MAYNARD STREET PARKING STRUCTURE OFFICES

324 Maynard Street
Ann Arbor, Michigan 48104

SCOPE OF WORK:
EXPANSION (385 SF) AND RENOVATION OF EXISTING NORTH OFFICES AT MAYNARD STREET PARKING STRUCTURE. THE EXPANSION WILL OCCUR IN THE AREA CURRENTLY USED FOR BICYCLE PARKING. NEW WORK INCLUDES A RENOVATED AND EXPANDED FRONT OFFICE + PUBLIC LOBBY, EMPLOYEE OFFICES, A UNISEX TOILET ROOM, AND AN EMPLOYEE BREAKROOM.

OWNER:
ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY
150 S. FIFTH AVENUE
ANN ARBOR, MI 48104
t: 734.994.6697

ARCHITECT OF RECORD:
DAMIAN FARRELL DESIGN GROUP, PLLC
359 METTY DRIVE, SUITE #4A
ANN ARBOR, MICHIGAN 48103
c: TRESNA TAYLOR
et: ttaylor@dfdgonline.com
t: 734.998.1331

g: JRED ENGINEERING INC.
14137 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154
c: ESTEBAN CABELLO
et: jredengineering@comcast.net
t: 734.855.4904

CONTRACTOR:
COMPANY NAME
ADDRESS
CITY, STATE, ZIP

g: C. S. Painting/Remodeling
P.O. Box 55
Ann Arbor, MI 48106

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CODE REVIEW:

APPLICABLE CODES:
- BUILDING: 2015 MICHIGAN BUILDING CODE
- MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
- ELECTRICAL: 2015 MICHIGAN ELECTRICAL CODE
- FIRE SAFETY: 2015 MICHIGAN FIRE CODE
- ACCESSIBILITY: ANSI 117.1-2009

CODE ANALYSIS:

OCCUPANCY CLASSIFICATION:
- PRIMARY: S-2 EXISTING OPEN PARKING GARAGE 35,745 SF (FLOOR AREA AT GROUND LEVEL)
- ACCESSORY: B EXIST. SOUTH OFFICES 671 SF; EXIST. NORTH OFFICES 1,219 SF; PROP. NORTH OFFICE EXPANSION 385 SF
- TOTAL AREA (B OCCUPANCY): 2,275 SF

MAXIMUM ALLOWABLE AREA (SF):
- OPEN PARKING GARAGE: UNLIMITED
- B BUSINESS: 9,000 SF

CONSTRUCTION TYPE:
- OPEN PARKING GARAGE: TYPE 1B
- FIRE SUPPRESSION: NOT SPRINKLED

MAX. TRAVEL DISTANCE:
- MAX. ALLOWABLE TRAVEL DISTANCE w/o SPRINKLERS: GROUP B BUSINESS = 200 ft.

DEAD END CORRIDORS:
- MAX. ALLOWABLE w/o SPRINKLERS = 20 ft.

PLUMBING FIXTURE ANALYSIS:
- WATER CLOSETS:
  - CODE REQUIRES: 1 PER 25 FOR FIRST 50 THEN 1 PER 50
  - M - REQUIRED: 1
  - W - REQUIRED: 1
  - M - PROVIDED: 1
  - W - PROVIDED: 1

- LAVATORIES:
  - CODE REQUIRES: 1 PER 40 FOR FIRST 80 THEN 1 PER 80
  - M - REQUIRED: 1
  - W - REQUIRED: 1
  - M - PROVIDED: 1
  - W - PROVIDED: 1

- SERVICE SINKS:
  - REQUIRED: 1
  - PROVIDED: 1

- DRINKING FOUNTAINS:
  - CODE REQUIRED: NOT REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER
  - REQUIRED: 0
  - PROVIDED: 0

OCCUPANCY LOAD:
- 15 OCCUPANTS

MEANS OF EGRESS:

EGRESS SIZING CALCULATIONS BASED ON OCCUPANCY CONFIRM THAT MINIMUM EGRESS CLEARANCES ARE SUFFICIENT FOR COMPLIANCE WITH CODE.

