



▼ VICINITY PLAN

ISSUED FOR:

RAMP REMOVAL / STAIR CONSTRUCTION

11.12.2020

11

700 SEWARD

700 Seward Ave, Detroit, MI, 48202

GENERAL NOTES

- ANY MENTION OF "CONTRACTOR" INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTORS AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERTAKING CONSTRUCTION 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 (SUBCONTRACTORS).
- 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 NECESSARY PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.
- PROVIDE SAFE AND SECURE JOB SITE 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.
- THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- 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.
- 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 THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
- THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES, OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.
- THE CONTRACTORS IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.
- THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.
- 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.
- 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.
- 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 PROGRESS AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORTS, OR OTHERS IF NECESSARY. MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.
- ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.
- MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.
- EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.
- PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXISTING SYSTEMS AND EXPRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE ENTS AND SEPARATION OF THE SPACES.
- EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATION OF THIS CONTRACT, ALL AFFECTED AREAS AND 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.
- ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT 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.
- 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.
- 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 REQUIRED.
- 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
- 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.
- REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.
- CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE

GENERAL NOTES

- NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.
- PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.
- 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 NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENNANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 4" 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.
- 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 DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
- 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.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
- 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 803.1.9.19 OF THE 2015 MICHIGAN BUILDING CODE.
- DECORATIONS (PARRY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING CODE.
- WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

PROJECT INFORMATION

DRAWING ISSUE DATES

No.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	02.15.2019
2	HISTORIC DISTRICT COMMISSION REVIEW	04.22.2019
3	PRESERVATION TAX CREDIT REVIEW	05.15.2019
4	ENGINEERING COORDINATION	05.22.2019
5	PRESERVATION TAX CREDIT REVIEW	06.04.2019
6	BIDDING	06.25.2019
7	PERMIT REVIEW	07.08.2019
8	MEP COORDINATION	09.25.2019
9	PERMIT REVIEW REVISIONS	11.06.2019
10	MEP COORDINATION	11.14.2019
11	RAMP REMOVAL / STAIR CONSTRUCTION	11.12.2020

DRAWING LIST

GENERAL SHEETS

- G-000 COVER
- G-001 CODE SHEET
- G-002 CODE SHEET

CIVIL ENGINEERING SHEETS

- C-100 SITE SURVEY
- C-101 ARCHITECTURAL SITE PLAN
- C-101.1 FINISH SITE PLAN AND FOUNDATION PLAN
- C-102 SITE DETAILS
- C-103 GRADING PLAN
- C-104 SOIL EROSION AND SEDIMENT CONTROL PLAN

ARCHITECTURAL SHEETS

- A-100 FOUNDATION PLAN
- A-101 FIRST LEVEL ARCHITECTURE PLAN
 - A-101.1 ENLARGED FIRST LEVEL DEMO PLAN
 - A-101.2 ENLARGED FIRST LEVEL ARCHITECTURE PLAN
 - A-101.3 ENLARGED FIRST LEVEL RCP
 - A-101.4 ENLARGED FIRST LEVEL DEMO PLAN
 - A-101.5 ENLARGED FIRST LEVEL ARCHITECTURE PLAN
 - A-101.6 ENLARGED FIRST LEVEL RCP
 - A-101.7 ENLARGED FIRST LEVEL DEMO PLAN
 - A-101.8 ENLARGED FIRST LEVEL ARCHITECTURE PLAN
 - A-101.9 ENLARGED FIRST LEVEL RCP
- A-102 SECOND LEVEL ARCHITECTURE PLAN
 - A-102.1 UNITS 9A AND 11A PLANS AND ELEVATIONS
 - A-102.2 UNITS 11 AND 9 PLANS AND ELEVATIONS
 - A-102.3 UNITS 12 AND 8 PLANS AND ELEVATIONS
 - A-102.4 UNITS 13 AND 7 PLANS AND ELEVATIONS
 - A-102.5 UNITS 13 AND 7 PLANS AND ELEVATIONS
 - A-102.6 UNITS 14 AND 6 PLANS AND ELEVATIONS
 - A-102.7 UNITS 14 AND 6 PLANS AND ELEVATIONS
 - A-102.8 UNITS 15 AND 5 PLANS AND ELEVATIONS
 - A-102.9 UNITS 15 AND 5 PLANS AND ELEVATIONS
 - A-102.10 UNITS 16 AND 4 PLANS AND ELEVATIONS
 - A-102.11 UNITS 16 AND 4 PLANS AND ELEVATIONS
 - A-102.12 UNITS 16 AND 4 ACCESSIBLE PLANS AND ELEVATIONS
 - A-102.13 UNITS 16 AND 4 ACCESSIBLE PLANS AND ELEVATIONS
 - A-102.14 UNITS 17 AND 3 PLANS AND ELEVATIONS
 - A-102.15 UNITS 18 AND 2 PLANS AND ELEVATIONS
 - A-102.16 UNITS 19 AND 1 PLANS AND ELEVATIONS
 - A-102.17 UNITS 20 AND 0 PLANS AND ELEVATIONS
 - A-102.18 UNITS 20 AND 0 PLANS AND ELEVATIONS
 - A-102.19 UNIT 21 PLANS AND ELEVATIONS
- A-104 PENTHOUSE PLANS AND ELEVATIONS
- A-104.1 PENTHOUSE PLANS AND ELEVATIONS
- A-105 MECHANICAL PLENUM PLAN
- A-106 ROOF PLAN

SIGNATURE BLOCK

NAME OF AUTHORIZED REPRESENTATIVE

[owner]

[Architect] Christian Hurtienne Architects, LLC

[General Contractor]

A-201 EXTERIOR ELEVATIONS (SOUTH AND EAST)

