

421 WATSON STREET

BUILDING REPAIRS



AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVE.
HARPER WOODS, MI 48225

TITLE SHEET

421 WATSON STREET

1001
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DRAWING INDEX

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PROJECT SCOPE

ALTERATION LEVEL 3 OF EXISTING ASSEMBLY, USE BUILDING INCLUDING:

1. REMOVAL OF EXISTING NON-LOAD-BEARING INTERIOR PARTITIONS, INTERIOR DOORS, BORROW LITES, ASSOCIATED FINISHES, AND ANY ENVIRONMENTAL HAZARDS;
2. REPLACEMENT OF EXTERIOR DOORS, WINDOWS & ROOFING MEMBRANE;
3. MECHANICAL, PLUMBING, AND ELECTRICAL REPAIRS AND REPLACEMENT OF NEW BUILDING SYSTEMS INCLUDING HVAC, PLUMBING, AND ELECTRICAL;
4. WHITE BOX OF BUILDING FOR FUTURE USE;
5. REPLACEMENT OF BUILDING ELECTRICAL SERVICE, WATER AND SEWER TBD;

BID ALTERNATE NO. 1:

1. EXPANSION OF MEZZANINE TO MAXIMUM 175RD OF SPACE SERVED;
2. ADDITIONAL LIGHTING, POWER AND HVAC TO SUPPORT MEZZANINE EXPANSION;

BID ALTERNATE NO. 2:

1. REMOVAL OF EXISTING ROOF STRUCTURE AND REPLACEMENT WITH NEW TRUSSES, STRUCTURAL INSULATED PANELS, AND METAL ROOF;
2. GLASS CLERESTORY WINDOWS;

BID ALTERNATE NO. 3:

1. CUT NEW OPENINGS IN EXISTING SOUTH MASONRY WALL;
2. NEW SOUTHERN WINDOWS;
3. REMOVAL OF EXISTING CONCRETE MEZZANINE STAIRCASE;
4. NEW MEZZANINE STAIRCASE;

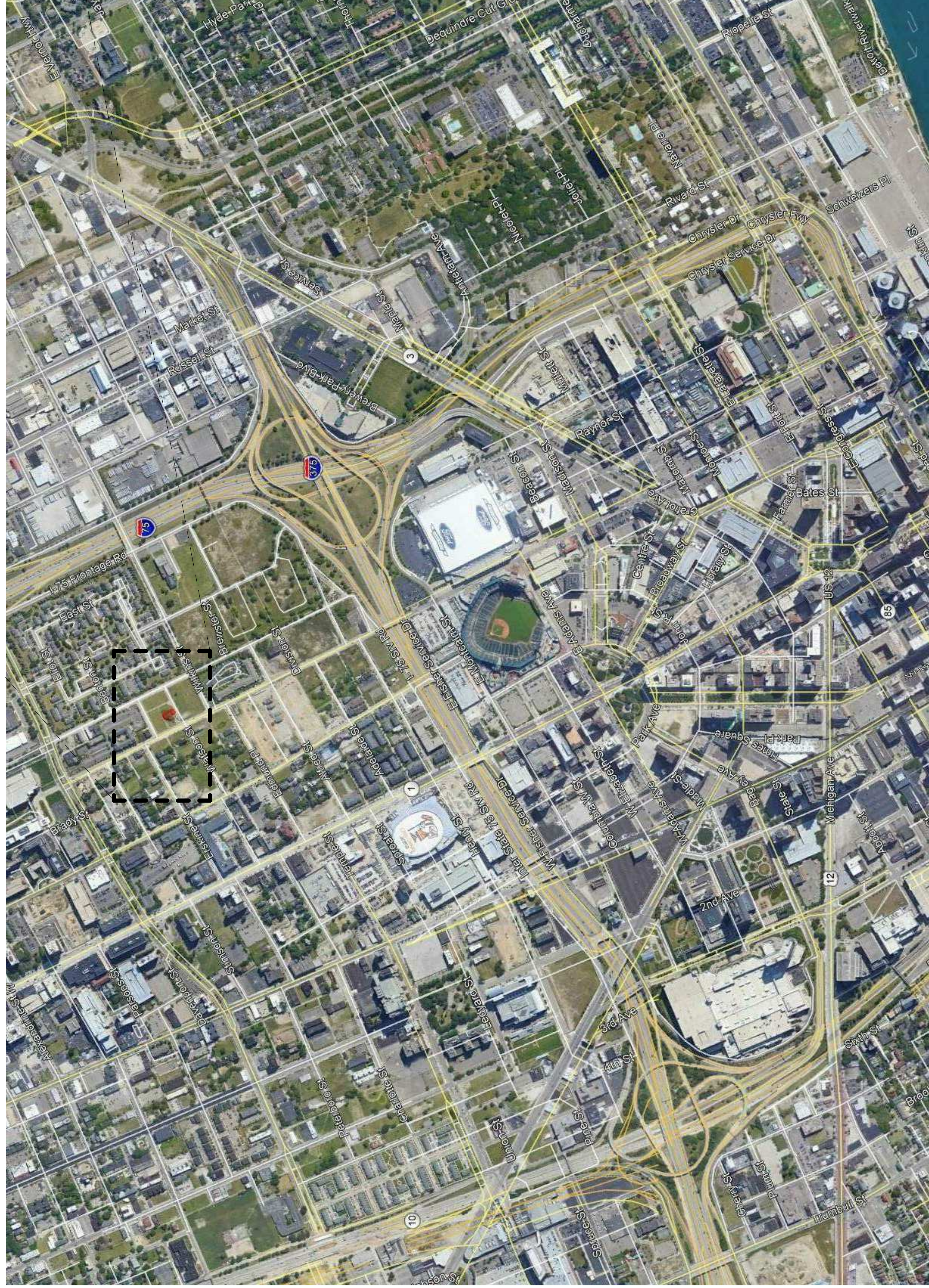
PROJECT DATA

- A. SITE ADDRESS: 412 WATSON STREET, DETROIT, MICHIGAN
- B. SITE DATA:
1. ACREAGE: 0.072 ACRES (31,930 SF)
 2. PARKING: 0 SPACES

1. BUILDING DATA: SEE CODE COMPLIANCE (SHEET A001)

DEFERRED SUBMITTALS

- A. ENGINEERS OF RECORD FOR PLUMBING, HVAC, AND ELECTRICAL SYSTEMS SHALL PREPARE SUBMITTALS FOR THE PROJECTS: PLUMBING, HVAC, AND ELECTRICAL SYSTEMS, DEPICTED SYSTEMS. ACCORDINGLY, THE AFOREMENTIONED DRAWINGS HAVE BEEN LABELED AS FOR REFERENCE ONLY.



SITE AERIAL
NOT TO SCALE

