



727 MILLER AVE ANN ARBOR M

MILLER MANOR APARTMENTS

727 MILLER AVENUE ANN ARBOR, MI 48103



THE ANN ARBOR HOUSING DEVELOPMENT CORPORATION

2000 S. INDUSTRIAL HIGHWAY ANN ARBOR, MICHIGAN 48104

SMITHGROUP

500 GRISWOLD SUITE 1700 DETROIT, MI 48226 313.983.3600 smithgroup.com

ISSUED FOR

CONSTRUCTION DOCUMENTS

ISSUE DATE: 10/11/2024

15337

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2. 1	THE TOOL ENT

35 PSF

MICHIGAN BUILDING CODE, MBC 2015.

MICHIGAN BUILDING REHABILITATION CODE FOR EXISTING BUILDINGS (2015 MRC).

MINIMUM LOAD REQUIREMENTS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10.

2. THE BUILDING IS ASSIGNED TO AN RISK CATEGORY OF:

MAY BE DAMAGED BY NEW WORK.

3. IN ADDITION TO ACTUAL WEIGHTS OF STRUCTURAL MATERIALS (CONSTRUCTION DEAD LOAD), GRAVITY DESIGN LOADS SHALL BE AS FOLLOWS:

3b. SUPERIMPOSED ROOF LOADS FOR ROOFS INCLUDE ROOFING, INSULATION, CEILINGS,

3c. ALLOWABLE ROOF LIVE LOAD:

3d. LIVE LOAD REDUCTION PER APPLICABLE CODE.
 3e. CONCENTRATED LOADS ARE UNIFORMLY DISTRIBUTED OVER AN AREA OF 2.5 FT SQUARE, LOCATED TO PRODUCE MAXIMUM LOAD EFFECTS.

4. STRUCTURAL WORK IS LIMITED TO SCOPE INDICATED ON PLANS AND DOES NOT IMPACT LATERAL WIND NOR SEISMIC LOADING AND DOES NOT ALTER THE LATERAL FORCE RESISTING SYSTEMS.

CONSTRUCTION GENERAL NOTES

- 1. THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODES AND DESIGN STANDARDS TO SUPPORT IN-PLACE DESIGN LOADS IN A COMPLETED STRUCTURE. PROVIDE ADDITIONAL SUPPORTS OR TEMPORARY SHORING/BRACINGS FOR THE STRUCTURE, AS NEEDED DUE TO FORCES IMPOSED DURING HANDLING AND ERECTION.
- 2. STRUCTURAL DRAWINGS SHOULD NOT BE SCALED. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS.
- FIELD VERIFY MEASUREMENTS, LINES AND LEVELS OF EXISTING CONDITIONS FOR COORDINATING OF NEW WORK WITH EXISTING CONSTRUCTION.
- 4. CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE CONTRACTOR'S RESPONSIBILITY. TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT STRUCTURAL INTEGRITY OF CONSTRUCTION AT ALL STAGES.
- 5. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON SUPPORTED FLOOR LEVELS AND ROOFS. THE CONSTRUCTION MATERIAL LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- 6. INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, UTILITIES, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.
- 7. PRIOR TO THE PREPARATION OF SHOP DRAWINGS, VISIT THE SITE TO FAMILIARIZE WITH EXISTING CONDITIONS, CHECK AND VERIFY EXISTING DIMENSIONS, AND TAKE ADDITIONAL MEASUREMENTS AS NEEDED. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN ACTUAL CONDITIONS. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
- 8. PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH
- 9. PRINCIPAL OPENINGS THROUGH ROOF AND FLOOR ARE NOTED ON THE EXISTING STRUCTURAL DRAWINGS. COORDINATE WITH THE DRAWINGS FROM OTHER DISCIPLINES AND VERIFY THE LOCATION AND SIZES OF OTHER OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS.
- 10. WHERE DIMENSIONS ARE PROVIDED FOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, CURBS, ETC., BUT MAY BE AFFECTED BY THE EQUIPMENT PURCHASED, VERIFY THE INFORMATION PROVIDED PRIOR TO CONSTRUCTION.
- 11. NOTIFY THE STRUCTURAL ENGINEER OF RECORD WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. NOT SHOWN ON THE EXISTING STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.

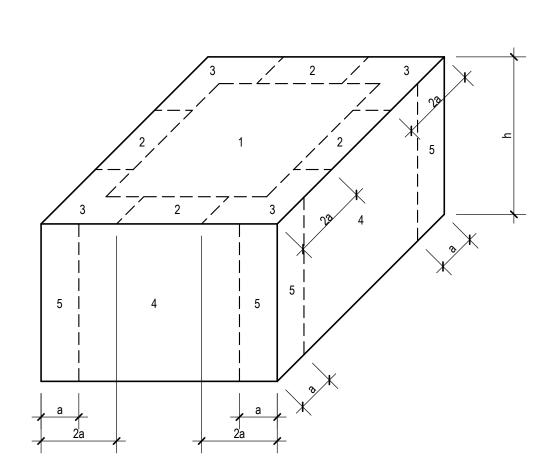
SELECTIVE DEMOLITION

- 1. SURVEY AREA OF WORK TO REMAIN, FOR EXISTING DAMAGE AND DOCUMENT WITH PHOTOGRAPHS. SUBMIT RESULTS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 2. DURING SELECTIVE DEMOLITION WORK, CONTINUOUSLY MONITOR ADJACENT CONSTRUCTION FOR ANY INDICATION OF PROBLEMS INCLUDING SETTLEMENT, DISPLACEMENT OR STRUCTURAL DISTRESS. NOTIFY THE STRUCTURAL ENGINEER OF RECORD IMMEDIATELY AND CEASE OPERATIONS SHOULD ANY INDICATIONS OF PROBLEMS OCCUR.
- 3. SAFELY SUPPORT ALL CONSTRUCTION AND TEMPORARY LOADS AND PROTECT THE INTEGRITY OF BOTH THE EXISTING AND NEW CONSTRUCTION.
- 4. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION IS THE CONTRACTORS RESPONSIBILITY AND MUST BE RETURNED TO THE ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- 5. TEMPORARY ATTACHMENTS TO THE STRUCTURAL FRAME SHALL BE REMOVED AND ANY DAMAGE REPAIRED TO ITS ORIGINAL CONDITION.
- 6. COORDINATE STRUCTURAL DEMOLITION WITH CIVIL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL WORK.
 TEMPORARILY REMOVE OR RELOCATE UTILITIES WHICH ARE TO REMAIN, AS REQUIRED FOR STRUCTURAL DEMOLITION.
- 7. THE DESIGN AND SUPERVISED INSTALLATION OF TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION IS A PERFORMANCE REQUIREMENT TO ACCOMMODATE THE FINAL CONSTRUCTION CONDITIONS, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 8. ENGAGE THE SERVICES OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, FOR THE DESIGN AND SUPERVISED INSTALLATION FOR ALL TEMPORARY SHORING, COLUMNS, BEAMS, BRACING, FOUNDATIONS, FASTENERS ETC., REQUIRED FOR SELECTIVE DEMOLITION OF THE EXISTING STRUCTURE.
- 9. PRIOR TO COMMENCEMENT OF THE WORK, SUBMIT SIGNED AND SEALED PLANS, DETAILS, AND CALCULATIONS FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.
- 10. AREAS OF SELECTIVE DEMOLITION INCLUDE REMOVAL OF ROOF, FLOOR AND WALL CONSTRUCTION AND SAW CUTTING OPENINGS IN FLOORS AND WALLS. COORDINATE WITH INSTALLATION OF NEW SLABS, BEAMS, COLUMNS, FOOTINGS, UTILITIES, AND TEMPORARY EARTH RETENTION SYSTEMS.
- 11. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR NEW PIPE AND CONDUIT PENETRATIONS THROUGH EXISTING CONCRETE FLOOR SLABS. CORE DRILL EXISTING SLAB FOR NEW MECHANICAL PIPING AND ELECTRICAL CONDUIT. COORDINATE SIZE AND LOCATION WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS. LOCATE EXISTING SLAB REINFORCEMENT AND AVOID CORING THRU REINFORCEMENT.
- 12. CONCENTRATIONS OF ELECTRICAL CONDUITS OR MECHANICAL PIPES CORING THROUGH EXISTING SLABS SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- 13. CORING CONCRETE OPENINGS LARGER THAN 4" DIAMETER IS NOT PERMITTED UNLESS OTHERWISE NOTED. NOTIFY THE STRUCTURAL ENGINEER OF RECORD IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 14. DO NOT CORE THROUGH EXISTING CONCRETE JOISTS OR BEAMS.

#	INSPECTION TASK (CODE REFERENCE)	Y/N	SCOPE OF SERVICE	FREQUENCY	REFERENC STANDARI
GENER	RAL SPECIAL INSPECTION NOTES				
1	SUBMIT FINAL REPORT OF SPECIAL INSPECTIONS INDICATING THAT THE SPECIAL INSPECTIONS HAVE BEEN PERFORMED AND ALL DISCOVERED DISCREPANCIES HAVE BEEN REPORTED AND RESOLVED		IN ACCORDANCE WITH CONTRACT DOCUMENTS AND BUILDING CODE		
2	INTERIM REPORTS SUBMITTED PRIOR TO THE FINAL REPORT FORM A BASIS FOR AND ARE CONSIDERED TO BE AN INTEGRAL PART OF THE FINAL REPORT				
3	SUBMIT RECORDS, REPORTS, CERTIFICATES ETC. FOR THE SPECIAL INSPECTIONS REQUIRED INCLUDING ITEMS THAT DO NOT REQUIRE CONTINUOUS OR PERIODIC TESTING AND/OR OBSERVATION				
4	LETTERS IN FREQUENCY COLUMN INDICATE THE FOLLOWING: C = CONTINUOUS, P = PERIODIC, S = SUBMITTAL				

Y SPECIAL INSPECTIONS AS PER 1704.2.5

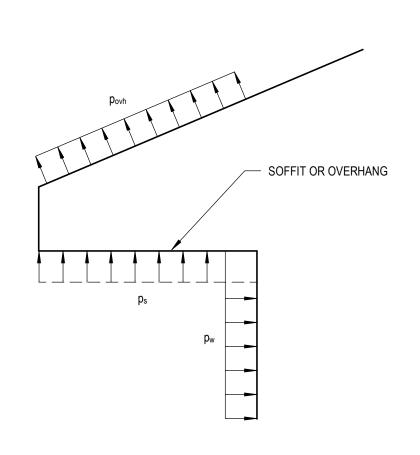
	ENCI	OSED B	UILDING	COMPO	NENTS A	ND CLAD	DING LO	ADS (PS	6F)	
NOTES:										
1. a = 5'-8" , h :	= 62'-0"									
2. LOADS SHO	OWN ARE S	STRENGTH	LEVEL.							
3. PLUS AND I	MINUS SIG	NS SIGNIF	Y PRESSUF	RE ACTING	TOWARD A	AND AWAY	FROM THE	SURFACE	RESPECT	IVELY.
	ROOF						WALLS			
EFFECTIVE	ZONE 1 ZONE 2 ZONE 3		NE 3	ZON	NE 4	ZONE 5				
WIND AREA	+	-	+	-	+	-	+	-	+	-
10 SF	16	-52	16	-82	16	-112	36	-36	36	-66
20 SF	16	-49	16	-79	16	-108	36	-36	36	-66
50 SF	16	-46	16	-73	16	-100	33	-34	33	-59
100 SF	16	-43	16	-69	16	-95	31	-33	33	-52
500 SF	16	-36	16	-59	16	-82	26	-29	29	-39



1 COMPONENTS AND CLADDING WALL DIAGRAM SCALE: NOT TO SCALE

FABRICATED ITEMS (1705.10)

FI-1 INSPECTION OF FABRICATED ITEMS



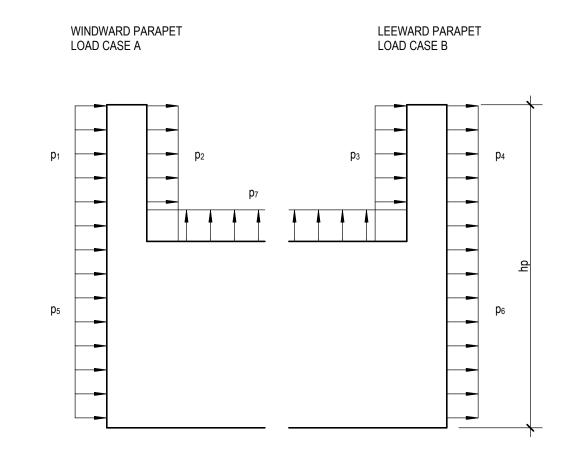
NOTES:

1. NET ROOF PRESSURE, povh, AT OVERHANGS FROM INTERIOR, EDGE, OR CORNER ZONES. SEE WIND LOAD PLAN AND BUILDING COMPONENTS AND CLADDING LOADS SCHEDULE FOR ADDITIONAL INFORMATION.

2. PRESSURE povh INCLUDES PRESSURE CONTRIBUTION FROM TOP AND BOTTOM SURFACES OF OVERHANG.

3. PRESSURE ps AT SOFFIT OR OVERHANG SHALL BE TAKEN AS EQUAL TO WALL PRESSURE, pw. SEE WALL ZONE DIAGRAM AND BUILDING COMPONENTS AND CLADDING LOAD SCHEDULE FOR ADDITIONAL INFORMATION.

2 COMPONENTS AND CLADDING SOFFIT/OVERHANG DIAGRAM SCALE: NOT TO SCALE



NOTES:

1. LOAD CASE A:

a. WINDWARD PARAPET PRESSURE, p₁ IS THE POSITIVE WALL PRESSURE, p₅, FROM ZONE 4 OR 5.

b. LEEWARD PARAPET PRESSURE, p₂, IS THE NEGATIVE ROOF PRESSURE, p₇, FROM ZONE 2 OR 3.

2. LOAD CASE B:

a. WINDWARD PARAPET PRESSURE, p₃, IS THE POSITIVE WALL PRESSURE, p₅, FROM ZONE 4 OR 5.

B. LEEWARD PARAPET PRESSURE, p₄, IS THE NEGATIVE WALL PRESSURE, p₆, FROM ZONE 4 OR 5.

3. SEE WIND LOAD PLAN AND BUILDING COMPONENTS AND CLADDING LOADS SCHEDULE FOR ADDITIONAL INFORMATION.

COMPONENTS AND CLADDING PARAPET DIAGRAM SCALE: NOT TO SCALE



MILLER MANOR APARTMENTS ROOF REPLACEMENT

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DATE

CONSTRUCTION DOCUMENTS

OWNER REVIEW

DATE

10/11/2024

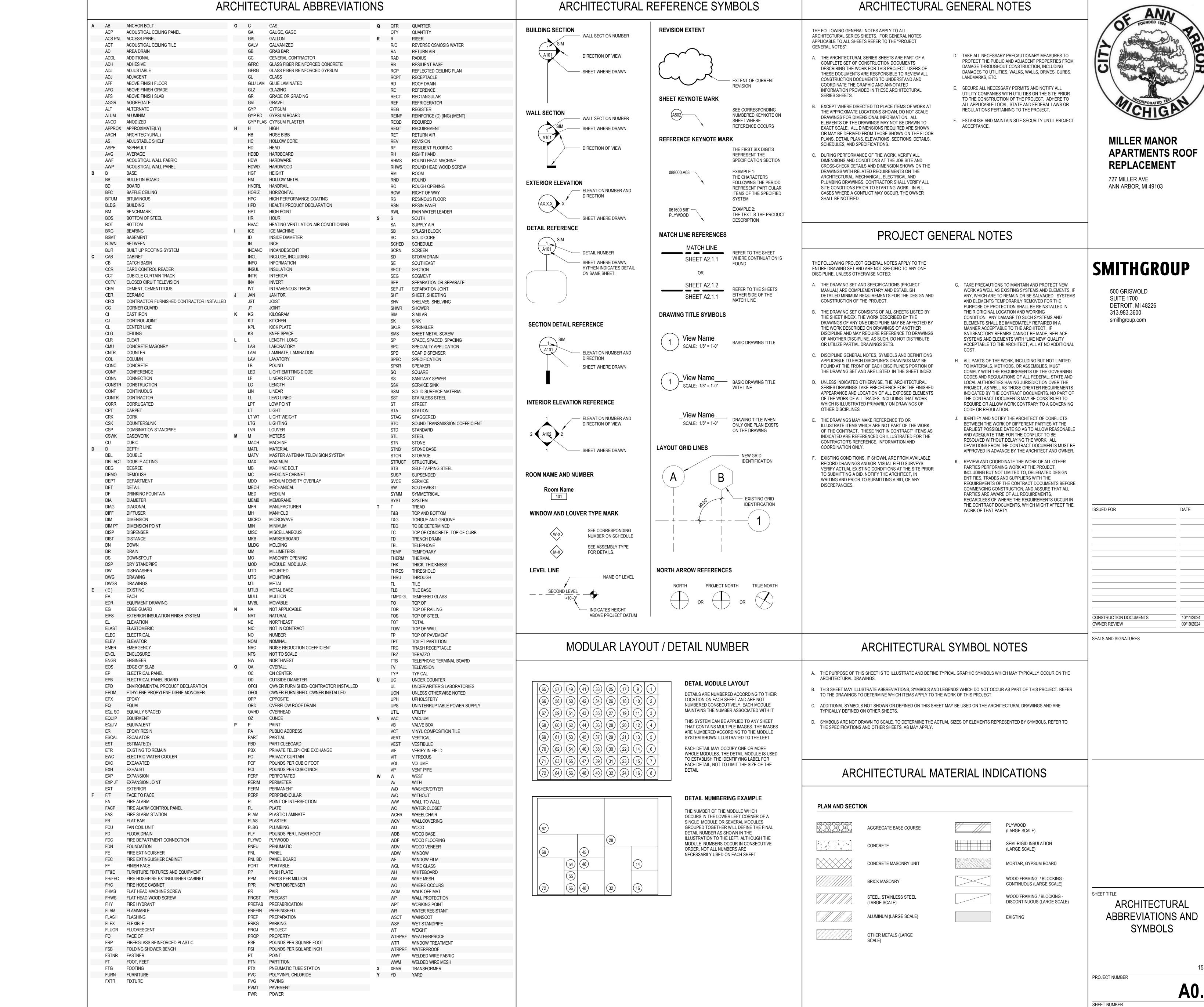
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SEALS AND SIGNATURES

