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INTERIOR RENOVATIONS FOR:

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

PROPERTY CONTACT:
 NANCY WAIN, EXEC. DIRECTOR
 MONROE HOUSING COMMISSION
 20 NORTH ROESSLER STREET
 MONROE, MICHIGAN 48162
 TELEPHONE: (734) 242-5880

FLOOR PLANS, INTERIOR ELEVATIONS, AND DETAILS

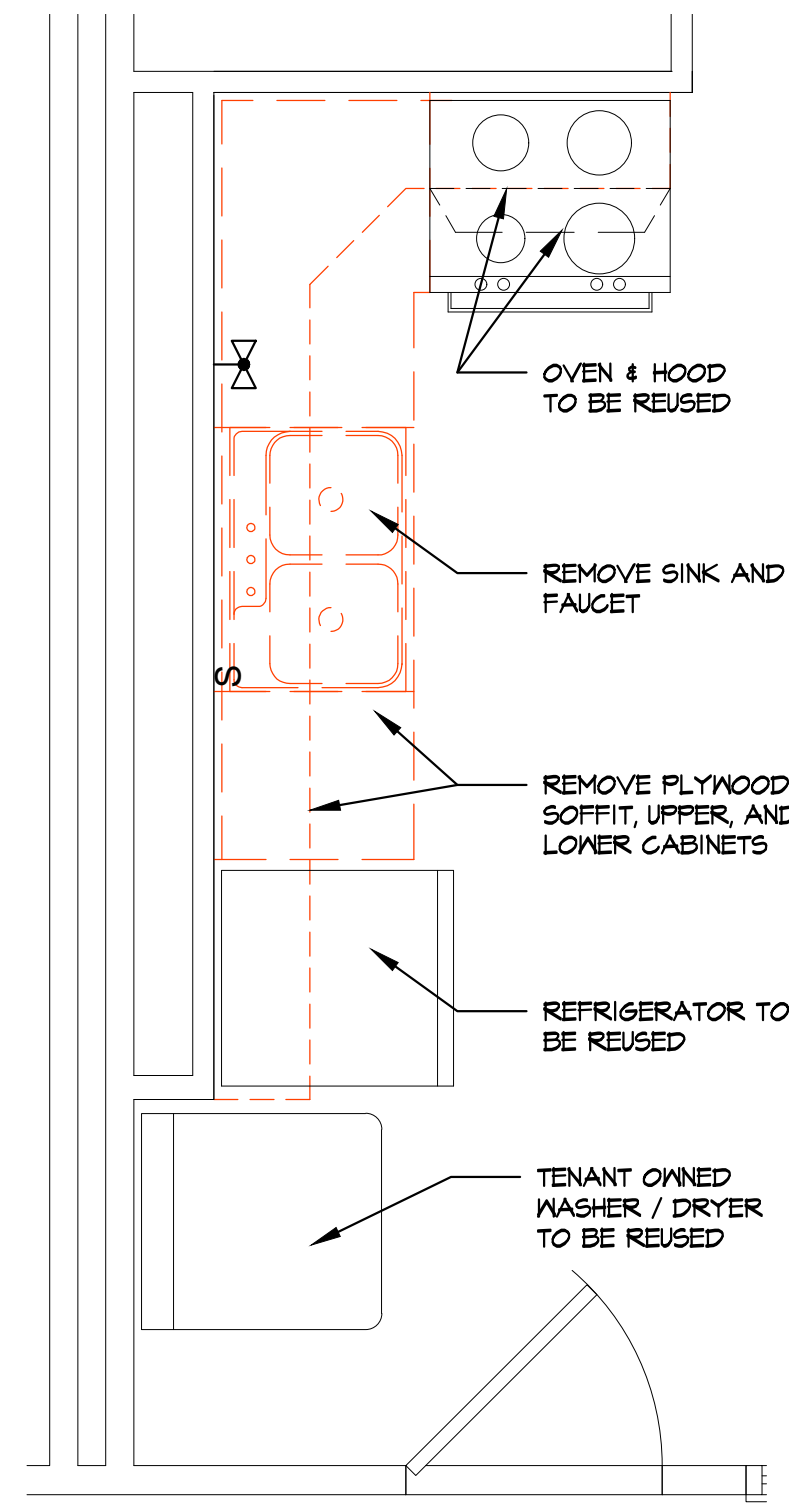
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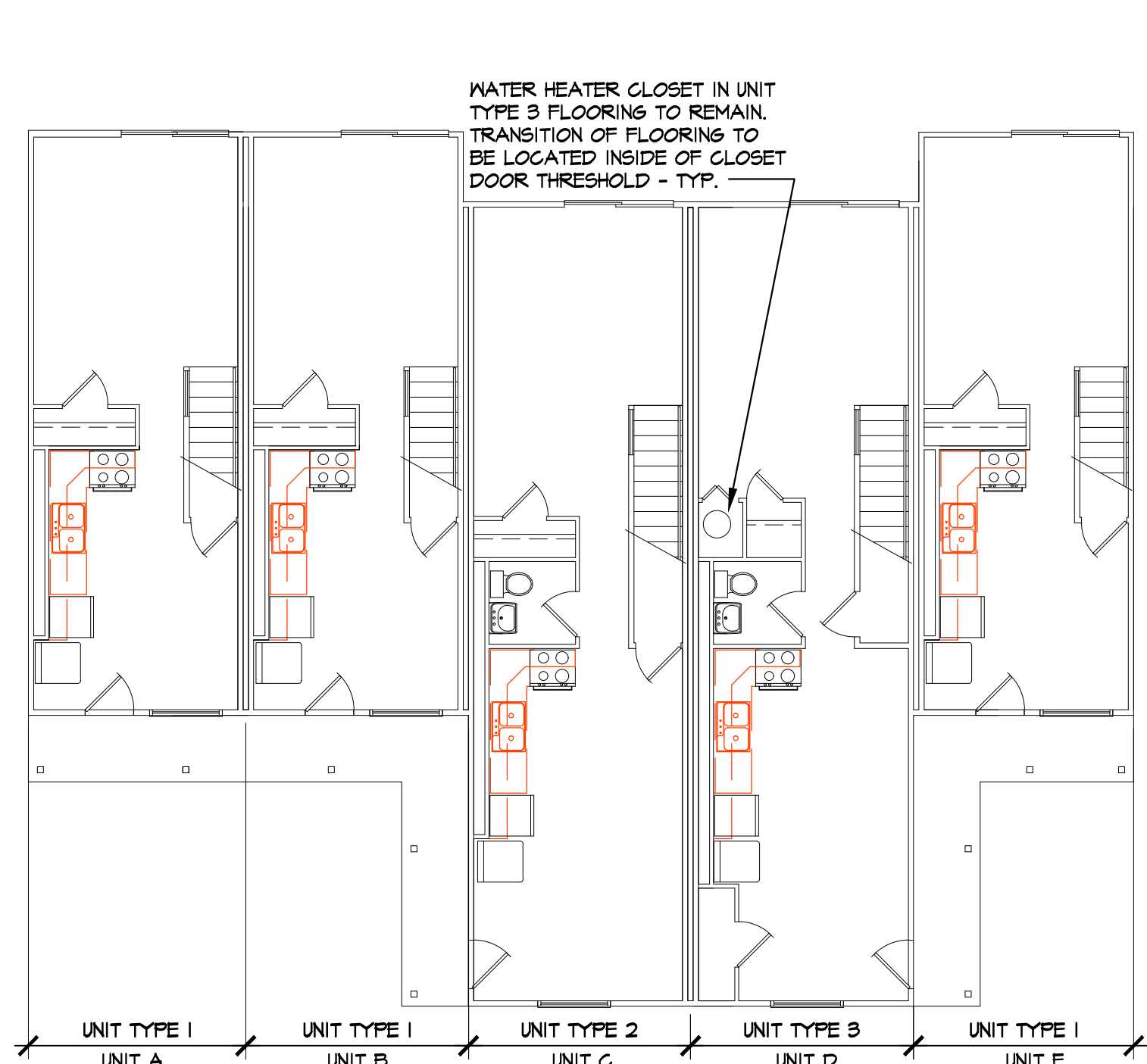
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1 ENLARGED PLAN DEMOLITION TYPICAL KITCHEN
 SCALE: 1/2" = 1'-0"

