

CAFE SOUS TERRE

Cafe Sous Terre LLC

REIMER PRIESTER
445 W Forest Ave
Detroit, MI 48201

ZONING ORDINANCE SUMMARY

LOCAL AUTHORITY: CITY OF DETROIT

LOCAL ORDINANCE: DETROIT ZONING ORDINANCE

ZONING CLASSIFICATION: SD1: SPECIAL DEVELOPMENT DISTRICT

USE CLASSIFICATIONS: MULTIPLE FAMILY DWELLING IN CONJUNCTION W/ PERMITTED COMMERCIAL USE / BY-RIGHT USE (SEC. 50-11-204)

STANDARD RESTAURANT WITHOUT DRIVE THRU FACILITY / BY-RIGHT USE (SEC.50-11-206)

REQUIRED SETBACKS: (SEC. 50-13-129 & 50-11-215)
EXISTING BUILDING / NO CHANGE

MINIMUM LOT SIZE: (SEC. 50-13-129)
EXISTING BUILDING / NO CHANGE

MAXIMUM HEIGHT: (SEC. 50-13-129)
EXISTING BUILDING / NO CHANGE

LOT COVERAGE: (SEC. 50-13-129)
EXISTING BUILDING / NO CHANGE

FLOOR AREA RATIO: (SECS. 50-13-236 & 50-13-237)
EXISTING BUILDING / NO CHANGE

OFF-STREET PARKING PROVIDED: 4 SPACES (IN REAR YARD)

OFF STREET LOADING SPACES REQUIRED: (SEC. 50-14-114.)
0 SPACES; LESS THAN 1,600 SF OF COMMERCIAL SPACE

PROJECT INFORMATION

CLIENT: CAFE SOUS TERRE LLC

LOCATION: 445 W. FOREST AVE. DETROIT, MI 48201

PARCEL NUMBER: 02000925.

LEGAL DESCRIPTION: LOT 17, CANFIELD'S SUBDIVISION AS RECORDED IN LIBE 13, PAGE 27 OF PLATS, WITHE COUNTY RECORDS

PROJECT DESCRIPTION: THE BUILDING IS A LOCK 6 UNIT APARTMENT BUILDING IN MIDTOWN. THE OWNER INTENDS TO ESTABLISH A COFFEE SHOP IN THE GARDEN LEVEL RETAIL SPACE.

SHEET LIST

SHEET NUMBER	SHEET NAME
1CS	COVER SHEET
2CSP	ARCHITECTURAL SITE PLAN
3CS	ZONING & BUILDING CODE REVIEW
A-1.0	EXISTING/DEMOLITION PLANS
A-2.0	PROPOSED FLOOR PLAN
A-4.0	INTERIOR ELEVATIONS AND DETAILS
A-5.0	PROPOSED REFLECTED CEILING PLANS

GENERAL CONSTRUCTION NOTES:

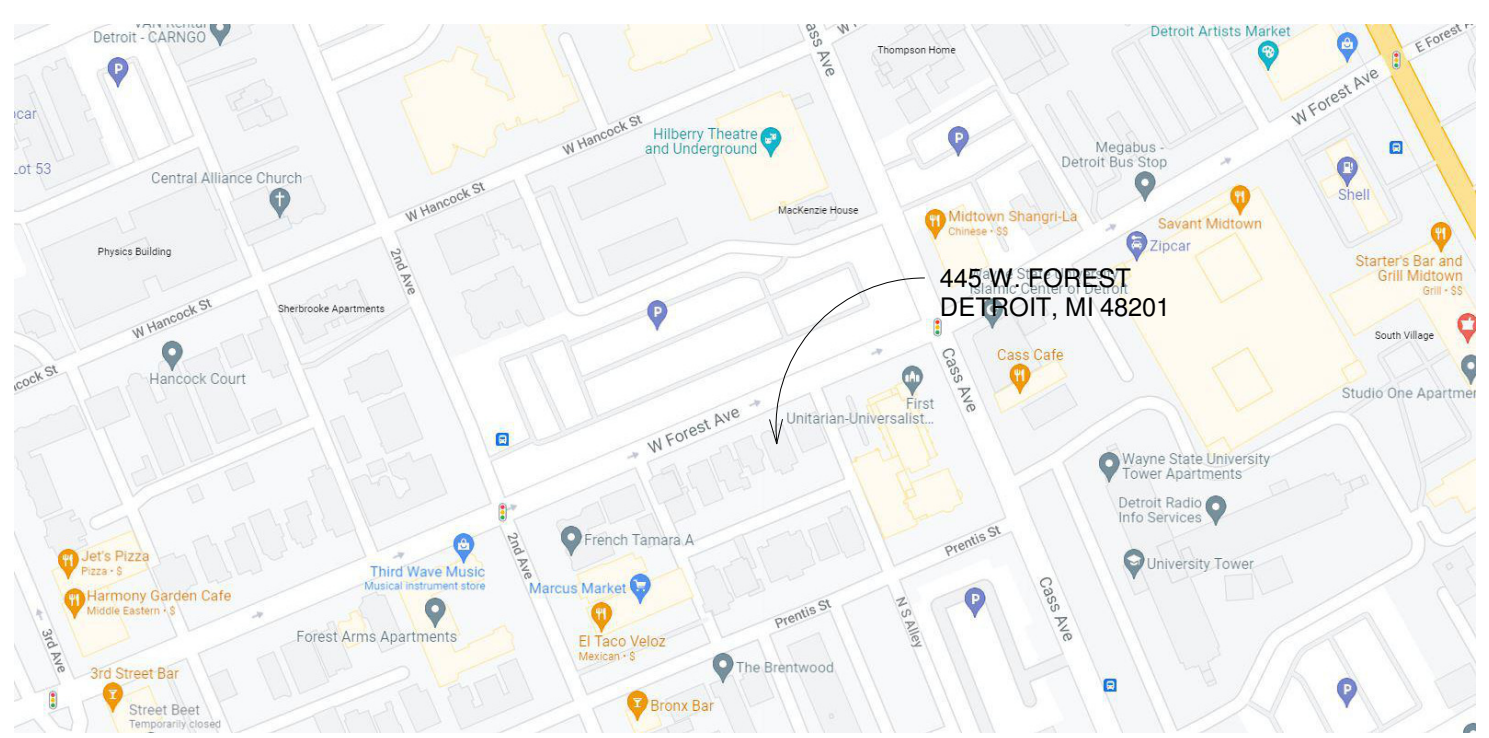
- ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW AND COORDINATE PLANS WITH EXTERIOR BUILDING ELEVATIONS, SECTIONS, AND DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN PLANS, BUILDING ELEVATIONS, SECTIONS, AND DETAILS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE THE WORK AND CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY CONSTRUCTED.
- CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS. MEASURES INCLUDE THICK STRAW BEDS, TARPING AND TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS
- ASSUMED SOIL PRESSURE IS 3,000 PSF - VERIFY CAPACITY BEFORE COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT IF LESS THAN THIS VALUE IS FOUND. OWNER SHALL BE RESPONSIBLE TO RETAIN A LICENSED SOIL ENGINEER FOR BORING AND RECOMMENDED DESIGN DATA.

DRAWING INFORMATION:

- ARCHITECTURAL DOCUMENTS ESTABLISH THAT FIRST (MAIN) FLOOR LEVEL = ACTUAL ELEVATION (ASL) FOR COORDINATION OF CIVIL DOCUMENTS. ARCHITECTURAL VALUE = CIVIL ENGINEERS VALUE AND INTERPOLATION SHALL BE REQUIRED BY CONTRACTORS FOR VALUE RELEVANT TO THE SITE.
- EXTERIOR DIMENSIONS ARE MEASURED FROM FACE OF STUD WALL TO FACE OF STUD WALL, WINDOWS AND DOORS ARE DIMENSIONED TO CENTERS. U.N.O. OR WHERE C.M.U. DIMENSIONS ARE USED.
- INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO FACE OF STUD WALLS. INTERIOR DOORS AND CASSED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.

DISCLAIMER: ALL CONDITIONS DEPICTED ARE BASED ON KNOWLEDGE DISCOVERED UPON FIELD MEASURE (OR CONVEYED BY OWNER). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER OF ANY DISCOVERIES EXPOSED UPON DEMOLITION / NEW CONSTRUCTION THAT DIFFER FROM CONDITIONS DEPICTED HEREIN.

VICINITY MAP



GENERAL SYMBOLS

- SECTION WITH SECTION NUMBER & NAME
- DETAIL WITH DETAIL NUMBER & NAME
- WINDOW TYPE
- DOOR TYPE
- LEVEL WITH NAME & HEIGHT
- REVISION
- NORTH DESIGNATION

ABBREVIATIONS

- @ AT
- ACOUST. ACOUSTICAL
- A.C.T. ACOUSTICAL CEILING TILE
- ADJ. ADJACENT
- A.F.F. ABOVE FINISHED FLOOR
- ALUM. ALUMINUM
- ANOD. ANODIZED
- BD. BOARD
- B.L.D.G. BUILDING
- BLK. BLOCK
- BLKG. BLOCKING
- B.O. BOTTOM OF
- B.O.F. BOTTOM OF FOOTING
- CEM. CEMENT
- CFM. CUBIC FEET PER MINUTE
- CL. CENTERLINE
- C.O. CLEANOUT
- COL. COLUMN
- COL.G. CORNER GUARD
- CONST. CONSTRUCTION
- CONT. CONTINUOUS
- CORR. CORRUGATED
- CPT. CARPET
- C.T. CERAMIC TILE
- DET. DETAIL
- DIA. DIAMETER
- DIM. DIMENSION
- DN. DOWN
- D.O. DOOR OPENING
- DR. DOOR
- DWG. DRAWING
- EA. EACH
- ELEV. ELEVATION
- E.W. EACH WAY
- EX. EXISTING
- EXIST. EXISTING
- EXP. EXPANSION/EXPOSED
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- FDN. FOUNDATION
- FRP. FIBER REINFORCED PANELS
- FIN. FINISH
- FLR. FLOOR
- F.O. FACE OF
- F.O.S. FACE OF STUD
- FR. FRAME
- FTG. FOOTING
- GA. GAUGE
- GALV. GALVANIZED
- GYP. GYPSUM
- HDW. HARDWARE
- H.M. HOLLOW METAL
- HORIZ. HORIZONTAL
- HT. HEIGHT
- I.D. INSIDE DIAMETER
- INSUL. INSULATION
- INT. INTERIOR
- JT. JOINT
- LAV. LAVATORY
- LG. LONG
- LLO. LONG LEG OUTSTANDING
- LLV. LONG LEG VERTICAL
- MAX. MAXIMUM
- MECH. MECHANICAL
- MET. METAL
- MEZZ. MEZZANINE
- M.I. MISCELLANEOUS IRON
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- M.O. MASONRY OPENING
- N.I.C. NOT IN CONTRACT
- N.S. NO SCALE
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- OPNG. OPENING
- OPP. OPPOSITE
- PL.G. PLATE GLASS
- PL.S. PLATE STEEL
- PL. PLATE
- P.LAM. PLASTIC LAMINATE
- PLAS. PLASTER
- PREFAB. PREFABRICATED
- PROJ. PROJECT
- P.F. POUNDS PER SQUARE FOOT
- PT. PAINT/POINT
- R. RISER
- R.A. RETURN AIR
- R.B. RUBBER BASE
- R.C. ROOF CONDUCTOR
- R.F. RUBBER FLOORING
- REINF. REINFORCED/REINFORCING
- REQ'D. REQUIRED
- RFG. ROOFING
- RM. ROOM
- R.S. ROOF SUMP
- R.T. RUBBER TILE
- SAN. SANITARY
- SCHED. SCHEDULE
- SHT. SHEET
- SIM. SIMILAR
- SPEC. SPECIFICATION
- S.S. SERVICE SINK/STAINLESS STEEL
- STL. STEEL
- STD. STANDARD
- STOR. STORAGE
- STRUCT. STRUCTURAL
- SUSP. SUSPENSION
- SW. SWITCH
- SYM. SYMMETRICAL
- T. TREAD
- T&B TOP AND BOTTOM
- TEL. TELEPHONE
- TERR. TERRAZZO
- T&G TONGUE AND GROOVE
- THK. THICK/THICKNESS
- THRES. THRESHOLD
- TOP OF TOP OF
- T.O.F. TOP OF FOOTING
- T.O.S. TOP OF STEEL
- TYP. TYPICAL
- UC UNDERCUT
- U.N.O. UNLESS NOTED OTHERWISE
- US. UNDERSIDE
- V.B. VINYL BASE
- V.C.B. VINYL COBE BASE
- V.C.T. VINYL COMPOSITE TILE
- V.I.F. VERIFY IN FIELD
- V.S.B. VINYL STRAIGHT BASE
- VERT. VERTICAL
- WD. WIDE
- WAINS. WAINSCOT
- W.A. WATER CLOSET
- WD. WIN. WOOD WINDOW
- WOOD WOOD
- WT. WEIGHT
- W.W.F. WELDED WIRE FABRIC
- W.W.M. WOVEN WIRE MESH



GENERAL CONTRACTOR
XXXXXXXXXX
XXXXXXXXXX

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NO.	DESCRIPTION	DATE
1	PERMIT SET	04/07/2022

SEAL

NOT FOR CONSTRUCTION

DATE SEALED

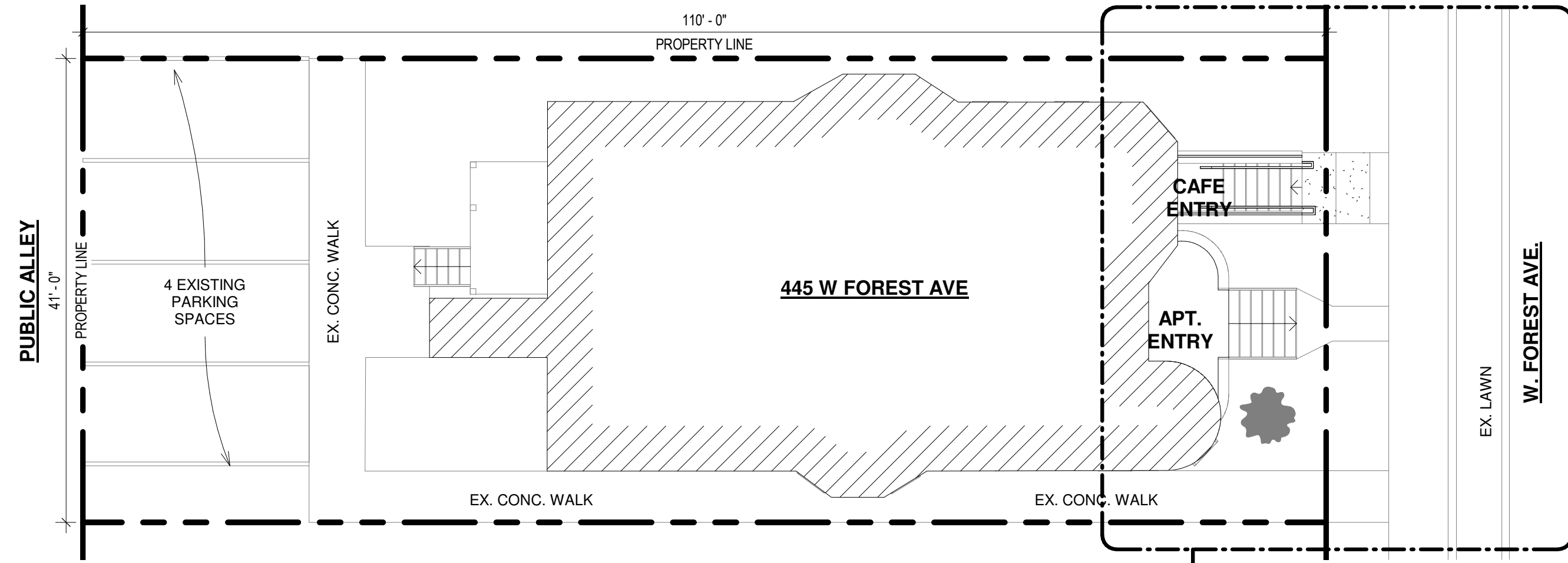
CAFE SOUS TERRE
445 W Forest Ave
Detroit, MI 48201
Cafe Sous Terre LLC
SHEET TITLE
COVER SHEET

SHEET NUMBER
1CS

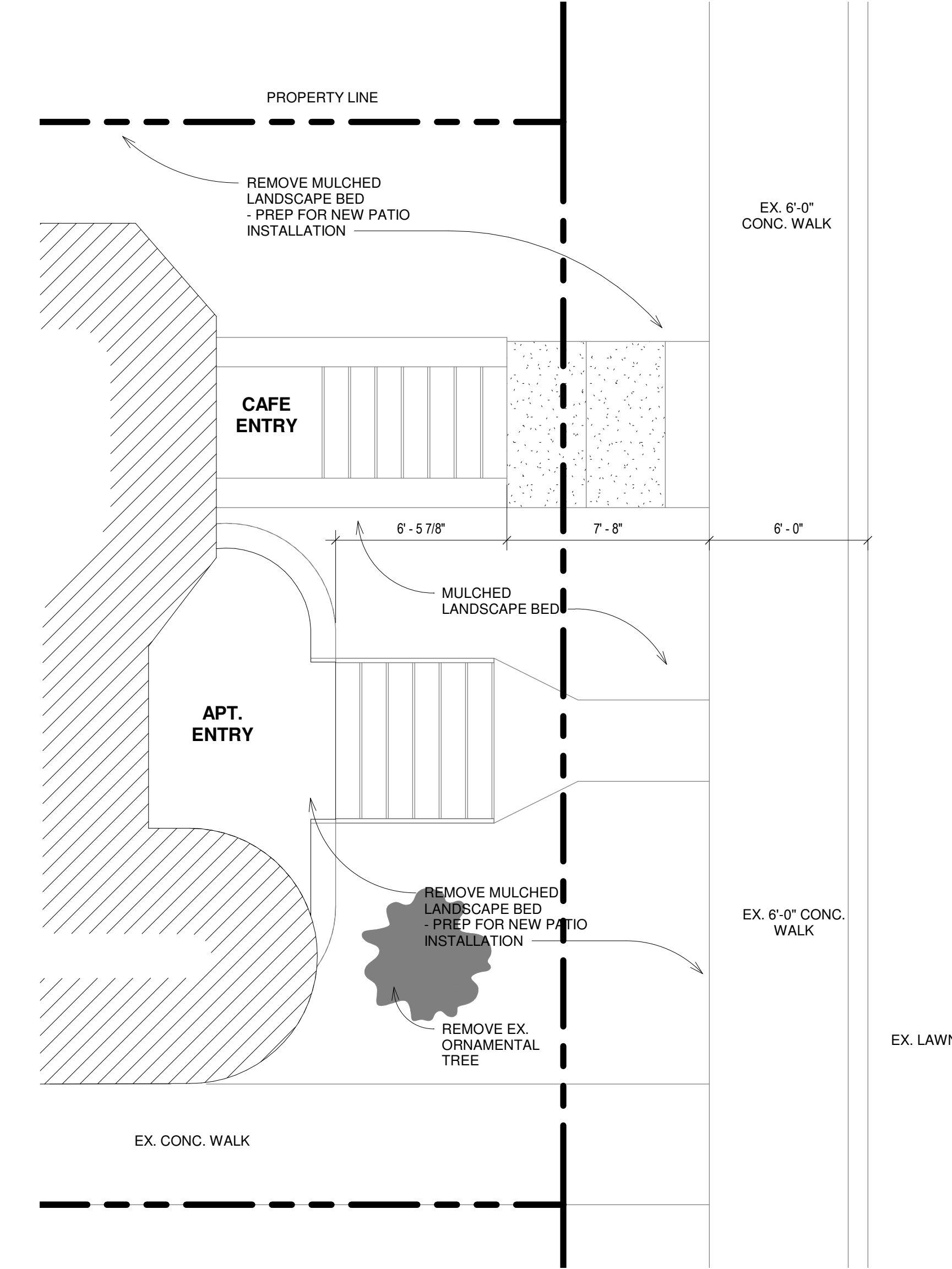
GENERAL SITE NOTES:

THE DRAWINGS HEREIN ARE FOR INFORMATIONAL PURPOSES AND CONVEYANCE OF DESIGN INTENT. INFORMATION DEPICTED IS NOT INTENDED TO BE CONSTRUED AS LEGAL SURVEY OR ENGINEERED CIVIL. REFER TO SUBMITTALS BY PROFESSIONAL CONSULTANTS FOR WORK BEYOND THE SCOPE DEPICTED HEREIN.

- GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, AND SHALL HAVE A REGISTERED LAND SURVEYOR RE-ESTABLISH ANY PROPERTY CORNERS OR SECTION CORNERS INADVERTENTLY DISTURBED DURING CONSTRUCTION OF THIS PROJECT.
- ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE LOCAL MUNICIPALITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF EXECUTION OF THE CONSTRUCTION.
- STREET PAVING SHALL NOT BEGIN UNTIL SUBGRADE COMPACTION TESTS ARE TAKEN AND THE CITY ENGINEER APPROVES THE RESULTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE MUNICIPALITY'S ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISSDIG. CALL TWO BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER 24 HOURS ADVANCED NOTICE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SERVICE AND SCHEDULES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION:
 - ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICE SHALL CONFORM TO, AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND MDOT OR COUNTY STANDARDS, LATEST EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.
 - THE CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT MARKINGS DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
 - SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS, & SITE LIGHTING BASES.
- THE CONTRACTOR SHALL CONTACT THE LOCAL CONSTRUCTION INSPECTOR PRIOR TO ANY STREET CUT. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. ANY STREET PATCHING SHOWN ON THE DRAWINGS IS APPROXIMATE. ACTUAL LIMITS OF STREET PATCH SHALL BE DETERMINED BY THE CONSTRUCTION INSPECTOR. PATCHING SHALL BE DONE IN CONFORMANCE WITH MUNICIPAL DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS, THE ENGINEER SHALL MAKE THE DETERMINATION OF THE NEED FOR A COMPLETE OVERLAY.
- THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTling OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO INSTALLING A NEW SEWER, WATER SERVICE OR ABANDONING AN EXISTING WATER SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. QUALITY CONTROL TEST RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE MUNICIPALITY'S REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE OWNER'S ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER WITHIN 30 DAYS OF CONSTRUCTION ACCEPTANCE.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION IN ORDER TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RE-SURVEYING REQUIRED DUE TO THE CONTRACTOR'S, OR SUBCONTRACTOR'S, ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH RESCHEDULING THE SURVEYOR TO ACCOMMODATE THE CONTRACTOR'S REQUESTS FOR UNSCHEDULED STAKING.
- THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL LOCAL, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH LOCAL AND STATE PERMITTING PROCESSES FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."
- WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
- THE ENGINEER WHO HAS PREPARED CIVIL PLANS, BY EXECUTION AND/OR SEAL HEREON, DOES HEREBY AFFIRM RESPONSIBILITY FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.
- ALL PARKING LOT IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE ADA ACT AND PROVIDE FOR PARKING, SIGNAGE AND ACCESS. IT IS THE CONTRACTOR AND OWNER'S RESPONSIBILITY TO PROVIDE. PROVIDE DETECTABLE WARNING AT TRANSITION FROM SIDEWALK TO DRIVE AISLE. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS. CROSS SLOPE ALONG ENTIRE LENGTH OF ACCESSIBLE ROUTE NOT TO EXCEED 2%.
- REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL SCOPE.



1 SITE PLAN - EXISTING
1" = 10'-0"



3 ENLARGED SITE PLAN - DEMOLITION
1/4" = 1'-0"

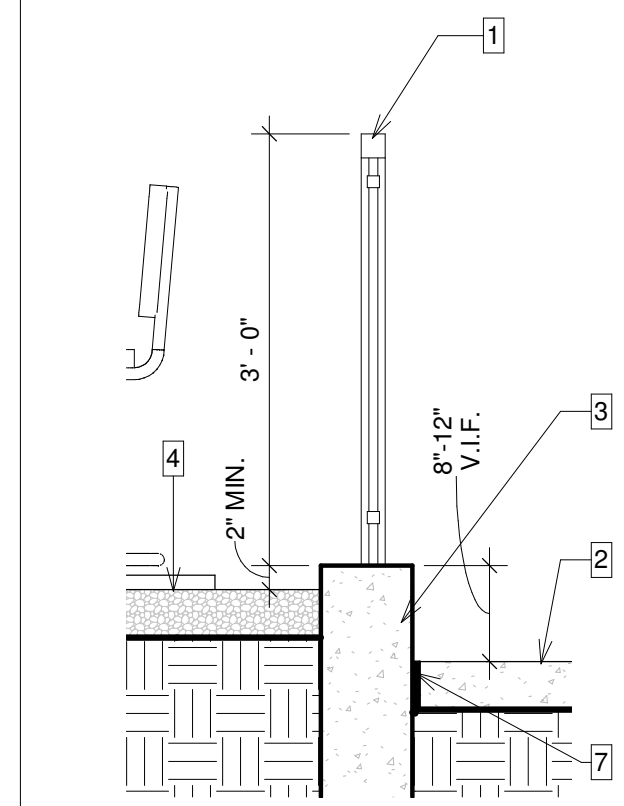
- NOTE:**
- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.
 - REFER TO SITE PLAN BY CIVIL ENGINEER FOR ALL CIVIL ENGINEERING INFORMATION.
 - ALL INFO PROVIDED BY OWNER AND PUBLICLY PROVIDED INFO.
 - ALL LANDSCAPE SELECTIONS BY OWNER/CONTRACTOR.