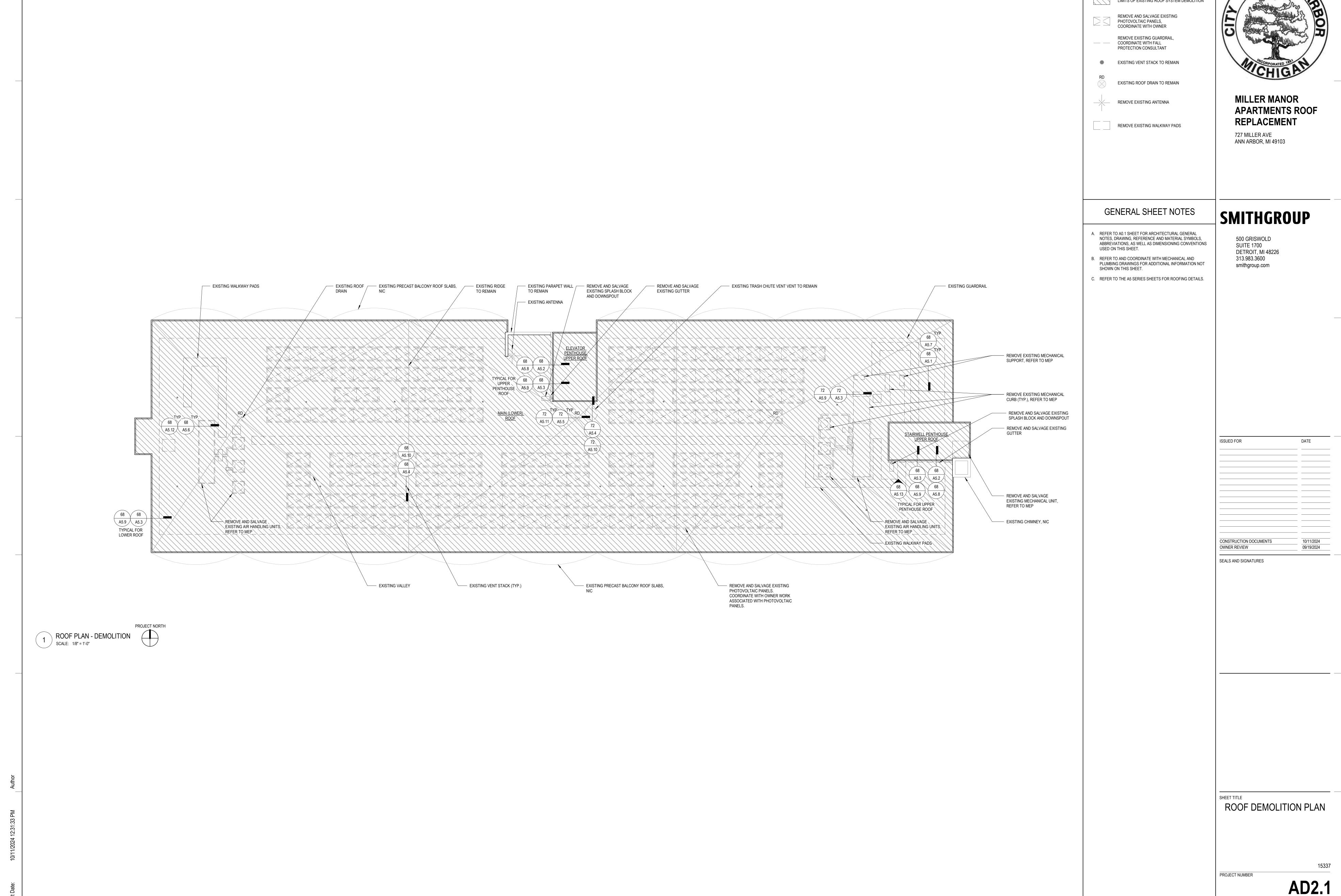
STRUCTURAL GENERAL
NOTES, SPECIAL
INSPECTIONS SCHEDULE,
WIND COMPONENTS AND
CLADDING LOADS

PROJECT NUMBER

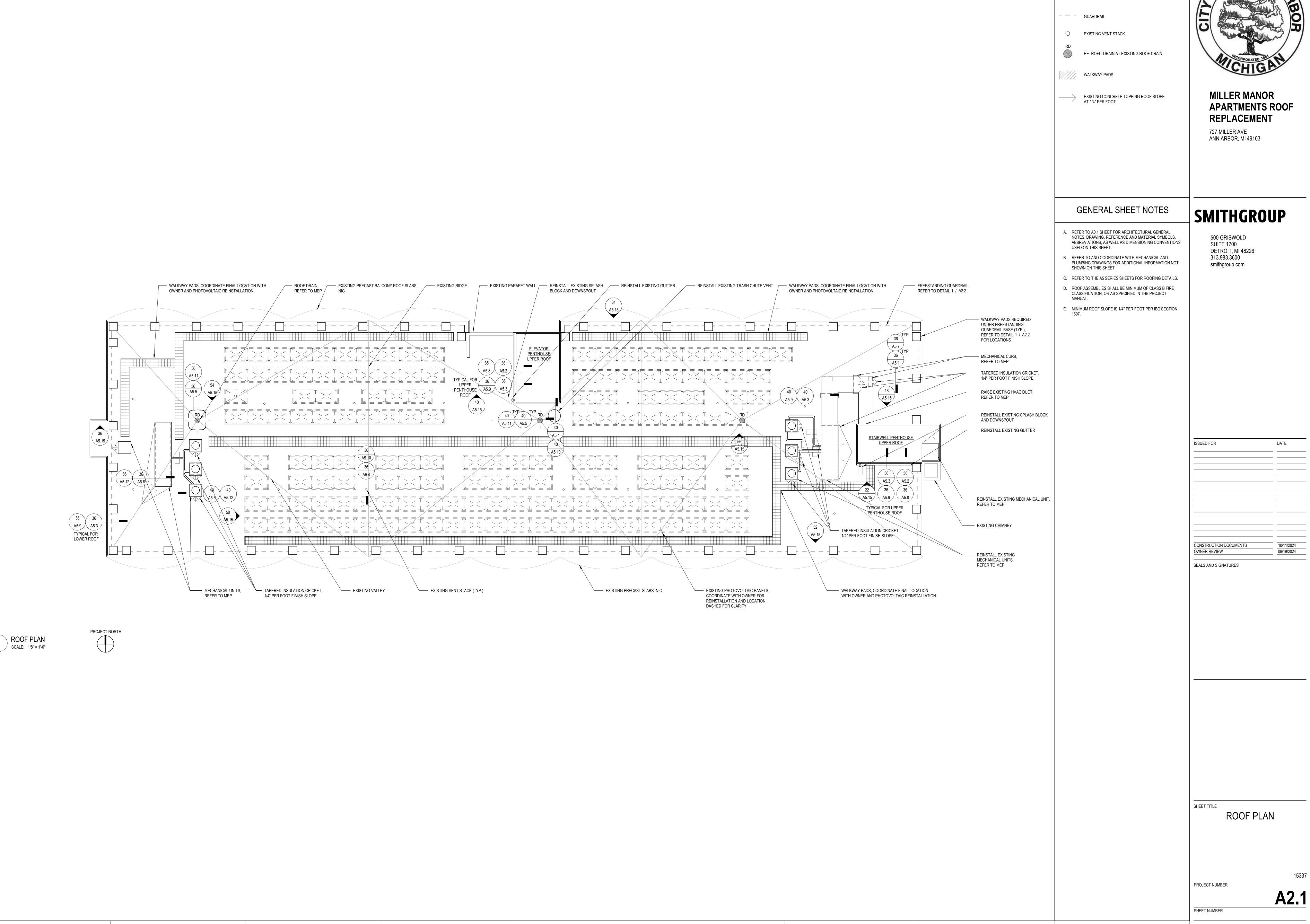
SO.1







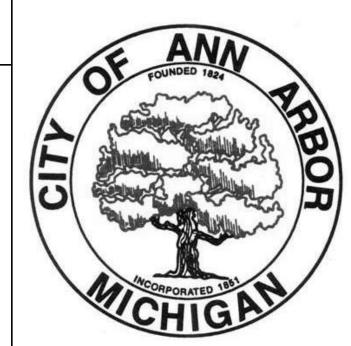
GRAPHIC LEGEND LIMITS OF EXISTING ROOF SYSTEM DEMOLITION

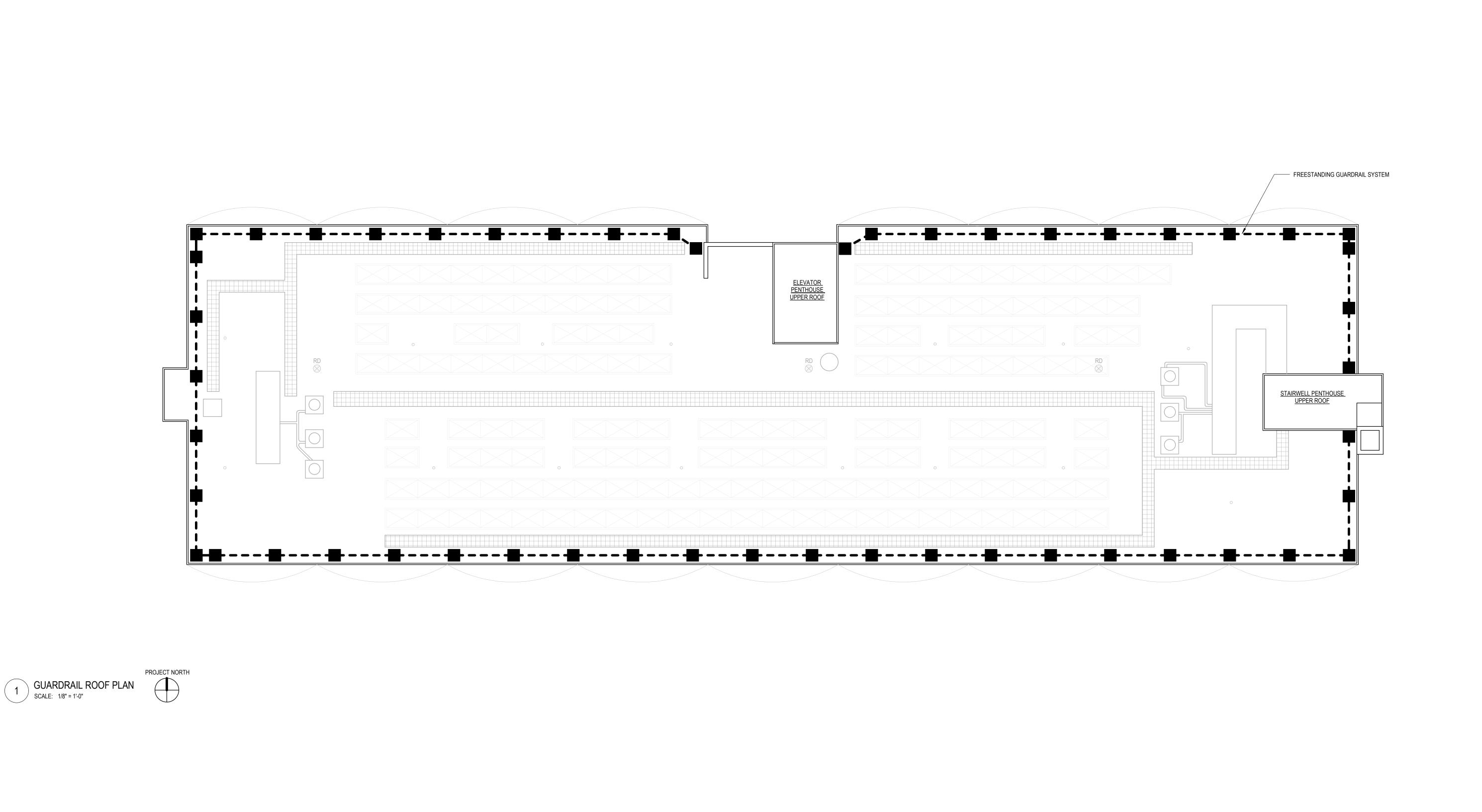


GRAPHIC LEGEND

EXISTING PHOTOVOLTAIC PANELS,

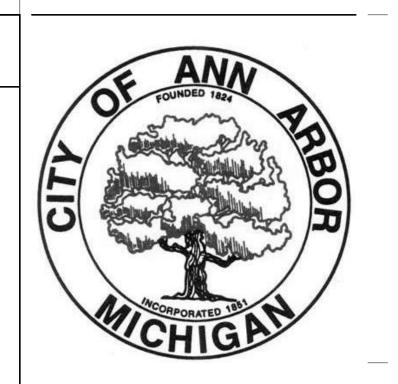
DASHED FOR CLARITY





GRAPHIC LEGEND

FREESTANDING GUARDRAIL SYSTEM



MILLER MANOR APARTMENTS ROOF REPLACEMENT

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GENERAL SHEET NOTES

- A. REFER TO A0.1 SHEET FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO THE A5 SERIES SHEETS FOR ROOFING DETAILS.

