

NOT FOR CONSTRUCTION

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AREA
FIRST FLOOR: 249 GSF
SECOND FLOOR: 639 GSF
THIRD FLOOR: 650 GSF
TOTAL: 1538 GSF

AREA
FIRST FLOOR: 210 GSF
SECOND FLOOR: 542 GSF
THIRD FLOOR: 445 GSF
TOTAL: 1297 GSF

AREA
FIRST FLOOR: 210 GSF
SECOND FLOOR: 542 GSF
THIRD FLOOR: 445 GSF
TOTAL: 1297 GSF

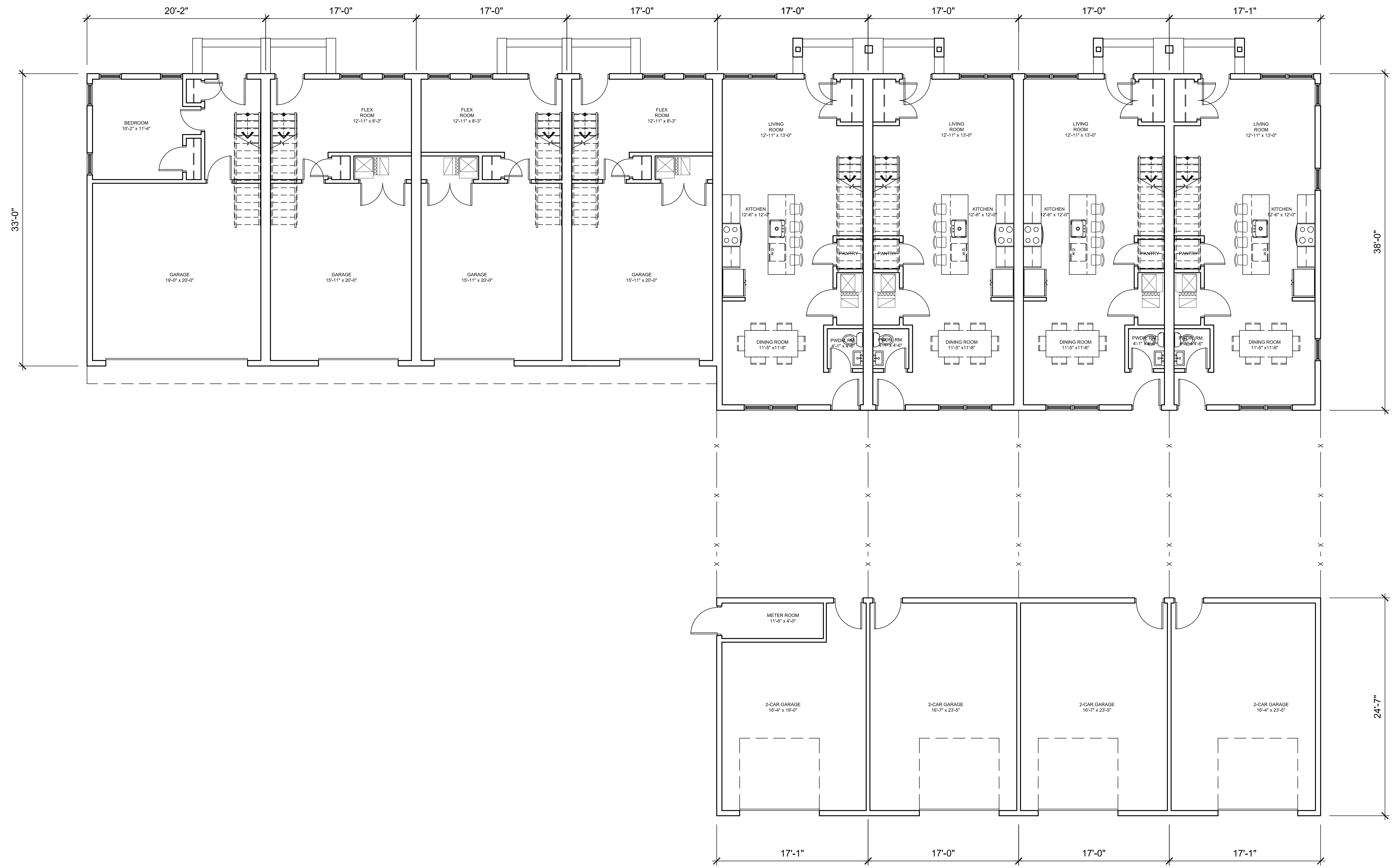
AREA
FIRST FLOOR: 210 GSF
SECOND FLOOR: 542 GSF
THIRD FLOOR: 445 GSF
TOTAL: 1297 GSF

