

MILLER MANOR APARTMENTS EXTERIOR BALCONY STRUCTURAL REPAIRS



727 MILLER AVENUE
ANN ARBOR, MI 48103



THE ANN ARBOR HOUSING
DEVELOPMENT CORPORATION

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ISSUED FOR

OWNER REVIEW

ISSUE DATE:
04/29/2024

13774.001

SHEET NUMBER	SHEET NAME
GENERAL	
G0.0	PROJECT COVER SHEET
ARCHITECTURAL	
A0.1	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS
A1.1.1	SITE PLAN
A2.2.1	ROOF PLAN
A4.1.1	NORTH AND SOUTH ELEVATIONS
A4.1.2	EAST AND WEST ELEVATIONS
A4.1.3	ENLARGED PLANS
A4.1.4	ENLARGED ELEVATIONS
A5.1.1	TYPE A REPAIR DETAILS
A5.1.2	TYPE B REPAIR DETAILS
A5.1.3	TYPE C REPAIR DETAILS
A5.1.4	TYPE D REPAIR DETAILS
A5.1.5	TYPE E REPAIR DETAILS
A5.1.6	TYPE F REPAIR DETAILS
A5.1.7	REPAIR DETAILS
A5.2.1	REFERENCE PHOTOS
A5.2.2	REFERENCE PHOTOS
STRUCTURAL	
S5.1.1	TYPE A REPAIR DETAILS
S5.1.2	TYPE B REPAIR DETAILS
S5.1.3	TYPE C REPAIR DETAILS
S5.1.4	TYPE D REPAIR DETAILS
S5.1.5	TYPE E REPAIR DETAILS

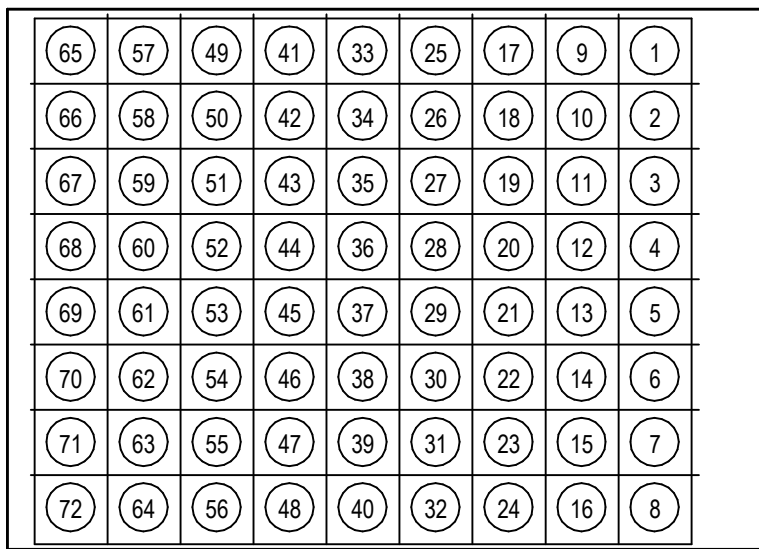


NORTH
VICINITY MAP - NOT TO SCALE



NORTH
ENLARGED SITE MAP - NOT TO SCALE

MODULAR LAYOUT / DETAIL NUMBER



DETAIL MODULE LAYOUT

DETAILS ARE NUMBERED ACCORDING TO THEIR LOCATION ON EACH SHEET AND ARE NOT NUMBERED CONSECUTIVELY. EACH MODULE MAINTAINS THE NUMBER ASSOCIATED WITH IT.

THIS SYSTEM CAN BE APPLIED TO ANY SHEET THAT CONTAINS MULTIPLE IMAGES. THE IMAGES ARE NUMBERED ACCORDING TO THE MODULE SYSTEM SHOWN ILLUSTRATED TO THE LEFT.

EACH DETAIL MAY OCCUPY ONE OR MORE WHOLE MODULES. THE DETAIL MODULE IS USED TO ESTABLISH THE IDENTIFYING LABEL FOR EACH DETAIL, NOT TO LIMIT THE SIZE OF THE DETAIL.

DETAIL NUMBERING EXAMPLE

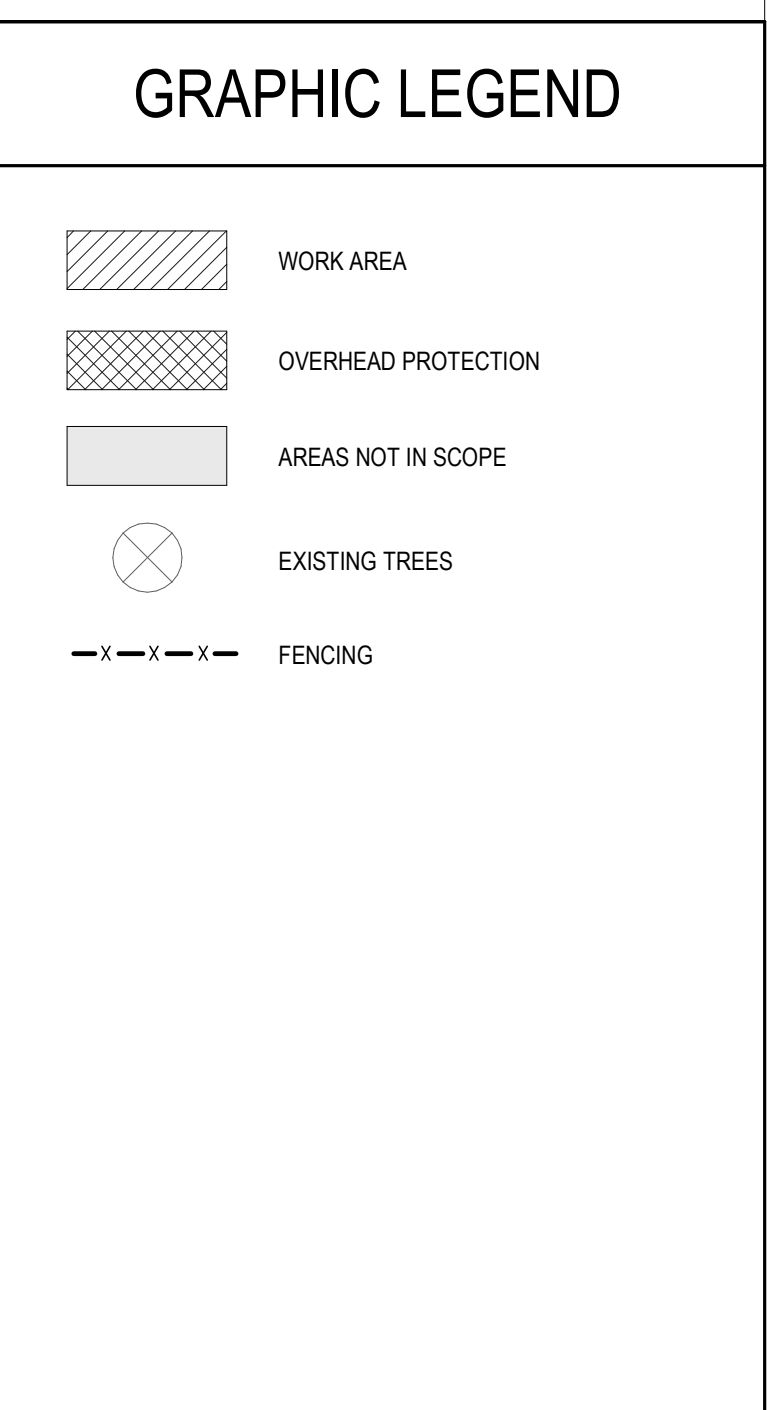
THE NUMBER OF THE MODULE WHICH OCCURS IN THE LOWER LEFT CORNER OF A SINGLE MODULE OR SEVERAL MODULES GROUPED TOGETHER WILL DEFINE THE FINAL DETAIL NUMBER AS SHOWN IN THE ILLUSTRATION TO THE LEFT. ALTHOUGH THE MODULE NUMBERS OCCUR IN CONSECUTIVE ORDER, NOT ALL NUMBERS ARE NECESSARILY USED ON EACH SHEET.

ARCHITECTURAL ABBREVIATIONS

A	AB	ANCHOR BOLT	G	G	GAS	Q	QTR	QUARTER
	ACP	ACOUSTICAL CEILING PANEL		GA	GALV. GAGE		QTY	QUANTITY
	ACS PNL	ACCESS PANEL		GAL	GALLON		R	RISER
	ACT	ACOUSTICAL CEILING TILE		GALV	GALVANIZED		RA	REVERSE OSMOSIS WATER
	AD	AREA DRAIN		GB	GRAB BAR		R/O	RETURN AIR
	ADOL	ADDITIONAL		GC	GENERAL CONTRACTOR		RAD	RADIUS
	ADRESH	ADRESH		GFRG	GLASS FIBER REINFORCED CONCRETE		RECT	RECTANGULAR
	ADJ	ADJUSTABLE		GFRG	GLASS FIBER REINFORCED GYPSUM		RCP	REFLECTED CEILING PLAN
	ADJ	ADJACENT		GL	GLASS		RCPT	RECEPTACLE
	AFF	ABOVE FINISH FLOOR		GLU LAM	GLUE LAMINATED		RD	ROOF DRAIN
B	AFG	ABOVE FINISH GRADE		GLZ	GLAZING		REF	REFERENCE
	GR	GRADE OR GRADING		GR	GRADE OR GRADING		RECT	RECTANGULAR
	AGGR	AGGREGATE		GVL	GRAVEL		REF	REFRIGERATOR
	ALT	ALTERNATE		GYP	GYPSUM		REG	REGISTER
	ALUM	ALUMINUM		GYP BD	GYPSUM BOARD		REINF	REINFORCE (D) (ING) (MENT)
	ANOD	ANODIZED		GYP PLAS	GYPSUM PLASTER		REQD	REQUIRED
	APPROX	APPROXIMATELY		H	HIGH		REQD	REQUIRED
	ARCH	ARCHITECTURAL		HB	HOSE BIBB		RET	RETURN AIR
	AS	ADJUSTABLE SHELF		HC	HOLLOW CORE		REV	REVISION
	ASPH	ASPHALT		HD	HEAD		RF	RESILIENT FLOORING
C	AVG	AVERAGE		HDDB	HARDBOARD		RH	RIGHT HAND
	AWF	ACOUSTICAL WALL FABRIC		HMS	ROUND HEAD MACHINE		RHWS	ROUND HEAD WOOD SCREW
	AWP	ACOUSTICAL WALL PANEL		HDWD	HARDWOOD		RM	ROOM
	B	BASE		HGT	HEIGHT		RND	ROUND
	BB	BULLETIN BOARD		HM	HOLLOW METAL		RO	ROUGH OPENING
	BD	BOARD		HNDRL	HANDRAIL		R/O	ROUGH OPENING
	BBRZ	BATTLE CEILING		HORZ	HORIZONTAL		RS	RESINUS FLOOR
	BTUM	BITUMINOUS		HPC	HIGH PERFORMANCE COATING		RSN	RESIN PANEL
	BLDG	BUILDING		HPD	HEALTH PRODUCT DECLARATION		RWL	RAIN WATER LEADER
	BM	BENCHMARK		HPT	HIGH POINT		S	SOUTH
D	BOS	BOTTOM OF STEEL		HR	HOOR		SA	SUPPLY AIR
	BOT	BOTTOM		HIAC	HEATING-VENTILATION-AIR CONDITIONING		SB	SPLASH BLOCK
	BRG	BEARING		ICE	ICE MACHINE		SC	SOLID CORE
	BSMT	BASEMENT		ID	INSIDE DIAMETER		SCHED	SCHEDULE
	BTWN	BETWEEN		IN	INCH		SCRN	SCREEN
	BUR	BUILT UP ROOFING SYSTEM		INCAND	INCANDESCENT		SD	STORM DRAIN
	CB	CATCH BASIN		INCL	INCLUDE, INCLUDING		SE	SOUTHEAST
	CCR	CARD CONTROL READER		INFO	INFORMATION		SECT	SECTION
	CCT	CUBICLE CURTAIN TRACK		INSUL	INSULATION		SEG	SEGMENT
	CCTV	CLOSED CIRCUIT TELEVISION		INTR	INTERIOR		SEP	SEPARATION OR SEPARATE
E	CEM	CEMENT, CEMENTITIOUS		INW	INVERT		SEP JT	SEPARATION JOINT
	CER	CERAMIC		IT	INTRAVENOUS TRACK		SHT	SHEET, SHEETING
	CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED		JAN	JANITOR		SHV	SHELVES, SHELVING
	CG	CORNER GUARD		JST	JOIST		SHWR	SHOWER
	CI	CAST IRON		JT	JOINT		SM	SIMILAR
	CJ	CONTROL JOINT		K	KILOGRAM		SK	SINK
	CL	CENTER LINE		KPL	KICK PLATE		SKLR	SPRINKLER
	CLG	CEILING		KS	KNEE SPACE		SMS	SHEET METAL SCREW
	CLR	CLEAR		L	LENGTH, LONG		SP	SPACE, SPACED, SPACING
	CMU	CONCRETE MASONRY		LAB	LABORATORY		SPD	SOAP DISPENSER
F	CNTR	COUNTER		LAM	LAMINATE, LAMINATION		SPEC	SPECIFICATION
	COL	COLUMN		LAV	LAVATORY		SPKR	SPEAKER
	CONC	CONCRETE		LB	POUND		SQ	SQUARE
	CONF	CONFERENCE		LED	LIGHT EMITTING DIODE		SS	SANITARY SEWER
	CONN	CONNECTION		LF	LINEAR FOOT		SSK	SERVICE SINK
	CONSTR	CONSTRUCTION		LG	LENGTH		SSM	SOLID SURFACE MATERIAL
	CONT	CONTINUOUS		LN	LINEAR		SST	STAINLESS STEEL
	CONTR	CONTRACTOR		LL	LEAD LINED		ST	STREET
	CORR	CORRUGATED		LPT	LOW POINT		STA	STATION
	OPT	CARPET		LT	LIGHT		STAG	STAGGERED
G	CRK	CORK		LT WT	LIGHT WEIGHT		STC	SOUND TRANSMISSION COEFFICIENT
	CSK	COUNTERSUNK		LTG	LIGHTING		STD	STANDARD
	CSP	COMBINATION STANDPIPE		LVR	LOUVER		STL	STEEL
	CSWK	CASEWORK		M	METERS		STN	STONE
	CU	CUBIC		MACH	MACHINE		STNB	STONE BASE
	D	DEPTH		MATL	MATERIAL		STOR	STORAGE
	DBL	DOUBLE		MATV	MASTER ANTENNA TELEVISION SYSTEM		STRUCT	STRUCTURAL
	DBL ACT	DOUBLE ACTING		MAX	MAXIMUM		STS	SELF-TAPPING STEEL
	DEG	DEGREE		MB	MACHINE BOLT		SUSP	SUPSENDED
	DEMO	DEMOLISH		MC	MEDICINE CABINET		SVCE	SERVICE
H	DEPT	DEPARTMENT		MDO	MEDIUM DENSITY OVERLAY		SW	SOUTHWEST
	DET	DETAIL		MECH	MECHANICAL		SYMM	SYMMETRICAL
	DF	DRINKING FOUNTAIN		MED	MEDIUM		SYST	SYSTEM
	DIA	DIAMETER		MEMB	MEMBRANE		T	TREAD
	DIAG	DIAGONAL		MFR	MANUFACTURER		T&B	TOP AND BOTTOM
	DIFF	DIFFUSER		MH	MANHOLE		T&G	TONGUE AND GROOVE
	DIM	DIMENSION		MICRO	MICROWAVE		TBD	TO BE DETERMINED
	DIM PT	DIMENSION POINT		MIN	MINIMUM		TC	TOP OF CONCRETE, TOP OF CURB
	DISP	DISPENSER		MISC	MISCELLANEOUS		TD	TRENCH DRAIN
	DIST	DISTANCE		MKB	MARKERBOARD		TEL	TELEPHONE
I	DN	DOWN		MDO	MEDIUM DENSITY OVERLAY		TEMP	TEMPERARY
	DR	DRAIN		MM	MILLIMETERS		TERM	THERMAL
	DS	DOWNSPOUT		MO	MASONRY OPENING		THK	THICK, THICKNESS
	DSP	DRY STANDPIPE		MOD	MODULE, MODULAR		THRES	THRESHOLD
	DW	DISHWASHER		MTD	MOUNTED		THRU	THROUGH
	DWG	DRAWING		MTG	MOUNTING		TILE	TILE
	DWGS	DRAWINGS		MTL	METAL		TLB	TILE BASE
	(E)	EXISTING		MTLB	METAL BASE		TMPD GL	TEMPERED GLASS
	EA	EACH		MULL	MULLION		TO	TOP OF
	EDR	EQUIPMENT DRAWING		MVBL	MOVABLE		TOT	TOP OF RAILING
J	EG	EDGE GUARD		(N)	NEW		TOS	TOP OF STEEL
	EFS	EXTERIOR INSULATION FINISH SYSTEM		NA	NOT APPLICABLE		TOT	TOTAL
	EL	ELEVATION		NAT	NATURAL		TOW	TOP OF WALL
	ELAST	ELASTOMERIC		NE	NORTHEAST		TP	TOP OF PAVEMENT
	ELEC	ELECTRICAL		NIC	NOT IN CONTRACT		TPT	TOILET PARTITION
	ELEV	ELEVATOR		NO	NUMBER		TRC	TRASH RECEPTACLE
	EMER	EMERGENCY		NOM	NOMINAL		TRZ	TERAZZO
	ENCL	ENCLOSURE		NRC	NOISE REDUCTION COEFFICIENT		TTB	TELEPHONE TERMINAL BOARD
	ENGR	ENGINEER		NTS	NOT TO SCALE		TV	TELEVISION
	EOS	EDGE OF SLAB		NW	NORTHWEST		TYP	TYPICAL
K	EP	ELECTRICAL PANEL		OA	OVERALL		UC	UNDER COUNTER
	EPB	ELECTRICAL PANEL BOARD		OC	ON CENTER		UL	ULDERWRITERS LABORATORIES
	EPD	ENVIRONMENTAL PRODUCT DECLARATION		OD	OUTSIDE DIAMETER		UON	UNLESS OTHERWISE NOTED
	EPDM	ETHYLENE PROPYLENE DIENE MONOMER		OFCI	OWNER FURNISHED- CONTRACTOR INSTALLED		UPH	UPHOLSTERY
	EPX	EPOXY		OFOI	OWNER FURNISHED- OWNER INSTALLED		UPS	UNINTERRUPTABLE POWER SUPPLY
	EQ	EQUAL		OPP	OPPOSITE		UTIL	UTILITY
	EQL SO	EQUALLY SPACED		ORD	OVERFLOW ROOF DRAIN		V	VACUUM
	EQUIP	EQUIPMENT		OVHD	OVERHEAD		VB	VALVE BOX
	EQUIV	EQUIVALENT		OZ	OUNCE		VCT	VINYL COMPOSITION TILE
	ER	EPOXY RESIN		P	PAINT		VERT	VERTICAL
L	ESCAL	ESCALATOR		PA	PUBLIC ADDRESS		VEST	VESTIBULE
	EST	ESTIMATE(D)		PART	PARTIAL		VF	VERIFY IN FIELD
	ETR	EXISTING TO REMAIN		PBD	PARTICLEBOARD		VT	VITREOUS
	ETC	ELECTRIC WATER COOLER		PBX	PRIVATE TELEPHONE EXCHANGE		VOL	VOLUME
	EXC	EXCAVATED		PC	PRIVACY CURTAIN		VP	VENT PIPE
	EXH	EXHAUST		PCF	POUNDS PER CUBIC FOOT		W	WEST
	EXP	EXPANSION		PCI	POUNDS PER CUBIC INCH		WI	WITH
	EXP JT	EXPANSION JOINT		PERF	PERFORATED		WID	WASHER/DRYER
	EXT	EXTERIOR		PERIM	PERIMETER		WIO	WITHOUT
	FF	FACE TO FACE		PERM	PERMANENT		W/O	WITHOUT
M	FA	FIRE ALARM		PERP	PERPENDICULAR		WW	WALL TO WALL
	FACP	FIRE ALARM CONTROL PANEL		PI	POINT OF INTERSECTION		WC	WATER CLOSET
	FAS	FIRE ALARM STATION		PL	PLATE		WCHR	WHEELCHAIR
	FB	FLAT BAR		PLAM	PLASTIC LAMINATE		WCV	WALLCOVERING
	FCU	FAN COIL UNIT		PLAS	PLASTER		WD	WOOD
	FD	FLOOR DRAIN		PLBS	POUNDS PER SQUARE FOOT		WDB	WOOD BASE
	FDC	FIRE DEPARTMENT CONNECTION		PLF	POUNDS PER LINEAR FOOT		WDM	WINDOW
	FDN	FOUNDATION		PLYWD	PLYWOOD		WF	WINDOW FILM
	FE	FIRE EXTINGUISHER		PNEU	PNEUMATIC		WGL	WIRE GLASS
	FEC	FIRE EXTINGUISHER CABINET		PNL	PANEL		WM	WIRE MESH
N	FF	FINISH FACE		PNL BD	PANEL BOARD		WO	WHERE OCCURS
	FFAE	FURNITURE FIXTURES AND EQUIPMENT		PORT	PORTABLE		WOM	WALK OFF MAT
	FHFEC	FIRE HOSE/FIRE EXTINGUISHER CABINET		PP	PUSH PLATE		WP	WALL PROTECTION
	FHC	FIRE HOSE CABINET		PPM	PARTS PER MILLION		WPT	WORKING POINT
	FHMS	FLAT HEAD MACHINE SCREW		PPR	PAPER DISPENSER		WR	WATER RESISTANT
	FHWS	FLAT HEAD WOOD SCREW		PR	PAIR		WBCST	WAINSCOT
	FHY	FIRE HYDRANT		PRCST	PREGAST		WSP	WET STANDPIPE
	FLAM	FLAMMABLE		PREFAB	PREFABRICATION		WT	WEIGHT
	FLASH	FLASHING		PREP	PREPARATION		WTHPRF	WEATHERPROOF
	FLEX	FLEXIBLE		PRKG	PARKING		WTR	WINDOW TREATMENT
O	FLUOR	FLUORESCENT		PROJ	PROJECT		WTRPRF	WATERPROOF
	FO	FACE OF		PROP	PROPERTY		WWF	WELDED WIRE FABRIC
	FRP	FIBERGLASS REINFORCED PLASTIC		PSF	POUNDS PER SQUARE FOOT		WMM	WELDED WIRE MESH
	FSB	FOLDING SHOWER BENCH		PSI	POUNDS PER SQUARE INCH		X	XTMR
	FSNTR	FASTNER		PT	POINT		Y	YD
	FT	FOOT, FEET		PTN	PARTITION			
	FTG	FOOTING		PTX	PNEUMATIC TUBE STATION			
	FURN	FURNITURE		PVC	POLYVINYL CHLORIDE			
	FXTR	FIXTURE		PVG	PAVING			
				PVMT	PAVEMENT			
				PWR	POWER			

