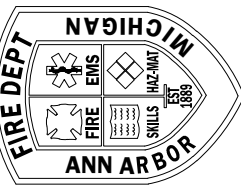
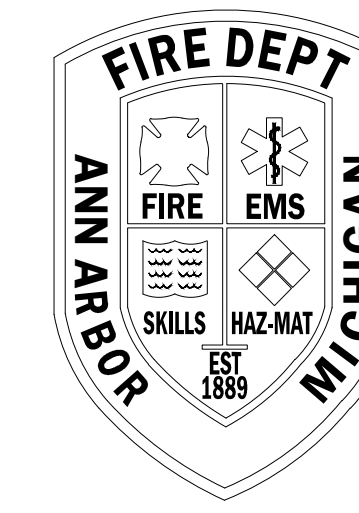




CITY OF ANN ARBOR - FIRE STATION #6 BRIARWOOD - ANN ARBOR, MICHIGAN



CITY OF ANN ARBOR
FIRE STATION #6 BRIARWOOD
ANN ARBOR, MICHIGAN



2080 S. State Street
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O 734.761.2090
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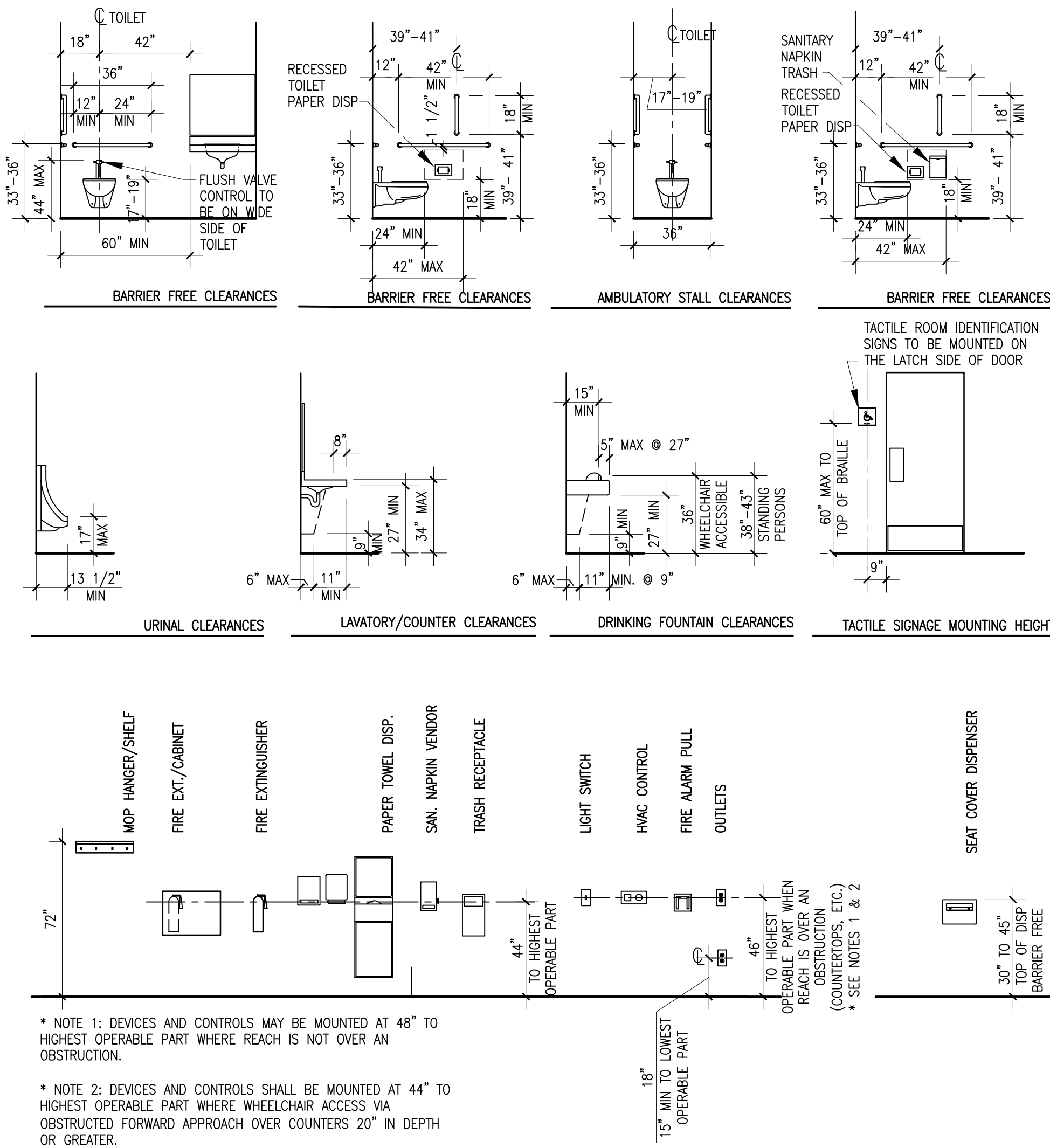
KEY PLANS



COMPOSITE FLOOR PLAN
SCALE: 1" = 30'-0"

BARRIER FREE STANDARDS

TYPICAL BARRIER FREE MOUNTING HEIGHTS SHOWN BELOW, UNLESS NOTED OTHERWISE ON DRAWINGS



* NOTE 1: DEVICES AND CONTROLS MAY BE MOUNTED AT 48" TO HIGHEST OPERABLE PART WHERE REACH IS NOT OVER AN OBSTRUCTION.
* NOTE 2: DEVICES AND CONTROLS SHALL BE MOUNTED AT 44" TO HIGHEST OPERABLE PART WHERE WHEELCHAIR ACCESS VIA OBSTRUCTED FORWARD APPROACH OVER COUNTERS 20" IN DEPTH OR GREATER.

DIRECTORY

TENANT/DEVELOPER

CITY OF ANN ARBOR
CITY ADMINISTRATION
301 EAST HURON STREET
ANN ARBOR MICHIGAN 48104

ARCHITECT

DANIELS AND ZERMACK ARCHITECTS, LLC.
2080 SOUTH STATE STREET
ANN ARBOR, MI 48104
(734) 761-2090
FAX (734) 761-6607

PROJECT ADDRESS

CITY OF ANN ARBOR
ANN ARBOR FIRE DEPARTMENT
FIRE HOUSE NUMBER 6
1881 BRIARWOOD CIRCLE
ANN ARBOR, MICHIGAN 48104

INTERIOR DESIGNER

DANIELS AND ZERMACK ARCHITECTS, LLC.
2080 SOUTH STATE STREET
ANN ARBOR, MI 48104
(734) 761-2090
FAX (734) 761-6607

CODE DATA

Owner: City of Ann Arbor
Fire Department Fire House #6
Building Use: Fire Department
Use Group: R-3 - Residential
Existing Gross Area: 8776 SF
Existing Net Area: 8246 SF
Project Description: Interior Finishes and Renovation
Dictating Code: 2015 Michigan Rehabilitation Code
Adopts With Amendments:
International Existing Building Code 2015 (IEBC 2015)
2015 Michigan Building Code
Adopts With Amendments:
International Building Code 2015 (IBC 2015)
2015 Michigan Plumbing Code
2015 Michigan Mechanical Code
2017 National Electric Code
2015 International Fire Code
NFPA72 Fire Alarm Systems
ICC/ANSI 117.1 Michigan Barrier Free Design Law

2015 Michigan Rehabilitation Code
Classification Chapter 5 Classification of Work
Section 504 Alteration-Level 2
Chapter 8 Alterations - Level 2
Section 804.2.2 Groups Requirements
Automatic Sprinkler System is not required for R-3

2015 Michigan Building Code
Section 3 - Use and Occupancy Classification
Section 310.5 Residential Group R-3
Section 420 GROUPS I-1, R-1, R-2, R-3 AND R-4
Chapter 5 General Building Heights and Areas
Section 504 Building Height and Number of Stories
Table 504.3 Allowable Height above Grade Plane
Occupancy Classification = R-3
NS = Non Sprinklered
Type of Construction = Type II B = 55"
Table 504.4 Allowable Number of Stories above Grade Plane
Occupancy Classification = R-3
NS = Non Sprinklered
Type of Construction = Type II B = 4 Stories
Table 506.2 Allowable Area Factor
Occupancy Classification = R-3
NS = Non Sprinklered
Type of Construction = Type II B = Unlimited
Section 508 Mixed Use and Occupancy
Section 508.2.4 Separation of occupancies
No separation is required between accessory occupancies and the main occupancy.

Exceptions:
Group I-1, R-1, R-2 and R-3 dwelling units, and sleeping units, shall be separated from other dwelling, or sleeping units, and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.
Section 507.8.3 Occupancy separations
Required Separation of Occupancies (Hours) Table 508.4
Ass'y => R - 2hrs
B =>R None
Chapter 6 Types of Construction Section
Type IIB/ No Fire Suppression Table 601
Chapter 7 Fire and Smoke Protection Features
Section 706.4 Fire Resistance Rating
Fire walls shall have a fire-resistance rating of not less than that required by Table 706.4.
Table 706.4 Fire Wall Fire-Resistance Rating Table
Group R-3 => 2HR Fire Resistance Rating
In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.

Table 707.3.10 Fire areas
Occupancy Group 'R' => 2 HR Fire-Resistance Rating
Section 708 Fire Partitions
The following wall assemblies shall comply with this section.
Separation walls as required by Section 420.2 for Groups I-1, R-1, R-2 and R-3.
Section 708.3 Fire-resistance rating
Fire partitions shall have a fire-resistance rating of not less than 1 hour.
Section 9 Interior Finishes
Section 9 Fire Protection Systems
Section 10 Means of Egress
Section 1001.2 Minimum Requirements
It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the minimum width or required capacity of the means of egress to less than required by this code.
Section 1004 OCCUPANT LOAD
Section 1004.1.1 Cumulative occupant loads
Maximum Floor Area Allowances
Per Occupant Table 1004.1.2
Section 1004.6 Multiple occupancies
Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served.
Section 1006 Number Of Exits And Exit Access Doorways
Section 1006.2 Egress from spaces
Section 1006.2.1 Egress based on occupant load and common path of egress travel distance
Table 1006.2.1 SPACES WITH 1 EXIT OR EXIT ACCESS DOORWAY
Section 1006.3.2 Single Exits

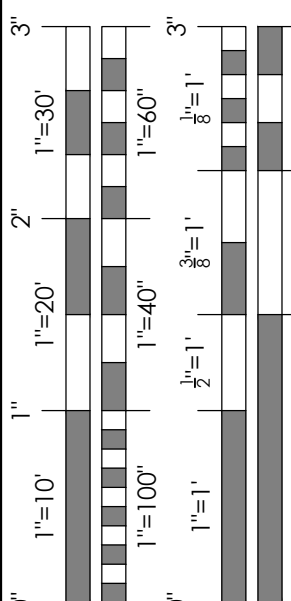
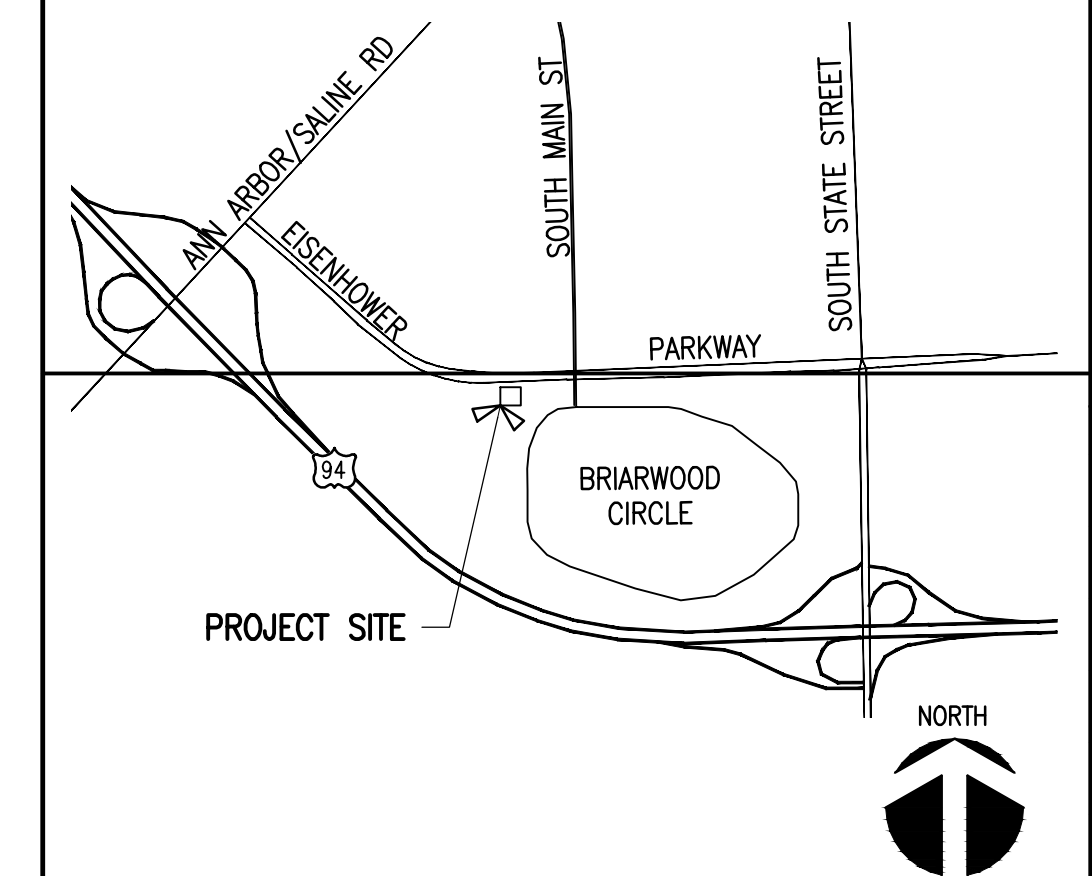
TABLE 1006.3.2(1) Stories With One Exit Or Access To One Exit For R-2 Occupancies
Story => Basement, first, second or third story above grade plane
Occupancy => R-2a,b
Occupancy => R-2a,b
Maximum Number of Dwellings => 4 dwelling units
Maximum Common Path Of Egress Travel Distance =>125'
Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1030.
This table is used for R-2 occupancies consisting of dwelling units. For R-2 occupancies consisting of sleeping units, use Table 1006.3.2(2).
TABLE 1006.3.2.1 Mixed Occupancies

Accessibility Chapter 11 Accessibility
Section 1106 PARKING AND PASSENGER LOADING FACILITIES
Section 1106.1 Required
REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES = 1
Section 1106.2 Groups 1-1, R-1, R-2, R-3 and R-4
Section 1107.4 Accessible route
Section 1107.6 Group R
Accessible units, Type A units and Type B units shall be provided in Group R occupancies in accordance with Sections 1107.6.1 through 1107.6.4.
Section 1107.6.3 Group R-3

DRAWING INDEX

NO.	DESCRIPTION	ISSUED FOR BIDDING
T1.1	TITLE SHEET	●
T1.2	STANDARD ABBREVIATIONS	●
A0.1	WALL TYPES, DOOR SCHEDULES, DETAILS	●
A1.1	FLOOR PLANS	●
A1.2	FLOOR PLANS	●
A6.1	INTERIOR ELEVATIONS AND DETAILS	●
A11.1	SPECIFICATIONS	●
A11.2	SPECIFICATIONS	●
M1.1	MECHANICAL FLOOR PLANS	●
P1.1	PLUMBING FLOOR PLANS	●
E1.1	ELECTRICAL DEMOLITION FLOOR PLANS	●
E1.2	ELECTRICAL FLOOR PLANS	●

LOCATION MAP



REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR REVIEW JUNE 05 2019
2	ISSUED FOR BIDDING AUG 14 2019

JOB	2019-10
DATE	08/14/2019
DRAWN	FV
CHECKED	FV

DETAIL SYMBOL	○
DETAIL NUMBER	○
REFERENCE SHEET	○

T1.1

AAFD#6



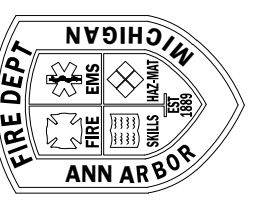
TITLE SHEET

DOOR SCHEDULE

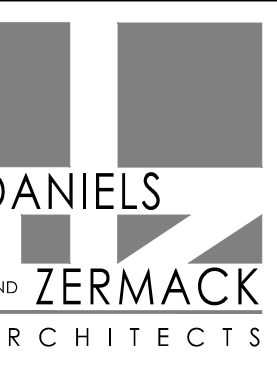
DOOR NUMBER	ROOM NAME	DOORS			FRAMES			DETAIL				REMARKS				
		SIZE	MAT'L		MAT'L											
		3'-0" x 7'-0" x 1 3/4"	3'-0" x 7'-10" x 1 3/4"	3'-6" x 7'-10" x 1 3/4"	WOOD GLAZED NOT USED	TYPE	HARDWARE SET	HOLLOW METAL WOOD 3'-0" x 7'-10" x 2"	TYPE	HEAD	JAMB		JAMB	SILL	FIRE RATING	GLASS
FIRST FLOOR																
08	BUNK ROOM	1			1	A	1	1	3	MA	1/A0.1	1/A0.1	1/A0.1	---	---	SOLID WOOD PANEL ABOVE DOOR TO MATCH EXISTING
08	BUNK ROOM A	1			1	A	1	1	3	MA	1/A0.1	1/A0.1	1/A0.1	---	---	SOLID WOOD PANEL ABOVE DOOR TO MATCH EXISTING
08	BUNK ROOM B	1			1	A	1	1	3	MA	1/A0.1	1/A0.1	1/A0.1	---	---	SOLID WOOD PANEL ABOVE DOOR TO MATCH EXISTING
08	BUNK ROOM C	1			1	A	1	1	3	MA	1/A0.1	1/A0.1	1/A0.1	---	---	SOLID WOOD PANEL ABOVE DOOR TO MATCH EXISTING
010	TOILET ROOM	EXIST			EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	---	---	
014	MECHANICAL ROOM	EXIST			EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	---	---	
012	CORRIDOR/APPARATUS BAY S	1			1	A	2	1	3	EXIST	EXIST	EXIST	EXIST	---	---	MODIFY EXISTING DOOR TO MEET FIRE SEPARATION REQ'T REMOVE TRANSOM PANEL
016	SHOWER ROOM	1			1	A	1	1	3	MA	1/A0.1	1/A0.1	1/A0.1	---	---	SOLID WOOD PANEL ABOVE DOOR TO MATCH EXISTING
019	TOILET ROOM	1			1	A	1	1	3	MA	1/A0.1	1/A0.1	1/A0.1	---	---	SOLID WOOD PANEL ABOVE DOOR TO MATCH EXISTING
023	CORRIDOR/APPARATUS BAY N	1			1	A	2	1	3	EXIST	EXIST	EXIST	EXIST	---	---	MODIFY EXISTING DOOR TO MEET FIRE SEPARATION REQ'T REMOVE TRANSOM PANEL

DOOR HARDWARE SET SCHEDULE

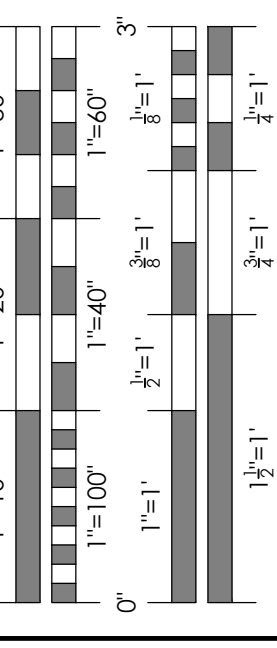
HARDWARE SET 1	HARDWARE SET 2	HARDWARE SET 3
3 EA HINGE 1 EA PRIVACY HANDSET LOCK 1 EA CYLINDER - KEY TO BUILDING MASTER (CORBIN) **REFER TO OWNER FOR KEY SCHEDULE/TYPE**	**VERIFY CONDITIONS IN FIELD** 1 HR. SEPARATION REQUIRED 4 EA. HINGE FIRE EXIT HARDWARE SURFACE CLOSER KICK PLATE WALL STOP GASKETING AT PERIMETER	NOT USED



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WALL TYPE NOTES

- SEE SPECIFICATIONS FOR SPECIAL GYPSUM BOARD TYPES AT TILE.
- PROVIDE FIRE RESISTANT WOOD BLOCKING AT ALL ACCESSORIES AND EQUIPMENT.
- DIMENSIONS SHOWN HERE AT WALL TYPES ARE ACTUAL. PLANS AND DETAILS MAY SHOW ACTUAL OR NOMINAL DIMENSIONS.
- WALL TYPES SHOWN ARE TO GIVE GENERAL INDICATION OF WALL CONSTRUCTION AND LOCATION. ACTUAL CONSTRUCTION OF EACH WALL IS TO BE PER SPECIFICATIONS, CONSTRUCTION DETAILS, ELEVATIONS, AND SECTIONS.
- WALL TYPES ARE INDICATED ON THE 1/4" SCALE FLOOR PLANS.
- USE SPECIFIC GYPSUM BOARD TYPES, I.E. PAPERLESS, MOISTURE RESISTANT, FOIL BACKED, FIRE RATED, ETC AS PER THE SPECIFICATIONS, TILE, ETC FOR ALL PARTITION TYPES. SEE "A6.X" SERIES DRAWINGS FOR APPLIED FINISHES. ALL AREAS TO RECEIVE HARD WALL TILE TO HAVE MOISTURE RESISTANT GYPSUM BOARD.
- PROVIDE WOOD BLOCKING AT ALL TOILET ACCESSORIES AS REQUIRED.
- COVER ALL WOOD OR OTHER COMBUSTIBLES ABOVE CEILING WITH GYPSUM BOARD.