MEANS OF EGRESS WIDTH:
- 15 OCC. x 0.2" = 3.0"

EGRESS WIDTH PROVIDED:
- (2) 36" SINGLE DOOR = 72" WIDTH PROVIDED
  - 72" / 2 = 36" - EGRESS WIDTH MEETS CODE STANDARDS

MIN. DOOR CLEARANCE:
- 32" (USING 3’-0” DOORS)

MIN. CORRIDOR WIDTH:
- 44"

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Demolition Key Notes:

1. Remove Exterior Block.
2. Remove Door System.
3. Remove Exterior Walls and Glazing.
4. Remove Glass Enclosures.
5. Remove Interior Walls and Glazing.
6. Remove Counter-top and Fixtures.
7. Remove Wall and Floor Tiling.
8. Remove Metal Gate.
9. Remove Concrete Slabs.

Legend:

- S.C.O.: South Offices
- N.O.: North Offices

Description:

- 02.27.19: BID/PERMIT
- 03.01.19: FOR BID/PERMIT

Additional Information:

- north offices
- south offices
- Maynard Street

For bid/permit purposes, coordinate storage of components with the owner. Notify architect regarding sub-slab foundation conditions of existing structure.
2x4 FRAMING @ 16" O.C.
2x4 KNEE WALL
CALI BAMBOO STANDARD T&G PLANKS, SEE FINISH LEGEND, ON 1/2" PLYWOOD

1' - 0"
1' - 9"

2x4 FRAMED BENCH PLATFORM
2x4 KNEE WALL, WP-1 FINISH OVER 5/8" GYP. BOARD
9"
VWC-1
VWC-1
VB-1

LED LIGHT STRIP, SEE LIGHT FIXTURE SCHEDULE
WOOD EDGE, STAIN TO MATCH CALI BAMBOO

1 1/2"
3/4" MDF SHELF
P.LAM PL-1 ON ALL EXPOSED SURFACES
EXISTING MASONRY WALL
22"
STEEL CLOSET ROD AND BRACKETS.
3 1/2"
6' - 0"
A.F.F.

3/4" PLYWOOD CLEATS ON SIDES AND BACK. ANCHOR WITH APPROPRIATE FASTENERS. P.LAM PL-1 ON ALL EXPOSED SURFACES

SSF-1
VB-1
VWC-1
VWC-1
VB-1

3 5/8" MTL. STUDS @ 16" O.C.
LED LIGHT STRIP, SEE LIGHT FIXTURE SCHEDULE
FRONT OFFICE SIDE
PUBLIC LOBBY SIDE

3/4" PLYWOOD CLEATS ON SIDES AND BACK. ANCHOR WITH APPROPRIATE FASTENERS. P.LAM PL-1 ON ALL EXPOSED SURFACES

SSF-1

2' - 10"
8"
8"
1' - 6"

3/4" PLYWOOD CLEAT ON BACK. ANCHOR WITH APPROPRIATE FASTENERS. P.LAM PL-1 ON ALL EXPOSED SURFACES

3/4" PLYWOOD CLEATS ON SIDES AND BACK. ANCHOR WITH APPROPRIATE FASTENERS. P.LAM PL-1 ON ALL EXPOSED SURFACES

2' - 6"

2" APRON PANEL, BY CABINET MFR.
UNDERMOUNT SINK, SEE PLUMBING FIXTURE SCHEDULE

NOTES:
1. PROVIDE A EASED SQUARE EDGE FINISH ON ALL EXPOSED EDGES OF SOLID SURFACE.
2. NO SHARP OR ABRASIVE SURFACES UNDER COUNTERTOP

SIDE PANEL ON ADJ. CABINET BY CABINET MFR. BEYOND 18" x 34.75" CUSTOM CABINET DOOR (HORIZ.) BY CABINET MFR. ATTACH CONTINUOUS FRENCH CLEATS TO LONG SIDES.

