

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

3360 Charlevoix Street, Detroit, MI. 48207



OWNER: Franklin-Wright Settlements, Inc

GENERAL NOTES/CODES		PROJECT																							
<p>CODES MICHIGAN BUILDING CODE, 2015 CITY OF DETROIT ZONING ORDINANCE (LATEST EDITION)</p> <p>BUILDING INFORMATION: ZONING DISTRICT: HISTORIC USE GROUP: (ASSEMBLY) CONSTRUCTION TYPE: IIIIB</p> <p>BUILDING INFORMATION:</p> <ol style="list-style-type: none"> WORK SHALL BE FURNISHED AND INSTALLED AT A MINIMUM IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANS OR AS DIRECTED BY THE ARCHITECT. WORK SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES OR REQUIREMENTS OF BUILDING DEPARTMENT UNLESS OTHERWISE INDICATED BY THE PLANS, WORK SHALL BE FURNISHED AND INSTALLED AT A MINIMUM IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS AND RECOMMENDATIONS OF LOCALLY APPROVED EDITIONS OF THE FOLLOWING CODES AND STANDARDS: <ul style="list-style-type: none"> A. STATE MECHANICAL, PLUMBING, ELECTRIC, ENERGY AND B.F. CODES B. NATIONAL ELECTRIC COD. (NEC) C. NFPA CODES D. LIFE SAFETY CODE NFPA 101 E. NEMA STANDARDS F. U.L. STANDARDS & REQUIREMENTS G. FEDERAL, STATE 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. 	<p style="text-align: center;"><u>DRAWING INDEX</u></p> <p>A-100 COVER SHEET SP-101 EXISTING SITE PLAN A-101 BUILDING OUTLINE AND EXTERIOR PHOTOS A-102 STAIR PLAN AND SECTION A-201 EXTERIOR ELEVATIONS A-201 EXTERIOR ELEVATIONS A-202 EXTERIOR ELEVATIONS A-203 EXTERIOR ELEVATIONS A-204 EXTERIOR ELEVATIONS</p>	<p>PROJECT NO. :</p> <table border="1"> <tr> <td>DRAWN BY: RDS</td> <td>DATE:</td> </tr> <tr> <td>DESIGNED BY: F. IDEOZU</td> <td>DATE:</td> </tr> <tr> <td>CHECKED BY: F. IDEOZU</td> <td>DATE:</td> </tr> <tr> <td>APPROVED BY:</td> <td>DATE:</td> </tr> </table> <table border="1"> <thead> <tr> <th>DATE:</th> <th>ISSUED FOR:</th> <th>BY:</th> </tr> </thead> <tbody> <tr> <td>09-12-19</td> <td>BIDS</td> <td>F.O.I.</td> </tr> <tr> <td>03-12-20</td> <td>ADDENDUM NO.2</td> <td>F.O.I.</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3" style="text-align: center;">A-100</td> </tr> </tbody> </table>	DRAWN BY: RDS	DATE:	DESIGNED BY: F. IDEOZU	DATE:	CHECKED BY: F. IDEOZU	DATE:	APPROVED BY:	DATE:	DATE:	ISSUED FOR:	BY:	09-12-19	BIDS	F.O.I.	03-12-20	ADDENDUM NO.2	F.O.I.				A-100		
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ELEV. "J" ▲

ELEV. "I" ▼

ELEV. "D" ▼
 ELEV. "D" ▼

▲ ELEV

FRANKLIN-WRIGHT
 SETTLEMENTS

ELEV. "A" ▼

PROJECT:

FRANKLIN WRIGHT SETTLEMENT
 EXTERIOR MASONRY RESTORATION
 CONCRETE STAIRS CONSTRUCTION

3360 CHARLEVOIX, DETROIT, MI

ISSUES/REVISIONS:	ISSUE DATE

ADDENDUM NO. 2	03/12/20
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BIDS	09/12/19
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SHEET TITLE

BUILDING
 OUTLINE &
 EXTERIOR
 PHOTOAS

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

SHEET NUMBER:

A-101

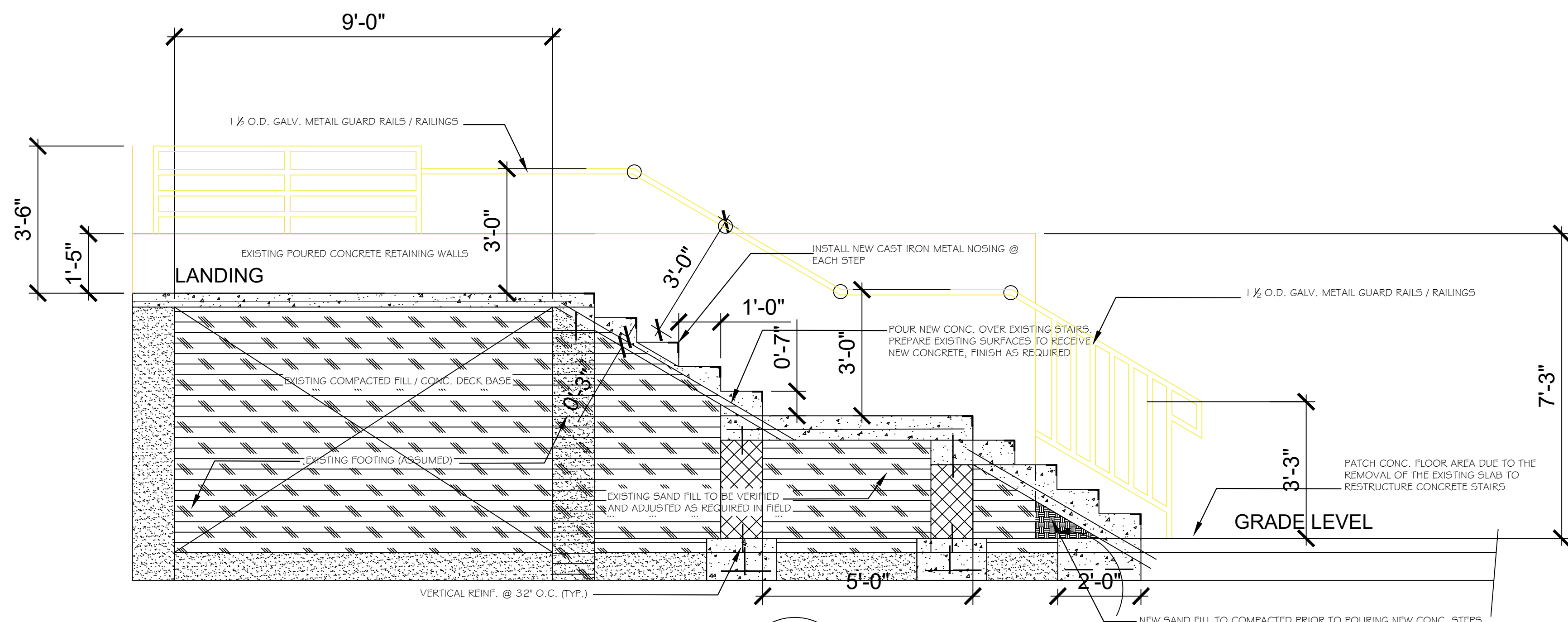
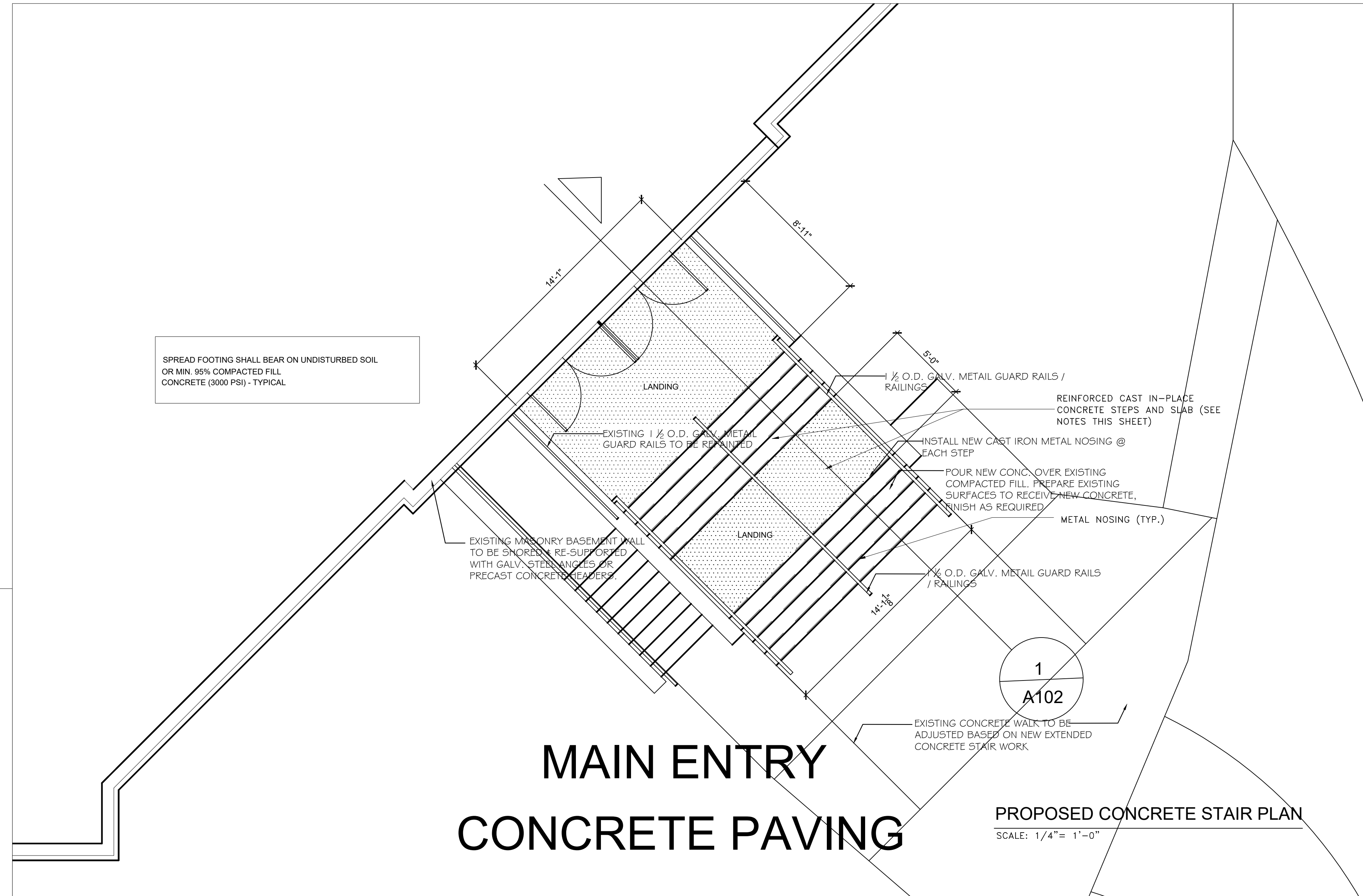


