

# 1090 VINEWOOD RENOVATION

1090 VINEWOOD ST.,  
DETROIT, MI 48216



**ARCHITECT**  
**4545 ARCHITECTURE | DESIGN**  
TIMOTHY FLINTOFF  
2761 E. JEFFERSON, SUITE 302  
DETROIT, MI 48207

## PROJECT DATA

BUILDING CODE AUTHORITY:  
CITY OF DETROIT

APPLICABLE CODES:

BUILDING CODE  
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"  
2015 MICHIGAN RESIDENTIAL CODE (MRBC) AS AMENDED

MECHANICAL CODE  
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"  
2021 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE  
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"  
2021 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE  
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"  
2023 MICHIGAN ELECTRICAL CODE AS AMENDED

ENERGY CODE  
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS  
AMERICANS WITH DISABILITIES ACT (ADA)  
MBC-2015, CHAPTER 11  
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

PROJECT DESCRIPTION: INTERIOR RENOVATION AND ADDITION OF TWO DORMERS TO A SINGLE-FAMILY HOME IN A HISTORIC DISTRICT

**BUILDING DATA:**  
STORIES: 2 + ATTIC

SPRINKLERED: NO

ENERGY EFFICIENCY  
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE  
CLIMATE ZONE: 5A

CEILING:	R-38
WOOD FRAMED WALL:	R-20 OR R-13(CAVITY)+R5(SHEATHING)
MASS WALL:	R-20/R-17
FLOOR:	R-30 OR FILL CAVITY, R-19 MIN.
SLAB:	R-10 (2'-0" DEEP)

BUILDING HEIGHTS:	FROM GRADE	CEILING HEIGHT
FIRST FLOOR	4'-0"	9'-0"
SECOND FLOOR	14'-0"	8'-6"
ATTIC	23'-4"	VARIES
ROOF (HIGH POINT) ALLOWABLE	36'-6" (EXISTING)	
	35'-0"	

**PARKING**  
2-CAR GARAGE

BUILDING AREAS:	
LEVEL	AREA
FIRST FLOOR	903 GSF
SECOND FLOOR	837 GSF
ATTIC	298 GSF

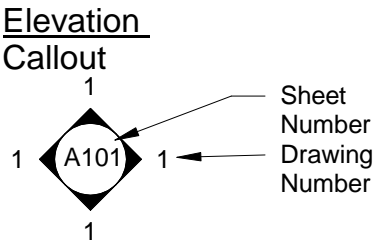
TOTAL BUILDING 2038 GSF

## SHEET INDEX

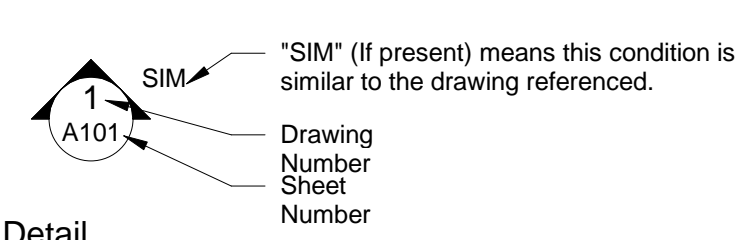
SP1.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST AND SECOND FLOOR PLANS
A1.2	THIRD FLOOR AND ROOF PLANS
A2.1	REFLECTED CEILING PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	3D VIEWS

## SYMBOL LEGEND

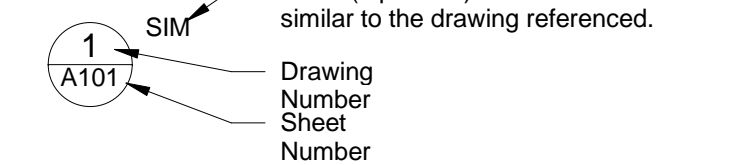
### Drawing Navigation



### Section Callout



### Detail Callout



### Other

	Keynote Tag - refer to keynotes on that sheet
	Wall Tag - refer to Wall Schedule
	Door Tag - refer to Door Schedule
	Window Tag - refer to Window Schedule
	Name Elevation
	Floor Level Elevation

## ABBREVIATIONS

@	At
ACOUST	Acoustical
ACT	Acoustic Ceiling Tile
ADJ	Adjacent
AFF	Above Finish Floor
ALUM	Aluminum
ANOD	Anodized
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
CEM	Cement
CJ	Control Joint
CLG	Ceiling
CL	Centerline
CO	Clean Out
COL	Column
CONC	Concrete
CG	Corner Guard
CONST	Construction
CONT	Continuous
CORR	Corrugated
CPT	Carpet
CT	Ceramic Tile
DET	Detail
DIA	Diameter
DM	Dimension
DN	Down
DO	Door Opening
DR	Door
DWG	Drawing
EA	Each
ELEV	Elevation
EW	Each Way
EXG	Existing
EXIST	Existing
EXP	Expansion, Exposed
FD	Floor Drain
FDN	Foundation
FRP	Fiber Reinforced Panels
FIN	Finish
FLR	Floor
FO	Face Of
FOS	Face of Stud
FR	Frame
FTG	Footing
FV	Field Verify
GA	Gauge
GALV	Galvanized
GYP	Gypsum
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HT	Height
ID	Inside Diamtere
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
MI	Miscellaneous Iron
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
NIC	Not In Contract
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPNG	Opening
OPP	Opposite
PLG	Plate Glass
PLS	Plate Steel
PLAM	Plastic Laminate
PLAS	Plaster
PREFAB	Prefabricated
PROJ	Project, Projection
PSF	Pounds per Square Foot
PT	Paint, Point, Pressure
Treated	
R	Riser
RA	Return Air
RB	Rubber Base
RC	Roof Conductor
RCP	Reflected Ceiling Plan
RD	Roof Drain
RF	Rubber Flooring
REINF	Reinforced,
Reinforcing	
REQD	Required
RFG	Roofing
RM	Room
RS	Roof Sump
RT	Rubber Tile
SAN	Sanitary
SCHED	Schedule
SHT	Sheet
SIM	Similar
SPEC	Specification
SS	Service Sink
STL	Steel
STD	Standard
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SW	Switch
SYM	Symmetrical
T	Tread
T&B	Top and Bottom
TEL	Teelphone
TERR	Terrazzo
T&G	Tongue and Groove
THK	Thick, Thickness
THRES	Threshold
TOS	Top Of Steel
TYP	Typical
U/C	Undercut
UNO	Unless Noted Otherwise
VB	Vinyl Base
VCT	Vinyl Composition Tile
VIF	Verify In Field
W	Wide
VERT	Vertical
WAINS	Wainscot
WC	Water Closet
WD WIN	Wood Window
WT	Wight
WWF	Welded Wire Fabric

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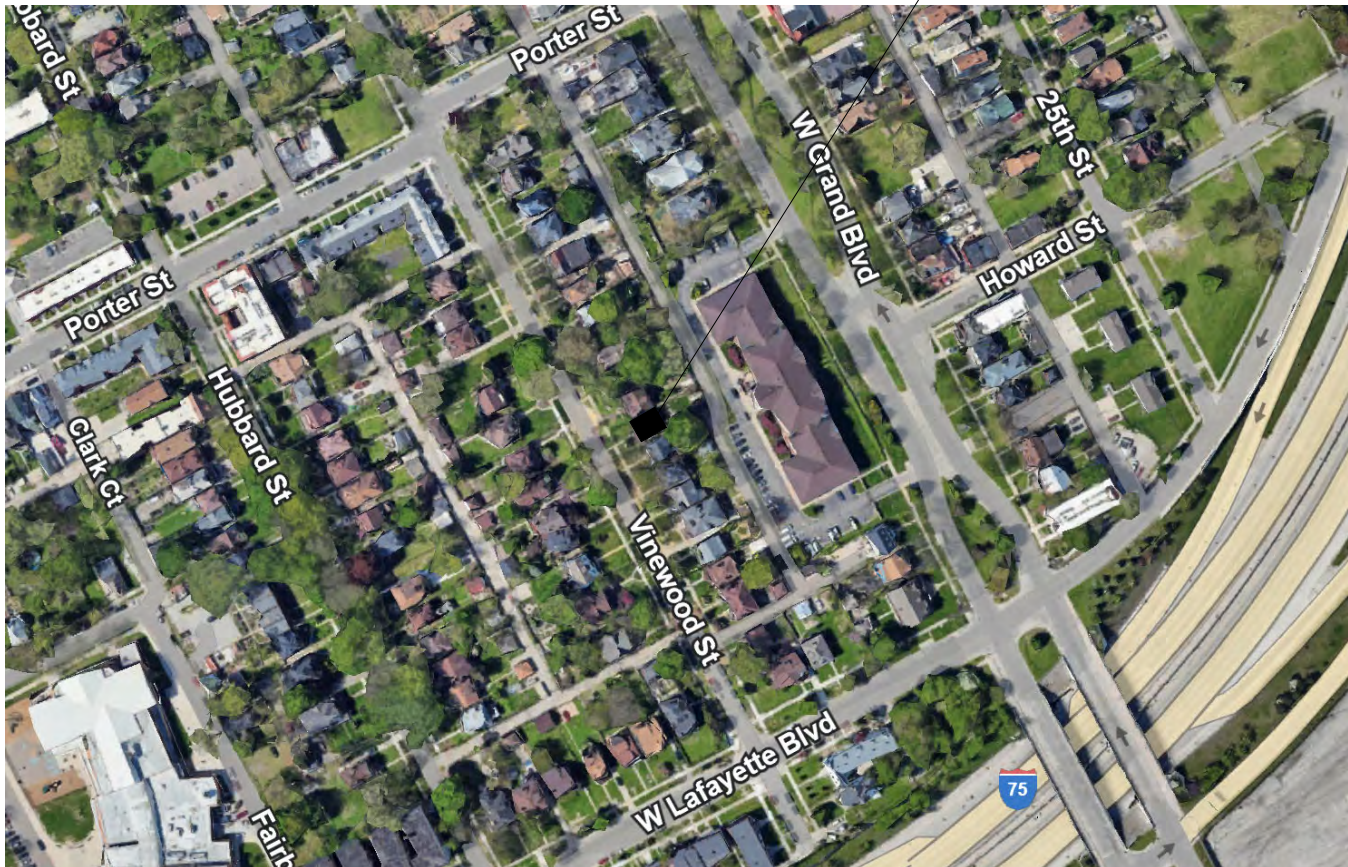
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Project No. :

