



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**APPLICATION ID**

HDC2024-00338

## PROPERTY INFORMATION

**ADDRESS(ES):** 1384 Michigan Avenue, Detroit

**HISTORIC DISTRICT:** Corktown

### SCOPE OF WORK: (Check ALL that apply)

- |   |  |  |   |   |                                |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input checked="" type="checkbox"/> Walls/<br>Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition        | <input type="checkbox"/> Signage                     | <input type="checkbox"/> New<br>Building     | <input checked="" type="checkbox"/> Addition      | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

### BRIEF PROJECT DESCRIPTION:

Existing Victorian Commercial building is seeking to construct a one-story rear addition for storage and kitchen space.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** Brian V Hurttienne

**COMPANY NAME:** Christian Hurttienne Architects

**ADDRESS:** 15324 E Jefferson, Suite 5

**CITY:** Grosse Pointe Park

**STATE:** MI

**ZIP:** 48230

**PHONE:** +1 (313) 850-6689

**EMAIL:** brian@cha-c.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Brian V Hurttienne

06/13/2024

SIGNATURE

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

BLD2024-000121

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

Existing 2- and 1-story Victorian commercial building in good condition, recently painted exterior with new awning, lighting and second story windows. Exterior is painted brick.

### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

To demolish the existing garage with fencing. To construct a one-story rear addition for storage and kitchen space. The exterior will be brick to match the existing adjacent brick, painted to match the existing building.



### 4. DETAILED SCOPE OF WORK



*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

The single new door will be a flush metal door painted to match the adjacent brick. The parapet top cap, gutters and downspouts will be black. The new railing on the existing one-story portion of the building, required by mechanical code, will be painted black.

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

**ADDITIONAL DETAILS**

<p><b>6. WINDOWS/DOORS</b> <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p><b>7. DEMOLITION</b> <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	

DocuSign Envelope ID: 30F559D8-63D6-4F3F-8F20-0947469F6AFD









DocuSign Envelope ID: 30F559D8-63D6-4F3F-8F20-0947469F6AFD



DocuSign Envelope ID: 30F559D8-63D6-4F3F-8F20-0947469F6AFD







DocuSign Envelope ID: 30F559D8-63D6-4F3F-8F20-0947469F6AFD



DocuSign Envelope ID: 30F559D8-63D6-4F3F-8F20-0947469F6AFD









CHRISTIAN HURTTIENNE ARCHITECTS  
2111 WOODWARD AVE. #201 DETROIT, MI 48201  
313.825.2005 CHA-C.COM

CONTRACTOR NOTE  
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.



MEP ENGINEER  
4893 Rochester Road, Suite A Troy  
MI 48065-3733 313.221.9933  
ssc@SystemsSolution.net

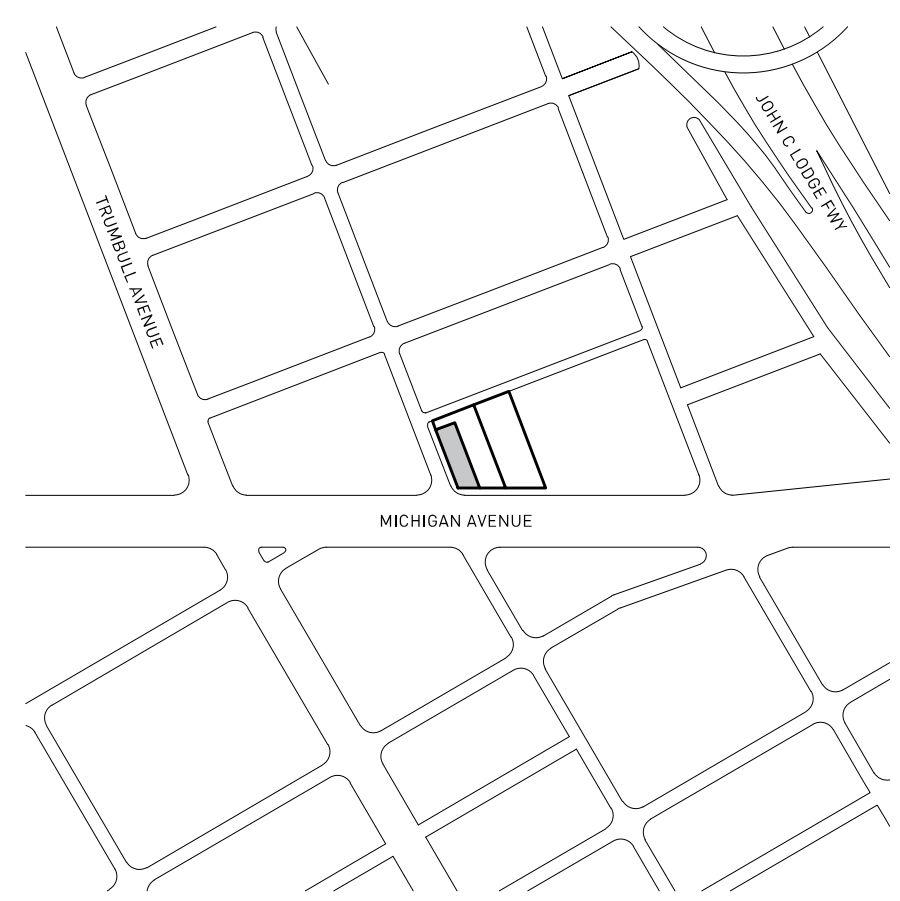
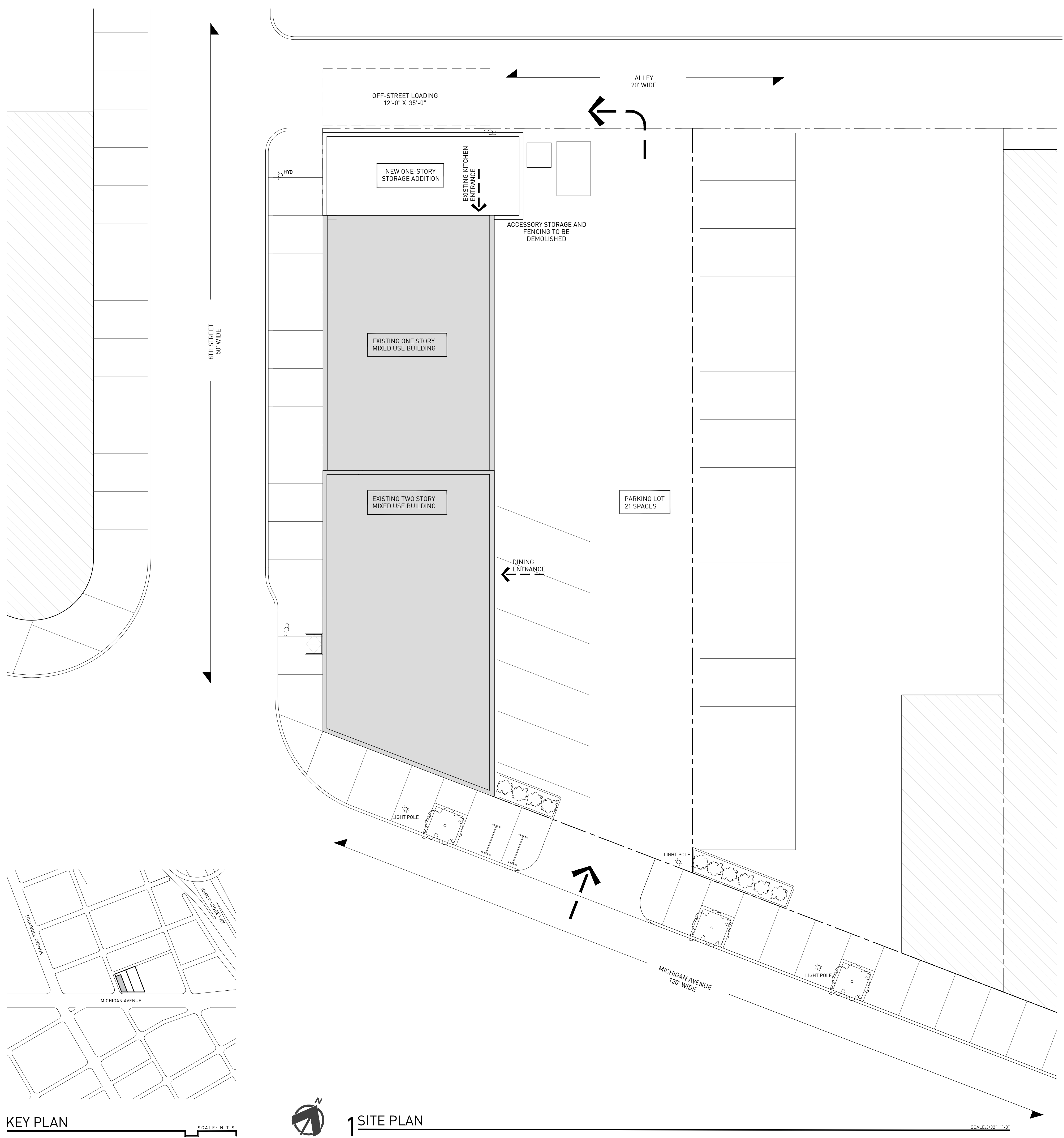
**SITE SYMBOLS**

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- EXISTING BUILDING
- LOT BOUNDARY

**SITE GENERAL NOTES**

- EXISTING TRASH LOCATION TO REMAIN AS IS.
- EXISTING DRIVEWAY TO REMAIN AS IS.
- EXISTING SIDEWALK TO REMAIN AS IS.



KEY PLAN SCALE: N.T.S.



1 SITE PLAN

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

**NEMO'S RENOVATION**  
1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1.	06.05.24	REVISED ADDITION LOCATION

SEAL  
DRAWING NO.

SITE PLAN

A0-00

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 FAILS TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

MEP ENGINEER  
**SYSTEMS SOLUTION CONSULTANT**  
4893 Rochester Road, Suite A Troy  
MI 48065 313.221.9933  
ssc@systemsolution.net

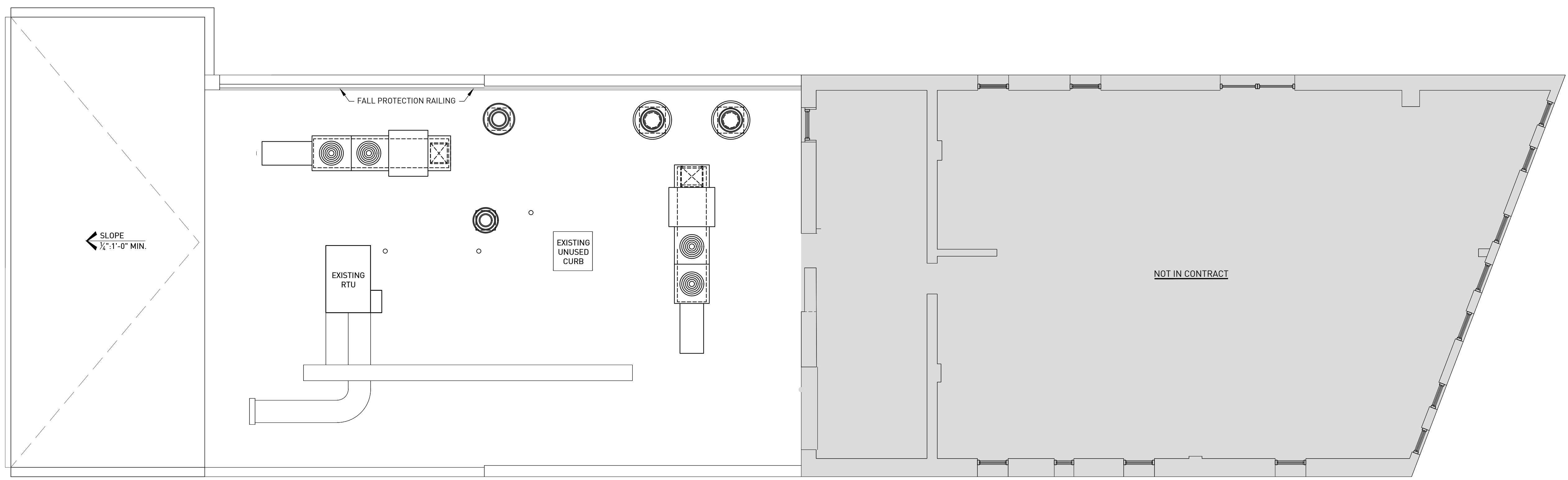
**ARCHITECTURE SYMBOLS**

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- NEW MASONRY INFILL
- 
- 
- 
- 
- 
- 
- 
- 

