

718 N BURDICK

718 N. BURDICK ST. KALAMAZOO, MI

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



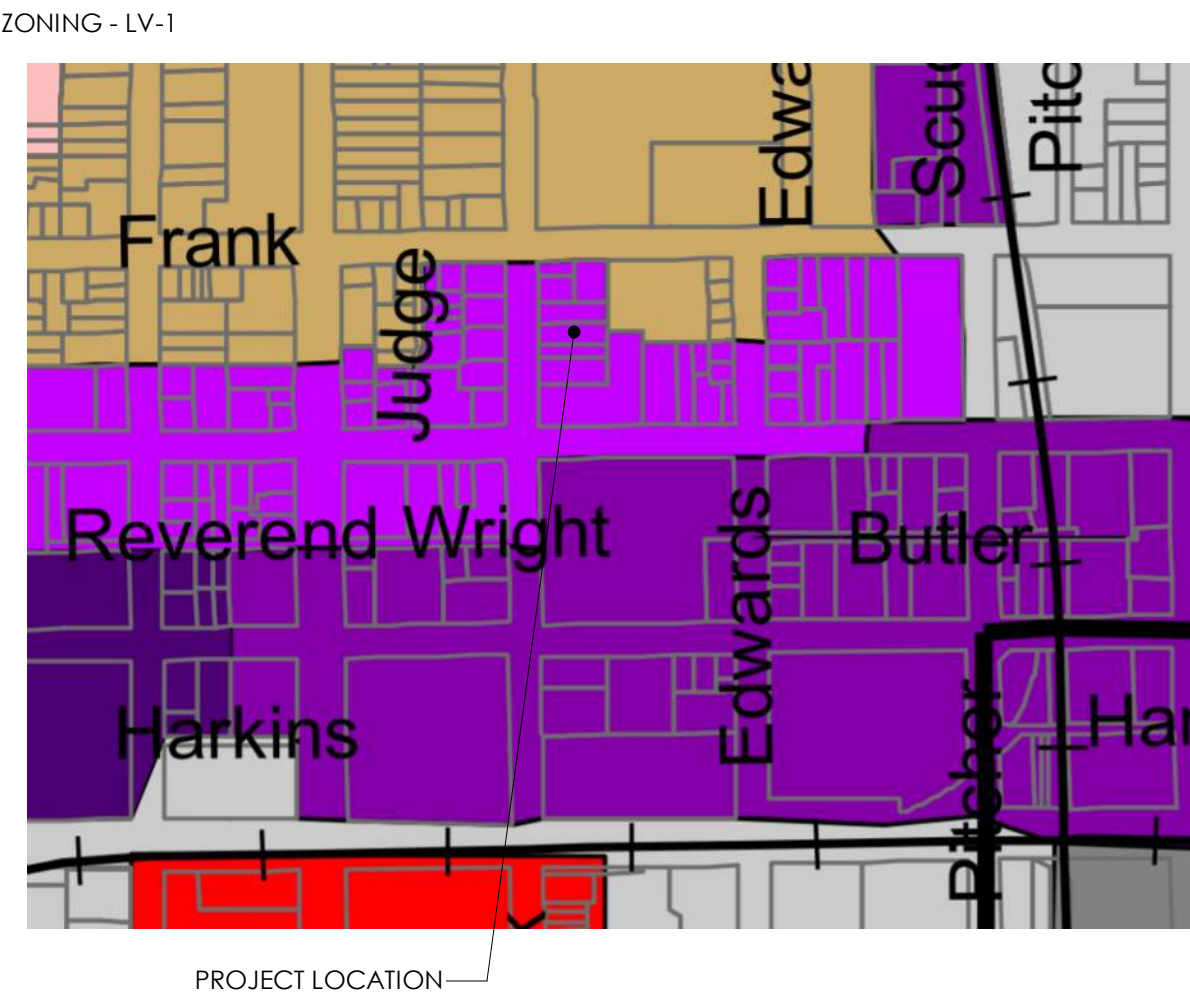
PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

AN EXISTING ABANDONED BUILDING IS BEING CONVERTED INTO RESIDENTIAL UNITS.

ZONING MAP



DRAWING LIST

SHEET NUMBER	DRAWING TITLE	ISSUED FOR PERMIT - 07/08/21
00 GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	CODE COMPLIANCE	X
01 CIVIL		
C000	SITE SURVEY	X
C100	ARCHITECTURAL SITE PLAN	X
02 ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A110	DEMOLITION PLANS	X
A120	COMPOSITE FLOOR PLAN	X
A121	FLOOR PLAN - AREA A	X
A122	FLOOR PLAN - AREA B	X
A130	FINISH PLAN	X
A200	REFLECTED CEILING PLANS	X
A210	ROOF PLAN AND DETAILS	X
A300	INTERIOR ELEVATIONS	X
A310	INTERIOR DETAILS	X
A400	EXTERIOR ELEVATIONS	X
A500	WALL SECTIONS	X
Grand total: 18		



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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PROJECT NAME
718 N BURDICK
PROJECT ADDRESS
718 N. BURDICK ST. KALAMAZOO, MI
CLIENT
KYLE GULAU

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

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DATE 8/25/2022 9:18:39 AM
SCALE 1/2" = 1'-0"
STAMP

PROJECT NUMBER
2021.045

TITLE SHEET
T000

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RENDERINGS
T001

RENDERINGS - FOR REFERENCE ONLY

ABBREVIATION LIST

A A/C AIR CONDITIONING
A A/V AUDIO/VISUAL
A ACP ACOUSTICAL CEILING PANEL
A AD AREA DRAIN
A ADA AMERICANS WITH DISABILITIES ACT
A ADJ ADJUSTABLE
A AFF ABOVE FINISHED FLOOR
A ALT ALTERNATE
A ALUM ALUMINIUM
A APPROX APPROXIMATELY
A ARCH ARCHITECT(JURAL, URE)
A ASSOC ASSOCIATED
A AUTO AUTOMATIC
A AWP ACOUSTICAL WALL PANEL

B BD BOARD
B BF BARRIER FREE
B BIT BITUMINOUS, BITUMEN
B BLDG BUILDING
B BLKG BLOCKING
B BM BEAM
B BOT BOTTOM

C CAB CABINET
C CJ CONTROL JOINT
C CLG CEILING
C CLR CLEAR(ANCE)
C CMU CONCRETE MASONRY UNIT
C COL COLUMN
C COM COMMUNICATIONS
C CONC CONCRETE
C CONFIG CONFIGURATION
C CONST CONSTRUCTION
C CONT CONTINUOUS
C COORD COORDINATE
C CORR CORRIDOR
C CPT CARPET
C CT CERAMIC TILE
C CTR CENTER

D DEG DEGREE
D DF DRINKING FOUNTAIN
D DIA DIAMETER
D DIAG DIAGONAL
D DIM DIMENSION
D DIV DIVISION
D DN DOWN
D DR DOOR
D DS DOWNSPOUT
D DTL DETAIL
D DWG(S) DRAWING(S)

E E EAST
E EA EACH
E EL EXPANSION JOINT
E EJ ELEVATION
E ELEC ELECTRICAL
E ELEV ELEVATION
E EMER EMERGENCY
E ENCL ENCLOS(E)URE
E EQ EQUAL
E EQUIP EQUIPMENT
E EST ESTIMATE(D)
E EXIST EXISTING
E EXP EXPANSION
E EXT EXTERIOR

F FA FIRE ALARM
F FD FLOOR DRAIN
F FDN FOUNDATION
F FE FIRE EXTINGUISHER
F FEC FIRE EXTINGUISHER CABINET
F FF FINISHED FACE
F FGL FIBERGLASS
F FHC FIRE HOSE CABINET
F FIXT FIXTURE
F FL FLOOR(ING)
F FLUOR FLUORESCENT
F FOC FACE OF CONCRETE
F FOS FACE OF STUDS
F FP FIREPROOF(ING)
F FT FEET
F FIG FOOTING
F FUR FURR(ED)ING

G GA GAUGE
G GALV GALVANIZED
G GB GRAB BAR
G GC GENERAL CONTRACT(OR)
G GL GLASS, GLAZING
G GOVT GOVERNMENT
G GT GROUT
G GYP BD GYPSUM WALLBOARD

H HC HOLLOW CORE
H HDR HEADER
H HDWD HARDWOOD
H HDWR HARDWARE
H HGT HEIGHT
H HM HOLLOW METAL
H HORIZ HORIZONTAL
H HP HIGH POINT
H HR HOUR
H HT HEIGHT
H HVAC HEATING, VENTILATION & AIR CONDITIONING

I ID INSIDE DIAMETER
I IN INCH(ES)
I INCAN INCANDESCENT
I INCL INCLUDE(D)ING
I INSUL INSULATION, INSULATED
I INT INTERIOR

J JAN JANITOR
J JT(S) JOINT(S)
K KIT KITCHEN

ABBREVIATION LIST

L LAM LAMINATE(D)
L LAV LAVATORY
L LBL LABEL
L LH LEFT HAND
L LL LIVE LOAD
L LP LOW POINT
L LTG LIGHTING
L LTL LINTEL

M MANF MANUFACTURE(R)
M MAS MASONRY
M MATL MATERIAL(S)
M MAX MAXIMUM
M MECH MECHANICAL
M MEMB MEMBRANE
M MIN MINIMUM
M MISC MISCELLANEOUS
M MO MASONRY OPENING
M MTD MOUNTED
M MTG MOUNTING
M MTL METAL

N N NORTH
N N/A NOT APPLICABLE
N NAT NATURAL
N NIC NOT IN CONTRACT
N NO NUMBER
N NOM NOMINAL
N NTS NOT TO SCALE

O OC ON CENTER
O OD OUTSIDE DIAMETER
O OH OVERHEAD
O OPNG OPENING
O OPP OPPOSITE
O OPP HD OPPOSITE HAND

P PART PARTITION
P PC PRECAST
P PERF PERFORATE(D)
P PL PLATE
P PLAM PLASTIC LAMINATE
P PLAS PLASTER
P PLWD PLYWOOD
P PNL PANEL(ED)
P PR PAIR
P PREP PREPARE (SURFACE)
P PROV PROVIDE
P PSF POUNDS PER SQUARE FOOT
P PSI POUNDS PER SQUARE INCH
P PT PAINT
P PVMT PAVEMENT

Q QTY QUANTITY
R R RISER
R RAD RADIUS
R RB RUBBER BASE
R REF REFRIGERATOR
R REINF REINFORCED
R REQD / REQ'D REQUIRED
R RES RESILIENT
R RET RETAINING
R REV REVISION(S) / REVISE(D)
R RFG ROOFING
R RH RIGHT HAND
R RM ROOM
R RO ROUGH OPENING

S S SOUTH
S SC SOLID CORE
S SCHED SCHEDULE
S SECT SECTION
S SF SQUARE FEET
S SHT SHEET
S SIM SIMILAR
S SPEC(S) SPECIFICATION(S)
S SQ SQUARE
S SS STAINLESS STEEL
S STD STANDARD
S STL STEEL
S STN STAIN
S STO STORAGE
S STRUC STRUCTURAL
S SUSP SUSPENDED
S SYM SYMMETRICAL
S SYS SYSTEM

T T TREAD
T T&G TONGUE AND GROOVE
T T.O. TOP OF
T TECH TECHNOLOGY
T TEL TELEPHONE
T TEMP TEMPERED
T THK THICK(NESS)
T THRESH THRESHOLD
T TOC TOP OF CURB
T TOM TOP OF MASONRY
T TOS TOP OF STEEL
T TOW TOP OF WALL
T TRANS TRANSPARENT
T TV TELEVISION
T TYP TYPICAL

U UL UNDERWRITER'S LABORATORY
U UNFIN UNFINISHED
U UNO UNLESS OTHERWISE NOTED

V VAR VARIES
V VCT VINYL COMPOSITION TILE
V VERT VERTICAL
V VEST VESTIBULE
V VFI VERIFY IN FIELD
V VU VENTILATION UNIT
V VWC VINYL WALLCOVERING

ABBREVIATION LIST

W W WATER RESISTANT
W W/ WITH
W W/O WITHOUT
W WC WATER CLOSET
W WD WOOD
W WDW WINDOW
W WH WALL HUNG
W WP WORK POINT
W WR PAINT(ED)
W WT WEIGHT
W WWF WELDED WIRE FABRIC

Z # NUMBER
Z & AND
Z +/- EXIST (OR APPROX) DIM - VIF
Z CL CENTER LINE
Z L ANGLE

INTERIOR STEEL STUD FRAMING

THE INTERIOR STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTORS REFERENCE WHEN INSTALLING INTERIOR STUD FRAMED WALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL INFORMATION PORTRAYED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS / MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER.

MAXIMUM ALLOWABLE HEIGHTS (NON-LOAD BEARING)

STEEL STUD FRAMING SECTION 092216	COLD-FORMED MTL FRAMING SECTION 054000						* DEFLECTION = L/360 * SPACING = 16" O.C.
	GA.	25	20	18	16	14	12
SIZE							
2 1/2"	9'-10"	11'-2"	12'-7"	13'-5"	14'-4"	--	
3 5/8"	12'-4"	14'-3"	16'-8"	17'-11"	19'-2"	21'-2"	
6"	17'-11"	21'-4"	24'-9"	26'-7"	28'-4"	31'-8"	
2 1/2" CH STUD	10'-7"	13'-4"	--	--	--	--	

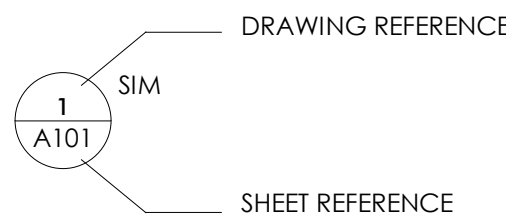
GENERAL NOTES

*THE MOUNTING HEIGHTS, MATERIALS, AND SYMBOLS SHOWN ON THIS PAGE ARE FOR REFERENCE THROUGHOUT THE PROJECT. NOT ALL ELEMENTS SHOWN WILL APPLY TO THIS SPECIFIC PROJECT. REVIEW THE PROJECT PLANS, SECTIONS, AND ELEVATIONS FOR ADDITIONAL DETAILS AND TO VERIFY WHAT RELATES TO THIS PROJECT.

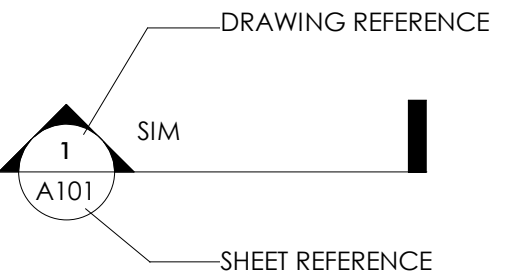
MATERIAL DESIGNATIONS & SYMBOLS

	EXISTING WALL TO REMAIN	Room name 101	ROOM NUMBER FINISH TYPE
	NEW WALL	11	DOOR NUMBER
	1 HOUR PARTITION	11	WALL TYPES
	2 HOUR PARTITION	11	WINDOW NUMBER
	3 HOUR PARTITION	+	EXISTING ELEVATION
	ELEMENTS TO BE REMOVED	+	NEW ELEVATION
	EXTENT OF WORK	1	COLUMN CENTER LINE / IDENTIFIER
	CMU		REVISION INDICATION
	CONCRETE		
	WOOD BLOCKING		
	STEEL (LARGE SCALE)		
	PLASTER		
	RIGID INSULATION		
	PLYWOOD		
	MILLWORK		

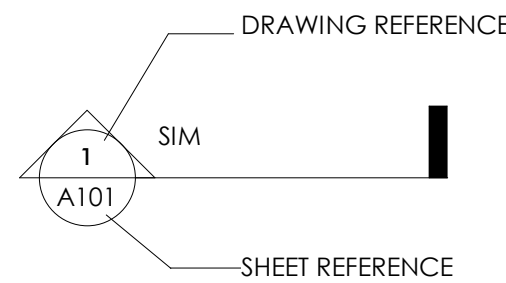
DETAIL / PLAN / ELEVATION



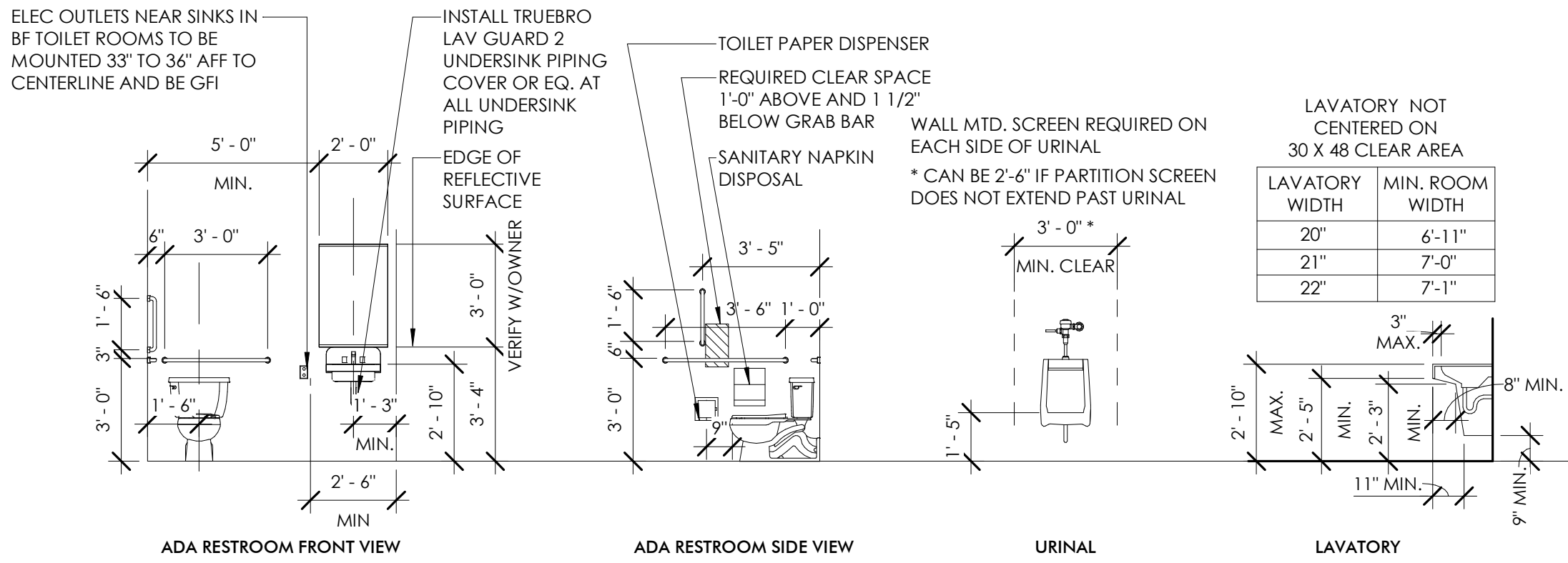
BLDG SECTION CUT



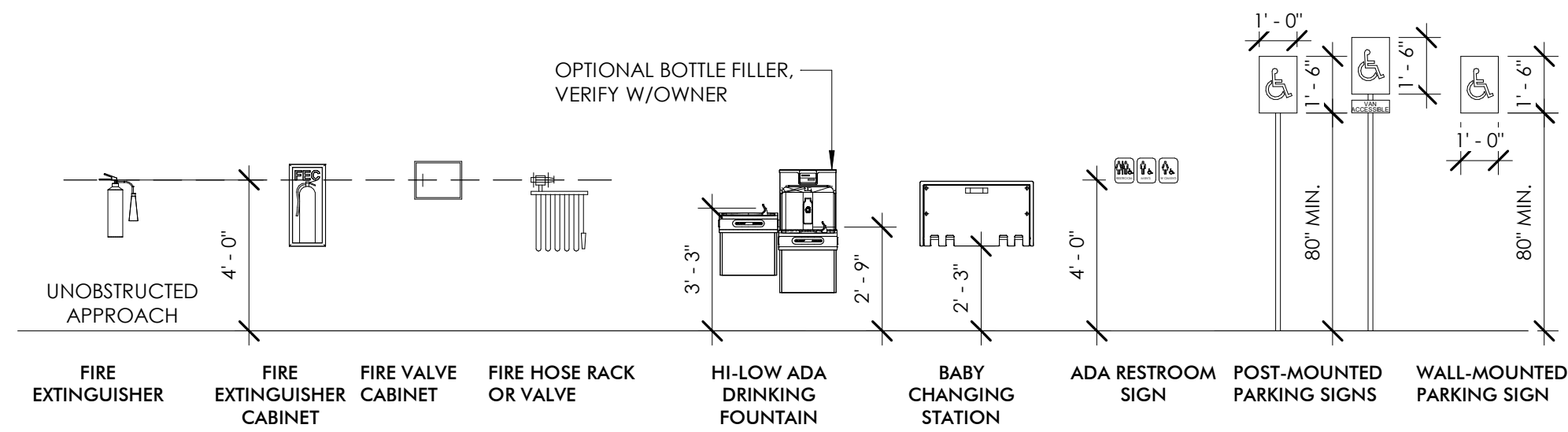
WALL SECTION



RESTROOM DETAILS



MOUNTING HEIGHTS



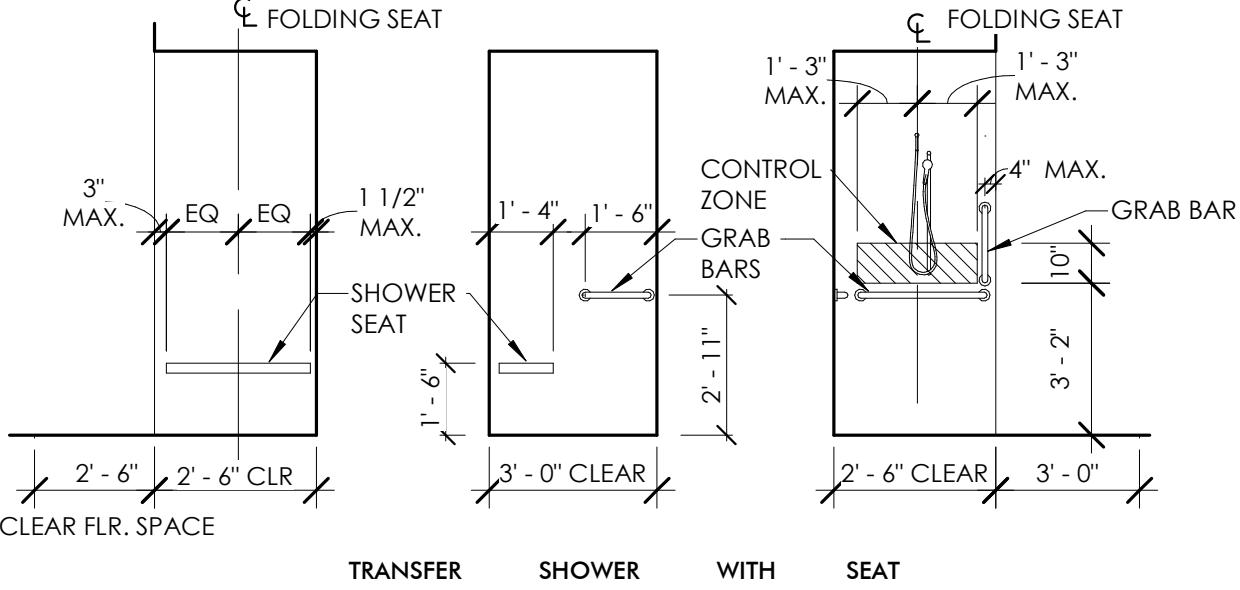
TYPICAL MOUNTING HEIGHTS

- MOUNTING HEIGHTS SHOWN ARE BASED UPON RECOGNIZED DESIGN STANDARDS AND/OR BARRIER FREE CODE REQUIREMENTS. IT IS INTENDED THAT LIKE DEVICES ALL BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ENTIRE PROJECT. RECESSED DEVICES IN MASONRY WALLS MAY DICTATE A DEVIATION (+/- 2") FROM THESE HEIGHTS (WHEN PERMITTED BY CODE) SO AS TO ALLOW THE BOTTOM OR THE TOP OF THE DEVICE RECESS TO ALIGN WITH MASONRY COURSING. COORDINATE THESE DEVIATIONS WITH THE ARCHITECTS/OWNER'S REPRESENTATIVE. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.

