

Building Description:

THE BUILDING IS AN EXISTING CMU STORY BUILDING WITH A WOOD PITCHED ROOF. CLADDING MATERIAL IS A COMBINATION OF CMU BLOCK AND STONE WITH ASPHALT SHINGLE ROOF.

Project Description:

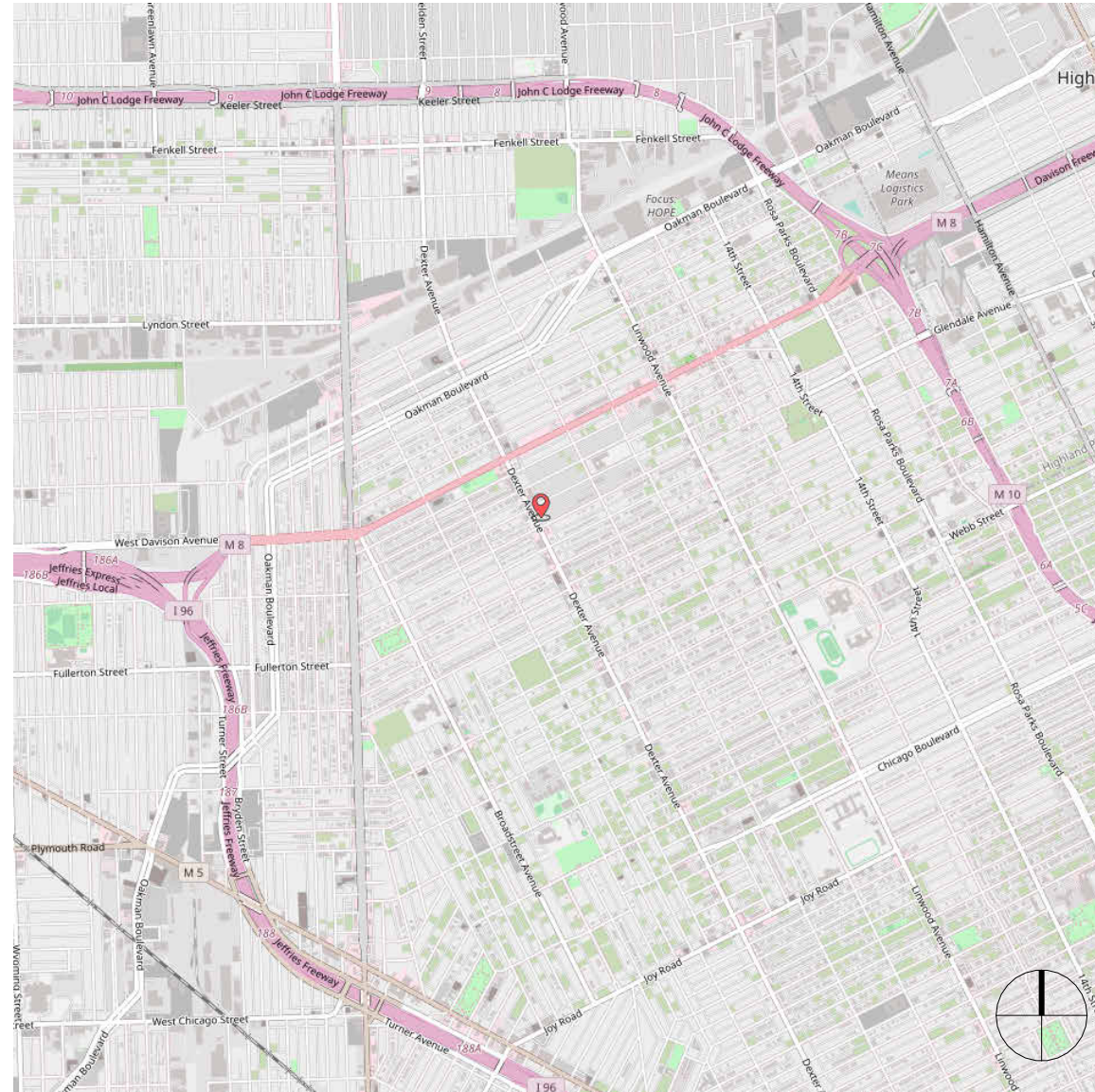
THE PROJECT IS AN EXTERIOR RENOVATION OF THE EXISTING BUILDING TO BE USED AS A PEDIATRICS.