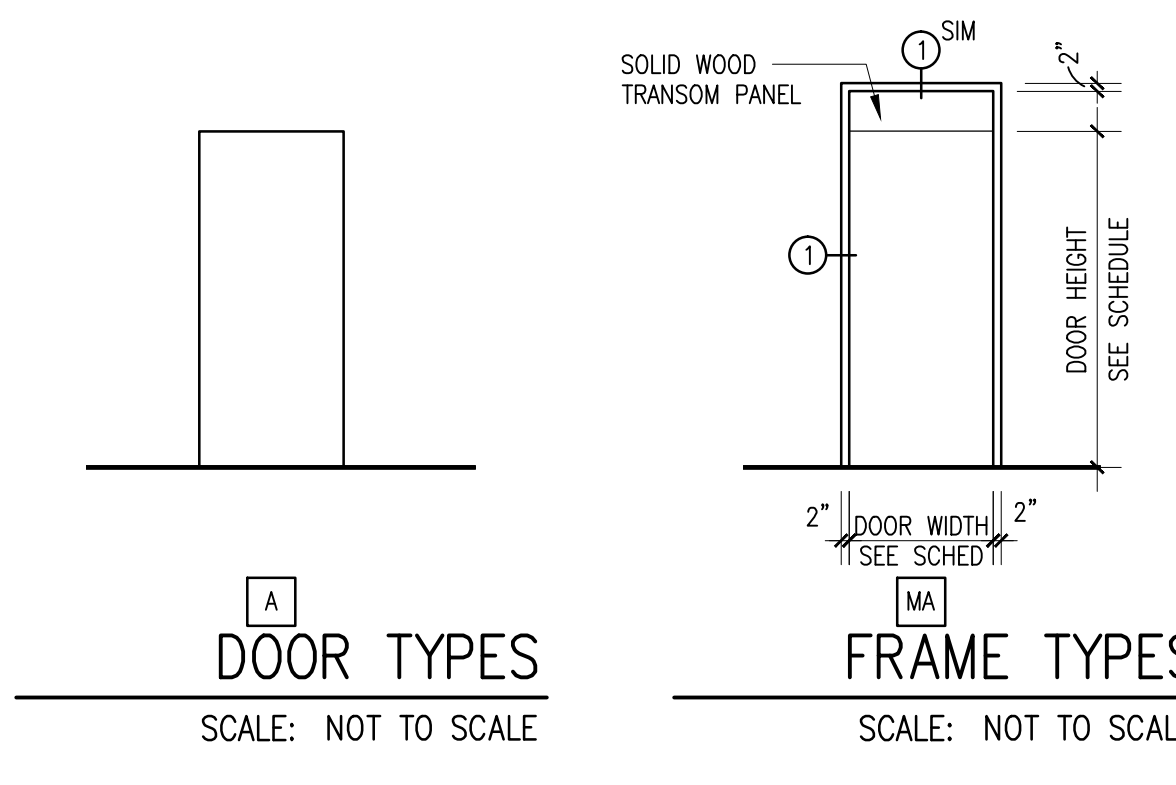
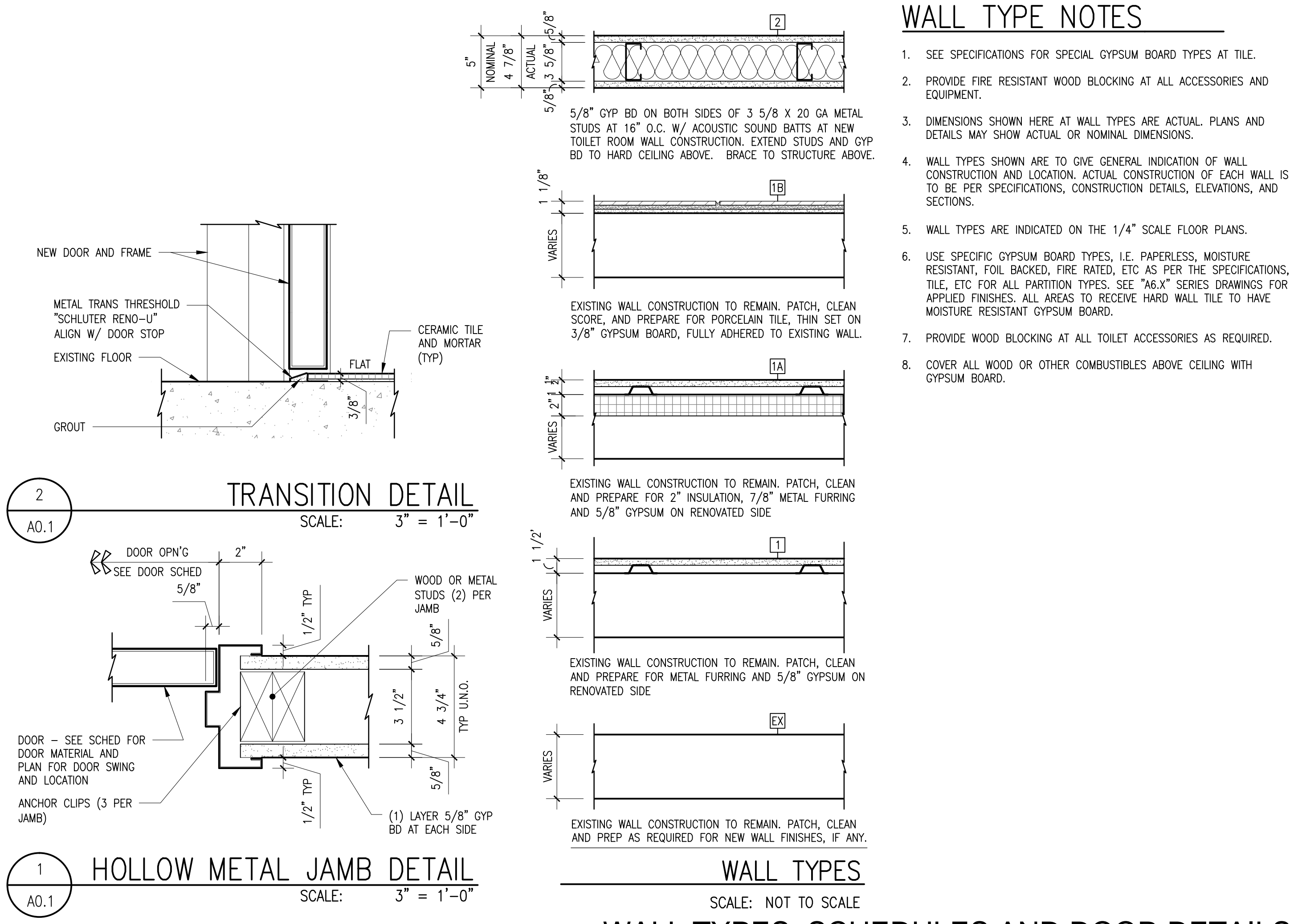
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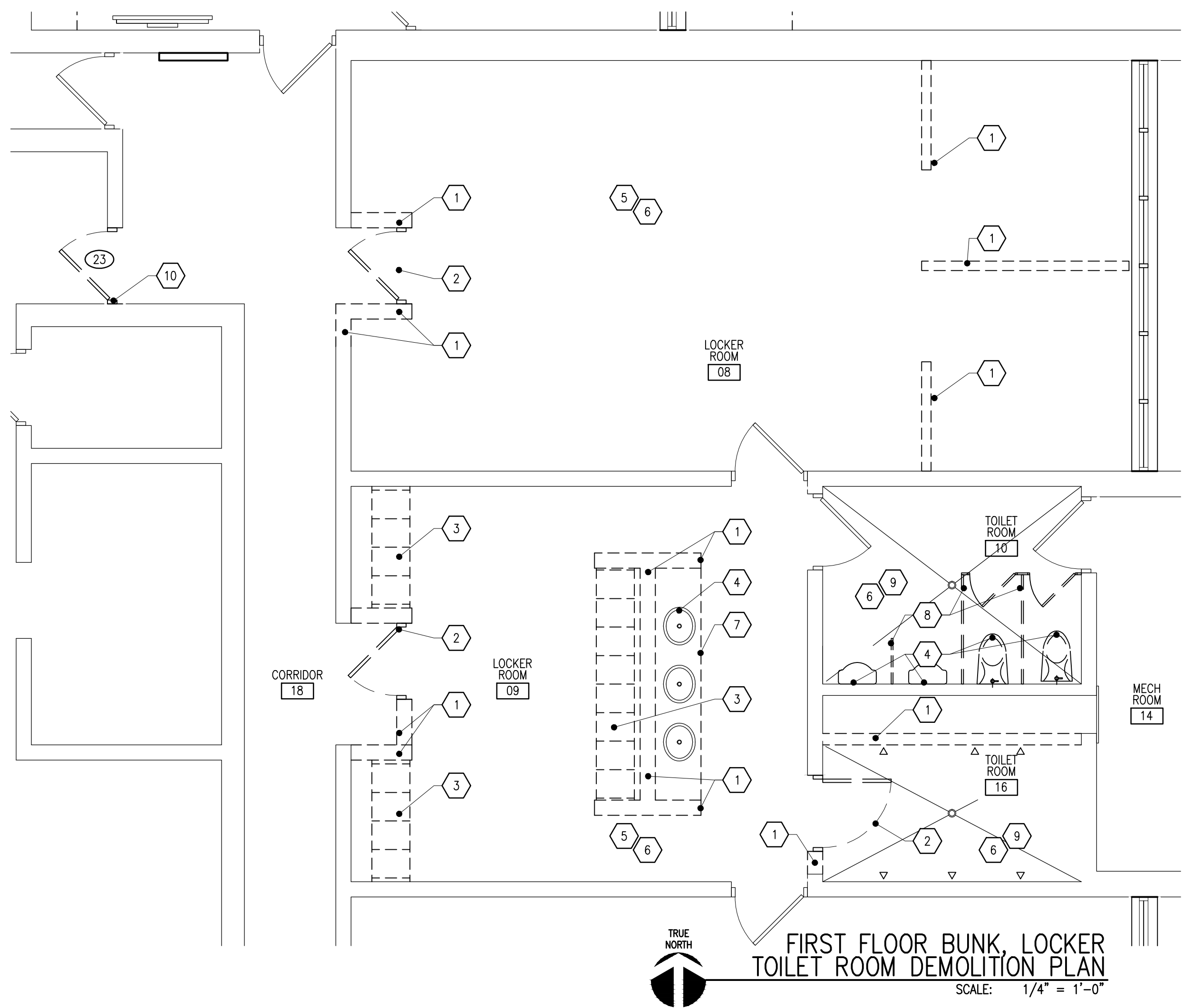
ISSUED FOR REVIEW	JUNE 05 2019
ISSUED FOR BIDDING	AUG 14 2019

JOB	2019-10
DATE	08/14/2019
DRAWN	FV
CHECKED	FV

DETAIL SYMBOL	(A0.1)
DETAIL NUMBER	
REFERENCE SHEET	

A0.1
AAFD#6





DEMOLITION GENERAL NOTES

1. REMOVE ITEMS SO AS NOT TO DAMAGE ADJACENT MATERIALS SCHEDULED TO REMAIN. DISPOSE OF ALL MATERIALS OFF SITE AS DIRECTED BY PROPERTY MANAGER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS TO BE SALVAGED AND RELOCATED THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING SAFE STORAGE. UPON DEMOLITION, THE TENANT AND OWNER SHALL RETAIN THOSE ITEMS DEEMED SALVAGEABLE. ITEMS NOT RETAINED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, WHO SHALL LEGALLY DISPOSE OF THOSE ITEMS. COORDINATE ITEMS TO BE SALVAGED WITH OWNER.
3. WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO RO TO RECEIVE NEW FINISHES WHERE SCHEDULED. PATCHING OF NEW OR EXISTING FINISHES SHALL EXTEND TO NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.

DEMOLITION NOTES

* NOT ALL NOTES MAY BE USED IN PLAN DEMOLITION PLAN

- 1 REMOVE ALL EXISTING WALLS SHOWN DASHED. ALL ELECTRICAL AND OTHER ITEMS BUILT INTO WALL TO BE REMOVED.
- 2 REMOVE DOOR, FRAME AND HARDWARE.
- 3 REMOVE EXISTING COUNTER. PATCH AND REPAIR WALL AS REQUIRED.
- 4 DISCONNECT AND REMOVE PLUMBING FIXTURES.
- 5 SALVAGE EXISTING CARPET, REMOVE BASE, EDGE STRIPS, THRESHOLDS AND ADHESIVE TO CONCRETE SLAB SUITABLE FOR FLOORING RE-INSTALLATION.
- 6 PREPARE EXISTING CEILING FOR REPAIR. RELOCATE LIGHT FIXTURES, SPEAKERS, FIRE ALARM SYSTEM INCLUDING STROBES, SMOKE DETECTORS, JUNCTION BOXES, CONDUIT AND WIRING TO BE RELOCATED AND REROUTED AS REQUIRED.
- 7 REMOVE EXISTING SINK, LAMINATE COUNTER, AND PLUMBING SUPPLY AND WASTE PIPES, BACK TO FLUSH. SINK ISLAND TO BE TOTALLY REMOVED.
- 8 REMOVE TOILET PARTITIONS, AND ASSOCIATED MOUNTING HARDWARE.
- 9 SCORE AND PREPARE EXISTING WALL AND FLOOR TILE TO BECOME SUBSTRATE ACCEPT NEW WALL TILE AND FLOOR TILE.
- 10 REMOVE DOOR, TRANSOM AND ASSOCIATED HARDWARE, EXISTING FRAME TO REMAIN. PREPARE FOR NEW FIRE RATED HARDWARE ASSEMBLY.

GENERAL NOTES

1. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE APPROXIMATE. FIELD VERIFY DURING LAYOUT. REPORT TO ARCHITECT ANY DIMENSION DISCREPANCIES WHICH WILL AFFECT BARRIER FREE REQUIREMENTS ON T1.1.
2. SEE A0.1 FOR WALL TYPES AND ADDITIONAL NOTES. DIMENSIONS ON PLANS ARE NOMINAL WALL DIMENSIONS. SEE A0.1 FOR ACTUAL FINISHED WALL DIMENSIONS.
3. WHERE EXISTING SUBSTRATES ARE LOCATED WITHIN NEW FINISHED AREAS, OR PATCHING OF EXISTING SUBSTRATES WITHIN EXISTING ROOMS IS REQUIRED DUE TO WALL INFILL OR DEVICE REMOVAL, NEW FINISHES SHALL EXTEND TO THE NEAREST CORNER OR NATURAL TERMINATION OF FINISHES FOR A CONSISTENT, SMOOTH, INVISIBLE TRANSITION BETWEEN NEW AND EXISTING ADJACENT FINISHES AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK OR SUPPLYING MATERIALS OR COMPONENTS. LAYOUT ALL WALLS PRIOR TO COMMENCEMENT OF FRAMING AND NOTIFY ARCHITECT FOR DISPOSITION OF MAJOR DIMENSIONAL CONFLICTS.

ARCHITECTURAL NOTES

- 1 PROVIDE 60"x42" KOHLER GROOVE SHOWER PAN K-9996, AND COORDINATING KOHLER CHOREOGRAPH 60x42x96 SHOWER WALL K-97620-09 IN COLOR SANDBAR. PROVIDE AN ADDITIONAL 24x96 PANEL FOR ADJACENT FOURTH WALL.
- 2 PROVIDE 36"x48" KOHLER GROOVE SHOWER PAN K-9925, AND COORDINATING KOHLER CHOREOGRAPH 36x48x96 SHOWER WALL K-97614-09 IN COLOR SANDBAR.
- 3 PATCH AND REPAIR HARD CEILING WHERE SINK ISLAND IS REMOVED. REFER TO MECHANICAL AND ELECTRICAL FOR RECONFIGURATION.

