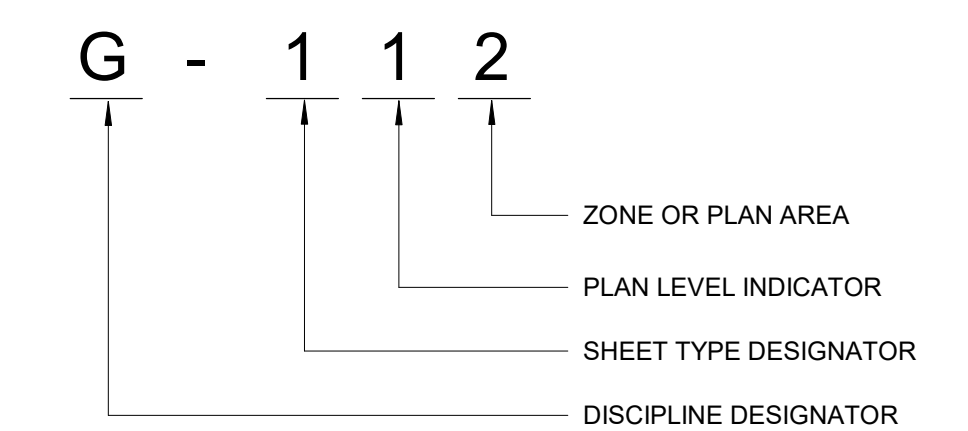


E
D
C
B
A

DRAWING INDEX		
DRAWING NO.	TITLE	DRAWING ISSUE DATE
GENERAL		
G-000	TITLE SHEET	08-01-25
G-010	GENERAL INFORMATION	08-01-25
LIFE SAFETY		
LS-000	CODE SUMMARY	08-01-25
LS-111	LIFE SAFETY FIRST FLOOR PLAN	08-01-25
CIVIL		
C-001	SURVEY	08-01-25
C-002	ALTA SURVEY	08-01-25
C-101	REMOVAL PLAN	08-01-25
C-102	SITE LAYOUT AND UTILITY PLAN	08-01-25
C-103	SESC PLAN	08-01-25
LANDSCAPE		
L-101	LANDSCAPE PLAN	08-01-25
STRUCTURAL		
S-001	STRUCTURAL NOTES	08-01-25
S-111	STRUCTURAL FOUNDATION, ROOF FRAMING PLAN AND DETAILS	08-01-25
ARCHITECTURAL DEMO		
AD-111	DEMOLITION FIRST FLOOR PLAN	08-01-25
AD-121	DEMOLITION ROOF PLAN	08-01-25
AD-311	DEMOLITION EXTERIOR ELEVATIONS	08-01-25
ARCHITECTURAL		
A-111	FIRST FLOOR PLAN	08-01-25
A-121	ROOF PLAN	08-01-25
A-211	REFLECTED CEILING FIRST FLOOR PLAN	08-01-25
A-310	EXTERIOR ELEVATIONS	08-01-25
A-320	BUILDING SECTIONS	08-01-25
A-340	EXTERIOR WALL SECTIONS	08-01-25
A-360	EXTERIOR WALL SECTION DETAILS	08-01-25
A-361	EXTERIOR WALL SECTION DETAILS	08-01-25
A-380	EXTERIOR WALL PLAN DETAILS	08-01-25
A-390	ROOF DETAILS	08-01-25
A-410	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	08-01-25
A-540	MILLWORK SECTIONS	08-01-25
A-600	PARTITION TYPES AND DETAILS	08-01-25
A-620	DOOR SCHEDULE AND DETAILS	08-01-25
A-711	FINISH FIRST FLOOR PLAN, ROOM FINISH SCHEDULE AND FINISH LEGEND	08-01-25
A-811	FF&E FIRST FLOOR PLAN	08-01-25
A-911	SIGNAGE FIRST FLOOR PLAN, TYPES AND DETAILS	08-01-25
MECHANICAL GENERAL		
M-001	MECHANICAL SYMBOLS, ABBREVIATIONS, INDEX AND NOTES	08-01-25
M-002	MECHANICAL SPECIFICATIONS	08-01-25
MECHANICAL DEMO		
MD-111	MECHANICAL DEMOLITION FIRST FLOOR PLAN	08-01-25
PLUMBING		
P-111	DOMESTIC PLUMBING NEW WORK FIRST FLOOR PLAN	08-01-25
P-211	SANITARY AND VENT NEW WORK FIRST FLOOR PLAN	08-01-25
P-301	PLUMBING SCHEDULES AND DETAILS	08-01-25
MECHANICAL		
M-111	HVAC NEW WORK FIRST FLOOR PLAN	08-01-25
M-121	MECHANICAL NEW WORK ROOF PLAN	08-01-25
M-301	HVAC SCHEDULES AND DETAILS	08-01-25
ELECTRICAL GENERAL		
E-001	ELECTRICAL LEGEND, SHEET INDEX AND DETAILS, PANEL SCHEDULE	08-01-25
E-002	ELECTRICAL SPECIFICATIONS	08-01-25
E-003	ELECTRICAL RISER DIAGRAM	08-01-25
ELECTRICAL DEMO		
ED-111	ELECTRICAL DEMOLITION FIRST FLOOR PLAN	08-01-25
ELECTRICAL		
E-111	LIGHTING FIRST FLOOR PLAN	08-01-25
E-211	POWER FIRST FLOOR PLAN	08-01-25
E-311	POWER ROOF PLAN	08-01-25

DRAWING NAMING CONVENTION



DISCIPLINE DESIGNATORS PREFIX	DISCIPLINE
G	GENERAL
GD	GENERAL DEMOLITION
LS	LIFE SAFETY
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
AD	ARCHITECTURAL DEMO
A	ARCHITECTURAL
PD	PLUMBING DEMO
P	PLUMBING
MD	MECHANICAL DEMO
M	MECHANICAL
ED	ELECTRICAL DEMO
E	ELECTRICAL

LAHC Workforce Education Resource and Development Center

5275 Kenilworth St,
Dearborn, MI 48126

ISSUED FOR CONSTRUCTION

August 1, 2025

ALL PARTIES ARE ADVISED THAT CONSTRUCTION BIDS SECURED AS A RESULT OF CONTENTS OF DOCUMENTS WHICH ARE INCOMPLETE MUST CARRY ADEQUATE AMOUNT FOR FINANCIAL AND TIME CONTINGENCY TO COVER COMPLETION OF DESIGN AND CONSTRUCTION, INCLUDING ITEMS THAT ARE CUSTOMARILY REQUIRED BUT ARE NOT SHOWN.

CLIENT:



LAHC - Leaders Advancing and Helping Communities

NOTICE: ANY MISSING INFORMATION FROM THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS PRACTICAL AFTER IT BECOMES KNOWN BY THE CONTRACTOR.

THE CONTRACTOR UNDERSTANDS THAT WITHHOLDING KNOWLEDGE OF MISSING INFORMATION IS A VIOLATION OF THEIR RESPONSIBILITIES TO THE OWNER AND ARCHITECT, AND THAT THE OWNER AND ARCHITECT MAY SEEK REMEDIES FOR SUCH DAMAGES.

ARCHITECT:



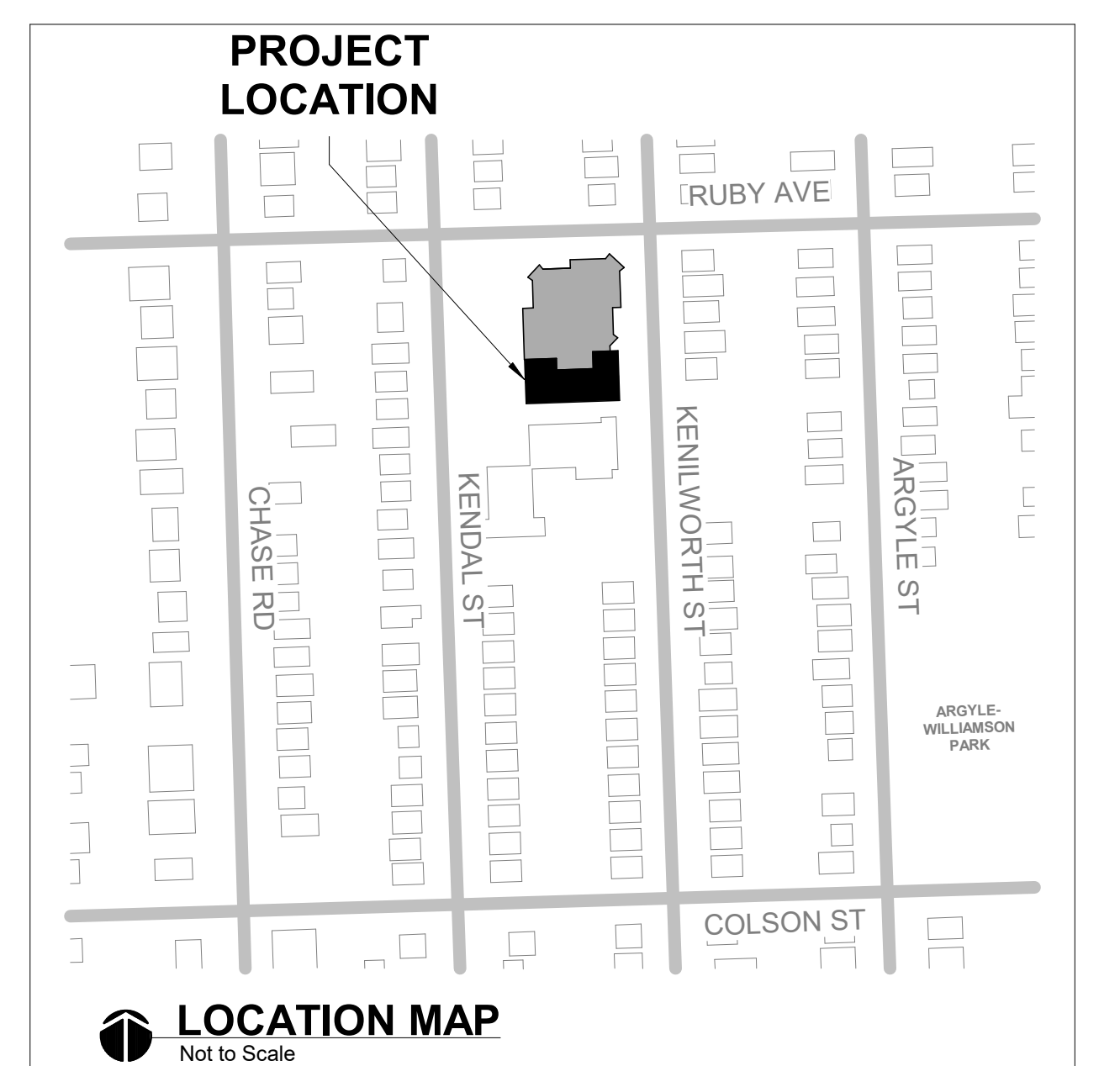
Framework E, LLC
155 W Congress St, Detroit, MI 48226
Suite 602
www.framework-e.com

Project Number: 2024007



CONSULTANTS:

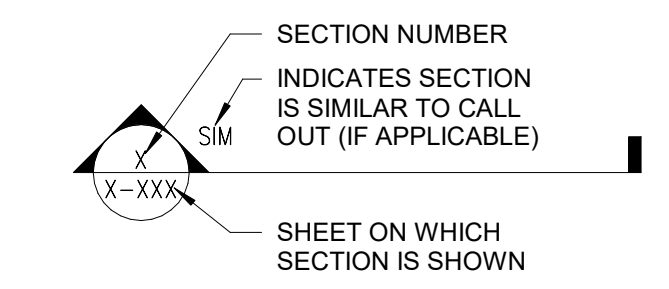
- Survey: Van Soelen Civil Engineering
- Civil: Van Soelen Civil Engineering
- Landscape: Van Soelen Civil Engineering
- Structural: SDI
- Mechanical: MA Engineering
- Electrical: MA Engineering