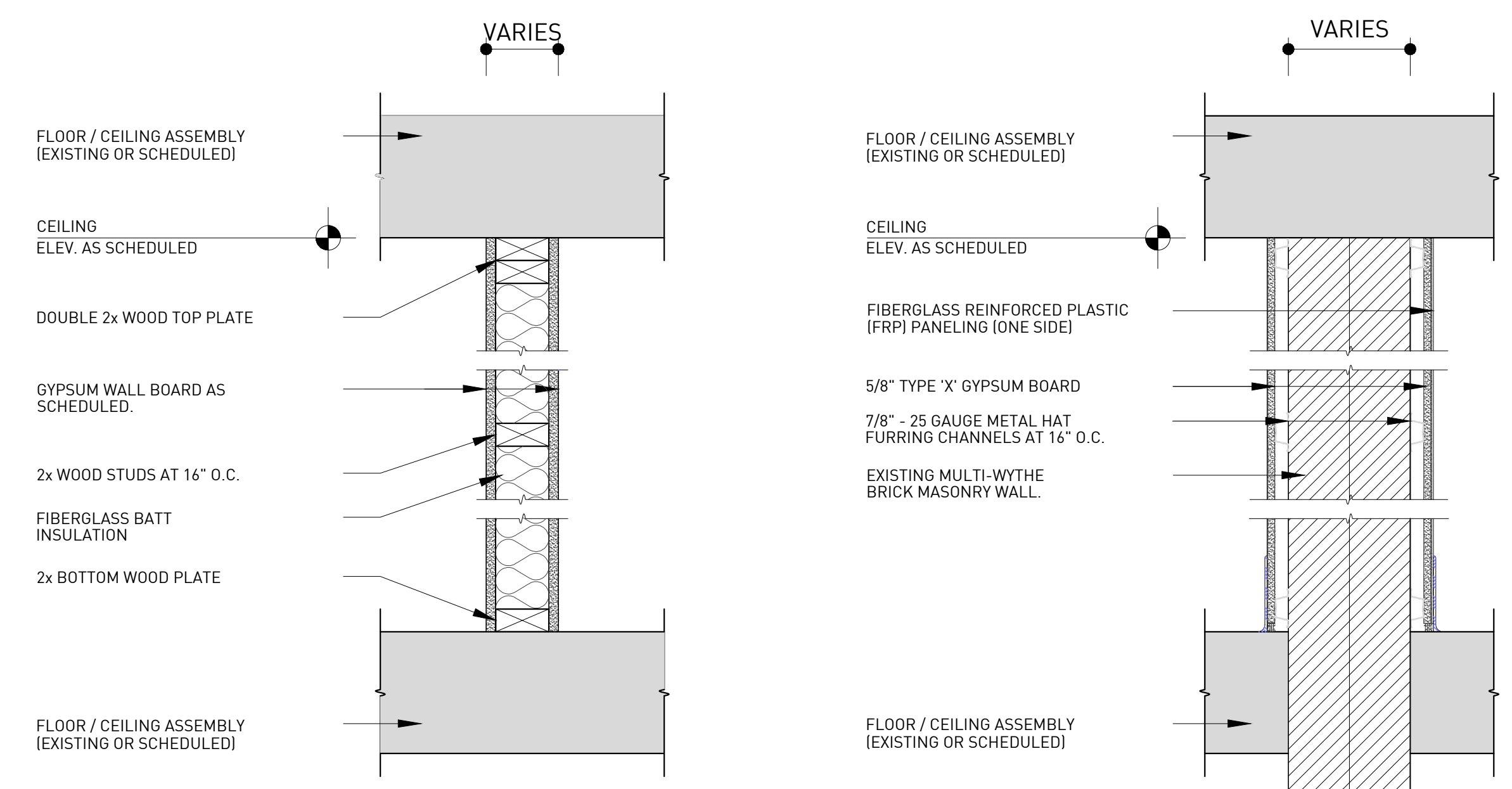
**ARCHITECTURE GENERAL NOTES**

1. NEW PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY 'A2' THIS SHEET, UNLESS OTHERWISE NOTED.
2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
3. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
4. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
6. ALL DAMP LOCATIONS ARE TO RECEIVE MOLD RESISTANT GYPSUM BOARD.
7. ALL WET LOCATIONS ARE TO RECEIVE CEMENTITIOUS TILE BACKER BOARD.
8. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
9. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.
10. ALL GYPSUM BOARD SCHEDULED AT CEILINGS IS TO BE RATED FOR APPLICATION.



**1 ROOF PLAN**

SCALE: 3/16"=1'-0"



- A1** NON-FIRE RATED WALL ASSEMBLY  
2x4 WOOD CONSTRUCTION  
5/8" GYPSUM WALL BOARD - ONE SIDE  
WALL THICKNESS = 4-1/8"
- A2** NON-FIRE RATED WALL ASSEMBLY  
2x4 WOOD CONSTRUCTION  
5/8" TYPE 'X' GYPSUM WALL BOARD - EACH SIDE  
WALL THICKNESS = 4-3/4"
- A3** 1-HOUR FIRE RATED WALL ASSEMBLY  
UL ASSEMBLY #U305  
2x4 WOOD CONSTRUCTION  
5/8" TYPE 'X' GYPSUM WALL BOARD - EACH SIDE  
WALL THICKNESS = 4-3/4"
- A4** 1-HOUR FIRE RATED WALL ASSEMBLY  
UL ASSEMBLY #U379  
2x4 WOOD CONSTRUCTION  
5/8" TYPE 'X' GYPSUM WALL BOARD - EACH SIDE  
WALL THICKNESS = 6-3/4"

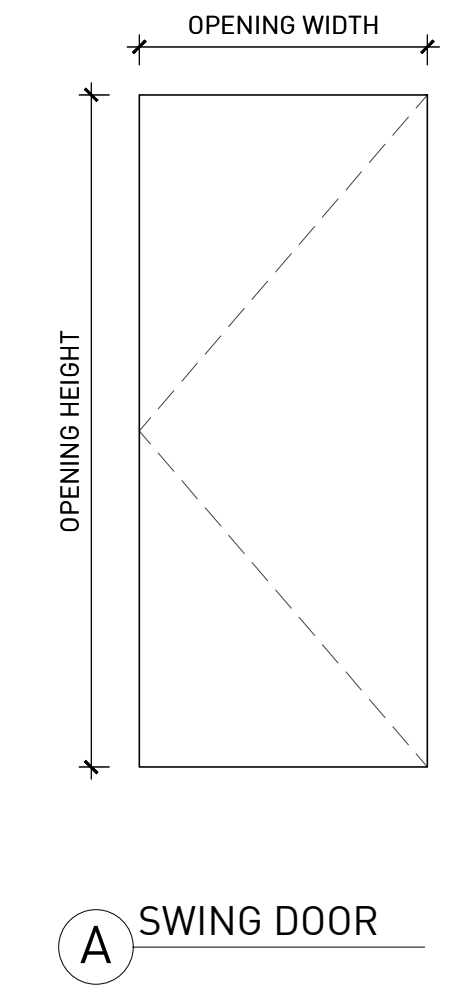
- D1** 2-HOUR FIRE RATED WALL ASSEMBLY  
FIBERGLASS REINFORCED PLASTIC (FRP) PANELING - ONE SIDE  
5/8" GYPSUM WALL BOARD - EACH SIDE  
3/4" -25 GAUGE METAL HAT FURRING CHANNELS AT 16" O.C.  
EXISTING MULTI-WYTHE MASONRY WALL
- D2** 2-HOUR FIRE RATED WALL ASSEMBLY  
FIBERGLASS REINFORCED PLASTIC (FRP) PANELING - ONE SIDE  
5/8" GYPSUM WALL BOARD - ONE SIDE  
3/4" -25 GAUGE METAL HAT FURRING CHANNELS AT 16" O.C.  
EXISTING MULTI-WYTHE MASONRY WALL

**ROOM FINISH SCHEDULE**

	ROOM NAME	FLOOR	COVING	WALL	CEILING
	PREPARATION	QUARRY TILE	QUARRY TILE COVE BASE	FRP & PAINTED DRYWALL	VINYL CLAD LAY-IN TILE
	COOKING	QUARRY TILE	QUARRY TILE COVE BASE	FRP & STAINLESS STEEL WALL PANEL UNDER HOOD	VINYL CLAD LAY-IN TILE
	DISHWASHING	QUARRY TILE	QUARRY TILE COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	DRY STORAGE	SEALED CONCRETE	VINYL TILE COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	EXISTING BASEMENT	SEALED CONCRETE POLISHED	VINYL TILE COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	EXISTING DINING	SEALED WOOD PLANK	WOOD BASE	PAINTED DRYWALL	PAINTED DRYWALL
	WALK-IN COOLER	SEALED CONCRETE POLISHED	VINYL COVED SCREED BASE NSF	EMBOSSED ALUMINUM	EMBOSSED ALUMINUM
	WALK-IN FREEZER	SEALED CONCRETE	VINYL COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	STORAGE	SEALED CONCRETE	VINYL COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	JANITOR BASEMENT	SEALED CONCRETE	VINYL COVE BASE	FRP & PAINTED DRYWALL	VINYL CLAD LAY-IN TILE
	JANITOR BASEMENT	QUARRY TILE	VINYL COVE BASE	FRP	VINYL CLAD LAY-IN TILE

**DOOR SCHEDULE**

NO.	SIZE	DOOR		FRAME		HDW SET	LOCATION	REMARKS
		MATERIAL/FINISH	TYPE	MATERIAL/FINISH	TYPE			
103.1	1 3/4" X 3'-0" X 7'-0"	WOOD	A	WOOD	A		STORAGE	CONFIRM LOCKING WITH OWNER.
105.1	1 3/4" X 2'-6" X 7'-0"	WOOD	A	WOOD	A		STORAGE	CONFIRM LOCKING WITH OWNER.



**NEMO'S RENOVATION**  
1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

REVISIONS

DATE	DESCRIPTION
1. 06.05.24	REVISED ADDITION LOCATION

SEAL

DRAWING NO. **A1-01**

ROOF PLANS AND WALL TYPES



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.

**MEP ENGINEER**  
**SYSTEMS SOLUTION CONSULTANT**  
4893 Rochester Road, Suite A Troy  
MI 48065 313.221.9933  
ssc@SystemsSolution.net

### SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

NEW MASONRY IN-FILL.

### ELEVATION GENERAL NOTES

- ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER / INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO RENOVATION TO DETERMINE TOTAL SCOPE OF WORK. WHERE DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE CONTRACTORS VERIFICATION / SCOPE OF WORK EXIST, ALERT THE ARCHITECT IMMEDIATELY FOR REVIEW AND APPROVAL.
- CONTRACTOR TO CLEAN ALL MASONRY AND STONE WITH A GENTLE WATER ABRASIVE CLEANING METHOD PRIOR TO RESTORATION PROCESS FOR EVALUATION OF ALL MASONRY AND STONE SURFACES, ASSEMBLIES AND CONDITIONS. ALERT ARCHITECT UPON COMPLETION OF MASONRY CLEANING FOR INSPECTION OF ALL SURFACES PRIOR TO COMMENCEMENT OF FURTHER WORK.
- CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
- THE RESTORATION CONTRACTOR SHALL PERFORM A TEST AREA OF THE MASONRY RESTORATION PROCESS IN A LOCATION INDICATED BY THE ARCHITECT FOR REVIEW AND APPROVAL. BY THE ARCHITECT PRIOR TO THE START OF THE MASONRY RESTORATION WORK. (CUT OUT MORTAR JOINTS, REPAIR, RE-POINT, AND CLEAN AS SPECIFIED).
- CONTRACTOR TO COORDINATE RENOVATION OF EXTERIOR FACADE ELEMENTS WITH INSTALLATION OF ALL OTHER TRADE ITEMS WHICH ARE TO PENETRATE THE EXTERIOR WALL. MAINTAIN REQUIRED CODE CLEARANCE FROM WINDOW OPENINGS WITH ALL ITEMS. IDENTIFY LOCATIONS OF ALL MAJOR PENETRATIONS FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO CUTTING OR BORING ANY HOLES.
- ALL REMOVED BRICK AND STONE MASONRY IS TO BE SALVAGED, CLEANED, AND STORED ON-SITE FOR POSSIBLE REUSE UP TO COMPLETION OF THE WORK. ONLY RETAIN FULL MASONRY UNITS, AND ALL STONE UNITS. THE REMAINDER WILL BE HANDED OVER TO THE OWNER AT THE COMPLETION OF THE WORK.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
- ALL EXISTING STEEL LINTELS TO REMAIN ARE TO BE CLEANED AND PAINTED WITH THREE (3) COATS OF RUST INHIBITOR PAINT.
- PATCH AND REPAIR EXTERIOR WALLS AT ALL ITEMS REMOVED FROM THE EXISTING SURFACE. MATCH ADJACENT AREAS.
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO MATCH, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
- PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
- GLAZING SYSTEMS ARE TO HAVE CLEAR, INSULATED, LOW-E GLASS. INSTALL SAFETY GLASS AT ALL REQUIRED LOCATIONS, PER CODE.
- ALL WOOD IS TO BE PAINT GRADE, PRIMED ON FOUR (4) SIDES AND RECEIVE NO LESS THAN TWO (2) COATS OF PAINT. CONTRACTOR IS TO PRIME ALL EXPOSED END-GRAIN PRIOR TO INSTALLATION. COLORS ARE TO BE SELECTED BY OWNER FROM THE DETROIT HISTORIC DISTRICT COLOR AND STYLE GUIDE.