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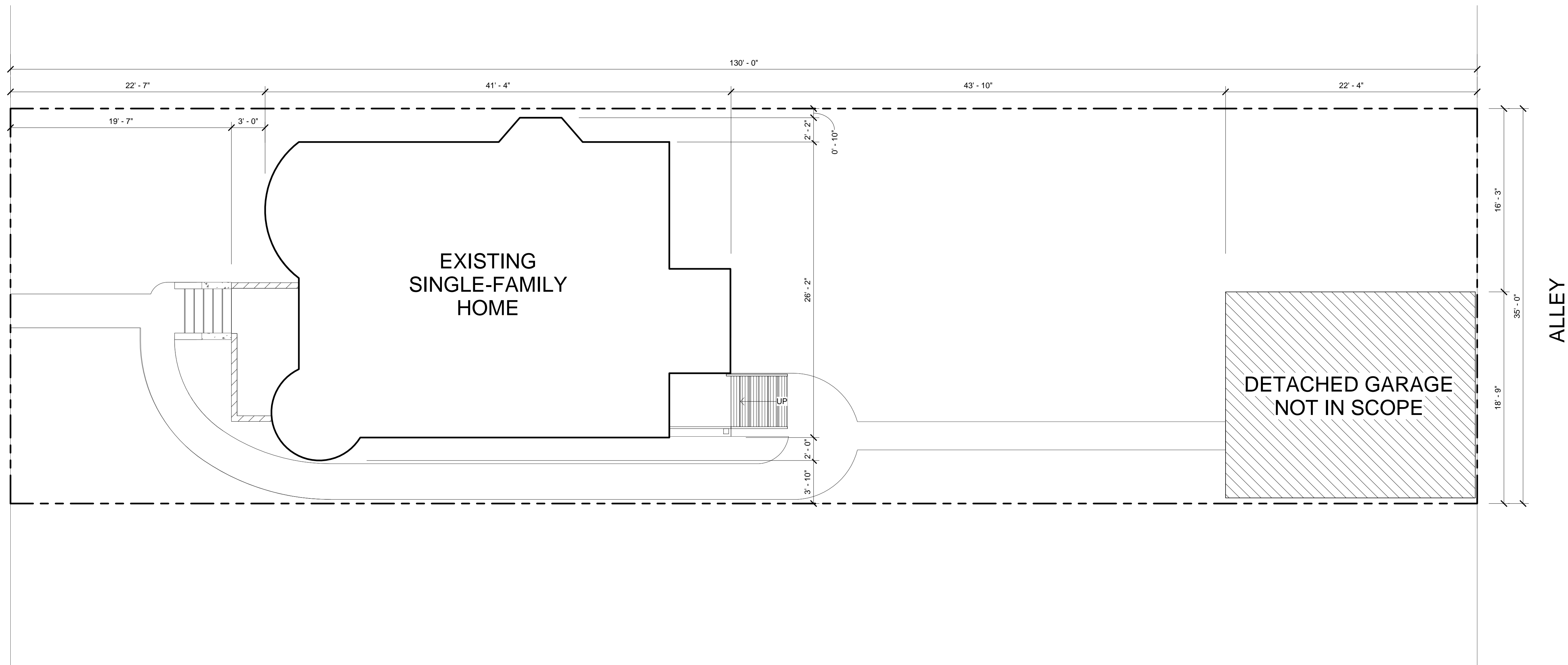
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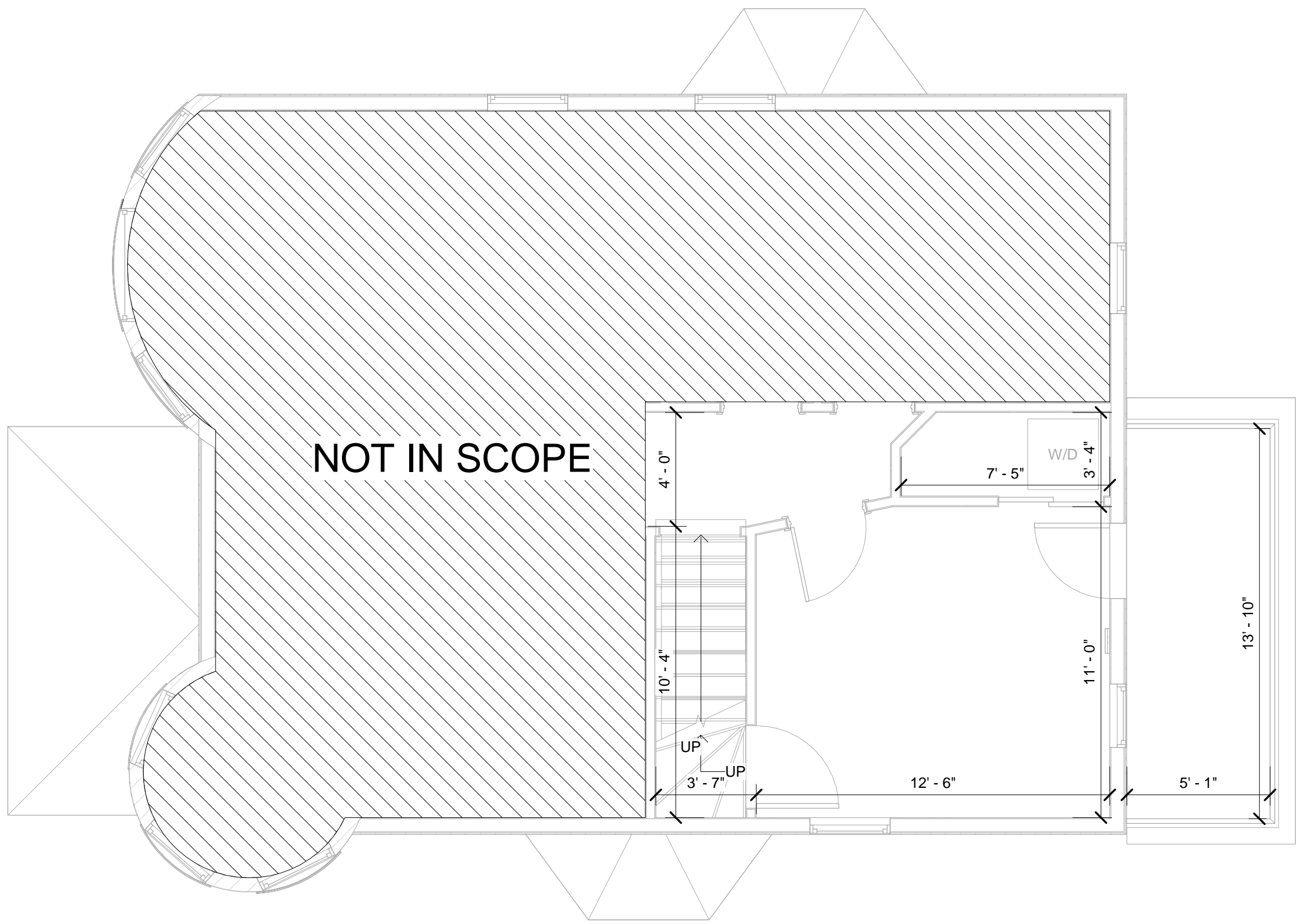