SHEET KEYNOTES

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DATE

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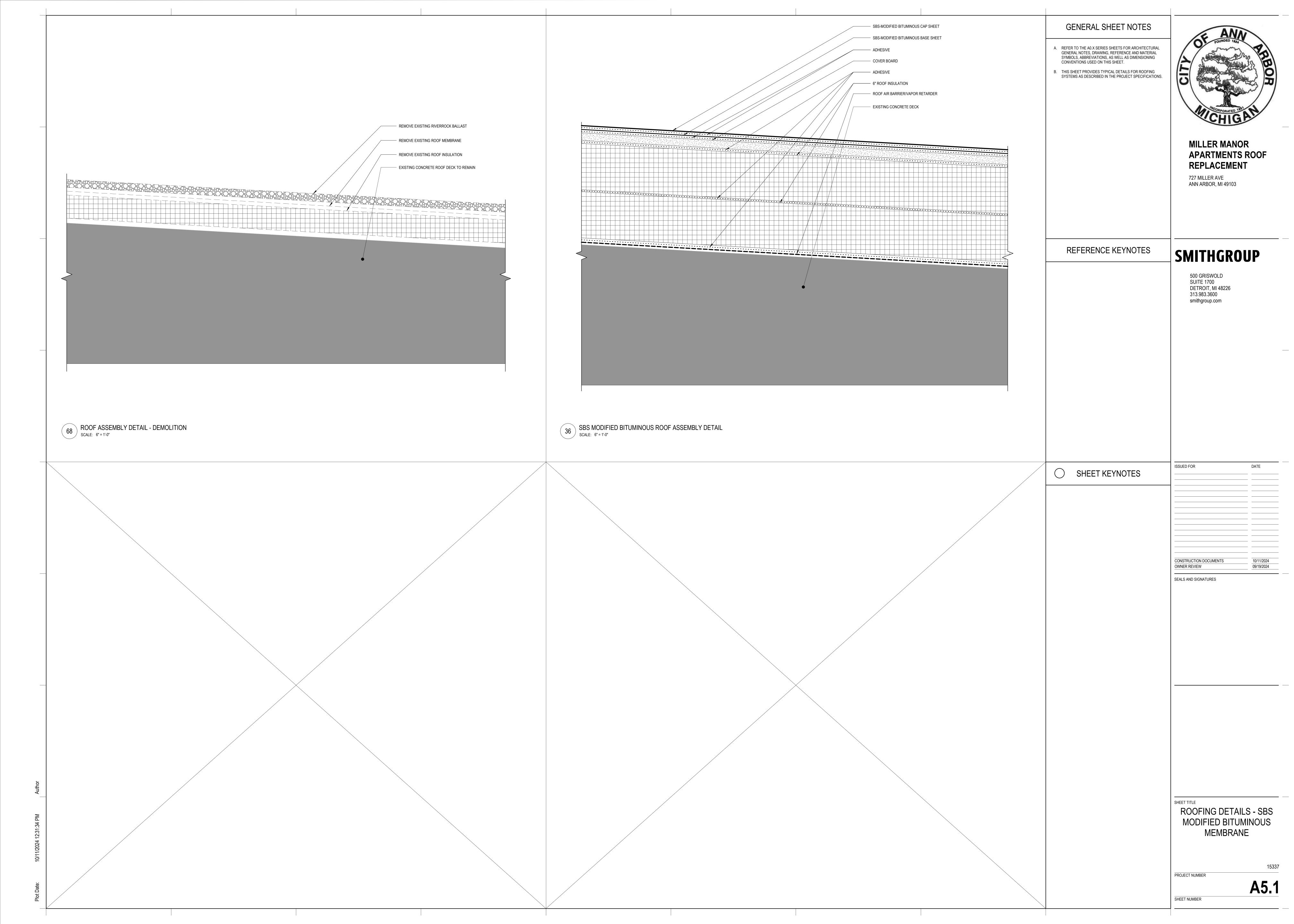
SEALS AND SIGNATURES

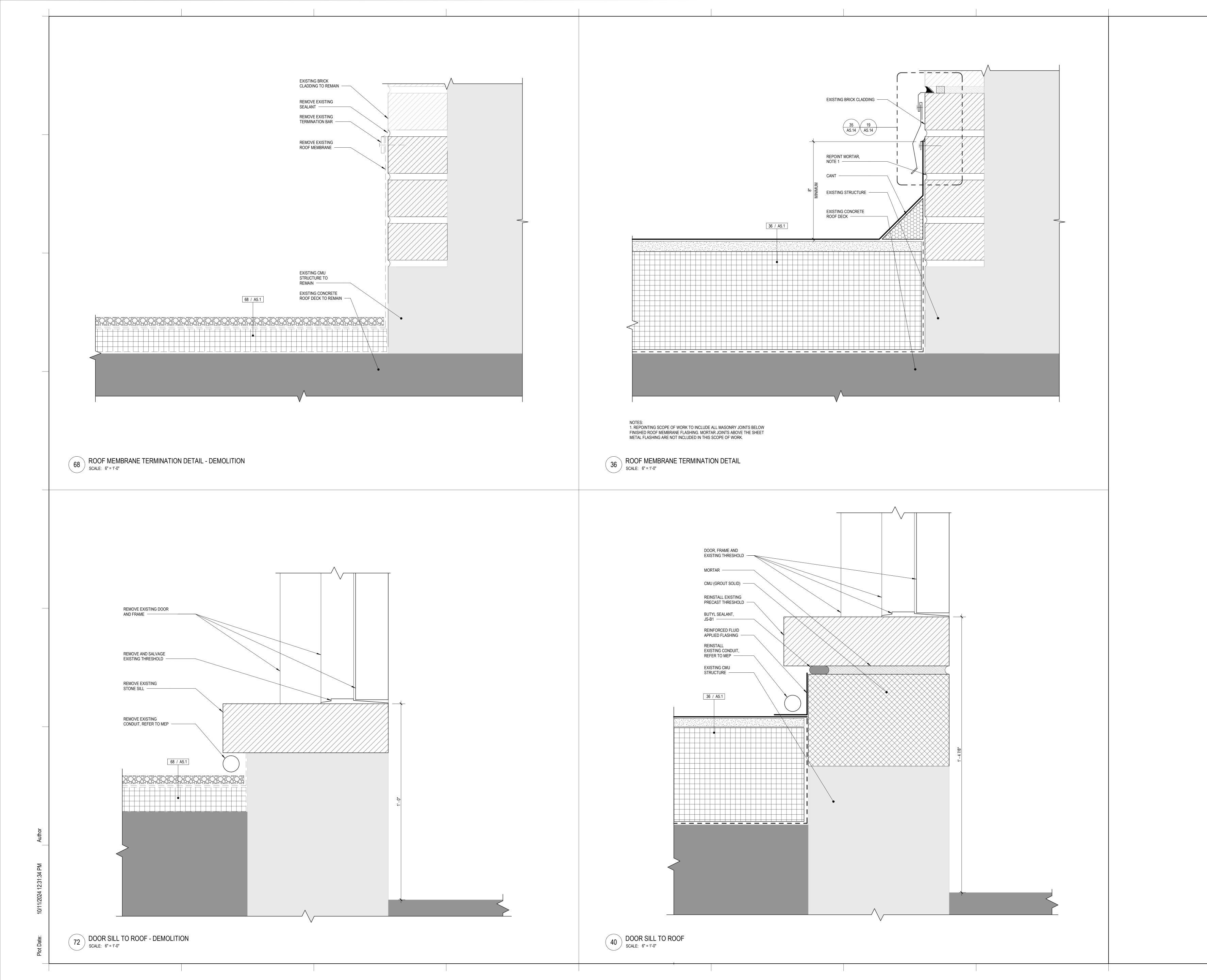
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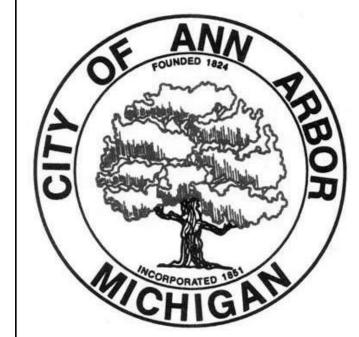
FREESTANDING GUARDRAIL ROOF PLAN

PROJECT NUMBER

A2.2







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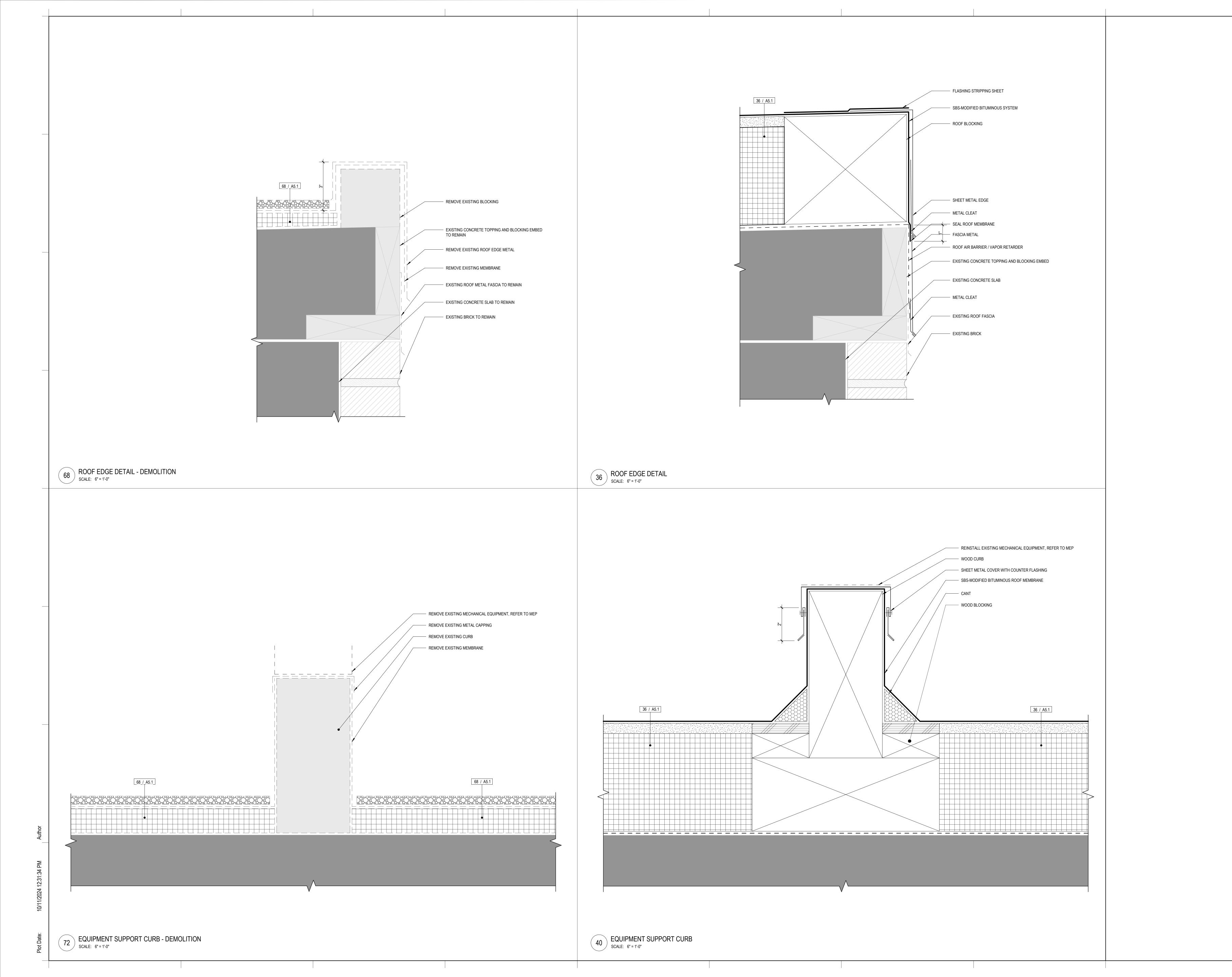
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ROOFING DETAILS - SBS MODIFIED BITUMINOUS MEMBRANE

PROJECT NUMBER

SHEET NUMBER





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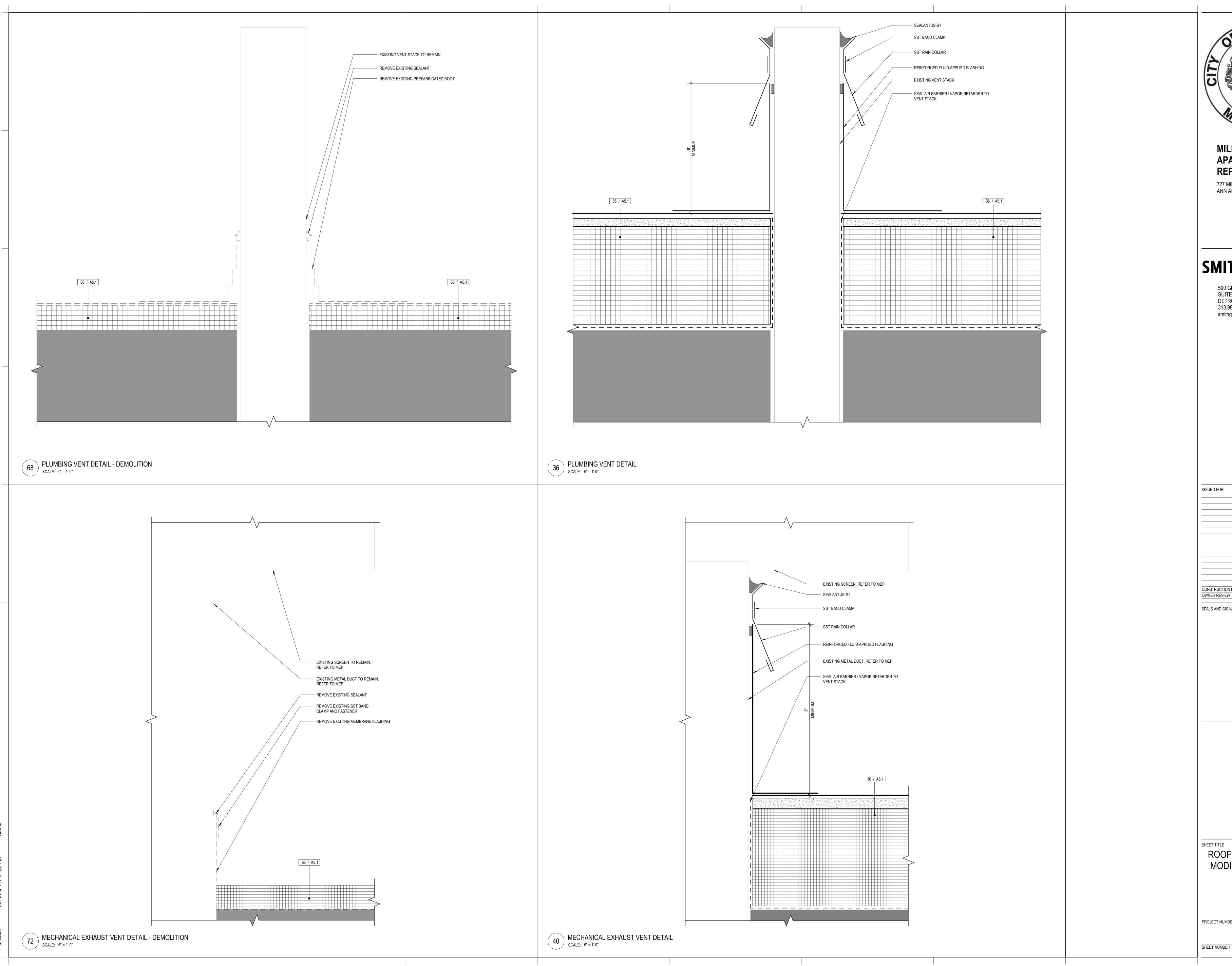
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SEALS AND SIGNATURES

ROOFING DETAILS - SBS
MODIFIED BITUMINOUS
MEMBRANE

PROJECT NUMBER

A5.3
SHEET NUMBER





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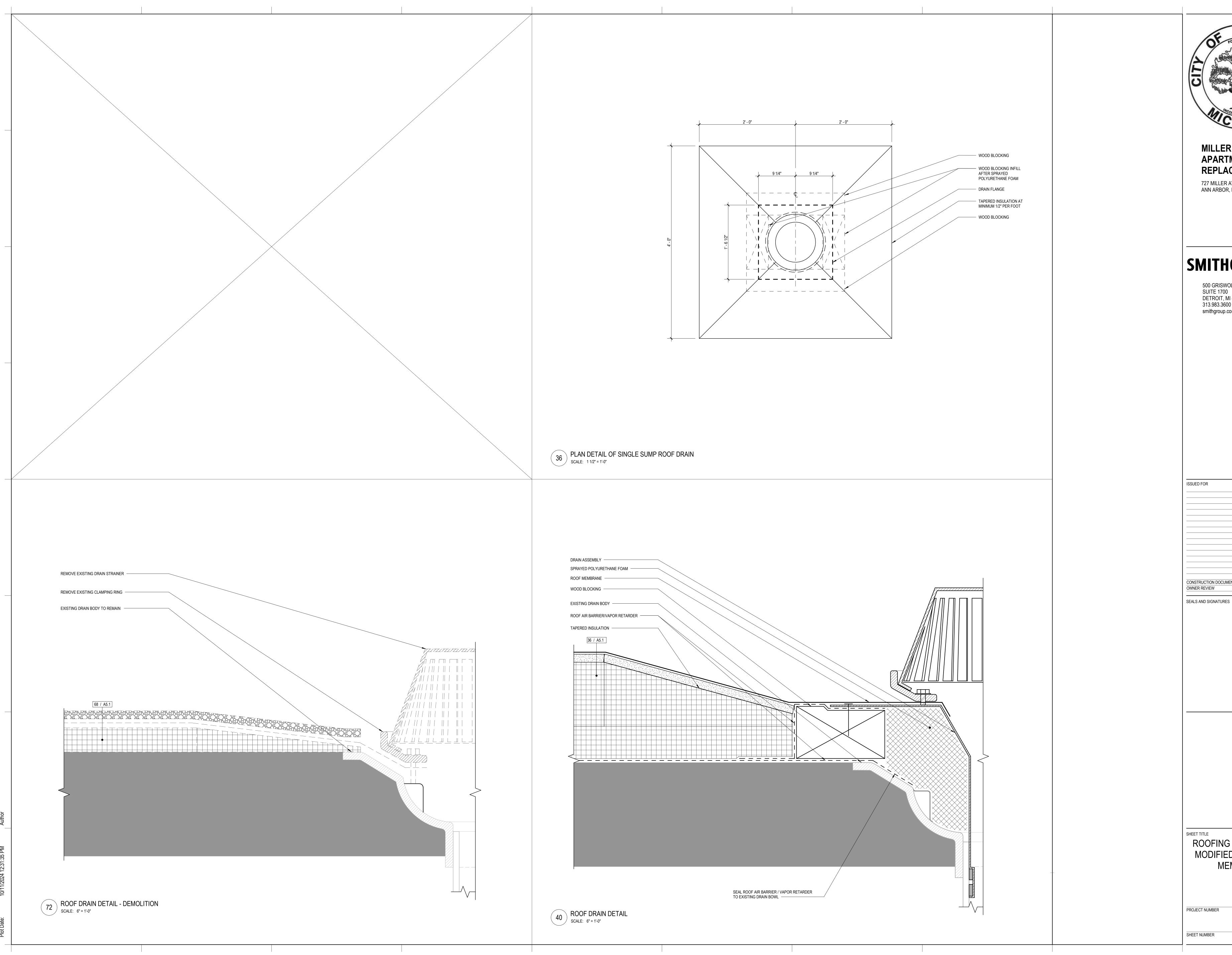
CONSTRUCTION DOCUMENTS
OWNER REVIEW