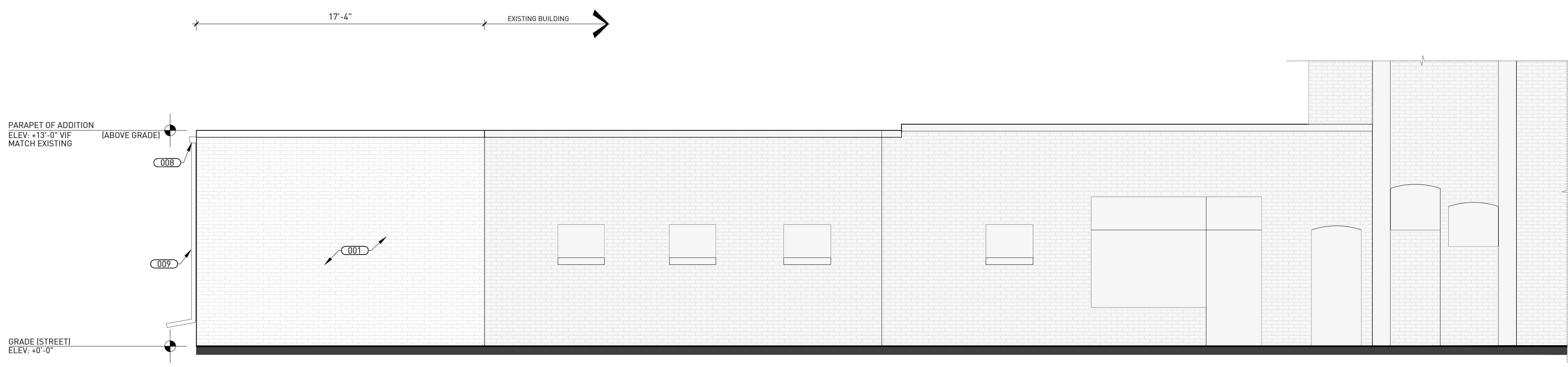
### ELEVATION KEY NOTES

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- NEW BRICK WALL TO MATCH EXISTING - PAINT GREEN TO MATCH EXISTING BUILDING.
- NEW PRESSURE SENSITIVE PARAPET CAP.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- 5" K-TYPE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK.
- 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT AND 6'-0" HORIZONTAL LEADER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK.
- EXISTING ELECTRICAL PANEL TO REMAIN UNALTERED
- NEW AIR CONDENSER FOR WALK-IN COOLER
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- WALL SCONCE DIRECTIONAL DOWNLIGHT

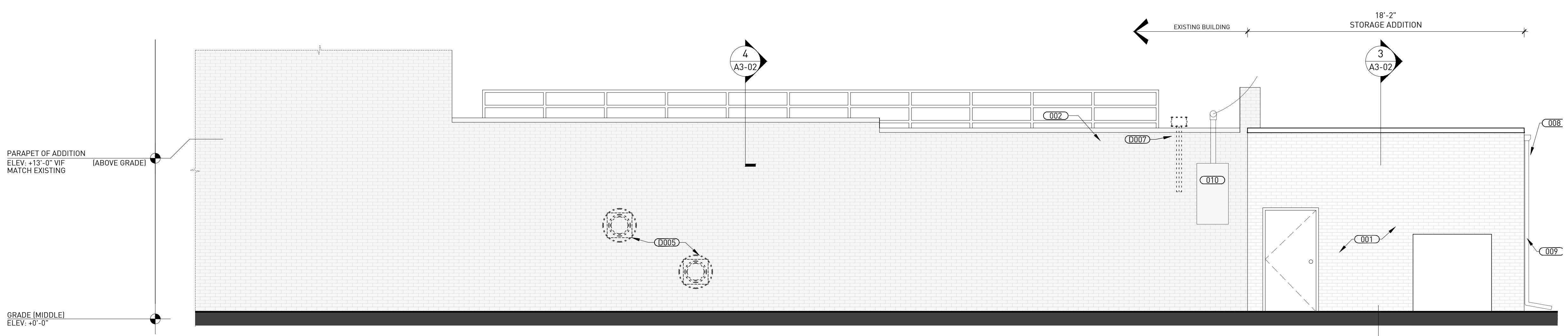
### DEMOLITION PLAN KEY NOTES

- REMOVE EXISTING EXHAUST FANS
- REMOVE EXISTING EXTERIOR LIGHT



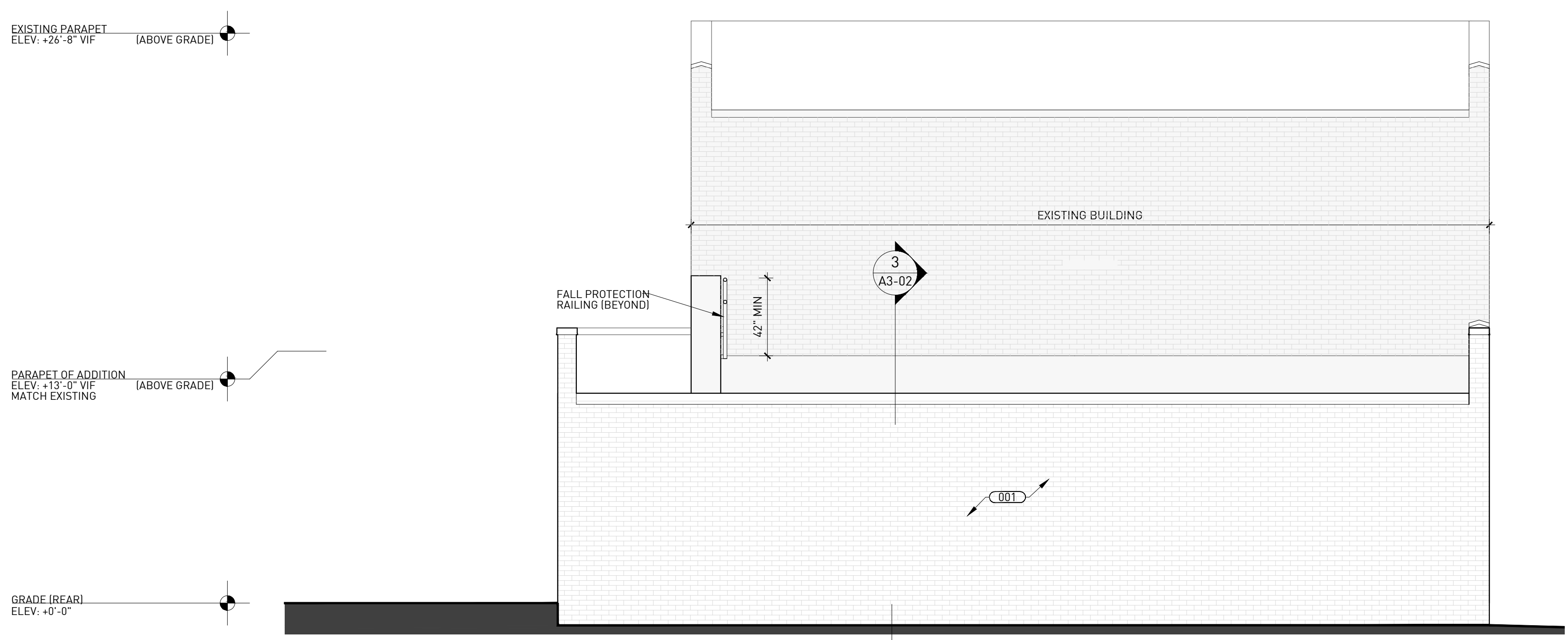
1 EAST EXTERIOR ELEVATION (PARTIAL)

SCALE: 1/4"=1'-0"



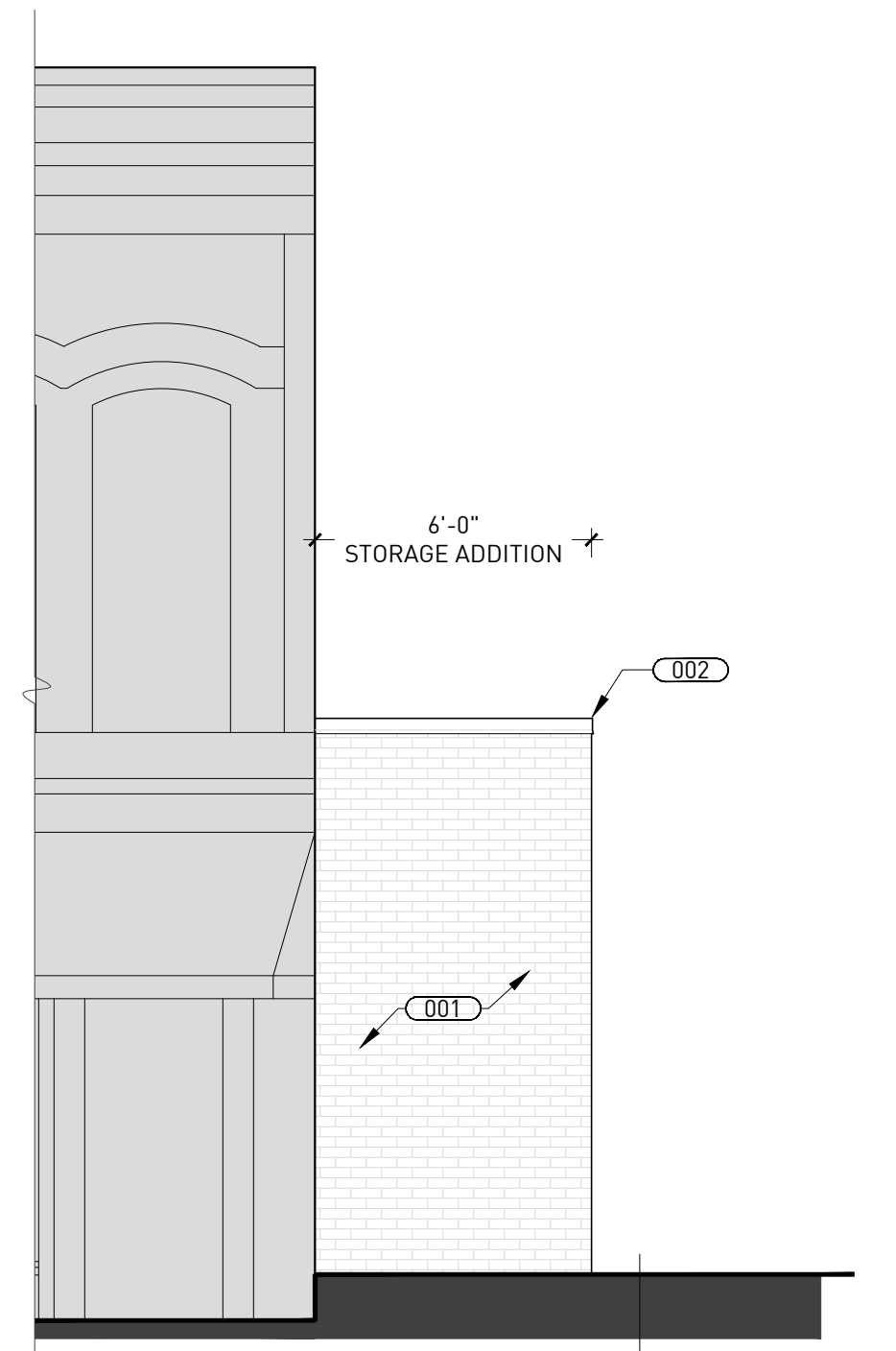
2 WEST EXTERIOR ELEVATION (PARTIAL)

SCALE: 1/4"=1'-0"



3 NORTH EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



4 SOUTH EXTERIOR ELEVATION (ADDITION)

SCALE: 1/4"=1'-0"

NEMO'S RENOVATION  
1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

EXTERIOR ELEVATIONS

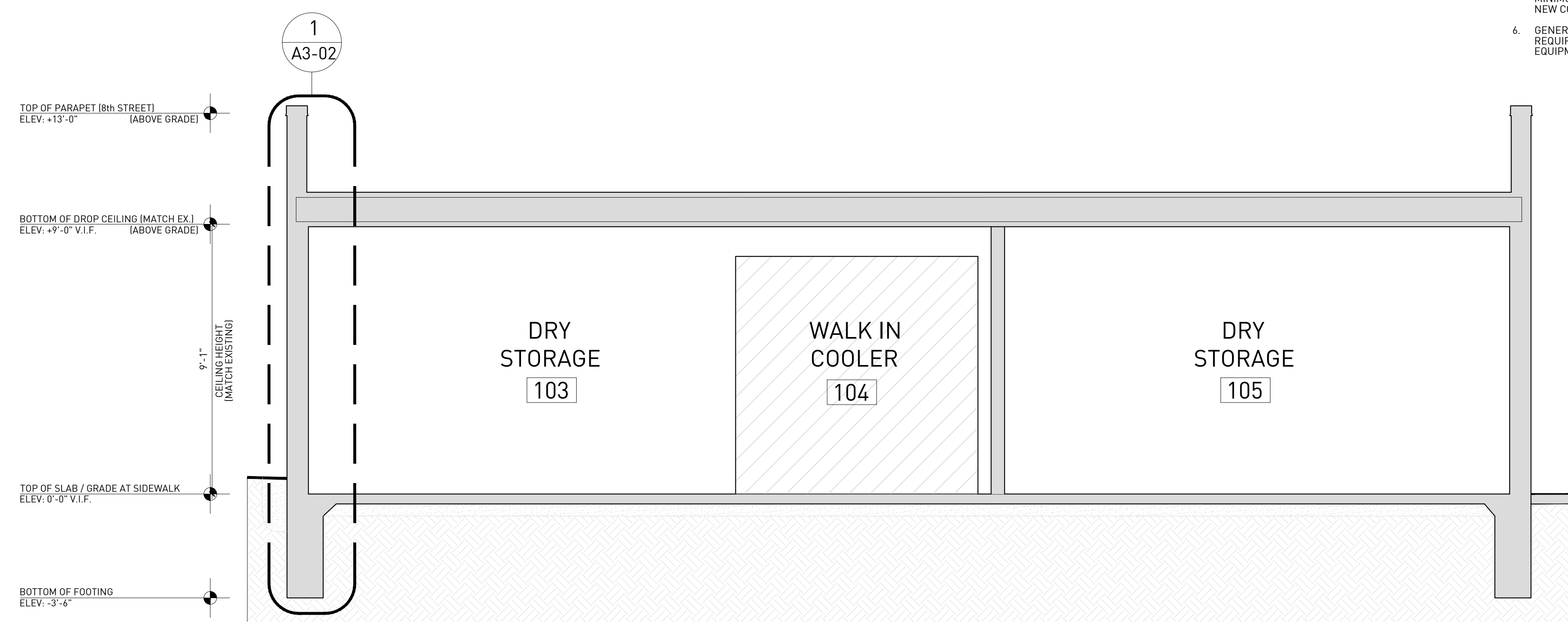
A2-01

### SECTION GENERAL NOTES

- COORDINATE ALL BUILDING ASSEMBLY AND MATERIAL TRANSITIONS WITH ALL ASSOCIATED TRADES.
- IF CONFLICTS EXIST BETWEEN THESE EXTERIOR ELEVATIONS, PLANS, SECTIONS, OR DETAILS; ALERT ARCHITECT IMMEDIATELY UPON DISCOVERY PRIOR TO FURTHER PHYSICAL REALIZATION OF CONFLICT.
- BREAK METAL TO MATCH COLOR OF ADJACENT MATERIALS. SUBMIT (3) THREE SAMPLES OF EACH BREAK METAL COLOR FOR ARCHITECT TO REVIEW. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
- WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
- FILL ALL VOIDS IN EXISTING CONCRETE SLAB. EXCAVATE MINIMUM DEPTH OF 4", PREPARE AS NECESSARY, INSTALL NEW CONCRETE, AND TIE TO EXISTING SLAB.
- GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.