ARCHITECTURAL GENERAL NOTES

- THE FOLLOWING GENERAL NOTES APPLY TO ALL ARCHITECTURAL SERIES SHEETS. FOR GENERAL NOTES APPLICABLE TO ALL SHEETS REFER TO THE "PROJECT GENERAL NOTES".
- THE ARCHITECTURAL SERIES SHEETS ARE PART OF A COMPLETE SET OF CONSTRUCTION DOCUMENTS DESCRIBING THE WORK FOR THIS PROJECT. USERS OF THESE DOCUMENTS ARE RESPONSIBLE TO REVIEW ALL CONSTRUCTION DOCUMENTS TO UNDERSTAND AND COORDINATE THE GRAPHIC AND ANNOTATED INFORMATION PROVIDED IN THESE ARCHITECTURAL SERIES SHEETS.
 - EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATIONS SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS.
 - EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATIONS SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS.
 - DURING PERFORMANCE OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND CROSS-CHECK DETAILS AND DIMENSION SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE OWNER SHALL BE NOTIFIED.
 - PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
 - TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, LANDMARKS, ETC.
 - SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
 - ESTABLISH AND MAINTAIN SITE SECURITY UNTIL PROJECT ACCEPTANCE.</



- A. REFER TO THE A01 SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES. DRAWING REFERENCE AND MATERIAL SPECIFICATIONS AS WELL AS ABBREVIATIONS USED IN THIS DRAWING.
- B. SITE FEATURES ARE REPRESENTED BASED ON AERIAL IMAGES AND SHALL BE CONSIDERED APPROXIMATE IN LOCATION, SHAPE, AND SIZE. THE CONDITIONS SHOULD BE FIELD VERIFIED AND ANY DISCREPANCIES REPORTED IN WRITING TO THE OWNERS REPRESENTATIVE.
- C. STRUCTURES, UTILITIES, PAVEMENT, TREES AND SITE FEATURES SHOULD BE PROTECTED DURING CONSTRUCTION WITH APPROVED METHODS TO THE STAGING/LAYOUTDOWNS LIMITS AS WELL AS AREAS OF WORK, ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING STRUCTURES WITH THE STAGING/LAYOUTDOWNS AREA OR AREAS OF WORK SHOULD BE REPAIRED AT NO COST TO THE OWNER.
- D. TAKE THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC, FEATURES INSIDE THE CONSTRUCTION FENCE, AND ADJACENT PROPERTIES FROM DANGER THROUGHOUT CONSTRUCTION INCLUDING DAMAGES TO UTILITIES, WALKS, WALKS, DRIVES, CURBS, ETC.
- E. SUBMIT CONSTRUCTION LOGISTICS PLAN TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO START OF CONSTRUCTION. PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CONSTRUCTION FENCE LIMITS AND ACCESS, STAGING AREAS, PHASING, MAINTAINING PUBLIC THROUGHFARES AND BUILDING ACCESS.
- F. EXISTING PEDESTRIAN AND VEHICULAR LIGHTING TO REMAIN SHALL BE OPERABLE THROUGHOUT CONSTRUCTION, UNLESS OTHERWISE NOTED.
- G. WALKWAY SURFACES: TEMPORARY AND PERMANENT SHOULD BE STABLE, FIRM, SLIP RESISTANT AND SHOULD COMPLY WITH WITH ADA 302.
- H. EXISTING PARKING AREAS AND PUBLIC STREETS SHOULD BE SWEEP AND REMAIN CLEAR OF DEBRIS DURING CONSTRUCTION.

THE OWNER MAY SELECT PORTIONS OF THE PARKING LOT THAT WILL BE DESIGNATED STAGING AREAS FOR EQUIPMENT, MATERIALS, TRAILER, DEBRIS, ETC.

- J. PROVIDE ROOF PROTECTION WHEN WORKING ON OR OVER ROOFS.

