

▲ LOCATION PLAN

GENERAL NOTES

1. ANY MENTION OF 'CONTRACTOR' INCLUDES THE GENERAL CONTRACTOR (GC) CONSTRUCTION MANAGER (CM) OR SUBCONTRACTOR(S) AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERTAKING CONSTRUCTED 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, COORDIANTION, SUPERVISION, AND PHYSICAL CONSTRUCTION OF EITHER THE COMPLETE JOB (GENERAL CONTRACTOR / CONSTRUCTION

2. 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 BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE

MANAGER) AND/OR A SPECIFIC TRADE (SUBCONTRACTOR'S).

3. PROVIDE SAFE AND SECURE JOBSITE 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.

4 THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK. 5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND

6. 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 VERIEY ALL CRITICAL APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.

7. 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 NFORMATION, 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.

CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES. OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.

9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.

10 THE CONTRACTOR IS TO PRESERVE TAKE CARE OF AND COORDINATE WITH THE LITHLITY

11. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM REPRODUCTIONS OR FROM NARRATIVE

12. 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 A CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND

13. 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 PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GUYS, OR TIE-DOWNS IF NECESSARY. MEANS AND

14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN

15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE DOOL APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL 16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING

AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.

17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.

18. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, ALL ADVERSELY AFFECTED 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 19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S

20. 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. 21. 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.

22. 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

23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND ELECTRICAL, AND PLUMBING DOCMENTS FOR FURTHER DIRECTION DIRECTON PRIOR TO

24. 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

25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER. 26 CAP PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS FLOORS AND CELLINGS

WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE

GENERAL NOTES

27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.

29. 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

28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.

30. PROVIDE A PORTABLE FIRE EXTINGUISER 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.

31. PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 6" LETTERS OVER REQUIRED EXITS. WHERE SHOWN ON DRAWINGS. AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT GNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN

32. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1 AD JACENT 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 FIELD INSPECTOR OR BUILDING DEPARTMENT

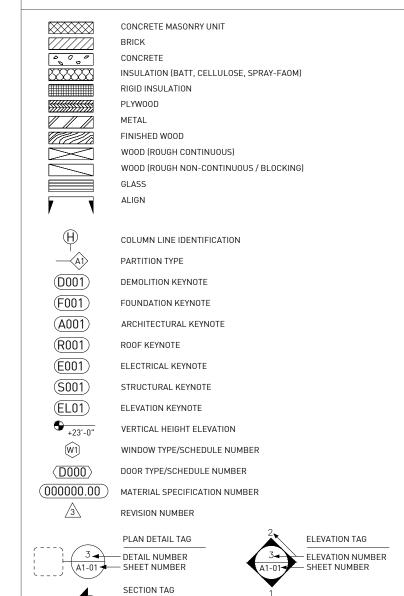
33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL

34 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.

35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE 36. 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 803.9 P.199 OF THE 2015 MI BUILDING CODE. 37. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING

38. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE



3 ← SECTION NUMBER

SHEET IDENTIFICATION NUMBER

A-ARCHITECTURAL SHEET

NUMBER IDENTIFYING EACH SHEET IN SET

0 - GENERAL (SYMBOLS, LEGEND NOTES)

3 - SECTIONS, DETAILS, DIAGRAMS, NOTES

1 - PLANS (HORIZONTAL VIEWS)

2 - FLEVATIONS (VERTICAL VIEWS)

- DISCIPLINE DESIGNATOR

- SHEET SEQUENCE NUMBER

SHEET TYPE DESIGNATOR

PROJECT INFORMATION

PROJECT ADDRESS:

1052 SEMINOLE STREET, DETROIT MI 48214

PARCEL NUMBERS AND LEGAL DESCRIPTIONS PARCEL NUMBER: 17007567.

ESEMINOLE 56&55 PARK SUB L19 P59 PLATS, W C R 17/18 100 X 171.50 NEZH CERT #2006-0425, NEZ PARCEL #27060425.

