EXTERIOR MASONRY RESTORATION, CONCRETE STAIR CONSTRUCTION & EXTERIOR MASONRY WALL PAINTING TO: FRANKLIN WRIGHT SETTLEMENT

3360 Charlevoix Street, Detroit, Ml. 48207

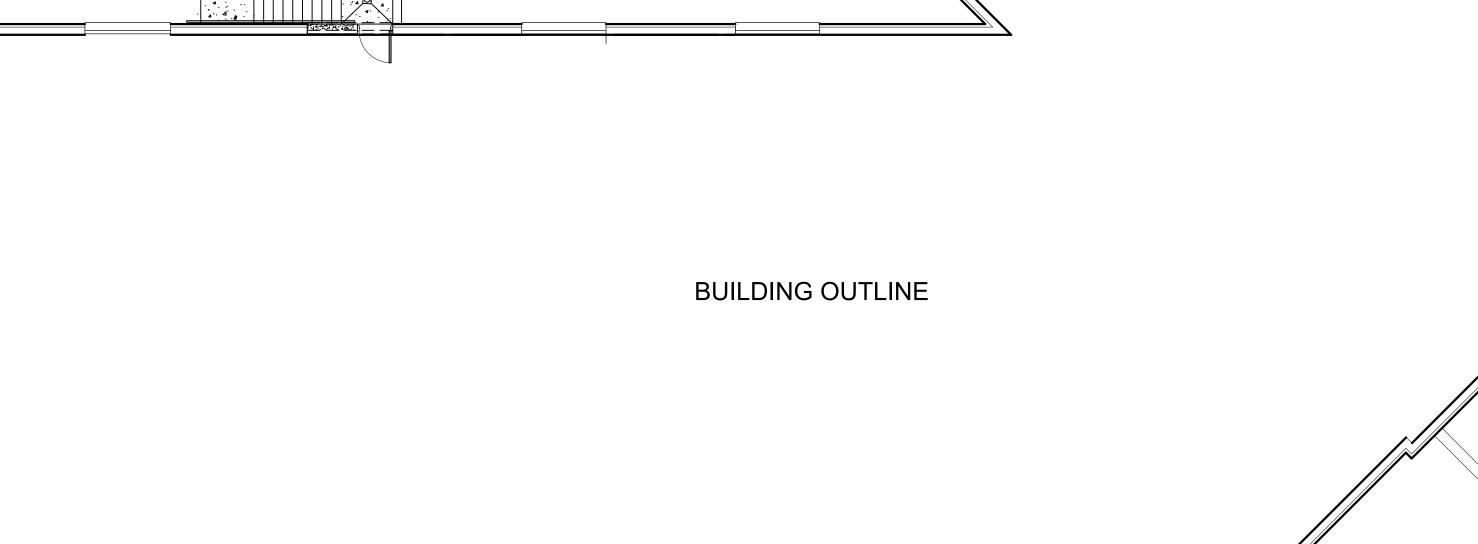
OWNER: Franklin-Wright Settlements, Inc

GENERAL NOTES/CODES PROJECT **CODES** PROJECT NO.: MICHIGAN BUILDING CODE, 2015 CITY OF DETROIT ZONING ORDINANCE (LATEST EDITION) BUILDING INFORMATION: DRAWN BY: DATE: RDS USE GROUP: (ASSEMBLY) CONSTRUCTION TYPE: IIIB **DESIGNED BY:** DATE: **BUILDING INFORMATION:** F. IDEOZU WORK SHALL BE FURNISHED AND INSTALLED AT A MINIMUM IN DRAWING INDEX ACCORDANCE WITH THE SPECIFICATIONS AND PLANS OR AS **CHECKED BY** DATE: DIRECTED BY THE ARCHITECT. F. IDEOZU WORK SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES OR REQUIREMENTS OF BUILDING DEPARTMENT DATE: A-100 COVER SHEET APPROVED BY: UNLESS OTHERWISE INDICATED BY THE PLANS, WORK SHALL BE FURNISHED AND INSTALLED AT A MINIMUM IN ACCORDANCE WITH SP-101EXISTING SITE PLAN THE APPLICABLE REQUIREMENTS AND RECOMMENDATIONS OF LOCALLY APPROVED EDITIONS OF THE FOLLOWING CODES AND STANDARDS A-101 BUILDING OUTLINE AND EXTERIOR PHOTOS **ISSUED FOR:** DATE: BY: STATE MECHANICAL, PLUMBING, ELECTRIC, ENERGY AND B.F. CODES A-102 STAIR PLAN AND SECTION NATIONAL ELECTRIC COD. (NEC) NFPA CODES A-201 EXTERIOR ELEVATIONS F.O.I. 09-12-19 **BIDS** LIFE SAFETY CODE NFPA 101 NEMA STANDARDS U.L. STANDARDS & REQUIREMENTS FEDERAL, SATE AND LOCAL LAWS, ORDINANCES, CODES, AND RULES OF BUILDING OFFICIAL HAVING JURISDICTION. THE QUALITY AND FUNCTIONAL REQUIREMENTS AS INCORPORATED BY SELECTION OF SYSTEM OR MATERIALS, INCLUDING SPARE CAPACITY AND OPTIONS FOR FUTURE USAGE SHALL NOT BE REDUCED EVEN IF THEY MEET MINIMUM REQUIREMENTS AS STATED BY APPLICABLE CODES AND CRITERIA. A-100

EXTERIOR EXTERIOR PHOTO "B"



EXTERIOR EXTERIOR PHOTO "A"





EXTERIOR EXTERIOR PHOTO "C"



EXTERIOR EXTERIOR PHOTO "D"

EXTERIOR EXTERIOR PHOTO "G"



EXTERIOR EXTERIOR PHOTO "E"



EXTERIOR EXTERIOR PHOTO "F"

400 Monroe, Suite 237 Detroit, MI 48226 Phone: 313.415.4038 Cel: 248.878.4596 www.Fonath.com

PROJECT:

SSUES/REVISIONS:	ISSUE DATE
IDS	09/12/19
HEET TITLE	

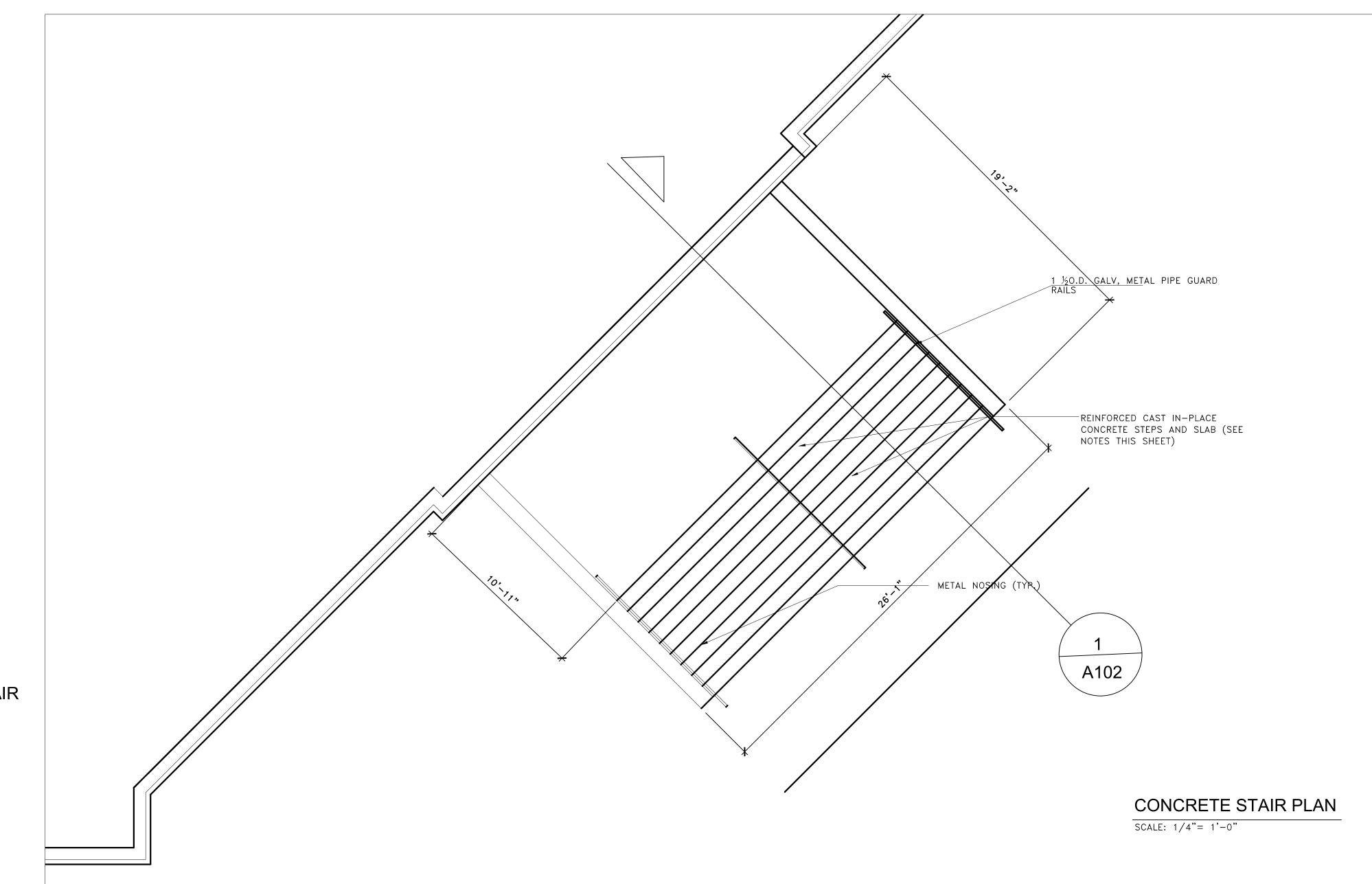
BUILDING OUTLINE & EXTERIOR PHOTOAS

APPROVED BY:	FOI
CHECKED BY:	FOI
DESIGNED BY:	RDS
DRAWN BY:	RDS
ARCH /ENG SEAL:	

SHEET NUMBER:



EXISTING CONCRETE STAIR SCALE: NONE





PROJECT:

WRIGHT SETTLEMENT MASONRY RESTORATION E STAIRS CONSTRUCTION CONCRETE EXTERIOR

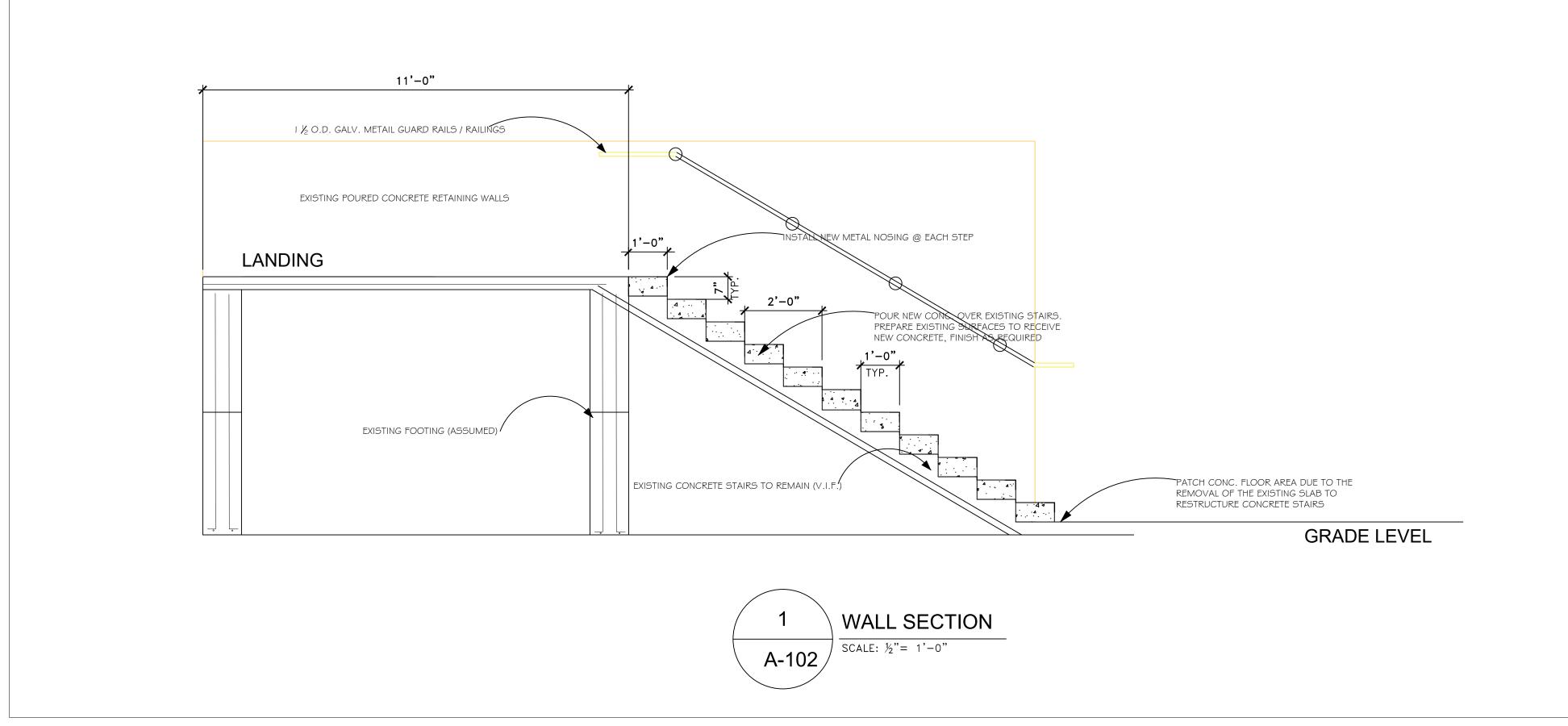
