR SHALL EMPLOY QUALIFIED AND EXPERIENCED WORKMEN FOR THIS WORK.
- THE MECHANICAL CONTRACTOR SHALL PERIODICALLY REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE MECHANICAL INSTALLATION. UPON COMPLETION OF THE PROJECT, HE SHALL LEAVE ALL AREAS CLEAN.

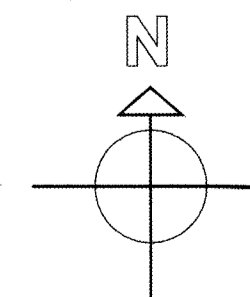
MECHANICAL CONSTRUCTION NOTES

- GENERAL**
- THE CONTRACTOR SHALL CAREFULLY COORDINATE LOCATIONS OF DUCTS, REGISTERS, DIFFUSERS, AND GRILLES WITH STRUCTURAL FRAMING, ARCH TRADES, ELECTRICAL TRADES AND PLUMBING TRADES.
 - CONTRACTOR SHALL FURNISH COMPLETE AIR BALANCING REPORT TO THE GENERAL CONTRACTOR.
 - CUTTING AND/OR PATCHING THAT MAY BE REQUIRED FOR THE INSTALLATION OF THE MECHANICAL SYSTEM(S) SHALL BE DONE AND/OR REPAIRED BY THE MECHANICAL CONTRACTOR. NO CUTTING OF THE BUILDING STRUCTURAL SYSTEM SHALL BE DONE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- SPECIFICATIONS**
- MECHANICAL DESIGN PER LATEST MICHIGAN MECHANICAL CODE.
 - VENTILATION REQUIREMENTS ARE MET BY MECHANICAL VENTILATION.
- DUCTWORK**
- SUSPEND ALL DUCTS SECURELY FROM ADJACENT BUILDING MEMBERS. DO NOT SUPPORT DUCTS FROM UNIT DUCT CONNECTORS. DUCT CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL INCLUDE FLEXIBLE DUCT CONNECTORS.
 - INCLUDE FIRE DAMPERS AT ALL WALL, CEILING OR FLOOR PENETRATIONS AS REQUIRED BY CODE. (SEE ARCH. DRAWINGS FOR FIRE RATED ASSEMBLIES.)
 - DUCTING FIRE DAMPERS: IF REQUIRED (PROVIDED BY M.C.)
 - DAMPERS BASED ON "RUSKIN", MODEL #D-IBD2, SIZED PER DUCT, W/FUSIBLE LINK (165°F).
 - INSTALLATION MUST COMPLY WITH THE REQUIREMENTS OF NFPA-90A, 92A AND THE STATE FIRE MARSHALL.
 - UNDER SLAB DUCT WORK TO BE EQUAL TO UNITED MCGILL UNI-COAT, PCD K27. DUCTING TO BE SEALED WATER TIGHT AS INSTRUCTED BY MANUF.
 - RETURN AIR DUCTWORK SHALL BE CONSTRUCTED AS PER SMACNA STANDARDS GAUGE GALVANIZED STEEL. NO INSULATION REQD. EXCEPT FOR ATTIC DUCTWORK. ALL RA & EA DUCT IN ATTIC TO HAVE MIN 1 1/2" INSULATION. ALSO, DUCTING TO BE LOCATED BELOW ATTIC INSULATION.
 - SUPPLY AIR DUCTWORK SHALL BE CONSTRUCTED AS PER SMACNA STANDARDS GAUGE GALVANIZED STEEL, WITH MINIMUM 1-1/2" INSULATION EQUAL TO OWENS CORNING ALL SERVICE DUCT WRAP TYPE 150 WITH FRK VAPOR BARRIER FACING. INSULATED FLEXIBLE DUCT MAY BE USED FOR ALL SHORT AIR DUCT RUNS.
 - ALL DUCTING IN ATTIC SHALL BE INSULATED WITH A MIN OF 3" CLOSED CELL SPRAY FOAM INSULATION WITH PROPER FIRE RETARDANT COATING.
 - INCLUDE MANUAL BALANCING DAMPERS AS REQUIRED FOR A COMPLETE AIR BALANCED SYSTEM.
- HEATING AND COOLING EQUIPMENT**
- ALL EQUIPMENT SHALL BE INSTALLED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO APPLICABLE STATE AND LOCAL CODES.
 - EQUIPMENT INSTALLATION SHALL BE COMPLETE AND INCLUDE COMPLETE GAS TRAIN WITH SHUT OFF COCKS, SEDIMENT TRAP, AND GAS PRESSURE REGULATOR.
 - ALLOW FOR BOILER VENTING TO EXPAND AND CONTRACT. INSTALL TO ELIMINATE NOISE.
 - AHU SHALL HAVE MOTORIZED DAMPERS TO INTERFACE WITH O.A. DAMPER TO ESTABLISH RELIEF MODE.

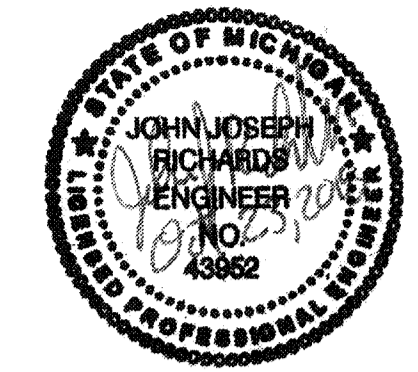


FLOOR PLAN-MECHANICAL

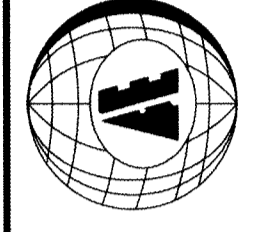
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FLOOR PLAN - MECHANICAL