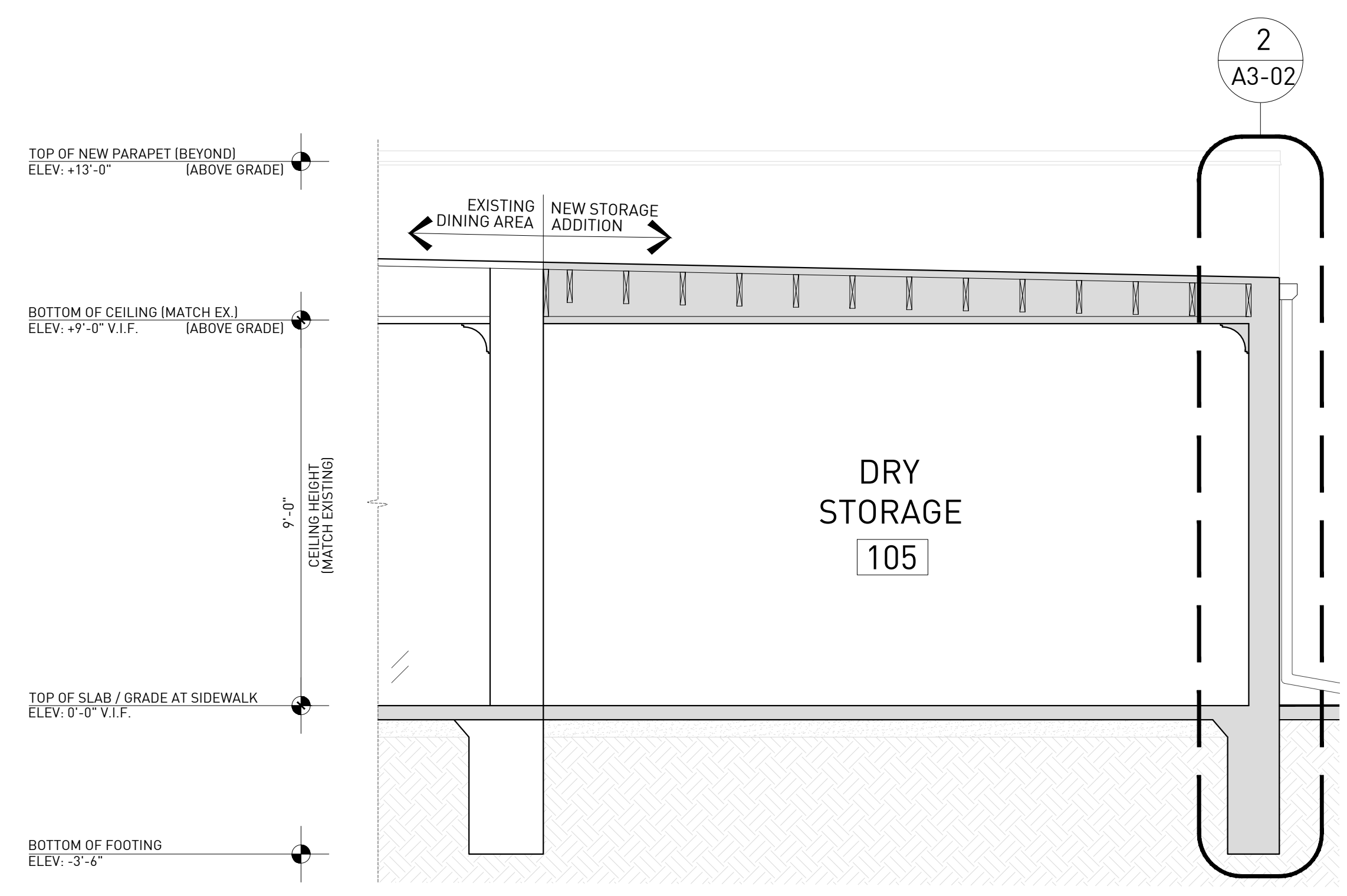
### SECTION KEY NOTES

- 001** ROOF ASSEMBLY
  - CONTINUOUS 90MILL TPO ROOFING MEMBRANE OVER PROTECTION BOARD.
  - TAPERED RIGID INSULATION (2" MINIMUM)
  - 23/32" ENGINEERED ROOF DECK SECURED TO RATTERS BELOW WITH CONSTRUCTION ADHESIVE & SCREWED AT 8" O.C. (TYP.)
  - 2x10 WOOD JOIST FRAMING AT 16" O.C. (MINIMUM)
  - RIM BOARD AT OUTER FRAMING PERIMETER
  - R-38 MINIMUM INSULATION (TOTAL ASSEMBLY)
  - 2'-0" X 2'-0" LAY-IN CEILING
- 002** MASONRY VENEER WALL ASSEMBLY:
  - MASONRY BRICK VENEER.
    - SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
    - MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
    - PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
    - INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
  - 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
  - MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
  - 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
  - 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  - BATT INSULATION, R-20 MINIMUM
  - VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  - 5/8" GYPSUM WALL BOARD.
- 003** MASONRY VENEER WALL ASSEMBLY:
  - MASONRY BRICK VENEER.
    - SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
    - MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
    - PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
    - INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
  - 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
  - MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
  - 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
  - 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  - BATT INSULATION, R-20 MINIMUM
  - VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  - 5/8" GYPSUM WALL BOARD.
- 004** MASONRY VENEER BRICK LEDGE
  - 2" OWENS CORNING FOAMULAR RIGID INSULATION (OR EQUAL) OVER DRAINAGE BOARD (WITH FILTER FABRIC) OVER FLUID APPLIED WATERPROOFING MEMBRANE. BACKFILL WITH WASHED STONE.
  - CONCRETE MASONRY UNIT (CMU) WALL CONSTRUCTION, REFER TO STRUCTURAL PLANS FOR SCHEDULED WALL SIZE, PLACEMENT AND REINFORCING REQUIREMENTS. MASONRY VENEER IS TO BEAR UPON FULLY GROUDED CMU LEDGE.
  - 1" AIR SPACE
  - 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  - BATT INSULATION, R-20 MINIMUM
  - VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  - 5/8" GYPSUM WALL BOARD.
- 005** SLAB ASSEMBLY
  - 4" CONCRETE SLAB (3500 PSI), 5 TO 8% AIR ENTRAINED, THICKENED AT BEARING EDGE.
  - 6 MIL VAPOR AND RADON BARRIER.
  - 3" FULLY COMPACTED SUBGRADE.
  - 6 x 6 #10 WELDED WIRE FABRIC (CENTERED VERTICALLY).
  - PROVIDE FIBEROUS EXPANSION STRIP AT THE INTERSECTION WITH CONCRETE OR MASONRY FOUNDATION WALL ASSEMBLIES.
  - SMOOTH TROWEL FINISH. PREPARE FOR FUTURE SLAB GRINDING / POLISHING.
- 006** 12" WIDE CONCRETE TRENCH FOOTING. REFER TO STRUCTURAL DRAWINGS FOR SCHEDULED WALL SIZE, PLACEMENT, AND REINFORCING REQUIREMENTS.
- 007** 2x4 PRESSURE TREATED BASE PLATE SECURED TO FOUNDATION THROUGH SLAB WITH NUT AND WASHER OVER 5/8" DIAMETER x 18" ANCHOR BOLTS AT 6'-0" O.C.
- 008** NEW PRESSURE-SENSITIVE PARAPET CAP - BLACK
- 009** CANT STRIP
- 010** NEW L5 x 3-1/2" x 3/4" BRICK LINTEL. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY.
- 011** ALUMINUM-WRAPPED PLYWOOD SERVICE COUNTER.
- 012** 5" K-TYPE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK
- 013** 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT AND 2" HORIZONTAL LEADER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK
- 014** WRAP ROOF MEMBRANE UP EXISTING PARAPET AND CONCEAL BENEATH EXISTING PARAPET CAP.
- 015** SIMPSON STRONG-TIE JOIST HANGER SECURED TO NEW LEDGER BOARD.
- 016** NEW 2x10 LEDGER BOARD SECURED TO BLOCKING
- 017** 4x4 PRESSURE-TREATED BLOCKING INFILLED INTO EXCAVATED MASONRY CAVITIES. ALTERNATE CAVITY EXCAVATION EVERY OTHER COURSE VERTICALLY.
- 018** NEW (2) L5 x 3-1/2" x 3/4" COMBINED BRICK LINTEL AND 3/4" PLATE. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY
- 019** SADDLE THRESHOLD AT OPENING.
- 020** THICKENED SLAB EDGE AT EXISTING MASONRY WALL.
- 021** NEW RETRACTABLE SLIDING GLASS DOOR WALLS (NANAWALL). REFER TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR INSTALLATION
- 022** EXISTING SLAB-ON-GRADE FOOTING



### 1 STORAGE ADDITION LONGITUDINAL SECTION

SCALE: 3/8"=1'-0"



### 2 STORAGE ADDITION TRANSVERSE SECTION

SCALE: 3/8"=1'-0"

### ELEVATION KEY NOTES

- 0001** NEW BRICK WALL TO MATCH EXISTING - PAINT.
- 0002** NEW PRESSURE SENSITIVE PARAPET CAP.



CHRISTIAN HURTTIENNE ARCHITECTS  
2111 WOODWARD AVE. #201 DETROIT, 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 HEREIN. 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.



4893 Rochester Road, Suite A Troy, MI 48065  
313.221.9933  
ssc@SystemsSolution.net

NEMO'S RENOVATION  
1384 Michigan Ave. Detroit, MI 48216

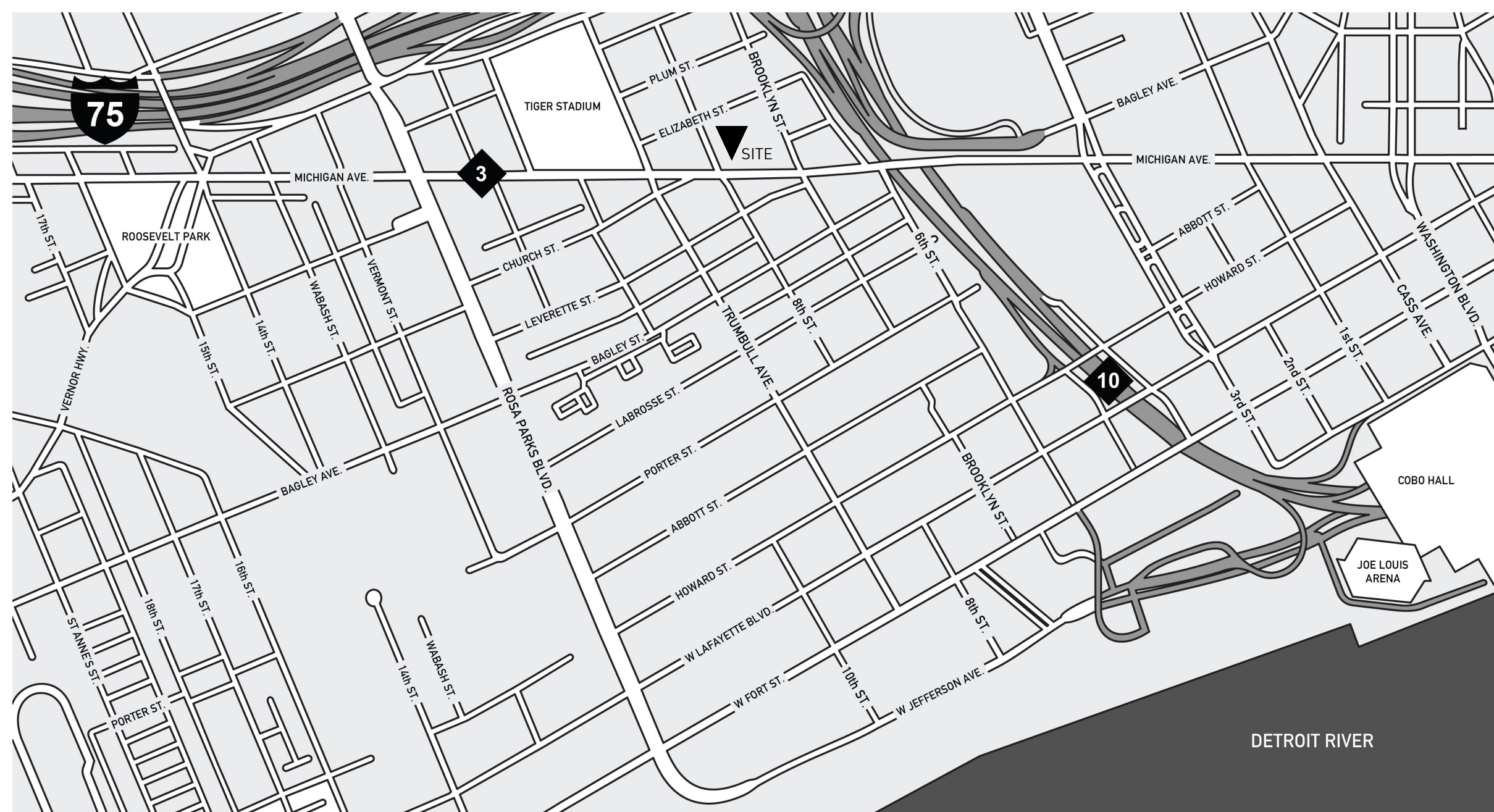
REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