EXISTING CONDITIONS



NEW FENCE

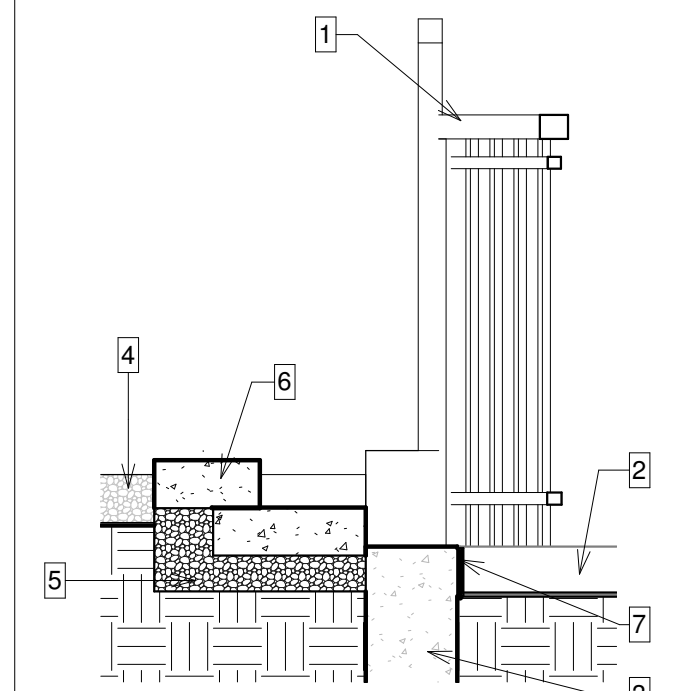
3 RAIL BLACK ALUMINUM FENCE



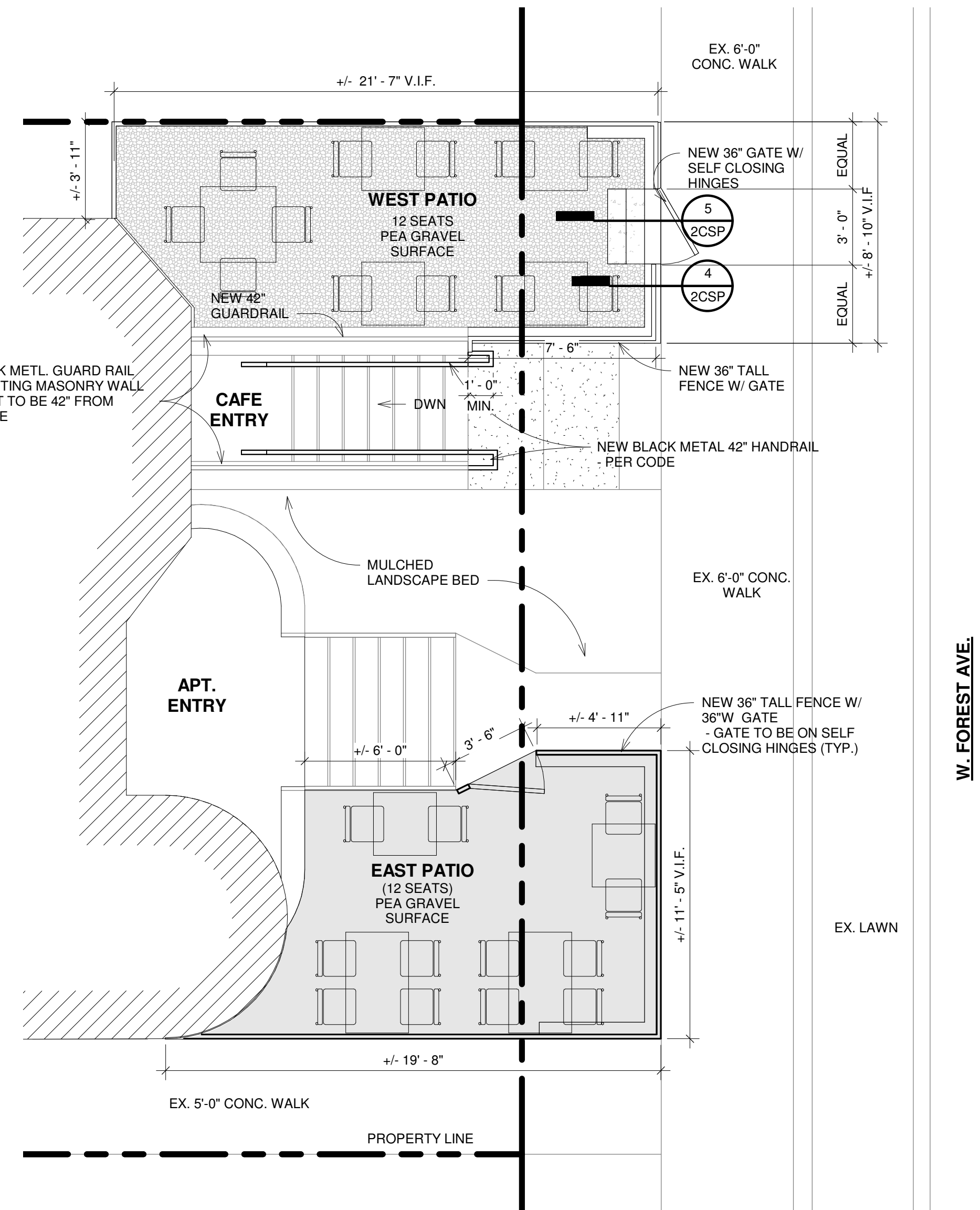
4 SECTION @ PATIO
3/4" = 1'-0"

LEGEND

- EW 3 RAIL BLACK ALUMINUM FENCE
- EXISTING SIDEWALK
- CONC. FTG. AS NEC.
- PEA GRAVEL PATIO
- MDOT 21AA CRUSHED AGGREGATE BASE COMPACTED TO 95% MODIFIED PROCTOR IN 6" MAX. LIFTS
- EARTHWORKS PEWTER MIST STEP UNITS (OR SIMILAR) - ADHERE TO GETHER W/ CONSTRUCTION ADHESIVE - REFER TO SPECS
- 1/2" EXPANSION JOINT



5 SECTION @ PATIO1
3/4" = 1'-0"



2 ENLARGED SITE PLAN - PROPOSED
1/4" = 1'-0"

LEGEND

- PROPOSED
- EXISTING



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Revision Schedule

#	Description	Date
1	PERMIT SET	04/07/2022

SEAL
NOT FOR CONSTRUCTION

DATE SEALED

CAFE SOUS TERRE
PROJECT NUMBER: 221133-IL
445 W Forest Ave
Detroit, MI 48201
Cafe Sous Terre LLC
SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER

2CSP



Area Value = 11,400 SF/1,200 SF [1-(1,862 SF/11,400 SF)]
 Area Value = 11,400 SF/1,200 SF [1-(0.163)]
Area Value = 7.95

1401.6.13 MAXIMUM EXIT ACCESS TRAVEL DISTANCE

EQUATION 14-6
 POINTS = 20 x (MAX. ALLOW. - MAX. ACTUAL) / MAX. ALLOW.
 POINTS = 20 x (200 FT. - 62 FT.) / 200 FT.
 POINTS = 13.8

MAX. ALLOW. = 200 FT.
 MAX. ACTUAL = 62 FT.

Cafe Sous Terre - 445 W Forest - Z21153



PERFORMANCE COMPLIANCE METHOD	
CHAPTER 14 - 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS	
EXISTING OCCUPANCY: M	PROPOSED OCCUPANCY: A-2
YEAR CONSTRUCTED: 1890	STORIES: 1 HEIGHT: 9 FEET
CONSTRUCTION TYPE: IIIB	AREA PER FLOOR: 1,862 SF
PERCENTAGE PERIMETER INCREASE: 20%	
COMPLETELY SUPPRESSED: NO	CORRIDOR WALL RATING: 1
COMPARTMENTATION: YES	REQUIRED DOOR CLOSERS: YES
FIRE RESISTANCE RATING OF VERTICAL OPENING ENCLOSURES: N/A	
TYPE OF HVAC SYSTEM: FORCED AIR	FLOORS SERVED: 1; EACH UNIT INDIVIDUALLY SERVED
AUTOMATIC FIRE DETECTION: YES	TYPE: SMOKE DETECTORS THROUGHOUT FLOOR AREA
FIRE ALARM SYSTEM: NO	TYPE: N/A
SMOKE CONTROL: NO	TYPE: N/A
ADEQUATE EXIT ROUTES: YES	DEAD ENDS: MAXIMUM 20 FEET
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 62 FEET	ELEVATOR CONTROLS: NO
MEANS OF EGRESS EMERGENCY LIGHTING: YES	MIXED OCCUPANCIES: NO

SAFETY PARAMETERS	CATEGORY USED	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1401.6.1 BUILDING HEIGHT		.37	.37	.37
1401.6.2 BUILDING AREA		7.95	7.95	7.95
1401.6.3 COMPARTMENTATION	E	18	18	18
1401.6.4 TENANT & DWELLING UNIT SEPARATIONS	D	1	1	1
1401.6.5 CORRIDOR WALLS	C	0	0	0
1401.6.6 VERTICAL OPENINGS	USE 2	2	2	2
1401.6.7 HVAC SYSTEMS	D	0	0	0
1401.6.8 AUTOMATIC FIRE DETECTION	E	9	9	9
1401.6.9 FIRE ALARM SYSTEM	C	0	0	0
1401.6.10 SMOKE CONTROL	A	***	0	0
1401.6.11 MEANS OF EGRESS	B	***	0	0
1401.6.12 DEAD ENDS	B	***	0	0
1401.6.13 MAXIMUM EXIT ACCESS TRAVEL DISTANCE		***	13.8	13.8
1401.6.14 ELEVATOR CONTROL	A	-2	-2	-2
1401.6.15 MEANS OF EGRESS EMERGENCY LIGHTING	B	***	0	0
1401.6.16 MIXED OCCUPANCIES	B	0	***	0
1401.6.17 AUTOMATIC SPRINKLERS	A	-4	-4	-4

Cafe Sous Terre - 445 W Forest - Z21153



1401.6.18 STANDPIPES	B	0	0	0
1401.6.19 INCIDENTAL USE	NONE	0	0	0
BUILDING SCORE		32.32	46.12	46.12
MANDATORY MINIMUM SCORES		21	32	32
EVALUATION FORMULAS (TABLE 1409.1)		10.82	16.12	14.12
		PASS	PASS	PASS

1401.6.1 BUILDING HEIGHT
 1401.6.1.1 HEIGHT FORMULA

EQUATION 14-1
 HEIGHT VALUE, FT. = (AH)-(EBH) / 125 X CF
 HEIGHT VALUE, FT. = (65 FT.)-(9 FT.) / 125 X 1
 HEIGHT VALUE, FT. = 0.37

EQUATION 14-2
 HEIGHT VALUE, STORIES. = (AS)-(EBS) X CF
 HEIGHT VALUE, STORIES. = (2)-(1) X 1
 HEIGHT VALUE, STORIES. = 1

1401.6.2 BUILDING AREA
 1401.6.2.1 ALLOWABLE AREA FORMULA

EQUATION 14-3
 Aa = (At + [At x If])
 Aa = (9,500 + [9,500 x 0.20])
 Aa = 11,400 SF

At = 9,500 SF
 If = 0.20

MBC EQUATION 5-5
 If = [F/P - 0.25]W/30
 If = [75/166 - 0.25]30/30
 If = 0.20

F = 75 FT.
 P = 166 FT.
 W = 30 FT.

1401.6.2.2 AREA FORMULA

EQUATION 14-4
 Area Value = Aa/1,200 SF [1-(Actual Area/Aa)]

Cafe Sous Terre - 445 W Forest - Z21153

BUILDING CODE SUMMARY

GOVERNING CODES:
 2015 MICHIGAN BUILDING CODE (MBC)
 2015 MICHIGAN MECHANICAL CODE (MMC)
 2018 MICHIGAN PLUMBING CODE (MPC)
 2017 NATIONAL ELECTRICAL CODE (NEC)
 2015 MICHIGAN UNIFORM ENERGY CODE (MUEC)
 2015 INTERNATIONAL FIRE CODE NFPA 1, UNIFORM FIRE CODE

YEAR CONSTRUCTED: 1890
 COMPLIANCE METHOD: PERFORMANCE COMPLIANCE METHOD (CHAPTER 14)
 EXISTING USE GROUP: MERCANTILE GROUP M / RETAIL STORE
 PROPOSED USE GROUP: BUSINESS GROUP B / RESTAURANT, (COFFEE SHOP)
 ASSEMBLY USE <50 OCCUPANTS PER MBC 303.1.1

ALLOWABLE HEIGHTS AND AREAS: (MBC TABLES 504.3, 504.4 AND 506.2)
 CONSTRUCTION TYPE: TYPE IIB / NS (NO SPRINKLER SYSTEM)
 ALLOWABLE HEIGHT: 2 STORIES / 56 FEET
 ACTUAL HEIGHT: 1 STORIES / 9 FEET
 ALLOWABLE AREA PER FLOOR: 9,500 GSF
 ACTUAL AREA PER FLOOR: 1,862 GSF

FIRE RESISTANCE RATINGS: (MBC TABLES 601 & 602)
 CONSTRUCTION TYPE: TYPE IIB
 PRIMARY STRUCTURAL FRAME: 0 HOUR
 EXTERIOR BEARING WALLS: 2 HOUR
 INTERIOR BEARING WALLS: 0 HOUR
 INTERIOR NON-BEARING WALLS: 0 HOURS
 FLOOR CONSTRUCTION: 0 HOUR
 ROOF CONSTRUCTION: 0 HOUR
 EXTERIOR FIRE SEPARATION: (TABLE 602)
 X < 5 FEET: 1 HOUR
 5 ≤ X < 10 FEET: 1 HOUR
 10 ≤ X < 30 FEET: 1 HOUR
 X ≥ 30 FEET: 0 HOUR

FIRE & SMOKE PROTECTION FEATURES:
 COMPARTMENTS (≤2,500 SF EACH): 2 HOUR
 FLOOR/CEILING ASSEMBLIES: 2 HOUR / STC 50 MIN, IIC 50 MIN.
 CORRIDORS, EXIT ACCESS ENCLOSURES: 1 HOUR
 VERTICAL OPENINGS: NONE

INTERIOR FINISHES: (MBC TABLE 803.1.1)
 INTERIOR EXIT STAIRWAYS/PASSAGEWAYS: CLASS A
 CORRIDORS, EXIT ACCESS ENCLOSURES: CLASS A
 ROOMS AND ENCLOSED SPACES: CLASS B

FIRE PROTECTION:
 AUTOMATIC FIRE SUPPRESSION SYSTEM: NO AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED

PORTABLE FIRE EXTINGUISHERS (MBC SECT. 906 / TABLE 906.3(1))
 PORTABLE FIRE EXTINGUISHERS: LOW HAZARD / TYPE 2-A / MAXIMUM TRAVEL DISTANCE = 75 FT.

FIRE ALARM AND DETECTION SYSTEM:
 MANUAL FIRE ALARM SYSTEM NOT REQUIRED IN ASSEMBLY OCCUPANCIES W/ AN OCCUPANT LOAD <300 PEOPLE (MBC 907.2.1). SMOKE DETECTORS THROUGHOUT ALL FLOOR AREAS

OCCUPANT LOAD:	ASSEMBLY	ACTUAL	350 SFN	12
BACK OF HOUSE	KITCHEN	200 SF/P GROSS	302 SFG	2
MECHANICAL	STORAGE	300 SF/P GROSS	316 SFG	1
TOTAL INTERIOR OCCUPANT LOAD:				15

MEANS OF EGRESS:
 EXIT ACCESS TRAVEL DISTANCE: 200 FEET
 MAXIMUM COMMON PATH OF TRAVEL: 125 FEET (MBC TABLE 1006.2.1)

ACCESSIBLE MEANS OF EGRESS:
 NOT REQUIRED IN EXISTING BUILDINGS (MBC SEC. 1009.1.1)

PLUMBING FIXTURE REQUIREMENTS
 SEPARATE FACILITIES: NOT REQUIRED / A-2 OCCUPANCY < 15 PERSONS (MPC 403.2)

REQUIRED FIXTURES:
 ASSEMBLY/A2 RESTAURANT:
 WATER CLOSETS/URINALS REQUIRED: 1 PER 75 OCCUPANTS
 LAVATORIES REQUIRED: 1 PER 75 OCCUPANTS
 DRINKING FOUNTAINS REQUIRED: NONE REQUIRED (MPC 410.4)
 SERVICE SINKS REQUIRED: 1 REQUIRED

FIXTURES PROVIDED: BARRIER FREE RESTROOM
 WATER CLOSETS: 1 WATER CLOSET REQUIRED / 1 PROVIDED
 LAVATORIES: 1 WATER CLOSET REQUIRED / 1 PROVIDED
 DRINKING FOUNTAIN: DRINKING FOUNTAIN NOT REQUIRED

NOT REQUIRED IN FOOD SERVICE OCCUPANCIES THAT PROVIDE WATER FREE OF CHARGE (MPC SECT. 410.4)

SERVICE SINK: 1 SERVICE SINK REQUIRED/ 1 PROVIDED



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Revision Schedule

#	Description	Date
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SEAL

NOT FOR CONSTRUCTION

DATE SEALED

CAFE SOUS TERRE

PROJECT NUMBER: Z21153-1L
 445 W Forest Ave
 Detroit, MI 48201

Cafe Sous Terre LLC

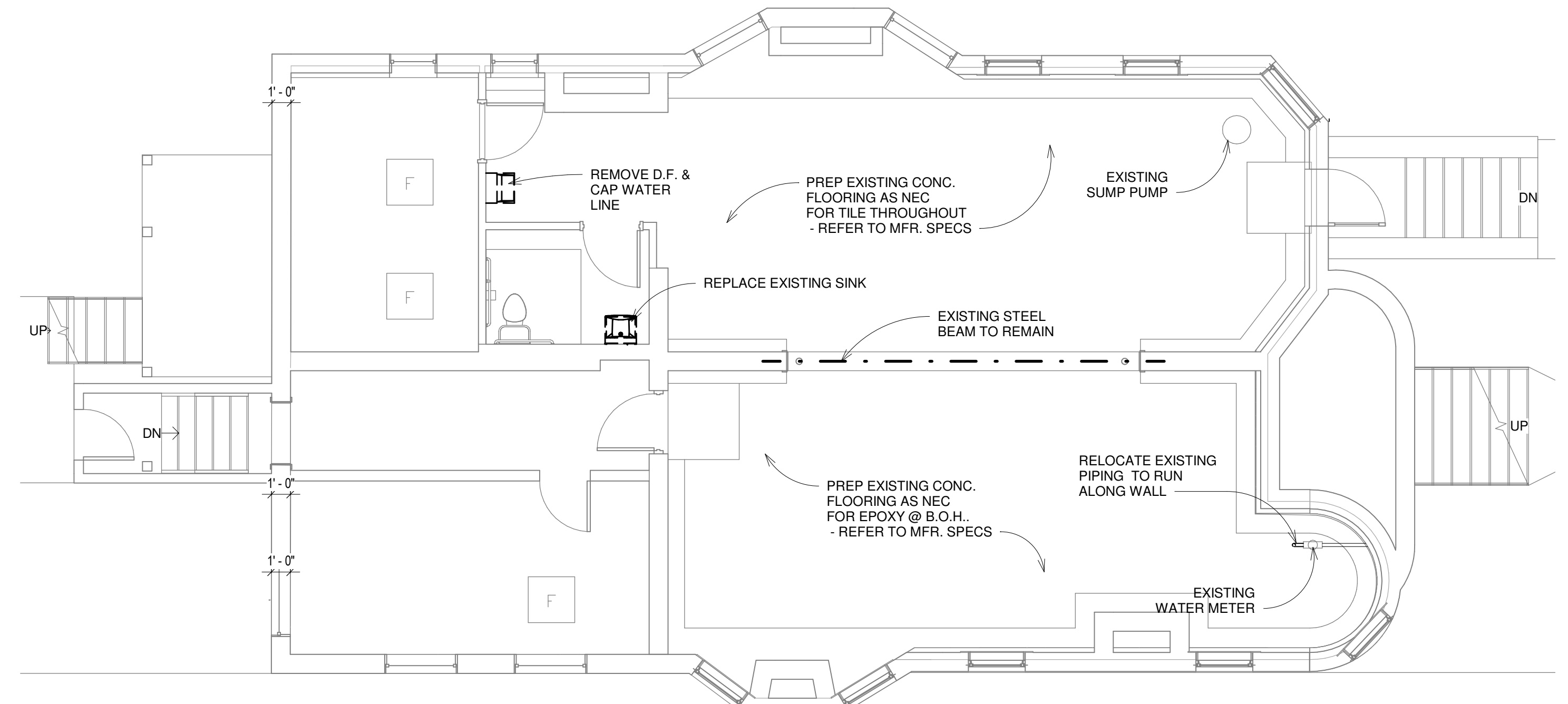
SHEET TITLE

ZONING & BUILDING CODE REVIEW

SHEET NUMBER

3CS

- DEMOLITION NOTES:**
- REGULATORY REQUIREMENTS:**
- COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION. OBTAIN AND PAY FOR ALL PERMITS REQUIRED. WHERE TOXIC SUBSTANCES ARE SUSPECTED TO BE PRESENT, PARTICULARLY LEAD PAINT AND ASBESTOS, A CERTIFIED REMOVAL ENTITY SHALL BE RETAINED AND FOLLOW GOVERNING AGENCY GUIDELINES FOR REMOVAL AND DISPOSAL.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY PROTECTION REQUIRED BY FEDERAL, STATE, AND LOCAL LAW TO INSURE PUBLIC AND WORKER SAFETY. COMPLY WITH OSHA AND EPA REQUIREMENTS.
- PREPARATION:**
- AS PART OF THE PROJECT SCOPE, THE CONTRACTOR SHALL PREPARE ALL DRAWINGS, DOCUMENTS, AND APPLICATIONS AND SHALL OBTAIN ALL GOVERNMENT AGENCY APPROVALS AND PERMITS REQUIRED FOR DEMOLITION ACTIVITIES.
 - CONDUCT DEMOLITION OPERATIONS AND REMOVE MATERIALS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND UTILIZED FACILITIES.
 - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR UTILIZED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
 - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
 - ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - MAINTAIN TEMPORARY PROTECTION TO PEOPLE AT EXTERIOR AREAS OF THE EXISTING BUILDING WHERE DECORATIVE MEDALLION REMOVAL WORK IS BEING DONE.
 - PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING THAT ARE DESIGNATED TO REMAIN IN PLACE.
 - PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDINGS TO BE DEMOLISHED AND ADJACENT BUILDINGS TO REMAIN.
 - STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
 - VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
 - SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF DEMOLITION AND RECYCLING REQUIRED.
 - SURVEY CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.
 - RETAIN A LICENSED AND QUALIFIED STRUCTURAL ENGINEER TO PROVIDE ANALYSIS, INCLUDING CALCULATIONS, NECESSARY TO ENSURE THE SAFE EXECUTION OF THE DEMOLITION WORK. BEARING WALLS, STRUCTURAL STEEL, CONCRETE FOUNDATIONS AND SUPPORTED SLABS WITH STRUCTURAL FRAMING SHALL NOT BE ALTERED WITHOUT A FIELD INVESTIGATION BY THE ARCHITECT OR A STRUCTURAL ENGINEER.
- GENERAL:**
- DEMOLITION DRAWINGS INDICATE GENERAL AREAS OF DEMOLITION ONLY. EXTENT OF REMOVAL OF EXISTING CONSTRUCTION MATERIALS TO BE DETERMINED BY FIELD INVESTIGATION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL TO BE RELOCATED PER DRAWINGS. COORDINATE WITH CONTRACTORS AS REQUIRED.
 - COORDINATE REMOVAL OF EXISTING ITEMS WITH PROPOSED FRAMING DETAILS, INTERIOR ELEVATIONS, AND DETAILS. PROVIDE TEMPORARY STRUCTURAL SUPPORT AS REQUIRED PRIOR TO STRUCTURAL DEMOLITION.
 - PATCH AND REPAIR EXISTING MATERIALS TO REMAIN AS REQUIRED WHERE REMOVAL OF EXISTING CONSTRUCTION OR WHERE REQUIREMENTS OF NEW CONSTRUCTION NECESSITATES CUTTING OR ALTERING EXISTING MATERIALS. EXISTING WALLS, FLOORS, AND CEILING TO REMAIN INTACT AS IS INDICATED ON DRAWINGS. COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR THE PATCH AND REPAIR OF ALL DAMAGE ARISING FROM DEMOLITION OPERATIONS AS REQUIRED TO MATCH EXISTING.
 - ALL DEMOLITION WORK SHALL ATTEMPT TO SALVAGE ADJACENT AREAS AND RE-USABLE MATERIALS TO THE EXTENTS POSSIBLE. VERIFY OWNER'S INTENT TO REUSE OR STORE ANY BUILDING COMPONENTS PRIOR TO DISPOSAL. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN PROPERTY OF OWNER, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED, RECYCLED, OR DISPOSED FROM PROJECT SITE IN AN APPROPRIATE AND LEGAL MANNER.
 - EVERY ATTEMPT SHALL BE MADE BY THE DEMOLITION CONTRACTOR TO SEPARATE BUILDING MATERIALS INTO RECYCLABLE CONTENT.
 - LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE BUILDING AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 - REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
 - PROVIDE TEMPORARY AND SECURE WATERPROOF ENCLOSURE DURING CONSTRUCTION.
 - PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW WORK AND NEW FINISHES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
 - ALL SALVAGED ITEMS TO BE CLEANED, REPAIRS, OR PATCHED AS NECESSARY PRIOR TO NEW INSTALLATION.
 - REMOVE ANY DAMAGED MASONRY AT REMAINING WALLS. PROVIDE NEW INFILL TO MATCH EXISTING.
 - REMOVE EXISTING MECHANICAL AND PLUMBING SYSTEMS, VENTS, FIXTURES, DRAINS, AND DUCTWORK NOT INDICATED FOR REUSE. DO NOT ABANDON ITEMS IN PLACE UNLESS NOTED OTHERWISE. REFER TO MECHANICAL AND PLUMBING FOR ADDITIONAL INFORMATION.
- DISPOSAL PRACTICES AND HAULING:**
- LEGALLY TRANSPORT AND DISPOSE OF MATERIALS THAT CANNOT BE DELIVERED TO A SOURCE-SEPARATED OR MIXED RECYCLING FACILITY TO A TRANSFER STATION OR DISPOSAL FACILITY THAT CAN LEGALLY ACCEPT THE MATERIALS FOR THE PURPOSE OF DISPOSAL.
 - USE A PERMITTED WASTE HAULER OR CONTRACTOR'S TRUCKING SERVICES AND PERSONNEL TO CONFIRM VALID PERMITTED STATUS OF WASTE HAULERS, CONTACT THE APPROPRIATE WASTE MANAGEMENT AGENCY.
 - BECOME FAMILIAR WITH THE CONDITIONS FOR ACCEPTANCE OF NEW CONSTRUCTION. EXCAVATION AND DEMOLITION MATERIALS AT RECYCLING FACILITIES, PRIOR TO DELIVERING MATERIALS.
 - DELIVER TO FACILITIES THAT CAN LEGALLY ACCEPT NEW CONSTRUCTION, EXCAVATION AND DEMOLITION MATERIALS FOR PURPOSE OF RE-USE, RECYCLING, COMPOSTING, OR DISPOSAL.
 - DO NOT BURN, BURY OR OTHERWISE DISPOSE OF RUBBISH AND WASTE MATERIALS ON PROJECT SITE.
 - DEMOLISH CONCRETE AND MASONRY IN SIZES THAT WILL BE SUITABLE FOR ACCEPTANCE AT RECYCLING OR DISPOSAL FACILITIES.
- ELECTRICAL DEMOLITION:**
- SAFETY-RELATED WORK PRACTICES SHALL BE EMPLOYED TO PREVENT ELECTRIC SHOCK OR ELECTRICAL CONTACTS. WHEN WORK IS PERFORMED NEAR OR ON EQUIPMENT OR CIRCUITS WHICH ARE OR MAY BE ENERGIZED, LIVE PARTS SHALL BE DE-ENERGIZED BEFORE WORK COMMENCES ON THEM. ONLY QUALIFIED ELECTRICIAN MAY WORK ON ENERGIZED CIRCUITS OR EQUIPMENT.
 - THE CIRCUITS AND EQUIPMENT TO BE WORKED ON SHALL BE DISCONNECTED FROM ALL ELECTRIC ENERGY SOURCES. ELECTRIC EQUIPMENT OR CIRCUITS WHICH HAVE BEEN DE-ENERGIZED SHALL BE LOCKED OUT OR TAGGED OR BOTH.
 - A QUALIFIED ELECTRICIAN SHALL USE TEST EQUIPMENT (VOLT-OHM METER, ETC.) AND SHALL VERIFY THAT THE CIRCUIT AND EQUIPMENT ARE DE-ENERGIZED. IF THE CIRCUIT IS OVER 600 VOLTS, THE TEST EQUIPMENT SHALL BE CHECKED FOR PROPER OPERATION IMMEDIATELY BEFORE AND IMMEDIATELY AFTER THIS TEST.
 - STORED ELECTRIC ENERGY WHICH MIGHT ENDANGER PERSONNEL SHALL BE RELEASED. CAPACITORS SHALL BE DISCHARGED AND HIGH CAPACITANCE ELEMENTS SHALL BE SHORT-CIRCUITED AND GROUNDED, IF THE STORED ELECTRIC ENERGY MIGHT ENDANGER PERSONNEL.
 - A QUALIFIED ELECTRICIAN SHALL CONDUCT TESTS AND VISUAL INSPECTIONS TO VERIFY THAT ALL TOOLS, ELECTRICAL JUMPERS, SHORTS, GROUNDS, AND OTHER SUCH DEVICES HAVE BEEN REMOVED, SO THAT THE CIRCUITS AND EQUIPMENT CAN BE SAFELY ENERGIZED.
 - CAP. TERMINATE, OR REMOVE ALL MISCELLANEOUS POWER WIRES, OUTLETS, AND SWITCHES AS REQUIRED DURING CONSTRUCTION AND DEMOLITION.
 - DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL LIGHTING FIXTURES, LOW VOLTAGES TRANSFORMERS, WIRING DEVICES IN ENTIRETY. ALL CONDUIT, WIRING, CABLING, ETC. SHALL BE REMOVED BACK TO THE SOURCE.
- GAS PIPING:**
- ALL GAS TO BE SHUT OFF TO AREAS OF DEMOLITION BY A QUALIFIED CONTRACTOR. TEST FOR LEAKS PRIOR TO COMMENCING WORK.
 - WHERE APPLICABLE, PROVIDE NEW SHUT OFF VALVES WHERE PIPING REACHES AREA OF DEMOLITION.