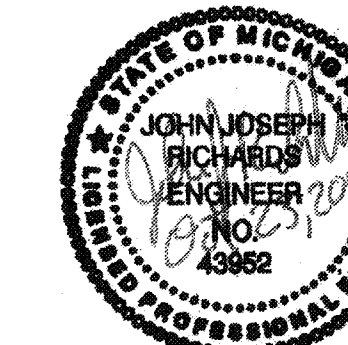
PROJECT TITLE
 RENOVATION PROJECT FOR:
3960 THIRD STREET
 DETROIT, MI

PROJECT NO.
1807-05

DATE
 JULY 26, 2018
 OCT. 23, 2018

SHEET
M101

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DIFFUSER / GRILLE SCHEDULE

MARK	MODEL No.	CFM	SIZE	BALANCING DAMPER	COLOR	REMARKS
SD-1	TDC	100-120	9"x9", 6"# NECK	NO	WHITE	BORDER TYPE 1, SEE NOTE #4
SR-1	300FL	100	12"x4"	YES	WHITE	SEE NOTES
SR-2	S300FL	210	24"x3 MATCH DUCT DIA	YES	WHITE	SEE NOTES, SCOOP REQUIRED.
RG-1	50F	2250	24"x24"	NO	WHITE	SEE NOTES
TG-1	355FL	-	14"x6"	NO	WHITE	SEE NOTES

NOTES:
 1. BASED ON TITUS.
 2. REVIEW COLOR W/ARCHITECT BEFORE ORDERING.
 3. ALL SUPPLY REGISTERS ON SPIRAL DUCTWORK TO HAVE AIR SCOOP AND TO BE PAINTED TO MATCH DUCTING.
 4. ALL SUPPLY AIR DIFFUSERS SHALL HAVE A 4-WAY AIR PATTERN UNLESS OTHERWISE INDICATED (SEE PLANS).
 5. PROVIDE ALL DUCT COLLARS, TRANSITIONS, CONNECTIONS AND SUPPORTS.
 6. PAINT INSIDE OF DUCT BEHIND REGISTERS AND GRILLES FLAT BLACK.