Dr. Yoo's Pediatrics

12638 DEXTER AVE, DETROIT, MI, 48238

Design Development

location map



Drawing List

Sheet Number	Sheet Name
A101	FIRST FLOOR PLAN
B101	DEMO FIRST FLOOR PLAN
A201	EXTERIOR ELEVATIONS
B201	DEMO EXTERIOR ELEVATIONS

CODE SUMMARY

APPLICABLE BUILDING CODES:
THE CODE ANALYSIS IS BASED ON THE 2015 MICHIGAN REHABILITATION BUILDING CODE ALTERATION LEVEL 3

CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

EXISTING BUILDING INFORMATION

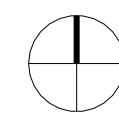
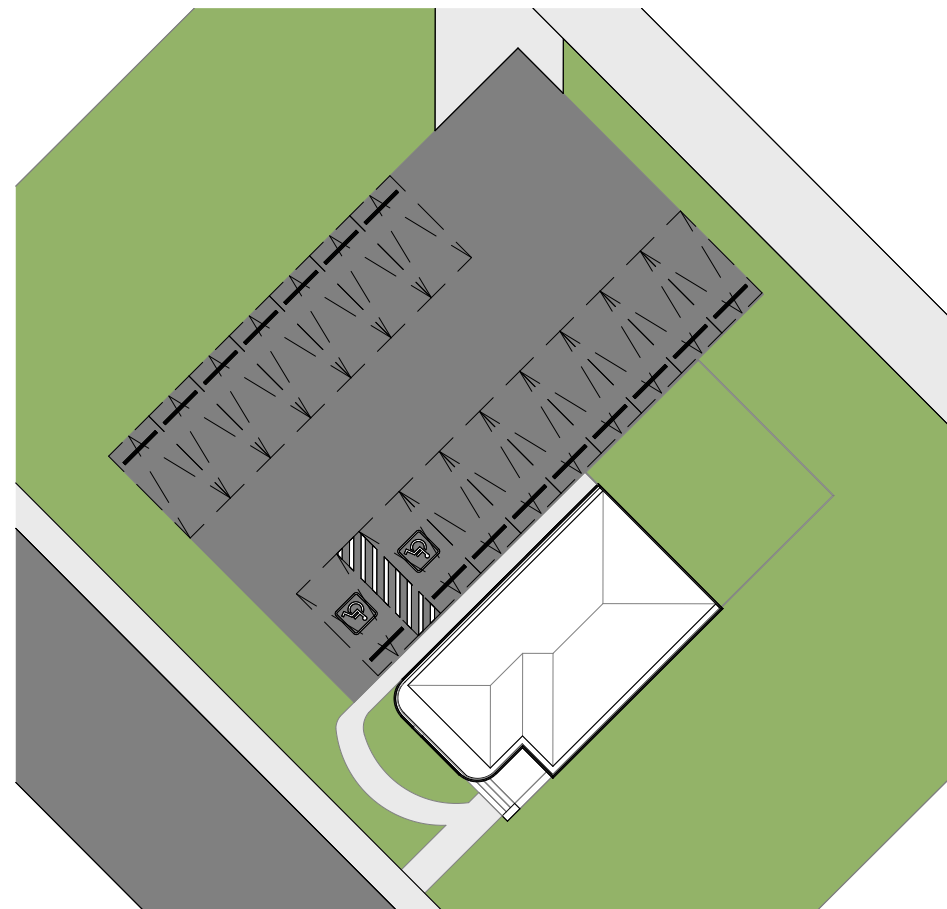
ZONING: B4
TYPE OF CONSTRUCTION: III-B
ALLOWABLE AREA: 19,000 SF
ACTUAL AREA: 1,540 SF
ALLOWABLE HEIGHT: 3 STORIES OR 55'-0"
ACTUAL HEIGHT: 2 STORY / 23'-0"

