



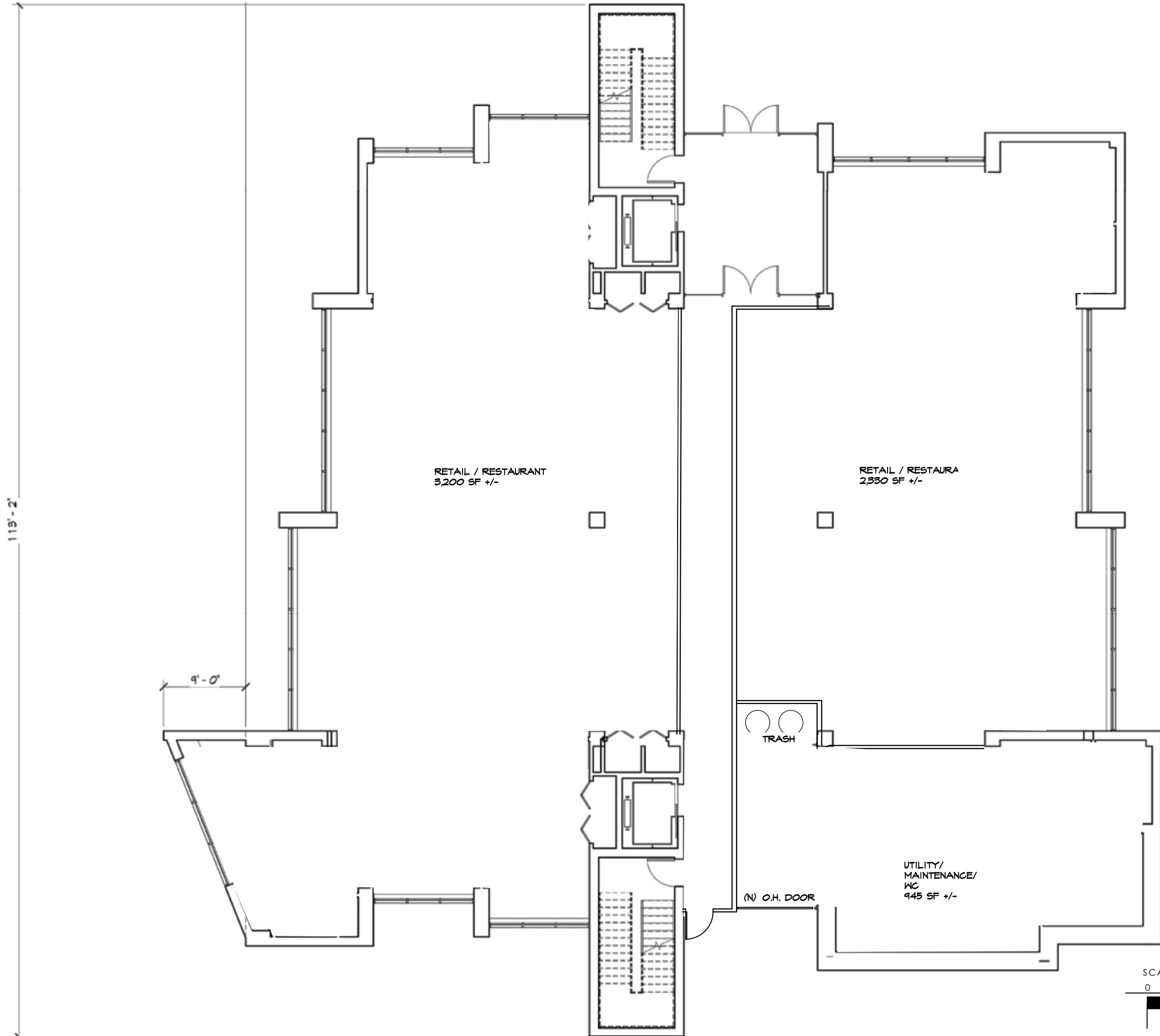
TOTAL UNITS: 72  
 1.5 per unit = 108  
 Guest: 1/ 4 units = 18