SEALS AND SIGNATURES

SHEET TITLE

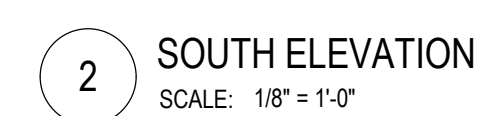
SITE PLAN

13774.001
PROJECT NUMBER

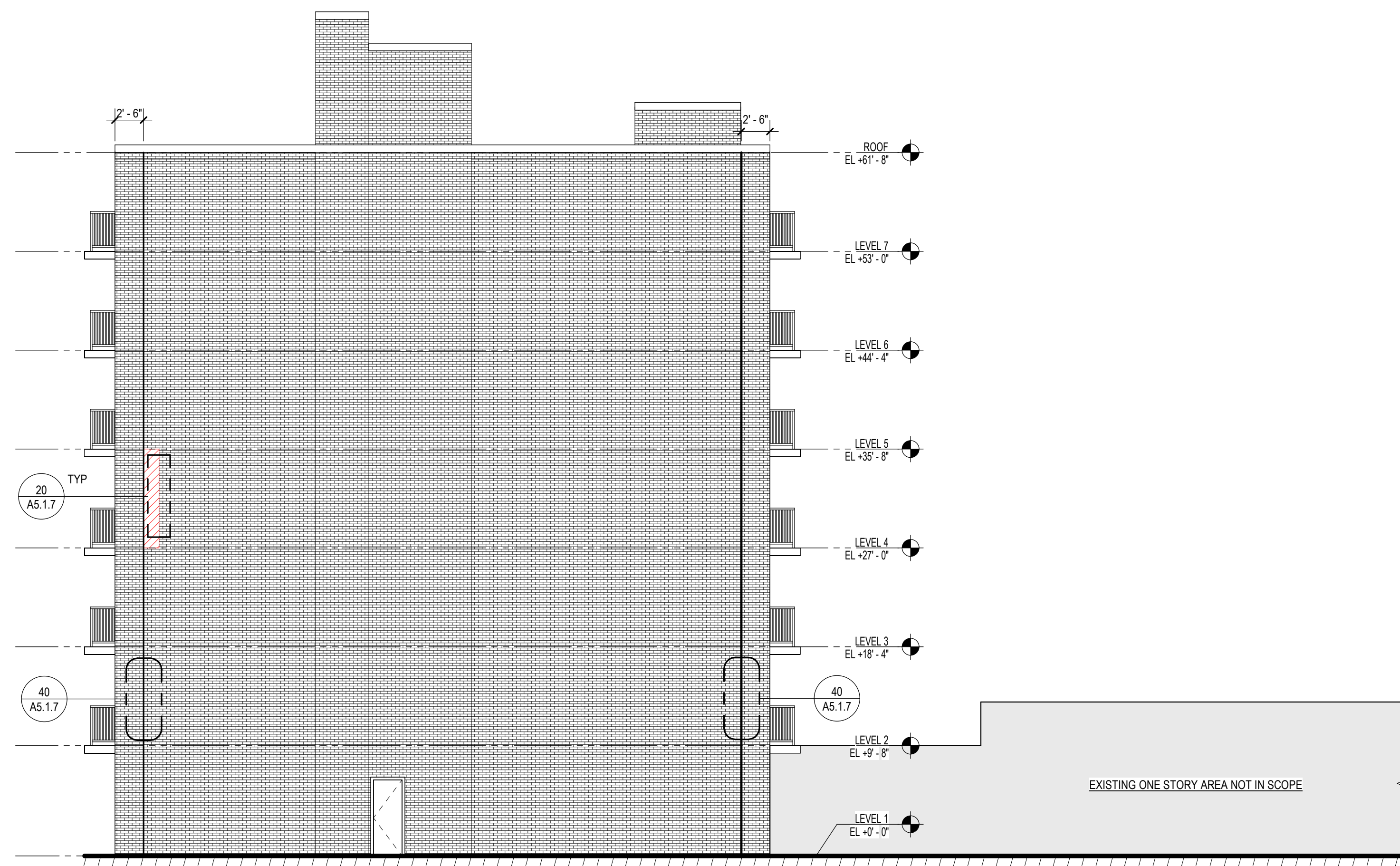
SHEET NUMBER _____



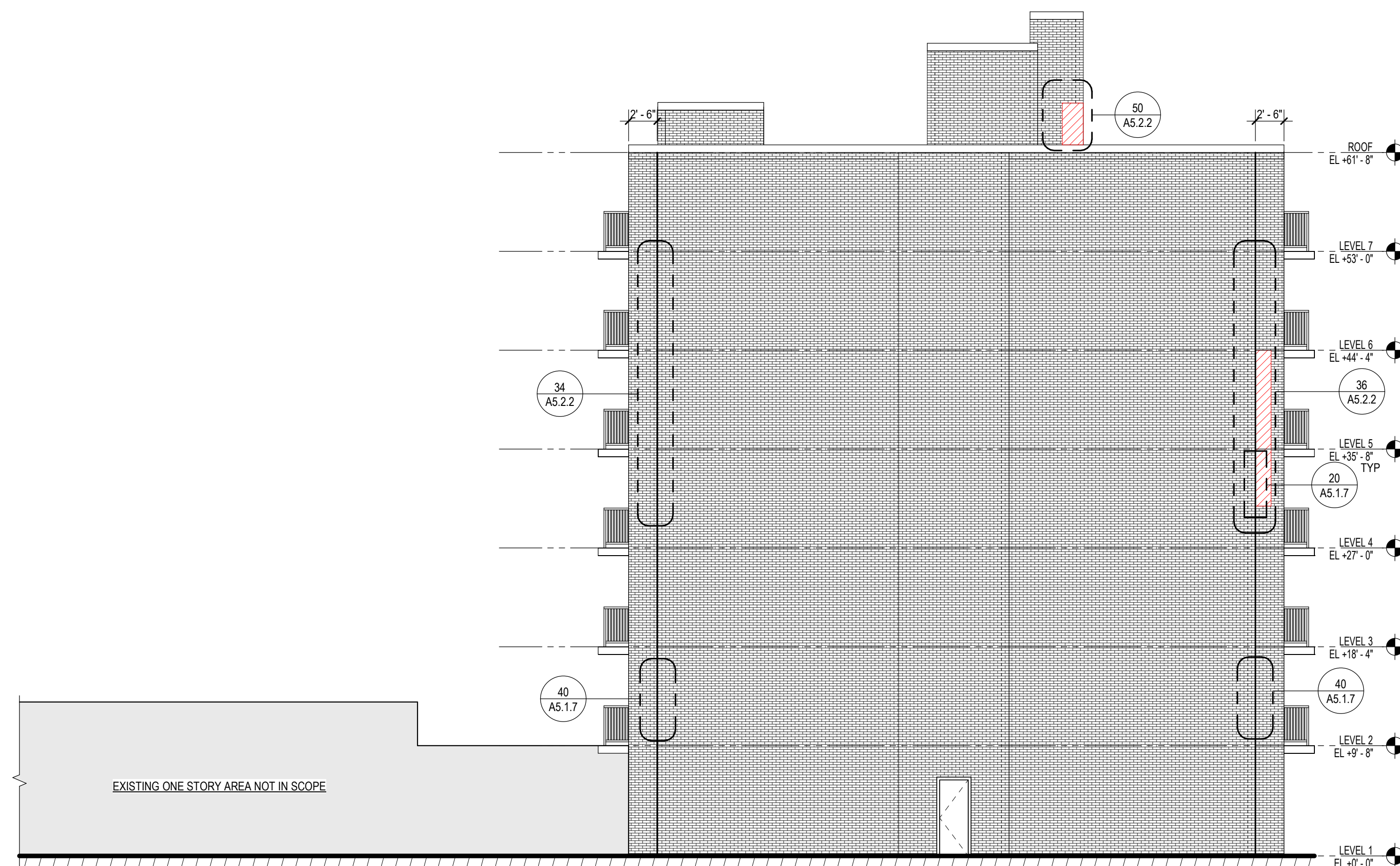
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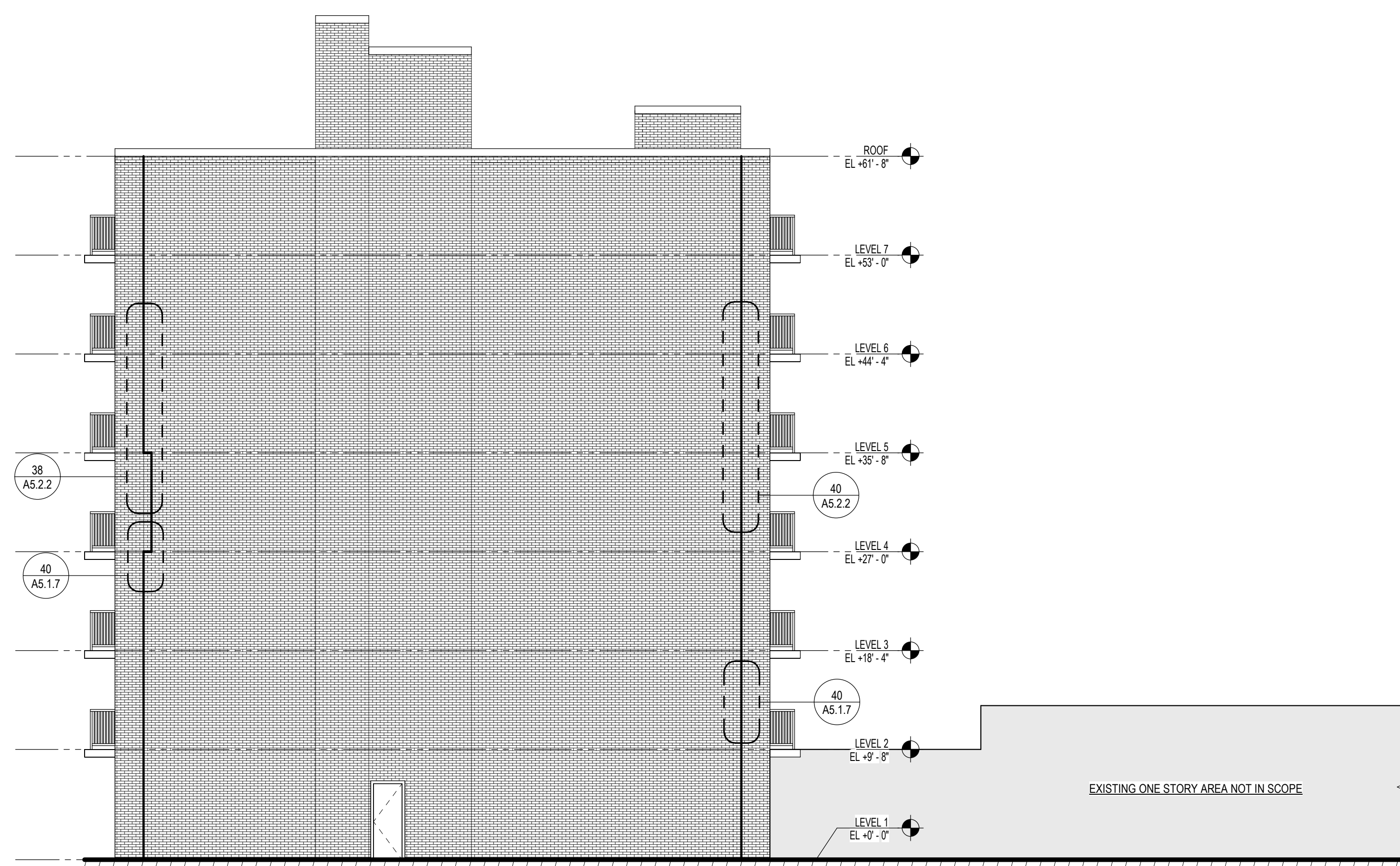
SHEET NUMBER



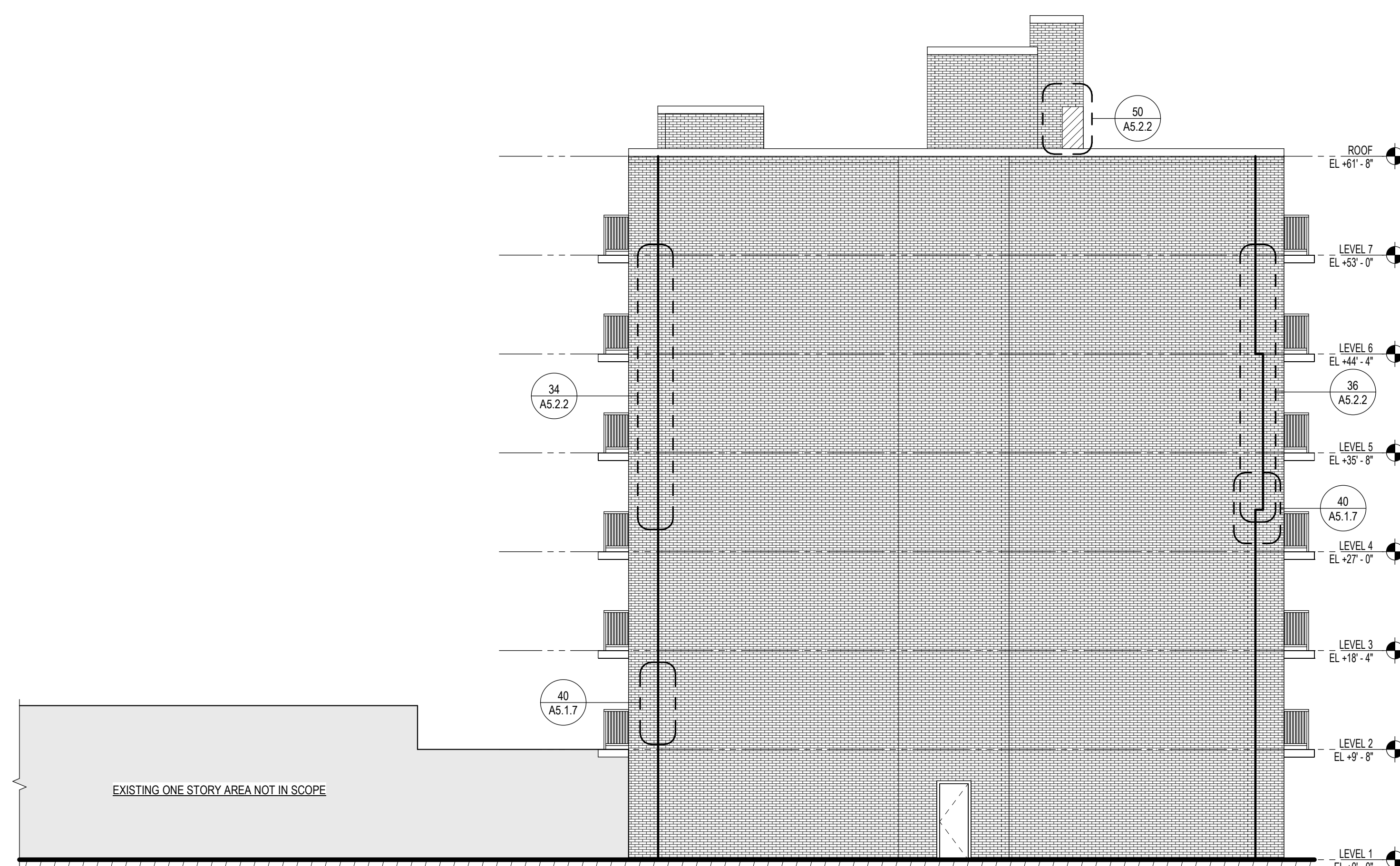
1 EAST ELEVATION - BASE BID
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - BASE BID
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - ALTERNATE 1
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - ALTERNATE 1
SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

- CONTROL JOINT, REFER TO DETAIL 56 / A5.1.7
- MASONRY REPOINTING, FOR REPOINTING WITH MORTAR REFER TO DETAIL 34 / A5.1.7
FOR REPOINTING WITH SEALANT REFER TO DETAIL 38 / A5.1.7
- CONCRETE SLAB REMOVAL EXTENTS
- AREA BRICK REBUILD
- CONCRETE SLAB GRINDING AREA
- METAL PANEL COLUMN COVER -
BALCONY UNIT REPAIR DESIGNATION
- COLUMN NUMBER**
- REPAIR TYPE**
- A - 40 / A5.1.1
B - 40 / A5.1.2
C - 40 / A5.1.3
D - 40 / A5.1.4
E - 46 / A5.1.5
F - 40 / A5.1.6
- ELEVATION (N, E, S, W)**
- (N) NORTH
(E) EAST
(S) SOUTH
(W) WEST



**MILLER MANOR
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STRUCTURAL REPAIRS**

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GENERAL SHEET NOTES

- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. ELEVATION VIEWS WERE CREATED VIA ORIGINAL DRAWINGS SCANNED BY THE OWNER. DIMENSIONS OBTAINED USING SCALE PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
- C. REFER TO THE A5.1 SERIES SHEETS FOR REPAIR DETAILS.

[illegible]

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

SHEET TITLE

EAST AND WEST
ELEVATIONS

PROJECT NUMBER	13774.001
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SHEET NUMBER

A4.1.2

16' 8' 0' 16' 32'

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



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CONTROL JOINT, REFER TO DETAIL 56 / A5.1.7

MASONRY REPOINTING, FOR REPOINTING WITH MORTAR REFER TO DETAIL 34 / A5.1.7 FOR REPOINTING WITH SEALANT REFER TO DETAIL 38 / A5.1.7

CONCRETE SLAB REMOVAL EXTENTS

AREA BRICK REBUILD

CONCRETE SLAB GRINDING AREA

METAL PANEL COLUMN COVER - BALCONY UNIT REPAIR DESIGNATION

COLUMN NUMBER

REPAIR TYPE

A - 40 / A5.1.1

B - 40 / A5.1.2

C - 40 / A5.1.3

D - 40 / A5.1.4

E - 46 / A5.1.5

F - 40 / A5.1.6

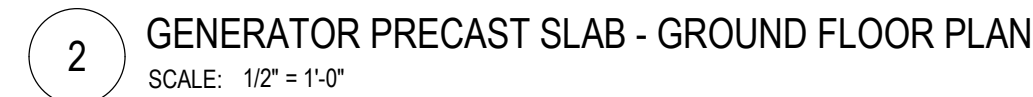
ELEVATION (N, E, S, W)

(N) NORTH

(E) EAST

(S) SOUTH

(W) WEST



- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. ELEVATION VIEWS WERE CREATED VIA ORIGINAL DRAWINGS SCANNED BY THE OWNER. DIMENSIONS OBTAINED USING SCALE PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
- C. REFER TO THE A5.1 SERIES SHEETS FOR REPAIR DETAILS.

[illegible]

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

SHEET TITLE
ENLARGED PLANS

PROJECT NUMBER 13774.001

SHEET NUMBER



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CONTROL JOINT, REFER TO DETAIL 56 / A5.1.7

MASONRY REPOINTING, FOR REPOINTING WITH MORTAR REFER TO DETAIL 34 / A5.1.7
FOR REPOINTING WITH SEALANT REFER TO DETAIL 38 / A5.1.7

CONCRETE SLAB REMOVAL EXTENTS

AREA BRICK REBUILD

CONCRETE SLAB GRINDING AREA

METAL PANEL COLUMN COVER -
BALCONY UNIT REPAIR DESIGNATION

NA.1

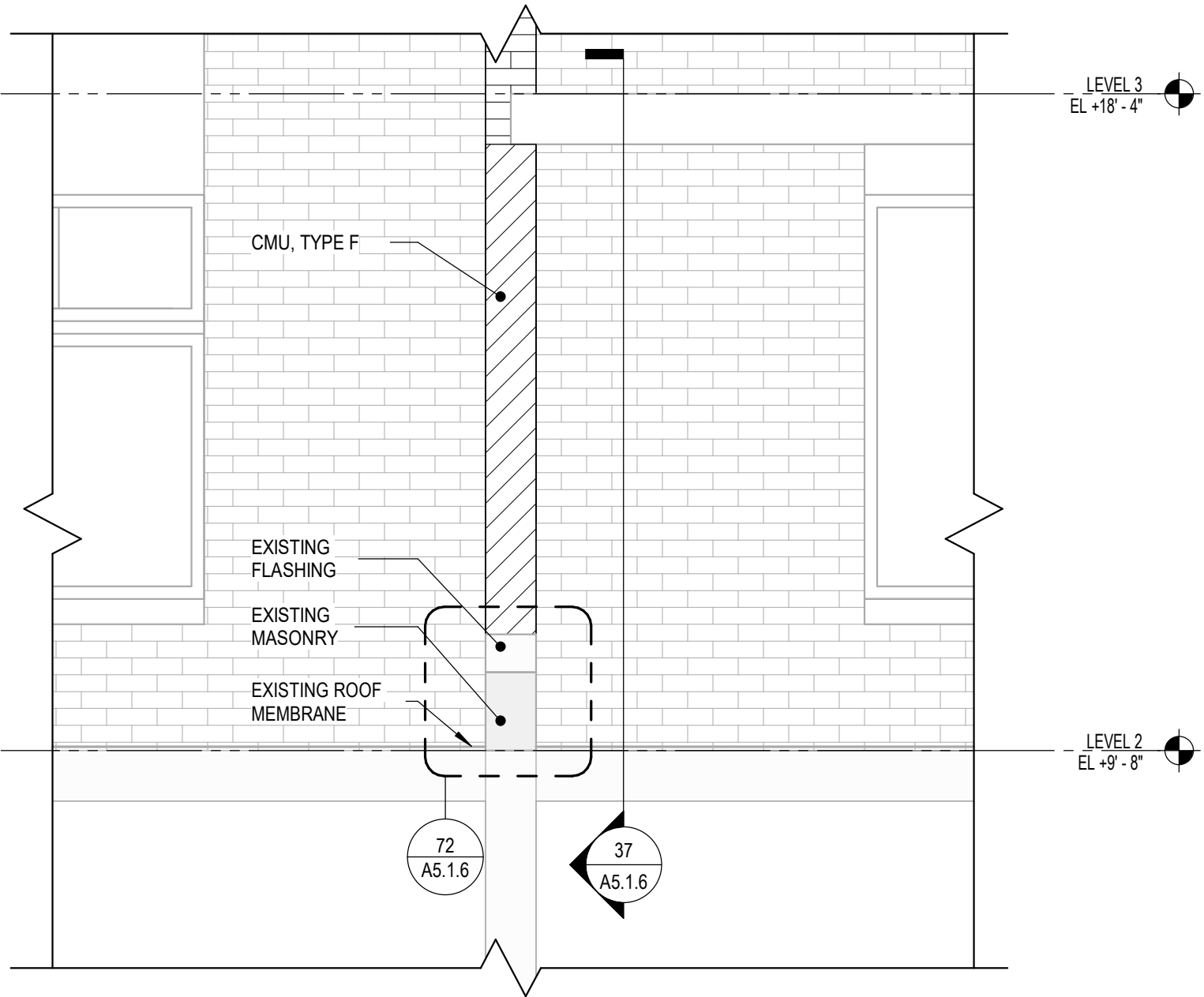
COLUMN NUMBER

REPAIR TYPE

A - 40 / A5.1.1
B - 40 / A5.1.2
C - 40 / A5.1.3
D - 40 / A5.1.4
E - 46 / A5.1.5
F - 40 / A5.1.6

ELEVATION (N, E, S, W)