1 LOCATION PLAN

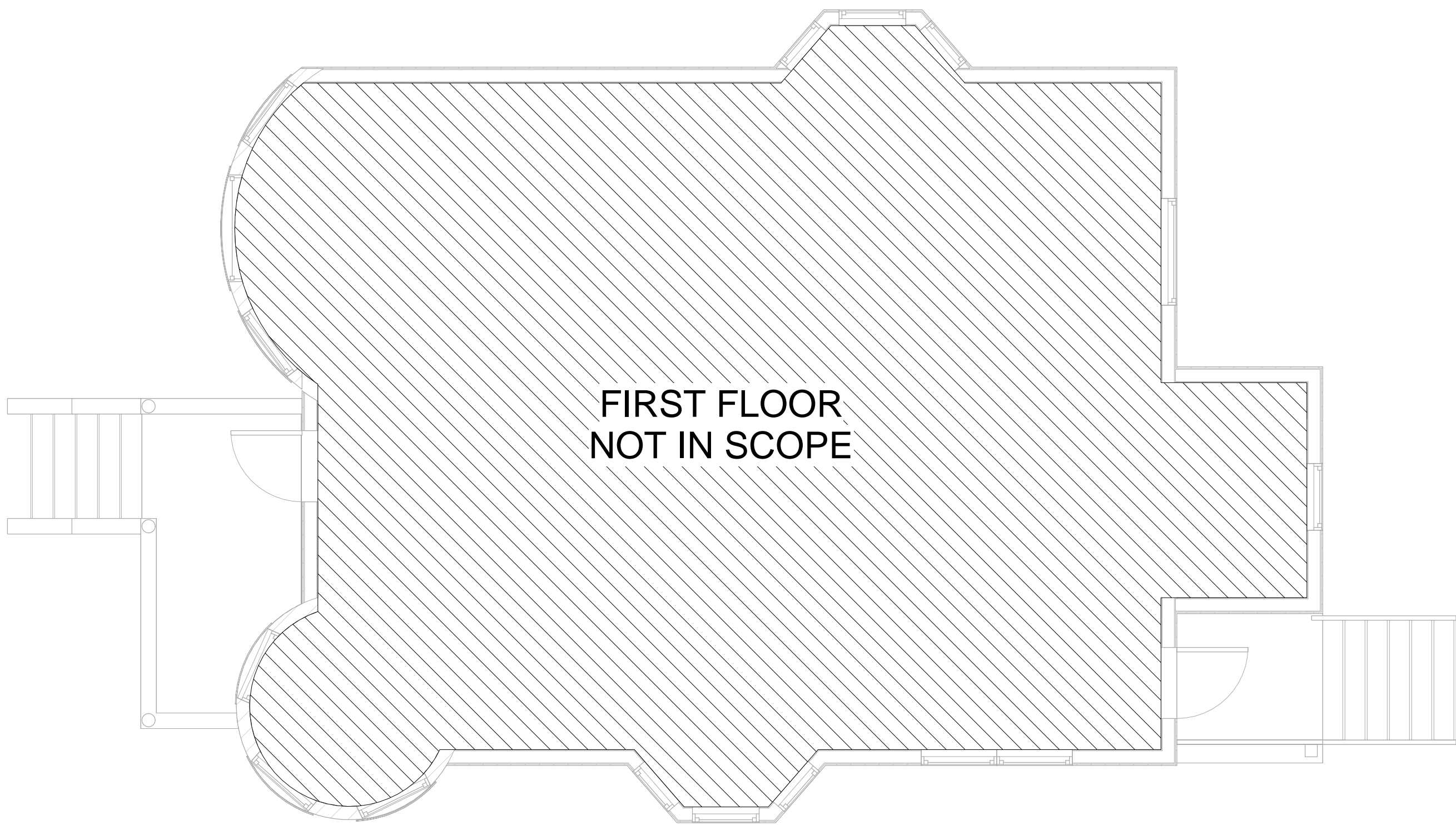




**1 SITE PLAN**  
SCALE: 3/16" = 1'-0"



**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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- DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
- ALL POSTS CONTINUOUS TO FOUNDATION
- SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

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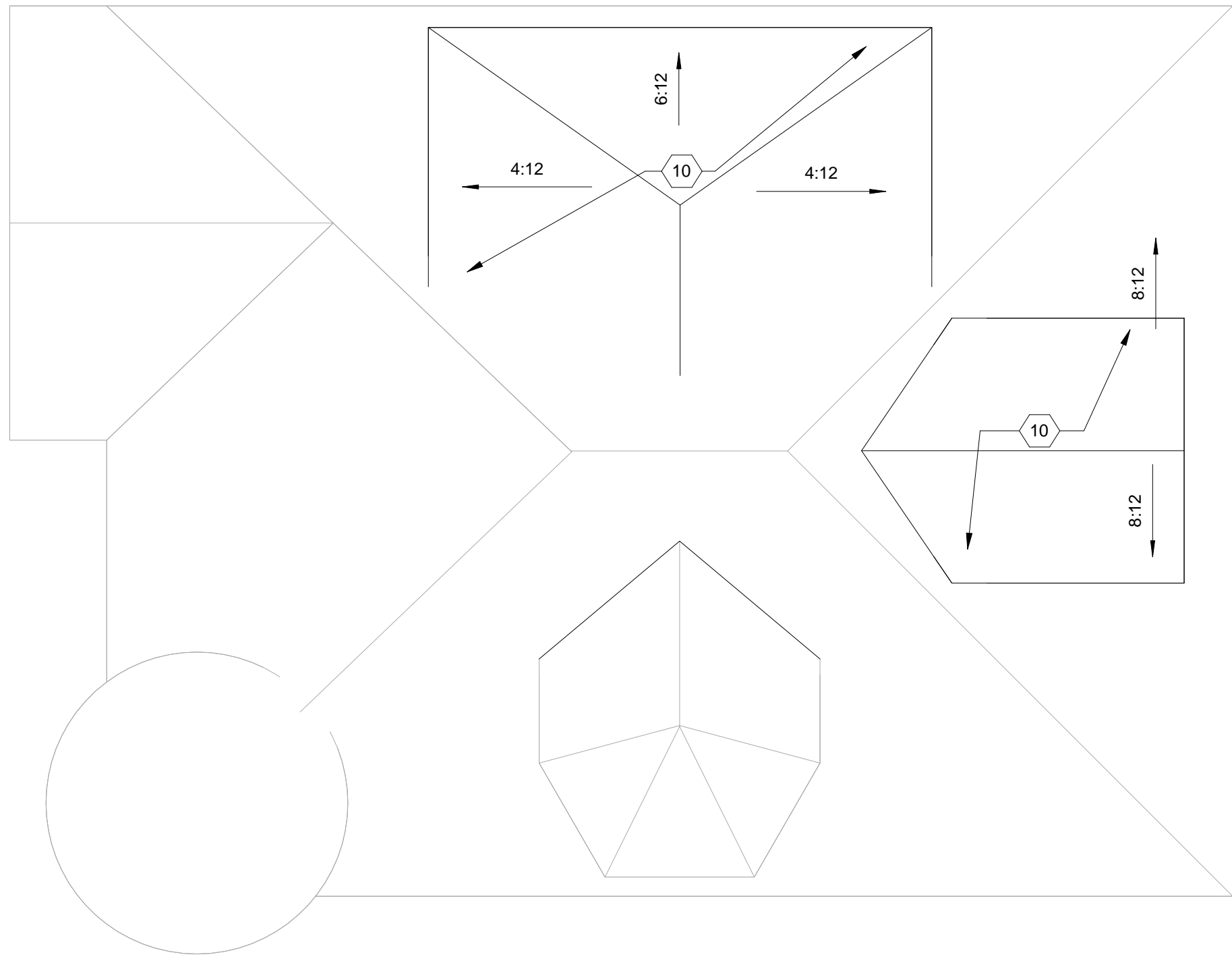
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FIRST AND SECOND  
FLOOR PLANS

