



LOCATION PLAN

GENERAL NOTES

- 1. ANY MENTION OF "CONTRACTOR" INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTOR(S) AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERTAKING CONSTRUCTED IMPROVEMENTS OF THE PROPERTY. ACCORDINGLY, THE USE OF THE TERM "CONTRACTOR" IS TO REFER TO ANY AND ALL ENTITIES AND INDIVIDUALS RESPONSIBLE FOR THE MANAGEMENT, COORDINATION, SUPERVISION, AND PHYSICAL CONSTRUCTION OF EITHER THE COMPLETE JOB (GENERAL CONTRACTOR / CONSTRUCTION MANAGER) AND/OR A SPECIFIC TRADE (SUBCONTRACTOR(S)).
- 2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION UNLESS OTHERWISE AGREED UPON. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.
- 3. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL STAIR, ELEVATOR, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
- 4. THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- 6. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.
- 7. THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THESE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
- 8. THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR SUSPICIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.
- 9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.
- 10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.
- 11. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION, AS DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM REPRODUCTIONS OR FROM NARRATIVE DESCRIPTIONS.
- 12. CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE ARCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN THE FORM OF AN APPROVED CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.
- 13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, JOYS, OR THE DOWNS IF NECESSARY. MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.
- 14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.
- 15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.
- 16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.
- 17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.
- 18. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, ALL ADVERSELY AFFECTED CONDITIONS MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED TO THE SATISFACTION OF THE OWNER, ARCHITECT, ADJACENT PROPERTY OWNERS (IF APPLICABLE), AND THE LOCAL JURISDICTION.
- 19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 20. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS APPROPRIATE TO THE OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.
- 21. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
- 22. IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY THE ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS.
- 23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION DIRECTION PRIOR TO.
- 24. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, ELECTRICAL, AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
- 25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF-SITE IN A SAFE AND LEGAL MANNER.
- 26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE

GENERAL NOTES

- 27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.
- 28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.
- 29. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT HIS/HER COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT.
- 30. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- 31. PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERING.
- 32. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, EXIT PASSAGEWAY, EXIT CHAIRLIFT, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- 33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
- 34. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
- 35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
- 36. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING PER SECTION 803 BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE 803.9 P.199 OF THE 2015 MI BUILDING CODE.
- 37. DECORATIONS (P/PRIVATE CURTAINS, DRAPE, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING CODE.
- 38. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

**LEGEND**

	CONCRETE MASONRY UNIT
	BRICK
	CONCRETE
	INSULATION (BATT, CELLULOSE, SPRAY-FOAM)
	RIGID INSULATION
	PLYWOOD
	METAL
	FINISHED WOOD
	WOOD ROUGH (CONTIN./JOINTS)
	WOOD ROUGH (NON-CONTINUOUS / BLOCKING)
	GLASS
	ALUM.
	COLUMN LINE IDENTIFICATION
	PARTITION TYPE
	DEMOLITION KEYNOTE
	FOUNDATION KEYNOTE
	ARCHITECTURAL KEYNOTE
	ROOF KEYNOTE
	CEILING PLAN KEYNOTE
	STRUCTURAL KEYNOTE
	ELEVATION KEYNOTE
	VERTICAL HEIGHT ELEVATION
	WINDOW TYPE/SCHEDULE NUMBER
	DOOR TYPE/SCHEDULE NUMBER
	MATERIAL SPECIFICATION NUMBER
	REVISION NUMBER
	PLAN DETAIL TAG
	DETAIL NUMBER - SHEET NUMBER
	SECTION TAG
	SECTION NUMBER - SHEET NUMBER
	SHEET IDENTIFICATION NUMBER
	DISCIPLINE DESIGNATOR - ARCHITECTURAL SHEET
	SHEET SEQUENCE NUMBER - NUMBER IDENTIFYING EACH SHEET IN SET
	SHEET TYPE DESIGNATOR

0 - GENERAL (ISOMETRICS, LEGEND NOTES)  
1 - PLANS (HORIZONTAL VIEWS)  
2 - ELEVATIONS (VERTICAL VIEWS)  
3 - SECTIONS, DETAILS, DIAGRAMS, NOTES

PROJECT INFORMATION

PROJECT ADDRESS:  
229 EDMUND PLACE, DETROIT, MI 48201

PARCEL NUMBER: 01000717

LEGAL DESCRIPTION:  
N EDMUND PL. 10W 10FT OF 9BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 60 X 150

PROJECT DESCRIPTION:  
MULTI-FAMILY RESIDENTIAL REHABILITATION AND ADDITION

APPLICABLE CODES:  
ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO:

- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN REHABILITATION CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN ENERGY CODE
- 2014 NATIONAL ELECTRICAL CODE

ZONING DATA:  
A. ZONING DISTRICT: PD-H WITH OVERLAY H SEC. 25-2-76

B. SITE AREA CALCULATIONS

- EXISTING PARCEL SIZE
  - a. 60' 0" x 150' 0"
  - b. 9,000 SQFT / 0.21 ACRE
- LOT AREA COVERAGE - BY RIGHT
  - a. WELL TO SURROUNDING DEVELOPMENT (ZONING SEC. 61-11-14)
- LOT AREA COVERAGE - EXISTING
  - a. 1,775 SQFT OF INTACT STRUCTURE
  - b. +/- 1,200 SQFT OF COLLAPSED STRUCTURE
  - c. 2,975 SQFT / 9,000 SQFT = 33% COVERAGE
- LOT AREA COVERAGE - PROPOSED
  - a. 1,775 SQFT OF INTACT STRUCTURE
  - b. 1,500 SQFT NEW ADDITION
  - c. 3,275 SQFT / 9,000 SQFT = 36% COVERAGE

BUILDING DATA:

A. CONSTRUCTION CLASSIFICATION: V-B

B. STORIES ABOVE GRADE: 3

C. BUILDING AREAS (GROSS) EXISTING PROPOSED DIFFERENCE

0. BASEMENT LEVEL	1,775 SQFT	3,275 SQFT	(+1,500 SQFT)
1. FIRST LEVEL	1,775 SQFT	3,275 SQFT	(+1,500 SQFT)
2. SECOND LEVEL	1,775 SQFT	3,250 SQFT	(+1,475 SQFT)
3. THIRD LEVEL	1,775 SQFT	3,500 SQFT	(+1,725 SQFT)
TOTAL BUILDING AREA (GROSS)	7,100 SQFT	11,740 SQFT	(+4,640 SQFT)

D. BUILDING HEIGHTS FROM GRADE FLOOR-TO-FLOOR

0. BASEMENT LEVEL	+4'-10 1/2" (A.G.)	P.-3'
1. FIRST LEVEL	+4'-1 1/2" (A.G.)	12'-1 1/2"
2. SECOND LEVEL	+12'-1" (A.G.)	11'-0"
3. THIRD LEVEL	+28'-10" (A.G.)	11'-11"
4. ROOF	+42'-2" (A.G.)	
5. TOWER ROOF	+55'-9" (A.G.)	
6. ALLOWABLE		*SHALL BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT (ZONING SEC. 61-11-14)

E. ENERGY EFFICIENCY

COMPLY WITH SECTION N1102 - 2015 MI RESIDENTIAL CODE

1. CLIMATE ZONE: 5A	R-38
a. CEILING	R20 OR R13(CAVITY) + R5(SHEATHING)
b. WOOD FRAMED WALL:	R13 / R17
c. MASS WALL:	R30 OR FULL CAVITY, R19 MIN.
d. FLOOR:	R19 / R13
e. BASEMENT WALL:	R19 / R13
f. SLAB:	R19 (8" DEEP)
g. CRAWL SPACE:	R15 / R10

DRAWING ISSUE DATES

NO.	DESCRIPTION	DATE
1	HDC AND CDC REVIEW	02.09.18
2		
3		
4		

SIGNATURE BLOCK

NAME OF AUTHORIZED REPRESENTATIVE

(Owner)

(Architect) Christian Hurtienne Architects, LLC

(General Contractor)

# 229 EDMUND PLACE

229 EDMUND PLACE, DETROIT, MI 48201

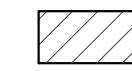
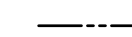
Doug and Kathy Quada  
1898 Michael St.  
Newport, MI 48166

Christian Hurtienne Architects, LLC  
2111 Woodward Ave., Suite #201, Detroit, MI 48230  
313.825.2005 brian@cha-c.com

OWNER ARCHITECT CONTRACTOR

## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION
-  PROPERTY LINE

## ZONING PD-H NOTE

SEC. 61-11-14 INTENSITY AND DIMENSIONAL STANDARDS:

LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGES, AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT.

## CONTRACTOR'S NOTE

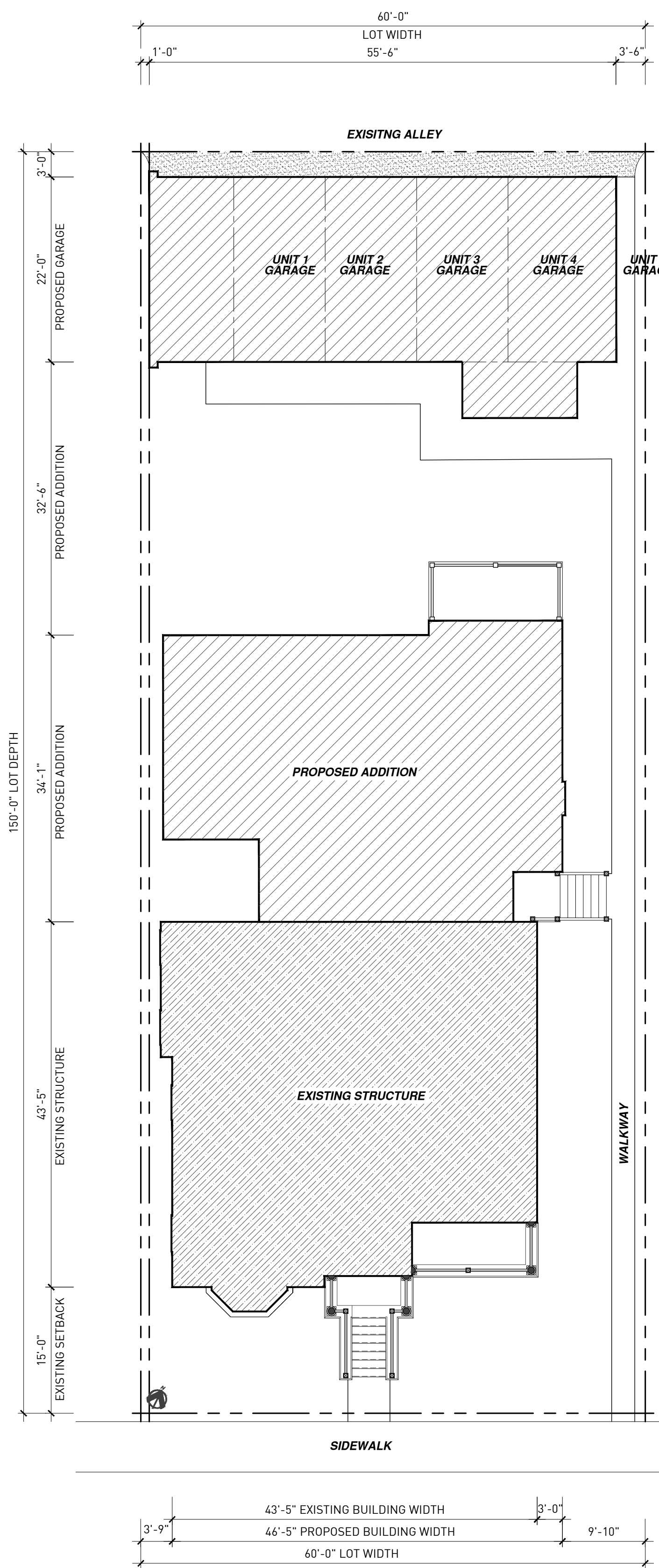
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

3 WORKING DAYS  
**BEFORE YOU DIG**  
**CALL MISS DIG**  
 1-800-482-7171

## GENERAL NOTES

- THIS SITE AND BUILDING PLAN IS DIAGRAMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL MEETS AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR AND CIVIL ENGINEER. REFER TO THE EXISTING TOPOGRAPHIC SURVEY IN THIS DRAWING SET AS PROVIDED BY THE OWNER'S LAND SURVEYOR.
- THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, LOCATION OF ALL EXISTING AND NEW PHYSICAL IMPROVEMENTS, DIMENSIONS, GRADES AND MONUMENTS PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR IS TO HAVE THE SITE STAKED-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS OR OF THE CITY OF DETROIT.
- ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OFF.
- ASSUMED ALLOWABLE SOIL PRESSURE OF 2000 PSF (VERIFY CAPACITY)
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATIONS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION OR ABANDONMENT (WHETHER SHOWN ON THE PLAN OR NOT) DURING THE CONSTRUCTION OF THIS PROJECT.
- DEMOLITION EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED AND CAUSE INJURY TO WORKERS.
- CONTRACTOR SHALL FILL BELOW GRADE, AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. THESE AREAS SHALL BE FILLED WITH ENGINEERED FILLED OR SUITABLY EXCAVATED MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY (ASTM 1557).
- EXISTING PAVING AT ALLEY IS TO REMAIN IN PLACE WHENEVER POSSIBLE. PATCH, REPAIR AND REPLACE ANY ROADWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED BY CONSTRUCTION PROCESS TO EXISTING STANDARDS OF INSTALLED PAVING.



1 SITE PLAN

SCALE: 3/32"=1'-0"

CONTRACTOR NOTE

STRUCTURAL ENGINEER

MEP ENGINEER

ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAILS TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

229 EDMUND PLACE

229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW

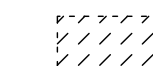
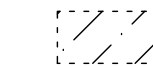
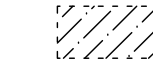
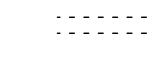
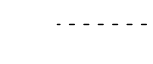
DRAWING NO.

SURVEY AND SITE PLAN

C1-00

## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

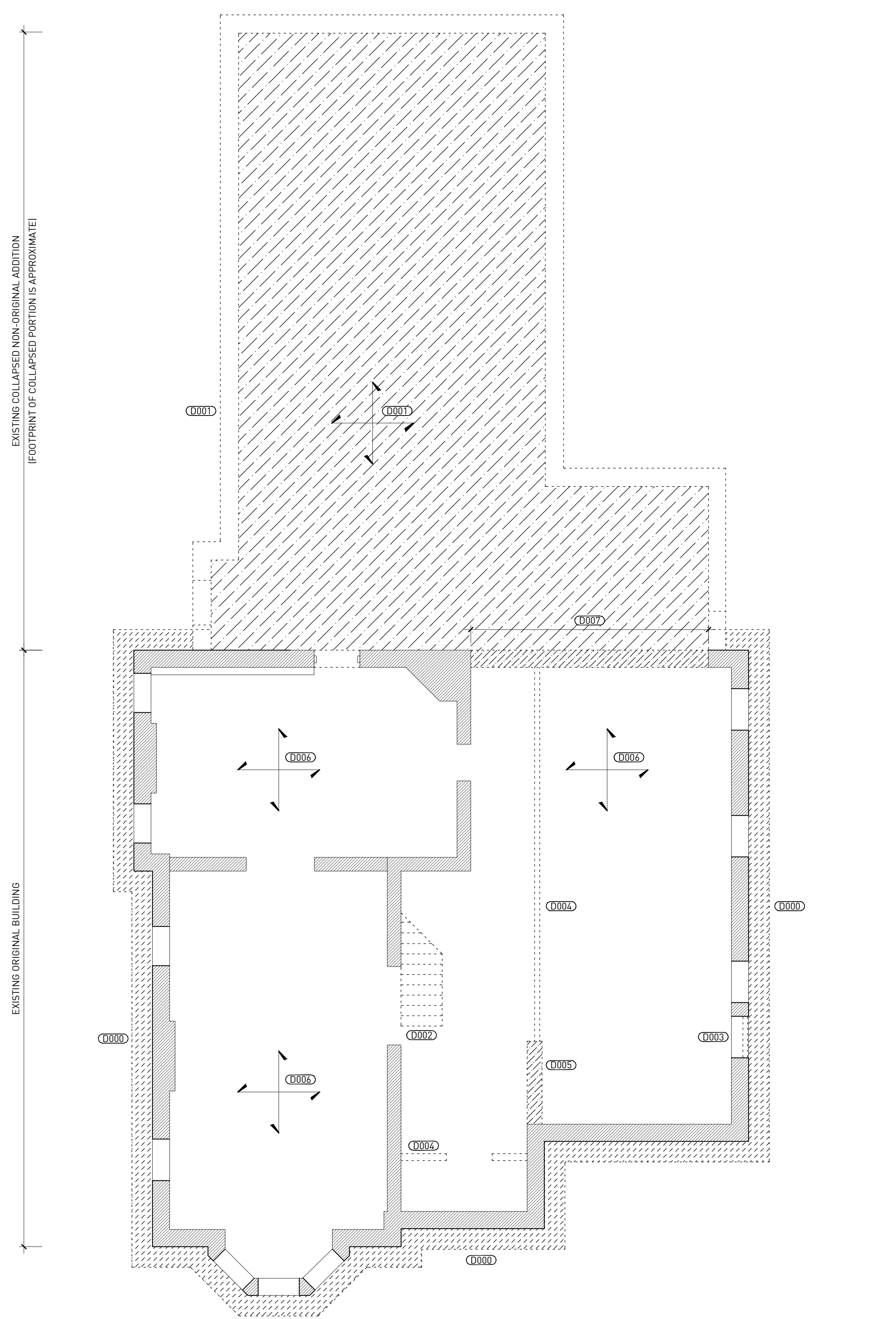
-  EXISTING EXTERIOR GRADE AND SUBSURFACE CONSTRUCTION TO BE REMOVED.
-  EXISTING FLOOR CONSTRUCTION TO BE REMOVED.
-  EXISTING CONCRETE MASONRY UNIT WALL CONSTRUCTION TO BE REMOVED.
-  PARALLEL DASHED LINES INDICATE EXISTING PARTITION, OR PORTION THEREOF, TO BE REMOVED.
-  SINGULAR ELEMENT, OR PORTION OF ASSEMBLY, TO BE REMOVED.

## DEMOLITION GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
2. CONTACT ARCHITECT IMMEDIATELY PRIOR TO DEMOLITION OF ANY DISCREPANCIES FOUND BETWEEN THE DOCUMENTS AND FIELD CONDITIONS.
3. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS BOTH TO BE REMOVED AND TO REMAIN IN ACCORDANCE WITH STRUCTURAL ENGINEERS DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
4. IF DEMOLITION OF EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS; NOTIFY ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS OF DEMOLITION.
5. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXITING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES.
6. REMOVE ALL EXISTING WALL FINISHES ON ALL EXISTING WALLS TO REMAIN. INCLUDING MASONRY, PATCH, REPAIR, AND REPLACE EXISTING WALL STRUCTURE. PROVIDE NAILERS OR BLOCKING AS REQUIRED IN PREPARATION TO RECEIVE NEW WALL FINISHES.
7. REMOVE ALL EXISTING EXTERIOR DOORS, WINDOWS, FRAMES AND TEMPORARY ENCLOSURES OR IN-FILL. REMOVE AND REPLACE EXISTING BLOCKING THAT IS DAMAGED AND / OR ROTTEN AS REQUIRED BY WINDOW CONTRACTOR.
8. GENERAL CONTRACTOR IS TO PROTECT ALL ASSEMBLIES/SPACES/AREAS FROM WEATHER AT ALL TIMES AND DURING ENTIRETY OF PROJECT.
9. ALL MATERIAL THAT THE CONTRACT DOCUMENTS REQUIRE TO BE STORED FOR LATER USE SHALL BE COVERED AND PROTECTED FROM THE WEATHER.