(N) NORTH
(E) EAST
(S) SOUTH
(W) WEST



1 ENLARGED ELEVATION VIEW - TYPE E
SCALE: 1/2" = 1'-0"

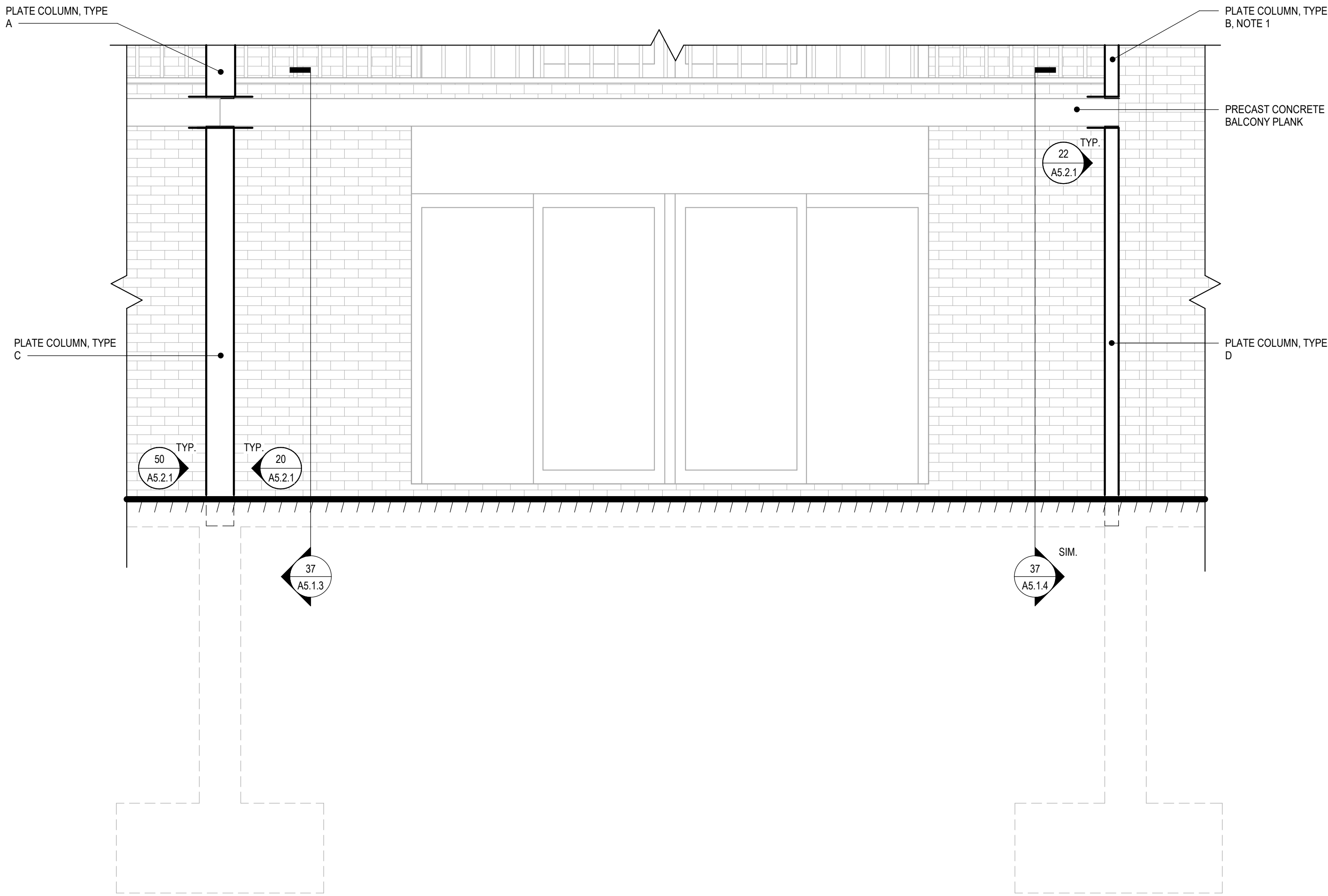
2 ENLARGED ELEVATION VIEW - TYPE F
SCALE: 1/2" = 1'-0"

- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. ELEVATION VIEWS WERE CREATED VIA ORIGINAL DRAWINGS SCANNED BY THE OWNER. DIMENSIONS OBTAINED USING SCALE PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
- C. REFER TO THE A5.1 SERIES SHEETS FOR REPAIR DETAILS.

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OWNER REVIEW	04-29-24
SCHEMATIC DESIGN	01-19-23

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3 ENLARGED ELEVATION VIEW - TYPICAL BALCONY
SCALE: 1/2" = 1'-0"

4 ENLARGED ELEVATION VIEW - TYPICAL BALCONY AT GRADE
SCALE: 1/2" = 1'-0"

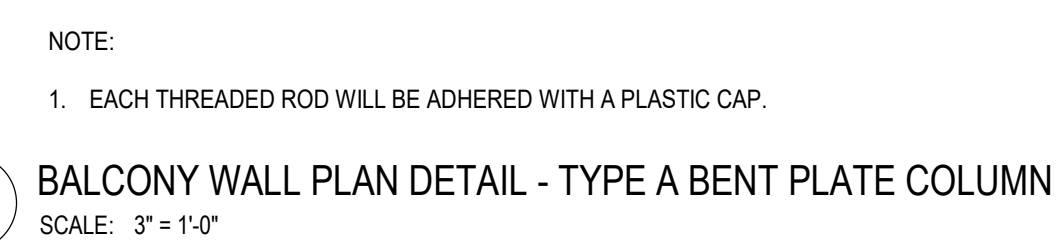
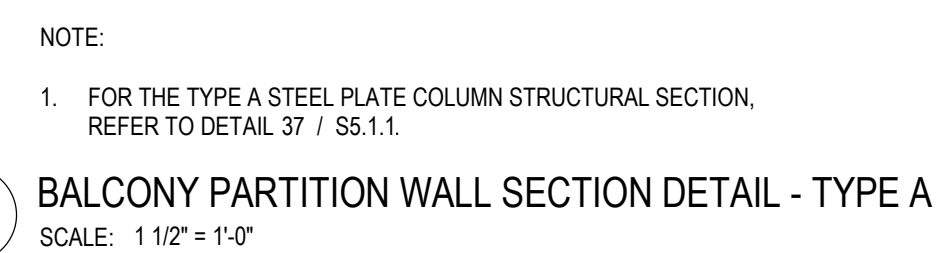
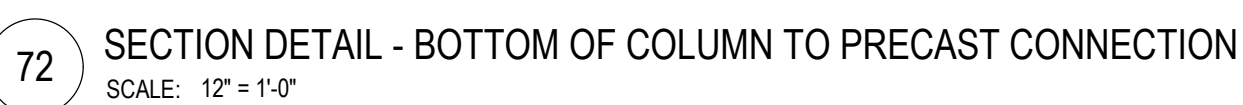
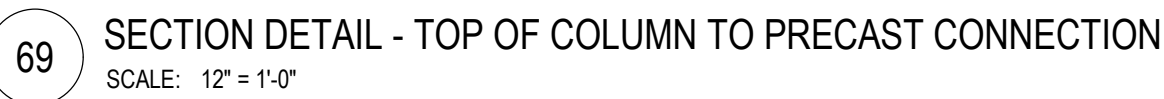
SHEET TITLE

ENLARGED ELEVATIONS

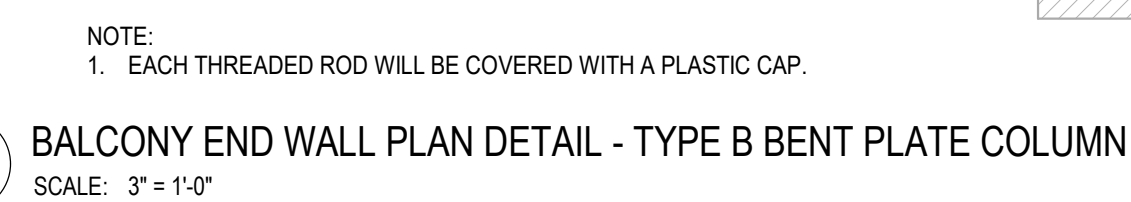
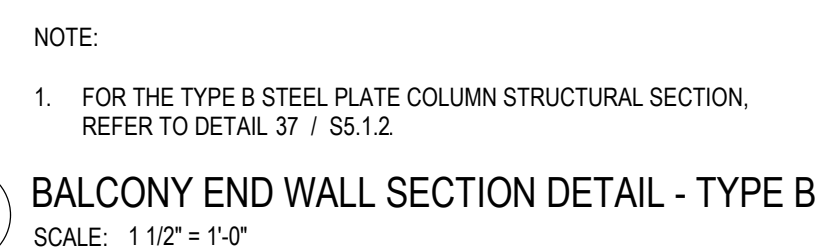
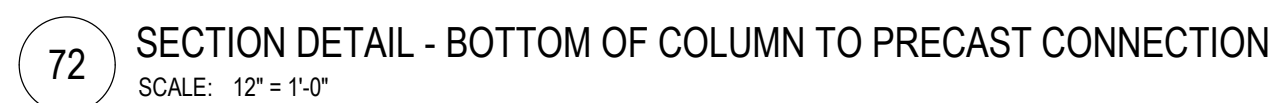
13774.001

A4.1.4

SHEET NUMBER

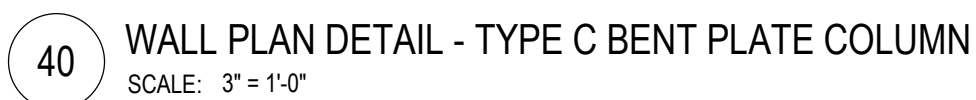
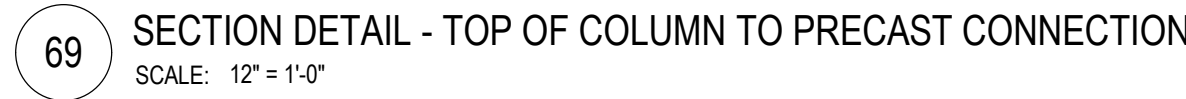


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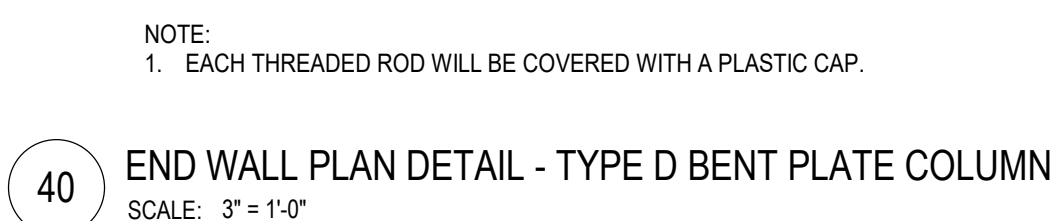
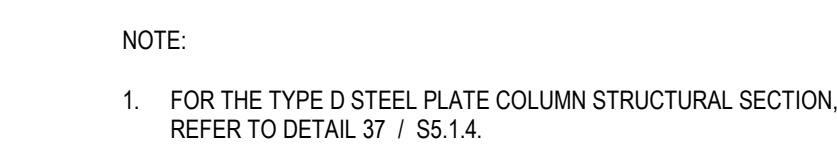
SHEET NUMBER

A5.1.2



A5.1.3

SHEET NUMBER



SHEET NUMBER



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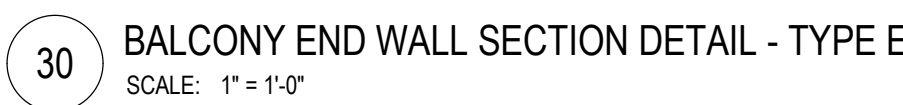
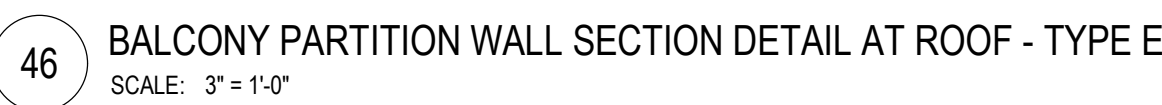
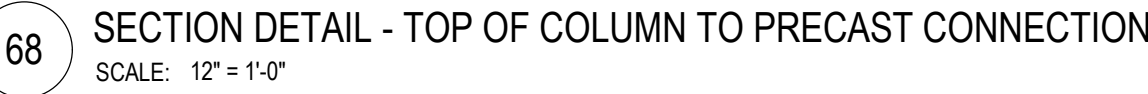
SHEET TITLE

TYPE E REPAIR DETAILS

PROJECT NUMBER 13774.001

A5.1.5

SHEET NUMBER





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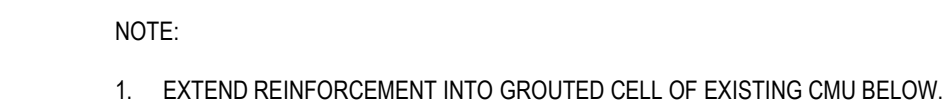
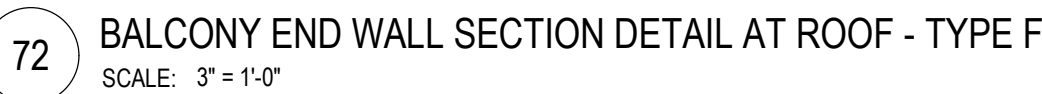
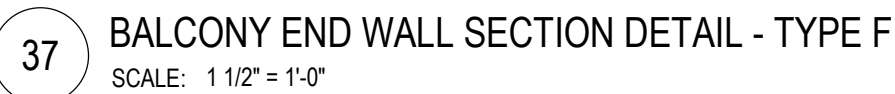
TYPE F REPAIR DETAILS

13774.001

A5.1.6

SHEET NUMBER

- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO THE A5.1 SERIES SHEETS FOR REPAIR DETAILS.
- C. REFER TO THE S5.1 SERIES SHEETS FOR STRUCTURAL REPAIR DETAILS.



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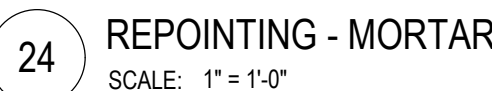
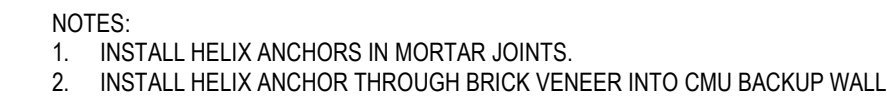
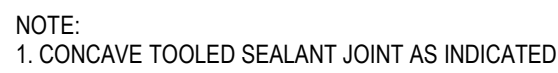
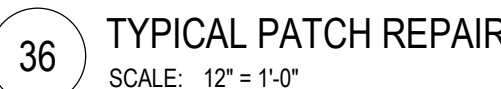
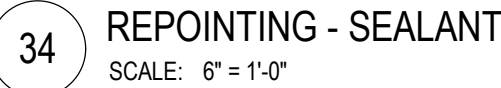
ISSUED FOR	DATE
OWNER REVIEW	04-29-24
SCHEMATIC DESIGN	01-19-23