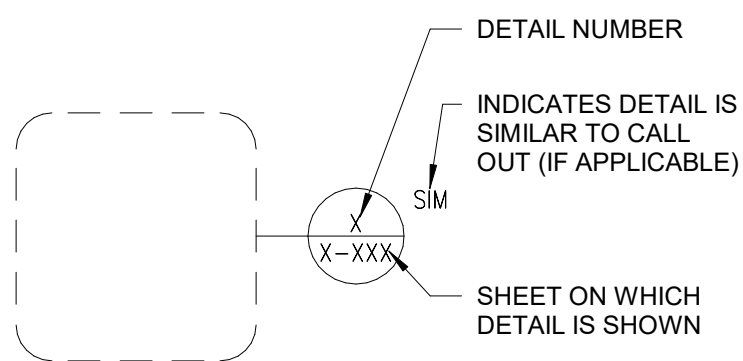
LOCATION MAP
Not to Scale

DRAWING SYMBOL LEGEND

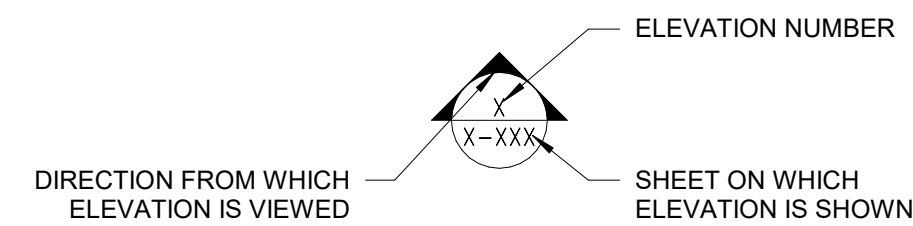
SECTION IDENTIFICATION



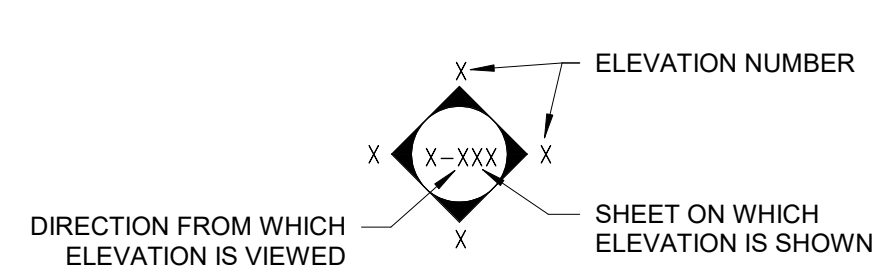
DETAIL IDENTIFICATION



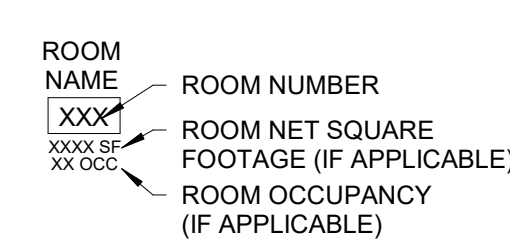
EXTERIOR ELEVATION IDENTIFICATION



INTERIOR ELEVATION IDENTIFICATION



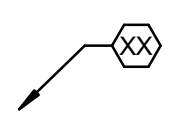
ROOM NAME & NUMBER



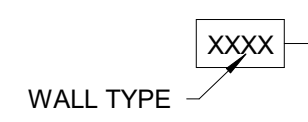
DOOR NUMBER



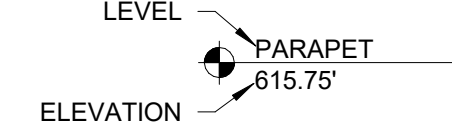
KEYNOTE INDICATOR



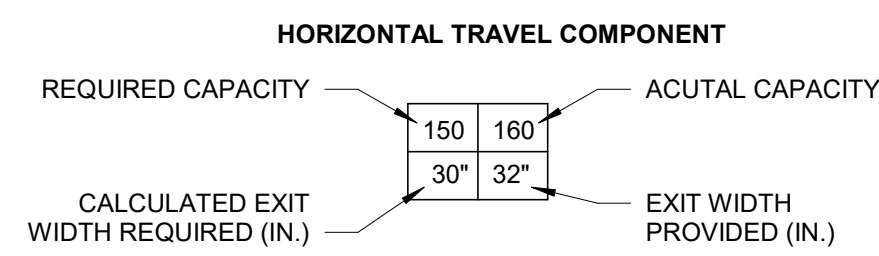
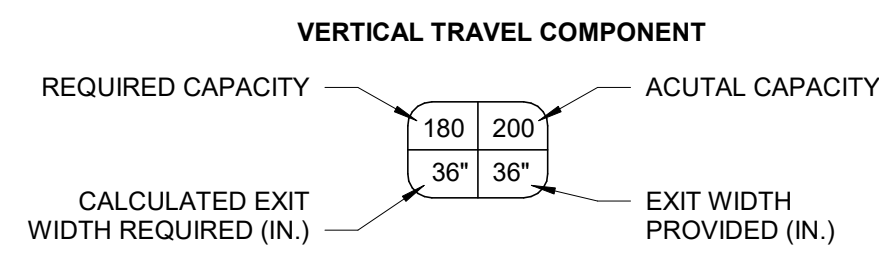
PARTITION TYPE INDICATOR



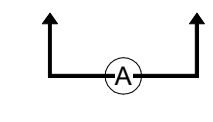
LEVEL INDICATOR



EGRESS TAG



ALIGN FLUSH TAG



DRAWING MATERIAL LEGEND

	WOOD ELEVATION/SECTION
	PLYWOOD
	EARTH
	GRAVEL, STONE, OR DRAINAGE FILL
	GYPSUM BOARD, SAND, OR GROUT
	CONCRETE
	CONCRETE MASONRY UNITS (CMU)
	FACE BRICK
	RIGID INSULATION
	STAGGERED INSULATION
	BATT INSULATION
	WOOD BLOCKING ROUGH WOOD

ABBREVIATIONS

ABOVE FINISH FLOOR	APF	JOINT	JT
ACCESS PANEL	AP	KNOCK DOWN	KD
ADJACENT	ADJ	LAMINATED	LAM
ALTERNATE	ALT	LAVATORY	LAV
ALUMINUM	ALUM	LENGTH	L
ANCHOR BOLT	AB	LINE LOAD	LL
AND	&	LONG LEG HORIZONTAL	LLH
ANGLE	L	LONG LEG VERTICAL	LLV
APPROXIMATE	APPROX	LONG WAY	LW
ARCHITECTURAL	ARCH	LOUVER	LVR
AT	@	MANUFACTURER	MFR
BACK TO BACK	B TO B	MASONRY	MAS
BEAM	BM	MASONRY OPENING	MO
BEARING	BRG	MATERIAL	MATL
BITUMINOUS	BIT	MAXIMUM	MAX
BLOCKING	BLKG	MECHANICAL	MECH
BOTTOM	BOT	METAL	MTL
BOTTOM OF	BO	MICROWAVE	MICRO
BOTTOM OF STEEL	BOS	MINIMUM	MIN
BRICK	BRK	MISCELLANEOUS	MISC
BUILDING	BLDG	MODIFIED	MOD
BUILT-UP ROOF	BUR	NOMINAL	NOM
CABINET HEATER	CH	NORTH	N
CARD READER	CR	NOT IN CONTRACT	NIC
CAST IRON	CI	NOT TO SCALE	N/TS
CEILING	CLG	NUMBER	N/WH
CEMENTITIOUS WOOD FIBER	CWF	ON CENTER	OC
CENTER LINE	CL	OPEN TO BELOW	OTB
C TO C	C TO C	OPENING	OPNG
CLEANOUT	CO	OPPOSITE	OPP
CLEAR	CLR	OPPOSITE HAND	OH
COLD WATER	CWF	OUT TO OUT	O TO O
COLUMN	COL	OUTSIDE DIAMETER	OD
COMPACTED/COMPACTOR	COMP	OVERHEAD COILING DOOR	OCOD
CONCRETE	CONC	OVERHEAD COILING GRILLE	OCG
CONCRETE MASONRY UNIT	CMU	PANEL	PNT
CONSTRUCTION	CONSTR	PANEL JOINT	PJ
CONTINUOUS/CONTINUE	CONT	PLUMBING	PLUMB
CONTRACTOR	CONTR	PLYWOOD	PLYWD
CONTROL JOINT	CJ	POINT OF CONNECTION	POC
CONTROL	CJ	POUND	LBW
DEAD LOAD	DL	POUND PER SQUARE FOOT	PSF
DEGREE	DEG	POUNDS PER SQUARE INCH	PSI
DEPARTMENT	DEPT	POWDER ACTUATED FASTENER	PAF
DETAIL	DTL	PREFABRICATED	PREFAB
DEPTH/DEEP	D	PRESERVATIVE-TREATED	PT
DIAMETER	DIAM	PROPERTY LINE	PL
DIMENSION	DIM	RADIUS	RAD/R
DISHWASHER	DW	REFERENCE	REF
DIVISION	DIV	REFRIGERATOR	REFRIG
DOWN	DN	REINFORCING	REIN
DOWNSPOUT	DS	REQUIRED	REQD
DRAWING	DWG	RETURN AIR	RA
EACH	EA	REVISION(S)	REV
EACH FACE	EF	RISER	R
EACH WAY	EW	ROOF DRAIN	RD
EAST	E	ROUGH OPENING	RO
EDGE OF SLAB	EOS	SANITARY	SAN
ELECTRICAL	ELEC	SCHEDULE	SCH
ELECTRICAL PANEL BOARD	EP	SECTION	SECT
ELEVATION/ELEVATOR	ELEV	SHEET	SHT
ENGINEER	ENGR	SIMILAR	SIM
EQUIP	EQUIP	SOUTH	S
EQUIPMENT	EQUIP	SPECIFICATION(S)	SP(S)
EXHAUST	EXH	SQUARE	SQ
EXISTING	EXIST	SQUARE FOOT/FEET	SF
EXISTING TO REMAIN	ETR	SQUARE INCHES)	SI
EXPANSION JOINT	EJ	SQUARE YARD(S)	SY
EXTENSION	EXTN	STAINLESS STEEL	SS
EXTERIOR	EXT	STANDARD	STD
EXTERIOR FINISH SYSTEM	EFS	STEEL	STL
FIBER REINFORCED PLASTIC	FRP	STORM DRAIN	SD
FINISH	FIN	STRUCTURE/STRUCTURAL	STRUCT
FINISH FLOOR	FF/FIN FL	SUPPLY AIR	SA
FIRE DEPARTMENT CONNECTION	FDC	SYMMETRY(CAL)	SYMM
FIRE EXTINGUISHER AND WALL BRACKET	FE	TELEVISION	TV
FIRE EXTINGUISHER BRACKET	FEB	THICK/THICKNESS	THK
FIRE EXTINGUISHER CABINET	FEC	TREAD	T
FIRE-RETARDANT TREATED	FRT	TILE	TLT
FIRE VALVE CONNECTION	FVC	TOP AND BOTTOM	T&B
FLOOR	FLR	TOP OF	TO
FLOOR CLEANOUT	FLO	TOP OF CONCRETE	TOC
FLOOR DRAIN	FDO	TOP OF CURB	TC
FOOT/FEET	FD	TOP OF FOOTING	TOF
FOOTING	FTG	TOP OF MASONRY	TOM
FOUNDATION	FDN	TOP OF STEEL	TOS
GALVANIZED	GALV	TRANSITION STRIP	TS
GARBAGE DISPOSAL	GD	TYPICAL	TYP
GAUZE/GAGE	GA	UNIT VENTILATOR	UV
GLASS	GL	UNLESS NOTED OTHERWISE	UNO
GROUND FACE CONCRETE MASONRY UNIT	GFCMU	VAPOR RETARDER	VR
GYPSUM BOARD	GYP BRD	VENT STACK	VS
HARDWARE	HDWR	VERIFY IN FIELD	VIF
HEATING	HTG	VERTICAL	VERT
HVAC	HVAC	VOLUME	VOL
HEIGHT	HT	WALL CLEANOUT	WCO
HIGH POINT	HP	WEATHER RESISTANT BARRIER	WRB
HOLLOW METAL	HM	WELDED WIRE FABRIC	WWF
HORIZONTAL	HORIZ	WITH	W
HOSE BIB	HB	WITHOUT	WO
HOT WATER	HW	WOOD	WD
HOUR	HR		
INCH	IN		
INCLUDED, (ING)	INCL		
INFORMATION	INFO		
INSIDE DIAMETER/IDENTIFICATION	ID		
INSULATION	INSUL		
INTERIOR	INT		
INVERT	INV		

GENERAL CONDITION NOTES

- SEE SPECIFICATIONS FOR QUALITY OF CONSTRUCTION REQUIRED, QUALITY OF WORK, MANUFACTURING AND INDUSTRY STANDARDS, PHYSICAL PROPERTIES OF MATERIALS, CONFORMANCE TO CODES AND REGULATIONS GUARANTEE AND WARRANTY REQUIREMENTS.
- SEE ARCHITECTURAL, HVAC, PLUMBING, ELEVATOR, FIRE PROTECTION & ELECTRICAL DRAWINGS FOR OTHER PERTINENT INFORMATION RELATED TO STRUCTURAL WORK AND COORDINATE AS REQUIRED. CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS WITHIN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS RELATED TO EXISTING CONSTRUCTION, EXISTING SERVICES, AND THE SITE BEFORE BEGINNING WORK.
- IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH OR SIZE INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE FOLLOWING ITEMS THAT WILL NOT BE REVIEWED BY THE OWNER, ARCHITECT OR ENGINEER.
 - DEVIATIONS FROM CONTRACT DOCUMENTS
 - DIMENSIONS, ELEVATIONS AND CONDITIONS TO BE CONFIRMED AND CORRELATED AT THE SITE
 - FABRICATION PROCESS INFORMATION
 - MEANS, METHODS, TECHNIQUES, PROCEDURES OF CONSTRUCTION AND CONSTRUCTION SAFETY
 - COORDINATION OF THE WORK OF ALL TRADES
 - QUALITY ASSURANCE SUBMITTALS