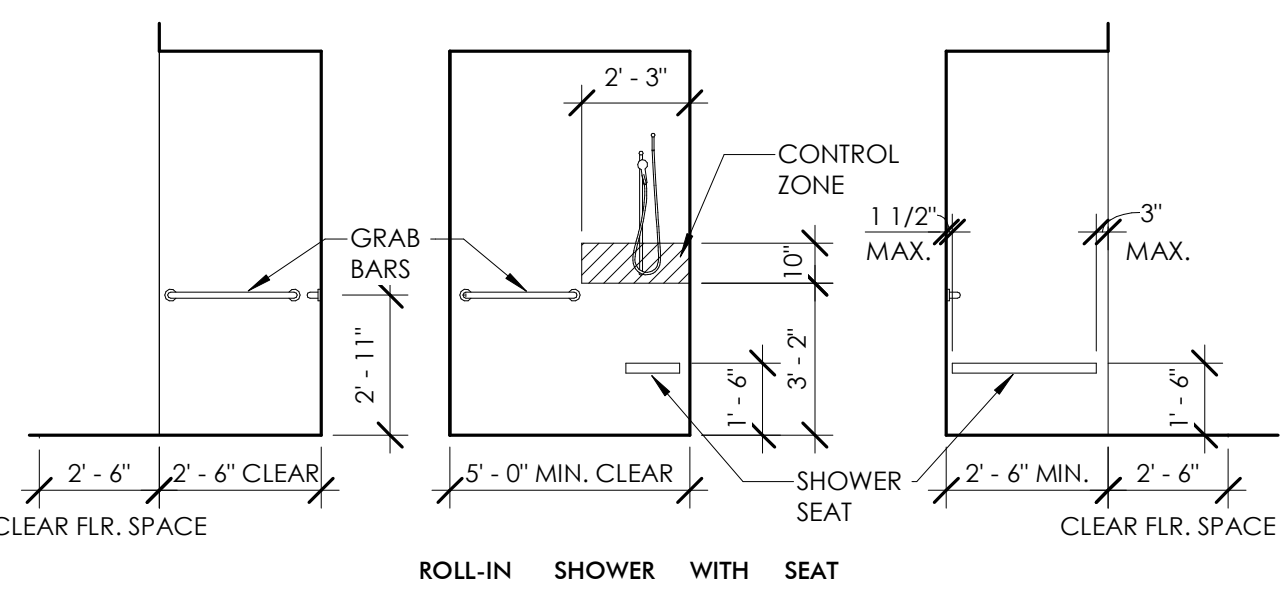
DIMENSIONING

- DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE. SEE DIMENSIONING KEY ON THIS PAGE FOR REFERENCE

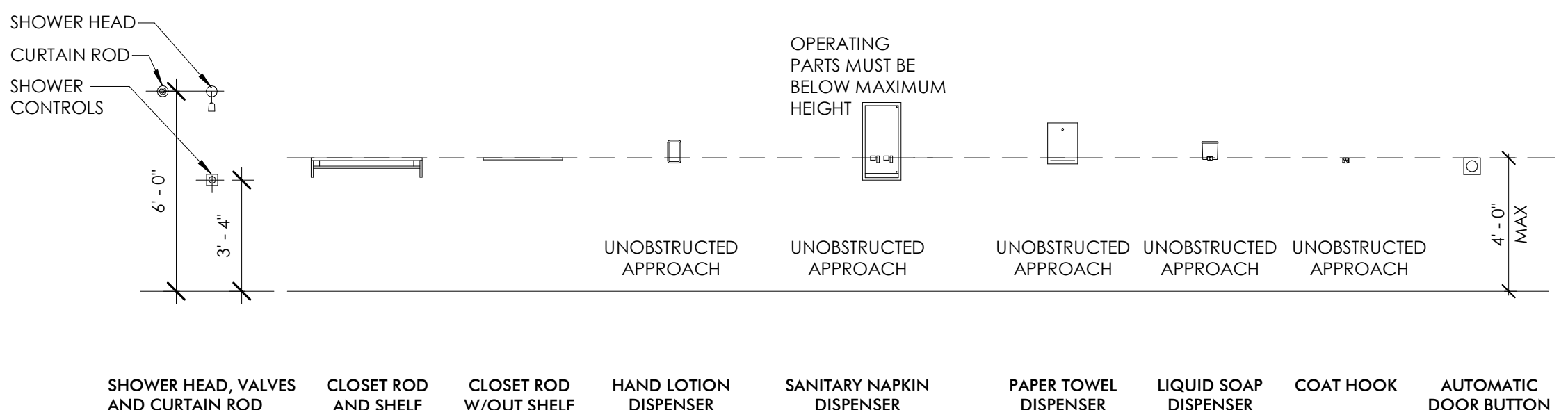
SHOWER DETAILS



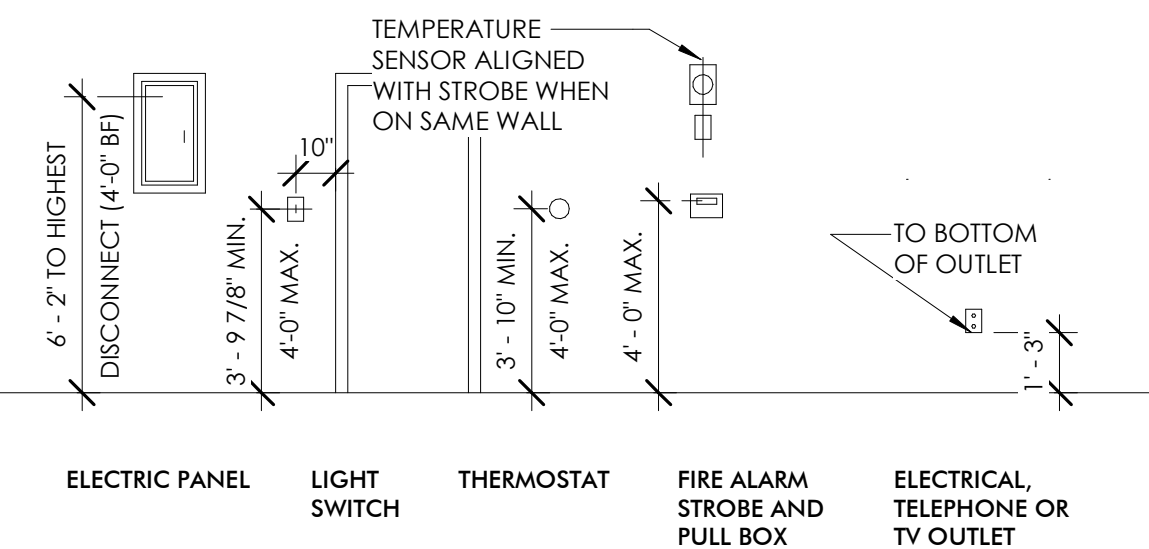
SHOWER DETAILS



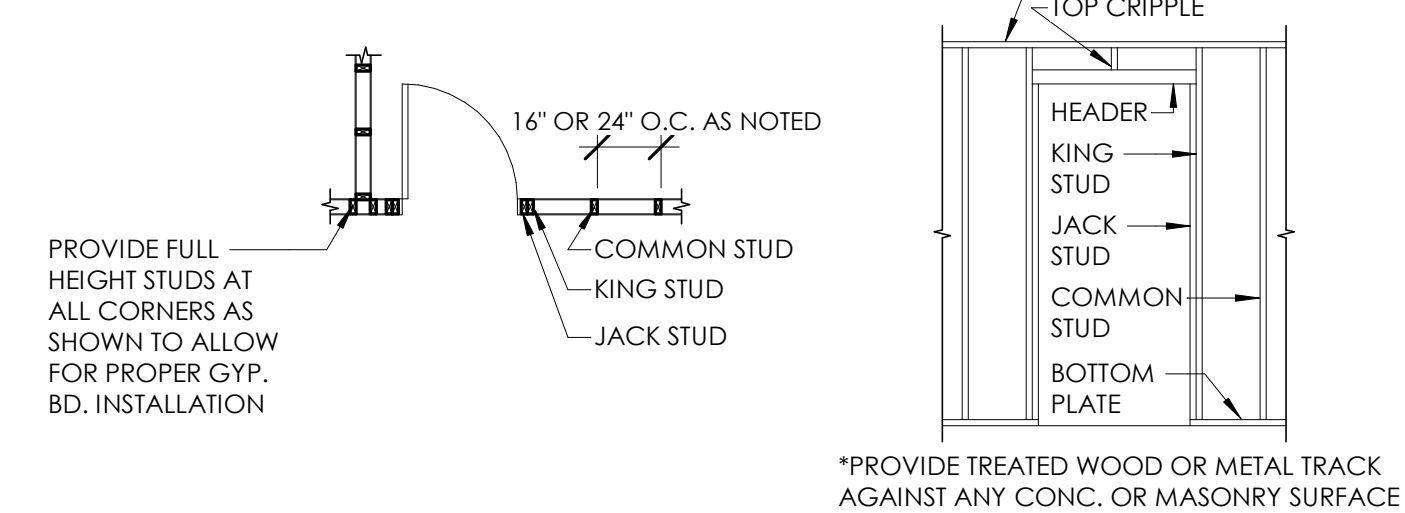
MOUNTING HEIGHTS



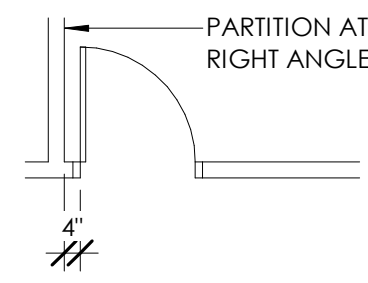
ELECTRICAL DETAILS



FRAMING LEGEND

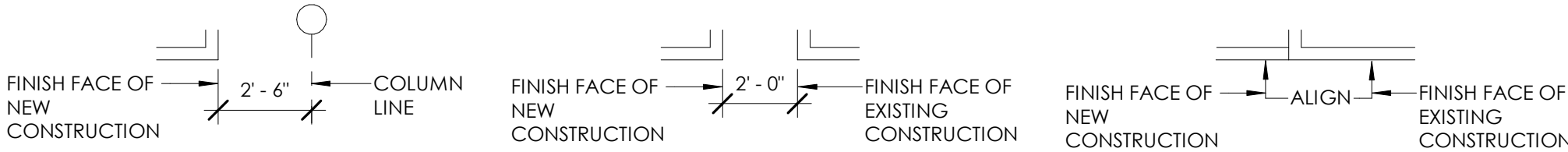


DIMENSIONING KEY



*IF THE DOOR IS NOT AGAINST A RIGHT ANGLE PARTITION OR EXISTING, IT IS TO BE CENTERED IN THE ROOM. U.N.O.

DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)



ARCHITECT
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cody@drivendesignstudio.com

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN PLUMBING CODE			
2015 MICHIGAN REHABILITATION CODE	505	LEVEL 3 ALTERATION	INTERIOR AND EXTERIOR RENOVATION
2017 NATIONAL ELECTRICAL CODE			
ZONING			
ZONING	CITY OF KALAMAZOO		LV-1 (NO CHANGE)
1 - SCOPE AND ADMIN			
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS REQUIRED
3 - USE			
BUILDING USE		BEFORE - VACANT	AFTER - R2
3 - GROSS BUILDING AREA			
1 - FIRST FLOOR			4,683 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	55 FEET	20 FEET
BASE STORIES ALLOWED	TABLE 504.4	2 STORIES	1 STORY
TABULAR AREA	TABLE 506.2	12,500 SF	4,683 SF
4 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			FIRE AND SMOKE PROTECTION REQUIRED IN ALL ROOMS AND CORRIDORS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	REQUIRED	PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36" EACH	36" EACH
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	200 FEET	77 FEET
NUMBER OF EXITS	TABLE 1006.3.1	2 EXITS	2 EXITS
15 - ROOF ASSEMBLY			
	1501.1		NEW RUBBER ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2.1 008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS

COMPLIANCE LEGEND

SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
TRAVEL DISTANCE	TRAVEL DISTANCE
1 HOUR WALL	1 HOUR WALL
2 HOUR WALL	2 HOUR WALL
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

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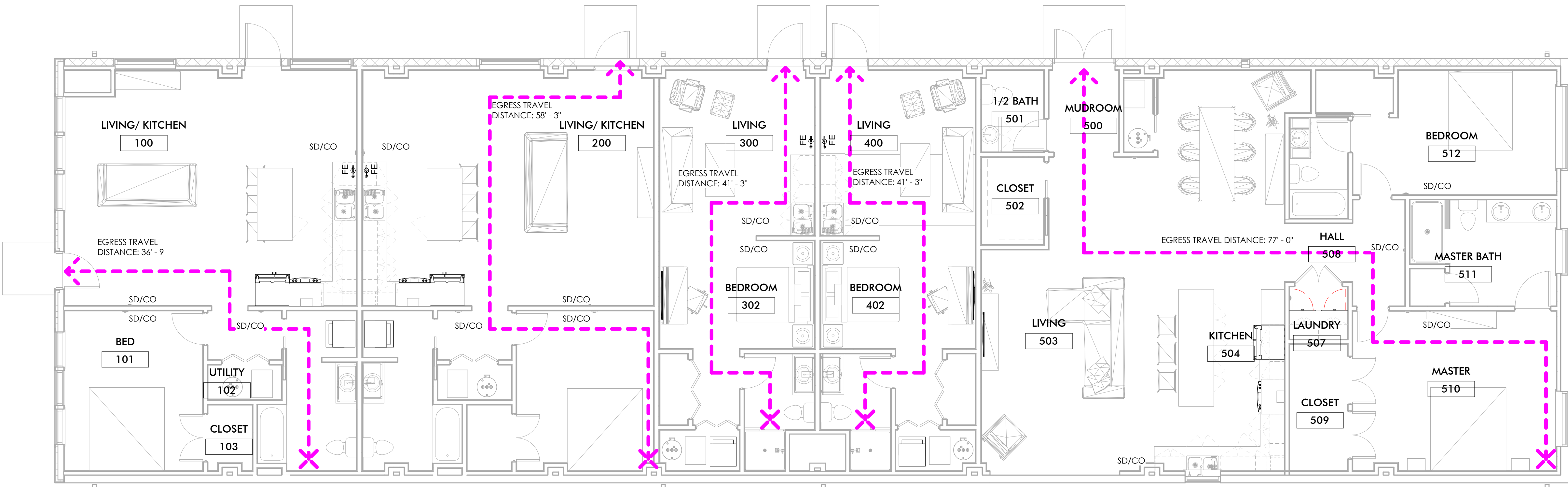
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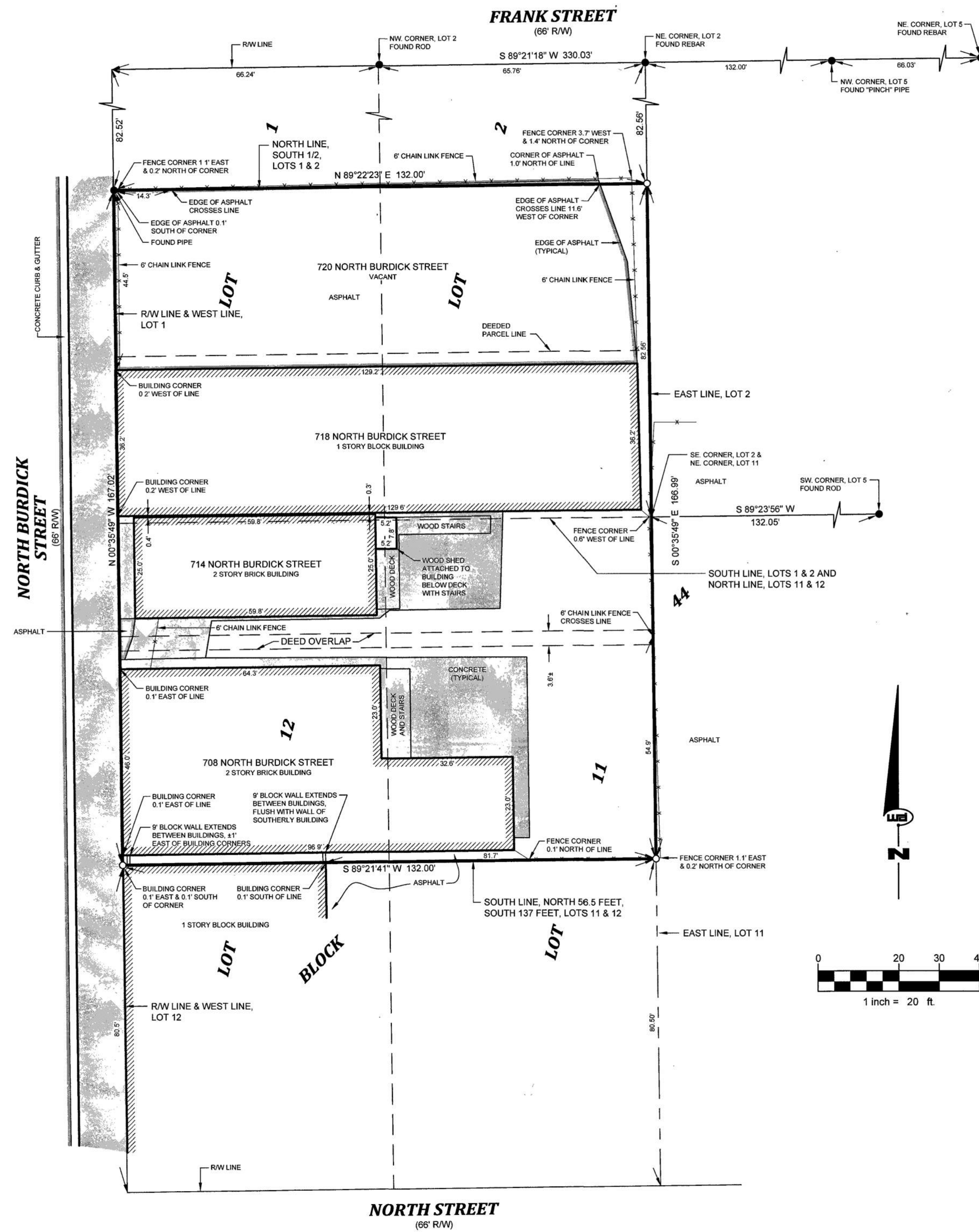
CODE COMPLIANCE

T003



1 FIRST FLOOR COMPLIANCE PLAN
T003 3/16" = 1'-0"

BOUNDARY SURVEY
OF PART OF LOTS 1, 2, 11 AND 12, BLOCK 44, "T.C. SHELDON'S ADDITION TO
KALAMAZOO VILLAGE", BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN.



DOCUMENT NO. 2010-014284:
THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN TO-WIT: T.C. SHELDON ADDITION BLOCK 44, THE NORTH 56 1/2 FEET OF THE SOUTH 137 FEET OF LOTS 11 AND 12, AS MORE FULLY SET IN THE KALAMAZOO COUNTY RECORDS.

DOCUMENT NO. 2015-009756:
THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN: COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 44, T.C. SHELDON'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 16, KALAMAZOO COUNTY RECORDS, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 12, 31 FEET 7 INCHES; THENCE EAST 132 FEET TO THE EAST LINE OF LOT 11; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 11 IN SAID BLOCK, THENCE WEST ALONG THE NORTH LINE OF LOTS 11 AND 12 TO THE PLACE OF BEGINNING.

DOCUMENT NO. 2015-021950:
LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, MICHIGAN
PARCEL 1: THE SOUTH 1/4 OF LOTS 1 AND 2, BLOCK 44, T.C. SHELDON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 16, KALAMAZOO COUNTY RECORDS.
PARCEL 2: THE NORTH HALF OF THE SOUTH HALF OF LOTS 1 AND 2, BLOCK 44, T.C. SHELDON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 16, KALAMAZOO COUNTY RECORDS.

CONTAINING 0.51 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THIS SURVEY WAS PERFORMED WITH AN ACCURACY THAT IS NOT LESS THAN REQUIRED BY THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING IN MICHIGAN.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

WIGHTMAN & ASSOCIATES, INC.

ENGINEERING
SURVEYING
ARCHITECTURE

2303 Pipestone Road
Benton Harbor, MI 49022
Phone: (269) 927-0100

9835 Portage Road
Portage, MI 49002
Phone: (269) 327-3532

264 Western Avenue
Allegan, MI 49010
Phone: (269) 673-8465

www.wightman-assoc.com

AARON D. SMITH
PS - 43068

PROJECT ADDRESS:
708, 714, 718 & 720 NORTH BURDICK STREET
KALAMAZOO, MI

KYLE GULAU
PO BOX 20264
KALAMAZOO MI 49019

REVISIONS

1. Project/Client/Title/Date: Boundary/714 & 718/08/05/2016
2. Issue/Client/Revision/Date: 1/20/16/08/05/2016

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DATE: 08/05/2016
SCALE: 1" = 20'
DRAWN BY:
CHECKED BY:

BOUNDARY SURVEY

JOB NO. 164194
1 of 1



1 SITE PLAN
C100 1" = 30'-0"

STORMWATER CONDITIONS

PRE-DEVELOPMENT CONDITIONS

ASPHALT/ CONCRETE:	10,924 SF
ROOFS:	0 SF
TOTAL SIZE:	10,924 SF

POST DEVELOPMENT CONDITIONS

ASPHALT/ CONCRETE:	5,800 SF
ROOFS:	5,124 SF
TOTAL SIZE:	10,924 SF

GENERAL NOTES

- EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- CONTACT MISS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- PATCH EXISTING ASPHALT PARKING LOT AS REQUIRED, RESTRIPE PARKING LOT IF REQUIRED
- EXISTING VEGETATION TO REMAIN ON THE SITE, TRIM AS REQUIRED
- WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.
- THE PROPERTY LINES ARE TO REMAIN AS IS FOR THIS PROJECT.

PARKING AND LANDSCAPING

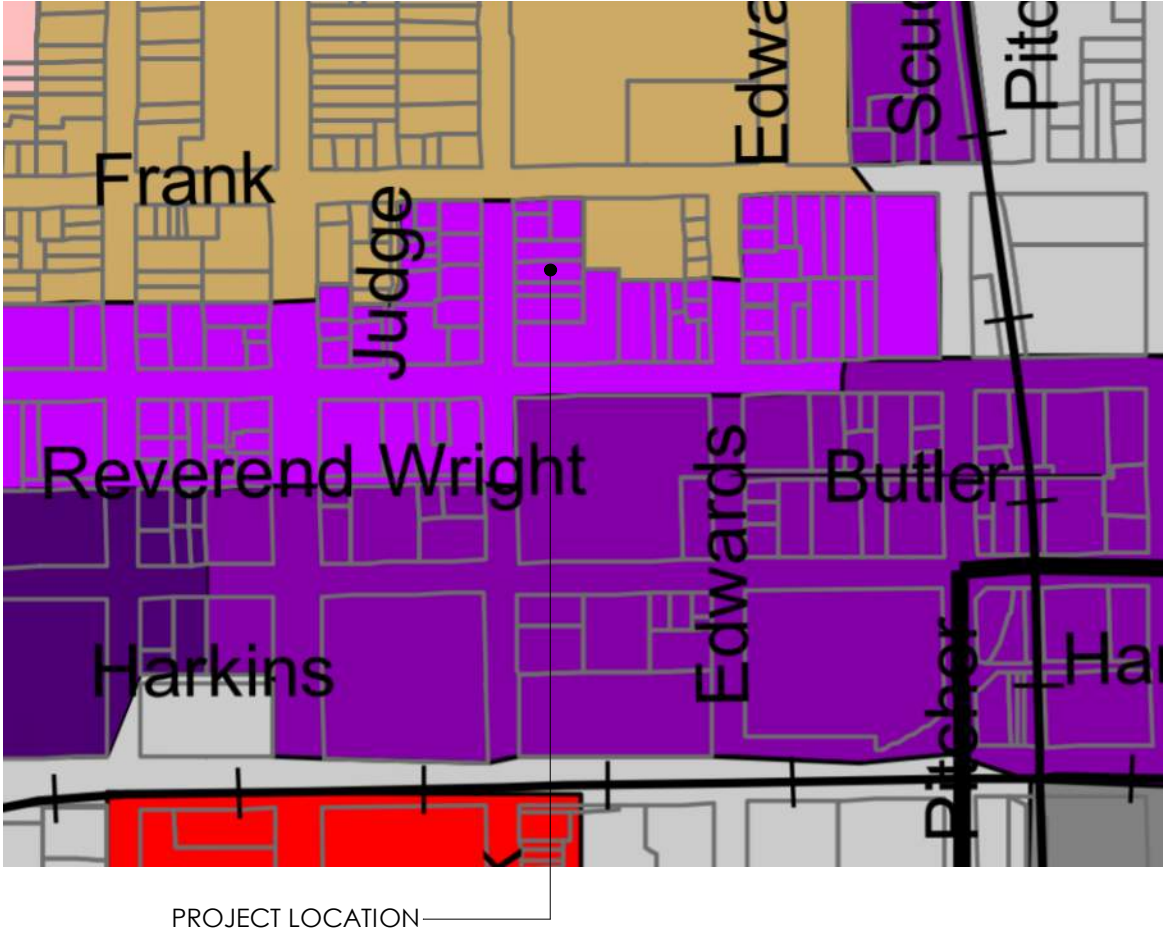
EXISTING PARKING TO REMAIN, RESTIPE AS SHOWN, EXISTING LANDSCAPING TO BE TRIMMED AND REMAIN
PARKING REQUIRED = 1 SPACE PER UNIT, 5 UNITS, 5 SPACES REQUIRED INCLUDING ONE ADA SPACE
PARKING PROVIDED = 12 SPACES WITH ONE VAN ACCESSIBLE SPACE

LOT TYPE STANDARDS

FLEX LOT TYPE BASED ON THE LIVE WORK ZONING AND RESIDENTIAL USE. THIS IS DETERMINED BY THE STANDARDS AND DEFINITIONS SET BY TABLE 5.6.1
THE LOT IS CURRENTLY 98% IMPERVIOUS AND IS TO REMAIN AS PART OF THIS PROJECT

ZONING MAP

ZONING - LV-1



AREA MAP



DOOR SCHEDULE										
DOOR NUMBER	DOOR TYPE	DOOR				DOOR FRAME				COMMENTS
		SIZE			DOOR MAT'L	TYPE	FRAME MAT'L	DETAILS		
		WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	
FINISH FLOOR										
100	F	3'-0"	7'-0"	1 3/4"	H.M.	2	H.M.	2/A120	3/A120	
101	SR	2'-8"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
102	BF	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
103	SR	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
104	SR	2'-6"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
200	F	3'-0"	7'-0"	1 3/4"	H.M.	2	H.M.	2/A120	3/A120	
201	SR	2'-8"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
202	BF	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
203	SR	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
204	SR	2'-6"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
401B	SR	3'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
402	SR	2'-8"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
403	FG	5'-0"	7'-0"	1 3/4"	H.M.	2	H.M.	2/A120	3/A120	
406	SR	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
407A	SR	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
407B	SR	4'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
408	SR	2'-8"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
409A	SR	3'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
409B	SR	2'-6"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
411	SR	2'-8"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
412	SR	3'-0"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	
413	SR	2'-8"	7'-0"	1 3/4"	WOOD	1	WOOD	4/A120	5/A120	

GENERAL NOTES

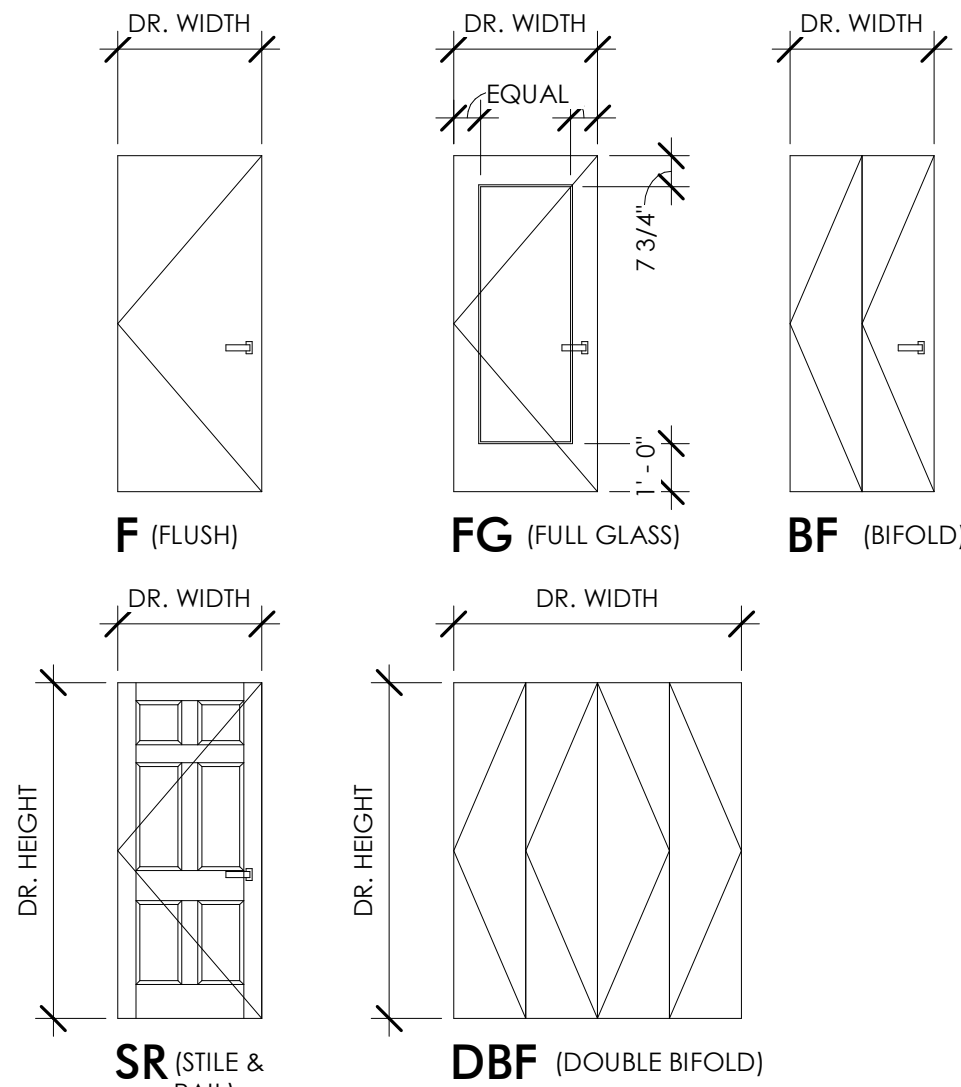
- ALL FINAL DOOR SELECTIONS AND FINISHES TO BE BY OWNER.
- OWNER TO SELECT WINDOW SIZES FROM DIMENSIONS PROVIDED. VERIFY IN FIELD.
- ALL FINISHES TO BE COMMERCIAL GRADE AND SELECTED BY OWNER.
- PRIME AND PAINT WITH TWO FINISH COATS ALL INTERIOR WALLS.
- THE BEDROOMS ARE EXEMPT FROM NEEDING EGRESS WINDOWS PER EXEMPTION #1 IN SECTION 1030 OF THE 2015 MICHIGAN BUILDING CODE DUE TO THE SPRINKLED NATURE OF THE BUILDING.
- UNIT 500 IS DESIGNED TO BE ACCESSIBLE. ALL UNITS HAVE ADA ENTRYWAYS AND ADA COMPLIANT DOOR HARDWARE.
- EXISTING CONCRETE FLOOR TO REMAIN

ABBREVIATIONS

WOOD - WOOD VENEER ON SOLID CORE
HCD - HOLLOW CORE DOOR
H.M. - HOLLOW METAL
PT - INTERIOR PAINT SYSTEM
EXIST - EXISTING
ALUM - ALUMINUM

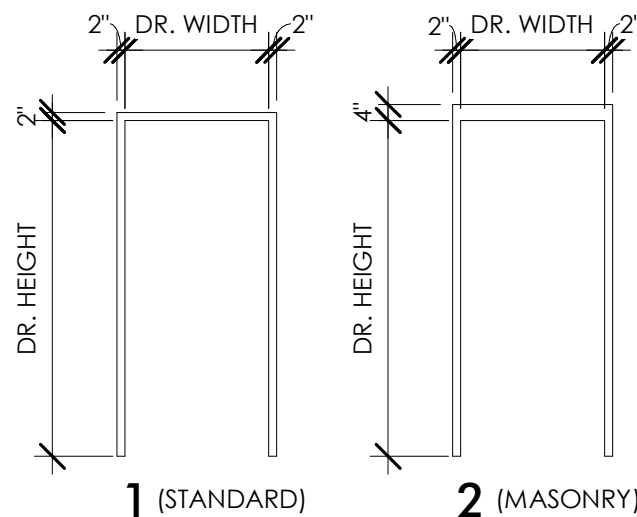
GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- ALL DOORS TO HAVE ADA COMPLIANT LEVER HARDWARE
- PROVIDE ADA COMPLIANT S.S. SILLS ARE ALL EXTERIOR DOORS



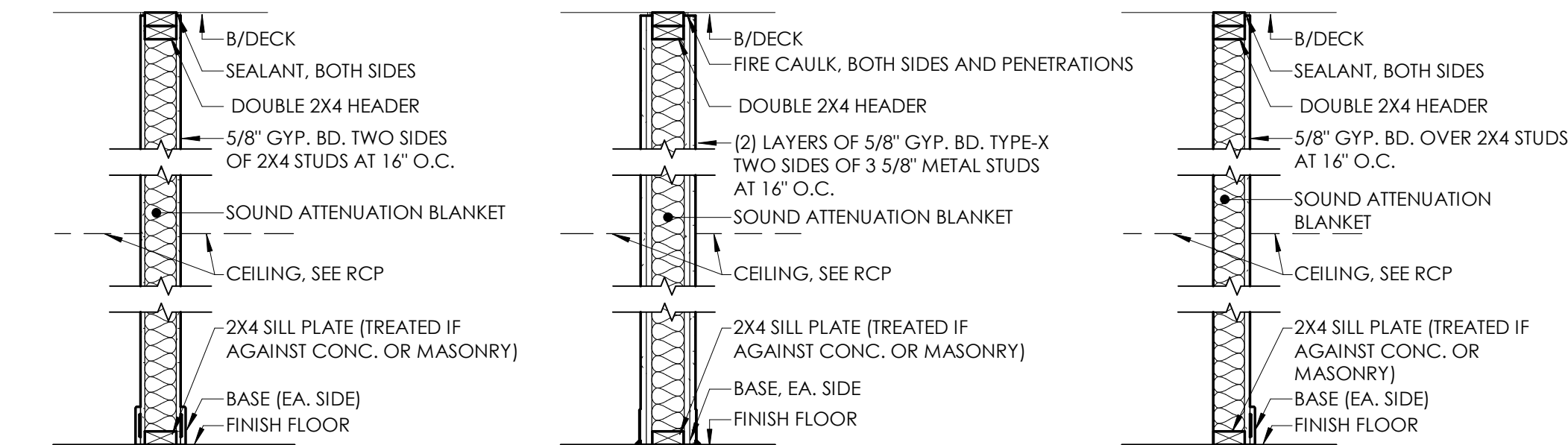
DOOR TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEIGHTS / WIDTHS AND GLAZING TYPE



FRAME TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEAD, JAMB, AND SILL DETAILS