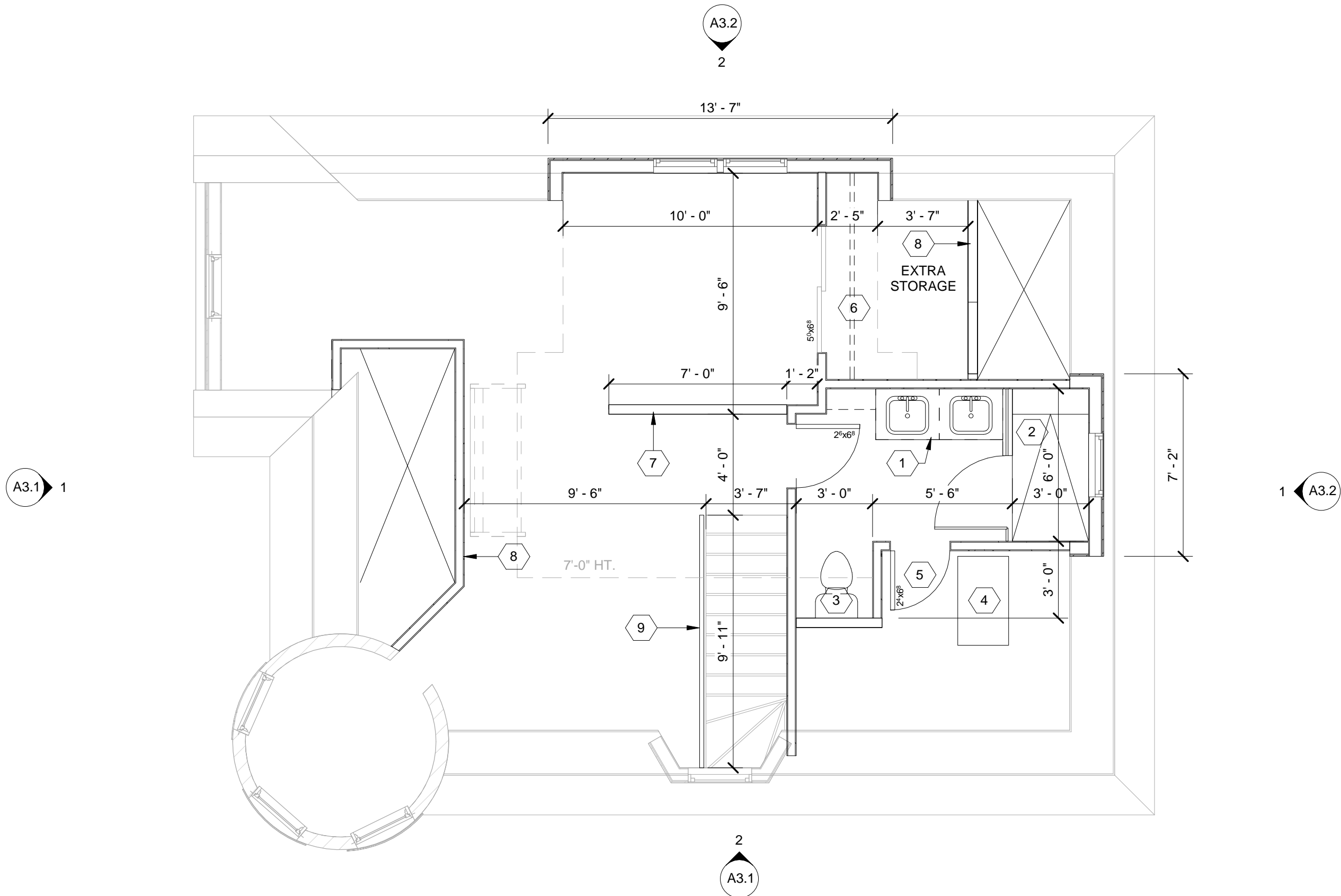
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**A1.1**



**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**1 THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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**FLOOR / ROOF PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- VANITY WITH 2 SINKS AND STONE COUNTERTOP
- SHOWER WITH TILE FLOOR AND WALLS, HINGED GLASS DOOR
- TOILET
- RELOCATE EXISTING A/C SYSTEM; CONTRACTOR TO ENSURE ADEQUATE CLEARANCES
- UTILITY ACCESS DOOR
- PROVIDE HANGING ROD AND SHELF
- HALF WALL, FINISHED HEIGHT 36"
- KNEE WALLS TO BE PLACED AT MAX. 5'-0" TALL
- NEW RAILING, 36" TALL
- ASPHALT SHINGLES ON WATER & ICE BARRIER ON 3/4" WOOD SHEATHING ON WOOD ROOF JOISTS; SHINGLES TO BE CERTAINTED LANDMARK PRO, COLOR MAX DEF MOIRE BLACK

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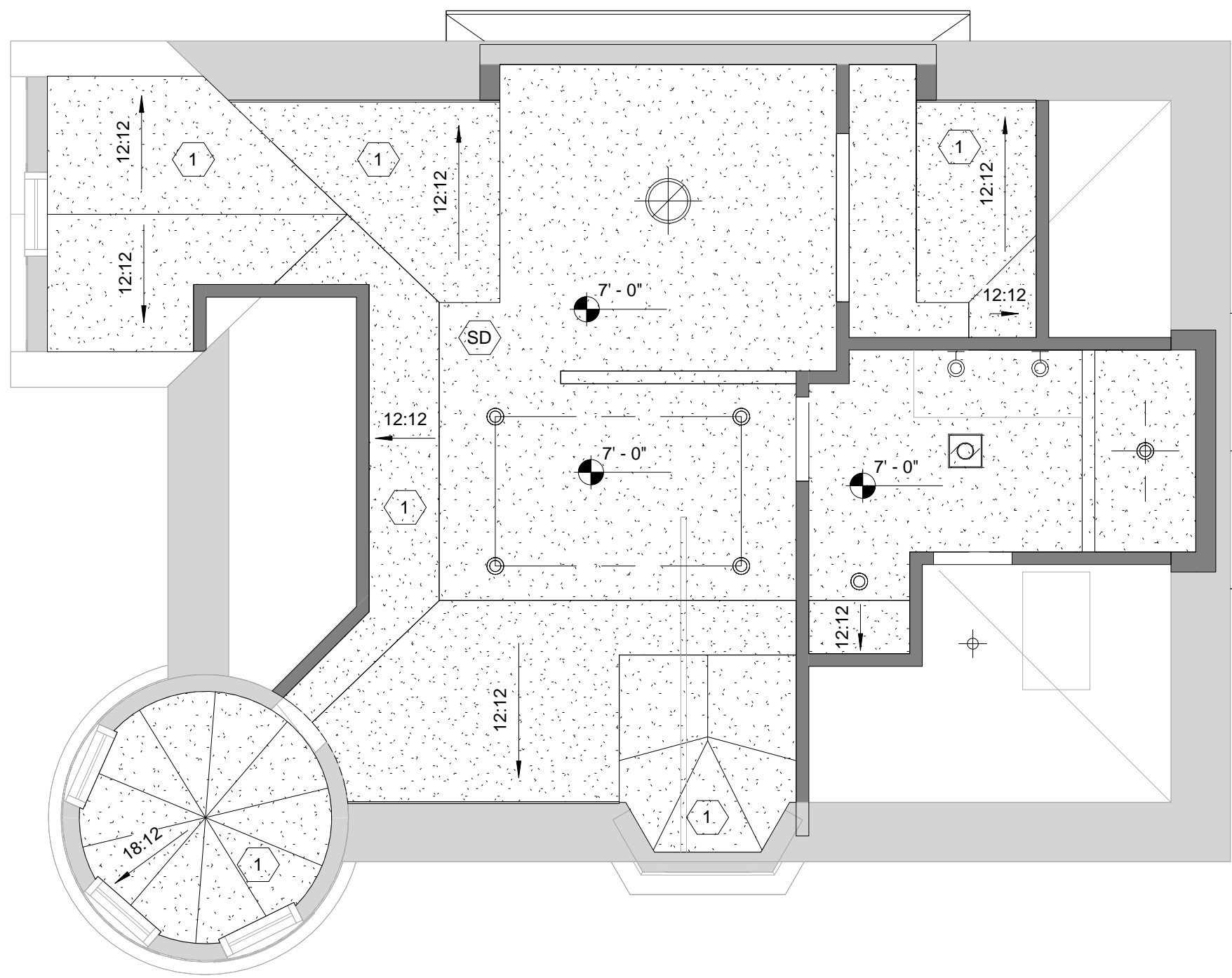
THIRD FLOOR AND  
ROOF PLANS

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**A1.2**



**1 THIRD FLOOR RCP**  
SCALE: 1/4" = 1'-0"

**GENERAL REFLECTED CEILING PLAN NOTES:**

- SWITCH SYMBOL INDICATES THE LOCATION FOR SWITCHING ALL FIXTURES WITHIN THAT ROOM UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AS REQUIRED.
- CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (i.e., RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
- REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
- REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
- FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
- REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.
- ACCESS PANELS TO BE INDEPENDENTLY MOUNTED, DO NOT SUPPORT ON CEILING GRID. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- ALL ELECTRICAL OUTLETS TO BE 18" AFF, UNLESS AT KITCHEN/BATHROOM COUNTER, CONTRACTOR TO INSTALL GFCI AND SPACING BETWEEN OUTLETS PER MI. ELEC. CODE.
- CONTRACTOR TO PROVIDE FIRE DAMPERS WHEN HVAC IS LOCATED IN CONCEALED SPACE. FIELD VERIFY AS REQUIRED WITH AUTHORITY HAVING JURISDICTION.