COMMERCIAL: 5,500 SF  
 4 spaces per 1000 SF= 22 spaces

TOTAL PARKING SPACES = 148 spaces

PROVIDED SPACES = 166 spaces



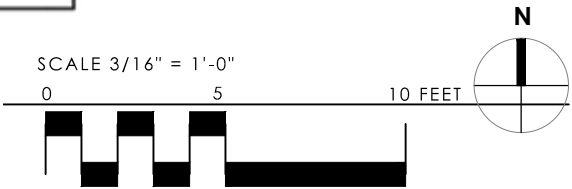


**NOTES:**

- HIGH STC DEMISING WALL
- NEW PRIVATE BALCONY OVER (E) FLOOR ASSEMBLY
- 1. ASSUME POST AND BEAM STRUCTURE AND RELATED FLOOR ASSEMBLIES TO REMAIN.
- 2. WITH EXCEPTION OF NEW PUNCHED OPENING FOR NEW WINDOWS WHERE NOTED, ONLY CURTAINWALL TO BE REMOVED AND REPLACED WITH NEW EXTERIOR WINDOW AND WALL CONSTRUCTION, OR BALCONIES.
- 3. MINIMUM 6'-0" WIDE CORRIDOR TO BE PROVIDED.
- 4. FLOOR AREAS (SF) EXCLUDE EXTERIOR BALCONIES