### BUILDING SECTIONS

# A3-01





### LOCATION PLAN

## ISSUED FOR:

REVISED ADDITION LOCATION

06.05.2024

# NEMO'S RENOVATION

### 1384 MICHIGAN AVE., DETROIT, MI 48226

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	DRAWING LIST				
<p>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 ENTRY RESPONSIBLE FOR UNDERSTANDING 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 (SUBCONTRACTOR).</p> <p>2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE ADVISED, 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 COURSE OF THE WORK.</p> <p>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 ELEVATORS AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>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.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.</p> <p>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 VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.</p> <p>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 INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THESE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BY THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</p> <p>8. THE CONTRACTOR IS 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.</p> <p>9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.</p> <p>10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.</p> <p>11. 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.</p> <p>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 CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.</p> <p>13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GUYS, OR TIE-DOWNS IF NECESSARY MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.</p> <p>14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.</p> <p>16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.</p> <p>17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREAL) MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.</p> <p>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 JURISDICTION.</p> <p>19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, TEXTILES, EQUIPMENT, DUCTWORK, WIRING, DRIVES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION DIRECTION PRIOR TO.</p> <p>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.</p> <p>25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE</p>	<p>27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.</p> <p>28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.</p> <p>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 CONTRACT.</p> <p>30. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>31. 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.</p> <p>32. 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 ESCALARE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL, COMPLY WITH BUILDING CODES.</p> <p>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.</p> <p>35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.</p> <p>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.</p> <p>37. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF THE 2015 MICHIGAN BUILDING CODE.</p> <p>38. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.</p>	<p><b>PROJECT ADDRESS:</b> 1384 MICHIGAN AVENUE, DETROIT MI 48226</p> <p><b>PROJECT DESCRIPTION:</b> FIRST FLOOR COMMERCIAL KITCHEN ALTERATION WITH STORAGE ADDITION</p> <p><b>APPLICABLE CODES:</b> ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO: 1. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - WORK AREA ALTERNATION LEVEL 3 2. 2017 MICHIGAN MECHANICAL CODE 3. 2017 MICHIGAN ELECTRICAL CODE 4. 2017 MICHIGAN PLUMBING CODE 5. ACCESSIBILITY REQUIREMENTS - ANSIA117.1-2017</p> <p><b>ACCESSIBILITY REQUIREMENTS:</b> ANSIA117.1-2017</p> <p><b>ZONING DATA:</b> ZONING DISTRICT: B4</p> <p><b>AREAS:</b> NOT IN CONTRACT: BASEMENT: 2200 SF FIRST FLOOR: 3058 SF SECOND FLOOR: 2200 SF</p> <p>NEW ADDITION STORAGE ADDITION: 735 SF</p> <p>EXISTING ALTERATION: KITCHEN ALTERATION: 770 SF</p> <p>TOTAL EXISTING BUILDING: 8293 SF TOTAL EXISTING + NEW ADDITION: 8988 SF</p>	<p><b>GENERAL SHEETS</b> G0-00 COVER SHEET GENERAL NOTES, LEGENDS, SYMBOLS</p> <p><b>ARCHITECTURAL SHEETS</b> D1-00 DEMO PLANS A0-00 SITE PLAN A1-00 ARCHITECTURE PLANS A1-01 ROOF PLAN AND WALL TYPES A2-01 EXTERIOR ELEVATIONS A3-01 BUILDING SECTIONS A3-02 WALL SECTIONS</p> <p><b>MECHANICAL SHEETS</b> MECHANICAL LEGENDS AND NOTES M0-00 MECHANICAL SPECIFICATIONS M0-02 MECHANICAL DETAILS MD1-01 MECHANICAL HVAC FIRST LEVEL DEMOLITION PLAN MD1-02 MECHANICAL HVAC ROOF DEMOLITION PLAN M1-01 MECHANICAL HVAC FIRST LEVEL PLAN M1-02 MECHANICAL HVAC ROOF PLAN M6-00 MECHANICAL SCHEDULES</p> <p><b>ELECTRICAL SHEETS</b> E0-00 ELECTRICAL NOTES AND LEGENDS E0-01 ELECTRICAL ONE LINE DIAGRAM E0-11 ELECTRICAL SPECIFICATIONS E0-21 ELECTRICAL DETAILS E0-22 ELECTRICAL DETAILS EDL1-01 ELECTRICAL LIGHTING FIRST LEVEL DEMOLITION PLAN EDP1-01 ELECTRICAL POWER FIRST LEVEL DEMOLITION PLAN E1L-01 ELECTRICAL LIGHTING FIRST LEVEL PLAN E1P-00 ELECTRICAL POWER BASEMENT PLAN E1P-01A ELECTRICAL POWER FIRST LEVEL PLAN E1P-01B ELECTRICAL POWER EQUIPMENT SCHEDULES E1P-02 ELECTRICAL POWER ROOF PLAN E6-00 ELECTRICAL LIGHTING SCHEDULES E6-01 ELECTRICAL SCHEDULES</p>				
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> CONCRETE MASONRY UNIT</li> <li> BRICK</li> <li> CONCRETE</li> <li> INSULATION (BATT, CELLULOSE, SPRAY-FOAM)</li> <li> RIGID INSULATION</li> <li> PLYWOOD</li> <li> METAL</li> <li> FINISHED WOOD</li> <li> WOOD ROUGH (CONTINUOUS)</li> <li> WOOD ROUGH NON-CONTINUOUS / (BLOCKING)</li> <li> GLASS</li> <li> ALIGN</li> <li> COLUMN LINE IDENTIFICATION</li> <li> PARTITION TYPE</li> <li> DEMOLITION KEYNOTE</li> <li> FOUNDATION KEYNOTE</li> <li> ARCHITECTURAL KEYNOTE</li> <li> ROOF KEYNOTE</li> <li> ELECTRICAL KEYNOTE</li> <li> STRUCTURAL KEYNOTE</li> <li> ELEVATION KEYNOTE</li> <li> VERTICAL HEIGHT ELEVATION</li> <li> WINDOW TYPE/SCHEDULE NUMBER</li> <li> DOOR TYPE/SCHEDULE NUMBER</li> <li> MATERIAL SPECIFICATION NUMBER</li> <li> REVISION NUMBER</li> <li> PLAN DETAIL TAG</li> <li> DETAIL NUMBER SHEET NUMBER</li> <li> SECTION TAG</li> <li> SECTION NUMBER SHEET NUMBER</li> <li> SHEET IDENTIFICATION NUMBER</li> <li> DISCIPLINE DESIGNATOR - A - ARCHITECTURAL SHEET</li> <li> SHEET SEQUENCE NUMBER - NUMBER IDENTIFYING EACH SHEET IN SET</li> <li> SHEET TYPE DESIGNATOR 0 - GENERAL SYMBOLS, LEGEND NOTES) 1 - PLANS (HORIZONTAL VIEWS) 2 - ELEVATIONS (VERTICAL VIEWS) 3 - SECTIONS, DETAILS, DIAGRAMS, NOTES</li> </ul>		<p><b>PROJECT INFORMATION</b></p> <p><b>PROJECT ADDRESS:</b> 1384 MICHIGAN AVENUE, DETROIT MI 48226</p> <p><b>PROJECT DESCRIPTION:</b> FIRST FLOOR COMMERCIAL KITCHEN ALTERATION WITH STORAGE ADDITION</p> <p><b>APPLICABLE CODES:</b> ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO: 1. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - WORK AREA ALTERNATION LEVEL 3 2. 2017 MICHIGAN MECHANICAL CODE 3. 2017 MICHIGAN ELECTRICAL CODE 4. 2017 MICHIGAN PLUMBING CODE 5. ACCESSIBILITY REQUIREMENTS - ANSIA117.1-2017</p> <p><b>ACCESSIBILITY REQUIREMENTS:</b> ANSIA117.1-2017</p> <p><b>ZONING DATA:</b> ZONING DISTRICT: B4</p> <p><b>AREAS:</b> NOT IN CONTRACT: BASEMENT: 2200 SF FIRST FLOOR: 3058 SF SECOND FLOOR: 2200 SF</p> <p>NEW ADDITION STORAGE ADDITION: 735 SF</p> <p>EXISTING ALTERATION: KITCHEN ALTERATION: 770 SF</p> <p>TOTAL EXISTING BUILDING: 8293 SF TOTAL EXISTING + NEW ADDITION: 8988 SF</p>	<p><b>DRAWING LIST</b></p> <p><b>GENERAL SHEETS</b> G0-00 COVER SHEET GENERAL NOTES, LEGENDS, SYMBOLS</p> <p><b>ARCHITECTURAL SHEETS</b> D1-00 DEMO PLANS A0-00 SITE PLAN A1-00 ARCHITECTURE PLANS A1-01 ROOF PLAN AND WALL TYPES A2-01 EXTERIOR ELEVATIONS A3-01 BUILDING SECTIONS A3-02 WALL SECTIONS</p> <p><b>MECHANICAL SHEETS</b> MECHANICAL LEGENDS AND NOTES M0-00 MECHANICAL SPECIFICATIONS M0-02 MECHANICAL DETAILS MD1-01 MECHANICAL HVAC FIRST LEVEL DEMOLITION PLAN MD1-02 MECHANICAL HVAC ROOF DEMOLITION PLAN M1-01 MECHANICAL HVAC FIRST LEVEL PLAN M1-02 MECHANICAL HVAC ROOF PLAN M6-00 MECHANICAL SCHEDULES</p> <p><b>ELECTRICAL SHEETS</b> E0-00 ELECTRICAL NOTES AND LEGENDS E0-01 ELECTRICAL ONE LINE DIAGRAM E0-11 ELECTRICAL SPECIFICATIONS E0-21 ELECTRICAL DETAILS E0-22 ELECTRICAL DETAILS EDL1-01 ELECTRICAL LIGHTING FIRST LEVEL DEMOLITION PLAN EDP1-01 ELECTRICAL POWER FIRST LEVEL DEMOLITION PLAN E1L-01 ELECTRICAL LIGHTING FIRST LEVEL PLAN E1P-00 ELECTRICAL POWER BASEMENT PLAN E1P-01A ELECTRICAL POWER FIRST LEVEL PLAN E1P-01B ELECTRICAL POWER EQUIPMENT SCHEDULES E1P-02 ELECTRICAL POWER ROOF PLAN E6-00 ELECTRICAL LIGHTING SCHEDULES E6-01 ELECTRICAL SCHEDULES</p> <p><b>PLUMBING SHEETS</b> PLUMBING LEGENDS AND NOTES P0-01 PLUMBING DETAILS P0-02 PLUMBING SPECIFICATIONS PDS1-01 PLUMBING SANITARY FIRST LEVEL DEMOLITION PLAN PDS1-02 PLUMBING SANITARY ROOF DEMOLITION PLAN PDW1-00 PLUMBING GAS BASEMENT LEVEL DEMOLITION PLAN PDW1-01 PLUMBING DOMESTIC WATER FIRST LEVEL DEMOLITION PLAN PDW1-02 PLUMBING GAS ROOF DEMOLITION PLAN P1S-00 PLUMBING SANITARY BASEMENT LEVEL PLAN P1S-01 PLUMBING SANITARY FIRST LEVEL PLAN P1S-02 PLUMBING SANITARY ROOF PLAN P1W-00 PLUMBING DOMESTIC WATER AND GAS BASEMENT LEVEL PLAN PW1-01 PLUMBING DOMESTIC WATER AND GAS FIRST LEVEL PLAN PW1-02 PLUMBING GAS ROOF PLAN P6-00 PLUMBING LEGENDS, NOTES AND SCHEDULES</p> <p><b>FOODSERVICE EQUIPMENT SHEETS</b> FSE-1 FOODSERVICE EQUIPMENT FLOOR PLAN FSE-2 FOODSERVICE EQUIPMENT MECHANICAL REQUIREMENTS FSE-3 FOODSERVICE EQUIPMENT DETAILS &amp; NOTES FSE-4 FOODSERVICE EQUIPMENT ELECTRICAL REQUIREMENTS FSE-5 FOODSERVICE EQUIPMENT VENTILATION REQUIREMENTS FSE-6 FOODSERVICE EQUIPMENT VENTILATION REQUIREMENTS FSE-7 FOODSERVICE EQUIPMENT VENTILATION REQUIREMENTS FSE-8 FOODSERVICE EQUIPMENT WALK-IN MANUFACTURING DETAILS FSE-9 FOODSERVICE EQUIPMENT WALK-IN MANUFACTURES DETAILS FSE-10 FOODSERVICE EQUIPMENT ELEVATIONS</p>				
<p>27. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, TEXTILES, EQUIPMENT, DUCTWORK, WIRING, DRIVES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION DIRECTION PRIOR TO.</p> <p>28. 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.</p> <p>29. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>30. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE</p>		<p><b>DRAWING ISSUE DATES</b></p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE OF ISSUE</th> </tr> </thead> <tbody> <tr> <td>1. BIDDING AND PERMIT SUBMISSION</td> <td>01.18.24</td> </tr> </tbody> </table>	DESCRIPTION	DATE OF ISSUE	1. BIDDING AND PERMIT SUBMISSION	01.18.24	<p><b>SIGNATURE BLOCK</b></p> <p>NAME OF AUTHORIZED REPRESENTATIVE</p> <p>[owner] Bedrock Detroit</p> <p>[Architect] Christian Hurtienne Architects, LLC</p> <p>[General Contractor]</p>
DESCRIPTION	DATE OF ISSUE						
1. BIDDING AND PERMIT SUBMISSION	01.18.24						

**Nemo's Realty Company**  
1384 Michigan Ave., Detroit, MI 48226  
Patt Osmun 313.506.8767 pso\_nemos@hotmail.com

OWNER

**Christian Hurtienne Architects, LLC**  
15324 E. Jefferson, #5 Grosse Pointe Park, MI 48230  
Brian Hurtienne 313.850.6689 brian@cha-c.com

ARCHITECT

**Millis & Associates**  
15614 Farmington Road, Livonia, MI 48154  
Patti Leopardi 734.458.4775 Pattil@danmillis.com

FOODSERVICE CONSULTANT

**Systems Solution Engineering**  
3250 W. Big Beaver Road, Suite 305, Troy, MI 48084  
Mike Masic 248.247.1193 mike@sse-mep.com

MFP ENGINEER

TBD

CONTRACTOR



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.



### SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

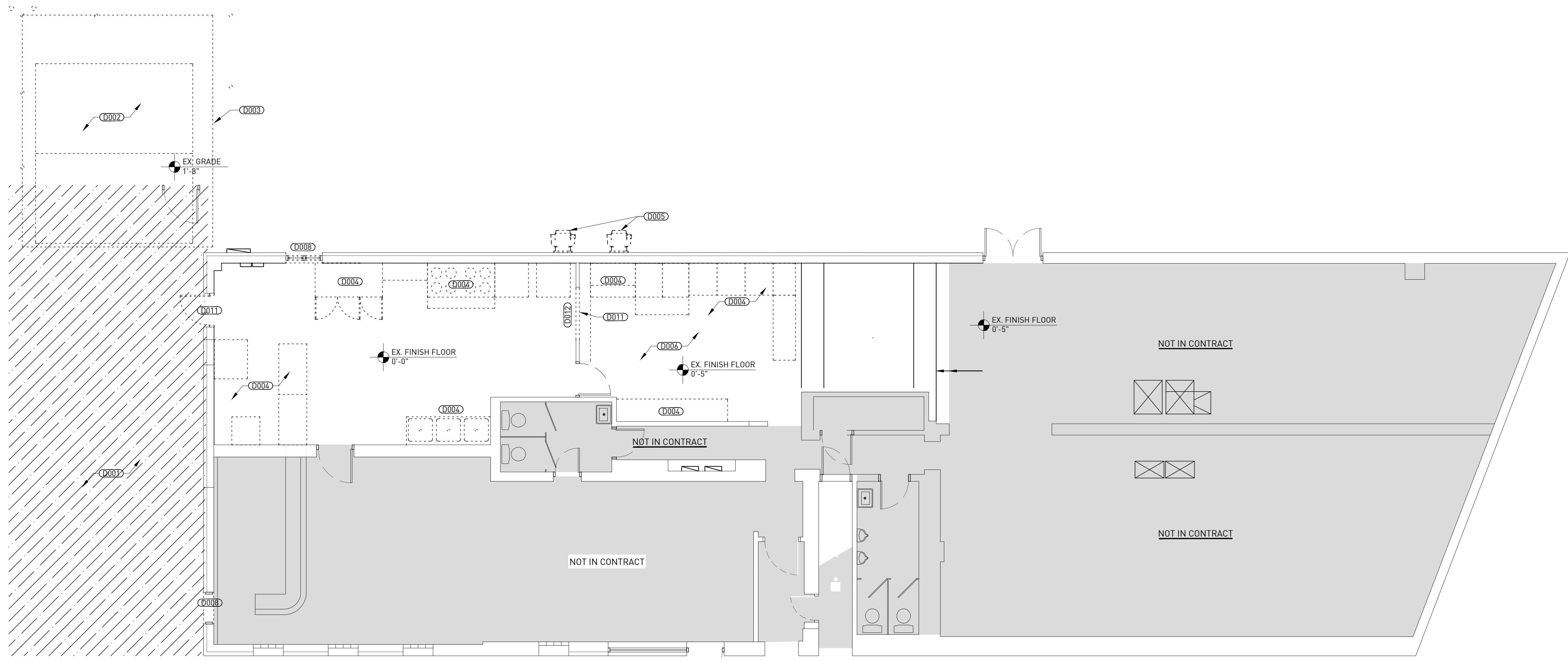
- EXISTING FLOOR / SLAB CONSTRUCTION TO BE REMOVED.
- PORTION OF MASONRY WALL CONSTRUCTION TO BE REMOVED.
- PARALLEL LINES (SOLID) INDICATE EXISTING PARTITION OR WALL CONSTRUCTION WALLS TO REMAIN UN-ALTERED.
- PARALLEL DASHED LINES INDICATE EXISTING PARTITION, OR PORTION THEREOF, TO BE REMOVED.
- PLASTER AND LATH TO BE REMOVED BACK TO EXISTING WOOD FRAMING.
- SINGULAR ELEMENT, OR PORTION OF ASSEMBLY, TO BE REMOVED.
- DEMISING WALL - 1 HR RATED

### DEMOLITION GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
2. CONTACT ARCHITECT IMMEDIATELY PRIOR TO DEMOLITION OF ANY DISCREPANCIES FOUND BETWEEN THE DOCUMENTS AND FIELD CONDITIONS.
3. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS BOTH TO BE REMOVED AND TO REMAIN IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
4. IF DEMOLITION OF EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS OF DEMOLITION.
5. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXITING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES.
6. REMOVE ALL EXISTING WALL FINISHES ON ALL EXISTING WALLS TO REMAIN, INCLUDING MASONRY PATCH, REPAIR, AND REPLACE EXISTING WALL STRUCTURE. PROVIDE NAILERS OR BLOCKING AS REQUIRED IN PREPARATION TO RECEIVE NEW WALL FINISHES.
7. EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE ALL OTHER FLOOR COVERINGS TO SUBFLOOR IN AREA OF WORK.
8. REMOVE ALL CABINETS IN AREA OF WORK.
9. REMOVE CEILING AND WALL PLASTER AND LATH BACK TO EXISTING FRAMING THROUGHOUT AREA OF WORK UNLESS OTHERWISE NOTED.
10. GENERAL CONTRACTOR IS TO PROTECT ALL ASSEMBLIES/SPACES/AREAS FROM WEATHER AT ALL TIMES AND DURING ENTIRETY OF PROJECT.

### DEMOLITION PLAN KEY NOTES

- D001** EXCAVATE, PREPARE, AND COORDINATE AREA FOR NEW CONCRETE FOOTING AND SLAB. DO NOT UNDERMINE ADJACENT EXISTING FOUNDATION.
- D002** DEMOLISH ACCESSORY STORAGE STRUCTURE DOWN TO FOUNDATION.
- D003** REMOVE EXISTING SECURITY FENCE SURROUNDING ACCESSORY STRUCTURE TO BE DEMOLISHED.
- D004** MOVE EXISTING KITCHEN EQUIPMENT/MILLWORK OR PORTIONS THEREOF AND COORDINATE WITH OWNER FOR STORAGE LOCATIONS.
- D005** REMOVE EXISTING EXHAUST FANS
- D006** REMOVE PORTION OF SLAB AND EXCAVATE. COORDINATE, AND PREPARE AREA FOR NEW CONCRETE SLAB TO BE FLUSH WITH EXISTING KITCHEN AND NEW ADDITION SLABS.
- D007** REMOVE EXISTING EXTERIOR LIGHT
- D008** REMOVE EXISTING WINDOW, FRAME, AND SILL AND PORTION OF WALL
- D009** NOT USED.
- D010** DEMOLISH EXISTING WALL.
- D011** DEMOLISH EXISTING MASONRY WALL AND DOOR.
- D012** NOT USED.
- D013** NOT USED.
- D014** NOT USED.
- D015** NOT USED.



1 FIRST LEVEL DEMOLITION PLAN

SCALE: 3/16"=1'-0"

NEMO'S RENOVATION  
1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

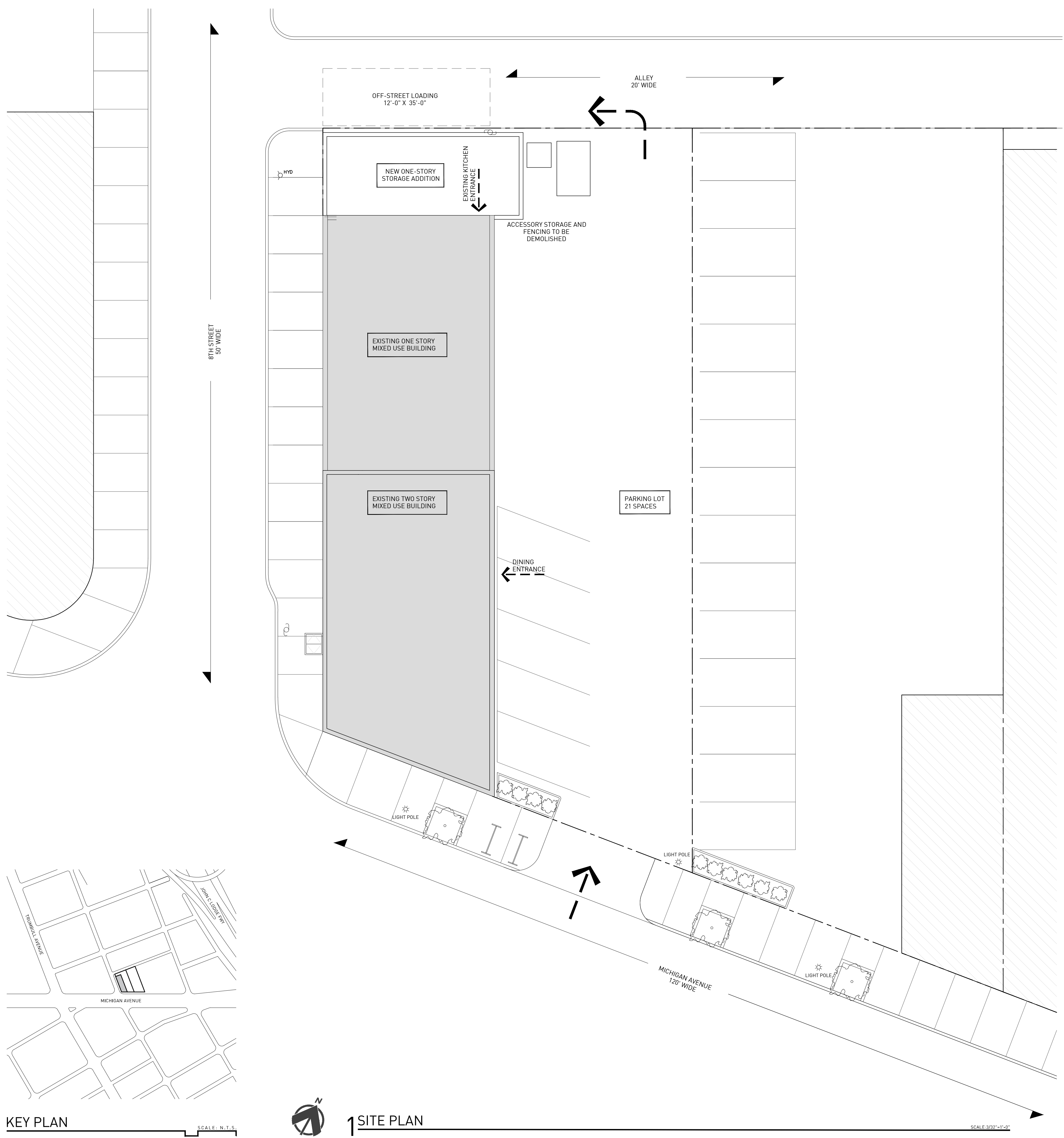
DATE	DESCRIPTION
1. 06.05.24	REVISED ADDITION LOCATION

REVISIONS

SEAL

DEMOLITION PLANS

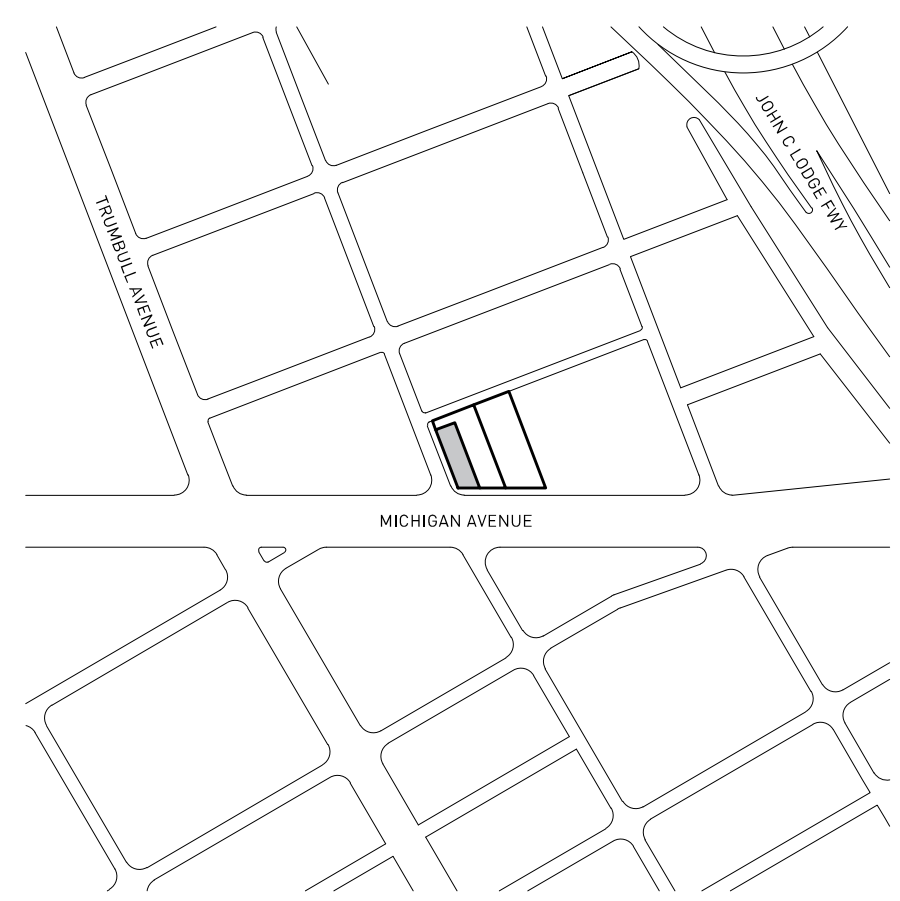
# D1-00



**SITE SYMBOLS**  
 NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.  
 [Symbol] EXISTING BUILDING  
 [Symbol] LOT BOUNDARY

**SITE GENERAL NOTES**

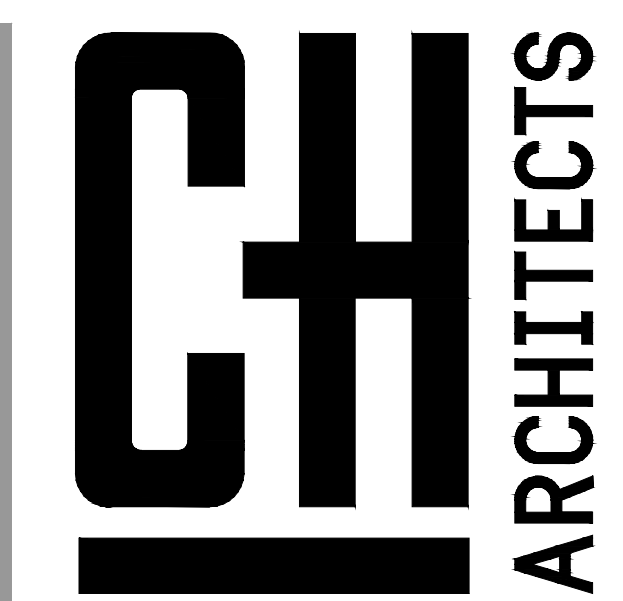
- EXISTING TRASH LOCATION TO REMAIN AS IS.
- EXISTING DRIVEWAY TO REMAIN AS IS.
- EXISTING SIDEWALK TO REMAIN AS IS.