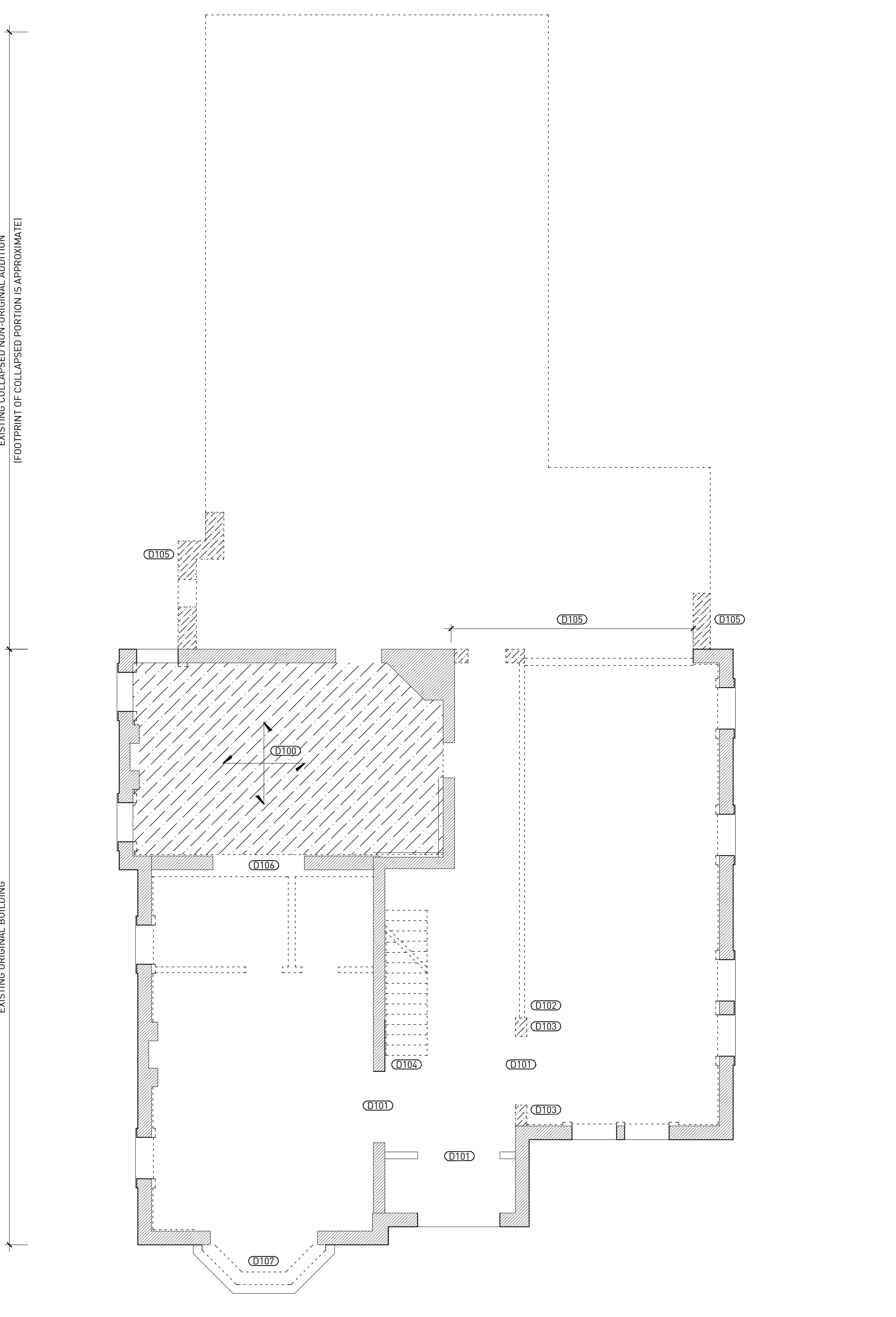
## DEMOLITION PLAN KEY NOTES

- 0000** AT EXISTING ORIGINAL BUILDING, EXCAVATE SOIL TO THE BOTTOM OF THE FOUNDATION WALL FOR WATERPROOFING - DO NOT UNDERMINE FOUNDATION.
- 0001** EXCAVATE AND REMOVE EXISTING FOUNDATIONS AND ALL COLLAPSED MATERIAL OF NON-ORIGINAL BUILDING ADDITION. ALL BRICK AND STONE MATERIALS ARE TO BE CLEANED AND STORED FOR RE-USE.
- 0002** REMOVE EXISTING STAIR ASSEMBLY.
- 0003** REMOVE EXISTING BRICK INFILL AT ORIGINAL BUILDING WINDOW.
- 0004** REMOVE EXISTING WOOD STUD WALL.
- 0005** NEATLY SAW CUT AND REMOVE PORTION OF EXISTING MASONRY WALL.
- 0006** BREAK UP AND REMOVE EXISTING BASEMENT FLOOR SLAB.
- 0007** REMOVE WALL DOWN TO AND INCLUDING THE FOUNDATIONS IN PREPARATION FOR NEW ADDITION.
- 0100** COMPLETELY REMOVE EXISTING FLOOR STRUCTURE FOR NEW FLOOR. SAVE ALL ORIGINAL BUILDING BEAMS AND JOISTS FOR USE BY OWNER.
- 0101** REMOVE ALL WOOD TRIM AT THE EXISTING MASONRY ARCHES. CLEAN AND STORE FOR RE-USE.
- 0102** REMOVE EXISTING WALL FRAMING.
- 0103** NEATLY SAW CUT AND REMOVE PORTION OF EXISTING MASONRY WALL.
- 0104** REMOVE EXISTING STAIR ASSEMBLY.
- 0105** REMOVE WALL DOWN TO AND INCLUDING THE FOUNDATIONS IN PREPARATION FOR NEW ADDITION.
- 0106** REMOVE EXISTING IN-FILL WALL BACK TO ORIGINAL MASONRY.
- 0107** REMOVE THE WOOD-FRAMED FRONT BAY WINDOW. ALL INTERIOR TRIM SHOULD BE STORED FOR RE-USE.



**1** BASEMENT LEVEL

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



**2** FIRST LEVEL

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

CONTRACTOR NOTE  
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STRUCTURAL ENGINEER

MEP ENGINEER

**229 EDMUND PLACE**  
 229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW

## DEMOLITION PLANS

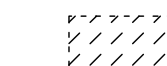
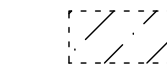
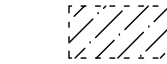
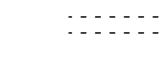
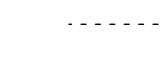
**D1-01**

DRAWING NO.

SEAL

## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

-  EXISTING EXTERIOR GRADE AND SUBSURFACE CONSTRUCTION TO BE REMOVED.
-  EXISTING FLOOR CONSTRUCTION TO BE REMOVED.
-  EXISTING CONCRETE MASONRY UNIT WALL CONSTRUCTION TO BE REMOVED.
-  PARALLEL DASHED LINES INDICATE EXISTING PARTITION, OR PORTION THEREOF, TO BE REMOVED.
-  SINGULAR ELEMENT, OR PORTION OF ASSEMBLY, TO BE REMOVED.

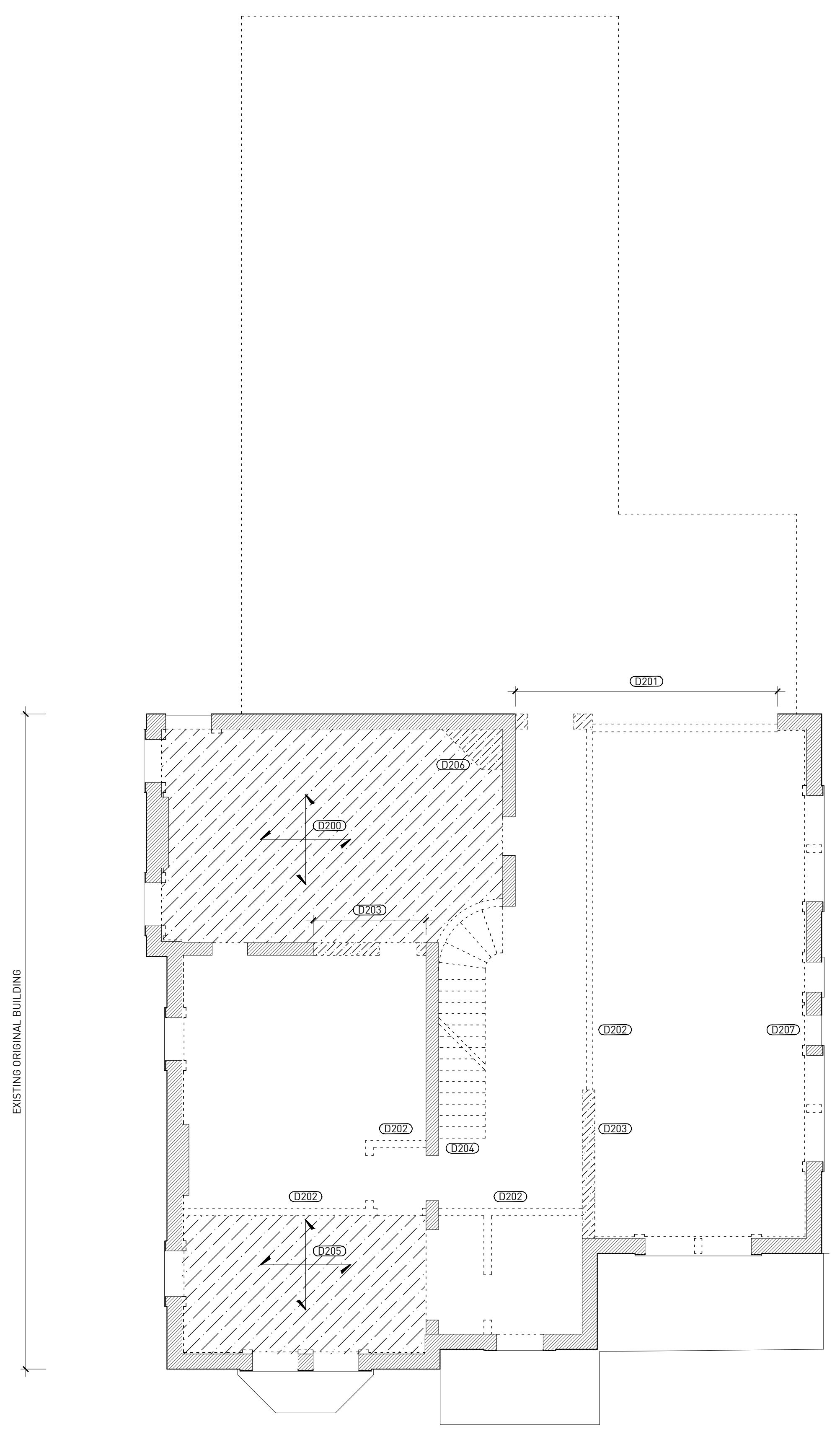
## DEMOLITION GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
2. CONTACT ARCHITECT IMMEDIATELY PRIOR TO DEMOLITION OF ANY DISCREPANCIES FOUND BETWEEN THE DOCUMENTS AND FIELD CONDITIONS.
3. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS BOTH TO BE REMOVED AND TO REMAIN IN ACCORDANCE WITH STRUCTURAL ENGINEERS DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
4. IF DEMOLITION OF EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS; NOTIFY ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS OF DEMOLITION.
5. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXITING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES.
6. REMOVE ALL EXISTING WALL FINISHES ON ALL EXISTING WALLS TO REMAIN, INCLUDING MASONRY. PATCH, REPAIR, AND REPLACE EXISTING WALL STRUCTURE. PROVIDE WALLERS OR BLOCKING AS REQUIRED IN PREPARATION TO RECEIVE NEW WALL FINISHES.
7. REMOVE ALL EXISTING EXTERIOR DOORS, WINDOWS, FRAMES AND TEMPORARY ENCLOSURES OR IN-FILL. REMOVE AND REPLACE EXISTING BLOCKING THAT IS DAMAGED AND / OR ROTTED AS REQUIRED BY WINDOW CONTRACTOR.
8. GENERAL CONTRACTOR IS TO PROTECT ALL ASSEMBLIES/SPACES/AREAS FROM WEATHER AT ALL TIMES AND DURING ENTIRETY OF PROJECT.
9. ALL MATERIAL THAT THE CONTRACT DOCUMENTS REQUIRE TO BE STORED FOR LATER USE SHALL BE COVERED AND PROTECTED FROM THE WEATHER.

## DEMOLITION PLAN KEY NOTES

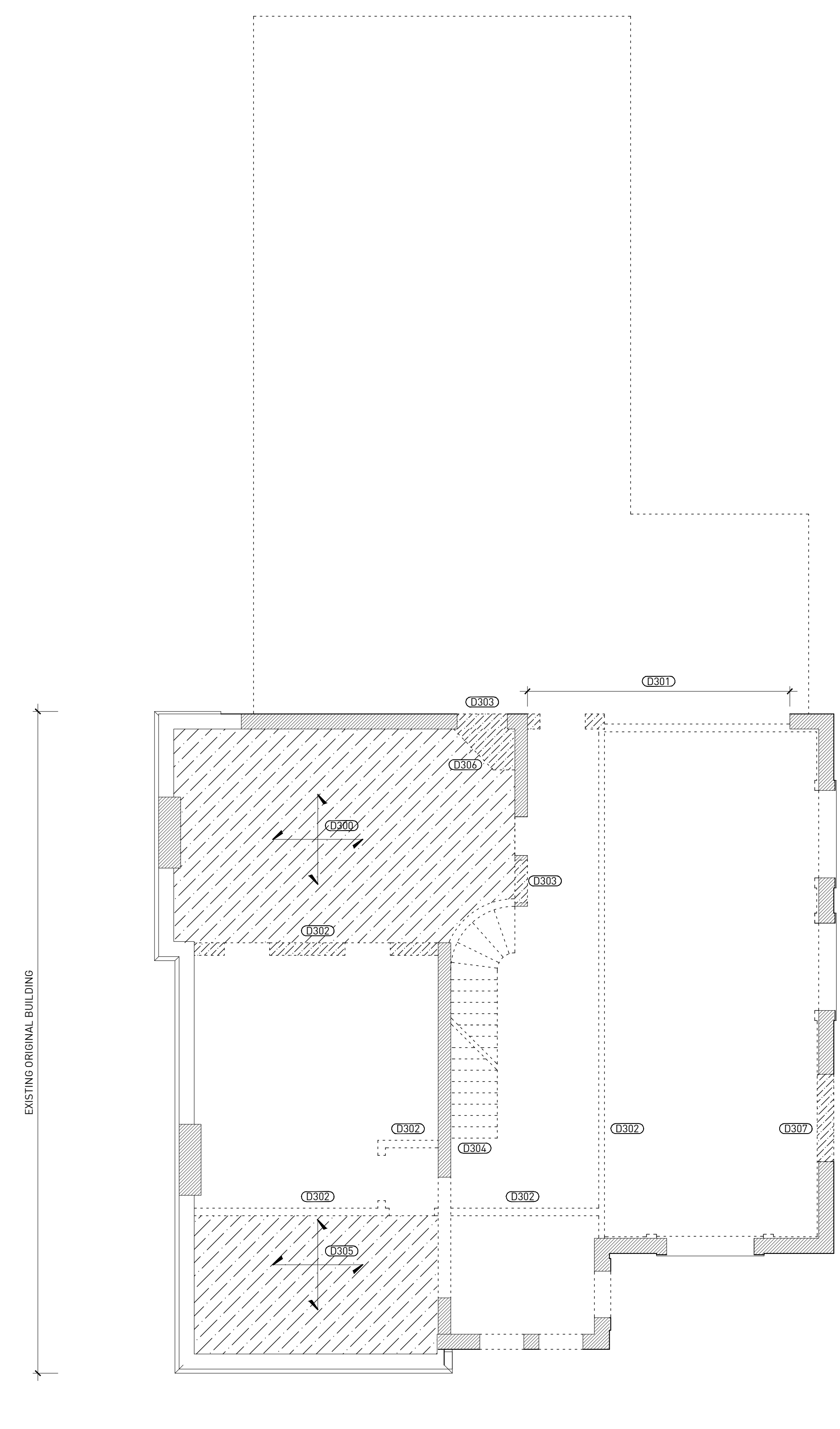
- D200** COMPLETELY REMOVE EXISTING FLOOR STRUCTURE FOR NEW FLOOR. SAVE ALL ORIGINAL BUILDING BEAMS AND JOISTS FOR USE BY OWNER.
- D201** REMOVE WALL DOWN TO AND INCLUDING THE FOUNDATIONS IN PREPARATION FOR NEW ADDITION.
- D202** REMOVE EXISTING WALL FRAMING.
- D203** NEATLY SAW CUT AND REMOVE PORTION OF EXISTING MASONRY WALL.
- D204** REMOVE EXISTING STAIR ASSEMBLY.
- D205** COMPLETELY REMOVE EXISTING FLOOR STRUCTURE FOR NEW FLOOR.
- D206** NEATLY SAW CUT AND REMOVE EXISTING MASONRY CHIMNEY.
- D207** EXISTING WINDOW OPENING WILL BE INFILLED WITH BRICK.
- D300** COMPLETELY REMOVE EXISTING FLOOR STRUCTURE FOR NEW FLOOR. SAVE ALL ORIGINAL BUILDING BEAMS AND JOISTS FOR USE BY OWNER.
- D301** REMOVE WALL DOWN TO AND INCLUDING THE FOUNDATIONS IN PREPARATION FOR NEW ADDITION.
- D302** REMOVE EXISTING WALL FRAMING.
- D303** NEATLY SAW CUT AND REMOVE PORTION OF EXISTING MASONRY WALL.
- D304** REMOVE EXISTING STAIR ASSEMBLY.
- D305** COMPLETELY REMOVE EXISTING FLOOR STRUCTURE FOR NEW FLOOR.
- D306** NEATLY SAW CUT AND REMOVE EXISTING MASONRY CHIMNEY.
- D307** NEATLY SAW CUT AND REMOVE PORTION OF EXISTING MASONRY WALL TO ACCOMMODATE NEW WINDOW OPENING. MATCH SIZE OF ADJACENT WINDOW AT THIRD LEVEL.

CONTRACTOR NOTE  
 STRUCTURAL ENGINEER  
 MEP ENGINEER



1 SECOND LEVEL

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



2 THIRD LEVEL

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

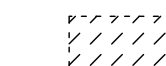
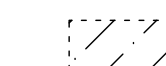
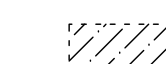


229 EDMUND PLACE  
 229 EDMUND PLACE, DETROIT, MI 48201  
 SCHEMATIC DESIGN

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW

DEMOLITION PLANS  
**D1-02**

## SYMBOLS

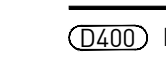
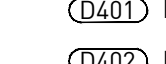

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

-  EXISTING EXTERIOR GRADE AND SUBSURFACE CONSTRUCTION TO BE REMOVED.
-  EXISTING FLOOR CONSTRUCTION TO BE REMOVED.
-  EXISTING CONCRETE MASONRY UNIT WALL CONSTRUCTION TO BE REMOVED.
-  PARALLEL DASHED LINES INDICATE EXISTING PARTITION, OR PORTION THEREOF, TO BE REMOVED.
-  SINGULAR ELEMENT, OR PORTION OF ASSEMBLY, TO BE REMOVED.

## DEMOLITION GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
2. CONTACT ARCHITECT IMMEDIATELY PRIOR TO DEMOLITION OF ANY DISCREPANCIES FOUND BETWEEN THE DOCUMENTS AND FIELD CONDITIONS.
3. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS BOTH TO BE REMOVED AND TO REMAIN IN ACCORDANCE WITH STRUCTURAL ENGINEERS DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
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6. REMOVE ALL EXISTING WALL FINISHES ON ALL EXISTING WALLS TO REMAIN, INCLUDING MASONRY, PATCH, REPAIR, AND REPLACE EXISTING WALL STRUCTURE. PROVIDE WALLERS OR BLOCKING AS REQUIRED IN PREPARATION TO RECEIVE NEW WALL FINISHES.
7. REMOVE ALL EXISTING EXTERIOR DOORS, WINDOWS, FRAMES AND TEMPORARY ENCLOSURES OR IN-FILL. REMOVE AND REPLACE EXISTING BLOCKING THAT IS DAMAGED AND / OR ROTTED AS REQUIRED BY WINDOW CONTRACTOR.
8. GENERAL CONTRACTOR IS TO PROTECT ALL ASSEMBLIES/SPACES/AREAS FROM WEATHER AT ALL TIMES AND DURING ENTIRETY OF PROJECT.
9. ALL MATERIAL THAT THE CONTRACT DOCUMENTS REQUIRE TO BE STORED FOR LATER USE SHALL BE COVERED AND PROTECTED FROM THE WEATHER.

## DEMOLITION PLAN KEY NOTES

-  REMOVE LOW-SLOPE ROOF DECK AND FRAMING.
-  MANSARD ROOF FRAMING AND SHEATHING IS TO REMAIN.
-  REMOVE TERRA COTTA PARAPET CAP.