REFLECTED CEILING LEGEND	
SYMBOL	DESCRIPTION
	GYPSUM BOARD HIGH CEILING
	GYPSUM BOARD LOW CEILING OR SOFFIT
	SEMI-FLUSH MOUNT LIGHT FIXTURE
	4" RECESSED DOWNLIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING FAN W/ LED LIGHTS
	WALL SCONCE FIXTURE
	SMOKE DETECTOR, INTER CONNECTED
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR, INTER CONNECTED
	EXHAUST FAN
	HEIGHT ELEVATION ABOVE FINISHED FLOOR

**REFLECTED CEILING PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- 1 1/2" GYP. BD. OVER EXISTING EXPOSED ROOF JOISTS AS REQ'D (TYP.)

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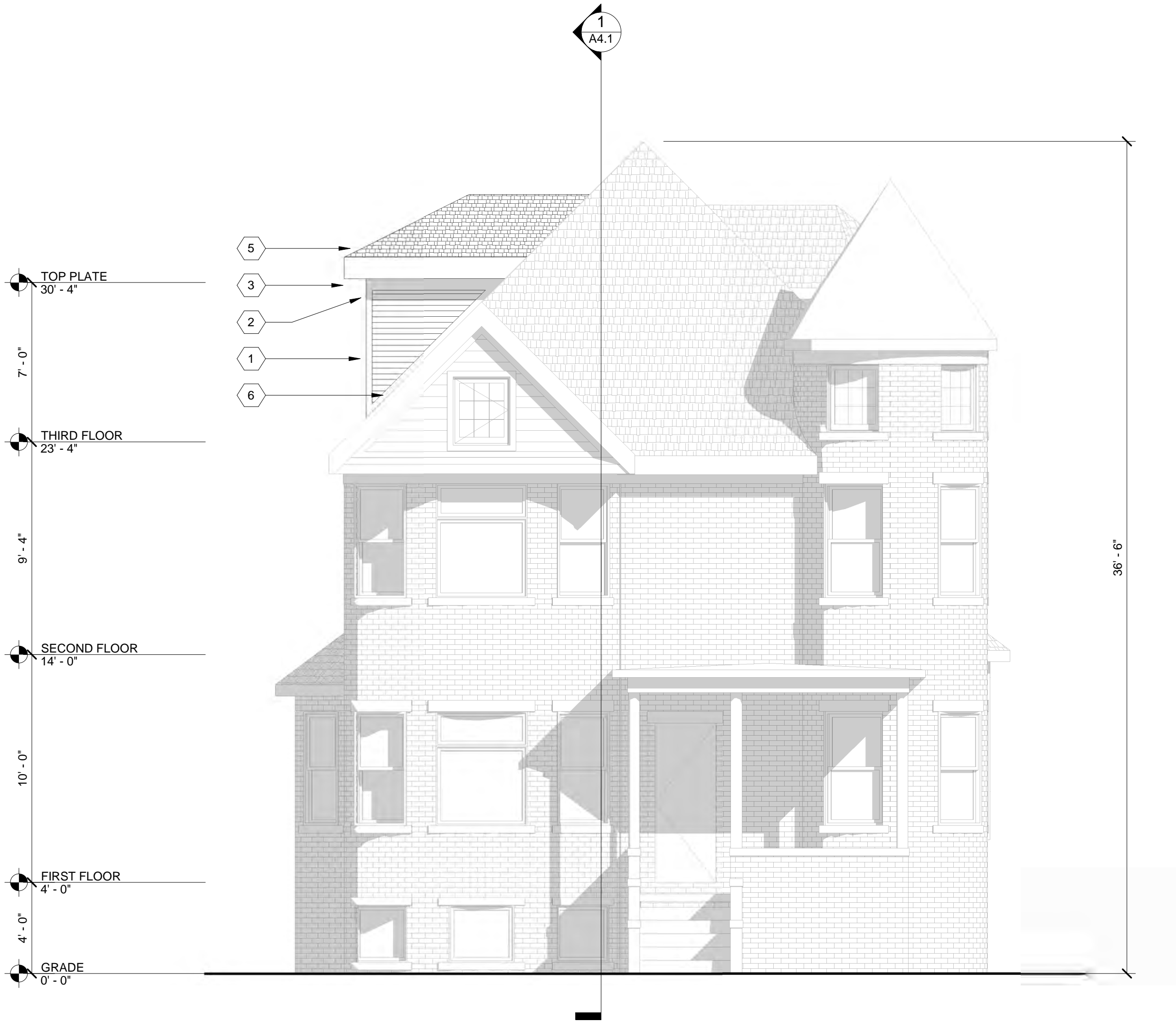
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REFLECTED CEILING  
PLANS

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A2.1



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

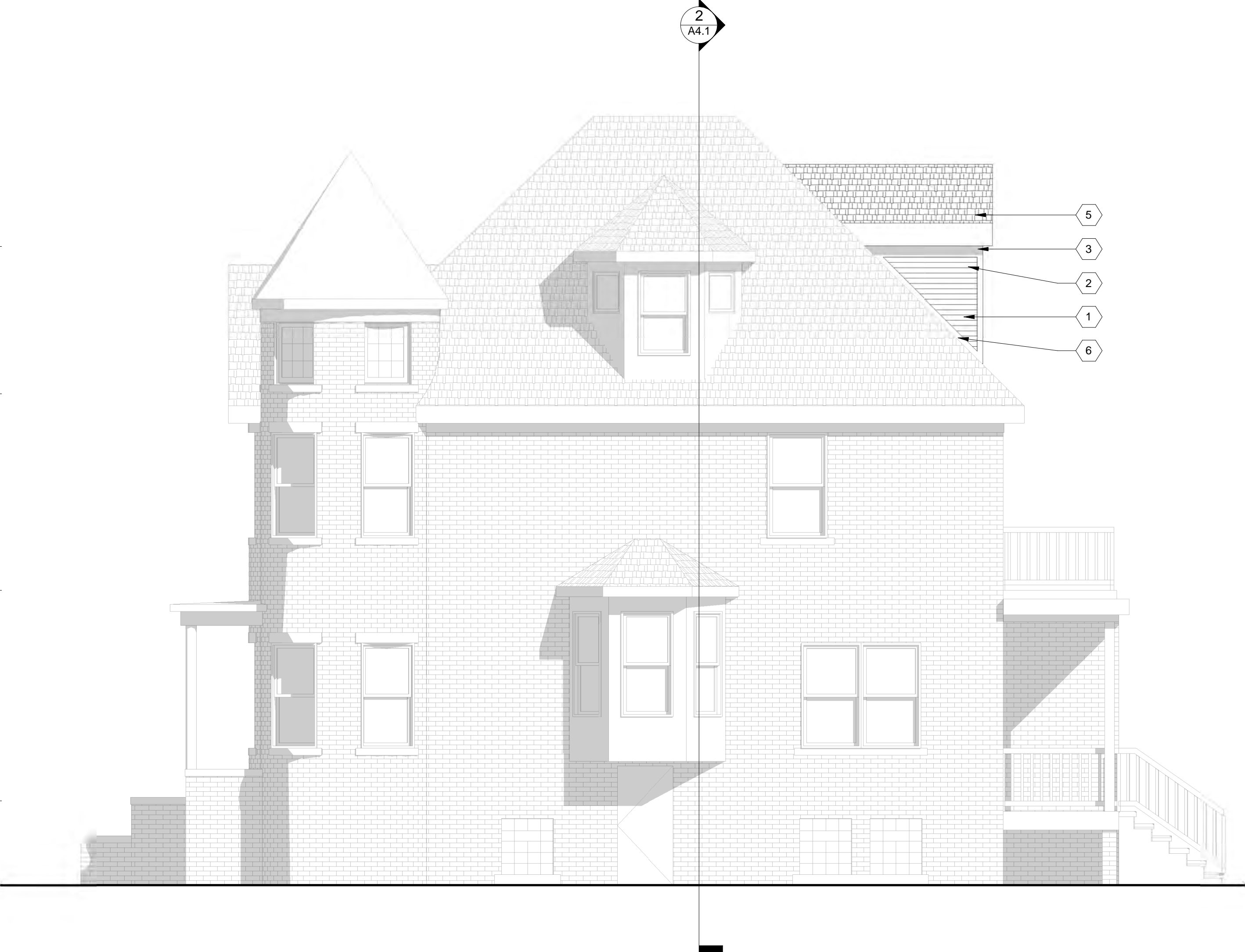
TOP PLATE  
30' - 4"