FLOOR PLAN LEGEND

XX	ROOM NUMBER
XX	DOOR OPENING NUMBER
X	WALL TYPE - SEE SHEET A0.1
⊕	15A, 120V DUPLEX RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
TPD	TOILET PAPER DISPENSER (SALVAGE EXISTING)
GB	GRAB BARS (SALVAGE EXISTING)
VGB	VERTICAL GRAB BAR (NEW)
SND	SANITARY NAPKIN DISPOSAL
HD	HAND DRYER
DCS	DIAPER CHANGING STATION
SD	SOAP DISPENSER
WR	WASTE RECEPTACLE
FD	FLOOR DRAIN (EXISTING)
CO	CLEANOUT (EXISTING)

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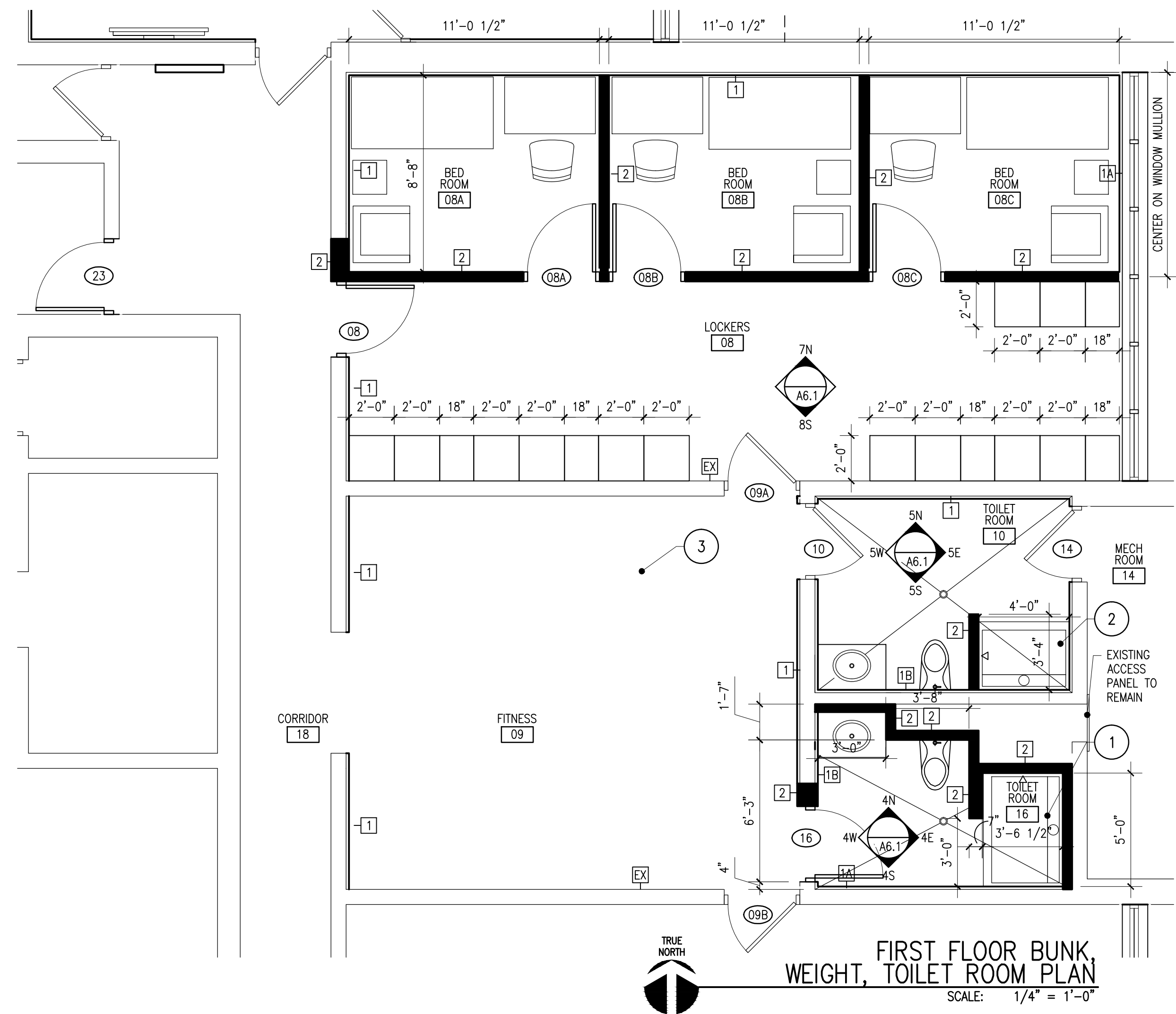
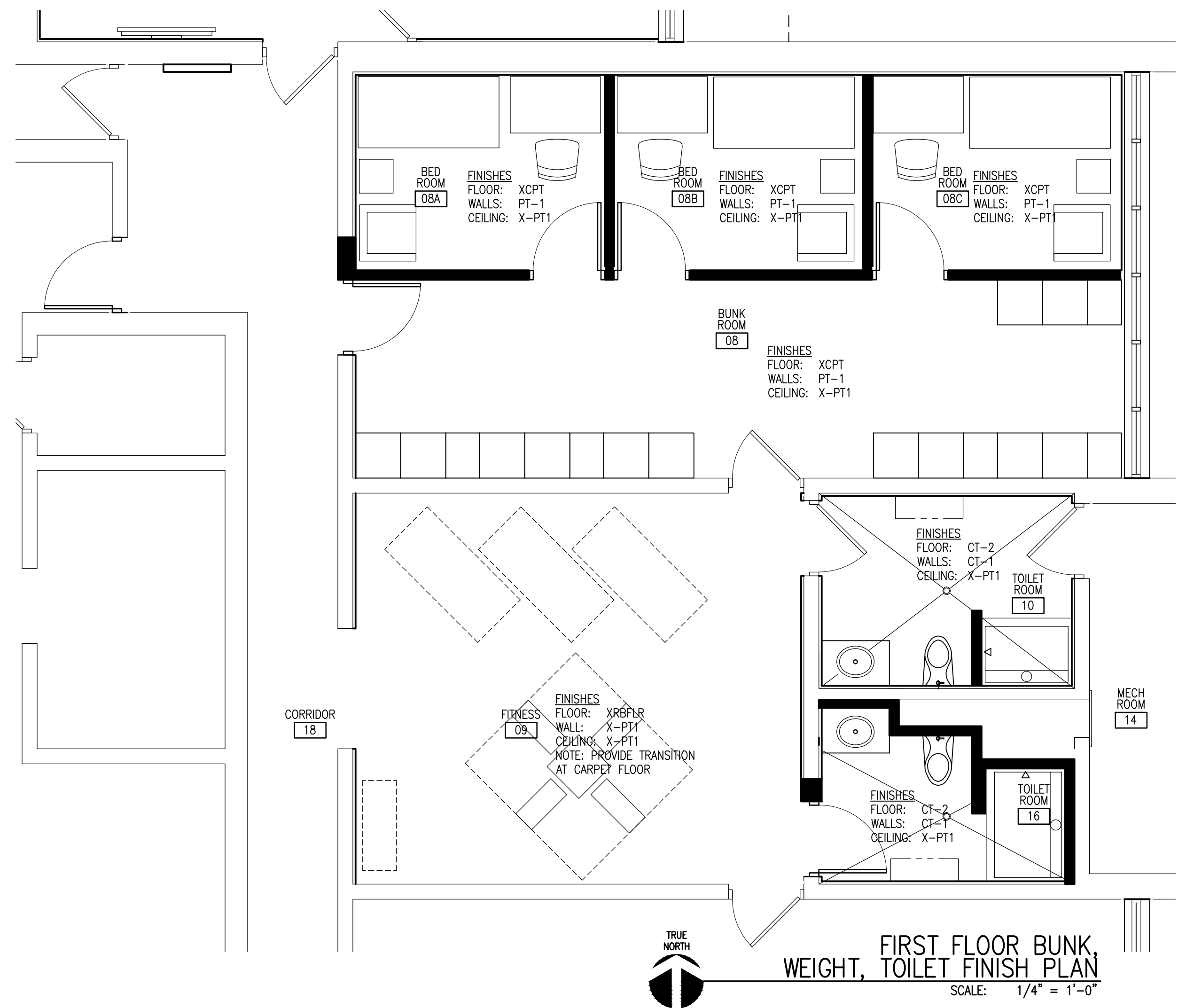
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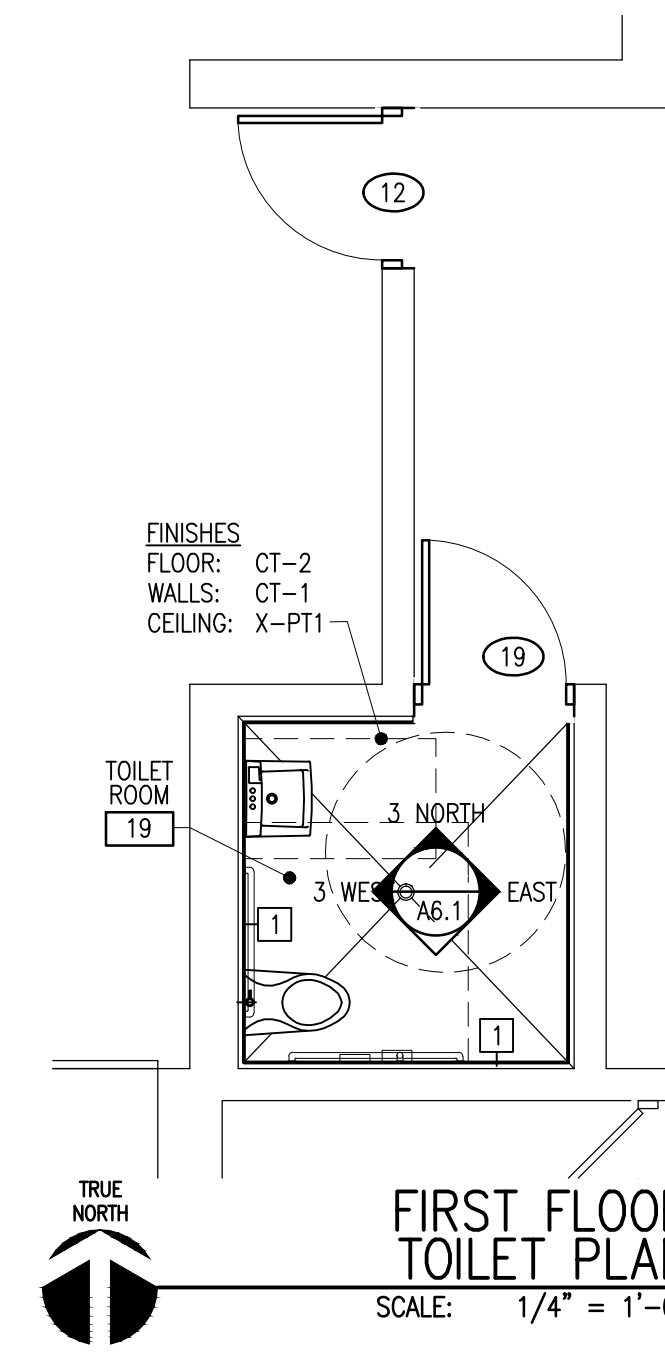
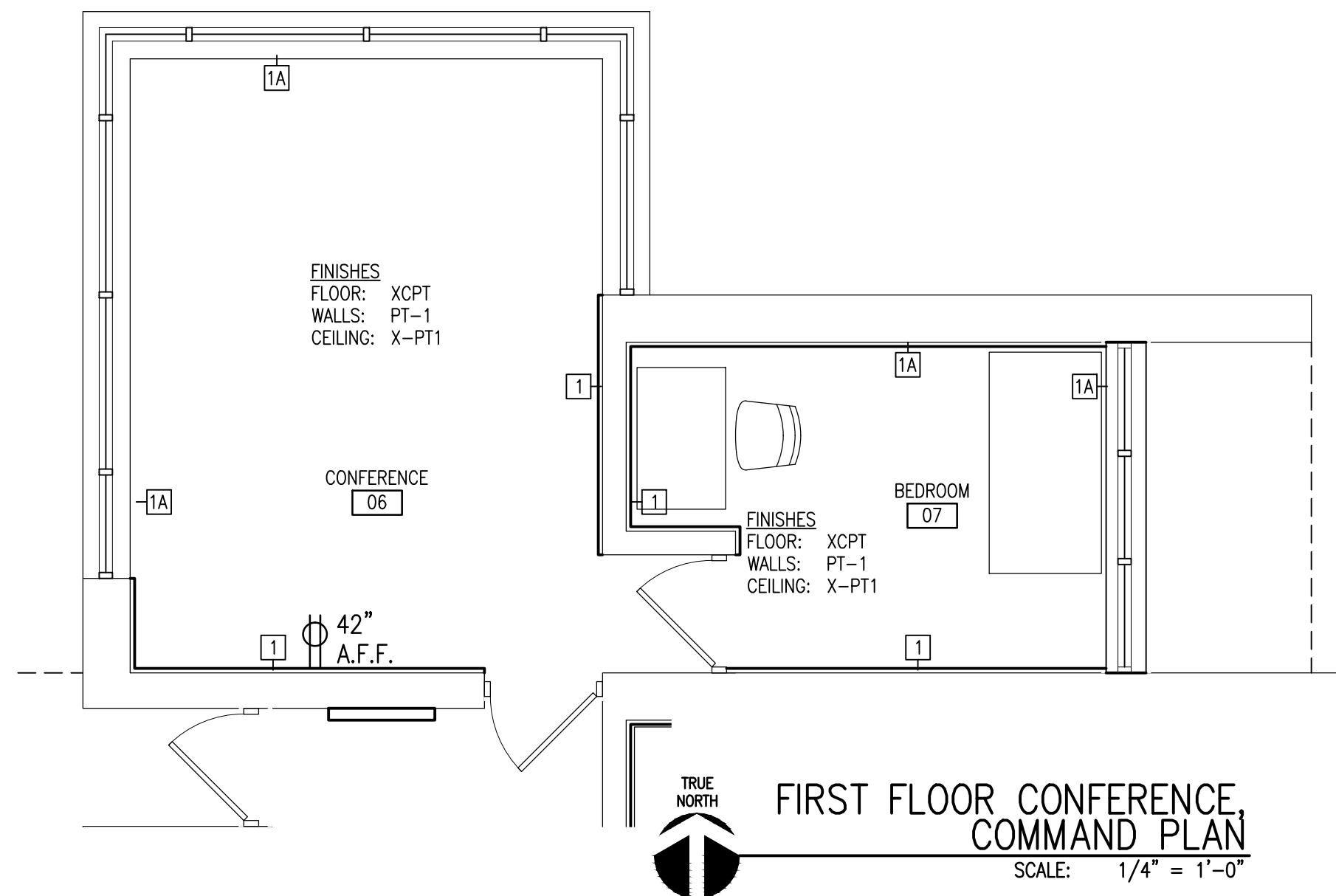
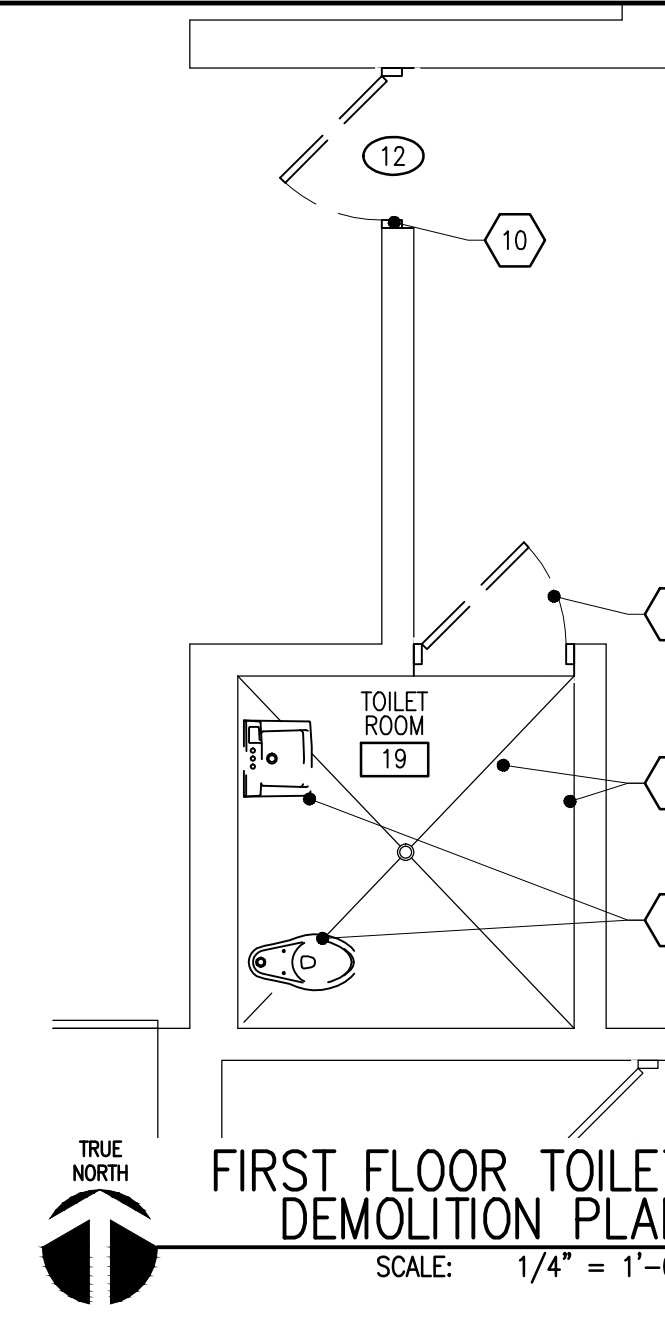
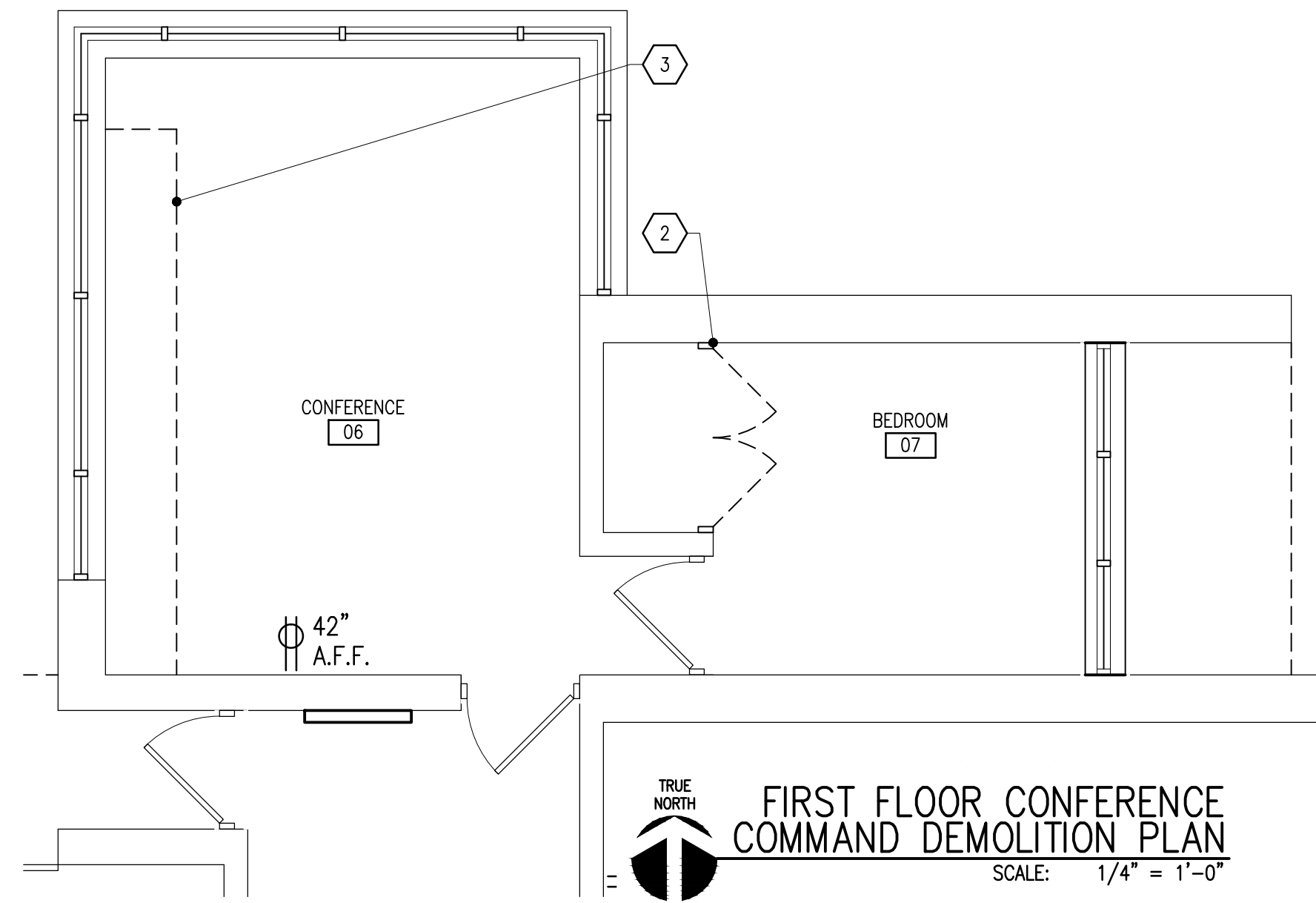
JOB 2019-10
 DATE 08/14/2019
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 CHECKED FV