FIRST FLOOR - TENANT SPACE INFORMATION

USE GROUP: B
BUILDING ALLOWABLE AREA: PER MBC TABLE 506.2
ALLOWABLE AREA: 19,000 SF
ACTUAL AREA:
TOTAL: ± 1050 GSF

site plan

1" = 30'-0"



SYMBOLS

<p>LOCATOR INDEX LETTER SHEET NUMBER OF DETAIL</p> <p>LARGE SCALE PLAN LOCATOR ELEVATION DETAIL LOCATOR DETAIL LOCATOR</p>	<p>AREA TAG</p> <p>AREA NAME [NO.] AREA</p> <p>ROOM TAG</p> <p>ROOM NAME [NO.]</p> <p>AREA/ROOM NUMBER SEE ROOM FINISH SCHEDULES FOR ADDITIONAL ROOM AND FINISH INFORMATION</p>	<p>INDEX NUMBER SHEET NUMBER</p> <p>ELEVATION LOCATOR</p>	<p>KEYNOTE INDICATOR</p> <p>LEVEL NAME LEVEL NAME LEVEL HEIGHT</p> <p>LEVEL INDICATOR</p>
<p>INDEX LETTER SHEET NUMBER OF SECTION</p> <p>BUILDING WALL SECTION LOCATOR</p>	<p>CENTERLINE INDICATOR</p> <p>COLUMN LINE</p>	<p>MATERIAL ABBREVIATION</p> <p>MATERIAL INDICATOR REFER TO FINISH SCHEDULES</p>	<p>NORTH NORTH DIRECTION INDICATOR</p>
<p>CEILING TYPE CEILING HEIGHT</p> <p>CEILING INDICATOR</p>	<p>PULL CLEARANCE REQUIRED</p> <p>DOOR</p> <p>DOOR NUMBER PUSH CLEARANCE REQUIRED</p> <p>DOOR NUMBER SEE DOOR SCHEDULES FOR ADDITIONAL DOOR INFORMATION</p>	<p>PARTITION TYPE NUMBER - WALL/FLOOR</p>	<p>REVISION NUMBER INDICATES REVISIONS IN CLOUDED AREAS. REVISION NUMBER CORRESPONDS TO REVISION DATE ON TITLE STRIP.</p>
<p>ACTUAL DIMENSION</p> <p>APPROXIMATE DIMENSION FOR COORDINATION V.I.F.</p> <p>DIMENSION LINES</p>		<p>SPOT ELEVATION INDICATOR</p>	<p>WINDOW WINDOW NUMBER</p> <p>WINDOW TYPE INDICATOR</p>

- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND PROJECT REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS THIS RECOGNIZED.
- THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND PROJECT MANUAL IN THEIR ENTIRETY AND THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.
- ALSO SEE NOTES ON THIS SHEET.