GENERAL PROJECT NOTES

- GENERAL PROJECT NOTES ARE APPLICABLE TO ALL PROJECT AREAS.
- THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE WORK. IF THE CONTRACTOR OBSERVES THE CONTRACT DOCUMENTS ARE AT VARIANCE WITH SUCH IN ANY RESPECT, PROMPTLY NOTIFY THE OWNER IN WRITING, SUCH THAT ALL NECESSARY CHANGES CAN BE MADE. IF CONTRACTOR KNOWINGLY PERFORMS ANY WORK CONTRARY TO SUCH WITHOUT NOTICE TO THE OWNER, THEY SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR COST ATTRIBUTED THERETO.
- ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A NEAT AND ORDERLY MANNER. MATERIALS SHALL BE NEW, SECONDHAND OR DAMAGED MATERIALS SHALL NOT BE USED. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND CONDITION OF THE EQUIPMENT, MATERIALS AND SYSTEMS UNTIL FINAL ACCEPTANCE OF THE SYSTEM.
- THE CONTRACTOR IS TO APPROPRIATE STEPS TO PROTECT ALL EXISTING FLOORING AND WALLS FROM DIRT AND DAMAGE. THE CONTRACTOR IS TO MAINTAIN A CLEAN WORK AREA THROUGHOUT ALL ADJACENT SPACES DURING CONSTRUCTION, AND BE RESPONSIBLE FOR CLEANING ALL AREAS AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS TO TAKE APPROPRIATE CARE IN REMOVAL OF ITEMS, INCLUDING BUT NOT LIMITED TO LOCKERS, FIXTURES, AND APPLIANCES. MAINTAIN PROPER CONDITION AND RETURN TO OWNER FOR STORAGE. CONTRACTOR TO COORDINATE WITH OWNER FOR THE RETURN OF ALL SALVAGEABLE ITEMS. THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL BUILDING MATERIALS BEING REMOVED. IF DECLINED, THE CONTRACTOR SHALL DISPOSE OF MATERIAL IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- WHEN REFERRING TO SCOPE OF WORK: THE WORDS "PROVIDE", "INSTALL", AND "REPLACE" INDIVIDUALLY SHALL BE ASSUMED TO MEAN THAT THE CONTRACTOR IS TO REMOVE ANY EXISTING ITEMS, PROVIDE NEW ITEMS, AND INSTALL NEW ITEMS - UNLESS EXPRESSLY INDICATED OTHERWISE.
- FILL AND PATCH ALL OPENINGS RESULTING FROM DEMOLITION AND CONSTRUCTION TO WALLS, FLOORS, AND CEILINGS. PATCH TO MATCH EXISTING FINISHES. CONTRACTOR TO MAINTAIN ALL FIRE RATINGS REQUIRED BY GOVERNING BUILDING CODE REGARDLESS OF EXISTING CONDITIONS. TYPICAL ENTIRE PROJECT AREA.
- ALL EXISTING STRUCTURE TO REMAIN. CONTRACTOR SHALL TAKE APPROPRIATE CARE NOT TO DAMAGE EXISTING STRUCTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CLEARANCES AND ALL EXISTING FIELD CONDITIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
- DO NO SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.
- WHEN MODIFYING ANY PART OF AN EXISTING WALL OR ANY ITEM ATTACHED TO A WALL, THE ENTIRE SURFACE IS TO BE PAINTED FROM CORNER TO CORNER, I, N, O.
- PROVIDE AND INSTALL NEW DOORS AND HARDWARE AS INDICATED ON DRAWINGS.
- REFER TO PLANS, INTERIOR ELEVATIONS AND WALL TYPE DETAILS FOR NEW WALLS, FLOORS AND CEILING FINISHES AND CONSTRUCTION.
- UPON COMPLETION, CONTRACTOR IS RESPONSIBLE TO THOROUGHLY CLEAN ENTIRE PROJECT AREA, IN ORDER TO PREPARE IT FOR IMMEDIATE USE.
- IN AREAS WHERE NEW FLOORING AND BASE IS BEING PROVIDED AND INSTALLED (BOTH NEW AND PATCHED AREAS), THE CONTRACTOR IS TO PREPARE SUBSTRATE TO RECEIVE NEW MATERIALS AS RECOMMENDED BY THE MANUFACTURER.

Client

LAHC - Leaders
Advancing and
Helping
Communities



Architect

Framework E
Architects Leaders Community Builders

Framework E, LLC
155 W Congress Street, Suite 602, Detroit, MI 48226
482@framework-e.com
(313) 494 1814

Consultant

Project Title

LAHC Workforce
Education
Resource and
Development
Center

5275 Kenilworth St,
Dearborn, MI 48126

Seal



TAG	ISSUED	DATE
	Schematic Design Development	02-28-25
	50% Construction Documents	04-10-25
	90% Construction Documents	05-29-25
	Permit Review	06-13-25
	Issued For Construction	08-01-25

Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership/ assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: Author
CHECKED BY: Checker
CLIENT PROJ NO

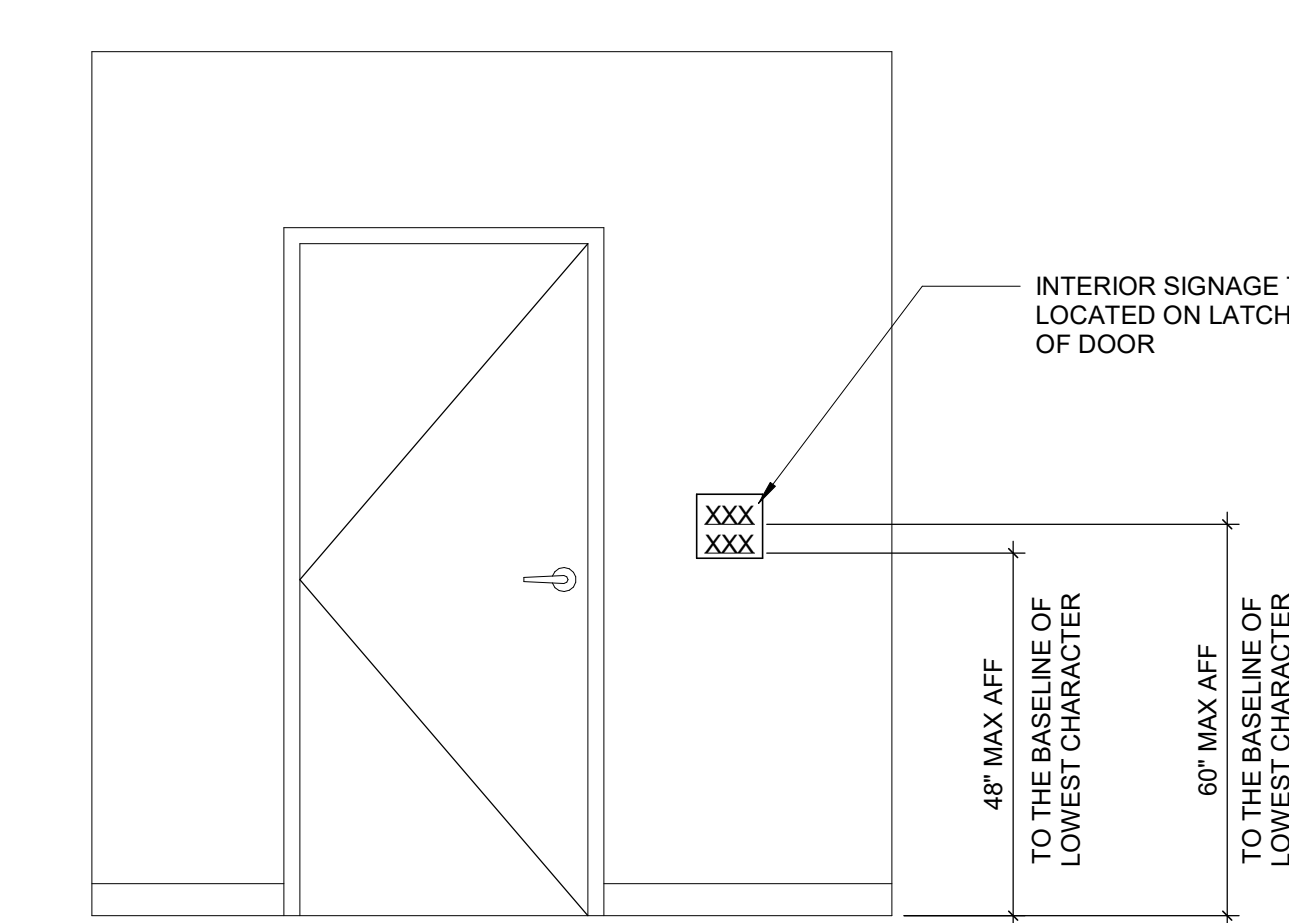
Framework E PROJ NO
2024007

GENERAL
INFORMATION

DRAWING NO

G-010

© 2025 Framework E



SIGNAGE MOUNTING DETAIL
SCALE: 1/2" = 1'-0"

CODE SUMMARY

SUMMARY: CODE DATA

Use Groups: **B (Primary Use), A-3 (Accessory Use)**
 Allowable Height: 3 stories, 55 feet
 Allowable Area: 29,830 sq ft
 Fire Protection: Non-Sprinklered.
 Construction Type: **IIIB**

PROJECT SCOPE

The LAHC Workforce Education Resource and Development Center is a 1-story, 6,503-square-foot addition to LAHC's headquarters. The addition scope includes the demolition of an existing 2-story rectory building currently adjacent to the LAHC headquarters.

USE AND OCCUPANCY CLASSIFICATION

<u>Building Classification:</u>			
<input type="checkbox"/> Group A-1	<input type="checkbox"/> Group F-1	<input type="checkbox"/> Group I-1	<input type="checkbox"/> Group R-3
<input type="checkbox"/> Group A-2	<input type="checkbox"/> Group F-2	<input type="checkbox"/> Group I-2	<input type="checkbox"/> Group R-4
<input checked="" type="checkbox"/> Group A-3	<input type="checkbox"/> Group H-1	<input type="checkbox"/> Group I-3	<input type="checkbox"/> Group S-1
<input type="checkbox"/> Group A-4	<input type="checkbox"/> Group H-2	<input type="checkbox"/> Group I-4	<input type="checkbox"/> Group S-2
<input type="checkbox"/> Group A-5	<input type="checkbox"/> Group H-3	<input type="checkbox"/> Group M	<input type="checkbox"/> Group U
<input checked="" type="checkbox"/> Group B	<input type="checkbox"/> Group H-4	<input type="checkbox"/> Group R-1	
<input type="checkbox"/> Group E	<input type="checkbox"/> Group H-5	<input type="checkbox"/> Group R-2	

Type of Construction:

Type I: A B
 Type II: A B
 Type III: A B
 Type IV: HT
 Type V: A B

Building Details:

High-Rise Building
 Atrium
 Open Parking Garage
 Group I-2:
 -Smoke Compartments
 -Refuge Area
 Hazardous Materials
 Control Areas
 Mezzanine
 Equipment Platform

BUILDING HEIGHTS AND AREAS

Unlimited Area Allowed
 Unlimited Height Allowed
 Unlimited Area Building
 Nonsprinklered, One-Story,
 Sprinklered, One-Story above grade plane
 Sprinklered, Two-Stories above grade plane
 Automatic Sprinkler system increase used for allowable height modification
 No Allowable height or area modifications used
 Allowable area modifications used per the allowable area calculations
 Building area modifications
 Frontage Increase
 If = (F / P) - 0.25) W/30
 If = ((54.1.2 / 662.2) - 25) 30 / 30
 If = (0.82 - 0.25)
 If = (0.57)
 If = 0.57

Tabular amount for occupancy **B** Not Sprinkled (NS)
 Type for Construction **IIIB**: 9,500 SF x 0.57 = 10,830 SF

Tabular amount for occupancy **B** Not Sprinkled (NS)
 Type for Construction **IIIB**: 19,000 SF
 Frontage Increase: 10,830 SF

Total Allowable Area: 29,830 SF

Building Height and Number of Stories:

Allowable Building Height in Feet Above Grade Plane: 55-Feet
 Actual Addition Building Height: 12-Feet 9-Inches
 Allowable Number of Stories Above Grade Plane: 3 Stories Allowable
 Actual Number of Stories Above Grade Plane: 1 Story

Building Area:

1st Floor Existing Building Area = 14,624 SF
 1st Floor Addition Building Area = 6,503 SF
 Total Building Area = 21,127 SF

LIFE SAFETY SYSTEMS

Automatic Sprinkler System Provided: Yes No
 Alternative Automatic Fire-Extinguisher System Provided: Yes No
 Standpipe System Provided: Yes No
 Portable Fire Extinguishers Provided: Yes No
 Fire Alarm System Provided: Yes No

MEANS OF EGRESS

Doors
 The minimum clear width and height of a door shall not be less than 32 inches and 80 inches respectively. Doors shall swing in the direction of egress travel, where serving an occupant load of 50 or more persons or a group H occupancy.