SEALS AND SIGNATURES

DATE

ROOFING DETAILS - SBS
MODIFIED BITUMINOUS
MEMBRANE

PROJECT NUMBER





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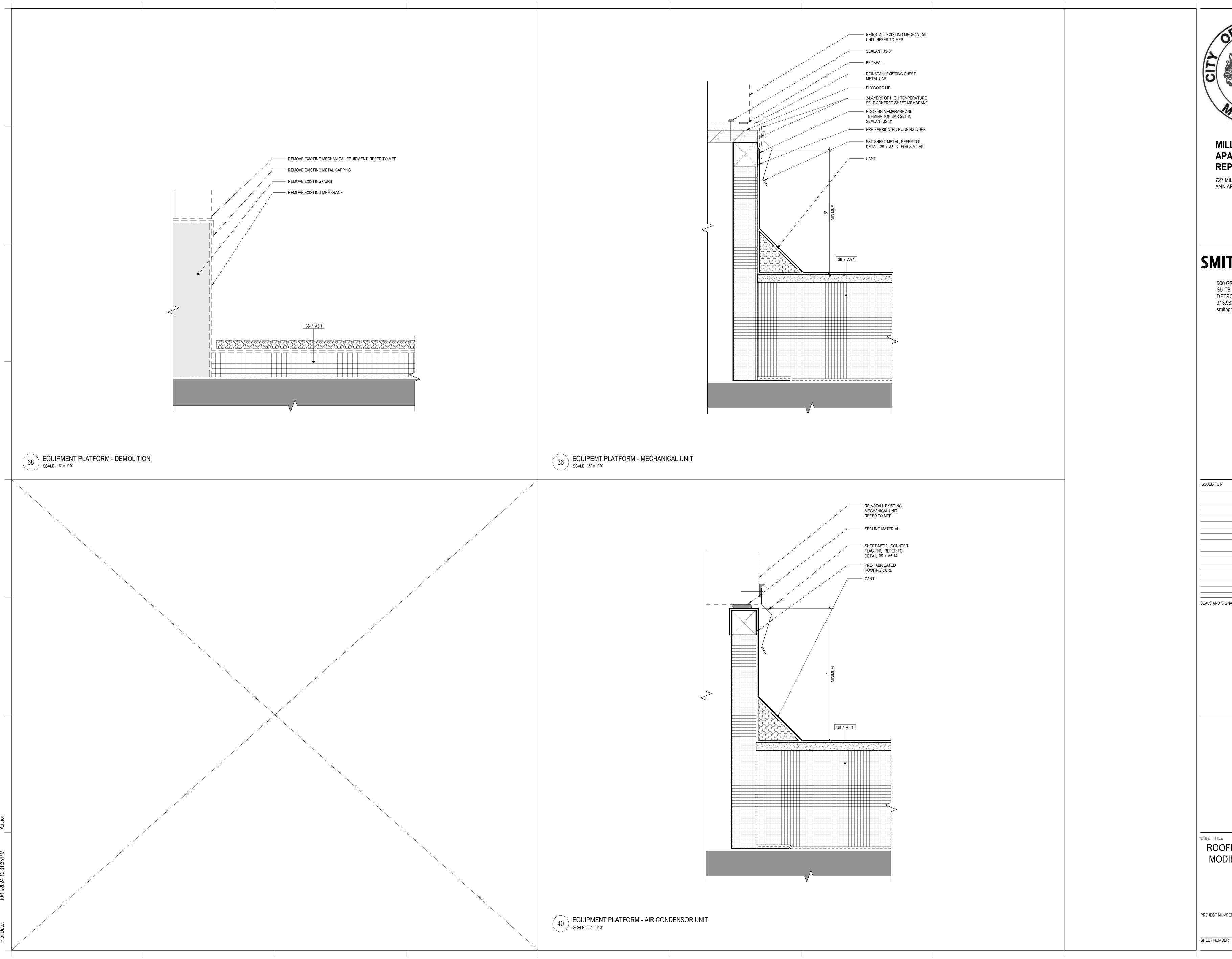
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ISSUED FOR DATE CONSTRUCTION DOCUMENTS 09/19/2024 OWNER REVIEW

ROOFING DETAILS - SBS MODIFIED BITUMINOUS **MEMBRANE**

PROJECT NUMBER

SHEET NUMBER



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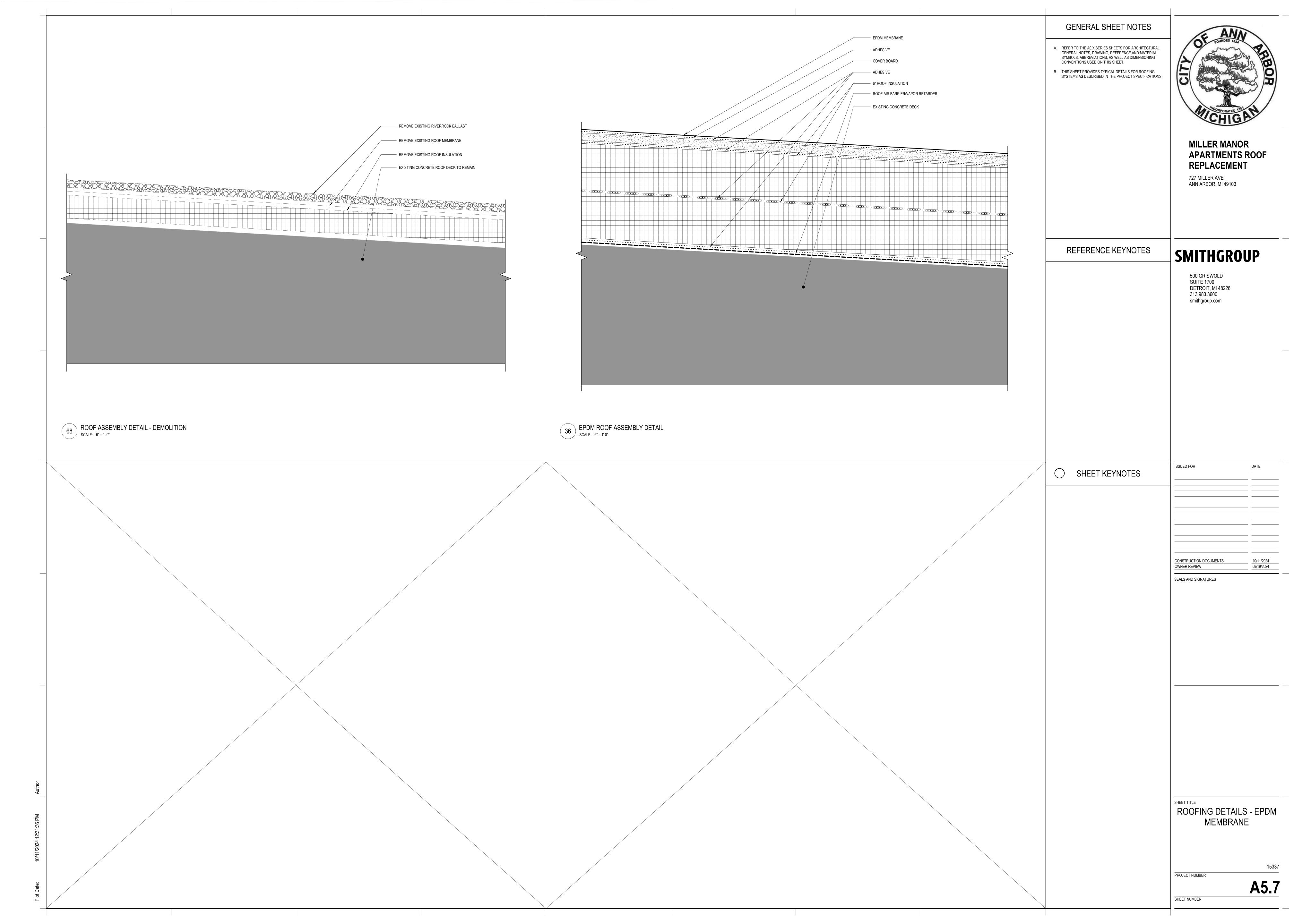
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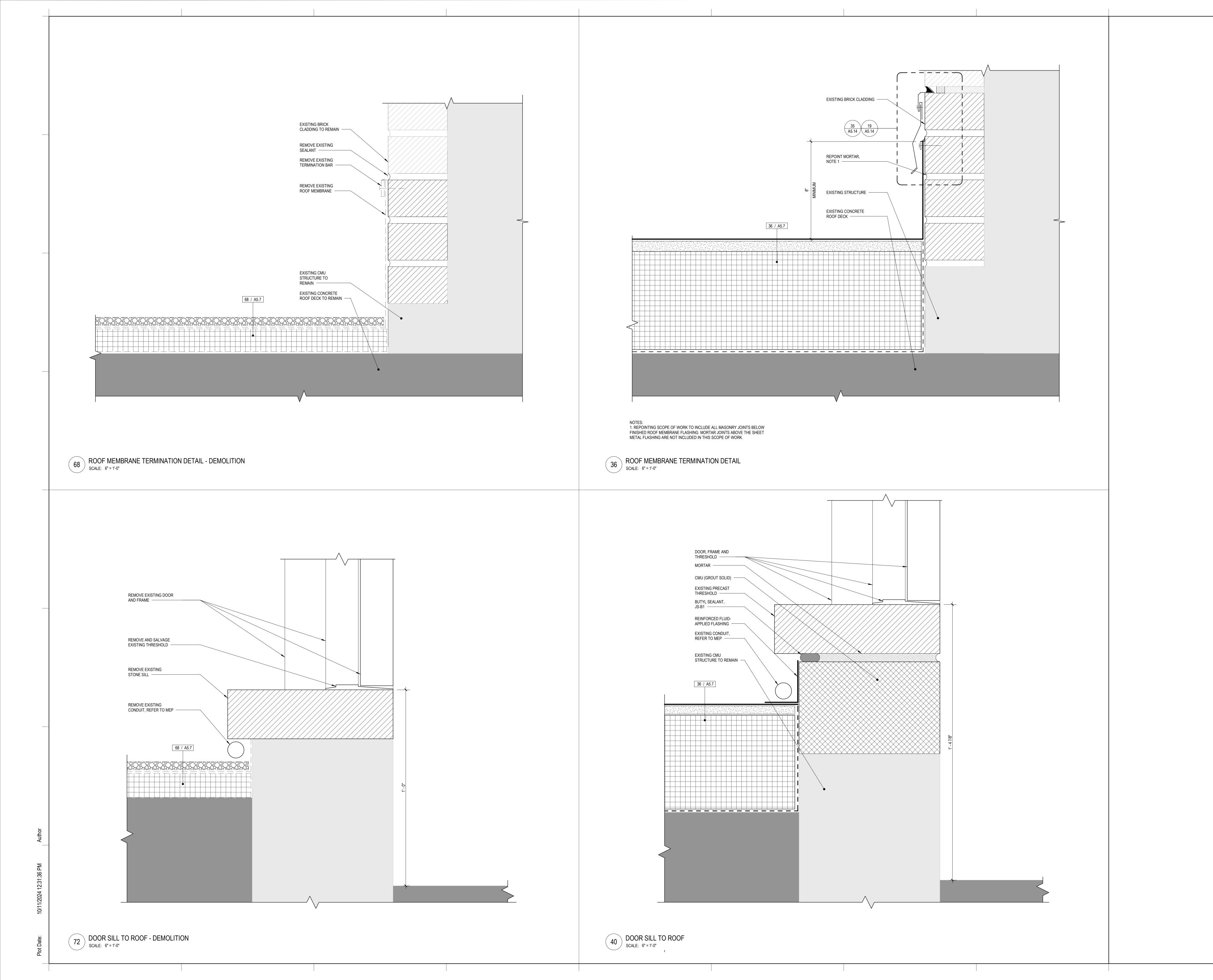
DATE

SEALS AND SIGNATURES

ROOFING DETAILS - SBS MODIFIED BITUMINOUS MEMBRANE

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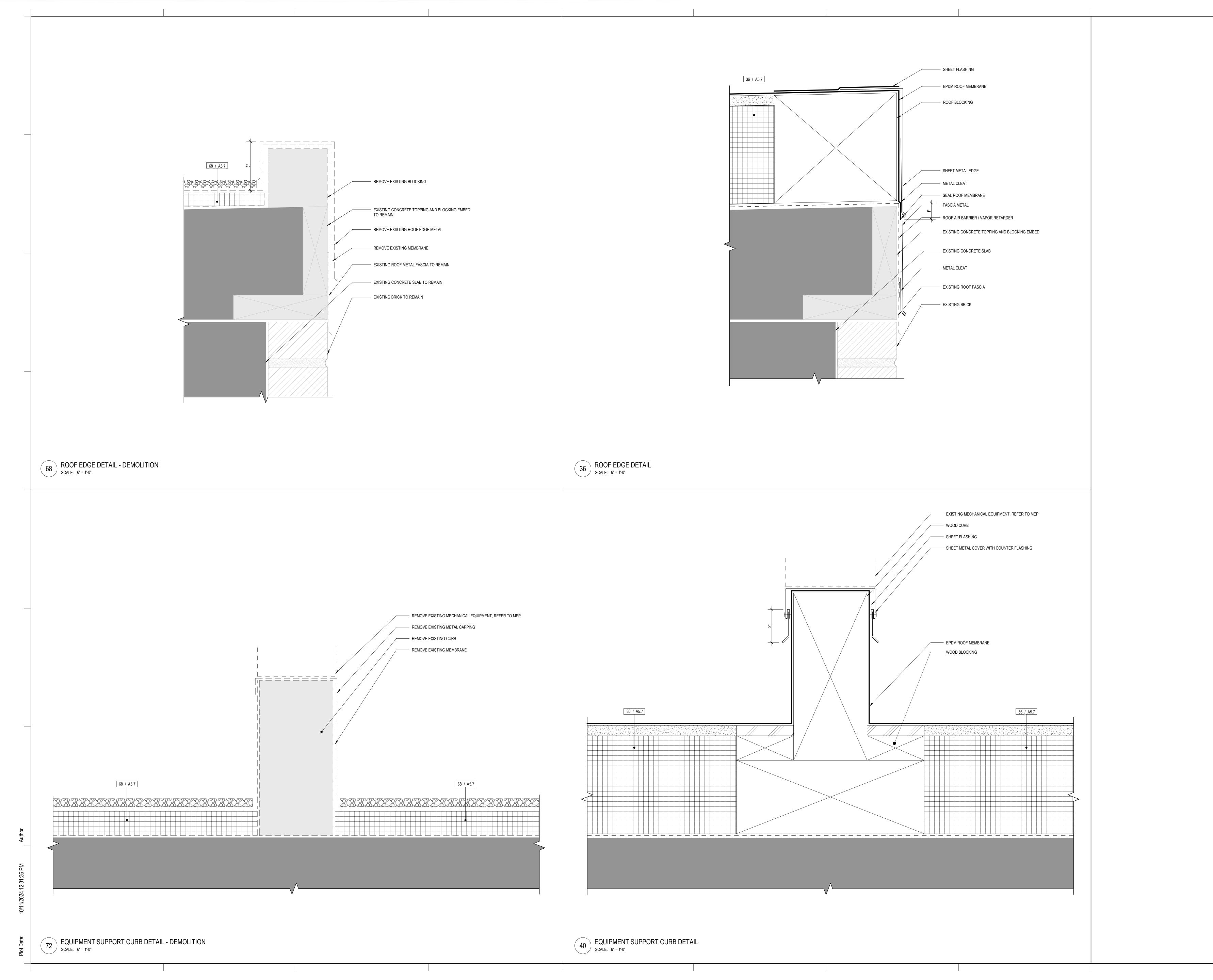
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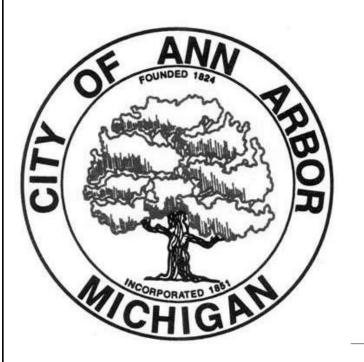
ROOFING DETAILS - EPDM