EXHAUST FAN SCHEDULE

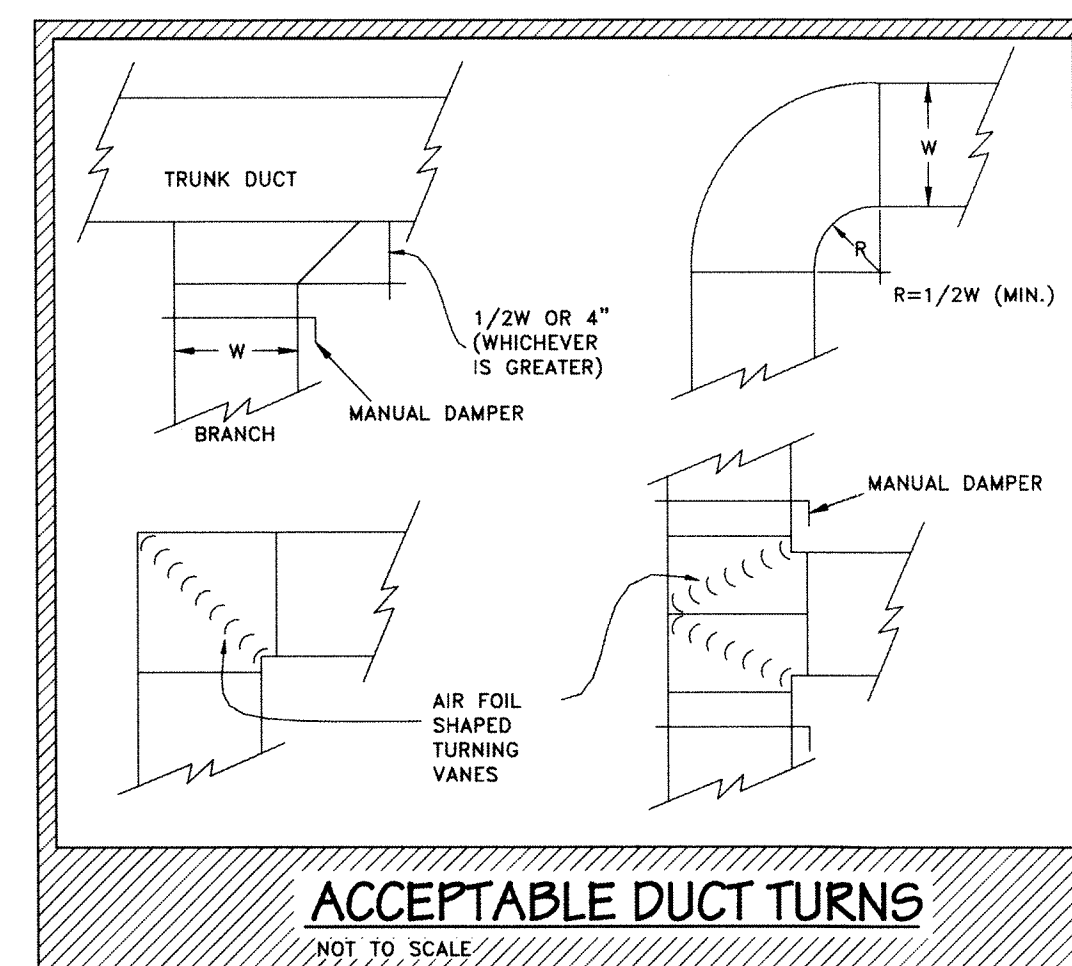
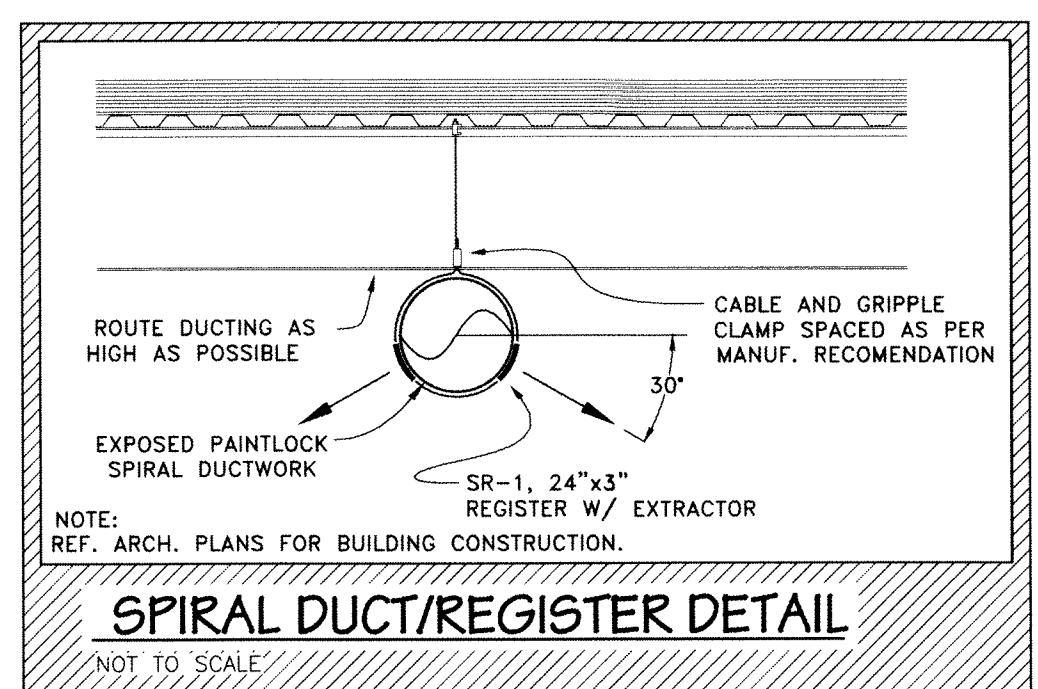
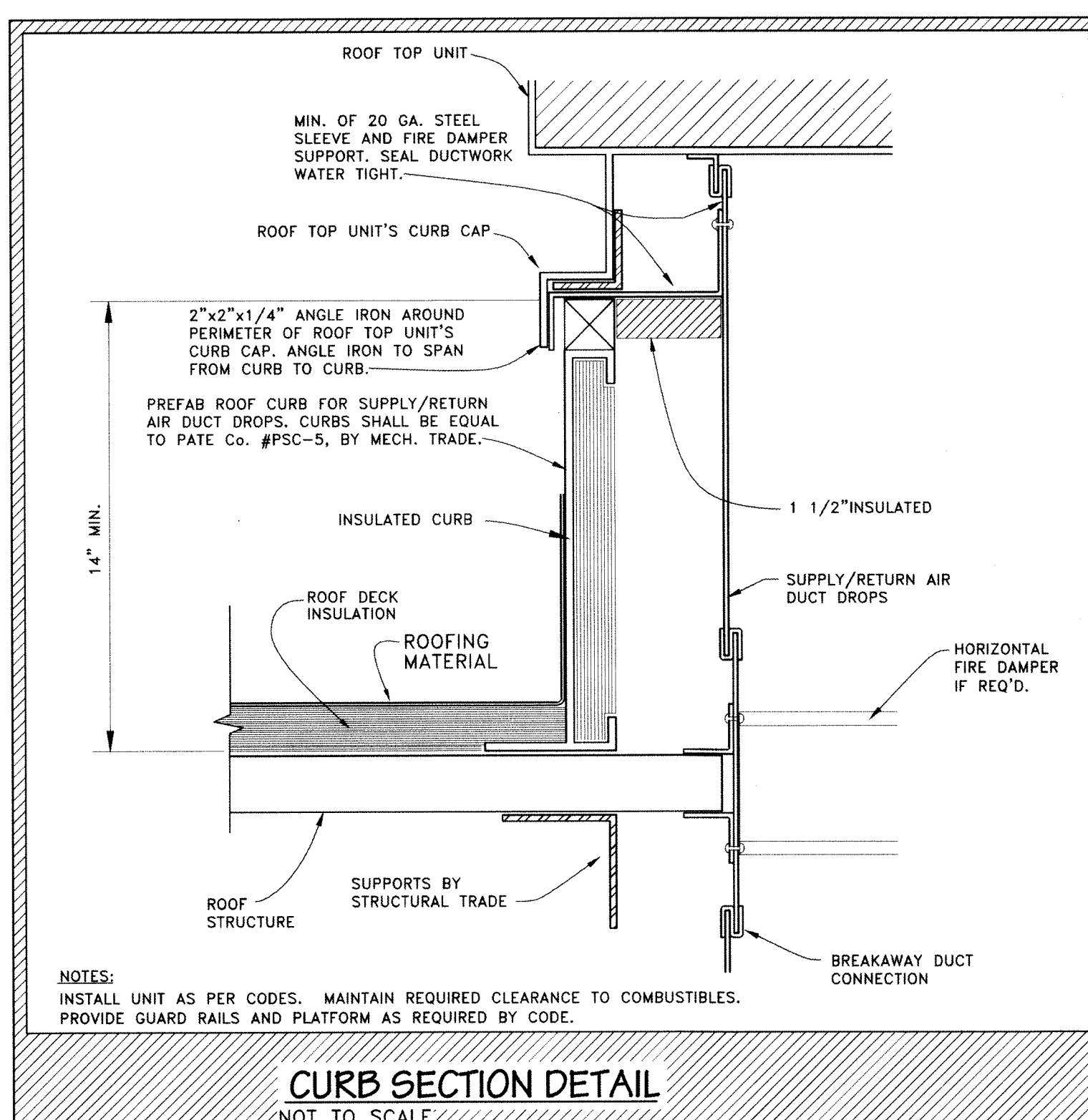
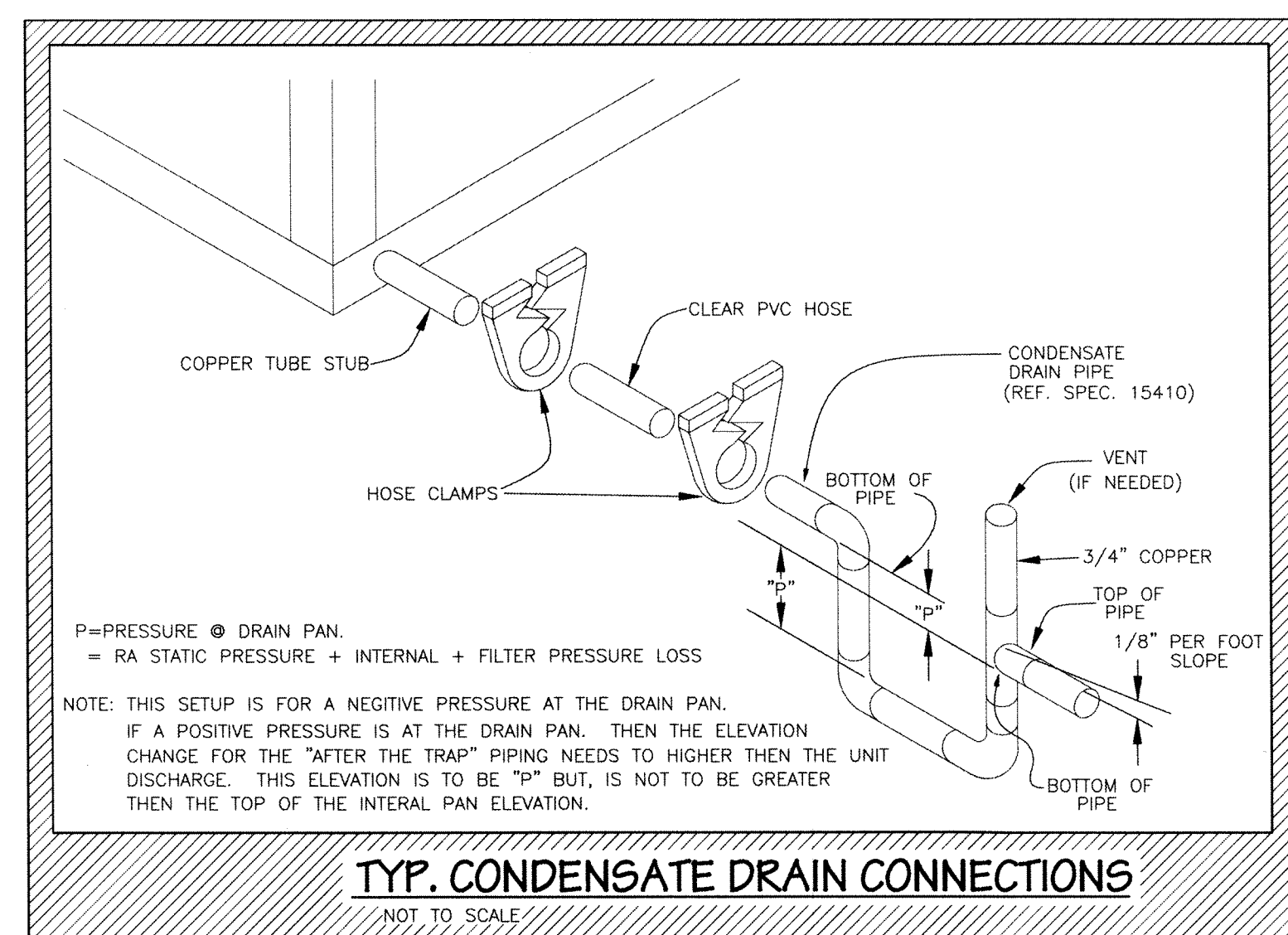
MARK	MODEL No.	CFM @ E.S.P.	RATED SONES	ELECTRICAL	APPROX. WEIGHT	REMARKS
EF-1	FV-05-11VKS1	100 @ 0.10"	0.3	120V, 1# 15.0W	12	BACKDRAFT DAMPER AND WALL CAP.

