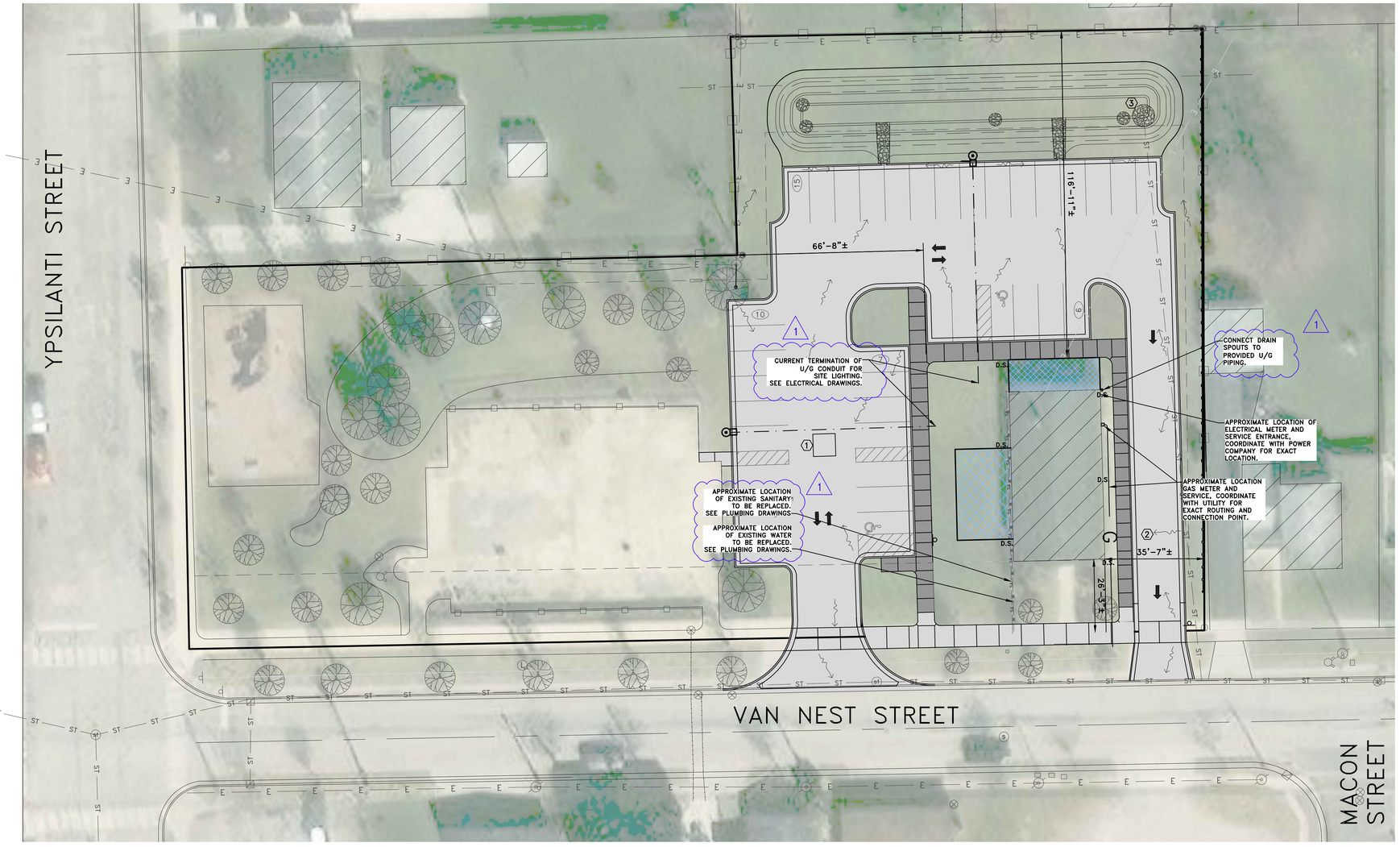
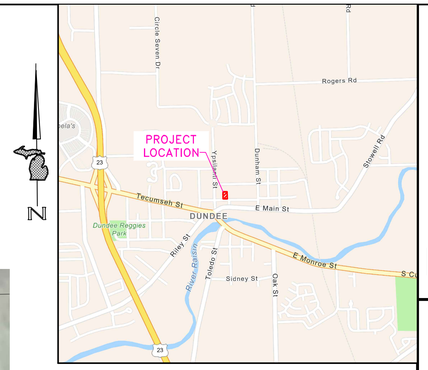
DUNDEE CIVIC COMMUNITY CENTER

BUILDING ADDITION & RENOVATION

165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY





SITE LOCATION NTS

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GRAPHIC SYMBOLS

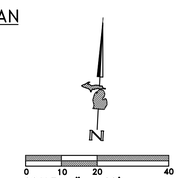
DOOR NO. 104
WINDOW NO. A
ROOM NAME MECHANICAL
ROOM NUMBER 101
BUILDING SECTION SHEET NUMBER 4 A.300
DETAIL SECTION SHEET NUMBER 1 A.300
NORTH ARROW
DETAIL SHEET NUMBER 1 A.300
INTERIOR ELEVATION SHEET NUMBER A 1 A.300 B 1 A.300
ADDENDUM 1
CHANGE ORDER 2

ABBREVIATIONS

AB	ANCHOR BOLT	CMU	CONCRETE MASONRY UNIT	F.D.	FLOOR DRAIN	LAV.	LAVATORY	SPEC	SPECIFICATIONS
ACI	AMERICAN CONCRETE INSTITUTE	C.O.	CLEAN OUT	FIN	FINISH	LP	LOW POINT	S.S.	SERVICE SINK
ACT	ACOUSTICAL CEILING TILE	CONC.	CONCRETE	FL	FLOOR	LRFD	LOAD AND RESISTANCE FACTOR DESIGN	STC	SOUND TRANSMISSION COEFFICIENT
ADA	AMERICANS WITH DISABILITIES ACT	CONT.	CONTINUOUS	FND	FOUNDATION	MANUF.	MANUFACTURER	STD	STANDARD
A.F.F.	ABOVE FINISH FLOOR	CW	COLD WATER	FT	FOOT	MAX.	MAXIMUM	STL	STEEL
A.F.G.	ABOVE FINISH GRADE	D	DRAIN	FTG	FOOTING	MECH	MECHANICAL	T&B	TOP & BOTTOM
A.H.J.	AUTHORITY HAVING JURISDICTION	DBL	DOUBLE	FUR.	FURNACE	MIN.	MINIMUM	T&G	TONGUE & GROOVE
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	DCW	DOMESTIC COLD WATER	G	GAS	M.O.	MASONRY OPENING	TYP.	TYPICAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DEMO.	DEMOLITION	GA	GAUGE	MTL	METAL	U.G.	UNDER GROUND
AISI	AMERICAN IRON AND STEEL INSTITUTE	DHW	DOMESTIC HOT WATER	GALV	GALVANIZED	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	DIA.	DIAMETER	GC	GENERAL CONTRACTOR	NOM.	NOMINAL	V	VENT
ANOD.	ANODIZED	DN	DOWN	HM	HOLLOW METAL	NTS	NOT TO SCALE	VIF	VERIFY-IN-FIELD
ASD	ALTERNATE STRESS DESIGN	DWG	DRAWING	HOR	HORIZONTAL	O.C.	ON CENTER	VTR	VENT THRU ROOF
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EA.	EACH	HP	HIGH POINT	OPP	OPPOSITE	WC	WATER CLOSET
AWS	AMERICAN WELDING SOCIETY	EC	ELECTRICAL CONTRACTOR	HR	HOUR	OH	OVERHEAD	WD	WOOD
BF	BARRIER FREE	ECO	EXTERIOR CLEANOUT	HSS	HIGH STRENGTH STEEL	PSF	POUNDS PER SQUARE FOOT	WH	WATER HEATER
B.F.F.	BELOW FINISH FLOOR	ELEC.	ELECTRICAL	HT	HEIGHT	PSI	POUNDS PER SQUARE INCH	WP	WEATHER PROOF
B.F.G.	BELOW FINISH GRADE	ELEV.	ELEVATION	HVAC	HEATING, VENTILATING, AIR CONDITIONING	PVC	POLYVINYL CHLORIDE	WWF	WELDED WIRE FABRIC
BOT.	BOTTOM	EJ	EXPANSION JOINT	HW	HOT WATER	R	RADIUS		
BRG	BEARING	EQ	EQUAL	INT	INTERIOR	RM	ROOM		
CJ	CONTROL JOINT	EXIST.	EXISTING	INV.	INVERT	SAN.	SANITARY		
CLG	CEILING	EXT.	EXTERIOR	K	KIP	SIM	SIMILAR		

OVERALL SITE PLAN

SCALE: 1" = 20'-0"



SCALE: 1" = 20'

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110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

TITLE PAGE

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

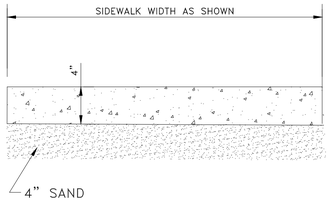
ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/17/25	KI
ADDENDUM No.2		12/10/25	KI

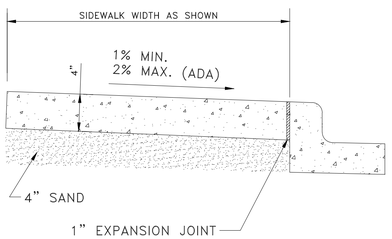
DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
T1.00

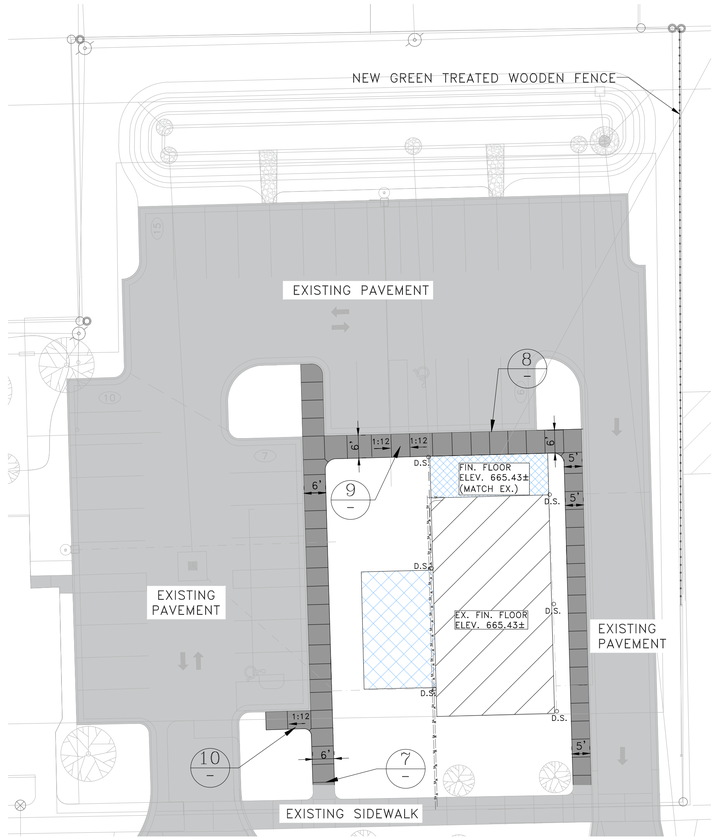
FILE NAME: C:\Users\ethb\David Arthur Consultants, Inc\David Arthur Consultants, Inc. - Documents\David Arthur Consultants, Inc\David Arthur Consultants, Inc. - Documents\301006 [Dundee-Scout Bldg]\02 - ARCH\Cad\301006-1 TITLE.dwg



7 — SIDEWALK DETAIL
N.T.S.



8 — SIDEWALK CURB DETAIL
N.T.S.

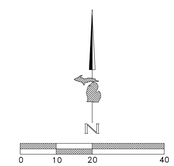


GRADING LEGEND

H.P. – HIGH POINT ELEV.
L.P. – LOW POINT ELEV.
℄ – CENTERLINE ELEV.
RIM – M.H./C.B. RIM ELEV.
F.G. – FINISH GRADE ELEV.
INTER.– ROAD INTERSECTION ELEV.
INV. – INVERT ELEV.
G – GUTTER ELEV.
P – PAVEMENT ELEV.
T/SW– TOP OF SIDEWALK ELEV.
T/C – TOP OF CURB ELEV.
T/P – TOP OF PAVEMENT ELEV.
E/P – EDGE OF PAVEMENT ELEV.
P.C. – POINT OF CURVE
P.T. – POINT OF TANGENT

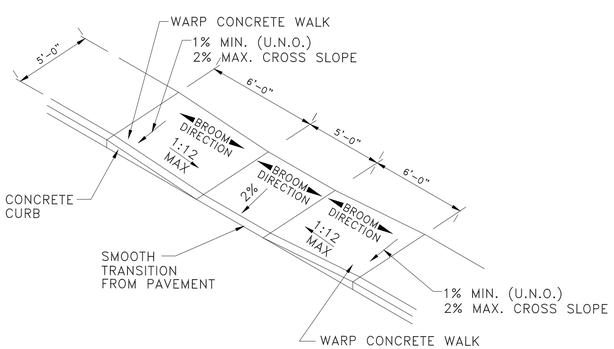
LEGEND

EXISTING
NEW BUILDING/PATIO
EXISTING BUILDING
CONCRETE

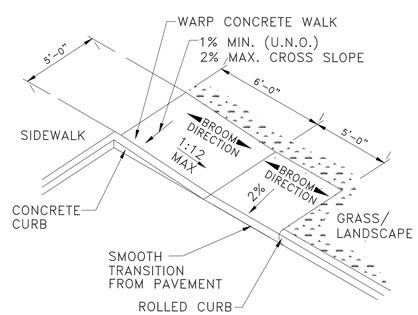


LEGEND

EXISTING		PROPOSED
ST ST	STORM SEWER	ST ST
W W	WATER MAIN	W W
G G	GAS LINE	G G
SA SA	SANITARY SEWER	SA SA
E E	OVERHEAD POWER LINES	E E
	UNDERGRND POWER LINES	
	SILT FENCING (FOR CONSTRUCTION ONLY)	
	FENCE	
A S	SANITARY SEWER MANHOLE	4
B ST	STORM SEWER MANHOLE	3
B	CATCH BASIN	5
B	CURB INLET	8
L	LIGHT POLE	L
	POWER POLE	
	FIRE HYDRANT	2
	WATER VALVE	
	SHEET FLOW	
X 98.00'	ELEVATIONS	601.00
	SANITARY CLEAN OUT	E.C.O.
F.C.M.	FOUND CONC. MONUMENT	
F.C.I.	FOUND CAPPED IRON	
F.I.	FOUND IRON	
	SIGN	
	MAIL BOX	
	LANDSCAPE	
	UTILITY CROSSING (SEE SHEET)	12
	ADDENDUM	1
	CHANGE ORDER	2



9 — SIDEWALK CURB RAMP 1
N.T.S. (ADA)



10 — SIDEWALK CURB RAMP 2
N.T.S. (ADA)

NOTE

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

811 Know what's below. Call before you dig.

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110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

SITE IMPROVEMENTS

PROPERTY OWNER:
VILLAGE OF DUNDEE
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

ISSUE			
ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/13/25	DAC

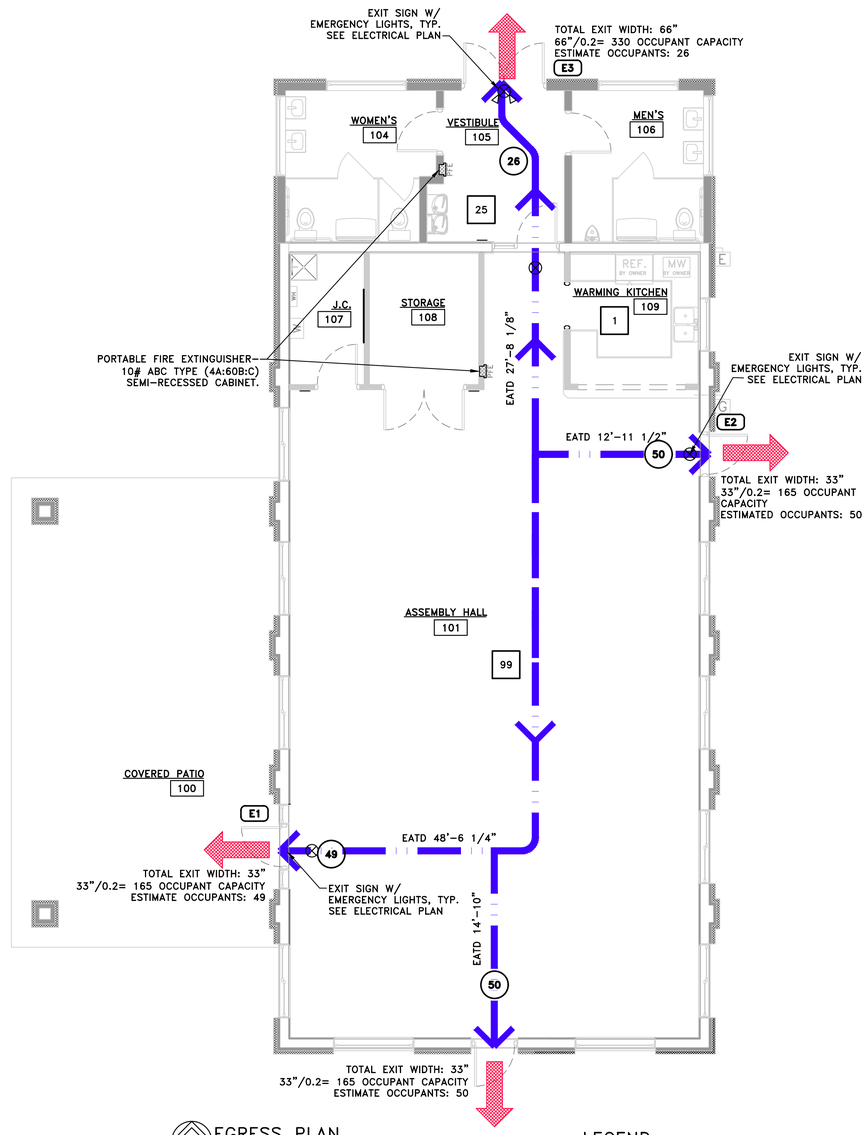
DRAWN BY DAC
REVIEWED BY DAK/ARJ

SCALE*	1" = 20'
PLOT DATE	11/13/25
JOB NO.	301006
SHEET NO.	C.101

CODE & DESIGN CRITERIA

BUILDING CODE:	MICHIGAN BUILDING CODE 2021 (MBC-2021)				
PLUMBING CODE:	MICHIGAN PLUMBING CODE 2021 (MPC-2021)				
MECHANICAL CODE:	MICHIGAN MECHANICAL CODE 2021 (MPC-2021)				
ELECTRICAL CODE:	NATIONAL ELECTRIC CODE 2023 (NEC-2023)				
	MICHIGAN PART 8 TECHNICAL AMENDMENTS 2023				
ACCESSIBILITY:	ICC/ANSI A117.1-2009 (AS REFERENCED IN MBC-2021)				
ENERGY CODE:	MICHIGAN COMMERCIAL ENERGY CODE 2021 (MCEC-2021)				
FIRE CODE:	INTERNATIONAL FIRE CODE 2021 (IFC-2021, AS REFERENCE IN MBC-2021)				
PROJECT DESCRIPTION:					
	RENOVATION OF THE EXISTING SCOUT BUILDING PLUS AN ADDITION OF ADA TOILET ROOMS AND COVERED PATIO				
USE GROUP(S):		A-3 (NS) ASSEMBLY-CMNTY HALL			MBC CH. 3
SEPARATION:		SINGLE USE			
RISK CATEGORY:		II			MBC TABLE 1604.5
TYPE OF CONSTRUCTION:		VB			MBC SECTION 602
ALLOWABLE BUILDING HEIGHTS AND AREAS		A-3 (NS)			
HEIGHT	ALLOWED:	40	1	FT/STORIES	MBC TABLE 504.3/504.4
	ACTUAL:	21'-9"	1	FT/STORIES	
AREA	ALLOWED:	6000	S.F.		MBC TABLE 506.2
	MODIFIED ALLOWED:	10500	S.F.	75.00%	MBC SECTION 506.2
BUILDING HEIGHT INCREASE:		N/A			MBC SECTION 504.2
BUILDING AREA INCREASE:					
	FRONTAGE:	100[(269/269) - 0.25] 30/30			MBC SECTION 506.3
BUILDING AREA:					
	EXISTING BUILDING:	1,778 S.F.			
	ADDITION:	389 S.F.			
	COVERED PATIO:	700 S.F.			
FIRE RESISTANT CONSTRUCTION					
	BEARING WALLS:	HOURS			MBC TABLE 601
	EXTERIOR:	0			
	INTERIOR:	0			
	NON-LOAD BEARING WALLS:	0			
	ROOF CONSTRUCTION:	0			
	RATING PER SEPARATION DISTANCE:	0			MBC TABLE 602
	DRAFT STOPPING (ATTICS):	PROVIDED, SEE ROOF FRAMING PLN			MBC SECTION 718.4
INTERIOR FINISHES:					MBC SECTION 803
	USE:	A-3 (NS)			
	EXITS, EXIT PASSAGEWAYS:	A			
	CORRIDORS AND EXIT WAYS:	A			
	ROOMS AND ENCLOSED SPACES:	C			
	FLOORING:	CLASS II MINIMUM, AND DOCFF-1 "pill test"			
FIRE PROTECTION:		NOT REQUIRED			MBC SECTION 903
	FIRE AREA:	FA < 12,000 S.F.			
	OCCUPANCY:	OCCUPANT LOAD < 300			
STORIES WITHOUT OPENINGS		OPENINGS PROVIDED IN ACCORDANCE WITH MBC SECTION 903.2.11.1			
FIRE ALARM:					MBC SECTION 907
		A-3 (NS) NOT REQUIRED			MBC SECTION 907.2.1
		OCCUPANT LOAD < 300			
PORTABLE FIRE EXTINGUISHERS:					
	TYPE OF HAZARD:	ORDINARY, MODERATE			MBC TABLE 906.3(1)
	MINIMUM SIZE:	2-A			
	MAXIMUM FLOOR AREA OF 'A'	1500 S.F.			
	MAXIMUM FLOOR AREA PER EXTINGUISHER	11,250 S.F.			
	MAXIMUM TRAVEL DISTANCE:	75'			
	REQUIRED:	2			
	PROVIDED:	2			
	SIZE/TYPE:	4A:60B:C			
	INSTALLATION	SEMI-RECESSED CABINET			
	SPECIAL HAZARD AREAS:	NONE			
		TOP OF FIRE EXTINGUISHER MOUNTED AT 48" AFF.			
OCCUPANT LOAD:	USE	S.F.	S.F./OCCUP	TOTAL	MBC TABLE 1004.1.2
	HALL	1483	15	99	
	KITCHEN	126	200	1	
	VESTIBULE	166	7	24	
	PATIO	700	15	47	
			TOTAL	171	
MEANS OF EGRESS:			GENERAL EGRESS		
EGRESS WIDTH:			0.2		MBC SECTION 1005.3
	SEE PLANS FOR EGRESS WIDTH AND OCCUPANT LOAD				
EXITS:					
	MINIMUM:	2			MBC SECTION 1006
	ACTUAL:	3			
	COMMON PATH OF TRAVEL:				MBC TBL 1006.2.1
	MAXIMUM:	75'			
	ACTUAL:	-			
	EXIT ACCESS TRAVEL DISTANCE:				MBC SECTION 1017
	MAXIMUM:	200'			
	ACTUAL:	SEE PLAN FOR EATD			

Energy Code Compliance	
Code:	Michigan Uniform Energy Code 2021 (MUEC)/ASHAE 90.1-2013
Use:	Commercial
Method:	Prescriptive
Zone:	5A
Framing:	Wood & Masonry
Envelope:	
Roof-Attic:	R-49 min. cavity
Walls-above grade	R-13 + R-7.5 C.I. or R-19 + 5 C.I.
Slab on grade:	R-15 for 24"
Door:	U-0.50
Fenestration:	U-0.32



NORTH
EGRESS PLAN
SCALE: 3/16" = 1'-0"

LEGEND

(X) OCCUPANT LOAD AT EXIT

[X] SPACE OCCUPANT LOAD

EATD = EXIT ACCESS TRAVEL DISTANCE

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165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

DESIGN CRITERIA & LIFE SAFETY

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

ISSUE			
ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/17/25	KI

REVIEWED BY ARJ
DRAWN BY ETH/KI

SCALE*	AS NOTED
PLOT DATE	11/17/25
JOB NO.	306001
SHEET NO.	LS1.00

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GENERAL DEMOLITION NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH ALL CURRENT CODES IN AFFECT AN IN ACCORDANCE WITH AGENCIES HAVING JURISDICTION.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND WITHIN THESE PLANS OR WITH CURRENT SITE CONDITIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SITE SAFETY MEASURES AND GUIDELINES.

4. THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR EXISTING CONDITIONS, CONDITIONS DURING DEMOLITION OR ANY OTHER PART OF THE PROJECT.

5. PEDESTRIANS, PUBLIC AND ANY OTHER PERSONS NEAR THE CONSTRUCTION SHALL BE PROTECTED FROM THE CONSTRUCTION AREA THROUGH USE OF CONSTRUCTION BARRIERS. BARRIERS AND OTHER PROTECTION MEASURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MBC AND IN ACCORDANCE WITH ALL GOVERNING AGENCY REQUIREMENTS. THE EXACT LOCATION OF THE PROTECTION FENCING/MEASURES TO BE PLACED AT THE EDGE OF CONSTRUCTION AND ADJUSTED AS CONSTRUCTION REQUIRES.

6. PORTABLE FIRE EXTINGUISHER(S), SURFACE MOUNTED MIN. 5# ABC TYPE, SHALL BE PROVIDED ON SITE DURING DEMOLITION & CONSTRUCTION IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SECTION 3315.1. MINIMUM OF ONE TO BE PROVIDED AT EACH STAIRWAY ON EACH FLOOR, IN STORAGE AND CONSTRUCTION SHEDS, ANY SPECIAL HAZARD AREAS. EXACT LOCATION AND QUANTITY SHALL BE COORDINATED WITH THE BUILDING OFFICIAL PRIOR AND DURING DEMOLITION AND CONSTRUCTION.

7. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING REMAINING SURFACES FROM PORTIONS TO BE DEMOLISHED. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY ADDITIONAL DEMOLITION DONE BEYOND WHAT IS REQUIRED AND TO MATCH THE EXISTING CONDITIONS.

8. WHERE COMPONENTS ARE REMOVED, ALL RESIDUAL GLUE, ADHESIVES, FASTENERS, ETC. TO BE REMOVED WITH MAJOR COMPONENTS.

9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL DEMOLITION ENGINEERING, INCLUDING TEMPORARY SUPPORTS/SHORING, AS REQUIRED FOR SITE AND PROJECT CONDITIONS.

10. REMOVE AND DISPOSE OF ALL MATERIALS LEGALLY OFF-SITE.

11. WHERE MATERIALS ARE UNCOVERED THAT ARE SUSPECTED OF BEING ASBESTOS CONTAINING MATERIALS, ALL WORK SHOULD STOP IMMEDIATELY. THE OWNER SHALL SECURE AN ENVIRONMENTAL ENGINEER/CONSULTANT TO PERFORM THE NECESSARY INVESTIGATION AND ISSUE A REPORT INDICATING ANY SUSPECTED ACM ON SITE. WHERE ACM ARE FOUND, THEY SHALL BE REMOVED IN ACCORDANCE WITH CURRENT RULES AND REGULATIONS.

12. DEMOLITION OF ANY ELECTRICAL SHALL INCLUDE REMOVAL OF ANY AND ALL ITEMS BACK TO THE NEAREST JUNCTION BOX OR PANEL BOARD.

13. THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL FOR ANY SALVAGEABLE, RECYCLABLE OR HISTORICALLY SIGNIFICANT MATERIALS. CONTRACTOR SHALL COORDINATE WITH OWNER ALL SUCH MATERIALS.

14. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL TO INSPECT AND FAMILIARIZE THEMSELVES WITH THE SITE AND UNDERSTAND THE EXISTING CONDITIONS AND OVERALL SCOPE OF WORK REQUIRED TO COMPLETE THE SCOPE OF WORK TO MEET THE PROJECT OBJECTIVE. ANY AND ALL DISCREPANCIES AND CONCERNS ARE TO BE PRESENTED TO THE OWNER PRIOR TO SUBMITTING A PROPOSAL AND PROCEEDING WITH ANY WORK.

15. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, SERVICES, CONDUITS, DRAINS, ETC.; UNDERGROUND, OVERHEAD LINES OR BURIED, PRIOR TO THE START OF ANY WORK.

16. AN ATTEMPT HAS BEEN MADE TO SHOW AS MUCH INFORMATION AS POSSIBLE REGARDING EXISTING CONDITIONS. THESE DRAWINGS ARE NOT AS-BUILT DRAWINGS AND DO NOT SHOW EVERY DETAIL OF THE EXISTING BUILDING. IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE EXISTING BUILDING PRIOR TO SUBMITTING A PROPOSAL. ADDITIONAL ITEMS, NOT SHOWN ON THE DRAWINGS OR NOTED TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE PRIMARY REMOVAL ITEMS NOTED, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER.

17. WHERE NEW FINISHES ARE TO BE INSTALLED ON REMAINING ITEMS, REMOVE ALL EXISTING FINISHES TO SUBSTRATE BELOW. PATCH, OR RESTORE THE SUBSTRATE TO THE CONDITION REQUIRED BY THE NEW MATERIAL MANUFACTURERS SPECIFICATION AND BEST PRACTICE RECOMMENDATIONS.

18. EXISTING STRUCTURAL ELEMENTS ARE NOT TO BE REMOVED UNTIL PERMANENT OR TEMPORARY MEASURES ARE IN PLACE.

19. REMOVAL OF FOUNDATION OR FOOTINGS TO INCLUDE REMOVAL OF THE ENTIRE FOUNDATION OR FOOTING BELOW GRADE. LEAVING OF ANY UNDERGROUND COMPONENT IS NOT PERMITTED.

20. ALL CUTTING AND REMOVAL OF EXISTING BUILDING COMPONENTS SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. ANY ADDITIONAL REMOVAL OVER WHAT IS NOTED OR REQUIRED TO MEET THE SCOPE OF WORK, SHALL BE REPLACED, TO MATCH EXISTING/REMAINING CONDITIONS, AT THE CONTRACTORS EXPENSE.

21. EXISTING COMPONENTS NOT TO BE UTILIZED IN THE COMPLETED BUILDING SHALL BE DISCONTINUED OR REMOVED TO MAXIMUM PRACTICAL EXTENT BASED ON EXISTING CONDITIONS. ALL ENDS OF DISCONTINUED PIPING SHALL BE CAPPED IN THE NEAREST WALL, CEILING OR FLOOR SO THAT THEY ARE COMPLETELY CONCEALED. OPENINGS LEFT IN WALLS, CEILING, ETC. WHERE EQUIPMENT AND PIPING, CONDUIT, ETC. ARE REMOVE AND NOT REPLACED SHALL BE PATCHED NEATLY WITH SIMILAR MATERIALS TO ADJACENT CONSTRUCTION.

22. CONTRACTOR RESPONSIBLE TO ENSURE ANY DEMOLITION ON THE EXTERIOR OF THE BUILDING, OR WHAT IS TO BE THE EXTERIOR OF THE BUILDING, IS PATCHED, FILLED IN AND LEFT IN A WEATHERPROOF CONDITION, INCLUDING PATCHING AND FILLING ALL RESULTING HOLES WITH SIMILAR MATERIAL. ANY DAMAGE TO THE REMAINING BUILDING SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.

