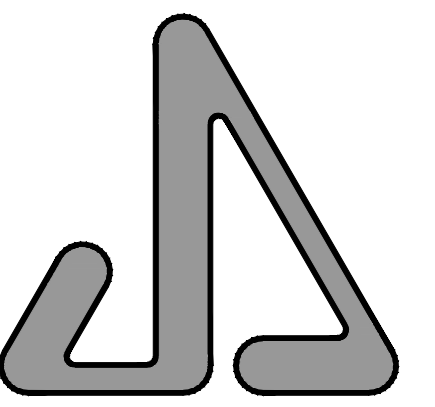


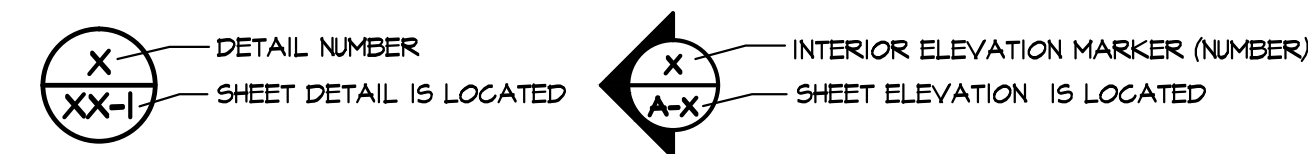
INTERIOR RENOVATIONS FOR: MONROE HOUSING COMMISSION: GREENWOOD TOWNHOUSES

900 GREENWOOD AVENUE • MONROE, MICHIGAN • 48162



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DRAWING LEGEND



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ELEV	ELEVATION	MIN	MINIMUM
ALT	ALTERNATE	EQ	EQUAL	MISC	MISCELLANEOUS
ALUM	ALUMINUM	EQUIP	EQUIPMENT	MTL	METAL
ANOD	ANODIZED	EXIST	EXISTING	NO.	NUMBER
ARCH	ARCHITECT	FIN	FINISH (ED)	NTS	NOT TO SCALE
CF	CUBIC FOOT	FT	FEET / FOOT	O.C.	ON CENTER
CL6	CEILINGS	GA	GAUSE	REQD	REQUIRED
D	DEPTH	GALV	GALVANIZED	SHT	SHEET
DET	DETAIL	H	HEIGHT	SIM	SIMILAR
DIM	DIMENSION	INSUL	INSULATION (INS) (ED)	STL	STEEL
DN	DOWN	LF	PER LINEAL FOOT	TEMP	TEMPERED
DWG	DRAWING	MAX	MAXIMUM	TYP	TYPICAL
EA	EACH	MECH	MECHANICAL	W	WIDTH
ELEC	ELECTRICAL	MFR	MANUFACTURER		

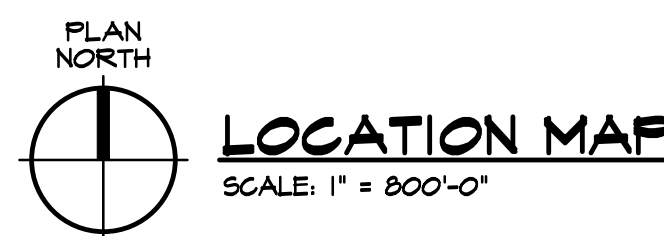
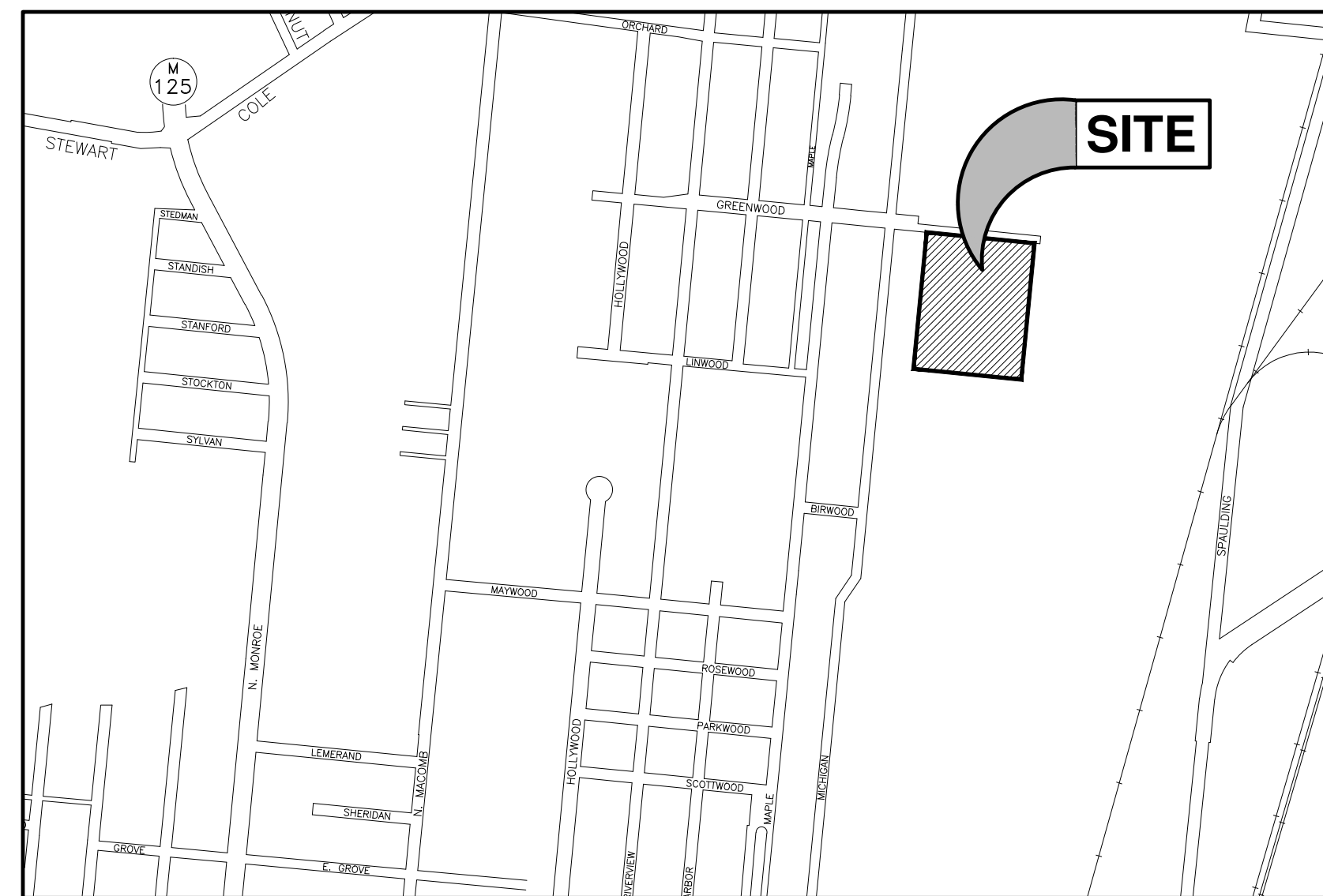
GENERAL NOTES:

- DRAWINGS ARE SCHEMATIC. ACTUAL CONDITIONS AFFECTING THIS WORK ARE TO BE VERIFIED IN THE FIELD. DO NOT SCALE DRAWINGS.
- THE WORK SHALL BE AS SHOWN OR NOTED ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE FULL SCOPE OF THE WORK INDICATED UNLESS NOTED OTHERWISE.
- THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS UTILIZED IN THE EXECUTION OF THE WORK.
- SECURE AND PAY FOR ALL PERMITS, INSPECTIONS, TESTS, ETC., AS REQUIRED FOR THE WORK UNDER THIS CONTRACT.
- CONTACT PUBLIC UTILITIES AND COORDINATE WORK WITH PUBLIC REQUIREMENTS AND INSTALLATIONS. CONTACT "MISS DIG" (811) PRIOR TO START OF OPERATIONS.
- WORK RELATING TO DISTURBANCE OF EXISTING HAZARDOUS MATERIALS, SUCH AS ASBESTOS, PCB, ETC., IS NOT WITHIN THE SCOPE OF THIS WORK. IF CONTRACTOR ENCOUNTERS MATERIALS KNOWN OR SUSPECTED TO CONTAIN A HAZARDOUS PRODUCT, HE/SHE SHALL ADVISE THE OWNER OF THE FINDINGS FOR DETERMINATION OF PROPER DISPOSITION. ANY SUCH HAZARDOUS MATERIALS SHALL NOT BE INCORPORATED IN THIS WORK.
- PROVIDE ANY MEANS NECESSARY TO ENSURE SAFETY TO OWNER'S EMPLOYEES, VISITORS TO THE SITE, AND THE GENERAL PUBLIC.
- UNLESS OTHERWISE APPROVED BY OWNER, FURNISH ONLY NEW MATERIALS OF GOOD QUALITY FOR INCORPORATION INTO THIS WORK.
- EQUIPMENT AND FINISH MATERIAL COLOR SELECTION BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES WORK, EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT AND FEES, RELATED TO THEIR TRADE.
- CONTRACTOR IS RESPONSIBLE FOR ALL SAWCUTTING, REPLACEMENT, AND REPAIR OF MASONRY AND CONCRETE FLOOR, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO DOING ANY WORK OR FABRICATION. REVIEW DIMENSIONS SHOWN ON CONTRACT DRAWINGS AND REPORT ANY DISCREPANCIES TO ARCHITECT AND RECEIVE CLARIFICATION PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL SURFACES AND COMPONENTS DAMAGED DURING CONSTRUCTION.
- VERIFY FINAL LAYOUT WITH OWNER AND ARCHITECT.
- LAYOUTS FOR ALL MECHANICAL WORK AND MECHANICAL INSTALLATIONS SHALL BE PROVIDED BY A CONTRACTOR LICENSED TO PERFORM SUCH MECHANICAL WORK. AIR BALANCING TESTS AND REPORTS SHALL BE PROVIDED IF WORK INCLUDES SUPPLY AIR, RETURN AIR OR EXHAUST AIR SYSTEMS.
- LAYOUTS FOR ALL ELECTRICAL WORK AND ELECTRICAL INSTALLATIONS SHALL BE PROVIDED BY A CONTRACTOR LICENSED TO PERFORM SUCH ELECTRICAL WORK. CIRCUITS IN ELECTRICAL PANELS SHALL BE ACCURATELY IDENTIFIED.
- LAYOUTS FOR ALL PLUMBING WORK AND PLUMBING INSTALLATIONS SHALL BE PROVIDED BY A CONTRACTOR LICENSED TO PERFORM SUCH PLUMBING WORK.

HAZARDOUS MATERIAL NOTE:

THE ARCHITECT'S SCOPE OF SERVICES DOES NOT INCLUDE ANY SERVICES RELATED TO ASBESTOS, LEAD, HAZARDOUS, OR TOXIC MATERIALS. IN THE EVENT THE CONTRACTOR OR ANY OTHER PARTY ENCOUNTERS ASBESTOS, HAZARDOUS, OR TOXIC MATERIALS AT THE JOB SITE, OR SHOULD IT BECOME KNOWN IN ANY SUCH WAY THAT MATERIALS MAY BE PRESENT AT THE JOB SITE OR ANY ADJACENT AREAS THAT MAY AFFECT THE PERFORMANCE OF THE CONTRACTOR'S SERVICES, THE CONTRACTOR SHALL NOTIFY THE OWNER WHO SHALL RETAIN APPROPRIATE SPECIALIST CONSULTANTS OR CONTRACTORS TO IDENTIFY, ABATE AND/OR REMOVE THE ASBESTOS, HAZARDOUS, OR TOXIC MATERIALS AND WARRANT THAT THE JOB SITE IS IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.

ALL NEW MATERIAL PROVIDED SHALL BE FREE OF ASBESTOS, LEAD, HAZARDOUS, OR TOXIC MATERIALS. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN AFFIDAVIT AS PROOF OF COMPLIANCE.