MEMBRANE

PROJECT NUMBER

A5.8





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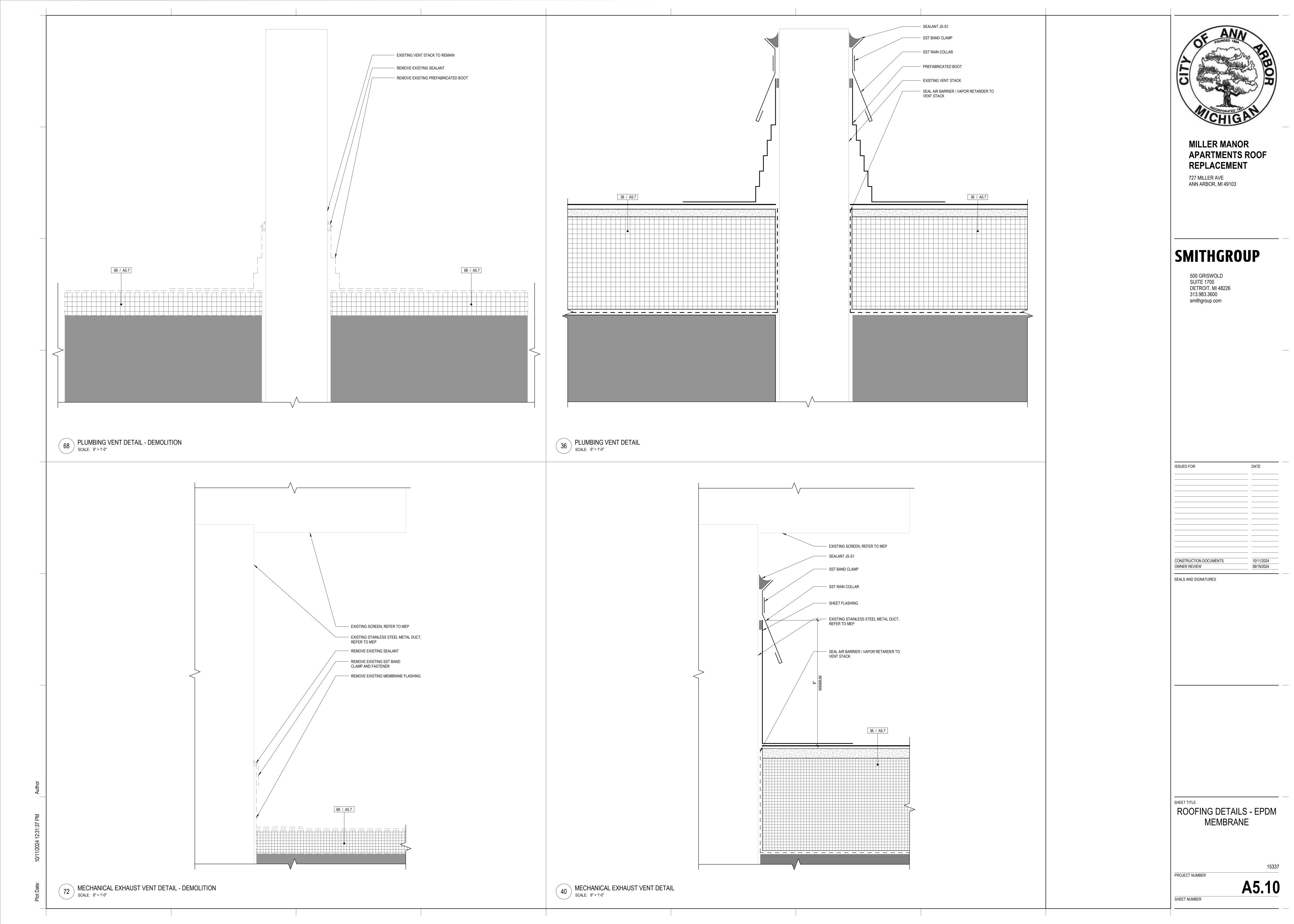
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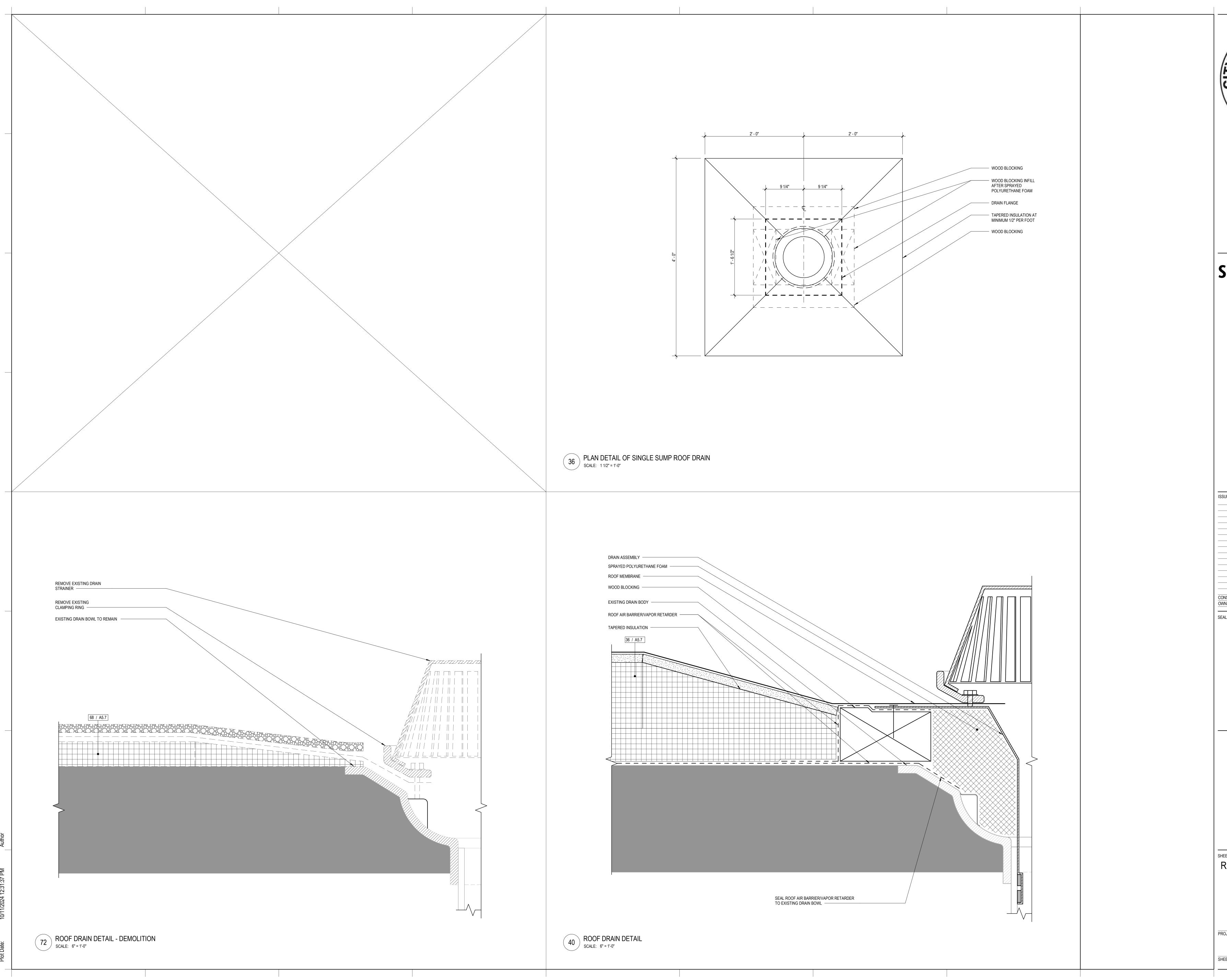
SHEET TITLE
ROOFING DETAILS - EPDM

MEMBRANE

PROJECT NUMBER

A5.9SHEET NUMBER







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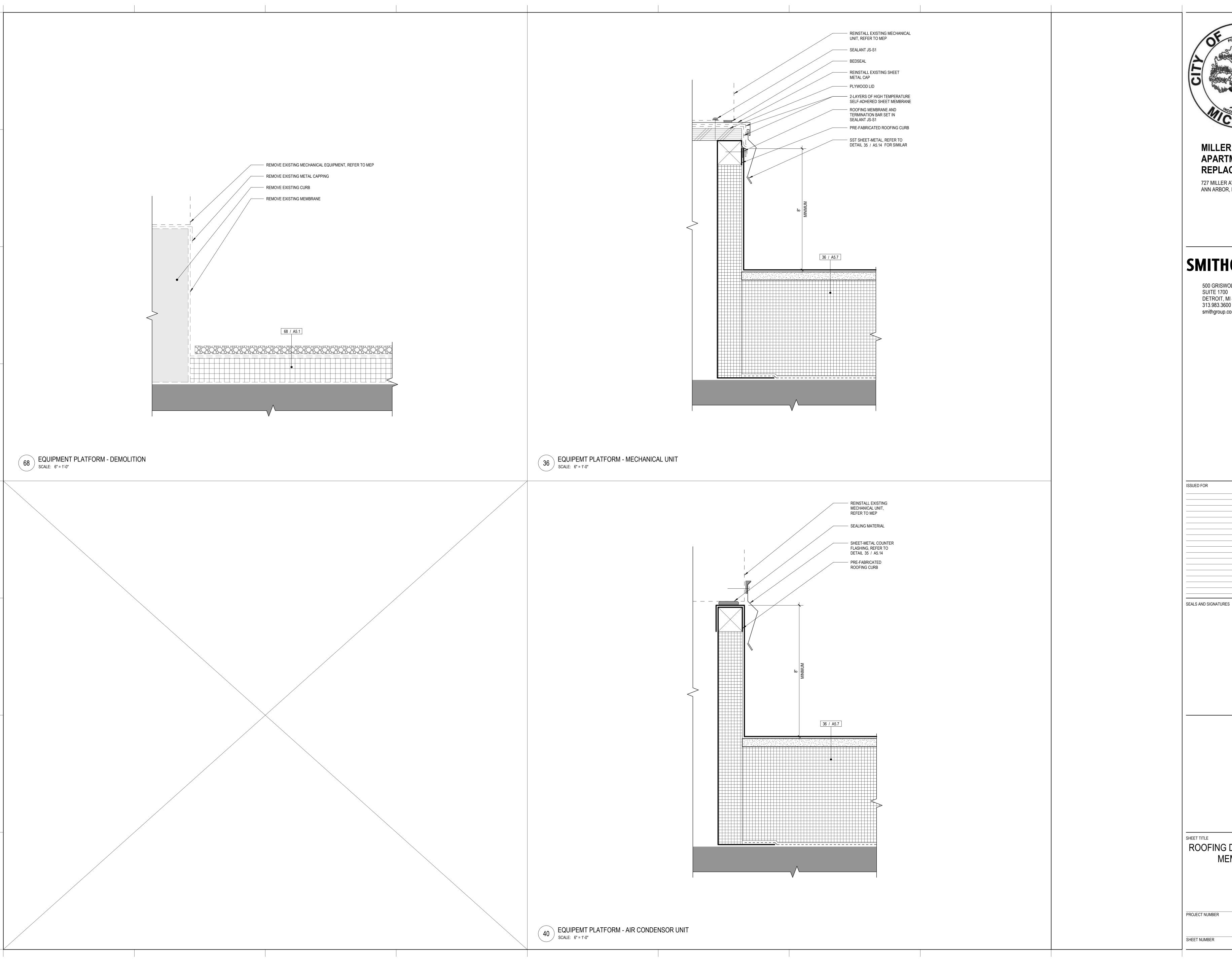
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ROOFING DETAILS - EPDM MEMBRANE

PROJECT NUMBER

A5.11
SHEET NUMBER





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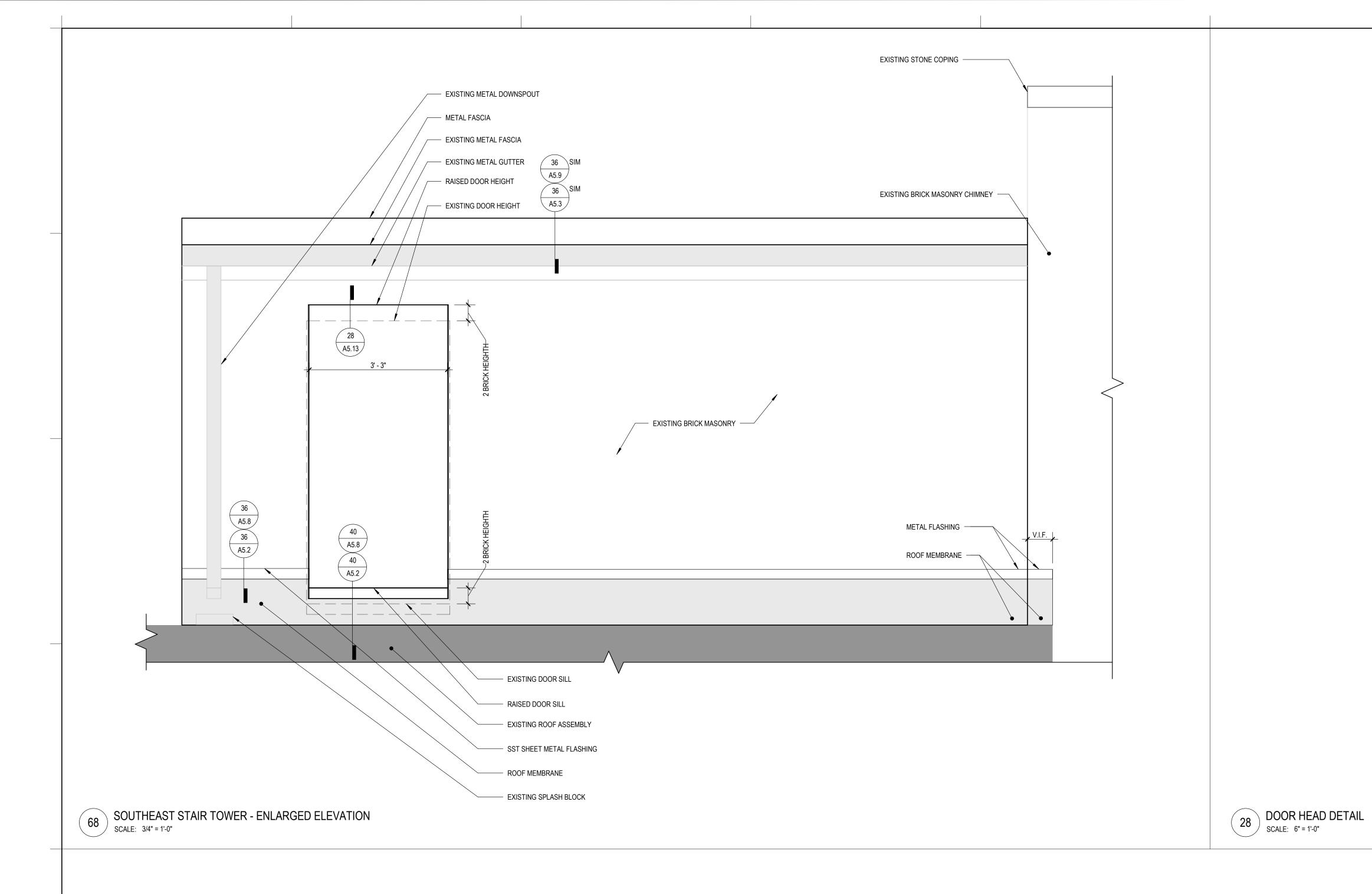
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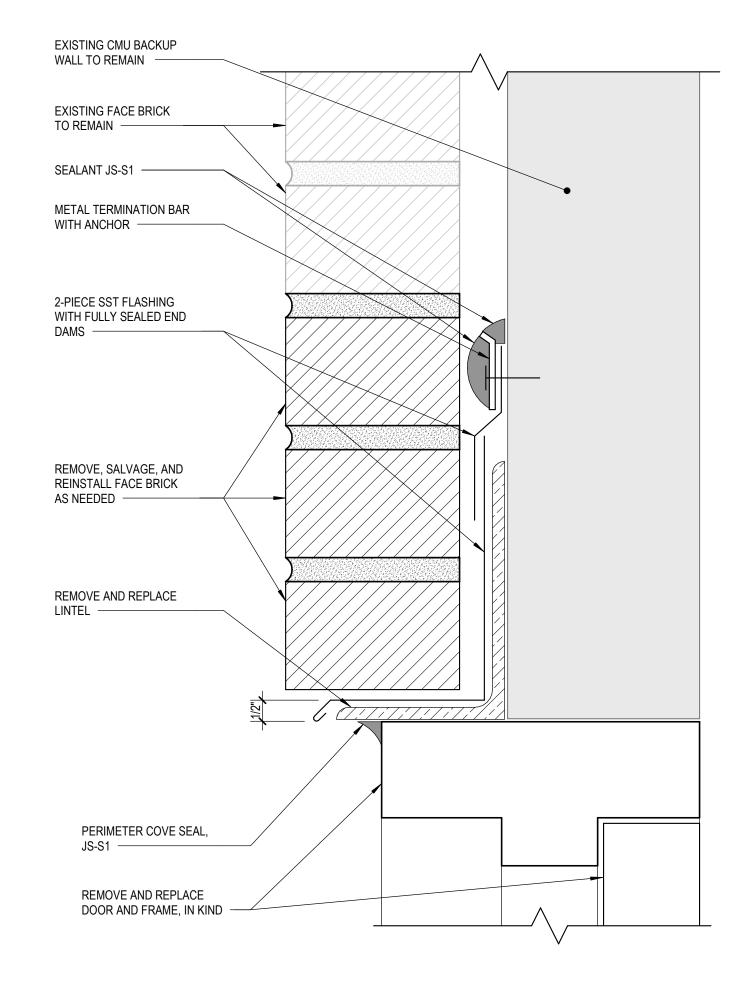
DATE