Common Path of Egress

Occupancy Type **A, B, E, S**
 Sprinklered Yes No
 Max. Distance 75 Feet

Exit Access Travel Distance

Occupancy Type **A, B, E, S-1** Occupancy Type **S-2**
 Sprinklered Yes No Sprinklered Yes No
 Max. Distance 200 Feet Max. Distance 300 Feet

Dead Ends

Occupancy Type **A, B, E, S**
 Sprinklered Yes No
 Max. Distance 20 Feet

Min. Number of Exits for Occupant Load

Occupancy Load: 1-500 501-1,000 <1,000
 Min. Number of Exits per Story: 2 3 4

EXIST CAPACITY FACTORS

Minimum required Egress width
 Stairways 0.3 if not sprinkled
 Other Egress Components 0.2 if not sprinkled

MINIMUM FIRE-RESISTANCE REQUIREMENTS

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS) (REFER TO SECTION 202)											
	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V		
	A	B	A	B	A	B	A	B	HT	A	B
PRIMARY STRUCTURAL FRAME	3 ^{a,b}	2 ^{a,b}	1 ^b	0	1 ^b	0	2	2	1/HT	1	0
BEARING WALLS											
EXTERIOR ^{a,f} INTERIOR	3	2	1	0	2	2	2	2	1/HT	1	0
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602										
NONBEARING WALLS & PARTITIONS INTERIOR ^a	0	0	0	0	0	0	SEE SECTION 2304.11.2	0	0	0	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMEBERS	2	2	1	0	1	0	HT	HT	1	0	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMEBERS	1 ^{1/2} ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	HT	1 ^{b,c}	0	0

- ROOF SUPPORTS, FIRE-RESISTANCE RATING OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.
- EXCEPT IN GROUP F-1, H, M AND S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
- IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
- NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
- NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 705.5).
- NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

FIRE SEPARATION DISTANCE

TABLE 602 WALLS BASED ON FIRE SEPARATIONS DISTANCE ^{a, d, g}				
FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP: H ^a	OCCUPANCY GROUPS: F-1, M, S-1 ^f	OCCUPANCY GROUPS: A, B, E, F-2, I, R-1, S-2, U ^h
X < 5 ^b	ALL	3	2	1
5 ≤ X < 10	IA OTHERS	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB OTHERS	2 1 1	1 0 1	1 ^c 0 1 ^c
X ≥ 30	ALL	0	0	0

- LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF TABLE 601.
- SEE SECTION 708.1.1 FOR PARTY WALLS.
- OPEN PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING.
- THE FIRE-RESISTANCE RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF THE EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED.
- FOR SPECIAL REQUIREMENT FOR GROUP H OCCUPANCIES, SEE SECTION 415.6.
- FOR SPECIAL REQUIREMENT FOR GROUP S AIRCRAFT HANGARS, SEE SECTION 412.3.1.
- WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALL IS 0 HOURS.
- FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGE OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.
- FOR A GROUP R-3 BUILDING OF TYPE II-B OR TYPE V-B CONSTRUCTION, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.

PLUMBING FIXTURES

OCCUPANCY LOAD BY AGGREGATE USE GROUP			
Occupancy Type	Area	Occupancy Load Factor	Occupant Load
A-3 ASSEMBLY - MEETING ROOMS - TABLES AND CHAIRS	2908 SF	15	193.8
B BUSINESS - OFFICES	4920 SF	150	32.8
E EDUCATIONAL - CLASSROOMS	2766 SF	20	138.3
K KITCHENS	433 SF	200	2.2
S-1 STORAGE - MODERATE HAZARD	1043 SF	300	3.5
S-2 STORAGE - LOW HAZARD	210 SF	300	0.7
	12280 SF		371.3

SEE LS-111 FOR FLOOR PLAN WITH IDENTIFIED USE GROUP AREAS.

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES USE GROUP A-3 - MEETING ROOMS						
SUBTOTAL OCCUPANCY PER USE	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
193.8	0.78	1.49	0.48	0.48	0.39	1

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES USE GROUP B - BUSINESS (INCLUDES KITCHENS)						
SUBTOTAL OCCUPANCY PER USE	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
32.8 + 2.2 = 35.0	0.70	0.70	0.44	0.44	0.35	0

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES USE GROUP E - EDUCATIONAL						
SUBTOTAL OCCUPANCY PER USE	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
138.3	1.38	1.38	1.38	1.38	1.38	0

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES USE GROUP S - STORAGE						
SUBTOTAL OCCUPANCY PER USE	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
3.5 + 0.7 = 4.2	0.02	0.02	0.02	0.02	0.00	0

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES ALL USE GROUPS						
TOTAL OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
371.3	3	4	3	3	3	1

NUMBER OF PROVIDED PLUMBING FIXTURES ALL USE GROUPS								
TOTAL OCCUPANCY	WATER CLOSETS			LAVATORIES			DRINKING FOUNTAIN	SERVICE SINKS
	MALE	FEMALE	SHARED	MALE	FEMALE	SHARED		
371.3	3	2	4	2	2	4	3*	2

URINALS SUBSTITUTED FOR NOT MORE THAN 50% OF THE REQUIRED WATER CLOSETS.
 SINGLE-OCCUPANT UNISEX TOILET ROOM PROVIDED FOR CONVENIENCE.
 WATER DISPENSERS SUBSTITUTED FOR NOT MORE THAN 50% OF THE REQUIRED DRINKING FOUNTAINS.

*WATER COOLER IN BREAKROOM 025 INCLUDED IN COUNT. REFER TO SHEET A-111.

CODE REFERENCES

BUILDING CODE: 2021 MICHIGAN BUILDING CODE
 2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDING
 FIRE: 2024 INTERNATIONAL FIRE CODE AS REFERENCED BY MBC
 PLUMBING CODE: 2021 MICHIGAN PLUMBING CODE
 MECHANICAL CODE: 2021 MICHIGAN MECHANICAL CODE
 ENRGY CODE: 2021 MICHIGAN ENRGY CODE
 2019 ASHRAE 90.1
 ELECTRICAL CODE: 2023 NATIONAL ELECTRIC CODES, WITH PART 8 RULES
 ACCESSIBILITY: 2009 ICC / ANSI A117.1 AS REFERENCED BY MBC
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

Client

LAHC - Leaders
 Advancing and
 Helping
 Communities



Architect

Framework E
 Architects Leaders Community Builders



Framework E, LLC
 150 W Congress Street, Suite 602, Detroit, MI 48226
 482@framework-e.com
 (313) 484-1814

Consultant

Project Title

LAHC Workforce
 Education
 Resource and
 Development
 Center

5275 Kenilworth St,
 Dearborn, MI 48126

Seal



TAG	ISSUED	DATE
	Site Plan Review	02-12-25
	Schematic Design Development	02-28-25
	50% Construction Documents	04-10-25
	Site Plan Review Resubmittal	04-23-25
	25% Submittal	05-28-25
	90% Construction Documents	05-29-25
	Permit Review	06-13-25
	Addendum #1	06-27-25
	Issued For Construction	08-01-25

Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership/ assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: Author
 CHECKED BY: Checker
 CLIENT PROJ NO

Framework E PROJ NO
 2024007

CODE SUMMARY

DRAWING NO
 LS-000
 © 2025 Framework E



2 FUNCTION OF SPACE FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD

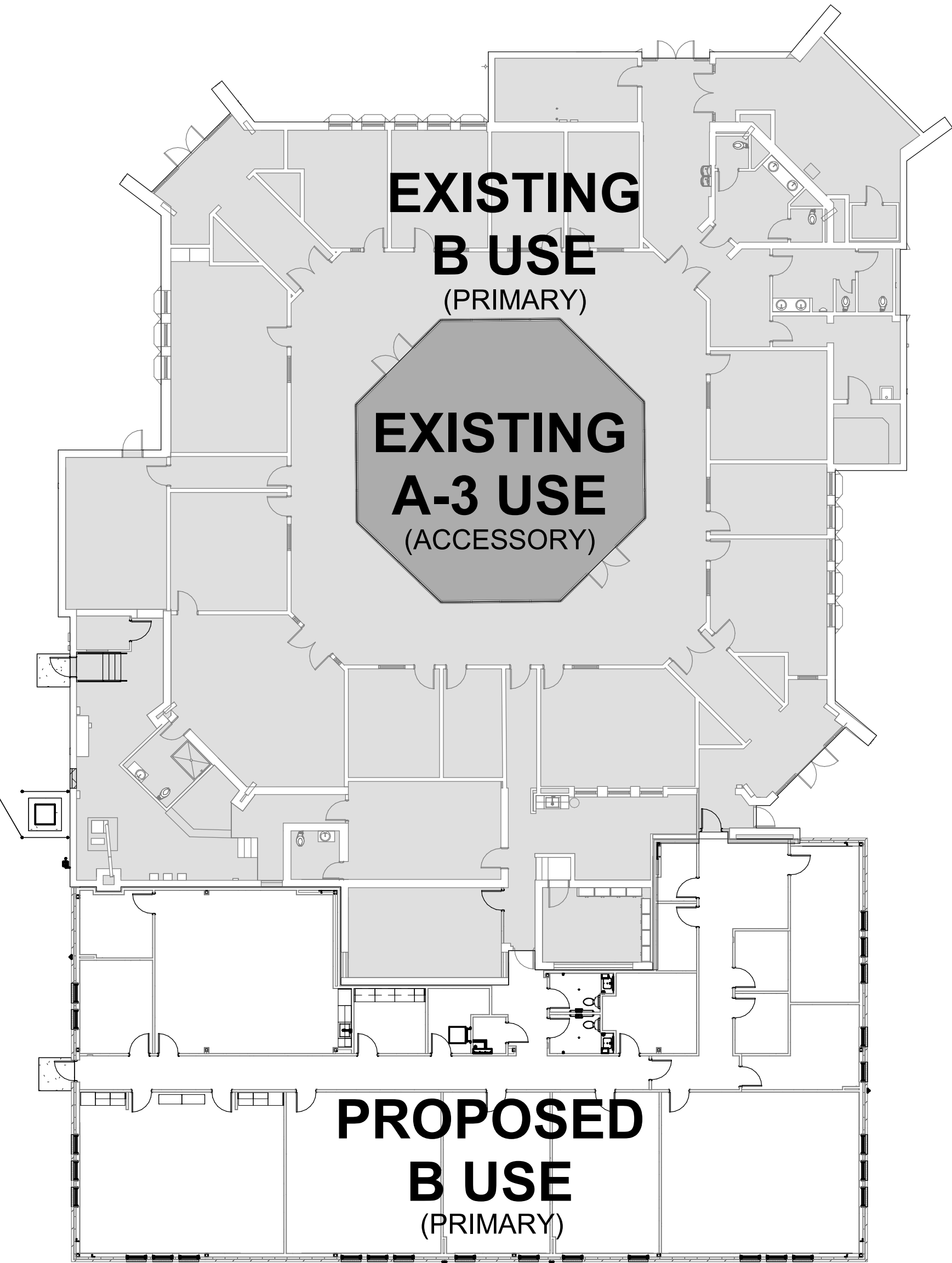
OCCUPANCY LOAD BY EACH AREA			
Occupancy Type	Area	Occupancy Load Factor	Occupant Load
EXISTING			
A-3 ASSEMBLY - MEETING ROOMS - TABLES AND CHAIRS	2235 SF	15	149.0
B BUSINESS - OFFICES	3153 SF	150	21.0
E EDUCATIONAL - CLASSROOMS	666 SF	20	33.3
K KITCHENS	433 SF	200	2.2
S-1 STORAGE - MODERATE HAZARD	788 SF	300	2.6
S-2 STORAGE - LOW HAZARD	210 SF	300	0.7
	7485 SF		208.8
ADDITION			
A-3 ASSEMBLY - MEETING ROOMS - TABLES AND CHAIRS	673 SF	15	44.9
B BUSINESS - OFFICES	1767 SF	150	11.8
E EDUCATIONAL - CLASSROOMS	2101 SF	20	105.0
S-1 STORAGE - MODERATE HAZARD	255 SF	300	0.9
	4796 SF		162.5
TOTAL OCCUPANT LOAD FOR EXISTING BUILDING			209 Occ
TOTAL OCCUPANT LOAD FOR ADDITION			163 Occ
TOTAL OCCUPANT LOAD FOR BUILDING			372 Occ

LIFE SAFETY PLAN LEGEND

- EXIT ACCESS OUT OF BUILDING/FLOOR LEVEL
- TRAVEL DISTANCE TO EXIT ACCESS
- WALL MOUNTED EXIT SIGN WITH DIRECTIONAL ARROWS AS IDENTIFIED ON PLANS
- CEILING MOUNTED EXIT SIGN WITH DIRECTIONAL ARROWS AS IDENTIFIED ON PLANS
- EXISTING WALL MOUNTED EXIT SIGN WITH DIRECTIONAL ARROWS AS IDENTIFIED ON PLANS
- EXISTING CEILING MOUNTED EXIT SIGN WITH DIRECTIONAL ARROWS AS IDENTIFIED ON PLANS
- FIRE EXTINGUISHER CABINET
- EXISTING FIRE EXTINGUISHER CABINET
- EXISTING FIRE EXTINGUISHER HOOK
- 1 HR FIRE BARRIER PARTITION
- 1 HR FIRE PARTITION CORRIDOR
- NO SMOKE BARRIERS OR FIRE WALLS
- HORIZONTAL TRAVEL EGRESS TAG