A-202 EXTERIOR ELEVATIONS (NORTH AND WEST)

A-203 EXTERIOR ELEVATIONS (COURTWARD)

A-204 INTERIOR ELEVATIONS (TYPICAL FLOOR CORRIDOR)

A-501 PARKING ACCESS PLANS AND ELEVATIONS

A-502 PARKING ACCESS SECTIONS

A-503 WALL TYPES AND BUILDING DETAILS

A-601 DOOR SCHEDULE, WINDOW TRIM AND DETAILS

A-602 FINISH AND FIXTURE SCHEDULES (COMMON SPACES / FIRST LEVEL)

REFERENCE

- A-701 ORIGINAL FOUNDATION AND GROUND FLOOR PLAN
- A-702 ORIGINAL TYPICAL FLOOR PLAN
- A-703 ORIGINAL TYPICAL FLOOR PLAN, STAIR SECTIONS, DETAILS
- A-704 ORIGINAL BUILDING SECTIONS AND DETAILS
- A-705 ORIGINAL FRAMING PLAN
- A-706 ORIGINAL ROOF FRAMING PLAN

MECHANICAL AND PLUMBING ENGINEERING SHEETS

- M-000 MECHANICAL SHEET INDEX, LEGEND, GENERAL NOTES
- M-001 MECHANICAL SPECIFICATIONS
- M-002 MECHANICAL SPECIFICATIONS
- M-003 MECHANICAL SPECIFICATIONS
- MD-101 FIRST FLOOR DEMOLITION PLAN - MECHANICAL
- MD-102 SECOND FLOOR DEMOLITION PLAN - MECHANICAL
- MD-103 TYPICAL FLOOR PLAN (3-7) DEMOLITION PLAN - MECHANICAL
- MD-104 PENTHOUSE/ATTIC DEMOLITION PLAN - MECHANICAL
- P-101 FIRST FLOOR PLAN - SANITARY/VENT
- P-201 FIRST FLOOR PLAN - PLUMBING AND FIRE PROTECTION
- P-202 SECOND FLOOR PLAN - PLUMBING AND FIRE PROTECTION
- P-203 TYPICAL FLOOR PLAN - PLUMBING AND FIRE PROTECTION
- P-204 PENTHOUSE PLAN - PLUMBING
- P-300 ENLARGED PLANS - PLUMBING
- P-301 ENLARGED PLANS - PLUMBING
- P-302 ENLARGED PLANS - PLUMBING
- M-101 FIRST FLOOR PLAN - HVAC
- M-102 SECOND FLOOR PLAN - HVAC
- M-103 TYPICAL FLOOR PLAN - HVAC
- M-104 ATTIC PLAN - HVAC
- M-105 PENTHOUSE/ROOF PLAN - MECHANICAL
- M-200 ENLARGED PLANS - HVAC
- M-201 ENLARGED PLANS - HVAC
- M-202 ENLARGED PLANS - HVAC
- M-301 MECHANICAL SCHEDULES
- M-302 MECHANICAL SCHEDULES AND DETAILS
- M-401 EXHAUST DUCT RISERS

ELECTRICAL ENGINEERING SHEETS

- E-001 ELECTRICAL LEGEND, SHEET INDEX, TABLES, AND GENERAL NOTES
- E-002 ELECTRICAL RISER DIAGRAM
- E-003 WIRE AND LIGHTING FIXTURE SCHEDULE AND CONTROL MATRIX
- E-004 ELECTRICAL PANEL SCHEDULES
- E-005 ELECTRICAL PANEL SCHEDULES
- E-100 SITE PLAN - ELECTRICAL
- ED-101 FIRST FLOOR PLAN - ELECTRICAL
- ED-102 SECOND FLOOR PLAN - ELECTRICAL
- ED-103 TYPICAL DEMOLITION FLOOR PLAN - ELECTRICAL
- ED-104 PENTHOUSE/ROOF PLAN - DEMOLITION
- E-201 FIRST FLOOR PLAN - LIGHTING
- E-202 SECOND FLOOR PLAN - LIGHTING
- E-203 TYPICAL FLOOR PLAN - LIGHTING
- E-204 PENTHOUSE/ROOF PLAN - LIGHTING
- E-301 FIRST FLOOR PLAN - POWER
- E-302 SECOND FLOOR PLAN - POWER
- E-303 TYPICAL FLOOR PLAN - POWER
- E-304 PENTHOUSE/ROOF PLAN - POWER
- E-400 ENLARGED UNIT PLANS - ELECTRICAL
- E-401 ENLARGED UNIT PLANS - ELECTRICAL
- E-402 ENLARGED UNIT PLANS - ELECTRICAL
- E-500 ELECTRICAL DETAILS
- E-601 ELECTRICAL SPECIFICATIONS
- E-602 ELECTRICAL SPECIFICATIONS

700 Seward , LLC
 700 Seward Ave., Detroit, MI 48202 248.258.6002 klewand@lewandbuilding.com

Christian Hurtienne Architects, LLC
 2111 Woodward Ave., Suite #201, Detroit, MI 48201 313.825.2005x101 Chris@cha-c.com

KEM-TEC
 22556 Gratiot Ave., Eastpointe, MI 48021 586.772.2222 rgarbarino@kemtec-survey.com

MA Engineering
 400 S. Old Woodward, Suite #100, Birmingham, MI 48009 248.258.1610 wzoka@ma-engineering.com

Lewand Building Companies
 231 S. Old Woodward, Suite #220, Birmingham, MI 48009 248.258.6002 klewand@lewandbuilding.com

DEVELOPER

ARCHITECT

LAND SURVEYOR

MEP ENGINEER

GENERAL CONTRACTOR