NOTES:
 1. BASED ON PANASONIC.
 2. FANS TO BE CONTROLLED BY WALL SWITCH AND TIME DELAY OPTION.

ROOF TOP UNIT SCHEDULE

MARK	MANU.	MODEL No.	HTG. MBH INPUT	HTG. MBH OUTPUT	NOMINAL CLG. MBH	CFM	MIN. O.A. CFM	ESP	EAT DB/WB	LAT DB/WB	FAN HP	VOLTAGE	MIN. CIR. AMPACITY	MAX. FUSE SIZE	UNIT WEIGHT
RTU-1	RUUD	RGEDZS150CG22BDA	157.5/225.0	127.5/182.2	146	4500	600	0.8"	76.7/65.9	59.9/58.9	5	208V/3#	75	90	1094

NOTES:
 1. BASED ON RUUD.
 2. PROVIDE MOTORIZED O.A. 3-POSITION DAMPER, W/ ECONOMIZER W/ ENTHALPY SENSOR, 14" ROOF CURB.
 3. ALL UNITS TO HAVE 410A REF.
 4. HEAT EXCHANGERS TO BE STAINLESS STEEL.
 5. TO HAVE MULTIPLE STAGE HEAT AND COOL. SUPPLY FAN TO HAVE VFD.
 6. UNIT TO HAVE FUSED DISCONNECT, POWERED GFI SERVICE RECEPTACLE
 7. UNIT TO BE NATURAL GAS FIRED. UNIT IS TO MEET ASHRAE 0.4% DEHUMIDIFICATION DATA, HEATING TO MEET EXTREME DAILY DRY BULB (MDB -9.8DEG F.)
 8. UNIT TO HAVE 7-DAY PROGRAMMABLE T-STAT.
 9. UNIT TO HAVE MOTOR CONTROLLER TO HAVE HUMIDI-MIZER OPTION.
 10. UNIT TO HAVE SMOKE SENSOR IN RA AIR. TO SHUT DOWN FAN. AS PER CODE.
 11. UNIT TO HAVE MERV 12 FILTERS. MERV 8 PRE-FILTERS.