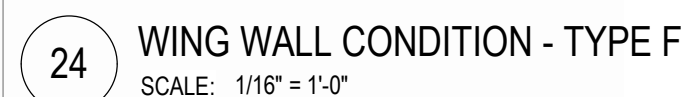
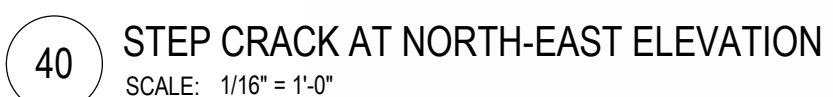
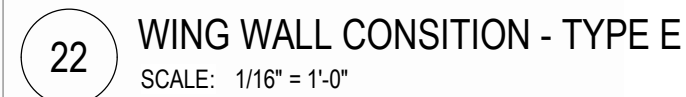
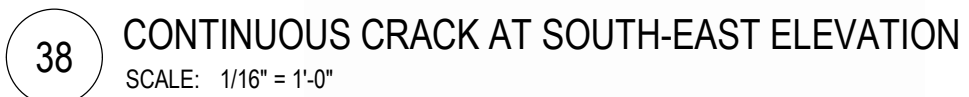
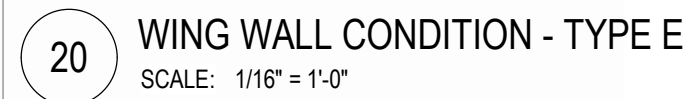
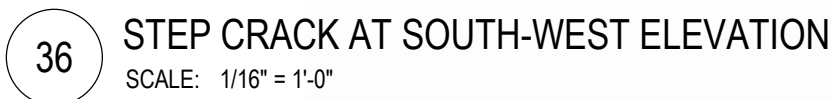
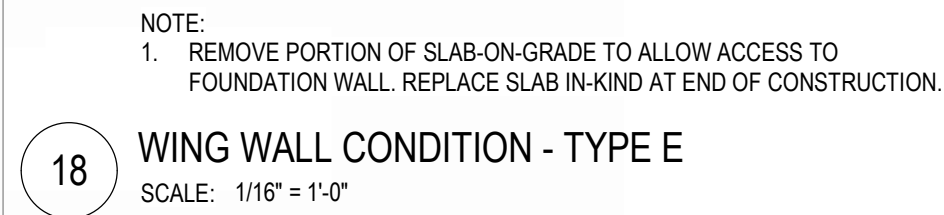
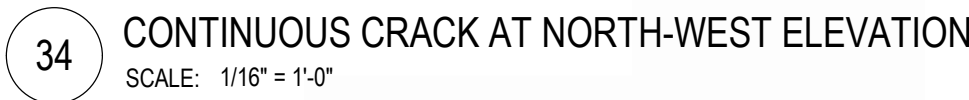
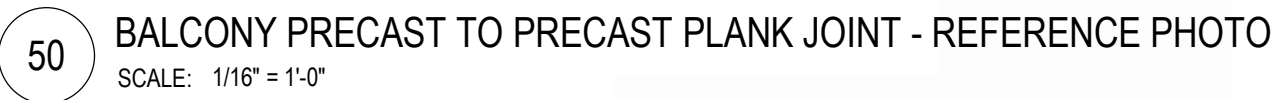
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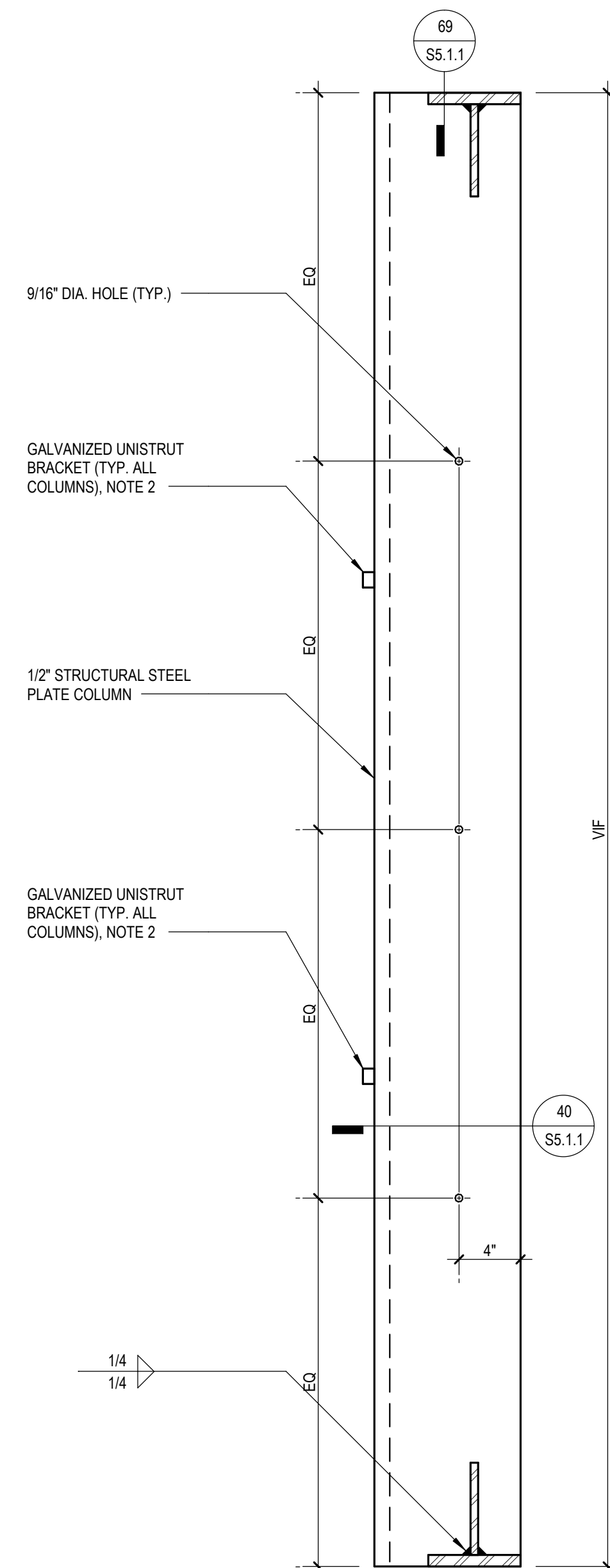
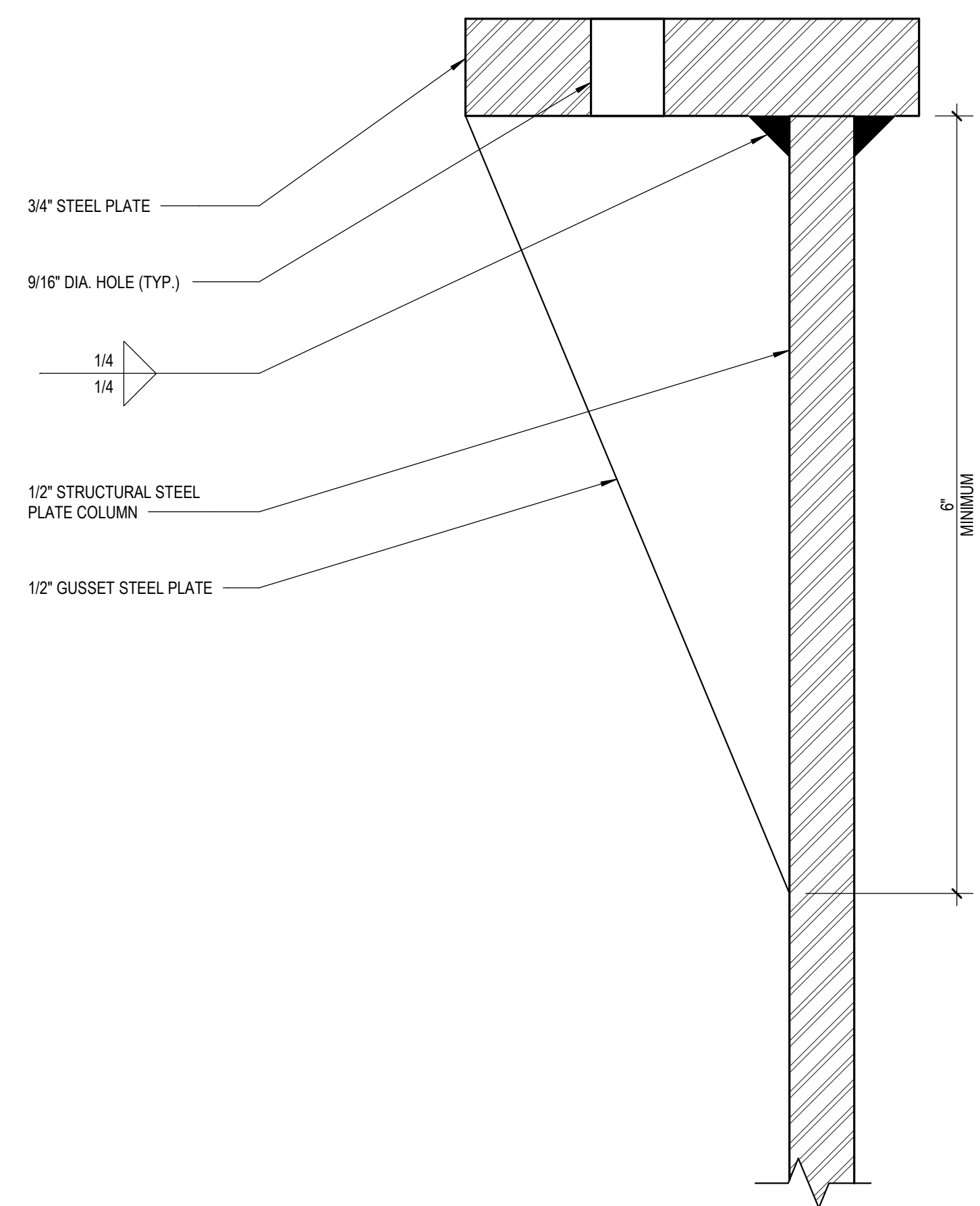
13774.001
PROJECT NUMBER

SHEET NUMBER

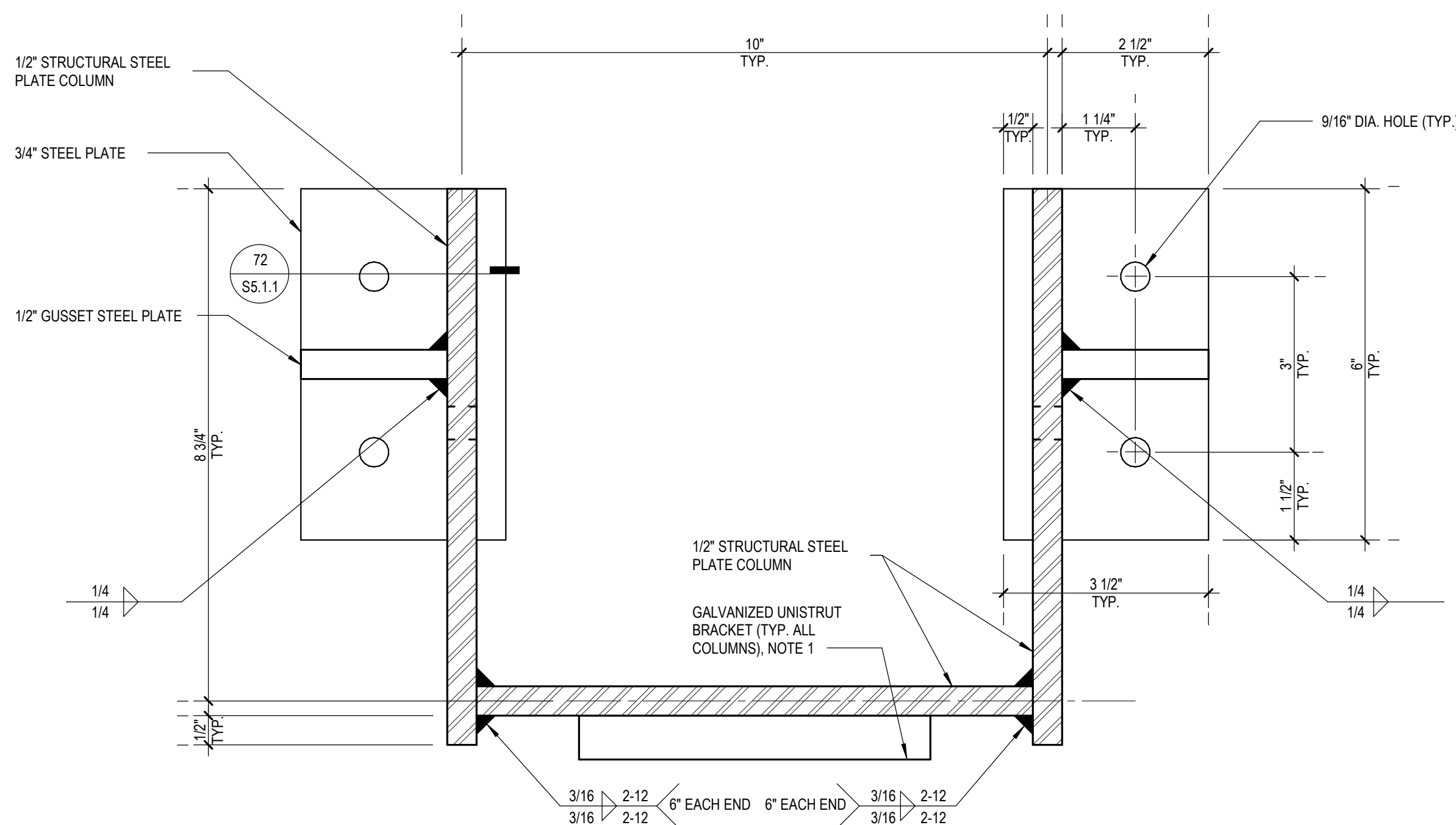
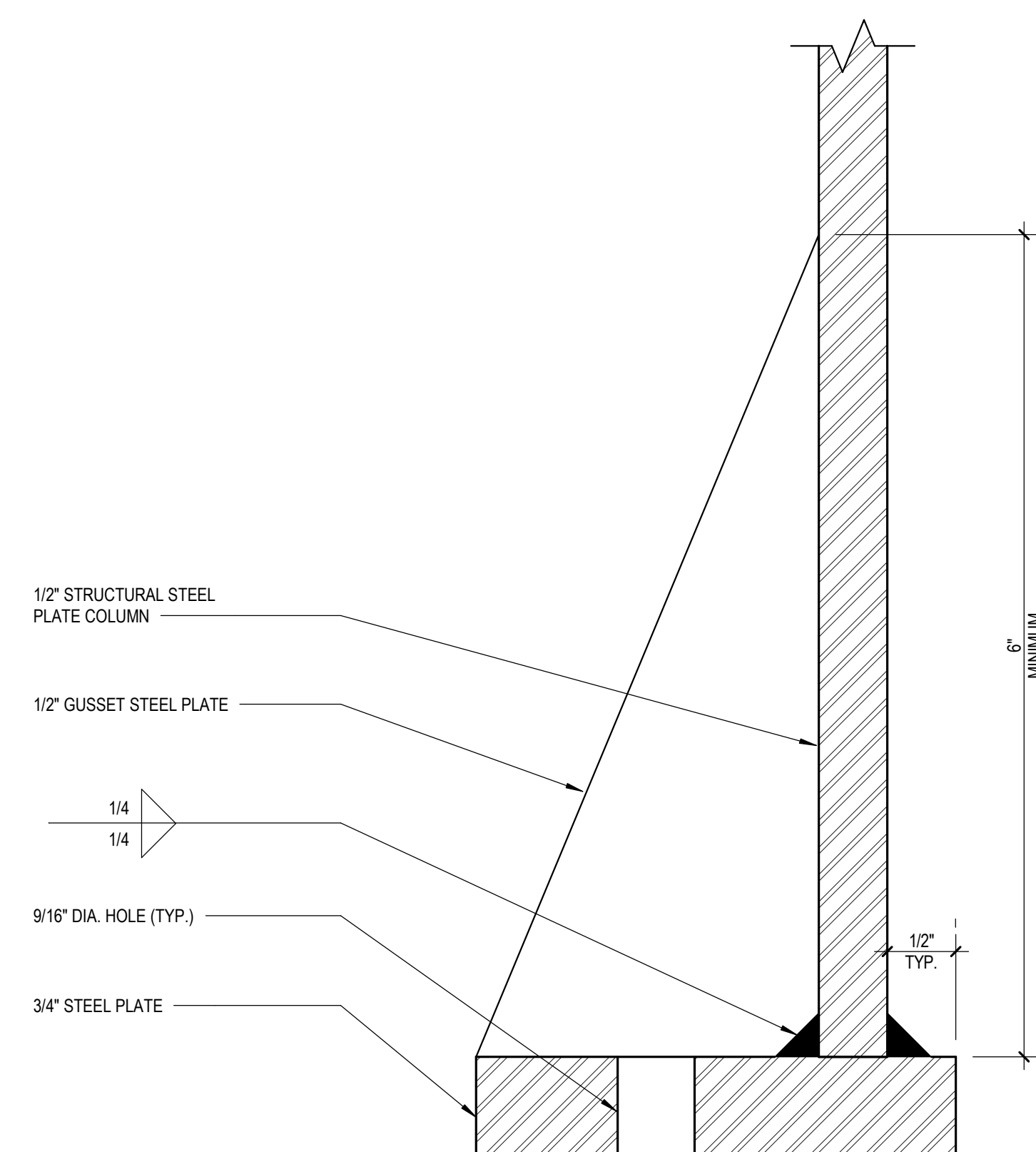
- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO THE A5.1 SERIES SHEETS FOR REPAIR DETAILS.
- C. REFER TO THE S5.1 SERIES SHEETS FOR STRUCTURAL REPAIR DETAILS.







- NOTES:
1. VERIFY IN FIELD TYPICAL HEIGHT OF PLATE COLUMN. FABRICATE COLUMN HEIGHT APPROXIMATELY 1/8" LESS THAN FLOOR-TO-FLOOR CLEAR HEIGHT.
 2. WELD UNISTRUT BRACKET TO PLATE COLUMN DURING FABRICATION OF COLUMN. TWO BRACKETS PER COLUMN EQUALLY SPACED.



- NOTE:
1. WELD UNISTRUT BRACKET TO PLATE COLUMN DURING FABRICATION OF COLUMN. TWO BRACKETS PER COLUMN EQUALLY SPACED.