2 BASEMENT PLAN - EXISTING/ DEMO
3/16" = 1'-0"

EXISTING PHOTOS



LEGEND	
	DEMOLISHED
	EXISTING

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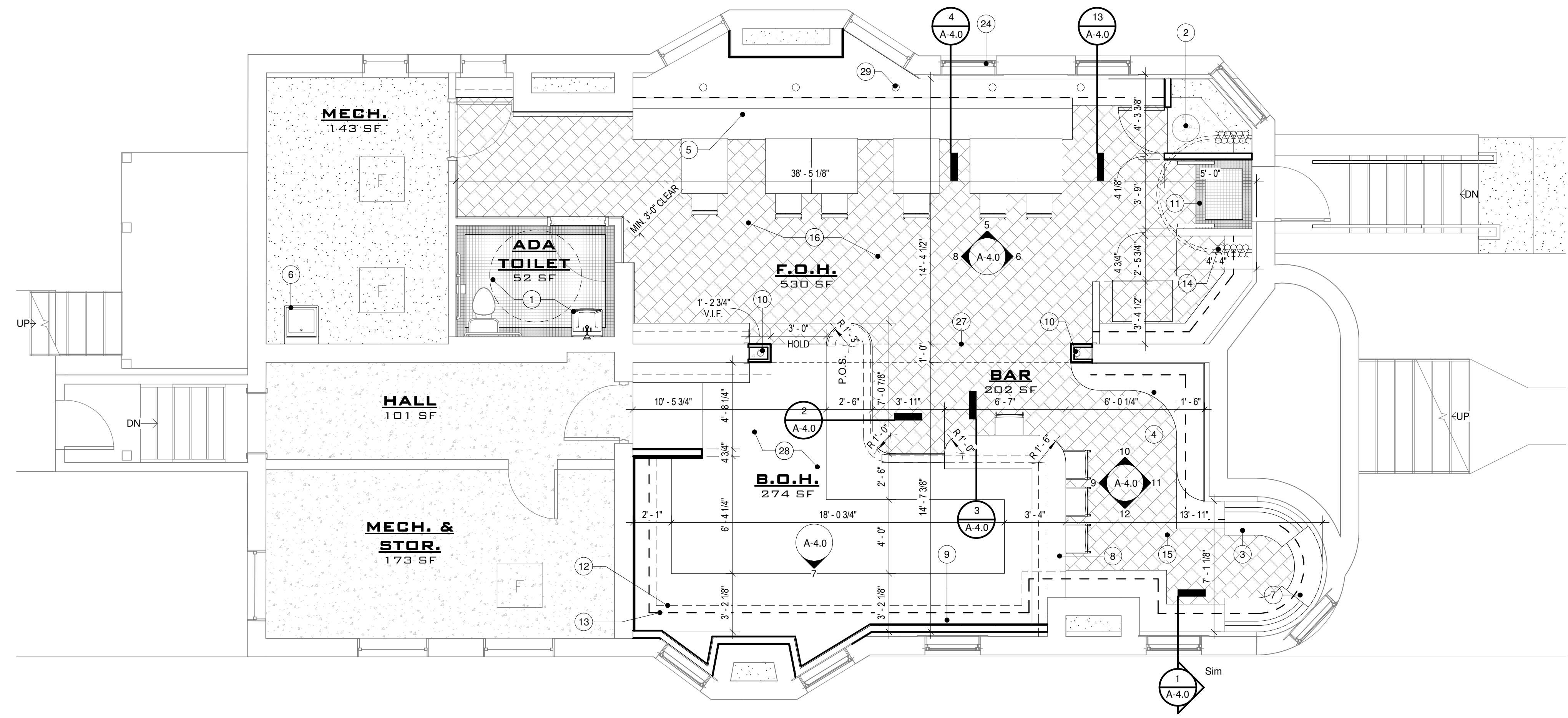
Revision Schedule		
#	Description	Date
1	PERMIT SET	04/07/2022

SEAL
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DATE SEALED

CAFE SOUS TERRE
PROJECT NUMBER: ZT1133.1L
445 W Forest Ave
Detroit, MI 48201
Cafe Sous Terre LLC
SHEET TITLE: EXISTING/DEMOLITION PLANS

SHEET NUMBER
A-1.0



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Revision Schedule		
#	Description	Date
1	PERMIT SET	04/07/2022

1 BASEMENT PLAN - PROPOSED
1/4" = 1'-0"

KEYNOTE LEGEND	
1	EXISTING SINGLE OCCUPANCY ADA WATER CLOSET - ADD NEW BASE & CROWN, LIGHTING FIXTURE, ADA PLUMBING FIXTURES, DOOR, WALLPAPER, AND 2X2 MOSAIC TILE(Belgica 2A—2 Chessboard Mosaic Matte) FLOORING W/ BORDER - VERIFY W/ OWNER FOR FINAL DESIGN
2	NEW CUSTOM MILWORK ENCLOSURE @ SUMP PIT. PROVIDE LOCKABLE ACCESS DOOR.
3	NEW RETROFITTED BANQUETTE TO FIT EXISTING RADIUS AREA & CONC. STEP; WATER METER UNDER. RELOCATE BUILDING SIDE WATER PIPE ALONG WALL. PAINT PIPE TO MATCH ADJACENT WALL FINISH
4	NEW 18" MIN. QUARTZ DRINK LEDGE W. BACKSPLASH - VERIFY W. OWNER
5	BANQUETTE SEATING W/ CUSHION - CONFIRM 1-2-3 SEAT WIDTH CONFIGURATION W/ OWNER, SUBMIT SHOP DRAWINGS FOR REVIEW
6	NEW SERVICE SINK. REF. TO MEP
7	NEW CUSTOM MILLWORK TABLE
8	NEW QUARTZ COUNTER, MILLWORK FABRICATOR TO SUBMIT FINAL DETAILS FOR OWNER AND ARCHITECTS REVIEW
9	BACKBAR W/ BISTRO SHELVING - MILLWORK FABRICATOR TO SUBMIT FINAL DETAILS FOR OWNER AND ARCHITECTS REVIEW
10	FUR OUT EXISTING COLUMN W/ 1X TRIM
11	MOSAIC TILE LANDING (Belgica 2A—2 Chessboard Mosaic Matte) W/ CONTRASTING BORDER TILE - VERIFY W/ OWNER. PROVIDE SCHLUTER EDGE STRIP AT LEADING EDGE.
12	LINE OF ENCLOSURE @ EXISTING CONC. STEP
13	LINE OF EX. CONC. STEP @ FLOOR
14	FABRIC CURTAIN ROOM SEPERATOR ON ROD - VERIFY FINAL STYLE W/ OWNER
15	ENCLOSE EXISTING CONC. STEP THROUGHOUT - REFER TO CONC. STEP ENCLOSURE DETAIL ON A-4.0
16	8X8 BLACK(Edimax - Belgica 8A—8 Field Tile Matte Rectified) AND WHITE(Edimax - Belgica Carrara 8A—8 Field Tile Satin) TILE - LAID DIAGONALLY - VERIFY W/ OWNER
24	NEW 1X4 TRIM AROUND ALL EXISTING WINDOWS - VERIFY FINISH W/ OWNER
27	WRAP EXISTING STL. BEAM W/ 1X TRIM
28	EPOXY FLOORING - VERIFY WITH OWNER FOR COLOR AND TEXTURE
29	NEW LAMP ON BANQUETTE SHELVING - FINAL SELECTION BY OWNER

ROOM FINISH SCHEDULE				
Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
ADA TOILET	2X2 MOSAIC TILE - BELGICA 2x2 CHESSBOARD MOSAIC MATTE	SANITARY COVE BASE	3X6 FIRECLAY- SEA GREEN - SUBWAY TILE - VERIFY FINAL SELECTION W/ OWNER	EXISTING TO REMAIN
B.O.H.	EPOXY FLOORING - VERIFY WITH OWNER FOR COLOR AND TEXTURE	SANITARY COVE BASE	3X6 FIRECLAY- SEA GREEN - SUBWAY TILE - VERIFY FINAL SELECTION W/ OWNER	EXISTING TO REMAIN
BAR	8X8 BLACK(Edimax - Belgica 8x8 Field Tile Matte Rectified) AND WHITE(Edimax - Belgica Carrara 8x8 Field Tile Satin) TILE - LAID DIAGONALLY	SANITARY COVE BASE	STRIPED TILE - VERIFY W/ OWNER FOR FINAL DESIGN	EXISTING TO REMAIN
F.O.H.	8X8 BLACK(Edimax - Belgica 8x8 Field Tile Matte Rectified) AND WHITE(Edimax - Belgica Carrara 8x8 Field Tile Satin) TILE - LAID DIAGONALLY	SANITARY COVE BASE	3X6 FIRECLAY- SEA GREEN - SUBWAY TILE - VERIFY FINAL SELECTION W/ OWNER	EXISTING TO REMAIN
HALL	EPOXY FLOORING - VERIFY WITH OWNER FOR COLOR AND TEXTURE	SANITARY COVE BASE	EXISTING TO REMAIN	EXISTING TO REMAIN
MECH.	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN
MECH. & STOR.	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN

NOTE:
 PROVIDE OWNER WITH FINISH SAMPLES BEFORE ORDERING

- FLOORING NOTES:**
- ALL FLOORS SHALL BE PROPERLY PREPARED AND SKIM COATED AS NECESSARY TO ACHIEVE CLEAN SURFACES SO THAT BLEMISHES DO NOT TELEGRAPH THROUGH FINISH MATERIAL.
 - ALL FLOOR FINISH CHANGES AT DOORWAYS SHALL BE CENTERED UNDER DOORS.
 - ALL ADHESIVES TO BE APPROVED BY MATERIAL MFR.
 - WHERE TILE FLOORS ARE INSTALLED OVER CONCRETE, PROVIDE PLIABLE SILICONE JOINTS (MATCHING GROUT) AT ALL CONTROL AND EXPANSION JOINTS AND AT ANY TRANSITIONS IN FOUNDATIONS.

LEGEND

	PROPOSED		EXISTING
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SEAL

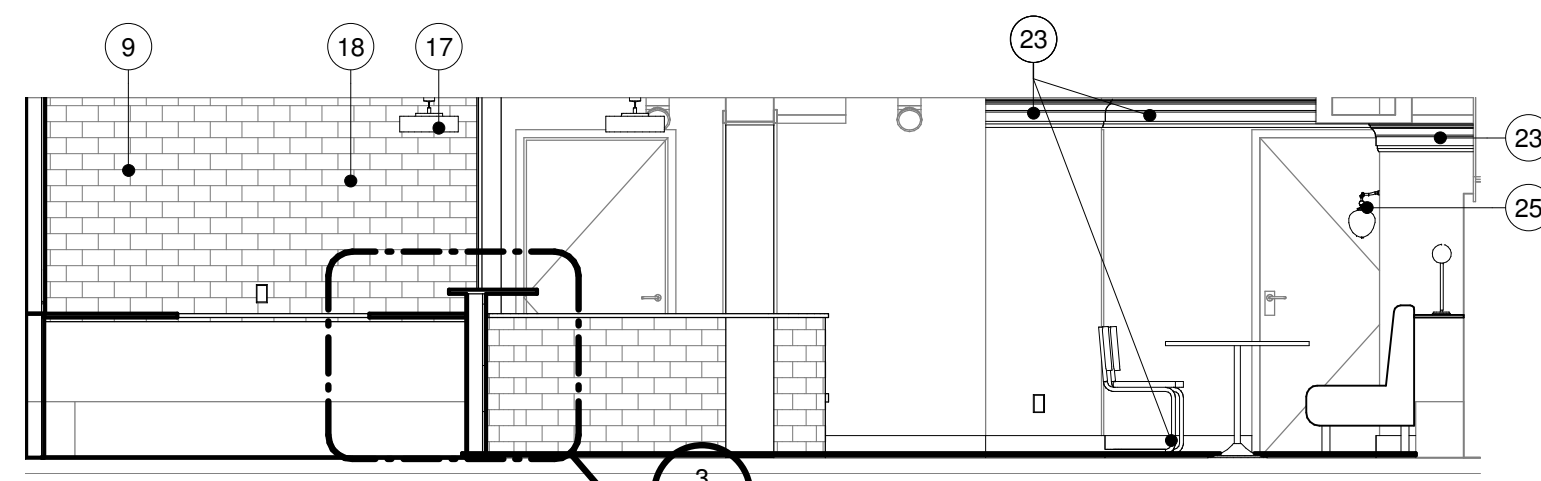
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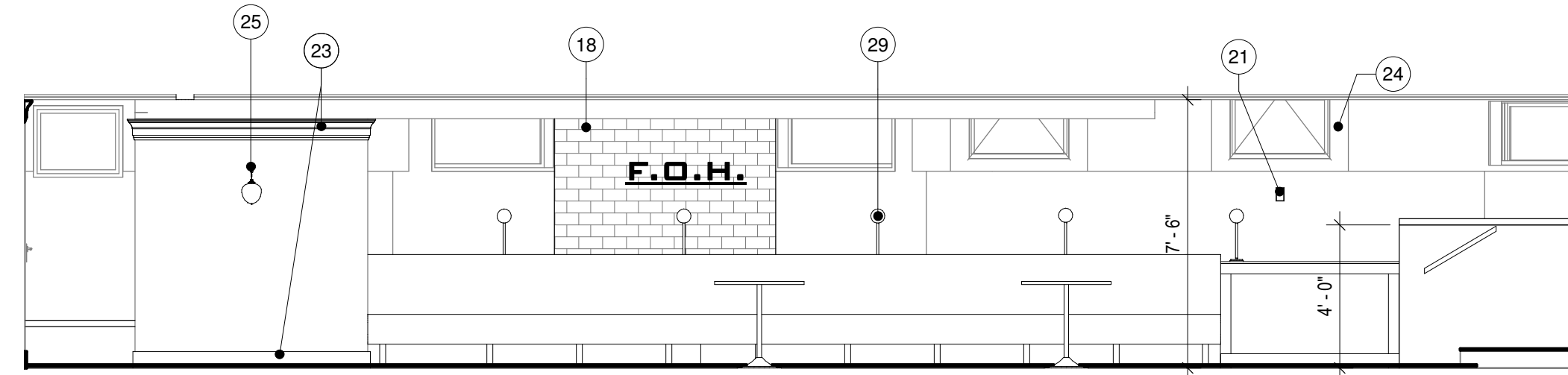
CAFE SOUS TERRE
 PROJECT NUMBER: 211133.1L
 445 W Forest Ave
 Detroit, MI 48201
 Cafe Sous Terre LLC
 SHEET TITLE: PROPOSED FLOOR PLAN

SHEET NUMBER
A-2.0

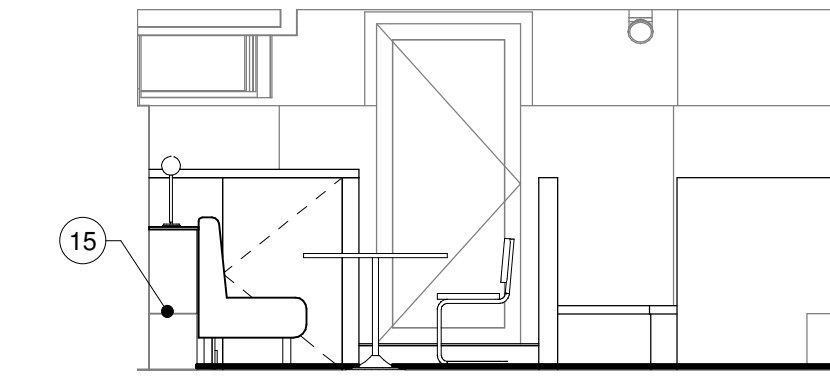
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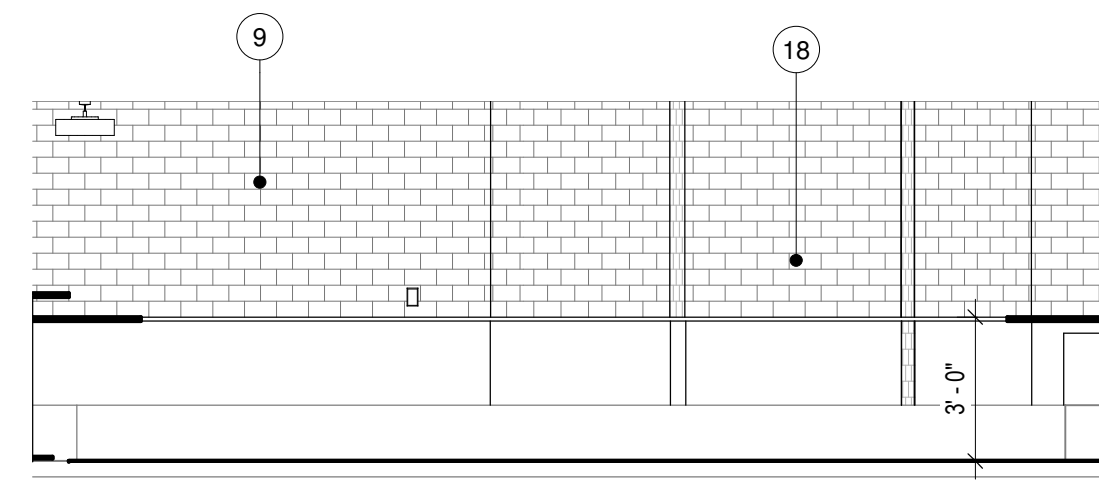
8 SOUTH - BOH/FOH
A-2.0 1/4" = 1'-0"



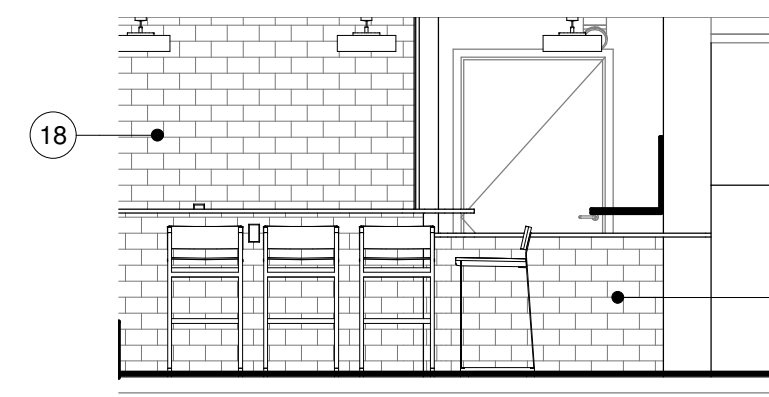
5 WEST - FOH BANQUETTE
A-2.0 1/4" = 1'-0"



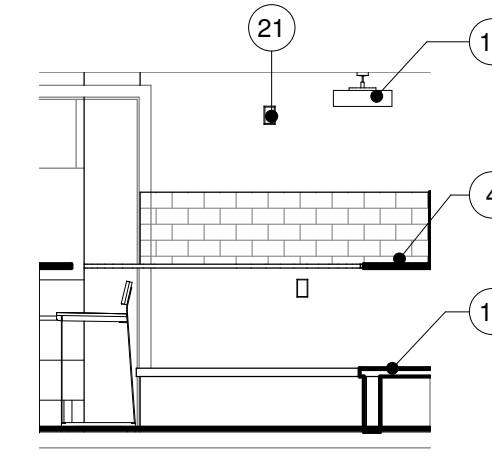
6 NORTH - ENTRANCE
A-2.0 1/4" = 1'-0"



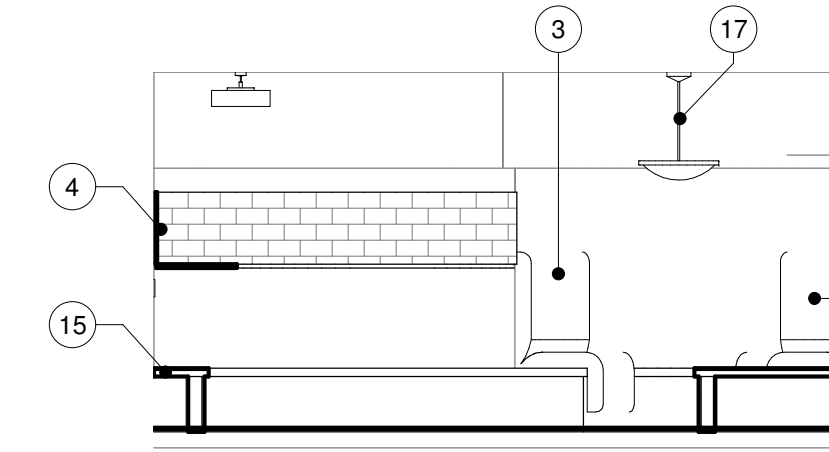
7 EAST - BOH BACK WALL
A-2.0 1/4" = 1'-0"



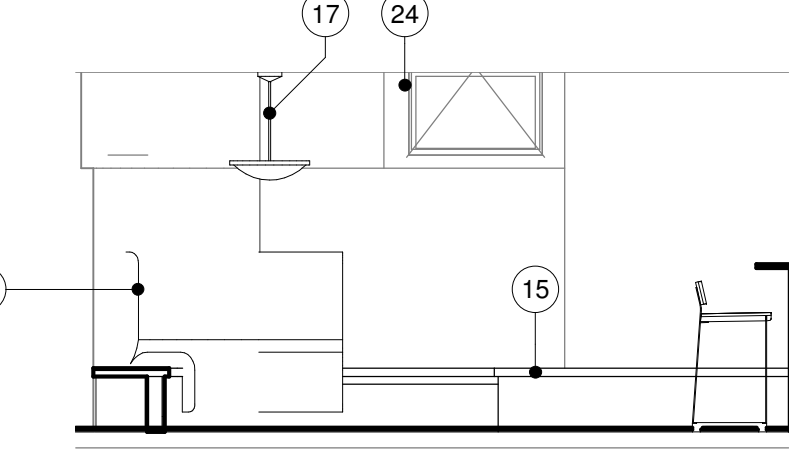
9 SOUTH - BAR
A-2.0 1/4" = 1'-0"



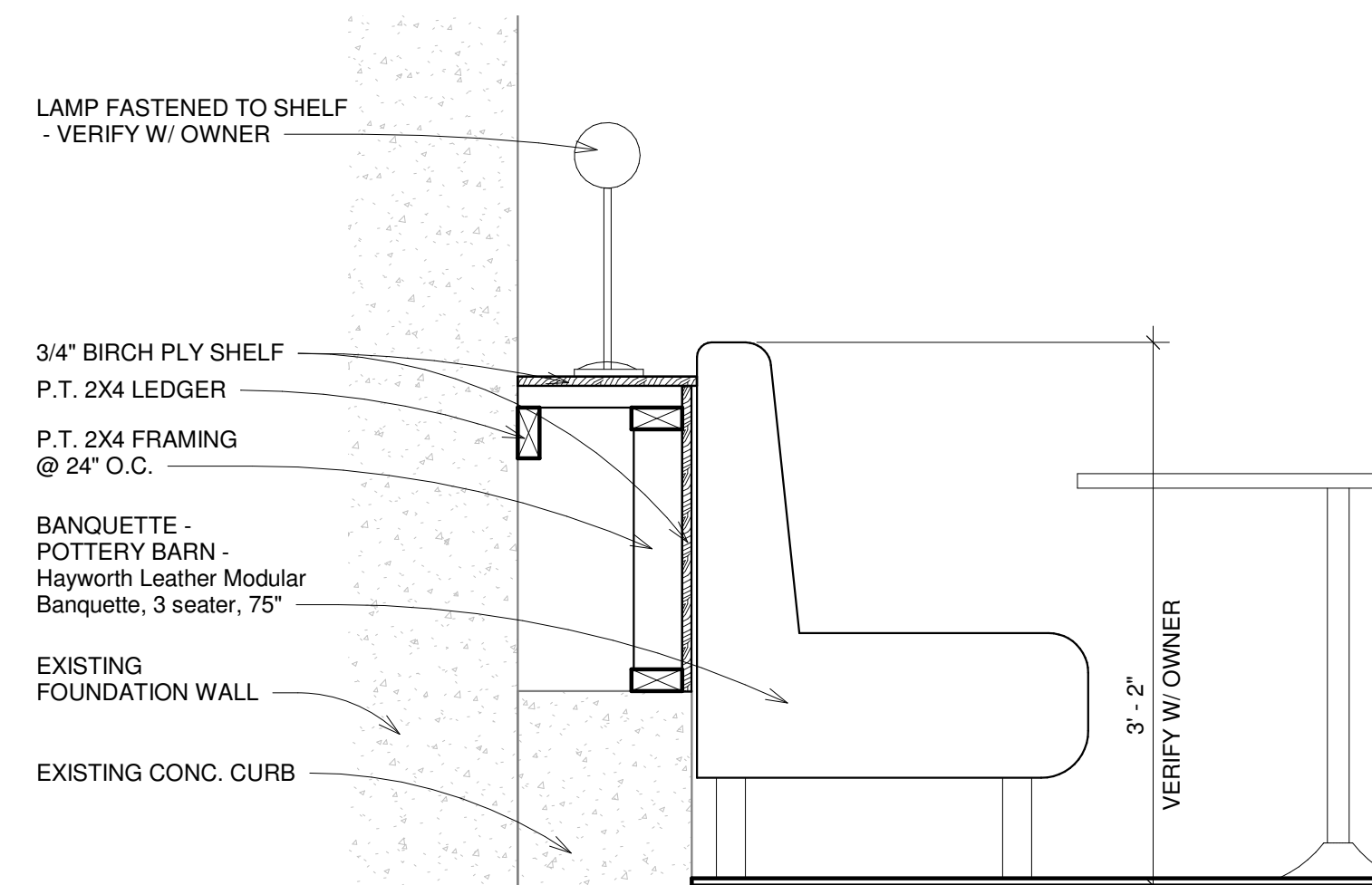
10 WEST - DRINK LEDGE
A-2.0 1/4" = 1'-0"



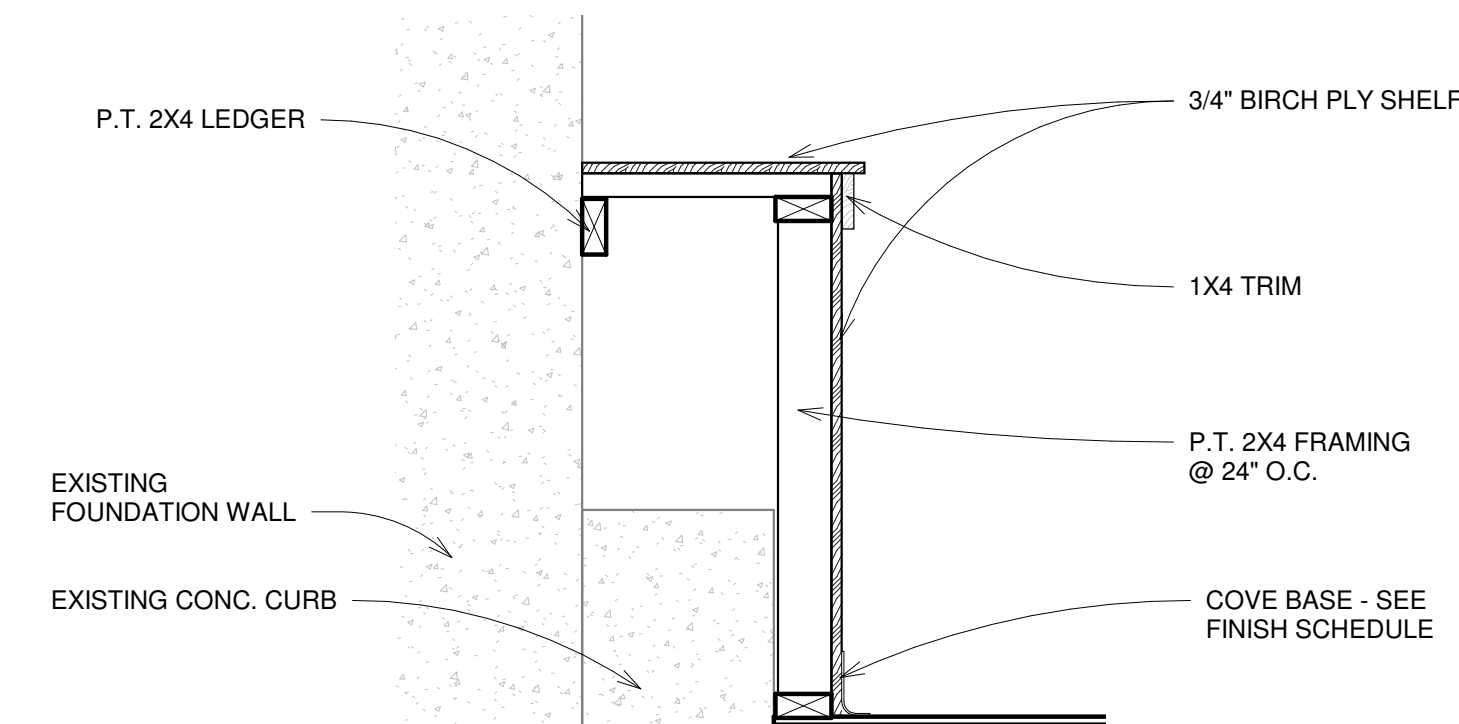
11 NORTH - ROTUNDA BANQUETTE
A-2.0 1/4" = 1'-0"