HATCH LEGEND

BRICK	BLOCK	ALUMINUM	WOOD	STONE	STEEL	SAND/GROUT/MORTAR	RIGID INSULATION	PLYWOOD	GYPSUM PLASTER	GRAVEL	EARTH

ABBREVIATIONS

Ø	DIAMETER	HORIZ	HORIZONTAL
A.F.F.	ABOVE FINISHED FLOOR	INSUL	INSULATION
ACOUS.	ACOUSTICAL CEILING TILE	INT.	INTERIOR
ADJ.	ADJUSTABLE	INV.	INVERT
AHU.	AIR HANDLING UNIT	JT.	JOINT
ALT.	ALTERNATE	LAM.	LAMINATE
ALUM.	ALUMINUM	LVL	LAMINATED VENEER LUMBER
A.B.	ANCHOR BOLT	LT.	LIGHT
BRG.	BEARING	L.F.	LINEAL FEET
BDRM.	BEDROOM	L.L.V.	LONG LEG VERTICAL
BLK.	BLOCK	L.L.H.	LONG LEG HORIZONTAL
BLKG.	BLOCKING	M.H.	MANHOLE
B/C	BACK OF CURB	MFR.	MANUFACTURER
BD.	BOARD	M.O.	MASONRY OPENING
BOT.	BOTTOM	MAX.	MAXIMUM
B.O.	BOTTOM OF	MECH.	MECHANICAL
B.D.G.	BUILDING	MTL.	METAL
C.B.	CATCH BASIN	MIN.	MINIMUM
CL.G.	CEILING	MTD.	COUNTED
C.L.	CENTERLINE	N.S.F.	NET SQUARE FEET
C.O.	CLEAN OUT	N.I.C.	NOT IN CONTRACT
C.W.	COLD WATER	N.T.S.	NOT TO SCALE
COL.	COLUMN	NO.	NUMBER
CONC.	CONCRETE	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	OPNG	OPENING
CONT.	CONTINUOUS	OPP.	OPPOSITE
C.J.	CONTROL JOINT	O.S.B.	ORIENTED STRAND BOARD
COORD.	COORDINATE	PR.	PAIR
C.M.P.	CORRUGATED METAL PIPE	P.S.F.	PER SQUARE FOOT
C.F.M.	CUBIC FEET PER MINUTE	P.S.I.	PER SQUARE INCH
DET.	DETAIL	PL.	PLATE OR PROPERTY LINE
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE
DIV.	DIVISION	PLYWD.	PLYWOOD
DR.	DOOR	P.T.	PRESERVATIVE TREATED
DBL.	DOUBLE	RAD.	RADIUS
DN.	DOWN	REQD.	REQUIRED
D.S.	DOWNSPOUT	REINF.	REINFORCING
DWG.	DRAWING	R&S	ROOF AND SHELF
E.W.	EACH WAY	R.D.	ROOF DRAIN
E.W.C.	ELECTRIC WATER COOLER	SCHED.	SCHEDULE
ELEV.	ELEVATION	SHT.	SHEET
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXIST.	EXISTING	SPECS.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.E.C.	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FEET
FLUOR.	FLUORESCENT	S.S.	STAINLESS STEEL
FL.	FLOOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
FT.	FOOT	THK.	THICK
FTG.	FOOTING	T&G.	TONGUE & GROOVE
GA.	GALVE	T.O.	TOP OF
G.F.I.	GROUND FAULT INTERRUPTER	TYP.	TYPICAL
G.S.F.	GROSS SQUARE FEET	U.N.O.	UNLESS NOTED OTHERWISE
G.B.	GYPSUM BOARD	V.B.	VAPOR BARRIER
H.C.	HANDICAP	VERT.	VERTICAL
HT.	HEIGHT	V.T.	VINYL TILE
H.P.S.	HIGH PRESSURE SODIUM	W/	WITH
H.M.	HOLLOW METAL	W/O	WITHOUT