GENERAL SHEET NOTES

- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
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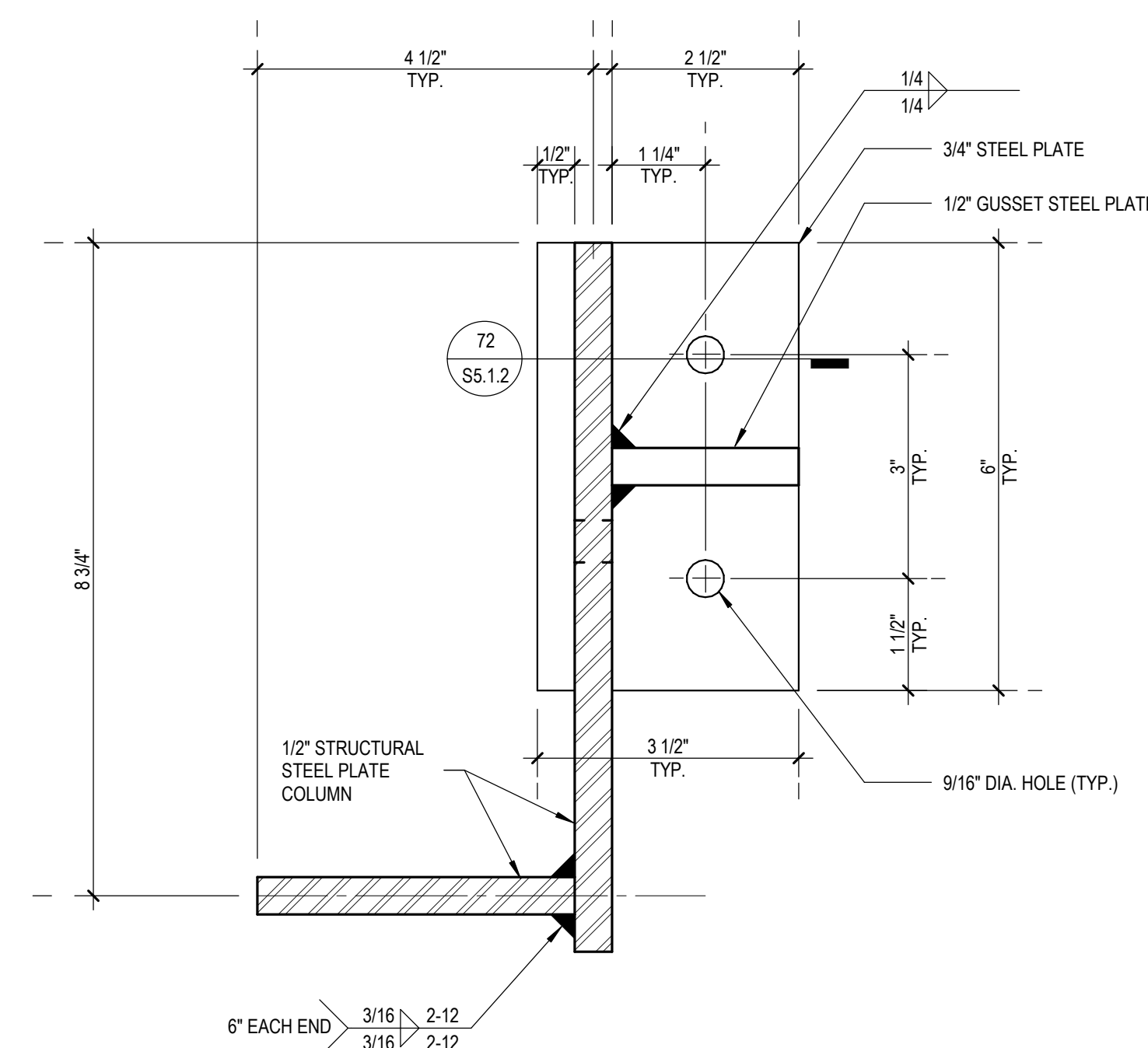
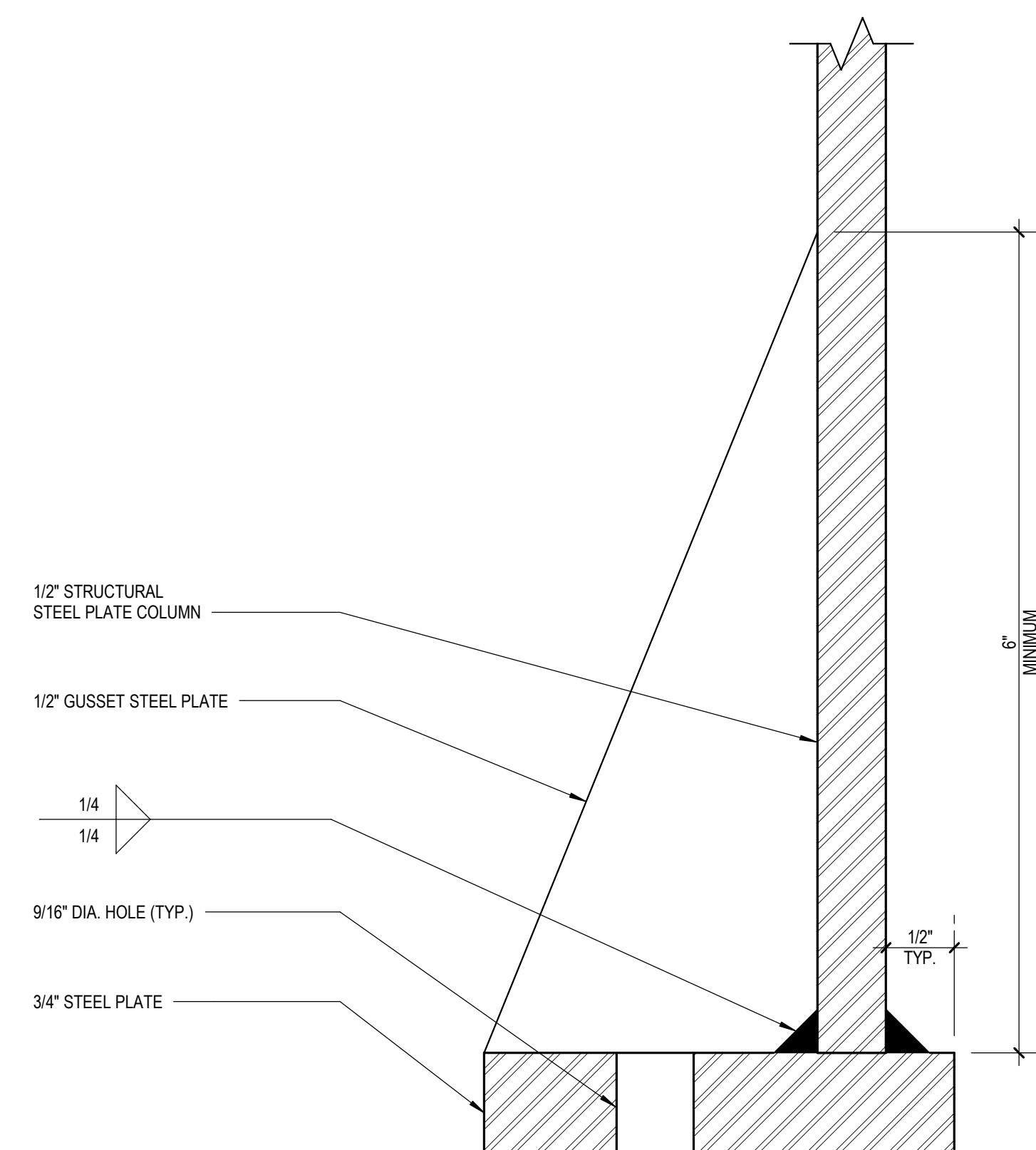
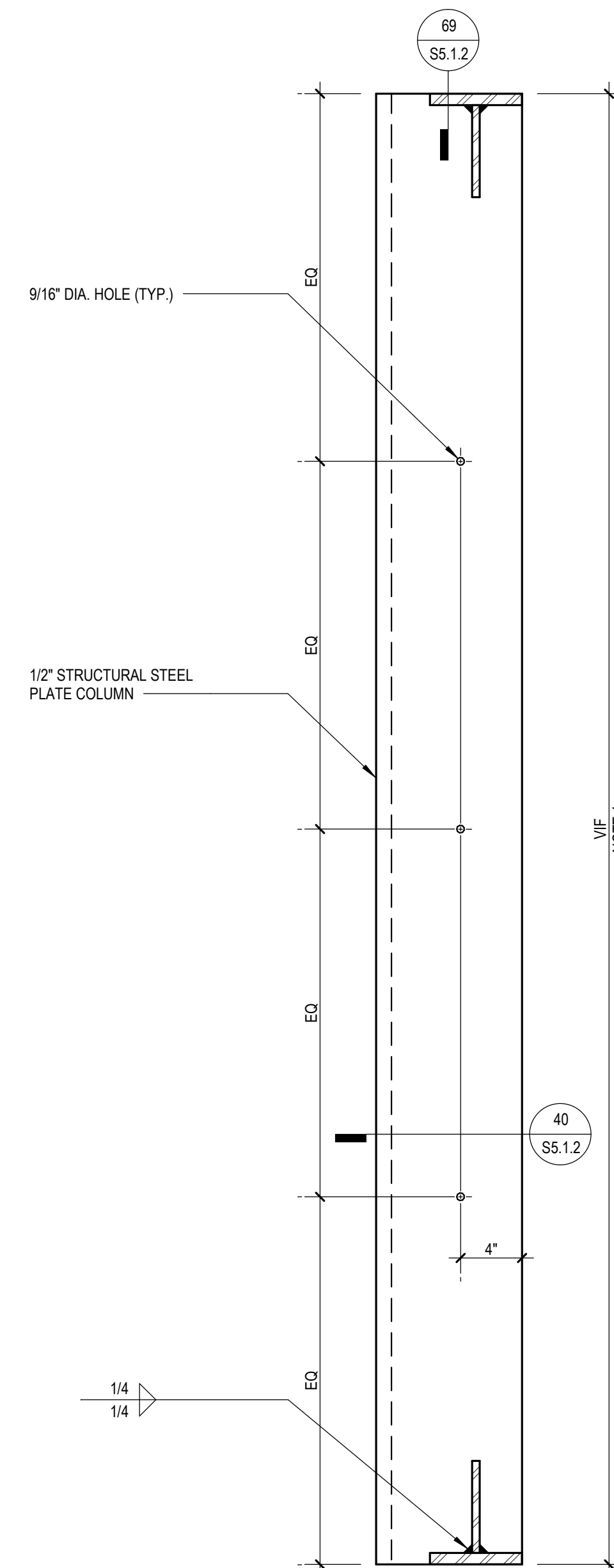
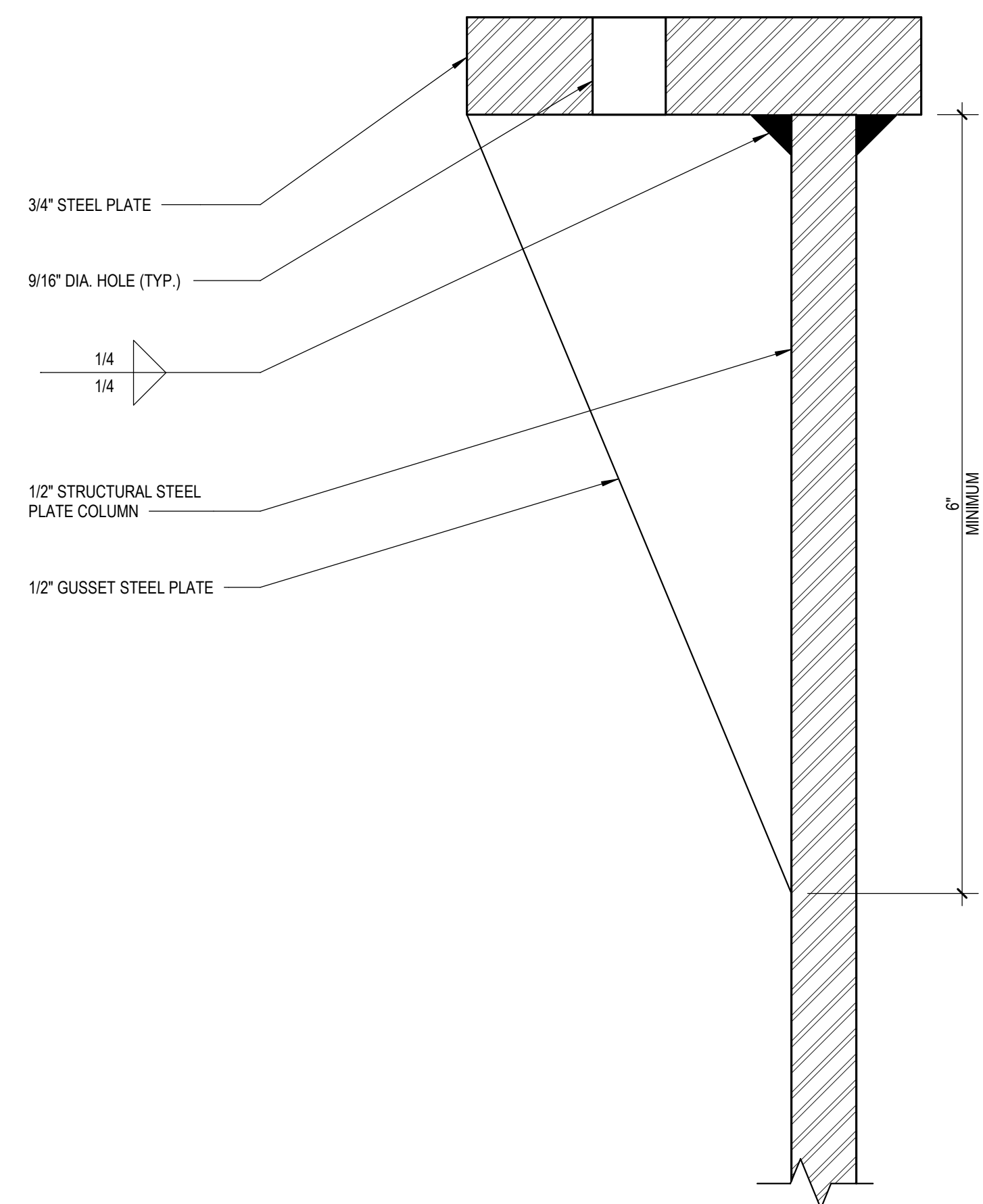
SHEET TITLE

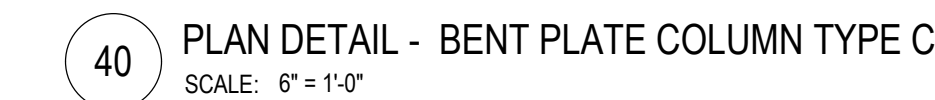
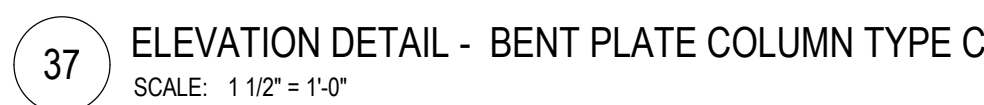
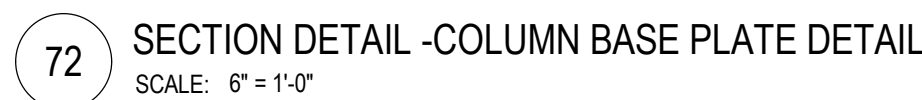
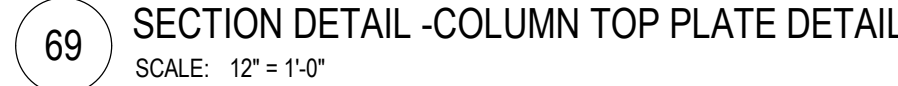
TYPE A REPAIR DETAILS