WALL TYPES

WALL TYPES

2 HEAD DETAIL - H.M. GYP BD

A120 1 1/2\"/>

4 HEAD DETAIL - WD GYP BD

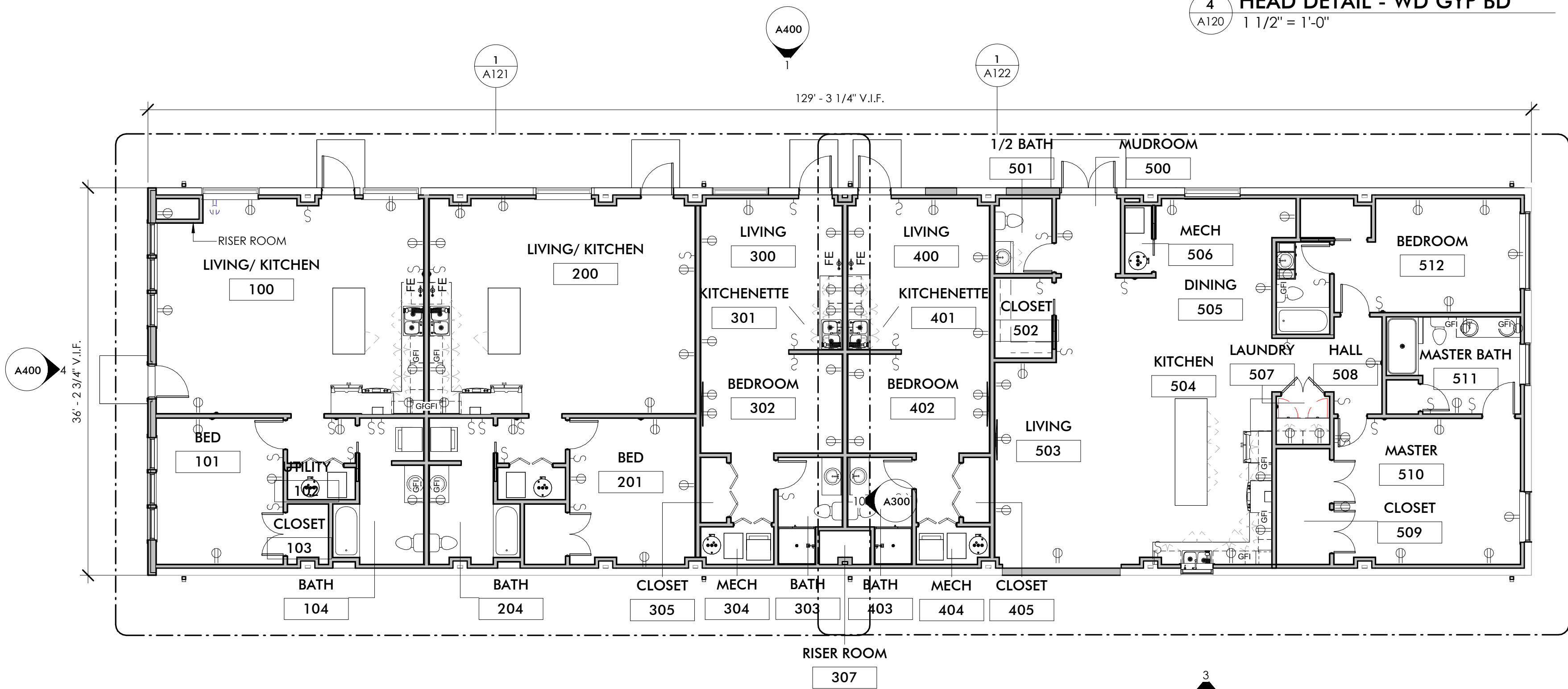
A120 1 1/2\"/>

3 JAMB DETAIL - H.M. GYP. BD.

A120 1 1/2\"/>

5 JAMB DETAIL - WD GYP. BD.

A120 1 1/2\"/>



1 COMPOSITE FLOOR PLAN

A120 1/8\"/>

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KYLE GULAU

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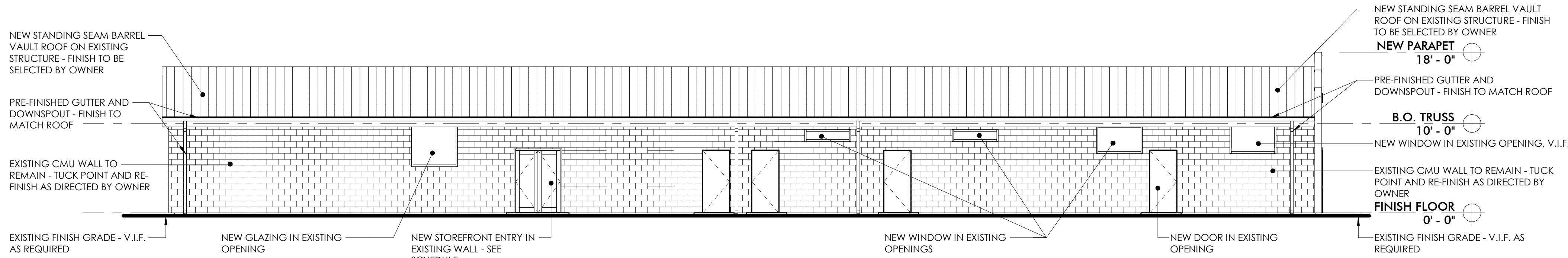
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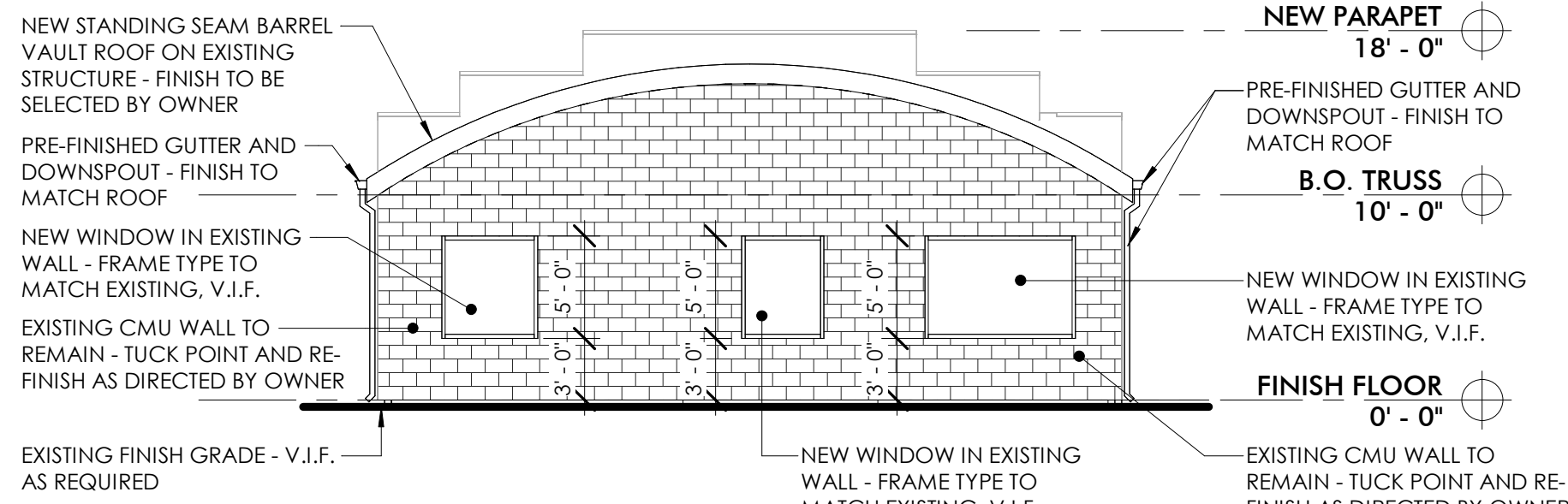
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COMPOSITE FLOOR PLAN

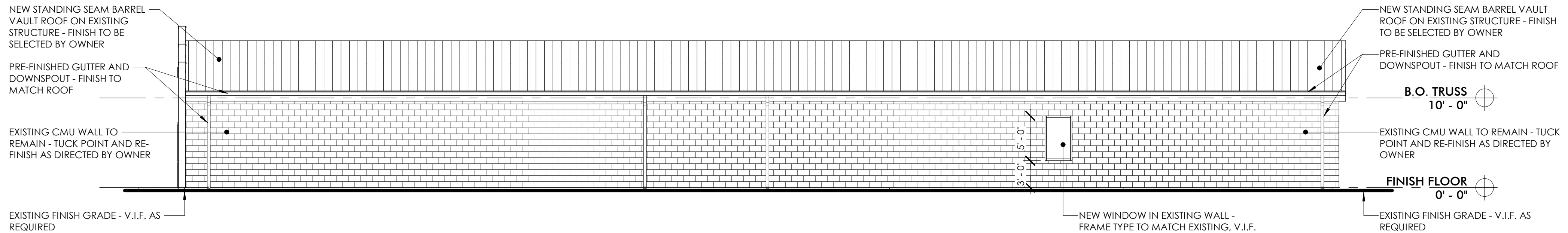
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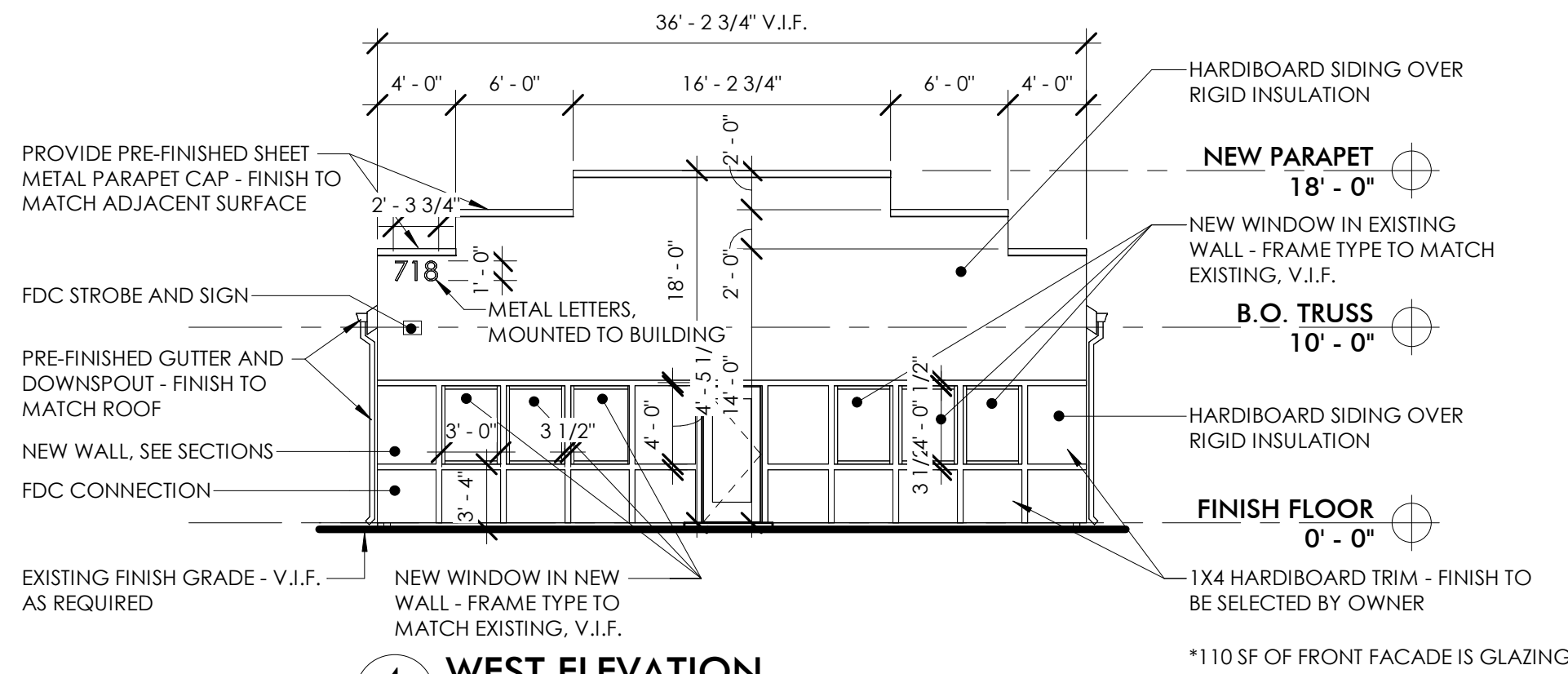
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

FRONT FACADE TRANSPARENCY TOTAL

GLAZING: 110 SF TOTAL
FACADE: 218 SF TOTAL (FROM 2' EL. TO 8' EL.)
TRANSPARENCY = 51% OF FACADE
ONE ENTRY AT THE FRONT FACADE

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EXTERIOR ELEVATIONS

A400

GENERAL NOTES

EXISTING PLANS ARE SHOWN FOR REFERENCE ONLY

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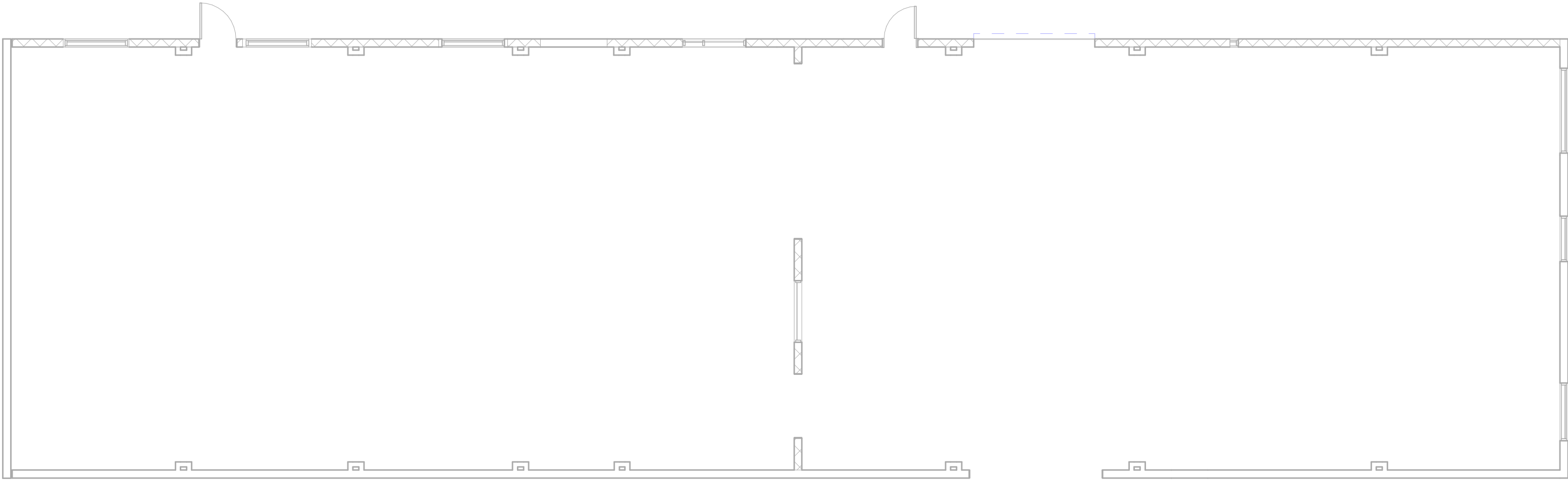
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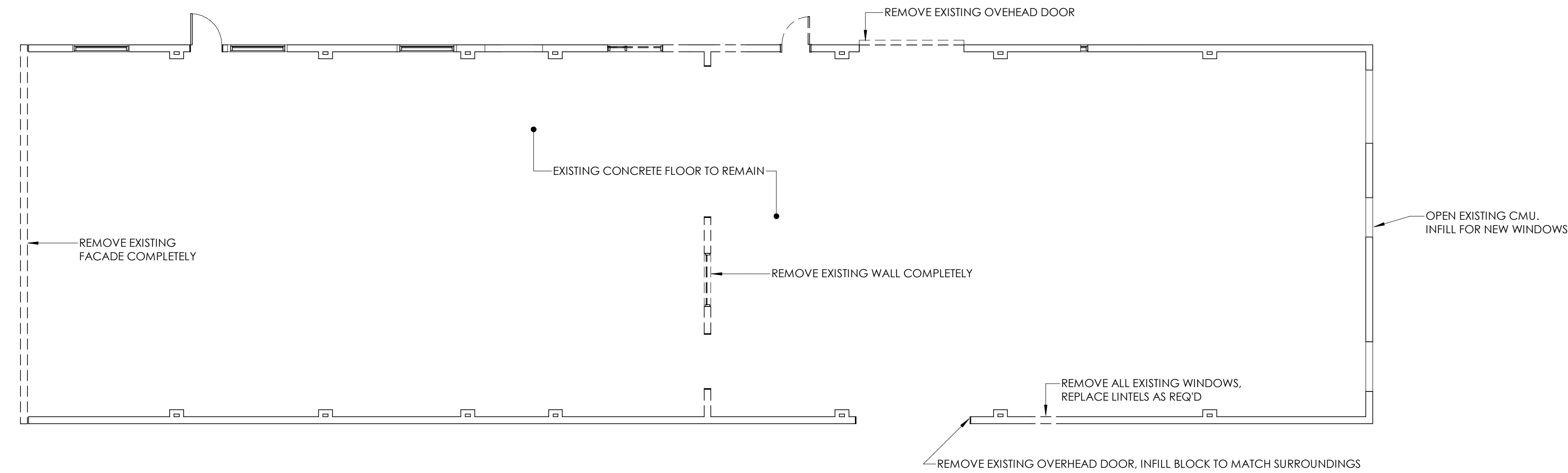
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SCALE 1/8" = 1'-0"
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EXISTING FLOOR PLANS

A000



1 FIRST FLOOR EXISTING PLAN
A000 1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
A110 1/8" = 1'-0"

DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
4. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
5. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
6. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY, PROVIDE SHORING AS REQ'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS.
7. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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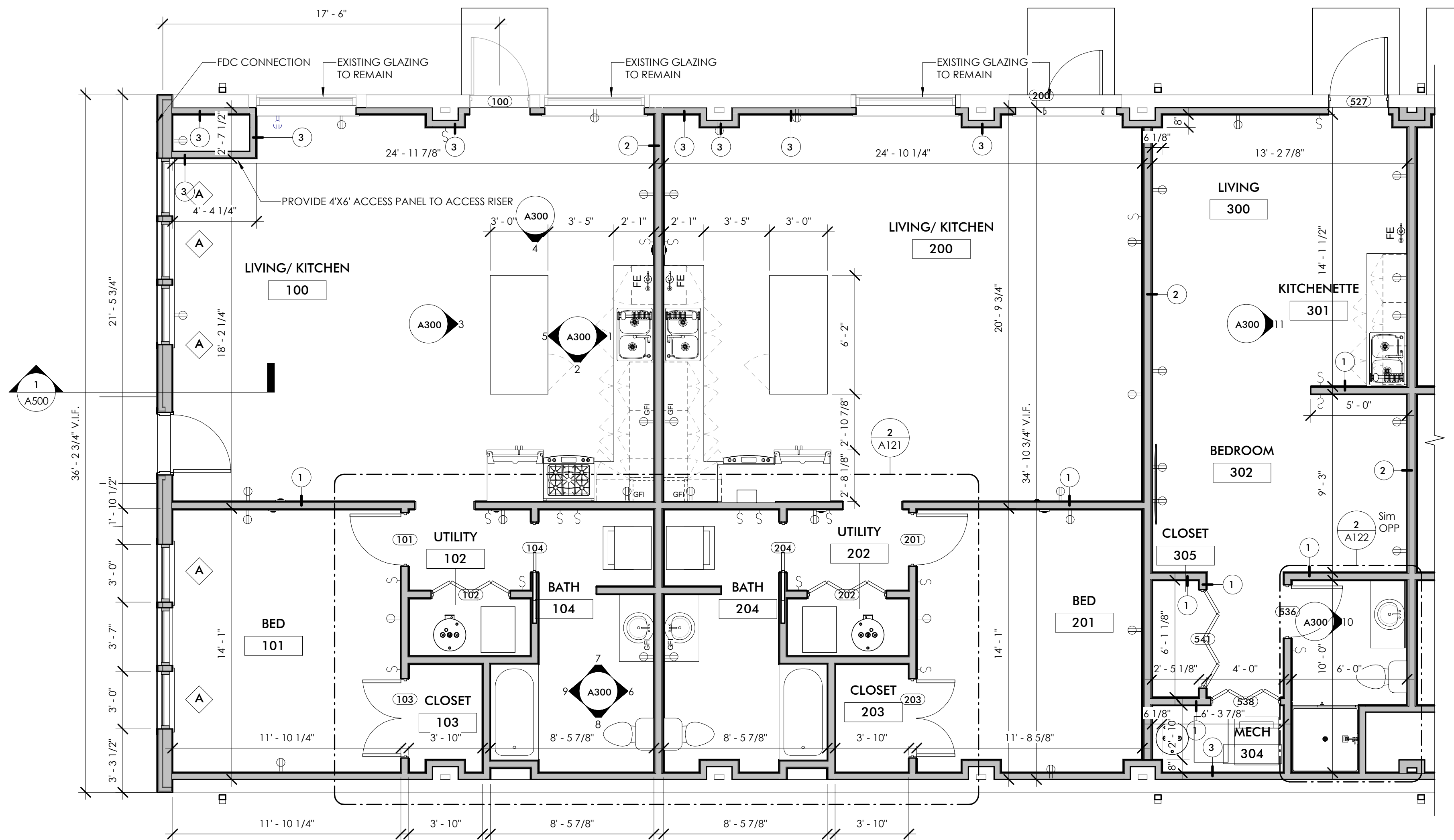
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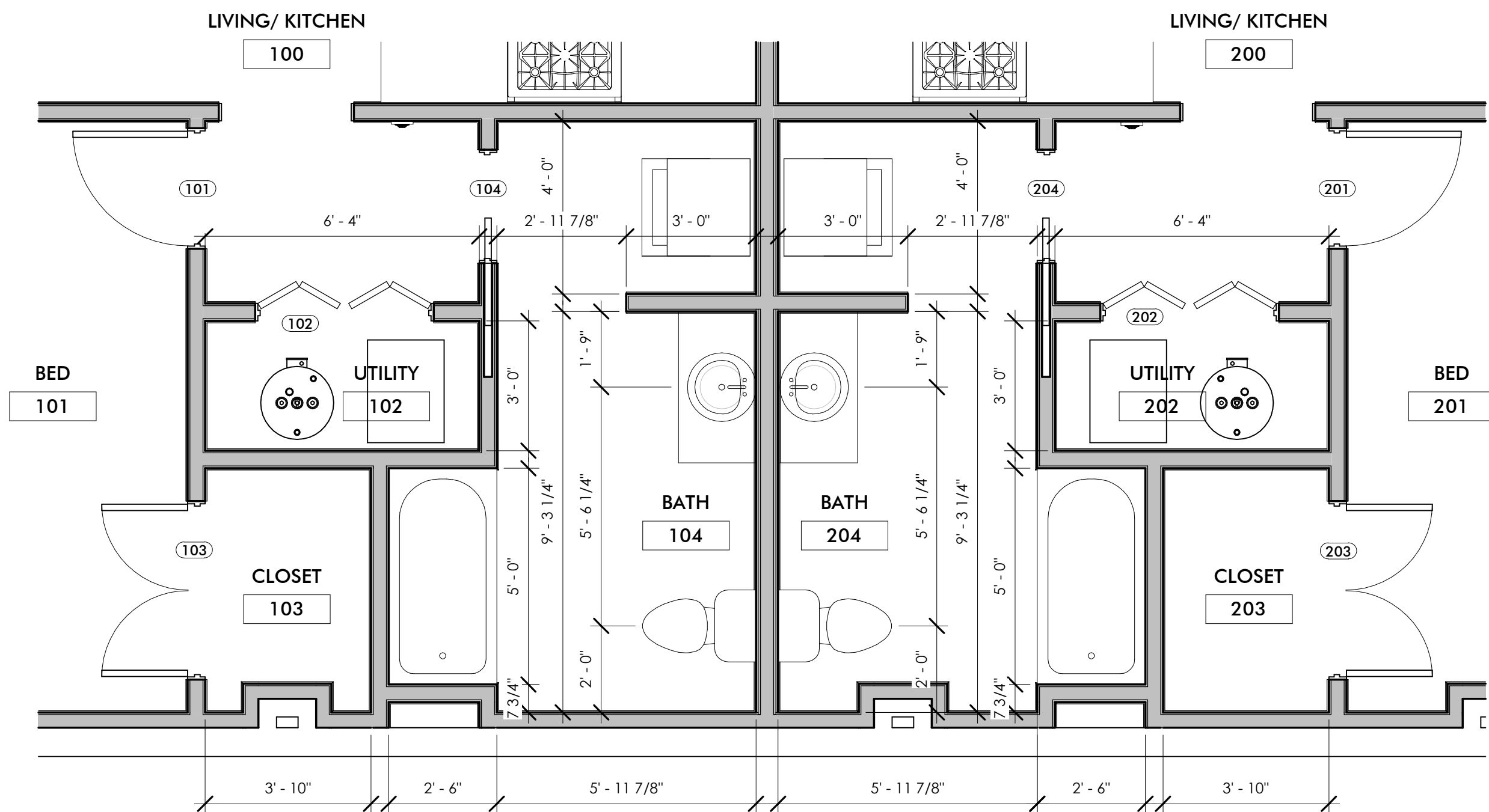
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DEMOLITION PLANS

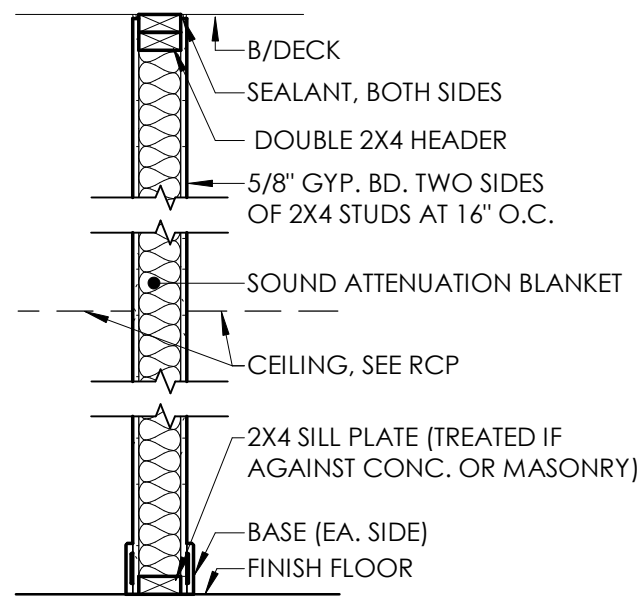
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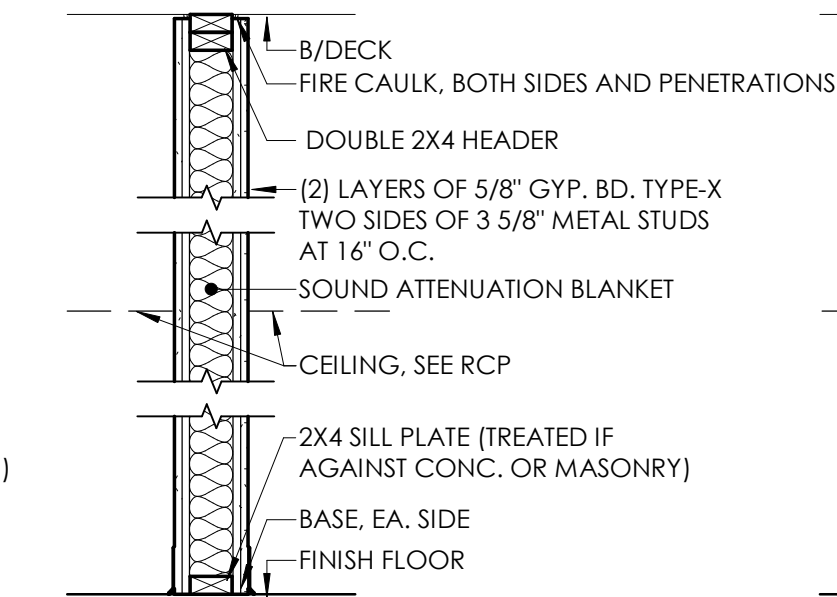
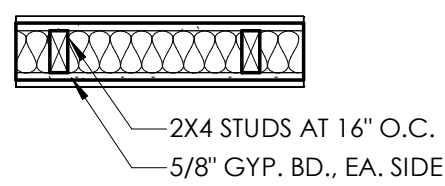
1 FLOOR PLAN - AREA A
1/4" = 1'-0"



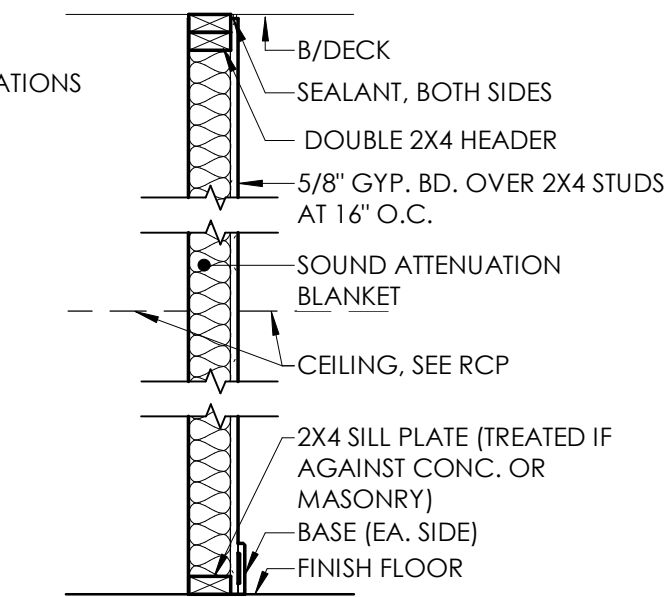
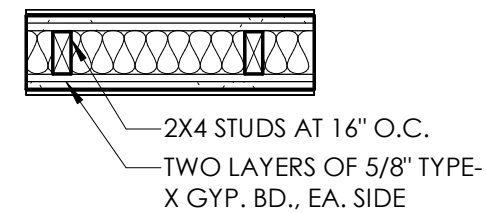
2 ENLARGED FLOOR PLAN - AREA A
3/8" = 1'-0"