- DEMOLITION NOTES:
1. STOVE HOODS - ARE TO BE REMOVED AND REINSTALLED IF FOUND NOT TO BE IN WORKING ORDER. OWNER TO FURNISH NEW UNIT TO BE INSTALLED BY CONTRACTOR.
 2. REMOVE SHOE MOULDING THROUGHOUT FIRST FLOOR.
 3. IN UNIT TYPES 2 AND 3 REMOVE RUBBER BASE IN BATHROOMS.

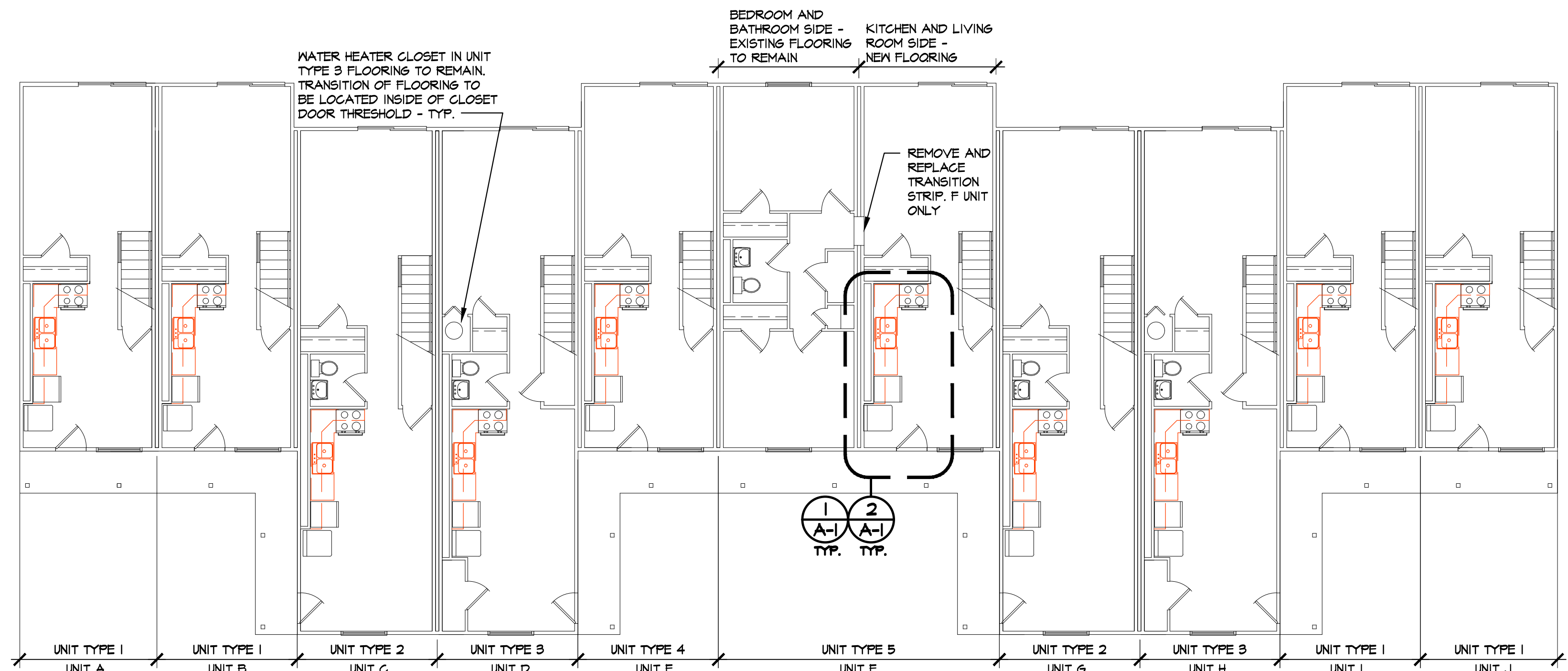


5 UNIT TOWNHOUSE FLOOR PLAN
 SCALE: 1/8" = 1'-0" (TYPICAL OF 5)

LIVING ROOM AND KITCHEN SQUARE FOOTAGE
 S.F. IS APPROX.

TWO BEDROOM	THREE BEDROOM
UNIT TYPE 1 = 321 S.F.	UNIT TYPE 2 = 466 S.F.
	UNIT TYPE 3 = 443 S.F.