MATERIAL SPECIFICATIONS				
ITEM	BRAND / MANUFACTURER	MODEL / TYPE	COLOR	REMARKS
CABINETS	SHENANDOAH CABINETRY	DOMINION - CATHEDRAL SIZE AS SHOWN ON DRAWINGS	HONEY OAK	- CUSHIONCLOSE SYSTEM ON DOORS AND DRAWERS - CMB WD CROWN MOLDING TO MATCH - VERONA BRONZE KNOB 3173VB - ALL PLYWOOD CONSTRUCTION ONLY - SEE NOTE #2
COUNTERTOP	ELLENSBURG	QUARTZ	BROCKEYE	- COUNTERTOP 1-1/4" THICK IV DOUBLE RADIUS EDGING - 4" X 3/4" THICK RADIUS EDGING ON EXPOSED EDGE OF BACKSPLASH - SEE NOTE #2
UNDERMOUNT SINK	FUENTERA BY COSENTINO	DOUBLE BOWL SINK LOF200	STAINLESS STEEL	- USE 3/8" OVERHANG (SEE DETAIL 6/A-1) - SEE NOTE #2
FAUCET	DELTA	100-DST	STAINLESS	
UNDER CABINET LIGHT	ORACLE BY ELITE LIGHTING	EU-LED-24-100L-30K-WH	WHITE	LIGHT TO BE HARDWIRED AND CONTROLLED BY WALL SWITCH
FLOORINGS	ARMSTRONG FLOORING	PARALLEL 20	J6123 - ROSE PARADE	20 MIL THICKNESS
RUBBER BASE	MANNINGTON COMMERCIAL	MANNINGTON EDGE - TV	921 - BROWN EARTH	- 4" HIGH COVERED BASE - PRE-MADE INSIDE AND OUTSIDE CORNERS
PAINT	SHERWIN WILLIAMS	PROMAR 200	GREENWOOD AVE CREAM	- EG-SHEL FINISH - SPECIAL COLOR AVAILABLE AT LOCAL SHERWIN WILLIAMS - SEE NOTE #1

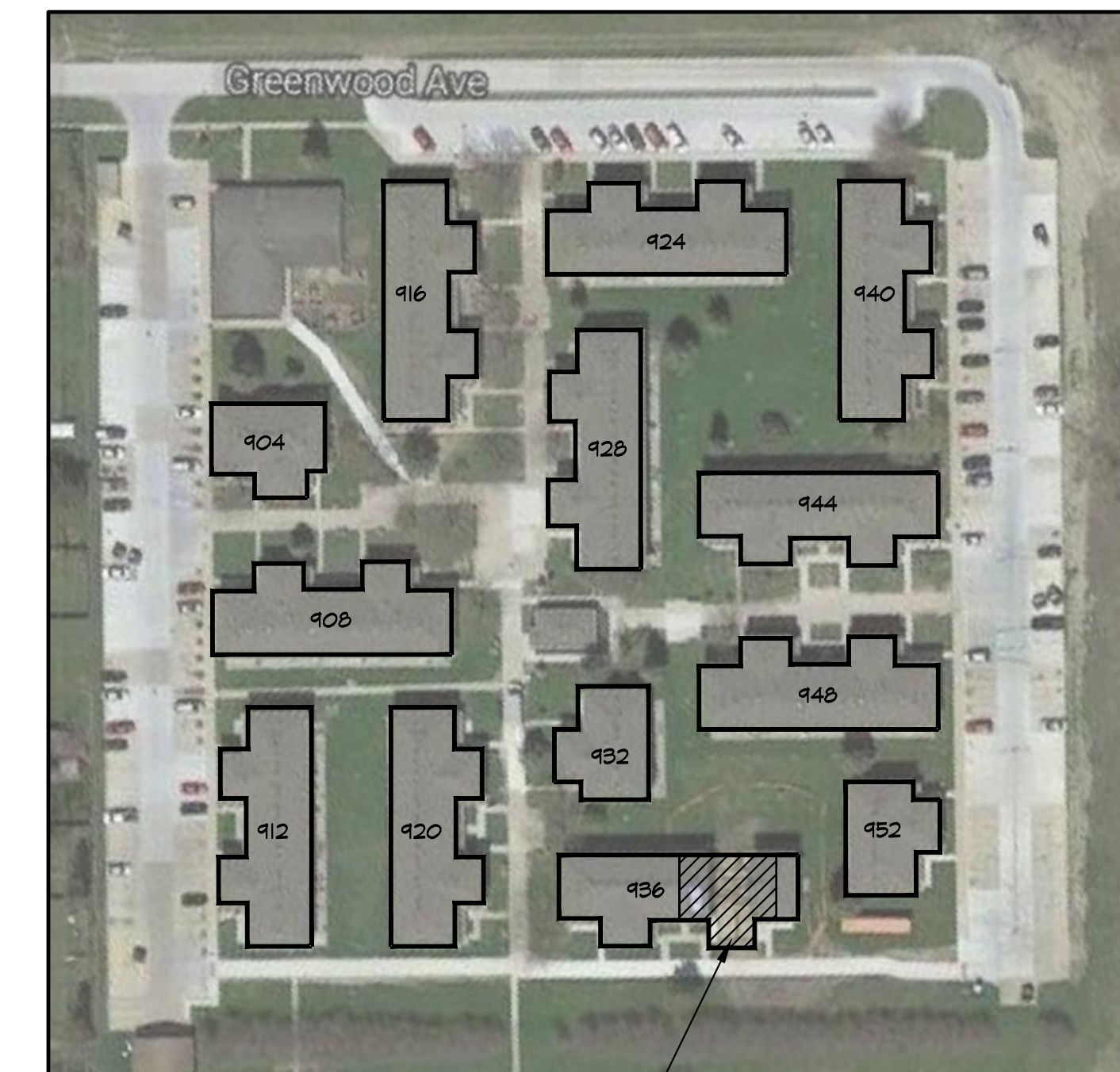
- NOTES:
1. SHERWIN WILLIAMS - USE MANUFACTURER'S RECOMMENDED PAINT FOR INTERIOR APPLICATIONS. COLOR AS SELECTED BY ARCHITECT/ OWNER. PROVIDE (3) COAT SYSTEM - (1) PRIMER COAT AND (2) FINISH COATS. ALLOW FOR (1) BASE COLOR.
2. AVAILABLE THROUGH LONES