ACTUAL CAPACITY
REQUIRED CAPACITY

CALCULATED EXIT WIDTH
REQUIRED (N)
EXIT WIDTH PROVIDED (N)



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

Client
LAHC - Leaders Advancing and Helping Communities

Architect
Framework E
Architects Leaders Community Builders

Consultant
Framework E, LLC
150 W Congress Street, Suite 602, Detroit, MI 48226
482@framework-e.com
(313) 484 1814

Project Title
LAHC Workforce Education Resource and Development Center

5275 Kenilworth St,
Dearborn, MI 48126

Seal
STATE OF MICHIGAN
GEORGE ATTIA
ARCHITECT
No. 1301044805

TAG	ISSUED	DATE
Site Plan Review	02-12-25	
Schematic Design Development	02-28-25	
50% Construction Documents	04-10-25	
Site Plan Review Resubmittal	04-23-25	
25% Submittal	05-28-25	
90% Construction Documents	05-29-25	
Permit Review	06-13-25	
Issued For Construction	08-01-25	

Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership/ assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: Author
CHECKED BY: Checker
CLIENT PROJ NO: Framework E PROJ NO 2024007

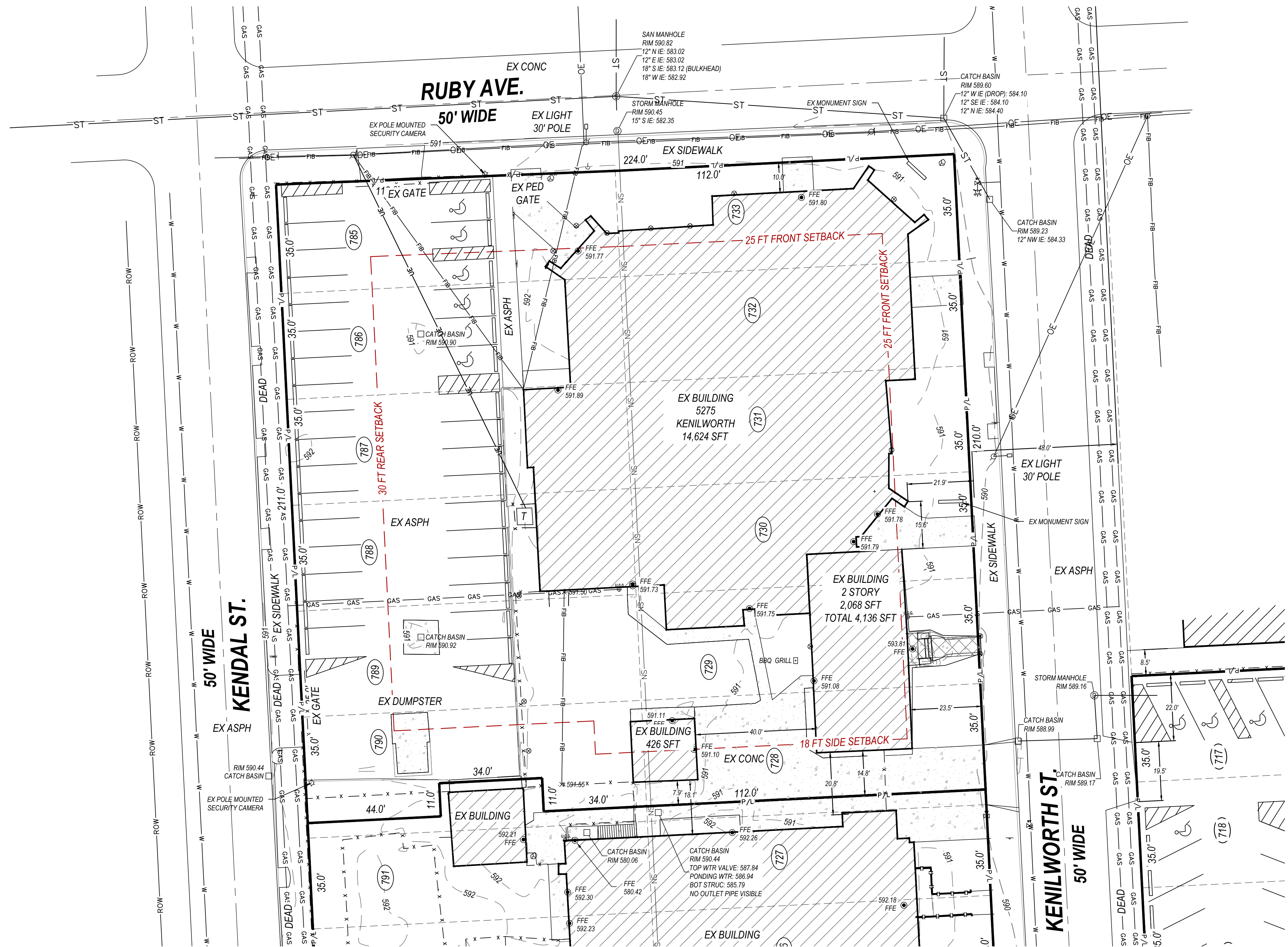
LIFE SAFETY FIRST FLOOR PLAN

DRAWING NO
LS-111

© 2025 Framework E

BOUNDARY AND TOPOGRAPHICAL SURVEY

LAND SITUATED IN THE CITY OF DEARBORN, WAYNE COUNTY, STATE OF MICHIGAN



LEGAL DESCRIPTION:

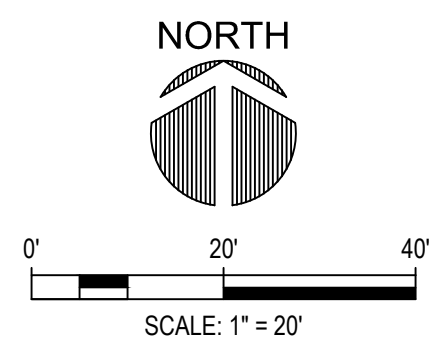
LAND HEREIN DESCRIBED IS SITUATED IN THE CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL LOTS 728 THRU 733 INCLUSIVE, AND LOTS 785 THRU 790 INCLUSIVE, EXCEPT THE SOUTH 11 FEET OF THE EAST 34 FEET OF THE WEST 78 FEET OF LOT 790, INCLUDING THE VACATED 18 FOOT ALLEY AT THE REAR THEREOF, ADDRESS SUBDIVISION NO. 2, AS RECORDED IN LIBER 39 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS.

ZONING DATA

PARCEL ID: 82-10-182-11-030-00
 CURRENT ZONING: RA - ONE FAMILY RESIDENTIAL DISTRICT
 LOT AREA: 1.07 ACRES (46,609 SFT)
 PROPOSED USE: BUSINESS / OFFICES (SEEKING TO EXPAND GRANTED USE VARIANCE)
 PROPOSED ZONING: RA - ONE FAMILY RESIDENTIAL DISTRICT
 LOT MIN AREA: 7,500 SFT
 LOT MIN WIDTH: 60 FT
 MAX HEIGHT: 2 STORIES
 MAX LOT COVERAGE: 30% (ALL BUILDINGS)
 MIN LANDSCAPING FRONT: 10 FT (SEC 5.02 B1)
 MIN LANDSCAPING TOTAL: 10% (SEC 5.03 D1)
 MIN SETBACKS:
 FRONT YARD: 25'
 SIDE YARD: 18' MIN ON ONE SIDE
 REAR YARD: 30'
 EX BUILDING AREA COVERAGE: 17,118 SFT (CHURCH, RECTORY, DETACHED GARAGE)
 EX LOT COVERAGE: 36.7%

SITE LEGEND

PROPERTY LINE	— P —	CONCRETE	
LOT LINES	— — — — —	ASPHALT	
CENTER LINE	— — — — —	BUILDING	
FENCE LINE	- x - x - x - x -	OVERHANG	
GUARDRAIL	— o — o — o — o —	FOUND FLOOR ELEVATION	⊙
GAS LINE	— GAS — GAS —	SAN MANHOLE	⊙
ABANDONED GAS LINE	— GAS — (A) — GAS —	CATCH BASIN	□
OVERHEAD ELECTRIC	— OE —	POWER POLE	⊙
SANITARY SEWER LINE	— SN —	LIGHT POLE	⊙
STORM SEWER LINE	— ST —	HYDRANT	⊙
WATER LINE	— W —	WATER VALVE	⊙
COMMUNICATION LINE	— FIB — FIB —	SIGN	⊙
		* POST	⊙
		SPRINKLER SYSTEM	⊙



Client
 LAHC - Leaders
 Advancing and
 Helping
 Communities

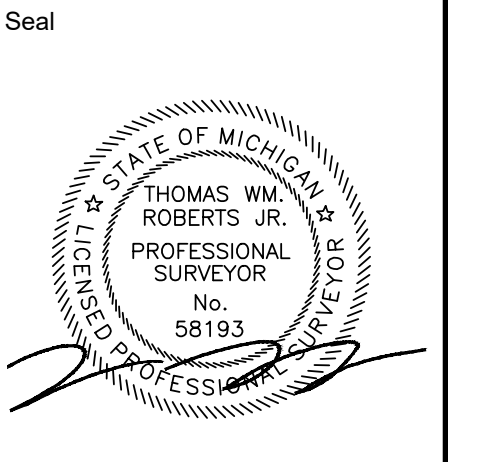


Architect
Framework E
 Architects Leaders Community Builders

Framework E, LLC
 155 W Congress Street, Suite 602, Detroit, MI 48208
 info@frameworke.com
 313.484.8144

Consultant
 Survey/Civil
CT
 ENGINEERING & SURVEYING
 616-460-0745

Project Title
 LAHC Workforce
 Education
 Resource and
 Development
 Center
 5275 Kenilworth St.
 Dearborn, MI 48126



TAG	ISSUED	DATE
	SCHEMATIC DESIGN	01-29-25
	SITE PLAN APPROVAL	02-11-25
	SPA RESUBMITTAL	04-22-25
	ZBA SUBMITTAL	05-28-25
	90% Construction Documents	05-29-25
	Permit Review	06-13-25
	Issued For Construction	08-01-25

Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/ or may transfer copyright ownership assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

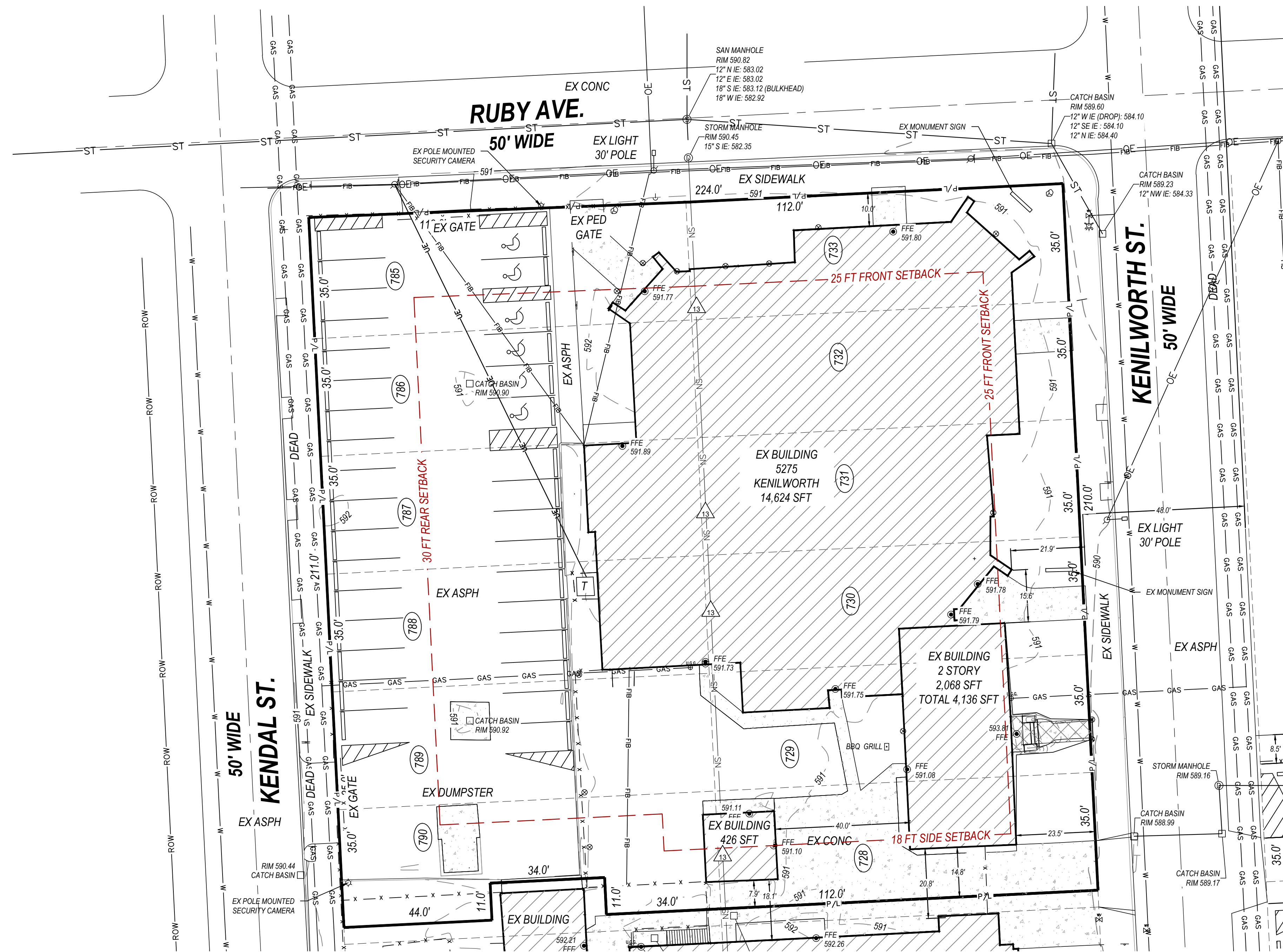
DRAWN BY: Author
 CHECKED BY: Checker
 CLIENT PROJ NO: Framework E PROJ NO
 2024007