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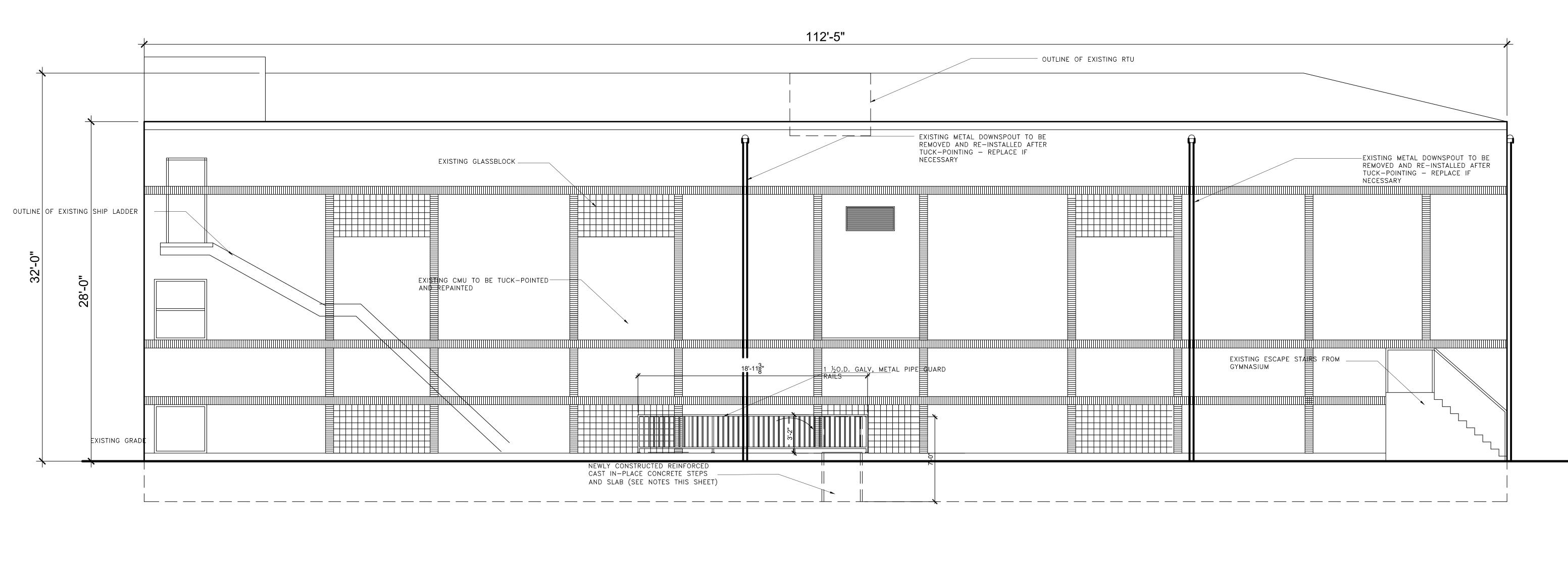
STAIR PLAN & SECTION

