

ELEVATOR PENTHOUSE RENOVATION

66 ADELAIDE

DETROIT, MICHIGAN

OWNER:
AMO APARTMENTS LLC
114 GROSSE POINTE BLVD.
GROSSE POINTE FARMS, MI 48236

ARCHITECTS & PLANNERS:
WAH YEE ASSOCIATES
42400 GRAND RIVER AVENUE
SUITE 200
NOVI, MI 48375

STRUCTURAL ENGINEERS:
SHYMANSKI & ASSOCIATES
33426 FIVE MILE ROAD
LIVONIA, MI 48154

CONTRACTOR:
E&L CONSTRUCTION GROUP
3040 AIRPARK DRIVE SOUTH
FLINT, MI 48507

INDEX OF DRAWINGS

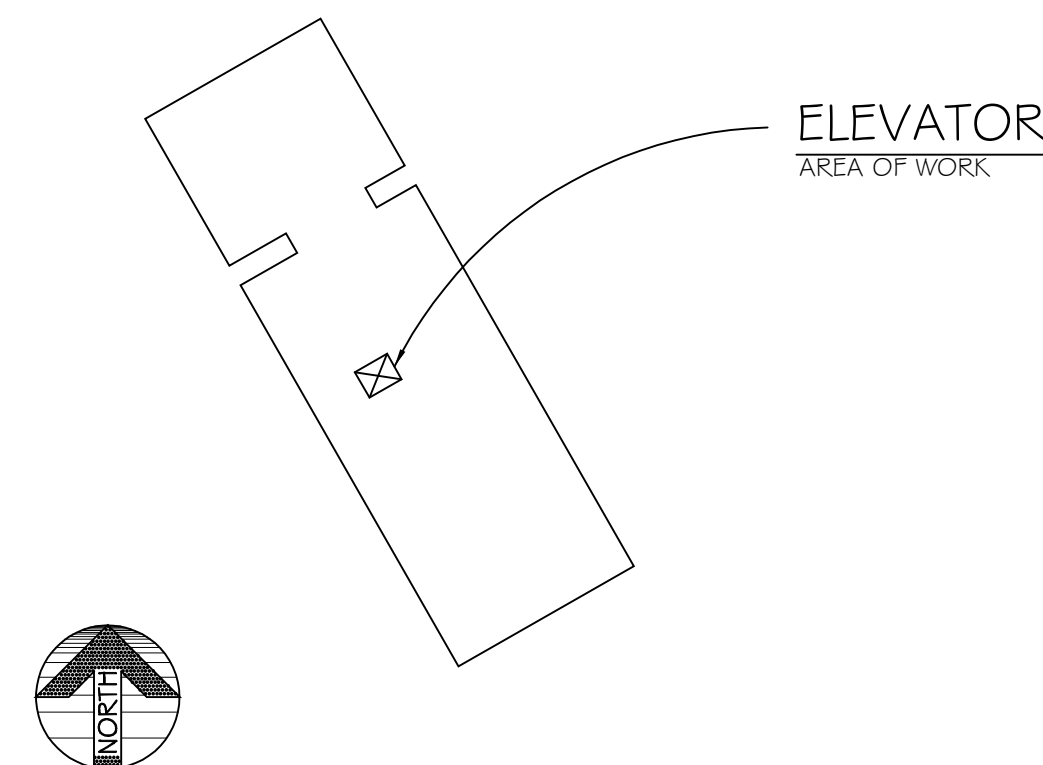
ARCHITECTURAL

AO.1	TITLE SHEET
A2.1	PLANS, ELEVATIONS AND DETAILS
A2.2	SECTION AND DETAILS
SP1.0	SPECIFICATIONS
SP2.0	SPECIFICATIONS
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STRUCTURAL

S2.1	ROOF FRAMING PLAN
S3.0	GENERAL NOTES

LOCATION MAP



CODE COMPLIANCE

- OCCUPANCY CLASSIFICATION:
R2 - APARTMENT
- TYPE OF CONSTRUCTION FOR ELEVATOR PENTHOUSE:
2B - NON-COMBUSTIBLE
- CODES:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2015 REHABILITATION CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL FUEL GAS CODE
MICHIGAN ELECTRICAL CODE BASED ON 2017 N.E.C. WITH PART 8 STATE AMENDMENTS
MICHIGAN ELEVATOR AND ESCALATOR CODE

PROJECT DESCRIPTION

REPLACE EXISTING ELEVATOR, RENOVATE ELEVATOR PENTHOUSE TO ACCOMMODATE THE NEW ELEVATOR EQUIPMENT, MODIFY ELEVATOR PIT AND REPLACE ELEVATOR WOOD JAMBS AS REQUIRED FOR NEW ELEVATOR CALL BUTTONS AND INDICATORS.