SURVEY

DRAWING NO
C-001
 © 2025 Framework E

ALTA/NSPS LAND TITLE SURVEY

LAND SITUATED IN THE CITY OF DEARBORN, WAYNE COUNTY, STATE OF MICHIGAN



LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: LOTS 728 THROUGH 733, INCLUSIVE, AND LOTS 785 THROUGH 790, INCLUSIVE, EXCEPT THE SOUTH 11 FEET OF THE EAST 34 FEET OF THE WEST 78 FEET OF LOT 790, AND INCLUDING THE VACATED 18-FOOT ALLEY AT THE REAR THEREOF, AND CROSS SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 39 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS.

GENERAL NOTES

- ALL MEASUREMENTS MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND RECORDED IN DECIMAL FOOT UNLESS OTHERWISE MARKED.
- LOCATION OF IMPROVEMENTS NEAR THE BOUNDARY LINE MAY BE EXAGGERATED FOR CLARITY.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- LAST DATE OF FIELDWORK IS 3/11/2025.
- NORTH ARROW IS REFERENCED TO NAD 83 MICHIGAN STATE PLANE COORDINATES SOUTH ZONE.
- REFERENCE SOURCE BEING EXISTING FIELD MONUMENTS, RECORDED DOCUMENTS AND TITLE COMMITMENT.
- THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT ONLY AND IN NO WAY TRANSFERS CERTIFICATION WITHOUT THE EXPRESS WRITTEN CONSENT FROM SAID CLIENT.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE AND IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART. THIS MAP CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- IN ACCORDANCE WITH THE STATE OF MICHIGAN ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
- THE SURVEY DEPICTS THE SAME LAND AS IN THE TITLE COMMITMENT, AND THE SURVEY LEGAL DESCRIPTION IS THE SAME AS THE INSURED LEGAL DESCRIPTION IN THE TITLE COMMITMENT.
- THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY CLOSED MATHEMATICALLY, AND THE SURVEYOR HAS DETERMINED THERE ARE NO GAPS, GORES OR OVERLAYS WITH THE ADJOINING PARCELS.
- NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION OBSERVED AT TIME OF SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY ARE KNOWN AT TIME OF SURVEY.
- NO OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED DURING THE COURSE OF THIS SURVEY.

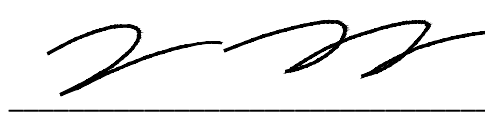
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 5233522-F-MI-CR-RS COMMITMENT DATE: FEBRUARY 21, 2025

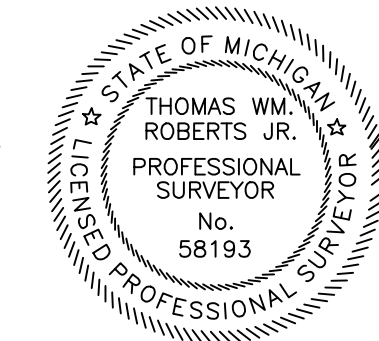
TITLE COMMITMENT SCHEDULE B - PART 2 EXCEPTIONS

EXCEPTION REFERENCE	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
△		ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET.	UNABLE TO PLOT
△		RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.	UNABLE TO PLOT
△		EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.	UNABLE TO PLOT
△		ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY MATTER
△		ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.	NONE NOTED AT TIME OF THE SURVEY
△		TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE.	NOT A SURVEY MATTER
△		LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY.	NOT A SURVEY MATTER
△		INTEREST OF OTHERS IN OIL, GAS AND MINERAL RIGHTS, IF ANY, WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.	NOT A SURVEY MATTER
△		INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.	NOT A SURVEY MATTER
△		REAL ESTATE TAXES ARE TAX EXEMPT.	NOT A SURVEY MATTER
△	REGISTER NO. 936196, 964243, A74697, AND A74699.	COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN REGISTER NO. 936196, 964243, A74697, AND A74699.	UNPLOTTABLE AND NOT A SURVEY MATTER
△	LIBER 53771, PAGE 809	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS DISCLOSED BY COVENANT DEED RECORDED IN LIBER 53771, PAGE 809.	UNPLOTTABLE AND NOT A SURVEY MATTER
△		CHURCH BUILDING AND BRICK GARAGE OVER SEWER LINE AS SHOWN IN SURVEY.	AS PLOTTED IN SURVEY
△		ANY RIGHTS, TITLE, INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS.	NONE NOTED AT TIME OF THE SURVEY
△		LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY.	NOT A SURVEY MATTER
△	LIBER 36, PAGE 30	COUNTY DRAIN SHOWN ON PLAT MAP LIBER 36, PAGE 30.	DRAIN NOT LOCATED ON SUBJECT PROP.

SURVEYOR'S CERTIFICATE

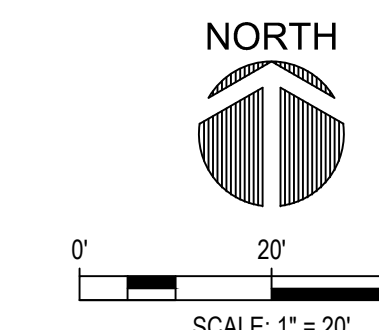
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND THE FIELDWORK WAS COMPLETED ON 3/11/25.

 3-19-2025
 CTES, LLC
 Thomas Roberts Jr.
 Michigan Professional Surveyor 58193



SITE LEGEND

PROPERTY LINE	— P/L —	CONCRETE	
LOT LINES	— — — — —	ASPHALT	
CENTER LINE	— — — — —	BUILDING	
FENCE LINE	- x - x - x - x -	OVERHANG	
GUARDRAIL	— o — o — o — o —	FOUND FLOOR ELEVATION	⊙
GAS LINE	— GAS — GAS —	SAN MANHOLE	⊠
ABANDONED GAS LINE	— GAS — GAS —	CATCH BASIN	□
OVERHEAD ELECTRIC	— OE —	POWER POLE	⊥
SANITARY SEWER LINE	— SN —	LIGHT POLE	⊙
STORM SEWER LINE	— ST —	HYDRANT	⊕
WATER LINE	— W —	WATER VALVE	⊕
COMMUNICATION LINE	— FB — FB —	SIGN	⊥
		* POST	·
		SPRINKLER SYSTEM	⊙



Client
LAHC - Leaders Advancing and Helping Communities

Architect
Framework E
Architects Leaders Community Builders

Framework E, LLC
155 W Congress Street, Suite 602, Detroit, MI 48208
info@frameworke.com
313.484.1814

Consultant
Survey/Civil
CT
ENGINEERING & SURVEYING
616-460-0745

Project Title
LAHC Workforce Education Resource and Development Center

5275 Kenilworth St.
Dearborn, MI 48126

Seal

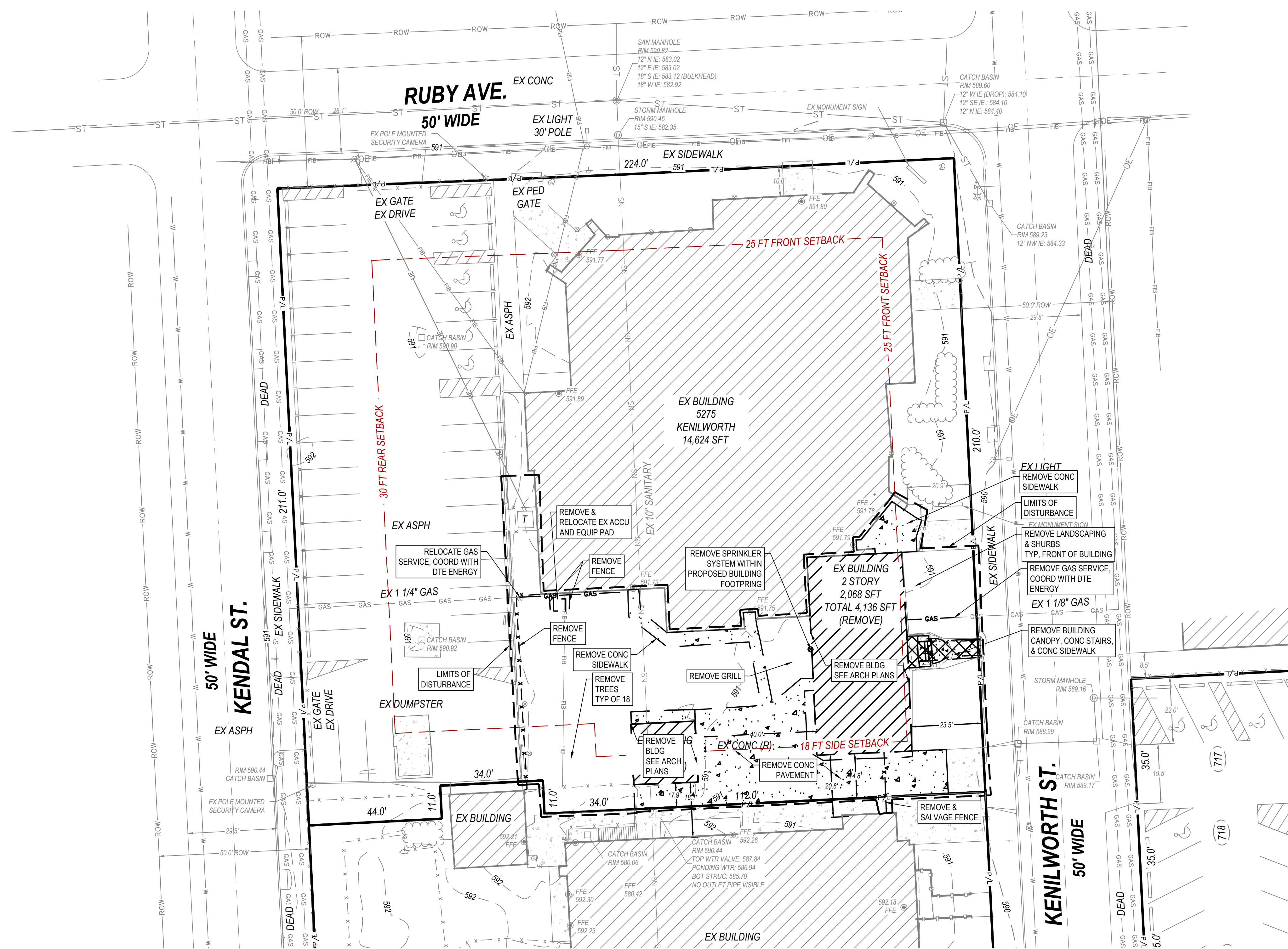
TAG	ISSUED	DATE
	CITY SUBMITTAL	03-19-25
	SPA RESUBMITTAL	04-22-25
	ZBA SUBMITTAL	05-28-25
	90% Construction Documents	05-29-25
	Permit Review	06-13-25
	Issued For Construction	08-01-25

Unless otherwise stated in Contract, the Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: Author
CHECKED BY: Checker
CLIENT PROJ NO: 2024007