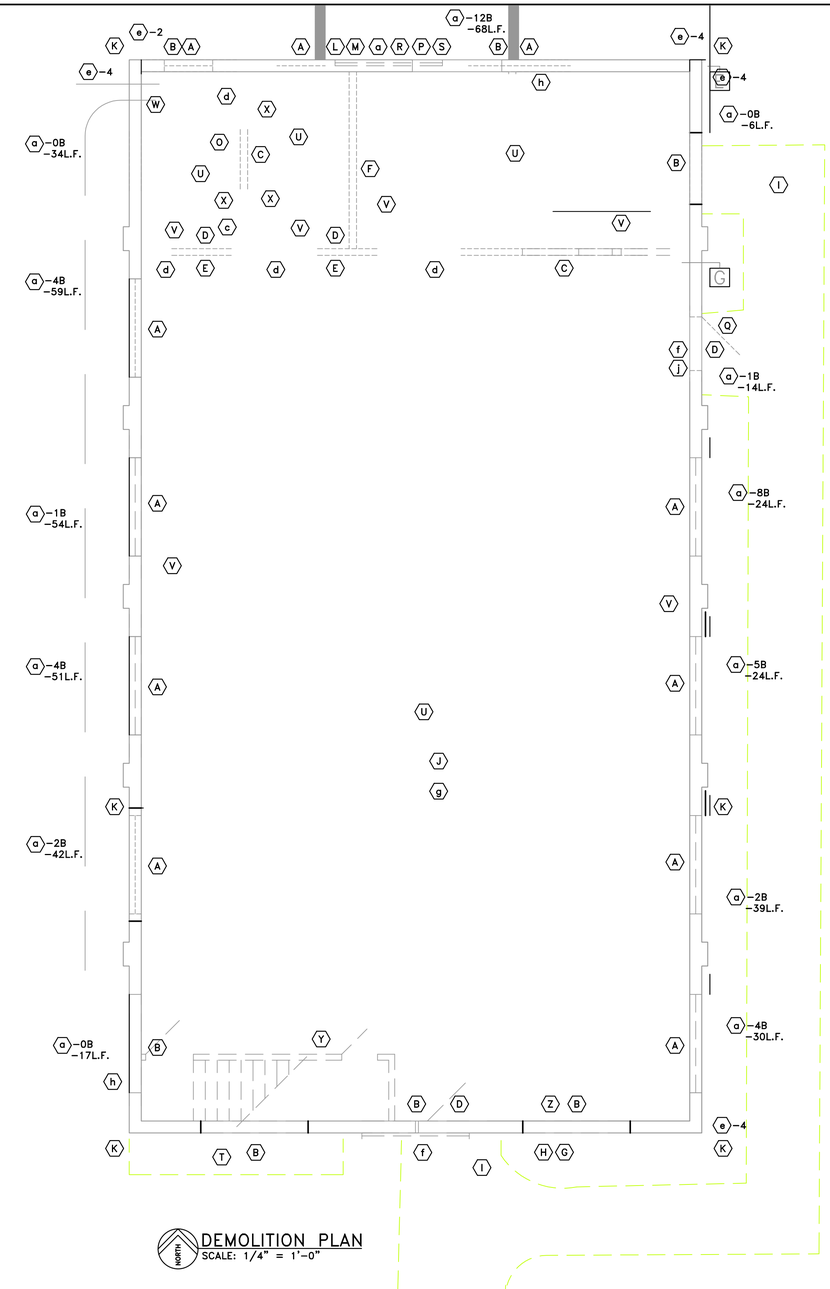
23. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER WHERE UTILITY SERVICES NEED TO BE TEMPORARILY TURNED OFF DURING DEMOLITION. THE CONTRACTOR SHALL ENSURE ANY UTILITY, PLUMBING, GAS, ELECTRICAL, ETC. ARE TURNED OFF BACK TO A VALVE, SHUT-OFF, BREAKER, ETC. IN THE PORTION OF THE BUILDING WHICH IS TO REMAIN OR BACK TO THE MAIN SERVICE DISCONNECT POINT. WHERE THE SERVICE NEEDS TO BE SHUT DOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER TO HAVE THE NECESSARY SERVICE SHUT DOWN PRIOR TO THE START OF ANY DEMOLITION.

24. REMOVAL OF WALLS SHALL INCLUDE ALL MECHANICAL, ELECTRICAL AND PLUMBING. ALL ELECTRICAL SHALL BE REMOVED BACK TO THE NEAREST JUNCTION BOX, PANEL OR DISCONNECT. ALL PLUMBING SHALL BE REMOVED AND CAPPED OFF BEYOND AREA OF DEMOLITION. REMOVAL SHALL ALSO INCLUDE ALL PLATES, FINISHES, ADHESIVES, ETC. DOWN TO BARE SUBSTRATE TO REMAIN.

25. REMOVAL OF ANY WALL PENETRATIONS TO INCLUDE REPAIR AND FILLING OF EXISTING WALL TO MATCH ADJACENT MATERIALS AND FINISH. ALL PENETRATIONS IN EXTERIOR WALLS TO ALSO ENSURE FULL WATER TIGHT FINISH.

KEYED DEMOLITION NOTES:

- (A) REMOVE EXISTING WINDOW, CONCRETE SILL, FRAME AND ACCESSORIES TO MASONRY OPENING
- (B) SAWCUT AND REMOVE EXISTING MASONRY WALL TO NOTED NEW OPENING DIMENSIONS
- (C) REMOVE EXISTING STUD WALL TO DIMENSIONS & CONFIGURATION NOTED ON PROPOSED FLOOR PLAN
- (D) REMOVE EXISTING DOOR, FRAME AND ACCESSORIES TO MASONRY OPENING
- (E) REMOVE EXISTING WALL TO NEW OPENING DIMENSION
- (F) REMOVE EXISTING STUD WALL
- (G) REMOVE EXISTING STUD WALL TO ROOF
- (H) REMOVE EXISTING BRICK VENEER
- (I) REMOVE EXISTING CONCRETE SIDEWALK
- (J) REMOVE EXISTING ROOFING TO ROOF DECKING
- (K) REMOVE EXISTING FASCIA, SOFFIT, GUTTERS
- (L) REMOVE EXISTING GAS METER PIPING & SERVICE TO OUTSIDE PROPOSED ADDITION. CAP AND ABANDON EXISTING SERVICE LINE IN ACCORDANCE WITH UTILITY REQUIREMENTS.
- (M) REMOVE EXISTING ELECTRIC METER AND SERVICE
- (N) REMOVE EXISTING MILLWORK
- (O) REMOVE EXISTING EXHAUST DUCT THROUGH ROOF STACK
- (P) REMOVE EXISTING PVC VENT
- (Q) REMOVE EXISTING EXTERIOR LIGHT FIXTURE, REPAIR RESULTING HOLE(S) WITH SIMILAR WALL MATERIAL
- (R) REMOVE EXISTING WINDOW IN GABLE WALL, FILL-IN EXISTING OPENING WITH SIMILAR WALL MATERIAL
- (S) REMOVE EXISTING WOOD FRAMED GABLE WALL, WINDOW. REINSTALL NEW FRAMED WALL ON EXISTING BLOCK WALL
- (T) REMOVE EXISTING PLANTER, TIMBERS & LANDSCAPING, & SOIL
- (U) CEILING/ATTIC: REMOVE ALL EXISTING CEILING LIGHTS, CONDUIT, WIRING, FIXTURES & DEVICES, EXIT SIGNS, CROWN MOULDING
- (V) REMOVE EXISTING FURNACE, DUCTWORK, ELECTRICAL CONNECTIONS, GAS PIPING
- (W) REMOVE EXISTING WATER SERVICE AND PIPING TO BELOW SLAB
- (X) REMOVE EXISTING PLUMBING FIXTURES, ACCESSORIES, DRAIN AND SUPPLY PIPING
- (Y) REMOVE EXISTING WOOD FRAMED STAIRS & STAIR ENCLOSURE
- (Z) REMOVE EXISTING COAT RACK
- (a) EXISTING MASONRY WALL TO HAVE BROKEN BLOCKS REMOVED AND REPLACED, CRACKED MORTAR JOINTS TO BE TUCK POINTED. REPLACE WITH SOLID BLOCK UNLESS REBAR IS PRESENT, FULL GROUT. NUMBER OF BLOCKS AND LENGTH OF TUCK POINTING LISTED
- (b) REMOVE EXISTING PLUMBING PIPING
- (d) REMOVE GYPSUM BOARD, BOTH SIDES OF WALL
- (e) REMOVE AND REPLACE FOUNDATION BLOCKS, QUANTITY NOTED AT EACH LOCATION. REPLACE WITH SOLID BLOCK UNLESS REBAR IS PRESENT, FULL GROUT.
- (f) REMOVE EXISTING CONCRETE SLAB AT DOOR AND 1 BLOCK EACH SIDE OF OPENING. REPLACE WITH CONCRETE WHERE DOOR TO REMAIN OR WITH MASONRY WHERE DOOR IS TO BE REMOVED.
- (g) REMOVE EXISTING INSULATION AND DEBRIS IN FLOOR OF ATTIC
- (h) REMOVE EXISTING BLOCK TO 8" BELOW FLOOR LEVEL, REPLACE WITH CONCRETE, FLUSH WITH FLOORING, AS NOTED
- (j) REMOVE EXISTING OPENING HEADER AND BLOCK TO PROPOSED ROUGH OPENING



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

DEMOLITION PLAN

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE			
ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/17/25	KI

DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE*	AS NOTED
PLOT DATE	11/17/25
JOB NO.	306001
SHEET NO.	D1.00

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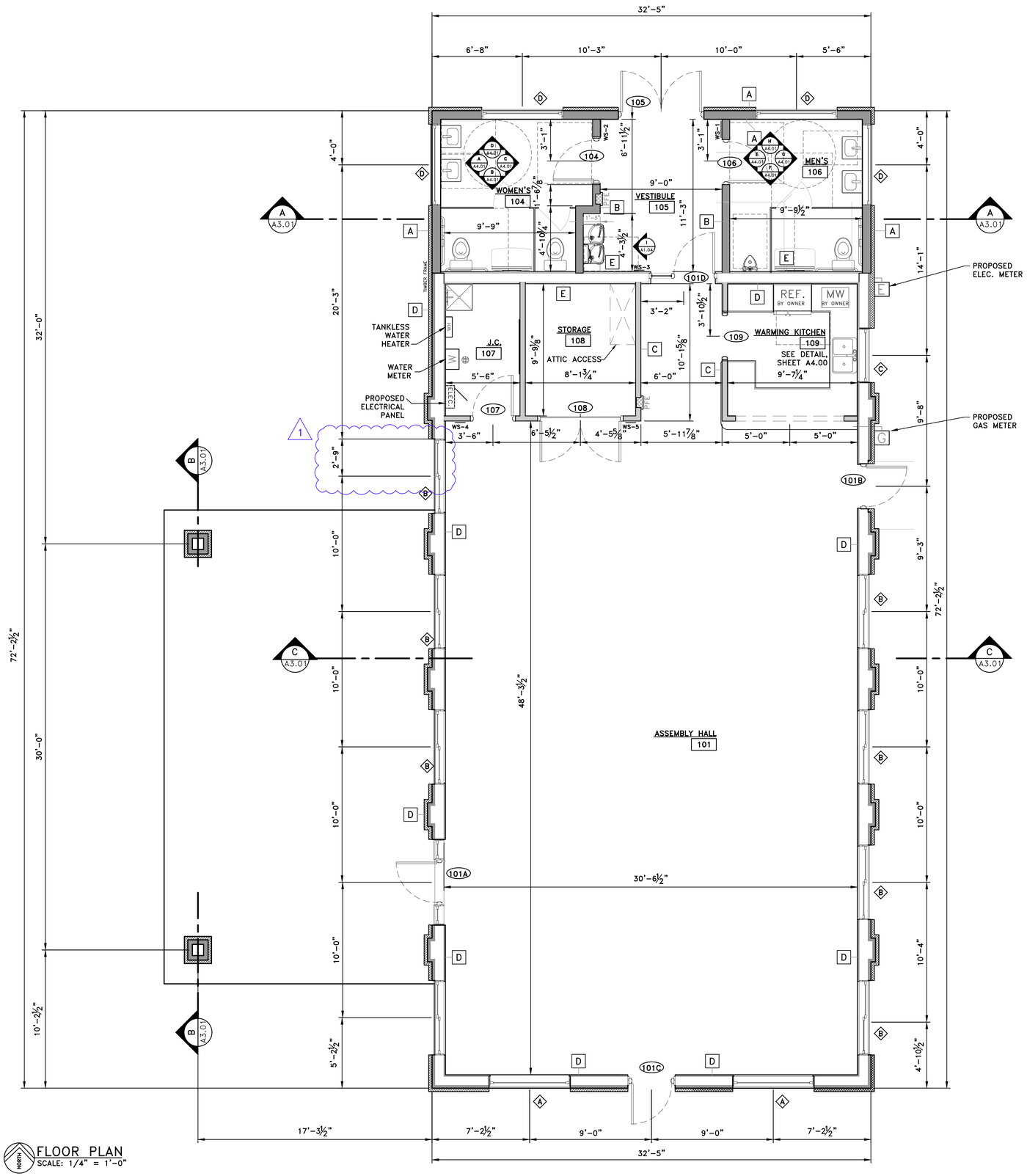

FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

A		EXTERIOR WALL: 5/8" GYPSUM BOARD INTERIOR, 2x6 WOOD STUDS @ 16" O.C., MIN. R-21 INSULATION, 7/16" OSB SHEATHING, 1" POLYISO INSULATION (R.6.5), TYVEK MOISTURE BARRIER, DRAIN SCREEN BEHIND CULTURED STONE, SIDING AS NOTED ON ELEVATIONS TOTAL WIDTH: 6 5/8"
B		INTERIOR WALL: 2x6 WOOD STUDS @ 16" O.C., SOUND INSULATION, 5/8" GYPSUM BOARD BOTH SIDES, FINISH PER OWNER OR AS NOTED (MOISTURE RESISTANT GYPSUM ADJACENT TO PLUMBING FIXTURES). TOTAL WIDTH: 6 3/4"
C		INTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C., SOUND INSULATION, 5/8" GYPSUM BOARD BOTH SIDES, FINISH PER OWNER OR AS NOTED (MOISTURE RESISTANT GYPSUM ADJACENT TO PLUMBING FIXTURES). TOTAL WIDTH: 4 3/4"
D		EXTERIOR WALL: 5/8" GYPSUM BOARD INTERIOR, 3/4" HAT CHANNELS & 16" O.C., 3/4" RIGID INSULATION, EXISTING CONCRETE MASONRY UNITS (ASSUME 8" NOMINAL) 2.5" ZIP SYSTEM INSULATED SHEATHING, (2" RIGID INSULATION WITH 7/16" OSB), TYVEK MOISTURE BARRIER, SIDING AS NOTED ON ELEVATIONS TOTAL WIDTH: 11 1/2"
E		INTERIOR WALL: 5/8" GYPSUM BOARD, 3/4" HAT CHANNELS & 16" O.C., EXISTING CONCRETE MASONRY UNITS (ASSUME 8" NOMINAL), 3/4" HAT CHANNELS & 16" O.C., 5/8" GYPSUM BOARD TOTAL WIDTH: 10 3/4"
		EXISTING WALL TO REMAIN
		IN-FILL WALL – MATCH EXISTING MATERIALS AND OVERALL WIDTH

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CODES AS NOTED IN THE DESIGN CRITERIA.
2. ALL DIMENSIONS ARE TO FINISH FACE OF WALLS.
3. DOOR/WALL SIGNAGE: (WS)
   A. BRAILLE SIGNS TO BE OF INDUSTRY STANDARD SIZE, GRAPHICS TO BE INTERNATIONAL SYMBOLS FOR INDICATED USE, LETTERING TO BE 5/8" HIGH RAISED 1/32" W/NO. 2 BRAILLE CODING, FRAMES TO BE 1/8" ALUMINUM SATIN FINISH W/ 3/8" RADIUS AT CORNERS, NON-MAGNETIC BACKING
   B. ACCESSIBLE ENTRY OR EXIT SIGNS TO BE STANDARD DOOR/WINDOW STICKER WHERE NOT ALL ENTRANCES ARE ADA ACCESSIBLE. ACCESSIBLE ENTRY SIGN TO BE SETON #35839 (OR ACCEPTABLE ALTERNATE) VINYL STICKER, 4"x4" SQUARE, WHITE & BLUE.
   C. WHERE NOT MATCHING ABOVE, TOILET ROOM SIGNS TO BE SETON #84578/84579 (OR ACCEPTABLE ALTERNATE)
   D. EMERGENCY NOTIFICATION SIGNS TO BE PROVIDED AS REQUIRED BY REGULATORY AUTHORITIES HAVING JURISDICTION.
   E. SIGNS TO BE PROVIDED:
      1. MEN'S WS-1
      2. WOMEN'S WS-2
      3. HALL WS-3
      4. JANITORS CLOSET WS-4
      5. STORAGE WS-5 (x2)
4. ALL WALLS TO BE RUN TIGHT TO ROOF DECK, OR STRUCTURE ABOVE, U.N.O..
5. FRAMING CONTRACTOR FOR INTERIOR WALLS SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL WOOD BLOCKING FOR, BUT NOT LIMITED TO, CABINETRY, MILLWORK, COUNTERS AND SUPPORTS, TOILET ROOM ACCESSORIES, ADA EQUIPMENT, PLUMBING FIXTURES. FRAMING CONTRACTOR TO COORDINATE WITH OTHER TRADES TO ENSURE ALL BLOCKING IS INSTALLED PRIOR TO INSTALLATION OF INSULATION AND GYPSUM BOARD.
6. ASBESTOS-FREE PRODUCT INSTALLATION NOTES:
   A. IT IS HEREBY UNDERSTOOD AND AGREED THAT NO PRODUCT AND/OR MATERIAL CONTAINING ASBESTOS, INCLUDING CHRYSOLITE, AMOSTITE, CROCIDOLITE, TEMOLITE ASBESTOS, ANTHOPHYLITE ASBESTOS, ACTINOLITE ASBESTOS AND ANY COMBINATION OF THESE MATERIALS THAT HAVE BEEN CHEMICALLY TREATED AND/OR ALTERED SHALL BE INSTALLED OR INTRODUCED INTO THE WORK BY THE CONTRACTOR OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS OR OTHER INDIVIDUALS OR ENTITIES OVER WHOM THE CONTRACTOR HAS CONTROL. THE CONTRACTOR MAY BE REQUIRED TO SIGN A CERTIFICATION STATEMENT ENSURING THAT ALL PRODUCTS OR MATERIALS INSTALLED OR INTRODUCED INTO THE WORK WILL BE ASBESTOS-FREE.
   B. THE CONTRACTOR SHALL ALSO BE REQUIRED TO FURNISH CERTIFIED STATEMENTS FROM THE MANUFACTURERS OF SUPPLIED MATERIALS USED DURING THE CONSTRUCTION VERIFYING THEIR PRODUCTS TO BE ASBESTOS-FREE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 8.4.3.1
   C. THE CONTRACTOR MAY BE REQUIRED TO COMPLETE AND SUBMIT TO THE OWNER A CERTIFICATION EVIDENCING ASBESTOS-FREE PRODUCT INSTALLATION PRIOR TO ISSUANCE OF THE FINAL CERTIFICATION FOR PAYMENT IN A FORM ACCEPTABLE TO OWNER AND ARCHITECT.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND WITHIN THESE PLANS, WITH CURRENT SITE CONDITIONS, OR WITH ANY MANUFACTURER RECOMMENDED INSTALLATION DETAILS OR INFORMATION. CONSTRUCTION SHALL NOT PROCEED UNLESS A DETERMINATION IS GIVEN TO WHICH DIRECTION IS INTENDED.
8. WHERE THESE DRAWINGS ARE IN CONFLICT WITH MANUFACTURER STANDARD SPECIFICATIONS, DETAILS OR INSTALLATION RECOMMENDATIONS, OR MAY AFFECT ANY WARRANTY OR GUARANTEE FROM THE MANUFACTURER, THE CONTRACTOR SHALL PROVIDE CHANGES TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL. WORK SHALL NOT CONTINUE ON SUCH ITEMS UNTIL APPROVAL IS GIVEN BY THE ARCHITECT/ENGINEER.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY AND MEANS AND METHODS THROUGHOUT THE PROJECT. PEDESTRIANS, PUBLIC AND ANY OTHER PERSONS NEAR THE CONSTRUCTION SHALL BE PROTECTED FROM THE CONSTRUCTION AREA THROUGH USE OF CONSTRUCTION BARRIERS. BARRIERS AND OTHER PROTECTION MEASURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MBC SECTION 33. IF THE EXACT LOCATION OF THE PROTECTION FENCING IS NOT NOTED WITHIN THE CONSTRUCTION DOCUMENTS, THE FENCE SHALL BE PLACED AT THE EDGE OF THE CONSTRUCTION AREA.
10. OPENINGS IN ANY FLOOR OR ROOF SHALL BE PROTECTED AROUND THE PERIMETER OF THE OPENING TO PREVENT ACCESS BY ANY PERSON IN THE AREA OF SUCH OPENING.
11. PORTABLE FIRE EXTINGUISHER(S), SURFACE MOUNTED, MIN. 5# ABC TYPE, SHALL BE PROVIDED ON SITE DURING CONSTRUCTION. EXACT LOCATION SHALL BE COORDINATED WITH THE BUILDING OFFICIAL.
12. PAINT ANY GAS PIPING EXPOSED TO VIEW WITH RUSTOLEUM PRIMER AND TWO FINISH COATS WITH COLOR AS SELECTED BY OWNER.
13. PAINT ANY AND ALL PLUMBING PIPES & ELECTRICAL CONDUITS AND DEVICES EXPOSED TO VIEW, INTERIOR OR EXTERIOR, INCLUDING VENTS THROUGH THE ROOF. COLOR TO TYPICALLY MATCH ADJACENT SURFACE, AND TO BE APPROVED BY OWNER AND/OR ARCHITECT/ENGINEER PRIOR TO APPLICATION.
14. NO HAZARDOUS MATERIALS ARE TO BE STORED WITHIN OR AROUND THE BUILDING. PER THE OWNER, THERE WILL BE NO HIGH-PILED COMBUSTIBLE STORAGE (COMBUSTIBLE MATERIALS STORED 12' ABOVE FINISH FLOOR)
15. MASONRY UNITS TO BE SET IN A STANDARD RUNNING BOND PATTERN, 1500 PSI MIN. BLOCK STRENGTH. MORTAR TO BE TYPE M OR S.
16. DEFERRED SUBMITTAL TO INCLUDE:
   – TRUSS DESIGN DRAWINGS
   THESE ITEMS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AS SOON AS THEY ARE RECEIVED AND REVIEWED AND SIGNED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
17. CONCRETE PAD LOCATION AND SIZE SHALL BE COORDINATED WITH EACH SPECIFIC TRADE. VERIFY ALL REQUIRED CLEARANCES AND ACCESS POINTS ARE PROVIDED. CONTRACTOR SETTING PAD SHALL BE RESPONSIBLE FOR EXACT SIZE AND LOCATION.
18. IN ACCORDANCE WITH MBC CHAPTER 17, BELOW ARE THE REQUIRED SPECIAL INSPECTIONS AND TEST(S) REQUIRED FOR THIS PROJECT:
   – NONE
19. DRAWING DIMENSIONS GOVERN OVER SCALE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR, INTERIOR WALLS DIMENSIONED TO THE CENTER OF THE WALL, AND OPENINGS DIMENSIONED TO THE CENTER OF THE OPENING.
20. INSTALL RAINSCREEN, MTI GRAVITY CAVITY, OR EQUIVALENT, AT ALL STONE.
21. SNOW BRAKES TO BE PROVIDED AT ALL METAL ROOF OVERHANGS OVER SIDEWALKS AND DOORS.

GRAPHIC SYMBOLS

WALL NO.	D
DOOR NO.	104
WINDOW NO.	A
ROOM NAME / ROOM NUMBER	ASSEMBLY HALL 101
BUILDING SECTION / SHEET NUMBER	1 / A3.01
INTERIOR ELEVATION / SHEET NUMBER	A / A4.01

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

FLOOR PLAN

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/19/25	KI
ADDENDUM No.2		12/10/25	KI

DRAWN BY: ETV/KI
REVIEWED BY: AMG

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO. A1.00

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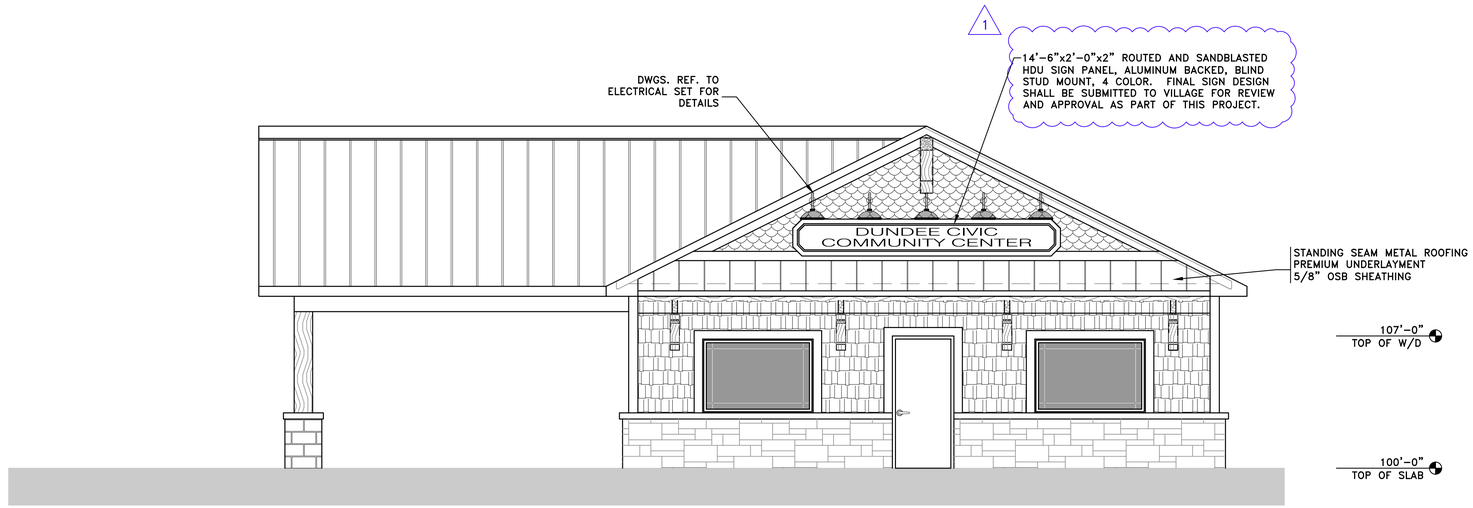
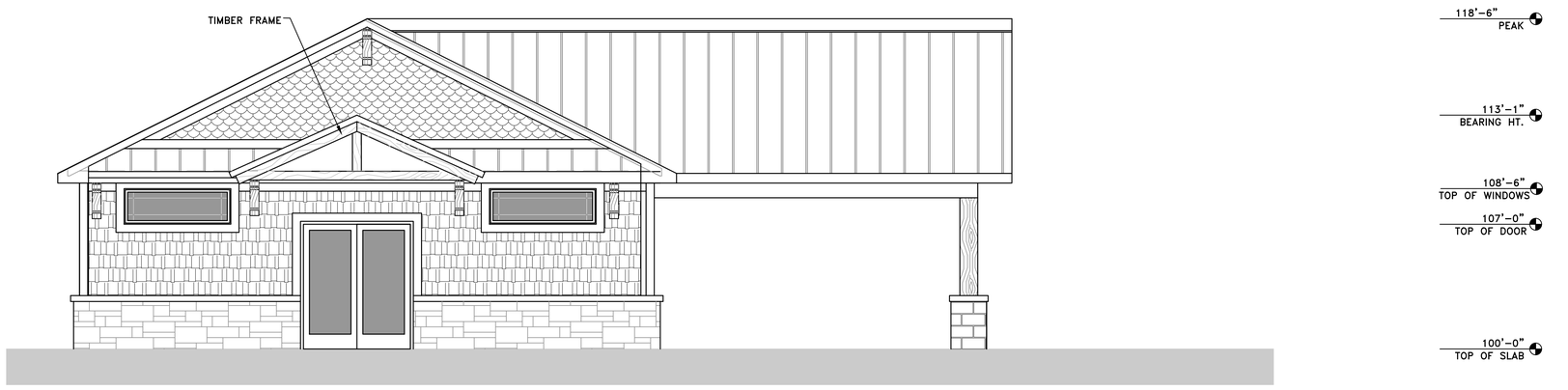


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

NORTH & SOUTH ELEVATIONS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

1

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/7/25	KI
ADDENDUM No.2		12/10/25	KI

DRAWN BY STP/KI
REVIEWED BY AAJ

SCALE*	AS NOTED
PLOT DATE	12/10/25
JOB NO.	306001

SHEET NO.
A2.00

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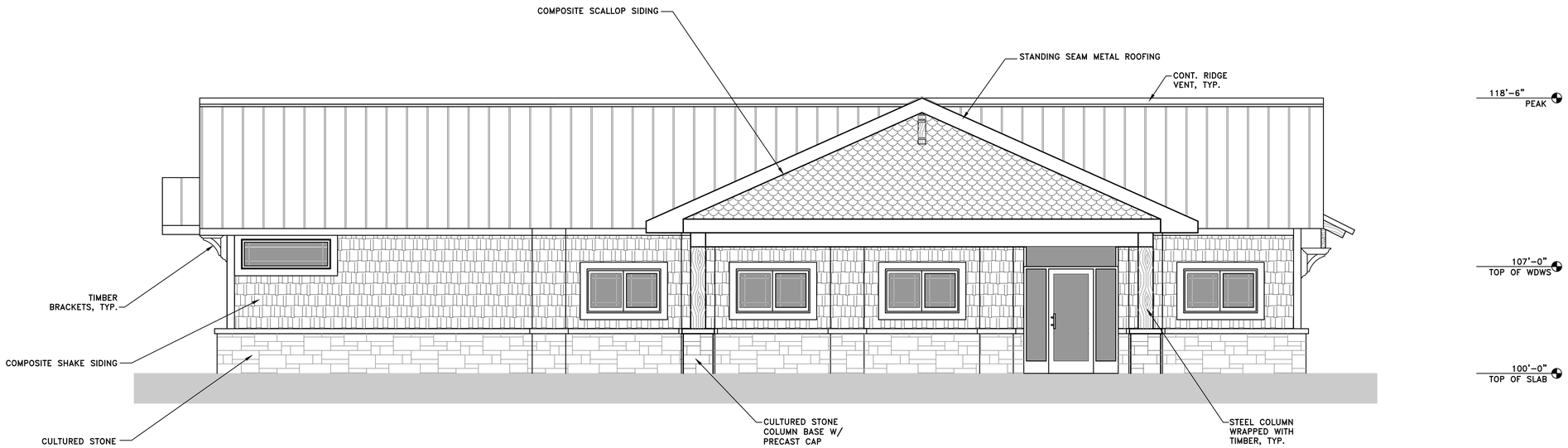

WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

EAST & WEST ELEVATIONS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

1

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/19/25	KI
ADDENDUM No.2		12/10/25	KI

REVIEWED BY ARJ
DRAWN BY ETH/KI

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
A2.01

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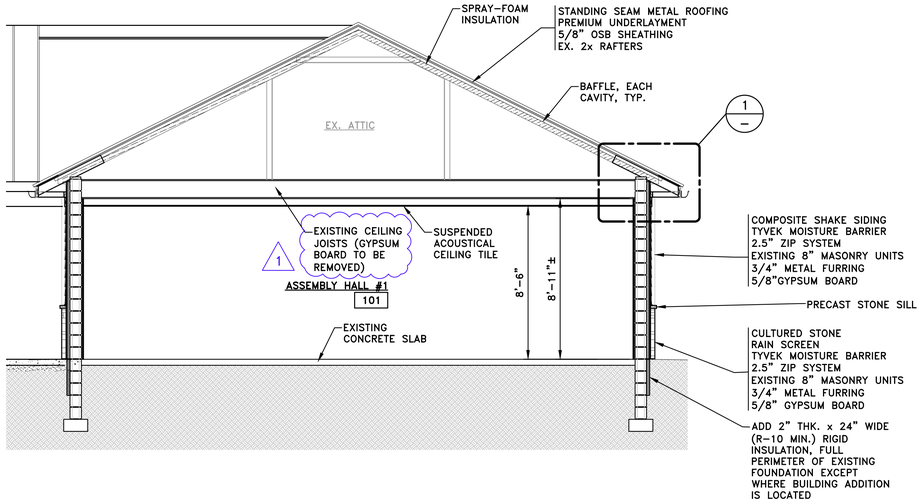
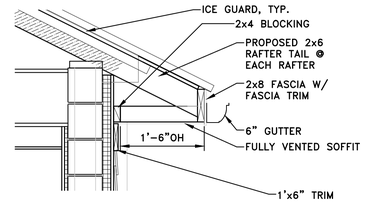
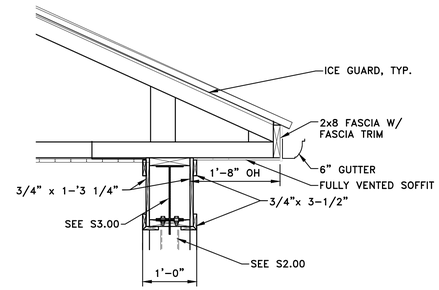


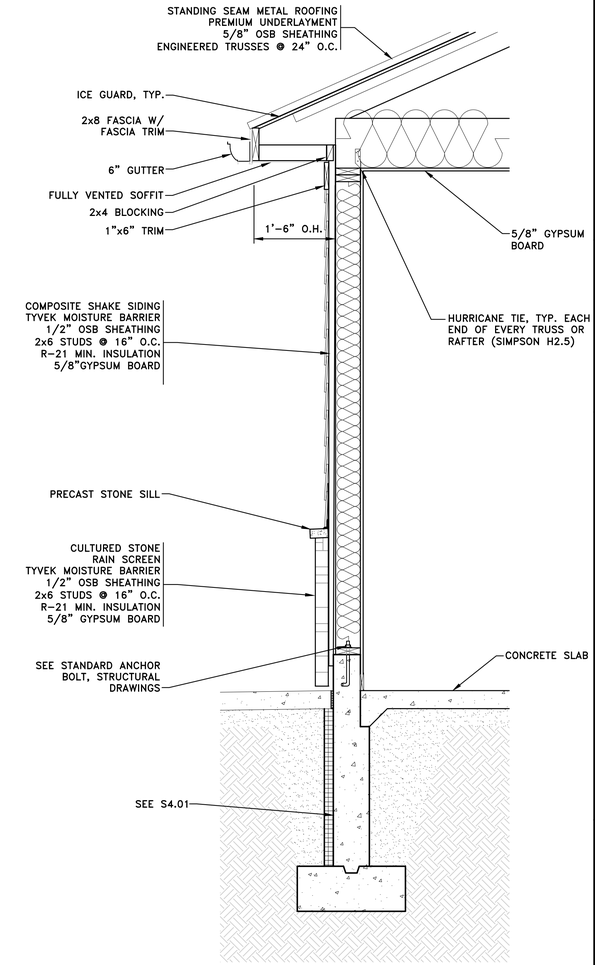
BUILDING SECTION C–C
SCALE: 1/4" = 1'-0"