EXISTING CONCRETE STAIR
SCALE: NONE

CONSTRUCTION NOTES

1. 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", THE CONTRACTOR IS HEREBY ADVISED TO UTILIZE THEM FOR REFERENCE ONLY DUE TO THE FACT THAT THE ARCHITECT CAN NOT ESTABLISH AN EXACT CONDITION OF THE EXISTING FOOTING / FOUNDATION 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 ITEMS DAMAGED AS A RESULT OF HIS WORK UNDER THIS CONTRACT. APPLY NEW PAINT TO ENTIRE EXTERIOR OF BUILDING WITH SPECIFIED PAINT COLORS AS SPECIFIED. AS PART OF THE PROJECT SCOPE, A NEW CONCRETE STAIRS AND SLAB SHALL BE POURED AT THE MAIN BUILDING FRONT ENTRANCE. CONTRACTOR SHALL REMOVE EXISTING CONCRETE LANDING AND STEPS AND REPLACE PER ATTACHED DRAWINGS. INSTALL NEW METAL RAILINGS AS REQUIRED.
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.

SPREAD FOOTING SHALL BEAR ON UNDISTURBED SOIL OR MIN. 95% COMPACTED FILL CONCRETE (3000 PSI) - TYPICAL



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CONCRETE STAIRS CONSTRUCTION**

3360 CHARLEVOIX, DETROIT, MI

ISSUES/REVISIONS:	ISSUE DATE
ADDENDUM NO.2	03/13/20
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SHEET TITLE	

STAIR PLAN & SECTION

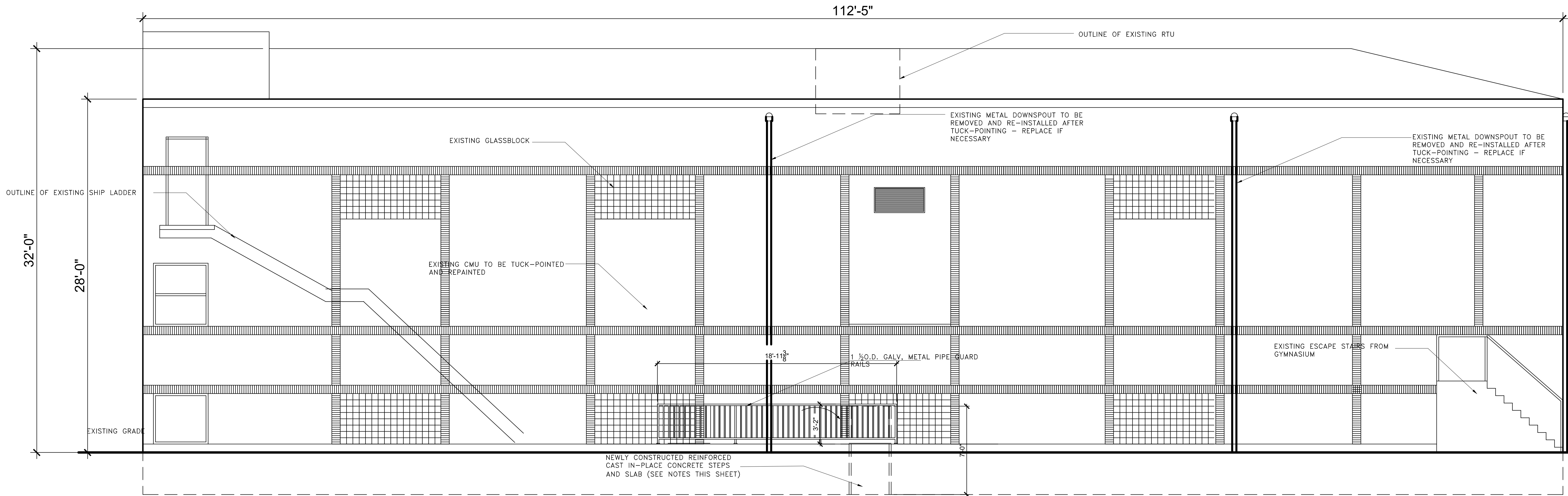
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DRAWN BY:	RDS

