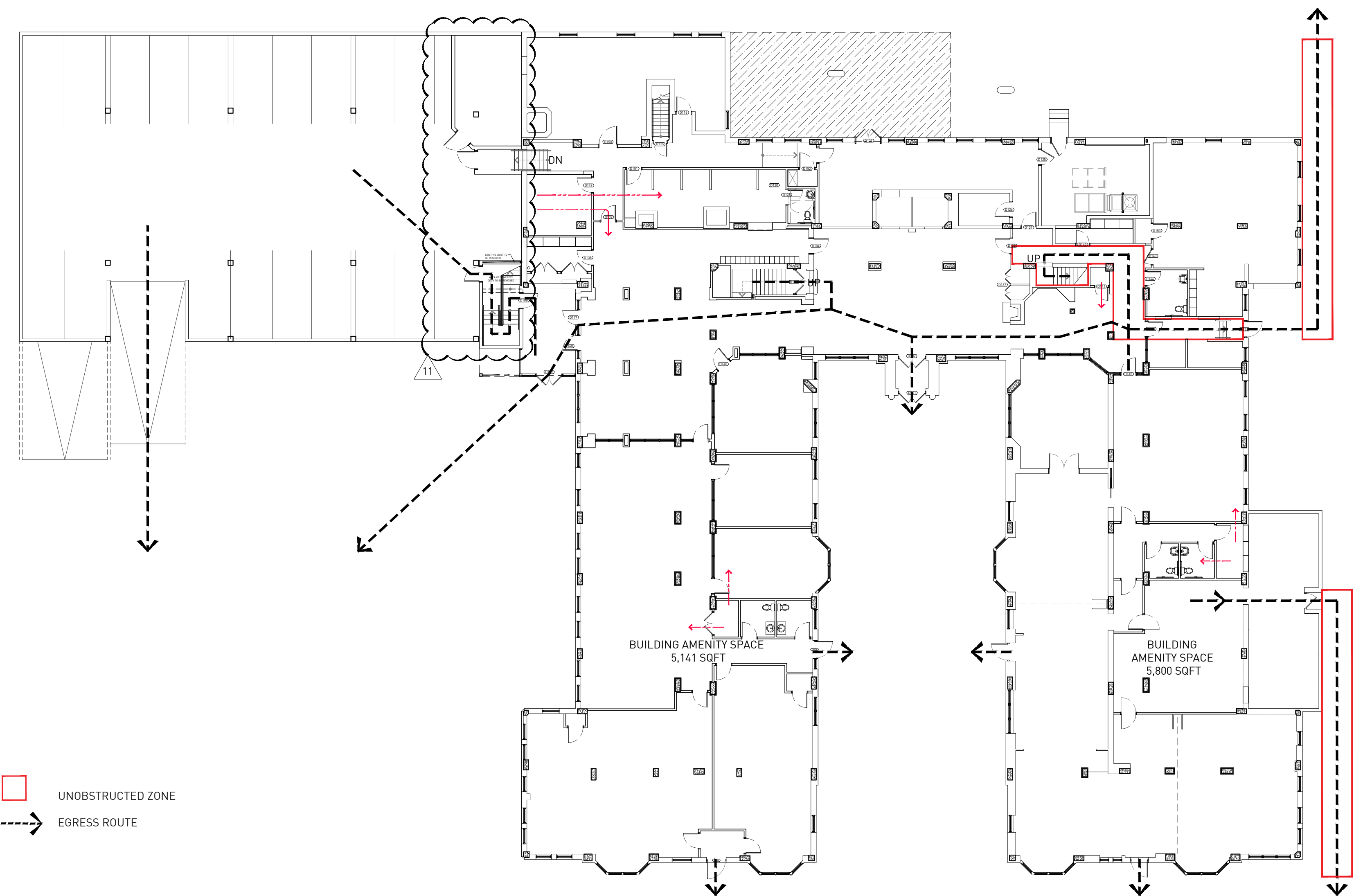