12 EAST - ROTUNDA
A-2.0 1/4" = 1'-0"

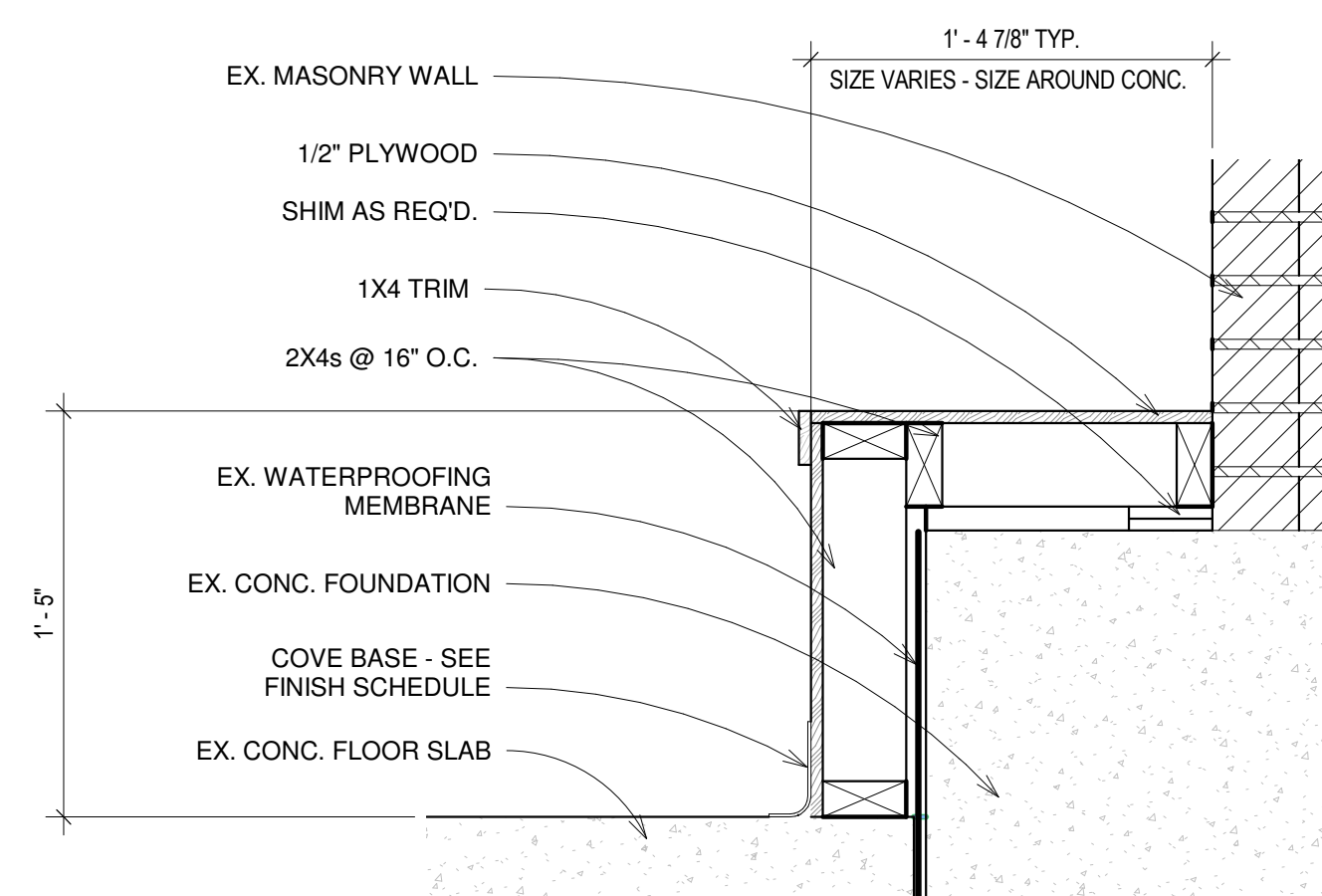


4 SECTION @ BANQUETTE
A-2.0 1" = 1'-0"

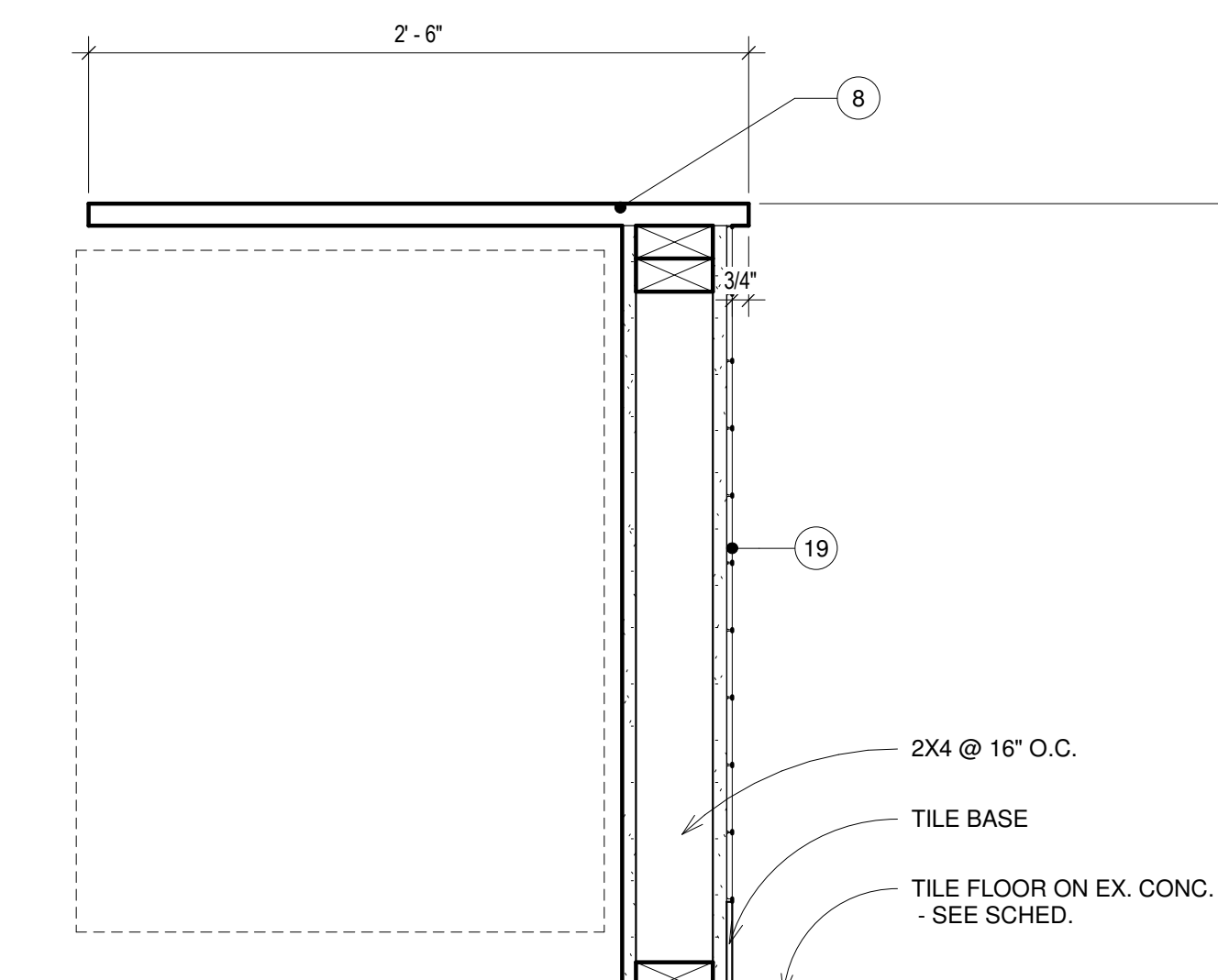


13 SECTION @ BANQUETTE1
A-2.0 1" = 1'-0"

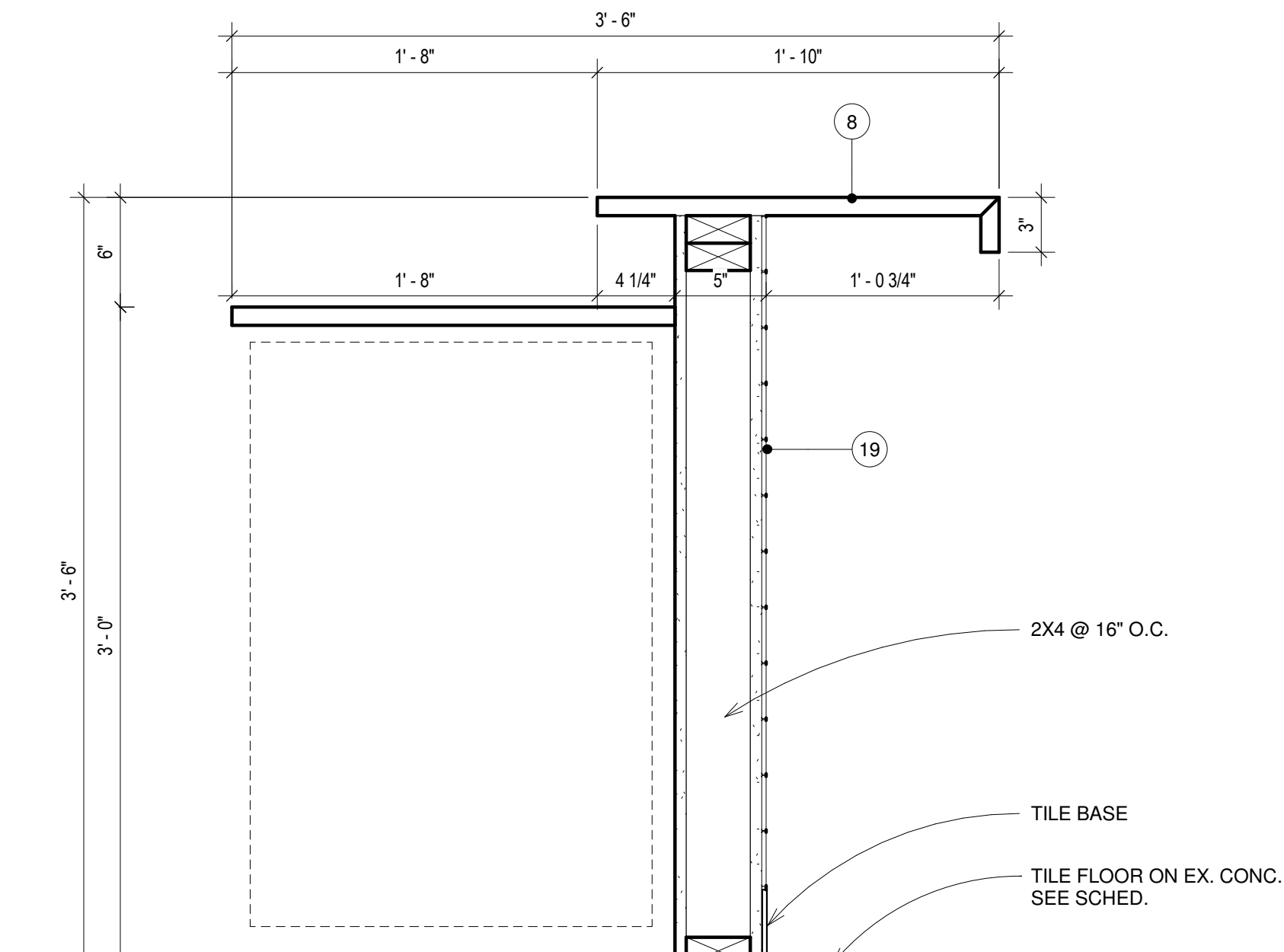
- KEYNOTE LEGEND**
- 3 NEW RETROFITTED BANQUETTE TO FIT EXISTING RADIUS AREA & CONC. STEP; WATER METER UNDER. RELOCATE BUILDING SIDE WATER PIPE ALONG WALL. PAINT PIPE TO MATCH ADJACENT WALL FINISH
 - 4 NEW 18" MIN. QUARTZ DRINK LEDGE W. BACKSPASH - VERIFY W. OWNER
 - 8 NEW QUARTZ COUNTER, MILLWORK FABRICATOR TO SUBMIT FINAL DETAILS FOR OWNER AND ARCHITECTS REVIEW
 - 9 BACKBAR W/ BISTRO SHELVING - MILLWORK FABRICATOR TO SUBMIT FINAL DETAILS FOR OWNER AND ARCHITECTS REVIEW
 - 15 ENCLOSE EXISTING CONC. STEP THROUGHOUT - REFER TO CONC. STEP ENCLOSURE DETAIL ON A-4.0
 - 17 NEW FLUSH MOUNT LIGHT - FINAL SELECTION BY DESIGNER
 - 18 3X6 FIRECLAY - SEA GREEN - SUBWAY TILE - VERIFY FINAL SELECTION W/ OWNER
 - 19 BAR FACING TO BE STRIPED TILE - VERIFY W/ OWNER FOR FINAL DESIGN
 - 21 DEDICATED JUNCTION BOXES FOR SPEAKERS - REFER TO MEP FOR FINAL LOCATIONS
 - 23 NEW BASE/CROWN MOLDING - VERIFY W/ OWNER FOR FINAL PROFILE
 - 24 NEW 1X4 TRIM AROUND ALL EXISTING WINDOWS - VERIFY FINISH W/ OWNER
 - 25 NEW SCONCE - VERIFY W/ OWNERT FOR FINAL SELECTION/ LOCATION
 - 29 NEW LAMP ON BANQUETTE SHELVING - FINAL SELECTION BY OWNER



1 CONC. STEP ENCLOSURE
A-2.0 1 1/2" = 1'-0"



2 SECTION @ SERVICE COUNTER
A-2.0 1 1/2" = 1'-0"



3 SECTION @ BAR COUNTER
A-2.0 1 1/2" = 1'-0"

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Revision Schedule		
#	Description	Date
1	PERMIT SET	04/07/2022

SEAL

NOT FOR CONSTRUCTION

DATE SEALED

CAFE SOUS TERRE
 PROJECT NUMBER: Z21133.1L
 445 W Forest Ave
 Detroit, MI 48201
 Cafe Sous Terre LLC
 SHEET TITLE: INTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER
A-4.0

GENERAL ELECTRICAL NOTES:

- A. CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR AS INDICATED ON THE PLANS AND AS REQUIRED FOR A COMPLETE WORK LIGHTING AND POWER SYSTEM.
- B. ALL WORKMANSHIP, MATERIALS AND METHODS OF INSTALLATION SHALL BE GOVERNED BY THE REQUIREMENTS OF THESE SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, LATEST REVISION, LOCAL CODES, BARRIER FREE CODES, AND OSHA.
- C. EXERCISE CARE IN INSTALLING SUPPORTS TO MAINTAIN STRUCTURAL DESIGNED QUALITY. ALLOW FOR EXPANSION MOVEMENTS AS REQUIRED IN ALL SUPPORTS, CABLES AND CONDUIT.
- D. VERIFY WALL SWITCH AND POWER OUTLETS LOCATIONS WITH OWNER AND LOCAL GOVERNING ENFORCEMENT OFFICIAL. WHERE NOT SPECIFIED ALL SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTERLINE. CONVENIENCE RECEPTACLES SHALL BE LOCATED 18" ABOVE FINISHED FLOOR TO BOTTOM OF BOX, EXCEPT WHERE INDICATED ON PLANS TO BE OTHERWISE. ALL WALL SWITCH OUTLETS SHALL BE INSTALLED ON THE LOCK SIDE OF THE DOOR IMMEDIATELY ADJACENT TO DOOR FRAME. VERIFY DOOR SWINGS WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN WORK. WHERE GLASS PARTITIONS OR OTHER ARCHITECTURAL FEATURES PREVENT SUCH LOCATIONS, SWITCHES SHALL BE LOCATED IN HOLLOW METAL DOOR FRAMES.
- E. ALL RECEPTACLES LOCATIONS SHALL BE IN ACCORDANCE WITH THE LAYOUT SHOWN EXCEPT AS OTHERWISE NOTED OR AS OTHERWISE REQUIRED BY CODES AND/OR AGENCIES HAVING JURISDICTION. ALL OUTLETS SHALL BE OF ADEQUATE SIZE AND TYPE AS REQUIRED FOR THE PARTICULAR LOCATION AND SERVICE INTENDED. RECEPTACLES SHALL NOT BE RATED LESS THAN 20 AMPS AND SHOULD BE LABELED ON THE INSIDE OF EACH FACE PLATE WITH PANEL AND CIRCUIT NUMBER DESIGNATION. CHECK ALL RECEPTACLE CIRCUITS FOR CONTINUITY AFTER COMPLETION.
- F. ALL WIRING SHALL BE RUN IN ELECTRICAL RACEWAY AS REQUIRED PER APPLICABLE CODES.
- G. VERIFY OWNER'S DESIRE FOR DIMMING AND OTHER CONTROLS SUCH AS PHOTO-SENSORS, TIMERS, ETC.
- H. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK ENUMERATED ABOVE AND ARE PARTLY DIAGRAMMATIC. THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, NOT TO SERVE AS SHOP DRAWINGS. CONSULT EQUIPMENT SHOP DRAWINGS FOR CORRECT MEASUREMENTS WHEREVER POSSIBLE.
- I. THE ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT FIT OF THE WORK INSTALLED AND SHALL TAKE FIELD MEASUREMENTS NECESSARY FOR ORDERING MATERIALS AND FITTING THE INSTALLATION TO THE BUILDING CONSTRUCTION AND ARRANGEMENT.
- J. ELECTRICAL WORK SHALL BE COORDINATED WITH OTHER TRADES. CONSULT THE PLANS COVERING WORK FOR OTHER TRADES. THE FIELD LAYOUTS OF THE CONTRACTORS FOR THESE TRADES, AND THEIR SHOP DRAWINGS, THE CONTRACTOR SHALL BE AWARE AND RESPONSIBLE IN LAYING OUT THE ELECTRICAL WORK.
- K. CUTTING, CORE DRILLING, INSERTS AND CONDUIT OR CABLE SLEEVES AND PATCHING REQUIRED IN THE GENERAL CONSTRUCTION FOR THE COMPLETION OF THE WORK, SPECIFIED HEREIN, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- L. STANDARD PLACEMENT HEIGHTS FOR FLOOR AND COUNTERTOP LEVEL OUTLETS SHALL BE PLACED 15" AND 46" A.F.F. RESPECTIVELY.

STANDARDS OF MATERIALS AND WORKMANSHIP

ALL MATERIALS SHALL BE NEW. THE ELECTRICAL AND PHYSICAL PROPERTIES OF ALL MATERIALS, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS OF EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:

- N.E.C. - NATIONAL ELECTRICAL CODE
- A.N.S.I. - AMERICAN NATIONAL STANDARDS INSTITUTE
- I.E.E.E. - INSTITUTE OF ELECTRICAL ELECTRONICS ENGINEERS
- A.S.T.M. - AMERICAN SOCIETY FOR TESTING MATERIALS
- I.P.C.E.A. - INSULATED POWER CABLE ENGINEERS ASSOCIATION
- N.E.M.A. - NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
- U.L. - UNDERWRITERS' LABORATORIES, INC.

- A. ALL WORK SHALL BE PERFORMED IN FIRST CLASS AND WORKMANLIKE MANNER, IN ACCORDANCE WITH THE LATEST ACCEPTED STANDARDS AND PRACTICES FOR THE TRADES INVOLVED. NONE BUT EXPERIENCED PERSONS IN THE WORK TO BE PERFORMED SHALL BE ALLOWED TO DO THE WORK. THIS APPLIES PARTICULARLY TO ITEMS SUCH AS CABLE SPLICING, CONTROL WORK, SYSTEMS CONNECTION, ETC.

CONDUIT

- A. CONDUIT SHALL BE EMT, PVC OR RIGID GALVANIZED STEEL. ALL CONDUIT INSTALLED UNDERGROUND SHALL BE PVC SCHEDULE 40 OR RIGID GALVANIZED STEEL AS NOTED. CONDUIT INSTALLED IN FINISHED AREAS SHALL BE CONCEALED.
- B. PROVIDE CONDUIT SLEEVES WHERE CONDUITS PASS THRU FLOORS, WALLS, ETC. ALL VOIDS BETWEEN SLEEVES AND HOLES AND CONDUITS PASSING THRU SHALL BE FIRESTOPPED. SPECSEAL 100 FIRE STOP SEALANT OR APPROVED EQUAL.

GROUNDING

- A. ALL METAL NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT, ENCLOSURES, BASES, FRAMES, LIGHTING FIXTURES, WIREWAYS AND SUPPORTS SHALL BE GROUNDED IN ACCORDANCE WITH THE LATEST N.E.C. AND LOCAL CODES.
- B. PROVIDE ANY SPECIAL GROUNDS REQUIRED BY THE LATEST N.E.C., UTILITIES, AND AS RECOMMENDED BY EQUIPMENT MANUFACTURERS.
- C. GROUND SERVICE EQUIPMENT TO BUILDING STEEL, GROUND RODS AND WATER SERVICE AS REQUIRED BY THE LATEST N.E.C.
- D. ALL FEEDER AND BRANCH CIRCUITS SERVING PANELS, LIGHTING, RECEPTACLES, MOTORS, MECHANICAL EQUIPMENT, ETC., INSTALLED IN EMT, MC, PVC OR RIGID GALVANIZED STEEL CONDUIT, SHALL BE INSTALLED WITH AN INSULATED (GREEN) GROUND CONDUCTOR.

EGRESS LIGHTING

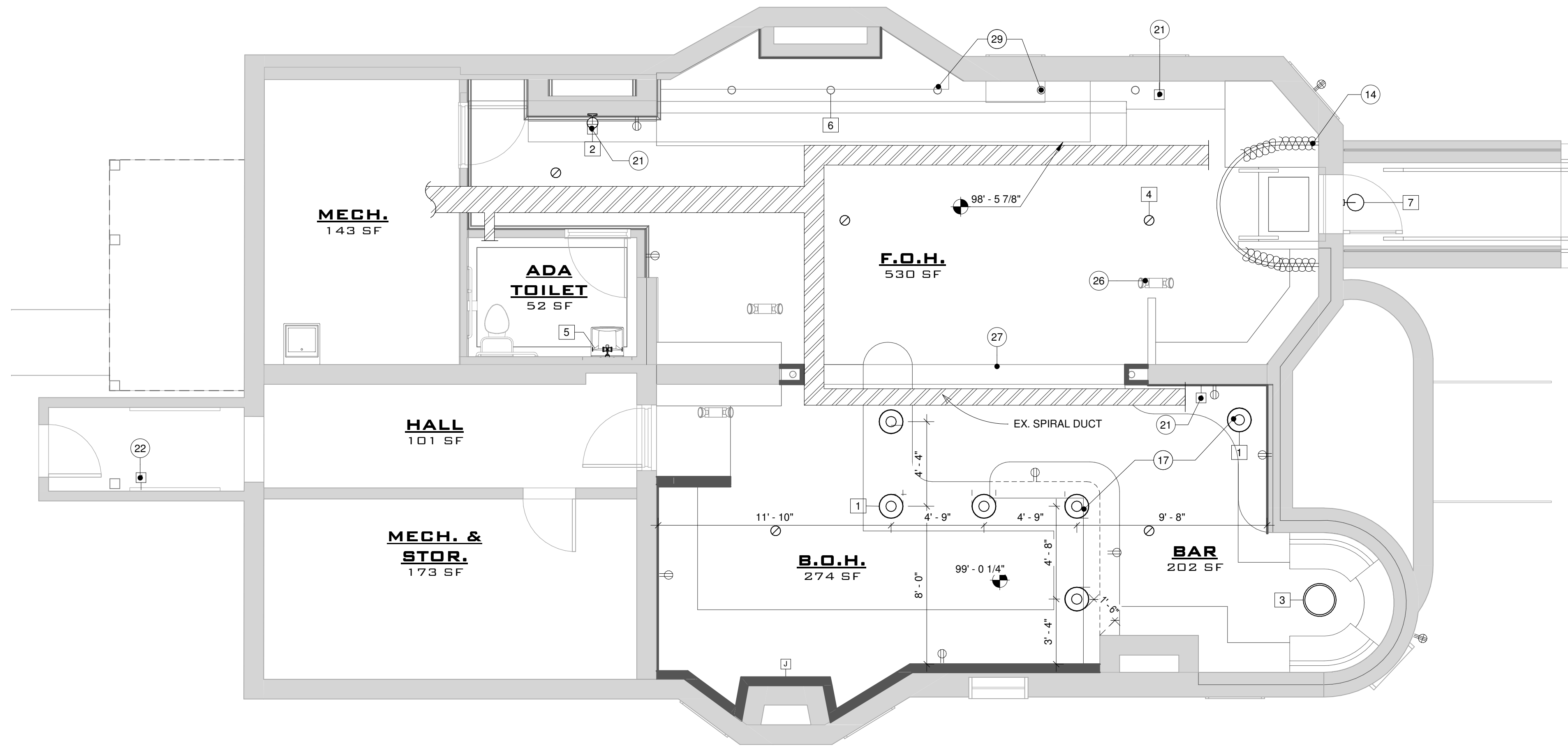
- A. APPROVED EXIT SIGNS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE DESIGNATED MEANS OF EGRESS. ALL EXIT SIGNS SHALL HAVE CONSTANT ILLUMINATION.
- B. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE FACILITY ACCORDING TO THE LATEST IFC/IBC AND NFPA, AS WELL AS CURRENT FIRE CODES. ELECTRICAL CONTRACTOR TO PROVIDE LIGHTING TO MEET FOOTCANDLE REQUIREMENTS.
- C. COMBINATION EXIT AND EMERGENCY LIGHTING UNITS MAY BE USED IN LIEU OF SEPARATE FIXTURES AS LONG AS ALL CODE REQUIREMENTS ARE MET.
- D. THERE SHALL BE CLEAR MARKINGS OF ARROW/CHEVRON INDICATORS TO DISTINGUISH THE DIRECTION OF TRAVEL TO THE PATH OF EGRESS.
- E. ELECTRICAL CONTRACTOR TO VERIFY STYLE AND COLOR OF EXIT FIXTURES WITH OWNER. WHERE ACCEPTABLE, USE BLUE OR GREEN LED GLASS FIXTURES.
- F. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GENERATOR

- A. VERIFY WITH BUILDING OWNER THE INTENT TO PROVIDE A NATURAL GAS/LP GAS ENGINE GENERATOR SET, IN A WEATHERPROOF SOUND ENCLOSURE, OF THE LATEST COMMERCIAL TYPE AND DESIGN. IN A STAND-BY POWER CAPACITY, IT SHALL BE CAPABLE OF CONTINUOUS SERVICE AND RATED OUTPUT FOR THE DURATION OF ANY UTILITY POWER FAILURE. THE ENGINE GENERATOR MANUFACTURER AND ITS AUTHORIZED DEALER SHALL HAVE SOLE RESPONSIBILITY FOR THE PERFORMANCE OF THE ENGINE GENERATOR SET AND ITS ACCESSORIES. IT SHALL BE A NEW, FACTORY ASSEMBLED AND TESTED SET.