DRAWING INDEX

- T-1 TITLE SHEET, GENERAL NOTES, LOCATION MAP, AND KEY PLAN
- A-1 FLOOR PLANS, INTERIOR ELEVATIONS, AND DETAILS

PROJECT NARRATIVE

GREENWOOD TOWNHOUSES 900 GREENWOOD AVENUE, MONROE, MI 48162 - IMPLEMENTATION OF THE 2015, 2016 CAPITAL FUND PROGRAM FOR FIRST FLOOR INTERIOR KITCHEN AND FLOOR FINISH RENOVATIONS OF THE 2, 3, & 4 BEDROOM APARTMENTS. IN GENERAL, THE SCOPE OF WORK INCLUDES: UPPER AND LOWER KITCHEN CABINET, COUNTERTOP, AND PLUMBING FIXTURE REMOVAL AND REPLACEMENT, REMOVAL AND REPLACEMENT OF ALL UNDERLAYMENT (ASSUMED TO BE TWO LAYERS OF UNDERLAYMENT AND VGT TILE FLOORING EXISTING) TO THE SUB-FLOOR, INSTALLATION OF A NEW UNDERLAYMENT MATERIAL AND FLANK "WOOD LOOK" VINYL FLOORING THROUGHOUT THE FIRST FLOOR OF EACH APARTMENT. THE APARTMENTS ARE TO BE OCCUPIED THROUGHOUT THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY RELOCATION AND STORAGE OF THE OCCUPANT'S BELONGINGS IN AN ON-SITE SECURED CONTAINER THROUGHOUT THE CONSTRUCTION OF EACH UNIT. WORK SHALL BE COMPLETED IN A FASHION THAT MINIMIZES THE TIME OF DISRUPTION TO THE TENANTS. WORK SHALL INCLUDE ALL NECESSARY MECHANICAL, PLUMBING, AND ELECTRICAL WORK FOR A COMPLETE INSTALLATION. THE GOAL IS TO ULTIMATELY COMPLETE RENOVATIONS OF ALL 111 UNITS WITHIN THE COMPLEX. HOWEVER, WITH LIMITED FUNDS IT IS ANTICIPATED THAT ONLY A PORTION OF THE WORK CAN BE ACCOMPLISHED WITH THESE DEDICATED FUNDS. AS ADDITIONAL FUNDS ARE SECURED THE REMAINING SCOPE OF WORK WOULD BE COMPLETED. THIS, HOWEVER, MAY OCCUR OVER A MULTI-YEAR PROCESS. WORK WAS RECENTLY COMPLETED IN A MODEL UNIT THAT WILL BE VIEWED DURING THE PRE-BID WALK-THROUGH. THIS UNIT SHALL SERVE AS THE OWNER'S BASE LEVEL OF PERFORMANCE.



(4) UNITS COMPLETED OR CURRENTLY UNDER CONSTRUCTION DUE TO FIRE AND WATER DAMAGE (UNITS 936F-1). THESE UNITS ARE EXCLUDED FROM THIS CONTRACT.

GREENWOOD TOWNHOUSES - KEY PLAN

SCALE: N.T.S.

NOTE: STORAGE CONTAINERS AND DUMPSTERS WILL BE ALLOWED TO BE KEPT ON SITE EITHER IN PARKING LOT OR LAWN AREA DURING CONSTRUCTION. OWNER TO HAVE DISCRETION OF EXACT LOCATION ONCE CONSTRUCTION IS UNDERWAY.

INTERIOR RENOVATIONS FOR:

**MONROE HOUSING COMMISSION:
GREENWOOD TOWNHOUSES**
900 GREENWOOD AVENUE
MONROE, MICHIGAN 48162

PROPERTY CONTACT:
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TELEPHONE: (734) 242-5880

TITLE SHEET, GENERAL NOTES, LOCATION MAP, AND KEY PLAN

NOT FOR CONSTRUCTION

03-13-17 BIDS
DATE: ISSUED FOR:

DRAWN: JLM

REVIEW'D: JSJ

20178

72 Hours Before

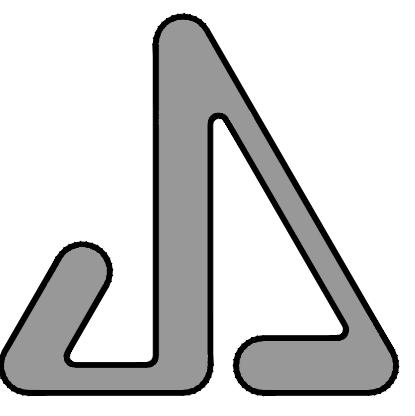


Know what's below.
Call before you dig.
Non Members must call directly.