AREA
FIRST FLOOR: 646 GSF
SECOND FLOOR: 604 GSF
TOTAL: 1250 GSF

AREA
FIRST FLOOR: 646 GSF
SECOND FLOOR: 604 GSF
TOTAL: 1250 GSF

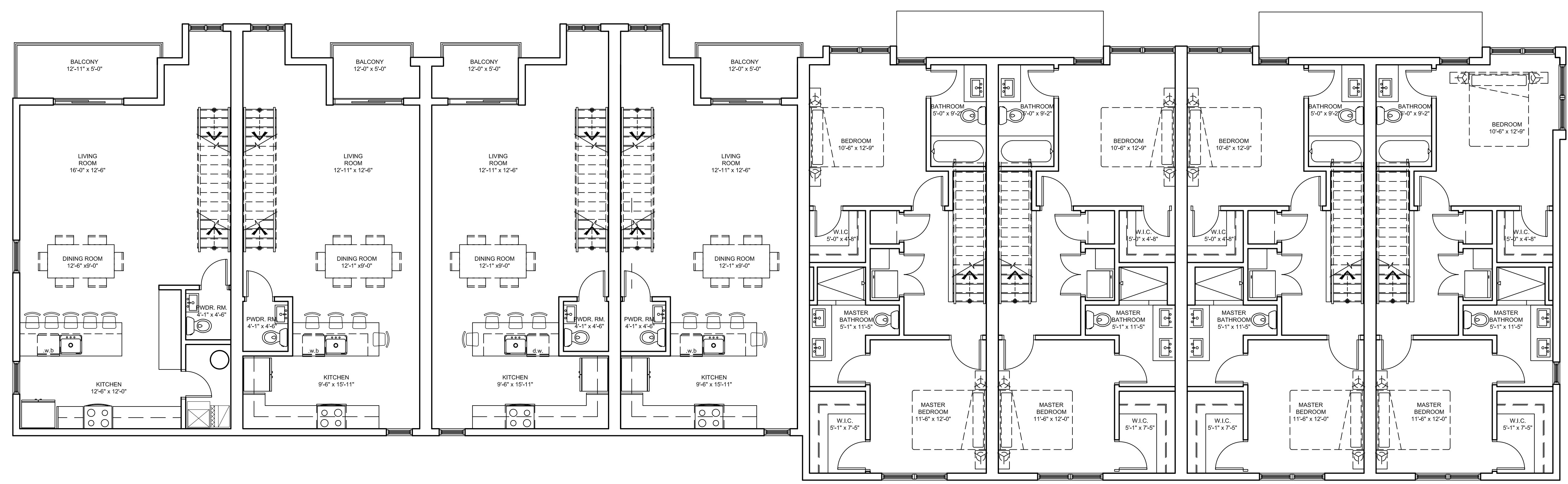
AREA
FIRST FLOOR: 646 GSF
SECOND FLOOR: 604 GSF
TOTAL: 1250 GSF