2x BLOCKING AT SIDE PANELS TO SUPPORT (2) CONTINUOUS FRENCH CLEATS SPANNING ACROSS KNEE SPACE.

2x4 COUNTERTOP SUPPORT FRAME ATTACHED TO WALLS AT BACK AND SIDES.

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DEMOLITION OF EXISTING KITCHETTE.
ADDITION OF OFFICES, KITCHETTE AND BATHROOM.
REMOVAL OF BIKE HOUSE. (PROTECT & STORE)

DATE
DESCRIPTION

RELOCATION OF IT CLOSET.

S:\Data\PROJECTS\2017\170925_13_05_DDA_Maynard Street Parking Office\Revit\190201_Maynard Street Parking Office_Phases.rvt

Exist. Fin. Flr. +102' - 1" 8' - 4" 2' - 10" 1' - 9 1/2"

DIMENSIONS.
PLAN AND ELEVATIONS FOR
FOR NEW DOOR OPENINGS. SEE
REMOVE WALLS
REMOVE WINDOWS.
REMOVE EXTERIOR DOORS AND
DOORS.
REMOVE INTERIOR WALLS AND
WALLS.
REMOVE CONCRETE SLAB
OWNER.
STORAGE LOCATION WITH
FUTURE REUSE. COORDINATE
AND DOOR.
REMOVE BIKE HOUSE PANELS
EXISTING TO
BE REMOVED
EXISTING TO
BE REMOVED
EXISTING TO
DEVICE TO
DOOR.

REMOVE EXTERIOR WALLS.
REMOVE EXTERIOR DOORS AND
DOORS.
REMOVE EXTERIOR WALLS AND
DOORS.
REMOVE EXISTING DOOR.

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MECHANICAL KEYED NOTES:

1. EXISTING SUPPLY DUCTWORK UNDERGROUND TO REMAIN, VERIFY SIZE AND LOCATION IN FIELD.
2. EXISTING SUPPLY DUCTWORK UNDERGROUND TO BE REMOVED.
3. EXISTING SUPPLY REGISTER TO BE REPLACED IN WALL IN NEW BATHROOM.
4. EXISTING MECHANICAL CONDENSING UNIT ON GRADE TO BE REMOVED.
5. EXISTING FURNACE SERVING OFFICES TO BE REMOVED.
6. EXISTING 24"x24" RETURN GRILLE IN CEILING TO BE REMOVED.
7. EXISTING RETURN DUCT IN CEILING TO REMAIN, VERIFY ROUTING AND SIZE IN FIELD.
8. EXISTING SUPPLY DUCTWORK UNDERGROUND TO REMAIN, VERIFY SIZE AND LOCATION IN FIELD.
9. EXISTING SUPPLY DUCTWORK UNDERGROUND TO BE REMOVED.
10. EXISTING SUPPLY REGISTER TO BE REPLACED IN WALL IN NEW BATHROOM.
11. EXISTING MECHANICAL CONDENSING UNIT ON GRADE TO BE REMOVED.
12. EXISTING FURNACE SERVING OFFICES TO BE REMOVED.
13. EXISTING 24"x24" RETURN GRILLE IN CEILING TO BE REMOVED.
14. EXISTING RETURN DUCT IN CEILING TO REMAIN, VERIFY ROUTING AND SIZE IN FIELD.

NOTES:
1. PRIOR TO ANY WORK, MECHANICAL CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF SUPPLY, RETURN, AND/or EXHAUST AIR DUCTWORK AND ANY OTHER WORK DEPICTED ON THIS SHEET.
2. MECHANICAL CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES BETWEEN FIELD OBSERVATIONS AND CONTRACT DOCUMENTS.
GENERAL SHEET METAL NOTES:

1. This national standard is an implementation of the general sheet metal notes.
2. The fire rating and assembly of the sheet metal shall be as detailed on the associated architectural drawings.
3. All sheet metal work shall comply with applicable local codes and specifications.
4. All sheet metal work shall be completed in accordance with the manufacturer’s recommendations.
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GENERAL MECHANICAL NOTES:

1. All mechanical equipment shall be installed in accordance with the manufacturer’s recommendations.
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MECHANICAL HVAC PLAN

MECHANICAL KEYED NOTES:

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MECHANICAL SYMBOL LEGEND:

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DESIGN INTENT:

1. All design intent shall be in accordance with the architectural drawings.
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MECHANICAL GENERAL

A. PROVIDE MATERIAL AND EQUIPMENT AND EXECUTE WORK IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS, AND CONTRACT DOCUMENTS, AND IN CONFORMITY WITH THE REQUIREMENTS AND INSTRUCTIONS OF THE CONTRACTOR, INCLUDING THE CONSTRUCTION MANAGER, COMMITTEE, MANUFACTURER, CONTRACTOR, AND GENERAL CONTRACTOR.

B. REFER TO SCHEDULES FOR CAPACITIES, ACCESSORIES, AND LEVEL OF QUALITY.

C. ALL MATERIAL SHALL BE ORDERED AND INSTALLED WITH MANUFACTURER STANDARDS, CONTROLS, AND INDICATORS AS SPECIFIED ON THE DRAWINGS.

D. ALL ITEMS OF EQUIPMENT SHALL BE INTERRUPTED AND UNTESTED PRIOR TO INSTALLATION AND INSTALLATION WORKSHOPS, INSTALLATION AND TESTING OF ALL ITEMS OF EQUIPMENT AND MACHINERY AS REQUIRED BY THE MANUFACTURER.

E. ALL ITEMS OF EQUIPMENT SHALL BE SHIPPED TO THE SITE IN SUCH A MANNER AS TO PROVIDE PROTECTION AGAINST DAMAGE DURING TRANSPORTATION, AND SHALL BE SHIPPED IN AccordANCE WITH THE MANUFACTURER’S SPECIFICATIONS.

F. ALL ITEMS OF EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S SPECIFICATIONS, DRAWINGS, AND CONTRACT DOCUMENTS.

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ADDITIONAL SPECIFICATIONS

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INSULATION

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PLUMBING CONTRACTOR SHALL PURGE ALL POTABLE WATER SYSTEM OF DELETERIOUS MATERIALS TESTS, WHICH MAY ACCUMULATE OR BE FOUND IN THE TRENCH EXCAVATIONS FOOTING, AS DETERMINED BY THE ARCHITECT, NOR SHALL ANY TRENCHING BE DONE IN AREAS SHALL BE CONCEALED (WHEREVER POSSIBLE).  WHERE EARTH IS WALLS OF TRENCHES SHALL NOT BE CAVED IN FOR BACKFILLING.  WHERE EARTH IS KEEP ALL TRENCHES CLEAR OF WATER DURING THE LAYING OF SEWERS AND PIPING.  SUCH A MANNER AS TO ENDANGER THE STABILITY OF ANY WORK IN PLACE.  THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNING PERFORMANCE TESTS, THOSE LISTED BELOW, TESTS SHALL BE AS LISTED BELOW.  VALVE OFF OR REMOVE ALL GAUGES, EQUIPMENT, ETC., WHICH MAY BE DAMAGED BY TESTS.  TESTING AND BALANCING IS TO BE COMPLETED PRIOR TO RUNNO
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1. FEEDER & BRANCH CIRCUIT SIZING

CIRCUIT MAXIMUM DISTANCE TABLES

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PROJECT: MAYNARD STREET PARKING STRUCTURE OFFICES

ARCHITECT: DAMIAN FARREL DESIGN GROUP PLLC

ARCH./ENG. SEAL: S.M.

JRED PROJECT NUMBER: 19010

SHEET NUMBER: E-3

NOTE:

1. FEEDER & BRANCH CIRCUIT SIZING

2. CIRCUIT MAXIMUM DISTANCE TABLES

3. PANEL SCHEDULE

4. REVISIONS:

DATE: 02/19/19

APPROVED BY:

CHECKED BY:

DESIGNED BY:

DRAWN BY:

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