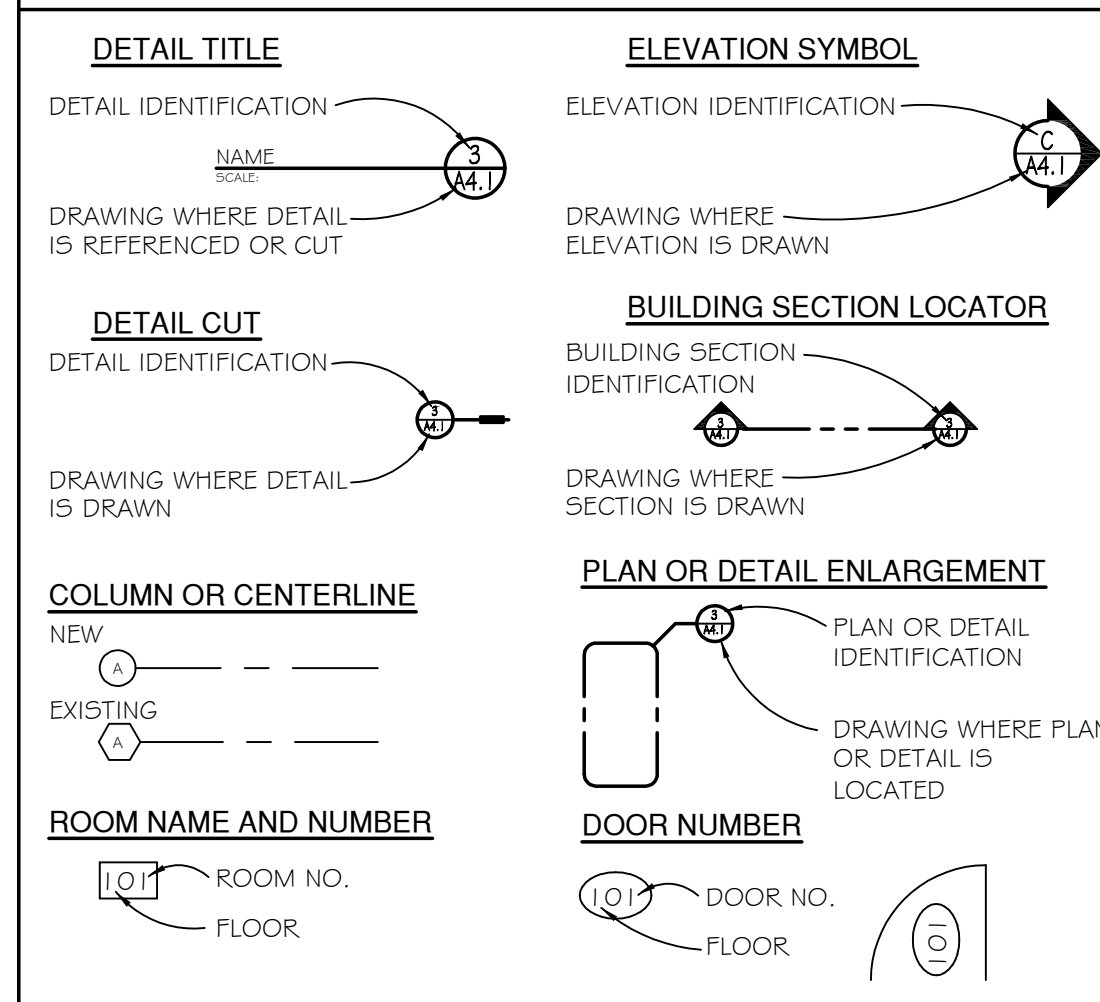
GENERAL DEMOLITION NOTES

- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING THEIR PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
- REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC.
- IT IS THE INTENT THAT ALL EXISTING WORK INTERFERING WITH THE INSTALLATION OF NEW WORK BE REMOVED AS REQUIRED.
- DEMOLITION WORK SHALL NOT INTERFERE WITH ACCESS TO INDIVIDUAL TENANT SPACES. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
- DEMOLITION CONTRACTOR SHALL NOT USE ANY CONSTRUCTION METHODS THAT WILL CAUSE DAMAGE TO WORK TO BE LEFT IN PLACE.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS TO THE EXTENT OF DEMOLITION WORK TO BE PERFORMED.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH NEW CONSTRUCTION WORK, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER.
- CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED AND UPON AUTHORIZATION THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
- DURING DEMOLITION AND CONSTRUCTION OPERATIONS PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS, BUT NOT LIMITED TO, BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE RULES AND REGULATIONS.
- IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
- COORDINATE ARCHITECTURAL DEMOLITION WORK WITH THAT OF THE MECHANICAL, ELECTRICAL TRADES AND DRAWINGS. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK.