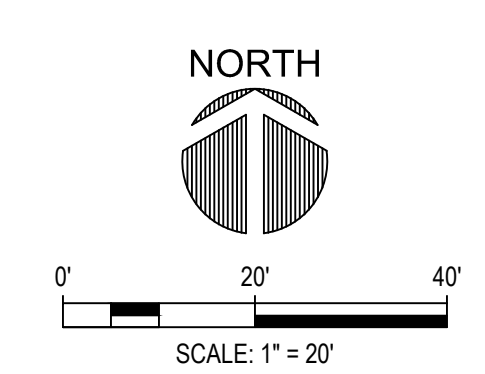
ALTA SURVEY

DRAWING NO: C-002
© 2025 Framework E



SITE LEGEND

PROPERTY LINE	—A—	CONCRETE	
LOT LINES	—	ASPHALT	
CENTER LINE	—	BUILDING	
FENCE LINE	-x-x-x-x-	OVERHANG	
GUARDRAIL	—()—	FOUND FLOOR ELEVATION	⊙
GAS LINE	—G—	SAN MANHOLE	⊙
ABANDONED GAS LINE	—GAS—GAS—	CATCH BASIN	□
OVERHEAD ELECTRIC	—OE—	POWER POLE	⊙
SANITARY SEWER LINE	—SN—	LIGHT POLE	⊙
STORM SEWER LINE	—ST—	HYDRANT	⊙
WATER LINE	—W—	WATER VALVE	⊙
COMMUNICATION LINE	—FIB—	SIGN	⊙
		*POST	⊙
		SPRINKLER SYSTEM	⊙



Client
LAHC - Leaders Advancing and Helping Communities

 Architect
Framework E
 Architects Leaders Community Builders

 Framework E, LLC
 155 W Congress Street, Suite 602, Detroit, MI 48208
 info@framework-e.com
 (313) 484-1814
 Consultant
 Survey/Civil

 ENGINEERING & SURVEYING
 616-460-0745
 Project Title
LAHC Workforce Education Resource and Development Center
 5275 Kenilworth St
 Dearborn, MI 48126
 Seal

 TAG ISSUED DATE
 SCHEMATIC DESIGN 01-29-25
 SITE PLAN APPROVAL 02-11-25
 SPA RESUBMITTAL 04-22-25
 ZBA SUBMITTAL 05-28-25
 90% Construction Documents 05-29-25
 Permit Review 06-13-25
 Issued For Construction 08-01-25
 Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.
 DRAWN BY Author
 CHECKED BY Checker
 CLIENT PROJ NO
 Framework E PROJ NO
 2024007
REMOVAL PLAN
 DRAWING NO
C-101
 © 2025 Framework E

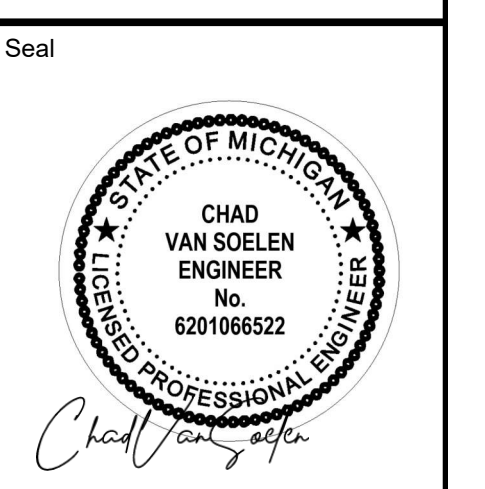


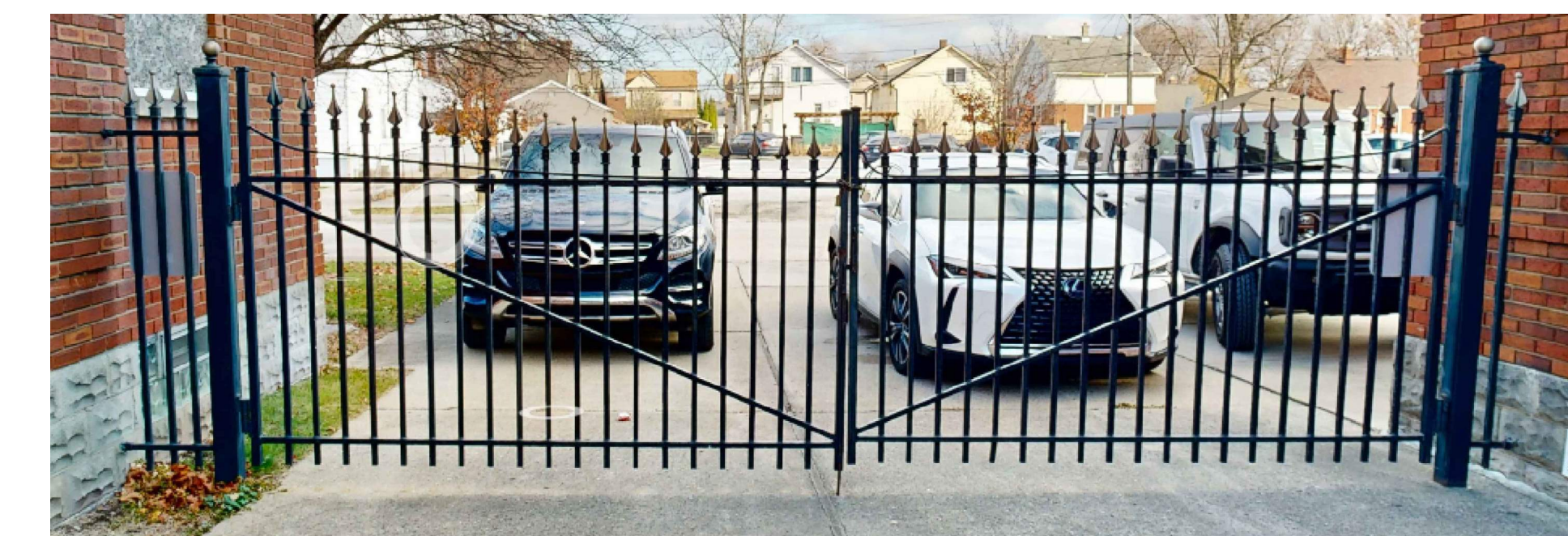
Table with 3 columns: TAG, ISSUED, DATE. Includes entries for Schematic Design, Site Plan Approval, SPA Submittal, ZBA Submittal, 90% Construction Documents, Permit Review, and Issued for Construction.

Unless otherwise stated in Contract, the Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract.

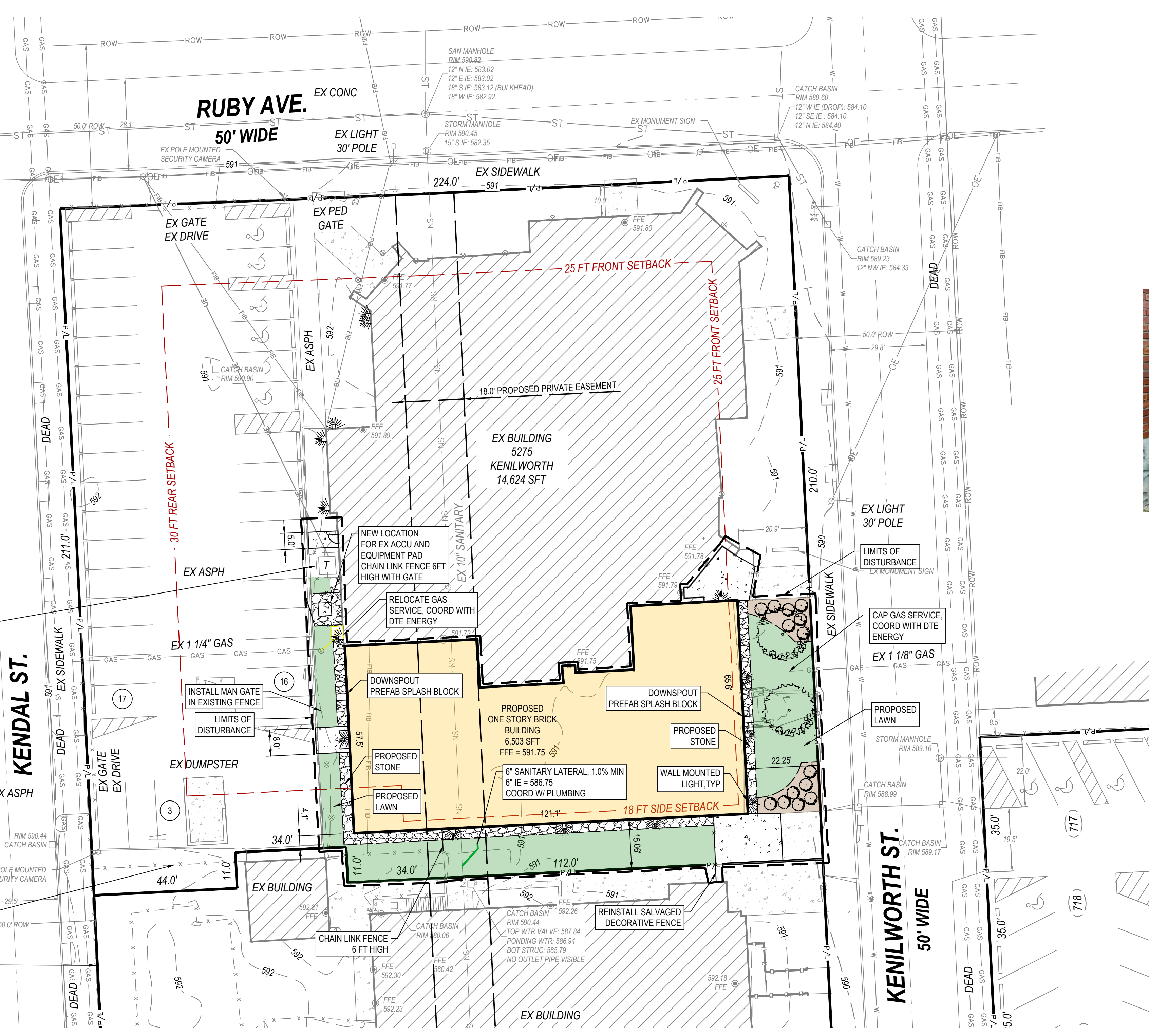
DRAWN BY CHECKED BY CLIENT PROJ NO

2024007

SITE LAYOUT & UTILITY PLAN



SALVAGED DECORATIVE FENCE



EXISTING 7 FT HIGH CHAIN LINK TRANSFORMER ENCLOSURE



EXISTING 6 FT HIGH CHAIN LINK PERIMETER FENCE

WDGE2 LED Architectural Wall Sconce Visual Comfort Optic. Includes specifications for depth, height, width, and mounting options.

Table with columns for product name, dimensions, and pricing. Includes 'WDGE LED Family Overview' and 'Ordering Information'.

Accessories section including Performance Data, Lumen Output, Electrical Load, Lumen Output & Emergency Maintenance, Projected LED Lumen Maintenance, and Lumen Ambient Temperature (LAT) Multipliers.

Photometric Diagrams showing beam spread and foot-candle distribution. Includes Emergency Egress Options and Dual Switching (DS) Option.

Control/Sensor Options including Motion/Delay Sensor (PIR - PIR3), Network Control (DALI240), and UL 924 Response - eLight Air Devices with EM Option.

Mounting, Options & Accessories section including NISTARD PIR, PIR3, and AWS Architectural Wall Sconce. Includes Features & Specifications and Installation instructions.

Technical drawing elements including a North arrow, a graphic scale (1" = 20'), and the drawing title 'SITE LAYOUT & UTILITY PLAN'.



TAG	ISSUED	DATE
	ZBA SUBMITTAL	05-29-25
	90% Construction Documents	05-29-25
	Permit Review	06-13-25
	Issued For Construction	08-01-25