T-1

1 OF 1

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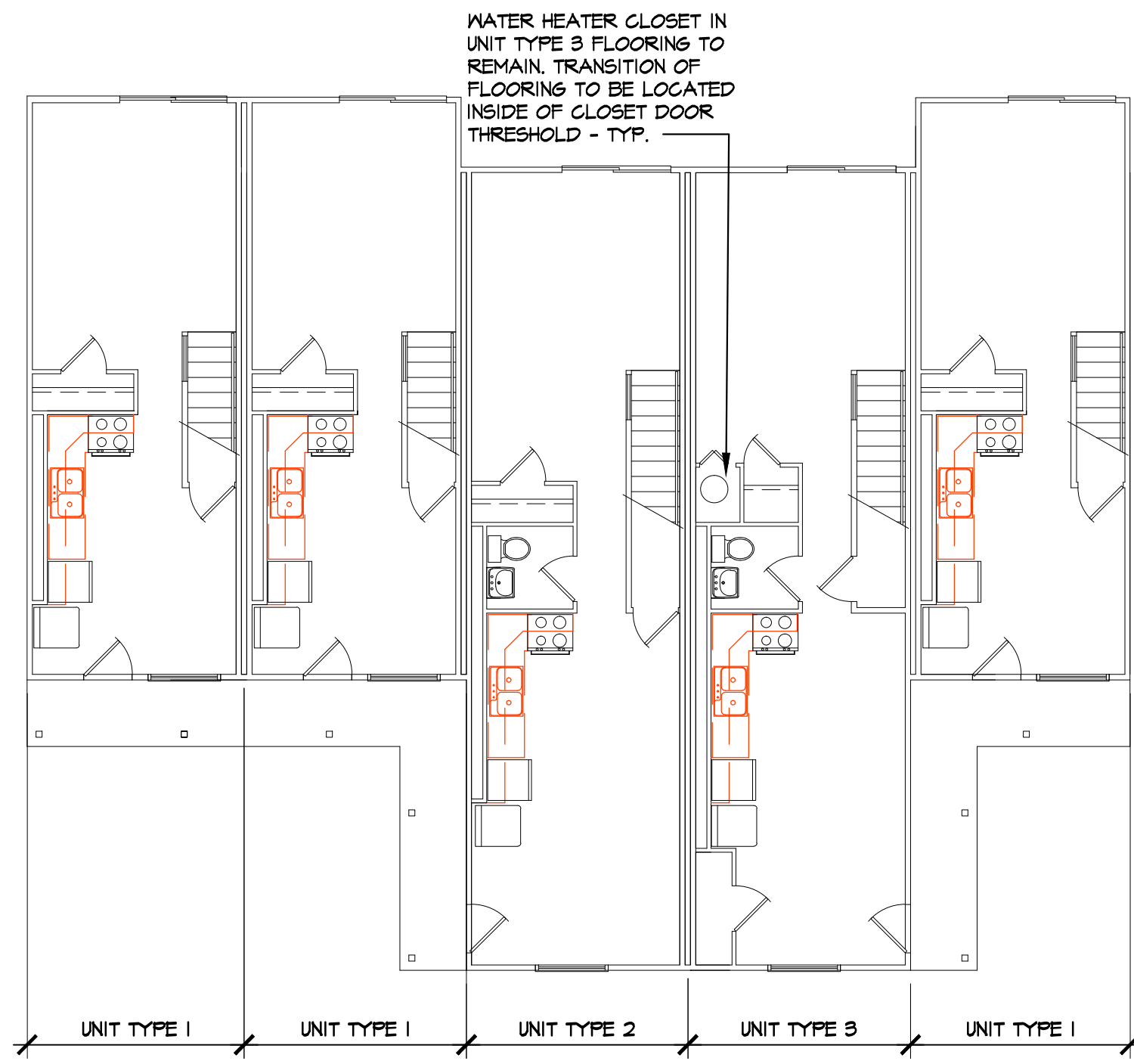
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FLOOR PLANS, INTERIOR ELEVATIONS, AND DETAILS