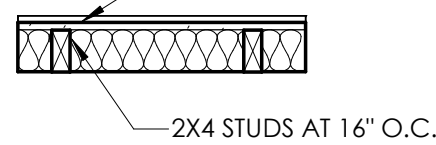
PARTITION TYPE - 1



PARTITION TYPE - 2 (2 HOUR)



PARTITION TYPE - 3



WALL TYPES

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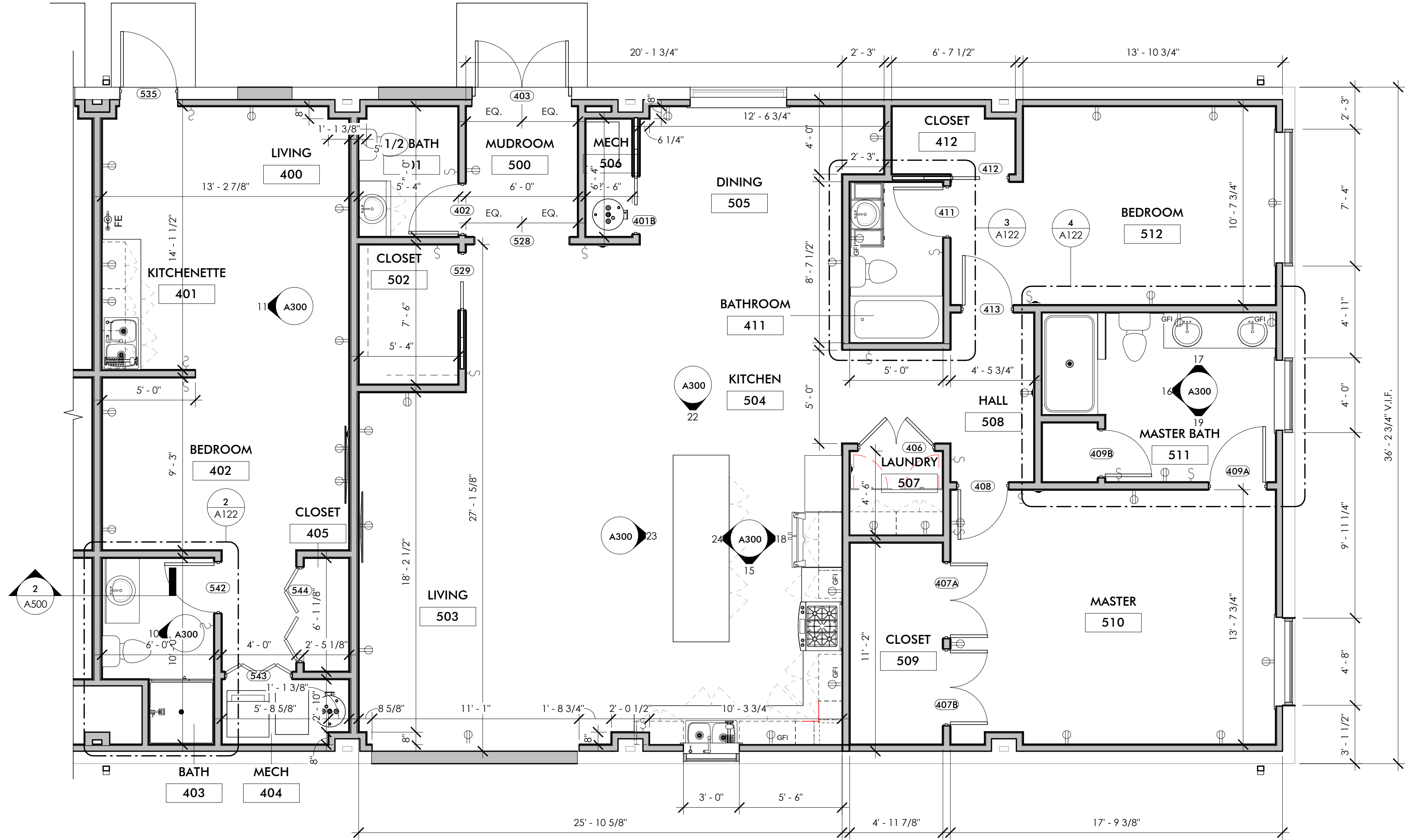
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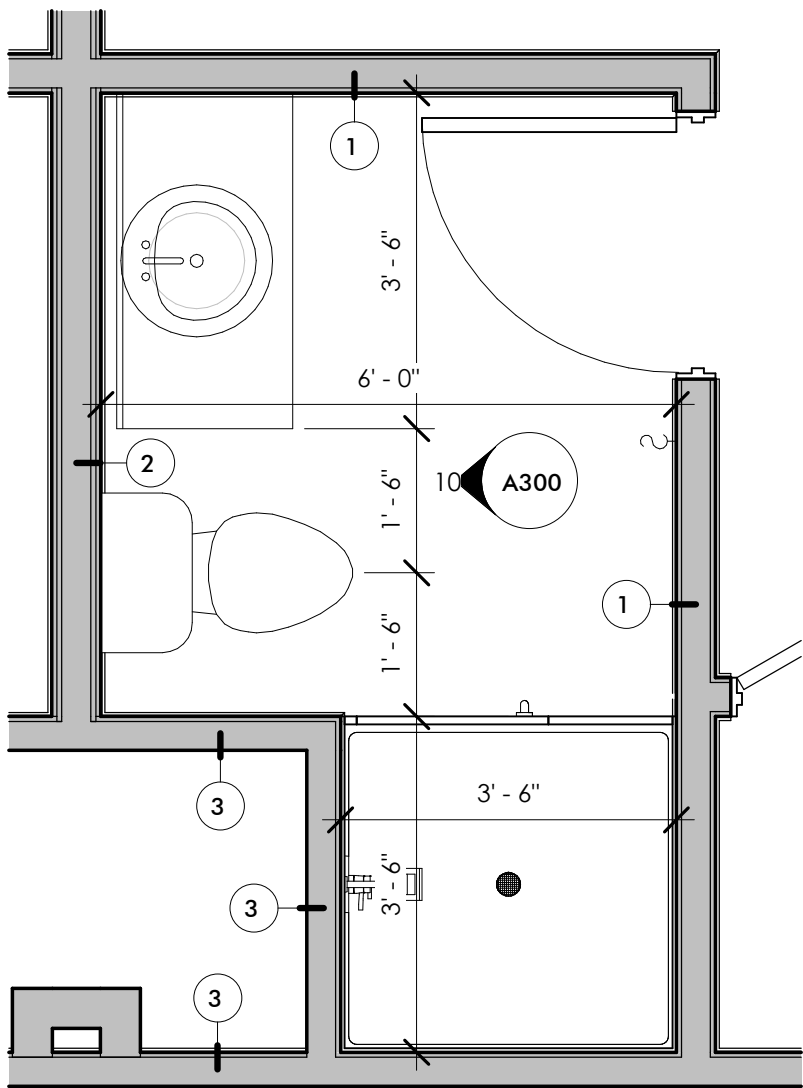
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FLOOR PLAN - AREA A

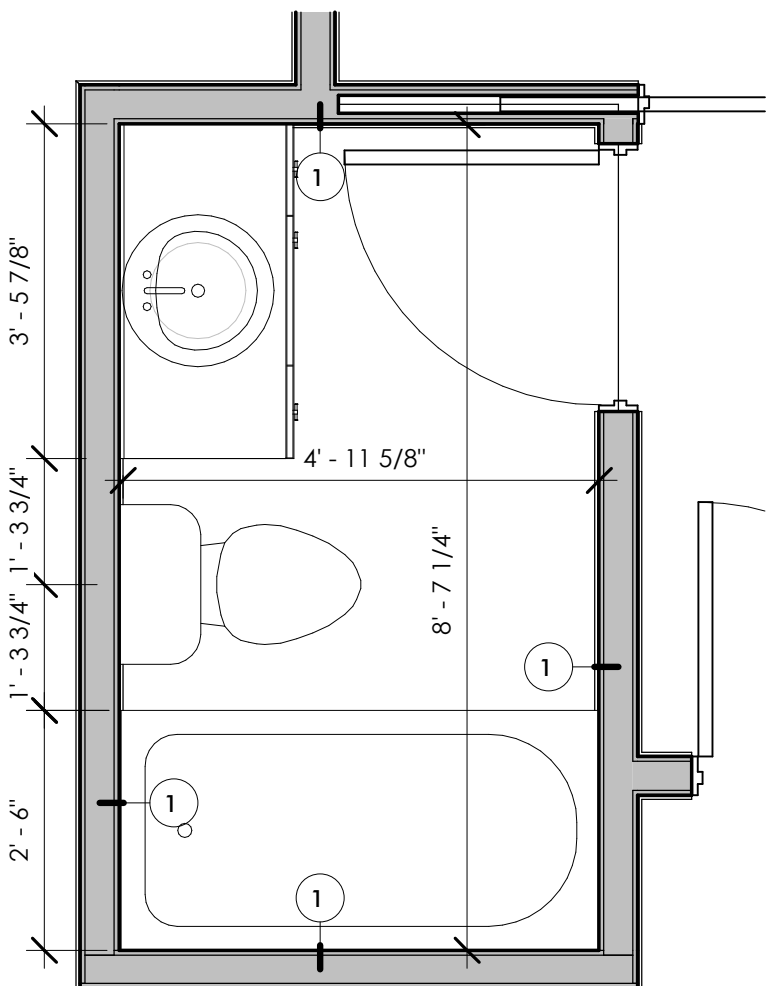
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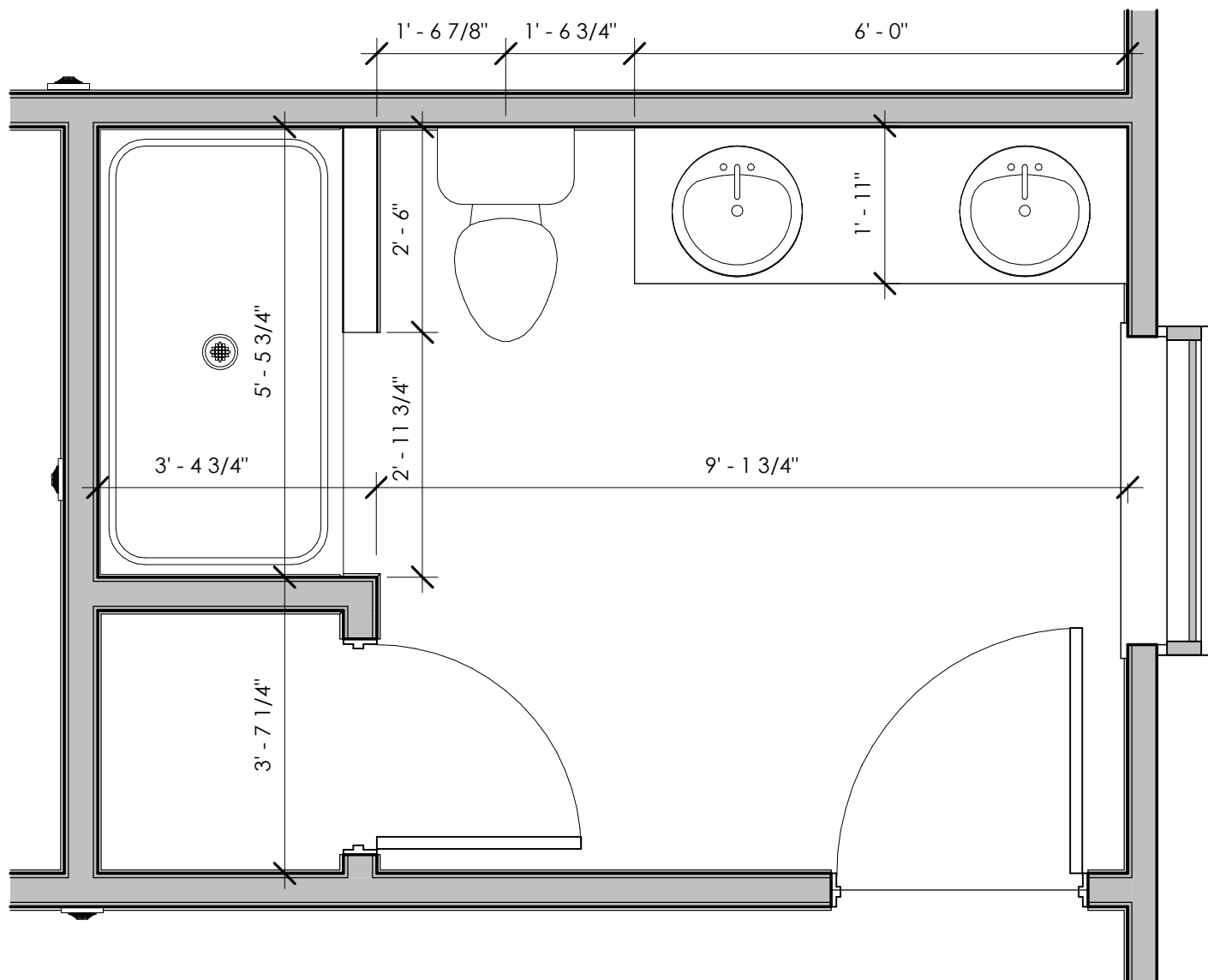
1 FLOOR PLAN - AREA B
1/4" = 1'-0"



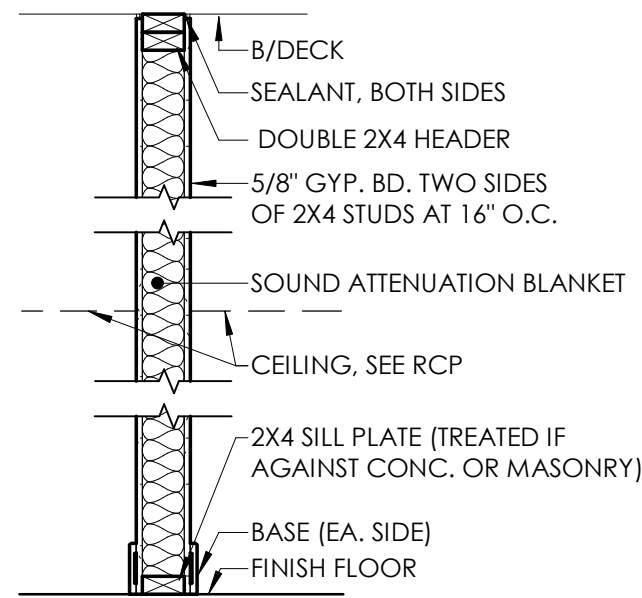
2 FLOOR PLAN - AREA B - Callout 1
1/2" = 1'-0"



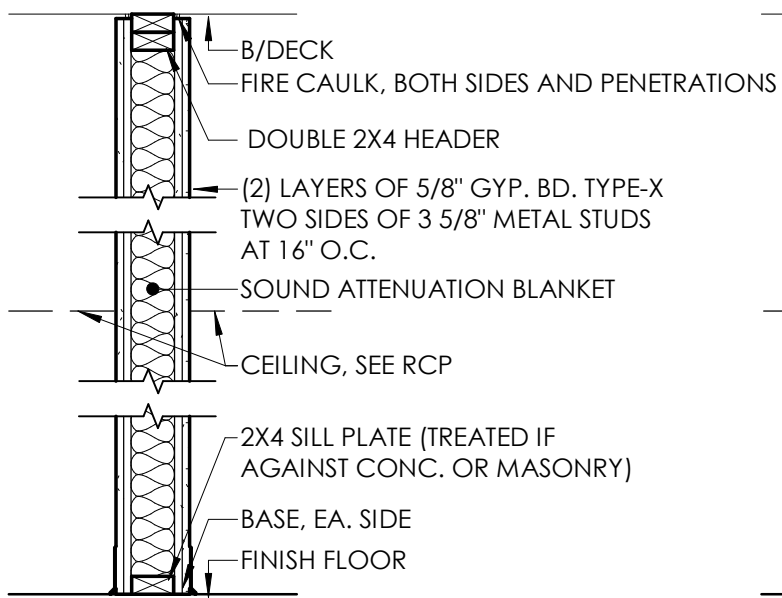
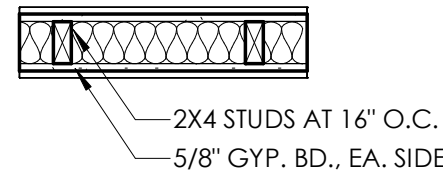
3 ENLARGED PLAN - AREA B
1/2" = 1'-0"



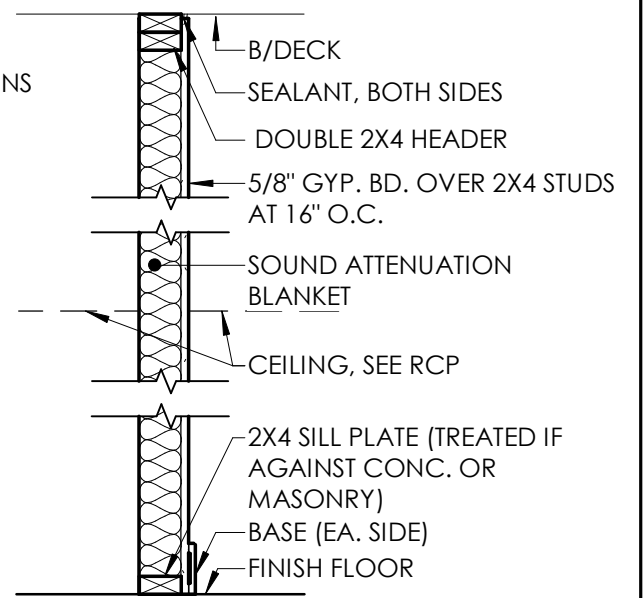
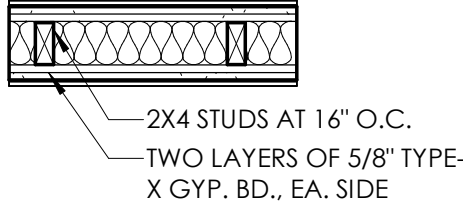
4 ENLARGED PLAN - AREA B
1/2" = 1'-0"



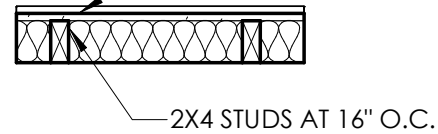
PARTITION TYPE - 1



PARTITION TYPE - 2 (2 HOUR)



PARTITION TYPE - 3



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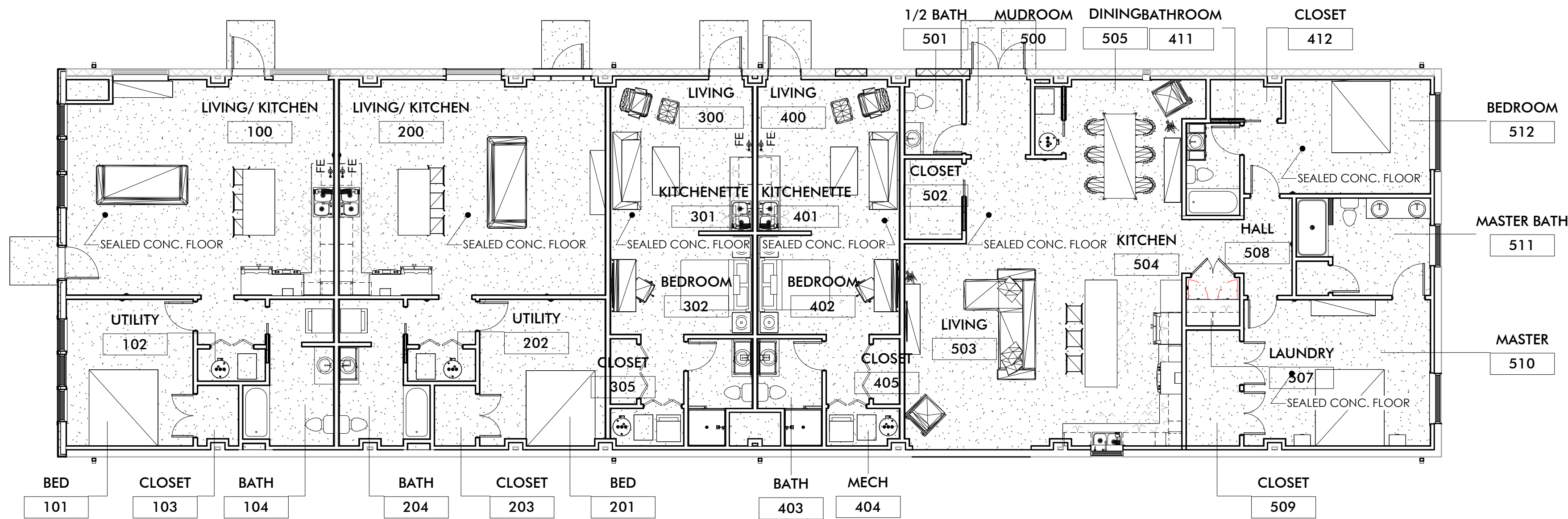
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FLOOR PLAN - AREA B

A122



1
A130
FINISH PLAN
1/8" = 1'-0"

GENERAL NOTES

- 1. ALL FINAL DOOR SELECTIONS AND FINISHES TO BE BY OWNER.
- 2. OWNER TO SELECT WINDOW SIZES FROM DIMENSIONS PROVIDED. VERIFY IN FIELD.
- 3. ALL FINISHES TO BE COMMERCIAL GRADE AND SELECTED BY OWNER.
- 4. PRIME AND PAINT WITH TWO FINISH COATS ALL INTERIOR WALLS.
- 5. THE BEDROOMS ARE EXEMPT FROM NEEDING EGRESS WINDOWS PER EXEMPTION #1 IN SECTION 1030 OF THE 2015 MICHIGAN BUILDING CODE DUE TO THE SPRINKLED NATURE OF THE BUILDING.
- 6. UNIT 500 IS DESIGNED TO BE ACCESSIBLE. ALL UNITS HAVE ADA ENTRYWAYS AND ADA COMPLIANT DOOR HARDWARE.
- 7. EXISTING CONCRETE FLOOR TO REMAIN



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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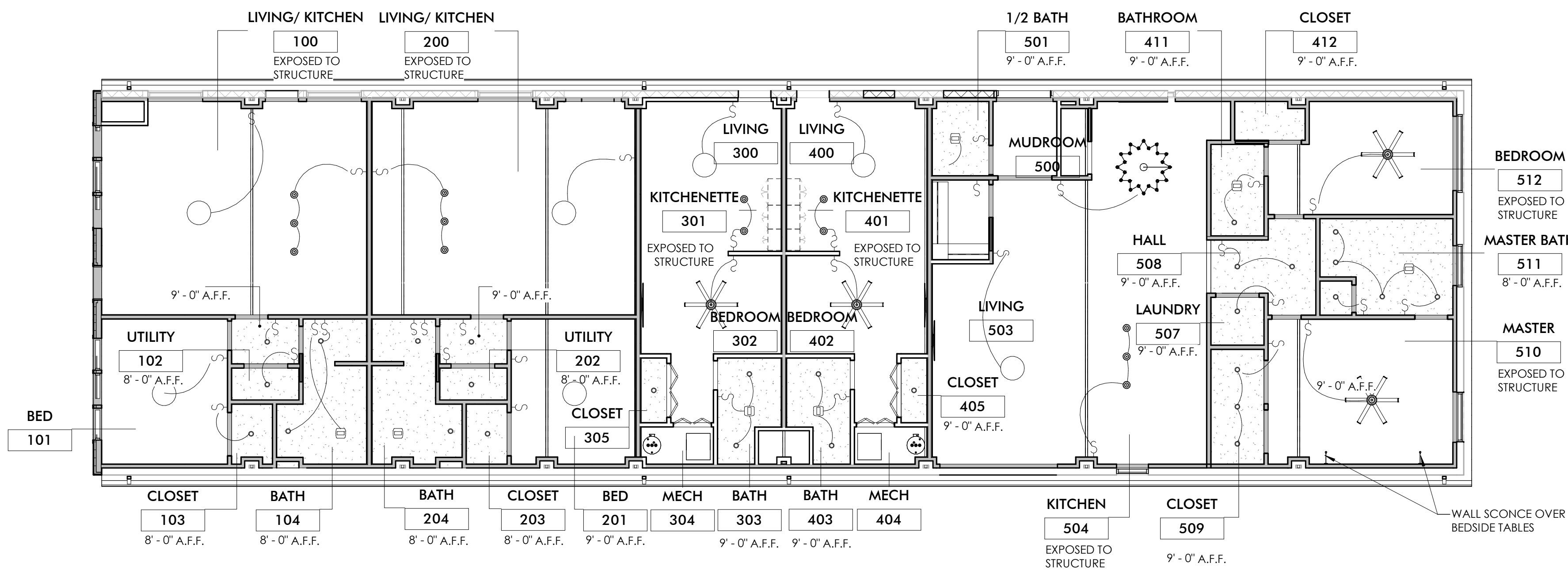
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FINISH PLAN

A130



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL NOTES

- ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
- ALL NEW LIGHT FIXTURES TO BE LED. FIXTURES AND LAYOUT ARE SHOWN SCHEMATICALLY.
- ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE
- IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT
- COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
- ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS, 2x2 CEILING GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
- SEE MEP101 FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
- ALL LIGHT FIXTURE AND SWITCHING LOCATIONS AND SELECTIONS TO BE BY OWNER.

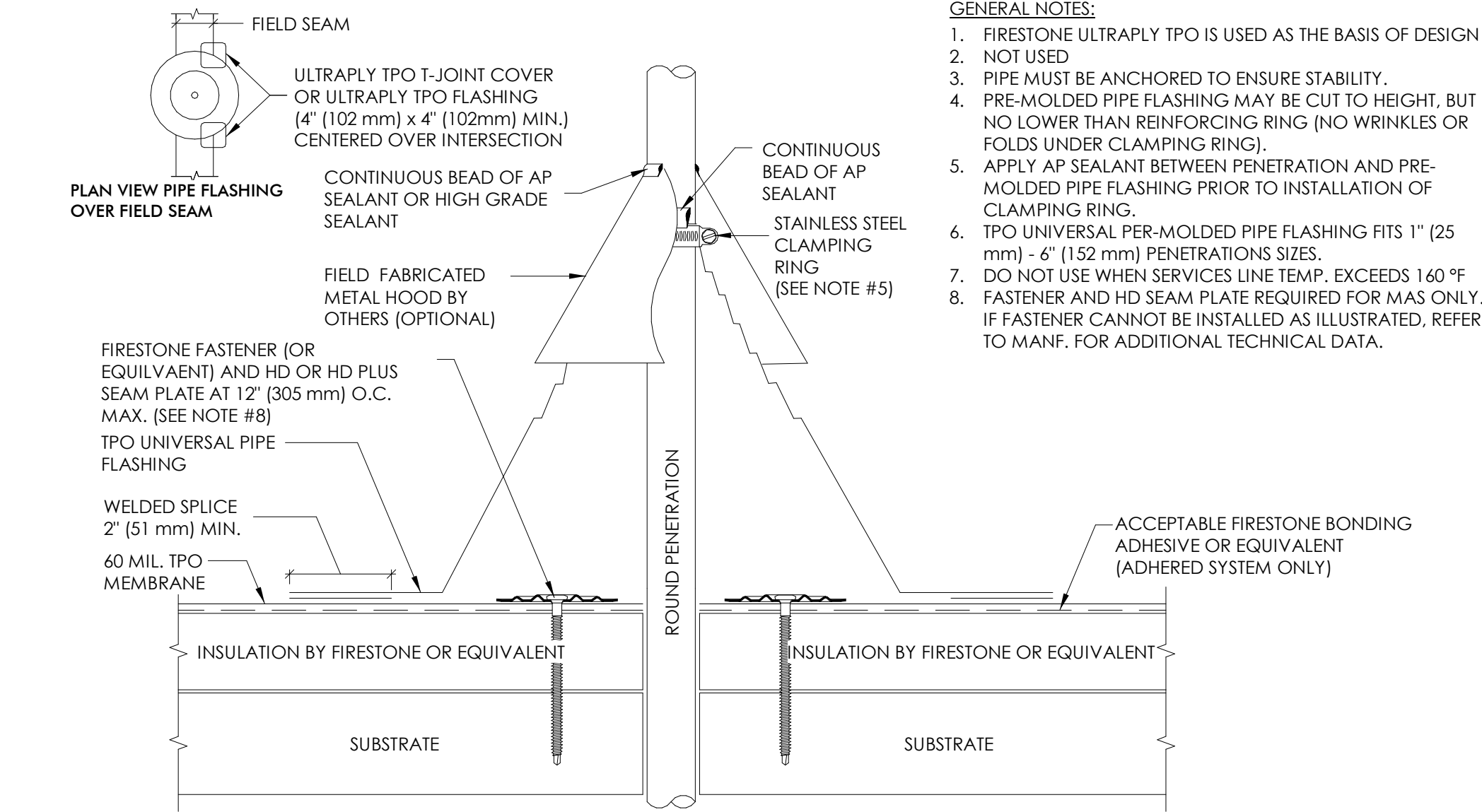
ELECTRICAL SYMBOLS

MANUFACTURER AND DESCRIPTION	
	EXHAUST FAN WITH LED LIGHT
	RECESSED LED CAN LIGHT FIXTURE
	CEILING FAN WITH LED LIGHT FIXTURE
	CHANDELIER
	VANITY LED LIGHT FIXTURE
	CEILING MOUNT OR PENDANT LED LIGHT FIXTURE
	PENDANT LED LIGHT FIXTURE
	THREE-WAY SWITCH
	SWITCH
	GROUNDING FAULT INTERCEPTOR OUTLET
	QUADRUPEX OUTLET
	DUPLEX OUTLET

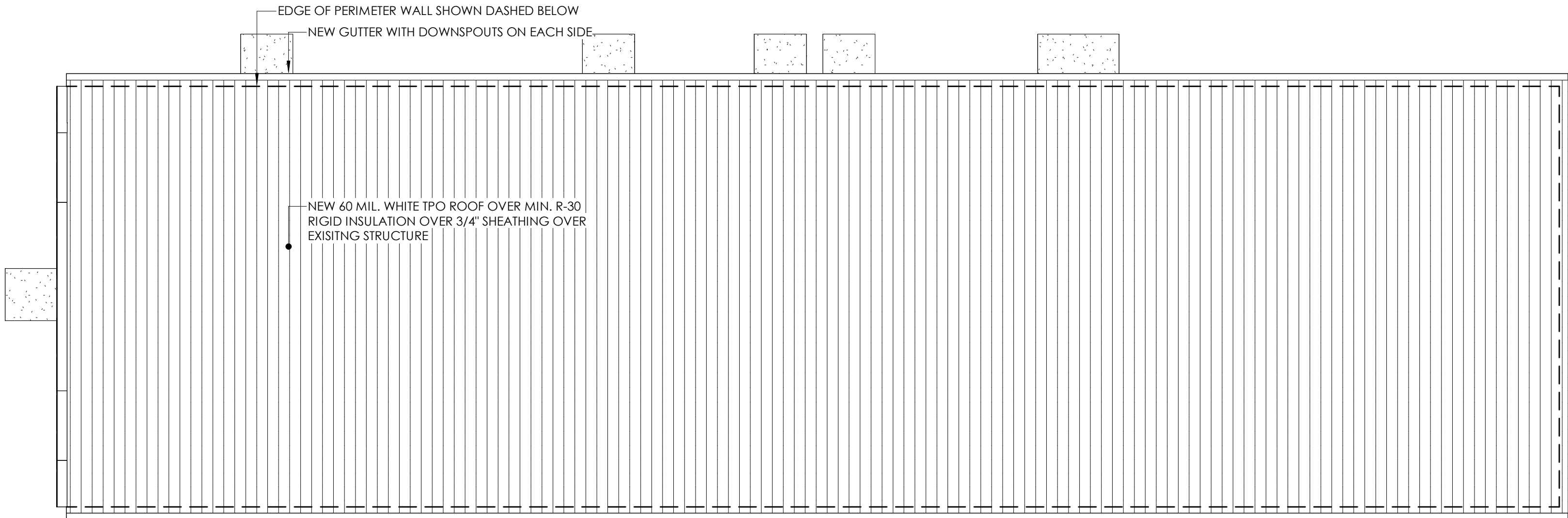
SLOPE
1 1/2" MIN.
↗↘

WHEN POLYESTER REINFORCEMENT OF TPO
IS EXPOSED, APPLY CUT EDGE TREATMENT
TO ENTIRE EXPOSED EDGE.