KEY PLAN  
 SCALE: N.T.S.



1 SITE PLAN  
 SCALE: 3/32"=1'-0"



**CHRISTIAN HURTTIENNE ARCHITECTS**  
 2111 WOODWARD AVE. #201 DETROIT, 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.



MEP ENGINEER  
 4893 Rochester Road, Suite A Troy  
 MI 48065-3733 313.221.9933  
 ssc@SystemsSolution.net

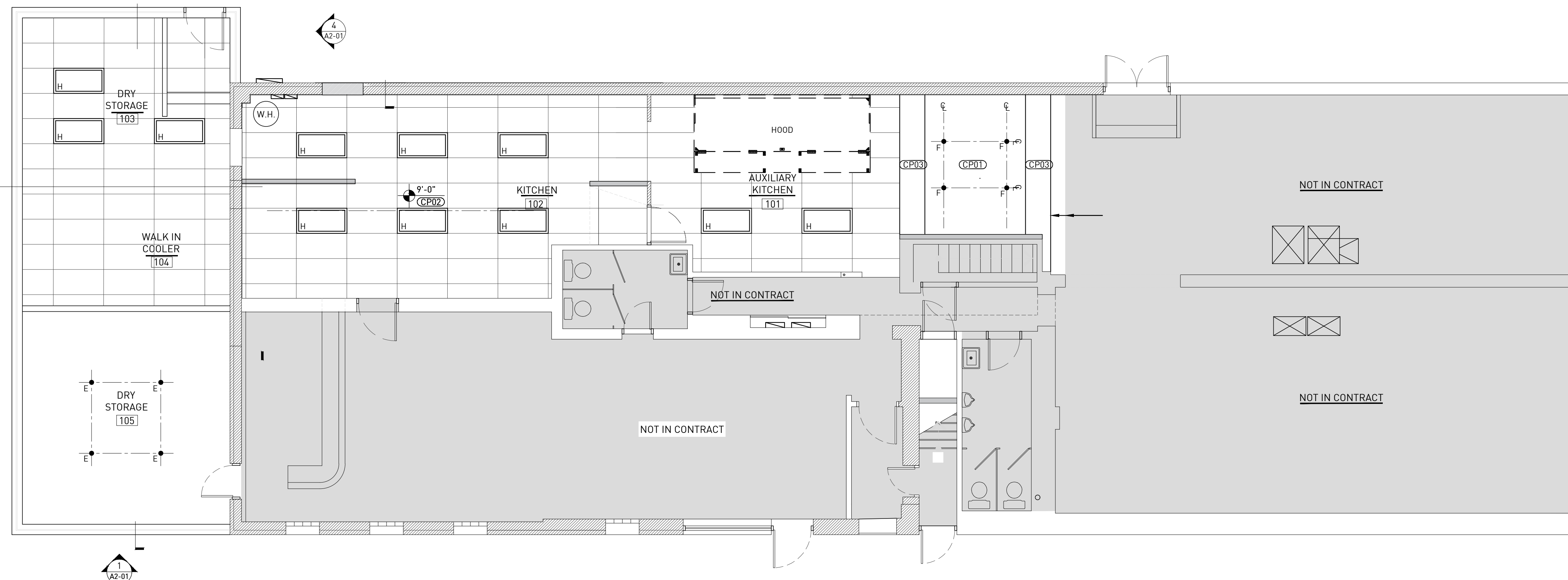
**NEMO'S RENOVATION**  
 1384 Michigan Ave. Detroit, MI 48216  
 REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1.	06.05.24	REVISED ADDITION LOCATION

SITE PLAN

A0-00





2 FIRST LEVEL CEILING PLAN

SCALE: 3/16"=1'-0"

**ARCHITECTURE SYMBOLS**

- NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.
- NEW MASONRY INFILL
  - EXISTING MASONRY WALL WITH NEW 2x4 WOOD FURRED CONSTRUCTION WITH BAT INSULATION AND 5/8" GYPSUM BOARD.
  - EXISTING MASONRY WALL WITH NEW 7/8" HAT CHANNEL METAL-FRAMED FURRED CONSTRUCTION AND 5/8" GYPSUM BOARD.
  - 
  - 
  - 
  - 
  - 
  -

**ARCHITECTURE GENERAL NOTES**

1. NEW PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY 'A2' SHEET A5-00, UNLESS OTHERWISE NOTED.
2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
3. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
4. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
6. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
7. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.

**ARCHITECTURE PLAN KEY NOTES**

- (A102)** GRIND, POLISH, AND SEAL, CONCRETE FLOOR (ICC-01).
- (A104)** AREA OF BRICK INFILL.

**SYMBOLS**

- NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.
- - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  -

**RCP GENERAL NOTES**

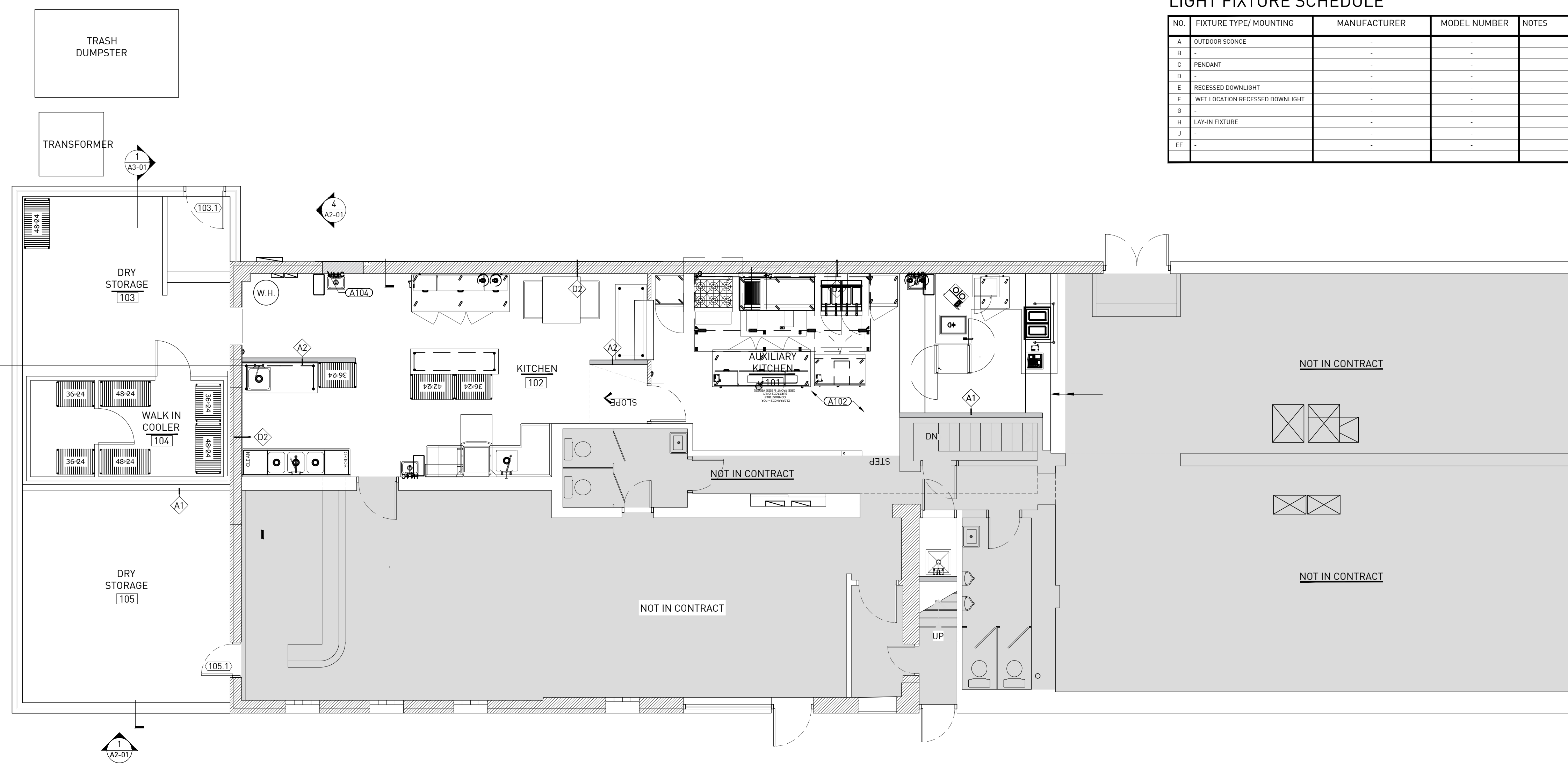
1. GENERAL CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY AS-BUILT CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THESE DRAWINGS.
2. ALL EXIT SIGNS ARE TO MATCH BUILDING STANDARDS.
3. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK ABOVE THE CEILING SHALL BE LOCATED TO MINIMIZE REQUIRED ACCESS IN INACCESSIBLE CEILING AREAS. GENERAL CONTRACTOR SHALL SUBMIT COORDINATED LAYOUT DRAWINGS FOR ALL REQUIRED ACCESS PANELS TO ARCHITECT FOR REVIEW PRIOR TO FRAMING. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY ACCESS-PANEL REQUIREMENTS NOT SHOWN ON THE COORDINATION DRAWINGS.
4. INSTALL SIGHT Baffles PAINTED FLAT BLACK AT RETURN AIR SLOTS.
5. ALL DIFFUSERS, SMOKE DETECTORS, ELECTRICAL DEVICES, FACE PLATES, SPEAKER GRILLES, AND OTHER DEVICES SHALL BE WHITE UNLESS NOTED OTHERWISE OR DIRECTED BY OWNER.
6. PROVIDE OCCUPANCY SENSORS PER CODE REQUIREMENTS.

**RCP PLAN KEY NOTES**

- (CP01)** NEW GYPSUM BOARD DROP CEILING. MATCH HEIGHT OF EXISTING ADJACENT DINING AREA PLASTER CEILING.
- (CP02)** NEW 2x4 LAY-IN CLEAN TILE CEILING.
- (CP03)** NEW BULKHEAD.
- (CP04)** EXTEND EXISTING PLASTER CEILING TO BULKHEAD.

**LIGHT FIXTURE SCHEDULE**

NO.	FIXTURE TYPE/ MOUNTING	MANUFACTURER	MODEL NUMBER	NOTES
A	OUTDOOR SCENCE	-	-	
B	-	-	-	
C	PENDANT	-	-	
D	-	-	-	
E	RECESSED DOWNLIGHT	-	-	
F	WET LOCATION RECESSED DOWNLIGHT	-	-	
G	-	-	-	
H	LAY-IN FIXTURE	-	-	
J	-	-	-	
EF	-	-	-	



1 FIRST LEVEL PLAN

SCALE: 3/16"=1'-0"



**CHRISTIAN HURTTIENNE ARCHITECTS**  
 2111 WOODWARD AVE. #201 DETROIT, 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 FAILS TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



MEP ENGINEER

**NEMO'S RENOVATION**  
 1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

**ARCHITECTURE PLANS**

**A1-00**

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 FAILS TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

MEP ENGINEER  
  
 4893 Rochester Road, Suite A Troy  
 MI 48065 313.221.9933  
 ssc@systemsolution.net

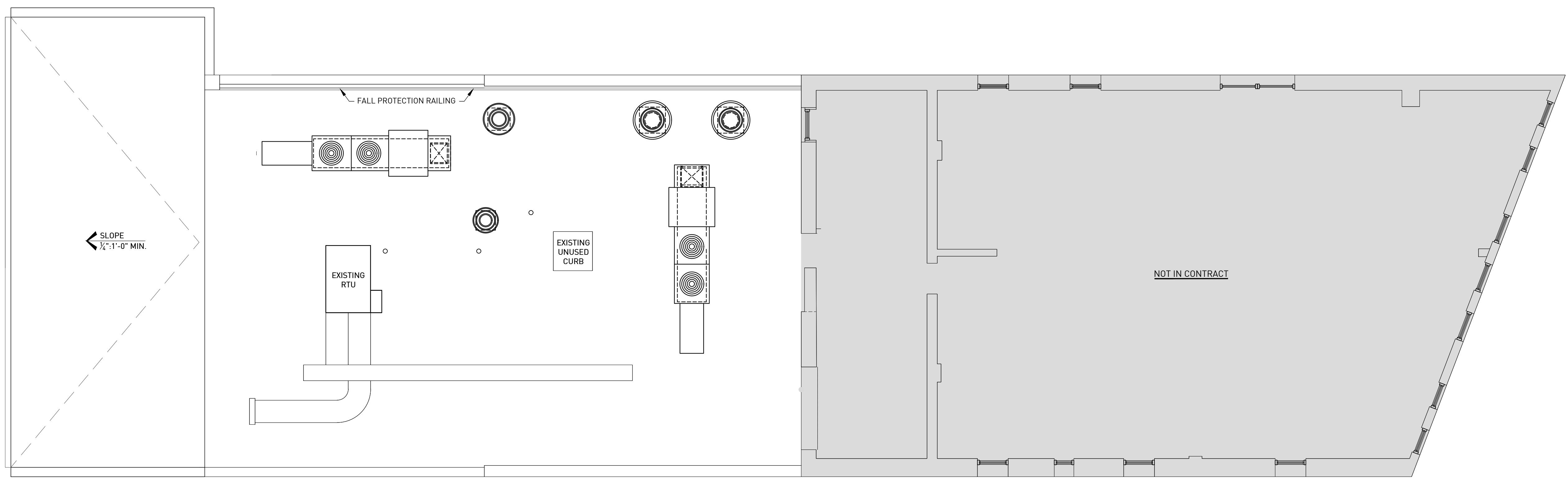
**ARCHITECTURE SYMBOLS**

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- NEW MASONRY INFILL
- 
- 
- 
- 
- 
- 
- 
- 