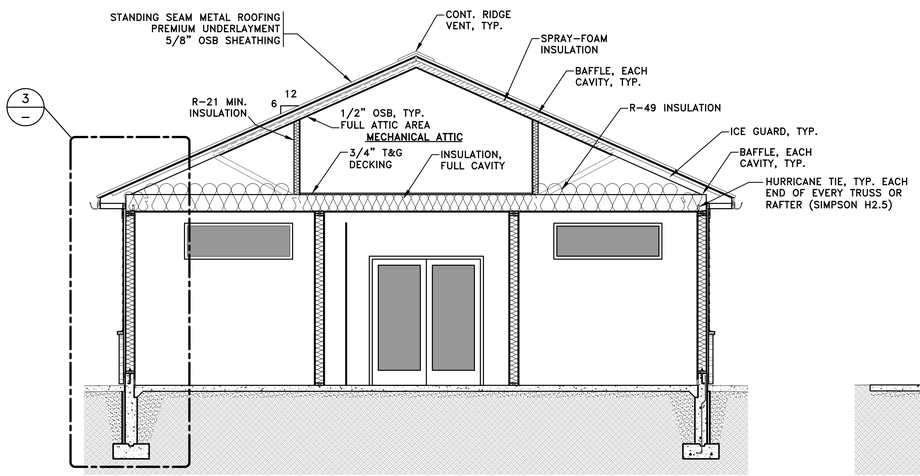
1 OVERHANG DETAIL – EX. BLDG
SCALE: 3/4" = 1'-0"



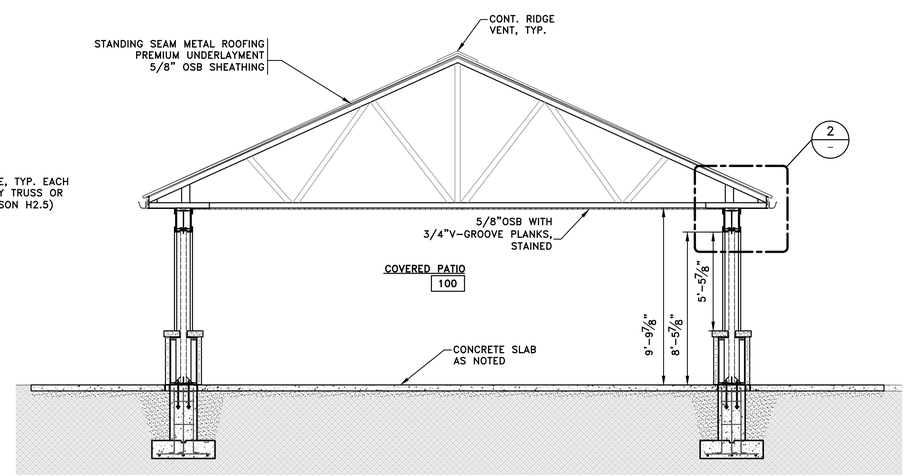
2 BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL DETAIL
SCALE: 3/4" = 1'-0"



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



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

DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

BUILDING SECTIONS & DETAILS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/19/25	KK
ADDENDUM No.2		12/10/25	KI

DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
A3.00

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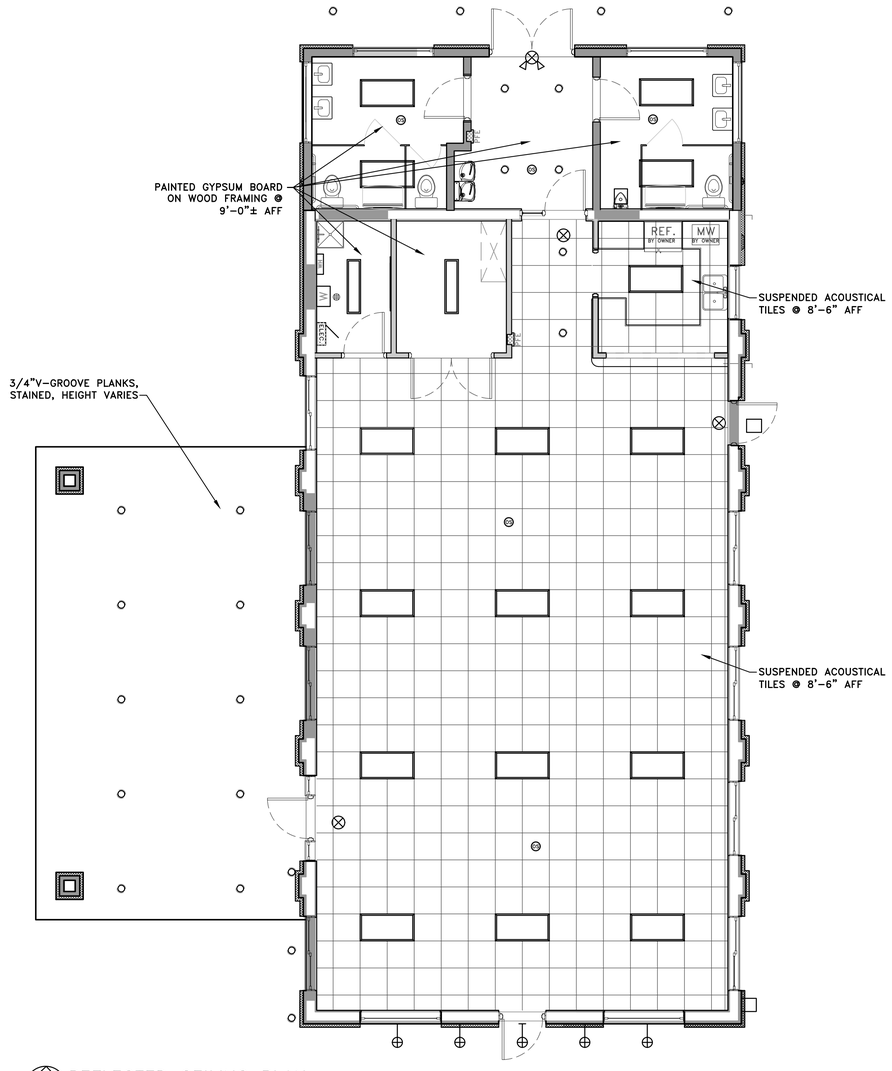
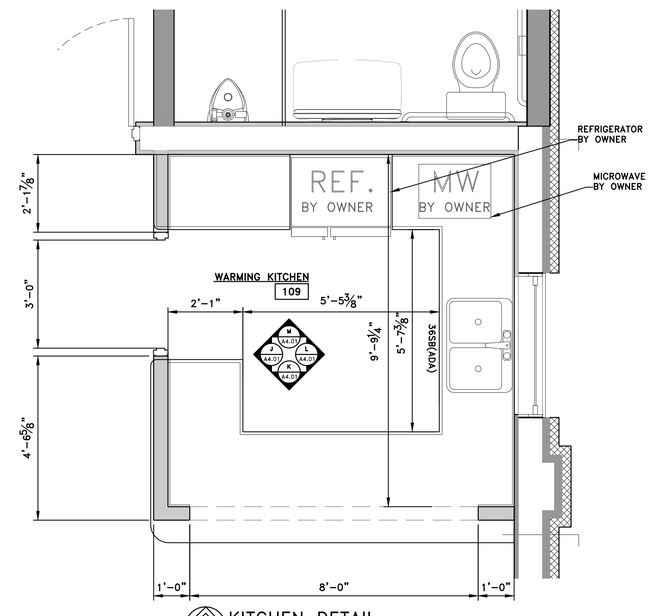
CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
	RECESSED CAN
	2x4 LED FIXTURE
	1x4 LED FIXTURE
	EXHAUST FAN
	HVAC SUPPLY REGISTERS
	HVAC RETURN GRILLES
	2x2 SUSPENDED ACOUSTICAL CEILING TILES



NORTH
REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



NORTH
KITCHEN DETAIL
SCALE: 1/2" = 1'-0"

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

REFLECTIVE CEILING PLAN & KITCHEN DETAIL

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

1

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/19/25	KI
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SCALE* AS NOTED
PLOT DATE 12/10/25
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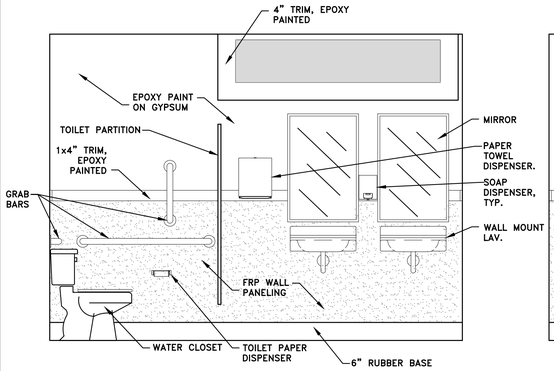
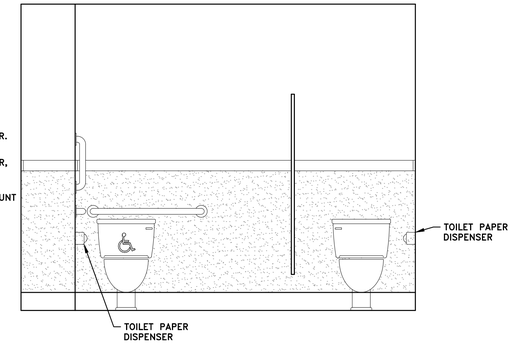
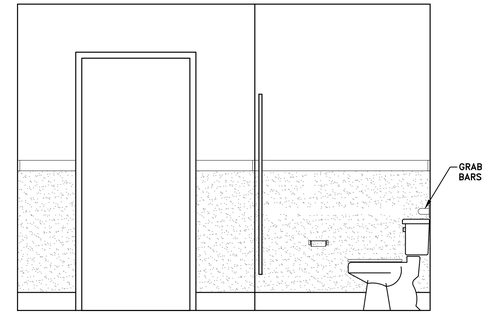


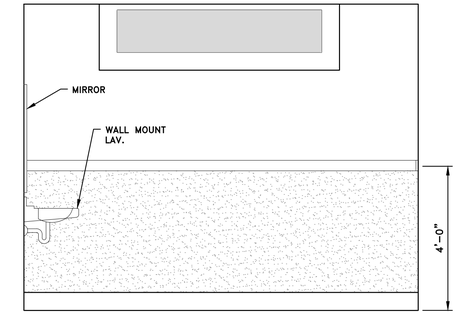
WOMEN'S ROOM – A



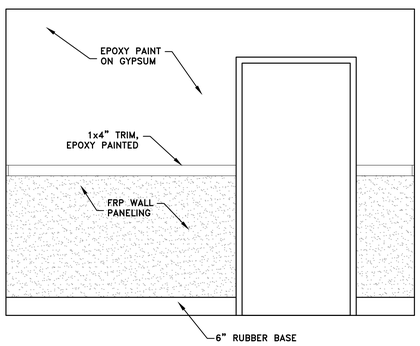
WOMEN'S ROOM – B



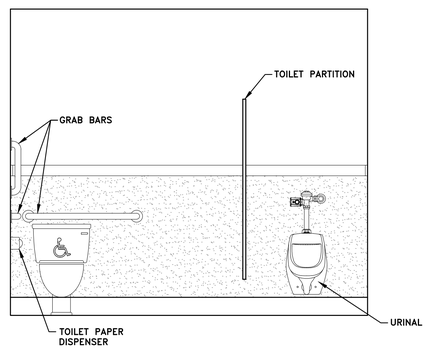
WOMEN'S ROOM – C



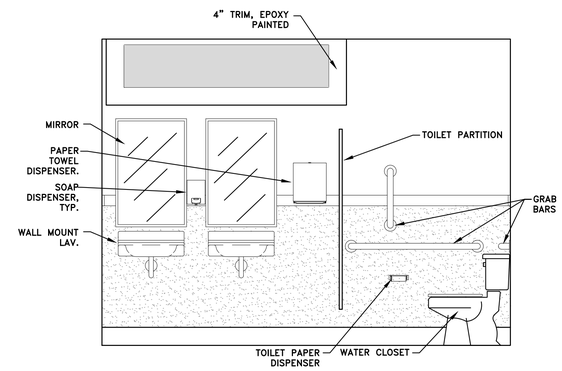
WOMEN'S ROOM – D



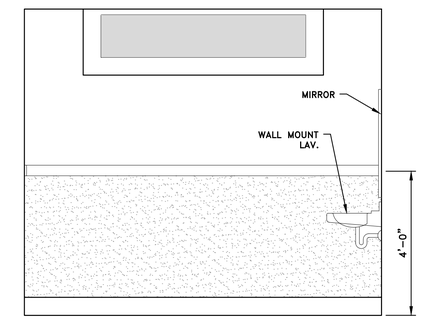
MEN'S ROOM – E



MEN'S ROOM – F

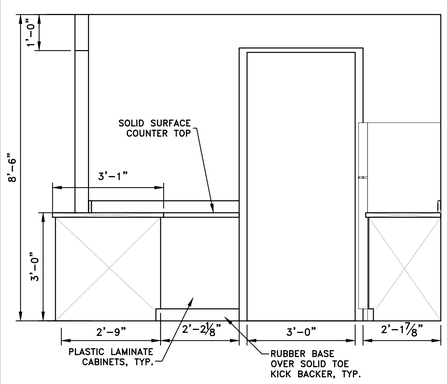


MEN'S ROOM – G

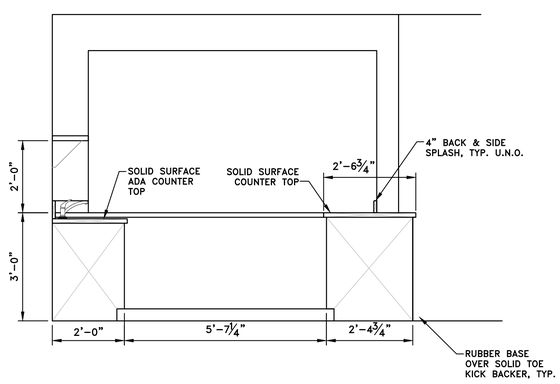


MEN'S ROOM – H

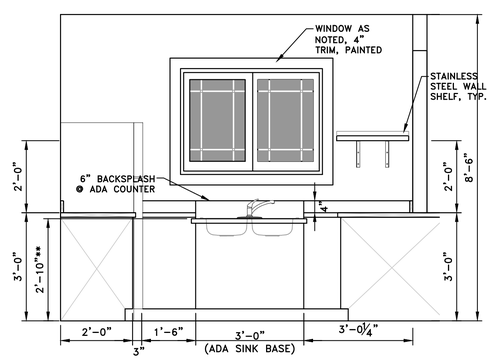
TOILET ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



KITCHEN–J

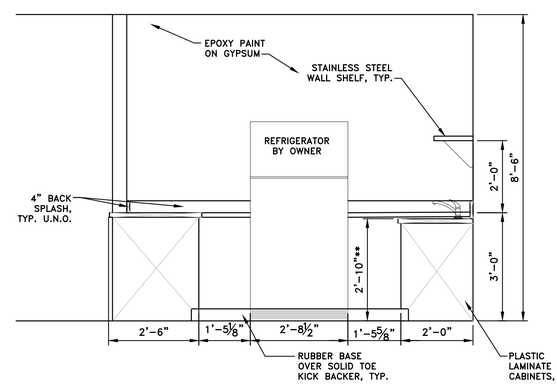


KITCHEN–K



**HEIGHT TO TOP OF SINK, SEE ADA STANDARDS

KITCHEN–L



KITCHEN–M

WARMING KITCHEN ELEVATIONS
SCALE: 1/2" = 1'-0"

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

INTERIOR ELEVATIONS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY	11/19/25	12/10/25	KI
ADDENDUM No.2			

DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
A4.01

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DOOR SCHEDULE - Dundee Civic Community Center

11/17/2025

GENERAL				Door					Frame				MISC.			
	LOCATION															
OPENING NO.	FROM	TO	RATING	THICKNESS	MATERIAL	Width	Height	ELEVATION	MATERIAL	FRAME WIDTH	HEAD HEIGHT	ELEVATION	HARDWARE SET	HEAD DETAIL[5]	JAMB DETAIL[5]	Remarks
101A	101	Exterior	None	1 3/4"	Aluminum - Storefront	3'-0"	7'-0"	D1	Aluminum - Storefront	2"	2"	F1	1	H-1	J-1	
101B	101	Exterior	None	1 3/4"	Insulated Steel	3'-0"	7'-0"	D2	Hollow Metal, welded	2"	2"	F3	1	H-2	J-2	
101C	101	Exterior	None	1 3/4"	Insulated Steel	3' 0"	7' 0"	D2	Hollow Metal, Welded	2"	2"	F3	1	H-7	J-7	
101D	101	105	None	1 3/4"	Aluminum - Storefront	3' 0"	7' 0"	D1	Aluminum - Storefront	2"	2"	F4	2	H-9	J-9	
104	105	104	None	1 3/4"	Wood	3' 0"	7' 0"	D2	Hollow Metal, Welded	2"	2"	F3	5	H-7	J-7	
105	105	Exterior	None	1 3/4"	Aluminum - Storefront	6'-0"	7' 0"	D4	Aluminum - Storefront	2"	2"	F2	6	H-4	J-4	
106	105	106	None	1 3/4"	Wood	3' 0"	7' 0"	D2	Hollow Metal, Welded	2"	2"	F3	5	H-7	J-7	
107	101	107	None	1 3/4"	Wood	3'-0"	7' 0"	D2	Hollow Metal, welded	2"	2"	F3	3	H-8	J-8	
108	101	108	None	1 3/4"	Wood	6'-0"	7'-0"	D3	Hollow Metal, welded	2"	2"	F2	4	H-8	J-8	
109	101	109	None	N/A	N/A	N/A	N/A	N/A	Hollow Metal, welded	2"	2"	F3	N/A	H-2	J-2	

NOTES:
1. ALL DOOR HARDWARED TO BE ADA COMPLIANT
2. ALL DOOR HANDLES TO BE LEVER TYPE
3. ALL WOOD DOORS TO BE SOLID CORE
4. ALL DOOR HARWARED FINISHES TO BE BRUSHED OR SATIN CHROME (26D OR 32D)
5. SEE THIS SHEET FOR DETAILS

HARDWARE SETS

SET #1
3 HINGES
1 RIM EXIT DEVICE W/ EXTERIOR LEVER
1 CLOSER
1 WEATHER SEAL
1 DOOR SWEEP
1 ADA THRESHOLD

SET #2
3 HINGES
1 RIM EXIT DEVICE W/ INTERIOR LEVER
1 CLOSER
1 WALL BUMPER

SET #3
3 HINGES
1 LOCK SET – STORAGE
1 MOP PLATE
1 KICK PLATE

SET #4
6 HINGES
1 LOCK SET – STORAGE
2 MOP PLATE
2 KICK PLATE

SET #5
3 HINGES
PUSH/PULL HARDWARE
1 CLOSERS
2 KICK PLATES

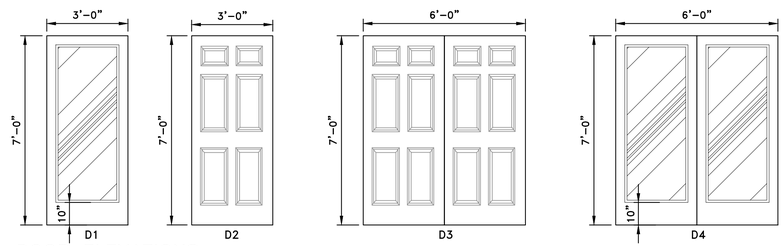
SET #6
6 HINGES
2 FLUSH BOLTS
1 DEAD LATCH/PADDLE
1 CYLINDER
2 C–PULLS
2 DUMMY BARS
2 CLOSERS
2 DROP PLATES
2 DOOR SWEEPS
1 ADA THRESHOLD
1 WEATHER STRIP

WINDOW SCHEDULE

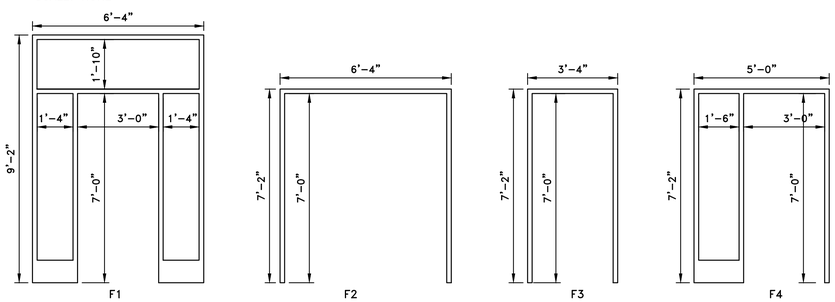
SYM	INDIVIDUAL UNIT WIDTH**	INDIVIDUAL UNIT HEIGHT**	U VALUE (APPROX.)*	GLAZING	TYPE	HEAD DETAIL***	JAMB DETAIL***	SILL DETAIL***	MATERIAL	REMARKS/MODEL#
A	5'-11 7/8"	4'-0"	0.28	TINTED, LOW-E SUN	PICTURE	H-10/11	J-10/11	S-1/2	WOOD WINDOW W/ VINYL EXTERIOR CLADDING	ANDERSEN, P6040, PRAIRIE GRILLES
B	4'-11 1/4"	2'-11 1/4"	0.31	TINTED, LOW-E SUN	GLIDING	H-12	J-12	S-3	WOOD WINDOW W/ VINYL EXTERIOR CLADDING	ANDERSEN, G53, PRAIRIE GRILLES
C	3'-11 1/4"	2'-11 1/4"	0.31	TINTED, LOW-E SUN	GLIDING	H-12	J-12	S-3	WOOD WINDOW W/ VINYL EXTERIOR CLADDING	ANDERSEN, P43, PRAIRIE GRILLES
D	6'-0"	2'-0"	0.28	TINTED, LOW-E SUN	PICTURE	H-11	J-11	S-4	WOOD WINDOW W/ VINYL EXTERIOR CLADDING	ANDERSEN, CUSTOM, P6020, PRIVACY GLASS, PRAIRIE GRILLES
E	5'-0"	2'-8"	0.28	TINTED, LOW-E SUN	PICTURE	H-11	J-11	S-4	WOOD WINDOW W/ VINYL EXTERIOR CLADDING	ANDERSEN, CUSTOM, PRAIRIE GRILLES

* U-VALUE BASED ON TOTAL UNIT
** UNIT MEASUREMENTS MAY VARY SLIGHTLY.
*** SEE THIS SHEET FOR DETAILS

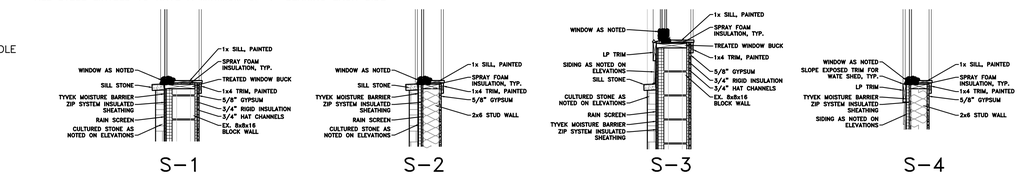
STEEL LINTELS:
FOR OPENINGS UP TO 6' – 3"x3"x1/4"
FOR OPENINGS FROM 6'–12' – 4"x4"x3/8"
FOR OPENINGS OVER 12' – SEE STRUCTURAL PLANS
ALL STEEL LINTELS TO HAVE A MINIMUM OF 4" BEARING EACH SIDE

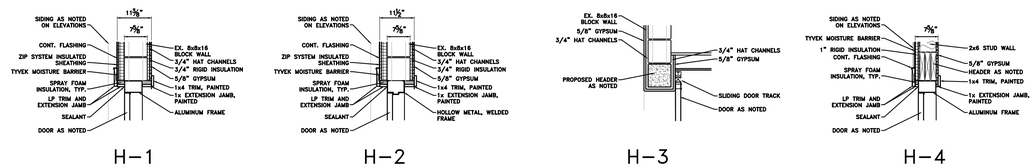


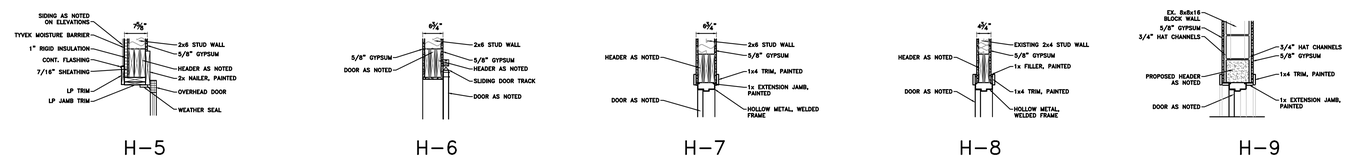
DOOR ELEVATIONS
SCALE: NONE

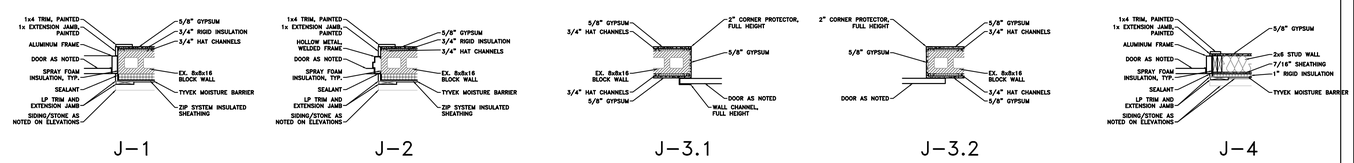


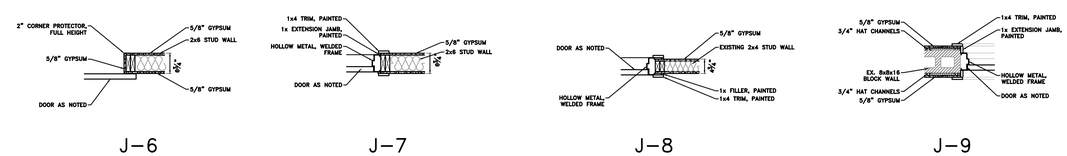
FRAME ELEVATIONS
SCALE: NONE

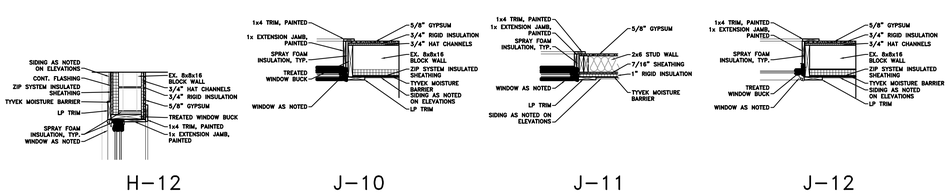












INTERIOR FINISH SCHEDULE

Project: DUNDEE CIVIC COMMUNITY CENTER | DACJob#: 301006 | Date: 11/17/2025

Room Number	Room Name	Floor: LVCT	Floor: Sealed Concrete	Walls: Paint	Walls: Epoxy Paint	Walls: Wood Paneling/Wainscot(paint)	Walls: FRP/Wainscot	Base: 4" Rubber	Base: 6" Rubber	Ceiling: ACT	Ceiling: Paint on Gypsum	Ceiling: Stain on Wood	Height	Notes
100	Patio		O					O				O	9'-8 1/2"	
101	Assembly Hall	O		O		O		O		O			8'-6"	
104	Women's Toilet Room	O			O		O		O	O			9'-0"	
105	Vestibule	O		O		O		O		O			9'-0"	
106	Men's toilet Room	O			O		O		O	O			9'-0"	
107	Mechanical		O	O				O			O		9'-0"	
108	Storage	O		O				O			O		9'-0"	
109	Warming Kitchen	O		O				O		O			8'-6"	

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110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

FINISH, DOOR & WINDOW SCHEDULES

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE

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REVISED BY ARJ
DRAWN BY ETH/KI

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
A4.02

GENERAL FOUNDATION NOTES:

1. CONSTRUCTION AND ERECTION OF STRUCTURAL CONCRETE TO COMPLY WITH ACI 301 AND ACI 318. CONCRETE REINFORCING TO COMPLY WITH ACI 301 AND ACI 318. CAST IN PLACE CONCRETE WORK TO COMPLY WITH ACI 301 AND ACI 318. FLOOR AND SLAB CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 302.1R.

2. REINFORCING STEEL: IN ACCORDANCE WITH ACI 315ASTM A615, 60 KSI YIELD GRADE, DEFORMED BILLET STEEL BARS, UNFINISHED; OR ASTM A616, 60 KSI YIELD GRADE, DEFORMED RAIL STEEL BARS, UNFINISHED.

3. WELDED WIRE FABRIC: ASTM A185, PLAIN WIRE, SHEET FORM. ROLLED FABRIC NOT PERMITTED. OVERLAP WIRE FABRIC ONE WIRE SPACING PLUS 2".

4. CHAIRS, BOLSTERS, BAR SUPPORTS AND SPACERS TO BE STEEL AND BE OF SHAPE AND SIZES AS REQUIRED FOR PROPER SUPPORT OF REINFORCING.

5. FOUNDATIONS, PIER FOOTINGS AND OTHER STRUCTURAL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

6. CONCRETE IN FLOOR SLABS AND SIDEWALKS TO HAVE A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.

7. UNLESS NOTED OTHERWISE, MAINTAIN CONCRETE COVER FOR REINFORCEMENT AS FOLLOWS:

ITEM	COVERAGE
COLUMN TIES AND BEAM STIRRUPS	1 1/2 INCH
FOOTINGS AND CONCRETE FORMED AGAINST EARTH	3 INCH
SLABS ON FILL	1 1/2 INCH
ALL OTHER	2 INCH

8. PROVIDE FORMED OR SLEEVED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN OR PASSING THROUGH CONCRETE MEMBERS. INSURE THAT THESE OPENINGS DO NOT VIOLATE STRUCTURAL REQUIREMENTS OF THE MEMBER.

9. PLACEMENT OF CONCRETE UNDER WATER IS NOT PERMITTED.

10. DO NOT PLACE ANY CONCRETE UNTIL ALL INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENTS, AND THE INSPECTOR HAVE BEEN MADE AND APPROVAL GIVEN TO POUR. DO NOT POUR SLABS UNTIL INSULATION AND WATERPROOFING INSTALLATION IS COMPLETE AND HAVE BEEN OBSERVED BY THE INSPECTOR.

11. PROVIDE PROPER PROTECTION OF POURED CONCRETE FROM HEAT IF OVER 90 DEGREES, FROM FREEZING, AND FROM RAIN OR GROUND WATER. POURED CONCRETE IS TO BE PROTECTED FROM FREEZING FOR 48 HOURS AFTER POURING. COLD WEATHER CONCRETE INSTALLATION TO BE IN ACCORDANCE WITH ACI 306R. HOT WEATHER CONCRETE INSTALLATION TO BE IN ACCORDANCE WITH ACI 305R.

12. LAP REINFORCING BARS: 40 BAR DIAMTERS BUT NOT LESS THAN 18". EQUIVALENT PRE-BENT BARS TO BE PROVIDED AT ALL CORNERS AND INTERSECTIONS, PROVIDING LAP DISTANCES AS NOTED.

13. EACH WALL SHALL BE PLUMB TO WITHIN 1/8" PER 8 FOOT OF LENGTH. EACH WALL SHALL BE STRAIGHT TO WITHIN 1/4" PER 10 FEET OF LENGTH. ALL FLOORS SHALL BE LEVEL TO WITHIN 1/4" PER 20 FOOT OF LENGTH. ALL FLOORS SHALL BE TRUE TO WITHIN 1/4" PER 10 FEET.

14. THE CONCRETE/FOUNDATION CONTRACTOR TO NOTIFY THE OWNER AND ELECTRICAL CONTRACTOR PRIOR TO POURING TO ENSURE THE PROPER GROUNDING/BONDING MEASURES ARE IN PLACE PRIOR TO POURING. THE ELECTRICIAN AND OWNER SHALL BE NOTIFIED AS EARLY AS POSSIBLE AS TO WHEN THE CONCRETE IS BEING POURED TO PROVIDE ADEQUATE TIME FOR THE ELECTRICAL WORK TO BE COMPLETED AND INSPECTED; 72 HOUR MINIMUM NOTICE SHALL BE GIVE PRIOR TO POURING. IT SHALL BE THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR TO ENSURE THE ELECTRICIAN IS COMPLETED AND APPROVED WITH THE REQUIRED WORK PRIOR TO POURING OF FOUNDATION AND/OR FOOTING. NOTIFY THE ENGINEER/ARCHITECT IF ANY ISSUES ARISE WHICH DELAY THE PROJECT.

15. BOTTOM OF FOOTINGS SHALL BE A MINIMUM OF 42" BELOW FINISH GRADE AND BEARING ON UNDISTURBED SOIL OF THE CAPACITY NOTED. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED IN THESE DRAWINGS OR WITH FIELD CONDITIONS.