DRAWING TITLE
 SCHEDULE/DETAIL -
 MECHANICAL

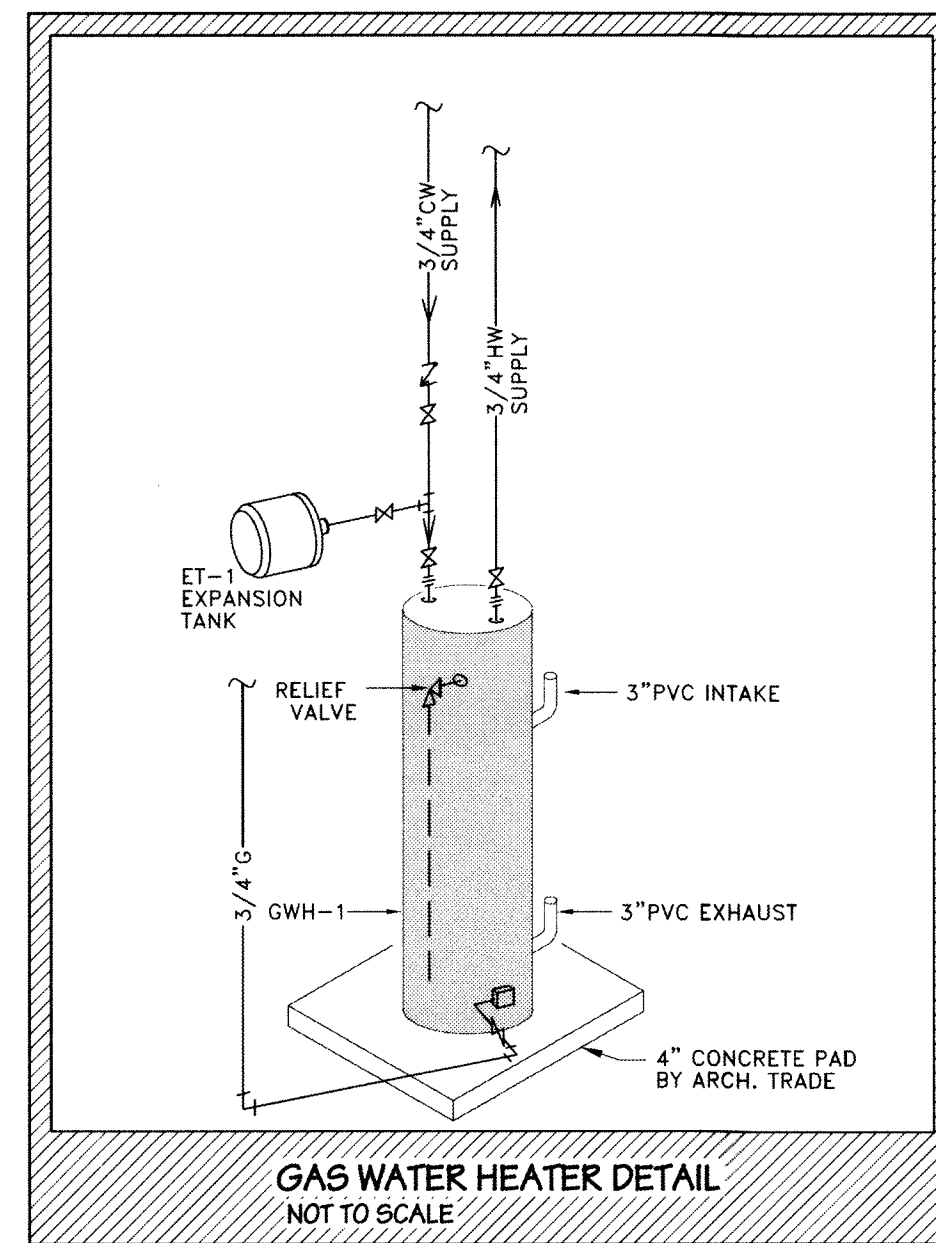
PROJECT TITLE
 RENOVATION PROJECT FOR:
 3960 THIRD STREET
 DETROIT, MI

PROJECT NO.
 1807-05

DATE
 JULY 26, 2018
 OCT. 23, 2018

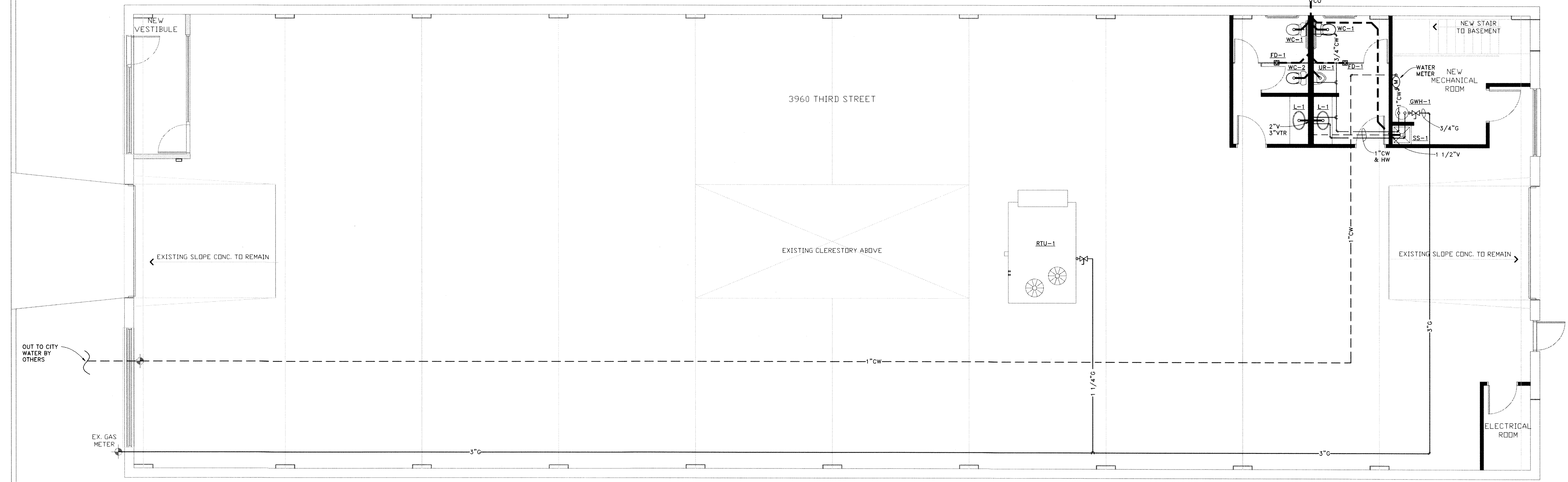
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PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	MANU.	MODEL	SAN.	HOT	COLD	REMARKS
WC-1	WATER CLOSET	AMERICAN STANDARD	2467.016	4"	-	1"	W/ BEMIS 10SSCT SEAT, 17" HIGH
WC-2	WATER CLOSET	AMERICAN STANDARD	2462.016	4"	-	1"	W/ BEMIS 10SSCT SEAT, 15" HIGH
UR-1	URINAL	AMERICAN STANDARD	6590.503	2"	-	3/4"	W/ FLUSH VALVE
L-1	LAVATORY	AMERICAN STANDARD	0478.403	1 1/2"	-	-	W/ DELTA #520 FAUCET, SEE NOTES #4 & #5
FD-1	FLOOR DRAIN	ZURN	ZN-415-5B	2"S	-	-	W/ TYPE 'B' ROUND STRAINER, SEE NOTE #6
SS-1	SEVICE SINK	FLORESTONE	MSR-2424	1 1/2"	1/2"	1/2"	W/ MR-370 HOSE, MR-371 FAUCET, & MR-372 MOP HANGER
GWH-1	GAS WATER HEATER	AO SMITH	BTX-80	-	3/4"	3/4"	50 GAL, 76,000 BTH/HR.