AREA
FIRST FLOOR: 649 GSF
SECOND FLOOR: 607 GSF
TOTAL: 1256 GSF

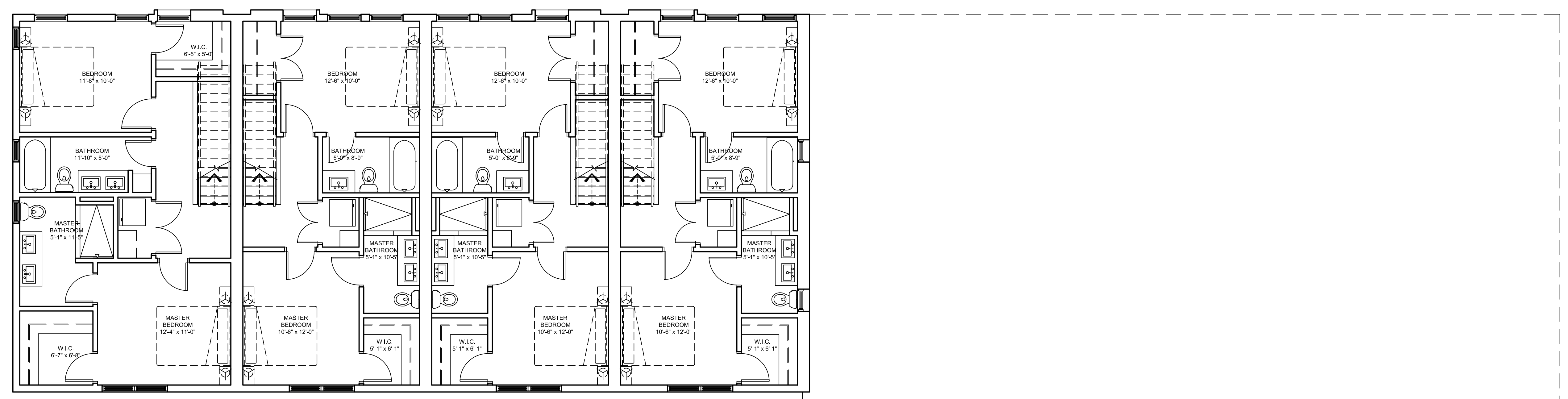


FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

CONSULTANT:



SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"



THIRD FLOOR PLAN
 SCALE: 3/16"=1'-0"

Project :
 DWELL GRAND LLC
 346-362 E. GRAND BLVD
 AND PORTER ST
 TOWNHOUSES

Issued for :
 HDC 07/18/2022

Drawn by :
 TRF
 Check by :