4 ROOF SEAM DETAIL
A210 1" = 1'-0"



3 PIPE PENETRATION FLASHING DETAIL
A210 6" = 1'-0"



1 ROOF PLAN
A210 1/8" = 1'-0"

PROJECT NAME
718 N BURDICK

PROJECT ADDRESS
718 N. BURDICK ST. KALAMAZOO, MI

CLIENT
KYLE GULAU

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

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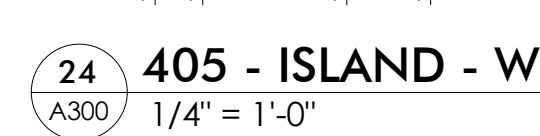
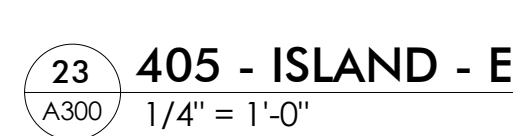
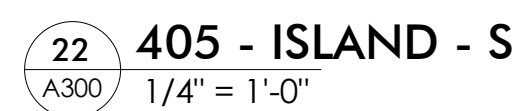
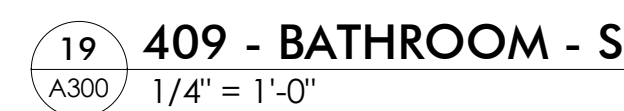
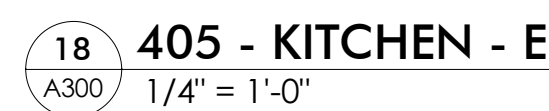
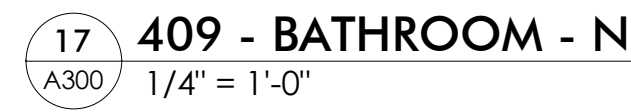
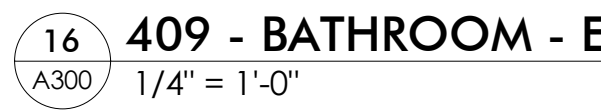
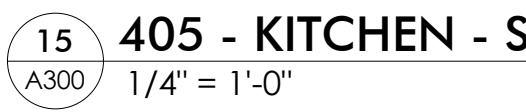
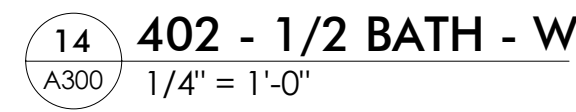
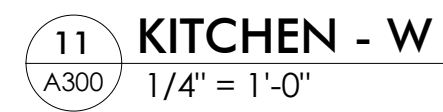
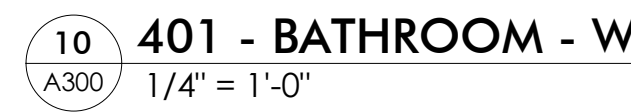
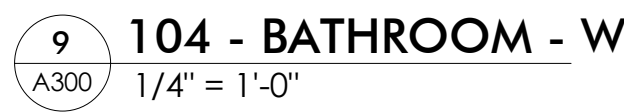
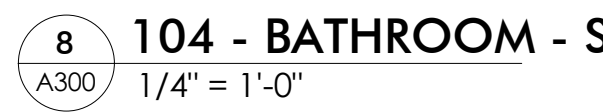
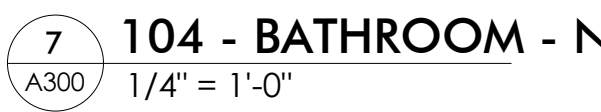
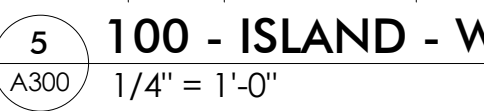
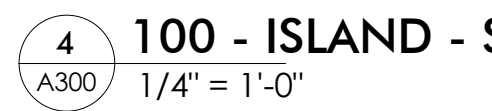
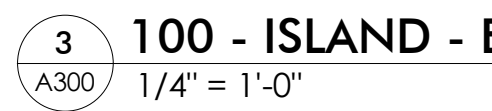
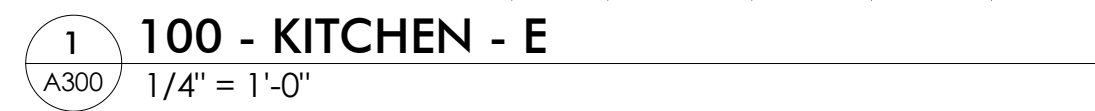
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2021.045

ROOF PLAN AND DETAILS

A210

1. FINAL CASEWORK, LIGHTING FIXTURES, FINISHES AND LOCATIONS, APPLIANCES, PLUMBING FIXTURES AND FURNITURE SELECTIONS AND DIMENSIONS TO BE BY OWNER. DIMENSIONS AND SELECTIONS ARE FOR SCALE AND REFERENCE ONLY.

ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com



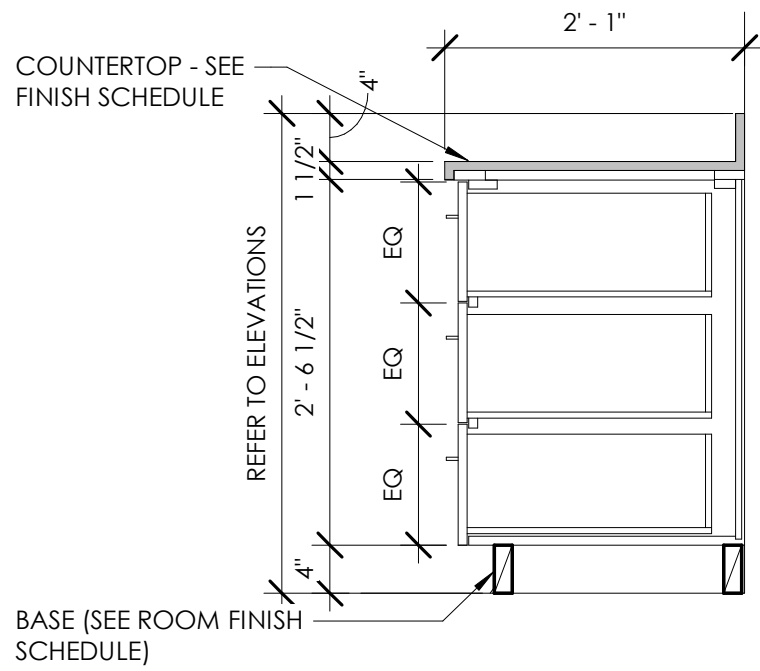
PROJECT NUMBER
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INTERIOR ELEVATIONS

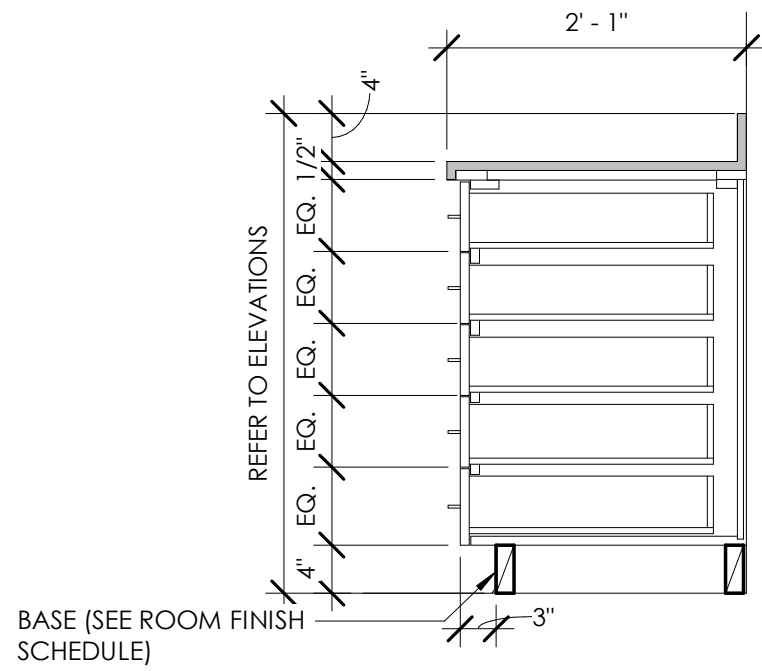
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GENERAL NOTES

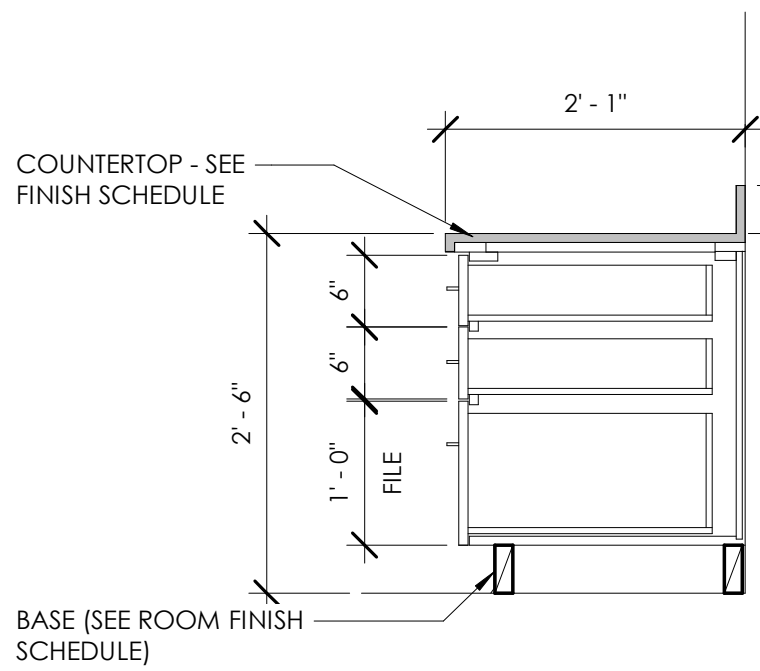
1. ALL BASE CABINET DEPTHS TO BE 2'-0" (WALL TO OUTSIDE DOOR FACE) UNLESS NOTED OTHERWISE.
2. ALL WALL CABINET DEPTHS TO BE 1'-3" (WALL TO DOOR FACE) UNLESS NOTED OTHERWISE
3. ALL COUNTERTOP DEPTHS TO BE 2'-1" UNLESS NOTED OTHERWISE. COUNTERS TO EXTEND 1" BEYOND OPEN END EDGE OF MILLWORK UNLESS NOTED OTHERWISE
4. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS OF ALL CABINETRY. COORDINATE ALL CASEWORK DIMENSIONS WITH APPLIANCES AND OWNER
5. ALL BASE CABINETS TO HAVE A SINGLE ADJUSTABLE SHELF UNLESS NOTED OTHERWISE
6. ALL WALL/VALANCE CABINETS LESS THAN 2'-0" IN HEIGHT TO HAVE A SINGLE SHELF, AND GREATER THAN 2'-0" IN HEIGHT TO HAVE TWO SHELVES, UNLESS NOTED OTHERWISE
7. ALL SHELVES TO BE ADJUSTABLE UNLESS NOTED OTHERWISE
8. REFER TO INTERIOR ELEVATIONS FOR DOOR SWINGS
9. ALL WALL CABINETS TO BE MOUNTED 7'-6" AFF TO TOP OF CABINET UNLESS NOTED OTHERWISE
10. DOOR HANDLE PULLS ARE SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO ROOM FINISH SCHEDULE
11. ALL BASE DRAWERS/ APRONS ARE 6" UNLESS NOTED OTHERWISE
12. ALL SPLASHES ARE 4" UNLESS NOTED OTHERWISE
13. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK



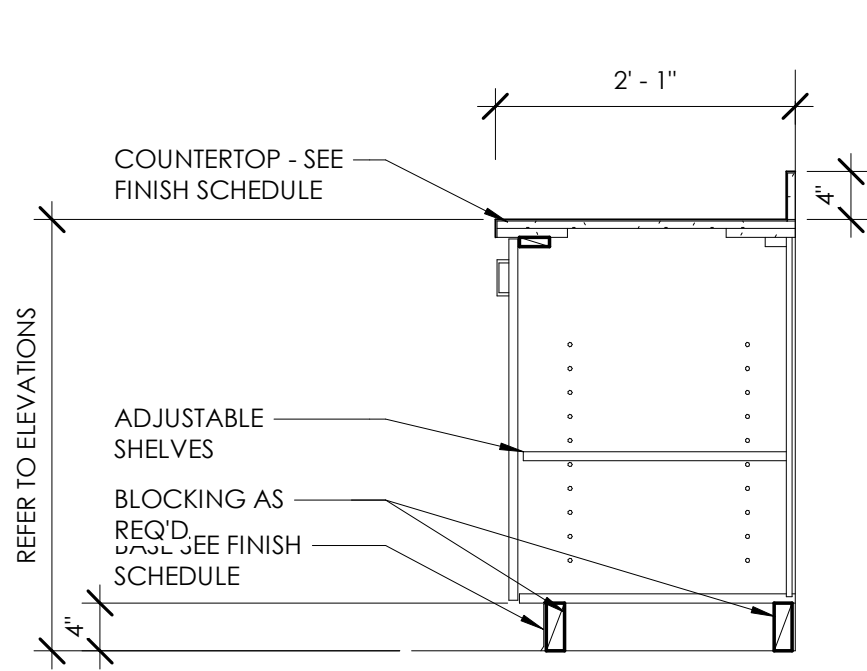
1 BASE - 3 EQ DRAWER
3/4" = 1'-0"



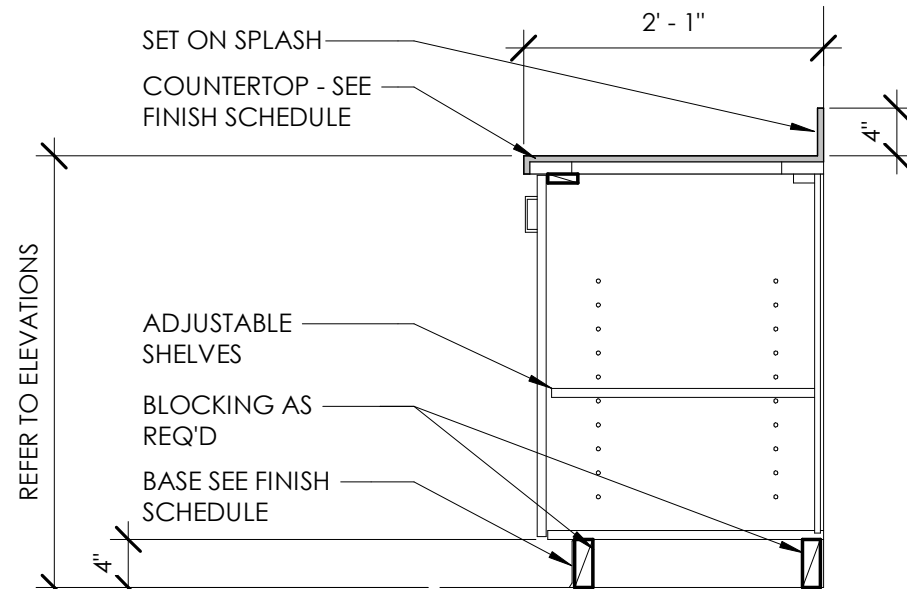
2 BASE - 5 EQ. DRAWER
3/4" = 1'-0"



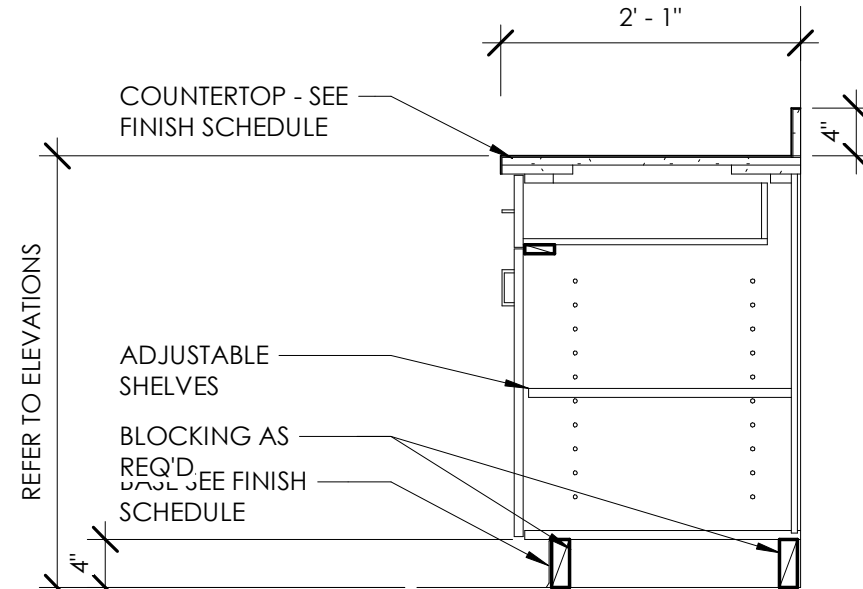
3 BASE - DESK FILE
3/4" = 1'-0"



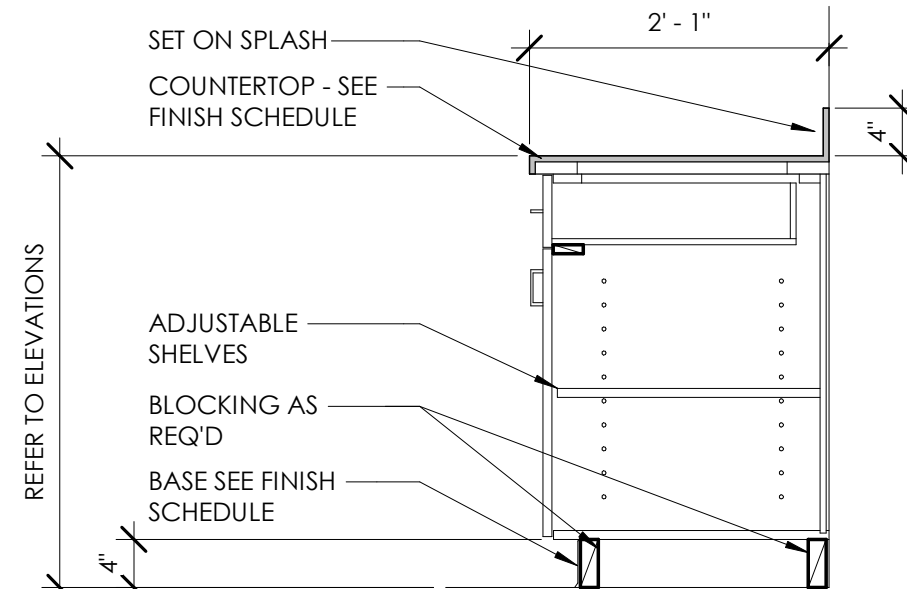
4 BASE - DOOR - P.LAM TOP
3/4" = 1'-0"



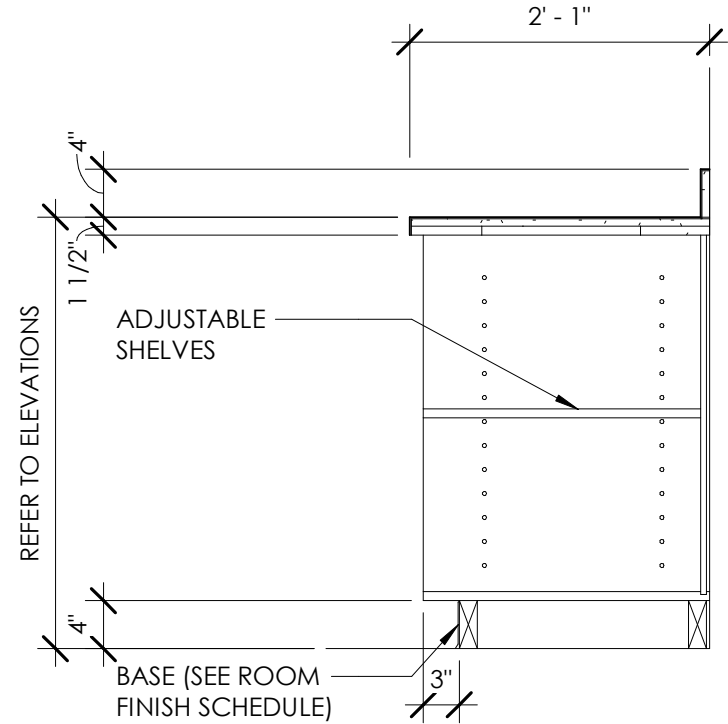
5 BASE - DOOR - SS TOP
3/4" = 1'-0"



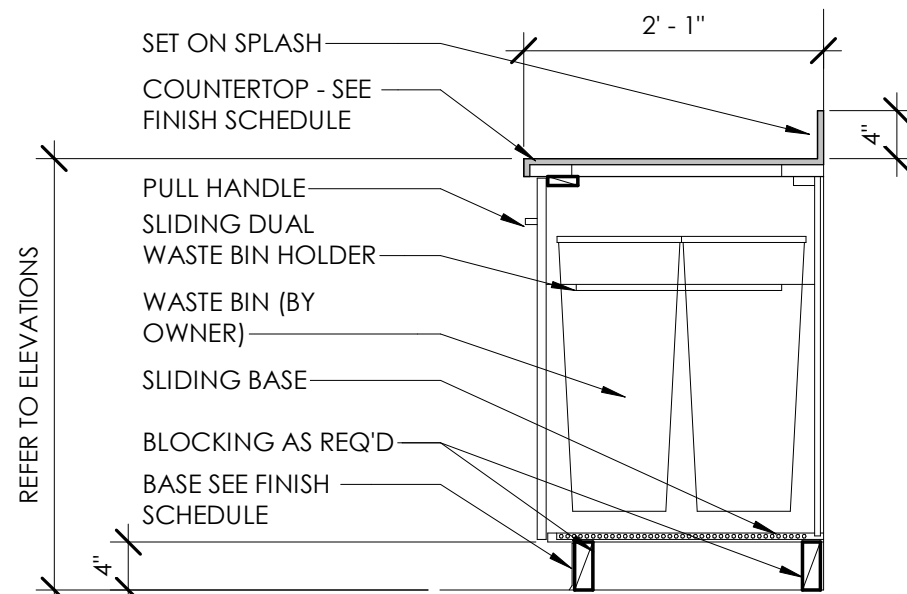
6 BASE - DOOR/DRAWER - P.LAM TOP
3/4" = 1'-0"



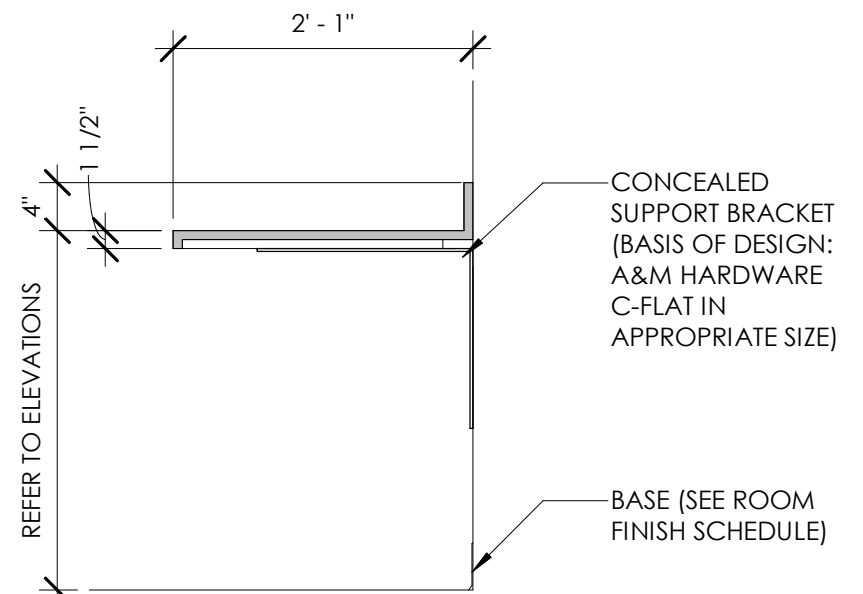
7 BASE - DOOR/DRAWER - SS TOP
3/4" = 1'-0"



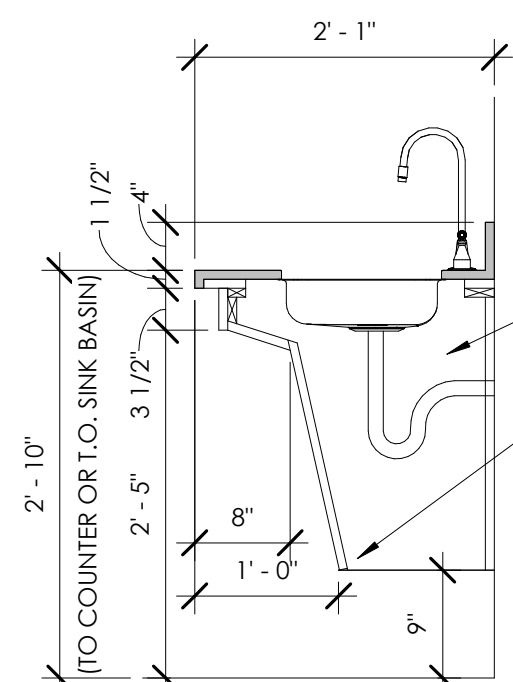
8 BASE CABINET SECTION
3/4" = 1'-0"



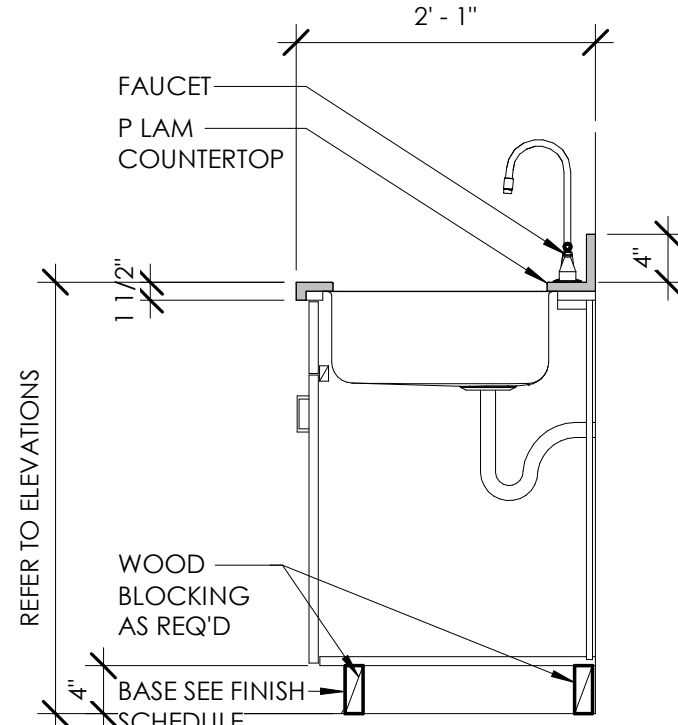
9 BASE - TRASH
3/4" = 1'-0"