13774.001

SHEET NUMBER

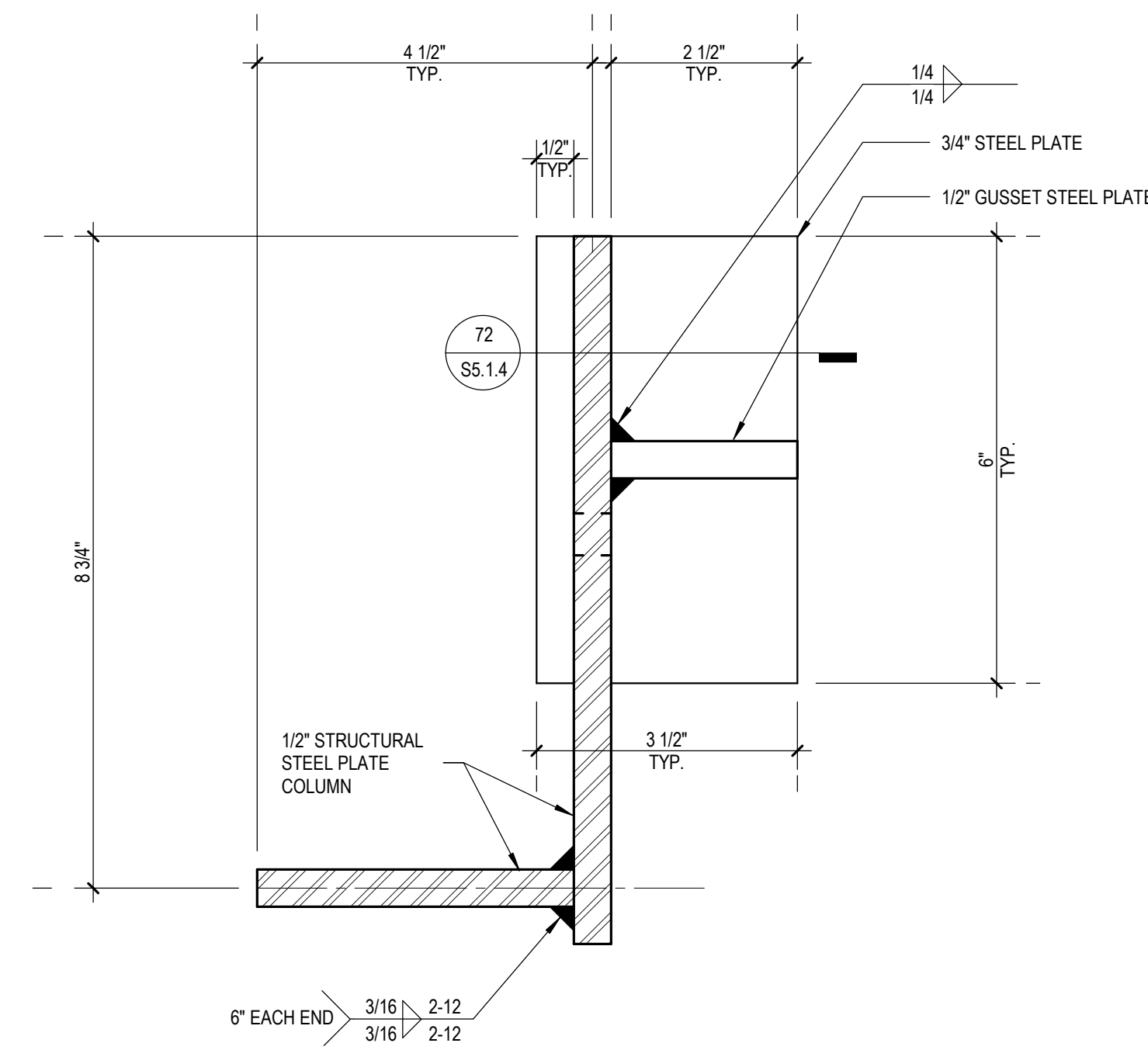
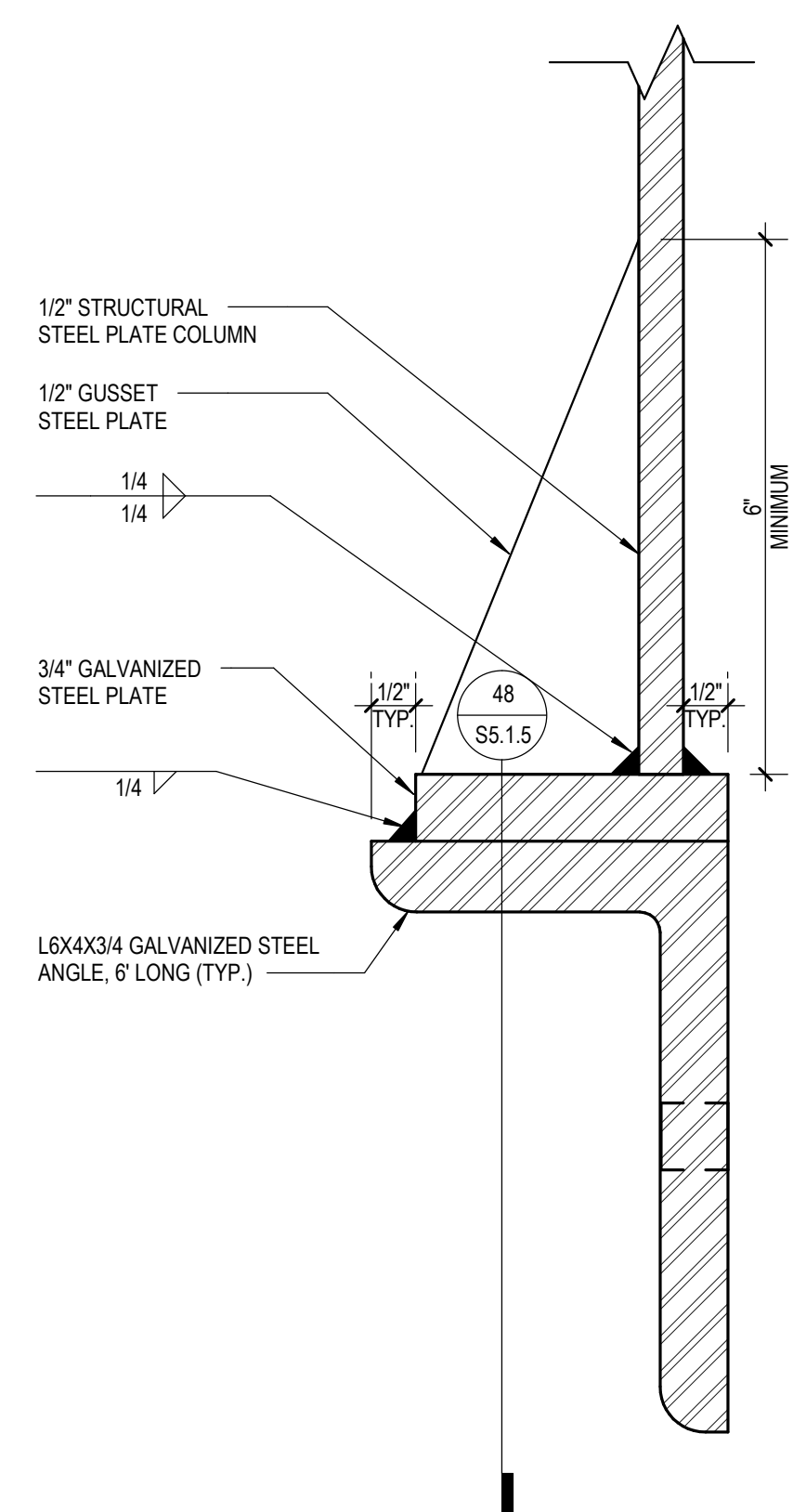
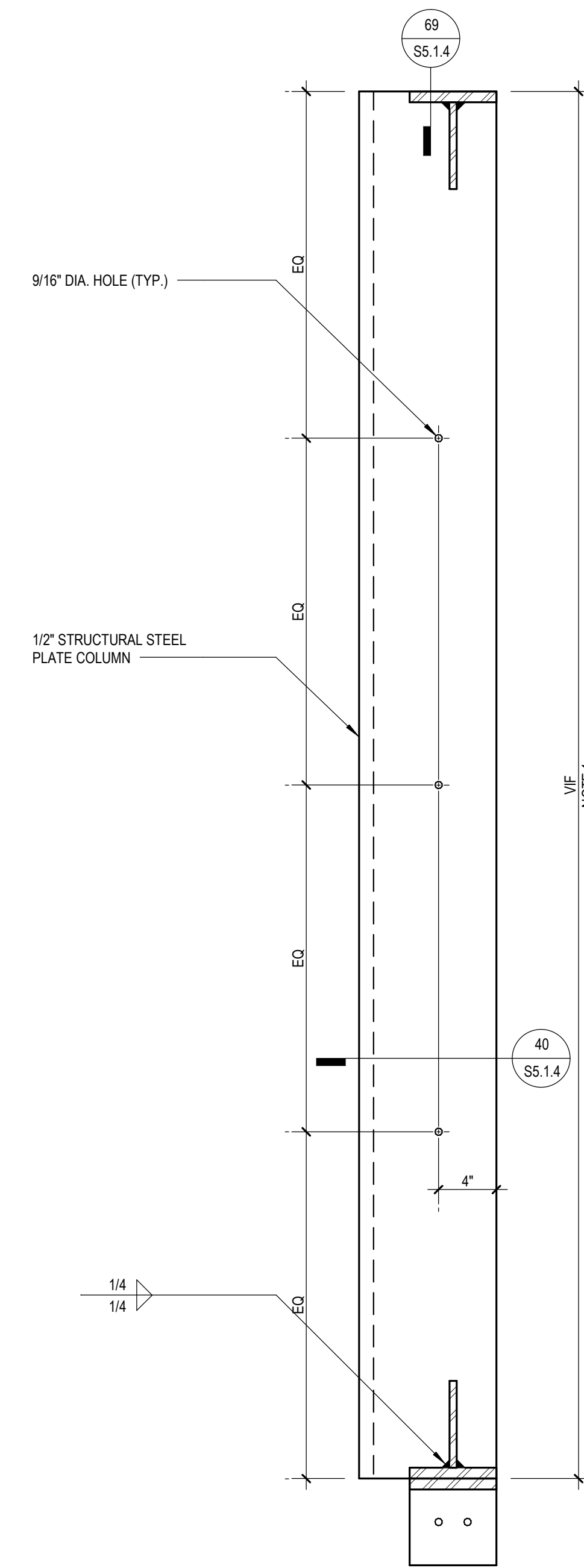
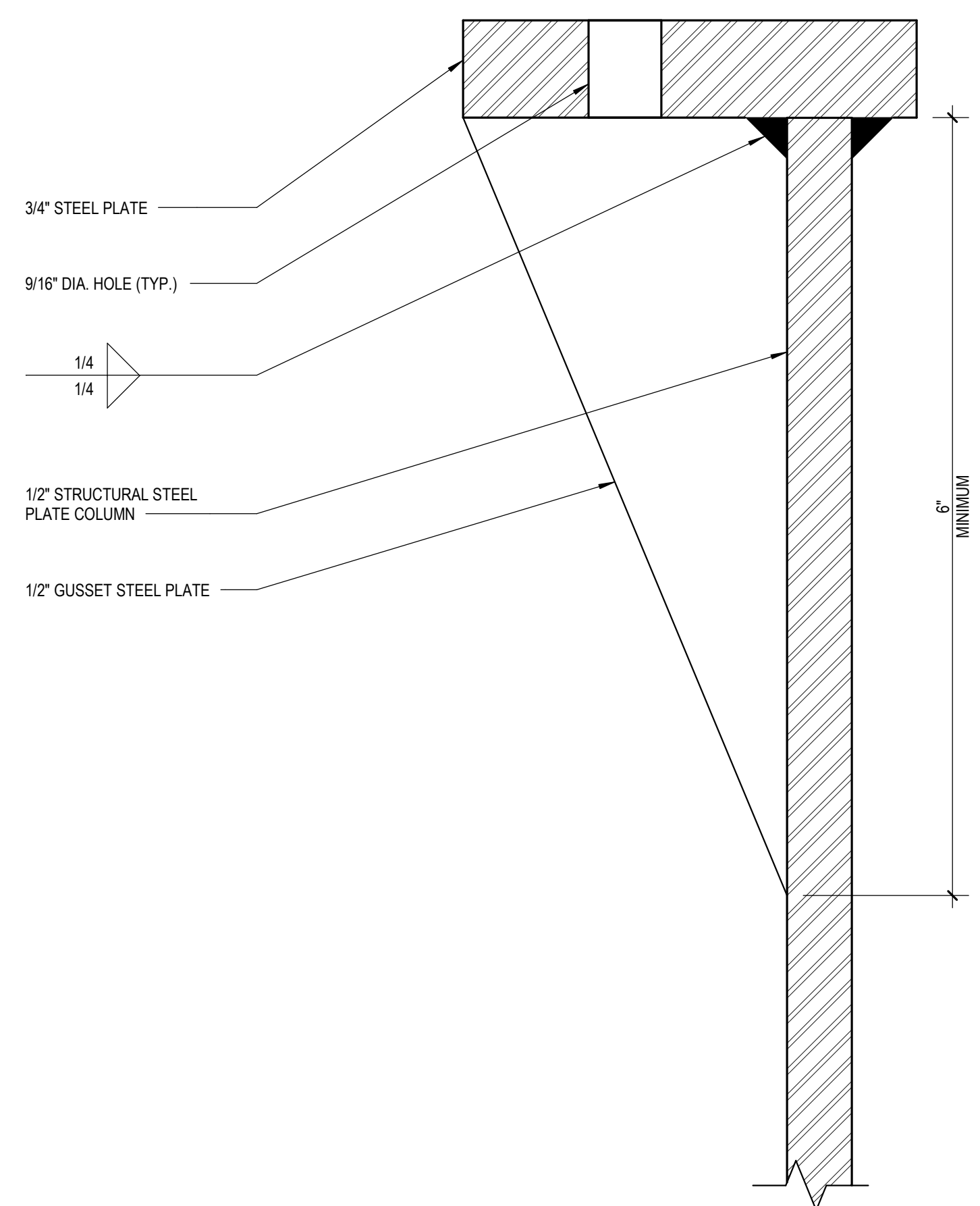
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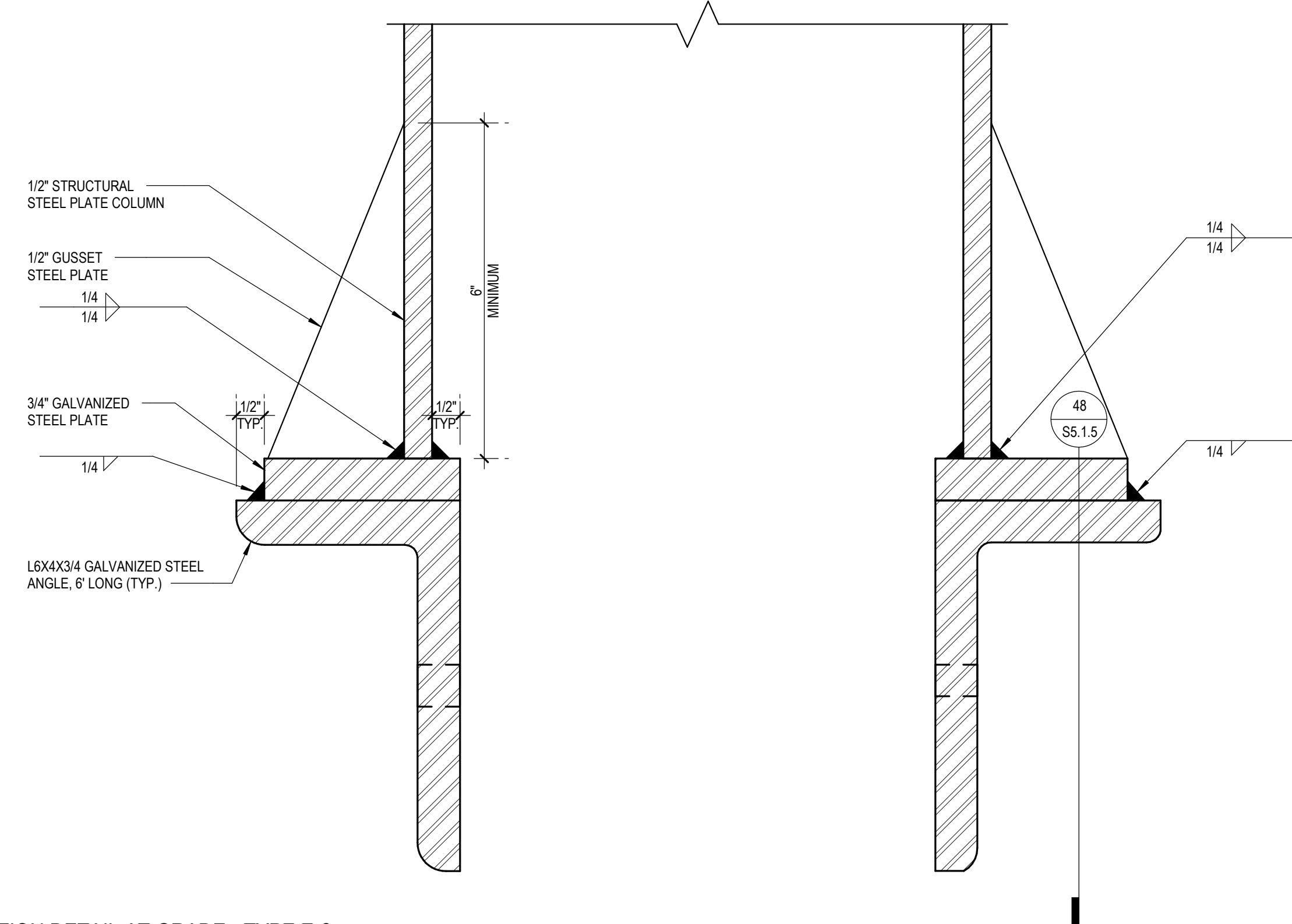