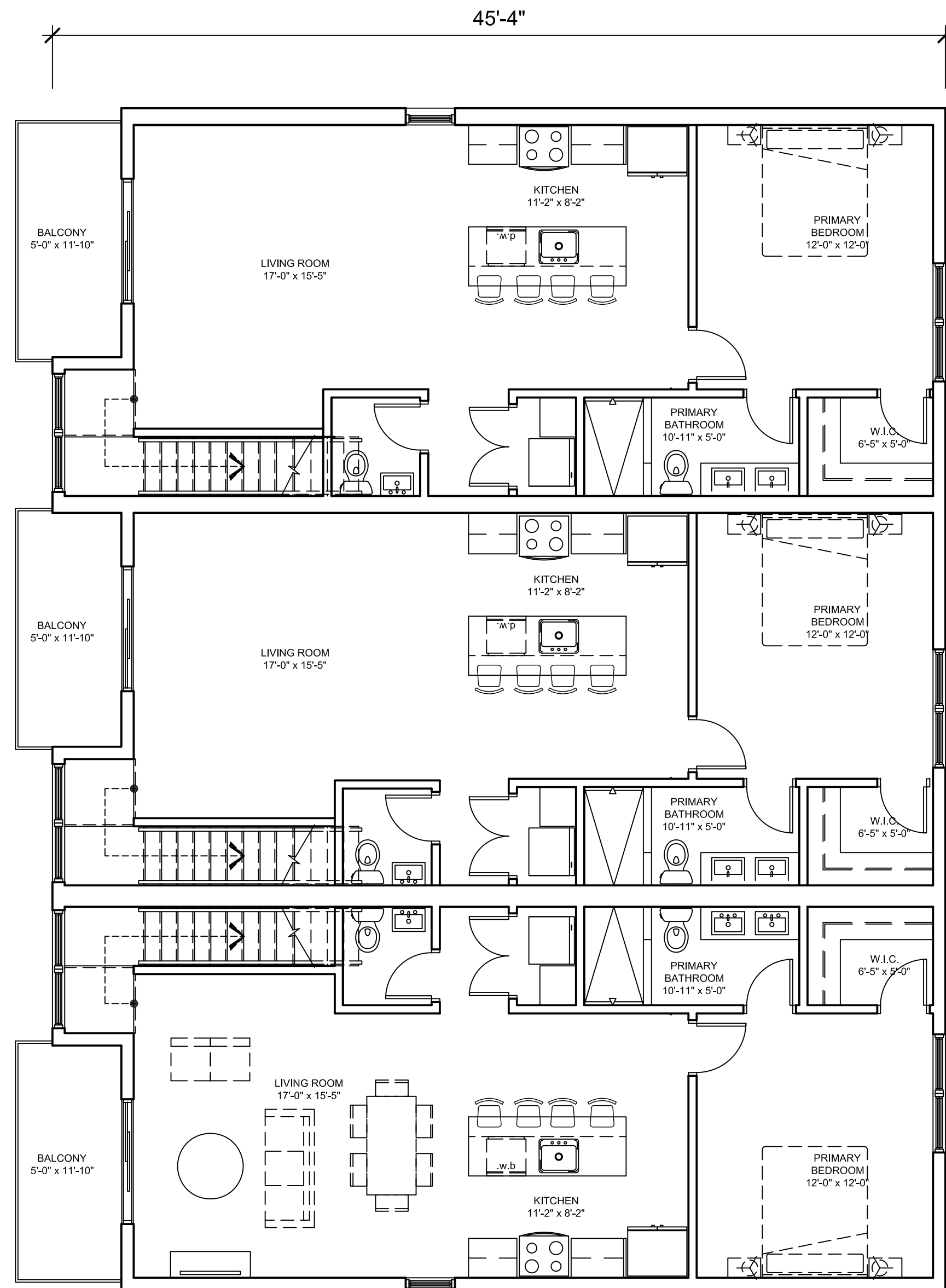
Sheet Title :
 FLOOR PLANS


Project No. :
 2022001

Sheet No. :
 A1.2

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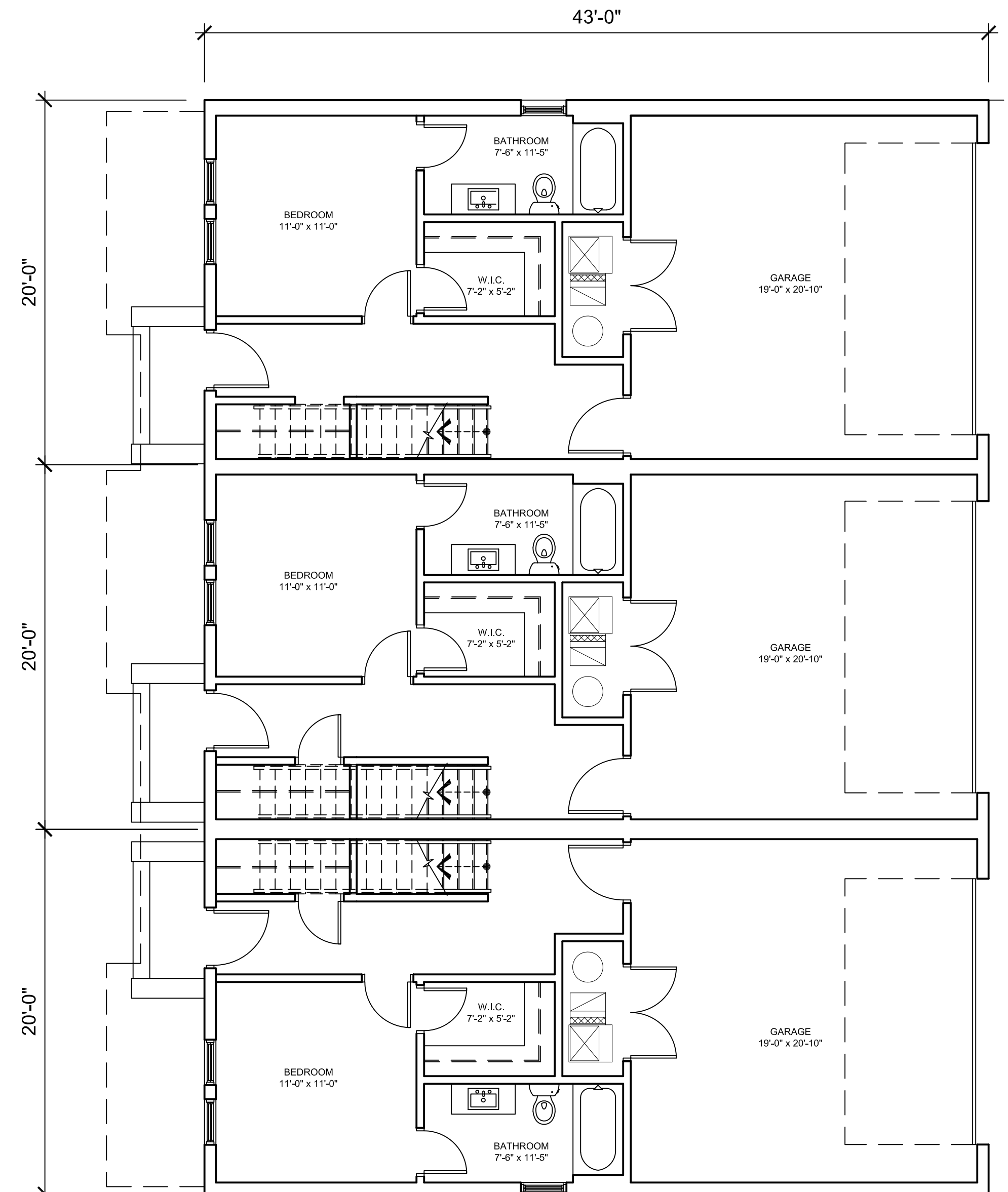



SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"

AREA
 FIRST FLOOR: 429 GSF
 SECOND FLOOR: 786 GSF
 TOTAL: 1234 GSF

AREA
 FIRST FLOOR: 429 GSF
 SECOND FLOOR: 786 GSF
 TOTAL: 1234 GSF

AREA
 FIRST FLOOR: 438 GSF
 SECOND FLOOR: 786 GSF
 TOTAL: 1234 GSF




FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

CONSULTANT:

Project :
DWELL GRAND LLC
346-362 E. GRAND BLVD
AND PORTER ST
TOWNHOUSES

Issued for :
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Sheet Title :
FLOOR PLANS

Project No. :
2022001

Sheet No. :
A13

GENERAL ELEVATION/SECTION NOTES:

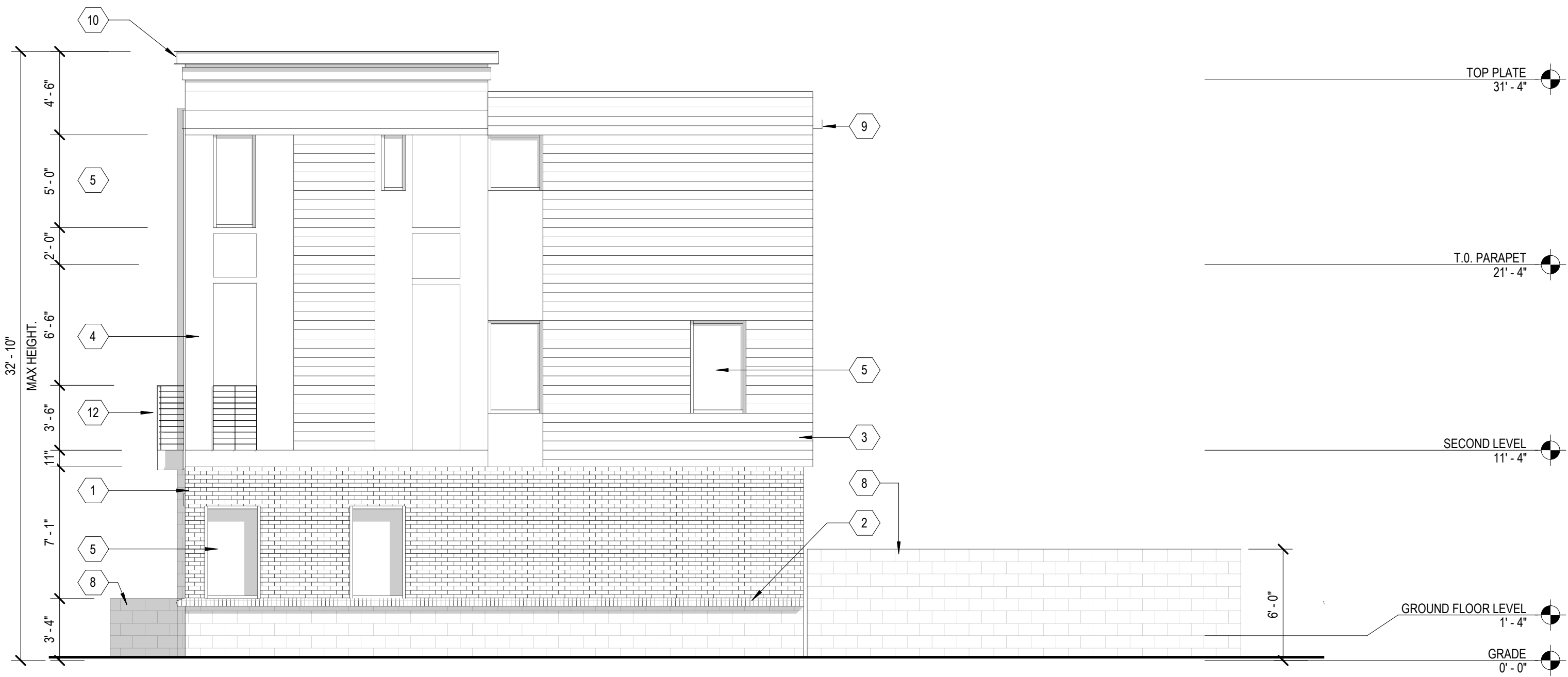
1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