ROOFING DETAILS - EPDM

MEMBRANE

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DATE
10/11/2024
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EXTERIOR DETAILS

PROJECT NUMBER

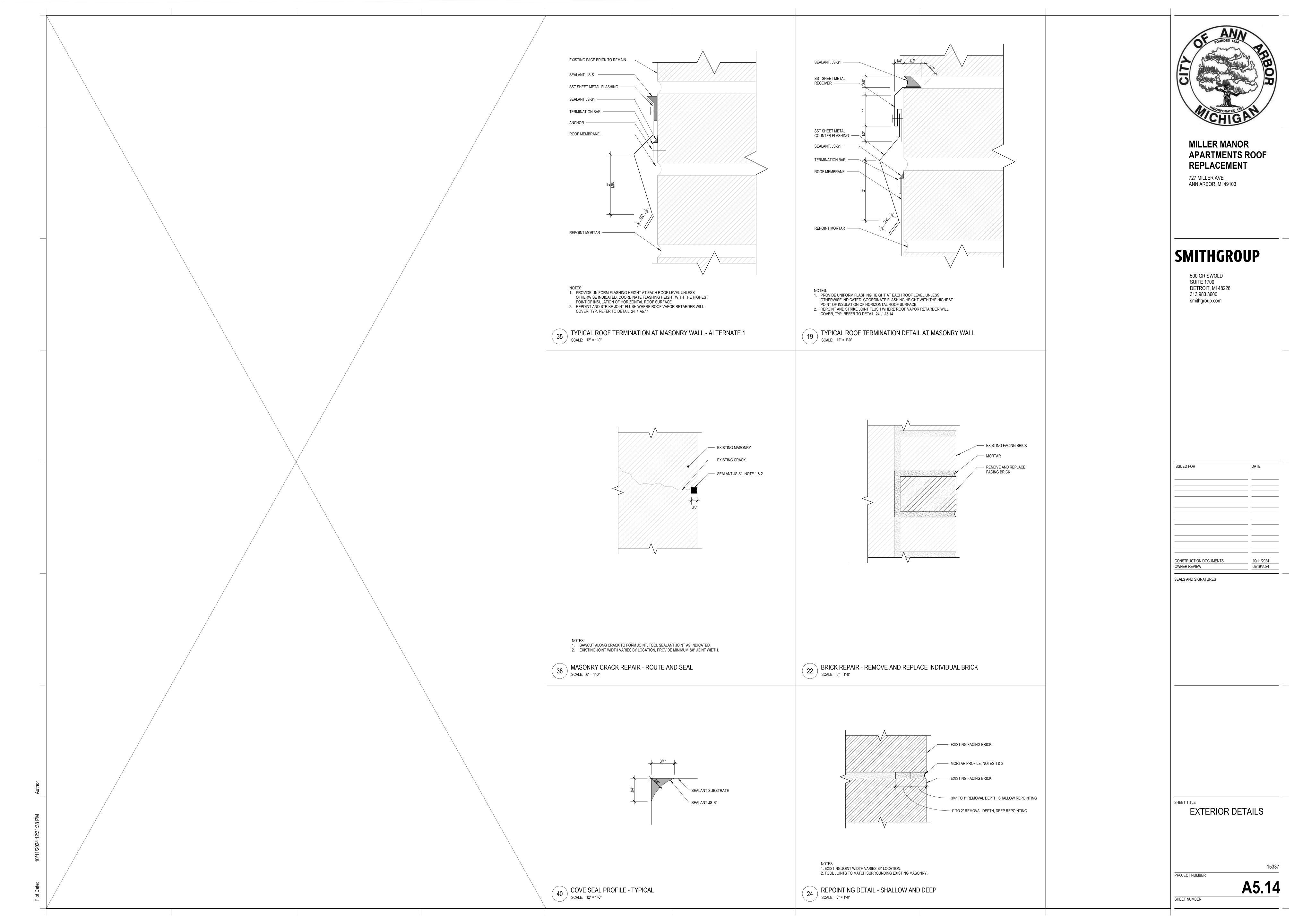
A5.1

 DOOR COORDINATION SCHEDULE

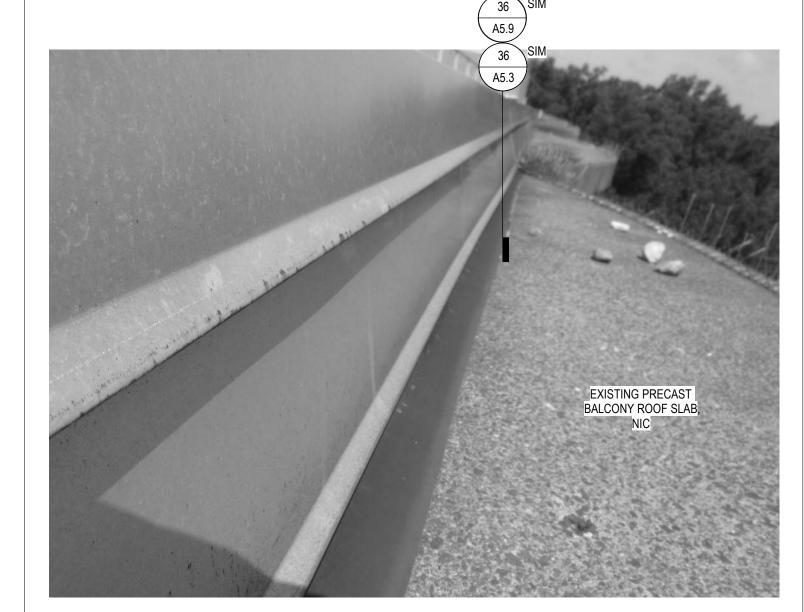
 FIRE RATING NUMBER
 SIZE
 DOOR
 FRAME
 SPECIAL NOTES AND COMMENTS

 1
 N/A
 3'-3"
 6'-8"
 HM
 PAINT
 HM
 PAINT
 COORDINATE KEYED LOCK WITH OWNER

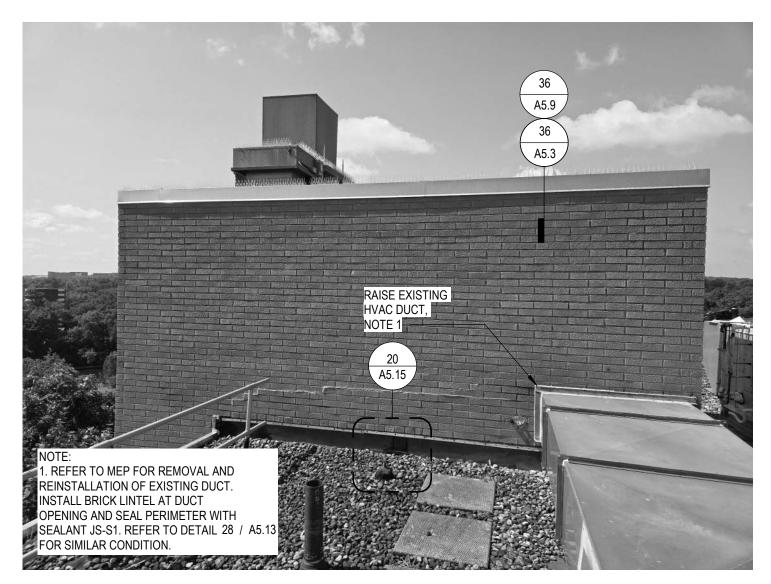
Plot Date:



BALLASTED PHOTOVOLTAIC PANEL SCALE: NOT TO SCALE



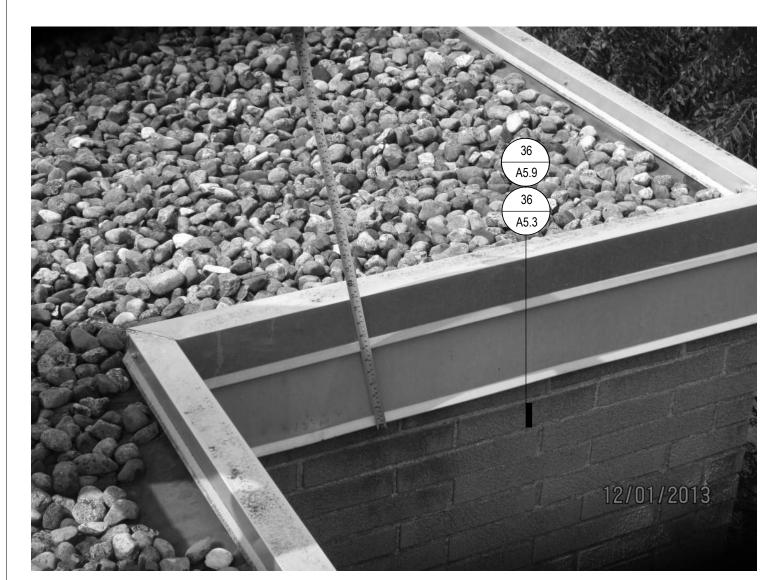
TYPICAL ROOF EDGE TERMINATION ABOVE BALCONY SCALE: NOT TO SCALE



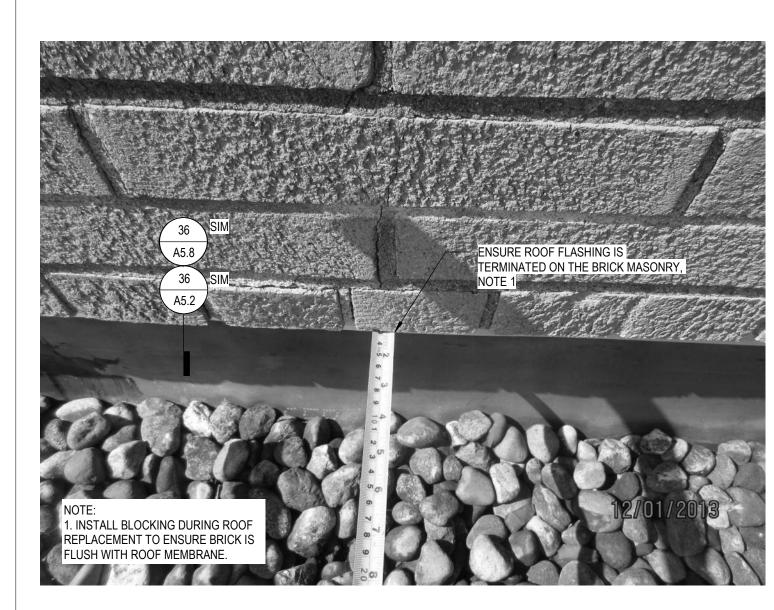
18 EAST STAIR TOWER - NORTH ELEVATION SCALE: NOT TO SCALE



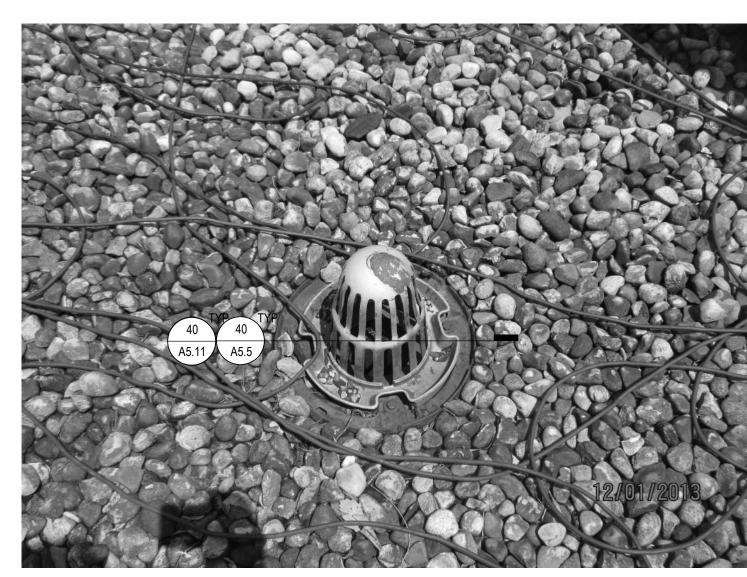
ROOF MOUNTED GUARDRAILS
SCALE: NOT TO SCALE



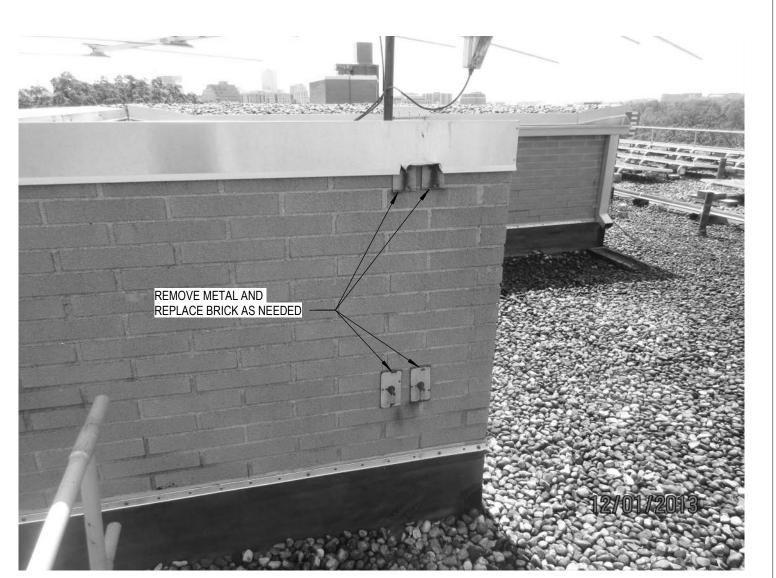
TYPICAL ROOF EDGE TERMINATION SCALE: NOT TO SCALE