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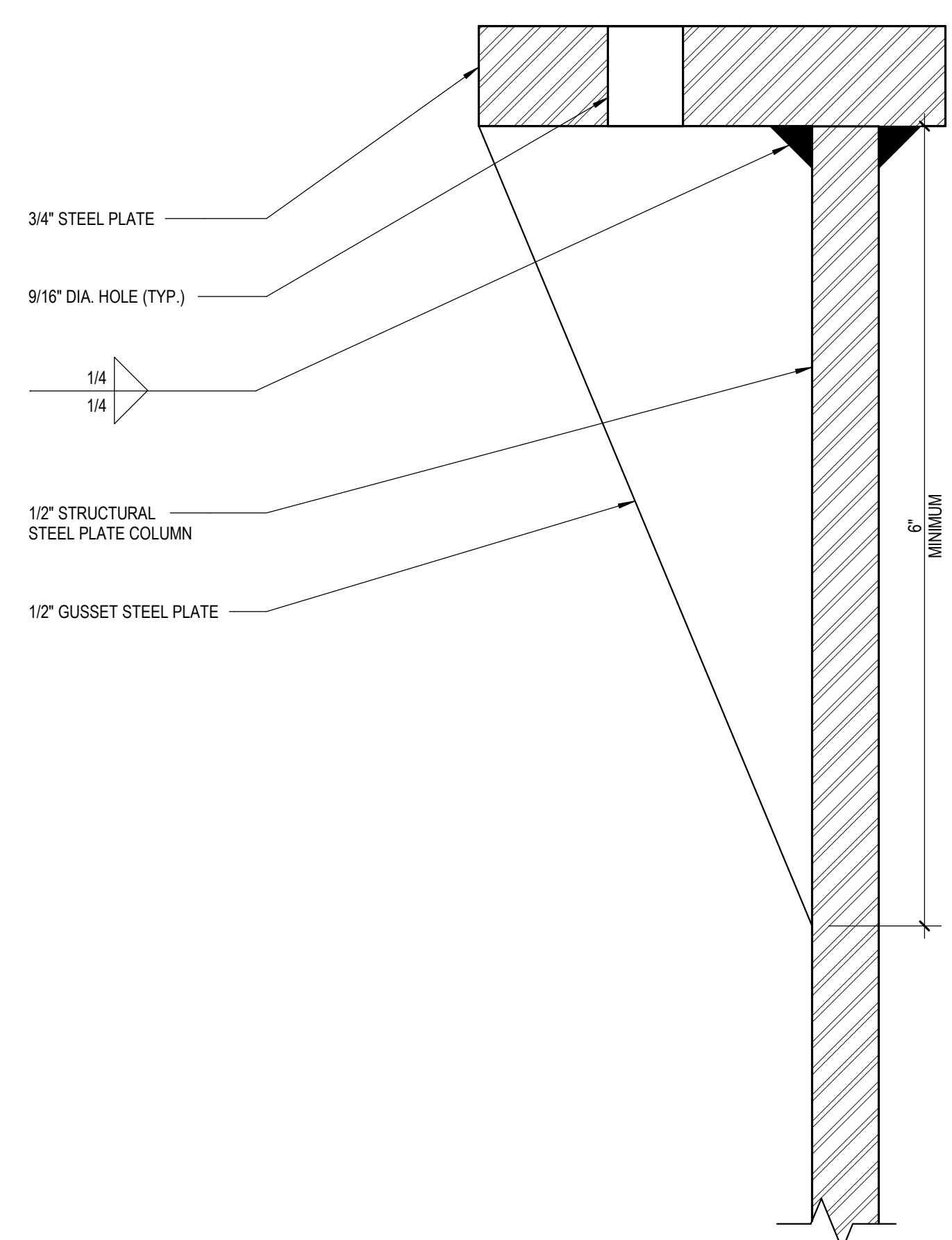
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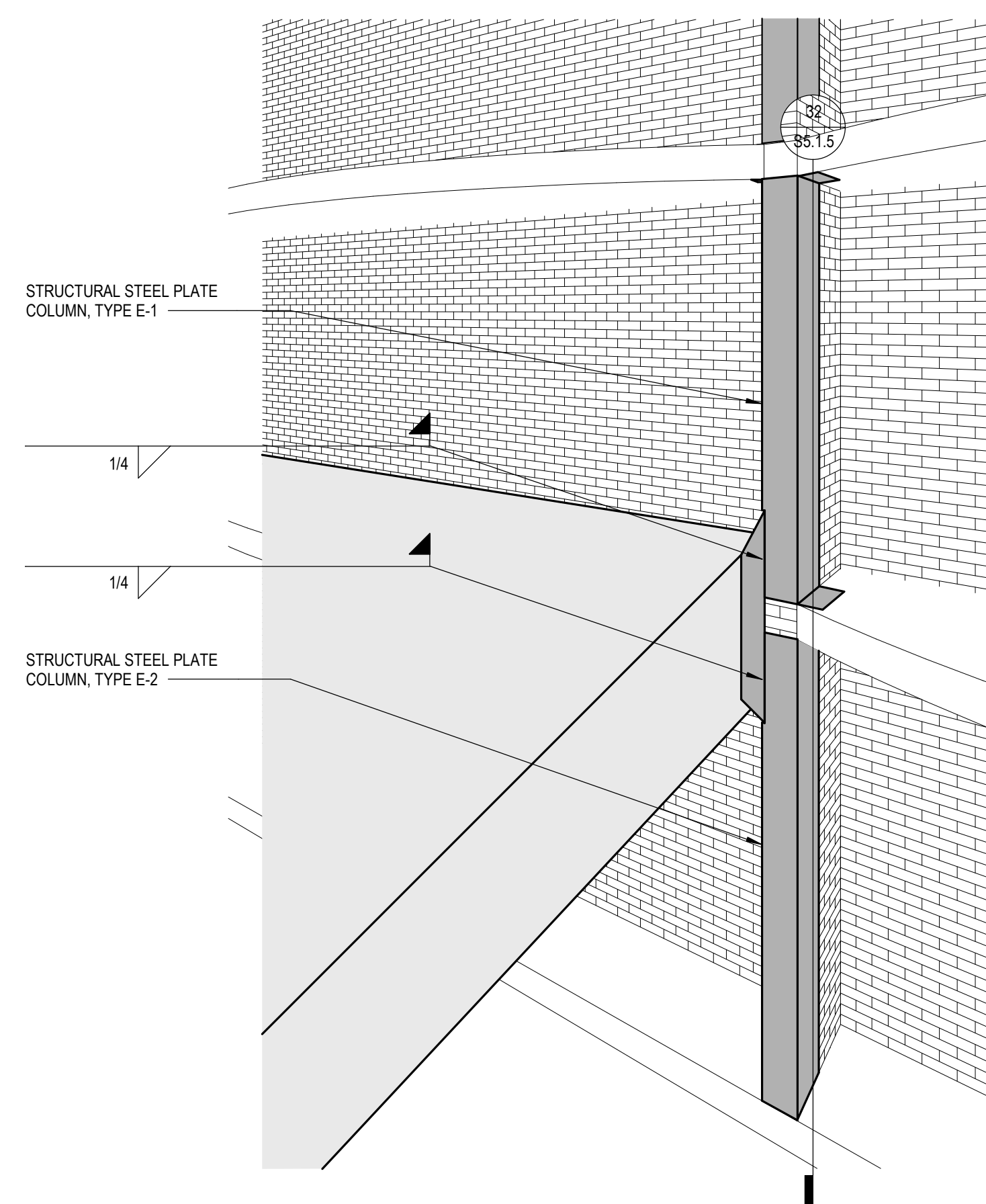
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PROJECT NUMBER
S5.1.4
SHEET NUMBER



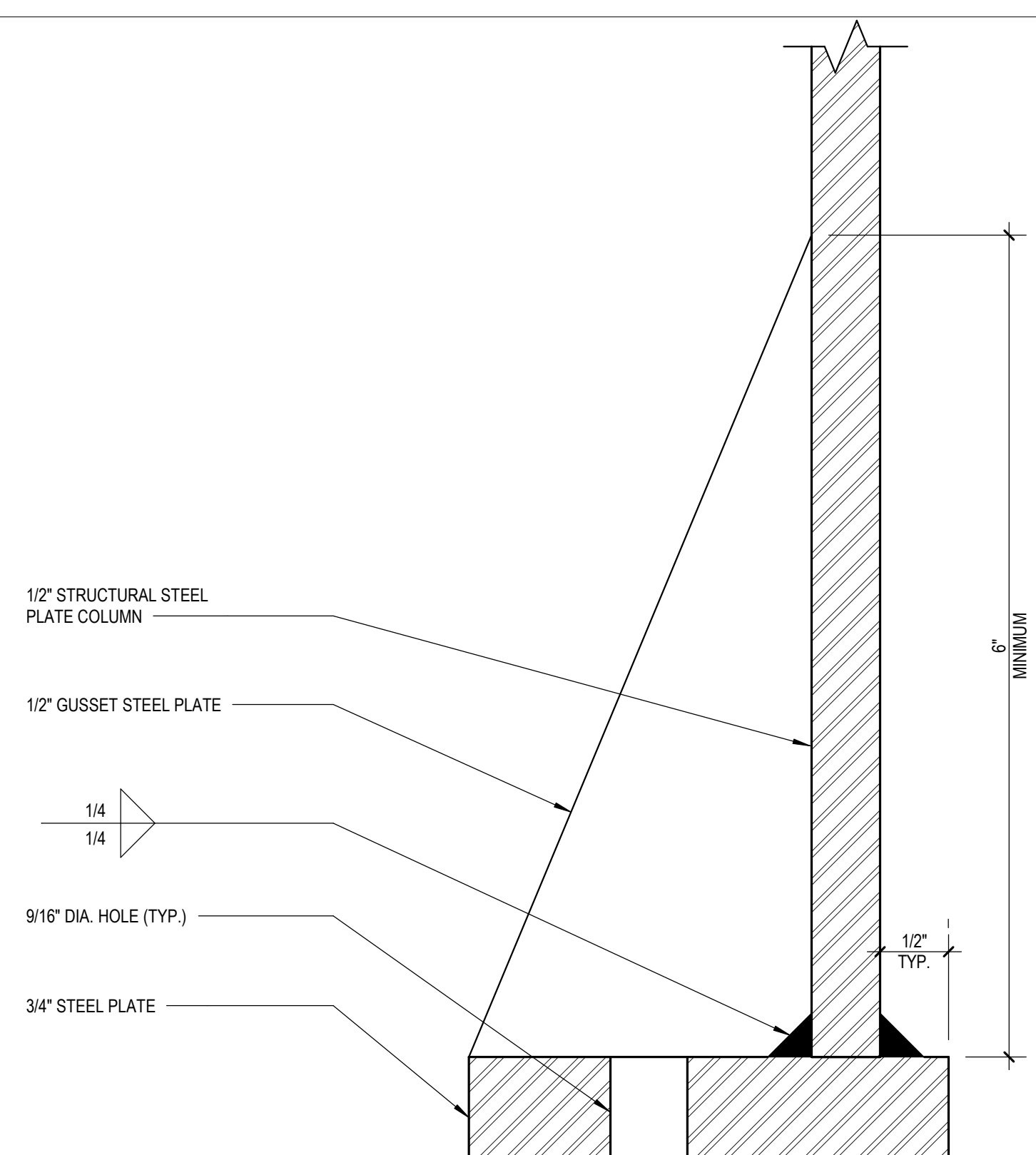
68 BALCONY PARTITION WALL SECTION DETAIL AT GRADE - TYPE E-2
SCALE: 6" = 1'-0"



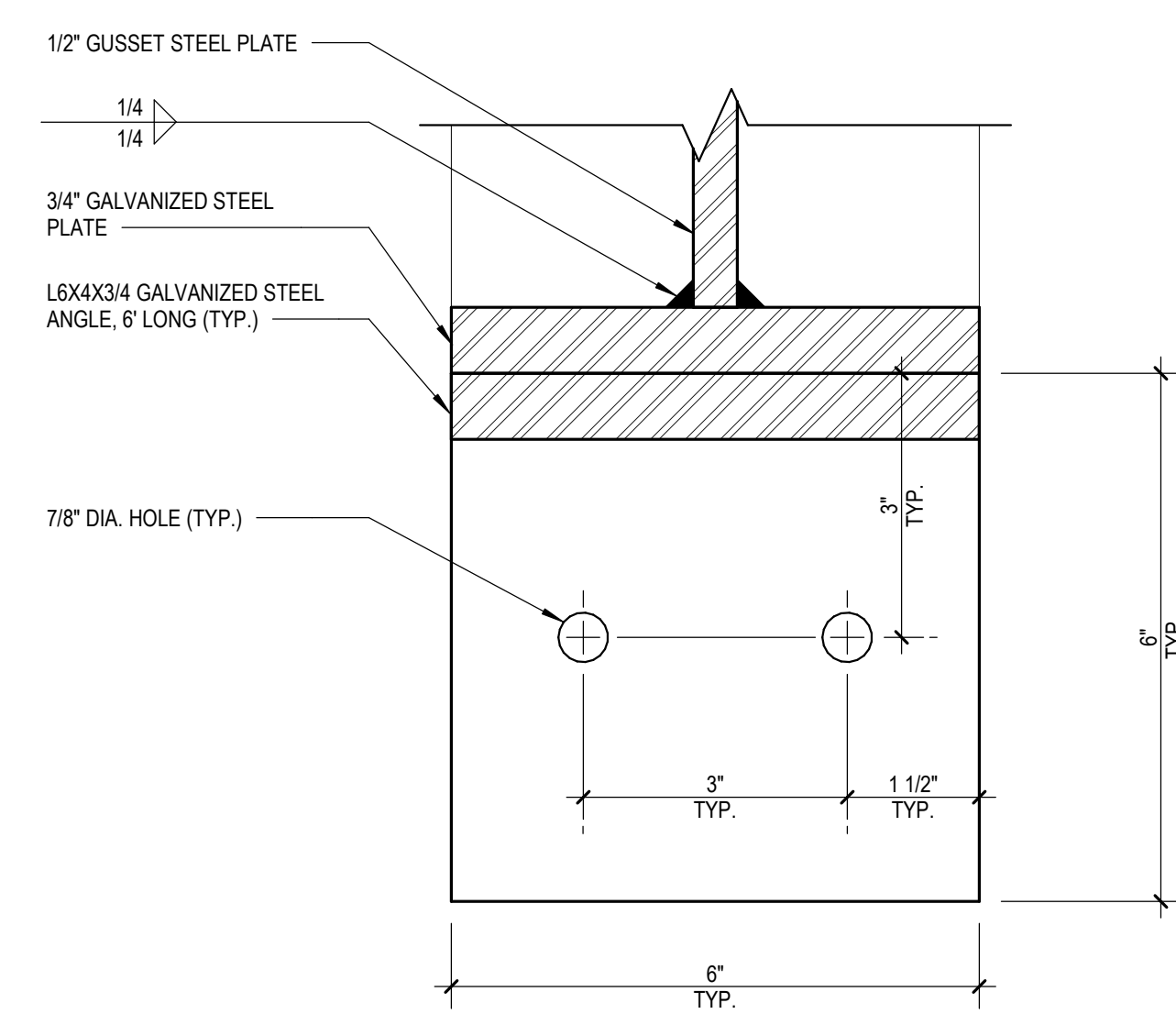
70 SECTION DETAIL - COLUMN TOP PLATE DETAIL
SCALE: 12" = 1'-0"



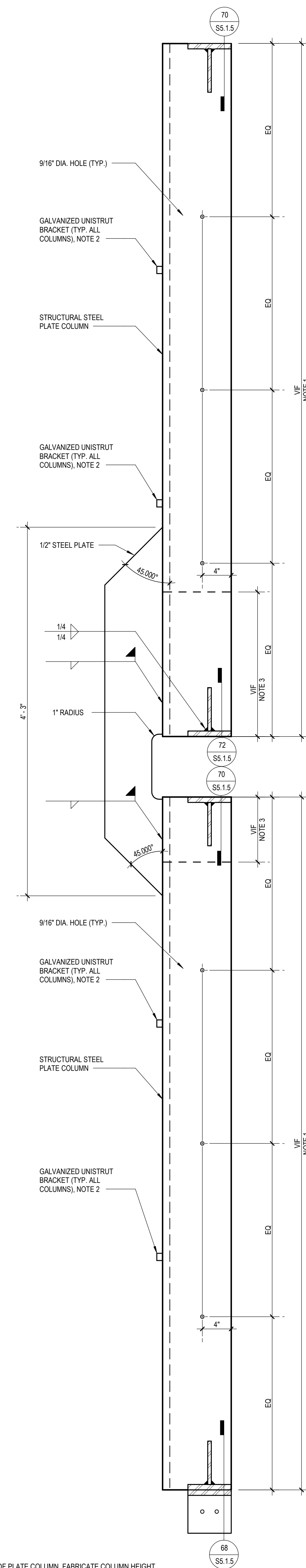
46 PERSPECTIVE VIEW - TYPE E
SCALE: 1 1/2" = 1'-0"



72 SECTION DETAIL - COLUMN BASE PLATE DETAIL
SCALE: 12" = 1'-0"



48 COLUMN BASE PLATE CONNECTION TO CONCRETE FOUNDATION
SCALE: 6" = 1'-0"



- NOTES:
1. VERIFY IN FIELD TYPICAL HEIGHT OF PLATE COLUMN. FABRICATE COLUMN HEIGHT APPROXIMATELY 1/8" LESS THAN FLOOR-TO-FLOOR CLEAR HEIGHT.
 2. WELD UNISTRUT BRACKET TO PLATE COLUMN DURING FABRICATION OF COLUMN. TWO BRACKETS PER COLUMN EQUALLY SPACED.
 3. MINIMUM 1" OFFSET ABOVE THE ROOF FLASHING AND THE BOTTOM OF ROOF OVERHANG.

ELEVATION DETAIL - BENT PLATE COLUMN TYPE E
SCALE: 1 1/2" = 1'-0"

GENERAL SHEET NOTES

- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
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SHEET TITLE

TYPE E REPAIR DETAILS

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PROJECT NUMBER

SHEET NUMBER

S5.1.5