DETAIL SYMBOL
 DETAIL NUMBER
 REFERENCE SHEET

A1.1

AAFD#6





DEMOLITION GENERAL NOTES

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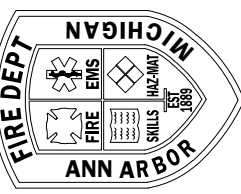
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- REMOVE EXISTING COUNTER. PATCH AND REPAIR WALL AS REQUIRED.
- DISCONNECT AND REMOVE PLUMBING FIXTURES.
- REMOVE EXISTING FLOOR FINISH, BASE, EDGE STRIPS, THRESHOLDS AND ADHESIVE TO CONCRETE SLAB SUITABLE FOR NEW FLOOR FINISH AS SPECIFIED.
- REMOVE EXISTING CEILING FINISH, CEILING GRID, LIGHT FIXTURES, SPEAKERS THRESHOLDS AND FIRE ALARM SYSTEM INCLUDING STROBES, SMOKE DETECTORS, JUNCTION BOXES, CONDUIT AND WIRING TO BE RELOCATED AND REROUTED AS REQUIRED.
- REMOVE EXISTING SINK, LAMINATE COUNTER, AND PLUMBING SUPPLY AND WASTE PIPES, BACK TO FLUSH. SINK ISLAND TO BE TOTALLY REMOVED.
- REMOVE TOILET PARTITIONS, AND ASSOCIATED MOUNTING HARDWARE.
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GENERAL NOTES

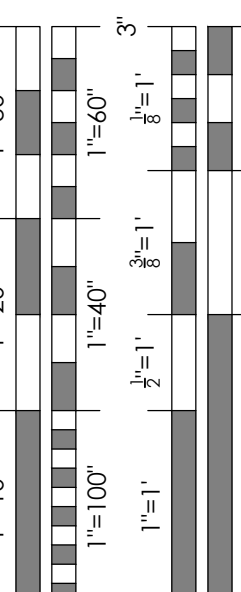
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O 734.761.2090
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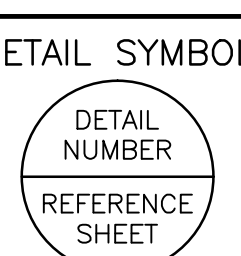
REVISIONS

ISSUED FOR REVIEW	JUNE 05 2019
ISSUED FOR BIDDING	AUG 14 2019

FLOOR PLAN LEGEND

XX	ROOM NUMBER
XX	DOOR OPENING NUMBER
X	WALL TYPE - SEE SHEET A0.1
⊕	15A, 120V DUPLEX RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
TPD	TOILET PAPER DISPENSER (SALVAGE EXISTING)
GB	GRAB BARS (SALVAGE EXISTING)
VGB	VERTICAL GRAB BAR (NEW)
SND	SANITARY NAPKIN DISPOSAL
HD	HAND DRYER
DCS	DIAPER CHANGING STATION
SD	SOAP DISPENSER
WR	WASTE RECEPTACLE
FD	FLOOR DRAIN (EXISTING)
CO	CLEANOUT (EXISTING)

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION



A1.2
AAF#6

FLOOR PLAN

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		BASE				WALLS				CEILING	FINISH NOTES		
		EXISTING TO REMAIN	PORCELAIN TILE	EXISTING TO REMAIN	RUBBER BASE	SCHLUTER METAL COVE BASE	NOT USED	GYP. BD. - PAINTED	PORCELAIN WALL TILE	WALLCOVERING	GYP. BD. - PAINTED	PORCELAIN WALL TILE		WALLCOVERING	EXISTING TO REMAIN
FIRST FLOOR															
06	CONFERENCE	1		2											
07	BEDROOM	1		2											
08	LOCKER ROOM	1		2											
08A	BEDROOM A	1		2											
08B	BEDROOM B	1		2											
08C	BEDROOM C	1		2											
09	FITNESS ROOM	1		2											
10	TOILET ROOM		3		3										
16	TOILET ROOM		3		3										
19	TOILET ROOM		3		3										

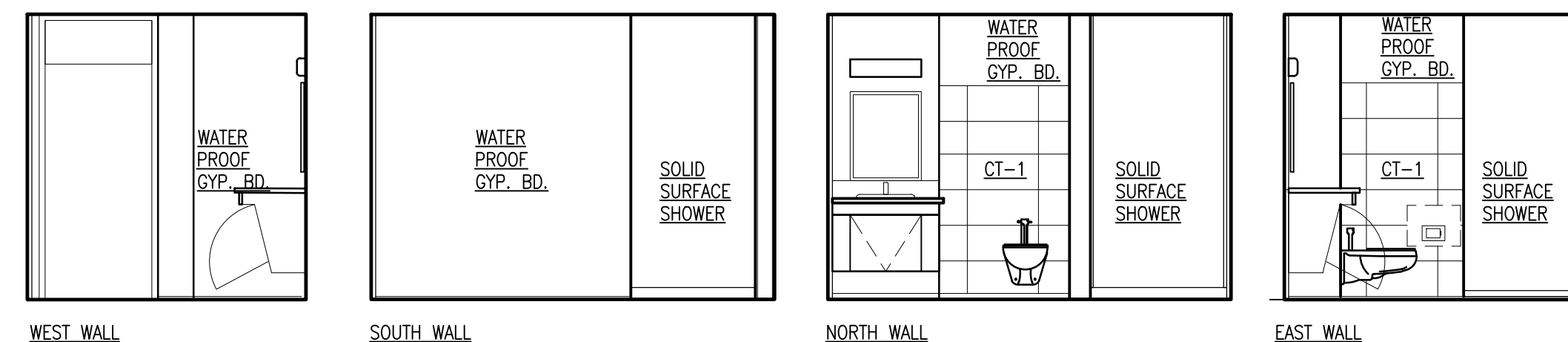
1. ALL HOLLOW METAL FRAMES TO BE PAINT COLOR P2 UNLESS NOTED OTHERWISE.
3. SEE INTERIOR ELEVATIONS ON SHEET A6.1 FOR EXTENT OF WALL TILE.

COLOR AND MATERIAL SCHEDULE

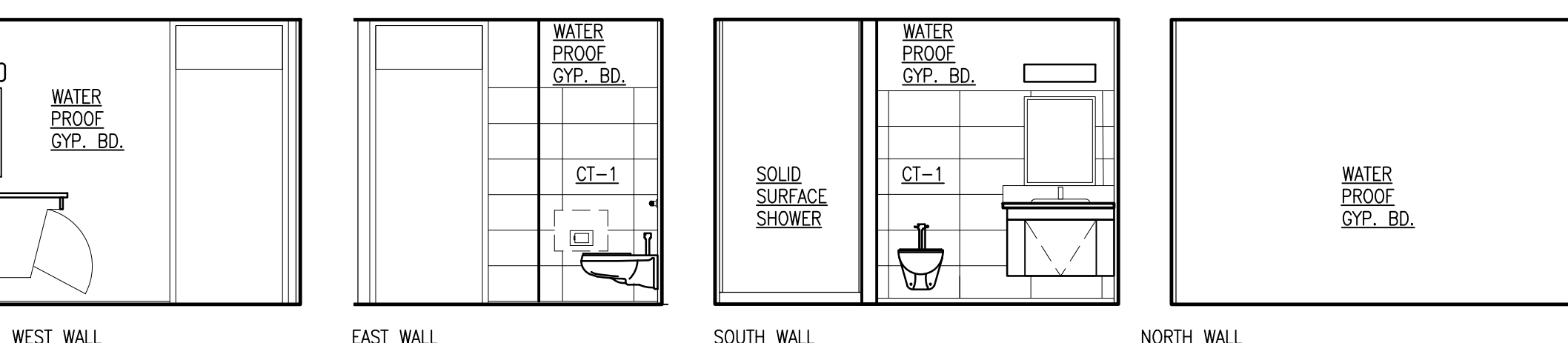
<p>CT-1 TILE TYPE: PORCELAIN TILE DIST: TBD MFG: VIRGINIA TILE STYLE: AMERICAN OLEAN - RAPPORT COLOR: HARMONY BEIGE SIZE: 12"x24" SEE ELEVATION FOR PATTERN GROUT: TEC POWER GROUT COLOR BY ARCH TRIM: SCHLUTER ALUMINUM COVE</p>	<p>CT-2 TILE TYPE: PORCELAIN TILE DIST: TBD MFG: VIRGINIA TILE STYLE: AMERICAN OLEAN - INFUSION COLOR: IF64 - BROWN WENGE SIZE: 12"x24" STAGGERED BRICK BOND GROUT: TEC POWER GROUT COLOR BY ARCH TRIM: SCHLUTER RENO-U @ DOOR TRANSITION NOTE: RUNNING BOND</p>	<p>CPT-1 TYPE: CARPET/EXISTING CARPET MFG: PATCRAFT STYLE: YIELD MODULAR 24x24 STYLE ID: 10280/FLEX&HELD COLLECTION COLOR: MOTION 00108 SIZE: 24"x24" INSTALLATION: QUARTER TURN FLOOR BASE: -</p>	<p>SS-1 TYPE: SOLID SURFACE MFG: WILSONART STYLE: STANDARD LAMINATE COLOR: SLATE GREY/SHADOW/COFFEE BEAN NUMBER: D91-60/D96-60/D95-60 LOCATION: BUNK CASEWORK REMARKS: COLOR FINALIZED BY ARCH</p>	<p>PT-1 MATCH EXISTING WALL PAINT PAINT MFG: **TBD** COLOR: **TBD** FINISH: **TBD** NOTE: COLOR TO MATCH EXISTING APPROVED BY ARCH.</p>	<p>PT-2 MATCH EXISTING DOOR FRAMES PAINT MFG: **TBD** COLOR: **TBD** FINISH: **TBD** NOTE: COLOR TO MATCH EXISTING APPROVED BY ARCH.</p>	<p>SS-2 TYPE: SOLID SURFACE MFG: FORMICA COLOR: CHICORY MOSAIC NUMBER: 651 LOCATION: TOILET ROOM VANITY REMARKS: COLOR FINALIZED BY ARCH</p>	<p>XRBFLR TYPE: RUBBER FLR/EXISTING RUBBER FLR MFG: EXISTING STYLE: INTERLOCKING MODULAR COLOR: EXISTING SIZE: - FLOOR BASE: -</p>
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ALTERNATE #1 - SEE SHEET A11.2

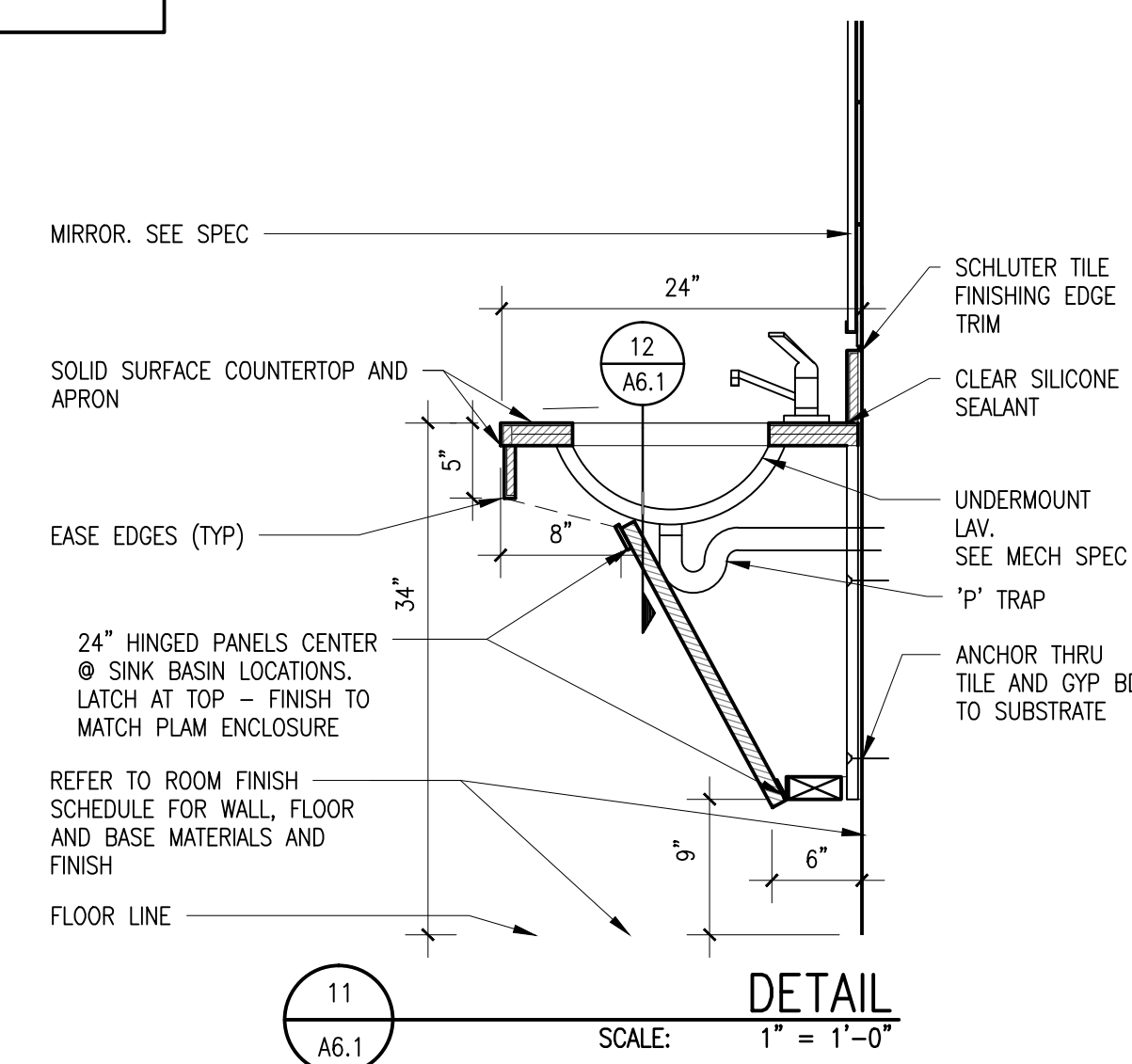
ALTERNATE



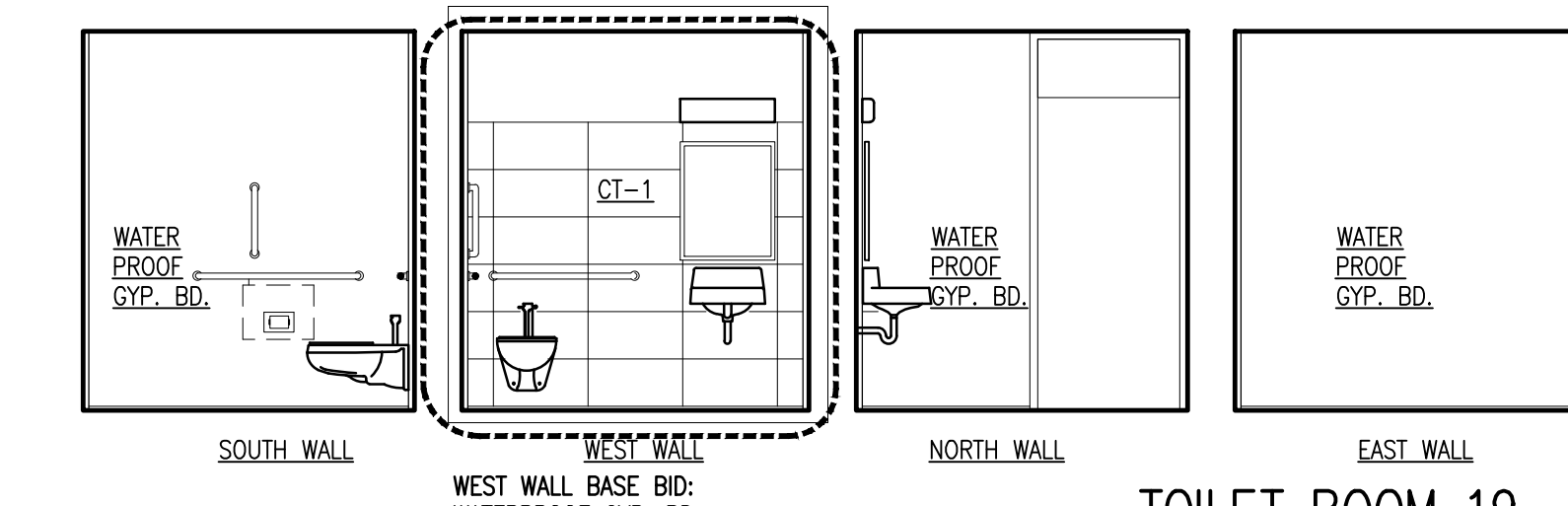
TOILET ROOM 16 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



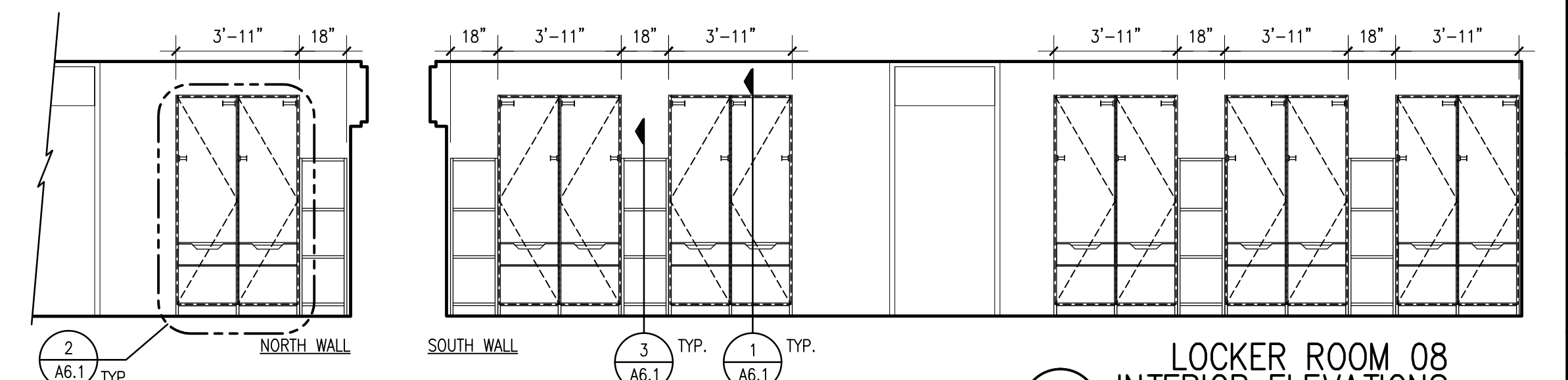
TOILET ROOM 10 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