5 UNIT TOWNHOUSE S.F. = 1,890 S.F.



10 UNIT TOWNHOUSE FLOOR PLAN
 SCALE: 1/8" = 1'-0" (TYPICAL OF 5)

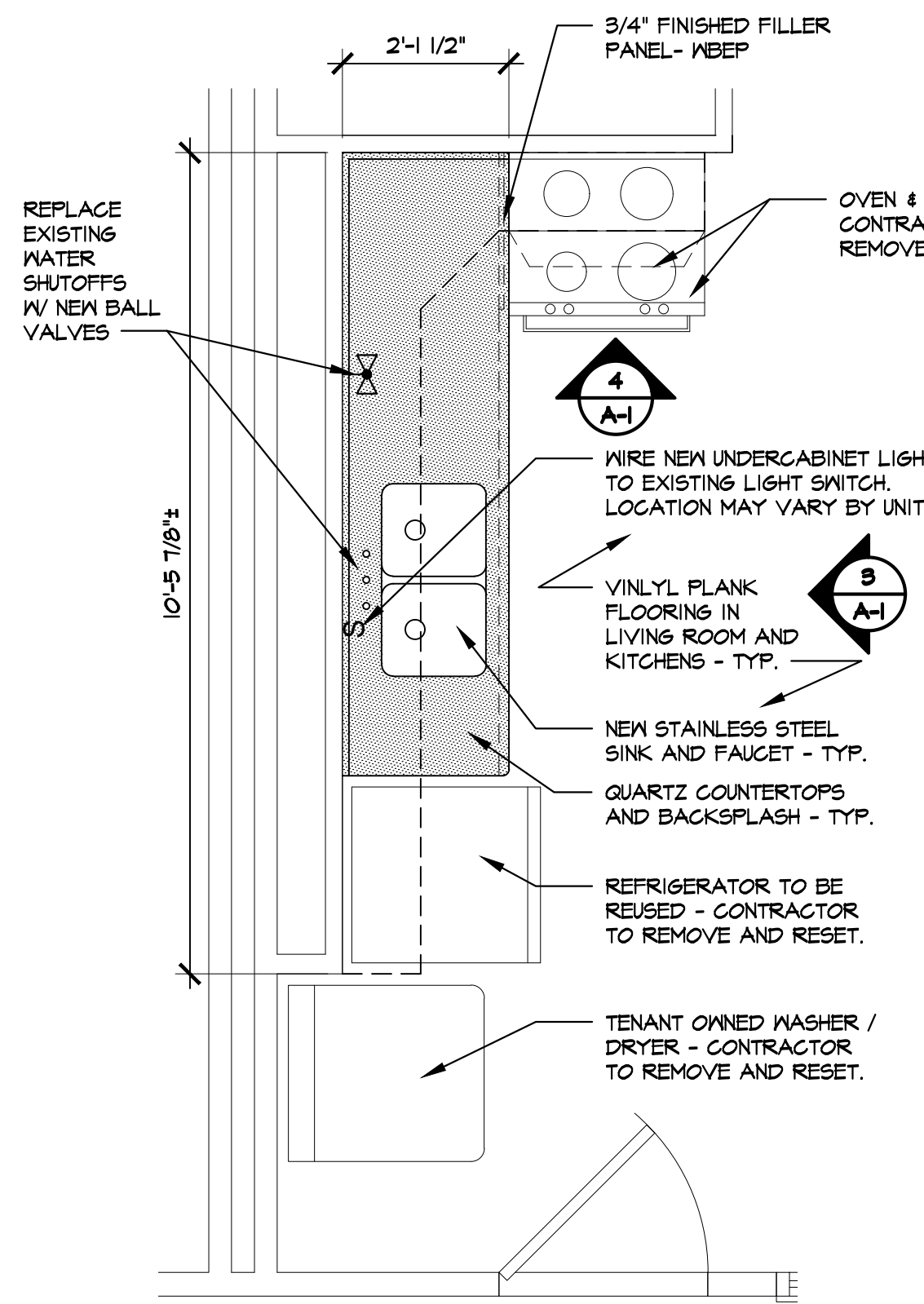
LIVING ROOM AND KITCHEN SQUARE FOOTAGE
 S.F. IS APPROX.

TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
UNIT TYPE 1 = 321 S.F.	UNIT TYPE 2 = 466 S.F.	UNIT TYPE 4 = 321 S.F.
	UNIT TYPE 3 = 443 S.F.	UNIT TYPE 5 = 343 S.F.