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STRUCTURAL ENGINEER

MEP ENGINEER

229 EDMUND PLACE

229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

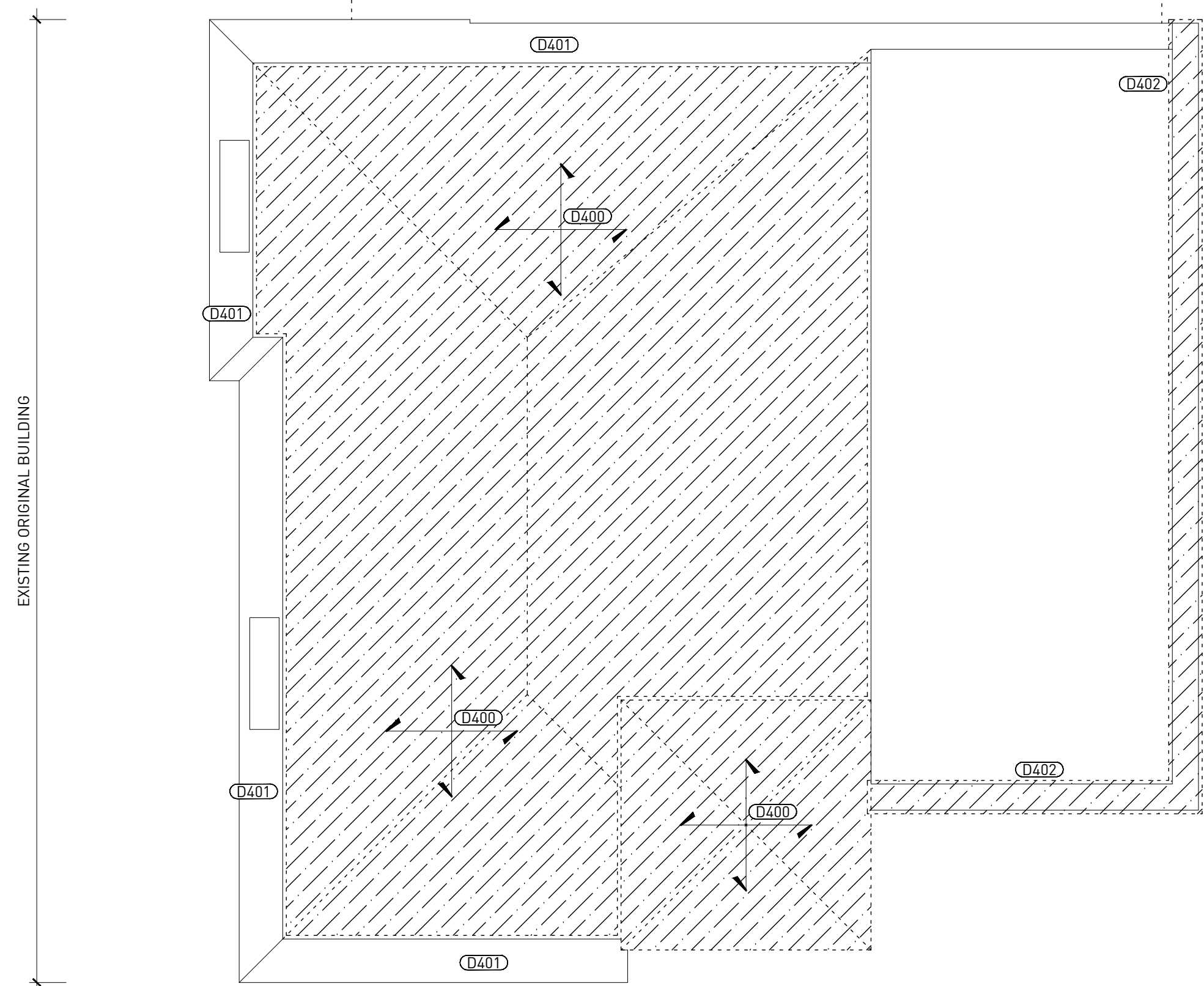
REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW

DEMOLITION PLANS

D1-03

DRAWING NO.

SEAL



1 BASEMENT LEVEL

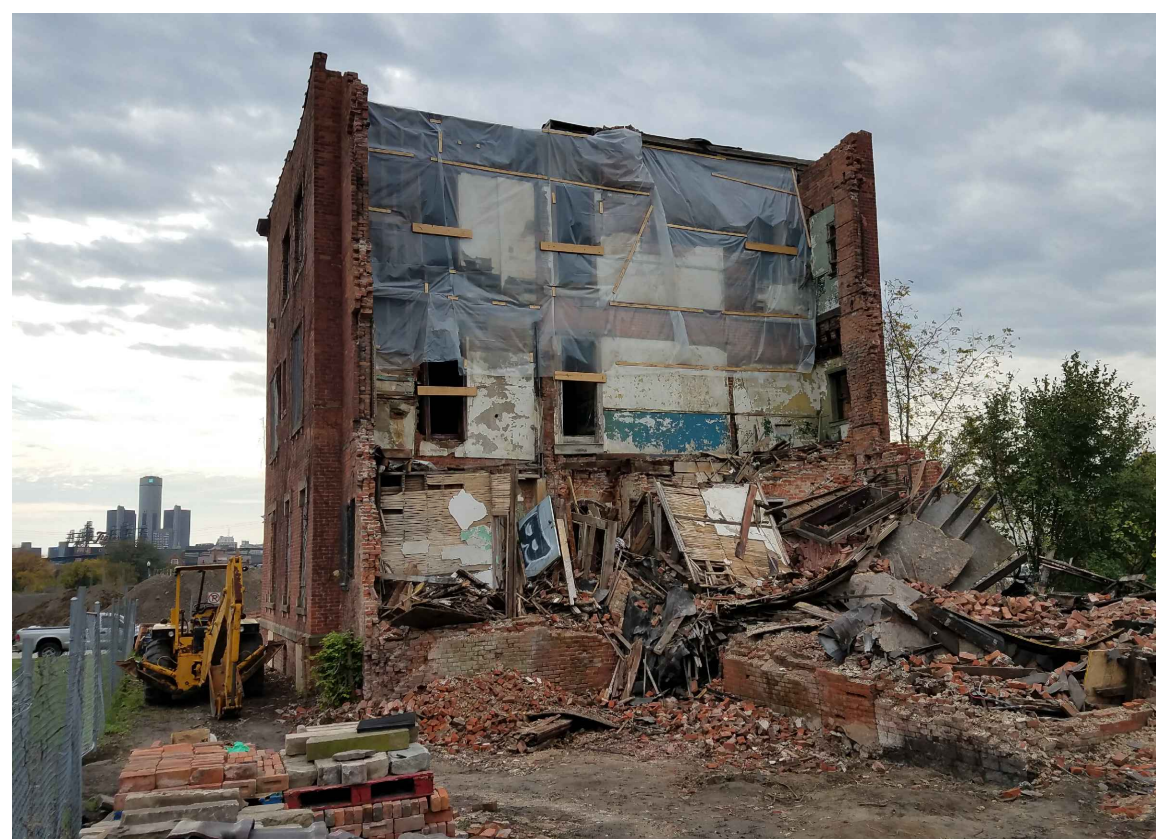
SCALE 3/16"=1'-0"



5 SOUTH ELEVATION PHOTO



6 EAST ELEVATION PHOTO



7 NORTH ELEVATION PHOTO



8 WEST ELEVATION PHOTO

## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

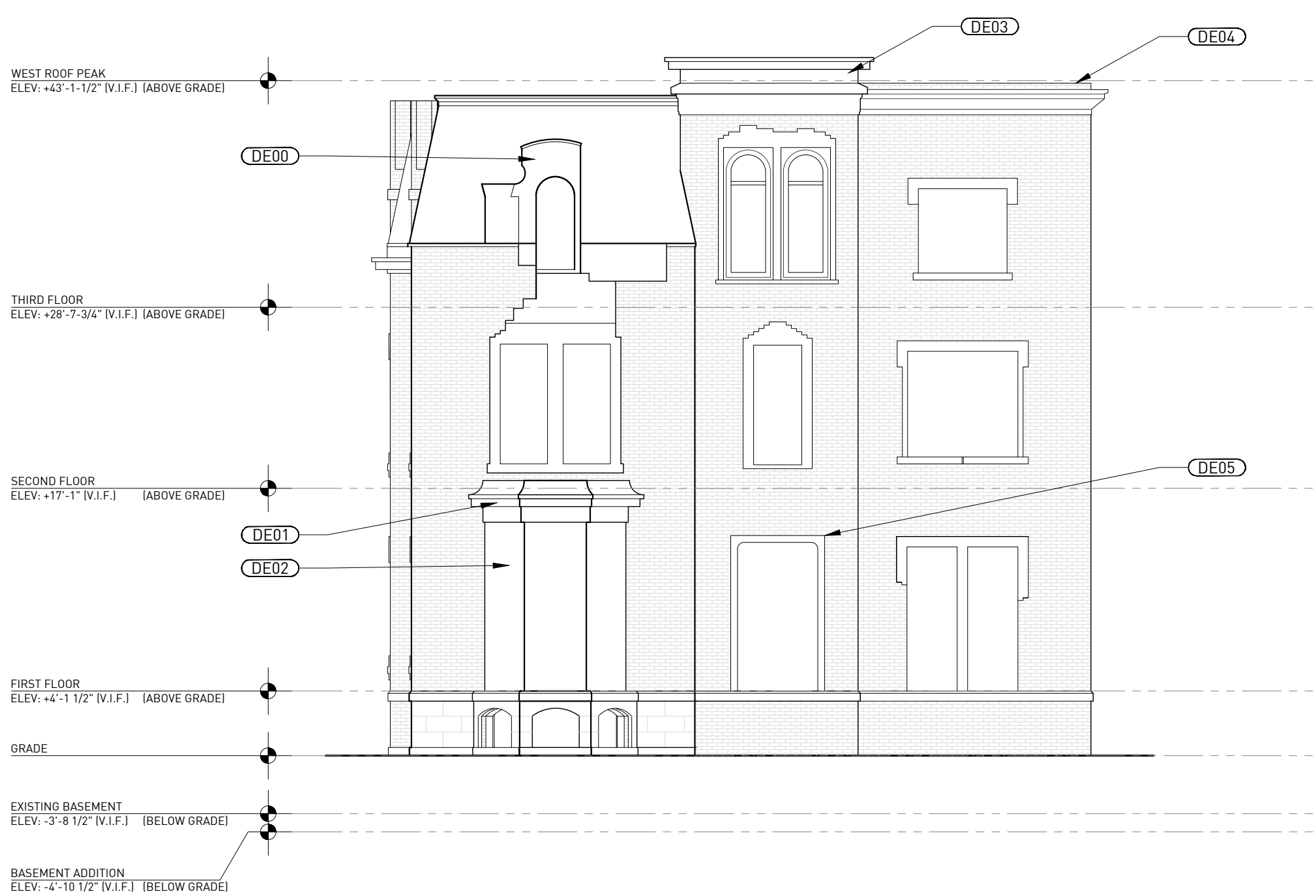
- EXISTING EXTERIOR GRADE AND SUBSURFACE CONSTRUCTION TO BE REMOVED.
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED.
- EXISTING CONCRETE MASONRY UNIT WALL CONSTRUCTION TO BE REMOVED.
- PARALLEL DASHED LINES INDICATE EXISTING PARTITION, OR PORTION THEREOF, TO BE REMOVED.
- SINGULAR ELEMENT, OR PORTION OF ASSEMBLY, TO BE REMOVED.

## DEMOLITION GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
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5. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREAL MAINTAIN LEGAL EXITING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES).
6. REMOVE ALL EXISTING WALL FINISHES ON ALL EXISTING WALLS TO REMAIN, INCLUDING MASONRY, PATCH, REPAIR, AND REPLACE EXISTING WALL STRUCTURE. PROVIDE NAILERS OR BLOCKING AS REQUIRED IN PREPARATION TO RECEIVE NEW WALL FINISHES.
7. REMOVE ALL EXISTING EXTERIOR DOORS, WINDOWS, FRAMES AND TEMPORARY ENCLOSURES OR IN-FILL. REMOVE AND REPLACE EXISTING BLOCKING THAT IS DAMAGED AND / OR ROTTED AS REQUIRED BY WINDOW CONTRACTOR.
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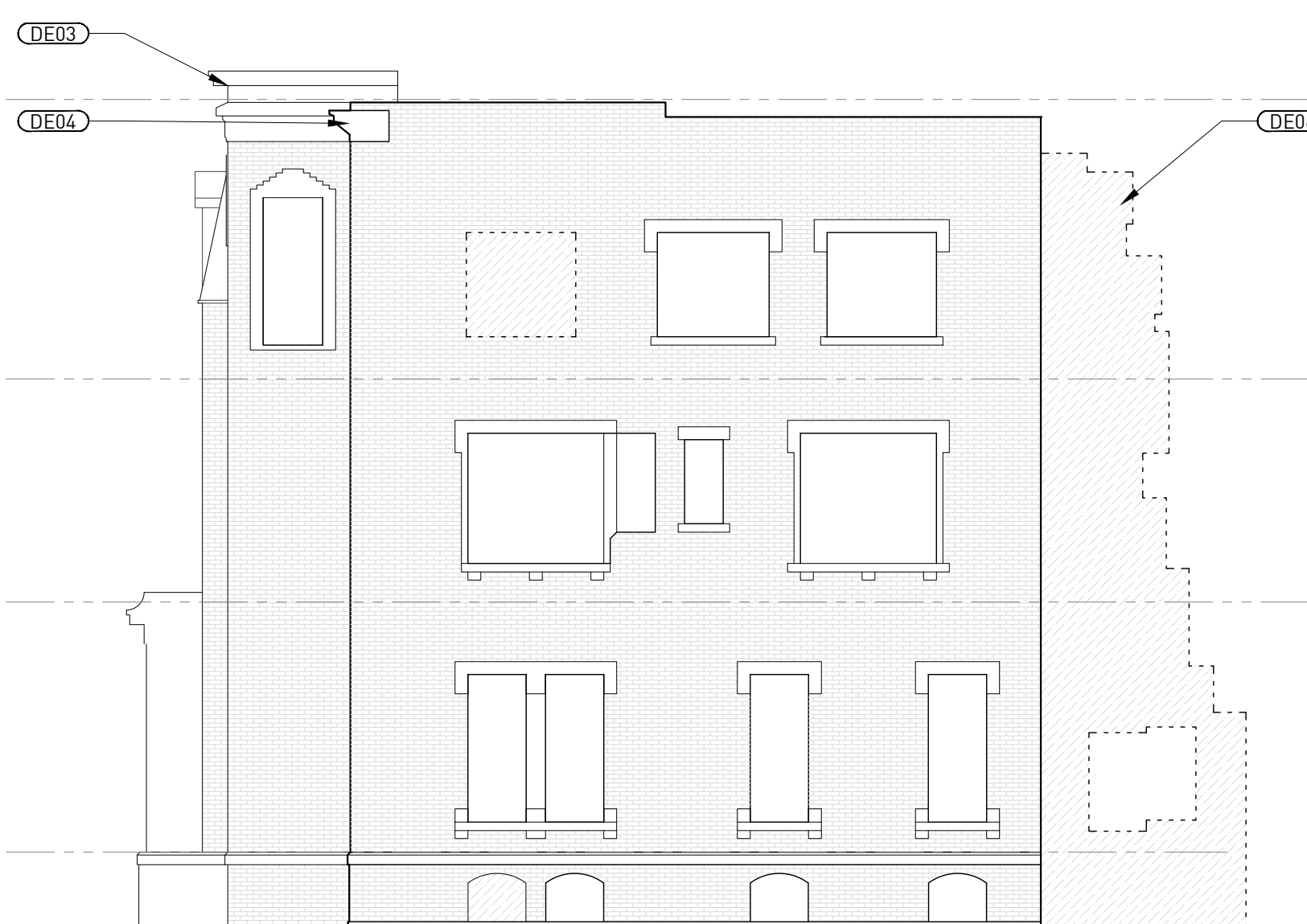
## DEMOLITION PLAN KEY NOTES

- DE00** EXISTING DETERIORATED WOOD DORMER TO BE REMOVED AND TEMPLATED AS THE BASIS FOR NEW WOOD DORMER
- DE01** EXISTING BAY WINDOW ROOF AND WALL FRAMING TO BE REMOVED
- DE02** ANY DECORATIVE TRIM ELEMENTS FROM BAY WINDOWS TO BE REMOVED AND TEMPLATED AS THE BASIS FOR NEW PAINTED WOOD TRIM
- DE03** EXISTING DETERIORATED WOOD TRIM AT TOWER ROOF TO BE REMOVED AND TEMPLATED AS THE BASIS FOR NEW PAINTED WOOD TRIM
- DE04** REMOVE ALL TERRA COTTA PARAPET CAPS AND DETERIORATED WOOD CORNICE TRIM
- DE05** EXISTING WOOD DOOR TRIM TO BE REMOVED AND TEMPLATED AS THE BASIS FOR NEW PAINTED WOOD TRIM
- DE06** REMOVE REMAINING BRICK WALLS FROM COLLAPSED NON-ORIGINAL BUILDING ADDITION
- DE07** REMOVE PARTIALLY COLLAPSED PORTION OF REAR WALL
- DE08** REMOVE PLYWOOD BLOCKING DORMER WINDOW OPENINGS AND TAKE DIMENSIONS OF ANY REMAINING DECORATIVE WOOD TRIM



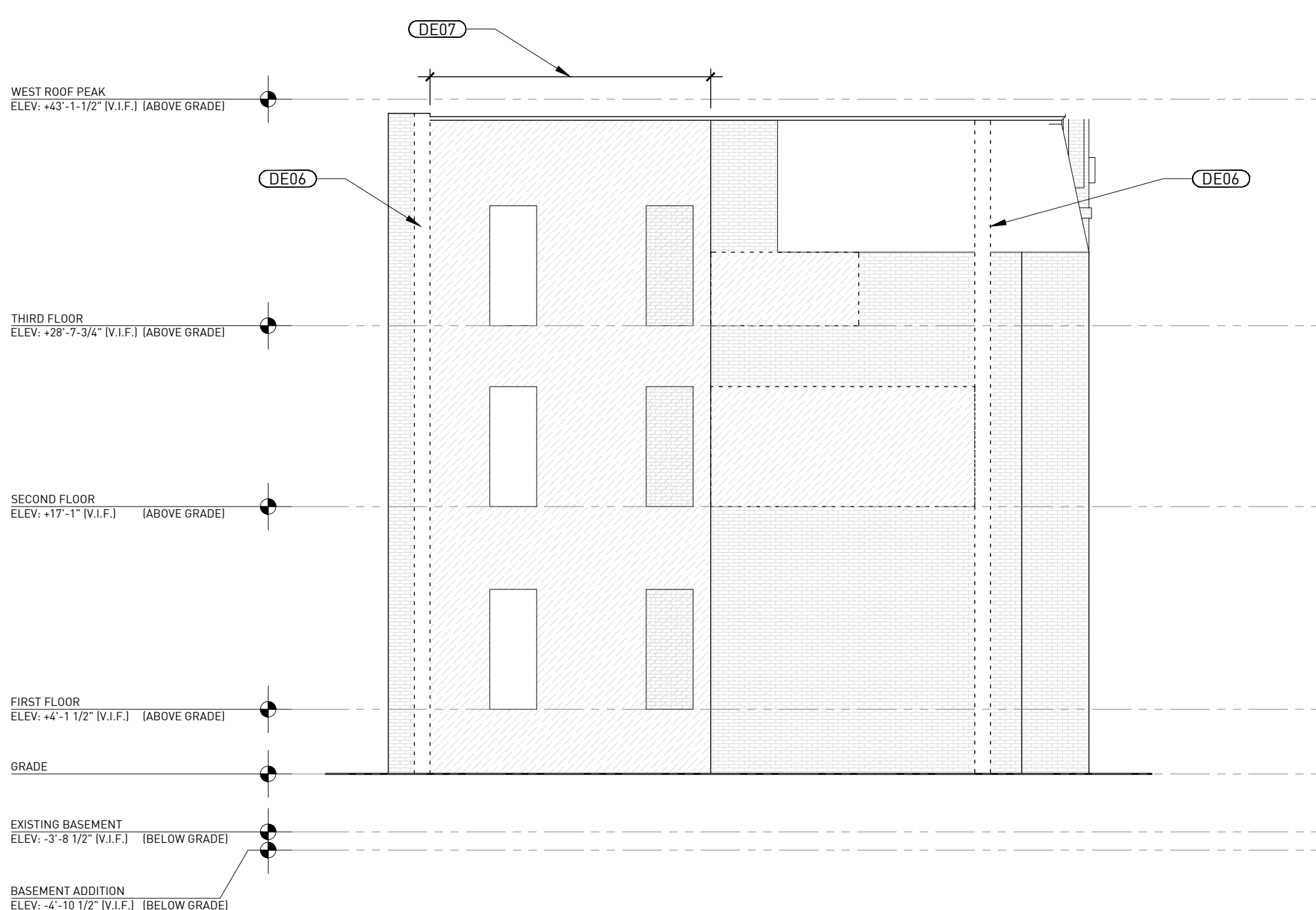
1 SOUTH ELEVATION

SCALE 1/8"=1'-0"