16. ALL ENTRAINMENT FOR CONCRETE EXPOSED TO THE EXTERIOR TO BE 5 TO 7%.

17. THESE PLANS ARE SPECIFIC TO THIS SITE ONLY. NO OTHER USE IS PERMITTED.

18. THE CONTRACTOR SHALL VERIFY THAT ALL CONCRETE INSERTS, SLEEVES, PENETRATIONS AND BURIED CONNECTIONS ARE CORRECTLY LOCATED AND RIGIDLY SECURED PRIOR TO PLACEMENT OF CONCRETE.

19. UNLESS NOTED OTHERWISE, ALL CORNERS TO HAVE BENT BARS, 2'-6" EACH WAY OR 48 BAR DIAMETERS (WHICHEVER IS GREATER) WRAPPING THE CORNER AND SECURELY CONNECTED TO CONTINUOUS REBAR IN WALL. MATCH SIZE AND SPACING OF HORIZONTAL REBAR.

20. ALL ACCESSORIES SHALL BE AS SPECIFIED IN THE LATEST EDITION OF THE ACI DETAILING HANDBOOK AND THE CONCRETE REINFORCING INSTITUTE DESIGN CENTER.

21. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD. SEE DRAWINGS FOR ANCHOR DIAMETER, SPACING AND MIN. EMBEDMENT.

22. SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED ANCHORS. THE GENERAL CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE ANCHOR MANUFACTURER FIELD REPRESENTATIVE AND SUBCONTRACTOR PERFORMING THE ANCHOR INSTALLATION TO CONFIRM INSTALLATION GUIDELINES AND REQUIREMENTS. THE CONTRACTOR SHALL SEND A RECORD COPY OF THE MEETING NOTES TO THE DESIGN TEAM.

GENERAL STRUCTURAL STEEL NOTES:

1. STEEL WIDE FLANGE SHAPES: ASTM A992, GRADE 50 UNLESS OTHERWISE INDICATED.

2. STEEL ANGLE AND CHANNEL SHAPES, PLATES AND BARS: ASTM A36 UNLESS OTHERWISE INDICATED.

3. COLD-FORMED STEEL TUBING: ASTM A500, GRADE B.

4. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B.

5. ANCHOR RODS, BOLTS, NUTS AND WASHERS: ASTM A36 FOR UNHEADED RODS, AND ASTM A307, GRADE A FOR HEADED BOLTS, UNLESS OTHERWISE INDICATED.

6. HIGH STRENGTH ANCHOR BOLTS: ASTM A449 THREADED ROD.

7. NON-HIGH STRENGTH BOLTS, NUTS AND WASHERS: ASTM A307, GRADE A; CARBON STEEL, HEX-HEAD BOLTS; CARBON STEEL NUTS; AND FLAT, UNHARDENED STEEL WASHERS. PROVIDE PLAIN, UNCOATED FINISH, UNLESS OTHERWISE INDICATED.

8. HIGH STRENGTH BOLTS, NUTS AND WASHERS: ASTM A325, TYPE-1 HEAVY HEX STEEL STRUCTURAL BOLTS, HEAVY HEX CARBON STEEL NUTS, AND HARDENED CARBON STEEL WASHERS, UNLESS ASTM A490 INDICATED. PROVIDE PLAIN, UNCOATED FINISH, UNLESS OTHERWISE INDICATED.

9. ELECTRODES FOR WELDING: COMPLY WITH AWS CODE: USE E70 XX SERIES.

10. ADHESIVE ANCHORS: REFER TO STRUCTURAL DRAWINGS.

11. EXPOSED EXTERIOR FERROUS METAL: COATING)
    A. PRIMER: LOW VOC PRIMER
    B. FINISH: SEMI-GLOSS ENAMEL

12. NON-EXPOSED FERROUS METAL: SHOP PRIMED, FAST CURING, LEAD AND CHROMATE FREE, UNIVERSAL MODIFIED ALKYD PRIMER WITH GOOD RESISTANCE TO NORMAL ATMOSPHERIC CORROSIONS, COMPLYING WITH PERFORMANCE REQUIREMENTS OF FS TT-P-664 OR TNEMEC SERIES 10-99.

13. SHOP DRAWINGS TO BE PROVIDED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

14. WHERE TOUCH UP IN FIELD IS REQUIRED, AT WELDS, ETC. FIELD PREP PER MANUFACTURERS RECOMMENDATIONS.

DESIGN LOADS:

MAIN FLOOR:	LIVE LOAD	
	1ST FLOOR	100 PSF
	STORAGE AREAS	125 PSF
	DEAD LOAD	15 PSF
ROOF:	LIVE LOAD	20 PSF
	DEAD LOAD	15 PSF
	MECHANICAL	30 PSF
	COLLATERAL	10 PSF
SNOW:	GROUND	20 PSF
	IMPORTANCE (I_C)	1.0
	C_e(PARTIAL, TERRAIN C)	1.0
	C_t(THERMAL FACTOR)	1.0
	MAX. SNOW DRIFT LOAD	36 PSF
WIND:	NOMINAL WIND SPEED (V_{ASD})	89 MPH
	ULTIMATE WIND SPEED (V_{ULT})	115 MPH
	IMPORTANCE (I_W)	1.0
	WIND EXPOSURE	B
	SURFACE ROUGHNESS	B
	P_{net} ROOF (UPLIFT)	-21.68 PSF
	P_{net} WALL	14.74 PSF
SEISMIC:	IMPORTANCE (I_E)	1.0
	SITE CLASS	D
	DESIGN CATEGORY	A&B
	S_{DS}	0.115g
	S_{D1}	0.081g
	S_{MS}	0.173g
	S_{M1}	0.122g

SOIL INFORMATION (MBC SECTION 1803):

FOUNDATION DESIGN BASED ON RECOMMENDATIONS NOTED IN INTERTEK PSI GEOTECHNICAL EXPLORATION AND ENGINEERING REPORT #03811381, DATED JUNE 19, 2023.

SOIL TYPE: SANDY CLAY – 3000 PSF

A SOILS ENGINEER OR TESTING COMPANY SHALL BE ON SITE TO VERIFY BEARING CAPACITY OF SOIL DURING EXCAVATIONS OF FOOTINGS. IF A DISCREPANCY OCCURS, THE ARCHITECT/ENGINEER IS TO BE NOTIFIED IMMEDIATELY.

GENERAL MASONRY NOTES:

1. MORTAR AND GROUT MATERIALS:
A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION. PROVIDE NATURAL COLOR OR WHITE CEMENT AS REQUIRED TO PRODUCE MORTAR COLOR SELECTED BY OWNER.
B. MASONRY CEMENT: ASTM C 91. FOR PIGMENTED MORTARS, USE PREMIXED, COLORED MASONRY CEMENTS OF FORMULATION REQUIRED TO PRODUCE COLOR INDICATED, OR IF NOT I NDICATED, AS SELECTED FROM MANUFACTURER'S STANDARD FORMULATIONS. PIGMENTS SHALL NOT EXCEED 5% OF MASONRY CEMENT BY WEIGHT FOR MINERAL OXIDES NOR 1% FOR CARBON BLACK.
C. MORTAR CEMENT: COMMERCIAL INDUSTRY STANDARD. FOR PIGMENTED MORTARS, USE PREMIXED, COLORED MORTAR CEMENTS OF FORMULATION REQUIRED TO PRODUCE COLOR INDICATED, OR IF NOT INDICATED, AS SELECTED FROM MANUFACTURER'S STANDARD FORMULATIONS.PIGMENTS SHALL NOT EXCEED 5% OF MORTAR CEMENT BY WEIGHT FOR MINERAL OXIDES NOR 1% FOR CARBON BLACK.
D. HYDRATED LIME: ASTM C 207, TYPE S.
E. PORTLAND CEMENT-LIME MIX: PACKAGED BLEND OF PORTLAND CEMENT COMPLYING WITH ASTM C 150, TYPE I OR TYPE III, AND HYDRATED LIME COMPLYING WITH ASTM C 207. FOR PIGMENTED MORTARS USE COLORED PORTLAND CEMENT-LIME MIX OF FORMULATION REQUIRED TO PRODUCE COLOR INDICATED, OR IF NOT INDICATED, AS SELECTED FROM MANUFACTURER'S STANDARD FORMULATIONS. PIGMENTS SHALL NOT EXCEED 10% OF PORTLAND CEMENT BY WEIGHT FOR MINERAL OXIDES NOR 2% FOR CARBON BLACK.
F. AGGREGATE FOR MORTAR: ASTM C 144; EXCEPT FOR JOINTS LESS THAN ¼" (6.5 MM), USE AGGREGATE GRADED WITH 100% PASSING THE NO. 16 (1.18 MM) SIEVE.
1. WHITE-MORTAR AGGREGATES: NATURAL WHITE SAND OR GROUND WHITE STONE.
G. AGGREGATE FOR GROUT: ASTM C 404.
H. READY-MIXED MORTAR: CEMENTITIOUS MATERIALS, WATER, AND AGGREGATE COMPLYING WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE; COMBINED WITH SET-CONTROLLING ADMIXTURES TO PRODUCE A READY-MIXED MORTAR COMPLYING WITH ASTM C 1142.
I. EPOXY POINTING MORTAR: ASTM C 395, EPOXY-RESIN-BASED MATERIAL FORMULATED FOR USE AS POINTING MORTAR FOR, AND APPROVED BY MANUFACTURER OF, STRUCTURAL CLAY TILE FACING UNITS; IN COLOR INDICATED OR, IF NOT OTHERWISE INDICATED, AS SELECTED BY OWNER OR ENGINEER/ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
J. COLD-WEATHER ADMIXTURE: NONCHLORIDE, NONCORROSIVE, ACCELERATING ADMIXTURE COMPLYING WITH ASTM C 494, TYPE C, AND RECOMMENDED BY THE MANUFACTURER FOR USE IN MASONRY MORTAR OF COMPOSITION INDICATED.
K. WATER: POTABLE.
L. COLOR:TO BE SELECTED FROM MANUFACTURERS' STANDARD RANGE OF COLORS.

2. MORTAR AND GROUT MIXES:
A. DO NOT USE ADMIXTURES, INCLUDING PIGMENTS, AIR-ENTRAINING AGENTS, ACCELERATORS, RETARDERS, WATER-REPELLENT AGENTS, ANTIFREEZE COMPOUNDS, OR OTHER ADMIXTURES, UNLESS OTHERWISE INDICATED OR APPROVED BY THE ENGINEER.
B. DO NOT USE CALCIUM CHLORIDE IN MORTAR OR GROUT UNLESS APPROVED BY ENGINEER.
C. ADD COLD-WEATHER ADMIXTURE (IF USED) AT THE SAME RATE FOR ALL MORTAR, REGARDLESS OF WEATHER CONDITIONS, IN ORDER TO ENSURE THAT MORTAR COLOR IS CONSISTENT.
D. MORTAR FOR UNIT MASONRY:
1. COMPLY WITH ASTM C 270, PROPORTION SPECIFICATION, FOR TYPES OF MORTAR INDICATED BELOW.
2. COMPLY WITH ASTM C 270, PROPORTION SPECIFICATION, FOR JOB-MIXED MORTAR; AND ASTM C 1142 FOR READY-MIXED MORTAR, OF TYPES INDICATED BELOW.
3. COMPLY WITH ASTM C 270, PROPERTY SPECIFICATION, FOR JOB-MIXED MORTAR; AND ASTM
C 1142 FOR READY-MIXED MORTAR, OF TYPES INDICATED BELOW.
4. COMPLY WITH MBC-SECTION 2103 FOR MORTAR CEMENT TYPES INDICATED BELOW.
5. COMPLY WITH BIA M1, PROPORTION SPECIFICATION, FOR TYPES OF MORTAR INDICATED BELOW:
A. LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO PORTLAND CEMENT AND LIME.
B. LIMIT CEMENTITIOUS MATERIALS IN MORTAR FOR EXTERIOR USE TO PORTLAND CEMENT AND LIME.
E. FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH AND WHERE INDICATED, USE TYPE INDICATED BELOW:
1. TYPE S
F. FOR REINFORCED MASONRY AND WHERE INDICATED, USE TYPE INDICATED BELOW:
1. TYPE S
G. FOR EXTERIOR ABOVE GRADE, LOAD-BEARING AND NON LOAD-BEARING WALLS AND PARAPET WALLS; FOR INTERIOR LOAD-BEARING WALLS; FOR INTERIOR NON LOAD-BEARING PARTITIONS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED, USE TYPE INDICATED BELOW:
1. TYPE N OR RN
H. GROUT FOR UNIT MASONRY: COMPLY WITH ASTM C 476. USE GROUT OF CONSISTENCY INDICATED OR, IF NOT OTHERWISE INDICATED, OF CONSISTENCY (FINE OR COARSE) AT TIME OF PLACEMENT THAT WILL COMPLETELY FILL SPACES INTENDED TO RECEIVE GROUT.
1. USE FINE GROUT IN GROUT SPACES LESS THAN TWO (2)" (50 MM) IN HORIZONTAL DIMENSION, UNLESS OTHERWISE INDICATED.
2. USE COARSE GROUT IN GROUT SPACES TWO (2)" (50 MM) OR MORE IN LEAST HORIZONTAL DIMENSION, UNLESS OTHERWISE INDICATED.
3. REINFORCING STEEL:
A. STEEL REINFORCING BARS WITH MATERIAL AND GRADE AS FOLLOWS:
1. BILLET STEEL COMPLYING WITH ASTM A 615 (ASTM A 615M).
2. GRADE 60.
B. DEFORMED REINFORCING WIRE: ASTM A 496, WITH ASTM A 153, CLASS B-2 ZINC COATING:
1. WELDED-WIRE FABRIC: ASTM A 185.
4. HORIZONTAL JOINT REINFORCEMENT:
A. PROVIDE JOINT REINFORCEMENT FORMED FROM THE FOLLOWING:
1. MILL GALVANIZED, ASTM A641.
2. STAINLESS STEEL WIRE, ASTM A 580, TYPE 304 OR 316.
B. DESCRIPTION: WELDED-WIRE UNITS PREFABRICATED WITH DEFORMED, CONTINUOUS SIDE RODS AND PLAIN CROSS RODS INTO STRAIGHT LENGTHS OF NOT LESS THAN 10' (3 M), WITH PREFABRICATED CORNER AND TEE UNITS, COMPLYING WITH REQUIREMENTS INDICATED BELOW:
1. WIRE DIAMETER:
A. STANDARD DUTY: SIDE & CROSS RODS – 9 GA (0.148").
2. FOR SINGLE-WYTHE MASONRY, PROVIDE TYPE AS FOLLOWS WITH SINGLE PAIR OF SIDE RODS:
A. LADDER DESIGN WITH PERPENDICULAR CROSS RODS SPACED NOT MORE THAN 16" (407 MM) ON CENTER (O.C.), OR
B. TRUSS DESIGN WITH CONTINUOUS DIAGONAL CROSS RODS SPACED NOT MORE THAN 16" (407 MM) O.C.
C. LOCATE HORIZONTAL REINFORCING AT EVERY THIRD COURSE VERTICALLY AND AT THE TOP AND BOTTOM OF EVERY OPENING, UNLESS NOTED OTHERWISE NOTED.
5. TIES AND ANCHORS, GENERAL:
A. PROVIDE TIES AND ANCHORS APPROPRIATE FOR THE APPLICATION THAT COMPLY WITH REQUIREMENTS FOR METAL AND SIZE NOTED HEREIN, UNLESS OTHERWISE INDICATED.
B. WIRE AS FOLLOWS: 1.GALVANIZED CARBON-STEEL WIRE: ASTM A 82; WITH ASTM A 153, CLASS B-2 COATING FOR WIRE TIES AND ANCHORS IN EXTERIOR WALLS.
6. MISCELLANEOUS MASONRY ACCESSORIES:
A. PREFORMED CONTROL-JOINT GASKETS: MADE FROM STYRENE-BUTADIENE-RUBBER COMPOUND, COMPLYING WITH ASTM D 2000, DESIGNATION M2AA-805 OR PVC, COMPLYING WITH ASTM D 2287, TYPE PVC-65406 AND DESIGNED TO FIT STANDARD SASH BLOCK AND TO MAINTAIN LATERAL STABILITY IN MASONRY WALL; SIZE AND CONFIGURATION AS INDICATED.

NOTE

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DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

STRUCTURAL NOTES

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

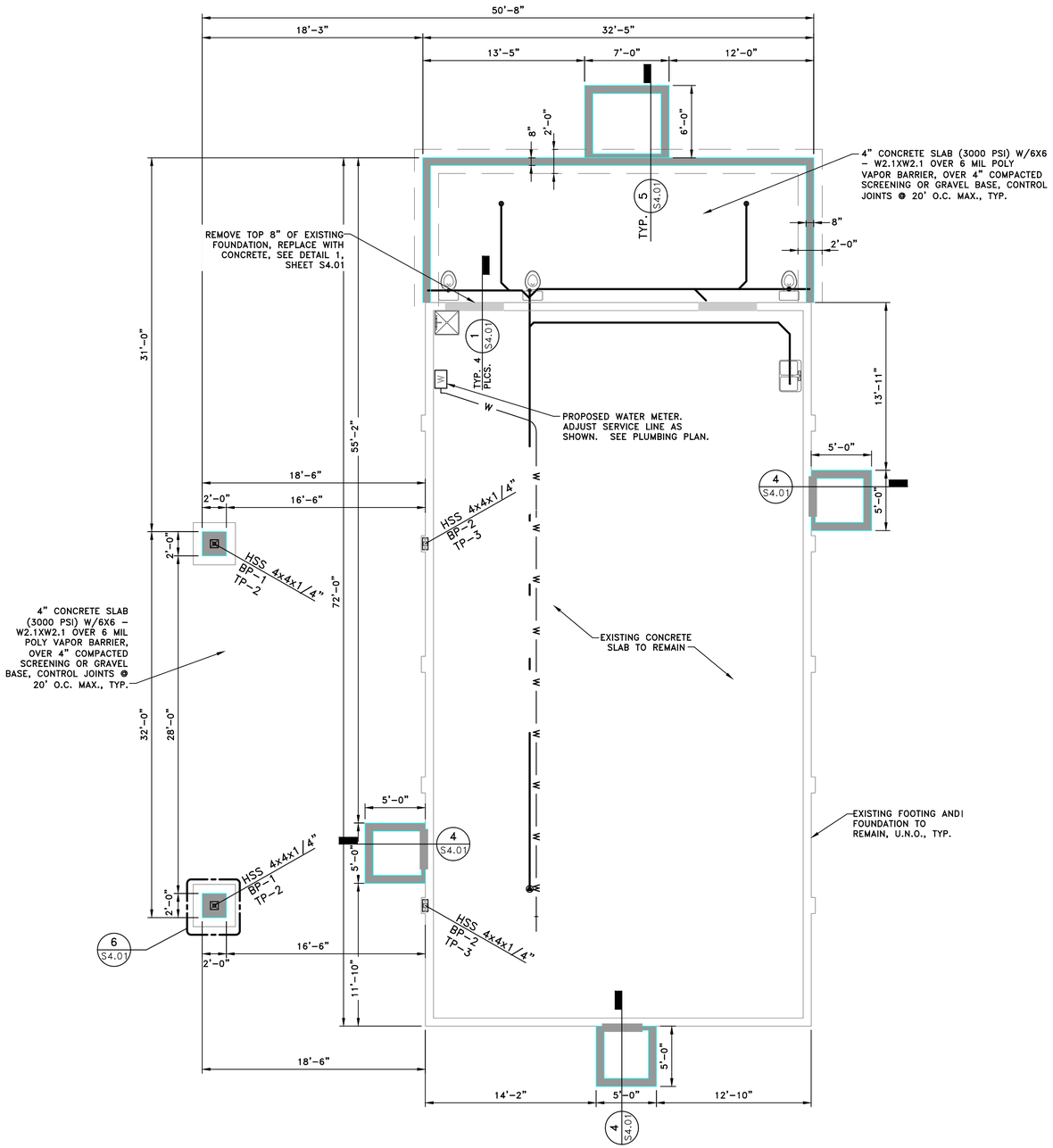
DUNDEE

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
OWNER REVIEW		11/17/25	DAC

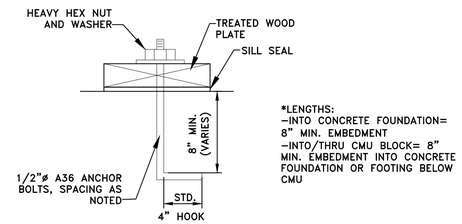
DRAWN BY DAC
REVIEWED BY DAK/ABJ

SCALE*	AS NOTED
PLOT DATE	11/17/25
JOB NO.	301006
SHEET NO.	S1.00

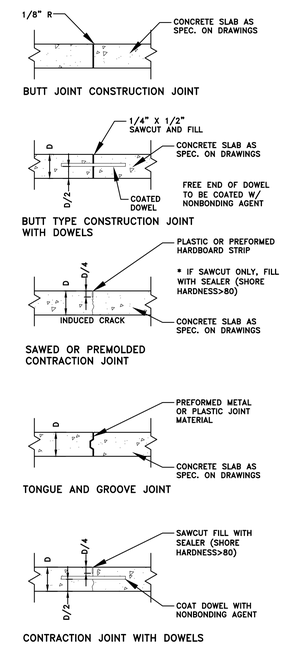


NORTH

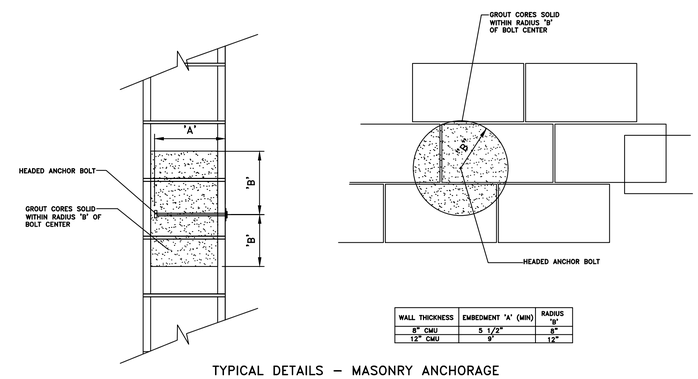
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



TYPICAL ANCHOR BOLT DETAIL
FOR WOOD SILLS



CONCRETE FLOOR JOINTS
SCALE: NONE



WALL THICKNESS	EMBEDMENT 'A' (MIN)	RADIUS 'B'
8" CMU	5 1/2"	8"
12" CMU	9"	12"

TYPICAL DETAILS – MASONRY ANCHORAGE

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165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

FOUNDATION PLAN & DETAILS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
OWNER REVIEW		11/17/25	DAC

DRAWN BY DAC
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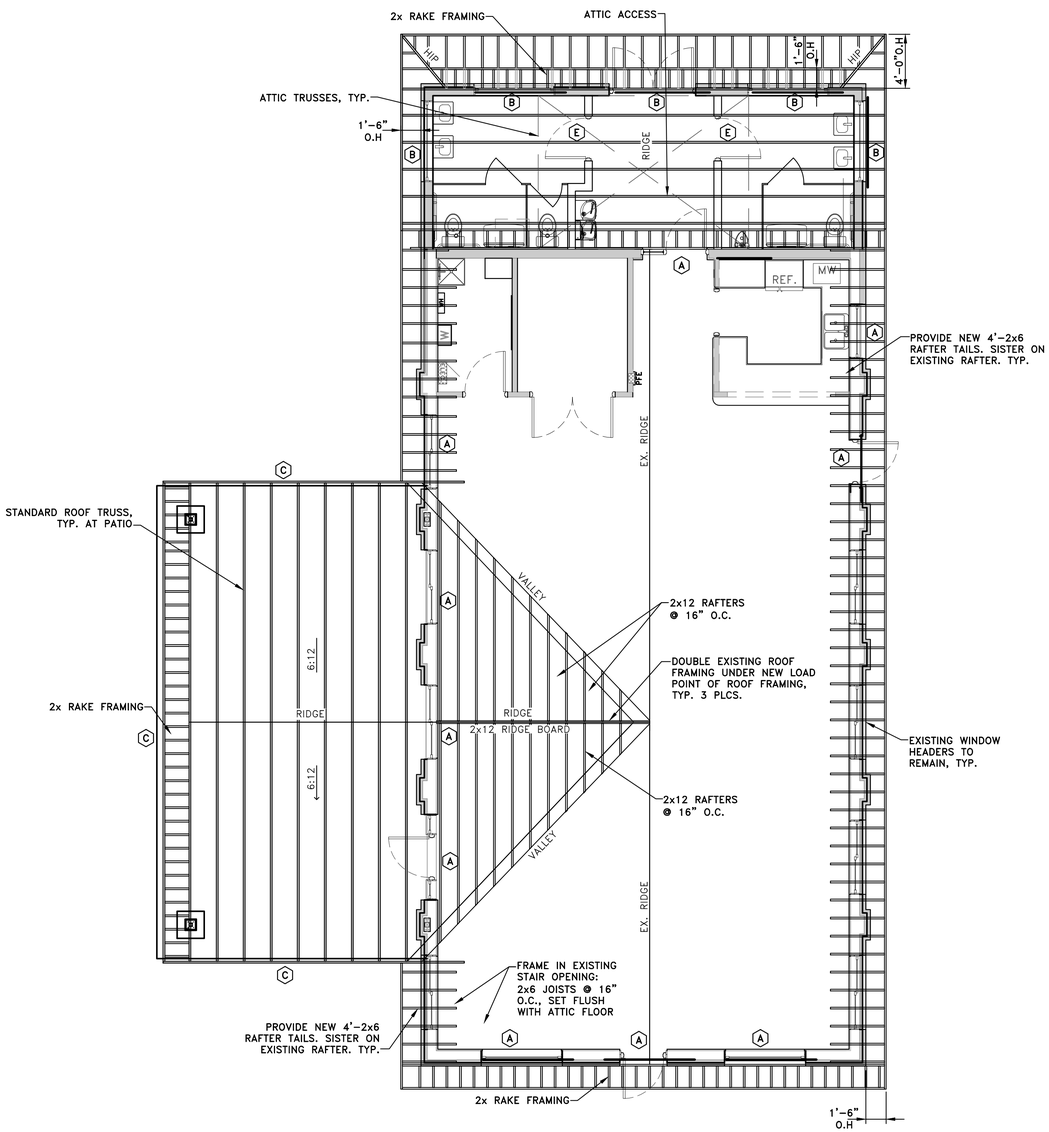
SCALE* AS NOTED
PLOT DATE 11/17/25
JOB NO. 301006
SHEET NO. S2.00



NORTH

ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

BEAM/HEADER SCHEDULE		
LABEL	SIZE/MATERIAL	REMARKS
A	8"x8" PRECAST CONCRETE	NEW HEADER IN EXISTING MASONRY WALL
B	3-1 3/4"x9 1/2" 2.0E MICROLLAM LVL	NEW HEADER IN NEW CONSTRUCTION, STUD WALL
C	W12x35	ROOF BEAM
D	2-1 3/4"x9 1/2" 2.0E MICROLLAM LVL	NEW HEADER IN NEW CONSTRUCTION, STUD WALL
E	2-1 3/4"x11 7/8" 2.0E MICROLLAM LVL	NEW HEADER ON EXISTING MASONRY WALL

DRAFT STOPPING:

1. DRAFT STOPPING SHALL BE PROVIDED IN THE ATTIC WITH A MAXIMUM CONCEALED SPACE OF 3000 S.F. (MBC 717.4.3)
2. DRAFT STOP MATERIAL SHALL BE 1/2" GYPSUM BOARD OR 3/8" OSB ON ONE SIDE OF A COMMON TRUSS. DRAFT STOPPING SHALL BE RUN TIGHT FROM 1/2" GYPSUM CEILING AT BOTTOM OF TRUSSES TO ROOF DECK.
3. ANY OPENINGS IN ANY DRAFT STOP SHALL BE EQUIPPED W/ AN AUTOMATIC CLOSER AND AUTOMATIC LATCH.

ROOF VENTILATION (MBC SECTION 1203)
NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA WITHIN 3' OF PEAK/RIDGE VENTS WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE/SOFFIT.

FLOOR AREA: 3080 SQ.FT.
10.26 SQ.FT. VENTILATION REQUIRED
5.13 SQ.FT. MIN. @ SOFFIT
5.13 SQ.FT. MIN. WITHIN 3' OF PEAK/RIDGE VENT

SOFFIT VENT:
72.75 L.F. OF SOFFIT O.H. AVAILABLE
* 1.5 FT. SOFFIT DEPTH = 109.12 SQ.FT. AVAILABLE

MINIMUM VENTILATION AREA REQUIRED PER SQ.FT. OF SOFFIT:
6.76 SQ.IN./SQ.FT.

RIDGE VENT:
MINIMUM VENTILATION REQUIRED: 5.13 S.F.

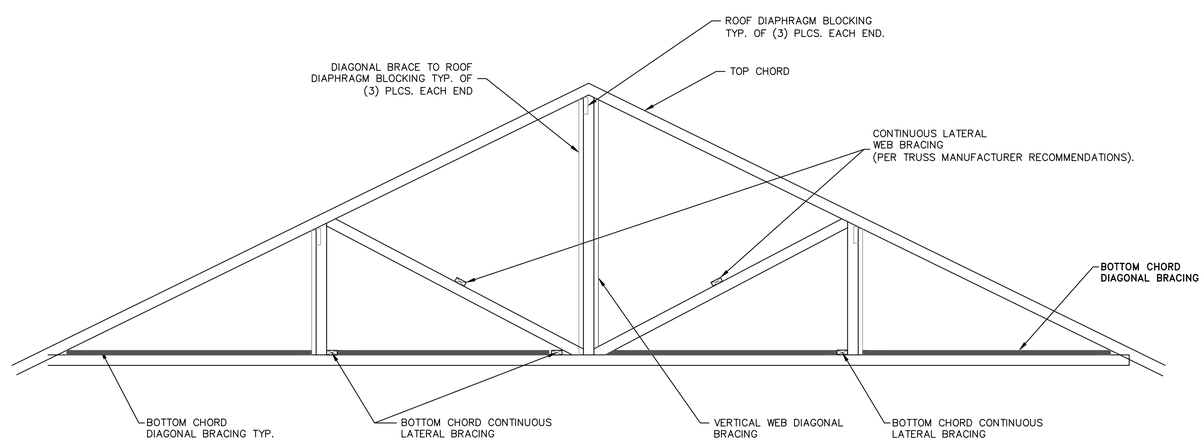
RIDGE VENT AVAILABLE: 109.25 L.F.

RIDGE VENT NET FREE AREA REQUIRED: 6.76 SQ. IN/L.F..

VERIFY FINAL MATERIAL VENTILATION RATES. A MIN. OF 40% AND MAXIMUM OF 50% OF THE OVERALL PROVIDED VENTILATION SHALL BE AT THE RIDGE.

GENERAL TRUSS NOTES:

1. WEB CONFIGURATION AND TRUSS LAYOUT TO BE DETERMINED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL PROVIDE A COMPLETE TRUSS SYSTEM WHICH INCLUDES ALL TRUSSES, TEMPORARY AND PERMANENT BRACING, LVL's AND HEADER/BEAMS USED FOR THE ROOF FRAMING.
2. TRUSS MANUFACTURER TO SUBMIT ENGINEERED STAMPED TRUSS DESIGN DRAWINGS SHOWING ALL DESIGN LOADS FOR TRUSS DESIGN, INCLUDING WIND & SNOW LOADS, LUMBER SPECIFICATIONS AND ALL ITEMS AS REQUIRED PER THE CURRENT BUILDING CODE
3. DEFLECTION: LIVE LOAD= L/240, TOTAL LOAD= L/240.
4. MINIMUM TRUSS MEMBER SIZE TO BE 2x4 (2x3 NOT ALLOWED). SPF NO. 2 OR BETTER.
5. A MINIMUM OF 1 1/2" BEARING SHALL BE PROVIDED AT ALL HEADERS FOR OPENINGS LESS THAN 6', U.N.O. A MINIMUM OF 3" OF BEARING SHALL BE PROVIDED AT ALL HEADERS WITH SPANS 6' TO 12', U.N.O. VERIFY WITH DETAILED STRUCTURAL INFORMATION FOR THE REQUIRED BEARING SUPPORT OF LARGER OPENINGS AND OTHER STRUCTURAL MEMBERS.
6. 3 SETS OF PRE-ENGINEERED WOOD ROOF TRUSS SHOP DRAWINGS SHALL BE PROVIDED TO DAC, INC. FOR REVIEW AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH MBC SECTION 106.3.4. THESE APPROVED DOCUMENTS WILL BE A DEFERRED SUBMITTAL TO THE OFFICE OF THE BUILDING OFFICIAL FOR REVIEW AND REFERENCE PRIOR TO INSTALLATION OF SUCH TRUSSES.



A TYPICAL COMMON TRUSS BRACING
SCALE: NONE

NOTE
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

811 Know what's below. Call before you dig.

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110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

ROOF FRAMING PLAN & DETAILS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

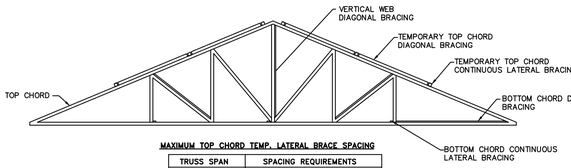
DUNDEE

ISSUE			
ITEM	COMMENT DATE	DATE ISSUED	BY
OWNER REVIEW		11/17/25	DAC

NOTE!

ALL BRACING MATERIAL MUST BE A MINIMUM OF 2X4 STRESS-GRADED LUMBER (AS SPECIFIED BY THE TDD OR BUILDING DESIGNER).