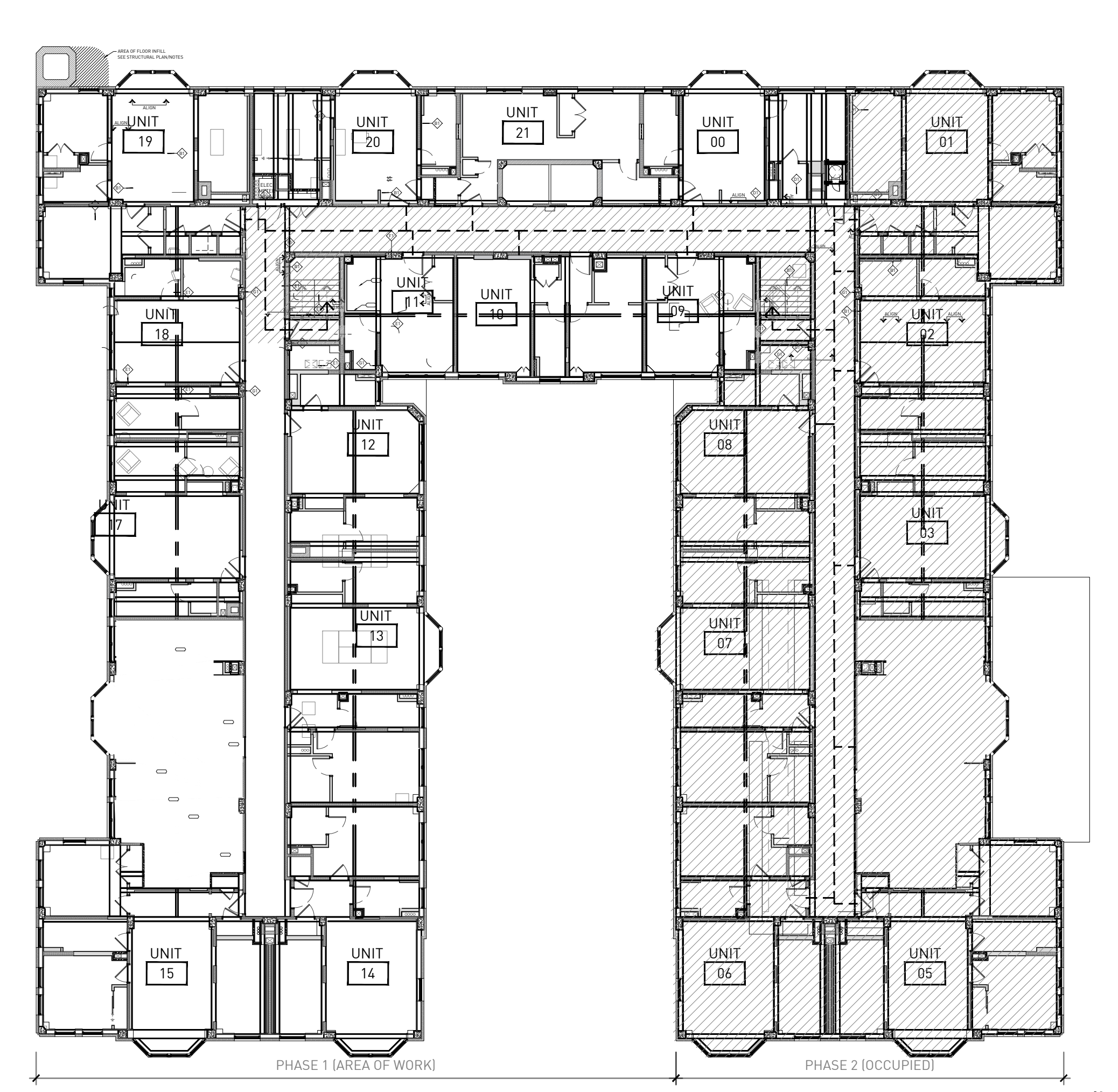