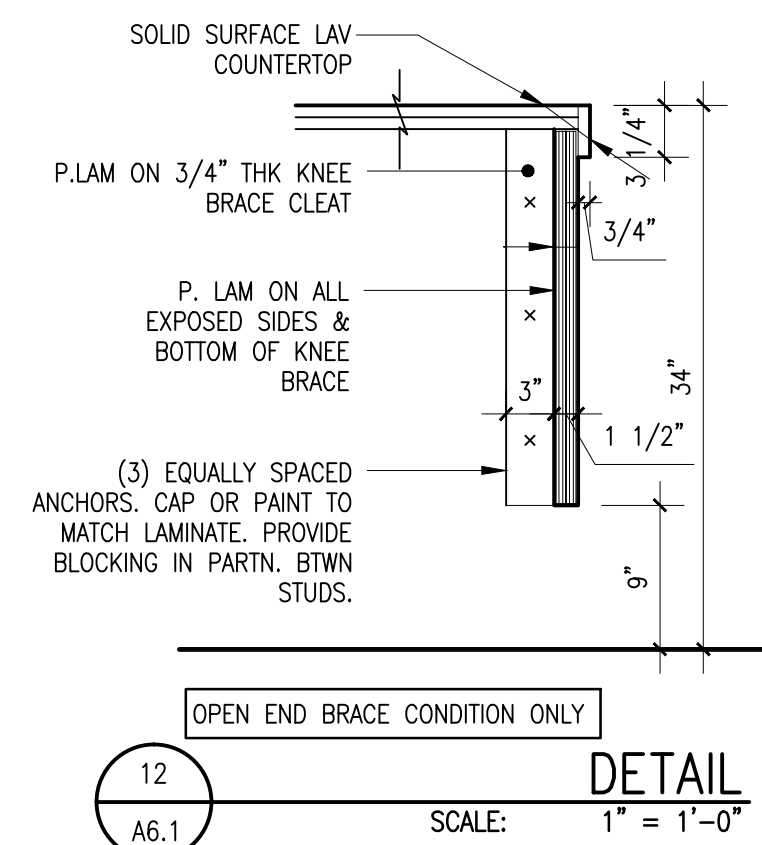
DETAIL
SCALE: 1" = 1'-0"



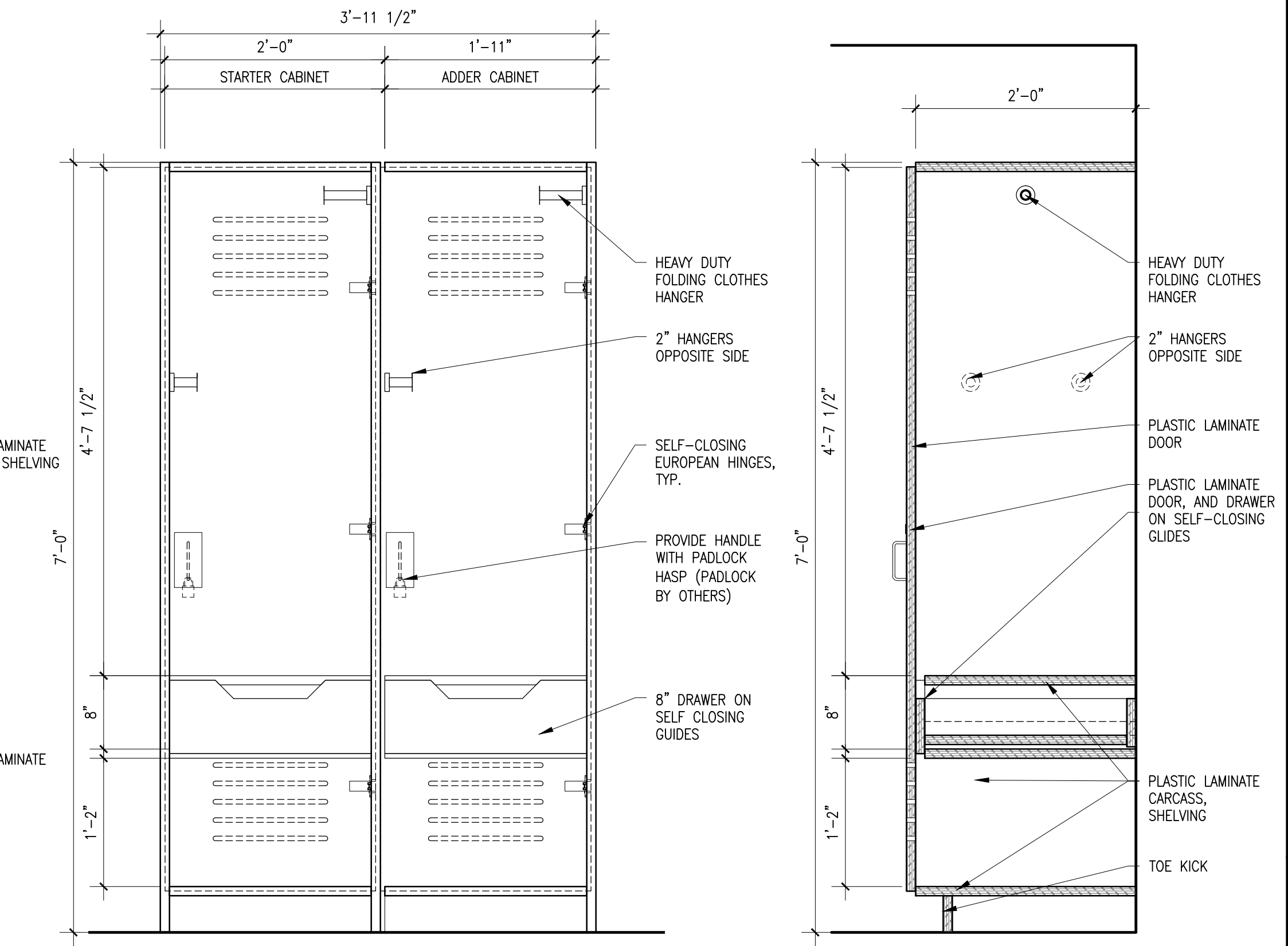
TOILET ROOM 19 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



LOCKER ROOM 08 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

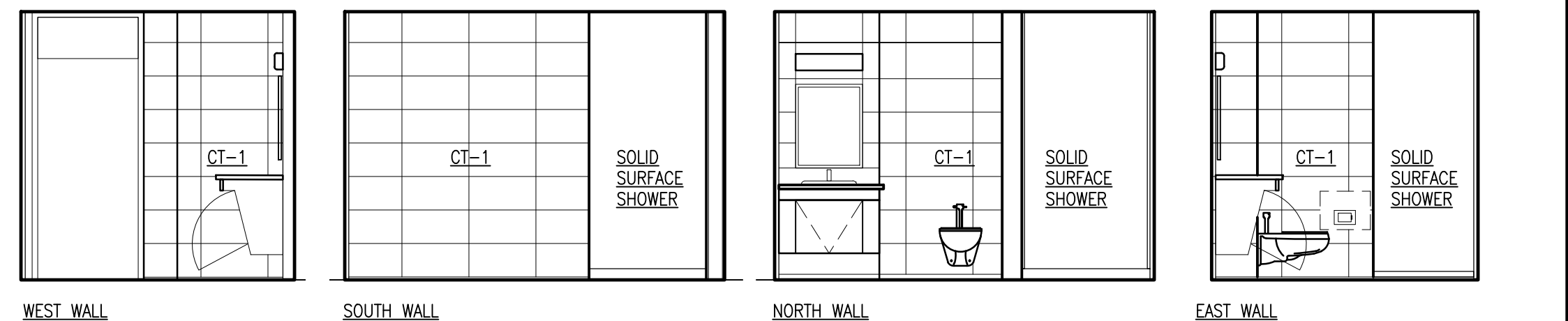


CUBBY STORAGE SECTION DETAIL
SCALE: 1" = 1'-0"

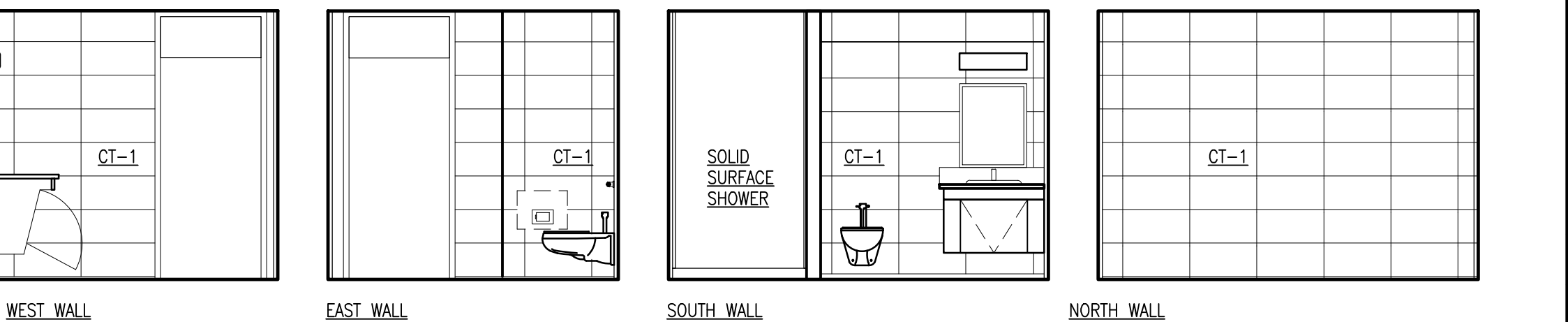


TALL STORAGE ELEVATION DETAIL
SCALE: 1" = 1'-0"

TALL STORAGE SECTION DETAIL
SCALE: 1" = 1'-0"



TOILET ROOM 16 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



TOILET ROOM 10 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF ANN ARBOR
FIRE STATION #6 BRIARWOOD
ANN ARBOR, MICHIGAN

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REVISIONS

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JOB 2019-10
DATE 08/14/2019
DRAWN FV
CHECKED FV

DETAIL SYMBOL

DETAIL NUMBER
REFERENCE SHEET

A6.1
A6.1

GENERAL

The purpose of these contract documents is to ensure that upon completion of the construction activity the Owner will be presented with a complete and finished project, ready for its intended use.

The American Institute of Architects, General Conditions of the Contract for Construction, Document A201, are hereby incorporated by reference into these documents and shall apply to all work on this project.

These outline specifications and construction drawings shall be used together to perform the work. Conflicting information is to be brought to the attention of the Architect prior to proceeding with the work.

The work described is to include all labor, materials, equipment and services required to complete the project in its entirety, as indicated on the drawings and as described herein, including all work incidental and complementary thereto.

All work shall be done in strict compliance with federal, state and local codes, laws and/or ordinances.

Site Inspection: All contractors shall inspect the site, field verify all conditions prior to bidding, and make field measurements prior to fabrication or ordering of materials or beginning work.

Substitutions: Substitutions will be considered only when products specified are not available or superior or equal products are available at less cost which shall be passed on to the Owner, or there are operational or energy conservation benefits, or there are other substantial benefits to the Owner.

Record Drawings: Maintain on site one set of the following record documents and record all actual revisions to the work: Contract drawings, specifications, addenda, change orders and other modifications to the contract, reviewed shop drawings, product data, and samples.

Operation and Maintenance Data: Turn over to Owner prior to or concurrent with final application for payment, all product data, operations manuals and directions, warranties etc. for all products utilized in the project.

Interruption of Utilities: Notify and coordinate with the Owner any interruption of the electrical, telephone, water, gas or other utility service to the building one (1) week prior to interrupting the service.

Submittals: Where shop drawings are required provide electronic submittals in PDF format, unless otherwise noted in the individual sections of the specifications. Where samples are required provide 3 complete sets showing the actual color, style, finish, etc. as will be used in the construction.

At a minimum provide shop drawings and literature for the following items and additionally for items where noted in the individual sections of the specifications.

- doors, door frames, hardware
paints and coatings
toilet room accessories
custom cabinetry and countertops
millwork
floor and wall finishes
electrical fixtures
ductwork and diffusers
plumbing fixtures

General Inspections and Special Inspections: Coordinate general inspections as required by the International Building Code and as required by the local building official.

Conflicts: Where conflicts between the specifications and drawings, between different drawings or between different sections of the specification occur, the most restrictive condition shall apply.

Communications between the subcontractors and the Owner, Architect or Engineer shall be through the General Contractor unless otherwise directed by the General Contractor.

CUTTING & PATCHING

All demolition or removal of existing items to be done so as not to affect adjacent work or reduce the structural capacity of the building components or interrupt the ongoing operation of the facility.

DEMOLITION

The contract documents are not intended to show every detail of demolition work. Where new work or installation of new structures, equipment and appurtenances makes it necessary or advisable to remove or alter existing piping, equipment, structures, wiring, ductwork, Architectural elements, etc., the Contractor shall perform such work at no additional cost.

The Contractor shall coordinate the work of this section so that it can be conducted in its proper sequence and not interfere with work of the other trades. The Contractor shall complete the work of this section so that systems, components and construction that are to remain after demolition are left unprotected for the shortest time possible.

The Contractor shall carefully perform all demolition work indicated on the drawings and such additional demolition as is necessary to construct the proposed work. The Contractor shall remove all associated fasteners, trim, hardware, caulking, flashing, etc. as part of the demolition.

Do not use torch-cutting methods when removing items from structural steel members without prior written approval. Take special care in removing items from structural steel so as not to damage fireproofing materials.

All electrical wiring shall be disconnected at its source to eliminate the abandonment of any energized wiring in place. These are minimum requirements, coordinate with electrical drawings and specifications for further detail.

All plumbing supply branches that are to be removed shall be disconnected at main lines to avoid the creation of dead legs. These are minimum requirements, coordinate with mechanical drawings and specifications for further detail.

In performing the demolition work, the Contractor shall exercise care that all interfaces with valves, piping, electrical gear, etc. are preserved and that all building surfaces and remaining construction are left in suitable condition for the construction work to follow.

The Contractor shall carefully remove all equipment and fixtures as shown on the drawings or as may be necessary to construct the work, along with all fasteners, piping, wiring, electrical gear, controls and boxes associated with these items.

The Contractor shall keep the site clean and remove all materials in a timely manner, so as not to interfere with the use of the space by other Contractors or the Owner.

The Contractor shall exercise special care and precautions during demolition and construction so as not to damage the building or its contents, and so as to not disrupt or interfere with the ongoing use of the facility.

METALS

Metal Studs: All studs and accessories for interior non-load bearing work, shall be as shown on the drawings. Unless shown otherwise on the plans studs shall be spaced no more than 16" for 3/8" drywall.

Unless otherwise noted on the drawings, all studs shall be type CWS, 3/8" (or larger to match existing) x 1 1/4" studs.

Fastening of components shall be with self drilling screws or welding. Screws shall be of sufficient size to insure the strength of the construction.

Top and bottom runners and end studs shall be securely anchored with mechanical fasteners to supporting construction. Provide slip type runner track to accommodate deflection shown on plans for all stud walls attached to roof structure.

Where attaching to structural steel take special precaution so as not to damage any fireproofing materials on the structural steel. Report any such damage to General Contractor.

Where top edge of drywall is lower than top runner, or where otherwise required by code provide draft stopping of metal stud construction, or as otherwise allowed by the building code, between studs.

Securely attach solid wood blocking of a minimum 1 1/2" thickness between studs where required for attaching rails, toilet partitions, cabinets, or other wall hanging components.

Provide double studs at jambs of all openings. Where heavier than normal doors are used or wall studs are less than 3/8" deep, provide additional studs or other stiffening members as required and fasten top and bottom of wall securely to supporting construction.

WOOD AND PLASTICS

Rough Carpentry

All lumber for framing, blocking or structural use shall be noncombustible rated. All plywood or fiberboard sheet products shall be noncombustible rated.

Softwood lumber shall conform to the provisions of the American Softwood Lumber Standard PS 20-70, and the rules of a recognized rule-writing agency approved by the American Lumber Standards Committee.

All wood construction shall be according to the Timber Construction Manual by the American Institute of Timber Construction, 3rd edition, 1985, and the National Design Specification, 1986 by NFPA.

All framing lumber shall be dressed four (4) sides and kiln dried, have a maximum moisture content of fifteen (15) percent. Lumber to be located in potentially wet areas shall be Wolmanized pressure treated or equal.

Finish Carpentry: Provide and install all plastic laminate cabinetry, solid surface counter tops, panels and window sills, custom vinyl graphic panels, built-in bookshelves, wood veneer wall and ceiling panels, and any other mill work required and as shown on the plans.

All custom cabinetry and casework shall be fabricated and installed in accordance with the applicable standards of the Architectural Woodworking Institute (AWI) Custom level.

Flat and curving wood wall and ceiling panels to be red oak rift cut veneer with 'honey' finish to match wood doors. Product to be Flat Veneer Panel and Curvalon as Manufactured by Rulon International or Equal.

Casework shall be fabricated of 'Novaply' or other high density wood composition board intended for use in cabinetry. Items subject to damp or wet conditions (counter tops) to be moisture resistant materials.

Plastic laminate shall be adhered to substrate with moisture and water proof adhesives in accordance with the industry and manufacturers recommendations. All edges shall be beveled and smooth.

Solid Surface Counter, Panels and Window Sills:

Shall be Formica Solid Surfacing products as indicated in the finish schedule with build up edges as detailed for vanity countertops in Toilet Rooms.

THERMAL AND MOISTURE PROTECTION

Sound Insulation: Where shown on the drawings, provide 3" friction fit fiberglass batt sound attenuation insulation in stud walls.

Thermal Insulation: Where shown on the drawings, provide rigid insulation in furring space of exterior walls to underside of metal deck of Conference #6, Bed Room #7, Bed Room #08, and Bed Room #08C.

Fire stopping: Fire stopping materials rated by Factory Mutual or Underwriters Laboratories shall be used for filling voids in fire rated wall and ceiling assemblies.

Fire stopping material shall be provided around all penetrations through any fire rated walls.

Steel pipe and conduit penetrations shall be caulked on both sides of wall or ceiling assemblies with 3M brand caulk CP 25N/S, or equal, to the depth recommended by the manufacturer, for a fire rating equal to that of the wall.

Plastic pipe and other combustible or collapsible materials shall be wrapped with 3M brand Fire Barrier Wrap/Strip FS 195, according to manufacturer's recommendations.

Caulking and Sealants: All joints around doors, and between dissimilar materials, such as wood and masonry, or at locations where joints might allow water or air to enter the building, shall be sealed with the appropriate sealant material and backer rod or filler.

Provide sealants of one manufacturer for each type of sealant required. Follow all manufacturer's recommendations for installation. All surfaces to receive caulking shall be dry and clean.

Joint filler and backer material shall be provided as shown on the drawings and as recommended by the sealant manufacturer. All sealants shall be applied by experienced personnel and shall be installed in a neat and uniform bead.

Interior Sealants:

A. Silicone Rubber Sealant: Single component, non-staining, non-bleeding, non-sagging, mildew resistant, as follows:

- 1. Sanitary SCS 1700 by G.E. Silicones.
2. 786 Mildew Resistant by Dow Corning.
3. 898 Silicone by Pecora.

NOTE: Use this type sealant around all plumbing fixtures, counters, and other joints subject to moisture. For counter tops and fixtures in counter tops match counter color.

B. Acrylic Emulsion Sealant: Single component, non-sagging, acrylic latex caulking, paintable, as follows:

- 1. AC-20 by Pecora.
2. Sonalac by Sonneborn.
3. Tremflex 834 by Trema.

NOTE: Use this type sealant at locations requiring painting such as around door and window frames, wall joints, and other joints where finish painting may occur.

Colors to be selected by Architect from samples provided by the Contractor. Submit color samples for all locations to Architect for review.

Provide joint filler backer rod materials that are non-staining and as recommended by the sealant manufacturer at all joints.

Provide submittals for each location, including material data and color samples.

DOORS AND GLAZING

Metal Frames for Interior Stud Walls: For interior stud walls, use 16 ga. steel knock down frames as shown on the plans and as manufactured by the manufacturer.

Wood Doors: The Contractor shall furnish and install all doors as shown on the plans and/or door schedule. Architectural wood doors to be Aspiro series 1 manufactured by Marshfield-Algoma.

All interior doors shall be drilled, mortised and prepared for the hardware listed on the door schedule. Provide reinforcements as may be required for hardware.

All damages to the finish shall be repaired after installation of the frames and any adjoining work, to a condition equal to the original.