NOT ALL BRACING SHOWN FOR CLARITY, BOTH SIDES TO BE SYMMETRICAL

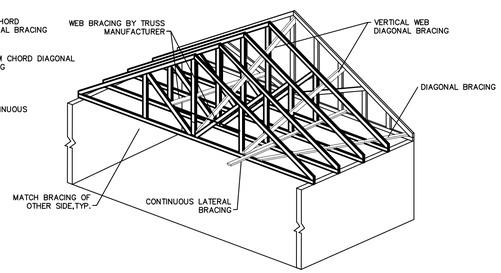


MAXIMUM TOP CHORD TEMP. LATERAL BRACE SPACING

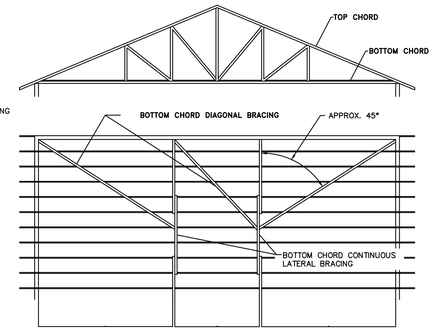
TRUSS SPAN	SPACING REQUIREMENTS
UP TO 30'	USE 10' SPACING*
30' – 45'	USE 8' SPACING*
45' – 60'	NO GREATER THAN 6' *
60' – 80'+	NO GREATER THAN 4' *

*CONSULT A PROFESSIONAL ENGINEER FOR TRUSSES LONGER THAN 60'

TCTLB SPACING BETWEEN ROWS IS BASED ON TRUSS SPAN.



SAMPLE DETAIL PERMANENT BRACING CONFIGURATIONS

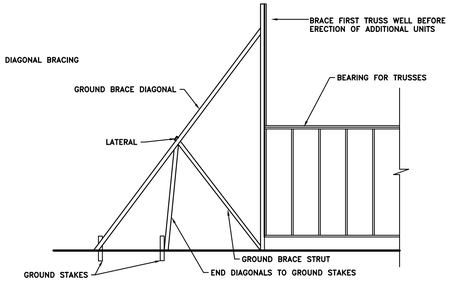


BRACING THE BOTTOM CHORD PLANE

BOTTOM CHORD LATERAL BRACING (BCLB) IS USED TO STABILIZE THE BOTTOM CHORDS DURING INSTALLATION AND TO MAINTAIN PROPER SPACING BETWEEN TRUSSES. THEREFORE, LATERAL BRACING IS PLACED ON THE TOP EDGE OF THE BOTTOM CHORDS AND FASTENED WITH A MINIMUM OF 2–16d(0.135X3.5") NAILS AT EACH TRUSS INTERSECTION, AT THE LOCATIONS SPECIFIED.

- BOTTOM CHORD TEMPORARY LATERAL BRACING MUST BE CONTINUOUS AND INSTALLED AT NO MORE THAN 15' ON-CENTER AND MAY ONLY BE REMOVED (IF DESIRED) AFTER THE PERMANENT CEILING DIAPHRAGM IS IN PLACE.
- BOTTOM CHORD PERMANENT LATERAL BRACING MUST BE INSTALLED AT NO MORE THAN 10' ON-CENTER (BUT MAY BE LESS IF REQUIRED BY THE SPECIFIC TRUSS DESIGN AND/OR THE BUILDING DESIGNER). TEMPORARY LATERAL BRACING MAY BE INSTALLED AT THE REQUIRED LOCATIONS OF THE PERMANENT LATERAL BRACING (SEE TDD FOR LOCATIONS) AND REMAIN TO BECOME PART OF THE PERMANENT BRACING SYSTEM.
- DIAGONAL BRACING IN THE PLANE OF THE BOTTOM CHORD REPEATED AT THE SAME INTERVALS AS THE TOP CHORD DIAGONAL BRACING; OR OTHER MEANS AS DETERMINED BY THE BUILDING DESIGNER.

TEMPORARY DIAGONAL BRACING WHICH IS INSTALLED IN THE PLANE OF THE BOTTOM CHORD MAY BECOME PART OF THE PERMANENT BRACING SYSTEM.



*GROUND BRACE CONNECTIONS SHOULD USE A MIN. 2–16d (0.135x3.5") NAILS CLINCHED

FOR INTERIOR GROUND BRACING SET TRUSSES 2,3,4 AND 5 WITH TCTLB IN LINE WITH EXTERIOR GROUND BRACING

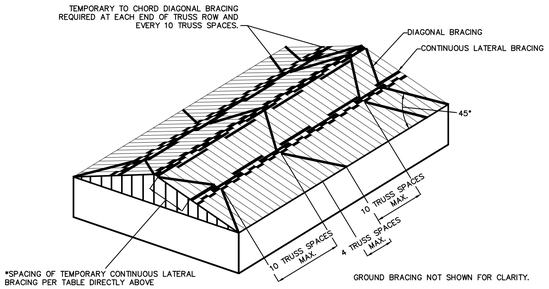
MAXIMUM TCTLB SPACING

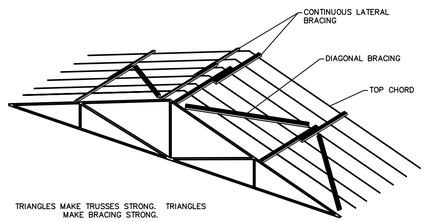
TRUSS SPAN	TCTLB SPACING REQUIREMENTS
UP TO 30'	10' ON-CENTER MAXIMUM
30' – 45'	8' ON-CENTER MAXIMUM
45' – 60'	6' ON-CENTER MAXIMUM
60' – 80'+	4' ON-CENTER MAXIMUM

+CONSULT A PROFESSIONAL ENGINEER FOR TRUSSES LONGER THAN 60'

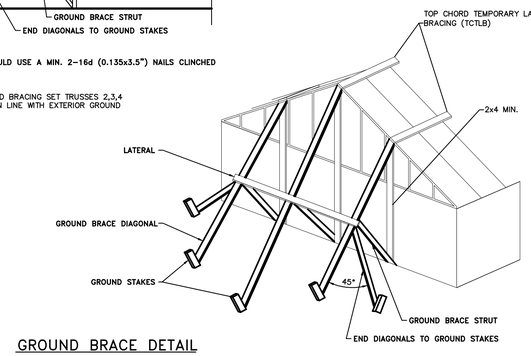
FOR ALL BRACING AND SPACING MEMBERS NAIL AS FOLLOWS (EXCEPT END-GRAIN NAILED SPACER BLOCKS WHICH REQUIRE 16d DEFORMED SHANK: RING, BARB, OR SCREW NAILS):

- ALWAYS DRIVE 2–12d (0.128X3"), 2–12d (0.128X3.25") OR 2–16d (0.135X3.5") NAILS INTO EACH TRUSS FOR BOTH LATERAL AND DIAGONAL MEMBERS.
- MINIMUM SIZE BRACING MATERIAL IS 2X4 STRESS-GRADED LUMBER UNLESS OTHERWISE SPECIFIED BY THE BUILDING DESIGNER.
- DRIVE NAILS FLUSH, OR USE DOUBLE-HEADED (DUPLEX) NAILS FOR EASIEST BRACE REMOVAL.





TEMPORARY TOP CHORD DIAGONAL BRACING



GROUND BRACE DETAIL

TOP CHORD TEMPORARY CONTINUOUS LATERAL BRACES MUST HAVE DIAGONAL BRACES A MAXIMUM OF EVERY 20'

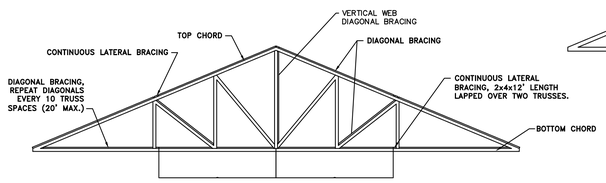
WARNING! THIS DIAGONAL BRACING OPTION CAN ONLY BE USED IF THE CONTRACTOR HAS INSTALLED LONG LENGTH TOP CHORD TEMPORARY CONTINUOUS LATERAL BRACES.

STEP A: INSTALL TRUSSES 1 THROUGH 5 USING TCTLB

STEP B: ADD LONG LENGTH (MIN. 2X4X12') CONTINUOUS LATERAL BRACES TO TIE ALL TRUSSES TOGETHER.

STEP C: ADD DIAGONAL BRACING (AT =45°) AS INDICATED BELOW.

EXACT SPACING BETWEEN TRUSSES SHOULD BE MAINTAINED AS BRACING IS INSTALLED TO AVOID THE HAZARDOUS PRACTICE OF REMOVING BRACING TO ADJUST SPACING. THIS ACT OF "ADJUSTING SPACING" CAN CAUSE TRUSSES TO TOPPLE IF CONNECTIONS ARE REMOVED AT THE WRONG TIME.

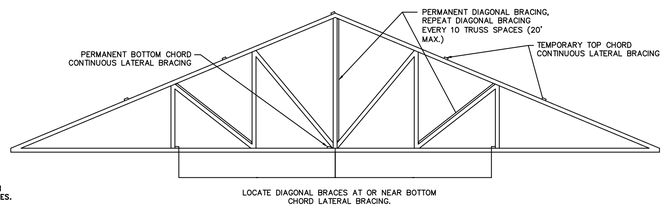


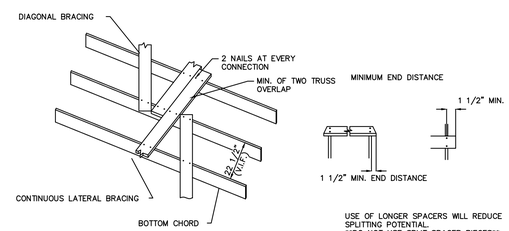
SPACING OF TEMPORARY CONT. LATERAL BRACING

TRUSS SPAN	SPACING REQUIREMENTS
UP TO 30'	USE 10' SPACING*
30' – 45'	USE 8' SPACING*
45' – 60'	NO GREATER THAN 6' *
60' – 80'+	NO GREATER THAN 4' *

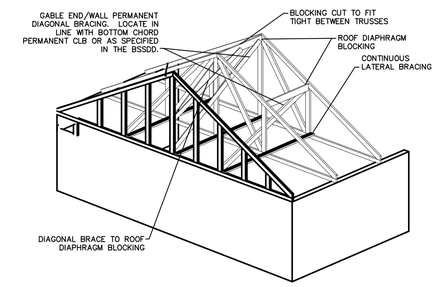
*CONSULT A PROFESSIONAL ENGINEER FOR TRUSSES LONGER THAN 60'

TOP & BOTTOM CHORD BRACE DETAIL

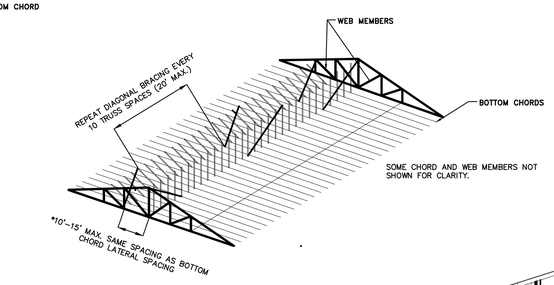




USE OF LONGER SPACERS WILL REDUCE SPLITTING POTENTIAL.
DO NOT USE SPLIT SPACER PIECES



BRACE DETAIL



THIS BRACING APPROACH APPLIES TO ALL TRUSS TYPES EXCEPT 3X2 AND 4X2 PARALLEL CHORD TRUSSES

INSTALL WEB MEMBER PLANE BRACING (LATERAL AND DIAGONAL/TEMPORARY AND PERMANENT).

DIAGONAL BRACING SHOULD ALSO BE INSTALLED AS TEMPORARY INSTALLATION BRACING PERPENDICULAR TO THE PLANE OF THE TRUSSES AND ATTACHED TO SIMILAR WEB MEMBERS.

- PERMANENT LATERAL WEB BRACING REQUIREMENTS WILL BE SPECIFIED ON THE TDD.

DIAGONAL BRACING MUST BE INSTALLED ON WEB MEMBERS (VERTICALS WHENEVER
- POSSIBLE), LOCATED AT OR NEAR BOTTOM CHORD LATERAL BRACING. PROPERLY ATTACHED RATED PANEL SHEATHING MAY BE SUBSTITUTED FOR DIAGONAL BRACING.

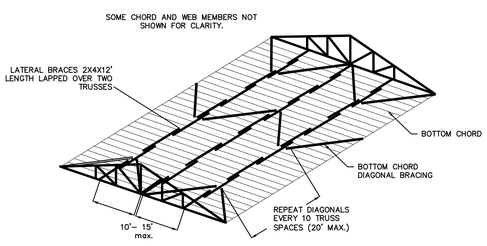
WEB DIAGONAL BRACES MUST BE INSTALLED SO THAT THEY CROSS THE WEB MEMBERS AT ABOUT 45° AND SHOULD BE NAILED WITH A MINIMUM OF
- 2–16d(0.135X3.5") NAILS AT EACH END AND EACH INTERMEDIATE TRUSS WEB.

WEB LATERAL AND DIAGONAL BRACES FOR INSTALLATION PURPOSES MAY BE INSTALLED AT THE LOCATIONS SPECIFIED FOR PERMANENT BRACING AND MAY BECOME
- PART OF THE PERMANENT BRACING SYSTEM.

WEB DIAGONAL BRACES SHOULD BE NO LESS THAN 2X4 STRESS-GRADED LUMBER.

- THE WEB DIAGONAL BRACES, ACTING TOGETHER WITH THE TOP CHORD AND BOTTOM CHORD TEMPORARY LATERAL BRACING, FORM TRIANGULATION PERPENDICULAR TO THE PLANE OF THE TRUSS, THUS CREATING ADDITIONAL LATERAL STABILITY FOR THE
- BRACED TRUSSES.

WEB MEMBER PLANE BRACING

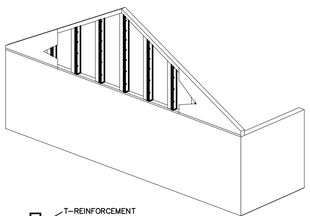


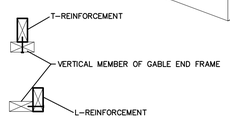
*IMPORTANT NOTE: INSTALL BOTTOM CHORD LATERAL BRACING IN ROWS NO MORE THAN 15' ON-CENTER, U.N.O. INSTALL BOTTOM CHORD PERMANENT LATERAL BRACING AT THE LOCATIONS REQUIRED BY THE TDD AND BSSDD. THE MAXIMUM ON-CENTER SPACING OF PERMANENT LATERAL BRACES IS 10' BUT MAY BE LESS IF REQUIRED BY THE TDD AND/OR BUILDING DESIGNER.

CONNECT END OF BRACING TO END WALL. ADD DIAGONAL BRACING AT EACH END AND EVERY 10 TRUSS SPACES (20' MAXIMUM).

PLACE CONTINUOUS LATERAL BRACES AND DIAGONALS ON TOP OF THE BOTTOM CHORD AS SHOWN. THEY MAY BE REMOVED AFTER THE PERMANENT CEILING DIAPHRAGM IS IN PLACE OR REMAIN TO BECOME PART OF THE PERMANENT BRACING SYSTEM.

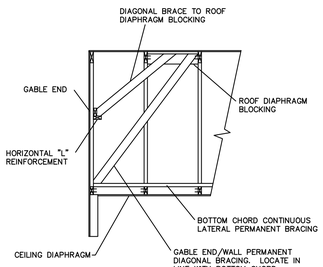
BOTTOM CHORD TEMP./PERM. BRACING



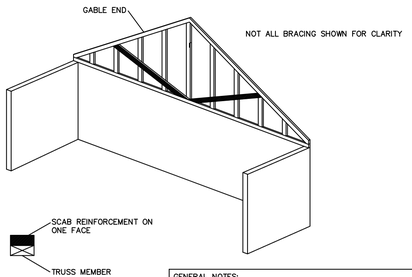


SCAB REINFORCEMENT ON STRUCTURAL GABLE END FRAME

GABLE FRAME WEB REINFORCEMENT TYPES



GABLE END FRAME BRACING



GENERAL NOTES:

1. ALL BRACING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF BUILDING COMPONENT SAFETY INFORMATION, BCSI. IF ANY DISCREPANCIES OR QUESTIONS ARISE REGARDING BRACING, TEMPORARY OR PERMANENT, THE ARCHITECT/ENGINEER IS TO BE NOTIFIED IMMEDIATELY

2. BRACING MATERIAL MUST BE MIN. 2x4 STRESS-GRADED LUMBER OR BETTER.

3. ALL CONNECTIONS W TO BE A MINIMUM OF 2–16D (0.135x3.5") NAILS AT EACH JUNCTION.

4. ABBREVIATIONS
   - TC – TOP CHORD
   - BC – BOTTOM CHORD
   - TCTLB – TOP CHORD TEMPORARY LATER BRACING
   - TCLB – TOP CHORD LATERAL BRACING (PERMANENT)
   - BCTLB – BOTTOM CHORD TEMPORARY LATERAL BRACING
   - BCLB – BOTTOM CHORD LATERAL BRACING (PERMANENT)

NOTE

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DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

TYPICAL TRUSS BRACING

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

ISSUE			
ITEM	COMMENT DATE	DATE	BY
OWNER REVIEW		11/17/25	DAC

DRAWN BY DAC
REVIEWED BY DAC/ARJ

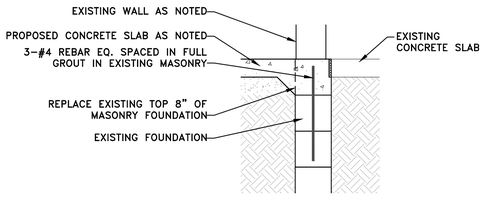
SCALE* AS NOTED

PLOT DATE 11/17/25

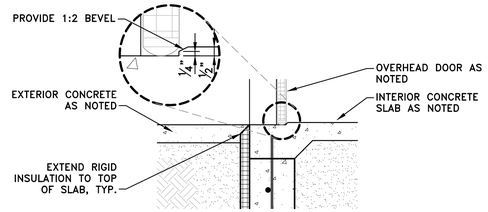
JOB NO. 301006

SHEET NO.

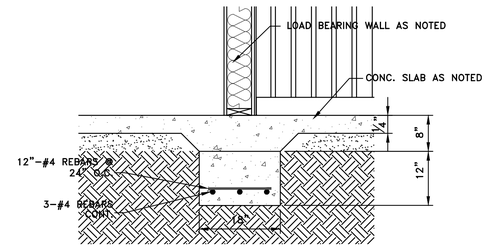
S3.01



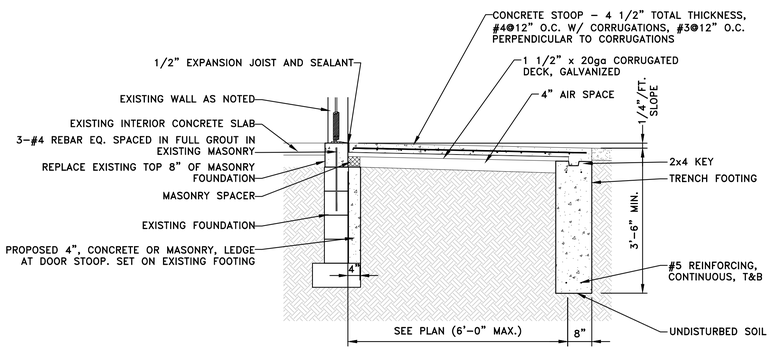
1 TYPICAL INTERIOR THRESHOLD @ EX. BUILDING
SCALE: 3/4" = 1'-0"



2 OVERHEAD DOOR THRESHOLD
SCALE: 3/4" = 1'-0"



3 SHALLOW FOOTING DETAIL
SCALE: 3/4" = 1'-0"



4 TYPICAL STOOP @ EX. BUILDING
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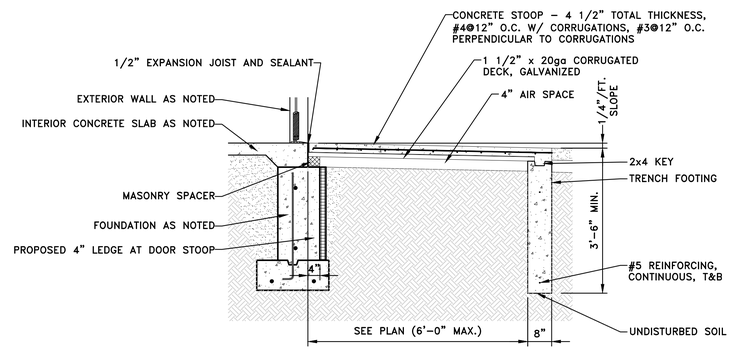
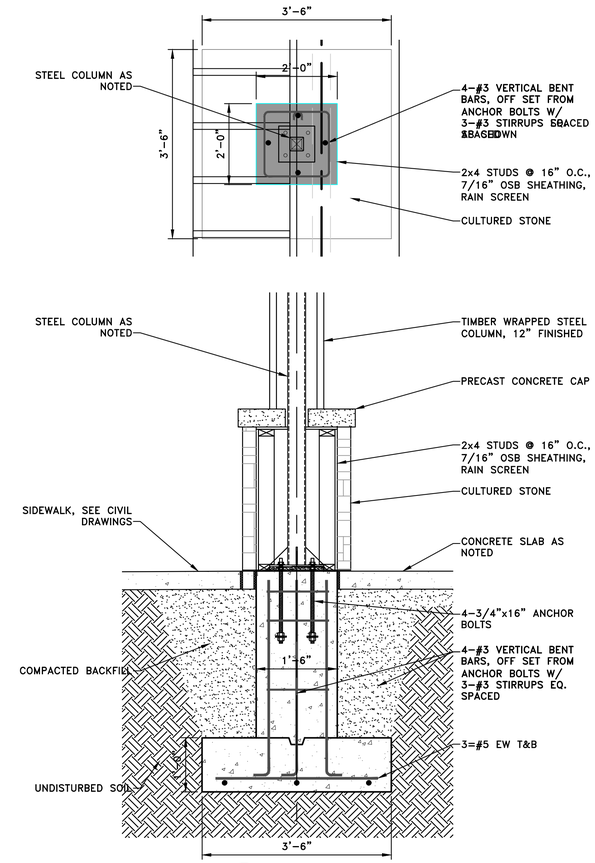
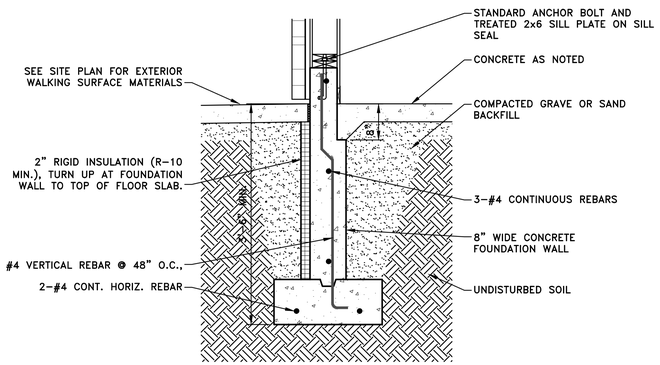


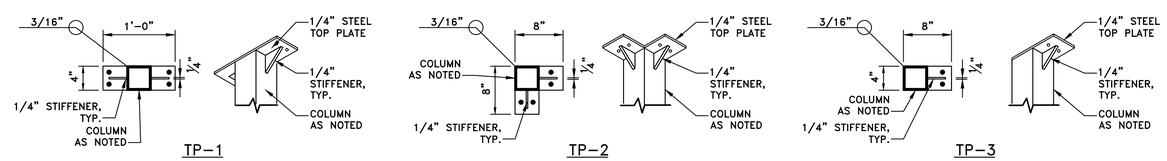
5 TYPICAL STOOP @ ADDITION
SCALE: 1/2" = 1'-0"



6 PIER DETAIL
SCALE: 3/4" = 1'-0"

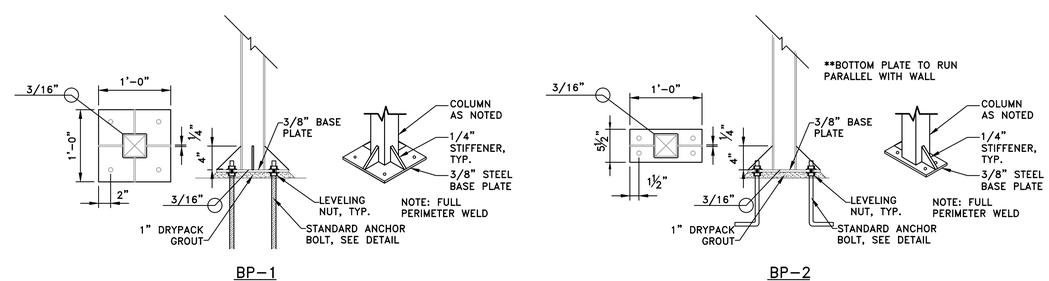


6 TYPICAL FOOTING DETAIL
SCALE: 3/4" = 1'-0"



TOP PLATE DETAILS

**TOP PLATE TO RUN IN-LINE WITH BEAM



BASE PLATE DETAILS

STEEL DETAILS
SCALE: 1" = 1'-0"

NOTE

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811 Know what's below. Call before you dig.

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DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

DETAILS

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

ISSUE			
ITEM	COMMENT DATE	DATE REVISED	BY
OWNER REVIEW		11/17/25	DAC

DRAWN BY DAC
REVIEWED BY DAC/ARJ

SCALE*	AS NOTED
PLOT DATE	11/17/25
JOB NO.	301006

SHEET NO.
S4.01

PLUMBING GENERAL NOTES & SPECIFICATIONS:
1.0 GENERAL–

1.1 THE ENTIRE SET OF CONSTRUCTION DRAWINGS ARE TO BE REVIEWED THOROUGHLY BY THE PLUMBING CONTRACTOR FOR ANY DISCREPANCIES, CONFLICTS, INTERFERENCES, OR COLLISIONS WITHIN HIS TRADE OR WITH ANY OTHER TRADES. THE ENGINEER/ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS ARE DISCOVERED. WHEN THE PLUMBING CONTRACTOR CONFIRMS THE MANUFACTURER AND MODEL TO BE USED FOR THE PROJECT, IT SHALL BE HIS RESPONSIBILITY TO COORDINATE ALL INSTALLATION DETAILS WITH OTHER TRADES, AS WELL AS CONFIRM ALL ADA REQUIREMENTS HAVE BEEN MET, AND THAT THE SPECIFIED EQUIPMENT WILL FIT INTO THE CONDITIONS PRESENTED FOR THIS PROJECT.

1.2 THESE PLUMBING PLANS ARE DIAGRAMMATIC ONLY AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION OR LOCATION OF PIPING OR EQUIPMENT. THE PLUMBING CONTRACTOR SHALL CONFORM TO THE INTENT OF THE MOST RECENT REVISED SET OF DRAWINGS. WHERE BUILDING CONSTRUCTION MAKES IT ADVISABLE OR NECESSARY TO CHANGE THE LOCATION OF PIPING , EQUIPMENT, ETC. WITHOUT INCREASING THE COST OF THE WORK, AFFECTING OTHER TRADES OR NEGATIVELY AFFECTING THE PROJECT CRITICAL PATH. THE PLUMBING CONTRACTOR SHALL PERFORM SUCH WORK WITH THE CONSENT OF THE ARCHITECT/ENGINEER. IF IT IS ADVISABLE TO ADJUST THE LOCATION OF ANY PLUMBING FIXTURE, THE PLUMBING CONTRACTOR SHALL VERIFY ANY ADJUSTMENT WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION. CUTTING AND PATCHING IN NEW CONSTRUCTION DONE BY THE PLUMBING CONTRACTOR BECAUSE OF INITIAL FAILURE TO PROVIDE FOR OPENINGS AND SPACES SHALL BE DONE AT NO COST TO THE OWNER.

1.3 WHERE DIMENSIONS, EQUIPMENT, LOCATIONS, ELEVATIONS AND LAYOUT ARE SHOWN FOR EXISTING CONDITIONS, IT IS FOR REFERENCE PURPOSES ONLY. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, EQUIPMENT AND MATERIALS PRIOR TO STARTING CONSTRUCTION.

1.4 ALL PLUMBING CONTRACTORS BIDDING THE PROJECT SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SITE, EXISTING CONDITIONS AND MATERIALS UNDER WHICH THE PROJECT WILL BE PERFORMED. ANY AND ALL DISCREPANCIES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IMMEDIATELY, AND PRIOR TO SUBMITTING A BID, FOR DIRECTION AND/OR CLARIFICATION. FAILURE TO DO SO WILL BE DEEMED AS AN ACCEPTANCE OF THE EXISTING CONDITIONS WITH NO ADDITIONAL COST WILL BE CONSIDERED FOR ANY DISCREPANCIES AFTER THE CONTRACT HAS BEEN AWARDED.

1.5 PROVIDE A MINIMUM OF ONE(1) YEAR LABOR AND MATERIAL WARRANTY ON ALL WORK UNLESS NOTED OTHERWISE.

2.0 PRODUCTS–

2.1 MANUFACTURERS AND MATERIALS SPECIFIED HEREIN ARE INCLUDED AS THE BASIS OF DESIGN. ALTERNATE MANUFACTURERS OF SIMILAR EQUIPMENT AND MATERIALS ARE SUBJECT TO ARCHITECT/ENGINEER APPROVAL PRIOR TO SUBMITTAL OF THE BID ONLY. SUBSTITUTIONS AFTER THE BIDS ARE SUBMITTED MAY BE CONSIDERED WITH THE OWNERS APPROVAL AND MAY NOT BE ACCEPTED, WHEREAS THE ORIGINALLY SPECIFIED EQUIPMENT AND MATERIALS WILL BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO JUSTIFY AND PROVE MINIMUM ESTABLISHED STANDARDS OF THE BASIS OF DESIGN HAVE BEEN MET AND OR EXCEEDED ALONG WITH JUSTIFICATION FOR THE CHANGE IN EQUIPMENT, MANUFACTURER OR MATERIALS, INCLUDING DIFFERENCE IN COST AND LEAD TIME.

2.2 ALL PLUMBING TRENCHES TO BE FILLED WITH SAND, CRUSHED LIMESTONE (#8) OR SCREENINGS, FULL HEIGHT OF EXCAVATION (OR TO FINISH GRADE WHICHEVER IS HIGHER) INSTALLED IN 6" MAX. LIFTS. EACH LIFT TO BE COMPACTED TO 95% RELATIVE COMPACTION.

2.3 DRAIN, WASTE, & VENT PIPING BELOW GRADE, ABOVE FLOOR LINE, UP TO A POINT OF 5' BEYOND FOUNDATION WALL (BUILDING PLUMBING LINE), IN WALLS, ABOVE CEILING OR TO ROOF SHALL BE SCHEDULE 40 PVC & SOLVENT WELDED/GLUED FITTINGS, U.N.O. AND SHALL COMPLY WITH ASTM D2665, D2564, D3311, AS APPLICABLE. PLASTIC SHALL NOT BE USED IN AREAS WHERE TEMPERATURE OF CONTENTS MAY EXCEED 140°F. PIPE SLOPE: 2 1/2"ø OR LESS – 1/4"/FT. MIN., 3"ø–6"ø – 1/8"/FT MIN., 8"ø – OR LARGER – 1/16"/FT. MIN.

2.4 UNDERGROUND WATER – TYPE "K" COPPER TUBE (ASTM B88–83A) WITH NO JOINTS (SOLDER PRESSURE RATED FITTINGS WHERE JOINTS REQUIRED) OR CROSS LINKED POLYETHYLENE (PEX–A)(ASTM F876, F877, F1960) WITH NO CONCEALED FITTING OR FITTINGS IF POSSIBLE, OTHERWISE ASTM F1960 COLD EXPANSION FITTINGS. INTERIOR ABOVE GROUND – SOLDERED COPPER TYPE 'L' PIPE & FITTINGS TO BE IN ACCORDANCE WITH ASME B16.18 OR ASME B16.22 OR CROSS LINKED POLYETHYLENE (PEX) AS NOTED ABOVE.

2.5 PROVIDE FIBERGLASS THERMAL INSULATION AT ALL DOMESTIC HOT & COLD WATER PIPING. INSULATION TO CONFORM TO ASTM C547 CLASS I WITH C=0.26 MAXIMUM (BTU–IN/HR–SQ.FT.–DEG.F.@75). VAPOR BARRIER SHALL HAVE WHITE KRAFT PAPER EXTERIOR AND GLASS FIBER REINFORCEMENT INSULATION. INSTALL IN ALL CONCEALED LOCATIONS (WALLS, UNDER SLAB, & ATTIC). 1/2" INSULATION AT PIPES 3/4" AND SMALLER, 1" INSULATION AT PIPES OVER 3/4". SUCH SHALL BE BY MANVILLE (MICRO–LOK 650 AP–T) OR EQUAL BY OWENS CORNING, CERTAINTEED, OR KNAUF. (PLUMBING CONTRACTOR HAS THE OPTION OF USING 1/2" TO 3/4" THICK TUBULAR CLOSED CELL FLEXIBLE FOAM WRAP–AROUND TYPE AS MANUFACTURED BY ARMSTRONG (AP ARMAFLEX), RUBATEX OR EQUAL.) COMPOSITE INSULATION TO HAVE A FLAME SPREAD RATING OF NOT OVER 25 AND A SMOKE DEVELOPMENT RATING OF NOT HIGHER THAN 450.