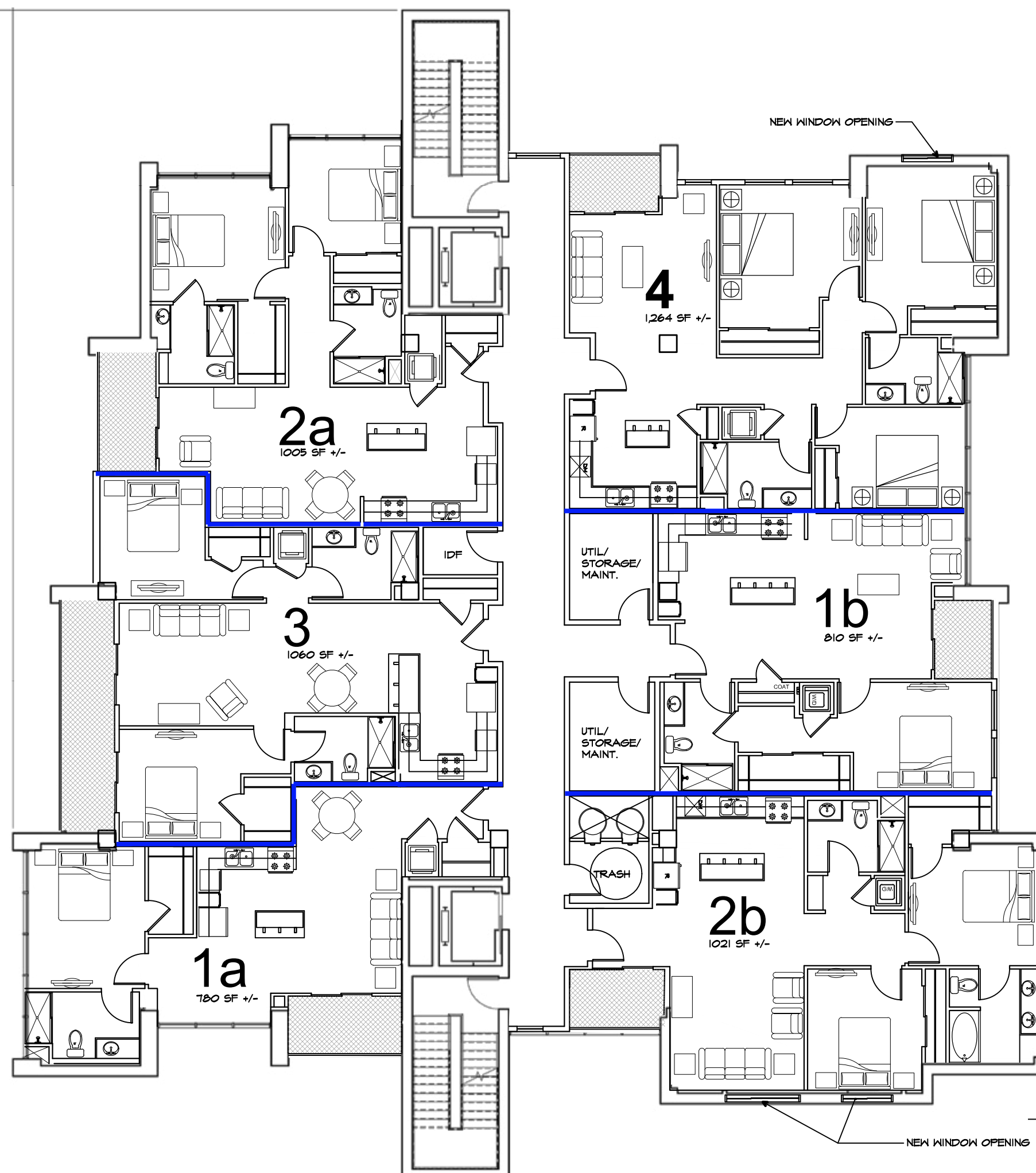
**UNIT YIELD**

UNIT TYPE	SF	BEDS/BATHS	UNITS/FLOOR
1A	780 SF	1/1	1
1B	810 SF	1/1	1
2A	1,005 SF	2/2	1
2B	1,021 SF	2/2	1
3	1,060 SF	2/2	1
4	1,264 SF	3/2	1
TOTALS:	5,940 SF		6
X 3 FLOORS:	17,820 SF		18



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113'-2"



NOTES:

 HIGH STC DEMISING WALL

 NEW PRIVATE BALCONY OVER (E) FLOOR ASSEMBLY