Door Hardware: The Contractor shall furnish and install all hardware as shown on the plans and/or as listed in these specifications.

All doors shall have lever handles in compliance with the Americans with Disabilities Act (ADA) to match existing. Lever handles shall have tactile warning and/or knurling, as required.

All locks shall be master keyed to match the Owners existing system (Verify Corbin).

Submit electronic copies of schedules, literature or shop drawings for all doors, frames and door hardware for review prior to furnishing.

FINISHES

Gypsum Board: Provide and install gypsum board of 5/8" (or 1/2" for ceilings and soffits) thickness as shown on the drawings. 5/8" inch board shall not be installed on framing spaced greater than 24".

Gypsum board shall be applied perpendicular to ceiling framing members and either horizontal or vertical on walls. Use longest practical board lengths and plan installation to minimize the number of butt joints.

The Contractor shall provide all corner beads, control joints, and other trim accessories as shown on the drawings, or as needed for a durable and neat appearing installation.

All gypsum board that will be exposed upon completion shall be fully finished. All exposed joints shall be taped and finished and all exposed exterior corners, ends and edges shall be protected with appropriate metal trim.

Paint:

Paint all exposed surfaces of the new work and all existing surfaces in the project area, except where finish schedules or provisions of this section indicate that a surface or material is not to be painted or is to remain natural.

All paints or other finishes shall be standard commercial brands with a history of satisfactory performance under conditions similar to those present in the area for which these products were selected.

The painting contractor shall inspect all areas to be finished and proceed with the application of primers and finishes only when the substrates have been properly sanded, smoothed or otherwise prepared.

Use applicators and techniques best suited for the substrates and type of material being applied. All finishes shall be brushed or rolled.

Provide the following paint systems for the various substrates as indicated:

Gypsum Board: Acrylic-Enamel Finish. One prime coat only in contract. Finish coats by owner. Primer: Latex-based, interior primer, total dry film thickness of not less than 1.2 mils.

Interior Ferrous Metals: Two finish coats over factory applied primer, or indicated primer as applicable. Primer (for factory-unprimed work) use quick drying, rust inhibitive, alkyl-based primer.

Exterior Ferrous Metals: Two finish coats over factory or shop applied primer, or indicated primer as applicable. Primer (for factory-unprimed work) use quick drying, rust inhibitive, oil based primer.

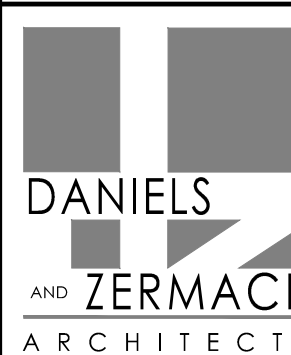
Minimum Coating Thickness: Apply paint materials no thinner than manufacturers recommended spreading rate. Provide the total dry film thickness of the entire systems as recommended by the manufacturer.

Prime Coats: Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to material that is required to be primed or finished and that has not been prime coated by others.

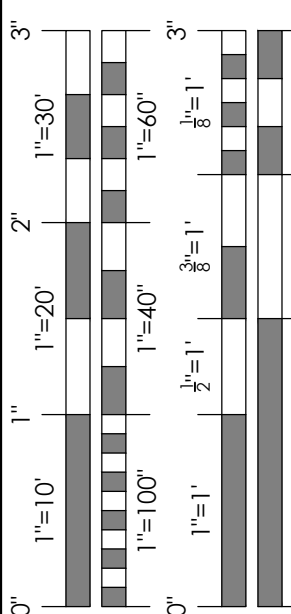
Pigmented (opaque) finishes: Completely cover surfaces as necessary to provide a smooth, opaque surface of uniform finish, color, appearance, and coverage.



CITY OF ANN ARBOR
FIRE STATION #6 BRIARWOOD
ANN ARBOR, MICHIGAN



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REVISIONS

Table with 2 columns: Issued For, Date. Row 1: REVIEW, JUNE 05 2019. Row 2: BIDDING, AUG 14 2019.

JOB 2019-10

DATE 08/14/2019

DRAWN FV

CHECKED FV

DETAIL SYMBOL

DETAIL NUMBER

REFERENCE SHEET

A11.1

AAFD#6

Transparent (Clear) Finishes: use multiple coats to produce a glass-smooth surface film of even luster. Provide a finish free of laps, runs, cloudiness, color irregularity, brush marks, orange peel, nail holes, or other surface imperfections. Provide finish or final coats for all trim and millwork matching the finish of the doors. Wood shall be sanded as needed to provide a smooth finish without scratches or other defects, sand between coats if recommended by manufacturer for a smooth finish. Two samples, four inch x twelve inch minimum, shall be made of the finish on the actual wood to be installed, and submitted for approval prior to application. All work shall match the approved sample.

Paint colors and finish (sheen) shall be as shown on the drawings or finish schedules or to be determined by Architect.

Clean any paint from adjacent surfaces before it has dried.

Provide minimum of 1 gallon of each color and finish (sheen) to Owner for future repairs; clearly label containers as to manufacturer, color, mix formula, and location of use.

Tile and Grout:

All tile work shall meet the standards and recommendations of the Tile Council of America, latest edition. Install ceramic/stone tile and/or pavers with a thin set system, using either dry set mortar or latex Portland cement mortar as recommended by the tile manufacture and the Tile Council of America for the intended tile and the intended application and as recommended by the manufacturer. Provide metal edge strips at changes in floor materials and/or provide transition pieces where adjacent flooring will be lower than ceramic tile. Provide marble or granite thresholds at toilet room doors with beveled top edges. Prepare floor surface as needed to assure proper bond and as recommended by the tile and setting material manufacturer. Wall tile to be applied over approved tile backer board with finished joints per manufacturers recommendations. Do not install tile over moist or dirty floors or walls. Use colored TEC power grout as recommended by the tile manufacturer for the tile selected and the intended use. Seal clean grout as recommended by the manufacturer, after installation is complete and fully cured. If grout is stained before sealing clean or replace grout prior to sealing. Provide one box of extra tiles of each color and style to the Owner for future repairs. See finish schedule for color and style.

Grout Materials:

High-performance tile grout: ANSI A118.7. For use at floor and wall tile installation locations. Install per manufacturer's written installation instructions. Provide H.B. Fuller Construction Products Inc. / TEC; TEC Power Grout TA 550. Color as selected by Architect to match each tile.

Metal Edge Materials:

Finish to be stainless steel.

Metal Edge Strips: Angle or L-shaped, height to match tile and setting-bed thickness, metallic, designed specifically for flooring applications; exposed-edge material. Basis-of-Design Product: Subject to compliance with requirements, provide Schluter Systems L.P.; Schiene or a comparable product.

Metal Cove-Shaped Profile for floor/wall transitions: cove-shaped profile, height to match tile and setting-bed thickness, metallic, designed specifically for flooring applications; exposed-edge material. Provide 90 degree inside and outside corner accessories. Basis-of-Design Product: Subject to compliance with requirements, provide Schluter Systems L.P.; Dilex-HKS or a comparable product.

Metal Corner Trim: Height to match tile and setting-bed thickness, metallic; exposed-edge material. Basis-of-Design Product: Subject to compliance with requirements, provide Schluter Systems L.P.; Rondec or a comparable product.

Thresholds: Black Marble threshold tapered to be 1/2" above tile with a 45 degree bevel on tile side and tapered to meet thickness of carpet on opposite side. Transition to be ADA compliant.

Backer board:

Backer board for all ceramic wall tile applications shall be 1/2" Durock Cement Board by USG or other approved equal. Install per manufactures recommendations with adhesive and self-drilling screws to galvanized metal studs or furring at maximum of 16" c/c. Finish joints as recommended by manufacturer for the finish materials intended.

TOILET ACCESSORIES

Source limitations: Obtain toilet accessories from single source from single manufacturer.

Materials

Stainless Steel: AISI Type 302/304, with polished No. 4 finish, ASTM A 666, 0.034-inch (22 gauge) minimum nominal thickness unless otherwise indicated.

Brass: ASTM B 19, flat products; ASTM B 16/B 16M, rods, shapes, forgings, and flat products with finished edges; or ASTM B 30, castings.

Galvanized Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication.

Fasteners: Screws, bolts, and other devices of same material as accessory unit and tamper-and-theft resistant where exposed, and of galvanized steel where concealed.

Chrome plating: ASTM B 456, Service Condition Number SC 2 (moderate service).

Toilet Paper and Paper Towel Dispensers by provided by owner to be installed by contractor. Install per ADA.

Mirrors:

Clear tempered safety glass with copper and silver coating; organic over-coating, square ground edges, 1/4" minimum thickness, size as shown on the drawings. Set mirrors in full metal welded stainless steel frame, and with adhesive compatible with back coating, applied in accordance with adhesive manufacturers instructions. Set plumb and level.

Men's Room Rectangular 24 x 36

Women's Room Rectangular 24 x 36

MECHANICAL

The Mechanical Contractor(s) shall be responsible for determining owner requirements, and for design and installation of the systems. They shall provide drawings to the Architect for coordination, and shall submit construction documents to the building department and other authorities having jurisdiction over this project and shall secure all permits. Coordinate all work with other trades and architectural construction documents.

All work to be in compliance with all local, state and federal codes, laws, and ordinances. Coordinate all work with other trades and architectural construction documents. All work shall be designed and sealed by a mechanical engineer licensed in the state of Michigan.

ELECTRICAL

The Electrical Contractor shall be responsible for determining owner requirements, and for design and installation of the system. They shall provide drawings to the Architect for coordination, and shall submit construction documents to the building department and other authorities having jurisdiction over this project and shall secure all permits. Coordinate all work with other trades and architectural construction documents.

All work to be in compliance with all local, state and federal codes, laws, and ordinances. Coordinate all work with other trades and architectural construction documents. All work shall be designed and sealed by an electrical engineer licensed in the state of Michigan.

PLUMBING

Products

1. Flush valves, faucets, supplies and traps: Exposed fixture trim shall be chrome plated. All trim of a similar function shall be by the same manufacturer. Vacuum breakers shall be included where there is a possibility of the fixture inlet being submerged. Provide chrome plated escutcheon plates where pipes penetrate walls. Provide valves for servicing the fixture. Fixture trim shall be of the prototype shown on the schedule below.

2. Plumbing fixtures: Fixtures of similar material shall be by the same manufacturer. Fixtures and trim shall be the style listed in the schedule. Fixtures submitted for use on the project shall be identical in all respects to the prototypes.

Execution

1. Contractor shall obtain the necessary templates and dimensions from the manufacturer prior to rough-in.

2. Fixture shall be mounted on a carrier securely bolted to the building structure with through bolts or pre-set inserts. Shop drawings shall include information on fixture mounting. Floor mounted fixtures shall have supports, blocking, or grout setting bed as necessary to prevent movement or flexing. Countertop fixtures shall be sealed watertight in the countertop. All fixtures shall be mounted level and/or plumb and properly located in the building. All methods of securing the fixture shall present a finished appearance.

Water and Waste Connection

During project rough-in water and waste stub-outs shall be properly located to prevent unsightly gaps between fixtures and walls and to allow exposed pipe to be installed straight and plumb from the stub-out to the fixture. Piping shall be anchored to the wall construction, the fixture carrier, or the building structure to prevent movement after the fixture is set. Water and waste connections shall be made with trim identical in all respects to the Prototypes given on the schedule on the drawings.

Fixture Protection

Fixtures shall be protected during construction from dirt and physical damage. Dirty fixtures shall be cleaned and damaged parts or fixtures replaced.

Tests

Fixtures shall be given an in-service test. Make the necessary adjustments and demonstrate the proper operation of the fixture to the satisfaction of the Architect.

TOILET:

EXISTING TOILET FIXTURE

1. Verify existing fixture compatibility with new carriage and mounting positions.

LAVATORY:

FORMICA VANITY SINK L075 UNDER MOUNT SINK

16 1/2" x 13" Oval, under counter mount sink.

LAVATORY FAUCET:

DELTA MODEL DEMD-112LF.

Battery operated with technician mixer. chrome finish. Provide temperature mixing valve, 3/8" valve stops, perforated drain strainer and trap assembly, with protective pipe covers equal to TRUEBRO 102.

DEFINITION OF ADDENDA

ALTERNATE #1

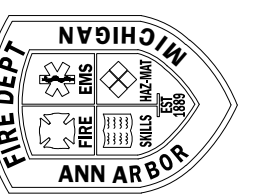
BASE BID: TILE TOILET ROOM WALL AS SHOWN ON ROOM ELEVATIONS.
ALTERNATE: TOILET ROOM 10 AND TOILET ROOM 16, IN LIEU OF FLOOR TO CEILING, PORCELAIN TILE PROVIDE COMBINATION OF PORCELAIN TILE FLOOR TO 6'-0" A.F.F. ON PLUMBING WALL WITH THE BALANCE OF WALL SURFACES, TO BE COVERED WATER-PROOF DRYWALL. REFER TO INTERIOR ELEVATIONS 9/A6.1 AND 10/A6.1. TOILET ROOM 19, BASE BID FLOOR TILE ONLY, ADD ALTERNATE PROVIDE WALL TILE ON SINK/TOILET WALL.

ALTERNATE #2

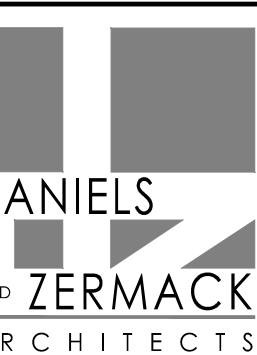
BASE BID: RECONFIGURE EXISTING FORCED AIR SYSTEM AS SHOWN.
ALTERNATE: REMOVE FORCED AIR UNIT (F1) LOCATED IN APPARATUS BAY AND ABANDON DUCTWORK, AND PATCH AND REPAIR CEILING SURFACES, AND MAINTAIN/REPAIR ANY OPENINGS WITHIN EXISTING WALL REQUIRING FIRE SEPARATION. PROVIDE NEW THRU-WALL HVAC SYSTEM, WITH ASSOCIATED CHILLER AND MOUNTING PAD.

ALTERNATE #3

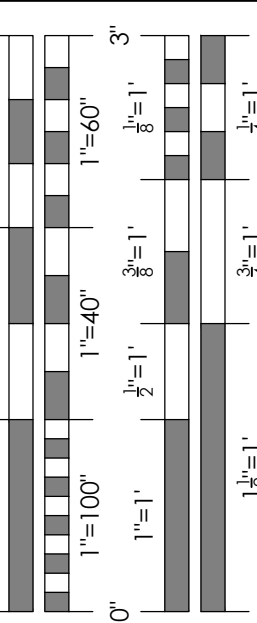
BASE BID: PROVIDE NEW FIXTURES THROUGHOUT THE BUILDING.
ALTERNATE: PROVIDE NEW LIGHTING IN RENOVATED AREAS AS SPECIFIED INCLUDING ROOMS: CONFERENCE ROOM 06, BEDROOM 07, BEDROOM 08A, BEDROOM 08B, BEDROOM 08C, LOCKERS 08, FITNESS 09, TOILET 10, TOILET 16, TRAINING 17, AND TOILET 19.
RELAMP ALL REMAINING INTERIOR AND EXTERIOR LIGHT FIXTURES WITH LED LAMPS.



CITY OF ANN ARBOR
FIRE STATION #6 BRIARWOOD
ANN ARBOR, MICHIGAN



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REVISIONS

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ISSUED FOR BIDDING	AUG 14 2019

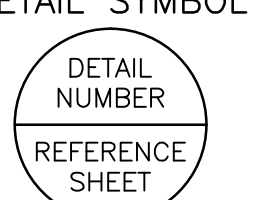
JOB 2019-10

DATE 08/14/2019

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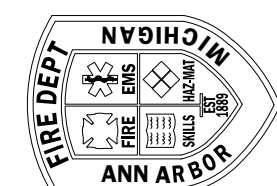
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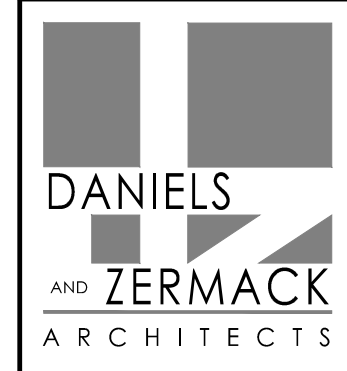


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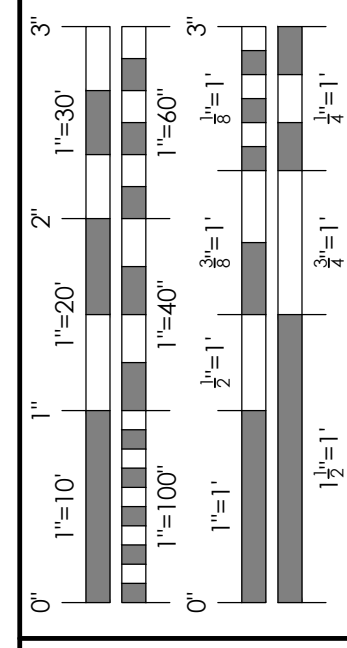
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DETAIL NUMBER
REFERENCE SHEET

P1.1
AAF#6

PLUMBING GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF WORK. PROVIDE PLUMBING SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING REQUIRED COMPONENTS, OFFSET REQUIRED TO AVOID THE STRUCTURE, ETC.
- REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS OF, AND EXACT LOCATION OF FIXTURES (STANDARD AND BARRIER FREE) SINKS, ETC.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING AND PIPING WITH THE WORK OF ALL OTHER TRADES.
- PIPING SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT/PANELS. PROVIDE REQUIRED CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT. PIPING SHALL NOT INTERFERE WITH ELECTRICAL EQUIPMENT CLEARANCES.
- PIPING SHALL NOT BE INSTALLED IN A LOCATION THAT RESPECTS THE ACCESS TO MECHANICAL DEVICES REQUIRING ACCESS.
- CONTRACTOR SHALL PROVIDE SUPPLEMENTARY STEEL AS REQUIRED FOR THE PROPER SUPPORT OF ALL MECHANICAL SYSTEMS.
- HOT AND COLD WATER PIPING RUN-OUTS TO LAVS AND SINKS SHALL BE HALF INCH UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR FIXTURE CONNECTION SIZES.
- PLUMBING VENT PIPING THROUGH THE ROOF SHALL BE LOCATED 10 FEET FROM ANY FRESH AIR INTAKE LOCATION AND MINIMUM OF 18 INCHES CLEAR FROM THE INSIDE FACE OF PARAPET.
- PROVIDE CODE REQUIRED CLEARANCES FOR ALL CLEAN OUT'S INSTALLED IN SANITARY WASTE AND VENT PIPING.
- PROVIDE VALVES ON OUR BRANCH PIPING SERVING GROUP TOILET ROOMS. PROVIDE FULL OPEN VALVES AND SHUT OFF VALVES PER PLUMBING CODE.
- PROVIDE TRAP SEAL PROTECTION ON ALL FLOOR DRAINS PER MICHIGAN PLUMBING CODE, SECTION 1002.4.
- ALL CONDENSATE DRAIN PIPING SET AT MINIMUM 1% SLOPE.
- ALL CONDENSATE DRAIN PIPING TO TERMINATE TO DRAIN VIA AIR GAP