TELEPHONE/DATA/CABLE TELEVISION SERVICE

- A. VERIFY OWNER'S REQUIREMENTS FOR LOW VOLTAGE SYSTEM INCLUDING SECURITY SYSTEM, ALARMS, TELEPHONE AND/OR CABLE/SATELLITE TELEVISION SERVICE, AND COMPUTER NETWORK CABLE. TERMINATE SERVICE CONDUIT PER MANUFACTURER REQUIREMENTS.



1 BASEMENT ELECTRICAL PLAN - PROPOSED

KEYNOTE LEGEND

- 14 FABRIC CURTAIN ROOM SEPERATOR ON ROD - VERIFY FINAL STYLE W/ OWNER
- 17 NEW FLUSH MOUNT LIGHT - FINAL SELECTION BY DESIGNER
- 21 DEDICATED JUNCTION BOXES FOR SPEAKERS - REFER TO MEP FOR FINAL LOCATIONS
- 22 DEDICATED JUNCTION BOX FOR SECURITY CAMERAS - REFER TO MEP FOR FINAL LOCATIONS
- 26 EX. EMERGENCY LITE (TYP.)
- 27 WRAP EXISTING STL. BEAM W/ 1X TRIM
- 29 NEW LAMP ON BANQUETTE SHELIVING - FINAL SELECTION BY OWNER

ELECTRICAL SYMBOLS

Duplex Outlet (12" AFF, 42" AFF @ Counters)	Wall Sconce (66" A.F.F.)
220V Outlet	Recessed Can Lighting
Ground Fault Interrupted Outlet	Semi Flush Mount Light
Water Proof Outlet	Linear 2-Light Bar Sconce
Ceiling/Floor Outlet	Banquette Lamp
Telephone	Smoke Detector
Cable / Television	Exhaust Fan
Switch	Exhaust Fan & Light Combination
3-Way Switch	Emergency Exit Light & Backup Lighting
Pendant Light fixture	Emergency Backup Lighting
	Electrical Panel

LIGHTING FIXTURE SCHEDULE

Tag	Qty.	Type	Description	Manufacturer	Model
1	6	SEMI FLUSH MOUNT	LATHAM - AGED BRONZE - SEMI FLUSH MOUNT - VERIFY W/ OWNER	HUDSON VALLEY	4015-ADB
2	1	WALL SCONCE			
3	1	CHANDELIER			
4	5	6" RECESSED CANS			
5	1	LINEAR BAR 2-LIGHT SCONCE	GENEVA- BRUNISHED BRASS- LINEAR BAR SCONCE	CIRCA	CV1022BBS
6	5	BANQUETTE LAMP	FINAL SELECTION BY OWNER		
7	1	GOOSENECK	OVER MAIN ENTRANCE DOOR - FINAL SELECTION BY OWNER		

NOTE:
VERIFY ALL LIGHT FIXTURES WITH OWNER BEFORE ORDERING

LEGEND

	PROPOSED	
	EXISTING	

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Revision Schedule

#	Description	Date
1	PERMIT SET	04/07/2022

SEAL
NOT FOR CONSTRUCTION

DATE SEALED

CAFE SOUS TERRE
 PROJECT NUMBER: ZT1133.LL
 445 W Forest Ave
 Detroit, MI 48201
 Cafe Sous Terre LLC
 SHEET TITLE: PROPOSED REFLECTED CEILING PLANS
 SHEET NUMBER: A-5.0

GENERAL SHEET METAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL INTENT OF THE WORK. PROVIDE SHEET METAL SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING ALL NECESSARY OFFSETS, FITTINGS, SPECIAL RADIIUS OR MITERED ELBOWS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER FIELD CONDITIONS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES AND VERIFY ALL CLEARANCES AND LIMITATIONS PRIOR TO THE FABRICATION OF ANY WORK.
- DUCTWORK SHALL NOT BE LOCATED OVER ANY ELECTRICAL EQUIPMENT/PANELS. PROVIDE REQUIRED N.E.C. CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT. DUCTWORK SHALL NOT INTERFERE WITH ELECTRICAL EQUIPMENT CLEARANCES.
- THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR FINAL LOCATION OF GRILLES, REGISTERS AND DIFFUSERS.
- COORDINATE AND PROVIDE ACCESS DOORS IN HARD CEILING AREAS FOR ACCESS TO BALANCING DAMPERS. REFER TO ARCHITECTURAL DRAWINGS FOR HARD CEILING LOCATIONS.
- INSTALL MANUAL VOLUME DAMPERS AT ALL SUPPLY AIR BRANCH DUCTS TO THE DIFFUSER, BRANCH EXHAUST AIR DUCT AS REQUIRED TO PROPERLY BALANCE EACH SYSTEM.
- CONTRACTORS SHALL VERIFY THERE ARE NO COMBUSTIBLES IN ANY RETURN AIR PLENUM. IF COMBUSTIBLES ARE PRESENT CONTRACTOR SHALL COORDINATE WITH ARCHITECT/ENGINEER/OWNER'S REPRESENTATIVE COURSE OF ACTION (HARD DUCT RETURN SYSTEM OR ELIMINATE COMBUSTIBLES - FIREPROOF, WRAP, ETC.). CONTRACTOR SHALL NOT RUN ANY PVC, PLASTIC MATERIALS OR ANY OTHER COMBUSTIBLE MATERIAL INSIDE THE RETURN AIR PLENUM.
- CONTRACTOR SHALL PROVIDE RETURN AIR TRANSFER DUCTWORK FOR ALL ROOMS WITH WALLS FROM FINISHED FLOOR TO BOTTOM OF DECK. COORDINATE WALL LOCATIONS WITH ARCHITECTURAL TRADES. REFER TO LINED TRANSFER DUCT DETAIL FOR RETURN AIR TRANSFER DUCTWORK FABRICATION.
- PENETRATIONS THROUGH ROOF SHALL BE DUCT CURBS AND FLASHED PROPERLY. COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INTERFERENCES.
- ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE INSULATED ACCORDING TO THE ASHRAE 90.1 ENERGY STANDARDS. GENERAL REQUIREMENTS FOR INSULATION SHALL BE AS FOLLOWS: R-6 FOR SUPPLY AND RETURN DUCTS IN AN UNCONDITIONED SPACE.
- ALL SHEET METAL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.

GENERAL PROJECT MECHANICAL NOTES:

- CONTRACTORS SHALL COMPLY WITH ALL LAWS, LOCAL ORDINANCES AND CODES OF THE STATE OF MICHIGAN, FEDERAL AGENCIES AND MUNICIPALITY. CONTRACTORS SHALL SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS REQUIRED IN THE PERFORMANCE OF HIS WORK. ALL CUTTING AND PATCHING FOR NEW WORK SHALL BE DONE BY THIS CONTRACTOR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VISIT THE SITE AND CHECK THE EXISTING CONDITIONS BEFORE SUBMISSION OF BIDS. NO MONETARY ALLOWANCE SHALL BE MADE DUE TO THE FAILURE TO MAKE SUCH AN EXAMINATION.
- ANY CLAIMS FOR ADDITIONAL SERVICES BASED UPON UNDERSTANDING OF THE SYSTEMS WILL NOT BE ALLOWED. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO CONVEY THE SCOPE OF WORK AND GENERAL ARRANGEMENT OF EQUIPMENT. DO NOT SCALE DRAWINGS.
- BASE BID FOR EQUIPMENT IS TO BE UNITS SCHEDULED. PRICING USING ALTERNATE ACCEPTED AND LISTED MANUFACTURERS SHALL STATE ALTERNATE MANUFACTURER AND MODEL NUMBER AS PART OF BID. VOLUNTARY ALTERNATES FOR EQUIPMENT NOT LISTED SHALL ONLY BE WITH WRITTEN ACCEPTANCE OF THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING. VOLUNTARY ALTERNATES WILL NOT BE REVIEWED FOR ACCEPTANCE BY THE ENGINEER DURING THE 7 DAYS PRIOR TO BID DATE.
- CONTRACTOR SHALL PROVIDE A COMPLETED OPERABLE SYSTEM AS HERE-IN DESCRIBED. IF THE DOCUMENTATION IS UNCLEAR OR INCOMPLETE TO THE CONTRACTOR, THEN HE SHALL SO STATE IN WRITING TO THE OWNER'S REPRESENTATIVE AND REQUEST CLARIFICATION ON THOSE ITEMS REQUIRING CLARIFICATION. IF NO SUCH STATEMENT IS MADE IT SHALL BE PRESUMED THAT THE CONTRACTOR FULLY UNDERSTANDS THE INTENT OF A FUNCTION OF THE SYSTEM DESCRIBED.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL SECURE FINAL OCCUPANCY INSPECTION AND SUBMIT CERTIFICATES TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL FURNISH THE OWNER WITH A WRITTEN GUARANTEE TO CORRECT ALL IMPERFECTIONS IN MATERIALS AND WORKMANSHIP, WHICH MAY DEVELOP IN THE SYSTEMS INSTALLED AND UNDER NORMAL USE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE OWNER'S REPRESENTATIVE FOR ALL EQUIPMENT AND MATERIALS FOR REVIEW PRIOR TO PURCHASE.
- CONTRACTOR SHALL SUBMIT 1/4" SCALE DRAWINGS TO OWNER'S REPRESENTATIVE FOR COORDINATION WITH ALL OTHER TRADES. DRAWINGS SHALL INCLUDE EQUIPMENT LOCATIONS, DISTRIBUTION ROUTING, SIZE, DIMENSIONS, ELEVATIONS (BOTTOM OF DUCT, ETC.), ETC.
- CONTRACTOR SHALL PROVIDE, STORE, PLACE AND INSTALL ALL NECESSARY EQUIPMENT REQUIRED. ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A MANNER AS TO FUNCTION IN ITS INTENDED USE.
- AFTER INSTALLATION IS COMPLETE, CONTRACTOR SHALL BE RESPONSIBLE FOR STARTUP, INSPECTORS' APPROVAL AND FINAL CLEAN UP.

GENERAL MECHANICAL NOTES:

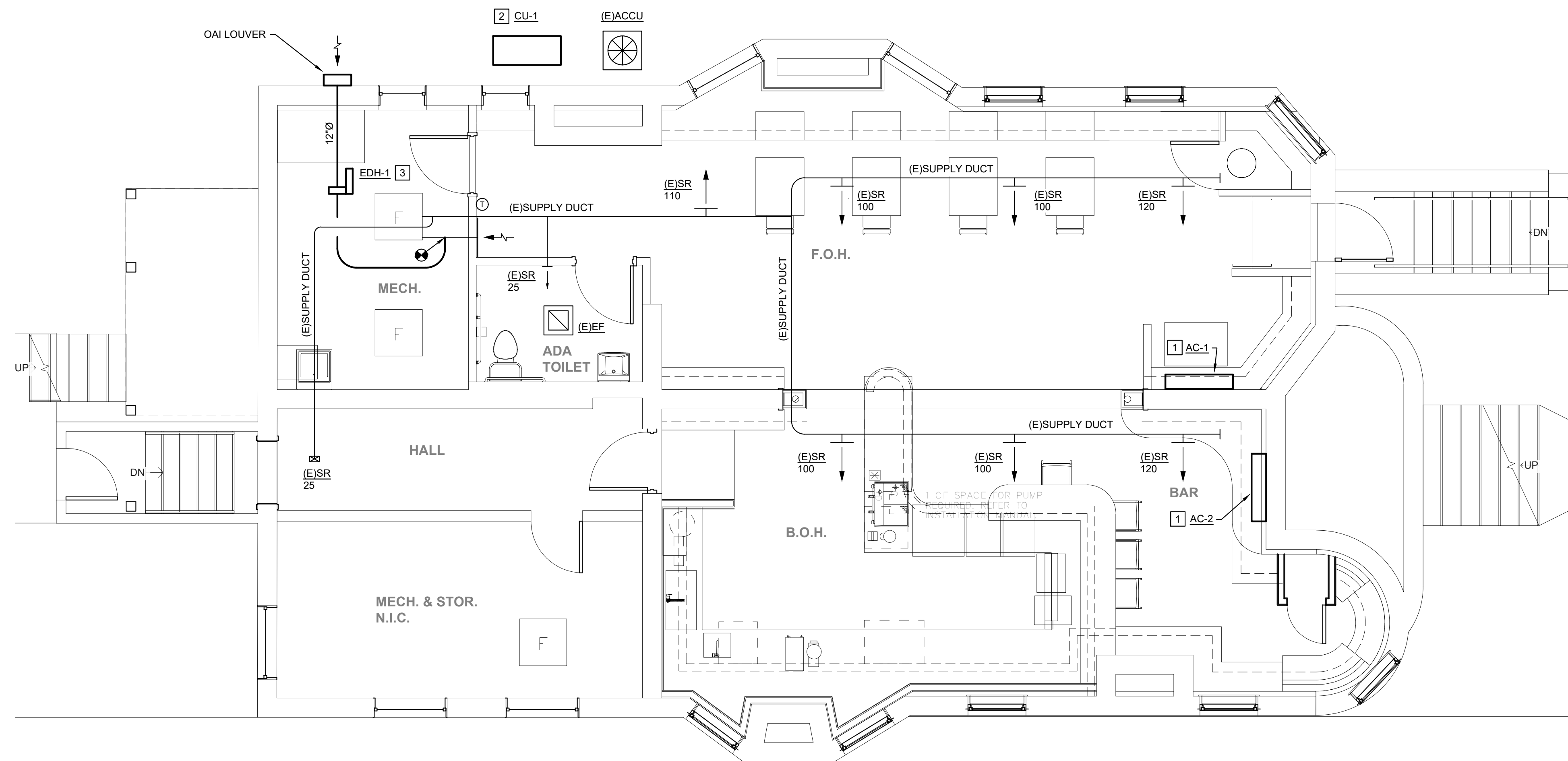
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, CORING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF THE SYSTEM.
- THE ENTIRE CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF ASHRAE 90.1 STANDARD, N.F.P.A. REQUIREMENTS, SMACNA STANDARDS, THE MICHIGAN MECHANICAL CODE, LOCAL ORDINANCE, AND AUTHORITIES HAVING JURISDICTION.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO ANY EQUIPMENT PURCHASE.
- TEMPERATURE CONTROLS: SPLIT AIR CONDITIONING UNITS AND HEATING UNITS SHALL HAVE INDIVIDUAL CONTROLS FROM EQUIPMENT MANUFACTURER. CONTROLS SHALL CONTROL EQUIPMENT TO OPERATE PROPERLY. FURNACES SHALL OPERATE FROM INDIVIDUAL THERMOSTATS (7-DAY PROGRAMMABLE WITH NIGHT SET BACK).
- TESTING & BALANCING - ENGAGE THE SERVICES OF AN INDEPENDENT CERTIFIED TEST AND BALANCE AGENCY THAT SPECIALIZED IN AND WHO'S BUSINESS IS LIMITED TO THE TESTING AND BALANCING OF HVAC SYSTEMS AND HYDRONIC SYSTEMS. THE AGENCY SELECTED SHALL BE CERTIFIED BY ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). AGENCY SHALL SUBMIT A COMPLETE REPORT BASED ON SMACNA "BALANCING AND ADJUSTMENT MANUAL". THE HVAC SYSTEM SHALL BE TESTED AND BALANCED TO DEMONSTRATE THAT SPECIFIED CAPACITY AND PROPER CONTROL FUNCTIONING HAS BEEN ATTAINED.
- START-UP FOR ALL EQUIPMENT SHALL BE CONDUCTED BY EACH MANUFACTURER'S START-UP REPRESENTATIVE. INCLUDE FINAL REPORT AND CERTIFICATE. PROVIDE OWNER'S MANUAL AND TRAINING FOR MAINTENANCE PERSONNEL FOR EACH TYPE OF EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EQUIPMENT SUPPORTS INCLUDING ROOF MOUNTED EQUIPMENT. COORDINATE ANY STRUCTURAL REQUIREMENTS WITH ARCHITECT, AS REQUIRED, FOR PROPER EQUIPMENT MOUNTING AND SUPPORT.
- INSULATE REFRIGERANT PIPING WITH 3/8" THICK "ARMAFLEX" INSULATION.

TEMPERATURE CONTROLS NOTE:

THE MECHANICAL CONTRACTOR MUST PROVIDE COMPLETE SHOP DRAWINGS INDICATING ALL CONTROL WIRING, SYSTEM COMPONENTS, COMPONENT MANUFACTURER AND APPLIED SEQUENCE OF CONTROLS FOR ALL SYSTEMS FOR THE OWNER'S REPRESENTATIVE REVIEW BEFORE PURCHASING ANY EQUIPMENT OR PERFORMING ANY INSTALLATION.

MECHANICAL SYMBOL LEGEND:

- NOTE: THE FOLLOWING SYMBOLS SHALL BE AS INDICATED, UNLESS NOTED OTHERWISE ON PLANS.
- THERMOSTAT - 7-DAY PROGRAMMABLE (COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE)
 - DUCT FLEX
 - SMOKE DETECTOR
 - NEW CONNECTION TO EXISTING
 - EXHAUST FAN
 - VOLUME DAMPER



MECHANICAL HVAC PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

KEYED NOTES:

(KEYED NOTES APPLY TO THIS SHEET ONLY)

- AIR CONDITIONING UNIT (IDU): ROUTE REFRIGERANT LINES TO AIR COOLED CONDENSING UNIT (ODU) ON GRADE. PROVIDE CONDENSATE PUMP, AS REQUIRED. ROUTE CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN OR INDIRECT WASTE. SIZE REFRIGERANT LINES AND CONDENSATE DRAIN LINE PER MANUFACTURER RECOMMENDATION.
- AIR COOLED CONDENSING UNIT ON GRADE. ROUTE REFRIGERANT LINES TO INDOOR UNITS. PROVIDE HOUSEKEEPING PAD. SIZE REFRIGERANT LINES PER MANUFACTURER RECOMMENDATIONS.
- ELECTRIC DUCT HEATER, SERVING OUTSIDE AIR INTAKE FOR FURNACE RETURN DUCT. ROUTE 12"Ø OUTSIDE AIR INTAKE THRU WALL TO EXTERIOR.

NOTES:

- PRIOR TO ANY WORK, MECHANICAL CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF SUPPLY, RETURN, AND/OR EXHAUST AIR DUCTWORK FOR ALL EXISTING SYSTEMS.
- MECHANICAL CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES BETWEEN FIELD OBSERVATIONS AND CONTRACT DOCUMENTS.
- REFURBISH EXISTING FURNACE TO OPERATE AS NEW.

NOT FOR CONSTRUCTION



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JRED PROJECT NUMBER:
21114

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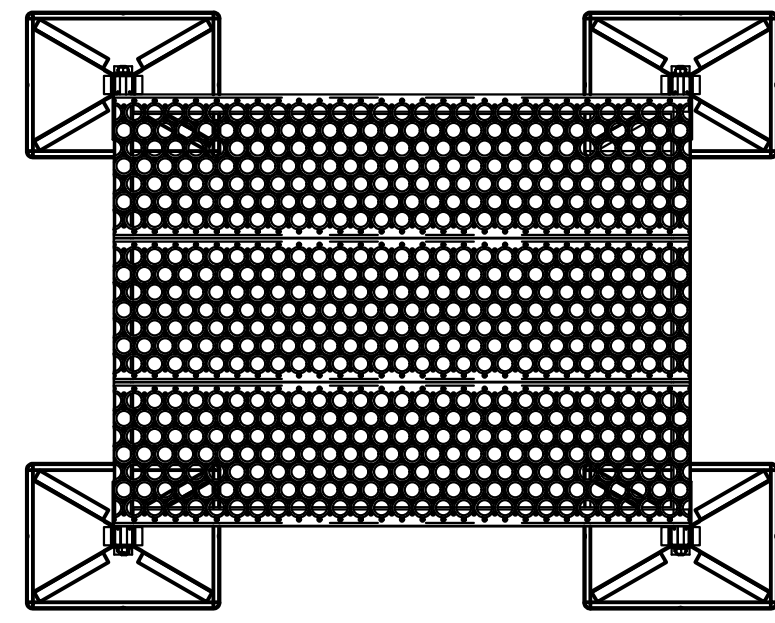
Revision Schedule

#	Description	Date
	Owner's Review	04/15/22

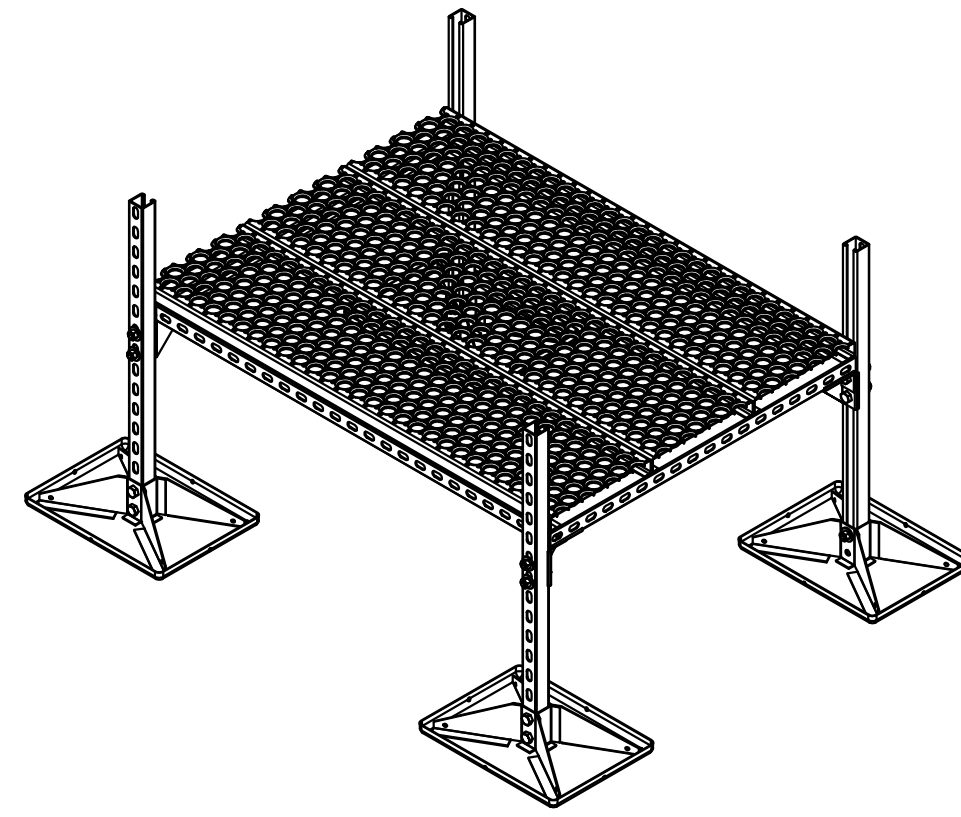
DATE SEALED
SEAL

CAFE SOUS TERRE
445 W Forest Ave
Detroit, MI 48201
Cafe Sous Terre LLC
SHEET TITLE
MECHANICAL HVAC FLOOR PLAN

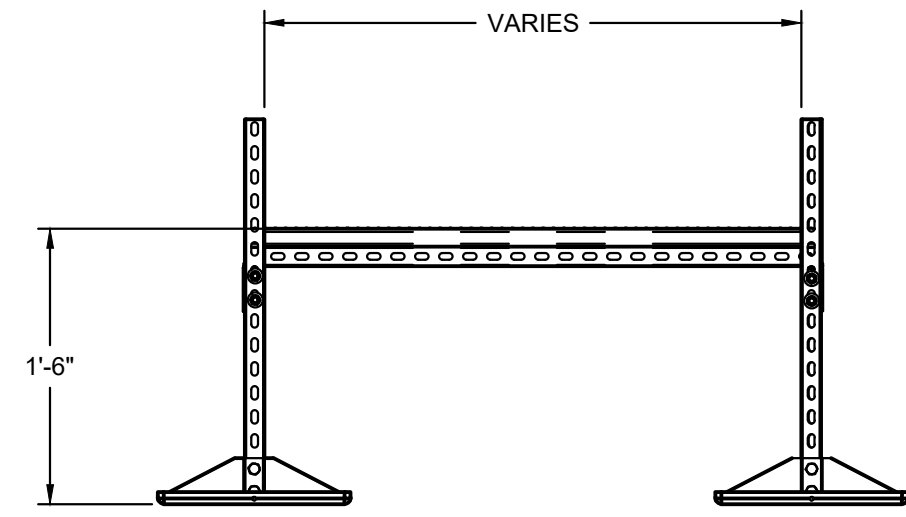
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M-1.0



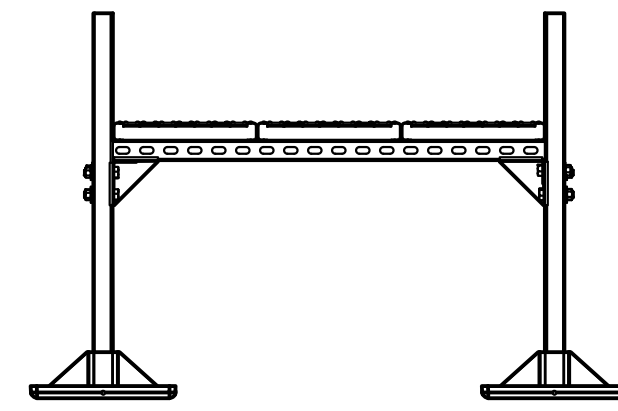
PLAN VIEW



ISOMETRIC VIEW



FRONT ELEVATION



SIDE VIEW

NOTES:

1. BASED ON *MIRO INDUSTRIES, INC.

GRADE MOUNTED EQUIPMENT SUPPORT DETAILS

NO SCALE

DUCTLESS AIR CONDITIONING UNIT AND AIR COOLED CONDENSING UNIT SCHEDULE																		
MARK		LOCATION	CFM	IDU: COOLING CAPACITY (MBH)	ODU: RATED COOLING CAPACITY (MBH)	ODU: RATED HEATING CAPACITY (MBH)	INDOOR UNIT MOUNTING	ELECTRICAL DATA				SEER	BASED ON MANUFACTURER	MODEL NUMBER		CONDENSING UNIT WEIGHT (LBS.)	REMARKS	
INDOOR UNIT (IDU)	OUTDOOR UNIT (ODU)							INDOOR UNIT		OUTDOOR UNIT				INDOOR UNIT	OUTDOOR UNIT			
AC-1	CU-1	IDU: FOH WALL ODU: GRADE	319/414/611/719	24.0	48.0	37.3	WALL	208-230/1	0.625	IDU POWERED FROM ODU	35.0	50.0	22.4	CARRIER	40MAHBQ24XA3	38MGRQ48E-3	225	1 - 8
AC-2		IDU: BAR WALL ODU: GRADE	319/414/611/719	24.0			WALL	208-230/1	0.625		MCA	MOC	MCA		MOC			

REMARKS:

- UNIT SHALL MEET ASHRAE 90.1 REQUIREMENTS.
- DISCONNECT FOR INDOOR UNIT(S) AND NON-FUSED WEATHERPROOF DISCONNECT FOR OUTDOOR UNIT.
- CRANKCASE HEATER, LOW AMBIENT CONTROLS (0° F OPERATION), AND TXV.
- REMOTE WALL MOUNTED 7 DAY PROGRAMMABLE THERMOSTAT.
- POWER AND CONTROL WIRING BETWEEN INDOOR AND OUTDOOR UNITS.
- PRECHARGED REFRIGERANT LINE SETS WITH R-410A REFRIGERANT, SIZED PER MANUFACTURER RECOMMENDATIONS. FIELD VERIFY LENGTHS.
- 4" CONCRETE HOUSEKEEPING PAD.
- START-UP BY MANUFACTURERS REPRESENTATIVE.