ABBREVIATIONS

ADJ. - ADJUSTABLE	E.G. - EXTERIOR GRADE	I.D. - INSIDE DIAMETER	PREFAB - PREFABRICATED
A.F.F. - ABOVE FINISH FLOOR	EL. - ELEVATION	INSUL. - INSULATION	PREFIN. - PREFINISHED
AGG. - AGGREGATE	ELEC. - ELECTRICAL	INT. - INTERIOR	RAD. - RADIUS
ALT. - ALTERNATE	E.J. - EXPANSION JOINT	JT. - JOINT	REIN. - REINFORCE
ALUM. - ALUMINUM	EWC. - ELECTRIC WATER COOLER	LAM. - LAMINATE	RM. - ROOM
ANOD. - ANODIZED	ELEV. - ELEVATION	LAV. - LAVATORY	R.O. - ROUGH OPENING
BD. - BOARD	EQ. - EQUAL	LG. - LONG	R.S. - ROOF SUMP
BLDG. - BUILDING	EQUIP. - EQUIPMENT	L.P. - LOW POINT	SHT. - SHEET
B.O.S. - BOTTOM OF STEEL	EXH. - EXHAUST	MANUF. - MANUFACTURER	SIM. - SIMILAR
BOTT. - BOTTOM	EXIST. - EXISTING	MAS. - MASONRY	SPEC. - SPECIFICATION
BRG. - BEARING	EXPAN. - EXPANSION	M.O. - MASONRY OPENING	SQ. - SQUARE
BTWN. - BETWEEN	EXT. - EXTERIOR	MAT. - MATERIAL	STL. - STEEL
CLG. - CEILING	FIN. - FINISH	MAX. - MAXIMUM	STRUCT. - STRUCTURAL
C.O. - CLEAN-OUT	F.F. - FINISH FLOOR	M.C.J. - MASONRY CONTROL JOINT	SUSP. - SUSPENDED
COL. - COLUMN	F.E. - FIRE EXTINGUISHER	MECH. - MECHANICAL	SYN. - SYMMETRICAL
CONC. - CONCRETE	FR. - FRAME	M.I.C. - MISCELLANEOUS	SYN. - SYNTHETIC
CONSTR. - CONSTRUCTION	FRT. - FIRE-RETARDANT	IRON CONTRACTOR	SYS. - SYSTEM
CONT. - CONTINUOUS	FLR. - FLOOR	MIN. - MINIMUM	THK. - THICKNESS
CONTR. - CONTRACTOR	F.D. - FLOOR DRAIN	MISC. - MISCELLANEOUS	T & G - TONGUE & GROOVE
C.J. - CONTROL JOINT	FURN. - FURNISHED	MTD. - MOUNTED	T.O.P. - TOP OF PARAPET
CORR. - CORRIDOR	GA. - GAUGE	N.O. - NOT IN CONTRACT	T.O.S. - TOP OF STEEL
CTSK. - COUNTERSUNK SCREW	GALV. - GALVANIZED	N.T.S. - NOT TO SCALE	(UNDERSIDE METAL DECK)
DET. - DETAIL	GEN. - GENERAL	O.C. - ON CENTER	UR. - URINAL
DIA. - DIAMETER	GYP. - GYPSUM	O.H. - OPPOSITE HAND	VERT. - VERTICAL
DIM. - DIMENSION	H.B. - HOSE BIBB	OPNG. - OPENING	V.I.F. - VERIFY IN FIELD
DR. - DOOR	HDW. - HARDWARE	OPP. - OPPOSITE	W. - WITH
D.S. - DOWNSPOUT	H.P. - HIGH POINT	O.D. - OUTSIDE DIAMETER	W.C. - WATER CLOSET
D.F. - DRINKING FOUNTAIN	HVAC - HEATING / VENTILATING / AIR CONDITIONING	PL. - PLATE	WWF - WELDED WIRE FABRIC
DWG. - DRAWING	HT. - HEIGHT	PR. - PAIR	W. - WIDE
DWL. - DWELL	H.M. - HOLLOW METAL		WD. - WOOD
	HORIZ. - HORIZONTAL		