PLUMBING DEMOLITION NOTES

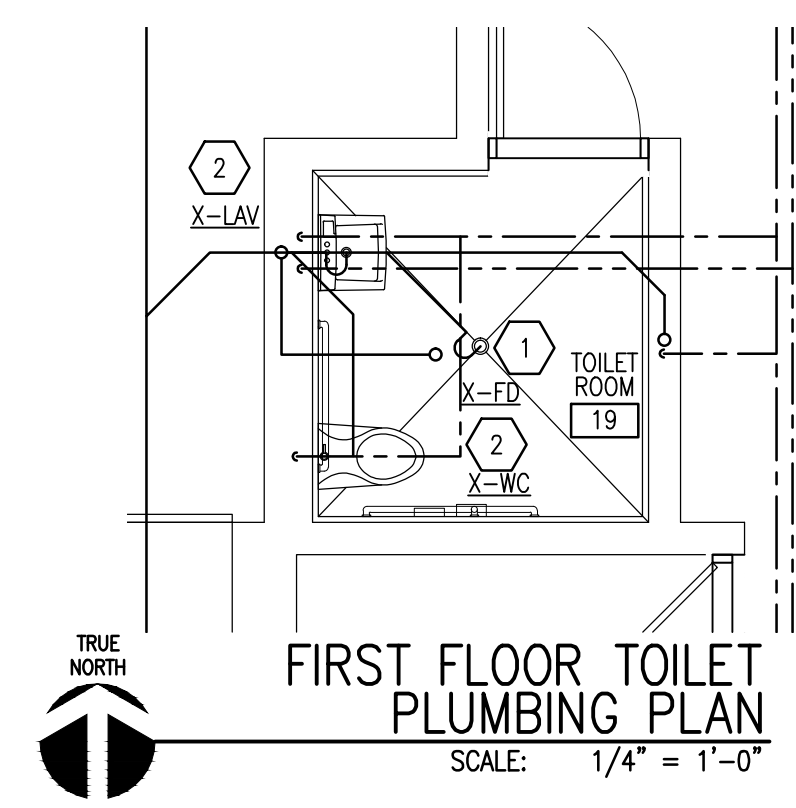
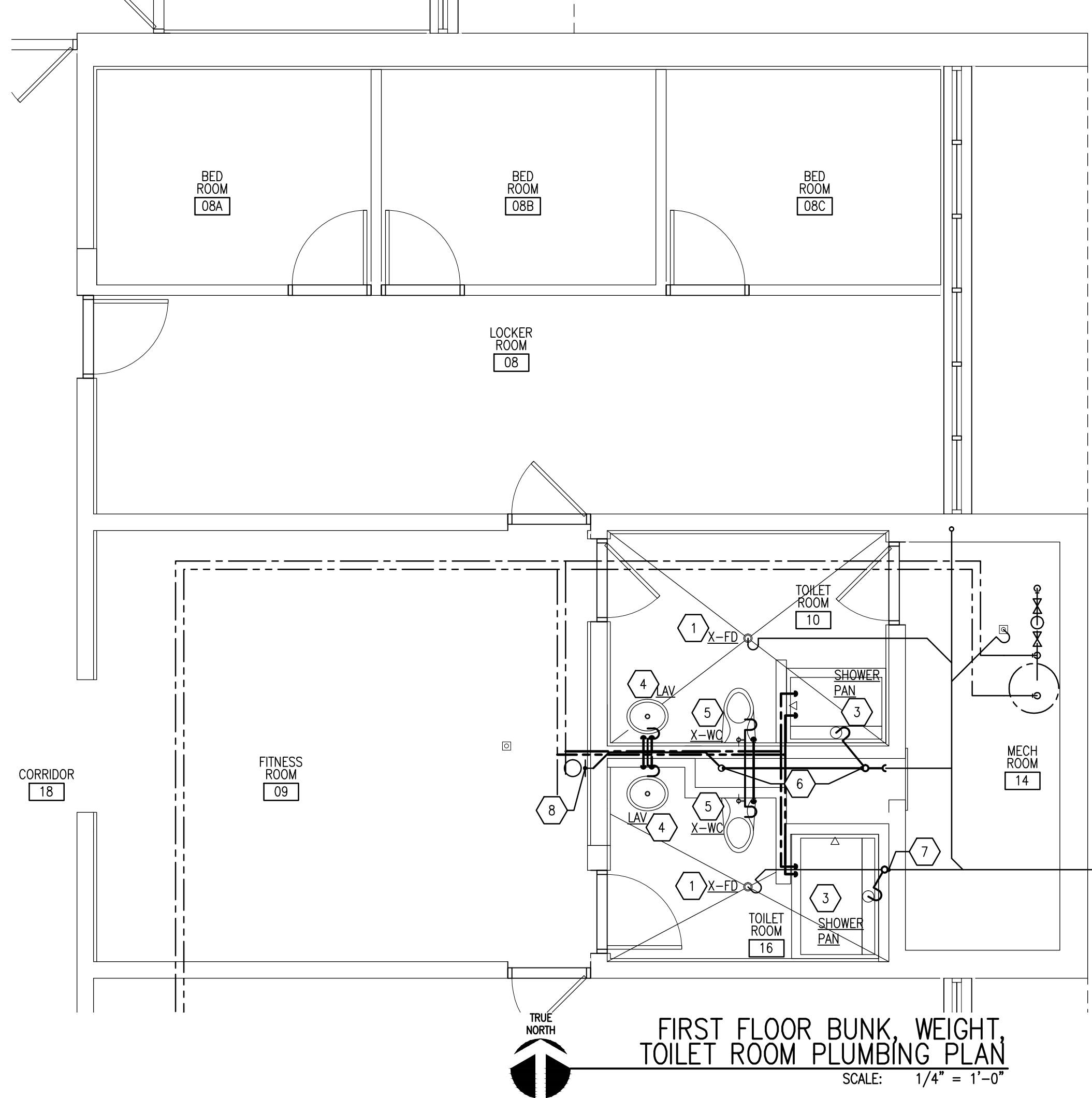
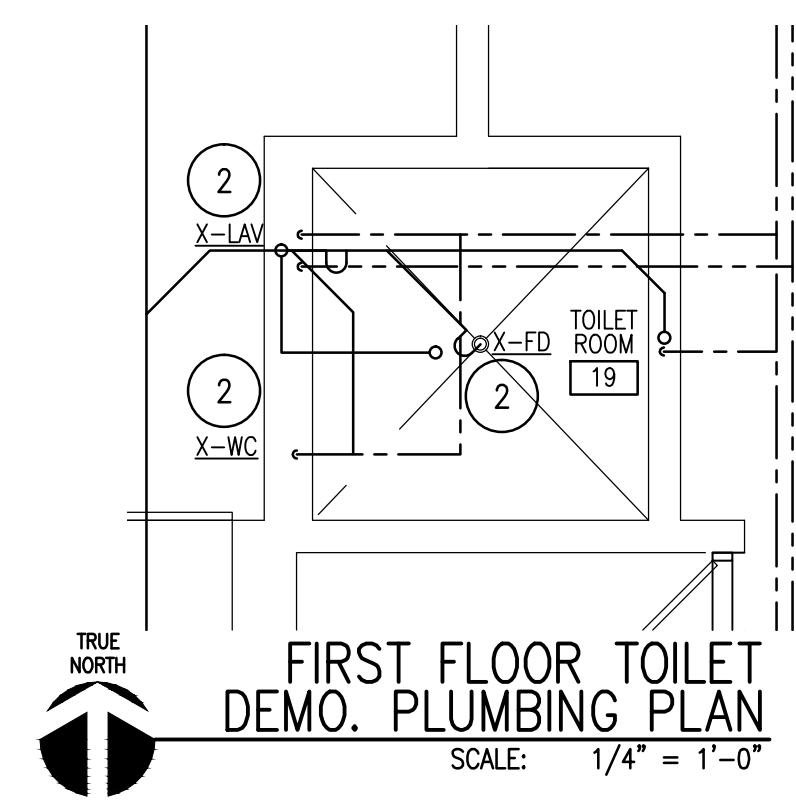
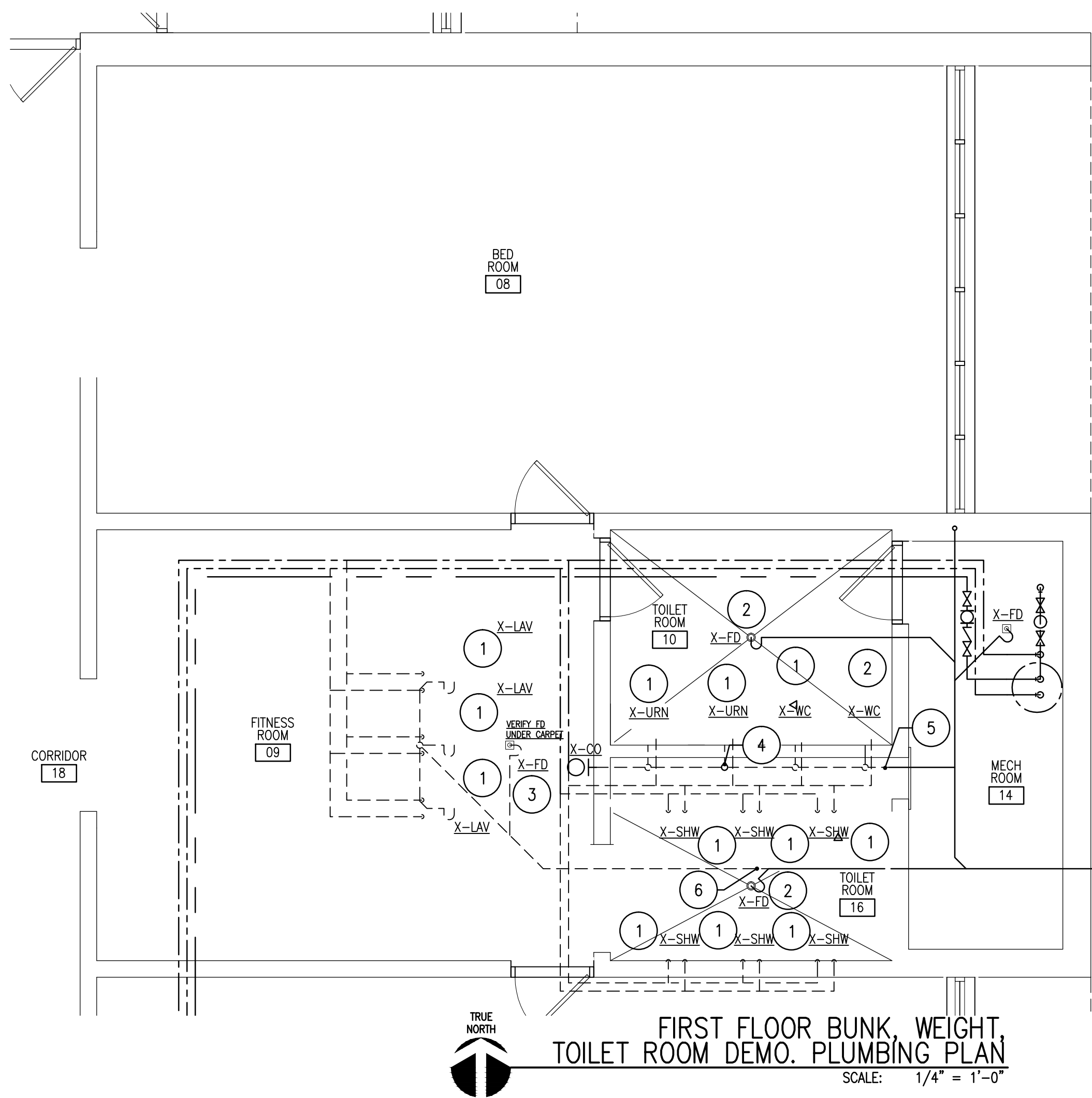
- REMOVE PLUMBING FIXTURE AND FIXTURE CARRIER CAP PIPING BEYOND NEW FINISHES.
- REMOVE PLUMBING FIXTURE AND PREPARE FIXTURE CARRIER FOR NEW FINISHES AND EXISTING FIXTURE IN THE SAME LOCATION.
- REMOVE FLOOR DRAIN AND RE-ROUTE SANITARY TO NEW LOCATION.
- PLUMBING VENT THROUGH ROOF TO REMAIN. CONNECT TO NEW PLUMBING.
- ABANDON EXISTING BELOW SLAB SANITARY PLUMBING, CAP AND SEAL. REMOVE ANY REMAINING ABOVE SLAB PLUMBING REMAINING.
- ABANDON EXISTING BELOW DRAIN PLUMBING, CAP AND SEAL BEYOND FLOOR DRAIN.

PLUMBING GENERAL NOTES

- RECONFIGURE EXISTING FLOOR DRAIN GRATE IN NEW FLOOR FINISHES.
- INSTALL EXISTING PLUMBING FIXTURE AND FIXTURE CARRIER. EXTEND EXISTING WATER AND SANITARY THROUGH NEW FINISHES, AS NECESSARY.
- EXTEND EXISTING SANITARY TO CONNECT TO NEW SHOWER PAN DRAIN FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.
- EXTEND EXISTING SANITARY, CW AND HW TO NEW LAVATORY.
- INSTALL EXISTING TOILET FIXTURE ON NEW ZURN HORIZONTAL, BACK TO BACK, WATER CLOSET CARRIER. EXTEND EXISTING SUPPLY AND CONNECT NEW SANITARY ABOVE GROUND, CONNECT TO EXISTING UNDER SLAB SANITARY.
- EXISTING THRU ROOF VENT, CONNECT NEW SANITARY TO EXISTING EXISTING VENT.
- PROVIDE NEW VENT IN EXISTING PLUMBING, IN NEW WALL CAVITY, CONNECT TO EXISTING ADJACENT THRU-ROOF VENT.
- EXISTING PLUMBING CLEAN-OUT TO REMAIN

FLOOR PLAN LEGEND

XX	ROOM NUMBER
XX	DOOR OPENING NUMBER
X	WALL TYPE - SEE SHEET A0.1
⊕	15A, 120V DUPLEX RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
TPD	TOILET PAPER DISPENSER (SALVAGE EXISTING)
GB	GRAB BARS (SALVAGE EXISTING)
VGB	VERTICAL GRAB BAR (NEW)
SND	SANITARY NAPKIN DISPOSAL
HD	HAND DRYER
DCS	DIAPER CHANGING STATION
SD	SOAP DISPENSER
WR	WASTE RECEPTACLE
FD	FLOOR DRAIN (EXISTING)
CO	CLEANOUT (EXISTING)



GENERAL DEMO. ELECTRICAL NOTES

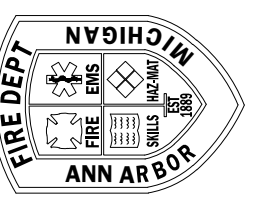
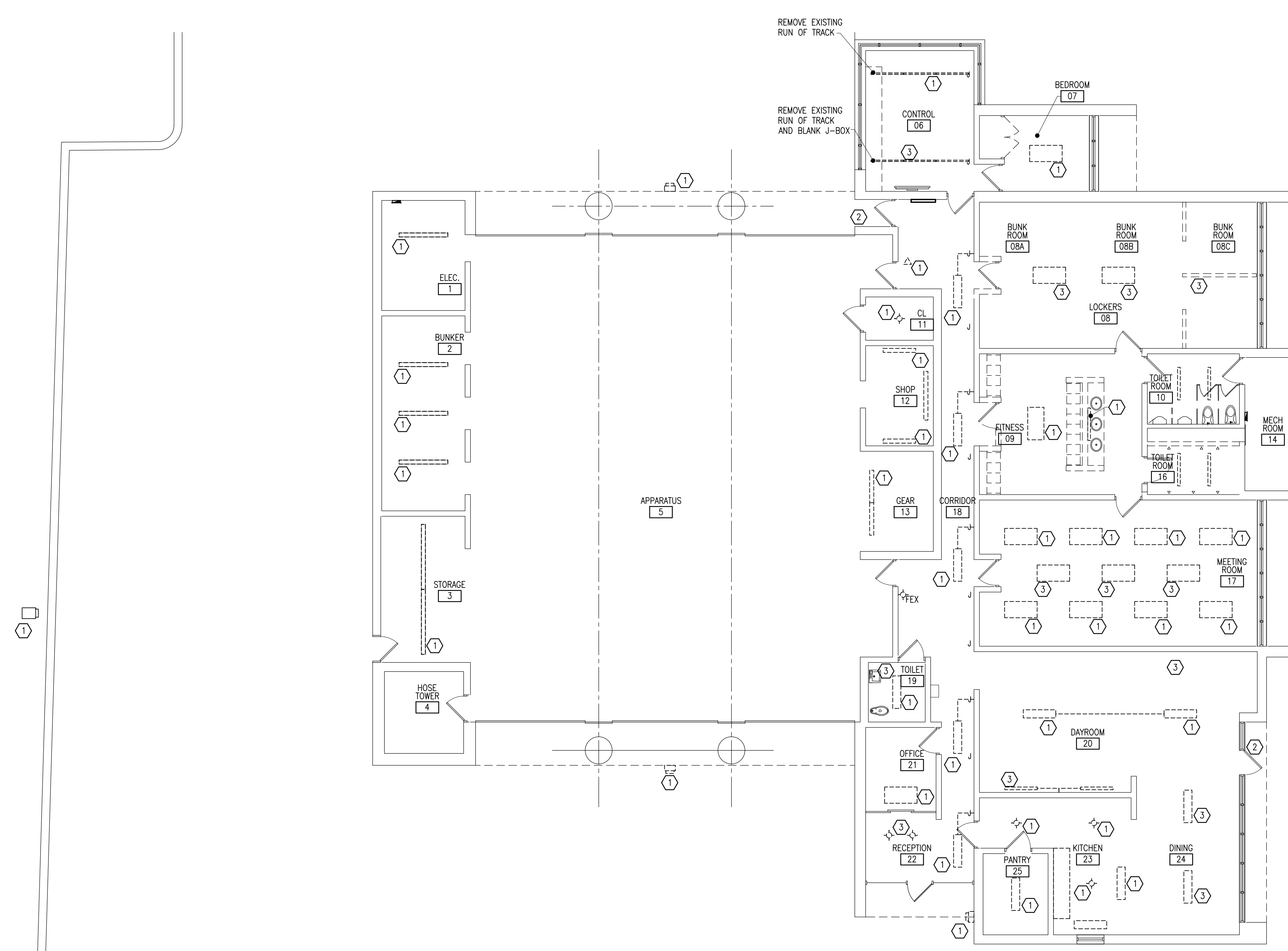
- CONTRACTOR SHALL FIELD VERIFY EXISTING ELECTRICAL SYSTEMS. SOME EQUIPMENT AND CONDUIT MAY NOT BE SHOWN ON DRAWINGS AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ITEMS BEING DEMOLISHED AND/OR MODIFIED FOR THE DOCUMENTS.
- EXISTING EQUIPMENT LAYOUT IS SCHEMATIC. EXACT LOCATION OF EXISTING EQUIPMENT SHALL BE COORDINATED WITH BUILDING STRUCTURE, EQUIPMENT FURNISHED, ARCHITECTURAL DRAWINGS AND ALL OTHER TRADES PRIOR TO DEMOLITION.
- PERFORM WORK IN ACCORDANCE WITH THE LATEST EDITIONS, REVISIONS, AMENDMENTS OR SUPPLEMENTS OF APPLICABLE STATUTES, ORDINANCES, CODES OR REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION IN EFFECT ON THE DATE BIDS ARE RECEIVED.
- WHERE APPROVE STANDARDS HAVE BEEN ESTABLISHED BY OSHA, UNDERWRITERS LABORATORIES, AMERICAN CODES, ASA, ASHRAE, ARI, NEC, STATE FIRE INSURANCE REGULATION BODY, NFPA OR OTHERS, THE STANDARD SHALL BE FOLLOWED WHETHER OR NOT INDICATED ON DRAWINGS OR SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.
- ALL EXISTING LIGHTING FIXTURES DEVICES CONDUIT WIRING AND BOXES ETC. SHOWN IN THIS PLAN SHALL BE DEMOLISHED UNLESS OTHERWISE INDICATED TO REMAIN OR INDICATED AS 'EXISTING TO REMAIN' IN CONTRACT DOCUMENTS.
- OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL EXISTING ELECTRICAL EQUIPMENT SCHEDULED TO BE REMOVED PRIOR TO DISPOSAL OF.
- ALL DEMOLITION SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT AND SHALL PERFORMED UNDER REQUIREMENTS AND APPROVAL OF LOCAL CODE JURISDICTIONS.
- PROTECT ALL EXISTING WORK WHICH IS TO REMAIN AND RESTORE IN AN APPROVED MANNER. ANY SUCH WORK WHICH BECOMES DAMAGE.
- RUBBISH AND DEBRIS RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY FROM THE SITE IN A SAFE AND LEGAL MANNER BY THE CONTRACTOR.
- DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BUILDING REPRESENTATIVE TO CLARIFY ANY ITEMS NOT SHOWN ON THESE DOCUMENTS OR SHOWN NO MATCHING FIELD CONDITIONS.
- ALL EMPTY UNUSED CONDUIT WIRE LOW-VOLTAGE CABLING AND JUNCTION BOXES AND AREAS AFFECTED BY SCOPE OF WORK SHALL BE REMOVED. CONDUIT WHICH IS CONCEALED WITHIN EXISTING BUILDING CONSTRUCTION MAY BE ABANDONED IN PLACE ONCE WIRING IS REMOVED.
- ANY OPENINGS LEFT AS A RESULT OF REMOVING EXISTING ELECTRICAL EQUIPMENT WILL BE PATCHED FLUSH AND SMOOTH WITH SURROUNDING SURFACES COORDINATE PATCHING OF SURFACES WITH THE G.C.
- ALL EXISTING ITEMS INDICATED IN THE CONTRACT DOCUMENTS HAVE BEEN TAKEN FROM THE OWNERS LIMITED RECORD DRAWINGS AND CERTAIN FIELD OBSERVATIONS. THIS CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY UNDERSTAND THE CONDITIONS UNDER WHICH THE WORK MUST BE PERFORMED. IF A DEPARTURE FROM THE DESIGN INTENT OF THE DOCUMENT IS REQUIRED DUE TO THE ACTUAL FIELD CONDITIONS OBSERVED BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION, PRIOR TO SUBMITTING FINAL BID OR ENTERING INTO A CONTRACT FOR CONSTRUCTION. FAILURE TO PROVIDE THE ARCHITECT WITH NOTIFICATION, TO RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE DESIGN INTENT WITH NO ADDITIONAL COST BEING INCURRED BY THE OWNER.