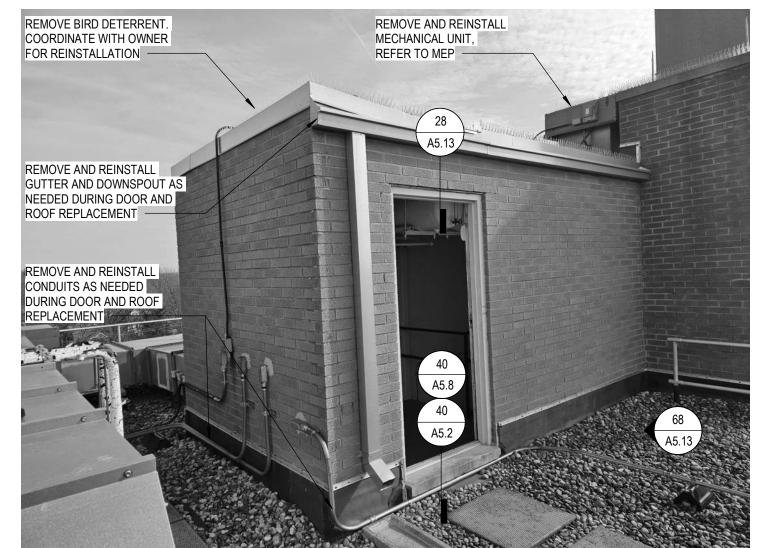
20 EAST STAIR TOWER - NORTH ELEVATION ROOF TERMINATION SCALE: NOT TO SCALE



TYPICAL ROOF DRAIN SCALE: NOT TO SCALE



38 ELEVATOR PENT SCALE: NOT TO SCALE ELEVATOR PENTHOUSE - WEST PARAPET



EAST STAIR TOWER - SOUTH ELEVATION DOOR OPENING SCALE: NOT TO SCALE



ROOF DRAIN BELOW PHOTOVOLTAIC PANEL SCALE: NOT TO SCALE



ELEVATOR PENTHOUSE - WEST ELEVATION & PARAPET SCALE: NOT TO SCALE



ELEVATOR PENTHOUSE - SOUTH ELEVATION SCALE: NOT TO SCALE

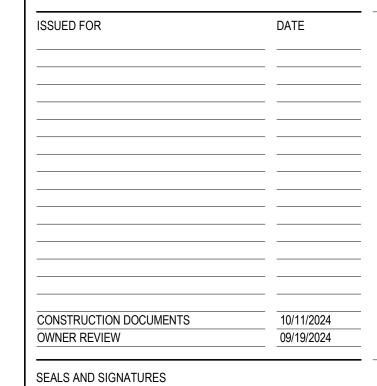


MILLER MANOR APARTMENTS ROOF REPLACEMENT

727 MILLER AVE ANN ARBOR, MI 49103

SMITHGROUP

500 GRISWOLD SUITE 1700 DETROIT, MI 48226 313.983.3600 smithgroup.com



SHEET TITLE REFERENCE PHOTOS

PROJECT NUMBER

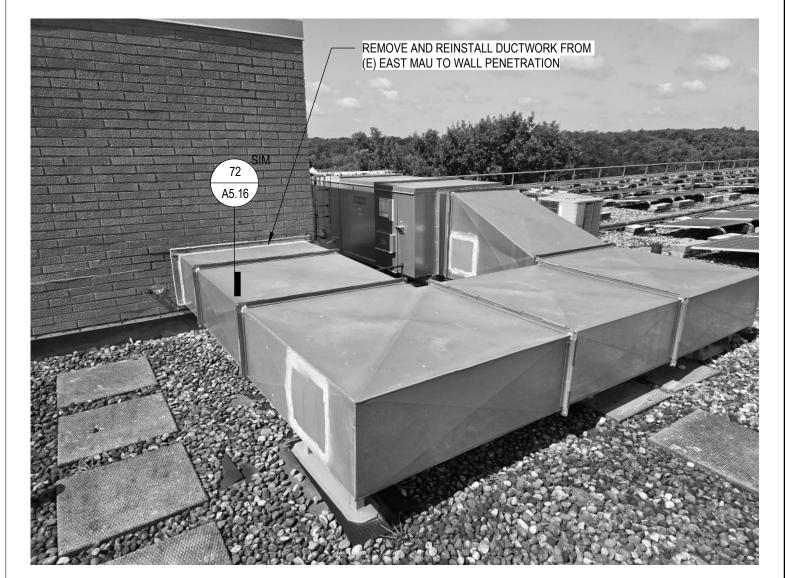
A5.15 SHEET NUMBER

50 FIRE ALARM EQUIPMENT SCALE: 1" = 1'-0"



34 ELECTRICAL EQUIPMENT NEAR WEST STAIR TOWER

SCALE: 1" = 1'-0"



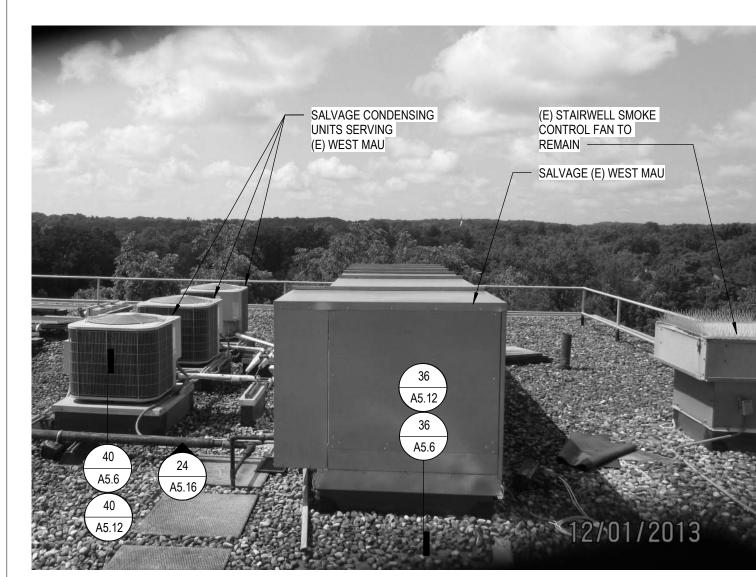
MECHANICAL AIR HANDELING UNIT DUCTWRK SCALE: 1" = 1'-0"



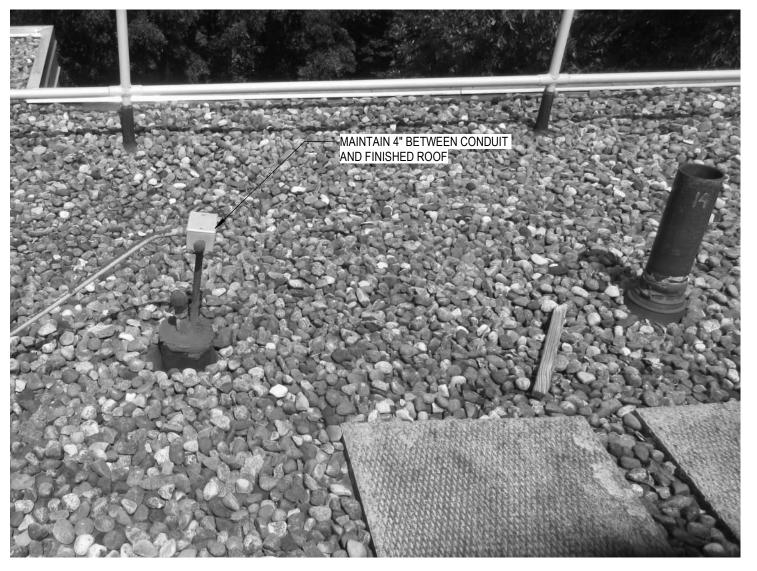
52 EAST STAIRWELL SCALE: 1" = 1'-0"



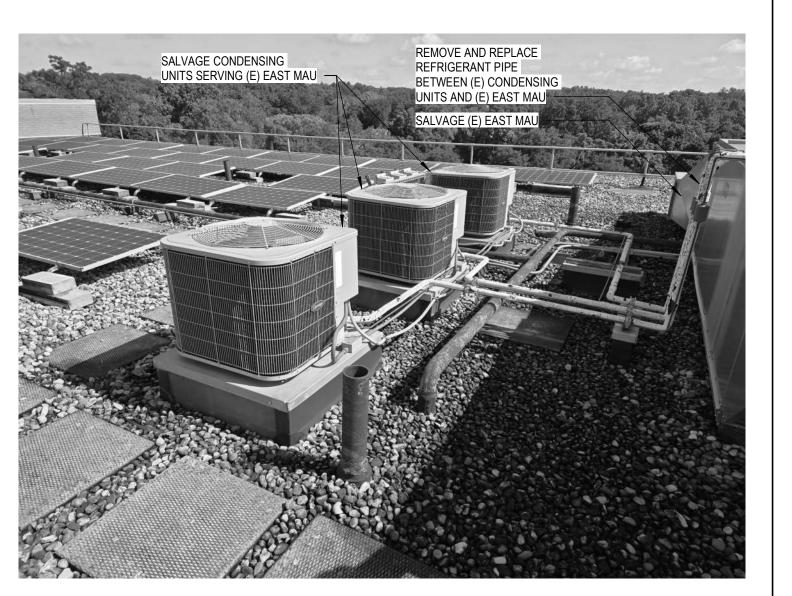
ROUND EXHAUST FAN SCALE: 1" = 1'-0"



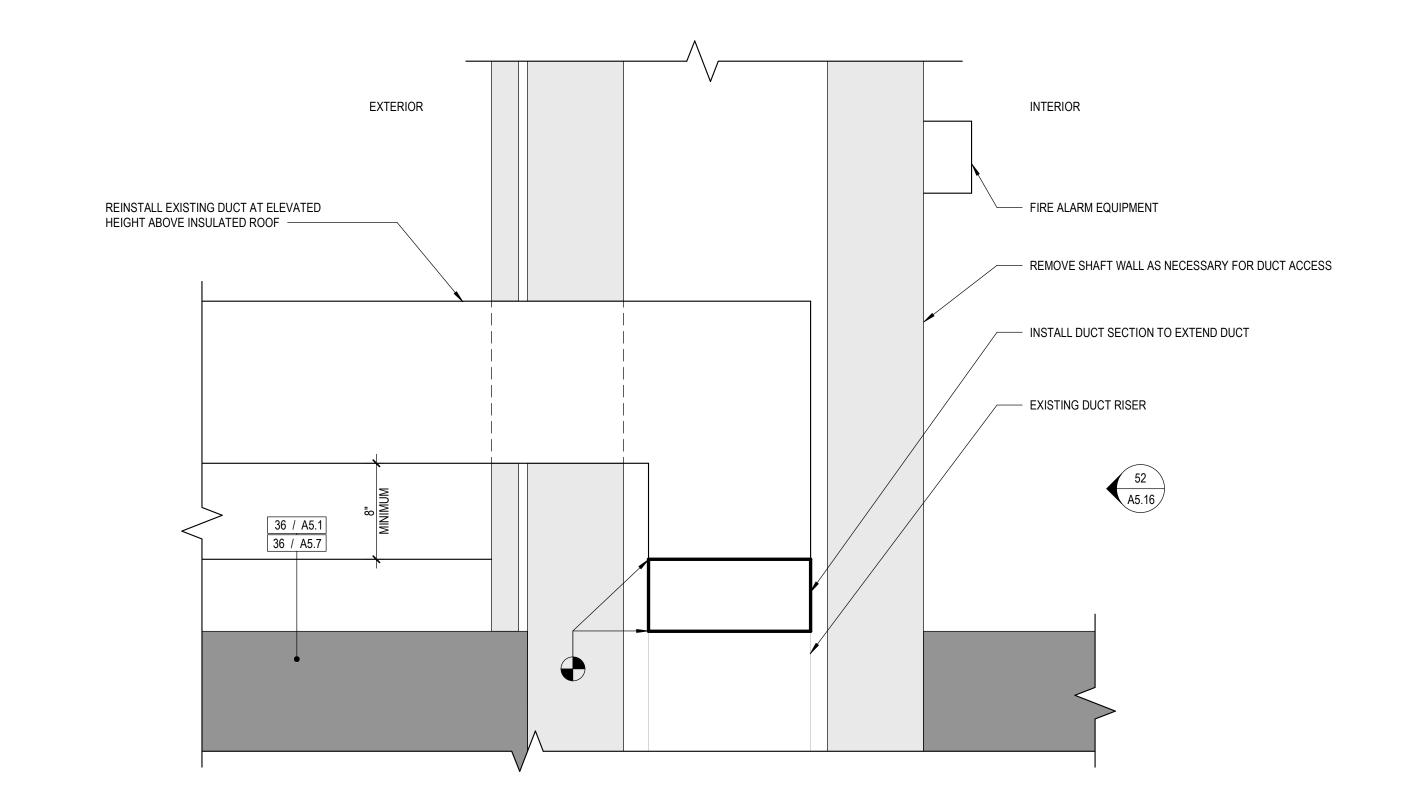
20 MECHANICAL AIR HANDELING UNIT SCALE: 1" = 1'-0"

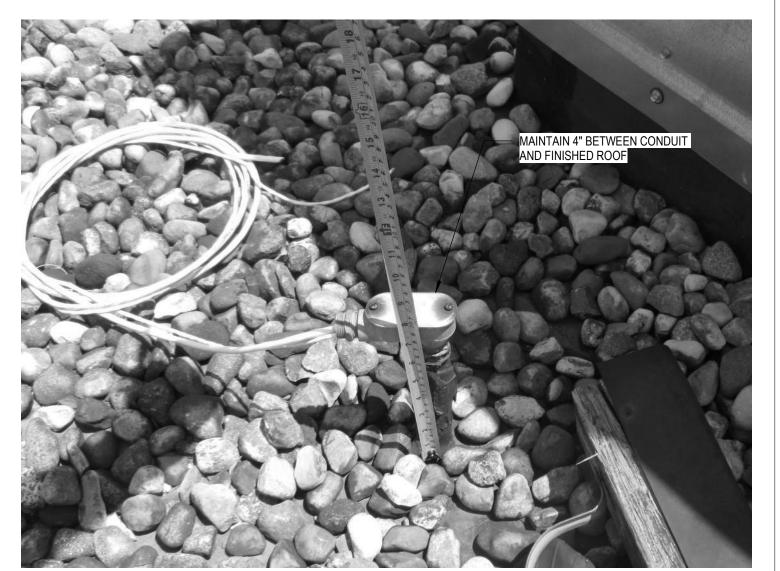


CONDUIT WITH CURB AND VENT STACK PENETRATION SCALE: 1" = 1'-0"

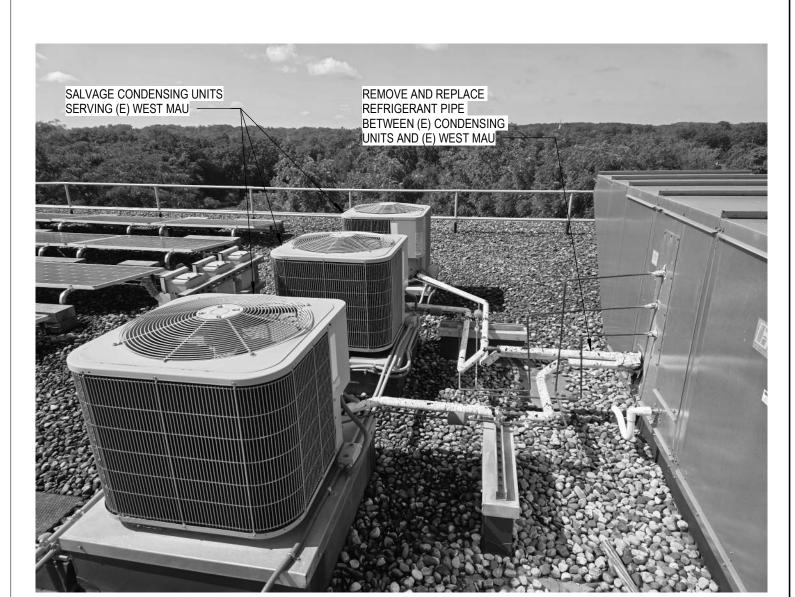


22 AIR CONDENSER UNIT NEAR EAST STAIR TOWER SCALE: 1" = 1'-0"





CONDUIT PIPE PENETRATION
SCALE: 1" = 1'-0"



AIR CONDENSER UNIT NEAR WEST STAIR TOWER SCALE: 1" = 1'-0"