10 UNIT S.F. = 3,835 S.F.

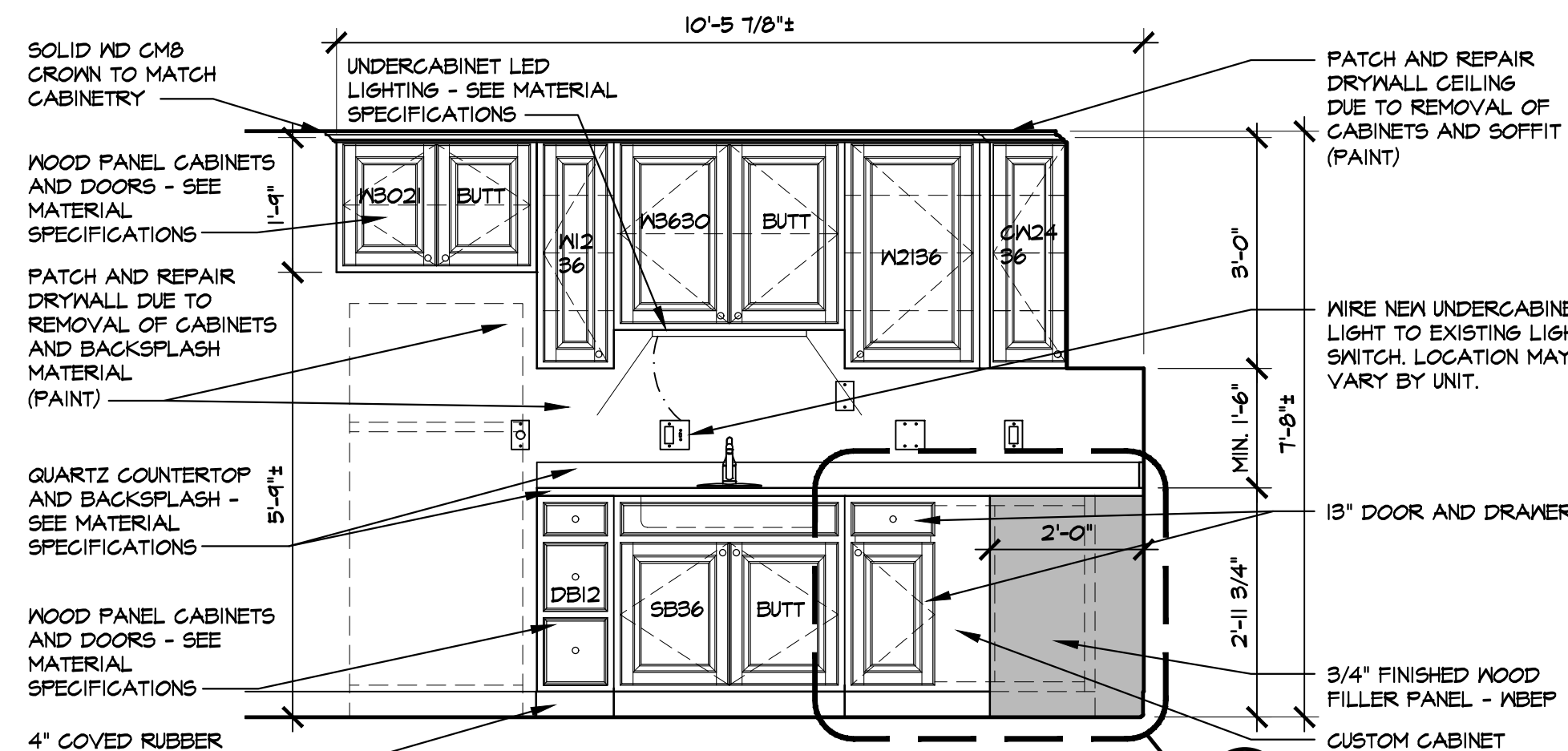
FLOOR PLAN NOTES

1. CONTRACTOR TO REMOVE FLOORING TO ORIGINAL FLOORING WHICH INCLUDES ONE LAYER OF FLOORING AND ONE LAYER OF UNDERLAYMENT.
2. IN UNITS THAT HAVE BATHROOMS ONLY ONE LAYER OF FLOORING TO BE REMOVED AND INSTALL NEW FLOORING ON EXISTING SUBFLOOR.
3. CLOSETS AND UNDERSTAIR STORAGE TO ONLY HAVE ONE LAYER OF FLOORING REMOVED AND INSTALL NEW FLOORING ON EXISTING SUBFLOOR.
4. CONTRACTOR TO ENSURE NEW SUBFLOOR TO BE FLUSH AT DOOR THRESHOLDS FOR A SMOOTH FINISH OF NEW FLOORING.
5. ORIGINAL FLOORING CONTAINS ASBESTOS GLUES AND THEREFORE PRECAUTIONS MUST BE MADE TO ENSURE FLOORING REMAINS INTACT. SHOULD REMOVAL OF ORIGINAL FLOORING CAUSE MORE THAN 10 SQUARE FEET OF ORIGINAL TILE TO BE REMOVED CONTRACTOR IS TO STOP WORK, NOTIFY ARCHITECT AND OWNER IMMEDIATELY. CONTRACTOR TO SECURE A QUALIFIED ABATEMENT COMPANY AND SUPPLY OWNER WITH PRICING FOR ABATEMENT PROCESS FOR APPROVAL PRIOR TO PROCEEDING.
6. PROVIDE STORAGE CONTAINER UNIT AND LABOR TO MOVE LARGE FURNISHINGS AND EQUIPMENT LOCATED IN KITCHEN AND LIVING ROOM AREAS, CLOSETS, AND HALLWAYS OF THE FIRST FLOOR. DISCONNECT, MOVE TO STORAGE CONTAINER AND RECONNECT APPLIANCES; THOSE BEING REFRIGERATOR, STOVE, HOOD OVER STOVE, TENANT OWNED WASHER AND DRYER.



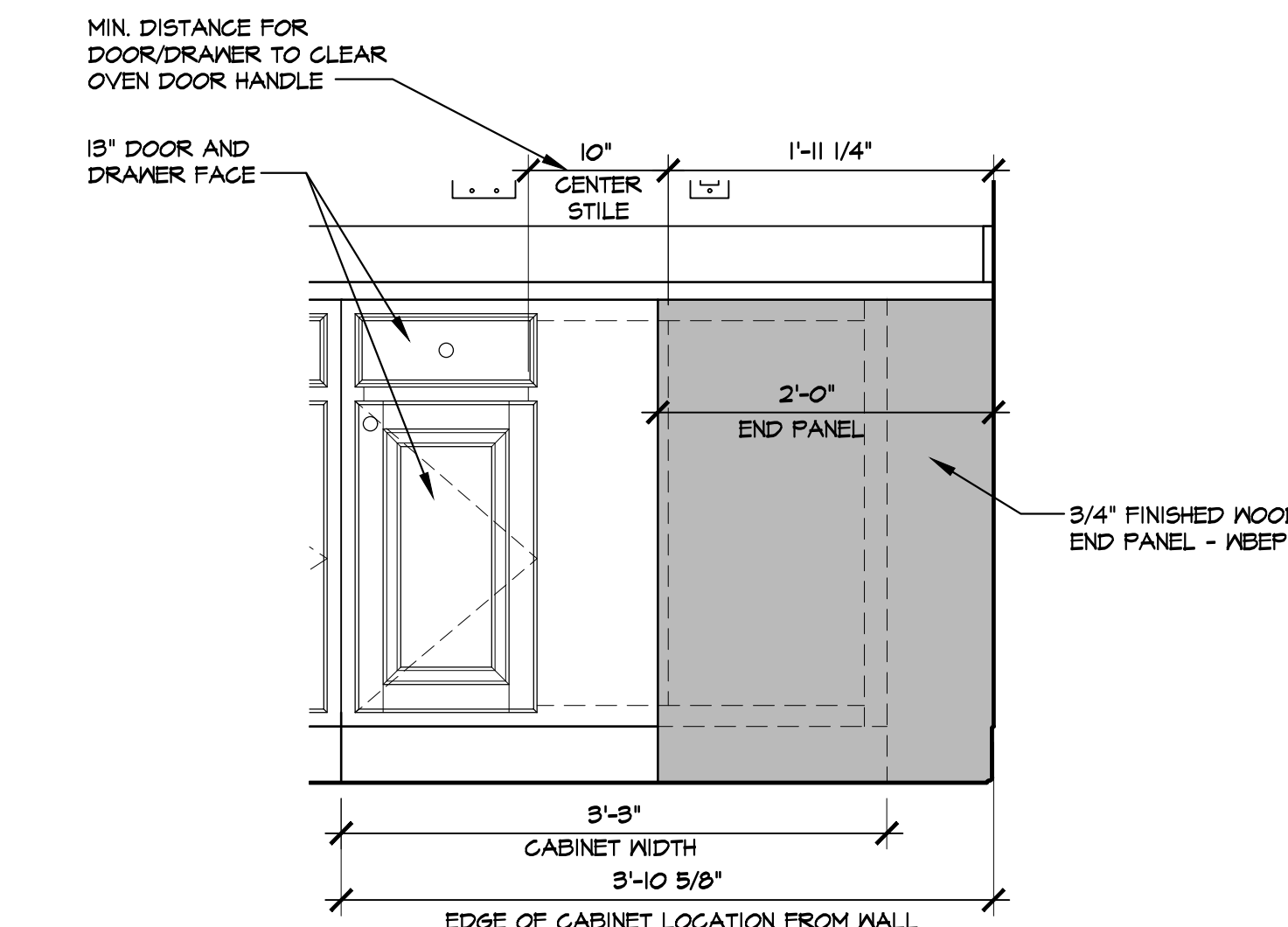
2 ENLARGED PLAN PROPOSED TYPICAL KITCHEN
 SCALE: 1/2" = 1'-0"