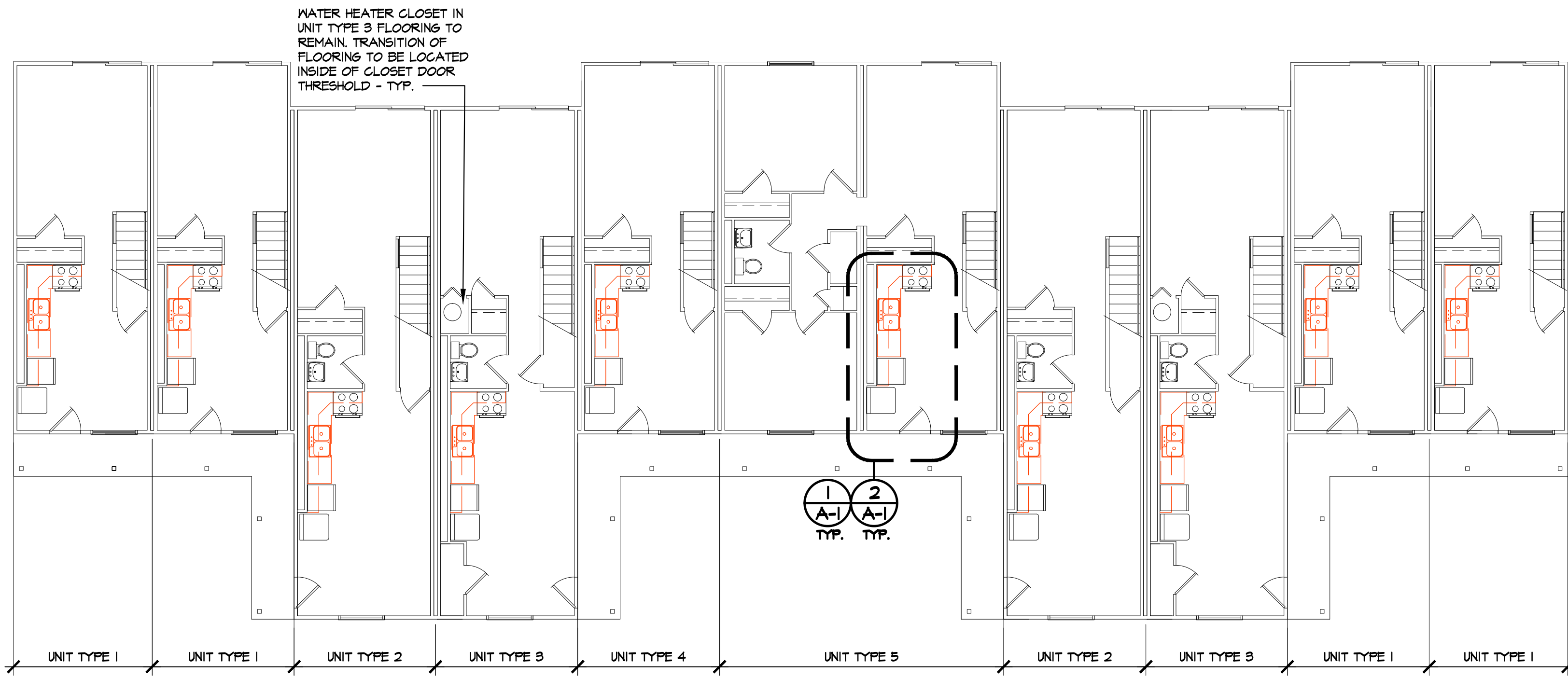
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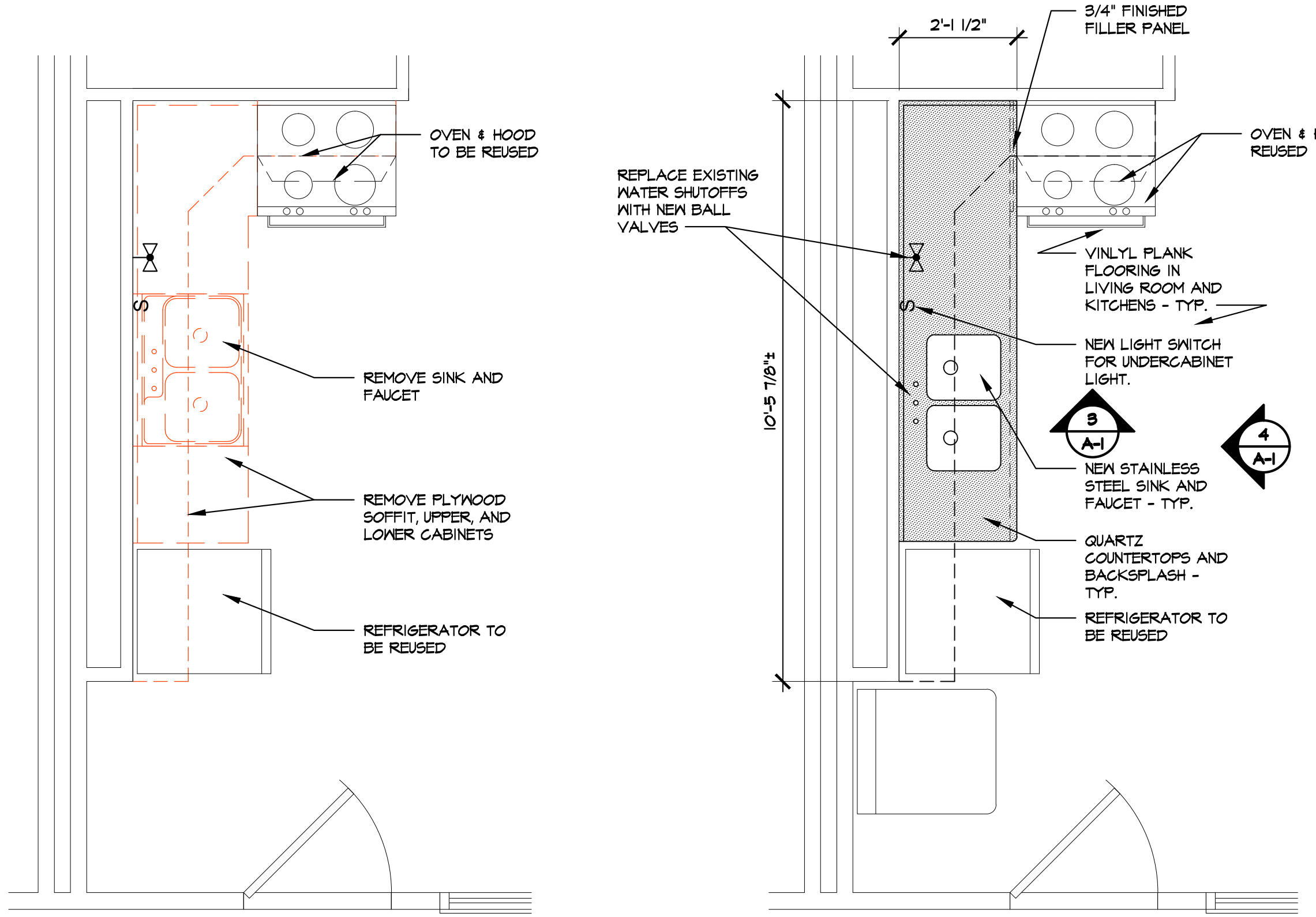
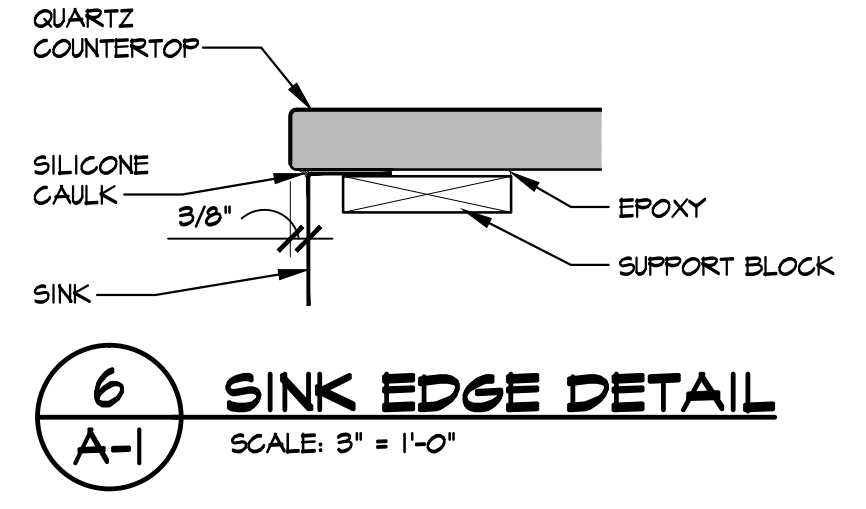
A-1



5 UNIT TOWNHOUSE FLOOR PLAN
 SCALE: 1/8" = 1'-0" (TYPICAL OF 1)
LIVING ROOM AND KITCHEN SQUARE FOOTAGE
 S.F. IS APPROX.
TWO BEDROOM
 UNIT TYPE 1 = 321 S.F.
THREE BEDROOM
 UNIT TYPE 2 = 466 S.F.
 UNIT TYPE 3 = 443 S.F.
 5 UNIT S.F. = 1,890 S.F.



