

421 WATSON STREET

BUILDING REPAIRS

DRAWING INDEX

ID01	FURNITURE LAYOUT	04/23/20	
T001	TITLE SHEET	04/14/20	
A001	CODE COMPLIANCE	04/14/20	
A101	DEMO PLANS	04/14/20	
A102	FLOOR PLANS	04/14/20	
A103	ROOF & MEZZANINE PLAN	04/14/20	
A104	DOOR SCHEDULE & STAIR DETAILS	04/14/20	
A201	ELEVATIONS	04/14/20	
A202	ELEVATIONS AND SECTIONS	04/14/20	
A203	DETAILS & STRUCTURAL NOTES	04/14/20	FOR REFERENCE ONLY
M101	MECHANICAL PLANS	04/14/20	FOR REFERENCE ONLY
M102	MECHANICAL PLANS & SCHEDULES	04/14/20	FOR REFERENCE ONLY
E100	ELECTRICAL PLANS	04/14/20	FOR REFERENCE ONLY
E101	ELECTRICAL ONE-LINE & SCHEDULE	04/14/20	

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. REMOVAL OF EXISTING AND INSTALLATION 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 1/3RD OF SPACE SERVED;
2. RAILING REPLACEMENT
3. 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:

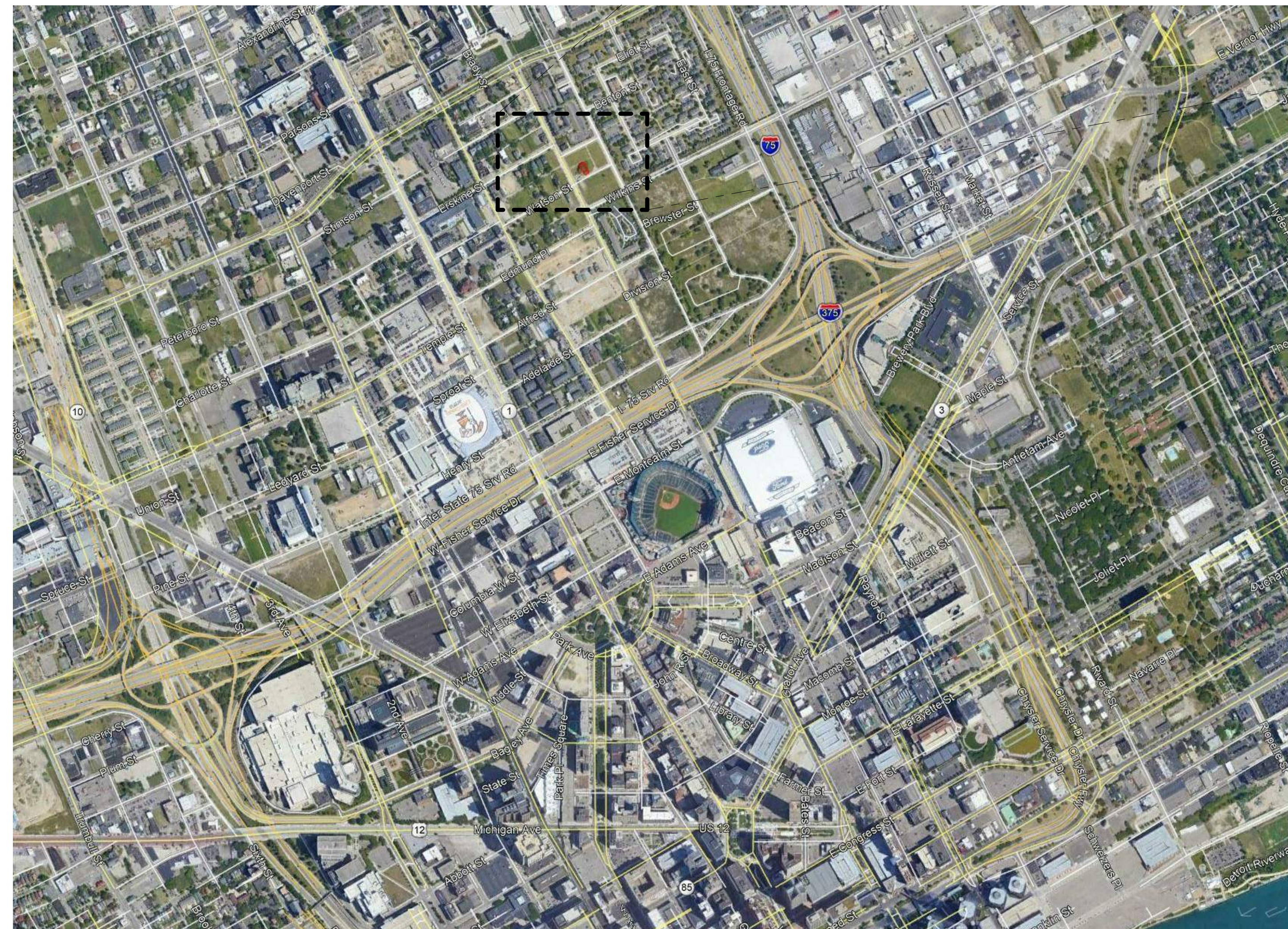
1. ACREAGE: 0.072 ACRES (3,150 SF)
2. PARKING: 0 SPACES

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

DEFERRED SUBMITTALS

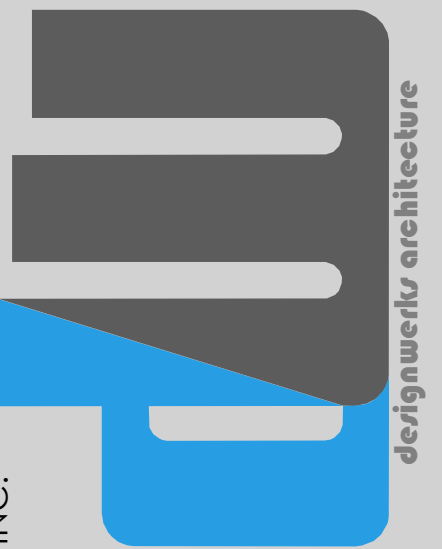
A. ENGINEERS OF RECORD FOR PLUMBING, HVAC, AND ELECTRICAL SYSTEMS SHALL PREPARE SUBMISSIONS FOR TRADE PERMITS. PLUMBING, HVAC, AND ELECTRICAL SYSTEMS DEPICTED HEREIN ARE FOR THE PURPOSES OF BIDS, PREPARING DESIGNS, AND ENGINEERING OF SYSTEMS. ACCORDINGLY, THE AFOREMENTIONED DRAWINGS HAVE BEEN LABELED AS FOR REFERENCE ONLY. MECHANICAL DRAWINGS ARE DELAYED SUBMITTALS AND WILL BE SUBMITTED FOR APPROVAL PRIOR TO MECHANICAL PERMIT APPLICATION.

- a. A PERMANENT LADDER TO THE ROOF IS REQUIRED WITH MECHANICAL SUBMISSION.



 SITE AERIAL

NOT TO SCALE

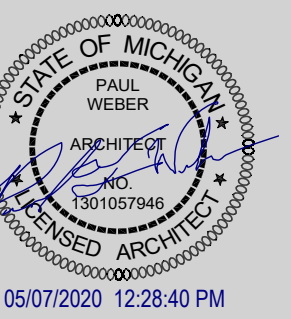


AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVE.
HARPER WOODS, MI 48225

Date
5-7-2020

Revision Schedule
Description
Addendum 1

No.
1



05/07/2020 12:28:40 PM

TITLE SHEET
421 WATSON STREET

T001
5/7/2020 12:26:29 PM