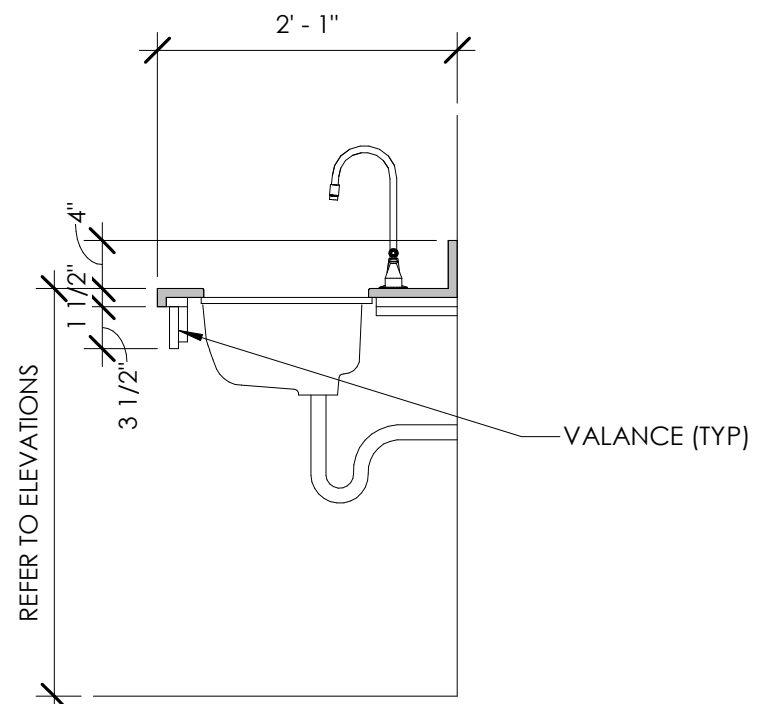
10 COUNTER SECTION
3/4" = 1'-0"



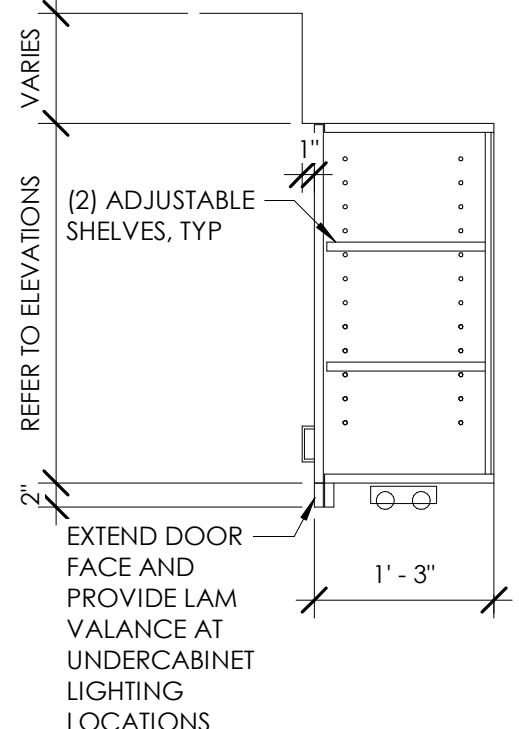
11 COUNTER WITH SINK
3/4" = 1'-0"



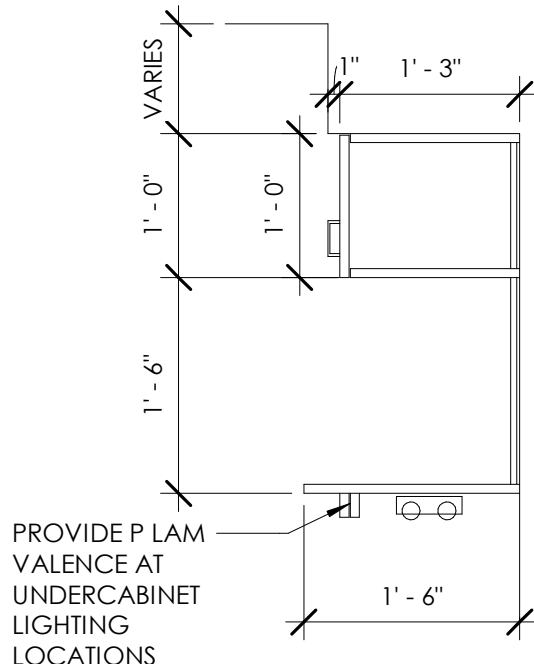
12 SINK - BASE
3/4" = 1'-0"



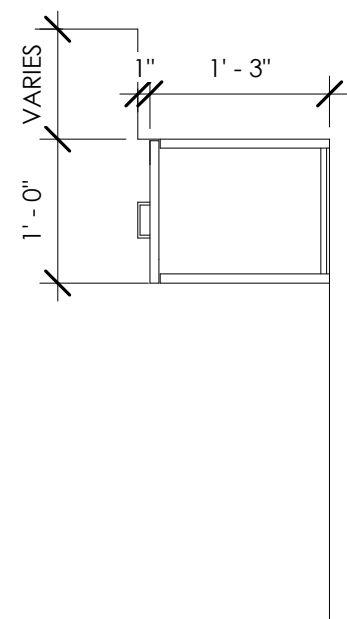
13 SINK - COUNTER
3/4" = 1'-0"



14 UPPER CABINET
3/4" = 1'-0"



15 UPPER CABINET
3/4" = 1'-0"



16 UPPER CABINET
3/4" = 1'-0"

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PROJECT NAME
718 N BURDICK
PROJECT ADDRESS
718 N. BURDICK ST. KALAMAZOO, MI
CLIENT
KYLE GULAU

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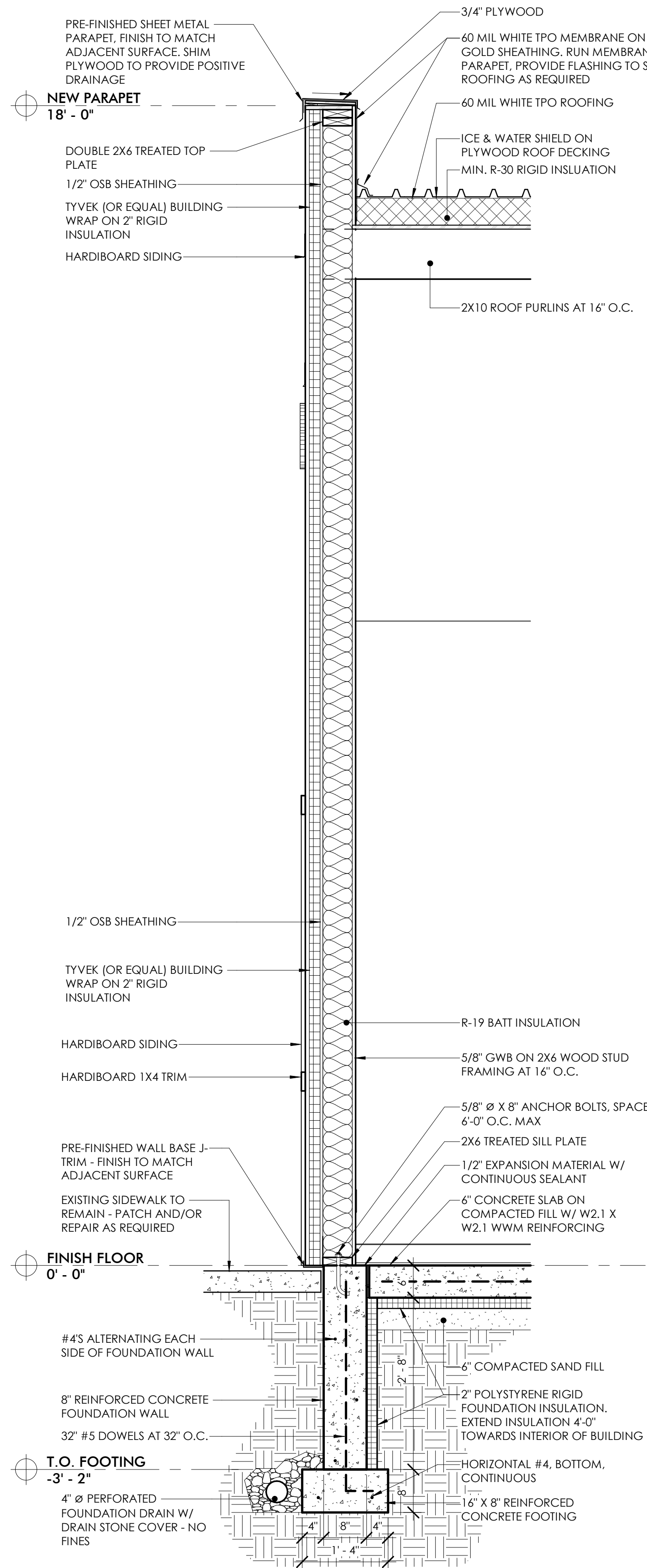
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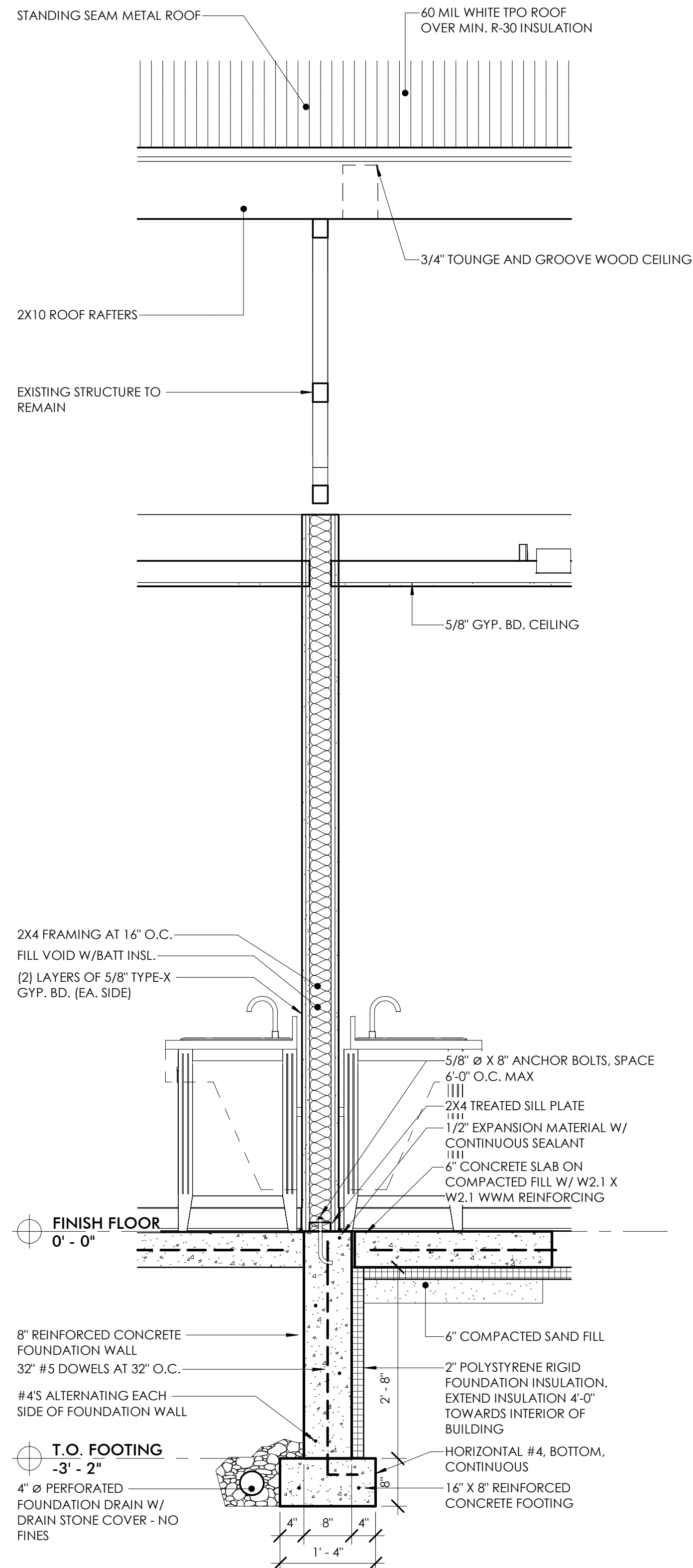
PROJECT NUMBER
2021.045

INTERIOR DETAILS

A310



1 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"

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WALL SECTIONS

A500

MECHANICAL SPECIFICATIONS AND GENERAL REQUIREMENTS

1. IT IS UNDERSTOOD AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE PIPING, VALVES, TRAPS, GAUGES, CONTROLS, ETC.. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
2. ALL WORK AND EQUIPMENT PROVIDED AND PERFORMED ON THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, ETC OF ANY AND ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO: MICHIGAN MECHANICAL CODE - 2015, MICHIGAN PLUMBING CODE - 2015, MICHIGAN BUILDING CODE - 2015, MICHIGAN UNIFORM ENERGY CODE (ASHRAE 90.1-2013), THE LOCAL FIRE MARSHAL, UNDERWRITERS LABORATORIES, IRI, FM, NATIONAL ELECTRICAL CODE, LOCAL HEALTH DEPARTMENT, OSHA, MICHSHA, AND MODIFICATIONS REQUIRED BY ANY OF THE ABOVE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. WHERE THE CONTRACT DOCUMENTS EXCEED THE CODE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL BE FOLLOWED. DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
4. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ON SITE A QUALIFIED FOREMAN OVERSEEING ALL ASPECTS OF THE CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR JOBSITE SAFETY.
5. ANY HOISTS, LIFTS, OR SPECIAL EQUIPMENT REQUIRED TO SAFELY COMPLETE THE PROJECT SHALL BE PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
6. THE BID SHALL INCLUDE ALL LABOR AND MATERIALS ESSENTIAL TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM AS DESCRIBED IN THE CONTRACT DOCUMENTS. EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. SUCH MATERIALS SHALL INCLUDE PIPING, VALVES, TRAPS, GAUGES, CONTROLS, ETC.. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES. IN CASES OF DOUBT AS TO WORK INTENDED THE CONTRACTOR SHALL REQUEST SUPPLEMENTARY INFORMATION AT LEAST FIVE(5) DAYS PRIOR TO BIDDING. ONCE CONTRACT IS AWARDED ANY DISPUTES AS TO THE INTENT OF THE DESIGN SHALL BE RESOLVED AS DIRECTED BY THE ENGINEER AND NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EQUIPMENT AND MATERIALS WITH ALL OTHER TRADES.
8. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK FOR WHICH ADDITIONAL COMPENSATION IS EXPECTED WITHOUT A WRITTEN CHANGE-ORDER SIGNED BY THE ENGINEER. ADDITIONAL COMPENSATION WILL NOT BE GIVEN WITHOUT A SIGNED, WRITTEN, CHANGE-ORDER. CHANGE-ORDER FORMS MAY BE REQUESTED FROM THE ENGINEER OR CONTRACTOR MAY USE THEIR OWN FORM. CHANGE-ORDER MUST INCLUDE DESCRIPTION OF CHANGE, REASON FOR CHANGE, AND COST BREAKDOWN SHOWING ITEMIZED MATERIAL COSTS, LABOR TIME AND RATE AND SEPARATELY LISTED OH&P. OH&P FOR CHANGE ORDERS SHALL NOT EXCEED 10%.
9. A SET OF AS-BUILT DOCUMENTS SHALL BE KEPT ON THE JOB SITE, ACCESSIBLE TO ALL TRADES. CONTRACTOR SHALL MAINTAIN THE AS-BUILT DRAWINGS DAILY INDICATING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. CONTRACTOR SHALL MAINTAIN COMMUNICATION WITH ALL OTHER TRADES AND REVIEW AS-BUILT DOCUMENTS OF ALL TRADES ON A REGULAR BASIS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL TRADES DURING CONSTRUCTION AND FOR NOTIFYING THE ENGINEER OF ANY CHANGES THAT WILL NEED TO BE MADE AS SOON AS THEY ARE IDENTIFIED.
10. ALL PRODUCTS AND MATERIALS USED SHALL BE NEW AND "BE OF ITS KIND". PRODUCTS AND MATERIALS SHALL BE PROTECTED FROM CONSTRUCTION AND WEATHER DAMAGE. CONTRACTOR SHALL NOT INSTALL ANY COMPONENT THAT IS DAMAGED, DIRTY, OR SHOWS ANY SIGNS OF CORROSION.
11. THE CONTRACTOR IS RESPONSIBLE, AT HIS OWN COST, FOR WAREHOUSING OF MATERIAL AND EQUIPMENT TO BE INSTALLED ON THIS PROJECT. COORDINATE WITH THE BUILDING OWNER AND/OR GENERAL CONTRACTOR FOR SPACE AVAILABLE ON THE JOB SITE FOR MATERIAL STORAGE.
12. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ITEMS LISTED BELOW WITHIN 2 WEEKS OF AWARD OF CONTRACT AND A MINIMUM OF 2 WEEKS PRIOR TO INSTALLATION. CONTRACTOR SHALL NOT ORDER EQUIPMENT UNTIL SHOP DRAWINGS HAVE BEEN PROCESSED BY THE ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO BEING SUBMITTED TO THE ENGINEER. INCLUSION IN SHOP DRAWINGS DOES NOT AUTHORIZE A DEVIATION FROM THE REQUIREMENTS OF THE SPECIFICATIONS. ALL SHOP DRAWINGS SHALL HAVE LISTED ON THE COVER SHEET ANY AND ALL PRODUCTS OR MATERIALS THAT DEVIATE FROM SPECIFICATIONS. DETERMINATION OF "EQUAL" SHALL BE MADE BY ENGINEER. AT A MINIMUM SHOP DRAWINGS SHALL BE SUBMITTED FOR: ALL AIR HANDLING EQUIPMENT, DUCT SEALANTS, MOTORIZED DAMPERS, GRILLES / LOUVERS / DIFFUSERS.
13. AT PROJECT COMPLETION PROVIDE TO THE BUILDING OWNER THREE(3) BOUND SETS TO INCLUDE ALL O&M MANUALS FOR EQUIPMENT INSTALLED, BALANCE REPORTS AND COPIES OF ALL MANUFACTURER WARRANTIES. CONTRACTOR SHALL COMPLETE ANY WARRANTY REGISTRATION CARDS NECESSARY FOR MANUFACTURER WARRANTIES.
14. CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY FOR ALL WORK PERFORMED. THIS INSTALLERS WARRANTY SHALL COVER ALL MATERIAL AND EQUIPMENT NOT COVERED BY A MANUFACTURER WARRANTY AND ALL LABOR. THIS WARRANTY SHALL ALSO COVER THE INSTALLER AND/OR INSTALLED EQUIPMENT.
15. ALL WORK ON THIS PROJECT SHALL BE EXECUTED IN A GOOD, WORKMAN LIKE MANNER USING MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. NO ALLOWANCE WILL BE GIVEN FOR POOR WORKMANSHIP. ANY INSTALLATION THAT IS OF INSUFFICIENT QUALITY SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
16. WORK SITE IS TO BE LEFT IN A NEAT AND ORDERLY CONDITION AT THE END OF EACH WORK SHIFT.
17. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY OWNER FURNISHED EQUIPMENT. CONTRACTOR SHALL RECEIVE ANY OWNER FURNISHED ITEMS WHEN DELIVERED TO THE JOB SITE AND SHALL BE RESPONSIBLE FOR THE ITEMS ONCE RECEIVED.
18. CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB-TO SLAB PARTITIONS, FIRE RATED PARTITIONS AND FIRE RATED FLOORS. ALL PENETRATIONS OF SLAB-TO-SLAB PARTITIONS SHALL BE SEALED AIR TIGHT. ALL PENETRATIONS OF FIRE RATED PARTITIONS OR FLOORS SHALL BE PROVIDED WITH A FIRE RATED DAMPER AND ACCESS DOOR. DAMPER SHALL HAVE A RATING APPROPRIATE FOR THE ASSEMBLY PENETRATED.
19. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE SEALED USING CODE APPROVED, LABORATORY TESTED AND LABELED SEALANTS FOR A FIRE RESISTANCE RATING EQUAL TO OR GREATER THAN THE ASSEMBLY PENETRATED.
20. CONTRACTOR SHALL VERIFY LOCATION OF CEILING MOUNTED DIFFUSERS AND GRILLES WITH ARCHITECTURAL CEILING PLAN PRIOR TO INSTALLATION.
21. ALL DUCT SIZES SHOWN ON THE DRAWINGS ARE TO ESTABLISH TOTAL DUCT AREA REQUIRED. IF DUCT SIZES NEED TO BE CHANGED OR DUCTS BE REROUTED TO INSTALL THE DUCTS THROUGH JOISTS, ABOVE CEILINGS, BELOW STEEL, ETC., CHANGES SHALL BE DONE AT NO EXTRA COST TO THE OWNER. THE CONTRACTOR SHALL CHECK WITH THE ARCHITECT/ENGINEER BEFORE CHANGING ANY SIZES.
22. NEW DUCTWORK, PIPING, AND CONDUIT SHALL BE INSTALLED AS HIGH AS POSSIBLE. CONTRACTOR SHALL COORDINATE DUCTWORK, PIPING AND CONDUITS WITH LIGHTING FIXTURES, CEILING CONSTRUCTION, STRUCTURE AIR DISTRIBUTION EQUIPMENT, ETC., AND SHALL BE OFF-SET AS REQUIRED.
23. ALL NEW RECTANGULAR DUCTWORK SHALL BE 1" W.G. CONSTRUCTION OF LOCK FORMING GALVANIZED STEEL IN ACCORDANCE WITH FIGURES 3-1 THRU 3-56 AND TABLE 3-2 OF THE SMACNA GUIDELINES ("DUCT MANUAL AND SHEET METAL CONSTRUCTION FOR VENTILATION AND AIR CONDITIONING SYSTEMS" MOST RECENT EDITION.) SNAP LOCK LONGITUDINAL SEAMS AND DRAWBAND JOINT CONNECTIONS ARE NOT ACCEPTABLE. (LOW PRESSURE ROUND RUN-OUT DUCTS MAY BE SNAP LOCK LONGITUDINAL SEAM WITH SCREW/RIVET JOINT CONNECTIONS).
24. DUCTWORK SHALL BE RIGID AS HIGH AS POSSIBLE FROM BUILDING STRUCTURE, CONDUITS, PIPES, CEILINGS OR ANY OTHER ITEMS SHALL NOT BE HUNG FROM DUCTWORK. PROVIDE ALL FITTINGS ELBOWS, DAMPERS, OFF-SETS, ETC. FOR COMPLETE DUCTWORK INSTALLATION. ALL ELBOWS SHALL BE GORED RADIUS ELBOWS (PLEATED NOT ALLOWED) UNLESS SQUARE ELBOWS ARE SHOWN ON PLANS. ALL SQUARE ELBOWS SHALL HAVE TURNING VANES.
25. VOLUME DAMPERS SHALL BE INSTALLED AS SHOWN ON PLANS, AND AT ALL BRANCH TAKE-OFFS.
26. ALL DUCTWORK SHALL BE SEALED USING IRON GRIP (NO SUBSTITUTIONS) AND SHALL MEET THE MICHIGAN UNIFORM ENERGY CODE (ASHRAE 90.1-2007) DUCT SEAL LEVEL "A" (TABLE 6.4.4.2A). SEAL LEVEL "A" SHALL BE USED FOR ALL DUCT TYPES AND PRESSURE CLASSES.
27. ALL DUCTWORK SHALL BE INSULATED PER ASHRAE 90.1-2013 TABLE 6.8.2B. FOR CONCEALED DUCTWORK, AT A MINIMUM PROVIDE 1½" THICK FLEXIBLE FIBERGLASS BLANKET WITH FIRE/SMOKE SPREAD RATING OF 25/50 OR BETTER. SECURED TO DUCTWORK WITH BENJAMIN FOSTER .85 20# ADHESIVE AND 1/2" PUSH PINS EVERY 12" ON-CENTER. FOR DUCTWORK IN MECHANICAL ROOMS USE RIGID, FOIL-FACED, FIBERGLASS INSULATION, 1" THICK, 2LB. EXTERIOR DUCTWORK SHALL BE INSULATED AND HAVE A PVC WRAP.
28. USE PVC COATED GALVANIZED STEEL FOR UNDERGROUND DUCTS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. REPAIR DAMAGE TO PVC COATINGS WITH MANUFACTURER'S RECOMMENDED MATERIALS. DUCTS IN CONCRETE SLABS SHALL BE ROUND AND ENCASED IN AT LEAST 2" OF CONCRETE. USE A VIBRATOR TO FILL VOIDS IN CONCRETE. SLOPE ALL UNDERGROUND DUCT BACK TOWARD UNIT. PROVIDE DUCT ACCESS DOOR.
29. FLEXIBLE DUCT CONNECTIONS SHALL BE MADE BY APPLYING DUCT SEALER TO INSIDE OF FLEXIBLE DUCT AND OUTSIDE OF HARD DUCT COLLAR. ADHESIVE SHALL BE CHEMICALLY COMPATIBLE WITH MATERIALS IN CONTACT WITH IT. THE ENDS OF DUCTS SHALL BE TRIMMED SQUARELY PRIOR TO INSTALLATION. COLLARS AND SLEEVES SHALL BE INSERTED INTO FLEXIBLE DUCT A MINIMUM OF 1" BEFORE FASTENING. SLIDE FLEX DUCT OVER COLLAR AND TAPE WITH THREE WRAPS OF DUCT TAPE AROUND JOINT AND SEAL WITH STAINLESS STEEL CLAMPS OVER OUTSIDE OF TAPE.
 - A. HIGH PRESSURE: INSTALL AT INLET CONNECTIONS OF TERMINAL UNITS. MAXIMUM DEVELOPED LENGTH OF FLEX DUCT SHALL BE 3'-0". USE METAL DUCTS AND FITTINGS TO REACH WITHIN 3'-0" OF TERMINAL UNIT.
 - B. LOW PRESSURE: INSTALL WHERE INDICATED ON DRAWINGS AND BE A MAXIMUM OF 5'-0" IN LENGTH. USE METAL DUCT AND FITTINGS TO REACH WITHIN 5'-0" OF DIFFUSER.
30. FLEXIBLE DUCTS SHALL BE USED FOR ALIGNMENT PURPOSES ONLY. MAXIMUM OFFSET 1" PER FOOT LENGTH. NO ELBOWS USING FLEXIBLE DUCTS WILL BE ALLOWED. DUCTS SHOULD NOT BE COMPRESSED. THE SPECIFICATIONS HEREIN, SHALL NOT SUPERSEDE THE APPLICATION CONTINGENCIES DICTATED BY THE FLEXIBLE DUCT MANUFACTURER IF THOSE ARE MORE STRINGENT.
31. ALL PIPING TO BE INSTALLED PERPENDICULAR TO STRUCTURE LINES UNLESS OTHERWISE NOTED ON DRAWINGS. ALL PIPING TO BE NEATLY SPACED WITH RISERS AND DROPS PLUMB AND TRUE. MINIMUM SPACING SHALL HAVE 1" CLEAR BETWEEN PIPING (INCLUDING FITTINGS) AFTER INSULATION. PIPING SHALL NOT OBSTRUCT ACCESS TO EQUIPMENT, VALVES, FILTERS, ETC.
32. ALL PIPING TO BE INSTALLED CONCEALED EXCEPT WHERE NOTED ON PLANS. DO NOT INSTALL PIPING BELOW SLABS EXCEPT WHERE NOTED ON PLANS. DO NOT CONCEAL PIPING UNTIL INSPECTED AND TESTED. PNEUMATIC TESTING OF ALL PIPING IS REQUIRED.
33. ALL PIPINGS THAT PENETRATES CONCRETE SLABS OR MASONRY WALLS SHALL BE PROVIDED WITH A PIPE SLEEVE WITH AN I.D. MINIMUM 1" LARGER THAN O.D. OF PIPE. SLEEVES SHALL PROTRUDE 2" AFF AND FLUSH WITH WALL SURFACE. IF PIPE SLEEVES ARE NOT POURED-IN-PLACE, GROUT SECURELY TO WALL OR SLAB. SEAL SPACE BETWEEN PIPE AND SLEEVE. USE FIRE RATED SEALANT WHERE REQUIRED.
34. PROVIDE ALL PIPING OFF-SETS AS REQUIRED FOR COORDINATION WITH STRUCTURE, DUCTWORK, CONDUITS, ETC.
35. INSTALL PIPE ANCHORS WHERE REQUIRED OR AS SHOWN ON PLANS. INSTALL PIPE ROLLERS WHERE REQUIRED OR SHOWN ON PLANS. INSTALL GUIDES AT ALL EXPANSION JOINTS, EXPANSION LOOPS OR WHERE REQUIRED.
36. FLEXIBLE CONNECTORS, EXPANSION AND VIBRATION CONTROL DEVICES AND FITTING SHALL BE OF AN APPROVED TYPE.
37. ALL PIPING, VALVES AND HYDRAONIC EQUIPMENT SHALL BE LABELED WITH ENGRAVED TAGS OR PLACARDS WITH LETTERING ONE INCH(1") TALL (MINIMUM).
38. CLOSE NIPPLES SHALL NOT BE PERMITTED. USE ONLY SHOULDER NIPPLES.
39. REDUCERS FOR PUMPS OR CONTROL VALVES SHALL BE INSTALLED ABUTTING THE INLET/OUTLET OF THE VALVE OR PUMP.
40. USE ECCENTRIC REDUCING FITTINGS OR COUPLINGS WHERE REQUIRED TO PREVENT THE POCKETING OF LIQUIDS.
41. PROVIDE UNION OR FLANGE AT PIPE CONNECTIONS TO COILS, EQUIPMENT, ETC. AND AT LOCATIONS SHOWN ON PLANS OR IN DETAILS. PROVIDE UNION OR FLANGE BETWEEN EQUIPMENT AND CONTROL VALVES.
42. PROVIDE PEETS PLUGS (PT PLUGS) AT THE INLET AND OUTLET OF ALL HYDRONIC EQUIPMENT WHERE THERMOMETERS ARE NOT SHOWN.
43. PROVIDE DIELECTRIC UNIONS BETWEEN FERROUS AND NON FERROUS PIPE AND FITTINGS.
44. PIPE INSULATION SHALL BE PER ASHRAE 90.1-2013. MINIMUM 1" FIBERGLASS INSULATION (2LB, FIRE/SMOKE 25/50) ON ALL HYDRONIC PIPING. STEAM HEATING PIPING SYSTEM SYSTEMS WITH 1½" THICK FIBERGLASS INSULATION (1½" DIAMETER AND UNDER) OR 2" THICK (OVER 1½" DIAMETER). 251°-350° FLUID TEMPERATURE: INSULATE STEAM HEATING PIPING SYSTEM SYSTEMS WITH 2½" THICK FIBERGLASS INSULATION (1½" DIAMETER AND UNDER) OR 3" THICK (OVER 1½" DIAMETER). 140°-200° FLUID TEMPERATURE: INSULATE CONDENSATE HEATING PIPING SYSTEMS WITH 1" THICK FIBERGLASS INSULATION (4" DIAMETER AND UNDER). 201°-250° FLUID TEMPERATURE: INSULATE CONDENSATE HEATING PIPING SYSTEM WITH 1½" THICK FIBERGLASS INSULATION (1½" DIAMETER AND UNDER) OR 2" THICK (OVER 1½" DIAMETER).
45. THERMOSTATS SHALL BE INSTALLED AS SHOWN ON PLANS. TYPICAL HEIGHT FOR MOUNTING SHALL BE 48" AFF TO BOTTOM OF T-STAT. UNLESS OTHERWISE NOTED. DO NOT INSTALL T-STAT WITHIN TWO(2) FEET OF DIMMING LIGHT SWITCH. INDICATED SHALL BE MEASURED AND BALANCED TO WITHIN 10% OF THE FLOW VALUES INDICATED ON THE DRAWINGS. FAN RPMs, AND VOLUME DAMPERS SHALL BE ADJUSTED AS REQUIRED TO ACHIEVE FLOW BALANCE. NEBB OR AABC CERTIFIED BALANCE REPORTS SHALL BE SUBMITTED TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. THE COST OF THE BALANCING SHALL BE INCLUDED IN THE MECHANICAL CONTRACTOR BID.
46. ALL AUTOMATIC TEMPERATURE CONTROLS ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
47. CONTRACTOR SHALL NOT CUT, DRILL OR POWDER NAIL INTO ANY EXISTING OR NEW STRUCTURAL MEMBER OR ASSEMBLY WITHOUT PRIOR WRITTEN AUTHORIZATION FROM A LICENSED STRUCTURAL ENGINEER AND THE BUILDING OWNER. THIS INCLUDES CORE DRILLING ANY CONCRETE WALL OR FLOOR SLAB.
48. ALL MECHANICAL EQUIPMENT SHALL BE HUNG OR SUPPORTED WITH VIBRATION ISOLATING HANGERS OR PADS. NO VIBRATION SHALL BE TRANSMITTED TO THE STRUCTURE.
49. COMBUSTION AIR INTAKE AND EXHAUST FLUES SHALL HAVE 10'-0" HORIZONTAL OR 3'-0" VERTICAL SEPARATION.
50. PROVIDE UL LISTED FIRE DAMPERS AT PENETRATIONS OF FIRE RATED WALLS AND CEILINGS.
51. A MANUFACTURER'S AUTHORIZED REPRESENTATIVE SHALL PROVIDE START-UP SUPERVISION AND TRAINING OF OWNER'S PERSONNEL IN THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT.
52. GAS PIPING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF NFPA 54 - NATIONAL FUEL GAS CODE AND INTERNATIONAL FUEL GAS CODE.
53. GAS PIPING ABOVE GRADE AND OUTSIDE THE BUILDING GAS PIPING IS TO BE PAINTED BLACK.
54. COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battie Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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PROJECT NAME
718 N BURDICK
PROJECT ADDRESS
718 N. BURDICK ST. KALAMAZOO, MI
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KYLE GULAU