- 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.

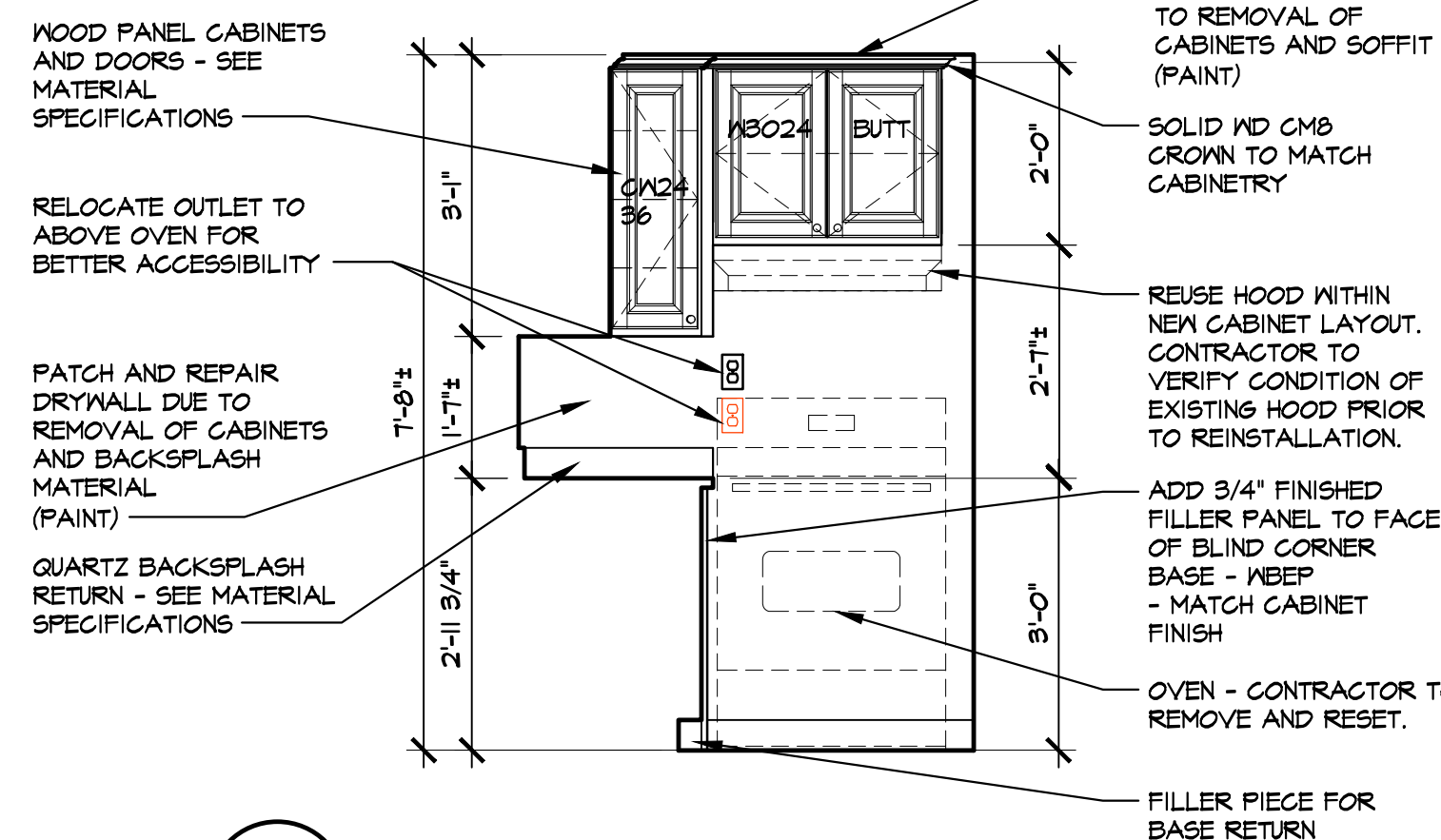


4 KITCHEN INTERIOR ELEVATION
 SCALE: 1/2" = 1'-0"

NOTE: EXISTING OUTLET LOCATIONS MAY VARY SLIGHTLY PER UNIT.