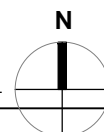
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3	1,060 SF	2/2	1
4	1,264 SF	3/2	1
TOTALS:			6
X 3 FLOORS:			18

SCALE 3/16" = 1'-0"

0 5 10 FEET



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DESIGN CONCEPT

OFFICE BUILDING - RENOVATION STUDY

BENTON HARBOR, MI

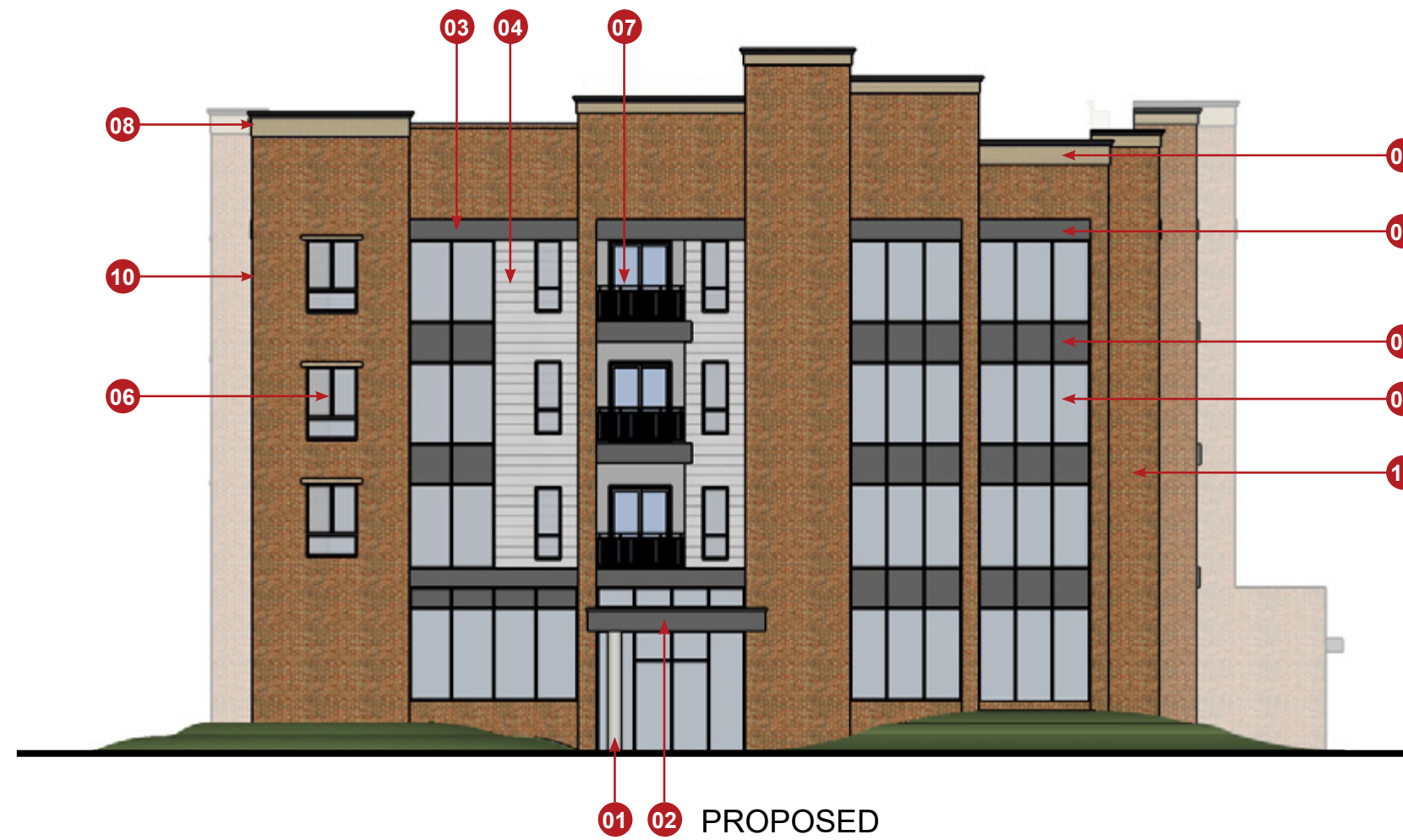
SOUTHEASTERN BUILDING CO.