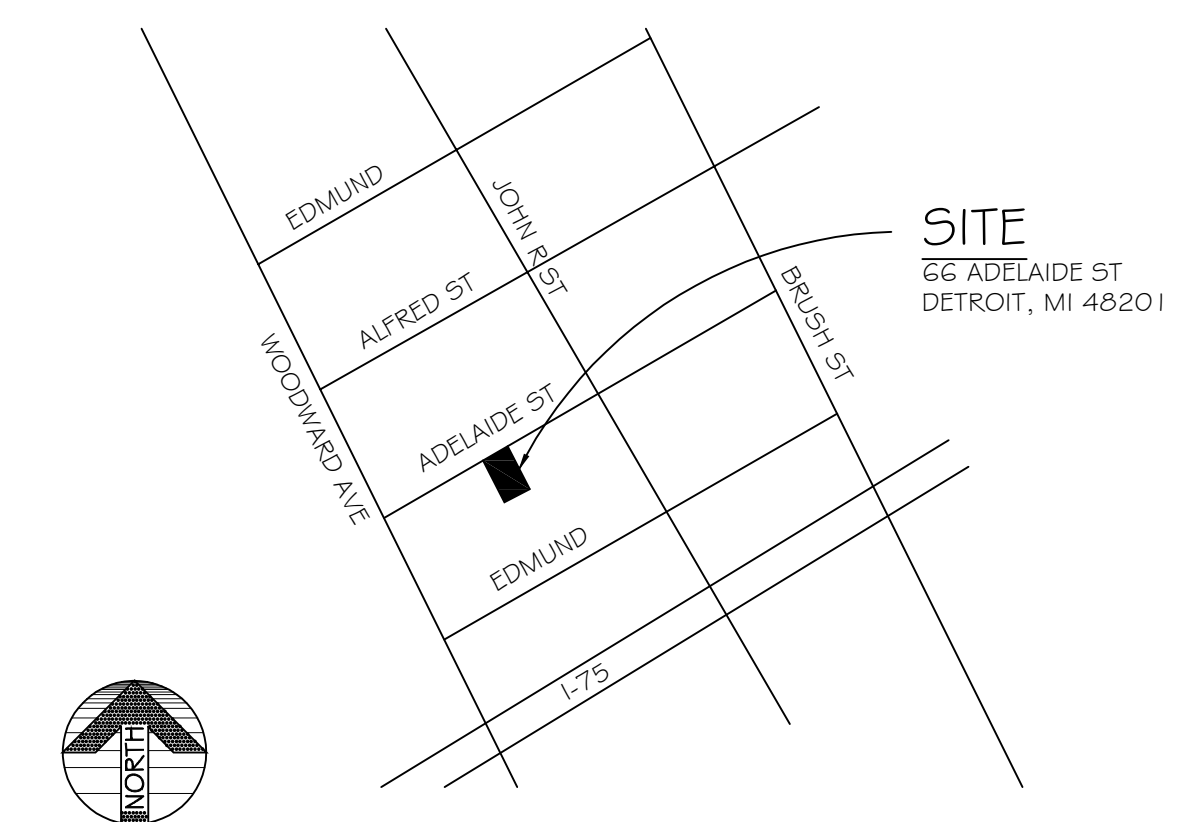
SYMBOL LEGEND



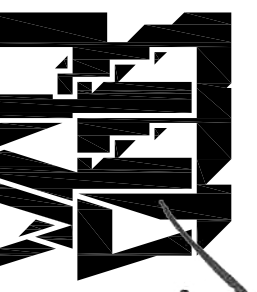
GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
- ALL WOOD MEMBERS, PLYWOOD, STUDS, BLOCKING, ETC. TO BE FIRE RETARDANT TREATED WITH U.L. LABEL-SEE SPECIFICATIONS.
- PROHIBITED SUSPENSION OF MATERIALS FROM METAL OR WOOD DECK: SUSPENSION OF ANY MATERIAL OR EQUIPMENT FROM METAL OR WOOD DECK IS STRICTLY PROHIBITED. ITEMS NOT ALLOWED TO BE ATTACHED TO OR SUSPENDED FROM THE METAL OR WOOD DECK INCLUDE BUT ARE NOT LIMITED TO MECHANICAL OR ELECTRICAL EQUIPMENT, DUCTS, PIPING, LIGHT FIXTURES, OR OTHER DECORATIVE STRUCTURES.
- PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION IN ACCORDANCE OF LOCAL AUTHORITIES.
- DEFERRED SUBMITTAL ITEMS:
THE FOLLOWING SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIALS.
1. STRUCTURAL STEEL SHOP DRAWINGS.
2. SPECIAL INSPECTION REPORTS.

VICINITY MAP



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PROJECT
ELEVATOR PENTHOUSE RENOVATION
66 ADELAIDE
DETROIT, MI

Date Issued

Bids & Permit 12/23/2020

BULLETIN #1 03/26/2021

Job Number

5122

SHEET TITLE

TITLE SHEET

Sheet Number

A0.1