DEMOLITION ELECTRICAL NOTES

- REMOVE LIGHT FIXTURES AND LAMPS. PREPARE FOR NEW FIXTURES
- REMOVE LAMPS, PREPARE EXISTING FIXTURE FOR NEW LAMPS.
- REMOVE EXISTING FIXTURE. PATCH AND REPAIR REMAINING SURFACE.

ALTERNATE #3

BASE BID: PROVIDE NEW FIXTURES THROUGHOUT THE BUILDING.
 ALTERNATE: PROVIDE NEW LIGHTING IN RENOVATED AREAS AS SPECIFIED INCLUDING ROOMS; CONFERENCE ROOM 06, BEDROOM 07, BEDROOM 08A, BEDROOM 08B, BEDROOM 08C, LOCKERS 08, FITNESS 09, TOILET 10, TOILET 16, TRAINING 17, AND TOILET 19.
 RELAMP ALL REMAINING INTERIOR AND EXTERIOR LIGHT FIXTURES WITH LED LAMPS.

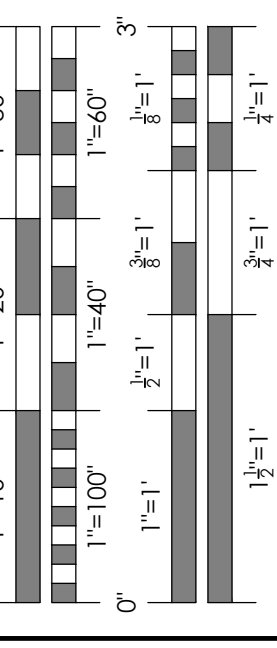


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 AND ZERMACK
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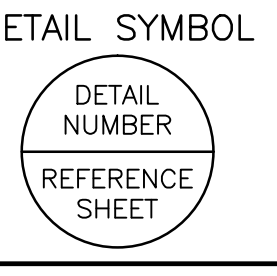
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CHECKED	FV



E1.1
 AAFD#6

FLOOR PLAN

FIRST FLOOR LIGHTING DEMOLITION LIGHTING PLAN
 SCALE: 1/8" = 1'-0"

LIGHT FIXTURE SCHEDULE

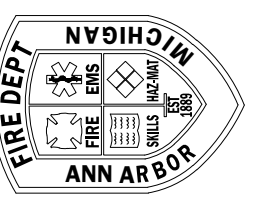
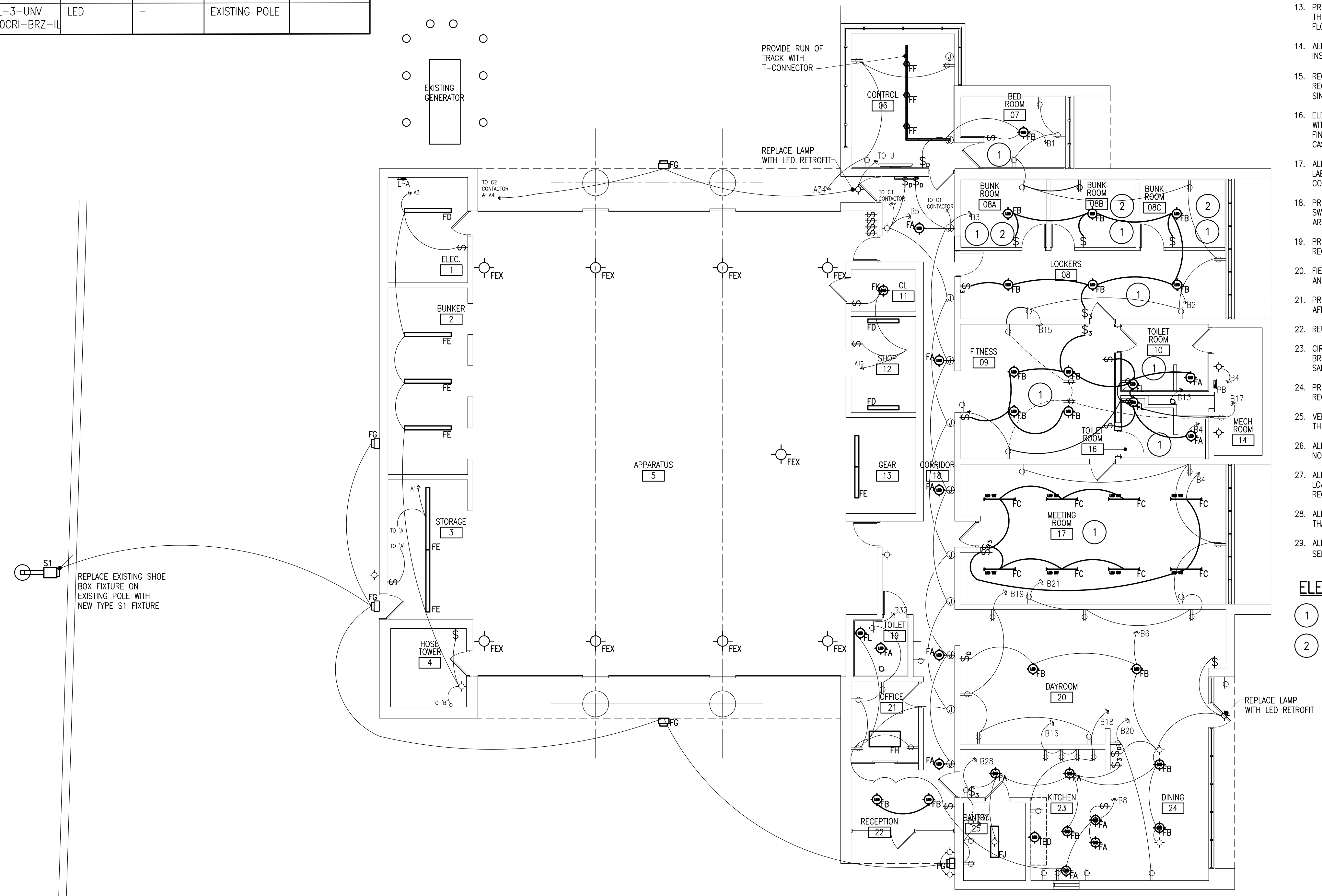
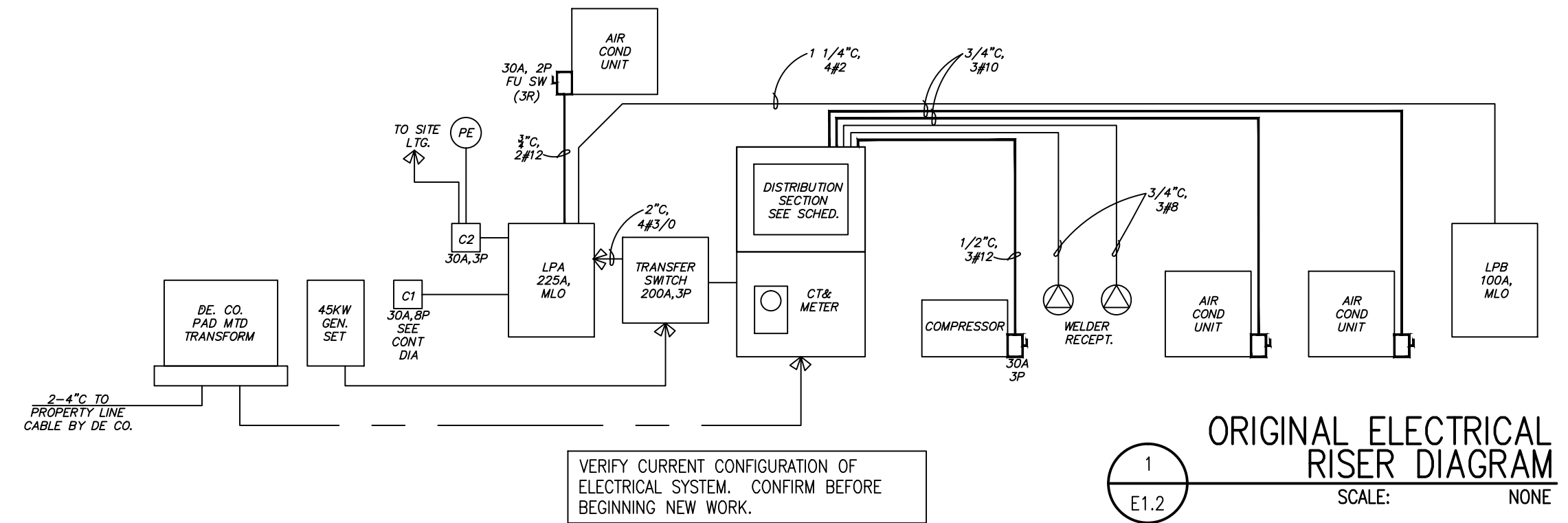
TYPE	DESCRIPTION	MANUF	CATALOG NO.	LAMPS	WATTS	MOUNTING	REMARKS
FEX	EXISTING LIGHT FIXTURE TO REMAIN						
FA	OPTION 1 12" ZELDA SERIES	STONE	CL442-OP-SI-LED	LED	18W	SURFACE	
FB	OPTION 1 16" ZELDA SERIES	STONE	CL444-OP-SI-LED	LED	22W	SURFACE	
FC	WALL WASH	ELLIPTIPAR	S144-R04M-S-M-0-830-TD	LED	54W	SURFACE	
FD	NARROW LED STRIP	WILLIAMS	75R-8-L100/840-VBY-2-DRV-UNV	LED	44W	SURFACE	
FE	NARROW LED STRIP	WILLIAMS	75R-4-L50/840-VBY-DRV-UNV	LED	77W	SURFACE	
FF	12" LUMENPAD ROUND LED DOWNLIGHT, PENDANT MOUNT, 2000LM	LITON	LCMPD12RP-W-LU10-T30-1C1N	LED	22W	PENDANT	
FG	MIRANDA WALL SCONCE	LSI	XWM-3-LED08L-40-UE-BRZ-_-_-	LED	29W	WALL	
FH	SHALLOW SURFACE MOUNT	WILLIAMS	PTS-2-4-L49-RA-DRV-UNV	LED	37W	SURFACE	
FJ	SURFACE OR PENDANT MOUNT WRAP	WILLIAMS	39-4-L52/835-A-OPTION-DRV-UNV	LED	25W	SURFACE	
FK	9" SURFACE MOUNT LUMEN DISC	LITON	LCMLD9-UE-T30-BLANK	LED	16W/1300 LUMENS	SURFACE	
FL	24" SURFACE MOUNT VANITY FIXTURE	ASL	VBR-DVD-FSN-	LED	13W	SURFACE	
S1	SLICE MEDIUM OUTDOOR LED AREA LIGHT	LSI	SLM-LED-24L-SIL-3-UNV-DIV-40-70CRI-BRZ-IL	LED	-	EXISTING POLE	

GENERAL ELECTRICAL NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
- PERFORM WORK IN ACCORDANCE WITH THE LATEST EDITIONS, REVISIONS, AMENDMENTS OR SUPPLEMENTS OF APPLICABLE STATUTES, ORDINANCES, CODES OR REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION IN EFFECT ON THE DATE BIDS ARE RECEIVED.
- WHERE APPROVE STANDARDS HAVE BEEN ESTABLISHED BY OSHA, UNDERWRITERS LABORATORIES, AMERICAN CODES, ASA, ASHRAE, ARI, NEC, STATE FIRE INSURANCE REGULATION BODY, NFPA OR OTHERS, THE STANDARD SHALL BE FOLLOWED WHETHER OR NOT INDICATED ON DRAWINGS OR SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.
- FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND IN ACCORDANCE WITH THE N.E.C. and LOCAL REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXACT MOUNTING OF ALL EXIT LIGHTS PRIOR TO ORDERING.
- PROVIDE FIRE ALARM REVISIONS INDICATED ON PLAN. ALL FIRE ALARM STROBE SHALL BE SYNCHRONIZED.
- PROVIDE ALL BRANCH CIRCUIT WIRING REVISIONS AND CONNECTIONS REQUIRED TO ACCOMMODATE LIGHTING REVISIONS INDICATED OR SPECIFIED.
- PROVIDE AN UNSWITCHED HOT TO ALL EMERGENCY BATTERY PACKS AND EXIT SIGNS. CONNECT TO SAME CIRCUIT AS THE NORMAL LIGHTING SERVING THE SURROUNDING AREA AHEAD OF ANY SWITCHING/CONTROLS.
- OUR BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR AND GROUND CONDUCTOR.
- MC CABLE MAY BE ONLY BE USED FOR FINAL CONNECTION TO LIGHT FIXTURES IN MOTORIZED EQUIPMENT 6"-0" LINK, MAXIMUM. BRANCH CIRCUIT HOMERUNS SHALL BE IN EMT.
- ALL CONDUITS LOCATED IN FINISHED AREAS MUST BE RECESSED IN WALLS OR LOCATED ABOVE FINISH CEILINGS. SURFACE MOUNTED CONDUIT WILL NOT BE ALLOWED UNLESS NOTED OTHERWISE.
- PROVIDE FIRE RATED SEALANT AROUND ALL CONDUIT PENETRATIONS THROUGH RATED WALLS AND FLOORS. VERIFY RATING OF WALLS AND FLOORS WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- ALL DATA JACKS WIRING AND COVER PLATES WILL BE PROVIDED AND INSTALLED BY OWNERS IT DEPARTMENT OR LOW-VOLTAGE CONTRACTOR.
- RECEPTACLES LOCATED WITHIN 6' OF A SINK, MUST BE A GFI TYPE RECEPTACLE. DOWNSTREAM PROTECTION OF MULTIPLE OUTLETS FROM A SINGLE UPSTREAM DEVICES NOT ALLOWED.
- ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL AND OUTLET LOCATIONS WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. ADJUST FINAL LOCATIONS AS NECESSARY TO ACCOMMODATE FURNITURE AND CASEWORK LAYOUTS.
- ALL JUNCTION BOXES SERVING A BRANCH CIRCUIT WIRING SHALL BE LABELED WITH CIRCUITS BEING SERVED. USE INDELIBLE MARKER ON BOX COVER.
- PROVIDE LABELS ON ALL NEW AND EXISTING OUTLETS AND LIGHT SWITCHES WITH CIRCUIT NUMBER AND PANEL DESIGNATION LOCATED IN AREA AFFECTED BY NEW SCOPE OF WORK.
- PROVIDE AS BUILT DRAWINGS INDICATING ALL ACTUAL LIGHTING AND RECEPTACLES CIRCUITS.
- FIELD VERIFY ALL PANELS IN EXISTING CIRCUITING SERVING EXISTING AND NEW LIGHT FIXTURES.
- PROVIDE NEW TYPE WRITTEN PANEL LEGENDS FOR ALL PANELS AFFECTED BY NEW SCOPE OF WORK.
- REUSE BRANCH CIRCUITS MADE AVAILABLE FROM DEMOLITION.
- CIRCUIT NUMBERS LOCATED ON PLAN DO NOT INDICATE ACTUAL CIRCUIT BREAKER POLE POSITION IN PANEL BUT REPRESENT ITEMS GROUPED ON SAME CIRCUIT.
- PROVIDE AS BUILT DRAWINGS INDICATING ALL ACTUAL LIGHTING AND RECEPTACLES CIRCUIT.
- VERIFY DEVICE AND COVER PLATE COLORS WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- ALL LIGHT SWITCHES ON THIS PLAN SHALL BE NEW UNLESS OTHERWISE NOTED.
- ALL OCCUPANCY SENSORS AND POWERPACK SHALL BE RATED FOR THE LOAD INDICATED TO BE SERVED. PROVIDE MULTIPLE POWERPACKS WERE REQUIRED.
- ALL WALL MOUNTED OCCUPANCY SENSORS SHALL BE PROGRAMMED SO THAT LIGHTS DO NOT TURN ON AUTOMATICALLY.
- ALL POWERPACKS SERVED FROM CEILING MOUNTED OCCUPANCY SENSORS SHALL BE WIRED IN SERIES WITH LOCAL LIGHT SWITCH(S).

ELECTRICAL NOTES

- PROVIDE SPEAKER FOR COMMUNICATION SYSTEM, TEST EXISTING SPEAKER, REPLACE IF NOT PERFORMING AS REQUIRED.
- CONNECT NEW LIGHTING/EXISTING CIRCUIT TO COMMUNICATION SYSTEM FOR DIMMING VISUAL ANNOUNCEMENT.

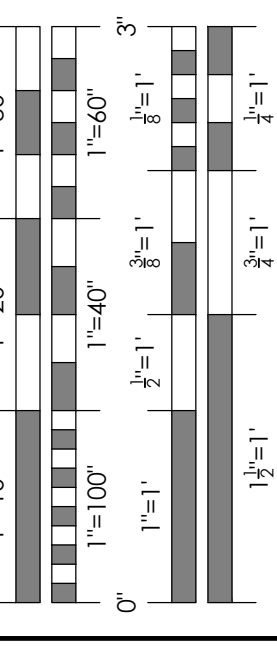


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FLOOR PLAN