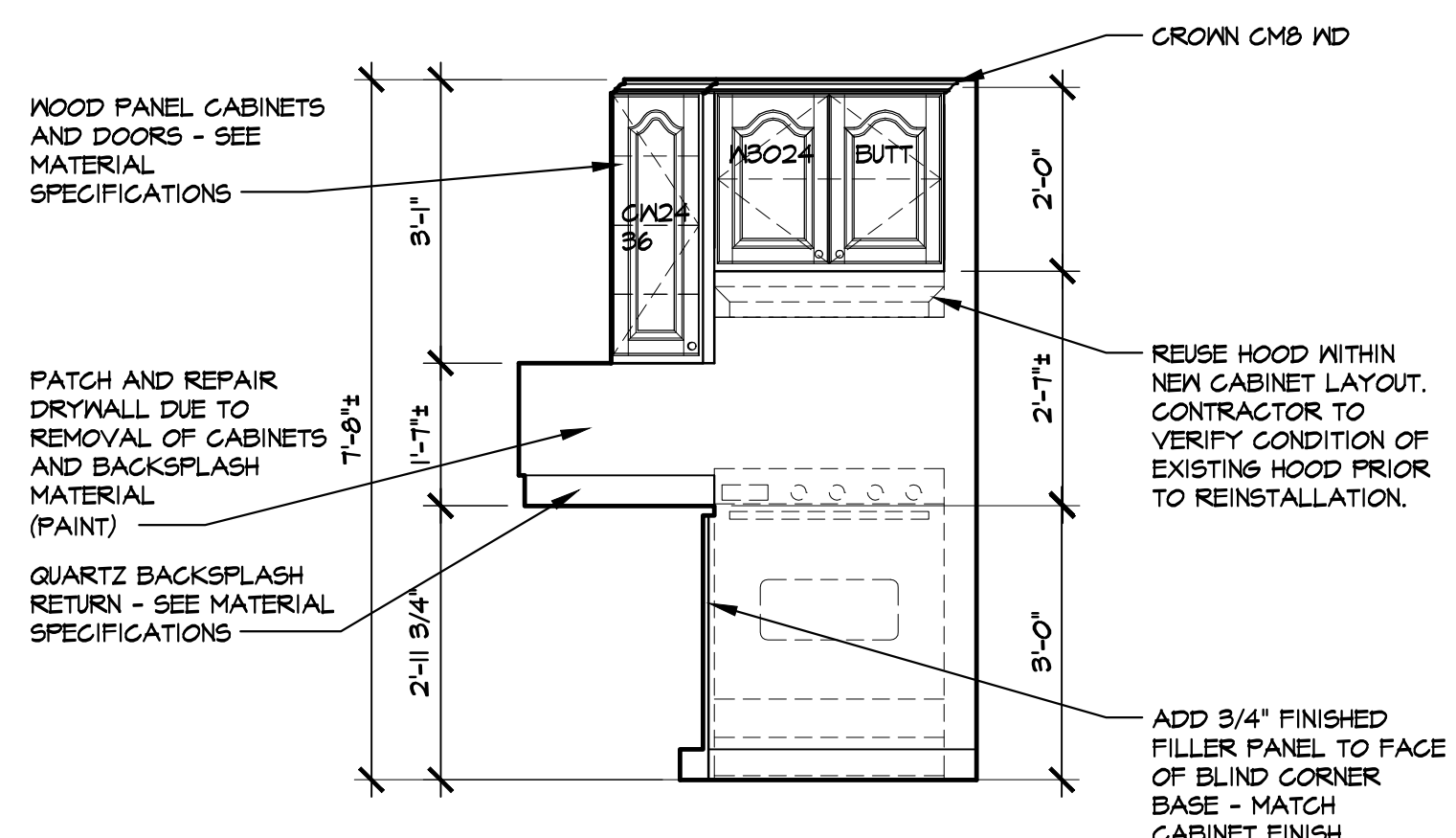
10 UNIT TOWNHOUSE FLOOR PLAN
 SCALE: 1/8" = 1'-0" (TYPICAL OF 2)
LIVING ROOM AND KITCHEN SQUARE FOOTAGE
 S.F. IS APPROX.
TWO BEDROOM
 UNIT TYPE 1 = 321 S.F.
THREE BEDROOM
 UNIT TYPE 2 = 466 S.F.
 UNIT TYPE 3 = 443 S.F.
FOUR BEDROOM
 UNIT TYPE 4 = 321 S.F.
 UNIT TYPE 5 = 382 S.F.
 10 UNIT S.F. = 3,895 S.F.



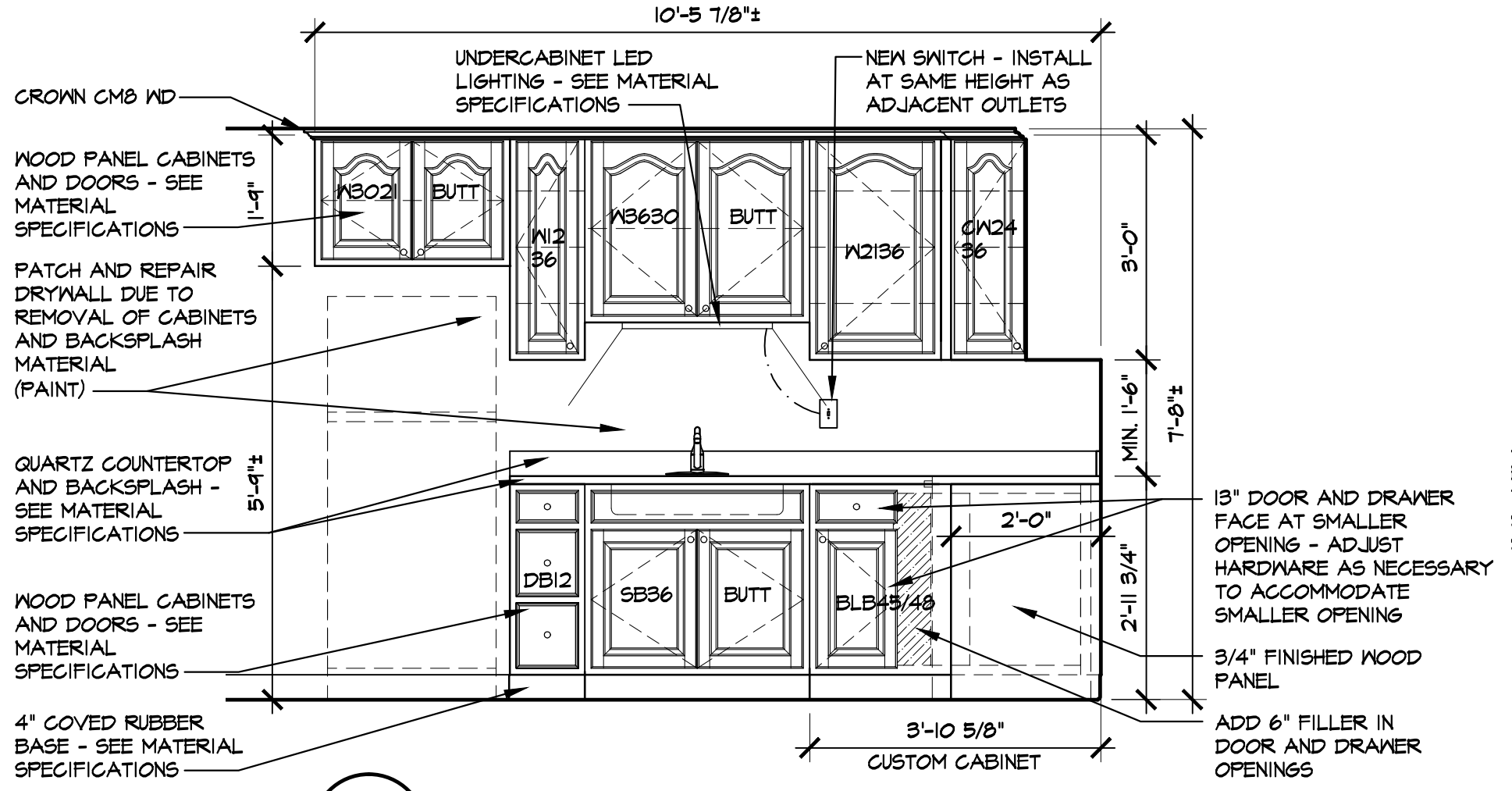
1 ENLARGED PLAN DEMOLITION TYPICAL KITCHEN
 SCALE: 1/2" = 1'-0"