ELEVATION KEY NOTES:

- (TYPICAL THIS SHEET ONLY)
- 1 BRICK VENEER BASIS OF DESIGN:
BRICKTECH
ASH VELOUR
MATTE FINISH
MORTAR: PLATINUM VELOUR COLOR MATCH
 - 2 BRICK SILL AND SOLDIER COURSE BASIS OF DESIGN:
BRICKTECH
PLATINUM VELOUR
MATTE FINISH
MORTAR: PLATINUM VELOUR COLOR MATCH
 - 3 JAMES HARDIE LAP SIDING WITH 3" COLOR-MATCHED TRIM AT EDGES AND CORNERS, AGED PEWTER
 - 4 JAMES HARDIE PANEL SIDING AND TRIM, BLACK
 - 5 FIBERGLASS CASEMENT WINDOWS, BASIS OF DESIGN: ANDERSEN 100 SERIES. FINISH: BLACK (INTERIOR AND EXTERIOR). CONTRACTOR TO VERIFY WINDOWS IN BEDROOMS MEET EGRESS REQUIREMENTS.
 - 6 FIBERGLASS ENTRY DOOR, THERMATRUE, BLACK
 - 7 SLIDING PATIO DOOR, BASIS OF DESIGN: ANDERSEN 100 SERIES. FINISH: BLACK (INTERIOR AND EXTERIOR)
 - 8 BURNISHED BLOCK WITH BRICK SILL BLOCK BASIS OF DESIGN: CONSUMERS CONCRETE COMPANY ASH
 - 9 CONTINUOUS SEAMLESS GUTTER AND DOWNSPOUTS. PREFINISHED BLACK
 - 10 PAINTED BRAKE METAL TRIM, BLACK
 - 11 ENTRY CANOPY: MEMBRANE ROOFING ON 1/2" PLYWOOD AND CONTILEVERED WOOD FRAMING. PAINTED METAL FASCIA (BLACK)

Project :
 W. GRAND AND PORTER
 TOWNHOME
 DEVELOPMENT
 INKWELL PARTNERS
 346 W. GRAND BLVD
 DETROIT, MI 48216

Issued for :
 HDC 07/18/2022



4 SOUTH ELEVATION- W. GRAND BLVD. BUILDING
 SCALE: 3/16" = 1'-0"



1 WEST ELEVATION- W. GRAND BLVD. BUILDING
 SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Drawn by :
 JRM
 Checked by :
 JRM
 Sheet Title :
 EXTERIOR
 ELEVATIONS
 Project No. :
 2020041