CONTRACTOR NOTE
ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAILS TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

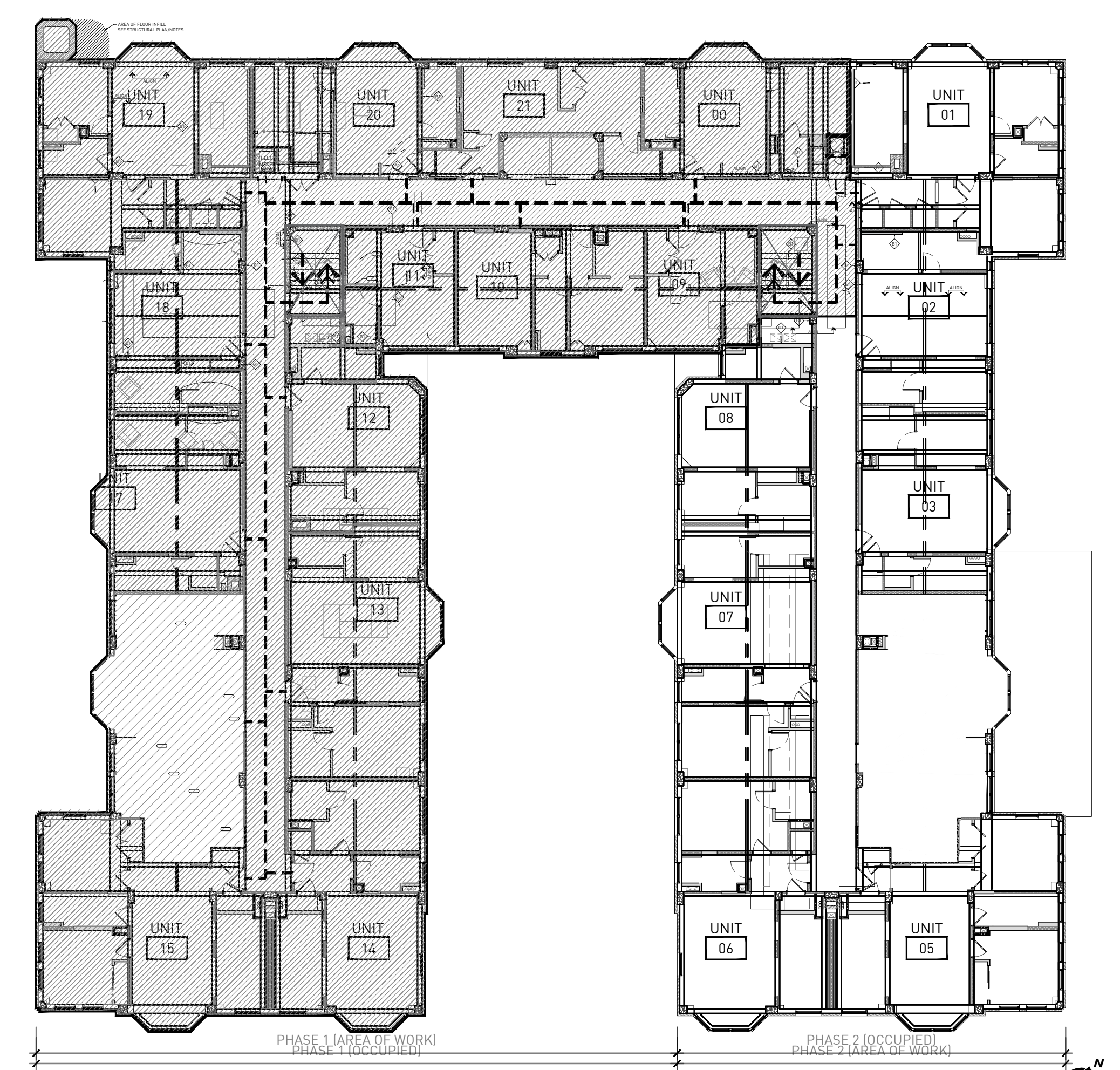


UNOBSTRUCTED ZONE
EGRESS ROUTE

1 PHASE 1 - AREA OF WORK AND EGRESS (FIRST LEVEL)
ORIGINAL DRAWING SCALE: 1/16" = 1'-0"



2 PHASE 1 - AREA OF WORK AND EGRESS (TYPICAL LEVEL)
ORIGINAL DRAWING SCALE: 1/16" = 1'-0"



3 PHASE 2 - AREA OF WORK AND EGRESS (TYPICAL LEVEL)
ORIGINAL DRAWING SCALE: 1/16" = 1'-0"

PROJECT INFORMATION		
PROJECT ADDRESS: 700 SEWARD ST, DETROIT, MI 48202		
PARCEL NUMBERS: 04001857-9		
LEGAL DESCRIPTION N SEWARD E 26.50 FT & 5 THRU 1 BLK 6 BECKS SUB L4 P59 PLATS, W C R 4/78 270 X 175.22		
PROJECT DESCRIPTION MULTI-FAMILY RESIDENTIAL		
APPLICABLE CODES:		
1. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS		
2. 2015 MICHIGAN MECHANICAL CODE		
3. 2017 MICHIGAN ELECTRICAL CODE		
4. 2015 MICHIGAN PLUMBING CODE		
5. DETROIT ELEVATOR CODE - CURRENT EDITION		
6. NFPA 101 - CURRENT EDITION		
HANDICAP REQUIREMENTS: 2 UNITS ARE REQUIRED. SEE SHEET A-103.12 AND A-103.13		
ZONING DATA ZONING DISTRICT: R5 SPR2019-00013		
BUILDING DATA:		
TYPE OF CONSTRUCTION: 1B. POURED-IN-PLACE CONCRETE FLOORS, ROOF AND COLUMN STRUCTURE; MASONRY LOAD BEARING EXTERIOR WALLS, CLAY TILE BLOCK WITH PLASTER INTERIOR STAIRWELL WALLS AND UNIT DEMISING WALLS.		
SPRINKLERED NO		
STORIES: 7, ALL ABOVE GRADE		
BUILDING HEIGHTS	FROM GRADE	CEILING HEIGHT
FIRST LEVEL	+ 2'-0"	9'-0"
SECOND LEVEL	+13'-0"	9'-0"
THIRD LEVEL	+22'-10"	9'-0"
FOURTH LEVEL	+32'-8"	9'-0"
FIFTH LEVEL	+42'-6"	9'-0"
SIXTH LEVEL	+52'-4"	9'-0"
SEVENTH LEVEL	+62'-2"	9'-0"
PENTHOUSE LEVEL	+76'-4"	
BUILDING AREAS		
GROSS	131,779 SQFT	
FIRST FLOOR		
GROSS	19,588 SQFT	
COMMON SPACE	7,759 SQFT	
UTILITY/BACK OF HOUSE	1,778 SQFT	
BUILDING AMENITY SPACE	1,094 SQFT	
TYPICAL FLOOR (6 FLOORS)		
GROSS	17,964 SQFT	
UNIT 00	499 SQFT	
UNIT 01	804 SQFT	
UNIT 02	493 SQFT	
UNIT 03	533 SQFT	