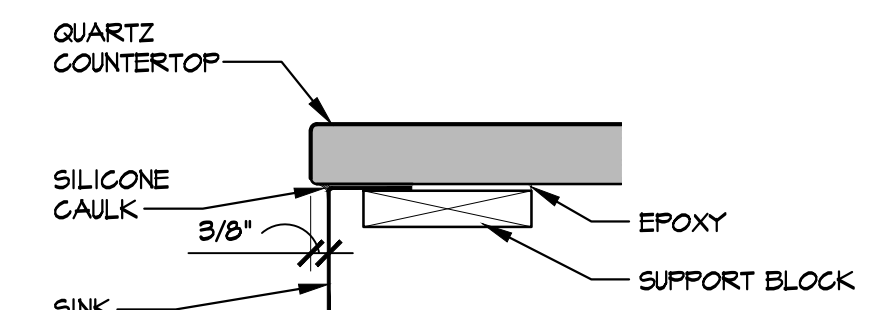


6 CUSTOM CABINET ENLARGED ELEVATION
 SCALE: 1" = 1'-0"

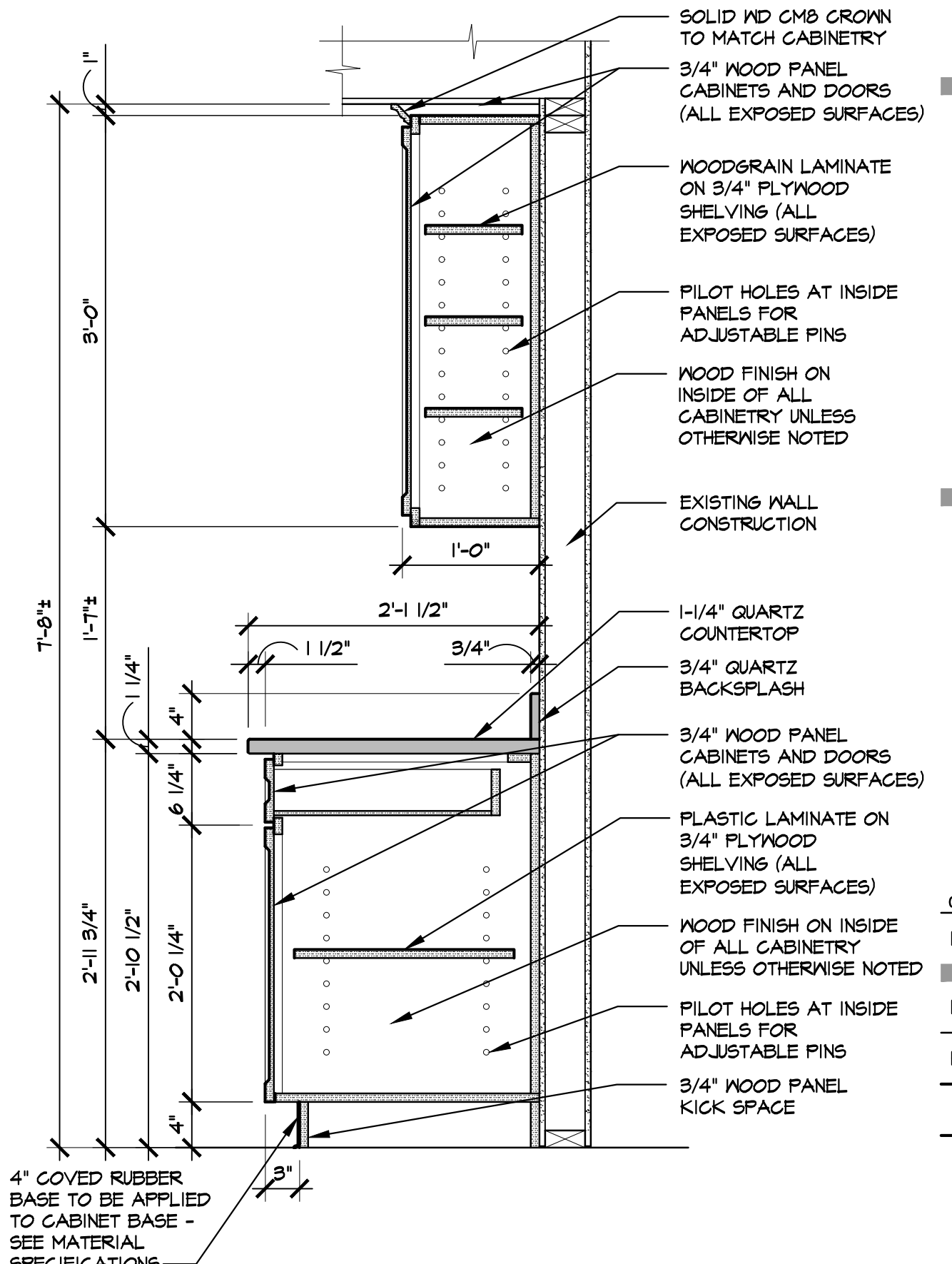


3 KITCHEN INTERIOR ELEVATION
 SCALE: 1/2" = 1'-0"

NOTE: EXISTING OUTLET LOCATIONS MAY VARY SLIGHTLY PER UNIT.

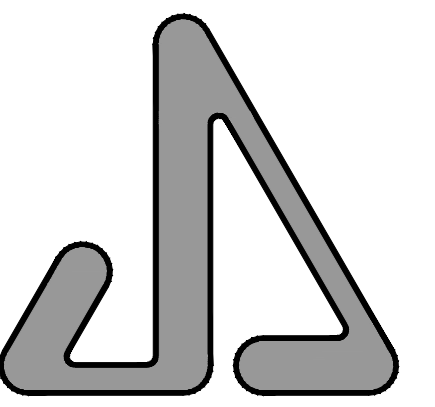


7 SINK EDGE DETAIL
 SCALE: 3" = 1'-0"



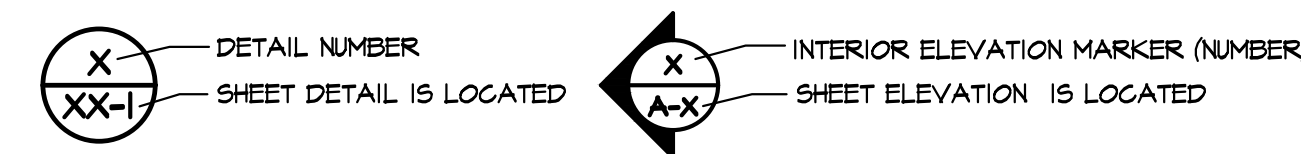
5 SECTION THRU KITCHEN CABINETS
 SCALE: 1" = 1'-0"

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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	CEILING	GA	GAUGE	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		