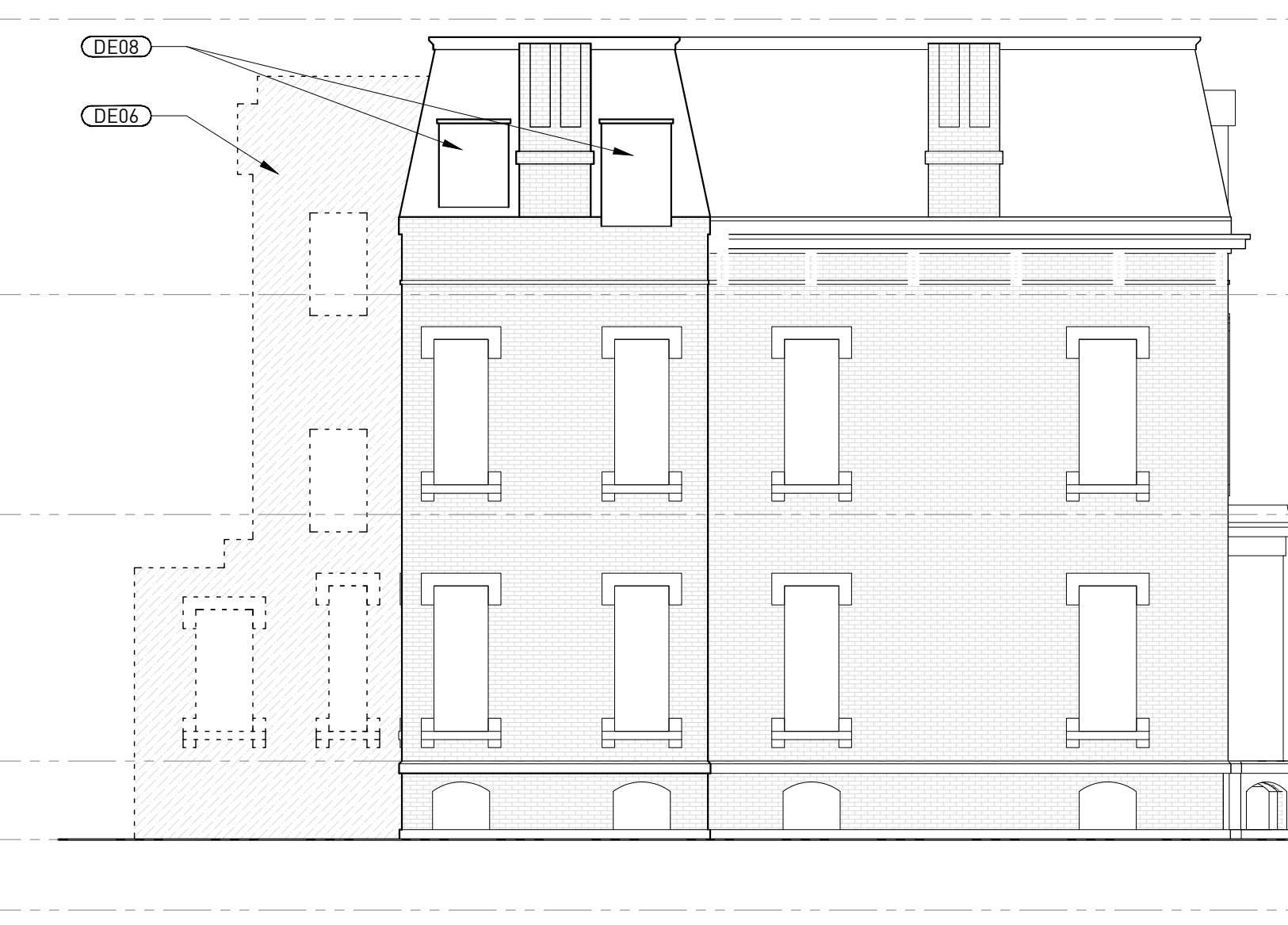
2 EAST ELEVATION

SCALE 1/8"=1'-0"



3 NORTH ELEVATION

SCALE 1/8"=1'-0"



4 WEST ELEVATION

SCALE 1/8"=1'-0"

CONTRACTOR NOTE

STRUCTURAL ENGINEER

MEP ENGINEER

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229 EDMUND PLACE

229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
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SEAL

DRAWING NO.

DEMOLITION ELEVATIONS

D2-01

CONTRACTOR NOTE: ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAILS TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

STRUCTURAL ENGINEER

MEP ENGINEER

## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

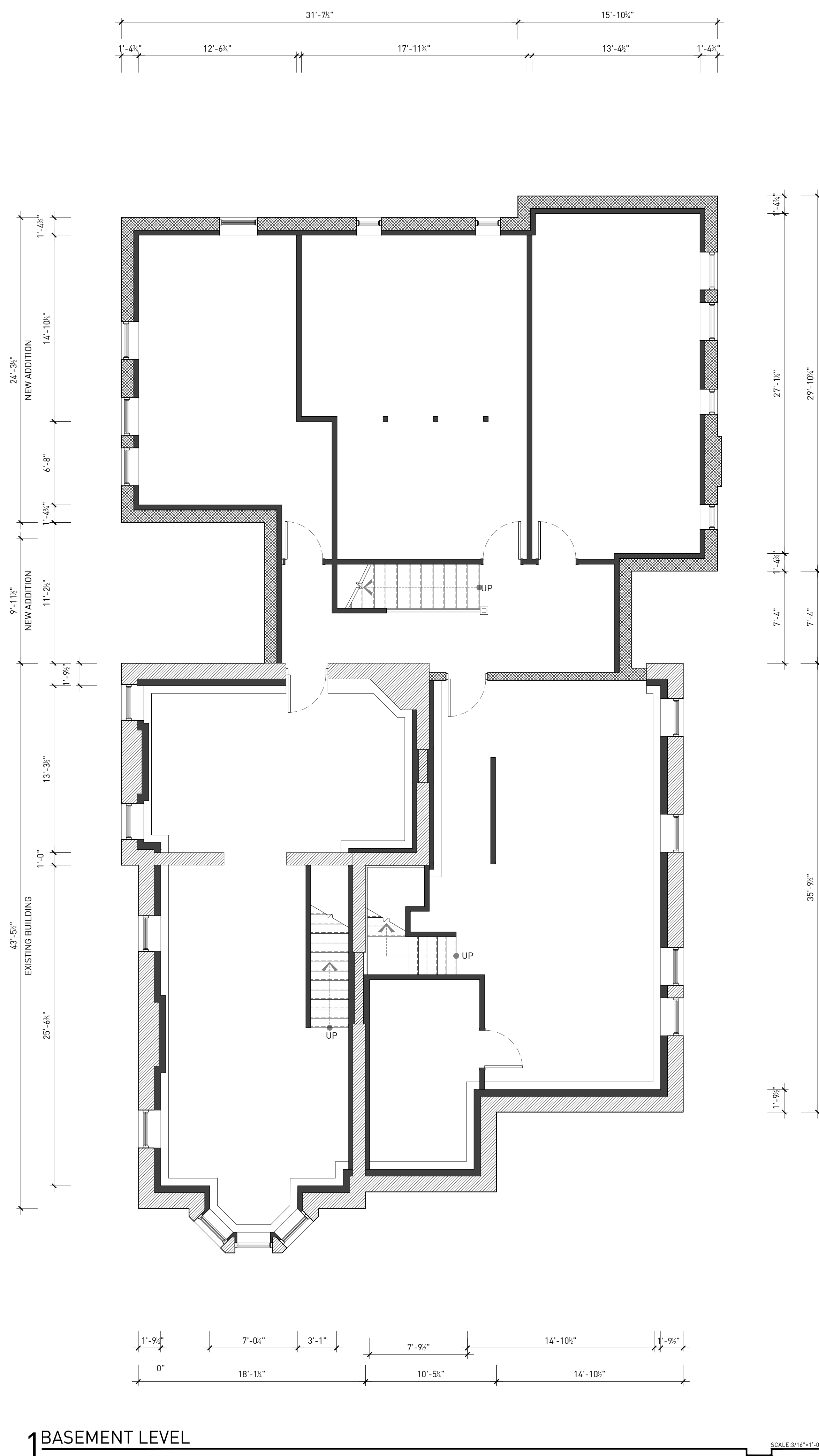
- EXISTING MASONRY WALL CONSTRUCTION
- NEW MASONRY WALL CONSTRUCTION
- EXISTING MASONRY WALL WITH NEW 2x4 WOOD-FRAMED 'FURRED' CONSTRUCTION ON INTERIOR SIDE.
- NEW WOOD-FRAMED WALL CONSTRUCTION
- DEMISING LINE

## ARCHITECTURE GENERAL NOTES

1. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
2. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
3. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
4. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
5. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
6. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.

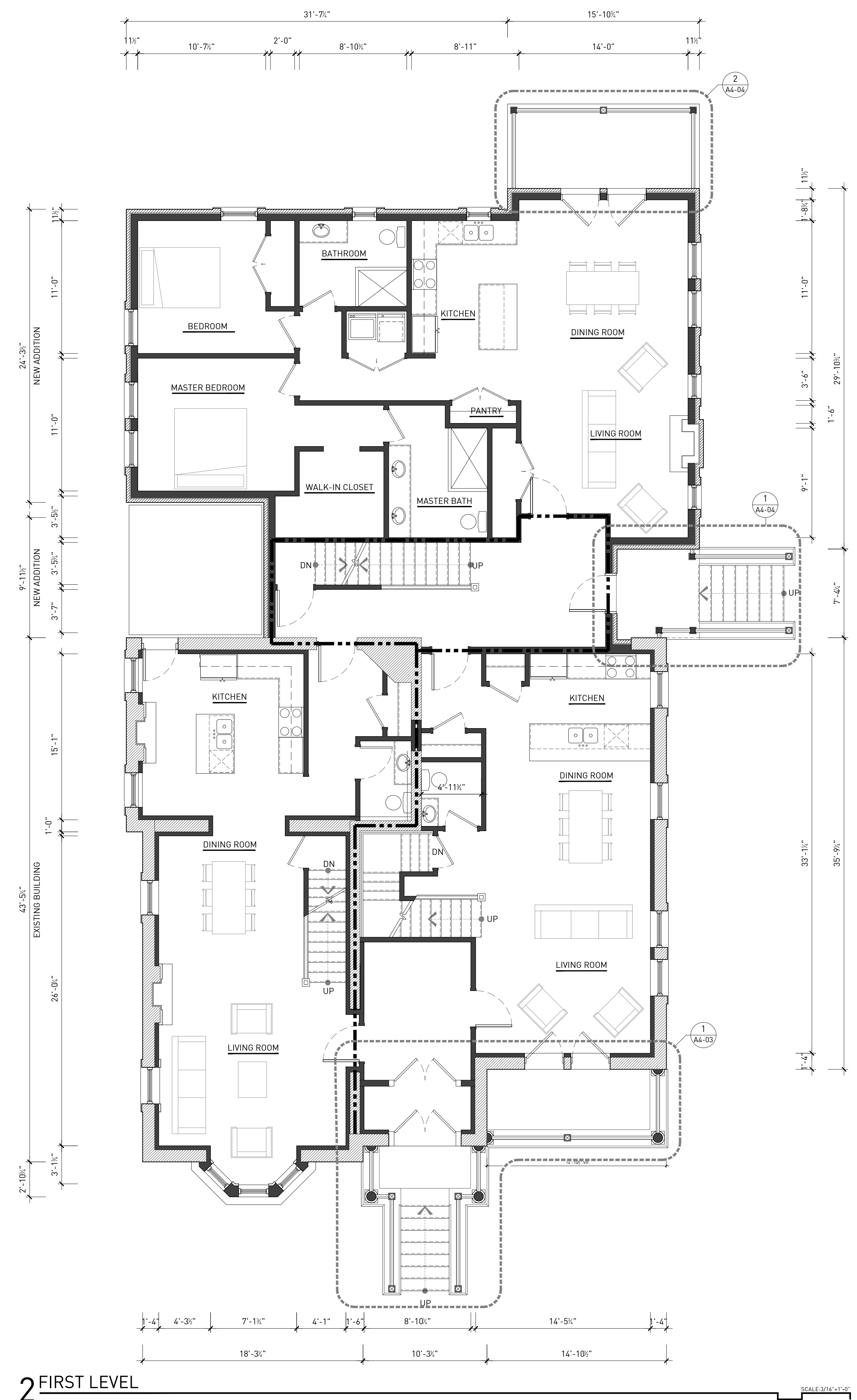
## ARCHITECTURE PLAN KEY NOTES

- (A400)** EXISTING MASONRY FIREPLACE AND CHIMNEY ARE TO BE MODIFIED TO ACCOMMODATE NEW GAS INSERT. DETAILS, INCLUDING VENTING, EITHER THROUGH EXISTING FLUE OR DIRECT-VENT THROUGH EXTERIOR WALL, THROUGH BACK OF EXISTING CHIMNEY ARE TO BE COORDINATED IN FIELD. CONTRACTOR TO ANTICIPATE NEW WOOD MANTLE AND WOOD, STONE AND TILE, SURROUND AND HEARTH.



**1** BASEMENT LEVEL

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



**2** FIRST LEVEL

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

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
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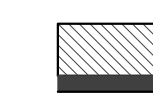


ARCHITECTURAL PLANS

**A1-11**

**229 EDMUND PLACE**  
 229 EDMUND PLACE, DETROIT, MI 48201  
 SCHEMATIC DESIGN

## SYMBOLS

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-  EXISTING MASONRY WALL CONSTRUCTION
-  NEW MASONRY WALL CONSTRUCTION
-  EXISTING MASONRY WALL WITH NEW 2x4 WOOD-FRAMED 'FURRED' CONSTRUCTION ON INTERIOR SIDE.
-  NEW WOOD-FRAMED WALL CONSTRUCTION
-  DEMISING LINE

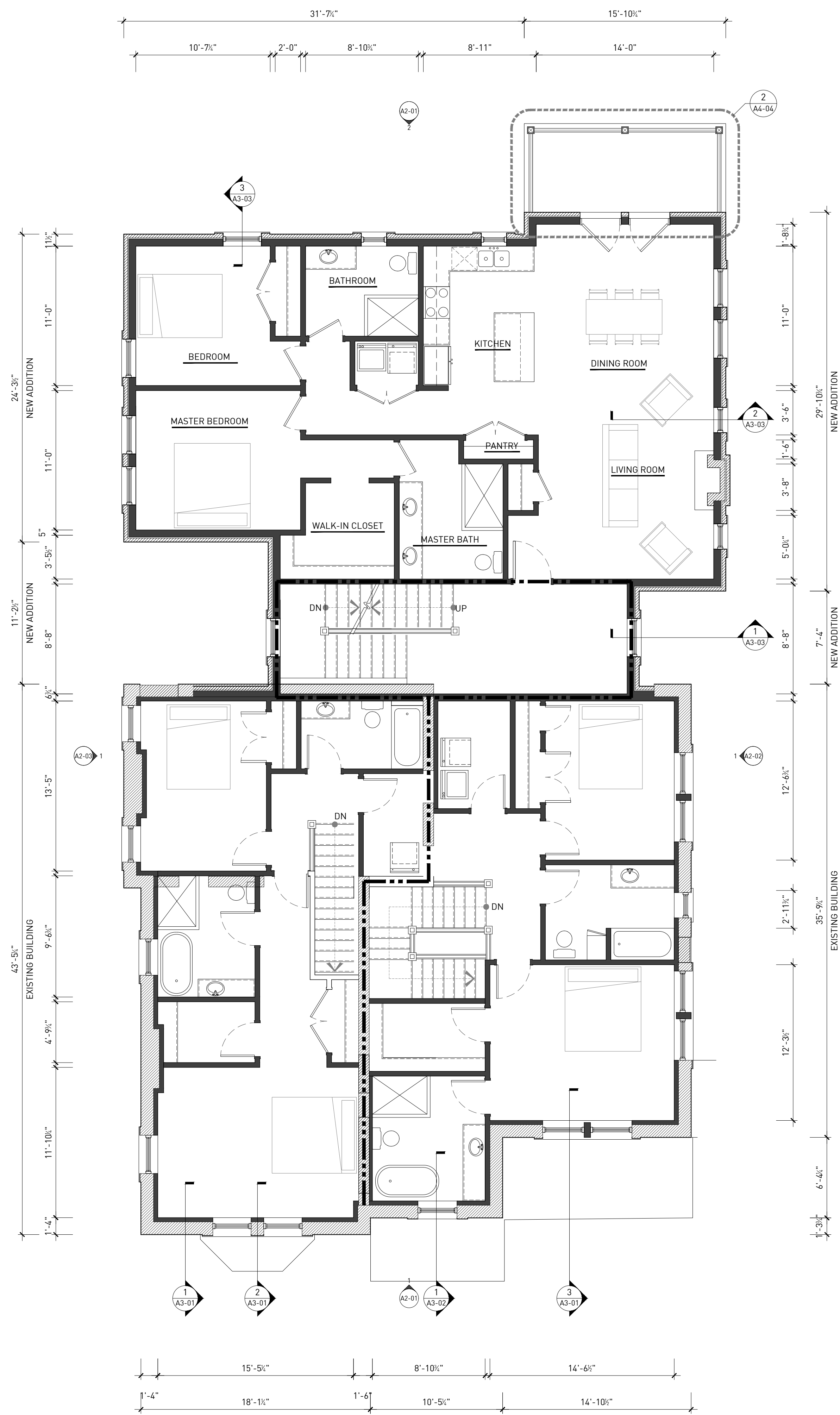
## ARCHITECTURE GENERAL NOTES

1. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
2. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
3. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
4. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A "COLD-ZONE", ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
5. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
6. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.

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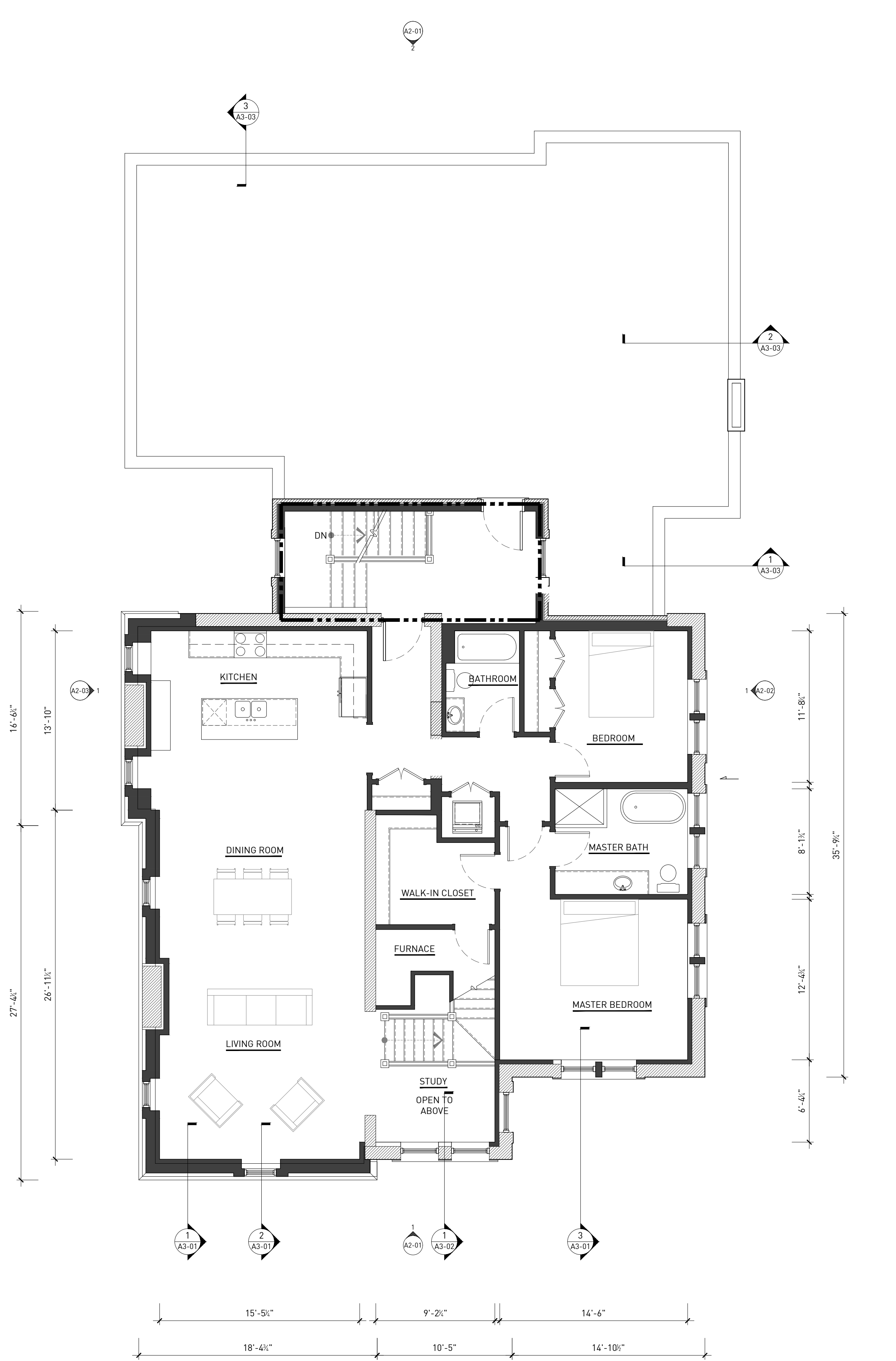
STRUCTURAL ENGINEER