UNIT 04	780 SQFT	
UNIT 05	849 SQFT	
UNIT 06	720 SQFT	
UNIT 07	782 SQFT	
UNIT 08	482 SQFT	
UNIT 09	288 SQFT	
UNIT 10	520 SQFT	
UNIT 11	288 SQFT	
UNIT 12	487 SQFT	
UNIT 13	782 SQFT	
UNIT 14	730 SQFT	
UNIT 15	849 SQFT	
UNIT 16	780 SQFT	
UNIT 17	533 SQFT	
UNIT 18	493 SQFT	
UNIT 19	804 SQFT	
UNIT 20	499 SQFT	
UNIT 21	379 SQFT	
COMMON SPACE/EXTERIOR WALL	4585 SQFT	
BASEMENT		
GROSS	2457 SQFT	
PENTHOUSE LEVEL		
GROSS	1958 SQFT	
PENTHOUSE UNIT	974 SQFT	
BOILER ROOM	412 SQFT	
COMMON SPACE/EXTERIOR WALL	572 SQFT	
OUTDOOR SEATING SPACE		
GROSS	1224 SQFT	
WEST	581 SQFT	
EAST	645 SQFT	
EXISTING PARKING SPACES:		
EXISTING PARKING GARAGE ON GRADE	39	
TOTAL	40	
REQUIRED PARKING SPACES		
*MULTIFAMILY = 0.75 PARKING SPACES/UNIT		
RESIDENTIAL		
137 UNITS X 0.75	103	
UTILITY/BACK OF HOUSE		
1778 SF/200 SF = 9 SPACES X 0.75	7	
BUILDING AMENITIES (ONLY FOR BUILDING RESIDENTS)		
0	0	
REQUIRED PARKING SPACES		
110		
BUILDING OCCUPANCY		
FIRST FLOOR OFFICE SPACE = _ SF/100 SF PER PERSON	_ PPL	
UTILITY/BACK OF HOUSE = 1778 SF/300 SF PER PERSON	6 PPL	
TYPICAL RESIDENTIAL FLOOR	89 PPL	
17964 SQFT/200 SF PER PERSON (137 UNITS)		
EGRESS WIDTH		
2 MEANS OF EGRESS PER FLOOR		
2" PER OCCUPANT X 89 = 17.8" OF EGRESS WIDTH REQUIRED		
34" EGRESS WIDTH PROVIDED		
PERFORMANCE COMPLIANCE METHOD		
PLEASE REVIEW CALCULATIONS PER CHAPTER 14 OF THE MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, AS UPLOADED IN THE DOCUMENTS FOLDER.		

700 SEWARD
700 SEWARD AVE, DETROIT, MI 48202
RAMP REMOVAL / STAIR CONSTRUCTION

DATE	DESCRIPTION
02.15.2019	SITE PLAN REVIEW
04.22.2019	HISTORIC DISTRICT COMMISSION REVIEW
05.15.2019	PRESERVATION TAX CREDIT REVIEW
05.22.2019	ENGINEERING COORDINATION
06.04.2019	PRESERVATION TAX CREDIT REVIEW
06.25.2019	BIDDING
07.08.2019	PERMIT REVIEW
08.25.2019	MEP COORDINATION
11.08.2019	PERMIT REVIEW REVISIONS
11.14.2019	MEP COORDINATION
11.12.2020	RAMP REMOVAL / STAIR CONSTRUCTION

CODE SHEET

G-001