PROJECT DESCRIPTION: FIRST FLOOR MUD ROOM AND LIVING ROOM ADDITION

APPLICABLE CODES: ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO:

2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS -ALTERATION LEVEL 3 2015 MICHIGAN MECHANICAL CODE 2014 MICHIGAN ELECTRICAL CODE

2015 MICHIGAN PLUMBING CODE

DRAWING LIST

GENERAL SHEETS

GO-00 COVER SHEET GENERAL NOTES, LEGENDS, SYMBOLS

CIVIL SHEETS C-100 ARCHITECTURE SITE PLAN

ARCHITECTURAL SHEETS A-100 ARCHITECTURAL PLANS AND ELEVATIONS

A-301 WALL SECTIONS

STRUCTURAL ENGINEERING SHEETS

MECHANICAL ENGINEERING SHEETS

PLUMBING ENGINEERING SHEETS

ELECTRICAL ENGINEERING SHEETS

DRAWING ISSUE DATES

DESCRIPTION

1. HDC REVIEW 2 3 4 5 6	12.17.21 - - - -
SIGNATURE BLOCK	
NAME OF AUTHORIZED REPRESENTATIVE	

DATE OF ISSUE

(Owner) Ben Newman

(Architect) Christian Hurttienne Architects, LLC

(General Contractor)

ISSUED FOR:

HISTORIC DISTRICT COMMISSION REVIEW

12.17.21

COOLEY RESIDENCE ADDITION

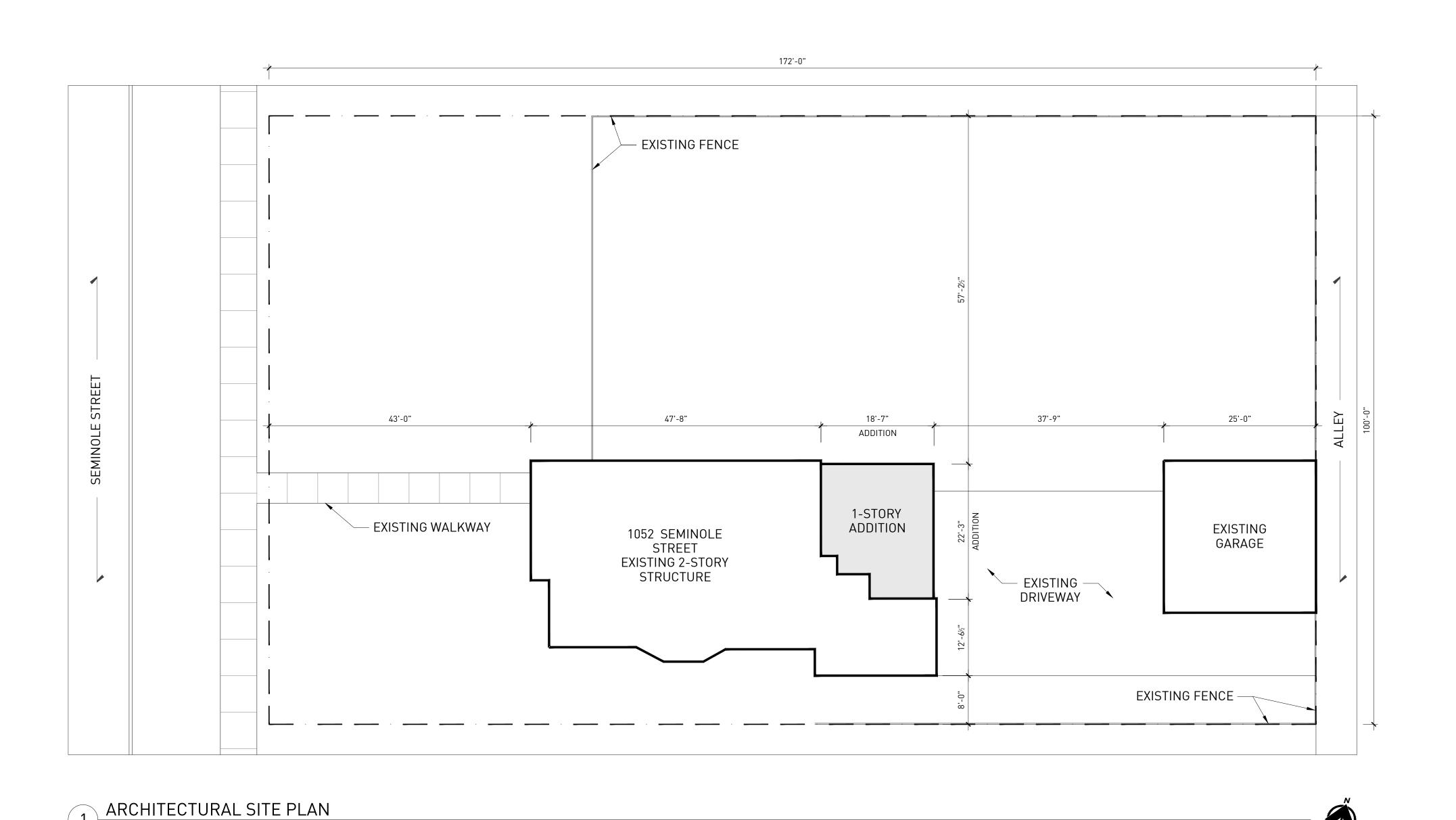
1052 SEMINOLE STREET, DETROIT, MI 48214

PHILLIP COOLEY

1052 Seminole Street, Detroit, MI 48214 313.478.5735 phillipgcooley@gmail.com

Christian Hurttienne Architects, LLC

2111 Woodward Avenue, Suite #201, Detroit, MI 48201 Brian Hurttienne 313.825.2005 brian@cha-c.com



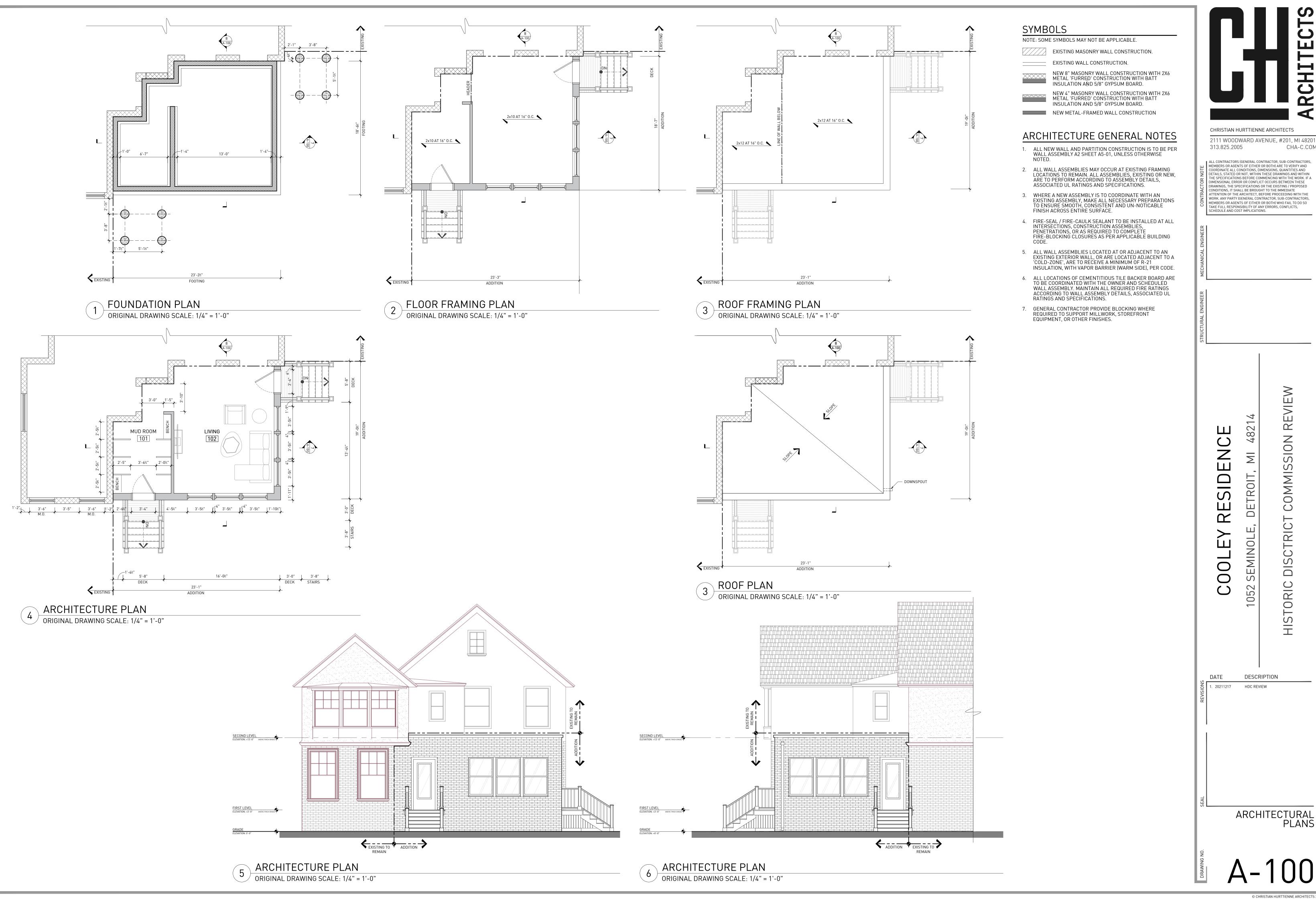
ORIGINAL DRAWING SCALE: 3/32" = 1'-0"