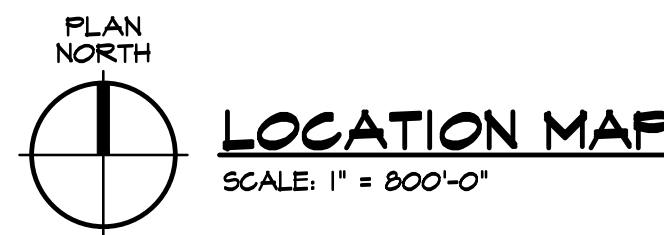
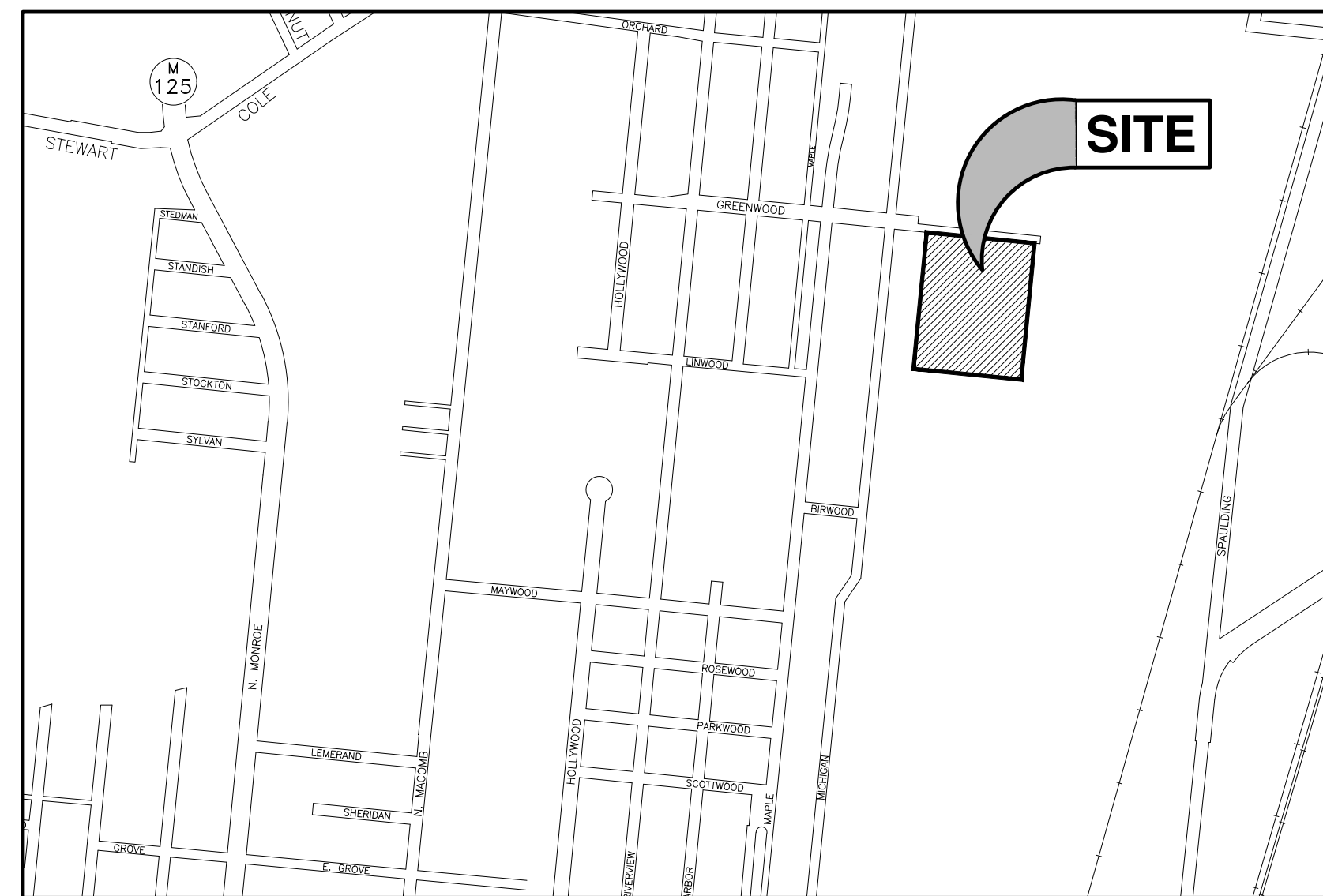
GENERAL NOTES:

- 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.
- VERIFY FINAL LAYOUT WITH OWNER AND ARCHITECT.
- 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 THE ARCHITECT AND RECEIVE CLARIFICATION PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL SURFACES AND COMPONENTS DAMAGED DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES WORK, EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT AND FEES, RELATED TO THEIR TRADE.
- 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.
- EQUIPMENT AND FINISH MATERIAL COLOR SELECTION BY THE OWNER.

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 MANNER 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 IS TO STOP WORK, NOTIFY ARCHITECT AND OWNER IMMEDIATELY, CONTRACTOR TO SECURE A QUALIFIED ABATEMENT COMPANY AND SUPPLY OWNER WITH PRICING FOR ABATEMENT PROCESS FOR APPROVAL PRIOR TO PROCEEDING.

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 OR EQUAL	DOMINION - SQUARE SIZE AS SHOWN ON DRAWINGS	HONEY OAK OR EQUAL	- CUSHIONCLOSE SYSTEM ON DOORS AND DRAWERS - CMB MD CROWN MOLDING TO MATCH - BRONZE KNOB - ALL PLYWOOD CONSTRUCTION ONLY
COUNTERTOP	M S INTERNATIONAL OR EQUAL	PREMIUM QUARTZ	BEDROCK	- COUNTERTOP 1-1/4" THICK W/ DOUBLE RADIUS EDGING - 4" X 3/4" THICK RADIUS EDGING ON EXPOSED EDGE OF BACKSPASH
UNDERMOUNT SINK	FUENTERA BY COSENTINO OR EQUAL	DOUBLE BOWL SINK L0F200	STAINLESS STEEL	- USE 3/8" OVERHANG (SEE DETAIL 6/A-1) - 18 GAUGE
FAUCET	DELTA	100-DST	CHROME	- NO SUBSTITUTIONS
UNDER CABINET LIGHT	ORACLE BY ELITE LIGHTING	BJ-LED-24-400L-30K-WH	WHITE	- LIGHT TO BE HARDWIRED AND CONTROLLED BY EXISTING LIGHT SWITCH
FLOORING	ARMSTRONGS FLOORING	PARALLEL 20	J6202 - MILL VALLEY	- 20 MIL THICKNESS - NO SUBSTITUTIONS
RUBBER BASE	ROPPE	VINYL WALL BASE	102 - TOFFEE	- 4" HIGH COVERED BASE - CABINET TOEKICK AND BATHROOMS
VINYL TRANSITION	FLEXGO	#163 SNAP DOWN T DIVIDER	056 - MILK CHOCOLATE	- FLEXGO FLANGE TRACK
WOOD BASE		SHOE MOULDING	GREENWOOD AVE CREAM	- THROUGHOUT FIRST FLOOR WITH THE EXCEPTION OF BATHROOMS - PAINTED
PAINT	SHERWIN WILLIAMS	PROMAR 200	GREENWOOD AVE CREAM	- EG-SHEL FINISH - SPECIAL COLOR AVAILABLE AT LOCAL SHERWIN WILLIAMS - SEE NOTE #1