THIRD FLOOR  
23' - 4"

SECOND FLOOR  
14' - 0"

FIRST FLOOR  
4' - 0"

GRADE  
0' - 0"



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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- REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETAILS
- CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

**EXTERIOR KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- WOOD LAP SIDING, W/ 3" COLOR-MATCHED WOOD TRIM AT ALL SIDES/EDGES/WINDOWS; PAINTED "NIGHT GRAY"
- 6" WOOD FRIEZE BOARD, COLOR-MATCH TO LAP SIDING
- 10" WOOD FASCIA BOARD, BLACK
- ANDERSON E-SERIES ALUMINUM-CLAD WOOD WINDOWS, BLACK
- CERTAINTED LANDMARK PRO ASPHALT SHINGLE ROOF; COLOR MAX DEF MOIRE BLACK
- PROVIDE FLASHING AS REQ'D (TYP.)
- WINDOWS TO BE SINGLE MULLED UNIT

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EXTERIOR  
ELEVATIONS

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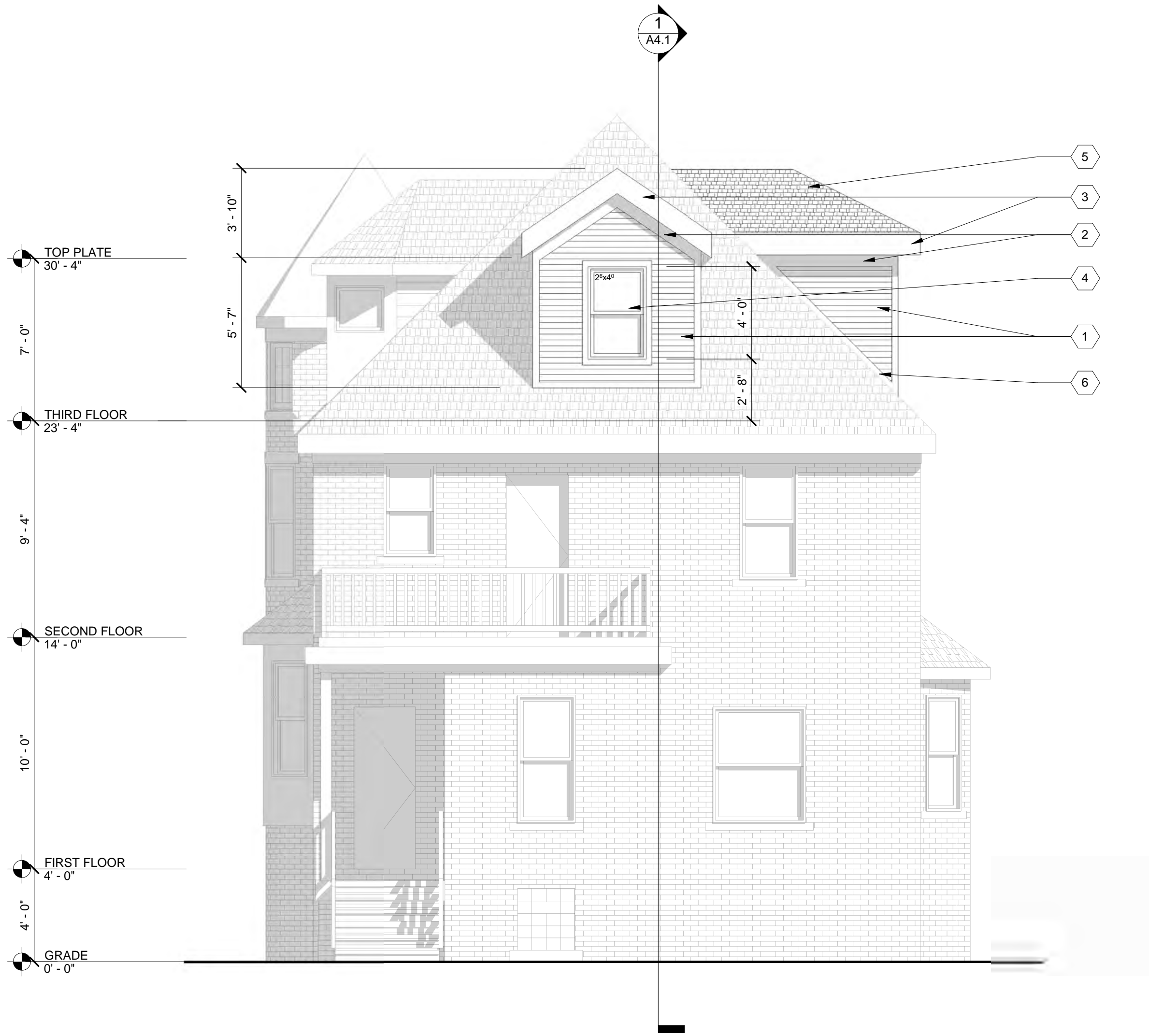
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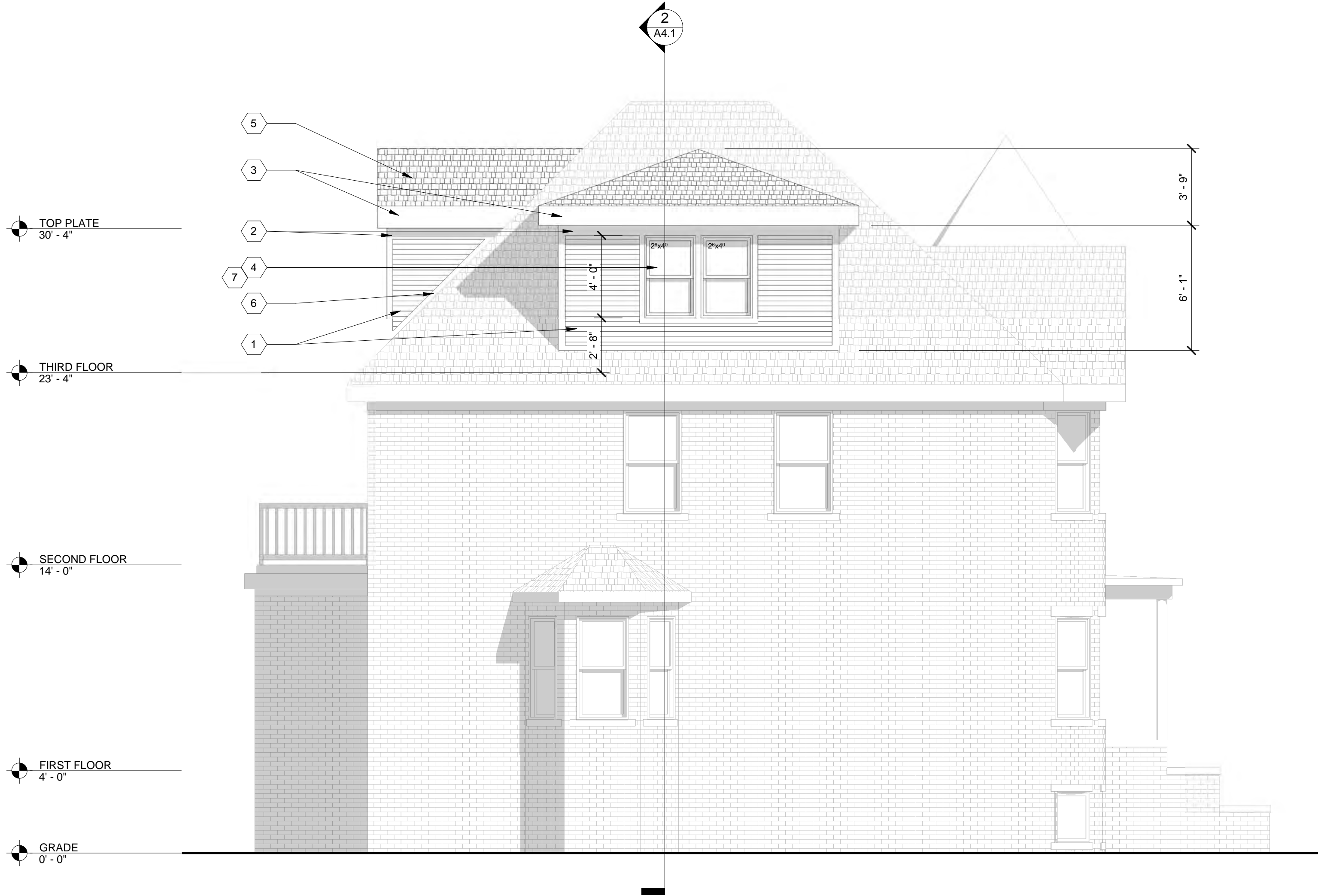
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ENDER STEP LOCATION