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SHEET NUMBER:	A-102

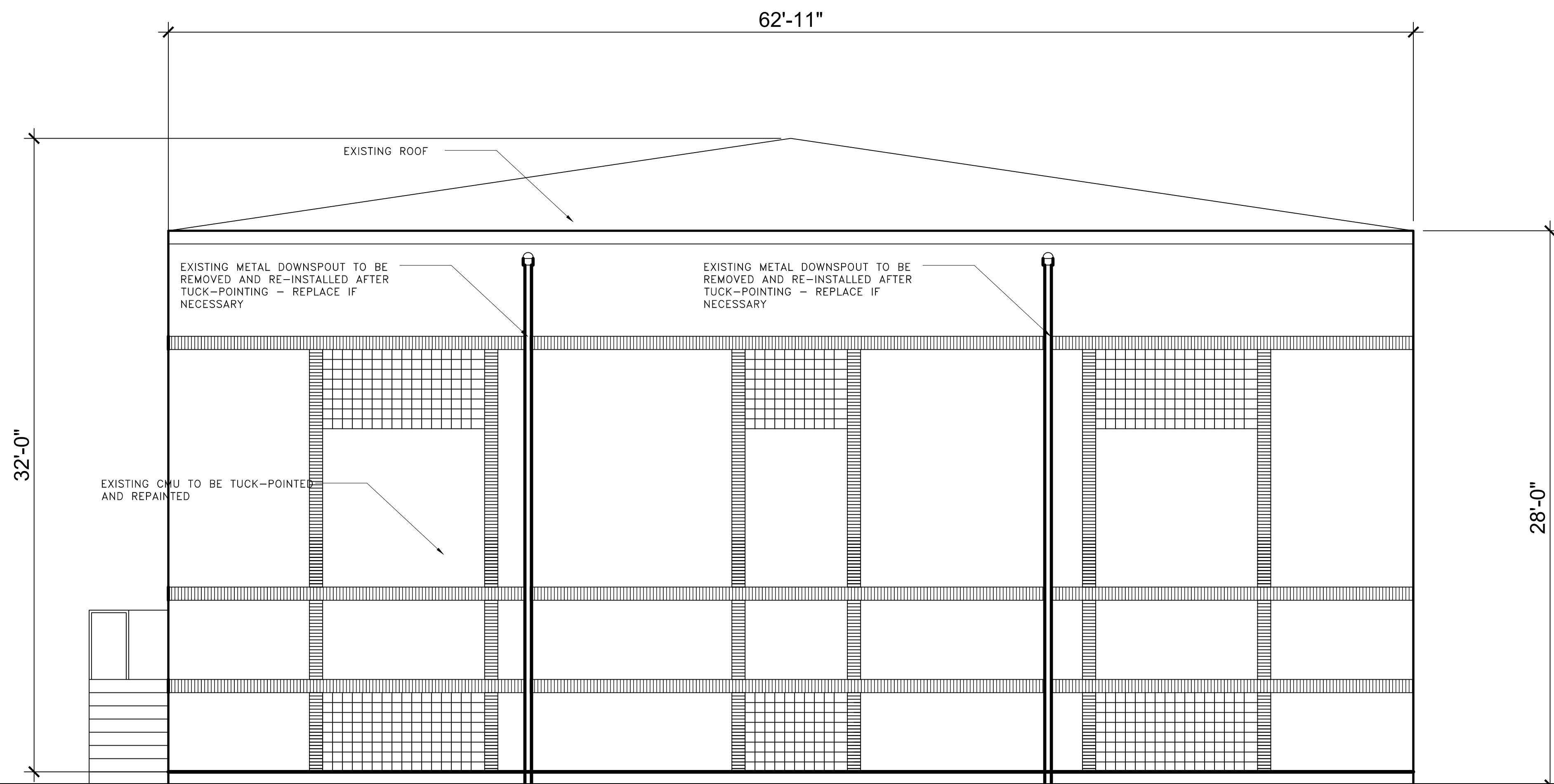
PROJECT:

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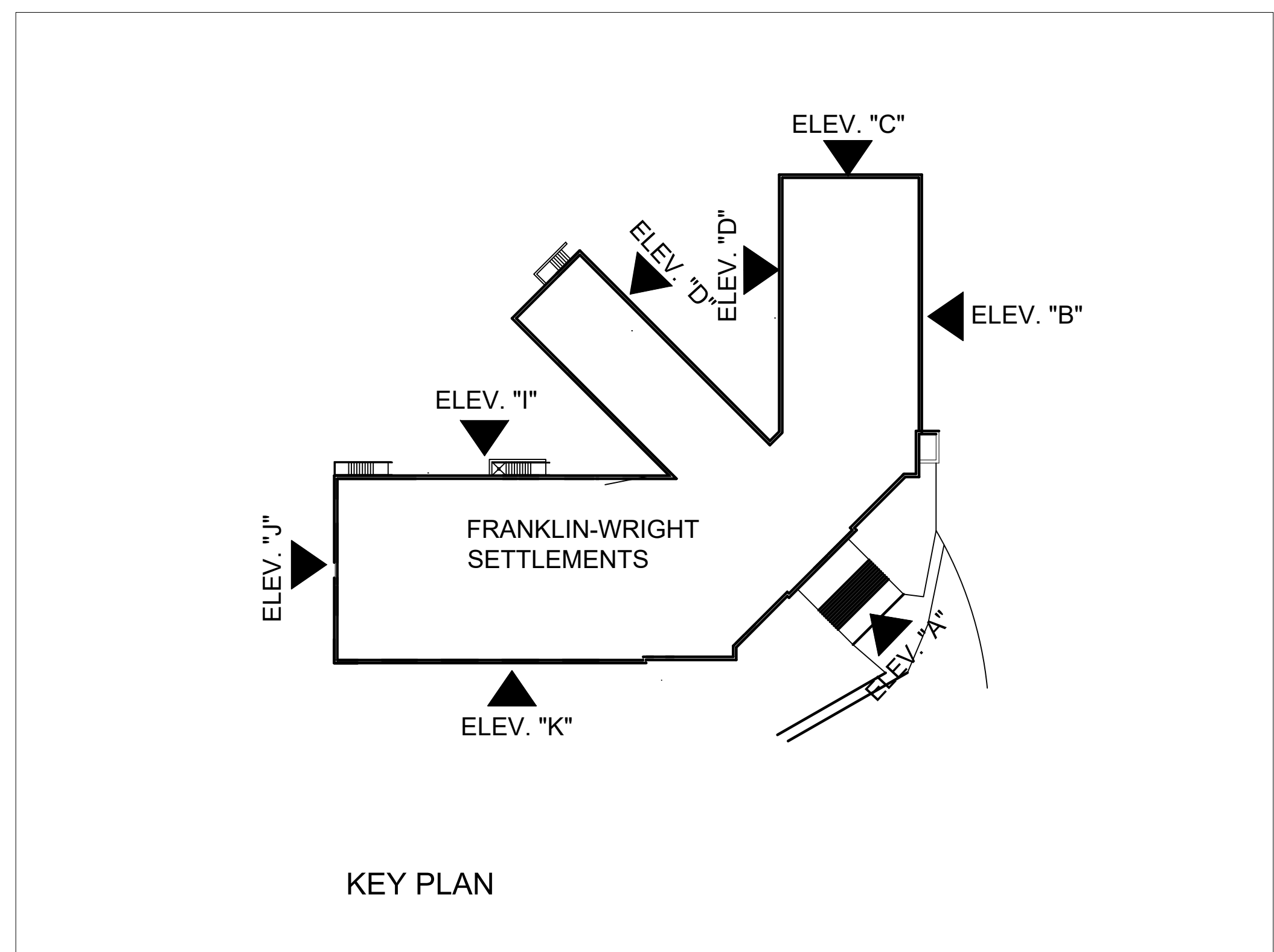
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ELEV. I



ELEV. J



ISSUES/REVISIONS: ISSUE DATE

ADDENDUM NO. 2 03/12/20

BIDS 09/12/19

SHEET TITLE

**REAR EXTERIOR
 ELEVATIONS /
 TYPICAL SCOPE
 OF WORK**

APPROVED BY: FOI

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ARCH./ENG. SEAL:

SHEET NUMBER:

A-201

PROJECT:

**FRANKLIN WRIGHT SETTLEMENT
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BIDS 09/12/19

SHEET TITLE

**EXTERIOR
ELEVATIONS /
TYPICAL SCOPE
OF WORK**

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SHEET NUMBER:

A-202



ELEV. A

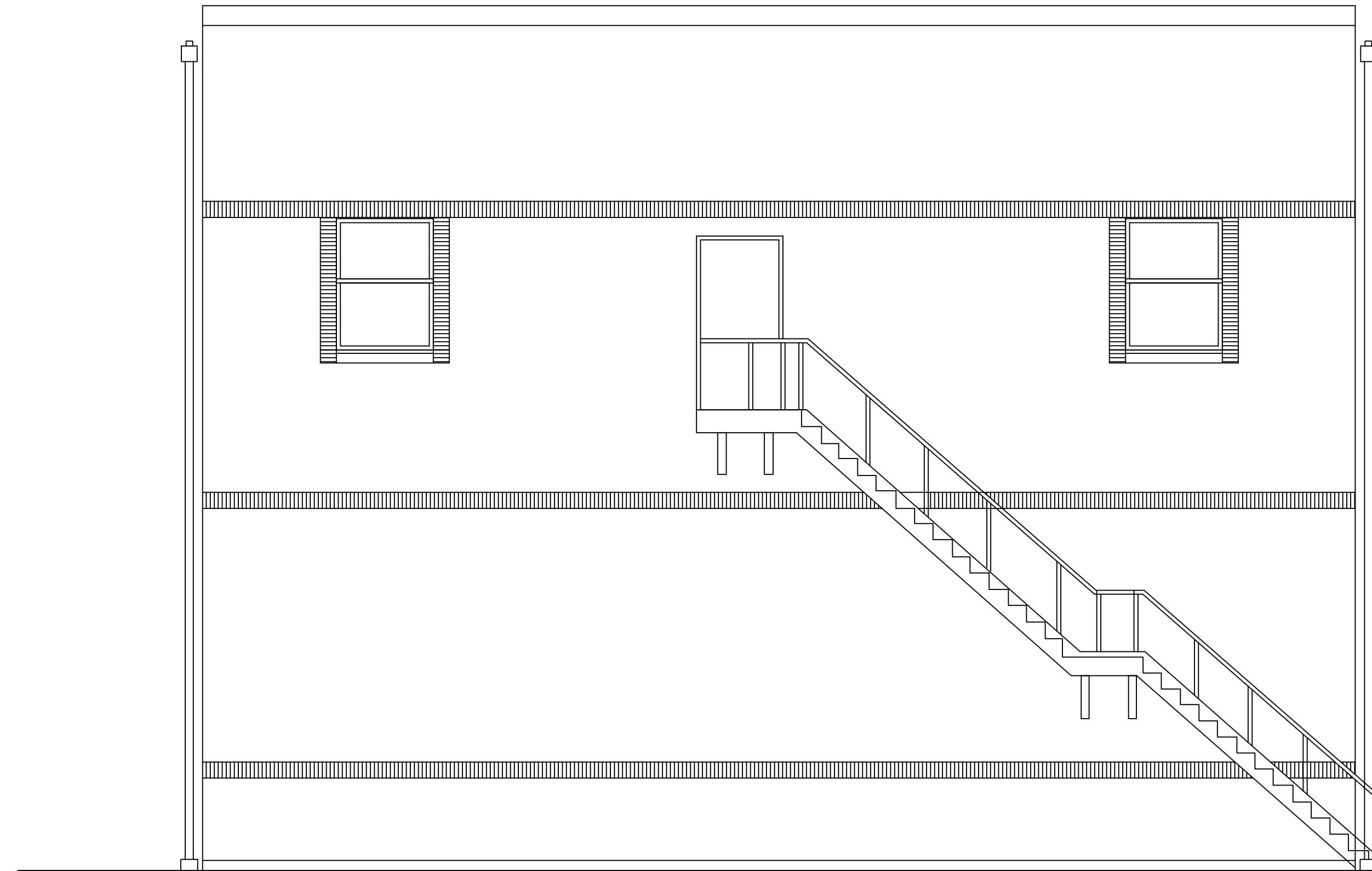


ELEV. B

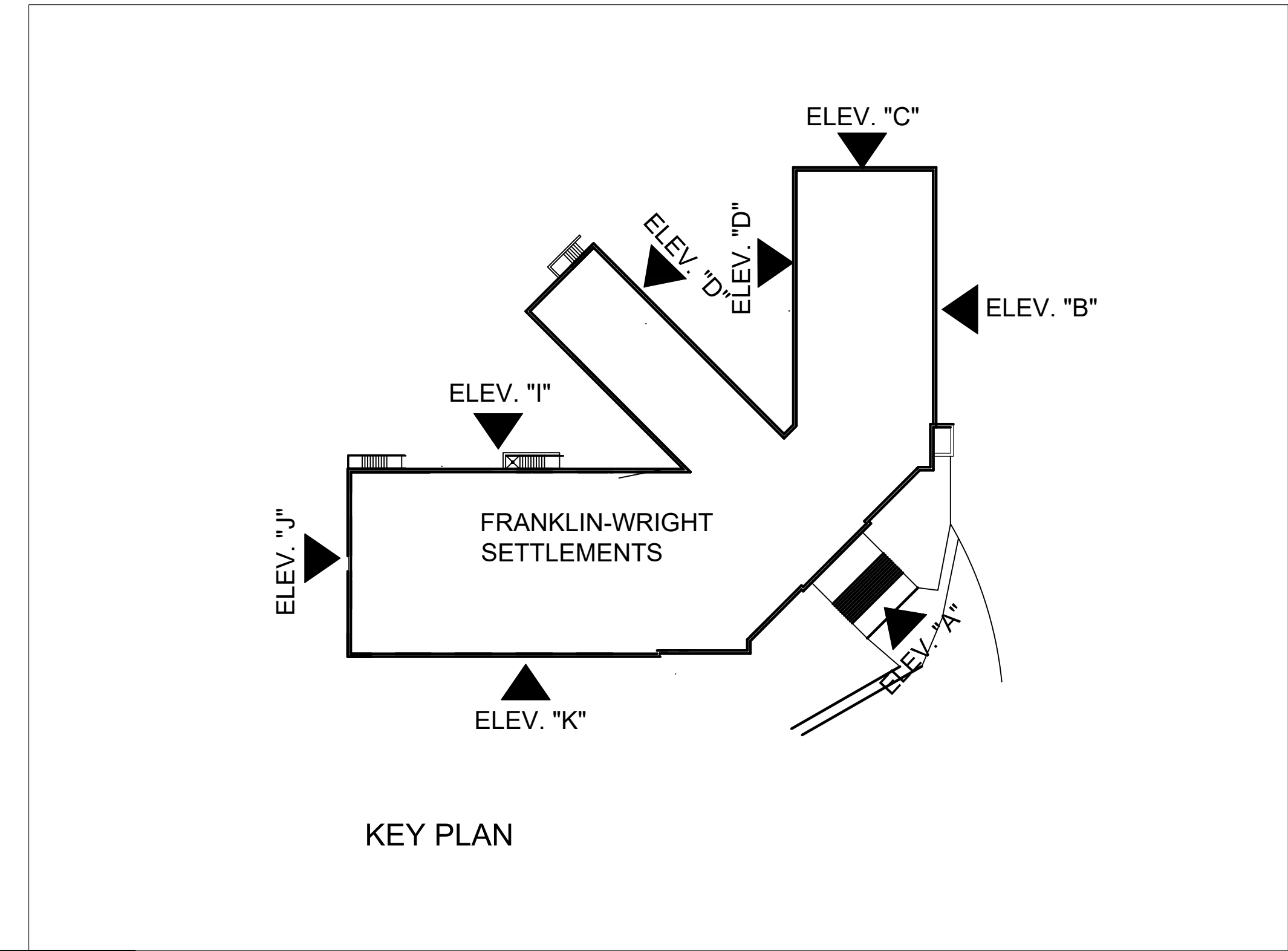
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ELEV. C