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Design Development

DATE: 230525
PROJECT #: 23025

Description Date

COVER SHEET

G001

develop ARCHITECTURE

25500 Larkins Southfield, MI
48034
P: 248-514-0253

Existing Photos



Northwest Facade



South Main Entrance



Southeast Facade



Parking Lot Condition

Rendering



Dr. Yoo's Pediatrics

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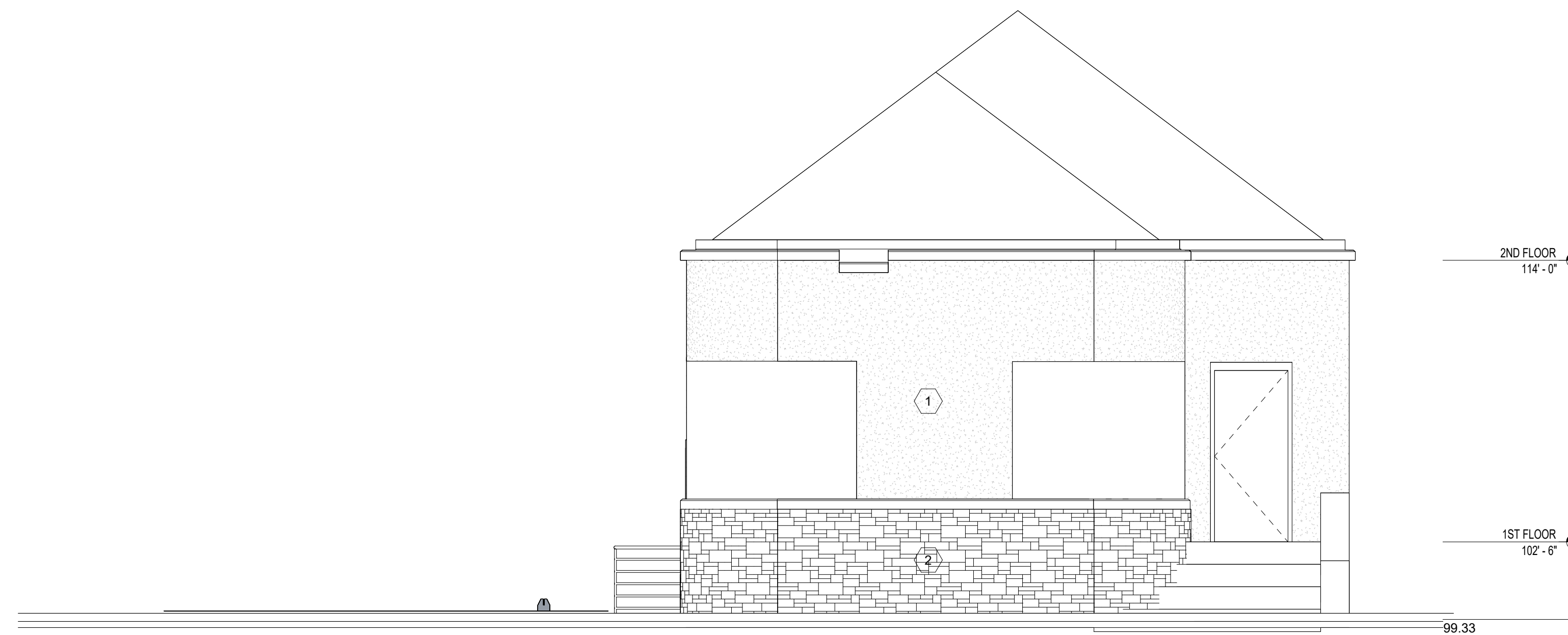
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NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