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ISSUED FOR DATE

CONSTRUCTION DOCUMENTS
OWNER REVIEW

DATE

10/11/2024

09/19/2024

SEALS AND SIGNATURES

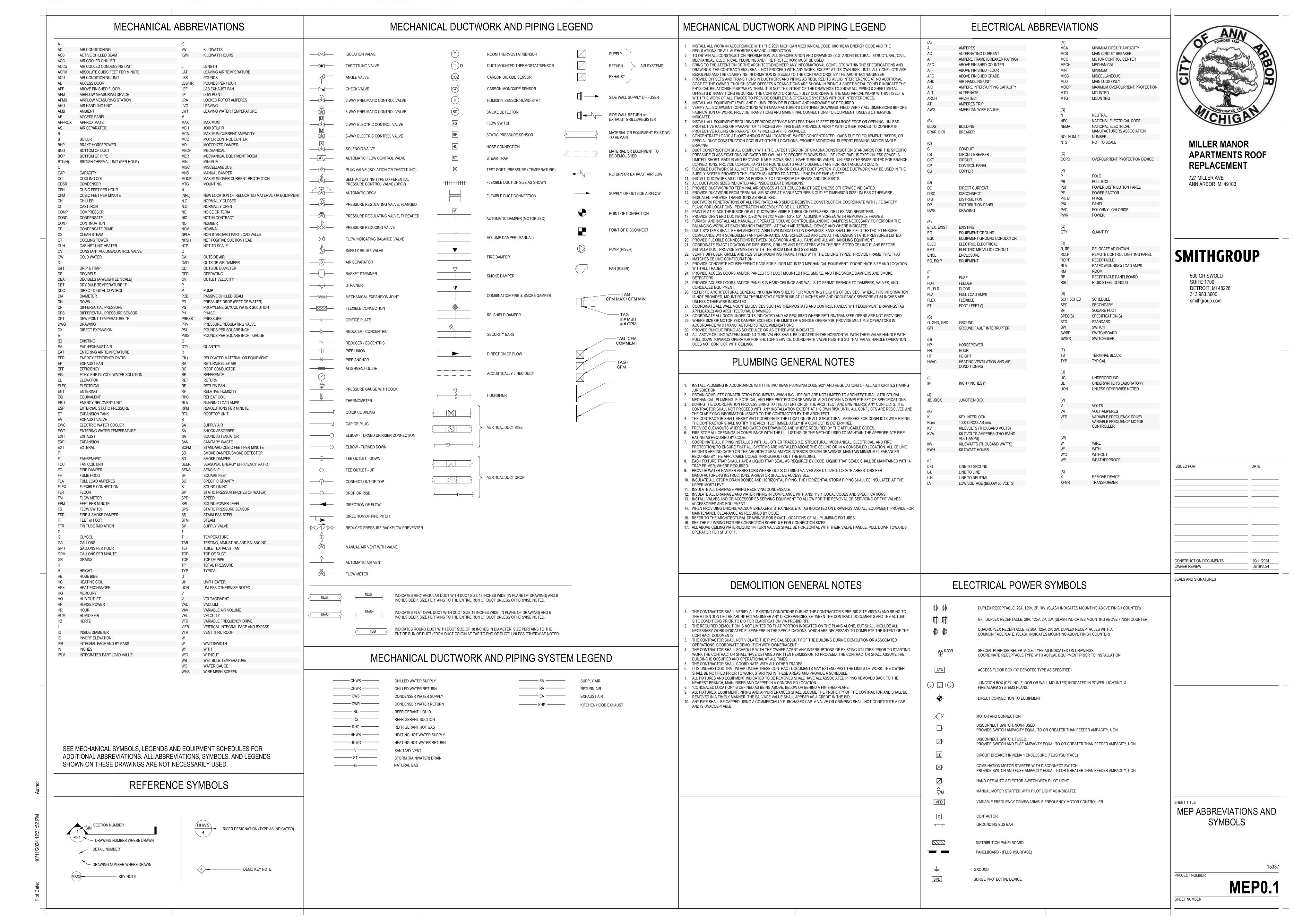
REFERENCE PHOTOS

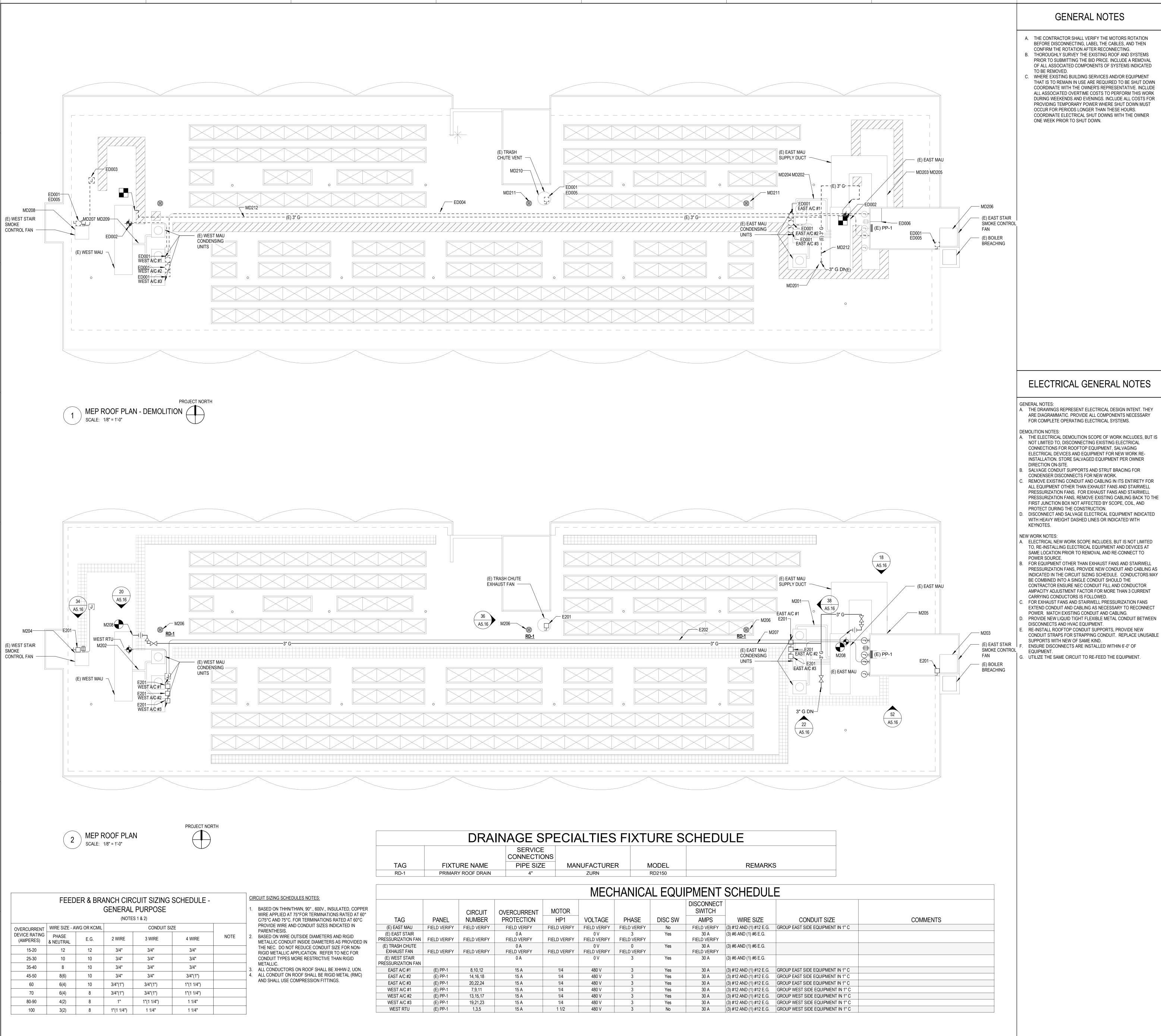
153

PROJECT NUMBER

A5.16

SHEET NUMBER





GENERAL NOTES

- A. THE CONTRACTOR SHALL VERIFY THE MOTORS ROTATION BEFORE DISCONNECTING, LABEL THE CABLES, AND THEN CONFIRM THE ROTATION AFTER RECONNECTING. B. THOROUGHLY SURVEY THE EXISTING ROOF AND SYSTEMS PRIOR TO SUBMITTING THE BID PRICE. INCLUDE A REMOVAL OF ALL ASSOCIATED COMPONENTS OF SYSTEMS INDICATED
- WHERE EXISTING BUILDING SERVICES AND/OR EQUIPMENT THAT IS TO REMAIN IN USE ARE REQUIRED TO BE SHUT DOWN COORDINATE WITH THE OWNER'S REPRESENTATIVE. INCLUDE ALL ASSOCIATED OVERTIME COSTS TO PERFORM THIS WORK DURING WEEKENDS AND EVENINGS. INCLUDE ALL COSTS FOR PROVIDING TEMPORARY POWER WHERE SHUT DOWN MUST OCCUR FOR PERIODS LONGER THAN THESE HOURS. COORDINATE ELECTRICAL SHUT DOWNS WITH THE OWNER

DEMO PLAN KEYNOTES

- ED001 EXISTING CONNECTION TO MECHANICAL EQUIPMENT. SALVAGE EXISTING DISCONNECT SWITCH FOR NEW
- ED002 DISCONNECT EXISTING HVAC POWER CONNECTION. ED003 EXISTING JUNCTION BOX TO MECHANICAL EQUIPMENT. ED004 REMOVE EXISTING CONDUIT FEEDING WEST ROOF
- EQUIPMENT. SALVAGE ROOF SUPPORT FOR NEW WORK. ED005 CONTRACTOR TO FIELD VERIFY POWER SOURCE FOR THE EQUIPMENT BEFORE DEMOLITION. REMOVE AND RE-INSTALL EQUIPMENT AND RELATED CONDUIT, CABLE, AND JUNCTION BOX LOCATED ON SHAFT
- WALL OF STAIRWELL TO FACILITATE THE WORK OF OTHER TRADES. PROVIDE ADDITIONAL CONDUIT, WIRE, BOXES, AND ACCESSORIES NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM; MATCH EXISTING. MD201 VERIFY IN FIELD ISOLATION VALVE FOR NATURAL GAS
- SERVING ROOF EQUIPMENT AND ISOLATION GAS SERVICE TO ROOF. DO NOT PERFORM ANY DEMOLITION WORK UNTIL NATURAL GAS SUPPLY VALVE CONFIRM CLOSED AND HOLDING. MD202 EVACUATE REFRIGERANT FROM THREE CIRCUITS ON EAST MAU. DEMOLISH REFRIGERANT PIPE BETWEEN
- CONDENSING UNITS AND MAU. DISCONNECT REFRIGERANT PIPE AT EACH PIECE OF EQUIPMENT TO ALLOW FOR NEW FUTURE PIPE CONNECTION. PREP CONDENSING UNITS FOR LONG TERM STORAGE BY SEALING REFRIGERANT PIPE CONNECTIONS ON CONDENSING UNITS AND MAU AND PROVIDE NITROGEN CHARGE IN EACH PIECE OF EQUIPMENT. DISCONNECT ELECTRICAL POWER. LOCK-OUT / TAG-OUT CIRCUITS AT ELECTRIC DISTRIBUTION PANEL AND PROVIDE DIRECTION NOT TO ENERGIZE CIRCUIT UNTIL EQUIPMENT RE-INSTALLED, LABEL CIRCUITS, SWITCH OFF POWER AT ELECTRIC DISTRIBUTION PANEL AND LABEL CIRCUITS. PREP CONDENSING UNITS FOR REMOVAL FROM ROOF BY CRANE AND STORAGE ON SITE. DISCONNECT NATURAL GAS FROM MAU AND PROVIDE TEMPORARY CAP ON EQUIPMENT GAS PIPE ALLOWING FOR FUTURE PIPE
- MD203 DISCONNECT DUCTWORK AT UNIT AND WALL PENETRATION. PROVIDE TEMPORARY SHEETMETAL CAP WITH MINIMUM R-8 INSULATION AT BUILDING WALL OPENING. REMOVE DUCTWORK FROM ROOF AND STORE TEMPORARILY ON SITE. DUCTWORK OPENINGS SHALL BE PROTECTED WITH GALVANIZED SHEETMETAL CAPS DURING SITE STORAGE.
- MD204 SALVAGE EAST MAU AND ASSOCIATED CONDENSING

UNITS AND STORE ON-SITE UNTIL COMPLETION OF ROOF

- MD205 DEMOLISH EAST MAU CURB AND PREP ROOF FOR NEW MD206 SWITCH OFF EAST STAIRWELL SMOKE CONTROL FAN POWER AT CONTROLLER WITHIN THE EAST STAIR AND
- PROVIDE TEMPORARY PLACARD INDICATING THAT STAIRWELL SMOKE CONTROL FAN IS OUT OF SERVICE. DISCONNECT POWER FROM STAIRWELL SMOKE CONTROL FAN. REMOVE FAN FROM CURB AND STORE ON SITE UNTIL COMPLETION OF ROOF WORK. SCHEDULE WORK TO MINIMIZE FAN DOWNTIME. MD207 EVACUATE REFRIGERANT FROM THREE CIRCUITS ON
- WEST MAU. DEMOLISH REFRIGERANT PIPE BETWEEN CONDENSING UNITS AND MAU. DISCONNECT REFRIGERANT PIPE AT EACH PIECE OF EQUIPMENT TO ALLOW FOR NEW FUTURE PIPE CONNECTION. PREP CONDENSING UNITS FOR LONG TERM STORAGE BY SEALING REFRIGERANT PIPE CONNECTIONS ON CONDENSING UNITS AND MAU AND PROVIDE NITROGEN CHARGE IN EACH PIECE OF EQUIPMENT. DISCONNECT ELECTRICAL POWER. LOCK-OUT / TAG-OUT CIRCUITS AT FLECTRIC DISTRIBUTION PANEL AND PROVIDE DIRECTION NOT TO ENERGIZE CIRCUIT UNTIL EQUIPMENT RE-INSTALLED, LABEL CIRCUITS, SWITCH OFF POWER AT ELECTRIC DISTRIBUTION PANEL AND LABEL CIRCUITS. PREP CONDENSING UNITS FOR REMOVAL FROM ROOF BY CRANE AND STORAGE ON SITE. DISCONNECT NATURAL GAS FROM MAU AND PROVIDE TEMPORARY CAP ON EQUIPMENT GAS PIPE ALLOWING FOR FUTURE PIPE CONNECTION. MD208 SWITCH OFF WEST STAIRWELL SMOKE CONTROL FAN
- POWER AT CONTROLLER WITHIN THE WEST STAIR AND PROVIDE TEMPORARY PLACARD INDICATING THAT STAIRWELL SMOKE CONTROL FAN IS OUT OF SERVICE. DISCONNECT POWER FROM STAIRWELL SMOKE CONTROL FAN. SALVAGE FAN AND STORE ON SITE UNTIL COMPLETION OF ROOF WORK. SCHEDULE WORK TO MINIMIZE FAN DOWNTIME. MD209 SALVAGE WEST MAU AND ASSOCIATED CONDENSING
- UNITS AND STORE ON-SITE UNTIL COMPLETION OF ROOF MD210 MAINTAIN TRASH CHUTE ROOF VENT IN PLACE. PROTECT DURING ROOFING PROCEDURES. PROVIDE NEW ROOF
- FLASHING INSTALLED PER ARCHITECTURE DETAILS. MD211 REMOVE ROOF DRAIN STRAINER TOP, BODY TO REMAIN. PRESSURIZATION FANS, PROVIDE NEW CONDUIT AND CABLING AS MD212 REMOVE ALL ROOFTOP NATURAL GAS PIPING AS INDICATED, BACK TO ROOF PENETRATION.

CONSTRUCTION DOCUMENTS

DATE

09/19/2024

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APARTMENTS ROOF

SEALS AND SIGNATURES

OWNER REVIEW

ISSUED FOR

E201 REINSTALL DISCONNECT SWITCH AFTER THE ROOF WORK

IS COMPLETED. PROVIDE FINAL CONNECTION USING LIQUID TIGHT FLEXIBLE METAL CONDUIT FROM DISCONNECT TO EQUIPMENT. UTILIZE EXISTING CIRCUIT IN EXISTING PANEL.

NEW WORK PLAN KEYNOTES

E202 RE-INSTALL ROOFTOP CONDUIT SUPPORTS. PROVIDE NEW CONDUIT TO FEED EXISTING EQUIPMENT. M201 CONSTRUCT AND INSTALL NEW CURB TO EXTEND 6 INCHES ABOVE THE FLOOD RIM OF THE ROOF EDGE ACCOUNTING FOR INCREASED INSULATION. INSTALL CURB FOLLOWING ARCHITECTURAL DETAILS. INSTALL SALVAGED EAST MAU ON CURB AFTER COMPLETION OF ROOF WATERPROOFING AT CURB. PROVIDE NEW DUCT

ROOF SUPPORTS COMPLIANT WITH NEW ROOF

- MEMBRANE. M202 CONSTRUCT AND INSTALL NEW CURB TO EXTEND 6 INCHES ABOVE THE FLOOD RIM OF THE ROOF EDGE ACCOUNTING FOR INCREASED INSULATION. EXTEND SUPPLY DUCTWORK AT ROOF OPENING AS NECESSARY TO CONNECT TO WEST MAU SUPPLY DUCT OPENING. INSTALL CURB FOLLOWING ARCHITECTURAL DETAILS. INSTALL SALVAGED WEST MAU ON CURB AFTER COMPLETION OF ROOF MEMBRANE AT CURB.
- M203 CONSTRUCT AND INSTALL NEW EAST STAIRWELL PRESSURIZATION FAN CURB TO EXTEND 6 INCHES ABOVE THE ROOF EDGE (ACCOUNTING FOR INCREASED INSULATION). INSTALL SALVAGED EAST STAIRWELL SMOKE CONTROL FAN ON CURB AFTER COMPLETION OF ROOF MEMBRANE.
- M204 CONSTRUCT AND INSTALL NEW WEST STAIRWELL PRESSURIZATION FAN CURB TO EXTEND 6 INCHES ABOVE THE ROOF EDGE (ACCOUNTING FOR INCREASED INSULATION). INSTALL SALVAGED WEST STAIRWELL SMOKE CONTROL FAN ON CURB AFTER COMPLETION OF
- ROOF MEMBRANE. M205 INSTALL SALVAGED SUPPLY DUCTWORK BETWEEN MAU AND RELOCATED (ELEVATED) WALL DUCT OPENING. REVISE DUCTWORK IN VENTILATION SUPPLY SHAFT TO EXTEND THROUGH NEW (ELEVATED) WALL OPENING. PRESERVE THE DUCT SMOKE DETECTOR IN PLACE AND PROTECT FROM DAMAGE DURING WORK.
- M206 PROVIDE RETROFIT ROOF DRAIN. M207 GAS PIPING TO BE REPLACED IN-KIND, RAISE PIPING TO ACCOMMODATE NEW ROOF INSULATION BUILD UP AND PROVIDE NEW ROOFTOP PIPE SUPPORTS.
- M208 PROVIDE ISOLATION VALVE (BALL VALVE), DRIP LEG, AND UNION AT MAKE UP AIR UNIT CONNECTION. REDUCE PIPE TO UNIT CONNECTION SIZE AFTER ISOLATION VALVE.

MEP ROOF PLAN

PROJECT NUMBER

MEP2.1