PLUMBING GENERAL NOTES & SPECIFICATIONS (CONT.):
PRODUCTS – CONTINUED

2.6 ALL WATER HEATERS TO HAVE: PRESSURE RELIEF VALVE, SHUT–OFF VALVES ON BOTH HOT & COLD WATER TO ISOLATE UNIT DURING REPAIR OR REPLACEMENT, RELIEF DISCHARGE PIPE WITH AN AIR GAP CONNECTION AT THE BUILDING DRAIN SYSTEM, DRAIN PAN AS NEEDED, EXPANSION TANK. GAS FIRED WATER HEATERS TO HAVE A DIRT LEG AND ISOLATION VALVE LOCATED ON THE GAS CONNECTION. MAXIMUM TEMPERATURE TO BE SET AT 140°F. TEMPERATURE LIMITING MIXING VALVE MAY BE PLACED AT THE WATER HEATER WHERE NO KITCHEN EQUIPMENT OR OTHER EQUIPMENT REQUIRES THE HIGH TEMPERATURE SUPPLY.

2.7 WATER–HAMMER ARRESTORS, IN ACCORDANCE WITH ASSE 1010 (MPC 604.9), SHALL BE PROVIDED AT ALL PLUMBING FIXTURES (HOT & COLD) WITH QUICK CLOSING VALVES.

2.8 PROVIDE STAINLESS STEEL OR CHROME PLATED COPPER TRAPS, ARMS, EXTENSIONS, ETC. AT PLUMBING FIXTURES WHERE EXPOSED TO VIEW. ALL OTHERS TO BE PVC. VERIFY WHICH MATERIALS USED WHERE WITH OWNER. PROVIDE STAINLESS STEEL ESCUTCHEONS AT ALL WALL, FLOOR, OR CEILING PIPE PENETRATIONS. FILL ALL OPENINGS AROUND SLEEVES OR AROUND PIPES IN SLEEVES IN FIRE RATED ASSEMBLIES, WITH APPROVED FIRE BARRIER SYSTEM (CALCIUM SILICATE BLOCK, SILICON FOAM, PUTTY OR CAULK) AND SEALED AT BOTH ENDS. TRUEBRO LAV. GUARDS OR EQUAL TO BE INSTALLED AT ALL ACCESSIBLE FIXTURES WITH EXPOSED PLUMBING.

2.9 SEE FIXTURE SCHEDULE FOR ADDITIONAL EQUIPMENT, ACCESSORIES AND EQUIPMENT.

2.10 RETURN AIR PLENUM RATED PIPING AND ACCESSORIES TO BE USED WHERE ANY PLENUM TO ACT AS THE HVAC RETURN CHASE. VERIFY W/ HVAC DESIGN IF PLENUM RATED ITEMS ARE INTENDED ON THIS PROJECT. PLASTIC PIPE SHALL NOT BE USED IN ANY RETURN AIR PLENUM RATED APPLICATION.

3.0 EXECUTION & CLOSE–OUT–

3.1 ALL PLUMBING EQUIPMENT AND SYSTEMS TO BE INSTALLED IN ACCORDANCE TO THE CURRENT MICHIGAN PLUMBING CODE.

3.2 THE PLUMBING CONTRACTOR SHALL FURNISH, ASSEMBLE, INSTALL, CONNECT, AND FINISH ALL FIXTURES, ACCESSORIES, TRIM, ETC., AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY INTENDED INSTALLATION, SURROUNDING CONDITIONS, CONDITIONS DURING CONSTRUCTION AND PRIOR TO INSTALLATION, DIMENSIONS, BLOCKING, CLEARANCES OF ALL EQUIPMENT AND ACCESSORIES, ETC. AND COMPARE WITH THESE DRAWINGS AND MANUFACTURERS REQUIREMENTS. WHERE A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND MANUFACTURERS RECOMMENDATIONS, THE MANUFACTURER SHALL TYPICALLY GOVERN. ANY DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING.

3.3 THE PLUMBING CONTRACTOR SHALL PROVIDE A COMPLETE INSTALLATION OF ALL FIXTURES, ACCESSORIES, EQUIPMENT, VALVES, TRAPS, SUPPLY LINES, SEALANT, HANGERS, SUPPORTS, ANCHORS, CARRIERS, ETC. FOR INSTALLATIONS SPECIFIC FOR THIS PROJECT.

3.4 ALL FIXTURES SHALL BE SET LEVEL AND PLUMB AS REQUIRED, AND IN A NEAT AND UNIFORM MANNER. ALL CONNECTIONS, SUPPORTS AND INSTALLATIONS SHALL BE SET AT RIGHT ANGLES, UNLESS DIRECTED OTHERWISE.

3.5 PATCH ADJACENT EXISTING SURFACES WHERE WORK IS PERFORMED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

3.6 INTERCONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE THE INTERFERENCE WITH STANDARD FACILITY OPERATIONS. AN ANTICIPATED SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND COORDINATION WITH OWNER FOR SCHEDULE APPROVAL AND APPROVED. SHUT–DOWNS SHALL ONLY OCCUR WITH THE WRITTEN APPROVAL FROM THE ENGINEER/ARCHITECT.

3.7 THE PLUMBING CONTRACTOR SHALL PROVIDE FIELD INSTRUCTION, TRAINING, SYSTEM DEMONSTRATION, MAINTENANCE PROCEDURES TO THE OWNER, AND ANY PERSONNEL SELECTED BY THE OWNER.

3.8 PIPES PASSING THROUGH CONCRETE OR MASONRY WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION. PROVIDE A METAL OR PVC SLEEVE AT ANY PENETRATION. ANNULAR SPACES BETWEEN SLEEVES AND PIPES SHALL BE FILLED AND TIGHTLY CAULKED PROVIDING A WATER TIGHT JOINT. A METAL SLEEVE AND FIRE CAULKING TO BE USED AT ANY FIRE RATED ASSEMBLIES.

3.9 PIPES PASSING THROUGH OR UNDER FOOTINGS OR FOUNDATION WALL SHALL BE COVERED TO ELIMINATE ANY LOAD FROM BEARING ON THE PIPE OR A SLEEVE (PVC OR OTHER APPROVED MATERIAL) WHICH IS TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH HE WALL.

3.10 NO FRAMING MEMBER MAY BE CUT, NOTCHED OR ALTERED IN EXCESS OF THE LIMITATIONS OF THE MICHIGAN BUILDING CODE OR PER MANUFACTURER'S SPECIFICATIONS. NO ALTERATIONS TO TRUSSES OR STRUCTURAL MEMBERS ARE PERMITTED UNLESS APPROVED BY THE MANUFACTURER. ANY CHANGES OR ALTERATIONS MADE TO ANY STRUCTURAL FRAMING OR TRUSS MEMBER WHICH EXCEEDS ALLOWABLE SPECIFICATIONS, SHALL BE REPLACED BACK TO ORIGINAL CONDITION AT NO COST TO THE OWNER.

3.11 THE PLUMBING CONTRACTOR SHALL PROVIDE ANY SLEEVES OR ASSEMBLY METHODS FOR PENETRATIONS THROUGH ANY ASSEMBLY OR ELEMENT. THE SYSTEM INSTALLED SHALL PREVENT THE SPREAD OF FIRE AND SMOKE.

3.12 PROVIDE EASILY ACCESSIBLE ISOLATION VALVES (BRASS OR BALL TYPE) AT EACH INDIVIDUAL BRANCH LINE SERVING A ROOM OR ZONE. SHUT–OFF VALVES SERVING SINKS, WATER CLOSETS & OTHER FIXTURES ABOVE FLOOR LINE AND WHERE EXPOSED TO VIEW SHALL BE CHROME

PLUMBING GENERAL NOTES & SPECIFICATIONS (CONT.):
EXECUTION & CLOSE–OUT – CONTINUED

3.13 ALL PIPE HANGERS AND SUPPORTS SHALL SUPPORT PIPE, EQUIPMENT AND CONTENTS. HANGERS, SUPPORTS AND STEEL TO BE INSTALLED PER MPC, MANUFACTURER AND INDUSTRY STANDARDS.

3.14 THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SYSTEM PRESSURE AND OR LEAKAGE TESTING. ALL POTABLE WATER SYSTEM LINES SHALL BE DISINFECTED PER THE METHODS DESCRIBED IN SECTION 610 OF THE CURRENT MPC.

3.15 ALL FIXTURES TO HAVE A MIN. OF 1/2"ø WATER SUPPLY; HOT OR COLD UNLESS OTHERWISE SPECIFIED IN MANUFACTURER'S SPECIFICATIONS.

3.16 MAIN WATER SUPPLY TO BE RUN BELOW SLAB, AT NOTED LOCATIONS. PLUMBING TO BE RUN WITHIN WALL CAVITIES OR WITHIN PLENUM SPACE. ALL PLUMBING TO BE CONCEALED.

3.17 TRAP SEALS ARE TO BE INSTALLED IN ALL FLOOR DRAINS, U.N.O. INDIVIDUAL PRIMERS OR DISTRIBUTION BLOCKS ARE AS NOTED ON DRAWINGS AND IN PLUMBING LEGEND.

3.18 ALL VENT LINES ARE TO BE SLOPED TOWARD DRAINS TO PREVENT STANDING WATER. STANDARD SLOPES APPLY TO INDIVIDUAL PIPE SIZES.

3.19 CONDENSATE LINES, INCLUDING THE AUXILIARY AND SECONDARY DRAIN SYSTEM, TO BE TERMINATED AS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT EDITION OF MICHIGAN PLUMBING CODE. CONDENSATE LINES TO BE PVC, U.N.O. A DRAIN OR STACK SHALL BE UTILIZED WHEN LOCATED IN A REMOTE SECTION OR AN ADJACENT FLOOR DRAIN OR A SERVICE SINK SHALL BE UTILIZED. VERIFY WITH MANUFACTURER'S RECOMMENDATION BASED ON SITUATION. CONDENSATE PUMPS ARE PERMISSIBLE WITH PRIOR APPROVAL OF THE ARCHITECT/ENGINEER AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND CURRENT MPC REQUIREMENTS FOR PIPE MATERIAL, SIZE AND LOCATION. COORDINATE WITH THE HVAC CONTRACTOR FOR CONDENSATE DRAIN LINES AT INTERIOR AIR HANDLER UNITS. ALL DRAINS TO BE INSTALLED FOR GRAVITY FLOW TOWARD THE OUTLET AND SHALL NOT PROVIDE ANY SPACE FOR PONDING WITHIN THE PIPE.

3.20 FULL OPEN VALVES TO BE PROVIDED AT THE FOLLOWING LOCATIONS AS A MINIMUM: WATER DIRECTION PIPE AT THE ENTRANCE INTO THE BUILDING, DISCHARGE SIDE OF THE WATER METER & BOTH SIDES OF EVERY WATER HEATER. A SHUTOFF VALVE TO BE PROVIDED AT EVERY PLUMBING FIXTURE, SUPPLY PIPE OF EACH HOSE BIB/WALL HYDRANT, AT EACH SUPPLY LINE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT. ISOLATION VALVES TO BE INSTALLED ON BRANCH LINES SERVING GROUPS OF FIXTURES, SUCH AS TOILET ROOMS OR PORTIONS OF A BUILDING. VALVES TO BE BRASS, GATE OR BALL TYPE. WHERE EXPOSED TO VIEW, VALVES SHALL HAVE A CHROME FINISH. EASY ACCESS TO ALL VALVES SHALL BE PROVIDED. COORDINATE WITH ARCHITECT/ENGINEER IF AN ACCESS DOOR/PANEL WILL NEED TO BE INSTALLED FOR VALVE ACCESS.

3.21 TEMPERED WATER SHALL BE PROVIDED TO EACH HAND WASHING FACILITY. TEMPERED WATER TO ANY PUBLIC FIXTURE SHALL NOT EXCEED 110°C BY MEANS OF AN ACCESSIBLE TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070.

3.22 EVERY TRAP AND TRAPPED FIXTURES SHALL BE VENTED IN ACCORDANCE WITH ONE OF THE VENTING METHODS SPECIFIED IN CHAPTER 9 OF THE PLUMBING CODE. ROUTING SHOWN ON PLANS ARE FOR REFERENCE ONLY. EXACT ROUTING TO BE COORDINATED BY THE PLUMBING CONTRACTOR BASED ON CONDITIONS AT TIME OF INSTALLATION. VERIFY AND CONFIRM ALL ROOF PENETRATIONS WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

3.23 ALL VENTS THROUGH THE ROOF SHALL BE 3" MIN. ANY DECREASE IN PIPE SIZE SHALL BE MADE MORE THAN 12" BELOW THE ROOF OR INSIDE OF WALL

3.24 THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH FOR HIS WORK.

3.25 AS–BUILT DRAWINGS SHALL BE PROVIDED AT THE COMPLETION OF THE PROJECT AND SHALL INCLUDE ALL SHUT–OFF AND BRANCH VALVE LOCATIONS AND LABELS, PIPE ROUTING, IF DIFFERENT THAN SHOWN ON THE DRAWINGS, OR OTHER DEVIATIONS FROM THE PLANS. WHERE NO CHANGES WERE MADE FROM THE DRAWINGS, A SIGNED PLAN SHALL BE SUBMITTED THAT NOTES NO CHANGES WERE MADE AND ALL WAS INSTALLED EXACTLY PER PLANS.

3.26 THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES. ANY AND ALL BLOCKING REQUIRED SHALL BE COORDINATED AND CONVEYED TO THE FRAMING CONTRACTOR. WHERE BLOCKING IS NOT INSTALLED, IT SHALL BE THE PLUMBING CONTRACTORS RESPONSIBILITY FOR ANY ADDITIONAL COSTS FOR INSTALLATION OF NECESSARY BLOCKING, ANY AND ALL REPAIRS REQUIRED FOR BLOCKING INSTALLATION, OR FOR ANY ADDITIONAL BRACKETS, ANCHORS, ETC. REQUIRED FOR PROPER INSTALLATION. COORDINATE ALL ROUTING WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

3.27 ALL VENTS AND FLUES TO BE LOCATED A MINIMUM OF 10'–0" FROM ANY FRESH AIR INTAKE. ALL VENTS AND FLUES TO BE COORDINATED WITH MECHANICAL CONTRACTOR.

3.28 ALL ROOF MOUNTED EQUIPMENT WHICH REQUIRES SERVICE OR ANY TYPE OF REGULAR MAINTENANCE SHALL NOT BE INSTALLED WITHIN 10'–0" OF THE EDGE OF ANY ROOF.

3.29 INSTALLATION OF PLUMBING LINE IN EXTERIOR WALL TO BE AVOIDED IF POSSIBLE. WHERE THEY ARE INSTALLED IN EXTERIOR WALLS, THEY SHALL BE KEPT AS CLOSE AS POSSIBLE TO THE INTERIOR FACE TO PREVENT FREEZING AND SHALL BE PROTECTED FROM FUTURE DAMAGE VIA STEEL PLATES OR OTHER NON–INTRUSIVE MEASURES.

3.30 COORDINATE ALL WORK WITH OTHER TRADES

REQUIRED PLUMBING FIXTURES:

Occupants: 170 Use: A-3 BANQUETHALL
Female 85
Male: 85

WATER CLOSETS:

FEMALE
1 PER 65 OCCUPANTS
FEMALE 1.31 = 2 WC REQUIRED 2 WC PROVIDED

MALE
1 PER 125 OCCUPANTS
MALE 0.68 = 1 WC REQUIRED 1 WC PROVIDED
1 URINAL PROVIDE

LAVATORIES:

1 PER 200 OCCUPANTS
FEMALE 0.43 1 LAV REQUIRED 2 LAVATORIES PROVIDED
MALE 0.43 1 LAV REQUIRED 2 LAVATORIES PROVIDED

BATHRUBS/SHOWERS:

NOT REQUIRED

DRINKING FOUNTAIN:

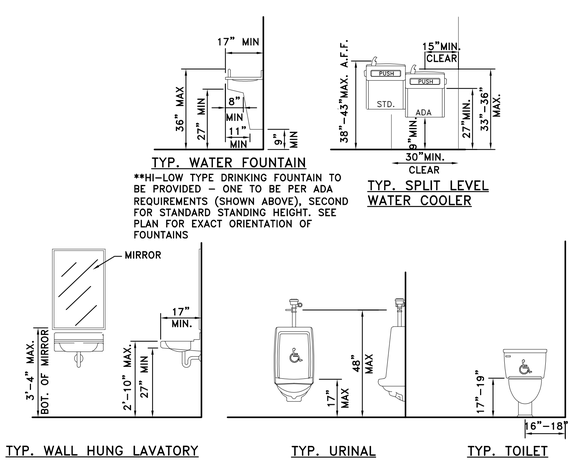
1 PER 500 OCCUPANTS
0.34 1 DF REQUIRED 2 DRINKING FOUNTAIN PROVIDED

OTHER:

SERVICE SINK: 1 REQUIRED 1 SS PROVIDED

LEGEND

- DOMESTIC COLD WATER SUPPLY (DCW)
- DOMESTIC COLD WATER SUPPLY – EXISTING
- DOMESTIC HOT WATER SUPPLY (DHW)
- DOMESTIC HOT WATER SUPPLY – EXISTING
- DOMESTIC HOT WATER RETURN (HWR)
- SANITARY SEWER – ABOVE SLAB (S)
- SANITARY SEWER – BELOW SLAB
- SANITARY SEWER – BELOW SLAB – EXISTING
- V — VENT (V)
- GAS — GAS LINE (GAS)
- FLOW DIRECTION
- CO — SANITARY CLEAN–OUT – FLOOR
- WCO — SANITARY CLEAN–OUT – WALL
- FD — FLOOR DRAIN
- ECO — EXTERIOR CLEANOUT



MICHIGAN ACCESSIBILITY REQUIREMENTS

NOTE
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DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
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FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

PLUMBING NOTES

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529–3430

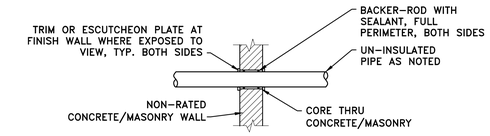
ISSUE			
ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/17/25	KI

DRAWN BY ETH/KI
REVIEWED BY ARJ

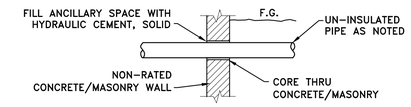
SCALE*	AS NOTED
PLOT DATE	12/13/25
JOB NO.	306001
SHEET NO.	P1.00

FIXTURE & ACCESSORY SCHEDULE

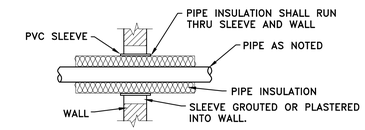
SYMBOL	DESCRIPTION	PIPE CONNECT. WASTE	VENT	H.W.	C.W.	MFG'R.	REMARKS/MODEL NO.*
WC	WATER CLOSET	3"	2"	–	1/2"	KOHLER	HIGHLINE. COMFORT HEIGHT– FLOOR MOUNTED, ELONGATED TWO PIECE TOILET (K–76301), 1.28 GPF, OPEN SIDE TRIP LEVER. LUSTRA COMMERCIAL OPEN FRONT TOILET SEAT (W/O COVER) (K–4670), BRAIDED FLEXIBLE SUPPLY TUBE W/STOP. ADA COMPLIANT. COLORS: WHITE
UR	URINAL	2"	1 1/2"	–	3/4"	KOHLER	DEXTER (K–5016) SIPHON JET URINAL, VITREOUS CHINA, 3/4" TOP SPUD, INLET/OUTLET SPUDS & HANGERS INCLUDED, ANTI–BACKPLASH WALL, 0.5 GPF, 14 1/2" EXTENDED RIM ZURN (ZER6003AV–EWS) FLUSH VALVE
LAV	LAVATORY	2"	1 1/2"	–	–	KOHLER	SOHO, WALL–MOUNT LAVATORY– VITREOUS CHINA, OVERFLOW, ADA COMPLIANT, CONCEALED ARM CARRIER SYSTEM, DRAIN TRAP, GRID DRAIN. COLOR WHITE.
F–1	LAVATORY FAUCET	–	–	1/2"	1/2"	ZURN	AQUASENSE, ADA COMPLIANT, BATTERY POWERED, POLISHED CHROME–PLATED CAST BRASS CONSTRUCTION W/ INFRARED PROXIMITY SENSOR, 0.5 GPM AERATOR, 30 SECOND TIMEOUT, INLINE FILTER (Z6913–XL)
KS	KITCHEN SINK	2"	2"	1/2"	1/2"	AMERICAN STANDARD	COLONY 33x22 ADA STAINLESS STEEL DOUBLE BOWL KIT – 14"x16"x6" BOWLS, 3–HOLE, 20 GAUGE STAINLESS STEEL, TOP MOUNT, TWO BASKETS AND DRAINS, WITH COLONY PRO SINGLE CONTROL FAUCET WITH DECK PLATE, 1.5 GPM FLOW, LEAD FREE, INTEGRATED BRAIDED STAINLESS STEEL SUPPLY LINES, ADA COMPLIANT (22DB.6332283C.075)
SS	SERVICE SINK	2"	2"	–	–	ZURN	MOP SERVICE BASIN– FLOOR MOUNTED MOLDED HIGH DENSITY COMPOSITE BASIN, PVC DRAIN BODY AND STAINLESS STEEL DOME STRAINER (Z–1996–24) 36" HOSE AND BRACKET, STAINLESS STEEL MOP HANGER, WALL GUARDS– 2–24"X36".
F–2	SERVICE SINK FAUCET	–	–	1/2"	1/2"	ZURN	SINK FAUCET (Z843M4). POLISHED CHROME–PLATED CAST BRASS 8" SINK FAUCET W/ QUARTER TURN CERAMIC DISC CARTRIDGES, 3/8" SHORT SWIVEL INLETS W/ ADJUSTABLE CENTERS, INTEGRAL SERVICE STOPS, 6" CENTERLINE CAST BRASS SPOUT W/ CHEMICAL RESISTANT VACUUM BREAKER, 3/4" HOSE THREADED OUTLET, PAIL HOOK AND ADJUSTABLE WALL BRACE, TWO 4" VANDAL–RESISTANT COLOR–CODED METAL WRIST BLADE HANDLES.
FD	FLOOR DRAIN	2"	–	–	–	ZURN	BODY ASSEMBLY W/TYPE "B" STRAINER– ADJUSTABLE HEIGHT, TRAP W/ TRAP PRIMER CONNECTION EITHER INDIVIDUAL OR FROM DISTRIBUTION BLOCK, ROUND STRAINER W/SQUARE OPENINGS.
CO	CLEAN OUT	2"	–	–	–	ZURN	ADJUSTABLE FLOOR CLEANOUT. LIGHT–DUTY APPLICATIONS AND FOOT TRAFFIC, PVC BODY, ADJUSTABLE NICKLE COVER AND AN ABS TAPER THREAD PLUG. DIAMETER SIZE TO MATCH SANITARY LINE AT CLEANOUT LOCATION AS SHOWN ON PLANS.
WH	WATER HEATER	–	–	3/4"	3/4"	BRADFORD WHITE	CONDENSING GAS TANKLESS WALL–MOUNTED, INFINITI GR RTGR199N1, BUILT–IN DIGITAL CONTROL, BUILT–IN RECIRCULATION PUMP AND DEDICATED RECIRCULATION CONNECTION, 199,000 BTUH MAX. INPUT, NOMNAL FLOW RATE OF 5.1 GPM AT 77 DEGREE RISE. 11:1 TURNDOWN RATIO, NATURAL GAS PRESSURE 3.5"–10.5". MINIMAL 18,000 BTUH INPUT. DUAL HEAT EXCHANGER WITH STAINLESS STEEL PRIMARY AND SECONDARY, FILTERED 3/4" INLET AND 3/4" OUTLET. 3" VENT TO EXTRIOR. ENERGY SAVER, STAINLESS STEEL HEAT EXCHANGER, , AHRI CERTIFIED
BC	BABY CHANGING STATION	–	–	–	–	KOALA	HORIZONTAL, HIGH IMPACT POLYETHYLENE WITH MICROBAN ANTIMICROBIAL ADDITIVE, REINFORCED STEEL–ON–STEEL HINGE MECHANISM ON METAL MOUNTING CHASSIS, , HIDDEN PNEUMATIC GAS SPRINGS, IMPERVIOUS TPU SAFETY STRAP, DUAL CAVITY SANITARY BED LINER DISPENSER, INSTALLED IN ACCORDANCE WITH ADA REQUIREMENTS, COLOR WHITE.
DF	WATER COOLER	1 1/2"	1 1/2"	–	3/8"	OASIS	MODEL PG8SBFSL, 8 GPM (CHILLED) WITH VERSAFILLER SPORTS BOTTLE FILLER WITH INDEPENDENT MANUAL ACTIVATION, BI–LEVEL, FOUR PUSH PADS, WATER SAVE BUBBLER, FLEXIBLE GUARD, POWDER COATING ON GALVANIZED STEEL CABINET, R–134A REFRIGERANT, ADA COMPLIANT, ANSI/NSF 61, 115/1/60, 20 MIN. GFCI BREAKER
TD–2	PAPER TOWEL DISPENSER	–	–	–	–	BOBRICK	CONTURA SERIES, SURFACE MOUNTED PAPER TOWEL DISPENSER, TYPE 304 STAINLESS STEEL, ALL WELDED CONSTRUCTION, ONE PIECE DOOR W/CONT. PIANO HINGE. TUMBLER LOCK, 400 C–FOLD OR 525 MULTIFOLD PAPER TOWELS– 3 1/8" TO 3 13/16" DEEP. (B–4262) DISPENSING LOCATION TO BE MOUNTED AT 42" A.F.F.
SD	SOAP DISPENSER	–	–	–	–	BOBRICK	MATRIX SERIES SOAP DISPENSER FOR ANTIBACTERIAL SOAPS, HIGH IMPACT ABS PUSH BUTTON, VANDAL RESISTANT LID, CONCEALED LOCKING DEVICE, ADA COMPLIANT, 50 OZ CAPACITY. (B–5050) DISPENSING LOCATION TO BE MOUNTED AT 48" A.F.F.
TP	TOILET TISSUE DISPENSER	–	–	–	–	BOBRICK	DOUBLE–ROLL TOILET TISSUE DISPENSER (B–2740), HEAVY DUTY CAST ALUMINUM BRACKET W/ SATIN FINISH, THEFT–RESISTANT SPINDLES SHALL BE MOLDED HIGH–IMPACT ABS WITH RETRACTABLE PINS AND CONCEALED LOCKING MECHANISMS, UNIT SHALL ACCOMMODATE TWO STANDARD–CORE TOILET TISSUE ROLLS UP TO 6" DIA. FOR SOLID CORE PARTITIONS PROVIDE SHEET–METAL SCREWS OR THROUGH–BOLTS, NUTS AND WASHERS, FOR HOLLOW–CORE PARTITIONS PROVIDE SOLID BACKING INTO WHICH SHEET–METAL SCREWS CAN BE SECURED, FOR BACK–TO–BACK INSTALLATION PROVIDE THREADED SLEEVES AND MACHINE SCREWS FOR FULL THICKNESS OF PARTITION, FOR MASONRY WALLS PROVIDE FIBER PLUGS OR EXPANSION SHIELDS AND SHEET–METAL SCREWS OR PROVIDE 1/8" TOGGLE BOLTS OR EXPANSION BOLTS.
G.B.	GRAB BARS	–	–	–	–	BOBRICK	18 GA. TYPE 304 STAINLESS STEEL, 1 1/2" OUTSIDE DIAMETER, 1 1/2" CLEARANCE TO WALL, CONCEALED MOUNTING FLANGES, SATIN FINISH WITH PEENED GRIPPING SURFACE, FLANGE COVERS FOR HIDDEN FASTENERS, LENGTHS AS NEEDED, ADA COMPLIANT MOUNTING (B6806.99)
MI	MIRROR	–	–	–	–	BOBRICK	STAINLESS STEEL, ONE–PIECE TYPE 430 CHANNEL FRAME, ALL EXPOSED SURFACES SHALL HAVE BRIGHT POLISHED FINISH, INTEGRAL HORIZONTAL HANGING BRACKETS FOR CONCEALED WALL HANGERS. CONCEALED LOCKING SCREWS, NO.1 QUALITY, 1/4" SELECT FLOAT GLASS, 15 YR GUARANTEE ON SILVER. THE BACK SHALL BE PROTECETD BY FULL–SIZE SHOCK–ABSORBING WATER–RESISTANT NONABRASIVE POLYETHYLENE PADDING, 36" HEIGHT, 24" WIDTH MIN. OR MATCH WIDTH OF VANITY. (B–165) TILT FORWARD WHERE NOTED FOR ADA COMPLIANCE.
PAR–1	TOILET PARTITIONS	–	–	–	–	GENERAL PARTITIONS	HIGH DENSITY POLYMER PANELS AND DOORS, UNIFORM COLOR THROUGHOUT, GRAFFITI RESISTANT, FLOOR SUPPORTED. STAINLESS STEEL HARDWARE, CONCEALED LATCH, COAT HOOK, SELF–CLOSING HINGE BRACKETS, COMBINATION LATCH KEEPER AND DOORSTOP WITH RUBBER BUMPER. STANDARD COLOR AS SELECTED BY OWNER.
HB	WALL HYDRANT	–	–	–	3/4"	ZURN	ECOLOTROL WALL HYDRANT (Z–1321), ANTI–SIPHON AUTOMATIC DRAINING, NON FREEZE, INTEGRAL BACK FLOW PREVENTER, COPPER CASTING, ALL BRONZE INTERIOR PARTS, 1/2 TURN CERAMIC DISC CARTRIDGE AND COMBINATION 3/4" FEMALE SOLDER AND 3/4" MALE PIPE THREAD INLET. STAINLESS STEEL FACE W/OPERATING KEY
TS	TRAP SEAL	–	–	–	–	JAY R. SMITH MFG. CO.	QUAD CLOSE TRAP SEAL – BARRIER TO PREVENT OR MINIMIZE EVAPORATION OF TRAP SEAL. SEALS WHEN CLOSED, OPENS WITH FLOW TO ALLOW DRAINAGE INSTALL WITHIN FLOOR DRAIN. ASSE 1072 COMPLIANT



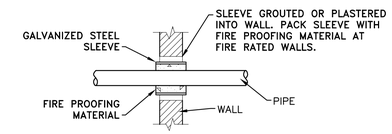
PIPE THRU CONCRETE/MASONRY (ABOVE GRADE)



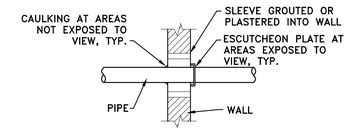
PIPE THRU CONCRETE/MASONRY (BELOW GRADE)



INSULATED PIPE THRU WALL



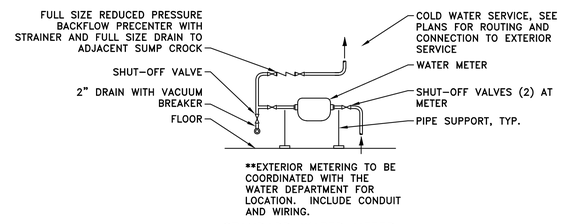
UN–INSULATED PIPE THRU FIRE WALL



UN–INSULATED THRU STANDARD WALL

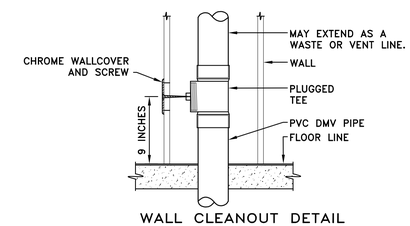
PIPE PENETRATION DETAILS

SCALE: N.T.S.



STANDARD WATER METER

SCALE: N.T.S.



WALL CLEANOUT DETAIL

SCALE: N.T.S.

NOTE

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NOTE: DO NOT SCALE DRAWING, USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER. THIS DRAWING SHALL NOT BE DUPLICATED, MODIFIED, TRANSFERRED OR ISSUED WITHOUT THE WRITTEN CONSENT OF DAVID ARTHUR CONSULTANTS, INC. – COPYRIGHT 2025.

DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

PLUMBING SCHEDULE & DETAILS

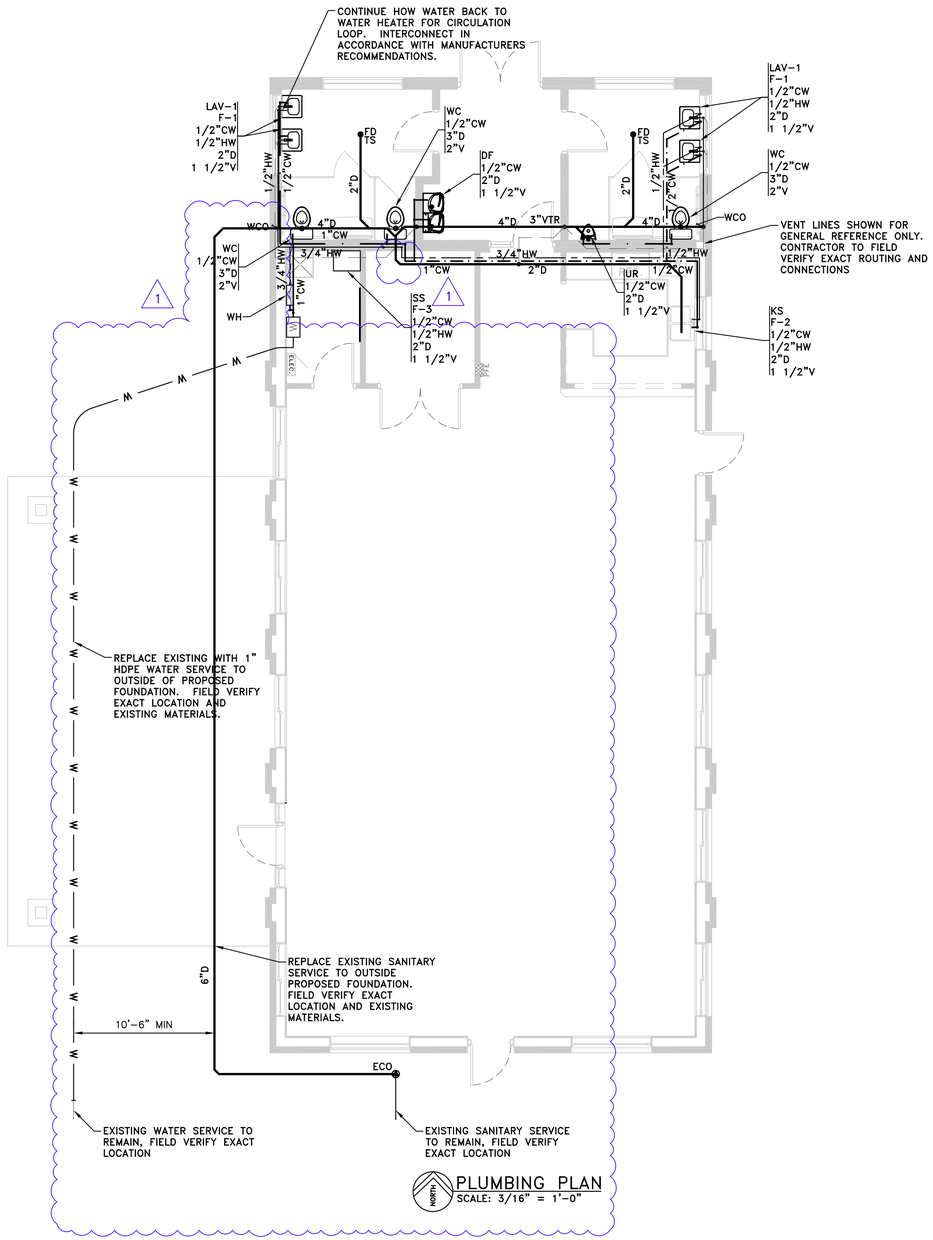
DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/17/25	KI

DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE*	AS NOTED
PLOT DATE	12/13/25
JOB NO.	306001
SHEET NO.	P1.01



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

NOTE

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DUNDEE CIVIC COMMUNITY CENTER

165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

PLUMBING PLAN

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE

ITEM	COMMENT DATE	DATE ISSUED	BY
FOR BID ONLY		11/17/25	KI
ADDENDUM No.2		12/10/25	KI

DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE* AS NOTED
PLOT DATE 12/16/25
JOB NO. 306001
SHEET NO. P2.00

FILE NAME: C:\Users\ethb\David Arthur Consultants, Inc\David Arthur Consultants, Inc. - Documents\David Arthur Consultants, Inc\David Arthur Consultants, Inc. - Documents\301006 [Dundee-Scout Bldg]\07 - PIPE\Cad\301006-7 PLUM.dwg

MECHANICAL H.V.A.C. GENERAL AND SPECIFICATION NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH ALL CODES NOTED IN THE PROJECT DESIGN CRITERIA.

2. REGISTERS, GRILLES, & DIFFUSERS SHALL BE BY TITUS OR APPROVED ALTERNATE. ALL SIZES & CFM RATINGS SHALL BE AS NOTED ON PLAN. STEEL FRAME FINISH SHALL BE PREFINISHED WHITE COLOR.

3. ALL MAIN DUCTS ARE DESIGNED AT 0.10 FRICTION AND 900-1200 FPM VELOCITY MAXIMUM. TURNING VANES (DUAL BLADE TYPE) SHALL BE PROVIDED ON ALL 90° ELBOW FITTINGS OR SHALL BE PROVIDED WITH RADIUSED CORNERS. BRANCH DUCTS ARE DESIGNED AT 0.10 FRICTION AND 500-850 FPM MAXIMUM. PROVIDE MANUAL (BLADE TYPE) BALANCING DAMPER, WHICH CAN BE LOCKED IN ANY POSITION, AT ALL BRANCH TAKE-OFFS. SUPPLY AIR BRANCH TAKE-OFFS SHALL BE SCOOP & DAMPER TYPE ELBOWS. ALL DIRECTION CHANGES SHALL BE MADE BY ROUNDED HEELS/TRANSITIONS. ALL BRANCH DROPS ARE TO HAVE FLEXIBLE/CANVAS CONNECTOR. SUPPLY & RETURN AIR ROUND BRANCH DUCTS TO BE SHEET METAL.

4. FLEXIBLE DUCT CONNECTIONS MAY BE USED PROVIDED THEY DO NOT EXCEED LENGTHS PERMITTED BY THE MICHIGAN MECHANICAL CODE. ALL DUCT WORK SHALL BE 26 GAGE GALVANIZED STEEL (NO. 1 PRIME FINISH) PER SMACNA DUCT CONSTRUCTION STANDARDS & ASHRAE GUIDE.

5. ALL DUCT JOINTS & SEAMS (LONGITUDINAL & TRANSVERSE) ARE TO BE SEALED WITH CLEAR SILICONE DUCT SEALANT (3M OR UNITED) FOR AIRTIGHT SEAL.

6. NET FREE AREA DUCT DESIGN DIMENSIONS ARE SHOWN ON DRAWINGS.

7. THERMOSTAT TO BE PROGRAMMABLE (5-2) DIGITAL WALL MOUNTED AND SHALL HAVE STANDARD 'COOL-OFF-HEAT' SUB-BASE SWITCHES WITH 'FAN ON' OR 'AUTOMATIC' OPERATION FUNCTIONS. THERMOSTATS TO BE MOUNTED AT 4'-0" AFF. PER ACCESSIBLITY CODES.

8. MECHANICAL CONTRACTOR TO OBTAIN REQUIRED PERMITS & INSPECTIONS WITH LOCAL UTILITY & INSPECTION AGENCIES & PAY ALL APPLICABLE PLAN REVIEW/PERMIT FEES. COORDINATE WORK WITH AND DETERMINE/VERIFY DIVISION OF RESPONSIBILITIES/REQUIREMENTS WITH UTILITY, PLUMBING OR ELECTRICAL CONTRACTOR, OR OWNER BEFORE COMMENCING ANY WORK.

9. MECHANICAL VENTILATION DESIGN REQUIREMENTS PER CURRENT EDITION OF THE MICHIGAN MECHANICAL CODE TABLE 403.3.1.1

10. AIR BALANCE TESTING & SETTING OF VOLUME DAMPERS TO DESIGN CFM'S REQUIRED WITHIN BUILDING. CONTRACTOR TO SUBMIT TEST REPORT TO THE OWNER & ARCHITECT/ENGINEER.

11. DESIGN OUTDOOR TEMPERATURES SHALL BE 86° F (DRY BULB) IN SUMMER AND 0° F IN WINTER. INDOOR DESIGN TEMPERATURES SHALL BE 78° F IN SUMMER AND 72° F IN WINTER. HEATING DEGREE DAYS (65) FOR MONROE COUNTY IS 5997.

12. THESE HVAC PLANS ARE DIAGRAMMATIC ONLY AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION OR LOCATION OF PIPING, DUCTWORK, OR EQUIPMENT. WHERE BUILDING CONSTRUCTION MAKES IT ADVISABLE OR NECESSARY TO CHANGE LOCATION OF PIPING, DUCTWORK, EQUIPMENT, ETC WITHOUT INCREASING THE COST OF THE WORK, THE CONTRACTOR SHALL PERFORM SUCH WORK WITH THE CONSENT OF THE ENGINEER.

13. CUTTING AND PATCHING IN NEW CONSTRUCTION DONE BY THE CONTRACTOR BECAUSE OF INITIAL FAILURE TO PROVIDE FOR ACESS OPENINGS AND SPACES SHALL BE DONE AT NO COST TO THE OWNER.

14. ALL MITERED ELBOWS ON SUPPLY AND RETURN DUCTWORK TO HAVE DOUBLE THICKNESS TURNING VANES.

15. ALL DUCTS TO BE STANDARD ROUND OR RECTANGULAR SHEET METAL WHERE CONCEALED. ALL EXPOSED DUCTS TO BE SPIRAL, FACTORY PRIMED.

16. M.U. AIR FOR SYSTEMS #1 & #2 TO BE SUPPLIED FROM ERV #1 & ERV #2 RESPECTIVELY. M.U. AIR FOR SYSTEM #3 SHALL TO BE ADDED TO THE SYSTEM THROUGH A DUCT TO THE EXTERIOR WALL AS NOTED. PROVIDE MOTORIZED DAMPER ON M.U. AIR DUCT INTERCONNECTED TO HVAC UNIT TO AUTOMATICALLY SHUT WHEN SYSTEM NOT IN USE.

17. EXHAUST FAN DUCTS SHALL BE SHEET METAL WITH BACK DRAFT DAMPERS & CONNECTED TO WALL OR ROOF CAPS AS NOTED. COORDINATE SLEEVE AND ROOF BOOT WITH MANUFACTURER RECOMMENDATIONS AND CONSTRUCTION SITUATION.

18. ALL DUCTS TO BE INSULATED ACCORDING TO THE FOLLOWING. DUCTS LOCATED IN AN UNHEATED ATTIC SHALL HAVE A MINIMUM R-8, DUCTS LOCATED OUTSIDE THE BUILDING SHALL HAVE A MINIMUM R-12. ALL DUCTS TOTALLY WITHIN CONDITIONED SPACE TO HAVE A MINIMUM R-3. ANY OTHER DUCTS SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER.

19. ALL LOW VOLTAGE & CONTROL WIRING FOR ALL MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

20. ALL SUPPLY DUCTS TO HAVE ACCESSIBLE BALANCING DAMPER.

21. GAS LINE SHALL BE THREADED PIPE, SCHEDULE 40 BLACK STEEL, PER ASTM A-53 & USED WHERE EXPOSED, ACCESSIBLE, & ABLE TO BE USED PER PLUMBING CODE & NATURAL GAS PIPING REGULATIONS. THREADED FITTINGS SHALL BE 300 LB. WOG PER ASTM A-197M.1. PROVIDE BRANCH LINE ISOLATION VALVES, DIRT LEGS, AND UNIONS TO EACH PIECE OF GAS EQUIPMENT.CORRUGATED STAINLESS STEEL TUBING (CSST)(TYPE 304 ALLOY, ASTM A240) WITH POLYETHYLENE JACKET (ASTM E84) WITH MECHANICAL BRASS FITTINGS SHALL BE PERMITTED WHERE CODE ALLOWS, WITH NO CONCEALED FITTINGS AND SHALL BE RUN CONTINUOUS WHERE POSSIBLE ELIMINATING AS MANY FITTINGS AS POSSIBLE.

S.A./R.A. REGISTER/DIFFUSER SCHEDULE ①

LABEL	TYPE	FINISH	TITUS MODEL No.*
SA-1	12"x24" LAY-IN CEILING DIFFUSER, ROUND NECK	WHITE	TDC SERIES
SA-2	LINEAR SLOT DIFFUSER	WHITE	ML-39 ②
SA-3	ROUND CEILING SUPPLY	WHITE	TMR SERIES
RA-1	PERFORATED CEILING RETURN, FLUSH FACE, LAY-IN, STEEL	WHITE	PAR SERIES
RA-2	ROUND CEILING RETURN	WHITE	TMR SERIES
RA-3	WALL GRILLE-0° DEFLECTION③	WHITE	TITUS 350-ZRL

*OR EQUIVALENT BY LIMA, TUTTLE & BAILEY

① THIS SCHEDULE IS FOR BIDDING PURPOSES. IT IS THE CONTRACTORS RESPONSIBILITY FOR SUBMITTING A BALANCED SYSTEM AND TO UTILIZE DIFFUSERS ACCORDINGLY

② NUMBER OF SLOTS AS NOTED ON PLAN

③ SIZE AND MOUNTING HEIGHT AS NOTED ON PLAN

④ NECK SIZE AS NOTED ON PLAN

EXHAUST FAN SCHEDULE

UNIT DESIGNATION	EF-1	EF-2	EF-3
MANUFACTURER	GREENHECK	GREENHECK	GREENHECK
MODEL #	SP-B150	SP-B150	SP-A710-VG
C.F.M.	150	150	576
TYPE	CEILING	CEILING	CEILING
SERVICE	#104 WOMEN'S T/R	#106 MEN'S T/R	#101 ASSEMBLY HALL
STATIC PRESSURE	0.125	0.125	0.125
WATTS/AMPS	128/1.7	128/1.7	285/4.4
VOLTAGE	120/1/60	120/1/60	120/1/60
EXTERIOR TERMINATION	WALL	WALL	WALL
REMARKS	A	A	B

REMARKS:
~~A. INTERCONNECT WITH ROOM LIGHTS~~
B. INTERCONNECT WITH CARBON DIOXIDE SENSOR 1

1

GENERAL MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	SUPPLY DUCTWORK
	RETURN DUCTWORK
	EXHAUST DUCTS
	SUPPLY AIR DIFFUSER CEILING
	RETURN OR EXHAUST AIR REGISTER CEILING
	EXHAUST FAN
	MANUAL VOLUME DAMPER (M.V.D.)
S.D.	SMOKE DETECTOR
T	SPACE THERMOSTAT MOUNTING HEIGHT PER ADA (48" AFF)
	FLEXIBLE DUCTWORK
	FIRE DAMPER

NOTES:
1. ALL EXHAUST FANS TO BE DIRECT DRIVE WITH SOLID STATE SPEED CONTROL, U.N.O.
2. ALL CEILING, IN-LINE AND CABINET FAN TO HAVE INTEGRAL BACKDRAFT DAMPER
3. ALL EXTERIOR TERMINATION POINTS TO HAVE BIRD SCREEN

MECHANICAL (H.V.A.C.) SCHEDULE, REGISTERS/GRILLES/DIFFUSERS SCHEDULE, & LEGEND:

MARK	DESCRIPTION
FUR-1	NATURAL GAS-FIRED HORIZONTAL, FORCED-AIR, 120,000 BTUH HEATING CAPACITY, 90% AFUE OR HIGHER EFFICIENCY, 2000 CFM SUPPLY AIR CAPACITY. COMBUSTION AIR INTAKE & EXHAUST PIPING TO & FROM THE ROOF, CORK/RUBBER VIBRATION ISOLATION PADS, 3/4" PVC CONDENSATE DRAIN PIPE OUTLETTING TO NEAREST DRAIN. HIGH VELOCITY FILTER. CASED COIL ("A" OR SLANT) HORIZONTAL. 60,000 NOMINAL COOLING CAPACITY, PACKED STOCK. PROVIDE CONTROL WIRING TO & FROM THERMOSTAT. (115/1/60, 12.9A, MIN. 15A BRKR)(TRANE TDX120 OR EQUIVALENT)
FUR-2	NATURAL GAS-FIRED HORIZONTAL, FORCED-AIR, 40,000 BTUH HEATING CAPACITY, 90% AFUE OR HIGHER EFFICIENCY, 800 CFM SUPPLY AIR CAPACITY. COMBUSTION AIR INTAKE & EXHAUST PIPING TO & FROM THE ROOF, CORK/RUBBER VIBRATION ISOLATION PADS, 3/4" PVC CONDENSATE DRAIN PIPE OUTLETTING TO NEAREST DRAIN. HIGH VELOCITY FILTER. CASED COIL ("A" OR SLANT) HORIZONTAL. 24,000 NOMINAL COOLING CAPACITY, PACKED STOCK. PROVIDE CONTROL WIRING TO & FROM THERMOSTAT. PROVIDE IN-LINE HEATER ON ALL MIN. AIR DUCTS, 55° MIN TEMP TO UNIT. (115/1/60, 4.7A, MIN. 15A BRKR)(TRANE TDC024 OR EQUIVALENT)

MARK	DESCRIPTION
CU-1	REMOTE AIR COOLED CONDENSING UNIT TO HAVE NET COOLING CAPACITY OF 60,000 BTUH, 5 TONS WITH SEER 15 MIN., 2000 CFM COILS AT FURNACE PLENUM, 3/4" CONDENSATE PVC DRAIN, INSULATED PRECHARGED REFRIGERANT LIQUID AND SUCTION PIPING AND SERVICE VALVES, AND CONTROL WIRING BETWEEN A.C. UNIT, THERMOSTAT AND FURNACE. SET ON LEVEL CONCRETE BASE. WEATHER PROTECTIVE CABINET, ENCLOSED FAN MOTOR, 208/230/1/60, 32 AMP, 3-#8 WIRES (VERIFY), 50 AMP BRANCH CIRCUIT BREAKER, TUBE/ALUMINUM FIN COIL, COMPRESSOR PROTECTION CYCLE PROTECTOR, SOLENOID VALVE, AND OTHER OPTIONAL EQUIPMENT FOR COMPLETE OPERATIONAL H.V.A.C. SYSTEM, ADJACENT 120 V. GFI/WP RECEPTACLE.
CU-2	REMOTE AIR COOLED CONDENSING UNIT TO HAVE NET COOLING CAPACITY OF 24,000 BTUH, 2 TONS WITH SEER 15 MIN., 2000-2100 CFM COILS AT FURNACE PLENUM, 3/4" CONDENSATE PVC DRAIN, INSULATED PRECHARGED REFRIGERANT LIQUID AND SUCTION PIPING AND SERVICE VALVES, AND CONTROL WIRING BETWEEN A.C. UNIT, THERMOSTAT AND FURNACE. SET ON LEVEL CONCRETE BASE. WEATHER PROTECTIVE CABINET, ENCLOSED FAN MOTOR, 208/230/1/60, 14 AMP, 3-#10 WIRES (VERIFY), 25 AMP BRANCH CIRCUIT BREAKER, TUBE/ALUMINUM FIN COIL, COMPRESSOR PROTECTION CYCLE PROTECTOR, SOLENOID VALVE, AND OTHER OPTIONAL EQUIPMENT FOR COMPLETE OPERATIONAL H.V.A.C. SYSTEM, ADJACENT 120 V. GFI/WP RECEPTACLE.

AIRFLOW CALCULATIONS

	NUMBER	ROOM	S.F.[1][2][3]	OCCUP.[1] (P_z)	OUTDOOR BREATHING ZONE (R_p)	OUTDOOR BREATHING AIR (CFM)	AREA OUTDOOR RATE (R_a)	OUTDOOR AIR TO BREATHING ZONE (CFM)	BREATHING ZONE OUTDOOR AIRFLOW (V_{oz})	V_{ou} ($=V_{oz}$)	EXHAUST	REQUIRED TOTAL M.U. AIR
ZONE #1	#101	HALL #1 (EXISTING)	1483	99	5	495	0.06	71	566	707	0	707
	#102	WARMING KITCHEN	126	1	5	5	0.06	6	11	14	0	14
ZONE #2	#103	STORAGE	200	1	0	0	0	0	0	0	0	0
	#104	WOMEN'S T/R	119	0	0	0	0	0	0	0	150	150
	#105	VESTIBULE	166	0	5	120	0.06	8	130	162	0	162
	#106	MEN'S T/R	108	24	0	0	0	0	0	0	150	150
	#107	MECHANICAL	30	0	5	0	0.12	3	4	5	0	5

NOTES:
1. NATURAL VENTILATION AT FOUR EXTERIOR PASSAGE DOORS IS ALSO AVAILABLE BUT NOT INCLUDED WITH THE CALCULATIONS. INFILTRATION NOT INCLUDED.

2. OCCUPANCY CALCULATIONS MAY NOT MATCH OTHER EGRESS OCCUPANCY CALCULATIONS WITHIN THE CONSTRUCTION DRAWINGS. DEPENDING ON DIFFERENT AGENCY REQUIREMENTS, THE WORSE CASE OF OCCUPANT LOAD WAS USED FOR THESE CALCULATIONS WHICH DOES NOT IMPACT THE DESIGNED OCCUPANT LOAD FOR THE FACILITY.

3. FLOOR AREAS SHOWN MAY DIFFER FROM OTHER FLOOR AREAS NOTED WITHIN THE CONSTRUCTION DRAWINGS. FLOOR AREAS USED ARE DETERMINED IN ACCORDANCE WITH THE NECESSARY CODE CRITERIA FOR MECHANICAL CALCULATIONS.

4. E_z FACTOR = 0.8.

5. V_{ou} = V_{oz}

6. ESTIMATED EXISTING AIR FLOW CALCULATIONS SHOWN FOR REFERENCE AND COMPARISON FROM PREVIOUS RESTAURANT USE TO CURRENT REQUIREMENTS. ORIGINAL EXHAUST REQUIREMENTS FOR TOILET ROOMS = 75 CFM PER WATER CLOSET OR URINAL.

7. GROSS FLOOR AREA NOTED UNLESS NET FLOOR AREA REFERENCED WITH (N)

8. TOILET ROOM EXHAUST FANS: INTERMITTENT, 70 CFM MIN.

NOTE: DO NOT SCALE DRAWING, USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER.
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DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

MECHANICAL NOTES & SCHEDULES

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

DUNDEE

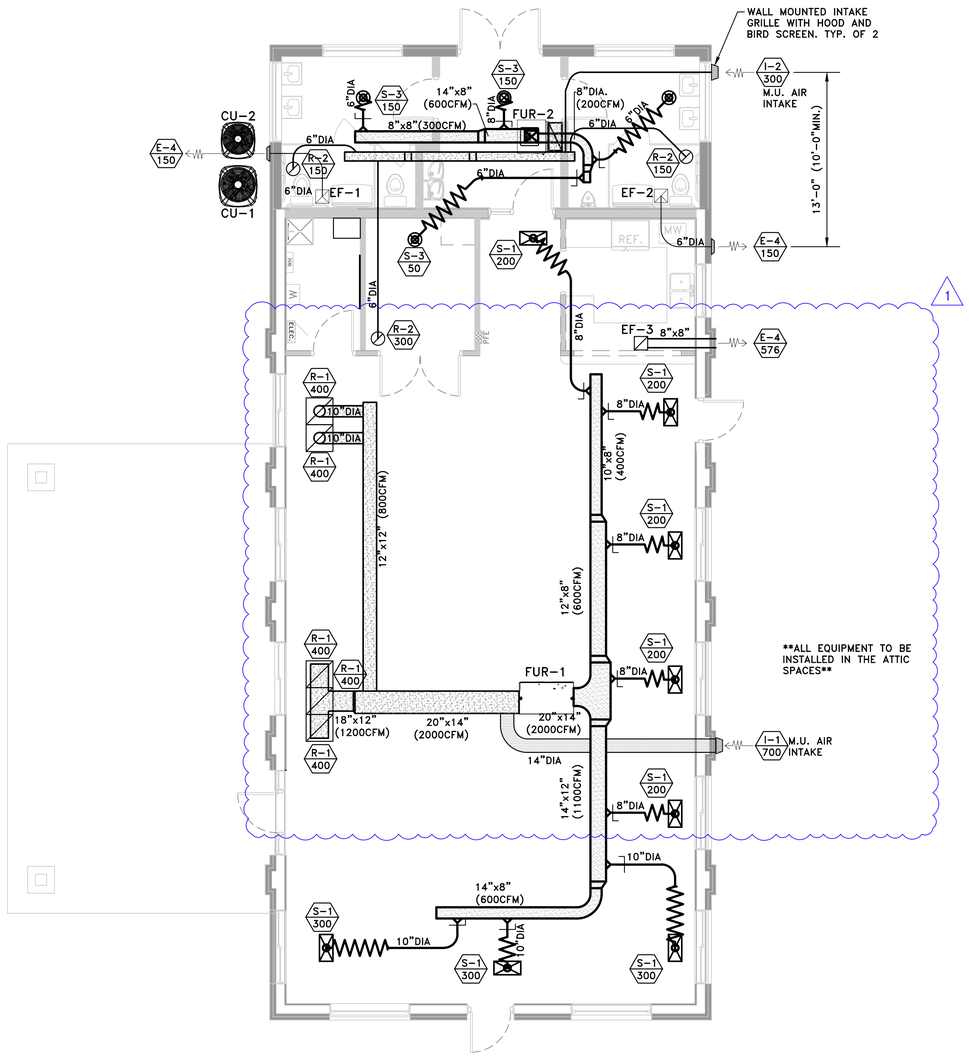
1

ISSUE				
ITEM	COMMENT DATE	DATE ISSUED	BY	
FOR BID ONLY		11/17/25	KI	
ADDENDUM No.2		12/10/25	KI	

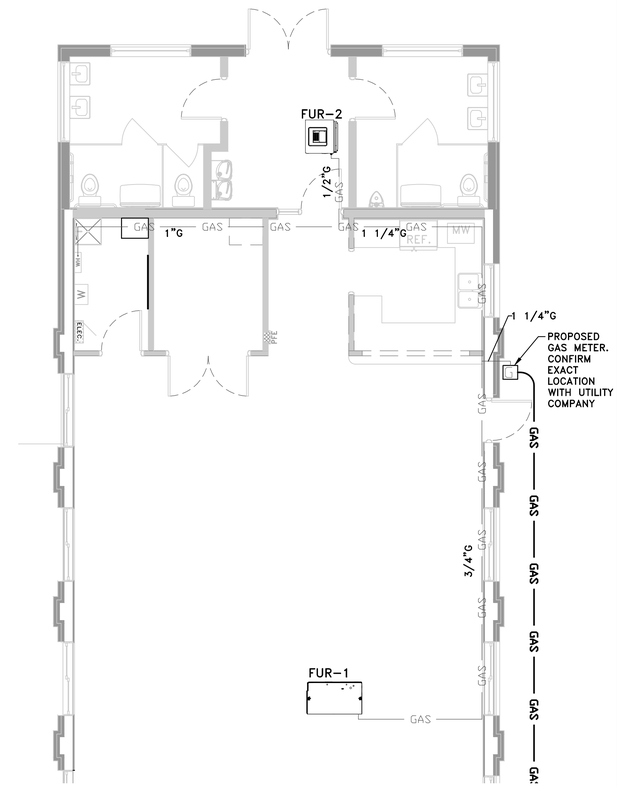
DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
M1.00

FILE NAME: C:\Users\ethu\David Arthur Consultants, Inc\David Arthur Consultants, Inc. – Documents\David Arthur Consultants, Inc\David Arthur Consultants, Inc. – Documents\201006 [Dundee-Scout Bldg]\05 – MECH\Cad\201006-5 MECH.dwg



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



GAS PIPING
SCALE: 3/16" = 1'-0"

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110 MAIN STREET, DUNDEE, MI 48131
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DUNDEE CIVIC COMMUNITY CENTER

165 VAN NEST STREET
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MECHANICAL PLAN

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
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ISSUE

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BUILDING NAME:	DUNDEE CIVIC COMMUNITY CENTER	CLIENT:	VILLAGE OF DUNDEE	DATE:	12/9/2025
PROJECT:	NEW CONSTRUCTION	PROJECT NO:	DV-00119		
PANEL ID:	**PP-1**				
PANEL LOCATION:	107 MECHANICAL ROOM				

	VOLT	PHASE	WIRE	HZ	POLE	KAIC	MOUNT	NTRL	GND
PANEL DESCRIPTION:	240	1	3	60	42	22	SURFACE	100%	100%

FEEDER / CONDUIT SIZE: 3 - #3/0 + 1 - # 6 GND., 2-1/2"C

	AMP	CONN	SOURCE
MAIN:	200	MCB	METER

CKT NO.	LOAD DESCRIPTION	LOAD (VA) LTG	RECEP	MECH	COND.	POLE	BRKR AMP	PH	BRKR AMP	POLE	COND.	LOAD (VA) MECH	RECEP	LTG	LOAD DESCRIPTION	CKT NO.
1	RECEP - 101 (N&W), EXTERIOR		1000		#12	1	20	A	20	1	#12	600			FUR #2	2
3	RECEP - 101 (S)		800		#12	1	20	B	20	1	#12	1550			FUR #1	4
5	RECEP - 101 (E)		800		#12	1	20	A	20	1	#12	1640			CU-2	6
7	RECEP - 109 (E), EXTERIOR		600		#12	1	20	B	50	2	#8	1920			CU-1	8
9	RECEP - 109 (E)		440		#12	1	20	A	X			1920				10
11	REFRIGERATOR - 109		720		#12	1	20	B	15	1	#12	541			EF-1, EF-2, EF-3	12
13	MICROWAVE - 109		1500		#12	1	20	A	20	1					SPARE	14
15	RECEP - 109 (W), 108, ATTIC		1200		#12	1	20	B	20	1					SPARE	16
17	RECEP - 107 (TTB)		600		#12	1	20	A	20	1					SPARE	18
19	RECEP - 109 (N,S,E)		1000		#12	1	20	B	20	1					SPARE	20
21	RECEP - EXT. (W/N)		1000		#12	1	20	A	20	1	#12			72	ATTIC LIGHTS	22
23	RECEP - EXT. (W/S)		800		#12	1	20	B	20	1	#12			690	EXTERIOR LIGHTS - TIMER	24
25	DRINKING FOUNTAIN		600		#12	1	20	A	20	1	#12			480	EXTERIOR LIGHTS - SENSOR	26
27	WATER HEATER			240	#12	1	20	B	20	1	#12			462	LIGHTS - 101	28
29	RECEP - 104, 105, 106		1000		#12	1	20	A	20	1	#12			50	LIGHTS - 100	30
31	ENTRY MONITORS		440		#12	1	20	B	20	1	#12	240		226	LIGHTS - 103,104,105,106,107,1	32
33	space					1		A		1					space	34
35	space					1		B		1					space	36
37	space					1		A		1					space	38
39	space					1		B		1					space	40
41	space					1		A		1					space	42
	SUBTOTALS (VA)		12500	240								8411		1980		

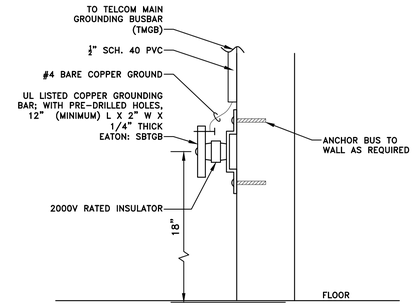
	LTG	RECEP	MECH
LARGEST LOAD (VA)			3840
CONNECTED LOAD (VA)	1980	12500	8651
DEMAND FACTOR	1.0	NEC	1.0
DEMAND LOAD (VA)	1980	11250	8651

	VA	AMPS
TOTAL CONNECTED LOAD	23131	96.4
TOTAL DEMAND LOAD	21881	91.2
FEEDER SIZE		97.2

PH	LOAD (VA)	IMBALANCE	(%)
A	11702	A-B	-2.33
B	11429		

NOTES/REMARKS

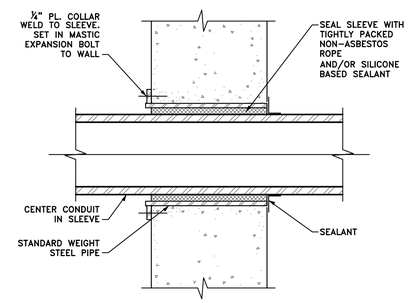
NEC = (10 kVA of Recep @ 100%) + (Remaining Recep @ 50%)



NOTES:
1. PART NUMBERS ARE BASED ON COOPER/EATON. OTHER APPROVED MANUFACTURERS; PANDUIT, LEGRAND, AND HUBBELL.
2. TWO-HOLE COMPRESSION LUGS AND JOINT COMPOUND SHALL BE USED FOR ALL TERMINATIONS.

GROUND BUS DETAILS – TELCOM

NTS



CONDUIT THROUGH EXTERIOR WALL

NTS

ELECTRICAL SPECIFICATION & GENERAL NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND MICHIGAN BUILDING CODE AS NOTED IN THE PROJECT DESIGN CRITERIA.

2. UTILITY, PLAN REVIEW, BUILDING PERMIT & OTHER RELATED FEES SHALL BE BY ELECTRICAL CONTRACTOR. CONTRACTOR TO COORDINATE & SCHEDULE INSPECTIONS WITH APPROPRIATE AGENCIES HAVING JURISDICTION & INSTALL ALL SYSTEMS IN CONFORMANCE WITH FEDERAL, STATE, & LOCAL CODES AND AGENCY REQUIREMENTS. CONTRACTOR TO CONTACT RELATED UTILITY COMPANIES (POWER, TELEPHONE, ETC.), COORDINATE ALL WORK WITH THEIRS, & VERIFY DIVISION OF RESPONSIBILITIES BEFORE COMMENCING ANY WORK.

3. INSTALL EQUIPMENT AND MATERIALS IN COMPLIANCE WITH THE CURRENT APPLICABLE VERSION OF THE:
1. NATIONAL ELECTRICAL CODE (NEC)
2. LIFE SAFETY CODE (NFPA-101)
3. STATE OF MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, BUREAU OF CONSTRUCTION CODES AND FIRE SAFETY
4. AUTHORITY HAVING JURISDICTION
5. MANUFACTURERS' INSTRUCTIONS
ONLY PROVIDE EQUIPMENT AND MATERIALS FROM THE MANUFACTURERS SPECIFIED.