NOTES:
 1. SEE ARCHITECTURAL DRAWINGS FOR ALL ROUGH-IN LOCATIONS OF PLUMBING FIXTURES.
 2. WC-2 TO CONFORM TO ADA REQUIREMENTS.
 3. VERIFY COLOR WITH ARCHITECT BEFORE ORDERING.
 4. INSULATE ALL EXPOSED SANITARY AND DOMESTIC HOT AND COLD WATER PIPING TO LAVATORIES.
 5. PROVIDE A POWERS 480 MIXING VALVE AT EACH LAV.
 6. PROVIDE A SURE SEAL MODEL #SS2009 TRAP SEALER TO EACH FLOOR DRAIN.

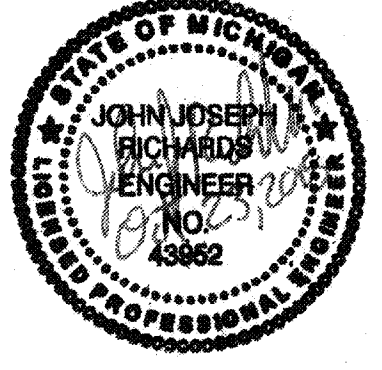


PLUMBING NOTES	
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. EACH CONTRACTOR SHALL BE THOROUGHLY KNOWLEDGEABLE OF REGULATIONS GOVERNING HIS PRODUCT AND SERVICE AND SHALL ASSUME RESPONSIBILITY OF INSTALLATION IN ACCORDANCE WITH THOSE REGULATIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS RELATIVE TO THEIR SPECIFIC WORK AND SHALL BE THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS PRIOR TO INITIATING THEIR WORK. DISCREPANCIES SHALL BE REPORTED TO THE CONSTRUCTION MANAGER OR TO HIS ON-SITE REPRESENTATIVE. FAILURE TO DETECT INFERIOR WORK, OR WORK NOT IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS, SHALL NOT BE CONSTRUED AS ACCEPTABLE OF SUCH WORK. ANY PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES FOR MECHANICAL OR PLUMBING SYSTEMS, ETC. SHALL BE FIRE-STOPPED AND DRAFT-STOPPED WITH NON-COMBUSTIBLE MATERIALS PER CODE REQUIREMENTS TO MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY. DRAWINGS ARE DIAGRAMMATIC ONLY, FIELD VERIFY EXISTING CONDITIONS. PRIOR TO SUBMITTING A PROPOSAL, BIDDER SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OF NEGLIGENCE ON HIS PART. 	<p>PLUMBING CONSTRUCTION NOTES</p> <p>GENERAL</p> <ol style="list-style-type: none"> REFERENCE ARCHITECTURAL DRAWINGS FOR ALL ROUGH-IN DIMENSIONS, BOTH FIXTURES AND WALLS. ALL VALVES SHALL BE ACCESSIBLE. WATER HAMMER ARRESTORS SHALL BE INSTALLED AND SHALL BE ACCESSIBLE. PLUMBING CONTRACTOR TO EXTEND WATER AND SANITARY LINES AND MAKE UTILITY CONNECTIONS. <p>SPECIFICATIONS</p> <ol style="list-style-type: none"> PLUMBING DESIGN PER LATEST MICHIGAN PLUMBING CODES. <p>PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES, INCLUDING COSTS ASSESSED BY THE MECHANICAL UTILITY COMPANIES AND ARRANGE FOR ALL INSPECTIONS FOR HIS WORK. AT THE COMPLETION OF PLUMBING WORK, THE PLUMBING CONTRACTOR SHALL FURNISH THE OWNER WITH ALL CERTIFICATES OF FINAL INSPECTION AND APPROVALS.</p> <ol style="list-style-type: none"> PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER HIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD DEFECTS OCCUR WITHIN THIS PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AT NO EXPENSE TO THE OWNER. PLUMBING CONTRACTOR SHALL COORDINATE LOCATIONS OF HIS EQUIPMENT AND WORK WITH OTHER BUILDING TRADES TO AVOID ANY INTERFERENCE'S BETWEEN HIS WORK AND OTHER BUILDING TRADES. IF ANY DISCREPANCIES OCCUR, CONSULT WITH THE CONSTRUCTION MANAGER OR HIS ON-SITE REPRESENTATIVE. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND/OR OTHER REPAIR DUE TO THE INSTALLATION OF MECHANICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC. AS REQUIRED. THE CONTRACTOR SHALL EMPLOY QUALIFIED AND EXPERIENCED WORKMEN FOR THIS WORK. THE PLUMBING CONTRACTOR SHALL PERIODICALLY REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE MECHANICAL INSTALLATION. UPON COMPLETION OF THE PROJECT, HE SHALL DISPOSE OF ALL DEBRIS AND RUBBISH AND SHALL LEAVE ALL AREAS CLEAN.

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

PLUMBING LEGEND		
---	S	SANITARY SEWER
---	V	SANITARY VENT
---	CW	COLD WATER LINE
---	HW	HOT WATER LINE
---	HWR	HOT WATER RETURN
○		BALL VALVE

GAS LOAD SCHEDULE		
MARK	EQUIPMENT	GAS LOAD
RTU-1	ROOF TOP UNIT	225,000 BTU/HR
GWH-1	GAS WATER HEATER	50,000 BTU/HR
TOTAL GAS LOAD		285,000 BTU/HR





Spray Foam Flat Roofing Composition

GRANULES

The granules increase fire resistance, traction and durability. They will also help to protect the coatings from hail and other damage.

WEATHER PROTECTION

Weather-resistant silicone protects against temperature extremes and ultraviolet rays.



INSULATION BARRIER

Energy-efficient polyurethane foam has an R-Factor of 6.8 per inch, and is water-proof.