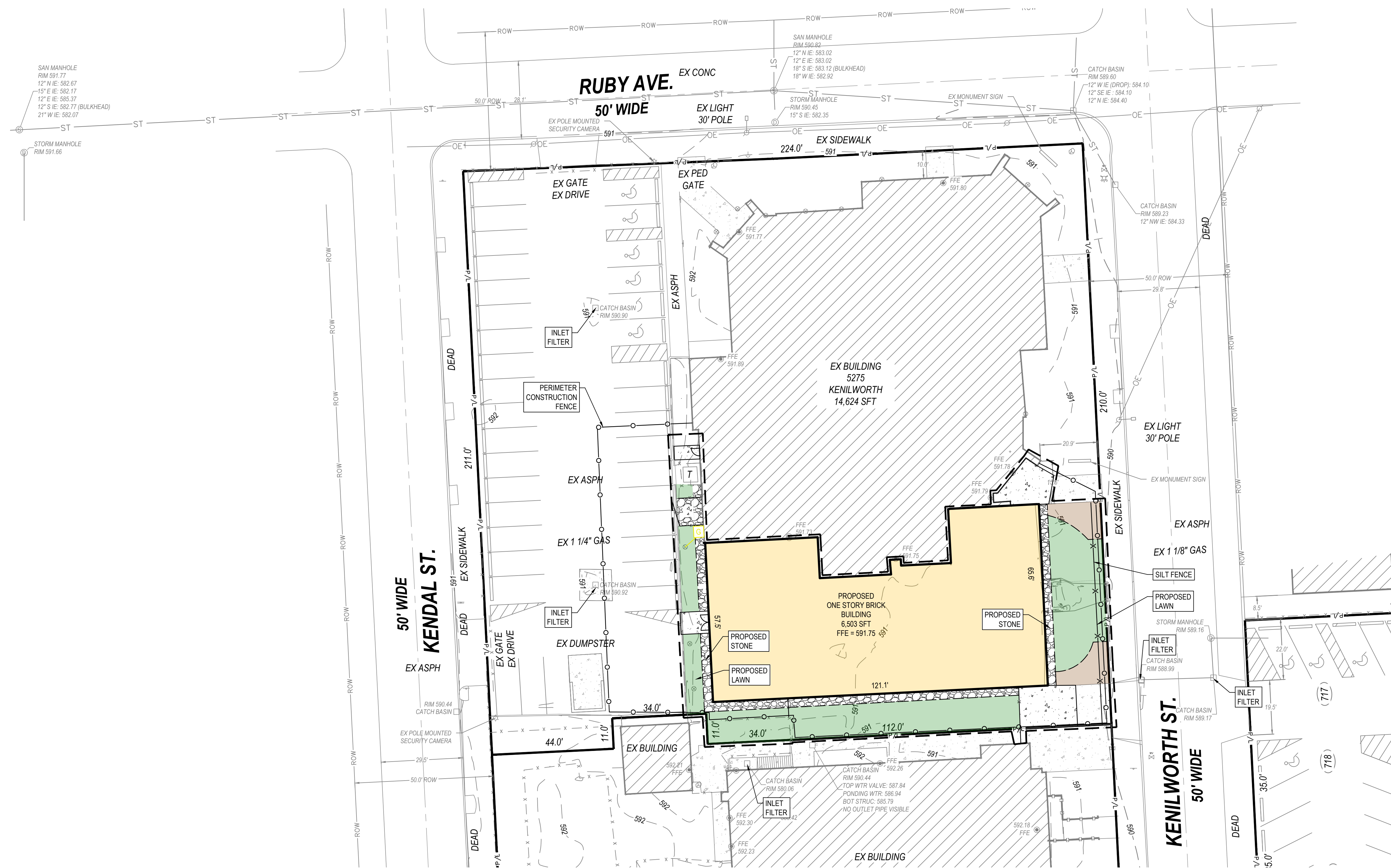
Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: Author
CHECKED BY: Checker
CLIENT PROJ NO

Framework E PROJ NO
2024007

SESC PLAN

DRAWING NO
C-103
© 2025 Framework E



SOIL EROSION & SEDIMENT CONTROL (SESC) NOTES

- THE CONTRACTOR SHALL COMPLY WITH MUNICIPALITY RULES & REGULATIONS FOR SOIL EROSION CONTROL & SUBMIT A SCHEDULE OF SOIL EROSION ACTIVITIES TO THE LOCAL ENFORCING AGENCY PRIOR TO ANY EARTH CHANGE.
- THE CONTRACTOR SHALL INSPECT ALL TEMPORARY & PERMANENT EROSION CONTROL MEASURES DAILY & IMMEDIATELY (WITHIN 24 HOURS) AFTER A SIGNIFICANT RAINFALL EVENT. ALL MEASURES REQUIRING MAINTENANCE REPAIR, OR REPLACEMENT SHALL BE CORRECTED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
- PERMANENT SOIL EROSION CONTROL MEASURES, PLANTINGS & MULCHING FOR ALL SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FIVE (5) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE HAS BEEN COMPLETED.
- PROVIDE TEMPORARY MULCH BLANKETS ON ALL DISTURBED AREAS THAT ARE NOT STABILIZED WITH PERMANENT MEASURES WITHIN 5 DAYS OF GRADING.
- ALL SLOPES SHALL BE TRACKED PERPENDICULAR TO THE SLOPE TO AID IN EROSION CONTROL OF SLOPED AREAS.
- WHERE SEASONAL LIMITATIONS OR CONSTRUCTION DELAYS PREVENT SCHEDULED INSTALLATION OF PERMANENT CONTROL FACILITIES, APPROVED TEMPORARY MEASURES SHALL BE INSTALLED WITHIN FIVE (5) CALENDAR DAYS & MAINTAINED UNTIL REPLACED BY PERMANENT FACILITY.
- THE LOCATION OF ANY TOPSOIL STOCKPILE SHALL BE DESIGNATED BY THE OWNER PRIOR TO CONSTRUCTION. THIS AREA SHALL BE ENCLOSED BY SILT FENCE A REASONABLE DISTANCE FROM THE TOE OF SLOPE UNTIL SUCH TIME IT IS USED TO TOPSOIL THE SITE.
- AT COMPLETION OF CONSTRUCTION ACTIVITIES, REMOVE SEDIMENT ACCUMULATED DURING CONSTRUCTION FROM SEDIMENT BASIN AND SUBMIT INSPECTION LOG BOOK TO THE MUNICIPALITY & THE ENGINEER.
- APPROXIMATE TOTAL AREA DISTURBED BY CONSTRUCTION IS 0.27 ACRES.
- THE CITY OF DEARBORN IS THE AGENCY HAVING JURISDICTION FOR SOIL EROSION AND THE CONTRACTOR IS RESPONSIBLE TO PAY FOR AND OBTAIN THE SOIL EROSION AND STORM WATER PERMIT AND ALL REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCE FOR ALL EXCAVATIONS LEFT OPEN OVERNIGHT OR THROUGH THE WEEKEND.

GRADING, UTILITY TRENCH EXCAVATION AND BACKFILL METHODS & MATERIALS:

SITE PREPARATION AND EARTHWORK: IN ACCORDANCE WITH MDT 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION, DIVISION 2 - EARTHWORK

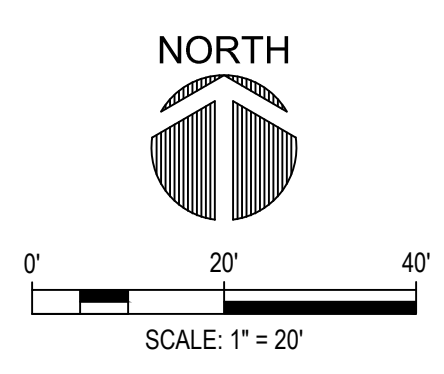
EXCAVATION: SURPLUS MATERIAL SHALL BECOME PROPERTY OF CONTRACTOR FOR DISPOSAL.

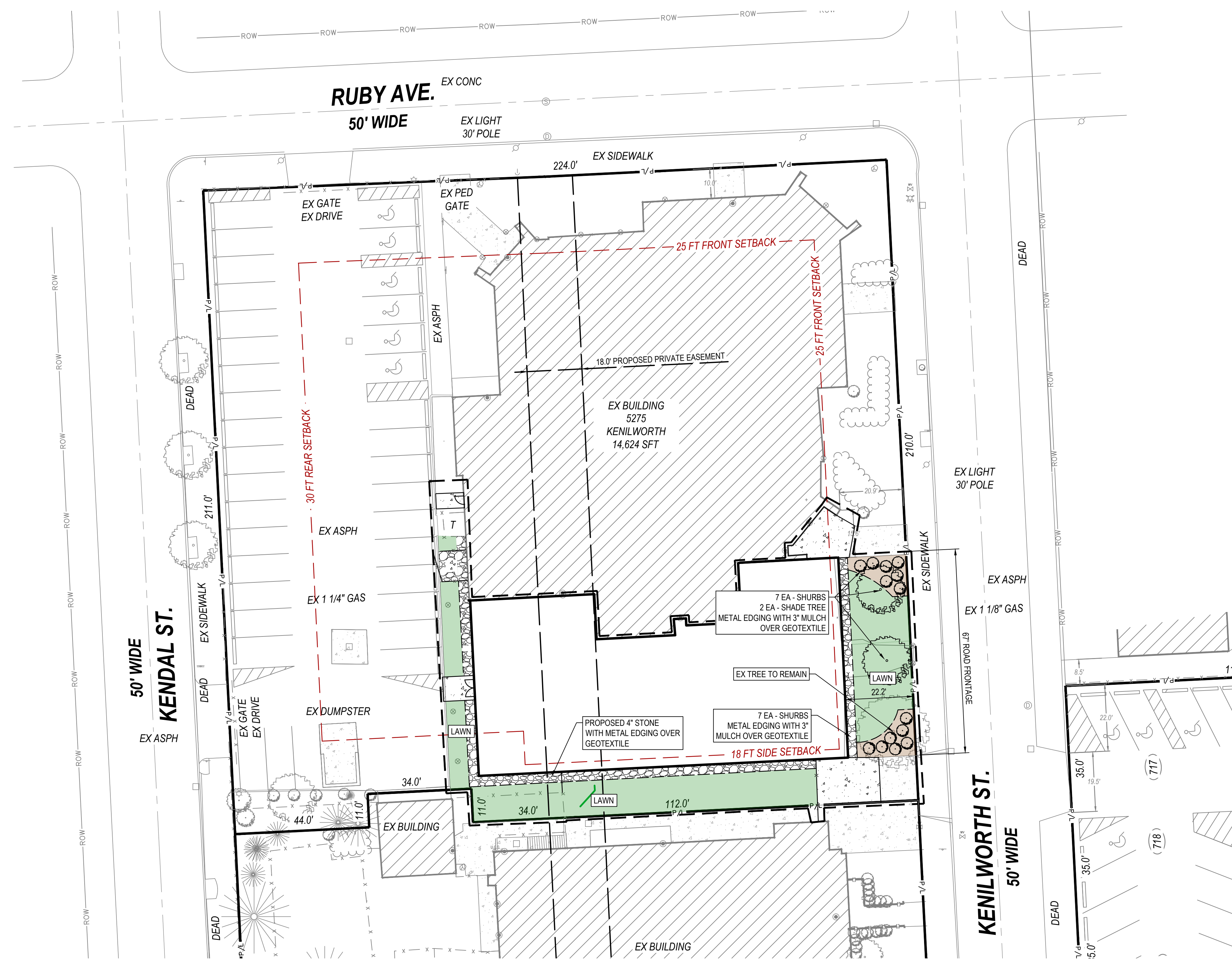
BEDDING AREA AND TRENCH AREA BACKFILL: COMPACT TO 95% OF MAXIMUM DENSITY PER ASTM D1557 (MODIFIED PROCTOR) IN LAYERS NOT EXCEEDING 6 INCHES.

SUBGRADE UNDERCUTTING BACKFILL: MDT 902.07, GRANULAR MATERIAL CLASS II, OR SUITABLE ON SITE GRANULAR MATERIAL APPROVED BY ENGINEER.

SUBBASE AND BACKFILL: MDT 902.07, GRANULAR MATERIAL CLASS II, OR SUITABLE ON SITE GRANULAR MATERIAL APPROVED BY ENGINEER.

BASE COURSE: MDT 902.05, 214A AGGREGATE.





LANDSCAPE NOTES:

ALL DISTURBED AREAS TO BE SEEDED.
 ALL LAWN AREAS TO HAVE 4\"/>

LANDSCAPE AREA

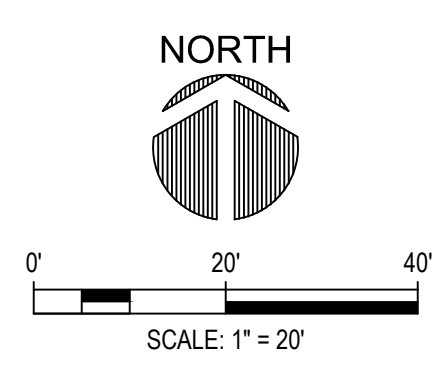
LOT AREA: 1.07 ACRES (46,609 SFT)
 FRONT YARD AREA: 0.12 ACRES

REQUIRED MIN LANDSCAPING TOTAL: 10% (SEC 5.03 D (1))
 REQUIRED LANDSCAPE AREA: 45,475 +/- x 0.10 = 4,547 SFT

PROVIDED TOTAL LANDSCAPING AREA: 18%, 8,482 SFT (0.19 ACRES)

REQUIRED LANDSCAPING FRONT: 10 FT MIN (SEC 5.02 B (1))

PROVIDED LANDSCAPE FRONT: 22 FT



Client

LAHC - Leaders
 Advancing and
 Helping
 Communities



Architect

Framework E
 Architects Leaders Community Builders™



Framework E, LLC
 155 W Congress Street, Suite 602, Detroit, MI 48208
 info@framework-e.com
 (313) 484-1814

Consultant
 Survey/Civil



Project Title

LAHC Workforce
 Education
 Resource and
 Development
 Center

5275 Kenilworth St.
 Dearborn, MI 48126

Seal



TAG	ISSUED	DATE
	SCHEMATIC DESIGN	01-29-25
	SITE PLAN APPROVAL	02-11-25
	SPA RESUBMITTAL	04-22-25
	ZBA SUBMITTAL	05-28-25
	90% Construction Documents	05-29-25
	Permit Review	06-13-25
	Issued For Construction	08-01-25

Unless otherwise stated in Contract, The Framework E, LLC retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Framework E, LLC may grant specific usage rights under license, and/or may transfer copyright ownership assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: Author
 CHECKED BY: Checker
 CLIENT PROJ NO: Framework E PROJ NO 2024007

LANDSCAPE PLAN

DRAWING NO
L-101
 © 2025 Framework E