KEY PLAN



ELEV. D

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BIDS	09/12/19

SHEET TITLE
**EXTERIOR
ELEVATIONS /
TYPICAL SCOPE
OF WORK**

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DRAWN BY:	RDS

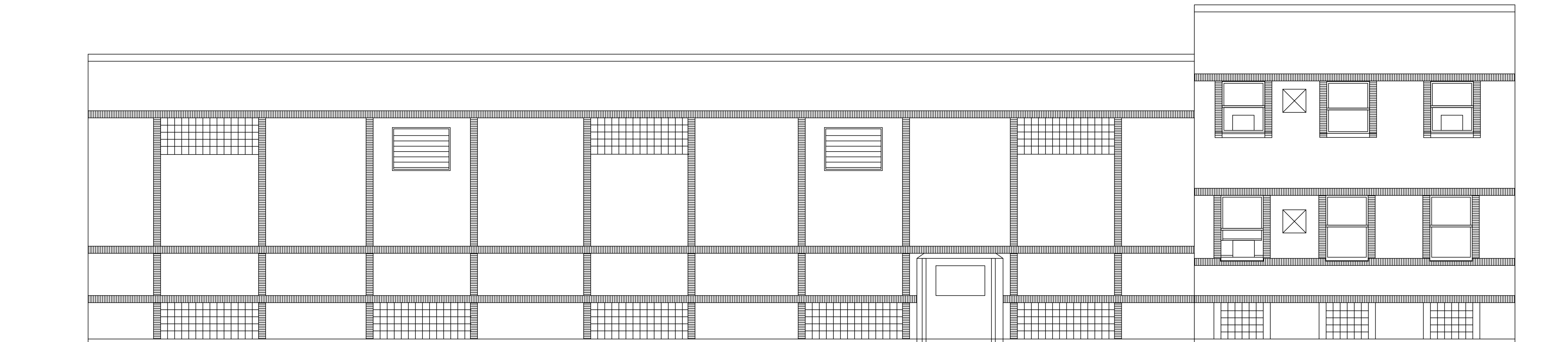
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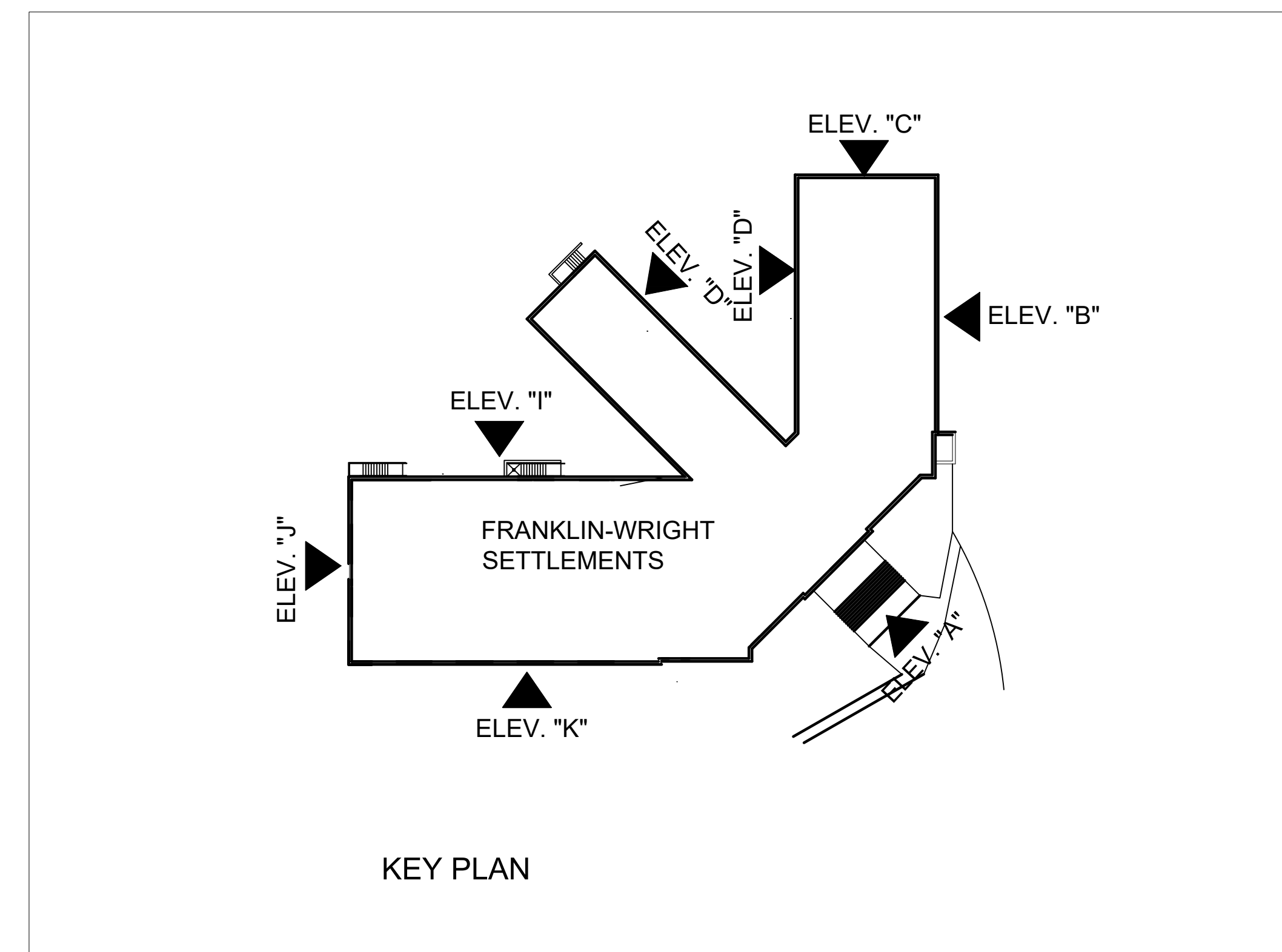
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ELEV. K