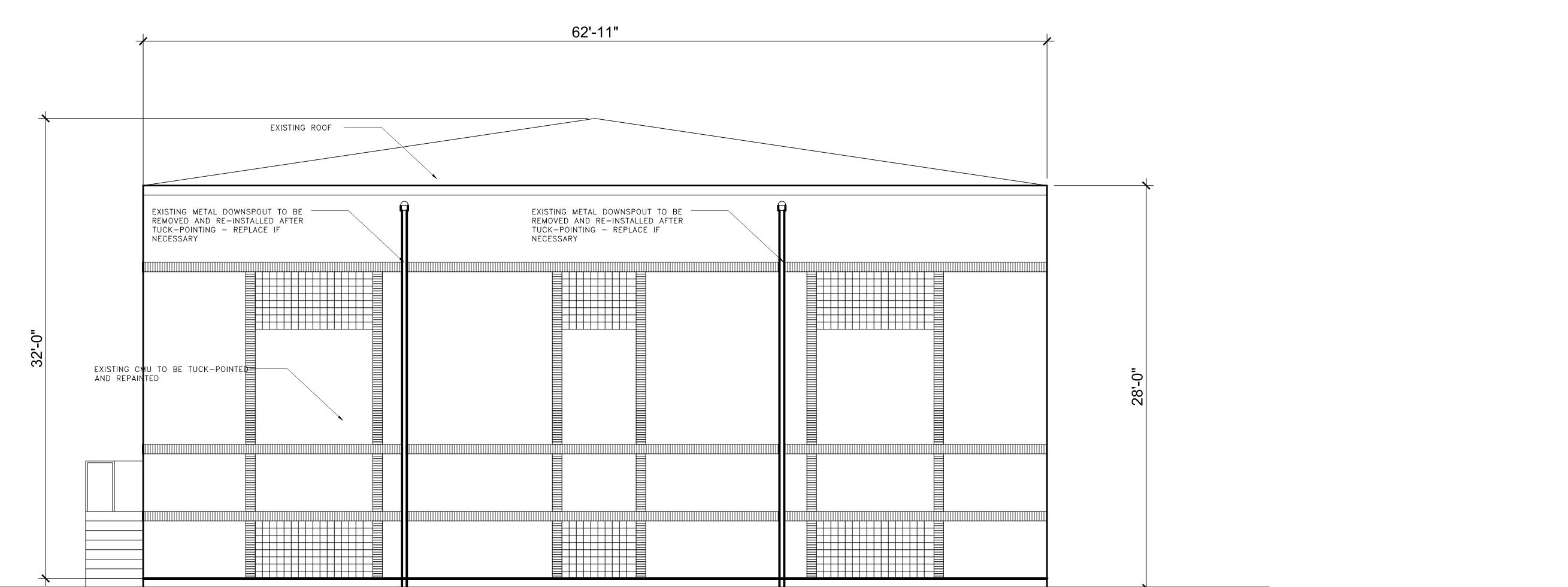
APPROVED BY:	FOI
CHECKED BY:	FOI
DESIGNED BY:	RDS
DRAWN BY:	RDS

ARCH./ENG. SEAL:

SHEET NUMBER:







Architects & Consultants
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237
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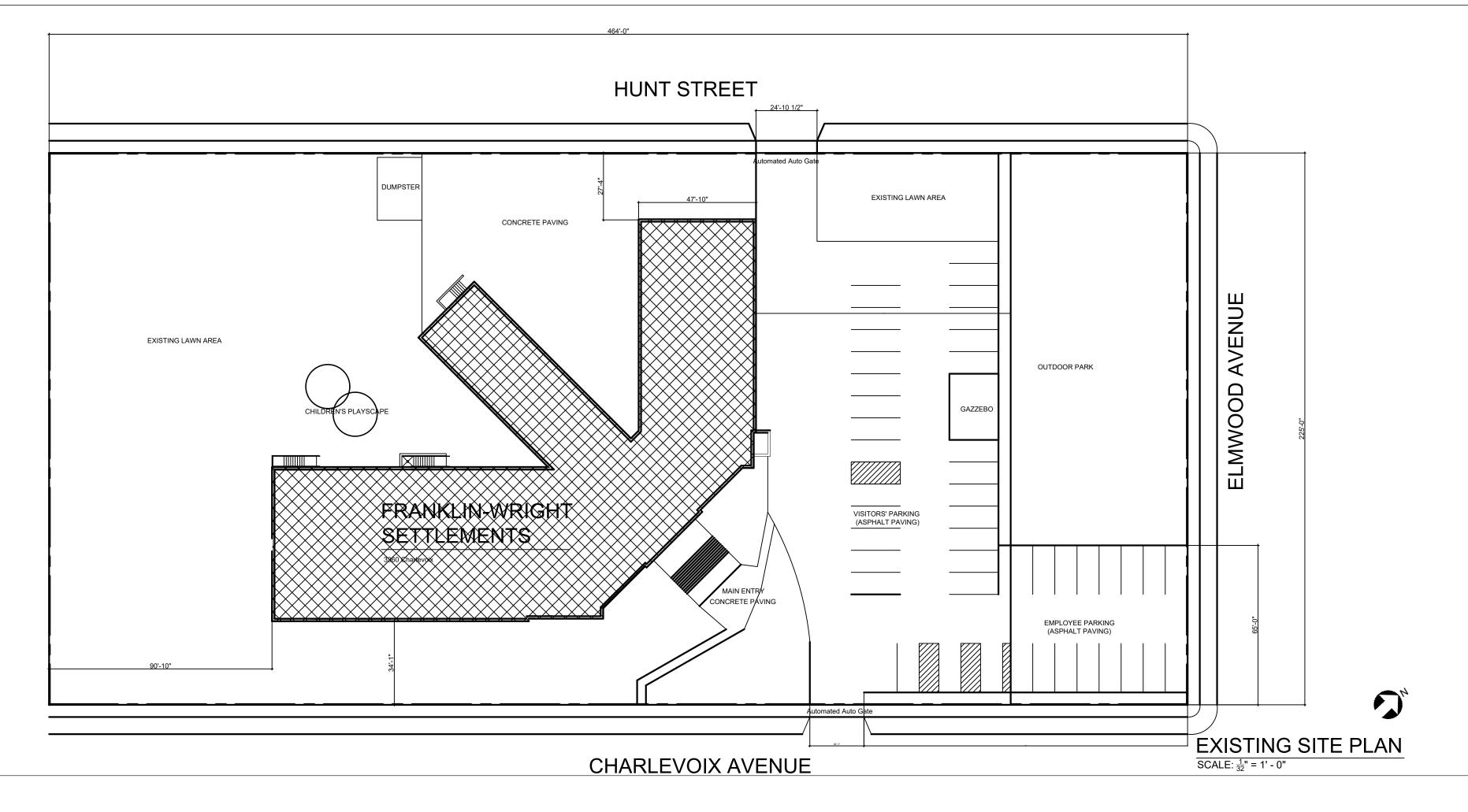
FRANKLIN WRIGHT SETTLEMENT EXTERIOR MASONRY RESTORATI CONCRETE STAIRS CONSTRUCTI

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REAR EXTERIOR ELEVATIONS / TYPICAL SCOPE OF WORK

APPROVED BY:	FOI
CHECKED BY:	FOI
DESIGNED BY:	RDS
DRAWN BY:	RDS
ARCH/FNG SEAL:	