MEP ENGINEER



1 SECOND LEVEL

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



2 THIRD LEVEL

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

229 EDMUND PLACE  
 229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW


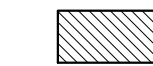



ARCHITECTURAL PLANS

A1-12



## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

-  EXISTING MASONRY WALL CONSTRUCTION
-  NEW MASONRY WALL CONSTRUCTION
-  EXISTING MASONRY WALL WITH NEW 2x4 WOOD-FRAMED 'FURRED' CONSTRUCTION ON INTERIOR SIDE.
-  NEW WOOD-FRAMED WALL CONSTRUCTION
-  DEMISING LINE

## ARCHITECTURE GENERAL NOTES

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STRUCTURAL ENGINEER

MEP ENGINEER

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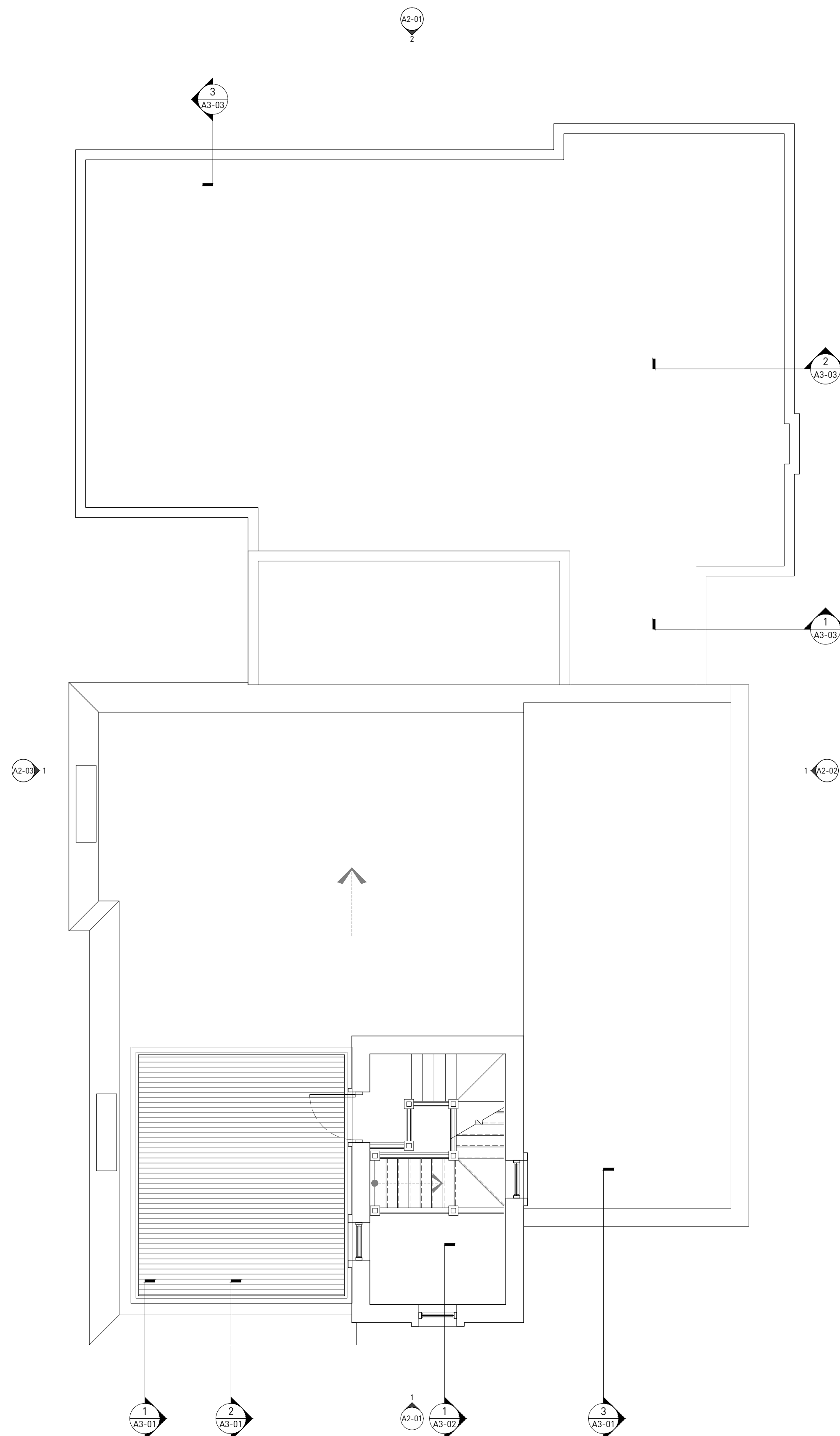
SCHEMATIC DESIGN

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1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW

ARCHITECTURAL PLANS

A1-13

DRAWING NO.



1 ROOF LEVEL

SCALE 3/16"=1'-0"

## SYMBOLS

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- EXISTING MASONRY TO BE REMOVED.
- DEMISING LINE
- NEW MASONRY IN-FILL.

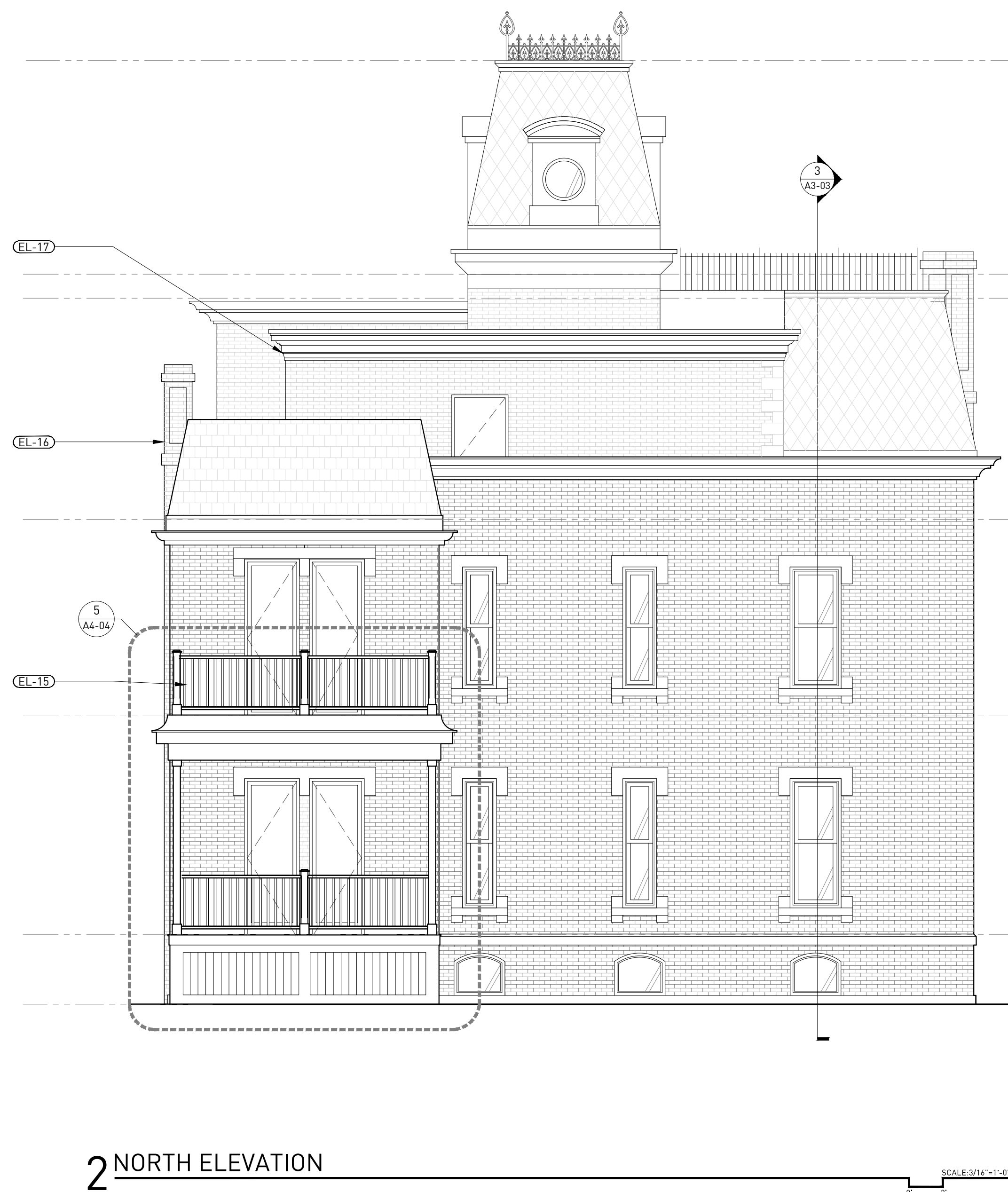
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15. REMOVE ALL FASTENERS IN MASONRY THAT ARE NOT USED. REPLACE DAMAGED BRICK UNITS OR REPAIR STONE AS REQUIRED.
16. RE-BUILD EXISTING WOOD FRAMED BUILDING ENTRY FRAMING AND CLOSURE PANELS, INSTALL NEW WOOD FRAME, DOOR AND SIDE LITES.
17. REMOVE PARAPET MASONRY (IF APPLICABLE) AS REQUIRED TO REBUILD AND RE-SET BRICK WORK AND STONE COPING OR TRIM.

## ELEVATION KEY NOTES

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- CEL01 NEW TOWER WITH WINDOWS ON ALL FACADES AND ROOF ACCESS.
- CEL02 NEW CAST IRON GUARDRAIL BEHIND DECORATIVE CRESTING AT ROOFTOP DECK.
- CEL03 REBUILD TOP OF EXISTING CHIMNEYS (2 TOTAL ON WEST FACADE). CHIMNEY TO BE CONSTRUCTED WITH BRICK SALVAGED FROM SITE.
- CEL04 DIAMOND PATTERN GRAY-GREEN SLATE SHINGLES
- CEL05 NEW ARCHED-TOP WOOD DORMER TO MATCH AVAILABLE HISTORIC PHOTOGRAPHS.
- CEL06 NEW WOOD DECORATIVE CORNICE TO MATCH AVAILABLE HISTORIC PHOTOGRAPHS.
- CEL07 REBUILD COLLAPSED BRICK AT SOUTH FACADE USING BRICK SALVAGED FROM SITE.
- CEL08 NEW CUSTOM ORNAMENTAL CAST LIMESTONE WINDOW TRIM TO MATCH AVAILABLE HISTORIC PHOTOGRAPHS.
- CEL09 REBUILD WOOD BAY WINDOW ENCLOSURE. USE TRIM THAT REMAINS AS A BASIS FOR TEMPLATING.
- CEL10 RESET AND REPOINT ANY LOOSE OR CRACKED LIMESTONE AT BASE (LOCATED AT SOUTH FACADE BELOW MANSARD ROOF ONLY).
- CEL11 BUILD NEW WOOD COVERED PORCH AND FRONT ENTRANCE STEPS. TRIM DETAILS TO MATCH EXISTING BAY WINDOW ENCLOSURE (SEE NOTE EL09).
- CEL12 NEW CUSTOM FRONT DOOR. USE TRIM THAT REMAINS AS A BASIS FOR TEMPLATING.
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- CEL14 ALL WINDOWS TO BE CUSTOM FABRICATED ALUMINUM CLAD WOOD ARCHITECTURAL WINDOWS MANUFACTURED BY KELLY WINDOWS.
- CEL15 NEW TWO STORY PORCH AT NORTH FACADE.
- CEL16 NEW BRICK CHIMNEY TO MATCH EXISTING.
- CEL17 NEW BRICK STAIR TOWER.



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STRUCTURAL ENGINEER

MEP ENGINEER

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SCHEMATIC DESIGN





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1.	02.09.18	CLIENT REVIEW
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EXTERIOR ELEVATIONS

A2-01

## SYMBOLS

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- EL14** ALL WINDOWS TO BE CUSTOM FABRICATED ALUMINUM CLAD WOOD ARCHITECTURAL WINDOWS MANUFACTURED BY KELLY WINDOWS.
- EL15** NEW WINDOW AT 3RD FLOOR TO MATCH 2ND FLOOR WINDOWS IN SILL, JAMB AND HEAD DETAILING.
- EL16** INFILL EXISTING WINDOW OPENING WITH BRICK SALVAGED FROM THE SITE. RECESS BRICK 1" FROM EXISTING FACE OF ADJACENT MASONRY FACADE.
- EL17** REPLACE EXISTING STONE SILL WITH NEW TO MATCH THE WINDOW SILLS AT THE 2ND FLOOR.
- EL18** MAIN ENTRANCE RECESSED AREA TO BE CLAD IN LIMESTONE SALVAGED FROM THE SITE TO DENOTE THE START OF THE ADDITION.
- EL19** REMAINDER OF THE NEW ADDITION TO BE CLAD IN BRICK SALVAGED FROM SITE.
- EL20** NEW BRICK CHIMNEY.
- EL21** NEW MANSARD ROOF.
- EL22** PAINTED WOOD SOFFIT.
- EL23** NEW TWO STORY PORCH AT NORTH FACADE
- EL24** NEW WINDOW TO MATCH ADJACENT THIRD FLOOR WINDOW IN DIMENSION AND CONSTRUCTION.



1 EAST ELEVATION

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STRUCTURAL ENGINEER  
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EXTERIOR ELEVATIONS

A2-02

**SYMBOLS**

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9. REMOVE ALL EXISTING EXTERIOR WINDOWS AND FRAMES. REMOVE AND REPLACE EXISTING BLOCKING THAT IS DAMAGED AND / OR ROTTED.
10. REMOVE ALL DAMAGED MASONRY AT WINDOW AND DOOR OPENINGS. REPLACE DAMAGED MASONRY WITH RECLAIMED UNITS TO MATCH THE ADJACENT AREAS IN SIZE, SHAPE, COLOR, PROFILE AND TEXTURE - ARCHITECT TO APPROVE PRIOR TO INSTALLATION. INSTALL ALL NEW MASONRY WITH MORTAR THAT MATCHES IN COLOR AND CONSISTENCY AS ADJACENT MORTAR WITH CONSISTENT JOINT HEIGHT AND PROFILE. ALL MASONRY, REPAIR, REPLACEMENT, REBUILDING, AND JOINT RE-POINTING IS TO BE TAKEN TO AN INSIDE CORNER OR OTHER NATURAL BREAK OR TRANSITION OF MATERIAL. DO NOT TERMINATE REPLACEMENT, REBUILDING, OR RE-POINTING ON AN OUTSIDE CORNER.
11. ALL EXISTING STEEL LINTELS TO REMAIN ARE TO BE CLEANED AND PAINTED WITH THREE (3) COATS OF RUST INHIBITOR PAINT.
12. REMOVE AND REPLACE EXISTING LINTELS AT OPENINGS WITH IMPACTED JOINTS AT BEARING LOCATIONS, STRUCTURAL ENGINEER IS TO IDENTIFY LINTELS NEEDING REPLACEMENT. REMOVE EXISTING MASONRY, LINTELS AND FLASHINGS. INSTALL NEW LINTELS, FLASHING, AND WEEPS. PROVIDE MINIMUM BEARING EACH END OF OPENING.
13. PATCH AND REPAIR EXTERIOR WALLS AT ALL ITEMS REMOVED FROM THE EXISTING SURFACE, MATCH ADJACENT AREAS.
14. REMOVE EXISTING MASONRY MATERIALS AT CRACKS AND SEPARATION REPAIR AND REBUILD WALL AS REQUIRED.
15. REMOVE ALL FASTENERS IN MASONRY THAT ARE NOT USED. REPLACE DAMAGED BRICK UNITS OR REPAIR STONE AS REQUIRED.
16. RE-BUILD EXISTING WOOD FRAMED BUILDING ENTRY FRAMING AND CLOSURE PANELS, INSTALL NEW WOOD FRAME, DOOR AND SIDE LITES.
17. REMOVE PARAPET MASONRY (IF APPLICABLE) AS REQUIRED TO REBUILD AND RE-SET BRICK WORK AND STONE COPING OR TRIM.

**ELEVATION KEY NOTES**

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- CE17Z NEW WOOD PORCH TO MATCH DETAILING OF NORTH PORCH.



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STRUCTURAL ENGINEER  
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229 EDMUND PLACE  
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EXTERIOR ELEVATIONS  
 A2-03

## SECTION KEY NOTES

- SE00 3'-6" TALL METAL GUARDRAIL PAINTED BLACK.
- SE01 DECORATIVE METAL CRESTING PAINTED BLACK
- SE02 PAINTED WOOD TRIM
- SE03 DIAMOND PATTERN GRAY-GREEN SLATE ROOF
- SE04 ARCHED COPPER DORMER ROOF
- SE05 PAINTED WOOD TRIM
- SE06 COPPER FLASHING
- SE07 PAINTED POLYURETHANE TRIM
- SE08 PAINTED POLYURETHANE TRIM
- SE09 DECORATIVE POLYURETHANE BRACKET
- SE10 PAINTED WOOD TRIM
- SE11 EXISTING BRICK WALL TO BE CLEANED AND REPOINTED
- SE12 COPPER ROOF WITH ALL COPPER TRIM AND FLASHING ELEMENTS
- SE13 PAINTED WOOD TRIM
- SE14 PAINTED WOOD TRIM AT BAY WINDOW, ALL TRIM DIMENSIONS BASED ON WOOD CLADDING SALVAGED FROM EXISTING BAY WINDOW.
- SE15 EXISTING STONE WATER TABLE TO BE RESET AND REPOINTED AS NECESSARY
- SE16 EXISTING STONE FOUNDATION CLADDING TO BE RESET AND REPOINTED AS NECESSARY
- SE17 NEW 2x6 INTERIOR STUD BEARING WALL
- SE18 EXISTING BRICK WALL
- SE19 EXISTING STONE FOUNDATION
- SE20 NEW CONCRETE BENCHING
- SE21 NEW CONCRETE SLAB
- SE22 PAINTED WOOD WINDOW CASING
- SE23 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE24 COPPER FLASHING AT WINDOW SILL
- SE25 REBUILD 3-WYTHE BRICK WALL ABOVE BAY WINDOW, USING BRICKS SALVAGED FROM THE SITE AS A VENEER AND 8" CMU BLOCK.
- SE26 NEW CUSTOM FABRICATED STONE WINDOW HEAD
- SE27 NEW CUSTOM FABRICATED STONE WINDOW JAMBS
- SE28 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE29 NEW CUSTOM FABRICATED STONE WINDOW SILL
- SE30 NEW STEEL BEAM SUPPORTING BRICK ABOVE BAY WINDOW
- SE31 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE32 ALUMINUM CLAD WOOD FIXED ARCH TOP WINDOW
- SE33 ALUMINUM PARAPET COPING PAINTED TO MATCH OXIDIZED ALUMINUM
- SE34 ALUMINUM CORNICE CAPPING
- SE35 PAINTED POLYURETHANE CORNICE MOULDING
- SE36 EXISTING BRICK WINDOW HEADER
- SE37 EXISTING BRICK WINDOW JAMBS
- SE38 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE39 EXISTING STONE WINDOW SILL
- SE40 EXISTING BRICK WINDOW HEADER
- SE41 EXISTING BRICK WINDOW JAMBS
- SE42 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE43 EXISTING STONE WINDOW SILL
- SE44 COPPER PORCH ROOF WITH COPPER TRIM AND FLASHING ELEMENTS
- SE45 PAINTED WOOD TRIM
- SE46 PAINTED WOOD TRIM
- SE47 PAINTED ROUND TAPERED SMOOTH COLUMN WRAP AROUND DIMENSIONAL LUMBER POST
- SE48 NEW STONE WINDOW HEADER TEMPLATED FROM EXISTING STONE HEADERS ON EAST FACADE
- SE49 PAIR OF ALUMINUM CLAD WOOD PATIO DOORS
- SE50 3'-6" HIGH PAINTED WOOD PORCH GUARDRAIL
- SE51 LIMESTONE CLAD MASONRY COLUMN BASE
- SE52 REPLACE MISSING STONE WATER TABLE