2 ENLARGED PLAN PROPOSED TYPICAL KITCHEN
 SCALE: 1/2" = 1'-0"

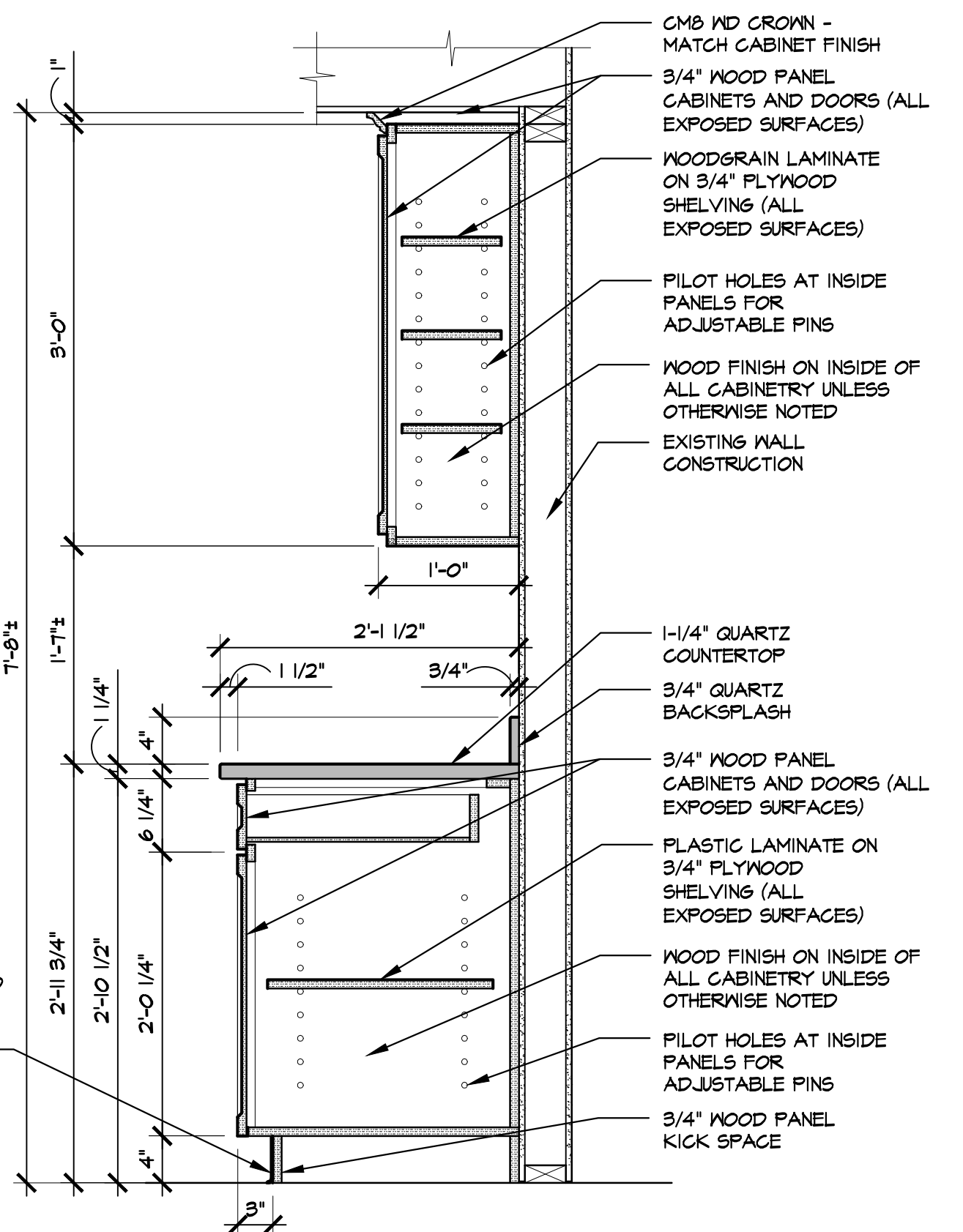
NOTES:
 1. WHEN INSTALLING CABINETS CONTRACTOR TO ENSURE STRUCTURAL INTEGRITY OF CABINETS ARE KEPT TO A MAXIMUM.
 2. ALL CABINET CUTOUTS TO BE TIGHT AS POSSIBLE TO UNDERCABINET PLUMBING.



3 KITCHEN INTERIOR ELEVATION
 SCALE: 1/2" = 1'-0"



4 KITCHEN INTERIOR ELEVATION
 SCALE: 1/2" = 1'-0"



5 SECTION THRU KITCHEN CABINETS
 SCALE: 1" = 1'-0"