ELECTRIC DUCT HEATER SCHEDULE										
MARK	SERVES	LOCATION	CFM	HEATING CAPACITY (KW)	NUMBER OF STAGES	AMPS	VOLTS/PHASE	INSIDE DUCT SIZE (W" x H")	BASED ON MANUFACTURER AND MODEL NUMBER	REMARKS
EDH-1	OUTSIDE AIR DUCT	MECH	615	12.0	1	50	240/1	12x12	GREENHECK IDHE	1 - 6

REMARKS:

- UNIT SHALL BE UL LISTED.
- PROVIDE HEATER WITH: INTEGRAL DISCONNECT SWITCH; FUSING (IF REQUIRED); CONTROL TRANSFORMER, CONTACTS; FLOW SWITCH; AND TERMINAL STRIP.
- PROVIDE HINGED CONTROL PANEL COVER.
- PROVIDE FLANGED DUCT CONNECTIONS WITH ROUND DUCT ADAPTER TRANSITION, AS REQUIRED.
- FLOW CONFIGURATION SHALL BE COORDINATED TO PROVIDE CONTROL PANEL SERVICE ACCESS.
- HEATER CONTROL: PROVIDE SOLID STATE RELAY (SCR) WITH REMOTE 7 DAY PROGRAMMABLE THERMOSTAT.



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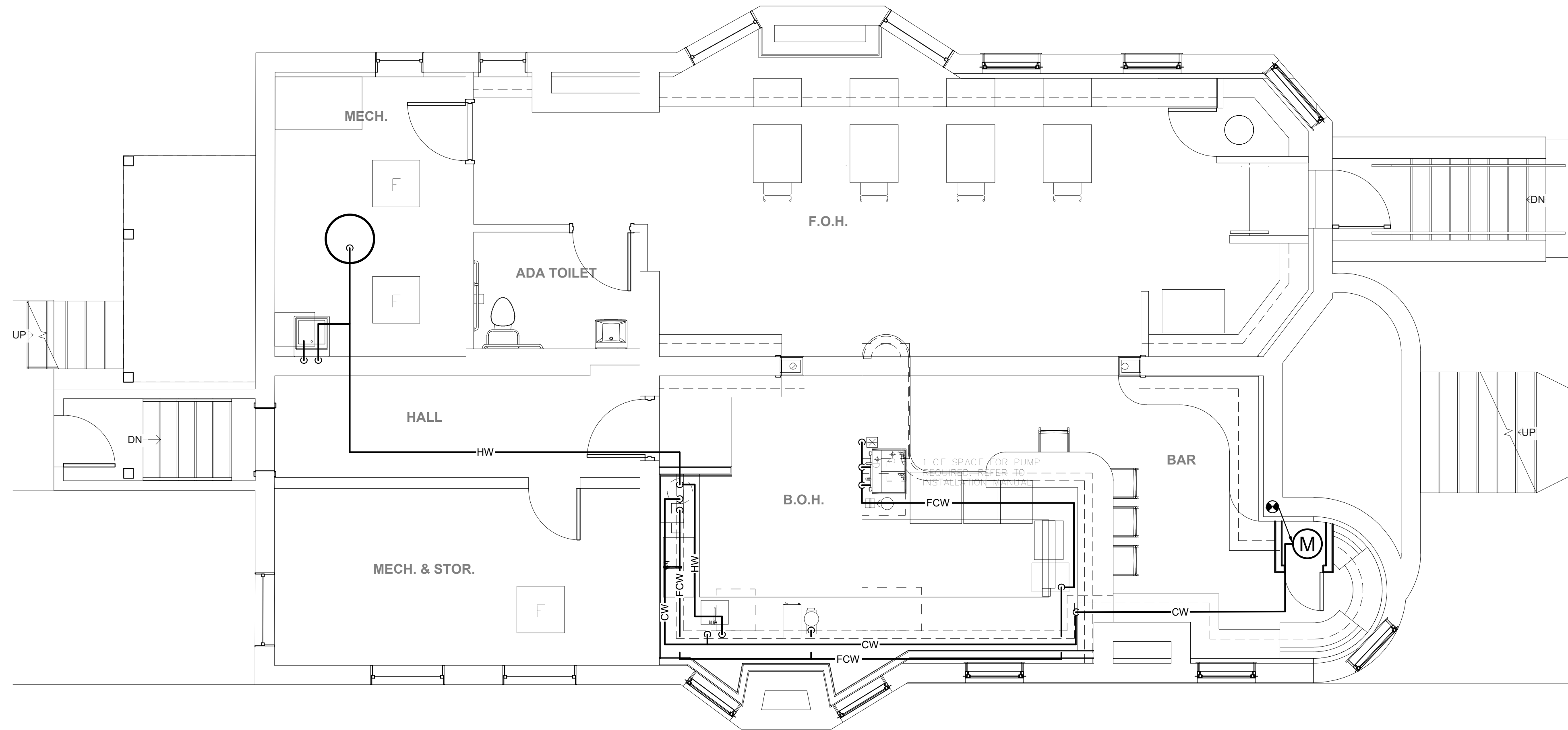
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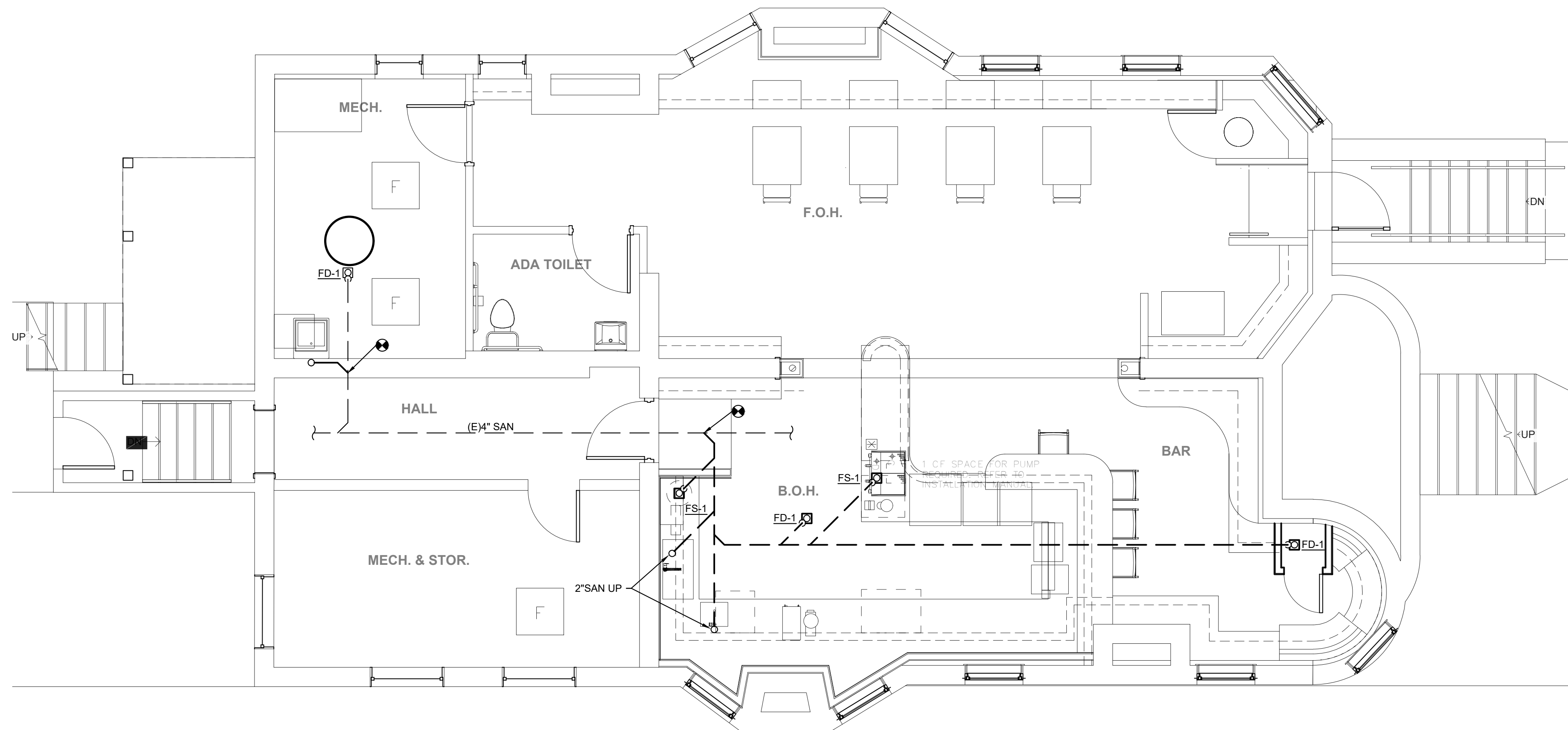
CAFE SOUS TERRE
 445 W Forest Ave
 Detroit, MI 48201
Cafe Sous Terre LLC
 SHEET TITLE
SCHEDULES AND DETAILS

SHEET NUMBER
M-2.0

NOT FOR CONSTRUCTION



DOMESTIC WATER & GAS PIPING PLAN
 SCALE: 1/4" = 1'-0"
 0 2 4 8



SANITARY & VENT PIPING PLAN
 SCALE: 1/4" = 1'-0"
 0 2 4 8

GENERAL PROJECT PLUMBING NOTES:

- CONTRACTORS SHALL PROVIDE EQUIPMENT AND SPECIALTIES INDICATED HERE-IN TO PROVIDE A COMPLETE AND WORKING SYSTEM.
- CONTRACTORS SHALL COMPLY WITH ALL LAWS, LOCAL ORDINANCES AND CODES OF THE STATE OF MICHIGAN, FEDERAL AGENCIES AND MUNICIPALITY. CONTRACTORS SHALL SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS REQUIRED IN THE PERFORMANCE OF HIS WORK. ALL CUTTING AND PATCHING FOR NEW WORK SHALL BE DONE BY THIS CONTRACTOR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VISIT THE SITE AND CHECK THE EXISTING CONDITIONS BEFORE SUBMISSION OF BIDS. NO ALLOWANCE SHALL BE MADE IN BEHALF OF EXTRA EXPENSES DUE TO THE FAILURE TO MAKE SUCH AN EXAMINATION.
- CONTRACTOR SHALL PROVIDE A COMPLETED OPERABLE SYSTEM AS HEREIN DESCRIBED. IF THE DOCUMENTATION IS UNCLEAR OR INCOMPLETE TO THE CONTRACTOR HE SHALL SO STATE IN WRITING TO THE OWNER'S REPRESENTATIVE AND REQUEST CLARIFICATION ON THOSE ITEMS REQUIRING CLARIFICATION. IF NO SUCH STATEMENT IS MADE IT SHALL BE PRESUMED THAT THE CONTRACTOR FULLY UNDERSTANDS THE INTENT OF A FUNCTION OF THE SYSTEM DESCRIBED.
- ANY CLAIMS FOR ADDITIONAL SERVICES BASED UPON UNDERSTANDING OF THE SYSTEMS WILL NOT BE ALLOWED. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO CONVEY THE SCOPE OF WORK AND GENERAL ARRANGEMENT OF EQUIPMENT. DO NOT SCALE DRAWINGS.
- BASE BID FOR EQUIPMENT IS TO BE UNITS SCHEDULED. PRICING USING ALTERNATE ACCEPTED AND LISTED MANUFACTURERS SHALL STATE ALTERNATE MANUFACTURER AND MODEL NUMBER AS PART OF BID. VOLUNTARY ALTERNATES FOR EQUIPMENT NOT LISTED SHALL ONLY BE WITH WRITTEN ACCEPTANCE OF THE ENGINEER/OWNER'S REPRESENTATIVE PRIOR TO BIDDING. VOLUNTARY ALTERNATES WILL NOT BE REVIEWED FOR ACCEPTANCE BY THE ENGINEER/OWNER'S REPRESENTATIVE DURING THE 7 DAYS PRIOR TO BID DATE.
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL EQUIPMENT AND MATERIALS FOR REVIEW PRIOR TO PURCHASE.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL SECURE FINAL OCCUPANCY INSPECTION AND SUBMIT CERTIFICATES TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL FURNISH THE OWNER WITH A WRITTEN GUARANTEE TO CORRECT ALL IMPERFECTIONS IN MATERIALS AND WORKMANSHIP, WHICH MAY DEVELOP IN THE SYSTEMS INSTALLED AND UNDER NORMAL USE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL PROVIDE, STORE, PLACE AND INSTALL ALL NECESSARY EQUIPMENT REQUIRED. ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A MANNER AS TO FUNCTION IN ITS INTENDED USE.
- AFTER INSTALLATION IS COMPLETE, CONTRACTOR SHALL BE RESPONSIBLE FOR STARTUP, OWNER TRAINING, INSPECTORS' APPROVAL AND CLEAN UP.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL AND FOOD SERVICE EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

GENERAL PLUMBING NOTES

- PIPE ROUTING SHOWN IS SCHEMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION IN ORDER TO MAINTAIN CLEARANCES AS ENCOUNTERED IN THE FIELD. PLUMBING PIPING SHALL NOT BE ROUTED OVER ELECTRICAL PANELS.
- SLEEVE AND FIRE STOP ALL PENETRATIONS OF RATED WALLS, FLOORS, CEILINGS, ETC., IN ACCORDANCE WITH APPLICABLE UL STANDARDS AND LOCAL CODES TO MAINTAIN RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR RATED WALL, CEILING AND FLOOR INFORMATION.
- ALL WATER PIPING INSTALLED IN EXTERIOR WALLS SHALL BE PLACED ON THE INTERIOR SIDE OF THE WALL. THE WALL INSULATION SHALL BE PLACED ON THE EXTERIOR SIDE OF THE PIPING.
- THE PLUMBING CONTRACTOR SHALL INSTALL WATER HAMMER ARRESTORS, THERMOSTATIC MIXING VALVES AND TRAP PRIMERS, AS REQUIRED PER CODE, IN THE DOMESTIC WATER SYSTEM.
- ALL EQUIPMENT AND PLUMBING FIXTURES SHALL BE INSTALLED COMPLETE INCLUDING: ISOLATION VALVES, ANGLE SUPPLIES, SUPPORT HARDWARE, P-TRAPS, OFFSETS, LAVSHEILD, MIXING VALVES, ETC.
- ALL SANITARY WASTE AND VENT PIPING WITHIN FIRE RATED WALLS AND IN RETURN AIR PLENUMS SHALL BE CAST IRON PIPING. REFER TO ARCHITECTURAL DRAWINGS FOR WALL FIRE RESISTANCE RATINGS. COORDINATE PLENUM LOCATIONS WITH MECHANICAL TRADES.
- ALL ADA FIXTURES, WHERE DESIGNATED BY THE ARCHITECT SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "BARRIER FREE" DESIGN REQUIREMENTS OF THE APPLICABLE LOCAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS OF FIXTURES AND THEIR EXACT LOCATIONS.
- NEW PLUMBING VENT PIPING THRU THE ROOF OR WALL SHALL BE LOCATED AT A MINIMUM OF 10' FROM ANY FRESH AIR INTAKE LOCATION AND A MINIMUM OF 18" CLEAR FROM THE INSIDE FACE OF ANY PARAPET.
- PROVIDE CODE REQUIRED CLEARANCE FOR ALL NEW CLEANOUTS INSTALLED IN SANITARY WASTE AND STORM PIPING.
- CONTRACTOR SHALL VIDEO CAMERA AND SCOPE ALL UNDERGROUND PIPING (SANITARY AND STORM) TO CONFIRM LOCATION AND INVERT. PIPING INTEGRITY, IS FREE OF OBSTRUCTION, DIRECTION OF FLOW, AND ENSURE PROPER FLOW.
- CONTRACTOR SHALL COORDINATE NEW GAS SERVICE WITH LOCAL UTILITY. BUILDING GAS LOAD @ 8" W.C.



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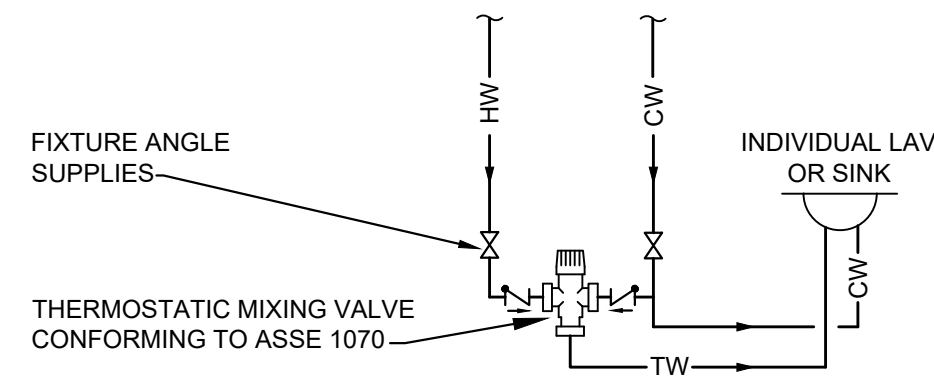
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 445 W Forest Ave
 Detroit, MI 48201
 Cafe Sous Terre LLC
 SHEET TITLE
PLUMBING & GAS PIPING PLANS

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SINGLE FIXTURE LOCAL MIXING VALVE DETAIL
NO SCALE

KITCHEN EQUIPMENT BACKFLOW SCHEDULE

FIXTURE	SEWAGE DISPOSAL			WATER SUPPLY				
	AIR GAP	AIR BREAK	DIRECT CONNECT	AVB	PVB	RPZ	HOSE BIBB	AIR GAP
ICE MACHINES	✓				✓			
ICE STORAGE BIN	✓							
MOP SINK FAUCET								✓
3 COMPARTMENT SINK	✓	✓	✓					✓
CULINARY (FOOD PREPARATION) SINK	✓							✓
OTHER SINKS, EXCEPT HAND SINKS	✓	✓	✓					✓
REFRIGERATION CONDENSATE DRAIN LINES	✓							✓
FLOOR DRAIN	✓	✓						✓

*WITH FLOOR DRAIN WITHIN 5'
AVB = ATMOSPHERIC VACUUM BREAKER
PVB = PRESSURE VACUUM BREAKER
RPZ = REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
DC W/ AV = DOUBLE CHECK VALVE WITH AN ATMOSPHERIC VENT

DOMESTIC WATER HEATER SCHEDULE

MARK	MANUFACTURER	INPUT MBH	GPH RECOVERY 40°F TO 140°F	POWER	STORAGE CAPACITY	NOTES
DWH-1	BRADFORD WHITE EF-80T-125E-3N(A)	60	75	120V/1Ø	50	1 - 6

NOTES:

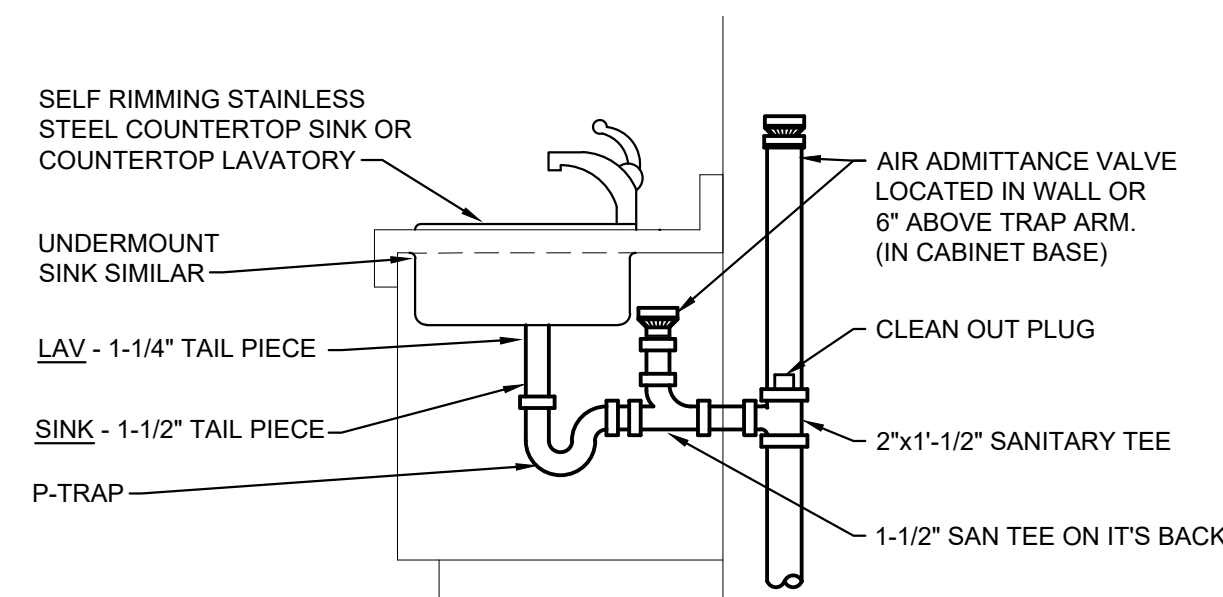
- T & P RELIEF VALVE.
- FACTORY INSTALLED HEAT TRAP.
- TANK DRAIN VALVE.
- ACID NEUTRALIZATION KIT.
- ROUTE INTAKE AND FLUE CPVC PIPING TO EXTERIOR.
- A.O. SMITH, LOCHINVAR APPROVED EQUALS.

CIRCULATOR PUMP SCHEDULE

MARK	MANUFACTURER	GPM	HEAD	CONNS.	ELECTRICAL	HP	AMPS	NOTES
CP-1	TACO 006-BC7-IPNP	3	8 FEET	3/4" SWT.	120V/1Ø	1/40	.55	1, 2, 3

NOTES:

- PUMP WITH INTEGRAL CHECK VALVE
- TACO MOD. 242-2 BRONZE FREEDOM FLANGE WITH SHUT-OFF VALVE
- TACO MOD. 563-2 PIPE SENSING ELEMENT



NOTE:

- CONTRACTORS OPTION TO USE AIR ADMITTANCE VALVE ON LAVATORY OR SINK.

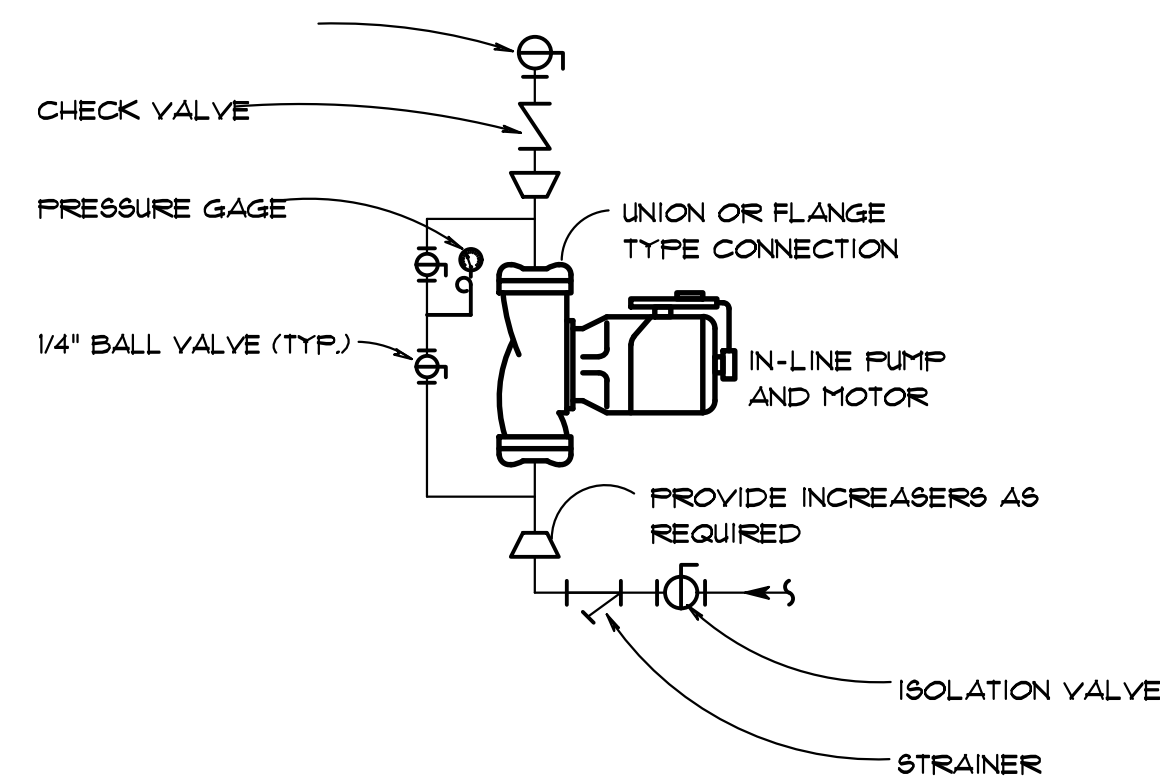
AIR ADMITTANCE VALVE LOCATION DETAIL
NO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	BASED ON MANUFACTURER	MODEL	DESCRIPTION	CONNECTION			
					W	V	CW	HW
HS-1	WALL MOUNTED HAND SINK	BY KITCHEN SUPPLIER		HAND SINK	1-1/2"	1-1/2"	1/2"	1/2"
SK-1	PREP SINK	BY KITCHEN SUPPLIER		PREP SINK	1-1/2"	1-1/2"	1/2"	1/2"
SK-3	3-COMPARTMENT SINK	BY KITCHEN SUPPLIER		3-COMPARTMENT SINK	1-1/2"	1-1/2"	1/2"	1/2"
MS-1	FLOOR MOUNTED SERVICE SINK	MUSTEE	63M	ONE PIECE MOLDED DURA-STONE, 24"x24"x10" SINK WITH S.S. WALL GUARDS, DELTA MOD. 28T2384 FAUCET WITH WALL BRACE, VACUUM BREAKER, PAIL HOOK, WRISTBLADE HANDLES	3"	1-1/2"	1/2"	1/2"
MX-1	INDIVIDUAL POINT OF USE MIXING VALVE	LEONARD	270	ROUGH BRONZE BODY, TAMPER RESISTANT TEMPERATURE ADJUSTMENT KNOB, INTEGRAL CHECK VALVES ON INLETS, MP'S CONNECTIONS, ASSE 1070 LISTED	-	-	1/2"	1/2"
BFP-1	BACKFLOW DEVICE	WATTS SERIES	SD3-MN	IN-LINE BACKFLOW WITH INTEGRAL WYE STRAINER AND MNPT CONNECTIONS, ASSE 1022 LISTED	-	-	3/8"	-
FD-1	FLOOR DRAIN	ZURN	FD2320-NH3-SR-P	5"Ø NICKEL BRONZE GRATE, TRAP SEAL INSERT (SURE-SEAL) PER CODE, NO-HUB OUTLET CONNECTION	3"	-	-	-
FD-2	FUNNEL TYPE FLOOR DRAIN	ZURN	Z-1901-4NH-P-8-32	12"x12"x8" DEEP SANI-FLOOR RECEPTOR, S.S. MESH BUCKET LINER, OVAL FUNNEL ASSEMBLY, NO-HUB OUTLET CONNECTION	4"	-	1/2"	-
FS-1	PREP AREA FLOOR DRAIN	ZURN	FD2378-NH4-F-Y	8"x8"x6" DEEP SANI-FLOOR RECEPTOR, FULL GRATE, SEDIMENT BUCKET, NO-HUB OUTLET CONNECTION	4"	-	-	-
FS-2	PREP AREA INDIRECT WASTE DRAIN	ZURN	FD2376-NH4-H-Y	12"x12"x8" DEEP SANI-FLOOR RECEPTOR, SEDIMENT BUCKET, NO-HUB OUTLET CONNECTION, HALF GRATE	4"	-	-	-

REMARKS:

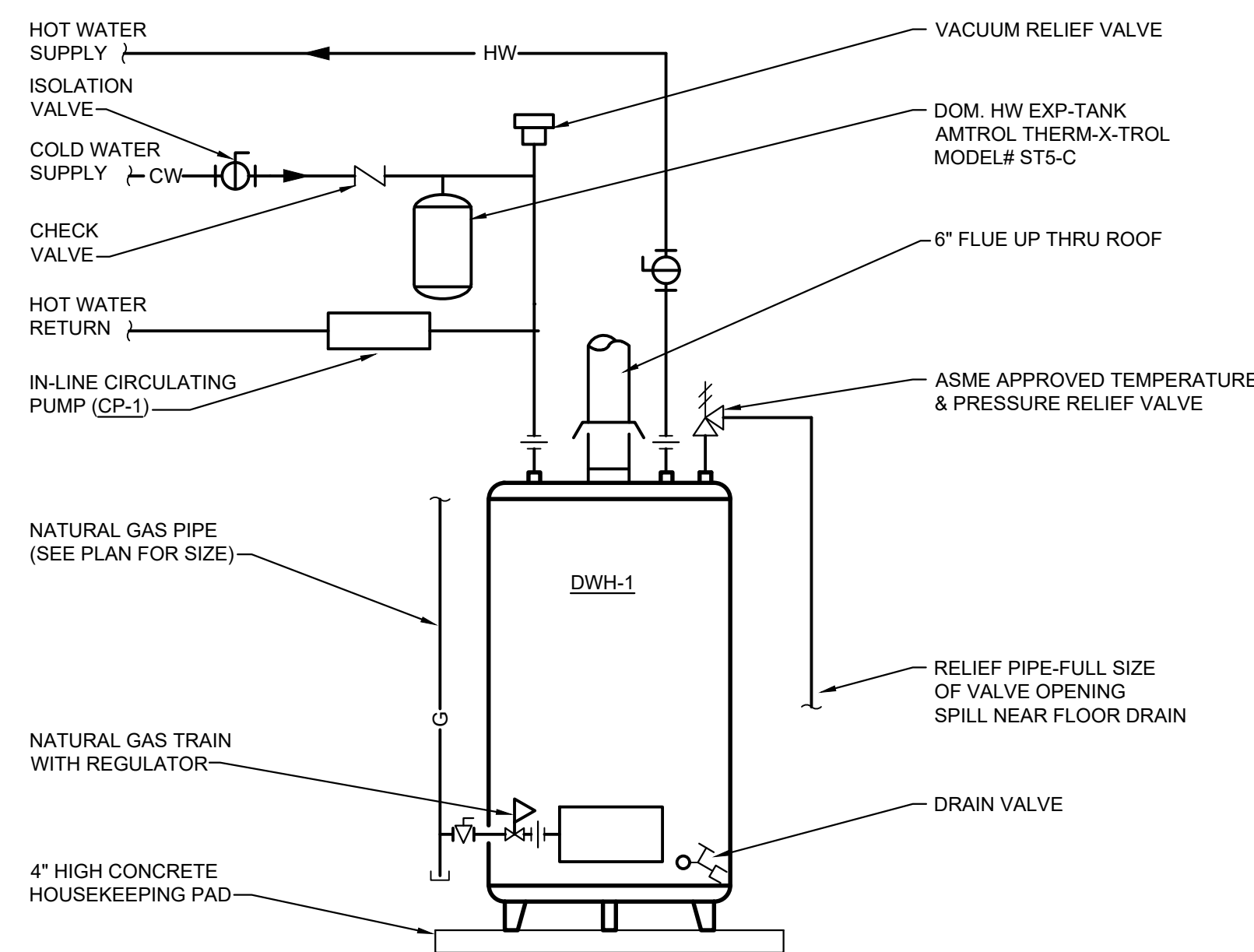
- WHERE DESIGNATED AND WHERE REQUIRED, ALL PLUMBING FIXTURES ARE TO BE FURNISHED AND INSTALLED TO MEET THE STATES BARRIER FREE REQUIREMENTS.
- SHOP DRAWINGS FOR ALL PLUMBING FIXTURES AND MATERIAL TO BE REVIEWED BY OWNER'S REPRESENTATIVE BEFORE PURCHASE.
- ALL PLUMBING FIXTURES ARE TO BE FURNISHED AND INSTALLED COMPLETE INCLUDING BUT NOT LIMITED TO: CARRIERS, SUPPORTS, OFF-SETS, INSULATION, P-TRAPS, GRIDS, CLEAN-OUTS, LAV-SHIELDS, ANGLE KEY STOPS, ISOLATION VALVES, UNIONS, FITTINGS, AND ANY OTHER REQUIRED ACCESSORIES AND/OR COMPONENTS FOR A COMPLETE INSTALLATION.
- ALL PLUMBING FIXTURES/ COMPONENTS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION AND LOCAL AND STATE CODE.
- ALL FLOOR DRAIN TRAPS SHALL BE FITTED WITH A TRAP SEAL ("SURE-SEAL") AS SPECIFIED IN CODE (MPC 2015) 1002.4.1.4.