SECOND TO FOURTH FLOOR PLAN

19052.00

2023\_04-05

**DANIELIAN**  
ASSOCIATES  
architects ■ planners

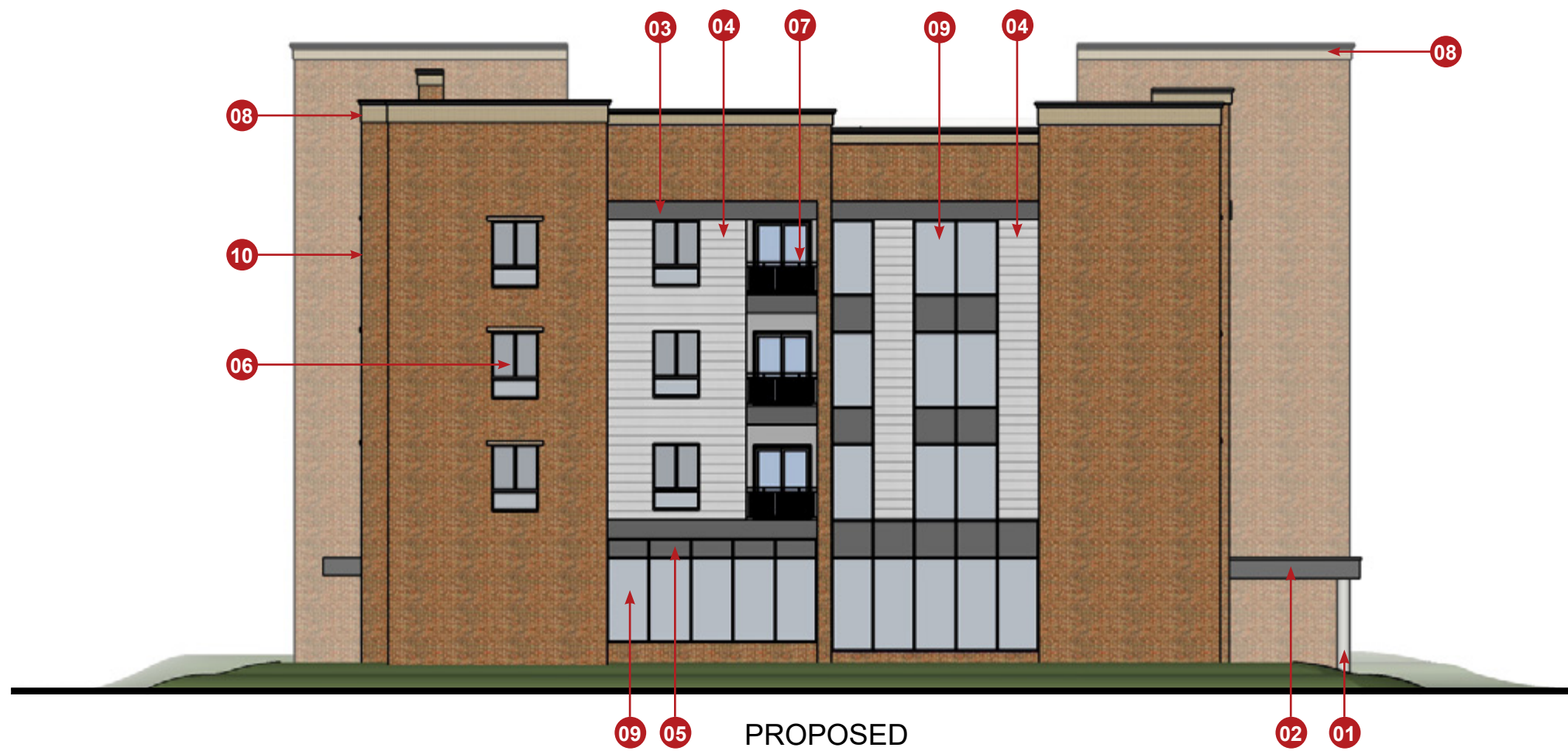


KEYNOTES	
01	COLUMN
02	COVERED ENTRY/WINDOW
03	METAL CLADDING
04	SIDING INFILL
05	SPANDREL GLASS
06	INSET WINDOW
07	METAL RAILING
08	CORNICE
09	EXISTING STOREFRONT
10	EXISTING BRICK



## FRONT ELEVATION





KEYNOTES	
01	COLUMN
02	COVERED ENTRY/WINDOW
03	METAL CLADDING
04	SIDING INFILL
05	SPANDREL GLASS
06	INSET WINDOW
07	METAL RAILING
08	CORNICE
09	EXISTING STOREFRONT
10	EXISTING BRICK



# LEFT ELEVATION

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KEYNOTES	
01	COLUMN
02	COVERED ENTRY/WINDOW
03	METAL CLADDING
04	SIDING INFILL
05	SPANDREL GLASS
06	INSET WINDOW
07	METAL RAILING
08	CORNICE
09	EXISTING STOREFRONT
10	EXISTING BRICK



## BACK ELEVATION





KEYNOTES	
01	COLUMN
02	COVERED ENTRY/WINDOW
03	METAL CLADDING
04	SIDING
05	SPANDREL GLASS
06	INSET WINDOW
07	METAL RAILING
08	CORNICE
09	EXISTING STOREFRONT
10	EXISTING BRICK



## RIGHT ELEVATION

DESIGN CONCEPT

OFFICE BUILDING - RENOVATION STUDY

BENTON HARBOR, MI  
SOUTHEASTERN BUILDING CO.

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DESIGN CONCEPT  
OFFICE BUILDING - RENOVATION STUDY  
BENTON HARBOR, MI  
SOUTHEASTERN BUILDING CO.

FRONT PERSPECTIVE





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DESIGN CONCEPT  
OFFICE BUILDING - RENOVATION STUDY  
BENTON HARBOR, MI  
SOUTHEASTERN BUILDING CO.

FRONT-LEFT PERSPECTIVE

19052.00 2023\_04-05  
**DANIELIAN**  
ASSOCIATES  
architects ■ planners





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DESIGN CONCEPT  
 OFFICE BUILDING - RENOVATION STUDY  
 BENTON HARBOR, MI  
 SOUTHEASTERN BUILDING CO.

BACK PERSPECTIVE





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DESIGN CONCEPT

OFFICE BUILDING - RENOVATION STUDY

BENTON HARBOR, MI  
SOUTHEASTERN BUILDING CO.

RIGHT FRONT PERSPECTIVE