KEY PLAN

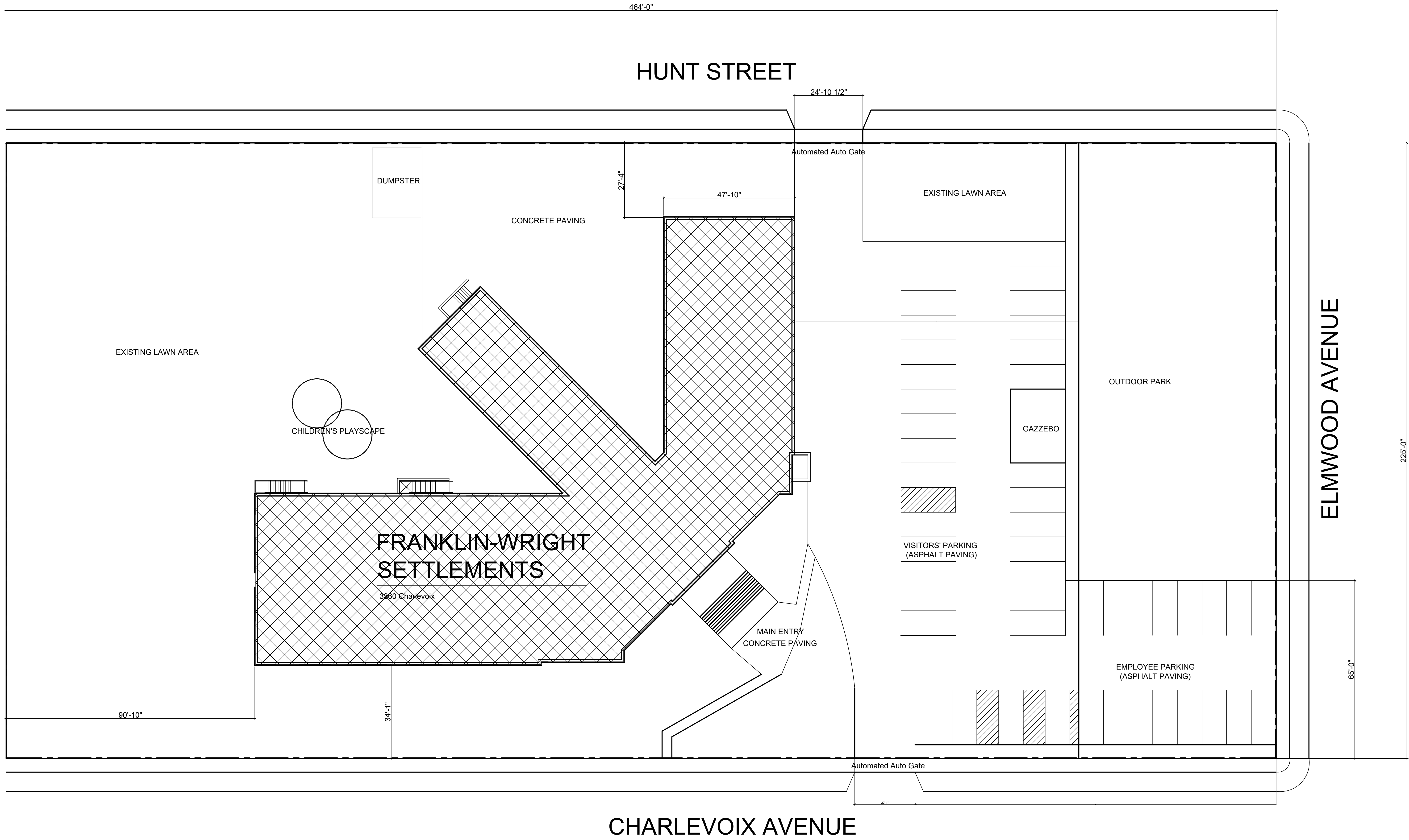
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SHEET TITLE	

**EXTERIOR
ELEVATIONS /
TYPICAL SCOPE
OF WORK**

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ARCH./ENG. SEAL:

SHEET NUMBER:
A-204



EXISTING SITE PLAN
SCALE: 1/8" = 1' - 0"

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SITE PLAN &
CONSTRUCTION
NOTES

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DESIGNED BY:	RDS
DRAWN BY:	RDS
ARCH./ENG. SEAL:	

SHEET NUMBER:
SP-101