NOTES:

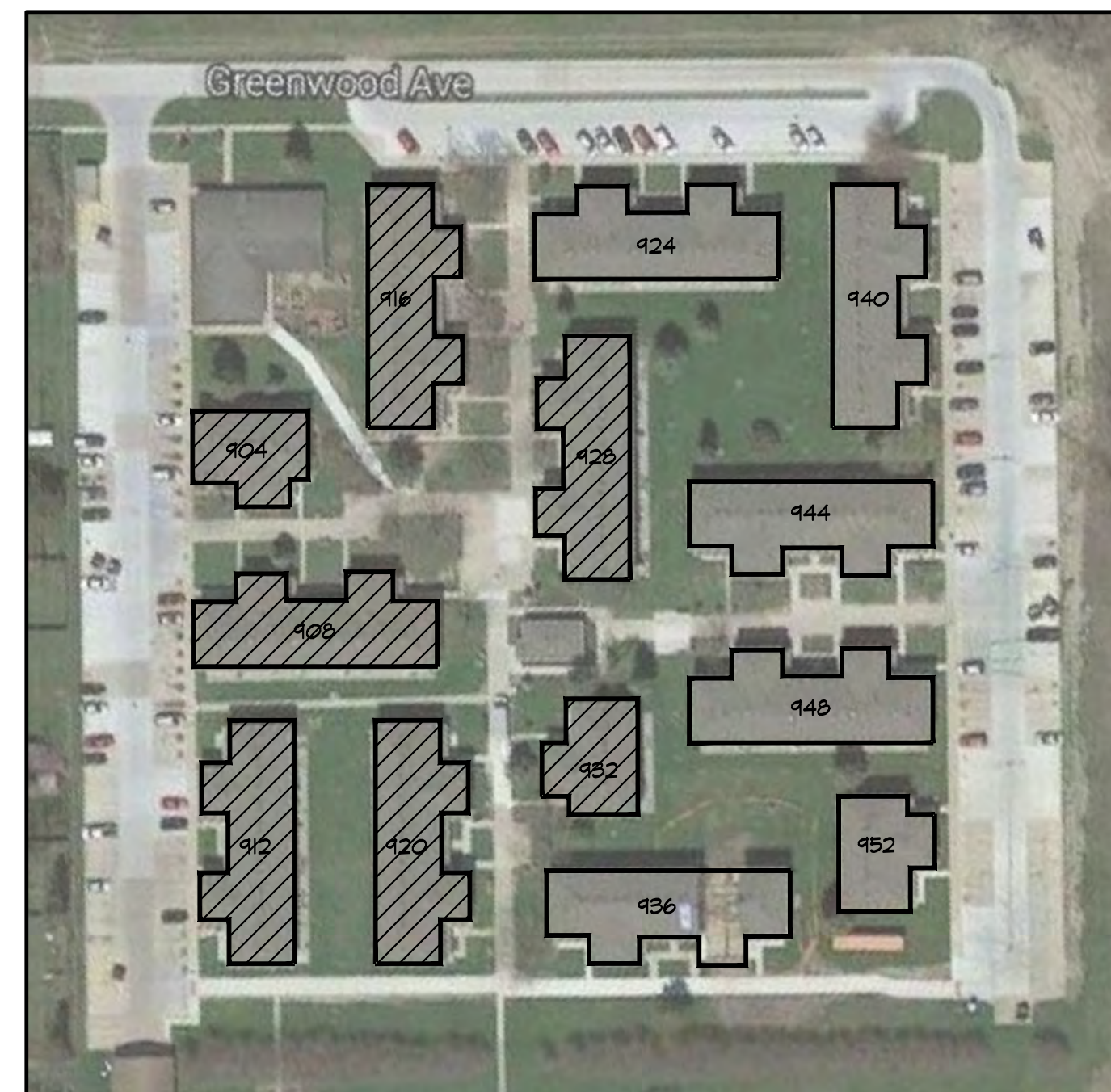
- SHERWIN WILLIAMS - USE MANUFACTURER'S RECOMMENDED PAINT FOR INTERIOR APPLICATIONS. COLOR AS SELECTED BY ARCHITECT/ OWNER. PROVIDE (3) COAT SYSTEM - (1) PRIMER COAT AND (2) FINISH COATS. ALLOW FOR (1) BASE COLOR.
- CRANKSPACE ACCESS PANEL: REMOVE VGT LAYER AND METAL EDGE COMPLETE. PREPARE TO RECEIVE NEW FLOORING.
- FACEPLATES TO BE REMOVED BY CONTRACTOR. NEW FACEPLATES WILL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.

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 2016, 2011 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 TOP LAYER OF FLOORING SYSTEM (ONE LAYER EACH OF UNDERLAYMENT AND VGT TILE FLOORING EXISTING) TO THE ORIGINAL TILE, INSTALLATION OF A NEW UNDERLAYMENT MATERIAL AND PLANK "WOOD LOOK" VINYL FLOORING THROUGHOUT THE FIRST FLOOR OF EACH APARTMENT WITH THE EXCEPTION OF THE BATHROOMS AND CLOSETS WHICH ARE TO HAVE THE TOP LAYER OF VGT TILE FLOORING REMOVED AND EXISTING UNDERLAYMENT PREPARED FOR THE NEW FLOORING. 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 COMPLETE RENOVATIONS OF THE REMAINING 60 UNITS WITHIN THE COMPLEX. WORK WAS RECENTLY COMPLETED IN 55 UNITS WHICH INCLUDES 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.



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.

LEGEND:

60 UNITS TO BE COMPLETED DURING THIS PHASE OF PROJECT.

INTERIOR RENOVATIONS FOR:

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GREENWOOD TOWNHOUSES**
900 GREENWOOD AVENUE
MONROE, MICHIGAN 48162

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

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1 OF 1