SHEET NUMBER:



CONSTRUCTION NOTES

- I. THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING HIS BID FOR THIS PROJECT.
- 2. PER ATTACHED "EXTERIOR BUILDING PHOTOGRAPHS" AND REFERENCE DRAWINGS, THE CONTRACTOR IS HEREBY ADVISED TO UTILIZE THESE DRAWINGS FOR REFERENCE ONLY DUE TO THE FACT THAT THE ARCHITECT CAN NOT ESTABLISH AN EXACT SQUARE FOOTAGE OF THE PROPOSED WORK AREA.
- 3. THE CONTRACTOR IS HEREBY ADVISED TO ASSUME THAT PORTION OF HIS BID SHALL BE FOR EXPLORATORY ACTIVITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR RECOMMENDING ALL DESIRED TUCK-POINTING METHODS AS REQUIRED BY THE CONSTRUCTION INDUSTRY AND STANDARDS TO BE UTILIZED ON THE PROJECT. THE CONTRACTOR SHALL PROVIDE BOTH LABOR AND MATERIALS WARRANTY ON ALL APPLICATIONS UTILIZED FOR THIS PROJECT.
- 5. THE CONTRACTOR IS HEREBY DIRECTED TO PROVIDE BASE BID FOR OUTSIDE MASONRY WALL RESTORATION WHICH SHALL INCLUDE BUT NOT LIMITED TO PAINT REMOVAL / SAND BLASTING, BRICK TUCK-POINTING THROUGHOUT PERIMETER WALLS, CLEANING OUT OR REPLACING ALL ROOF METAL SCUPPERS AND DOWNSPOUTS AND RE-TIEING THEM INTO EXISTING. ADDITIONALLY, BIDDERS SHALL REPLACE ANY BROKEN WINDOWS AND ALSO REPAINT ENTIRE EXTERIOR OF BUILDING WITH SPECIFIED PAINT COLORS TO MATCH EXISTING. AS PART OF THE PROJECT SCOPE, A NEW CONCRETE STAIRS AND SLAB SHALL BE POURED OVER THE EXISTING FRONT BUILDING ENTRY.
- 6. THE CONTRACTOR SHALL RESTORE ALL ITEMS REMOVED THAT MAY BE IN WAY OF THIS WORK TO ITS ORIGINAL CONDITION OR BETTER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PROPOSED SCOPE OF THIS CONTRACT AND BRING ANY AMBIGUOUS PROPOSED WORK TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON THIS PROJECT.

GENERAL DEMOLTION NOTES

- All drawings contained under the contract documents are diagrammatic only and as such should be used only to determine the design intent. The contractor shall field verify all work and shall notify the architect immediately of any discrepancies in the documents before proceeding. Failure to do so will result in the contractor taking full responsibility and liability for said discrepancies.
- This existing facility in use and operational prior to start of this contract. The intent of the work is to minimize construction duration: Contractor shall provide a "Critical Path" construction schedule to be reviewed by owner and architect prior to commencing this work. Care shall be exercised to protect items already existing in this faculty. Contractor shall coordinate all work with the Owner.
- Prior to demolition, contractor shall verify locations of all items, e.g. water lines, gas lines, structural elements, etc. Before proceeding with the work, report all/any conditions that would interfere with new work as shown to the architect.
- Protect existing walls and foundations with proper shoring or piling during excavation and demolition.
- Comply with all Federal, State, and Local requirements regarding this type of work.
- All areas disturbed or damaged as a result of the contractor's operation shall be restored to a condition equivalent to or better than existed prior to his work at the contractor's expense. Care shall be exercised to protect adjacent areas including existing structural elements.
- Verify all dimensions and conditions in field prior to start of construction.
- All work shall be performed in a professional manner.
- All work shall be coordinated with mechanical and electrical trades.

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SITE PLAN & CONSTRUCTION NOTES

DRAWN BY:	RDS
DESIGNED BY:	RDS
CHECKED BY:	FOI
APPROVED BY:	FOI

ARCH./ENG. SEAL