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MEP ENGINEER

## 229 EDMUND PLACE

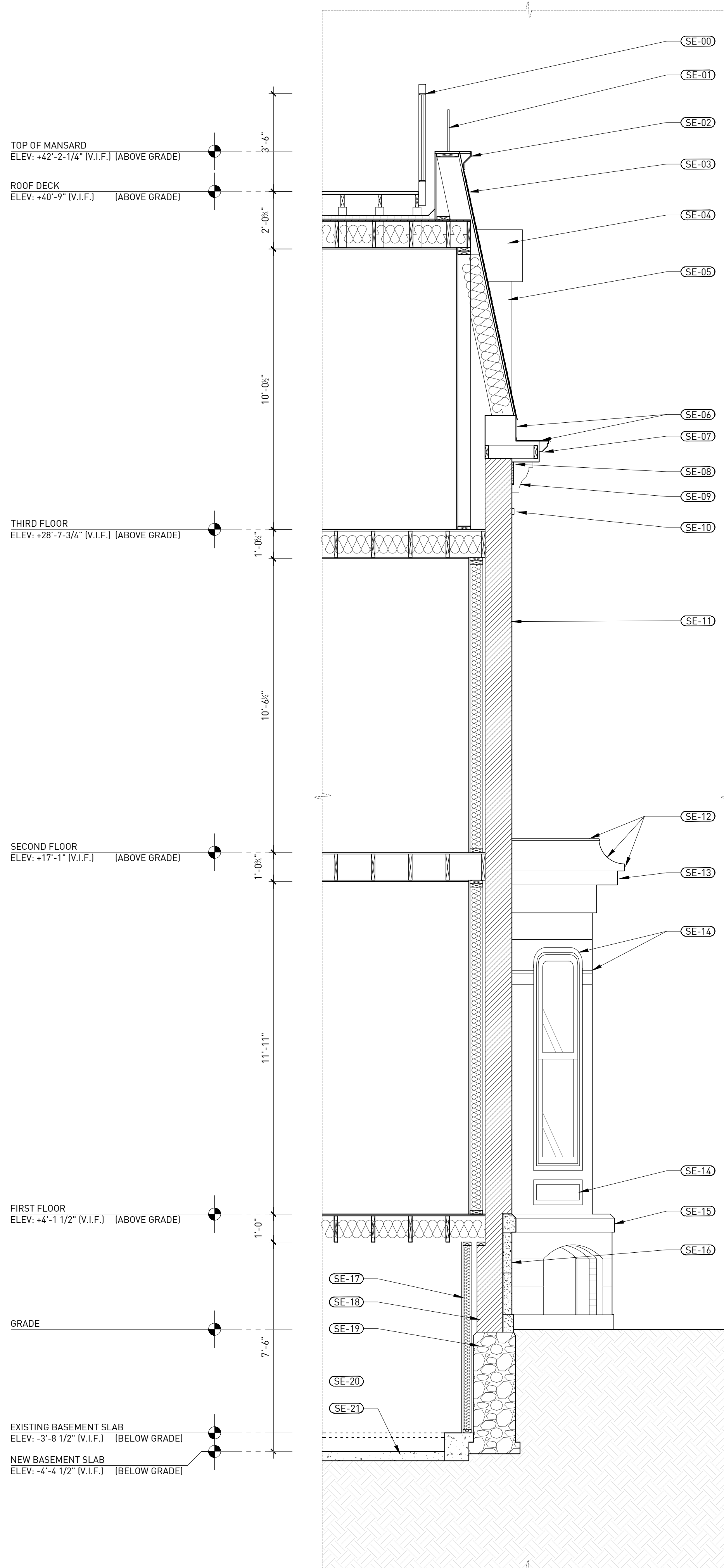
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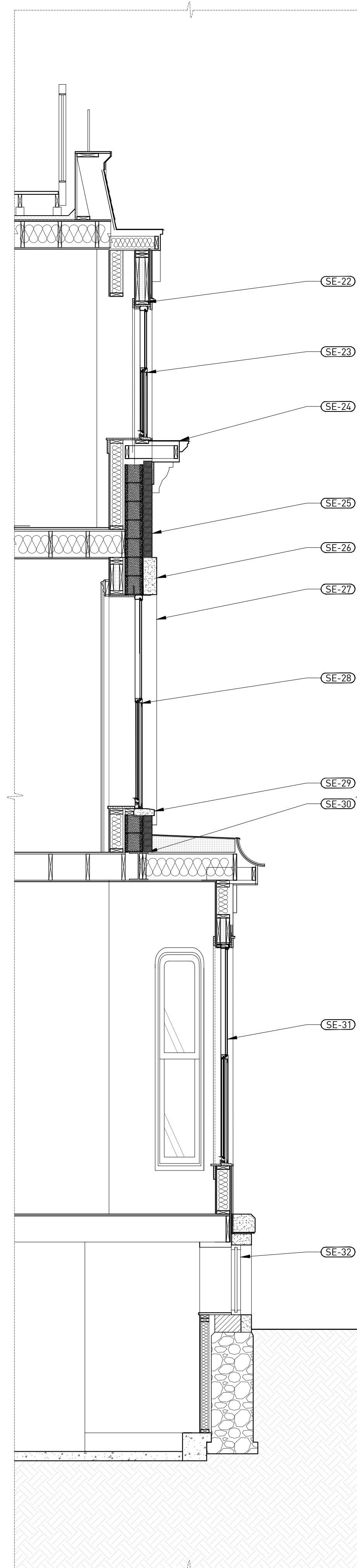
## WALL SECTIONS

# A3-01



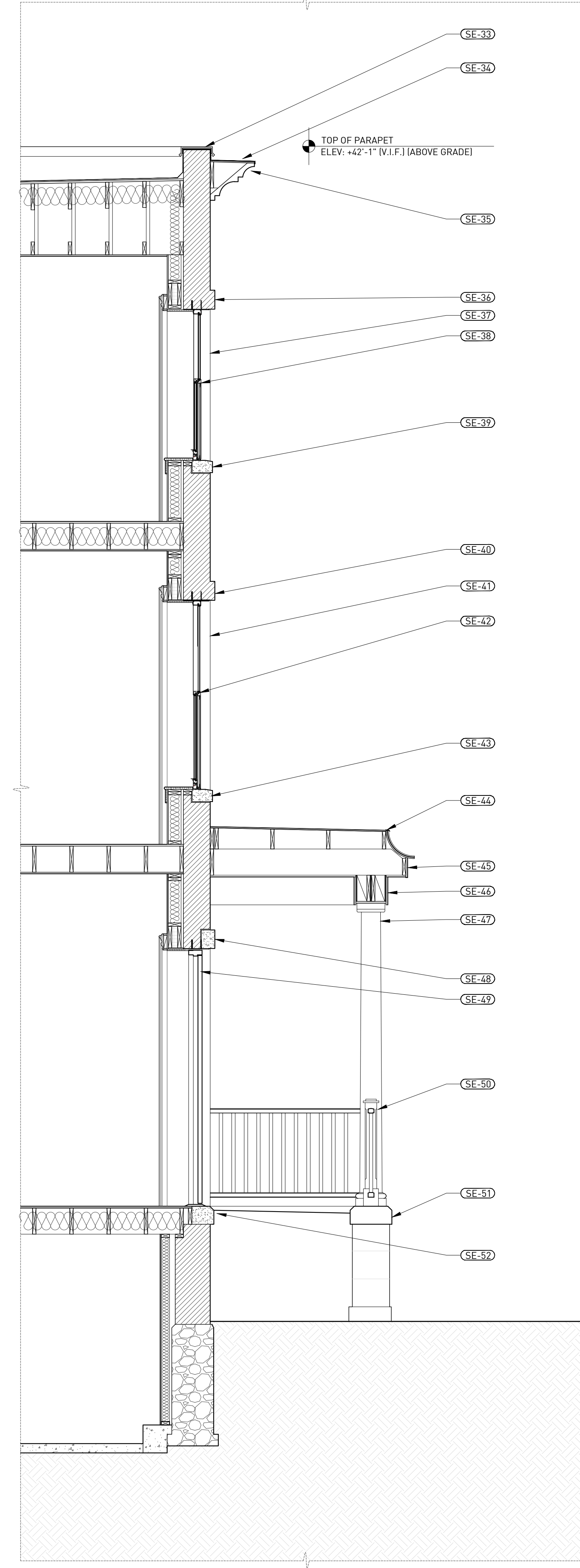
1 SECTION THROUGH FULL MANSARD

SCALE 3/8"=1'-0"



2 SECTION THROUGH BAY WINDOW

SCALE 3/8"=1'-0"



3 SECTION THROUGH EAST FRONT PORCH

SCALE 3/8"=1'-0"

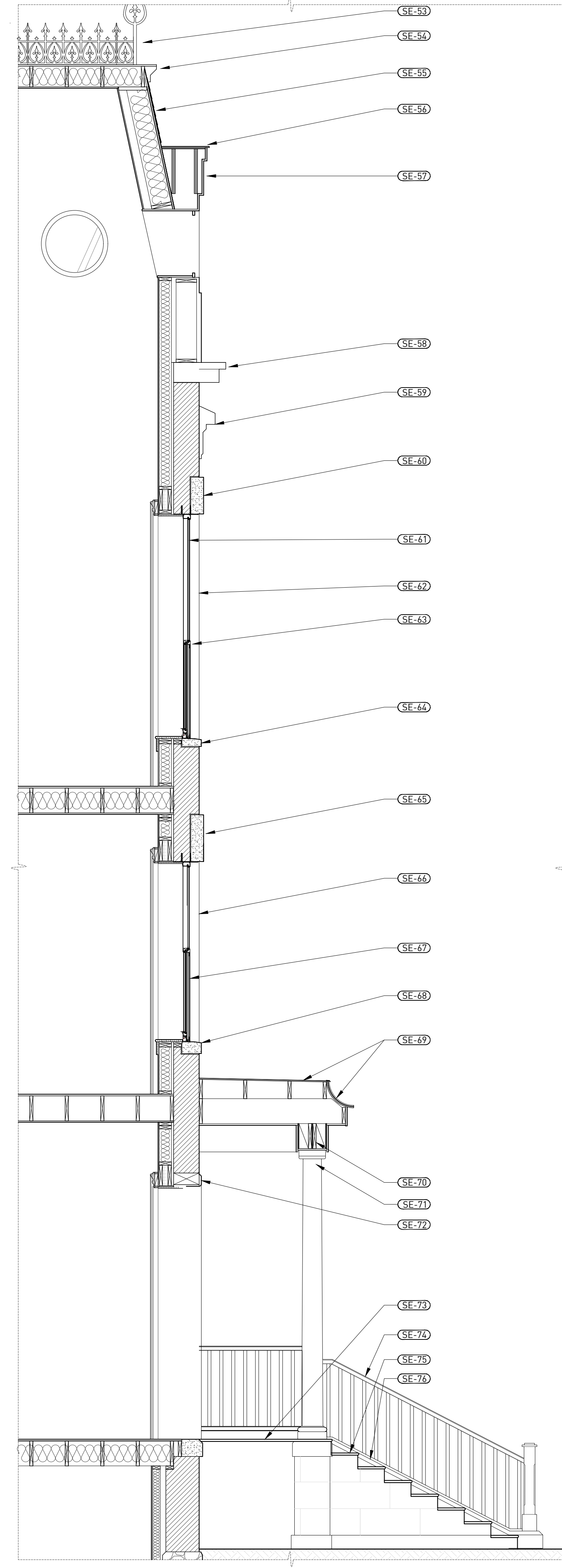
TOWER ROOF  
ELEV: +55'-9" (V.I.F.) (ABOVE GRADE)

THIRD FLOOR  
ELEV: +28'-7-3/4" (V.I.F.) (ABOVE GRADE)

SECOND FLOOR  
ELEV: +17'-1" (V.I.F.) (ABOVE GRADE)

FIRST FLOOR  
ELEV: +4'-1 1/2" (V.I.F.) (ABOVE GRADE)

GRADE



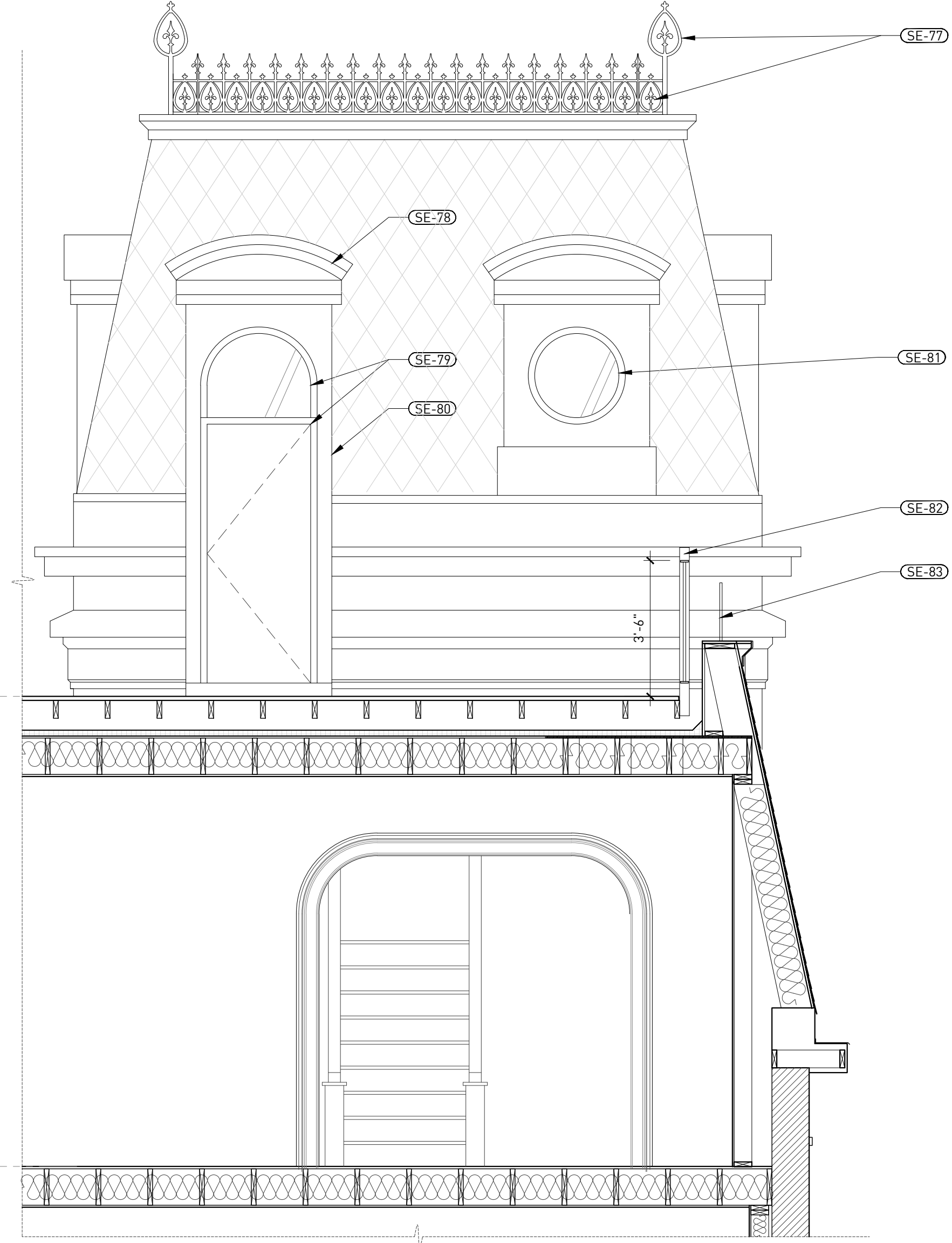
1 SECTION THROUGH FRONT TOWER

SCALE 3/8"=1'-0"

TOWER ROOF  
ELEV: +55'-9" (V.I.F.) (ABOVE GRADE)

ROOF DECK  
ELEV: +40'-9" (V.I.F.) (ABOVE GRADE)

THIRD FLOOR  
ELEV: +28'-7-3/4" (V.I.F.) (ABOVE GRADE)

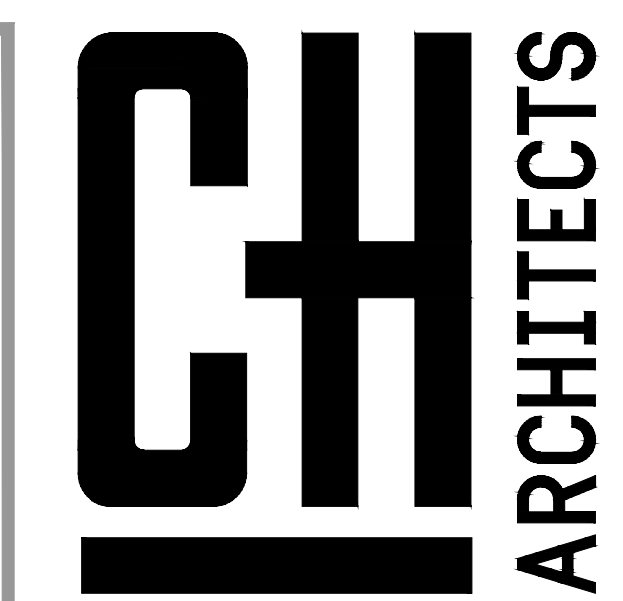


2 SECTION THROUGH ROOF DECK SHOWING TOWER ELEVATION

SCALE 3/8"=1'-0"

SECTION KEY NOTES

- SE53 DECORATIVE METAL CRESTING PAINTED BLACK WITH FINIALS AT EACH CORNER
- SE54 PAINTED WOOD TRIM
- SE55 DIAMOND PATTERN GRAY-GREEN SLATE ROOF
- SE56 ARCHED COPPER DORMER ROOF
- SE57 PAINTED WOOD TRIM
- SE58 WOOD FRAMED LEDGE WITH PAINTED POLYURETHANE TRIM ELEMENTS
- SE59 PAINTED POLYURETHANE TRIM
- SE60 NEW CUSTOM FABRICATED STONE WINDOW HEAD
- SE61 FIXED ARCHED WINDOW TRANSOM
- SE62 NEW CUSTOM FABRICATED STONE WINDOW JAMBS
- SE63 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE64 NEW CUSTOM FABRICATED STONE WINDOW SILL
- SE65 NEW CUSTOM FABRICATED STONE WINDOW HEAD
- SE66 NEW CUSTOM FABRICATED STONE WINDOW JAMBS
- SE67 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- SE68 NEW CUSTOM FABRICATED STONE WINDOW SILL
- SE69 COPPER ROOF WITH ALL COPPER TRIM AND FLASHING ELEMENTS
- SE70 PAINTED TRIM AT PORCH HEADER
- SE71 PAINTED ROUND TAPERED SMOOTH COLUMN WRAP AROUND DIMENSIONAL LUMBER POST
- SE72 NEW PAINTED WOOD TRIM AROUND FRONT DOOR, MILLED TO MATCH EXISTING TRIM SALVAGED FROM FRONT FACADE
- SE73 PAINTED TONGUE AND GROOVE WOOD PORCH DECK
- SE74 PAINTED WOOD HANDRAIL
- SE75 STONE TREADS AND RISERS
- SE76 STONE CAP TO MATCH EXISTING STONE WATER TABLE
- SE77 DECORATIVE METAL CRESTING PAINTED BLACK WITH FINIALS AT EACH CORNER
- SE78 ARCHED COPPER ROOF AT PORCH DOOR
- SE79 ROOF DECK ACCESS DOOR WITH FIXED ARCHED TRANSOM GLASS ABOVE
- SE80 PAINTED WOOD TRIM
- SE81 FIXED 2'-6" DIAMETER CIRCULAR WINDOW
- SE82 3'-6" TALL METAL GUARDRAIL PAINTED BLACK
- SE83 DECORATIVE METAL CRESTING PAINTED BLACK



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WALL SECTIONS

A3-02

## SECTION KEY NOTES

- (SE84) PAINTED POLYURETHANE TRIM
- (SE85) NEW BRICK CLAD WOOD FRAMED WALL. BRICK TO MATCH EXISTING HISTORIC STRUCTURE IN COLOR AND DIMENSIONS
- (SE86) ROOF MEMBRANE
- (SE87) PAINTED POLYURETHANE TRIM
- (SE88) LIMESTONE VENEER ON WOOD FRAMED WALL. LIMESTONE TO BE SALVAGED FROM FOUNDATIONS OF COLLAPSED ADDITION
- (SE89) PAINTED WOOD TRIM
- (SE90) PAINTED POLYURETHANE TRIM
- (SE91) NEW CAST STONE WINDOW HEAD
- (SE92) ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- (SE93) CAST STONE WINDOW SILL
- (SE94) COPPER ROOF WITH ALL COPPER TRIM AND FLASHING ELEMENTS
- (SE95) PAINTED WOOD TRIM
- (SE96) SQUARE PAINTED WOOD PORCH COLUMN
- (SE97) EXTERIOR HALF-GLAZED PAINTED WOOD ENTRANCE DOOR
- (SE98) PAINTED WOOD HANDRAIL
- (SE99) STONE TREADS AND RISERS
- (SE100) STONE CAP TO MATCH EXISTING STONE WATER TABLE
- (SE101) ALUMINUM PARAPET FLASHING PAINTED TO MATCH COLOR OF OXIDIZED ALUMINUM
- (SE102) SQUARED PATTERN GRAY-GREEN SLATE ROOF AT NEW MANSARD
- (SE103) COPPER FLASHING
- (SE104) CAST STONE WINDOW HEAD
- (SE105) ALUMINUM CLAD DOUBLE HUNG WINDOW
- (SE106) CAST STONE WINDOW SILL
- (SE107) BRICK VENEER ON WOOD FRAMED WALL. BRICK TO BE SALVAGED FROM SITE. ANY ADDITIONAL BRICK REQUIRED TO MATCH THE EXISTING BUILDING IN COLOR AND DIMENSION
- (SE108) CAST STONE WINDOW HEAD
- (SE109) ALUMINUM CLAD DOUBLE HUNG WINDOW
- (SE110) CAST STONE WINDOW SILL
- (SE111) LIMESTONE WATER TABLE TO MATCH WATER TABLE OF EXISTING BUILDING
- (SE112) CMU FOUNDATION WALL WITH BRICK LEDGE
- (SE113) ALUMINUM PARAPET FLASHING PAINTED TO MATCH COLOR OF OXIDIZED ALUMINUM
- (SE114) PAINTED POLYURETHANE MOLDING

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WALL SECTIONS

A3-03

STAIR TOWER ROOF  
 ELEV: +39'-11" (V.I.F.) [ABOVE GRADE]

THIRD FLOOR  
 ELEV: +28'-7-3/4" (V.I.F.) [ABOVE GRADE]

SECOND FLOOR  
 ELEV: +17'-1" (V.I.F.) [ABOVE GRADE]

FIRST FLOOR  
 ELEV: +4'-1 1/2" (V.I.F.) [ABOVE GRADE]

GRADE

EXISTING BASEMENT  
 ELEV: -3'-8 1/2" (V.I.F.) [BELOW GRADE]

BASEMENT ADDITION  
 ELEV: -4'-10 1/2" (V.I.F.) [BELOW GRADE]

1 SECTION THROUGH SIDE ENTRANCE

SCALE: 3/8"=1'-0"

2 SECTION THROUGH MANSARD

SCALE: 3/8"=1'-0"

3 SECTION THROUGH FLAT ROOF

SCALE: 3/8"=1'-0"

DRAWING NO.