4. COORDINATE ALL INTERRUPTIONS OF ELECTRICAL SERVICE TO THE EXISTING FACILITY, A MINIMUM OF ONE WEEK IN ADVANCE, THROUGH THE OWNER'S ON-SITE REPRESENTATIVE.

5. COORDINATE TEMPERATURE, LOW VOLTAGE, FIRE ALARM/SECURITY SYSTEM, MOTORS, PUMPS, TELEPHONE & COMPUTER/DATA ELECTRICAL WORK WITH THAT OF OTHERS AND MANUFACTURER'S CRITERIA FOR COMPLETE OPERATIONAL & FUNCTIONAL SYSTEMS, & EXTENT OF WORK BY EACH PARTY.

6. VERIFY MOUNTING HEIGHTS AND LOCATIONS OF ALL RECEPTACLES, BOXES, SWITCHES, DEVICES, ETC. WITH THE GOVERNING CODES AND WITH THE OWNER PRIOR TO INSTALLATION.

7. ELECTRICAL CONTRACTOR TO SUBMIT AND REVIEW MANUFACTURER'S CATALOG CUT SHEETS OF LIGHT FIXTURES, ETC. WITH OWNER & ARCHITECT PRIOR TO ORDERING. ADVISE OWNER IF ANY DIFFERENCE IN COST, QUANTITY, OR QUALITY THAN THAT SHOWN ON ELECTRICAL DRAWINGS. CONFIRM AND RESOLVE ANY DIFFERENCES WITH OWNER PRIOR TO ORDERING. OTHERWISE OWNER TO ASSUME SUCH TO BE PROVIDED AS SHOWN HEREIN AND AS PART OF HIS BID (WITH NO CHANGE/CHANGE ORDERS).

8. ALL WIRING SHALL BE COPPER (SOLID OR STRANDED) SIZED TO HANDLE THE EQUIPMENT CONNECTED AND PER LOCAL AND NATIONAL CODES. ALL WIRING TO BE ENCLOSED IN GALVANIZED STEEL CONDUIT OR MC TYPE. ANY EXTERIOR CONDUIT OR CONDUIT EXPOSED TO SUN, SHALL BE UV RESISTANT. WIRE AND CABLE SHALL BE SINGLE CONDUCTOR COPPER, WIRE SHALL BE TYPE THHN-2 OR XHHW-2 INSULATION RATED 90 DEGREES C, 600 VOLTS. WIRE NO.12 WAG AND LARGER SHALL BE STRANDED.

9. ELECTRICAL EQUIPMENT TO BE RECESSED, U.N.O.. PROVIDE PLASTIC LAMINATE PANEL DESIGNATION LABELS.

10. SEE MECHANICAL DRAWING FOR THERMOSTAT LOCATIONS.

11. CIRCUIT BREAKERS. PROVIDE ALSO WHERE "SPARES" NOTED ON PANEL SCHEDULES.

12. FINAL CONNECTIONS TO LIGHTING FIXTURES SHALL BE 1/2" MINIMUM FLEXIBLE METALLIC CONDUIT, MANUFACTURED WIRING SYSTEMS, OR GALVANIZED STEEL TYPE MC CABLE, ALL WITH STEEL FITTINGS. FINAL CONNECTIONS TO MOTORS AND EQUIPMENT SUBJECT TO VIBRATION OR REMOVAL FOR MAINTENANCE SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT WITH STEEL LIQUID TIGHT FITTINGS.

13. BATTERY BACK-UP EXIT AND EMERGENCY LIGHTS SHALL BE FED FROM THE SAME CIRCUIT AS ADJACENT ROOM LIGHTING AND BE CONNECTED AHEAD OF ANY LOCAL SWITCHES.

14. INSTALL A GFI RECEPTACLE WITHIN 25' OF ANY EXTERIOR MECHANICAL EQUIPMENT.

15. OTHER THAN EXISTING ELECTRICAL EQUIPMENT NOTED TO REMAIN, ALL OTHER ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE NEW AND LABELED BY UNDERWRITERS LABORATORIES (UL) ELECTRICAL TESTING LABORATORIES (ETL) OR MET LABORATORIES (MET) OR OTHER RECOGNIZED LABORATORY.

16. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE XHHW.

17. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

18. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE EQUIPMENT APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THE SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER THE BASE BID.

19. ALL WORKING CLEARANCES ARE TO BE PROVIDED, AND MAINTAINED WHERE WORKING WITH EXISTING CONDITIONS, AT ALL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH N.E.C. AND GOVERNING CODES. A MINIMUM OF 3'-0" CLEARANCE TO BE PROVIDED AT ALL ELECTRICAL PANELS.

20. THE PLANS SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT INTEND TO SHOW EVERY DETAIL OF THE ELECTRICAL DESIGN. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENSURING COMPLIANCE WITH ALL N.E.C. REQUIREMENTS. THIS INCLUDES NOT ONLY EQUIPMENT SHOWN ON THE PLANS, BUT ALSO EQUIPMENT AND DEVICES SHOWN IN THE RISER DIAGRAM AND ANY OTHER EQUIPMENT NECESSARY PER MANUFACTURERS REQUIREMENTS OR AS NEEDED FOR A COMPLETE OPERATIONAL SYSTEM.

21. COORDINATE ALL EXTERIOR WORK WITH AFFECTED UTILITIES AND THE OWNER. PROVIDE THE EXCAVATION, BACKFILL, COMPACTION AND TESTING NECESSARY TO INSTALL THE UNDERGROUND RACEWAYS SHOWN ON THE PLANS AS REQUIRED. REPAIR ALL LAWNS, LANDSCAPE, PLANTINGS AND OTHER EXTERIOR FINISHES TO MATCH THE ADJACENT AREAS AT THE TIME OF COMPLETION OF THE PROJECT. BACKFILL AND COMPACT TRENCHES TO GRADE FOR FINAL GRADING/FINISH BY OTHER TRADES.

22. LOW VOLTAGE CONTROL WIRING FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

23. PROVIDE ALL TEMPORARY LIGHTING REQUIRED THROUGHOUT THE PROJECT. REMOVE ANY TEMPORARY LIGHTING ONCE PERMANENT FIXTURES ARE OPERATIONAL. MAINTAIN LAMPS IN ALL FIXTURES, TEMPORARY AND PERMANENT, THROUGHOUT THE PROJECT.

24. ELECTRICAL CONTRACTOR TO RUN POWER TO ALL OVERHEAD DOOR OPENERS AND DOOR OPERATORS, ALL PROPOSED EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS CONNECTION REQUIREMENTS.

25. FOR EACH PIECE OF EQUIPMENT, IF NO COLOR CODING SYSTEM EXISTS FOR INDICATED SYSTEM FUNCTION AND VOLTAGE, COLOR CODE CIRCUITS AS FOLLOWS:
THREE PHASE POWER 208/120 VOLTS:
PHASE X(A): BLACK
PHASE Y(B): RED
PHASE Z(C): BLUE
NEUTRAL: WHITE
GROUND: GREEN
PROVIDE A NAMETAG ON EACH IDENTIFYING THE PANEL AND CIRCUIT NUMBER FEEDING THE DEVICE. NAMETAGS SHALL CONSIST OF BLACK TEXT PERMANENTLY LAMINATED TO ADHESIVE BACKED CLEAR NYLON OR MYLAR TAPE. MARK JUNCTION BOX COVERS USING A 'SHARPIE' TYPE PERMANENT MARKER WITH THE PANEL AND BREAKER NUMBERS OF THE CIRCUITS.

Fixture Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	LLF	Wattage
	A	LITHONIA LIGHTING	2FSL4 48L LP835	6IN LDN, 3000K, 3000LM, WHITE, CRI80	4896	1.0	38.5
	A/EM	LITHONIA LIGHTING	2FSL4 48L LP835 EL14L	6IN LDN, 3000K, 3000LM, WHITE, CRI80, 90 MINUTE EMERGENCY BATTERY PACK,	4896	1.0	38.5
	B	LITHONIA LIGHTING	LDN6 35/20 L06WR	6IN LDN, 3500K, 2000LM, WHITE, CRI80	1732	1.0	0.6
	B/EM	LITHONIA LIGHTING	LDN6 35/20 L06WR ELR	6IN LDN, 3500K, 2000LM, WHITE, CRI80 WITH 90 MINUTE EMERGENCY BATTERY PACK, MIN. 10W CONSTANT POWER	1732	1.0	0.6
WP	C	LITHONIA LIGHTING	WF4 REG SWW5 90 CRI MWM6	4" RECESSED BAFFLE LED DOWNLIGHT	400	1.0	5.0
	E	LITHONIA LIGHTING	SBL4 3000LM 80CRI 35K	SQUARE-BASKET LED WRAPAROUND, SURFACE MOUNT,	3236	1.0	25.5
	F	LITHONIA LIGHTING	2GTL 30L A19 3500K	2'x4' LED RECESSED TROFFER, ACRYLIC LENS	3000	1.0	33.3
	H	LITHONIA LIGHTING	EML17 RT 49LED 350MA 4K R4 GLF MVOLT QSME	MUNICH PENANT, EUROTIQUE FAMILY, PENDANT, RINGED BASE, WALL MOUNT BRACKET, ROTATE THROW TOWARD BUILDING, COLOR SELECTED BY OWNER	5000	1.0	55.6
	J	LEVITON	49875	ONE-PIENCE GLAZED PORCELAIN LAMP HOLDER, OUTLET BOX MOUNT, WHITE, 9 WATT LED LAMP	800	1.0	9
	X	LITHONIA LIGHTING	LQM S W 3 R 120/277 EL N M6	LED EXIT SIGN WITH RED FACE AND WHITE HOUSING W/ AUTOMATIC EMERGENCY LIGHT, 90 MINUTE MIN. BATTERY PACK			0.71
	X1	LITHONIA LIGHTING	LHQM LED R HO M6	LED EXIT SIGN WITH RED FACE AND WHITE HOUSING W/ AUTOMATIC EMERGENCY LIGHT, 3W REMOTE CAPACITY, 90 MINUTE MIN. BATTERY PACK			4.3
	RH	LITHONIA LIGHTING	ELA QWP	SINGLE REMOTE LED HEAD. INTERCONNECT TO ADJACENT EXIT SIGN. PROVIDE 90 MINUTE MIN. EMERGENCY OPERATION. COLOR: WHITE			1.5

EXTERIOR FIXTURE SCHEDULE

	S-A	Lithonia Lighting	DSX1 LED P5 35K 80CRI T4M HS	D-Series Size 1 Area Luminaire P5 Performance Package 3500K CCT 80 CRI Type 4 Medium Houseside Shield	13846	1	138.1649
	S-B	Lithonia Lighting	DSX0 LED P1 35K 80CRI T3M	D-Series Size 0 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 3 Medium	4310	1	33.21
	S-C	Lithonia Lighting	DSX0 LED P1 35K 80CRI TFTM	D-Series Size 0 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw	4404	1	33.21
	S-D	Lithonia Lighting	WF6 REG SWW5	6" RECESSED BAFFLE LED DOWNLIGHT	459	1	5.83
	S-E	Lithonia Lighting	DSXB LED 12C 700 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 700mA AND ASYMMETRIC DISTRIBUTION	2173	1	31

ELECTRICAL LEGEND:

SYMBOL	TYPE	MANUFACTURER*	DESCRIPTION	
	EF	GREENHECK	EXHAUST FAN, SEE MECHANICAL DRAWING FOR SPECIFICATIONS, U.L. LISTED W/GFCI CONNECTION, PRE-WIRED OUTLET BOX. INTERCONNECT TO ROOM OCCUPANCY SENSOR.	120/1/60
ELVCB		–	NEW LIGHTING/POWER DISTRIBUTION PANEL. 120/208V., THREE PHASE, (GE, WESTINGHOUSE, ITE, SQUARE D, OR EQUAL). PROVIDE CIRCUIT BREAKERS PER PANEL SCHEDULE & WIRING FOR EACH PER NEC. LABEL ALL PANEL SCHEDULES ON DOOR. VERIFY WHERE UNDERGROUND POWER SERVICE IS COMING INTO THE BUILDING AND COORDINATE WITH UTILITY.	120/208/3/60
	–	LEVITON	DUPLEX CONVENIENCE OUTLET, 20 A., 2 POLE, WITH GROUND (NEMA 5-20R) COLOR WHITE OR AS SELECTED BY OWNER. PLASTIC COVER PLATE. M.H. AT 18" TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.	120
GFCI	–	LEVITON	DUPLEX OUTLET AS SPEFICIED ABOVE W/ GROUND FAULT CIRCUIT INTERRUPTOR	120
48" AFF	–	–	DUPLEX OUTLET AS SPECIFIED ABOVE, MOUNTED AT A SPECIFIC HEIGHT ABOVE FINISH FLOOR (AFF) TO THE CENTERLINE OF ELECTRICAL BOX.	–
GFCI WP	–	LEVITON	GFCI DUPLEX OUTLET AS SPECIFIED ABOVE WITH WEATHER RESISTANT COVER WITH CORDS PLUGGED IN	–
	–	LEVITON	FOUR-IN-ONE OUTLET, 20A 120V. 2 POLE, WITH GROUND. METAL BOX FOR RECESSED IN CONCRETE FLOORS. PLASTIC WEATHERPROOF COVER PLATE WITH REMOVABLE CAPS FOR EACH OUTLET. COLOR TO MATCH CARPETING. COORDINATE WITH OWNER. COLOR WHITE OR AS SELECTED BY OWNER.	
	–	–	MOTOR EQUIPMENT ITEM (HVAC FAN, ETC.) – SIZE, PHASE, VOLTAGE, & FUNCTION AS SO NOTED. REFER ALSO TO ELECTRICAL NOTES AND PANEL SCHEDULES. PROVIDE DISCONNECT SWITCH OR GFI OUTLET AS REQUIRED BY CODE.	AS NOTED
$	–	LEVITON	SINGLE-POLE QUIET SWITCH, 20 AMP, PLASTIC COVER PLATE, WHITE OR AS SELECTED BY OWNER, COLOR OF SWITCH AND COVER PLATE TO MATCH, U.N.O. 48" AFF MAX. TO CENTERLINE.	120
$3	–	LEVITON	THREE-WAY QUIET SWITCH, 20 AMP, PLASTIC COVER PLATE, WHITE OR AS SELECTED BY OWNER, COLOR OF SWITCH AND COVER PLATE TO MATCH, U.N.O. 48" AFF MAX. TO CENTERLINE.	120
$D	–	LEVITON	PRESET SLIDE DIMMER, SINGLE POLE, 120 VOLT, 20 AMP, WHITE OR IVORY, PLASTIC COVER PLATE OR AS SELECTED BY OWNER.	120
	–	LEVITON	NETWORK OUTLET. PROVIDE RECESSED BOX & 3/4" (U.N.O.) EMT OR PVC CONDUIT TO IT ROOM. EXACT TERMINATION POINT TO BE COORDINATE WIT OWNER. CONCEAL ALL CONDUITS IN WALLS IN FINISH SPACES, UNLESS DIRECTED DIFFERENTLY BY OWNER. BOXES TO BE 18" TO CENTERLINE U.N.O. ABOVE FINISH FLOOR. PROVIDE 1-CAT 6 CABLE FROM BOX TO TERMINATION POINT IN IT ROOM. COVER PLATE TO BE AS DIRECTED BY OWNER	–
	–	–	SAFETY SWITCH, WP INDICATES NEMA 3R, FUSED, U.N.O. VERIFY SIZE WITH ATTACHED LOAD AND MANUFACTURER SPECIFICATIONS	–
P	–	–	PHOTOCELL TO BE INTEGRAL TO THE FIXTURE WHERE NOTED AND TRIGGERED INDIVIDUALLY. EXTERNAL PHOTOCELL WHERE MULTIPLE FIXTURES TO BE CONNECTED. LOCATE REMOTE PHOTOCELL SENSOR IN THE GENERAL AREA OF THE FIXTURE, FACING NORTHEASTERLY IF POSSIBLE, ARROW INDICATES GENERAL DIRECTION PHOTOCELL SHOULD FACE. COORDINATE EXACT LOCATION OF REMOTE SENSOR WITH ARCHITECT PRIOR TO INSTALLATION.	–
M	–	–	MECHANICAL TIMER, TO BE SET IN INDOOR METAL OR PLASTIC BOX, EASILY ACCESSIBLE. TIMER, OFF AND MANUAL OVERRIDE OPTIONS. TO BE LOCATED IN THE MECHANICAL ROOM #107.	–

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DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION OR APPROVAL

DUNDEE CIVIC COMMUNITY CENTER
165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

ELECTRICAL NOTES & DETAILS

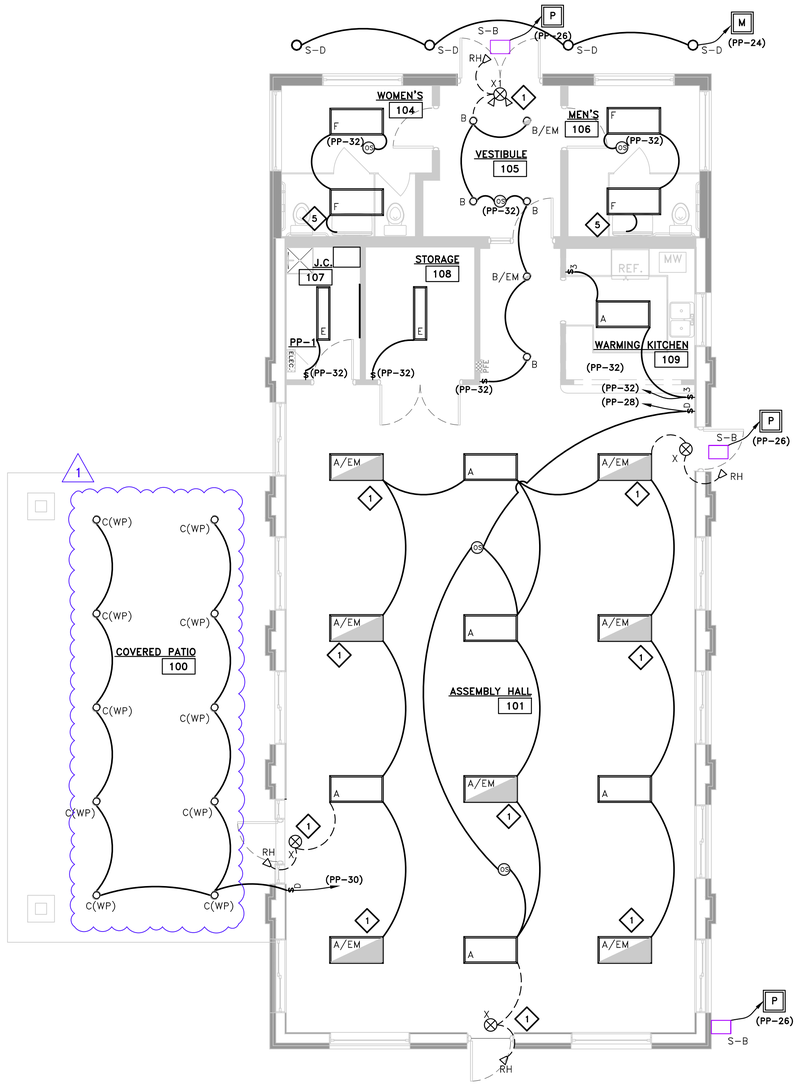
DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

ISSUE

ITEM	DATE ISSUED	BY
FOR BID ONLY	11/17/25	KI
ADDENDUM No.2	12/10/25	KI

DRAWN BY ETH/KI
REVIEWED BY ARJ

SCALE* AS NOTED
PLOT DATE 12/10/25
JOB NO. 306001
SHEET NO.
E1.00



LIGHTING PLAN – MAIN FLOOR
SCALE: 3/16" = 1'-0"

LIGHTING PLAN – ATTIC
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 VERSION OF THE NEC, AND WITH ALL INSTRUCTIONS PROVIDED BY THE AHJ.
2. THE EC SHALL OBTAIN ALL PERMITS AND CERTIFICATIONS OF INSPECTION AS REQUIRED FOR THE BENEFICIAL USE OF THE BUILDING BY THE OWNER.
3. PROVIDE DEDICATED (NON-SHARED) NEUTRAL CONDUCTORS FOR ALL RECEPTACLE CIRCUITS.
4. IN GENERAL, ALL RECEPTACLES SHALL BE MOUNTED AT 18" TO CENTERLINE AFF, UNLESS NOTED OTHERWISE. COORDINATE THE EXACT MOUNTING HEIGHTS OF RECEPTACLES OVER COUNTER TOPS WITH THE ARCHITECTURAL TRADES.

REFERENCED NOTES:

1. CONNECT EMERGENCY FIXTURES TO THE HOT (NON-SWITCHED) SIDE OF THE LIGHTING CIRCUIT. TYPICAL ALL EM TYPE FIXTURES.
2. PROVIDE MECHANICAL TIMERS – 3, INSTALL PER MANUFACTURERS REQUIREMENTS. HEIGHT TO BE 42" O.C. TO CENTERLINE
3. (OMITTED).
4. SEE GROUND BAR DETAIL, SHEET E4.00.
5. FRACT HP EX FAN, BY MECH TRADES. INTERCONNECT TO ROOM OCCUPANCY SENSOR
6. PROVIDE POWER TO TANKLESS WATER HEATER, CIRCUIT TO #27. COORDINATE EXACT CONNECTION WITH MANUFACTURER REQUIREMENTS.
7. PROVIDE NETWORK AND RECEPTACLE @ 80" AFF FOR WINDOW MONITOR.
8. TELEPHONE AND NETWORK TERMINATION BOARD, 4'x4'x3/4"

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DUNDEE CIVIC COMMUNITY CENTER

165 VAN NEST STREET
DUNDEE, MICHIGAN 48131
VILLAGE OF DUNDEE, MONROE COUNTY

LIGHTING PLAN

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
350 WEST MONROE ST.
DUNDEE, MI 48131
(734) 529-3430

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SHEET NO. E2.00

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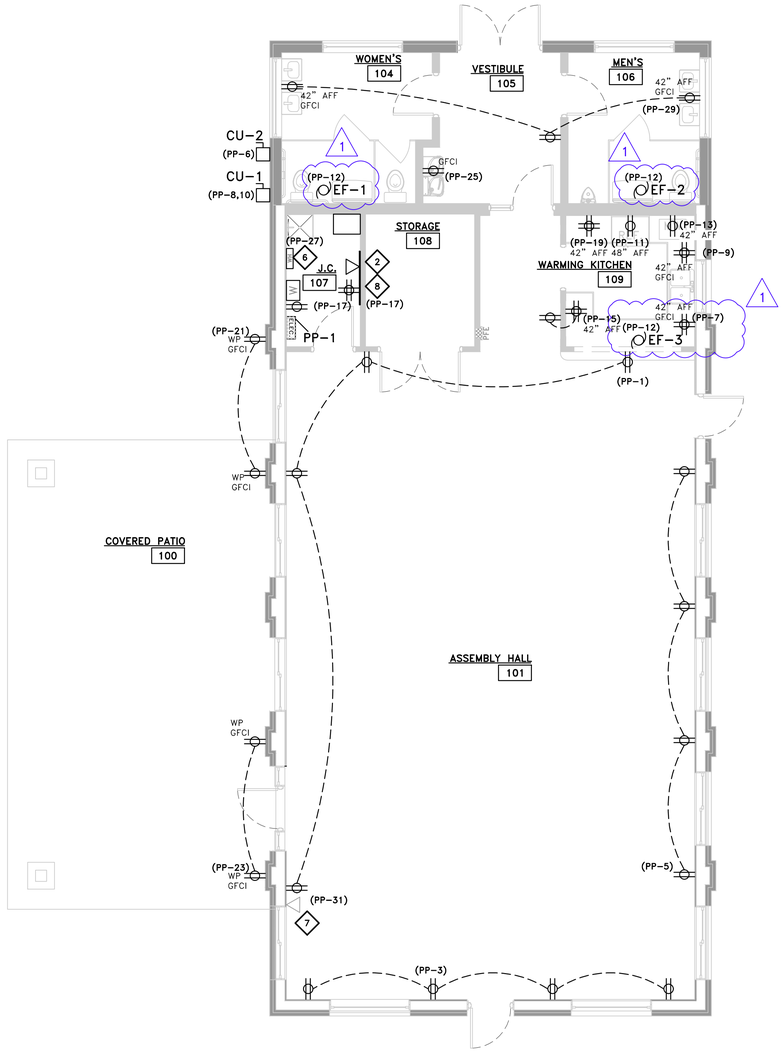
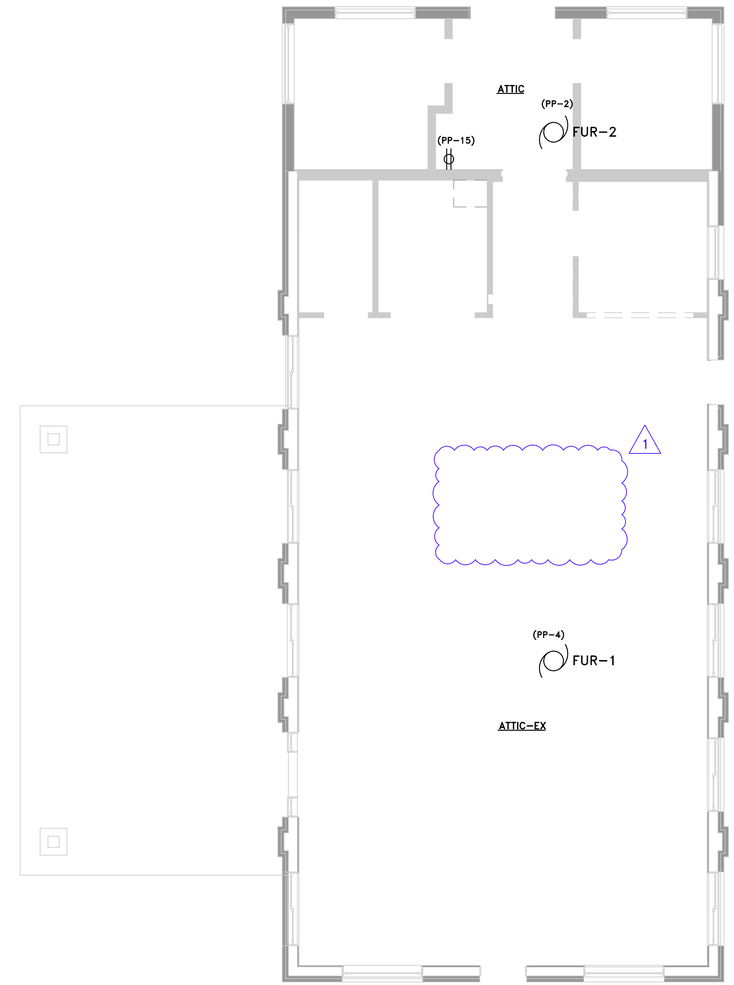


POWER PLAN – MAIN FLOOR
SCALE: 3/16" = 1'-0"



POWER PLAN – ATTIC
SCALE: 3/16" = 1'-0"

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VILLAGE OF DUNDEE, MONROE COUNTY

POWER PLAN

DEVELOPER/OWNER:
VILLAGE OF DUNDEE
MICHAEL HOFFMEISTER, VILLAGE MANAGER
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(734) 529-3430

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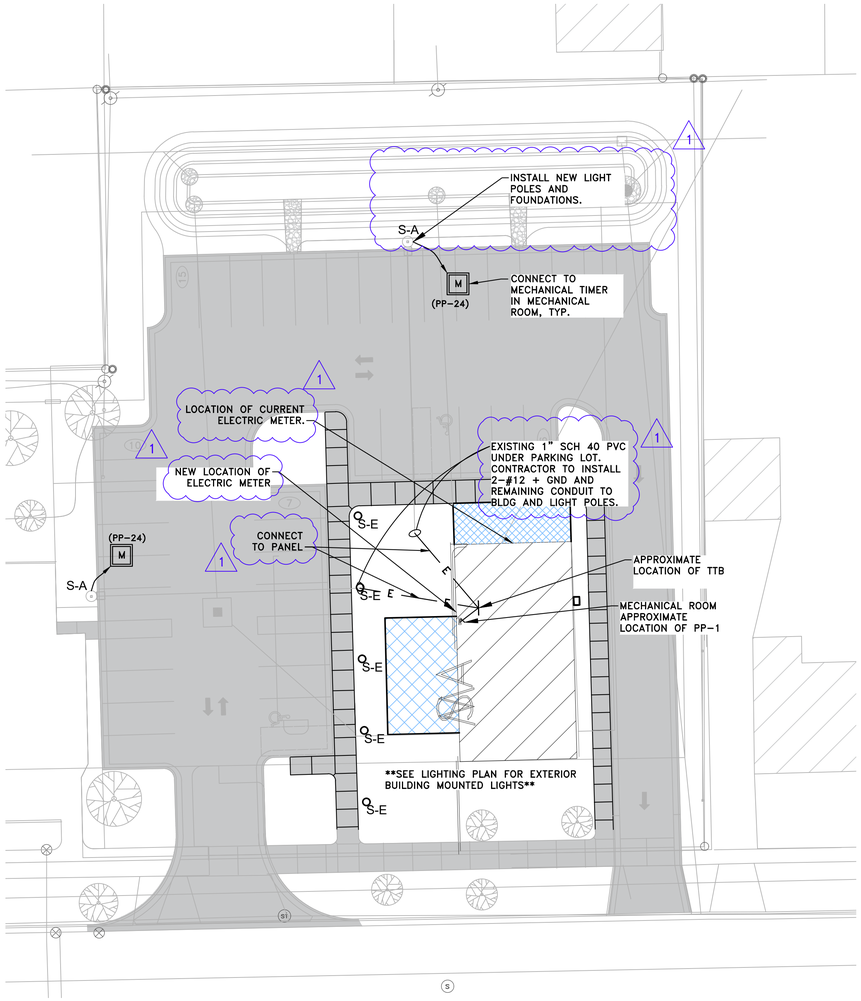
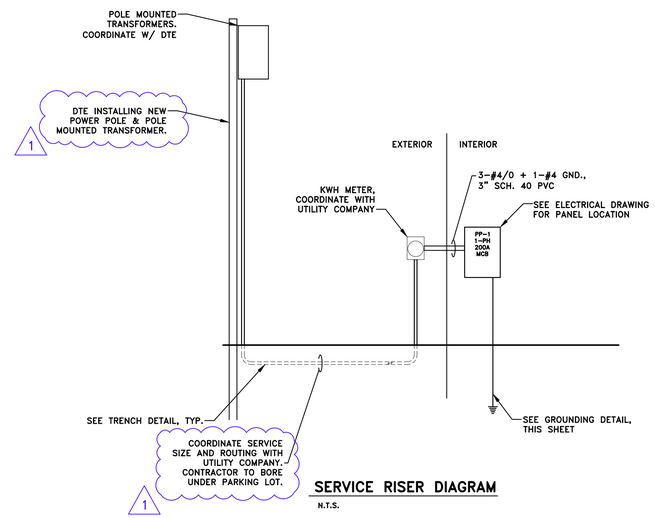


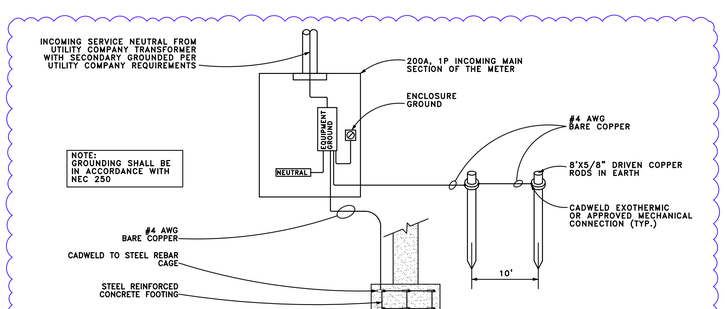
SITE ELECTRICAL
SCALE: 1" = 20'-0"

Schedule

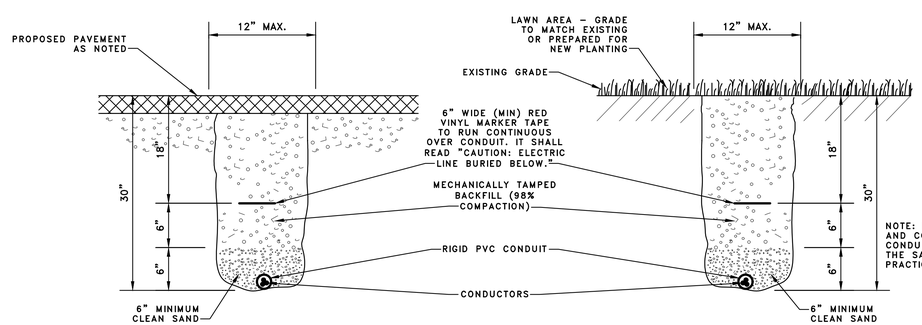
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	S-A	2	Lithonia Lighting	DSX1 LED P5 35K 80CRI T4M HS	D-Series Size 1 Area Luminaire P5 Performance Package 3500K CCT 80 CRI Type 4 Medium Houseside Shield	1	13846	1	138.1649
	S-E	5	Lithonia Lighting	DSXB LED 12C 700 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 700mA AND ASYMMETRIC DISTRIBUTION	1	2173	1	31



SERVICE RISER DIAGRAM
N.T.S.



GROUNDING DETAIL
SCALE: NTS



TYPICAL TRENCH DETAILS
NTS

NOTE
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

811 Know what's below. Call before you dig.

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DUNDEE

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