IN-LINE RECIRCULATION PUMP DETAIL

SCALE: NONE
NOTES:

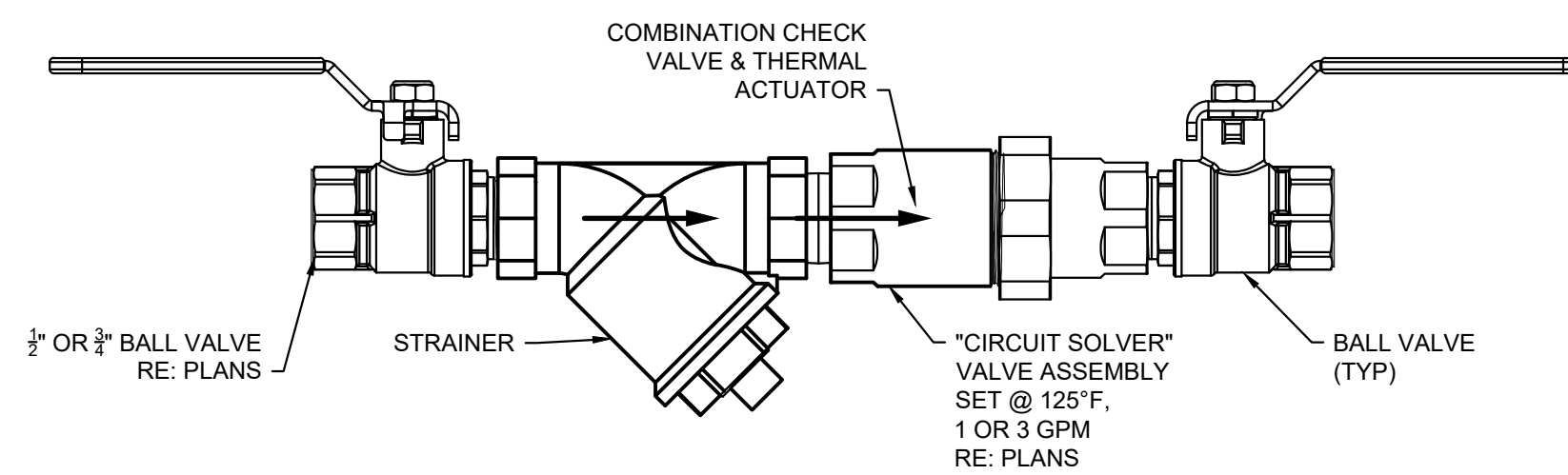
- SUPPORT PUMP AND PIPING FROM SUITABLE VIBRATION ISOLATION SUPPORTS.
- PIPING SHALL BE INSTALLED SUCH THAT PUMP MAY BE COMPLETELY REMOVED WITHOUT DISMANTLING PIPE OR FITTINGS, AND WITHOUT FORCING OR SPRINGING THE PIPING.



NOTE:

- SEE FLOOR PLAN FOR PIPE SIZES.

GAS DOMESTIC WATER HEATER DETAIL
NO SCALE



HOT WATER SYSTEM BALANCING ASSEMBLY DETAIL

NO SCALE



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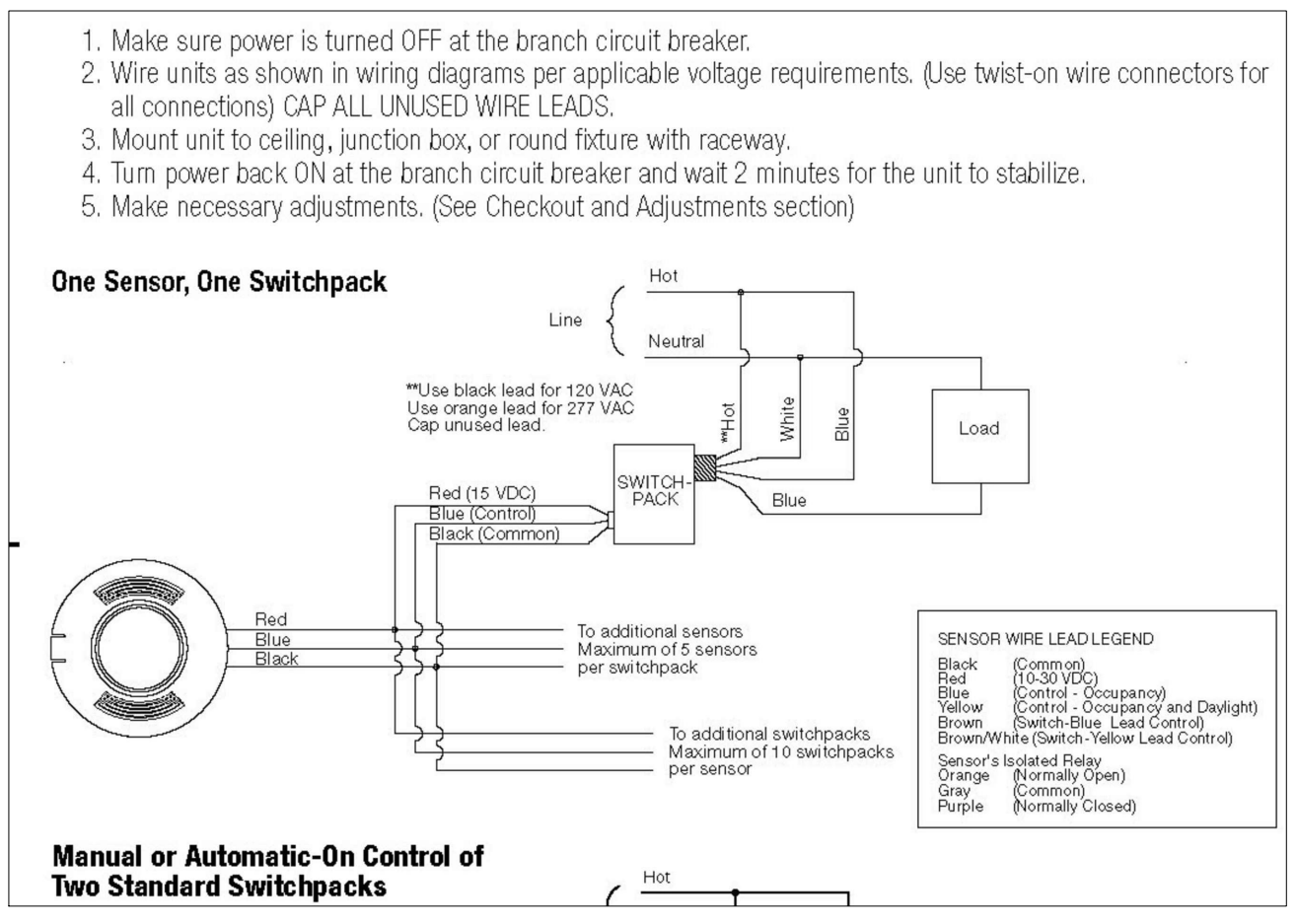
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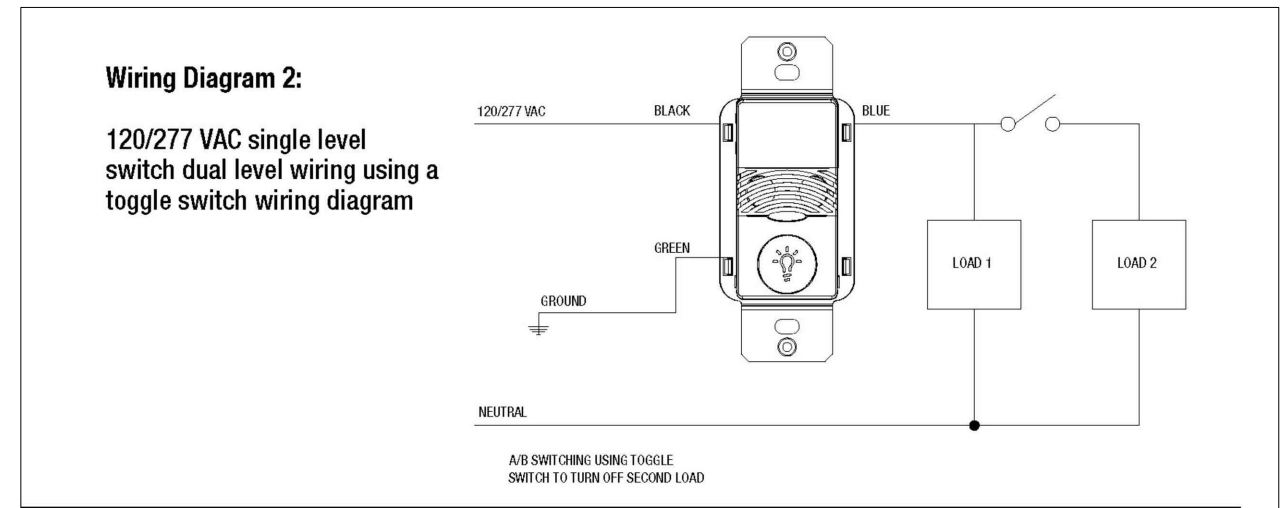
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STAND ALONE CONTROL SCHEMATIC (CEILING MOUNTED SENSOR)
NO SCALE



STAND ALONE CONTROL SCHEMATIC (WALL MOUNTED SENSOR)
NO SCALE

LIGHT SENSORS AND CONTROLS				
	MANUFACTURER	MODEL / CATALOG NO.	DESCRIPTION	REMARKS
DUALTECH LOW VOLTAGE CEILING SENSOR (OS)	EATON	OAC-DT-2000	CEILING MOUNTED OCCUPANCY SENSOR	2000SF COVERAGE
SWITCHPACKS	EATON	SP20-MV	RELAYS AND TRANSFORMERS	HEAVY DUTY
DUALTECH WALL SWITCH SENSOR	EATON	ONW-D-1001-MV	WALL MOUNTED SWITCH SENSOR	GROUND REQUIRED

NOTE 1: MOUNT MOTION DETECTORS TO THE BOTTOM OF THE CEILING. COORDINATE LOCATION WITH ANY MECHANICAL WORK TO AVOID INTERFERENCE. MOUNT MOTION DETECTORS IN ROOMS SUCH THAT MOVEMENT IN THE ROOM SHALL ACTIVATE SENSOR AND TURN ON THE RESPECTIVE LIGHTS. ONCE THE LIGHT ARE ON BY THE MOTION DETECTOR, THEY SHALL REMAIN ON FOR 20 MINUTES (ADJUSTABLE BY OWNER). SENSOR ADJUSTMENT MAY BE NECESSARY.

NOTE 2: PRIOR TO INSTALLATION, EC SHALL ASSURE THAT THERE IS NO IMMEDIATE OBSTRUCTION TO SENSOR, SO IT CAN WORK AS REQUIRED.

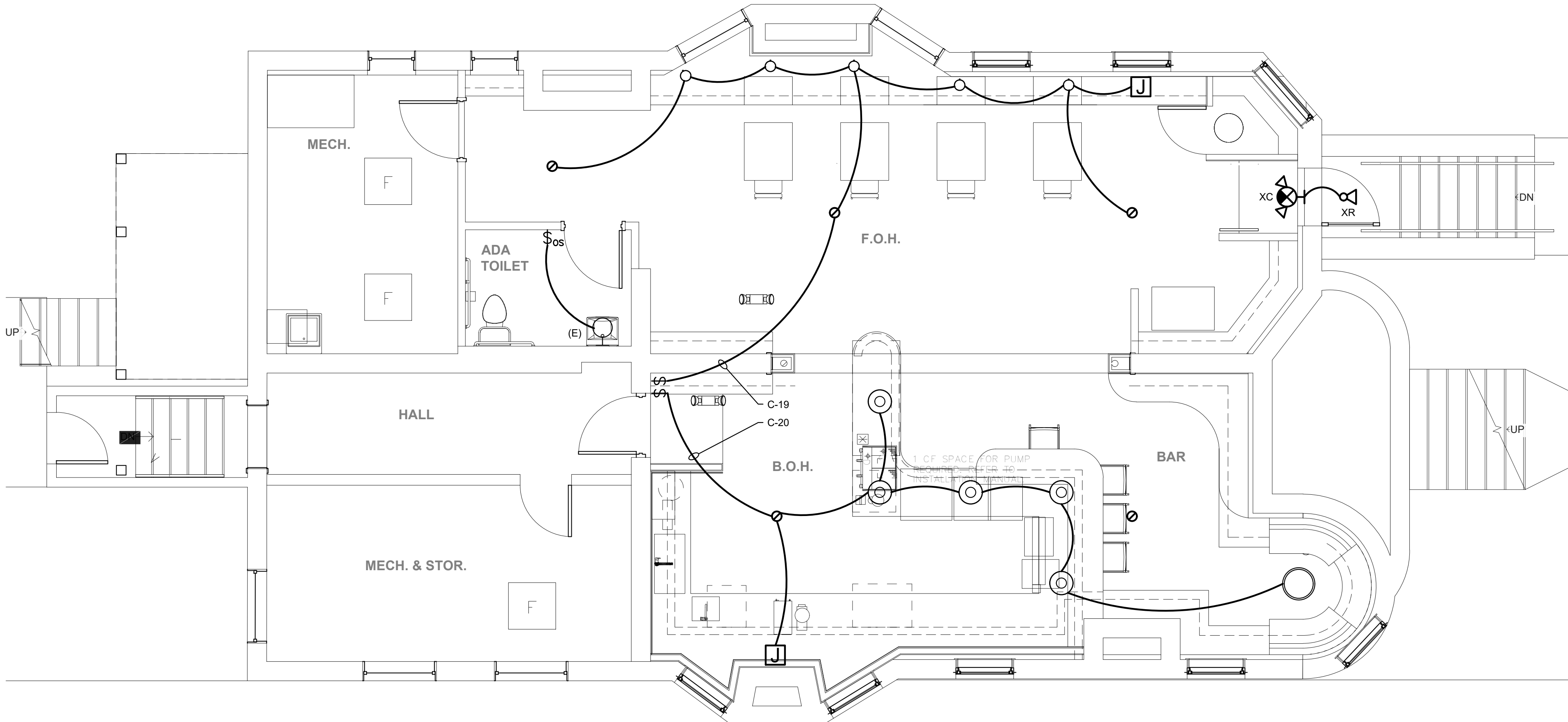
NOTE 3: PROVIDE ADDITIONAL SENSORS WHEN REQUIRED TO ACHIEVE THE PROPER FUNCTIONALITY OF THE SYSTEM WITHOUT EXTRA COST TO THE OWNER.

NOTE 4: ANY ACCESSORIES/COMPONENTS REQUIRED FOR THE SYSTEM TO FUNCTION PROPERLY SHALL BE PROVIDED WITHOUT EXTRA COST TO THE OWNER.

NOTE 5: LIGHTING CONTROL DEVICES SHALL BE EATON OR APPROVED EQUAL.

LIGHTING FIXTURE SCHEDULE (FIXTURES ARE SELECTED BY OWNER)				
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
o	PENDANT FIXTURE			
⊙	SEMI FLUSH LIGHT			
⊖	CHANDELIER			
⊕	REPLACE EXISTING FIXTURE			
⊖	EXISTING EMERGENCY LIGHTS			
XC	EMERGENCY EXIT SIGN COMBO	LITHONIA	LHQMLDRM6	TO BE APPROVED BY OWNER
XR	SINGLE HEAD REMOTE	LITHONIA		TO BE APPROVED BY OWNER
XR1	SINGLE HEAD REMOTE HEAD	LITHONIA		TO BE APPROVED BY OWNER
EM	EMERGENCY LIGHTS	LITHONIA	ELMZLED	TO BE APPROVED BY OWNER

1. COORDINATE WITH OWNER/ARCHITECT FOR FINAL SELECTION OF FINISHES, TYPES AND MOUNTING HEIGHT.
 2. ALL LIGHTING PRODUCTS SHALL BE LISTED BY OSHA NATIONALLY RECOGNIZED TESTING LAB (NRTL).
 3. ALL LIGHT FIXTURES SHALL HAVE ACCESSORIES NECESSARY FOR INSTALLATION AS REQUIRED BY OWNER/ARCHITECT.
 4. *EM* DENOTES COMPLETE WITH INTEGRAL 90 MINUTES BATTERY BACK-UP.
 5. ALL LED LIGHTS SHALL BE DIMMABLE (0-10VDC).
 6. ALL LIGHTING FIXTURES ARE SELECTED AND LAYED OUT BY OWNER/ARCHITECT INCLUDING THE INDICATED WATTAGE.

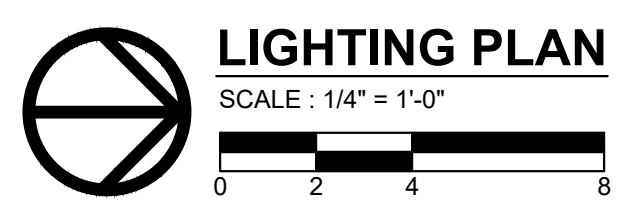


GENERAL LIGHTING NOTES

- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- COORDINATE ELECTRICAL WORK WITH OTHER TRADES AS REQUIRED.
- ALL WORK MUST BE COMPLETED TO THE LATEST APPLICABLE CODES.
- PRIOR TO INSTALLATION DO A PRELIMINARY LAYOUT OF ALL LUMINAIRES FOR ARCHITECT AND OWNER REVIEW AND APPROVAL.
- ALL SURFACE MOUNTED ELECTRICAL TO HAVE 4" ROUND ELECTRICAL BOX.
- OWNER/CONTRACTOR IS RESPONSIBLE FOR QUALITY, DETAILS, COORDINATION AND ASSURING THAT ALL ELECTRICAL AND SYSTEMS MEET CODE, ARE SAFE AND CONFORM TO THE ARCHITECTURAL INTENT OF THESE DOCUMENTS.

SHEET NOTES:

- FOR DEMOLITION REFER TO ARCHITECTURAL DRAWINGS.
- FOR PANEL SCHEDULE REFER TO SCHEDULES SHEET.
- ALL LIGHT FIXTURES ARE SELECTED BY OWNER. REVIEW SWITCHING AND LIGHTING CONTROLS WITH OWNER BEFORE PROCEEDING WITH THE WORK. INSTALLATION SHALL BE IN COMPLIANCE WITH LATEST ASHRAE REQUIREMENTS. REFER TO SCHEDULES ON THIS SHEET FOR ADDITIONAL NOTES.
- FINAL LOCATION OF EMERGENCY LIGHTS TO BE DETERMINED IN FIELD FOR BEST COVERAGE AND IN COMPLIANCE WITH LOCAL INSPECTOR REQUIREMENTS.
- EXIT SIGNS AND EMERGENCY BATTERY UNIT SHALL BE WIRED TO THE NEAREST LIGHTING CIRCUIT SERVING THE AREA.
- PROVIDE REQUIRED FIR RATED ENCLOSURES (IF ANY) FOR FIXTURES RECESSES IN FIRE RATED CEILINGS.



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FEEDER & BRANCH CIRCUIT SIZING SCHEDULE - GENERAL PURPOSE

NOTE: USE THIS SCHEDULE FOR FEEDERS AND BRANCH CIRCUITS SIZING IF NOT INDICATED ON:
1. ONE LINE AND RISER DIAGRAMS "ES" SERIES DRAWING.
2. PANEL SCHEDULES, SPECIFICATION.

OVERCURRENT DEVICE RATING (AMPERES)	WIRE SIZE - AWG OR KCMIL				NOTE
	PHASE & NEUTRAL	E.G.	2 WIRE	3 WIRE	
15-20	12	12	3/4"	3/4"	3/4"
25-30	10	10	3/4"	3/4"	3/4"
35-40	8	10	3/4"	3/4"	3/4"
45-50	8(6)	10	3/4"	3/4"	3/4"(1")
60	6(4)	10	3/4"(1")	3/4"(1")	1"(1 1/4")
70	6(4)	8	3/4"(1")	3/4"(1")	1"(1 1/4")
80-90	4(2)	8	1"	1"(1 1/4")	1 1/4"
100	3(2)	8	1"(1 1/4")	1 1/4"	1 1/4"
110	2(1)	6	1 1/4"	1 1/4"(1 1/2")	1 1/4"(1 1/2")
125	1(1/0)	6	1 1/4"	1 1/2"	1 1/2"(2")
150	1/0	6	1 1/4"	1 1/2"	2"
175	2/0	6	1 1/2"	2"	2"
200	3/0	6	1 1/2"	2"	2"
225	4/0	4	2"	2"	2 1/2"
250	250	4	2"	2 1/2"	2 1/2"
300	350	4	2 1/2"	3"	3"
350	500	3	3"	3"	3 1/2"
400	500	3	3"	3"	3 1/2"
450	2-4/0	2-2	2-2"	2-2"	2-2 1/2"
500	2-250	2-2	2-2"	2-2 1/2"	2-2 1/2"
600	2-350	2-1	2-2 1/2"	2-3"	2-3"
700	2-500	2-1/0	2-3"	2-3"	2-3 1/2"
800	2-500	2-1/0	2-3"	2-3"	3-3 1/2"
1000	3-400	3-2/0	3-2 1/2"	3-3"	3-3"
1200	4-350	4-3/0	4-2 1/2"	4-3"	4-3"
1600	5-400	5-4/0	5-2 1/2"	5-3"	5-3"
2000	6-400	6-250	6-2 1/2"	6-3"	6-3"
3000	9-400	9-400	9-2 1/2"	9-3"	9-3"
4000	12-400	12-500	12-2 1/2"	12-3"	12-3 1/2"

CIRCUIT SIZING SCHEDULES NOTES:

- BASED ON THHN/THWN, 90°, 600V, INSULATED, COPPER WIRE APPLIED AT 75° FOR TERMINATIONS RATED AT 60°C/75°C AND 75°C. FOR TERMINATIONS RATED AT 60°C PROVIDE WIRE AND CONDUIT SIZES INDICATED IN PARENTHESIS.
- BASED ON WIRE OUTSIDE DIAMETERS AND RIGID METALLIC CONDUIT INSIDE DIAMETERS AS PROVIDED IN THE NEC. DO NOT REDUCE CONDUIT SIZE FOR NON-RIGID METALLIC APPLICATION. REFER TO NEC FOR CONDUIT TYPES MORE RESTRICTIVE THAN RIGID METALLIC.
- BASED ON MOTOR FULL LOAD AMPERES AS PROVIDED BY THE NEC.
- BASED ON MOTOR RUNNING OVERLOAD PROTECTION PROVIDED BY THERMAL OVERLOAD RELAYS.