CHRISTIAN HURTTIENNE ARCHITECTS 2111 WOODWARD AVENUE, #201, MI 48201 313.825.2005 CHA-C.COM ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS. 4821 DISCTRICT COMMISSION RESIDE DETROIT, SEMINOLE, COOLEY HISTORIC I 1052 DESCRIPTION DATE 1. 20211217 HDC REVIEW

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ARCHITECTURAL PLANS

HRISTIAN HURTTIENNE ARCHITECTS 2018



CHA-C.COM

CHRISTIAN HURTTIENNE ARCHITECTS

313.825.2005

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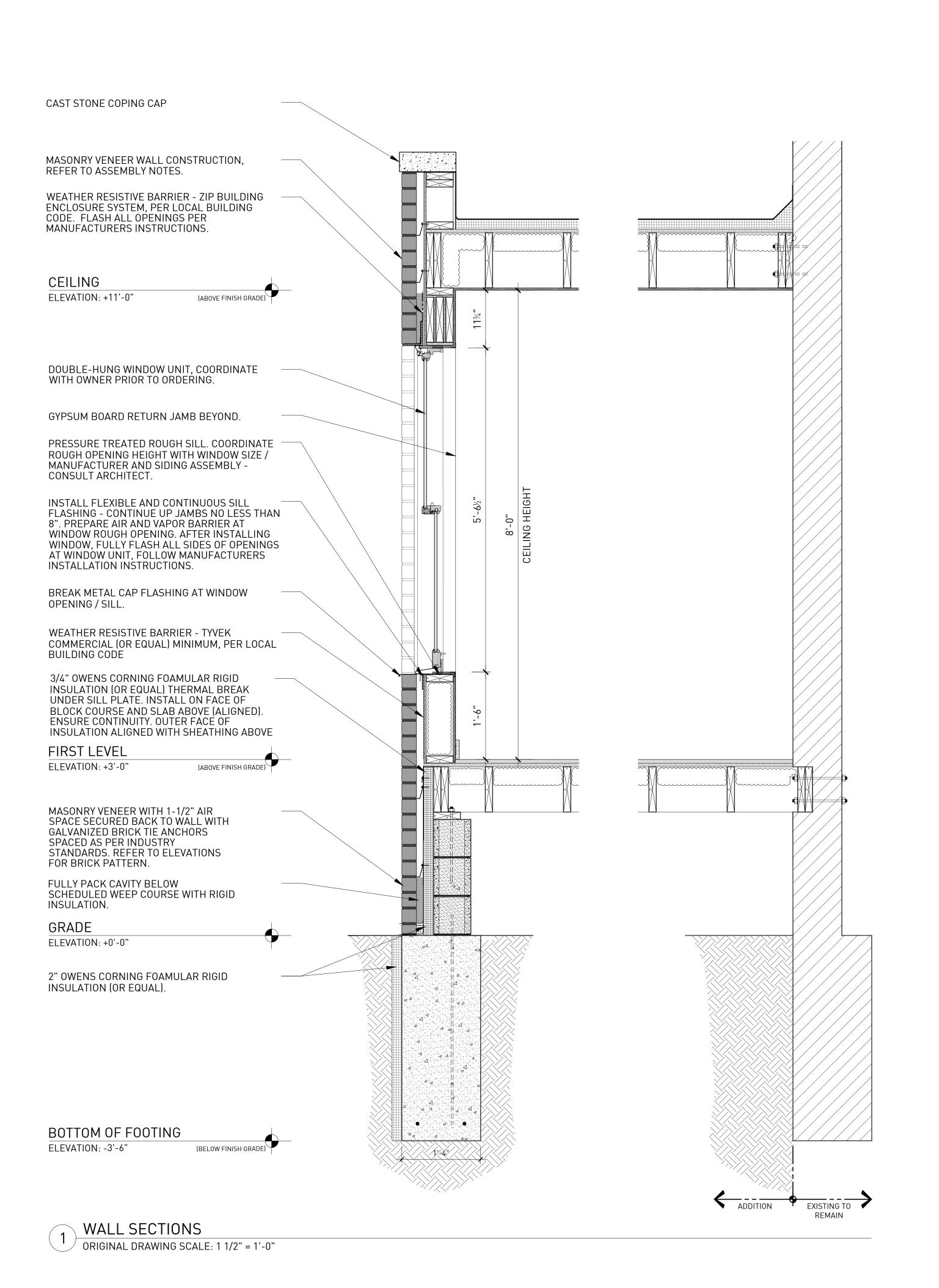
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MECHANICAL ENGINEER

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RESIDENCE
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DESCRIPTION

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WALL SECTIONS

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