GacoFlex S20 Solvent-Free 100% Silicone Coating

USAGE

GacoFlex S20 Series coatings are solvent-free, single-component waterproof elastomeric moisture-curing silicone coatings.

COLORS

S2000 White, S2022 Gray, S2048 Tan

Whether your roof is large or small, flat or sloped, GacoFlex S20 Series Solvent-Free 100% Silicone Roof Coatings provide a proven, guaranteed solution for renewing your weathered and leaking roof. They can be applied to virtually any existing roof to create a durable, glossy, seamless membrane that seals and protects against permanent ponding water, ultraviolet light and severe weather.

GacoFlex S20 is certified to NSF P151, an independent testing protocol for rainwater catchment systems, and found not to impart contaminants that exceed the U.S. Environmental Protection Agency's drinking water regulations or advisories.



GacoFlex[®]
by Gaco Western[®]

S20 Series

The solvent-free alternative to replacing your weathered roof.

WHY CHOOSE SOLVENT-FREE?

GacoFlex solvent-free silicone coatings are made nearly entirely of solids – 95% of what is in the can stays on the roof! The remaining 5% is a specially-formulated curing agent that works by forming a chemical bond between the coating's molecules and sets the coating in place – instead of by the evaporation of harmful solvents into the environment.

Whether your roof is large or small, flat or sloped, GacoFlex S20 Series Solvent-Free 100% Silicone Roof Coatings provide a proven, guaranteed solution for renewing your weathered and leaking roof. They can be applied to virtually any existing roof to create a durable, glossy, seamless membrane that seals and protects against permanent ponding water, ultraviolet light and severe weather. By re-coating, you not only extend the life of your roof, you avoid the need for a time-consuming and costly roof tear-off.

Guaranteed? Yes! All GacoFlex Silicone Roof Coatings carry a 50 Year Limited Material Warranty. In addition, a Labor & Material Warranty is available to Gaco Western Qualified Applicators when GacoFlex S20 Series coating is applied over E5320 2-Part Epoxy Primer/Filler and according to Gaco Western specifications.

GacoFlex S20 Series offers decades of proven performance and protection. **Guaranteed.**

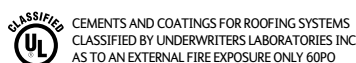


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GacoFlex S20 Series

Solvent-Free 100% Silicone Coating | March 2017

DESCRIPTION	GacoFlex S20 Series coatings are solvent-free, single-component waterproof elastomeric moisture-curing silicone coatings.		
USAGE	<p>GacoFlex S20 Series are ideal for use as a maintenance coating system over pre-existing elastomeric roof coatings, metal roofs, built-up roofing, mineral cap sheet, and weathered single ply membranes (EPDM, PVC, Hypalon®, and TPO/CPA) on a roofing substrate where the membrane surface is in sound condition, but requires a renewal of the membrane surface due to the normal effect of aging and use.</p> <p>A roof coated with GacoFlex S20 Series is ideal for use as part of a rainwater catchment system.</p> <p>GacoFlex S20 Series Coatings are the standard specification for liquid applied silicone coating used in sprayed-in-place polyurethane foam roofing systems.</p> <p>GacoFlex S20 Series Coatings may also be used over concrete, coatings, and over plywood decking when properly applied over an approved base coat; please contact Gaco Western for specific recommendation.</p> <p>When properly applied, the coating system provides a seamless weather-tight seal that protects the substrate from degradation caused by ultraviolet light, water and other normal weathering hazards.</p>		
COLORS	S2000 White, S2022 Gray, S2048 Tan; S2029 Dark Gray (available as special order only)		
APPLIED PRODUCT DATA			
WEATHERABILITY	Excellent durability, color stability and chalk resistance.		
TOXICITY	Not for use in contact with edible substances or long-term potable water storage.		
CHEMICAL RESISTANCE	Excellent solvent and chemical resistance.		
PHYSICAL PROPERTIES	ASTM Test	Result	ASTM D6694 Requirement
Tensile Strength @ 73°F	D412	450 psi	150 min
Elongation at Break @ 73°F	D412	174%	100 min
Tensile Strength @ 0°F	D412	574 psi	150 min
Elongation at Break @ 0°F	D412	169%	100 min
Tear Resistance (Die C)	D624	35.8 lbs/inch	20 min
Crack Bridging - Low Temperature @ -15°F	D522	Pass	Pass
Permeance - 20 mils DFT @ 73°F / 50% RH	E96 - B	5.0 Perms	2.5 min
Wet Adhesion			
Spray Polyurethane Foam	C794 / D903	Pass	2.0 min
Acrylic Coating	C794 / D903	Pass	2.0 min
Galvanized Metal with E5320 Primer	C794 / D903	Pass	2.0 min
BUR with E5320 Primer	C794 / D903	Pass	2.0 min
EPDM with E5320 Primer	C794 / D903	Pass	2.0 min
PVC with E5320 Primer	C794 / D903	Pass	2.0 min
GacoFlex S2000 (white) meets the cool roof requirements of California Title 24 and the International Energy Conservation Code.			
8,670 Hour Immersion in 150°F Water	D471		Not Required
Tensile Strength	D412	450 psi	Not Required
Elongation at Break	D412	125%	Not Required
1000 Hrs. Accelerated Weathering	G154		
Elongation at Break @ 73°F	D412	371%	100 min
Elongation at Break @ 0°F	D412	124%	100 min
5000 Hrs. Accelerated Weathering	G154		
Elongation at Break @ 73°F	D412	126%	Min 50%
Elongation at Break @ 0°F	D412	124%	Min 50%
Appearance	D6694	Pass	No Cracking or Checking
SOLAR PERFORMANCE	ASTM Test	Initial	
Solar Reflectance	C1549	0.88	
Thermal Emittance	C1371	0.87	
Solar Reflectivity Index (SRI)	E1980	111	
PACKAGED PRODUCT DATA			
THEORETICAL COVERAGE	1.5 gallons per 100 sq. ft. to yield approximately 22 dry mils. NOTE: Application rate is job specific and losses due to overspray, surface profile, and wind may occur. Additional material may be required to achieve 22 dry mils.		
SOLIDS	Weight: 96.5% (Method 4041 - Fed. Std. 141) / Volume: 95%		
VOC	37 g/l (0.309 lb/gal)		
FLASH POINT	ASTM D3278	178°F (81°C)	
STORAGE STABILITY	Two years from date of manufacture when stored in sealed containers between 0°F - 80°F (-17°C - 26°C).		
APPLICATION			
MIXING	Mix before application to ensure uniform color and consistency.		
THINNING	Product should not be thinned.		
ASPHALT ROOFING SEALER	As an option to help inhibit bleed-through on asphaltic and bitumen-containing substrates, first apply 1 coat of GacoFlex A4207 BleedTrap Sealer for Asphalt Roofing at a rate of 100 sq. ft. per gallon to yield 8 dry mils.		
PRIMER	Existing silicone coatings should not be primed. On all other substrates, apply GacoFlex E5320 2-Part Epoxy Primer/Filler according to label directions.		
APPLICATION	<p>Apply by brush or 3/4" nap woven roller as received. For spray application, use as received; consult Gaco Western's Silicone Spray Guide SG-Silicone for more information. For cold weather application, keep material stored above 65°F (18°C). Do not apply if rain is expected within 1 hour. For application in temperatures below freezing or above 120°F (49°C), contact Gaco Western.</p> <p>On smooth surfaces, apply one coat at the rate of 1.5 gallons per 100 square feet to achieve approximately 22 dry mils. On granulated and other rough surfaces, apply two separate coats at the rate of 1 gallon per 100 square feet per coat. Allow first coat to dry a minimum of 4 hours at 55°F (13°C) or higher, or until it can be safely walked on (product is moisture cure, low humidity will result in longer dry times); recoat within 4 to 48 hours.</p> <p>Coat all surfaces including expansion joint covers and flashings. Extra material is required at all edges and penetrations if neoprene sheet flashing is not used.</p> <p>NOTE: Application rate is job-specific and losses due to overspray, surface profile and wind may occur. Additional material may be required to achieve 22 dry mils.</p>		
DRY TIME	Final coat should be allowed to cure 24 to 48 hours, depending on temperature and humidity, before suitable for light foot traffic.		
CLEAN UP	Clean application tools and equipment with GacoFlex Silicone Solvent. Recirculate through lines and gun until residual coating is removed. DO NOT USE WATER OR RECLAIMED SOLVENTS.		
For specific Safety and Health information please refer to Safety Data Sheet.			