BREAKER AMPACITY (AMPS)	MAX. CIRCUIT LOAD (AMPS)	120V SINGLE PHASE CIRCUIT MAXIMUM DISTANCE IN FEET				
		NO.12	NO.10	NO.8	NO.6	NO.4
20	4	220	349	556	882	-
	8	110	174	278	441	701
	12	73	116	185	294	467
	16	55	87	139	221	350
30	24	-	58	93	147	234
40	32	-	-	70	110	175
50	40	-	-	-	88	140
60	48	-	-	-	-	117

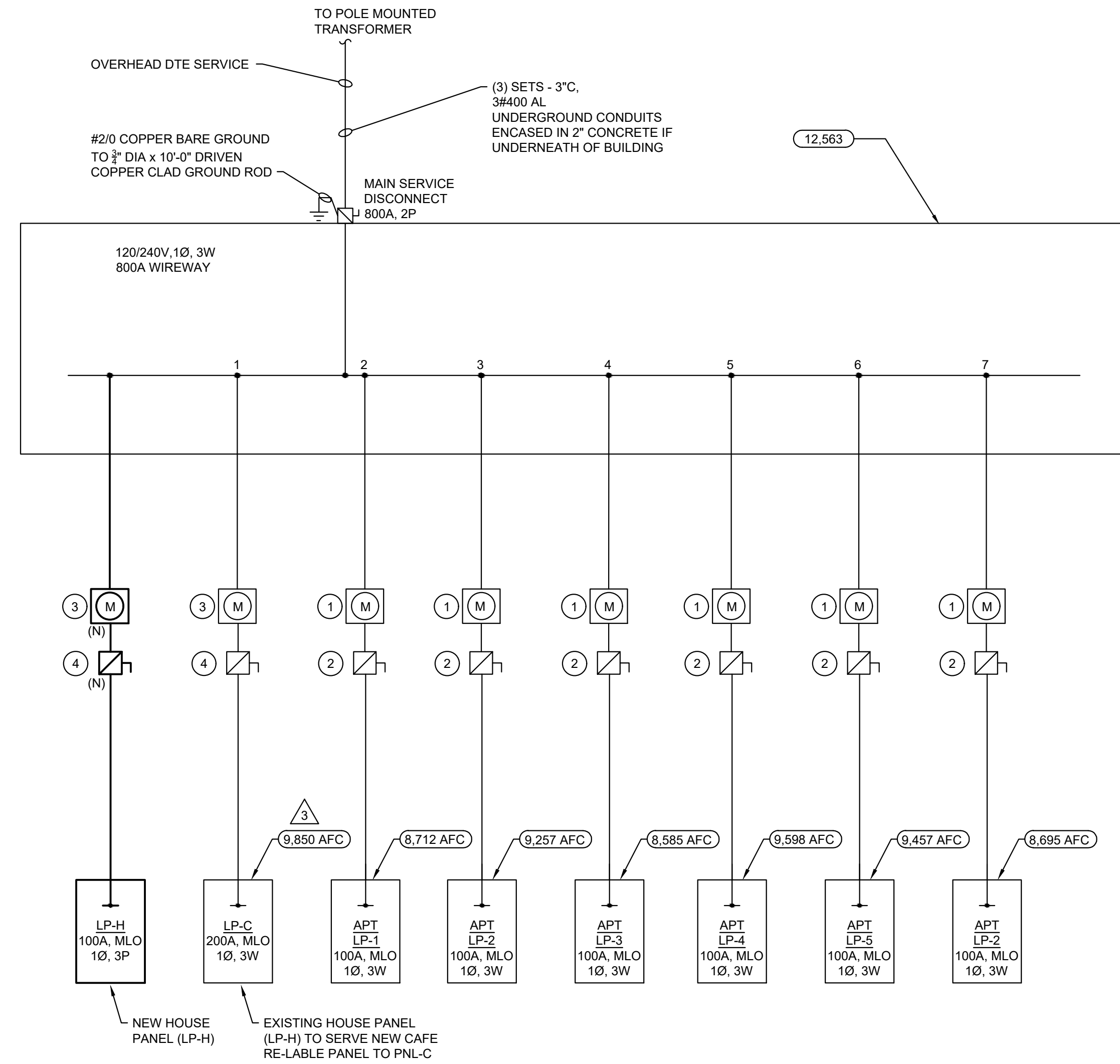
BREAKER AMPACITY (AMPS)	MAX. CIRCUIT LOAD (AMPS)	208V SINGLE PHASE CIRCUIT MAXIMUM DISTANCE IN FEET				
		NO.12	NO.10	NO.8	NO.6	NO.4
20	4	380	605	964	-	-
	8	190	302	482	765	-
	12	127	202	321	510	810
	16	95	151	241	382	607
30	24	-	101	161	255	405
40	32	-	-	121	191	304
50	40	-	-	-	153	243
60	48	-	-	-	-	202

BREAKER AMPACITY (AMPS)	MAX. CIRCUIT LOAD (AMPS)	208V THREE PHASE CIRCUIT MAXIMUM DISTANCE IN FEET				
		NO.12	NO.10	NO.8	NO.6	NO.4
20	4	439	698	1113	-	-
	8	220	349	557	883	-
	12	127	233	371	589	935
	16	95	175	278	442	701
30	24	-	116	186	294	468
40	32	-	-	139	221	351
50	40	-	-	-	177	281
60	48	-	-	-	-	234

CIRCUIT MAXIMUM DISTANCE TABLES

NOTES:

- CIRCUIT MAXIMUM DISTANCE IS BASED ON NEC CHAPTER 9, TABLE 8 CONDUCTOR PROPERTIES FOR COATED COPPER CONDUCTORS AT 75 DEGREES CELSIUS.
- MAXIMUM CIRCUIT LOAD FOR DISTANCE IS BASED ON NEC 220-10(b)



EXISTING MODIFIED ONE LINE DIAGRAM NO SCALE

KEYED NOTES:

(KEYED NOTES APPLY TO THIS SHEET ONLY)

- 100A, 1Ø METER
- 150A/100A, 1Ø SERVICE DISCONNECT
- 200A, 1Ø METER
- 200A/200A, 1Ø METER

△ EXISTING 3#250 AL & 1#4G - 2 1/2" C

△ NEW 3#1/0 AL & 1#6G - 2" C

△ AVAILABLE SHORT CIRCUIT IS BASED ON RECORD DRAWINGS

SHEET NOTES:

- FOR BRANCH AND FEEDERS SIZING REFER TO TABLES ON THIS SHEET.
- ALL OUTDOOR EQUIPMENT SHALL BE WP.
- OUTDOOR RECEPTACLES SHALL BE GFI AND WP.
- FEEDERS LENGTH INDICATED ON RISER DIAGRAM FOR SHORT CIRCUIT CALCULATION PURPOSES AND ARE ESTIMATED AND MAY LACK ACCURACY.

BLDG. LOAD CALCULATION BASED ON RECORD DWGS					
	LIGHTING (VA)	RECEPTACLE (VA)	MECHANICAL (VA)	EQUIPMENT (VA)	TOTAL CONNECTED LOAD (KVA)
APARTMENT #1 (EXISTING NIC)					23,310.00
APARTMENT #2 (EXISTING NIC)					24,292.00
APARTMENT #3 (EXISTING NIC)					23,646.00
APARTMENT #4 (EXISTING NIC)					23,740.00
APARTMENT #5 (EXISTING NIC)					23,026.00
APARTMENT #6 (EXISTING NIC)					24,228.00
TOTAL CONNECTED LOAD (VA)	-	-	-	-	142,242.00
Total Amps @ 240V, 2P					592,675.00
KVA					142,242.00
DEMAND LOAD (VA) @44%					62,586.48
NEC CODE REFERENCE	TABLE 220.84				
EXISTING HOUSE PNL (HP)	2,400.00	7,000.00	15,680.00	500.00	25,580.00
NEW CAFE BASEMENT	2,500.00	2,700.00	18,720.00	23,945.00	47,865.00
Total BLDG LOAD VA					136,031.48
Total Amps @ 240V, 2P					566.80
KVA					136.03

NOT FOR CONSTRUCTION

#	Description	Date
1	Owner's Review	04/15/22

ELECTRICAL - GENERAL REQUIREMENTS

GENERAL:

CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR AS INDICATED ON PLANS AND AS REQUIRED FOR A COMPLETE LIGHTING AND POWER SYSTEM.

EXAMINATION OF PREMISES:

CONTRACTOR SHALL VISIT THE JOB SITE AND BE AWARE OF CONDITIONS UNDER WHICH HE MUST WORK.

PERMITS AND FEES:

CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES.

CODES:

ALL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE, THE CODES OF O.S.H.A BARRIER FREE, A.D.A. AND ALL LOCAL AUTHORITIES HAVING JURISDICTION.

UTILITY COMPANY REQUIREMENTS:

COMPLY WITH CONSTRUCTION STANDARDS AND RULES OF LOCAL UTILITY COMPANIES.

CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND VERIFY ALL SERVICE REQUIREMENTS. INCLUDE IN BASE BID, ALL UTILITY COMPANY CHARGES.

MATERIALS:

MATERIALS SHALL BE NEW AND BEAR THE U.L. LABEL OR LISTING, WHEREVER STANDARDS HAVE BEEN ESTABLISHED.

AS-BUILT DRAWINGS:

CONTRACTOR SHALL PREPARE AND MAINTAIN ACCURATE RECORD DRAWINGS OF ALL UNDERGROUND AND CONCEALED WORK AND SHALL SUBMIT THESE DRAWINGS TO OWNER UPON FINAL ACCEPTANCE OF THE WORK OR UPON OWNER'S REQUEST.

DRAWING AND MEASUREMENTS:

THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN. MEASUREMENTS ARE TO SERVE AS SHOP DRAWINGS. FIELD MEASUREMENTS NECESSARY FOR ORDERING MATERIALS AND FITTING THE INSTALLATION TO THE BUILDING CONSTRUCTION AND ARRANGEMENT SHALL BE TAKEN BY THIS CONTRACTOR.

SHOP DRAWINGS:

COMPLETE SHOP DRAWINGS FOR ALL ELECTRICAL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION OF THE WORK. SEVEN (7) COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED ON ALL ITEMS OF ELECTRICAL EQUIPMENT, PANELS, LIGHT FIXTURES, SPECIALTIES, ETC.

CLEANING AND FINISHING:

AFTER ALL TESTS HAVE BEEN MADE THE CONTRACTOR SHALL CAREFULLY MAKE A THOROUGH INSPECTION OF THE ENTIRE INSTALLATION AND HAVE THE ENTIRE WORK THOROUGHLY CLEANED, ALL RUBBISH REMOVED, AND LEAVE ALL WORK SATISFACTORY TO THE ARCHITECT AND THE OWNER.

COORDINATION WITH OTHER WORK:

CONSULT THE PLANS COVERING THE WORK FOR THE VARIOUS OTHER TRADES.

THE FIELD LAYOUTS OF THE CONTRACTORS FOR THESE TRADES, AND THEIR SHOP DRAWINGS, THE CONTRACTOR SHALL BE AWARE AND RESPONSIBLE IN LAYING OUT THE ELECTRICAL WORK.

DAMAGE TO OTHER WORK:

THE ELECTRICAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGE TO WORK CAUSED BY HIS WORK OR THROUGH THE NEGLIGENCE OF HIS WORKMEN. ALL PATCHING AND REPAIRING OF DAMAGED WORK SHALL BE DONE BY THE GENERAL CONTRACTOR, BUT THE COST OF SAME SHALL BE PAID BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

TESTING:

AFTER ALL ELECTRICAL WORK HAS BEEN COMPLETED, THE CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT OR ENGINEER THAT THE ENTIRE INSTALLATION IS IN WORKING ORDER. ANY DEFECTIVE WORK OR EQUIPMENT, OR ANY WORK THAT IS NOT IN COMPLIANCE WITH THE SPECIFICATIONS, SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.

CUTTING AND PATCHING:

CUTTING, CORE DRILLING, INSERTS AND CONDUIT OR CABLE SLEEVES AND PATCHING REQUIRED IN THE GENERAL CONSTRUCTION FOR COMPLETION OF THE WORK, SPECIFIED HEREIN, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

CONDUIT SLEEVES:

PROVIDE CONDUIT SLEEVES WHERE CONDUITS PASS THRU FLOORS, WALLS, ETC. AS REQUIRED.

ALL VOIDS BETWEEN SLEEVES WHERE CONDUITS PASS THRU SHALL BE FIRESTOPPED. SPECSEAL 100 FIRE STOP SEALANT OR EQUAL.

EXCAVATION AND BACK FILLING:

ALL EXCAVATING, TRENCHING AND BACK FILLING TO INSTALL ELECTRICAL WORK SHALL BE BY THE ELECTRICAL CONTRACTOR.

EQUIPMENT FOUNDATIONS:

CONCRETE BASSES SHALL BE PROVIDED FOR SITE LIGHTING FIXTURES.

CONCRETE PADS SHALL BE PROVIDED FOR UTILITY COMPANY PAD MOUNTED TRANSFORMER.

CONCRETE HOUSEKEEPING PAD SHALL BE PROVIDED FOR FREE STANDING PANELS.

MOUNTING HEIGHTS:

LIGHTING SWITCHES	4'-0" TO CENTERLINE
RECEPTACLES	1'-6" TO BOTTOM
TELEPHONE/DATA	1'-6" TO BOTTOM
WALL TELEPHONE	4'-0" TO CENTERLINE
LIGHTING PANELS	6'-6" TO TOP
DISTRIBUTION PANELS	7'-0" TO TOP
MOTOR STARTERS/DISCONNECT	5'-6" TO TOP
F.A. PULL STATION	4'-0" TO TOP
F.A. HORN/STROBE	8'-0" TO BOTTOM OR 6" BELOW CLG., WHICHEVER IS LOWER.

CERTIFICATE OF APPROVAL:

WHEN THE JOB IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH CERTIFICATE OF APPROVAL FROM THE LOCAL ELECTRICAL INSPECTION AUTHORITY. THE CONTRACTOR SHALL GIVE THE OWNER A WRITTEN GUARANTEE THAT HE WILL MAKE GOOD, AT HIS OWN EXPENSE, ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH MAY DEVELOP WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

ELECTRICAL - BASIC MATERIALS

WIRING:

FEEDERS SHALL BE TYPE "XHHW", BRANCH CIRCUIT WIRING SHALL BE TYPE "THWN/THHN", #12 MINIMUM. ALL WIRE SHALL BE COPPER, HAVE 600 VOLT INSULATION AND BE INSTALLED IN CONDUIT.

SECONDARY SERVICE FEEDERS SHALL BE TYPE "XHHW", PER UTILITY COMPANY REQUIREMENTS.

GROUNDING:

PROVIDE GROUND MAT AT PAD MOUNTED TRANSFORMER PER UTILITY COMPANY REQUIREMENTS.

PROVIDE GROUND RODS AT SERVICE ENTRANCE (3-3/4" x 10' LG.) AND CONNECT TO BUILDING STEEL AND COLD WATER SERVICE. USE #3/0 CU. GRD. CONDUCTOR.

CABINETS, MOTOR FRAMES, STARTERS, CONDUIT SYSTEMS, PANELS, ETC., SHALL BE GROUNDING IN ACCORDANCE WITH THE LATEST N.E.C. AND LOCAL CODES.

PROVIDE SEPARATE GROUND WIRE IN ALL CONDUITS SERVING ALL PANELS, LIGHTING, MOTORS, AND RECEPTABLES.

CONDUIT:

CONDUIT SHALL BE MC, THINWALL (EMT), R.G.S. OR PVC CONDUIT INSTALLED IN OR UNDER FLOOR SHALL BE 3/4" MINIMUM, R.G.S.

PRIMARY SERVICE, TELEPHONE SERVICE AND SITE LIGHTING CONDUITS SHALL BE PVC HEAVY WALL SCHEDULE 40.

SECONDARY SERVICE CONDUIT SHALL BE RIGID GALVANIZED STEEL.

FLEXIBLE METAL CONDUIT WITH GROUND WIRE SHALL BE USED FOR FINAL CONNECTION TO LIGHTING FIXTURES, MOTORS, ETC., 1/2" MINIMUM.

STANDARD MC CABLE MAY BE USED FOR LIGHT FIXTURES ABOVE CEILING ONLY; PARTITION WALL WIRING MUST COMPLY WITH NEC 517.13a, WHERE A 2 PART REDUNDANT GROUNDING SCHEME IS UNIQUE TO PATIENT CARE AREAS.

NO PVC WILL BE ALLOWED IN BUILDING. ALL CONDUITS TURNING UP FROM UNDERGROUND SHALL BE STEEL ELLS.

SWITCHES:

SWITCHES SHALL BE 20A, 120/277V, 1 POLE, 3 AND 4 WAY AS INDICATED, IVORY FINISH, HUBBELL #1221-1 SERIES, COOPER WIRING DEVICES OR LEVITON.

AUTOMATIC SHUT-OFF TIMERS:

TIMERS SHALL BE RATED 20 AMPS AT 125 VOLT, IVORY FINISH, COMMERCIAL GRADE, 60 MINUTE INTERMATIC #FF60MHC, 6 HOUR INTERMATIC #FF6HH AND 12 HOUR INTERMATIC #FF12HHC, OR MARK TIMER.

DIMMER SWITCHES:

DIMMERS SHALL BE SOLID STATE U.L. LISTED, IVORY FINISH, FOR 120 VOLT INCANDESCENT, LOW VOLTAGE (INDUCTIVE) AND FLUORESCENT DIMMING, 600W, 1000W, 1500W OR 2000W AS NOTED. LIGHTOLIER MOMENTUM "MP", "MP-VA" AND "MP-F" SERIES OR EQUAL BY HUNT OR LUTRON. ALL DIMMERS SHALL BE WIRED WITH A SEPARATE NEUTRAL FOR EACH CIRCUIT.

MOTION SENSORS:

WALL MOUNTED SENSORS SHALL BE 1200 VA, 277 VOLT OR 800 VA, 120 VOLT FOR UP TO 300 SQUARE FEET COVERAGE, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ZERO CROSSING TECHNOLOGY, SELF ADJUSTING SENSITIVITY, NOVITAS #01-250 (SUPERSWITCH MINI WALL SWITCH), OR WATT STOPPER.

TWO CIRCUIT, WALL MOUNTED MOTION SENSORS SHALL BE 1200 VA, 277 VOLT OR 800 VA, 120 VOLT FOR UP TO 300 SQUARE FEET COVERAGE, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-400, 01-DL400, OR WATT STOPPER.

CEILING MOUNTED, ULTRASONIC MOTION SENSORS UP TO 500 SQUARE FEET COVERAGE, SHALL BE RATED 10-30 VDC FROM SWITCH PACK, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-060, OR WATT STOPPER.

CEILING MOUNTED, DUAL TECH INFRARED AND ULTRASONIC MOTION SENSORS FOR UP TO 900 SQUARE FEET COVERAGE, SHALL BE RATED 10-30 VDC FROM SWITCH PACK, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-072, OR WATT STOPPER.

CEILING MOUNTED, ULTRASONIC MOTION SENSORS UP TO 2100 SQUARE FEET COVERAGE, SHALL BE RATED 10-30 VC FROM SWITCH PACK 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-083, OR WATT STOPPER.

CEILING MOUNTED, ULTRASONIC MOTION SENSORS UP TO 2850 SQUARE FEET COVERAGE, SHALL BE RATED 10-30 VDC FROM SWITCH PACK, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 12-051 SWITCH PACK, NOVITAS #01-110, OR WATT STOPPER.

CEILING MOUNTED ULTRASONIC MOTION SENSORS IN LONG CORRIDORS UP TO 50 FEET IN ONE DIRECTION, SHALL BE RATED 10-30 VDC FROM SWITCH PACK, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-180 (50) (DESIGNER CEILING SENSOR) OR NOVITAS #01-170 (50) (STANDARD) OR WATT STOPPER.

CEILING MOUNTED ULTRASONIC MOTION SENSORS IN LONG CORRIDORS UP TO 50 FEET IN ONE DIRECTION, SHALL BE RATED 10-30 VDC FROM SWITCH PACK, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-190 (100) (DESIGNER CEILING SENSOR) OR NOVITAS #01-092 (100) (STANDARD) OR WATT STOPPER.

CEILING MOUNTED, HIGH AIRFLOW ENVIRONMENT MOTION SENSORS UP TO 850 SQUARE FEET COVERAGE, SHALL BE RATED 10-30 VDC FROM SWITCH PACK, 15 SECOND TO 30 MINUTE TIME ADJUSTMENT, ADJUSTABLE SENSITIVITY, MANUAL OVERRIDE SWITCH, 13-051 SWITCH PACK, NOVITAS #01-077, OR WATT STOPPER.

RECEPTABLES:

RECEPTABLES SHALL BE DUPLEX, GROUND TYPE 20A, 125V, IVORY FINISH, HUBBELL #6382-1 OR EQUAL, SPECIAL PURPOSE RECEPTABLES 30A, 40A, 50A 2P, OR 3P, ETC, SHALL BE SPECIFICATION GRADE, HUBBELL, COOPER WIRING DEVICES, OR LEVITON.

G.F.C.I. RECEPTABLES SHALL BE DUPLEX GROUNDING TYPE, 20A, 125V, HUBBELL #GF5382-1, COOPER WIRING DEVICES OR LEVITON.

ISOLATED GROUND RECEPTABLES SHALL BE DUPLEX, ORANGE FINISH, 20A, 125V HUBBELL #I65382-1, COOPER WIRING DEVICES OR LEVITON.

WEATHERPROOF G.F.C.I. RECEPTABLES SHALL HAVE POLYCARBONATE WEATHERPROOF COVER. THE ENCLOSURE SHALL HAVE CORD PORTS CAPABLE OF ALLOWING AN ELECTRICAL CORD TO PASS THROUGH WHEN COVER IS CLOSED. TAYMAC #20310 OR APPROVED EQUAL.

WALL PLATES:

WALL PLATES FOR SWITCHES AND RECEPTABLES SHALL BE SUPER STAINLESS STEEL, ANSI 302, HUBBELL #97000 SERIES, COOPER WIRING DEVICES, OR LEVITON.

OUTLETS:

OUTLET BOXES FOR CONCEALED WORK SHALL BE PRESSED STEEL BOXES, GALVANIZED #12 GAUGE, WALL OR CEILING BOXES SHALL BE 4" ROUND OR OCTAGONAL, AS REQUIRED. SURFACE MOUNTED BOXES SHALL BE CAST TYPE "FS" OR "FD".

MOTOR STARTERS:

SINGLE PHASE MOTOR STARTERS SHALL HAVE MANUAL TOGGLE SWITCH WITH THERMAL OVERLOADS, FLUSH MOUNTED WITH PILOT LIGHT, SQUARE D, CLASS 2510, OR CUTLER HAMMER.

SINGLE PHASE MOTOR STARTERS WITH AUTO-OFF-HAND SPOT SELECTOR SWITCH, SHALL BE FLUSH MOUNTED WITH PILOT LIGHT, SQUARE D, CLASS 2510-FF71P CUTLER HAMMER, G.E., OR SIEMENS I.T.E.

THREE PHASE MOTOR STARTERS SHALL BE MAGNETIC TYPE, WITH FUSED CONTROL TRANSFORMER WITH 3 OVERLOADS, HAND-OFF AUTO SWITCH, AUXILIARY CONTACTS AND PILOT LIGHT AS REQUIRED, SQUARE D, CLASS 8536, CUTLER HAMMER, G.E., OR SIEMENS I.T.E.

COMBINATION THREE PHASE MOTOR STARTERS SHALL BE THE SAME AS ABOVE EXCEPT WITH FUSED DISCONNECT AND CLASS R FUSES.

DISCONNECT SWITCHES:

DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 250 VOLT, FUSED OR NON-FUSED AS INDICATED, IN A NEMA 1 ENCLOSURE. DISCONNECT SWITCHES INSTALLED OUTDOORS SHALL BE IN A NEMA 3R ENCLOSURE. SQUARE D, OR CUTLER HAMMER.

FUSES:

601 AMPERE AND LARGER SHALL BE PROTECTED BY CURRENT LIMITING BUSSMANN HI-CAP TIME DELAY FUSES KRP-C, 250 VOLT OR 480 VOLT.

0 TO 600 AMPERE SHALL BE PROTECTED BY CURRENT LIMITING BUSSMANN LOW-PEAK DUAL ELEMENT FUSES LPNLPS, 250 VOLT OR 480 VOLTS.

CIRCUIT BREAKER PANELS SHALL BE PROTECTED BY BUSSMANN LOW-PEAK DUAL-ELEMENT FUSES LPNLPS, 250 VOLT OR 480 VOLTS.

MAIN DISTRIBUTION PANEL:

MAIN DISTRIBUTION PANEL SHALL BE 208Y/120V, 3 PHASE, 4 WIRE, 600V SWITCH AND FUSE TYPE, CLASS 1 CONSTRUCTION, BRACED FOR 42,000 A.I.C., SERVICE ENTRANCE LABELED, WITH PROVISIONS FOR UTILITY COMPANY C/T'S, SQUARE D, OR CUTLER HAMMER.

LIGHTING PANELS:

PANELS SHALL BE 277/480V, 3 PHASE, 4 WIRE, WITH BOLT-ON CIRCUIT BREAKERS, RATED 14,000 A.I.C., SWITCH DUTY RATED, 20" WIDE CABINET MINIMUM, SQUARED D "NEHB", CUTLER HAMMER, G.E. OR SIEMENS I.T.E. PROVIDE TYPEWRITTEN DIRECTORY INDICATING EACH ITEM SERVED.

RECEPTACLE PANEL:

PANELS SHALL BE 208Y/120V, 3 PHASE, 4 WIRE, WITH BOLT-ON CIRCUIT BREAKERS RATED 22,000 A.I.C., SWITCH DUTY RATED, 20" WIDE CABINET MINIMUM, SQUARE D "NQOD", OR CUTLER HAMMER. PROVIDE TYPEWRITTEN DIRECTORY INDICATING EACH ITEM SERVED.

NAMEPLATES:

PROVIDE NAMEPLATES ON EACH INDIVIDUAL SAFETY SWITCH, CONTROL STATION, PANEL BOARD, MOTOR STARTER, ETC. NAMEPLATES SHALL BE WHITE LAMINATED PLASTIC WITH BLACK ENGRAVED LETTERS AND A SELF-ADHESIVE BACK.

LIGHTING (SELECTED BY OWNER)

LAMPS (L.E.D.)

TIME SWITCHES:

TIME SWITCHES SHALL BE 7-DAY, ELECTRONIC, 1, 2 OR 4 CIRCUIT, AS REQUIRED, RATED 20A PER POLE, AT 120/240/208/277V. INTERMATIC #ET70115CR, #ET70215CR OR #ET70415CR, OR TORK.

PHOTOCONTROL:

PHOTOCONTROL SHALL BE RATED 2000 WATTS AT 120 VOLT AND 3600 WATTS AT 240 VOLT. INTERMATIC #K4121M AND #K4122, OR TORK.

SYSTEMS

TELEPHONE SERVICE:

PROVIDE TELEPHONE SERVICE AS REQUIRED, INCLUDING PLYWOOD BACKBOARD, OUTLETS, COVERPLATES, CONDUITS WITH PULL WIRES, ETC., FOR A COMPLETE INSTALLATION.

TELEPHONE AND DATA OUTLETS SHALL CONSIST OF A SINGLE GANG OUTLET BOX WITH A 3/4" CONDUIT STUBBED INTO AN ACCESSIBLE CEILING SPACE.

PROVIDE AND INSTALL BLANK STAINLESS STEEL COVERPLATES FOR ALL FUTURE TELEPHONE AND DATA OUTLETS NOT USED.

MISCELLANEOUS ELECTRICAL

DEMOLITION:

ALL ELECTRICAL DEMOLITION WORK SHALL INCLUDE REMOVING AND/OR RELOCATING OF EXISTING PANELS, LIGHTING FIXTURES, RECEPTABLES, WIRE, CONDUIT, BOXES, ETC., AS INDICATED ON THE DRAWINGS AND SHALL BE BY THE ELECTRICAL TRADE THAT WOULD NORMALLY INSTALL THIS WORK.

REMOVE ALL CONDUIT, WIRE, HANGERS, CLAMPS, ETC., THAT ARE NOT BEING REUSED, UNLESS CONCEALED ABOVE CEILING OR IN WALLS, WHICH MAY BE ABANDONED AND LEFT IN PLACE.

REMOVE ALL WIRE IN EXISTING CONCEALED ABANDONED CONDUITS, EXISTING CONCEALED CONDUITS (IF APPLICABLE) MAY BE REUSED FOR NEW WIRING.

ALL EXISTING PANELS, LIGHTING FIXTURES, WIRING DEVICES, TELEPHONE OUTLETS, ETC., SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS OTHERWISE NOTED.

REMOVE EXISTING WIRING DEVICES, PULL ALL WIRES OUT AND INSTALL A BLANK STAINLESS STEEL COVER PLATE OVER THE EXISTING OUTLET.

REVISE PANEL DIRECTORIES AS REQUIRED TO REFLECT ALL REVISIONS TO EXISTING PANELS.

ALL MATERIALS THAT ARE REMOVED, PANELS, LIGHTING FIXTURES, WIRING DEVICES, CONDUIT, WIRE, ETC., SHALL BECOME THE PROPERTY OF ALL CONTRACTOR, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

FIRE ALARM SYSTEM:

TO BE PROVIDED PER FIRE MARSHALL REQUIREMENTS IF REQUIRED. INSTALLATION SHALL BE PERFORMED BY CERTIFIED FIRE ALARM CONTRACTOR AND INSTALLATION SHALL MEET NFPA AND LOCAL AUTHORITY REQUIREMENTS.



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Revision Schedule		
#	Description	Date
	Owner's Review	04/15/22

SEAL

DATE SEALED

CAFE SOUS TERRE
 445 W Forest Ave
 Detroit, MI 48201
 Cafe Sous Terre LLC
 SHEET TITLE
ELECTRICAL SPECIFICATIONS

SHEET NUMBER

E-5.0