Sheet No. :
A3.1

CONSULTANT:

GENERAL ELEVATION/SECTION NOTES:

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(TYPICAL THIS SHEET ONLY)

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 ASH VELOUR
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 MORTAR: PLATINUM VELOUR COLOR MATCH
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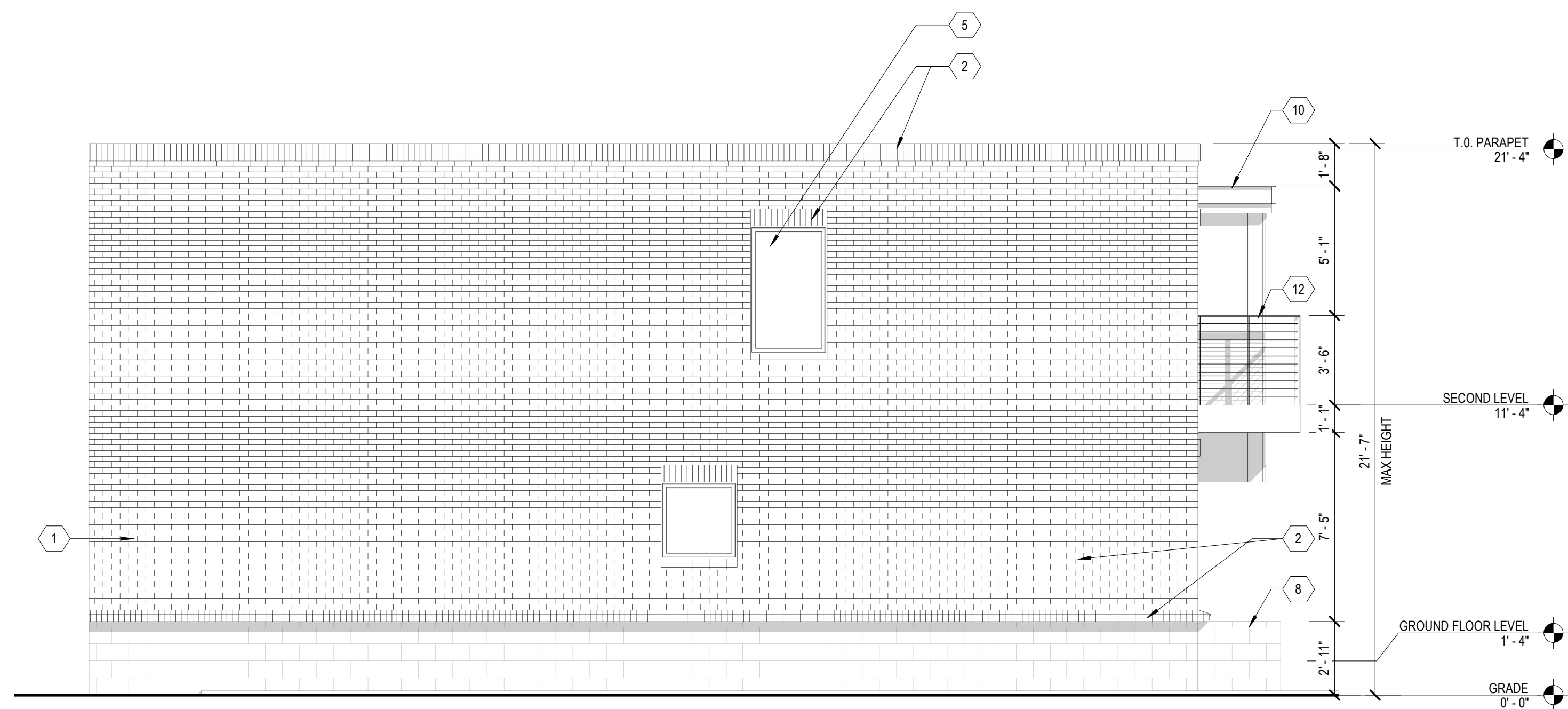
A3.2

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1 SOUTH ELEVATION- PORTER BUILDING
 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION-PORTER BUILDING
 SCALE: 1/4" = 1'-0"