*Applies only to S2000 (white)

Gaco Western
SINCE 1955

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November 15, 2018

3960 Third St. - White Box

BUILDING PERMIT APPLICATION CITY OF DETROIT

BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT

2 WOODWARD AVENUE, ROOM 409, DETROIT, MICHIGAN 48226

Date * 11/06/2018 00:00

Property Information COMPLETE

Address * 3960 Third St.

Floor * 1

Suite #

Stories * 1

AKA

Lots

Subdivision

Parcel ID#(s) 003403 Ward 04

Total Acres

Lot Width N/A

Lot Depth

Current Legal Use of Property *

Proposed Use *

Are there any existing buildings or structures on this parcel?

Yes
 No

Project Information COMPLETE

Permit Type *

If Other: *

If Revision (original permit has been issued and is active) *

Description of Work (Describe in detail proposed work and use of property, attach work list) *

MBC Use Change

Yes
 No

Included Improvements (Check all applicable; these trade areas require separate permit applications)

- HVAC/Mechanical
- Electrical
- Plumbing
- Fire Sprinkler System
- Fire Alarm

Structure Type *

If Other *

Size of Structure to be Demolished (LxWxH) in cubic feet

Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls)

Yes
 No

Use Group *

Type of Construction (per current MI Bldg Code Table 601) *

Estimated Cost of Construction \$ By Contractor

496838.00

Estimated Cost of Construction \$ By Department Structure Use

Residential-Number of Units

0 *

Provide Number of Residential Units

Office-Gross Floor Area

0 *

Provide Gross Floor Area of Office

Industrial-Gross Floor Area

0 *

Provide Industrial Gross Floor Area

Commercial-Gross Floor Area

0 *

Provide Commercial Gross Floor Area

Institutional-Gross Floor Area

0 *

Provide Institutional Gross Floor Area

Other-Gross Floor Area

0 *

Provide Other Gross Floor Area

Proposed no. of employees

0

List materials to be stored in the building

N/A

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail).

SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.

Health- Food Safety COMPLETE

Are you planning on serving and/or selling any food or beverage? * Yes No

If you answered "Yes" to the question above, please click [HERE](#) to review, complete and attach all the required Health related plans and documents.

Building Permit Application Request COMPLETE

The City of Detroit offers its customers the ability to pay for the Building Permit at the time their Plan Review applications are submitted.

Building Permit and Plan Review fees will have to be paid in full prior for the review process to begin if this service is requested.

Would you like to request Building Permit Fee to be paid along with the Plan Review Fees? * Yes No

Identification (All Fields Required) COMPLETE

Property Owner/Homeowner is Permit Applicant * No ▼

Contractor is Permit Applicant * Yes ▼

Tenant or Business Occupant is Permit Applicant * No ▼

Architect/Engineer/Consultant is Permit Applicant * No ▼

Property Owner/Homeowner is Permit Applicant (optional)

Homeowner Affidavit (optional)

Contractor is Permit ApplicantCOMPLETE

Representative Name * W.C.C.I. - Wilson Company Contractors, Inc.

Company Name * Gary Wilson

Address * 2790 Island View Rd.

City * Traverse City

State * MI Michigan ▼

Zip * 49686

Phone (734) 661-5943

Mobile * (734) 604-0977

Email * carlson@3missionpartners.com

Driver's License# * 0000

Driver's License Expiration Date * 11/06/2018 00:00

Property Owner Name * Selden AA Third Street Garage, LLC

Property Owner Address * 3075 Charlevoix Dr., Ste. 100 - Grand Rapids, MI 49686

Property Owner Phone Number * (231) 620-0136

Property Owner Email * gwilsonwcci@gmail.com

Tenant or Business Occupant is Permit Applicant (optional)

Architect/Engineer/Consultant is Permit Applicant (optional)

SignatureINCOMPLETE



Applicant: **Ann Phillips**

Signature date:

[Home](#) | [Profile](#)