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STRUCTURAL ENGINEER

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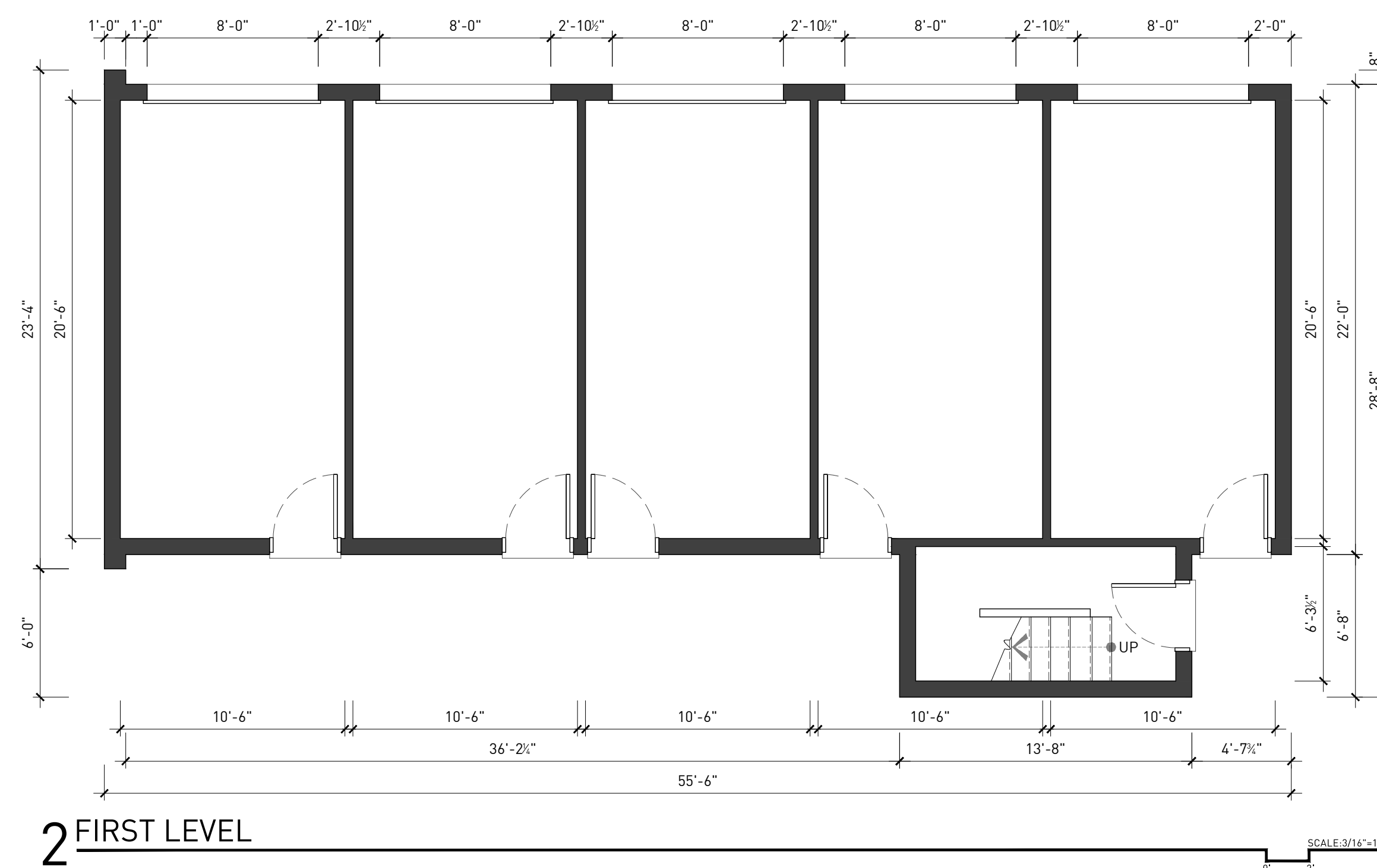
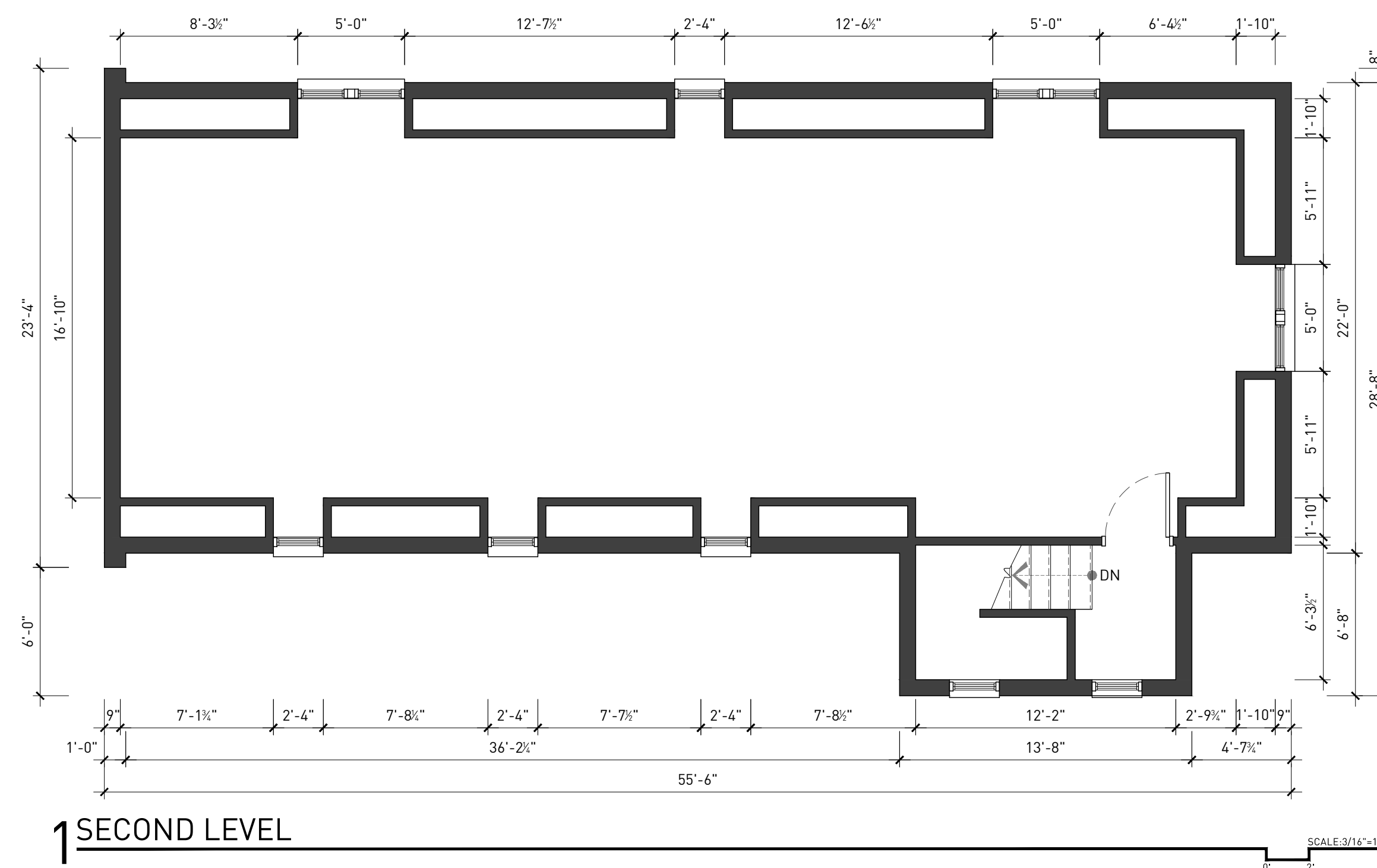
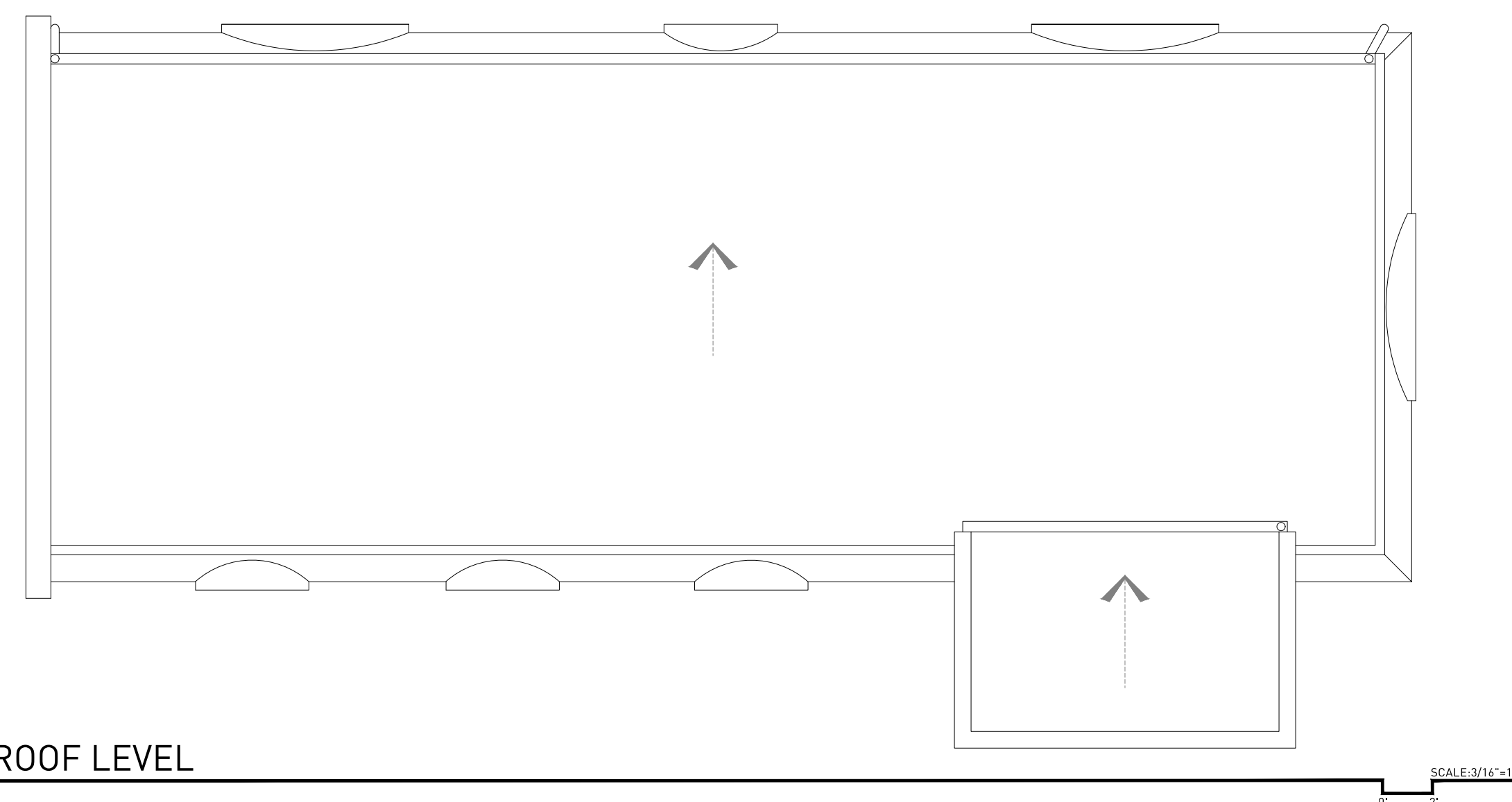
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GARAGE PLANS

A4-01

## ARCHITECTURE GENERAL NOTES

- ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
- WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
- FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
- ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
- ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
- GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.





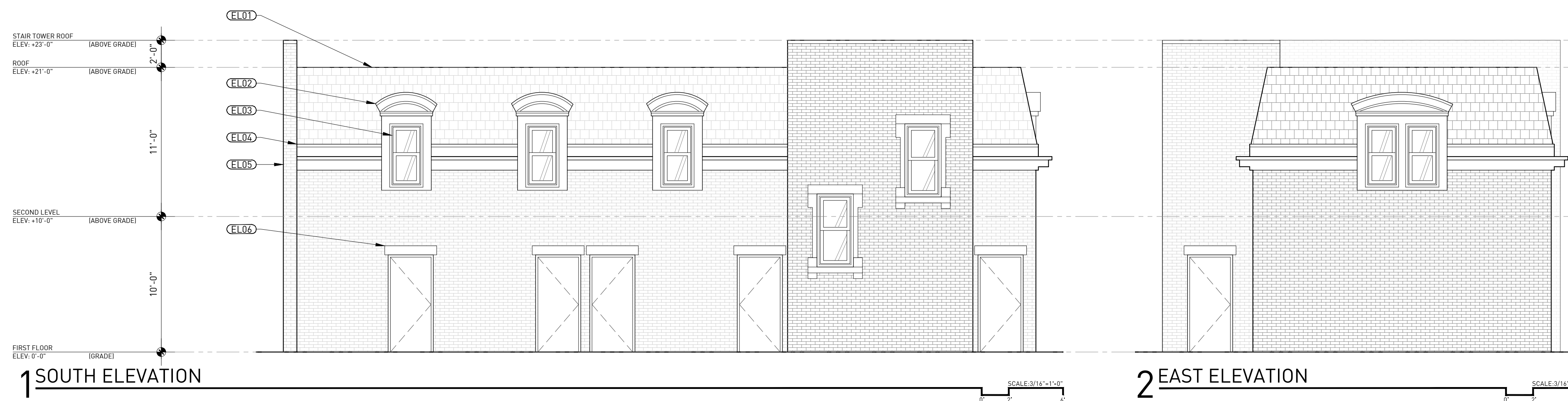
## ELEVATION GENERAL NOTES

- ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER / INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO RENOVATION TO DETERMINE TOTAL SCOPE OF WORK. WHERE DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE CONTRACTORS VERIFICATION / SCOPE OF WORK EXIST, ALERT THE ARCHITECT IMMEDIATELY FOR REVIEW AND APPROVAL.
- CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO BE BLACK, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
- PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
- ALL ENTRY DOORS ARE TO BE PAINT GRADE SOLID WOOD DOORS AND FRAMES, UNLESS OTHERWISE NOTED.
- ALL WOOD IS TO BE PAINT GRADE, PRIMED ON FOUR (4) SIDES AND RECEIVE NO LESS THAN TWO (2) COATS OF PAINT. CONTRACTOR IS TO PRIME ALL EXPOSED END-GRAIN PRIOR TO INSTALLATION. COLORS ARE TO BE SELECTED BY OWNER FROM THE DETROIT HISTORIC DISTRICT COLOR AND STYLE GUIDE, COLOR SYSTEM B.
- NEW SLATE ROOF. GREY GREEN COLOR. HIPS ARE TO BE SLATE. VALLEYS AND FLASHINGS ARE TO BE COPPER. INSTALL OVER PROPER UNDERLAYMENTS PER MANUFACTURER'S INSTALLATION AND WARRANTY REQUIREMENTS, PROVIDE ICE AND WATER SHIELD AT ALL EAVES TO A MINIMUM DISTANCE OF 24" BEYOND INTERIOR FACE OF FINISHED WALL UP ROOF SLOPE. ROOFING ASSEMBLY IS TO ACHIEVE A 30 YEAR WARRANTY.
- VENTILATE ROOFING ASSEMBLY PER CODE. VENTING IS TO OCCUR THROUGH EACH RAFTER CAVITY FROM VENTS LOCATED IN SOFFIT AND EXPELLED THROUGH VENT ASSEMBLY AT ROOF CURB THROUGH FULLY BAFFLED RAFTER CAVITIES.

## ELEVATION KEY NOTES

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- ELO1** NEW GRAY-GREEN ROOF SLATE.
- ELO2** ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- ELO3** ALUMINUM CLAD WOOD WINDOWS.
- ELO4** PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
- ELO5** BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
- ELO6** CAST STONE DOOR HEADER.
- ELO7** COPPER DOWNSPOUT AND GUTTER.
- ELO8** WOOD TRIM AT GARAGE DOOR HEADER BEAM.
- ELO9** SECTIONAL GARAGE DOOR.



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STRUCTURAL ENGINEER

MEP ENGINEER

ELO1

ELO2

ELO3

ELO4

ELO5

ELO6

ELO7

ELO8

ELO9

ELO10

ELO11

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ELO23

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 229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

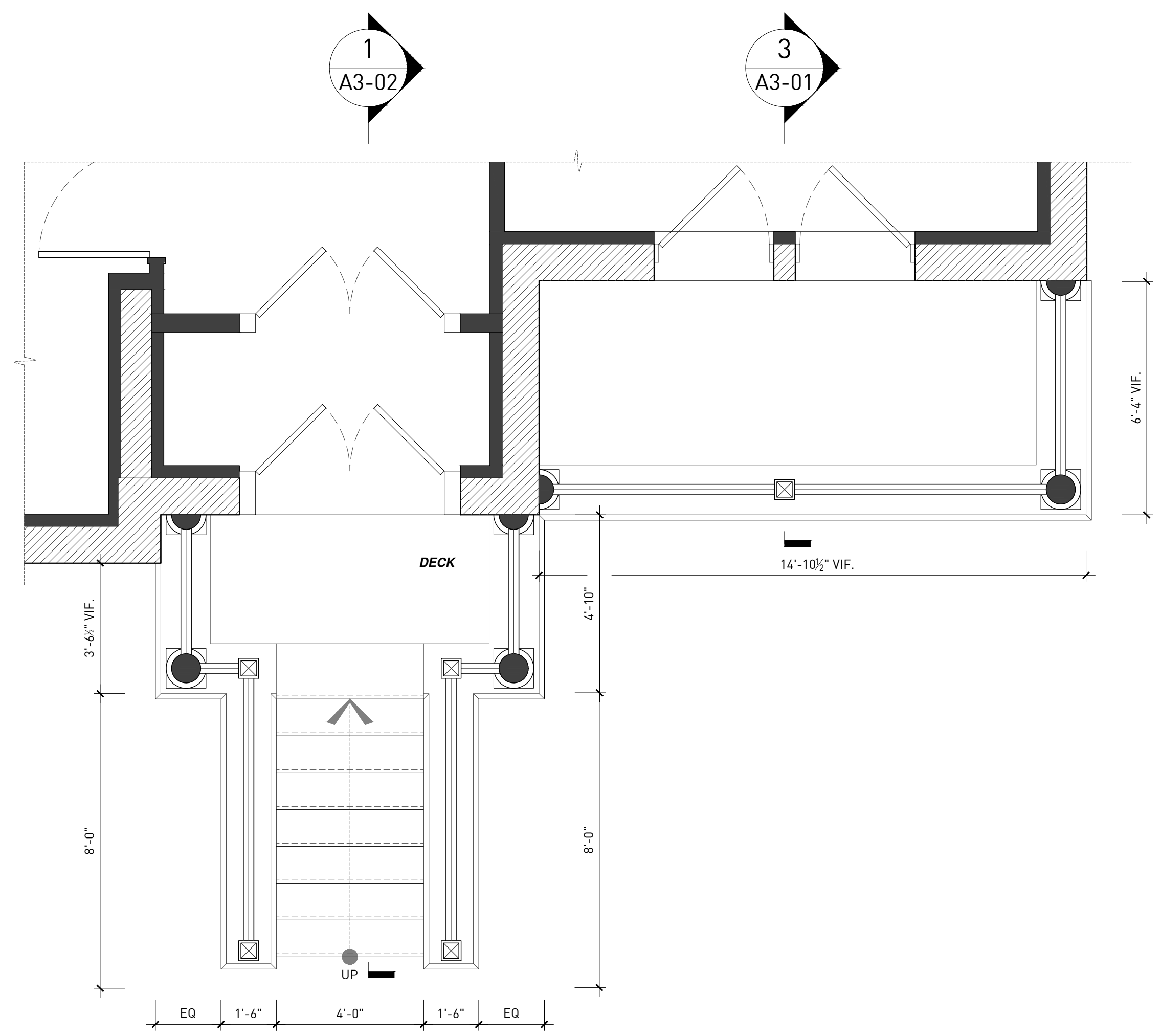
GARAGE  
 EXTERIOR  
 ELEVATIONS

A4-02

## PORCH GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION INCLUDING SECTION R313.7 STAIRWAYS OF THE 2015 MICHIGAN BUILDING CODE.
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8".
- THE MAXIMUM RISER HEIGHT SHALL NOT EXCEED 7" MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- THE MINIMUM TREAD DEPTH SHALL NOT BE LESS THAN 11" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- WATERPROOF ALL MASONRY TO BE INSTALLED BELOW GRADE.