**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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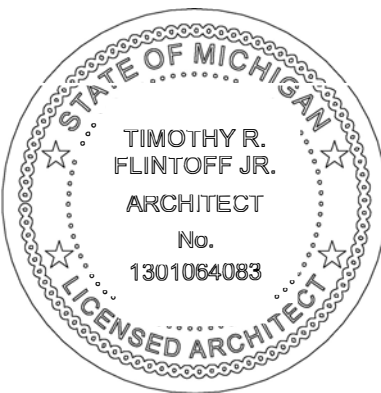
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EXTERIOR  
ELEVATIONS

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**A3.2**

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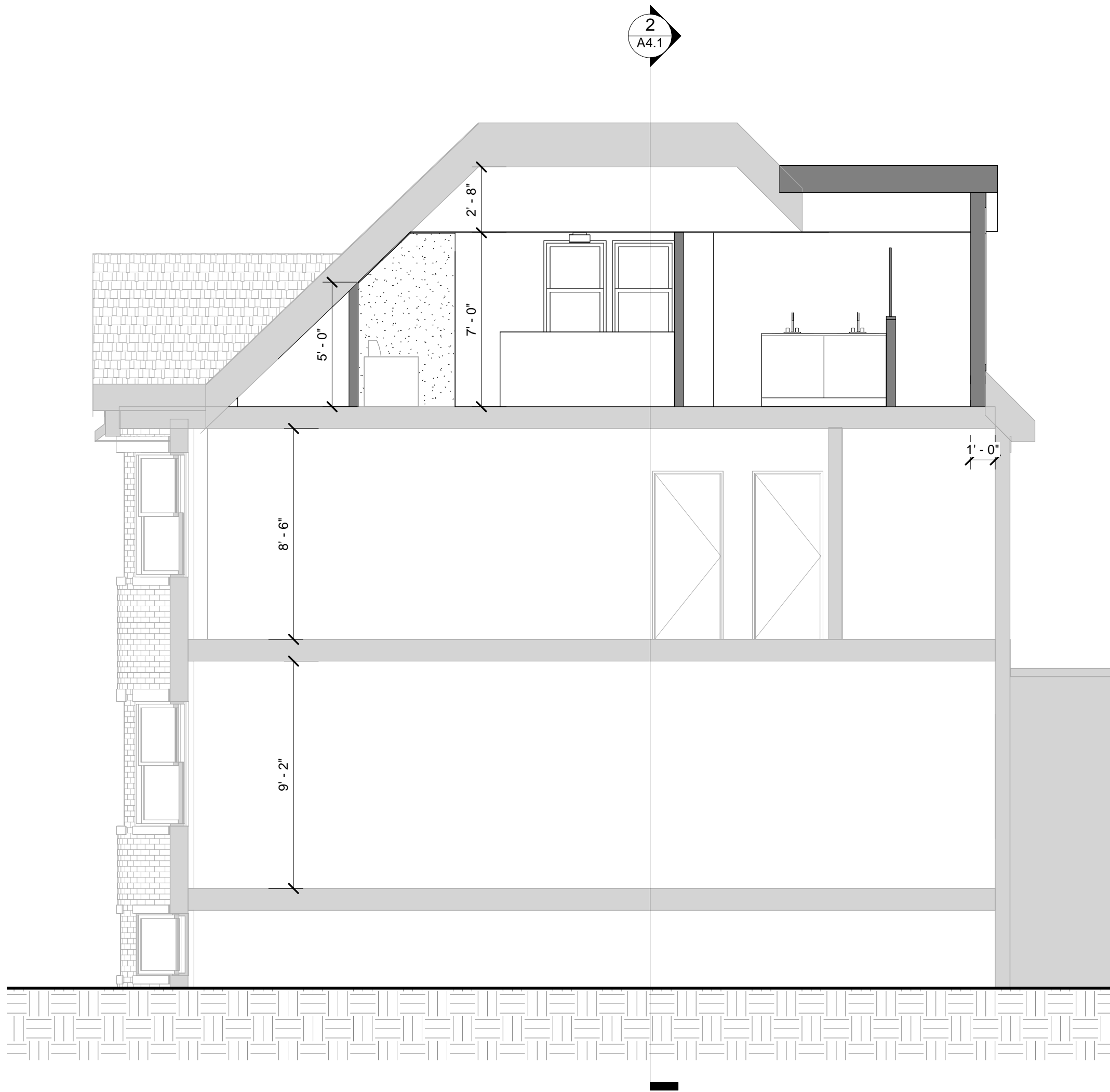
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BUILDING SECTIONS

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Sheet No. :  
**A4.1**

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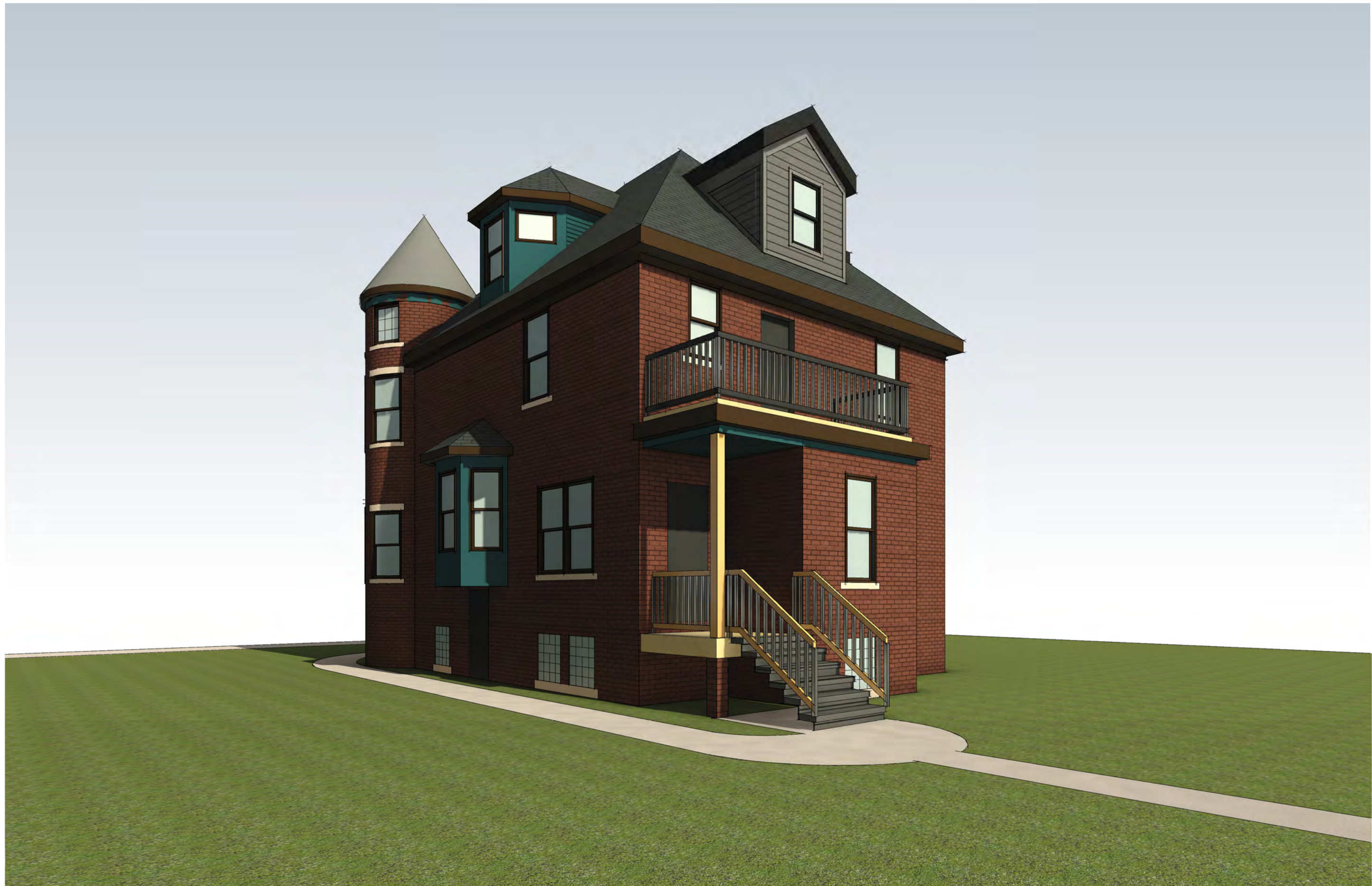