ISSUE
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PROJECT NUMBER
2021.045

MECHANICAL SPECIFICATION

M100

GENERAL MECHANICAL NOTES

1. INSTALL ALL DUCTWORK PER SMACNA STANDARDS. USING METAL DUCT ADEQUATELY SUPPORTED TO AVOID DEFLECTION IN DUCT. WRAP ALL SUPPLY DUCTWORK WITH 1 1/2" 3/4 P.C.F. DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER, TAPE & SEAL ALL SEAMS, CUT-OUTS, & PENETRATIONS. INSULATE TOPS & NECKS OF ALL DIFFUSERS AND REGISTERS. PROVIDE EXPOSED SPIRAL UNINSULATED DUCT IN ALL CONDITIONED SPACES.
2. TEST AND BALANCE AIR DISTRIBUTION SYSTEM, PROVIDE BALANCE REPORT TO OWNER FOR REVIEW AT PROJECT COMPLETION.
3. RUN ALL DUCTS BELOW CEILING, UNLESS NOTED OTHERWISE
4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE REQUIRED CFM'S.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGRAMMATIC IN NATURE, THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
11. FINAL LOCATION OF ALL CEILING FEATURES TO BE COORDINATED WITH ALL TRADES.
12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
15. ANY MODEL NUMBERS OR MANUFACTURERS LISTED THROUGHOUT THE DRAWINGS ARE A BASIS OF DESIGN. THE CONTRACTOR MAY AT HIS OPTION PROVIDE AN "OR EQUAL" MANUFACTURER OR PRODUCT. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COST ADDITIONS REQUIRED TO THE SYSTEM SHOULD AN "OR EQUAL" MANUFACTURER BE SELECTED.
16. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL. RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
17. PROVIDE A GAS SHUTOFF VALVE. COMPLETE WITH DIRT LEG AT EACH PIECE OF GAS FIELD EQUIPMENT.
18. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAVE BEEN PROVIDED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
19. A CFM SCHEDULE IS TO BE PROVIDED WITH A LAYOUT OF DUCTWORK WHEN APPLYING FOR MECHANICAL PERMIT.

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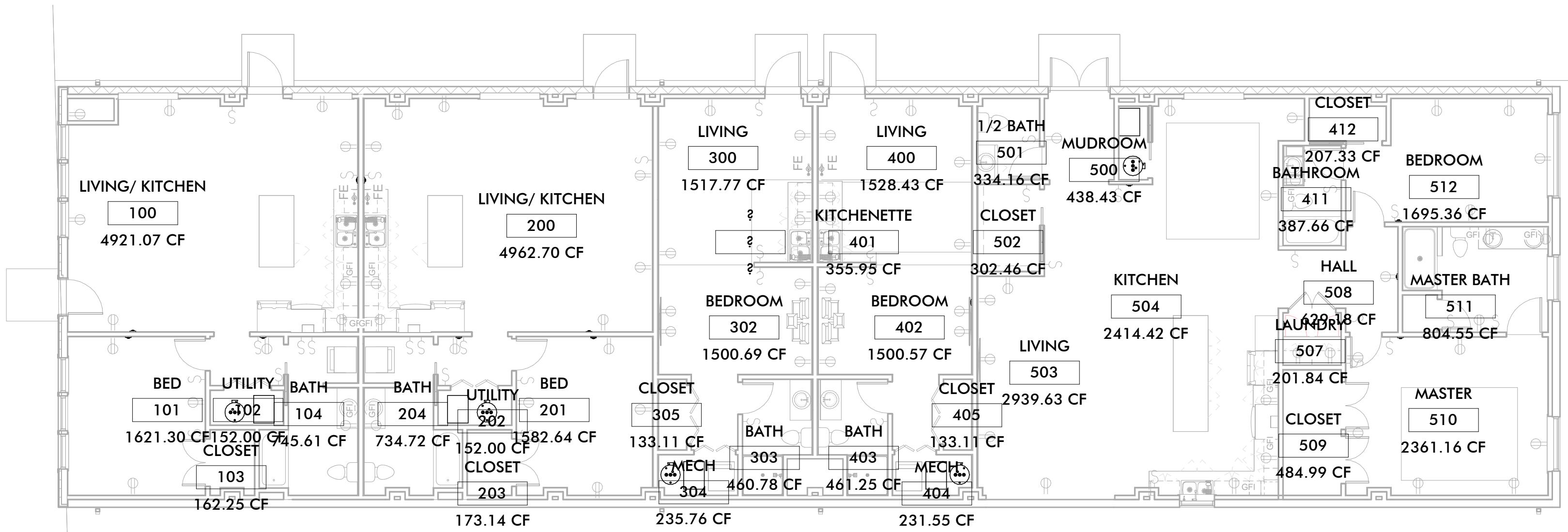
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MECHANICAL PLAN

M101



1 FIRST FLOOR MECHANICAL PLAN
M101 1/8" = 1'-0"

PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MH	MANHOLE
AFG	ABOVE FINISHED GRADE	MIN	MINIMUM
APD	AIR PRESSURE DROP	MTG	MOUNTING
BD	BALANCING DAMPER	MV	MANUAL AIR VENT
BF	BARRIER FREE	NC	NORMALLY CLOSED
BOD	BOTTOM OF DUCT ELEVATION	NFWH	NON-FREEZE WALL HYDRANT
BTUH	BRITISH THERMAL UNIT PER HOUR	NIC	NOT IN CONTRACT
BV	BALANCING VALVE	NO	NORMALLY OPEN
CB	CATCH BASIN	OA	OUTSIDE AIR
CBV	CALIBRATED BALANCING VALVE	OAI	OUTSIDE AIR INTAKE
CFH	CUBIC FEET PER HOUR	PD	PRESSURE DROP
CFM	CUBIC FEET PER MINUTE	PIV	POST INDICATOR VALVE
CH	CABINET HEATER	PRV	PRESSURE REDUCING VALVE
CI	CAST IRON	PR	PANEL RADIATION
CM	CEILING MOUNTED	PT	PRESSURE / TEMPERATURE TAPPING
CO	CLEAN OUT	RA	RETURN AIR
CV	CONTROL VALVE	RAV	RELIEF AIR VENT
CW	DOMESTIC COLD WATER	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	RH	RELATIVE HUMIDITY
DN	DOWN	RPM	REVOLUTIONS PER MINUTE
EA	EXHAUST AIR	RPPBP	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER
EAT	ENTERING AIR TEMPERATURE	RV	RELIEF VALVE
EDB	ENTERING DRY BULB	RW	RAW WATER (UNSOFTENED)
EF	EXHAUST FAN	SA	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE	SENS	SENSIBLE
EWB	ENTERING WET BULB	SH	SHOWER
EW	ELECTRIC WATER COOLER	SK	SINK
EWT	ENTERING WATER TEMPERATURE	SOV	SHUT-OFF VALVE
EXIST	EXISTING	SP	STATIC PRESSURE
FD	FLOOR DRAIN	TEMP	TEMPERATURE
FPM	FEET PER MINUTE	TOT	TOTAL
FR	FIN RADIATION	TR	TEMPERATURE RISE
HB	HOSE BIBB	TS	TIP SPEED
GPM	GALLONS PER MINUTE	TSP	TOTAL STATIC PRESSURE
HP	HORSE POWER	UH	UNIT HEATER
HW	DOMESTIC HOT WATER	UR	URINAL
HWR	DOMESTIC HOT WATER RETURN	VAV	VARIABLE AIR VOLUME BOX
IE	INVERT ELEVATION	V	VENT
LAT	LEAVING AIR TEMPERATURE	VEL	VELOCITY
LAV	LAVATORY	VIF	VERIFY IN FIELD
LDB	LEAVING DRY BULB	VTR	VENT THRU ROOF
LVR	LOUVER	W	WASTE
LWB	LEAVING WET BULB	WC	WATER CLOSET
LWT	LEAVING WATER TEMPERATURE	WPD	WATER PRESSURE DROP
MA	MIXED AIR		
MAT	MIXED AIR TEMPERATURE		
MAX	MAXIMUM		
MB	MOP BASIN		
MBH	BRITISH THERMAL UNIT PER HOUR (THOUSANDS)		

SYMBOLS

	AW	ACID WASTE		MVAC	MEDICAL VACUUM
	AWV	ACID WASTE VENT		O2	OUTSIDE STEM AND YOKE VALVE
		BALANCING VALVE			OXYGEN
		BUTTERFLY VALVE			PRESSURE GAUGE
		CALIBRATED BALANCING VALVE			PRESSURE REDUCING VALVE
		CAP			PRESSURE RELIEF VALVE
		CHECK VALVE		PHR	PRESSURE / TEMPERATURE TAPPING
	CR	CHILLER RETURN		PHS	PRIMARY HEATING HOT WATER RETURN
	CS	CHILLER SUPPLY		PC	PRIMARY HEATING HOT WATER SUPPLY
	CWR	CHILLED WATER RETURN			PUMPED CONDENSATE
	CWS	CHILLED WATER SUPPLY			REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
		COLD WATER (DOMESTIC)		SAN	SANITARY SEWER (ABOVE FLOOR)
	CA	COMPRESSED AIR		SAN	SANITARY SEWER (BELOW FLOOR)
	COND	CONDENSATE			SHUT-OFF VALVE
	CD	CONDENSATE DRAIN			SMOKE DAMPER
		CONTROL VALVE		SCW	SOFT COLD WATER
	CTR	COOLING TOWER RETURN		SHW	SOFT HOT WATER
	CTS	COOLING TOWER SUPPLY		SHWR	SOFT HOT WATER RETURN
		FIRE DAMPER (HORIZONTAL)			SPRING CHECK VALVE
		FIRE DAMPER (VERTICAL)		STM (#)	STEAM
		FIRE/SMOKE DAMPER		ST	STEAM TRAP
		FIRE PROTECTION		ST (OF)	STORM SEWER (ABOVE FLOOR)
		FLOW METER (PROBE TYPE)		ST	STORM SEWER (OVERFLOW SYSTEM)
		FLOW METER (WAFER TYPE)			STORM (BELOW FLOOR)
		FLOW SWITCH			STRAINER
	FD	FOOTING DRAIN		TS	TEMPERATURE SENSOR
	FOR	FUEL OIL RETURN		TW	TEPID WATER
	FOS	FUEL OIL SUPPLY		TWR	TEPID WATER RETURN
	G	GAS			THERMOMETER
		GAS COCK			THERMOSTAT
	HR	HEATING HOT WATER RETURN			THREE-WAY CONTROL VALVE
	HS	HEATING HOT WATER SUPPLY			THROTTLING VALVE
	HPR	HEAT PUMP RETURN			TRIPLE DUTY VALVE (ANGLE)
	HPS	HEAT PUMP SUPPLY			TRIPLE DUTY VALVE (STRAIGHT)
		HOT WATER RETURN (DOMESTIC)			UNION
		HOT WATER SUPPLY (DOMESTIC)		VAC	VACUUM
		HUMIDISTAT			VACUUM BREAKER
	MA	MEDICAL AIR		V	VENT

PLUMBING FIXTURES

WATER CLOSET (TANK TYPE) WC-1
WATER CLOSET (FLOOR MOUNTED): KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITEOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER, WITH ANTIMICROBIAL FINISH, WHITE IN COLOR; CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH. THE TOILET IS ASME A112.19.2/CSA B45.1 AND ADA COMPLIANT

SK-1
LAVATORIES (UNDERMOUNT): 17 1/4" X 13" VITREOUS CHINA, UNDERMOUNT, BARRIER FREE LAVATORY WITH OVERFLOW, WITHOUT FAUCET HOLES, WHITE IN COLOR. KOHLER VERTICAL, MODEL K-2882 OR EQUAL. FAUCET SHALL BE TIMEARROW MODEL TAF288S-MT, TWO HANDLE 8 INCH WIDESPREAD BATHROOM SINK, LESS POP-UP DRAIN. PROVIDE WITH CHROME PLATED FIXED DRAIN STRAINER WITH CHROME PLATED 1-1/4" TAILPIECE AND TRAP. COMPLETE WITH SUPPLIES AND STOPS.

SK-2
WATER HEATER WH-1
(140°F WATER TO KITCHEN EQUIP) BASED ON LOCHINVAR SHIELD GAS WATER HEATER, MODEL SNR201-100 115V/1/2, 90 GALLON, 199-999 BTUH INPUT, 233 GPH RECOVERY@100°F RISE, 305 GPH FIRST HOUR, 3"Ø AIR INLET AND 3"Ø VENT. PROVIDE WITH VENT TERMINATION KIT, CONDENSATION NEUTRALIZATION KIT, ELECTRICAL DATA: 120/1/60.

WATER HEATER WH-2
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL #PROE40TZRH9SEC2

WATER HEATER WH-3
RHEEM 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES: POINT-OF-USE MODEL #PROE201RHP0U

PUMP P-1, PUMP P-2
HOT WATER RETURN PUMP L BRONZE) BASED ON BELL AND GOSSETT, MODEL PL-30B, 3 GPM CAPACITY, 10 FT HEAD DISCHARGE, BRONZE, 1/12 HP, 2650 RPM, 1.4 FLA, 115V/1/60.

SUMP PUMP SP-1
BASED ON WEIL SUBMERSIBLE SEWAGE PUMP MODEL 1412, 50 GMP AT 11" TOTAL DISCHARGE HEAD, 1750 RPM, .5 HP, 5.63" IMPELLER, SINGLE SEAL, 1 1/2" DISCHARGE, 3/4" MAX. SOLID SIZE, SERVES ELEVATOR PIT. 115/1/60. REFER TO DETAIL ON SHEET P100 FOR ADDITIONAL ACCESSORIES (FLOAT SWITCHES, 24" DIA. BASIN, 28" DIA. BASIN COVER, CONTROL PANEL, ETC.)

PLUMBING NOTES

- FITTINGS, TRIM, AND ACCESSORIES
- A. TOILET SEATS: ELONGATED, SOLID WHITE PLASTIC WITH MOLDED-IN BUMPERS, CLOSED BACK/OPEN FRONT, LESS COVER, AND HAVING BRASS CHECK HINGE.
 - B. SUPPLIES AND STOPS FOR LAVATORIES AND SINKS: POLISHED CHROME-PLATED, LOOSE-KEYED ANGLE STOP HAVING 1/2" INLET AND 3/8" O.D. X 12" LONG CHROME-PLATED BRASS TUBING OUTLET, AND WALL FLANGE AND ESCUTCHEON.
 - C. TRAPS: BRASS, CHROME PLATED ADJUSTABLE "P" TRAP WITH CLEANOUT AND WASTE TO WALL WITH ESCUTCHEON.
 - D. THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS: CONFORM TO ASSE STANDARD 1070 WITH HIGH LIMIT SET AT 110°F WITH CHECKSTOPS ON INLETS. WATTS SERIES USG-B UNDER SINK GUARDIAN OR EQUAL.
 - E. BARRIER-FREE LAVATORY TRAP WRAP: PROVIDE ADA-CONFORMING, WHEELCHAIR ACCESSIBLE LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLY PROTECTIVE PIPE COVER. COVER SHALL BE SECURED WITH SNAP-CLIP FLUSH REUSABLE FASTENERS. ANGLE STOP SHALL HAVE LOCK-LID LOCKING ACCESS COVERS. TRUE-BRO LAV GUARD OR EQUAL.
 - F. IN LOCATIONS WHERE ARCHITECT IS PROVIDING A BELOW COUNTER BARRIER-FREE COUNTERTOP BASIN SHIELD, PROVIDE OFFSET TAILPIECE TO ALLOW FOR INSTALLATION OF ARCHITECTURAL SHIELD / AVOID CONFLICT WITH SINK TAILPIECE. ELKAY LKAD/LKAD18 OR EQUAL.

- INSTALLATION
- A. INSTALL PLUMBING FIXTURES LEVEL AND PLUMB, IN ACCORDANCE WITH FIXTURE MANUFACTURER'S WRITTEN INSTRUCTIONS, ROUGH-IN DRAWINGS, AND PERTINENT CODES AND REGULATIONS, THE ORIGINAL DESIGN, AND THE REFERENCED STANDARDS.
 - B. COMPLY WITH THE INSTALLATION REQUIREMENTS OF REQUIRED CODES AND STANDARDS WITH RESPECT TO BARRIER-FREE PLUMBING FIXTURES. COORDINATE WITH GRAB BAR INSTALLATIONS.
 - C. INSTALL COUNTER TOP MOUNTED SINKS AS FAR FORWARD AS POSSIBLE WITHIN COUNTER TOP.
 - D. FASTEN PLUMBING FIXTURES SECURELY TO SUPPORTS OR BUILDING STRUCTURE. SECURE SUPPLIES BEHIND OR WITHIN WALL CONSTRUCTION TO PROVIDE RIGID INSTALLATION.
 - E. INSTALL A STOP VALVE IN AN ACCESSIBLE LOCATION IN THE WATER CONNECTION TO EACH FIXTURE.
 - F. INSTALL ESCUTCHEONS AT EACH WALL, FLOOR, AND CEILING PENETRATION IN EXPOSED FINISHED LOCATIONS AND WITHIN CABINETS AND MILLWORK.
 - G. SEAL FIXTURES TO WALLS AND FLOORS USING SILICONE SEALANT, MATCH SEALANT COLOR TO FIXTURE COLOR.
 - H. INSTALL FLUSH VALVES FOR WATER CLOSETS IN OFF-SET TYPE BARRIER-FREE STALLS WITH HANDLES ON WIDE SIDE OF STALL
 - I. INSTALL THERMOSTATIC MIXING VALVE FOR INDIVIDUAL LAVS OR SINKS BENEATH FIXTURE, IN A VISUALLY CONCEALED LOCATION

ROUGH-IN SCHEDULE
LINE SIZES INDICATED BELOW ARE RUN-OUT SIZES, REDUCE SIZE AS REQUIRED AT CONNECTION TO FIXTURE. MAIN LINES SHALL BE INSTALLED AS INDICATED ON DRAWINGS.

FIXTURE	HOT WATER	COLD WATER	WASTE	VENT
LAVATORY	1/2"	1/2"	2"	2"
SINK	1/2"	1/2"	1 1/2"	2"
WATER CLOSET TANK	-	1/2"	4"	2"
MOP BASIN	3/4"	3/4"	3"	1 1/2"
NON-FREEZE HYDRANT	-	3/4"	-	-
HOSE BIBB	-	3/4"	-	-

MOUNTING HEIGHTS SCHEDULE
MOUNT PLUMBING FIXTURES AS SCHEDULED BELOW.

FIXTURE	MOUNTING HEIGHT
LAVATORY	31" FLOOR TO RIM
SINK	36" FLOOR TO RIM
BARRIER-FREE LAVATORIES AND SINK	REFER TO ARCH. DRAWINGS FOR EXACT LOCATION AND HEIGHTS (MAX 34" A.F.F. TO RIM)
BARRIER FREE WATER CLOSET	17" FLOOR TO TOP OF SEAT 27" FLOOR TO BOTTOM EDGE OF FRONT APRON
BARRIER FREE FLUSH VALVES	44" MAX HANDLE TO FLOOR
SHOWER HEAD	72" FLOOR TO HEAD
BARRIER FREE SHOWER CONTROLS	MIN. 38" ABOVE FLOOR, MAX 48" ABOVE FLOOR
BARRIER FREE SHOWER SPRAY UNIT	BOTTOM MAX 48" ABOVE FLOOR TOP MIN. 72" ABOVE FLOOR
SLIDE BAR	

***SEE MOUNTING HEIGHTS + ABBREVIATIONS SHEET FOR VISUALS**

- PLUMBING SPECIALTIES
- A. CALIBRATED BALANCING VALVES: PROVIDE AS INDICATED. CALIBRATED BALANCE VALVES EQUIPPED WITH VALVES ON READOUT PORTS TO FACILITATE CONNECTING OF DIFFERENTIAL PRESSURE METER TO BALANCE VALVES. READOUT VALVES SHALL HAVE 1/4" NPT CONNECTION FOR METERS. PROVIDE CALIBRATED NAMEPLATE TO INDICATED DEGREE OF CLOSURE OF ORIFICE. CONSTRUCT BALANCING VALVE WITH INTERNAL SEALS TO PREVENT LEAKAGE AROUND ROTATING ELEMENT. VALVES TO HAVE MEMORY STOP FEATURE TO ALLOW VALVE TO BE CLOSED AND THEN REOPENED TO SET POINT WITHOUT DISTURBING BALANCING POSITION. PROVIDE BALANCE VALVES WITH PERFORMED POLYURETHANE INSULATION SUITABLE FOR USE ON DOMESTIC HOT WATER SYSTEMS, AND TO PROTECT BALANCE VALVES DURING EQUIPMENT, BELL & GOSSETT "CIRCUIT SETTER" APOLLO VALVES OR EQUAL.
 - B. RECESSED NONFREEZE WALL HYDRANTS: CAST-BRONZE BOX, WITH TEE HANDLE KEY, VACUUM BREAKER, HINGED LOCKING COVER, 3/4" IN INLET, AND HOSE OUTLET. PROVIDE BRONZE CASING OF SUITABLE LENGTH TO HAVE VALVE BODY INSIDE BUILDING, NOT WITHIN EXTERIOR WALL. "WOODFORD" MODEL B67, "CONBRACO" OR EQUAL.
 - C. BACKFLOW PREVENTER: REDUCED-PRESSURE-PRINCIPLE ASSEMBLY CONSISTING OF SHUTOFF VALVES ON INLET AND OUTLET AND STRAINER ON INLET. ASSEMBLIES SHALL INCLUDE TEST COCKS, AIR GAP DRAIN FITTING AND PRESSURE-DIFFERENTIAL RELIEF VALVE LOCATED BETWEEN 2 POSITIVE SEATING CHECK VALVES AND COMPLY WITH REQUIREMENTS OF ASSE STANDARD 1013. PRESSURE DROP THROUGH ASSEMBLY SHALL NOT EXCEED 12 PSIG. "WATTS" NO. 909 SERIES, FEBCO, APOLLO VALVES.

GENERAL PLUMBING NOTES

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
- 2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- 3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
- 4. COMPLETED SYSTEMS SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO A/E.
- 5. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
- 6. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
- 7. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
- 8. ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
- 9. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
- 10. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
- 11. FINAL LOCATION OF ALL CEILING FEATURES NEEDS TO BE COORDINATED WITH ALL TRADES.
- 12. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
- 13. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
- 14. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
- 15. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL SITE LOCATIONS.
- 16. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
- 17. SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
- 18. PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
- 19. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
- 20. DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM B 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
- 21. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
- 22. DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
- 23. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
- 24. PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
- 25. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
- 26. AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
- 27. INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR. ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
- 28. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
- 29. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
- 30. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battie Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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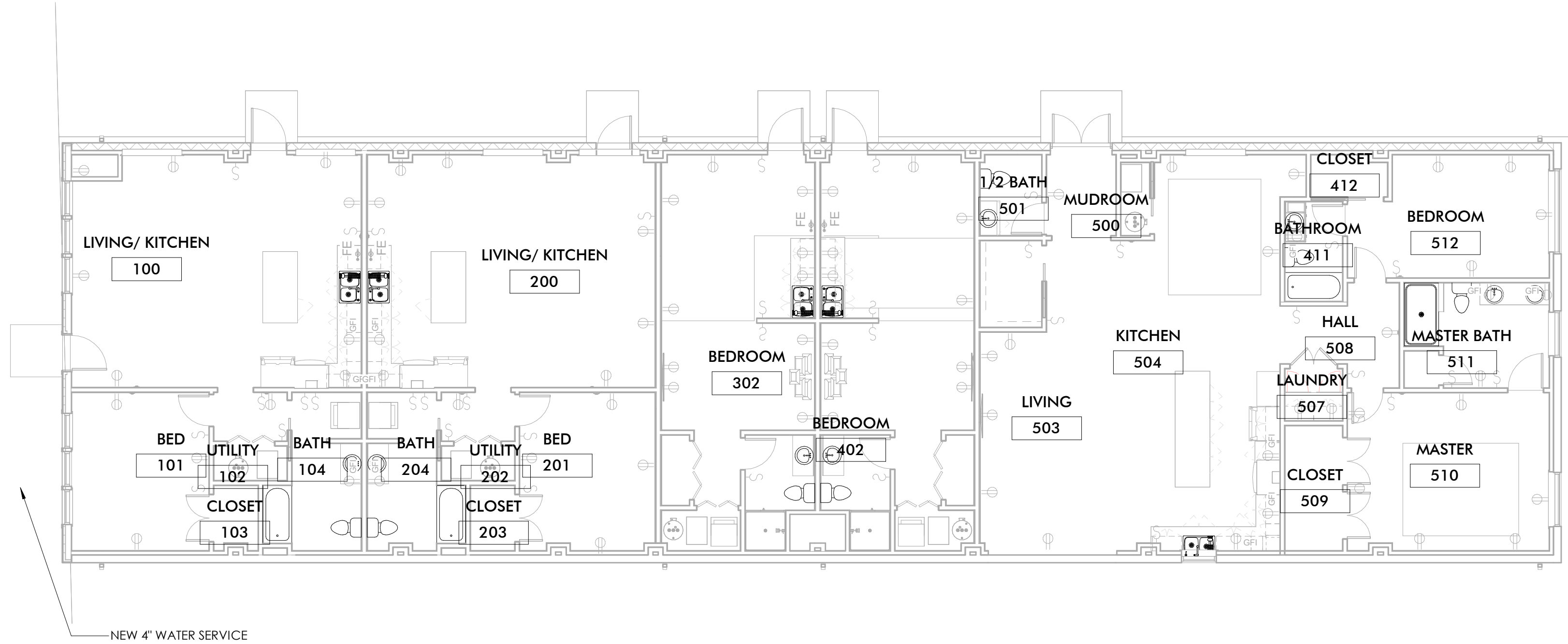
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PLUMBING NOTES

P100



1 FIRST FLOOR PLUMBING PLAN
P101 1/8" = 1'-0"

PLUMBING FIXTURES

WATER CLOSET (TANK TYPE) WC-1
WATER CLOSET (FLOOR MOUNTED); KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITECIOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER WITH ANTIMICROBIAL FINISH, WHITE IN COLOR, CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH, THE TOILET IS ASME A112.19.2/CSA B45.1 AND ADA COMPLIANT

SK-1
LAVATORIES (UNDERMOUNT): 17 1/2" X 13" VITREOUS CHINA, UNDERMOUNT, BARRIER FREE LAVATORY WITH OVERFLOW, WITHOUT FAUCET HOLES, WHITE IN COLOR, KOHLER VERTICAL, MODEL K-2882 OR EQUAL. FAUCET SHALL BE TIMEARROW MODEL TAF288S-MT, TWO HANDLE 8 INCH WIDESPREAD BATHROOM SINK, LESS POP-UP DRAIN, PROVIDE WITH CHROME PLATED FIXED DRAIN STRAINER WITH CHROME PLATED 1-1/4" TAILPIECE AND TRAP, COMPLETE WITH SUPPLIES AND STOPS.