CONTRACTOR NOTE  
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAILS TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



1 PLAN

SCALE 3/8"=1'-0"



1 EAST ELEVATION

SCALE 3/8"=1'-0"



2 SOUTH ELEVATION

SCALE 3/8"=1'-0"

STRUCTURAL ENGINEER

MEP ENGINEER

229 EDMUND PLACE

229 EDMUND PLACE, DETROIT, MI 48201

SCHEMATIC DESIGN

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW

SEAL

DRAWING NO.

ENLARGED  
 PORCH PLAN  
 AND ELEVATION

A4-03

## PORCH GENERAL NOTES

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STRUCTURAL ENGINEER

MEP ENGINEER

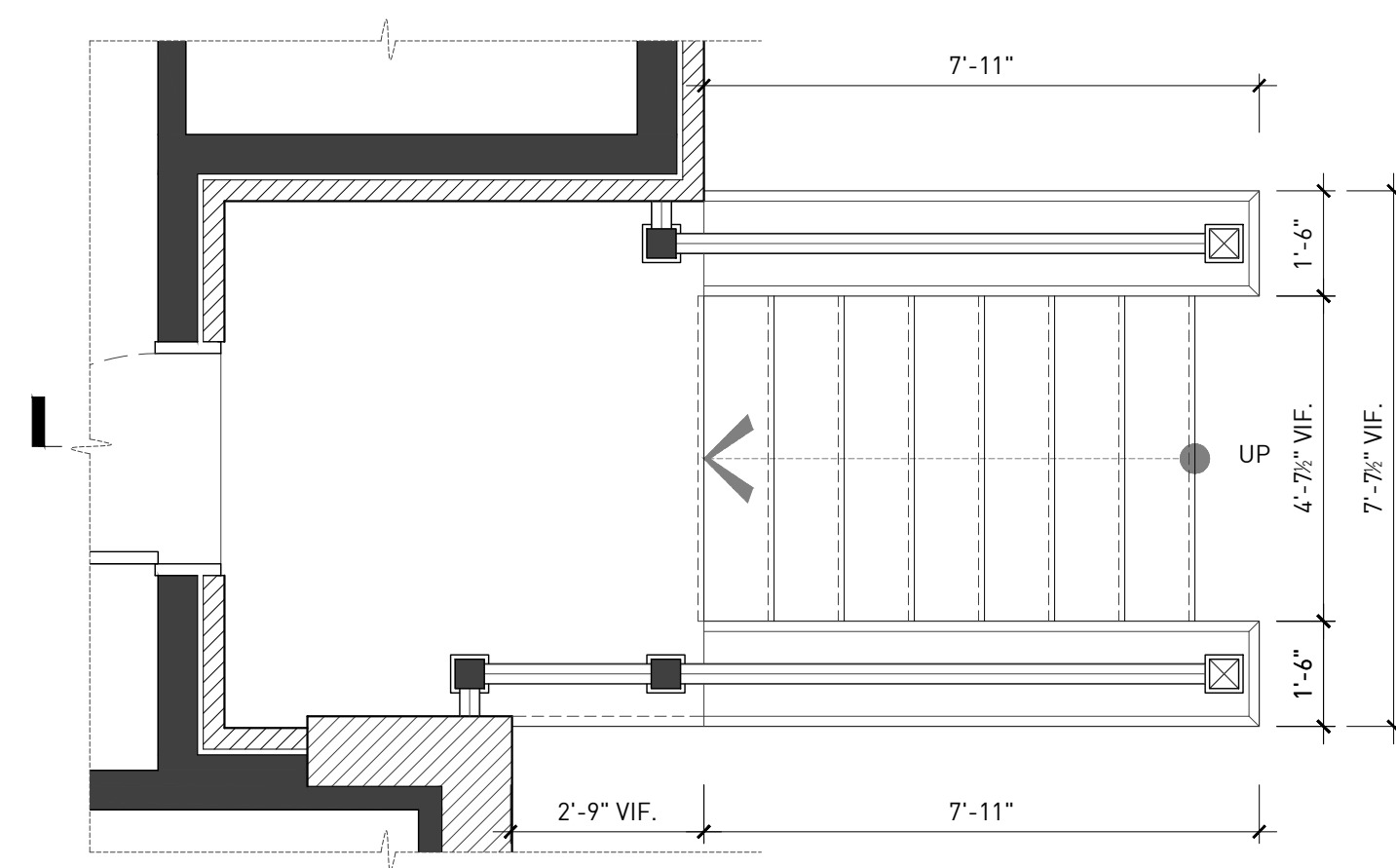
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REVISIONS	DATE	DESCRIPTION
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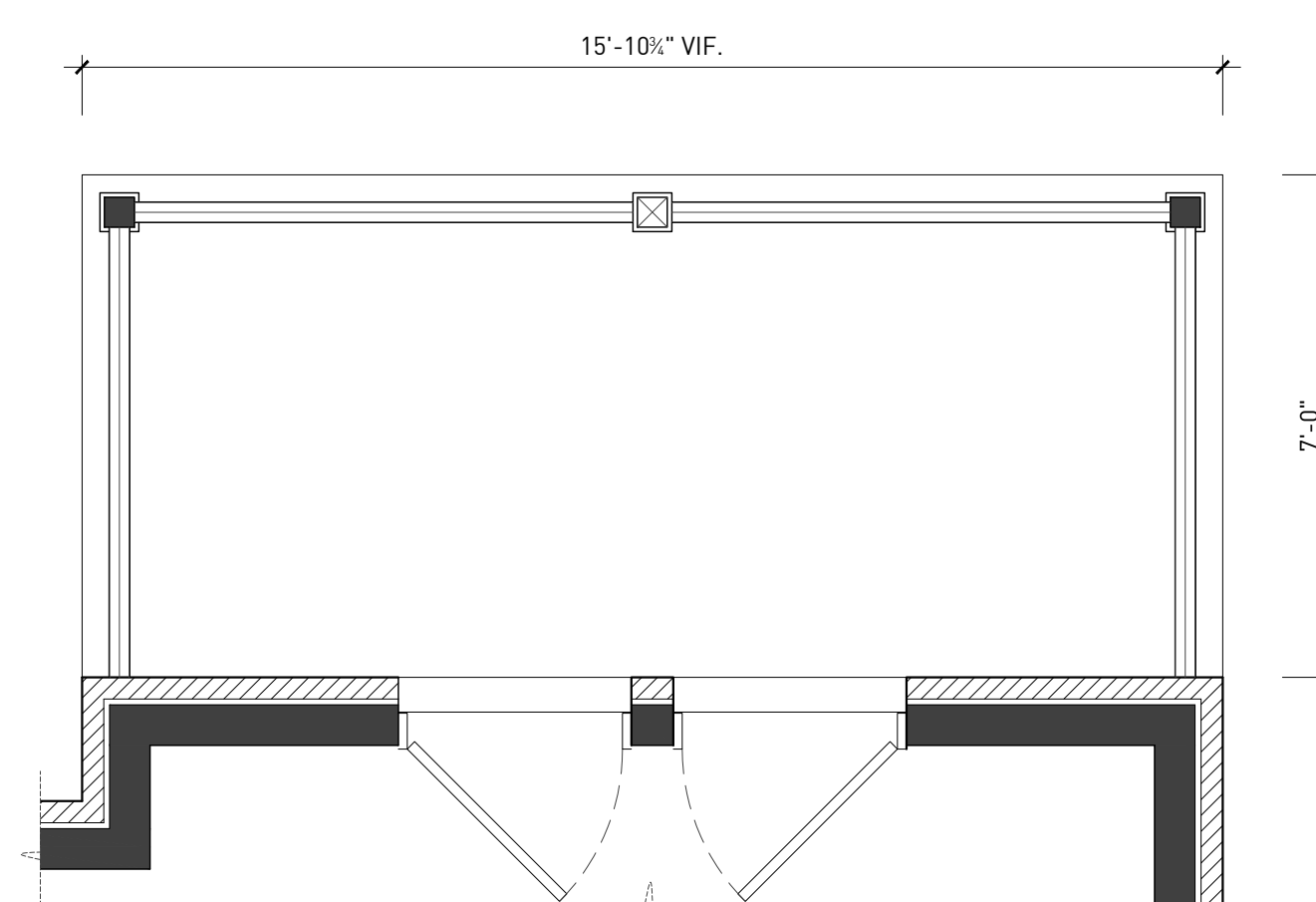
DRAWING NO.

ENLARGED  
 PORCH PLAN  
 AND ELEVATION

A4-04



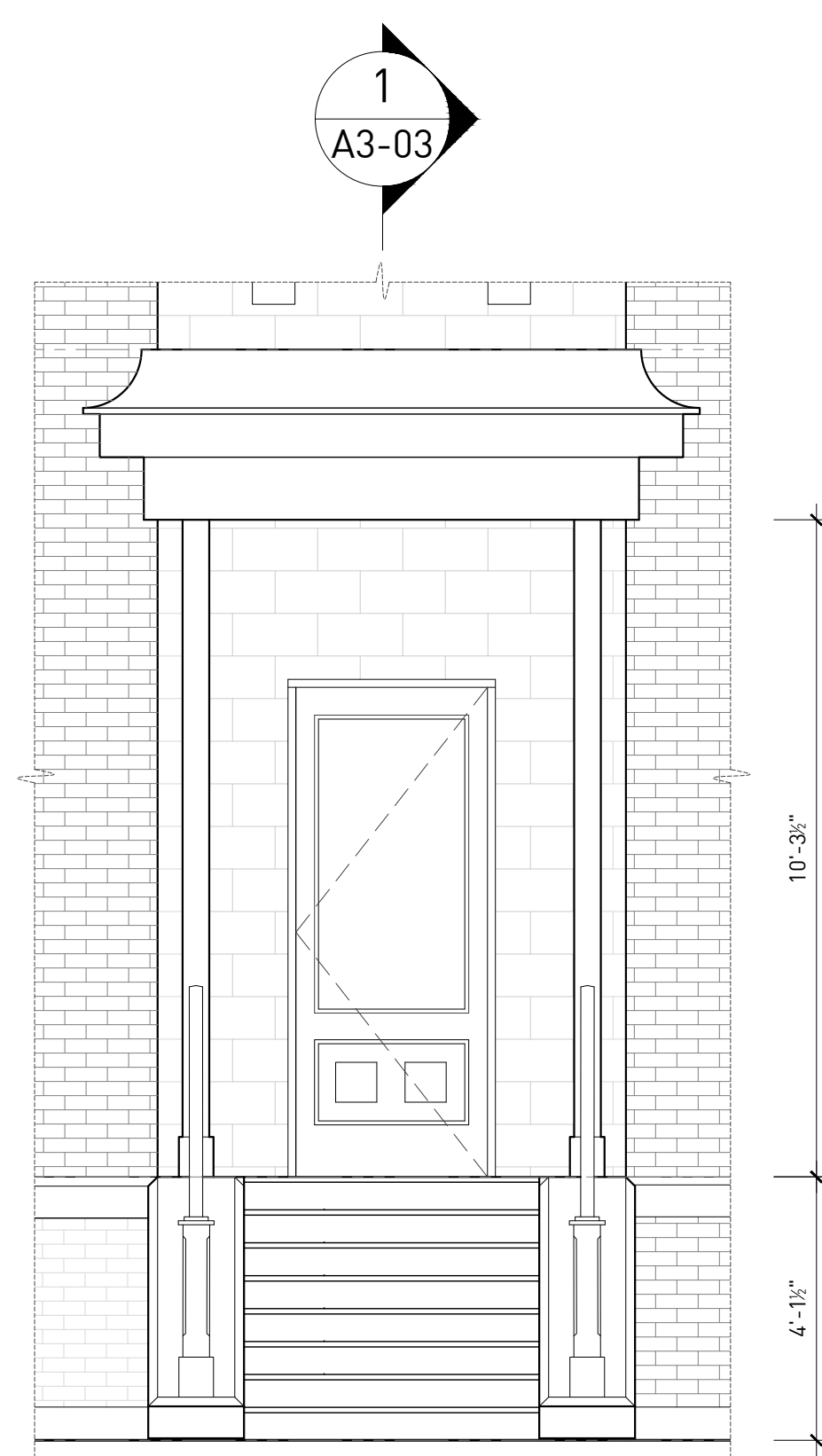
1 PLAN SCALE 3/8"=1'-0"



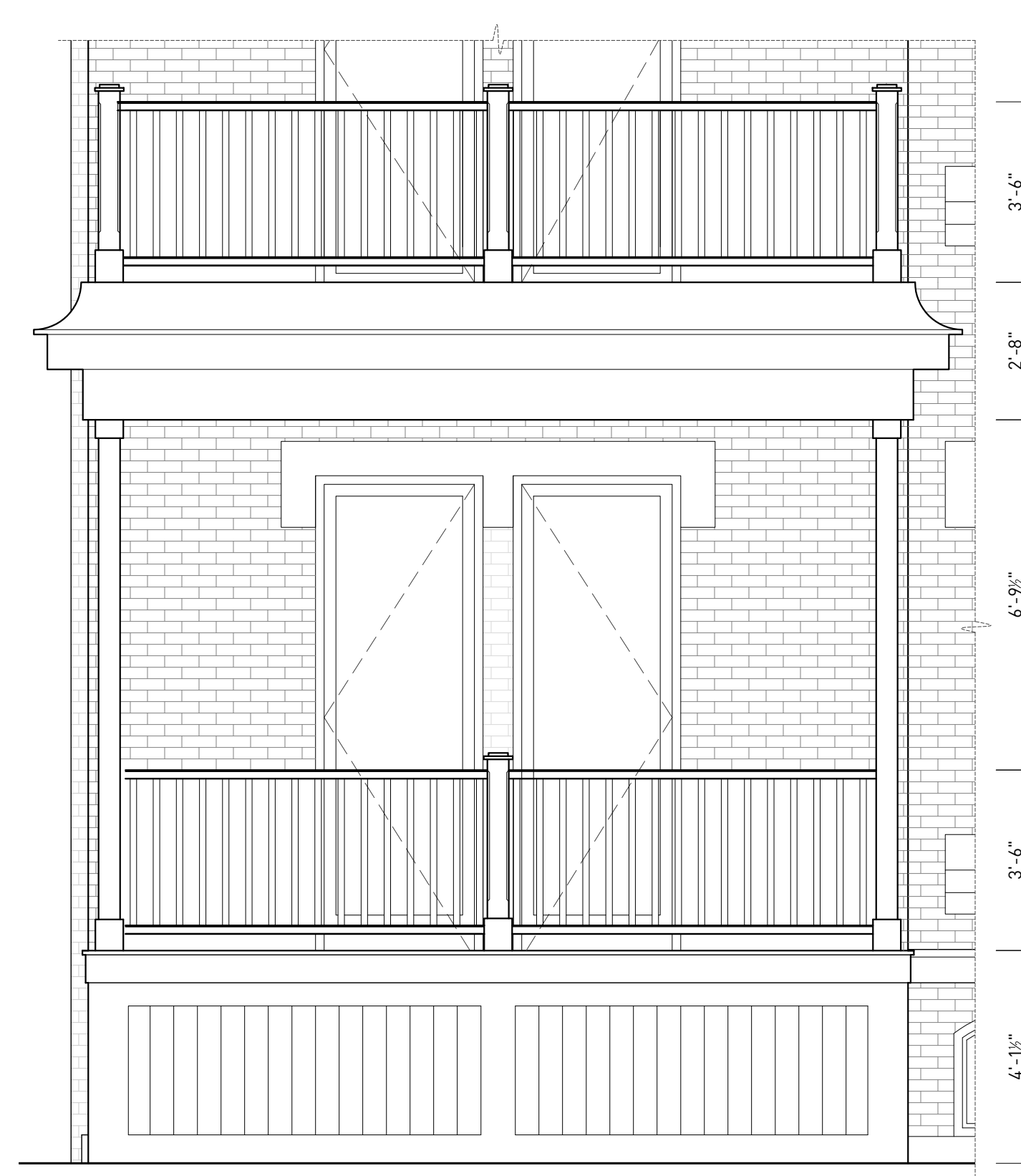
2 PLAN SCALE 3/8"=1'-0"



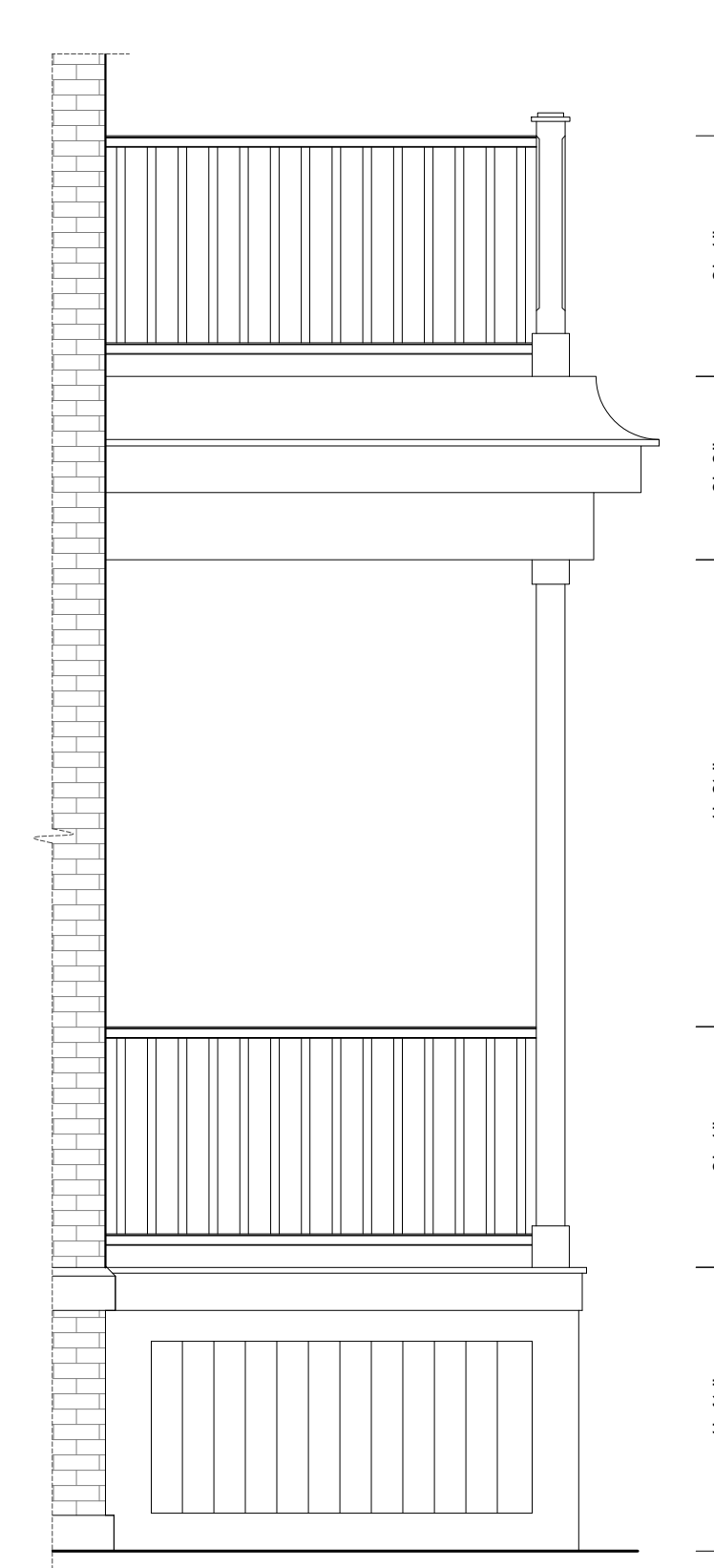
3 SOUTH ELEVATION SCALE 3/8"=1'-0"



4 EAST ELEVATION SCALE 3/8"=1'-0"



5 NORTH ELEVATION SCALE 3/8"=1'-0"



6 EAST ELEVATION SCALE 3/8"=1'-0"