Design Development

DATE: 230525
PROJECT #: 23025

Description	Date

EXTERIOR ELEVATIONS

A201

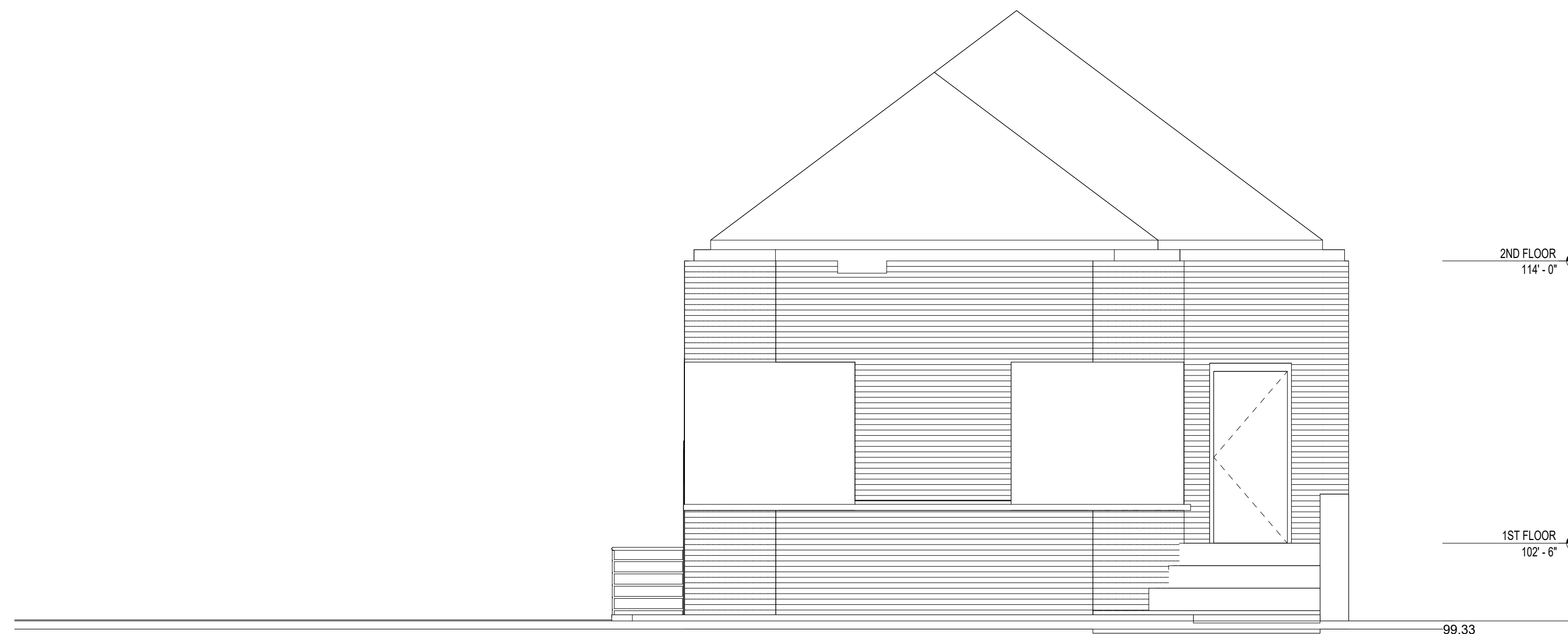
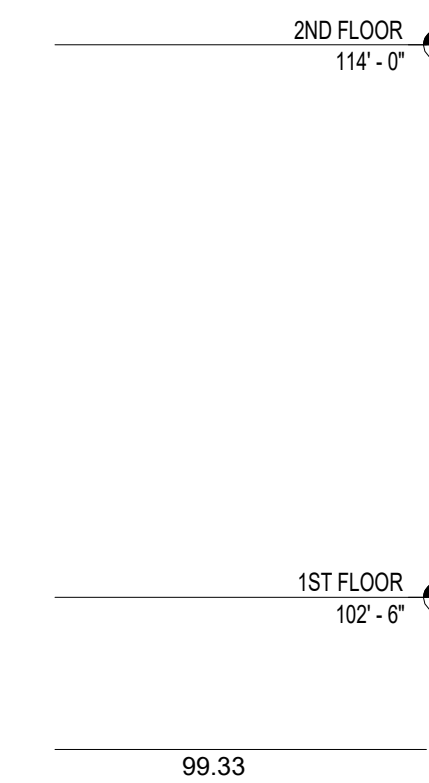
- CODING NOTES - EXTERIOR...
1. INSTALL PLASTER (FINAL SELECTION BY OWNER)
 2. INSTALL STONE VENEER SIDING (FINAL SELECTION BY OWNER)

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P. 313-600-4124



DEMO NORTH ELEVATION

1/4" = 1'-0"



DEMO WEST ELEVATION

1/4" = 1'-0"



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DEMO EXTERIOR ELEVATIONS

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KEYNOTES

- CODED NOTES - EXTERIOR...
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