SK-2

WATER HEATER WH-1
(140°F WATER TO KITCHEN EQUIP) BASED ON LOCHINVAR SHIELD GAS WATER HEATER, MODEL SNR201-100 115V/1Ø, 90 GALLON, 199,999 BTUH INPUT, 233 GPH RECOVERY@100°F RISE, 305 GPH FIRST HOUR, 3"Ø AIR INLET AND 3"Ø VENT, PROVIDE WITH VENT TERMINATION KIT, CONDENSATION NEUTRALIZATION KIT, ELECTRICAL DATA: 120/1/60.

WATER HEATER WH-2
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL #PROPE40T2RH9SEC2

WATER HEATER WH-3
RHEEM 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES: POINT-OF-USE MODEL #PROE201RHPOU

PUMP P-1, PUMP P-2
HOT WATER RETURN PUMP (L BRONZE) BASED ON BELL AND GOSSETT, MODEL PL-308, 3 GPM CAPACITY, 10 FT HEAD DISCHARGE, BRONZE, 1/12 HP, 2650 RPM, 1.4 FLA, 115V/1/60.

SUMP PUMP SP-1
BASED ON WEIL SUBMERSIBLE SEWAGE PUMP MODEL 1412, 50 GMP AT 11' TOTAL DISCHARGE HEAD, 1750 RPM, .5 HP, 5.63" IMPELLER, SINGLE SEAL, 1 1/2" DISCHARGE, 3/4" MAX. SOLID SIZE, SERVES ELEVATOR PIT, 115/1/60, REFER TO DETAIL ON SHEET P100 FOR ADDITIONAL ACCESSORIES (FLOAT SWITCHES, 24" DIA. BASIN, 28" DIA. BASIN COVER, CONTROL PANEL, ETC.)

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PLUMBING PLAN
P101

FIRE SUPPRESSION NOTES

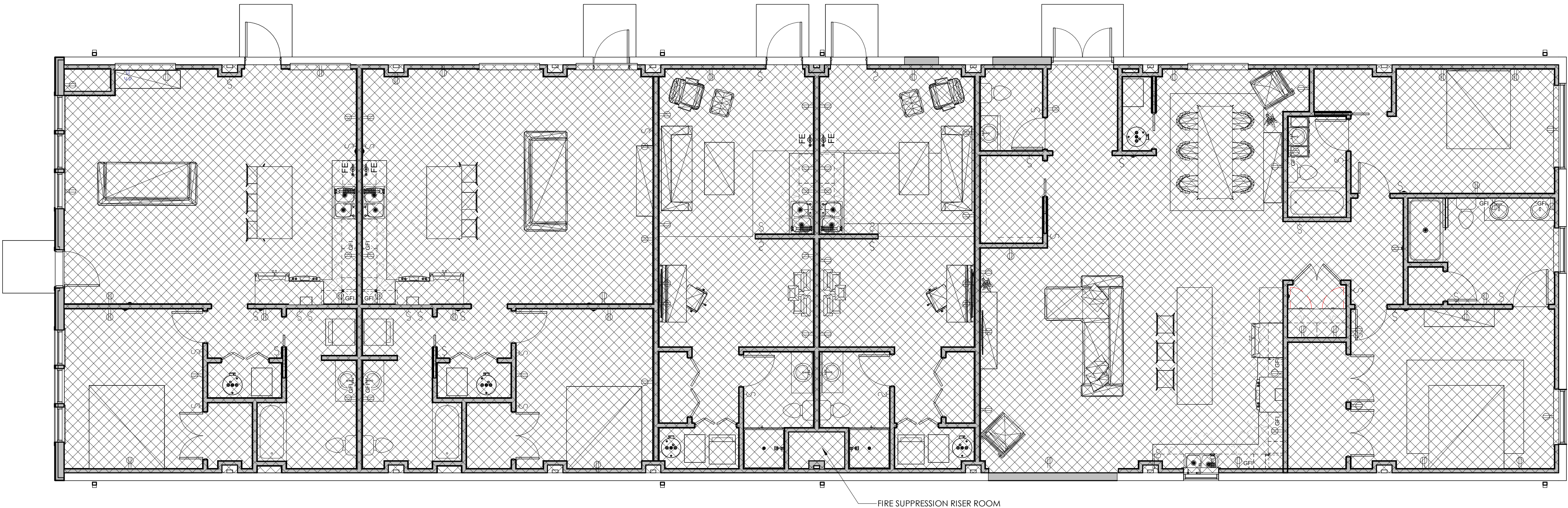
1. FIRE SUPPRESSION PROVIDER TO PROVIDE A COMPLETELY SPRINKLED BUILDING (LIGHT HAZARD). THE FIRE SUPPRESSION SYSTEM IS TO BE DESIGNED PER THE FP #13, STATE FIRE MARSHAL, AND REQUIREMENTS OF THE LOCAL JURISDICTION.
2. THE REVISED SYSTEM IS TO REMAIN A WET SYSTEM.
3. SPRINKLER HEADS TO BE QUICK RESPONSE.
4. ALL SPRINKLER HEADS TO BE CONCEALED WITH CHROME COVER PLANTS, 155 DEGREES, 1/2" ORIFICE.
5. EXPOSED AREAS ARE TO HAVE BRASS UPRIGHT HEADS.
6. EXISTING CONDITIONS TO BE FIELD VERIFIED.
7. COORDINATE FIRE SUPPRESSION LINES WITH LIGHTS, DUCTS, CEILINGS, BULKHEADS, ETC.
8. REVIEW FIRE PROTECTION REQUIREMENTS WITH INSURANCE COMPANY.
9. THROUGH THE PERMITTING PROCESS THE FIRE SUPPRESSION SYSTEM WILL BE INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
10. SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND LOCAL JURISDICTION FOR REVIEW BEFORE PURCHASING AND INSTALLING EQUIPMENT.

FIRE SUPPRESSION/ALARM LEGEND

SYM	DESCRIPTION	HEIGHT
	DUCT TYPE SMOKE DETECTOR	
	DUCT DETECTOR TEST STATION	48"
	FIRE ALARM AUDIO/VISUAL	84"
	FIRE ALARM BELL	84"
	FIRE ALARM PULL STATION	48"
	FIRE ALARM VISUAL DEVICE	84"
	FLOW SWITCH	
	HEAT DETECTOR	
	SMOKE DETECTOR	
	TAMPER SWITCH	
	FIRE EXTINGUISHER	
	FIRE SUPPRESSION AREA	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.

11. IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE, OR THE ENCLOSURE SPECIFIED IN SECTION 803.2.1, SHALL NOT BE REQUIRED IN THE FOLLOWING LOCATIONS:
- 11.1 VERTICAL OPENINGS NOT EXCEEDING TWO STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR.
- 11.2 BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.



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CLIENT
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FIRE SUPPRESSION AND ALARM PLAN
AND NOTES

FP101

ELECTRICAL SPECIFICATIONS

1. PROVIDE COMPLETE AND ADEQUATE TEMPORARY POWER AND LIGHTS DURING CONSTRUCTION USING APPROVED LAMPHOLDERS AND GFCI CIRCUITING. MAINTAIN ALL LAMPS AS REQUIRED. REMOVE TEMPORARY AT PROJECT COMPLETION.
2. ELECTRICAL SERVICE COORDINATION WITH THE LOCAL UTILITY COMPANY IS TO BE BY THE ELECTRICAL CONTRACTOR. THIS INCLUDES, PERMITS, LOAD CALCULATION INFORMATION, RACEWAY, TRANSFORMER AND METER LOCATIONS AND REQUIREMENTS.
3. CUTTING AND PATCHING FOR ELECTRICAL ITEMS BY ELECTRICAL CONTRACTOR.
4. TRENCHING UNDER PAVED AREAS TO BE BACKFILLED WITH SAND AND COMPACTED.
5. ALL WIRING TO BE COPPER. ALL WIRING ABOVE 50 VOLTS TO BE IN CONDUIT UNLESS NOTED OTHERWISE. PROPER WIRE TYPE AND SIZE AND CONDUIT SIZE IS REQUIRED FOR BRANCH CIRCUITS.
6. ALL BRANCH CIRCUITS, FEEDERS AND HOMERUNS TO BE IN CONDUIT. LOCATE ABOVE CEILINGS WHEREVER POSSIBLE. MAKE SURE THAT EXPOSED CABLE IS RATED FOR THE ENVIRONMENT THAT IT IS IN.
8. PROVIDE UPDATED TYPEWRITTEN DIRECTORIES ON ALL PANELS. LABEL ALL DISCONNECTS AND PANELS.
9. ANY ELECTRICAL EQUIPMENT THAT GETS MOUNTED TO THE FLOOR OR ON GRADE OUTSIDE, INCLUDING BUT NOT LIMITED TO: UTILITY TRANSFORMERS, ARE TO BE INSTALLED ON A 4" THICK CONCRFFORIOUSEKEEPING PAD. OUTDOOR PADS, PROVIDE PROPER SLOPE FOR DRAINAGE.
10. EXPOSED CONDUIT TO RUN PARALLEL WITH STRUCTURE AND SECURELY ATTACHED TO BUILDING STRUCTURE.
11. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTALS PRIOR TO ORDERING EQUIPMENT FOR LIGHTING, SWITCHGEAR, SPECIAL EQUIPMENT, ETC.
12. UNLESS NOTED OTHERWISE, ALL DEVICE ELEVATIONS REFER TO CENTER OF OUTLET BOX. ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLET LOCATIONS WITH OTHER TRADES. MINIMUM OF 18" ABOVE FINISHED FLOOR TO MEET BARRIER FREE REQUIREMENTS.
13. SHARING NEUTRALS BETWEEN CIRCUITS IS NOT PERMITTED.
14. LOW VOLTAGE TEMPERATURE CONTROL BY OTHERS.
15. PROVIDE GFI ELECTRICAL CONNECTION TO ALL DRINKING FOUNTAINS.
16. REFER TO MECHANICAL DRAWINGS FOR ELECTRICAL DATA PERTAINING TO ALL MECHANICAL EQUIPMENT. VERIFY ACTUAL REQUIREMENTS WITH EQUIPMENT ORDERED AND MAKE ADJUSTMENTS ACCORDINGLY. LOCATIONS SHOWN ARE APPROXIMATE. FIELD VERIFY.
17. ELECTRICAL CONTRACTOR SHALL REFER TO ALL MECHANICAL DIVISION SPECIFICATIONS, HVAC PLANS AND PLUMBING PLANS FOR ADDITIONAL ELECTRICAL WORK AND REQUIREMENTS.
18. PROVIDE A DUCT DETECTOR FOR THE RETURN AND SUPPLY OF AIR HANDLING UNITS. CONNECT TO SHUT DOWN THE UNIT UPON ALARM. INSTALLATION MUST COMPLY WITH N.F.P.A. -90A.
19. FIRE ALARM SYSTEM TO BE INSTALLED BY QUALIFIED INSTALLER. ALL NECESSARY CERTIFICATIONS TO BE TAKEN CARE OF BY ELECTRICAL CONTRACTOR. E.C. TO COORDINATE LOCATIONS OF ALL FIRE ALARM DEVICES, WITH OWNER AND OTHER TRADES, PRIOR TO ROUGH-IN. DEVICES TO BE LOCATED AND MEET NFPA 72 REQUIREMENTS.
20. PROVIDE A CONNECTION FOR ALL EQUIPMENT IN KITCHEN AND BREWERY. COORDINATE WITH SUPPLIERS.
21. ALL EMERGENCY SYSTEM WIRING SHALL BE IN A SEPARATE RACEWAY IN ACCORDANCE WITH ARTICLE 700 OF N.E.C.
22. WIRING IN AREA SEPARATION WALLS TO COMPLY WITH ARTICLE 300-22 OF THE N.E.C.
23. PROVIDE FIRESTOPPING AT ALL REQUIRED PENETRATIONS.
24. BACK-TO-BACK OUTLETS CANNOT BE IN THE SAME STUD CAVITY IN RATED WALLS. 8" MINIMUM SPACING REQUIRED.
25. SLEEVE ELECTRICAL PENETRATIONS FROM FERROUS SLEEVES AND ALL AREA SEPARATION WALLS.
26. AN ELECTRICAL PERMIT SHALL BE ACQUIRED BY A STATE LICENSED ELECTRICAL CONTRACTOR.
27. PROVIDE GROUNDING AS PER N.E.C. SECTION 250.
28. ALL ELECTRICAL WORK IS SUBJECT TO FIELD REVIEW BY THE ELECTRICAL INSPECTOR AND THE PROJECT ENGINEER.
29. PROVIDE PROPER WORKING CLEARANCES AT ALL ELECTRICAL EQUIPMENT.
30. MAXIMUM OF SIX (6) DUPLEX OUTLETS PER 20 AMP CIRCUIT UNLESS NOTED OTHERWISE.
31. ALL WORK TO COMPLY WITH THE LATEST ADOPTED VERSION OF NFPA 70, NFPA 70E, NFPA 72, NFPA 101, INCLUDING ANY SUPPLEMENTAL STATE AND LOCAL CODES.
32. PROVIDE ACCESS PANELS, AS REQUIRED, TO MAINTAIN ACCESS TO NEW OR EXISTING JUNCTION BOXES, CONDUIT BODIES (OR SIMILAR ENCLOSURES) BEHIND WALLS, FLOORS OR CEILINGS THAT ARE NOT ACCESSIBLE.
33. DO NOT LAY WIRES, FLEX, ETC. ON CEILING TILE.
34. WHERE A FLOOR COVERING OR FINAL FLOOR FINISH IS OTHER THAN CARPET OR VINYL TILE, CONDUIT SHALL NOT BE RUN WITHIN CONCRETE SLABS. 1" OF CONCRETE OVER THE TOP OF CONDUITS AND SLABS MUST BE MAINTAINED. 1-1/2" OVER IS PREFERRED.
35. DIMMER SWITCHES RATED 1,000W OR HIGHER ARE TO BE MOUNTED IN A SEPARATE BACKBOX AND NOT GANGED TOGETHER WITH OTHER DIMMER SWITCHES.
36. PROVIDE SEAL-OFFS WHEN PIPING PASSES THROUGH AREAS OF DIFFERENT AMBIENT TEMPERATURES AND/OR HAZARDOUS AREAS.
37. PROPER PROTECTION AGAINST CORROSION REQUIRED FOR ALL ELECTRICAL EQUIPMENT. IT SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
38. BRANCH CIRCUIT CONDUCTORS SUPPLYING A SINGLE MOTOR SHALL HAVE AN AMPACITY NOT LESS THAN 125% OF THE MOTOR FULL LOAD CURRENT RATING.
39. PROPER THERMAL OVERLOAD PROTECTION SHALL BE REQUIRED FOR ALL MOTORS.
40. ALL ELECTRICAL DEVICES IN THE PIT OF AN ELEVATOR SHAFT SHALL BE NEMA 4 RATED. THIS INCLUDES LIGHTING, RECEPTACLES, SWITCHES, CONDUIT AND CONNECTIONS. CONNECTIONS ARE TO BE THREADED OR COMPRESSION AND COVERS PROVIDED FOR RECEPTACLES AND SWITCHES.
41. DO NOT ROUGH IN ANY CIRCUITS UNTIL ALL MECHANICAL & OTHER EQUIPMENT SUBMITTALS ARE THOROUGHLY REVIEWED FOR CHANGES IN CIRCUIT SIZES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
42. PROVIDE OPERATION AND MAINTENANCE MANUALS AT PROJECT COMPLETION.
43. PROVIDE NECESSARY TRAINING ON ELECTRICAL SYSTEMS TO OWNER.
44. PROPER TIME IS TO BE GIVEN TO PRE-CONSTRUCTION COORDINATION OF ALL OTHER SYSTEMS. ELECTRICAL CONTRACTOR TO VERIFY MOUNTING HEIGHTS OF DEVICES WITH FINAL FURNITURE AND CABINET PLANS. FLOOR OUTLETS TO BE FIELD VERIFIED FOR EXACT PLACEMENT. FEEDERS ARE TO BE KEPT AWAY FROM OCCUPIED SPACES.
45. ALL RECEPTACLES ARE TO BE NEMA 5-20R AND SPECIFICATION GRADE UNLESS NOTED OTHERWISE. ALL CIRCUITS TO RECEPTACLES TO HAVE SEPARATE EQUIPMENT GROUNDING CONDUCTORS INDEPENDENT OF RACEWAYS. DEVICE COLOR TO BE WHITE, COVER TO BE STAINLESS STEEL.
47. PROVIDE PROPER SEPARATION BETWEEN LOW VOLTAGE CONDUCTORS AND HIGHER VOLTAGE CONDUCTORS.
48. MAKE SURE THERE ARE WP, GFCI, WR RECEPTACLES WITHIN 25 FEET OF HVAC EQUIPMENT FOR SERVICEABILITY.
49. ALL RECEPTACLES OUTDOORS ARE TO BE WR LISTED, AND GFCI PROTECTED. THE RECEPTACLE IS TO BE MOUNTED INSIDE A WP METAL BOX THAT IS LISTED WITH THE COVER CLOSED.
50. ALL RECEPTACLES WITHIN 6'-0" OF A SINK EDGE IS TO BE GFCI TYPE WHETHER LOCATED ABOVE THE COUNTER OR NOT.
51. PROVIDE BLANK COVERPLATES FOR ALL UNUSED JUNCTION-BOXES AND BACK-BOXES AT JOB COMPLETION.
52. E.C IS TO REVIEW ALL OTHER TRADES CONSTRUCTION DRAWINGS AND SHOP DRAWINGS FOR ANY ELECTRICAL ROUGH-IN REQUIREMENTS NOT SHOWN IN ELECTRICAL CONSTRUCTION DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, ARCHITECTURAL, INTERIOR DESIGN, MECHANICAL, PLUMBING, FOOD SERVICE, BREWING, FIRE ALARM AND ANY OTHER SPECIALTY SYSTEM DOCUMENTS.
53. OWNER AND/OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR CONTACTING AND COORDINATING SERVICES AND EQUIPMENT CONTRACTS FOR PHONE, INTERNET, CABLE TV, SECURITY, ACCESS CONTROL, PAGING, SOUND, ETC., ALONG WITH SERVICE ENTRANCE RACEWAY SIZES AND LOCATIONS. INTERIOR RACEWAYS AND BACK-BOXES FOR SUCH SYSTEMS WILL BE INSTALLED PER PART OF THE BASE CONTRACT DOCUMENTS BY THE ELECTRICAL CONTRACTOR. REFER TO TELE/DATA NOTES FOR CABLING, JACK AND CABLE TERMINATION REQUIREMENTS, IF ANY., AS PART OF THIS PROJECT'S CONTRACT.
54. PROVIDE FLUSH FLOOR BOXES AT LOCATIONS SHOWN. FLOOR BOXES TO BE FSR INC. #FL-500P-4 WITH #FL-500P-SSQ-C FLUSH ALUMINUM CARPET/TILE COVER WIT LIFT-OFF DOOR. PROVIDE POWER AND I.T. RACEWAYS TO BOXES. COORDINATE EXACT LOCATIONS OF OPENINGS WITH ARCHITECTURAL AND OWNER PRIOR TO ROUGH-IN.


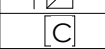




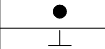

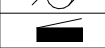



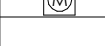






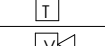

MOUNTING HEIGHTS

SWITCHES	48"
RECEPTACLES - STANDARD	18"
RECEPTACLES - ABOVE COUNTERS	44"
RECEPTACLES - MECHANICAL ROOMS	48"
RECEPTACLES - PLANT AREAS & GARAGE	48"
RECEPTACLES - EXTERIOR	24" (ABOVE FINISH GRADE)
TELEVISION RECEPTACLE	90"
LOW VOLTAGE OUTLETS	SAME AS RECEPTACLES
DISCONNECT SWITCHES	60" (TO CENTER OF HANDLE)
MOTOR STARTERS	60" (TO CENTER OF HANDLE)
PANELS	72" TO 78" (TO TOP OF PANEL AS LONG AS BOTTOM IS AT LEAST 12" AFF)
FIRE ALARM PULL STATIONS	48" (TO TOP OF PULL HANDLE)
FIRE ALARM INDICATING DEVICES	6' 8" (TO BOTTOM OF DEVICE OR 6' FROM CEILING TO CENTER)
CONTROL BUTTONS - FINISHED AREAS	48"
CONTROL BUTTONS - UNFINISHED AREAS	60"
CARD READERS, ETC.	48"
WALL MOUNTED CLOCKS, SPEAKERS, EXIT SIGNS, EMERGENCY LIGHTING	92"
EXTERIOR BUILDING MOUNTED LIGHT FIXTURES (SEE ARCHITECTURAL ELEVATIONS OR COORDINATE WITH ARCHITECTURAL FEATURES)	

UNLESS NOTED OTHERWISE, MEASUREMENTS INDICATE TO CENTER OF BOX. IF DEVICE IS MARKED ON DRAWINGS DIFFERENTLY THAN THIS SCHEDULE, USE DRAWINGS AS A GUIDE. CERTAIN PROJECT CONDITIONS MAY WARRANT VARYING THE HEIGHTS. ELECTRICAL CONTRACTOR'S FIELD FOREMAN IS TO STUDY FINAL DOCUMENTS WITH SUBMITTALS FROM ALL TRADES BEFORE ROUGHING IN (IF POSSIBLE), RAISED FLOORS IN COMPUTER ROOMS OR SIMILAR ROOMS TO BECOME FINISHED FLOOR HEIGHT. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS AND LOCATIONS OF EQUIPMENT AND FURNITURE.




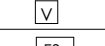







SEE MOUNTING HEIGHTS AND ABBREVIATIONS FOR VISUALS

POWER/COMMUNICATION LEGEND

SYM	DESCRIPTION	HGT
	CIRCUIT BREAKER	
	FUSED SWITCH	
	CONTRACTOR	
	DATA/TELEPHONE OUTLET	18"
	DISCONNECT	
	DUPLEX RECEPTACLE (NON-SWITCHED)	18"
	COUNTER HEIGHT DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER	44"
	DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER	18"
	DUPLEX RECEPTACLE, WATER PROOF, GROUND FAULT INTERRUPTER	18"
	DOUBLE DUPLEX RECEPTACLE (NON-SWITCHED)	18"
	EQUIPMENT CONNECTION POINT	
	GROUND	
	JUNCTION BOX	
	MOTOR, ELECTRIC	
	PANEL, BRANCH	
	PANEL, DISTRIBUTION	
	PUSH BUTTON SWITCH, SINGLE	48"
	RECEPTACLE, SPECIAL	
	SPEAKER	
	TELEVISION	18"
	UTILITY METER	

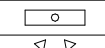


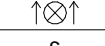
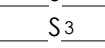
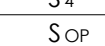
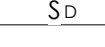




MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS

FIRE ALARM LEGEND

SYM	DESCRIPTION	HGT
	DUCT TYPE SMOKE DETECTOR	
	DUCT DETECTOR TEST STATION	48"
	FIRE ALARM AUDIO/VISUAL	84"
	FIRE ALARM BELL	84"
	FIRE ALARM PULL STATION	48"
	FIRE ALARM VISUAL DEVICE	84"
	FLOW SWITCH	
	HEAT DETECTOR	
	SMOKE DETECTOR	
	TAMPER SWITCH	
	SMOKE DAMPER	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.

LIGHTING LEGEND

SYM	DESCRIPTION	HGT
	1x4' CEILING LIGHTING FIXTURE	
	WALL MOUNTED EMERGENCY LIGHT	
	CAN LIGHT	
	WALL MOUNTED LIGHT	
	EXIT, 1-WAY	
	EXIT, 2-WAY	
	SWITCH, SINGLE POLE	48"
	SWITCH, 3-WAY	48"
	SWITCH, 4-WAY	48"
	SWITCH, OCCUPANCY SENSOR	48"
	SWITCH, DIMMER	48"

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battie Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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PROJECT NAME
718 N BURDICK
PROJECT ADDRESS
718 N. BURDICK ST. KALAMAZOO, MI
CLIENT
KYLE GULAU

ISSUE
CONSTRUCTION DOCUMENTS

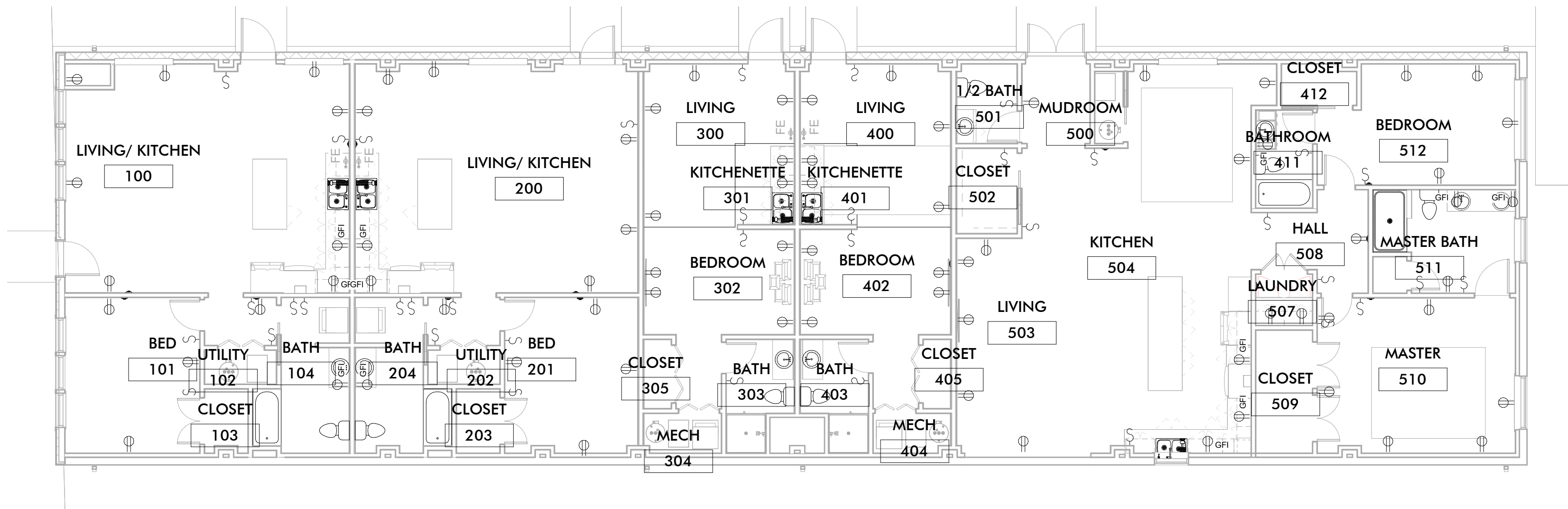
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DATE 8/25/2022 9:19:01 AM
SCALE 1/8" = 1'-0"
STAMP

PROJECT NUMBER
2021.045

ELECTRICAL NOTES AND SPECIFICATIONS

E100



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

ELECTRICAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
- 2. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
- 3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- 4. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THNN/THXX INSULATION.
- 5. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
- 6. ALL RECEPTACLES SHALL BE 20 AMP, GROUNDING TYPE, **MATCHING EXISTING COLOR AND COVERPLATES**. PROVIDE GFCI TYPES WHERE SHOWN AND ANYWHERE WITHIN SIX FEET OF A PLUMBING FIXTURE. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
- 7. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP., **TO MATCH EXISTING**.
- 8. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
- 9. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
- 10. LIGHTING SHOWN SCHEMATICALLY ON REFLECTED CEILING PLAN, CENTER LIGHTINGS IN ROOM UNLESS NOTED OTHERWISE.
- 11. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
- 12. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
- 13. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
- 14. ELECTRICAL AND DATA OUTLETS ARE SHOWN SCHEMATICALLY IN NATURE. REVIEW FINAL PLACEMENT WITH OWNER BEFORE INSTALL.
- 15. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

ELECTRICAL FIXTURES

*LIGHT FIXTURES ARE TO BE BASIS OF DESIGN. EQUIVALENT LIGHT FIXTURES ARE ACCEPTABLE

- MANUFACTURER AND DESCRIPTION**
EXHAUST FAN WITH LED LIGHT
- RECESSED LED CAN LIGHT FIXTURE
- CEILING FAN WITH LED LIGHT FIXTURE
- CHANDELIER
- VANITY LED LIGHT FIXTURE
- CEILING MOUNT OR PENDANT LED LIGHT FIXTURE
- PENDANT LED LIGHT FIXTURE
- THREE-WAY SWITCH
- SWITCH
- GROUNDED FAULT INTERCEPTOR OUTLET
- QUADRUPLEX OUTLET
- DUPLEX OUTLET

DRIVEN DESIGN

ARCHITECT

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117 West Michigan Avenue
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cody@drivendesignstudio.com

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ELECTRICAL PLAN
E101