**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

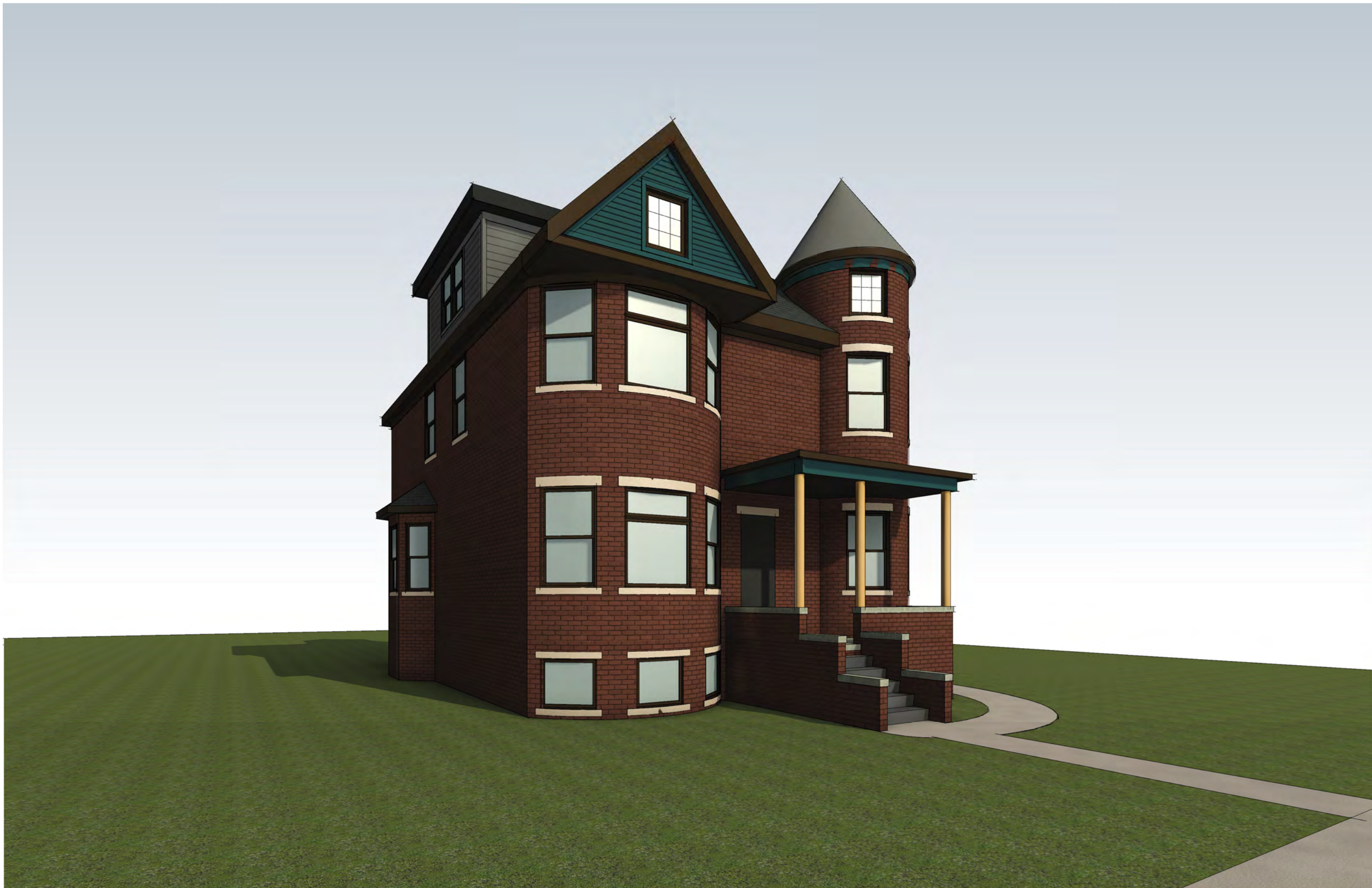


**2 BUILDING SECTION**  
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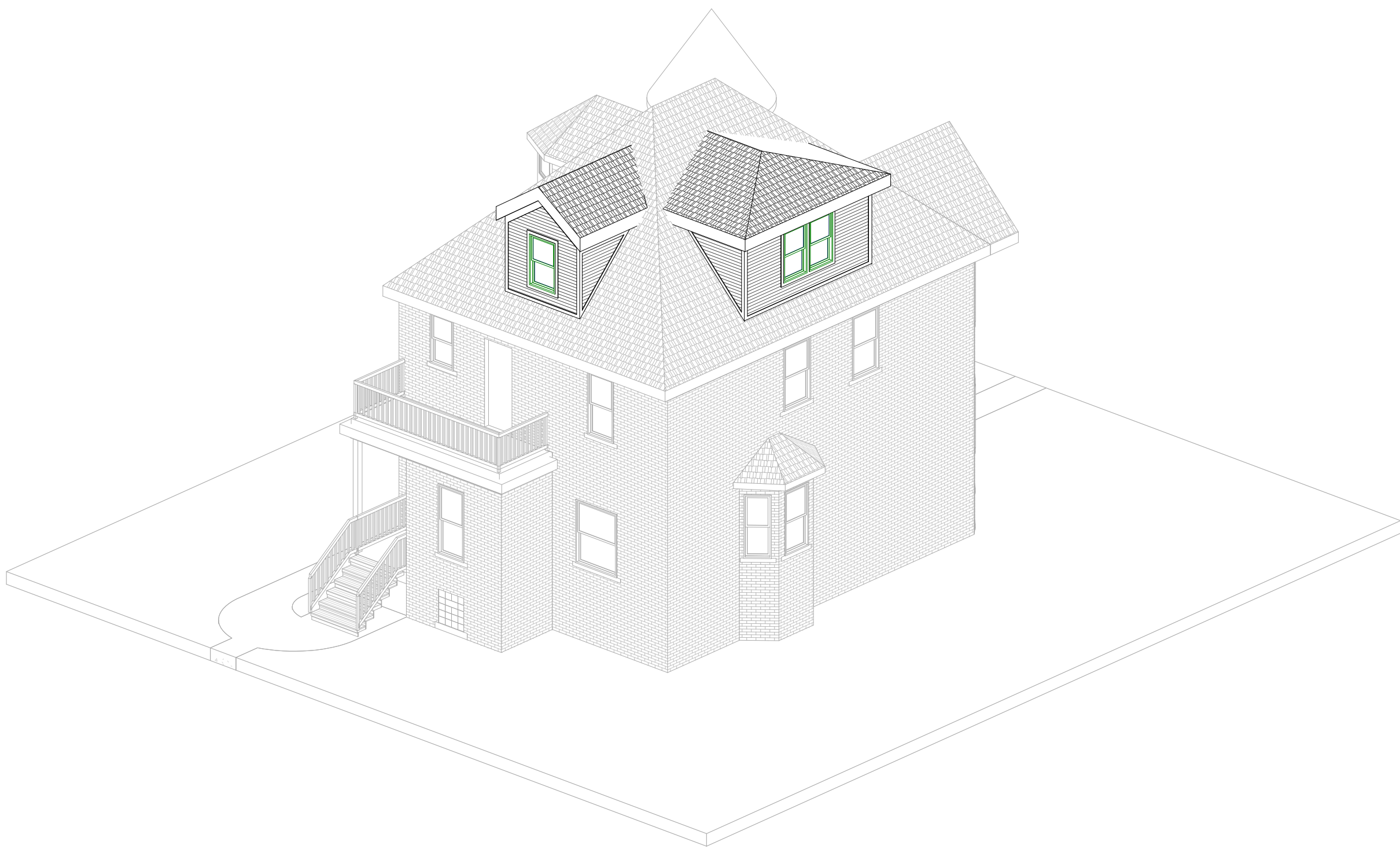




1 3D View 1  
SCALE:



2 3D View 2  
SCALE:



3 3D View 3  
SCALE:

ENDER STEP LOCATION

ARCHITECT:

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