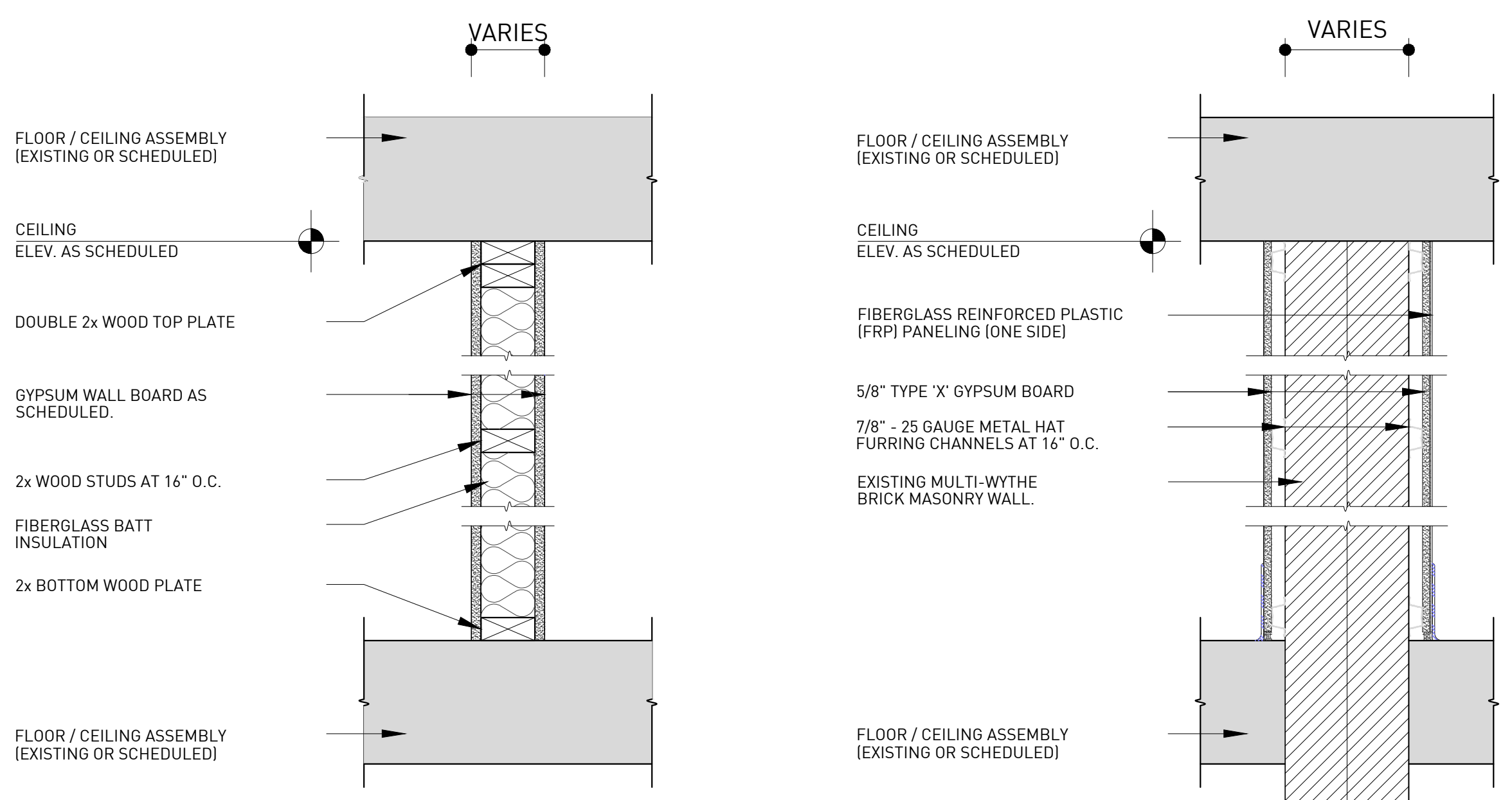
**ARCHITECTURE GENERAL NOTES**

1. NEW PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY 'A2' THIS SHEET, UNLESS OTHERWISE NOTED.
2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
3. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
4. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
6. ALL DAMP LOCATIONS ARE TO RECEIVE MOLD RESISTANT GYPSUM BOARD.
7. ALL WET LOCATIONS ARE TO RECEIVE CEMENTITIOUS TILE BACKER BOARD.
8. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
9. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.
10. ALL GYPSUM BOARD SCHEDULED AT CEILINGS IS TO BE RATED FOR APPLICATION.



**1 ROOF PLAN**

SCALE: 3/16"=1'-0"



- A1** NON-FIRE RATED WALL ASSEMBLY  
 2x4 WOOD CONSTRUCTION  
 5/8" GYPSUM WALL BOARD - ONE SIDE  
 WALL THICKNESS = 4-1/8"
- A2** NON-FIRE RATED WALL ASSEMBLY  
 2x4 WOOD CONSTRUCTION  
 5/8" TYPE 'X' GYPSUM WALL BOARD - EACH SIDE  
 WALL THICKNESS = 4-3/4"
- A3** 1-HOUR FIRE RATED WALL ASSEMBLY  
 UL ASSEMBLY #U305  
 2x4 WOOD CONSTRUCTION  
 5/8" TYPE 'X' GYPSUM WALL BOARD - EACH SIDE  
 WALL THICKNESS = 4-3/4"
- A4** 1-HOUR FIRE RATED WALL ASSEMBLY  
 UL ASSEMBLY #U379  
 2x4 WOOD CONSTRUCTION  
 5/8" TYPE 'X' GYPSUM WALL BOARD - EACH SIDE  
 WALL THICKNESS = 6-3/4"

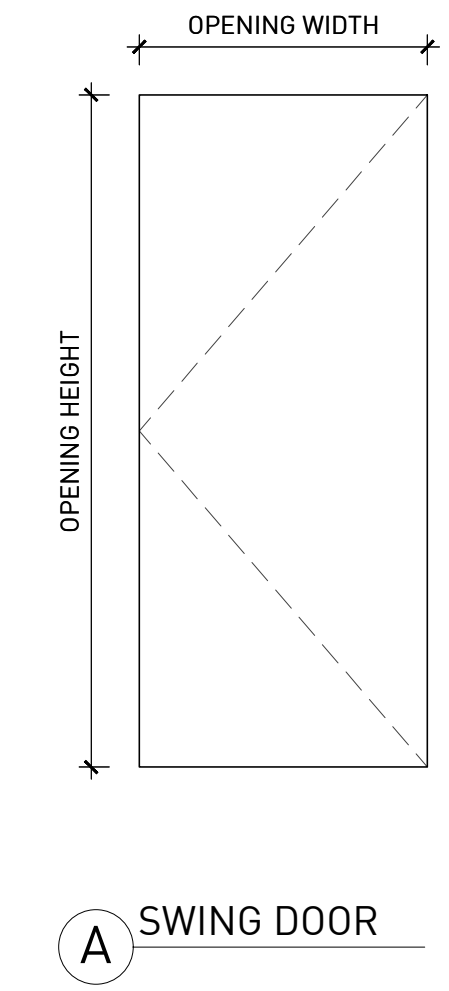
- D1** 2-HOUR FIRE RATED WALL ASSEMBLY  
 FIBERGLASS REINFORCED PLASTIC (FRP) PANELING - ONE SIDE  
 5/8" GYPSUM WALL BOARD - EACH SIDE  
 7/8" -25 GAUGE METAL HAT FURRING CHANNELS AT 16" O.C.  
 EXISTING MULTI-WYTHE MASONRY WALL
- D2** 2-HOUR FIRE RATED WALL ASSEMBLY  
 FIBERGLASS REINFORCED PLASTIC (FRP) PANELING - ONE SIDE  
 5/8" GYPSUM WALL BOARD - ONE SIDE  
 7/8" -25 GAUGE METAL HAT FURRING CHANNELS AT 16" O.C.  
 EXISTING MULTI-WYTHE MASONRY WALL

**ROOM FINISH SCHEDULE**

	ROOM NAME	FLOOR	COVING	WALL	CEILING
	PREPARATION	QUARRY TILE	QUARRY TILE COVE BASE	FRP & PAINTED DRYWALL	VINYL CLAD LAY-IN TILE
	COOKING	QUARRY TILE	QUARRY TILE COVE BASE	FRP & STAINLESS STEEL WALL PANEL UNDER HOOD	VINYL CLAD LAY-IN TILE
	DISHWASHING	QUARRY TILE	QUARRY TILE COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	DRY STORAGE	SEALED CONCRETE	VINYL TILE COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	EXISTING BASEMENT	SEALED CONCRETE POLISHED	VINYL TILE COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	EXISTING DINING	SEALED WOOD PLANK	WOOD BASE	PAINTED DRYWALL	PAINTED DRYWALL
	WALK-IN COOLER	SEALED CONCRETE POLISHED	VINYL COVED SCREED BASE NSF	EMBOSSED ALUMINUM	EMBOSSED ALUMINUM
	WALK-IN FREEZER	SEALED CONCRETE	VINYL COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	STORAGE	SEALED CONCRETE	VINYL COVE BASE	FRP	VINYL CLAD LAY-IN TILE
	JANITOR BASEMENT	SEALED CONCRETE	VINYL COVE BASE	FRP & PAINTED DRYWALL	VINYL CLAD LAY-IN TILE
	JANITOR BASEMENT	QUARRY TILE	VINYL COVE BASE	FRP	VINYL CLAD LAY-IN TILE

**DOOR SCHEDULE**

NO.	SIZE	DOOR		FRAME		HDW SET	LOCATION	REMARKS
		MATERIAL/FINISH	TYPE	MATERIAL/FINISH	TYPE			
103.1	1 3/4" X 3'-0" X 7'-0"	WOOD	A	WOOD	A		STORAGE	CONFIRM LOCKING WITH OWNER.
105.1	1 3/4" X 2'-6" X 7'-0"	WOOD	A	WOOD	A		STORAGE	CONFIRM LOCKING WITH OWNER.



**A** SWING DOOR

**NEMO'S RENOVATION**  
 1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

ROOF PLANS AND WALL TYPES

**A1-01**



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.

**SYSTEMS SOLUTION CONSULTANT**  
4893 Rochester Road, Suite A Troy  
MI 48065 313.221.9933  
ssc@SystemsSolution.net

### SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

NEW MASONRY IN-FILL.

### ELEVATION GENERAL NOTES

- ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER / INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO RENOVATION TO DETERMINE TOTAL SCOPE OF WORK. WHERE DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE CONTRACTORS VERIFICATION / SCOPE OF WORK EXIST, ALERT THE ARCHITECT IMMEDIATELY FOR REVIEW AND APPROVAL.
- CONTRACTOR TO CLEAN ALL MASONRY AND STONE WITH A GENTLE WATER ABRASIVE CLEANING METHOD PRIOR TO RESTORATION PROCESS FOR EVALUATION OF ALL MASONRY AND STONE SURFACES, ASSEMBLIES AND CONDITIONS. ALERT ARCHITECT UPON COMPLETION OF MASONRY CLEANING FOR INSPECTION OF ALL SURFACES PRIOR TO COMMENCEMENT OF FURTHER WORK.
- CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
- THE RESTORATION CONTRACTOR SHALL PERFORM A TEST AREA OF THE MASONRY RESTORATION PROCESS IN A LOCATION INDICATED BY THE ARCHITECT FOR REVIEW AND APPROVAL. BY THE ARCHITECT PRIOR TO THE START OF THE MASONRY RESTORATION WORK. (CUT OUT MORTAR JOINTS, REPAIR, RE-POINT, AND CLEAN AS SPECIFIED).
- CONTRACTOR TO COORDINATE RENOVATION OF EXTERIOR FACADE ELEMENTS WITH INSTALLATION OF ALL OTHER TRADE ITEMS WHICH ARE TO PENETRATE THE EXTERIOR WALL. MAINTAIN REQUIRED CODE CLEARANCE FROM WINDOW OPENINGS WITH ALL ITEMS. IDENTIFY LOCATIONS OF ALL MAJOR PENETRATIONS FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO CUTTING OR BORING ANY HOLES.
- ALL REMOVED BRICK AND STONE MASONRY IS TO BE SALVAGED, CLEANED, AND STORED ON-SITE FOR POSSIBLE REUSE UP TO COMPLETION OF THE WORK. ONLY RETAIN FULL MASONRY UNITS, AND ALL STONE UNITS. THE REMAINDER WILL BE HANDED OVER TO THE OWNER AT THE COMPLETION OF THE WORK.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
- ALL EXISTING STEEL LINTELS TO REMAIN ARE TO BE CLEANED AND PAINTED WITH THREE (3) COATS OF RUST INHIBITOR PAINT.
- PATCH AND REPAIR EXTERIOR WALLS AT ALL ITEMS REMOVED FROM THE EXISTING SURFACE. MATCH ADJACENT AREAS.
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO MATCH, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
- PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
- GLAZING SYSTEMS ARE TO HAVE CLEAR, INSULATED, LOW-E GLASS. INSTALL SAFETY GLASS AT ALL REQUIRED LOCATIONS, PER CODE.
- ALL WOOD IS TO BE PAINT GRADE, PRIMED ON FOUR (4) SIDES AND RECEIVE NO LESS THAN TWO (2) COATS OF PAINT. CONTRACTOR IS TO PRIME ALL EXPOSED END-GRAIN PRIOR TO INSTALLATION. COLORS ARE TO BE SELECTED BY OWNER FROM THE DETROIT HISTORIC DISTRICT COLOR AND STYLE GUIDE.

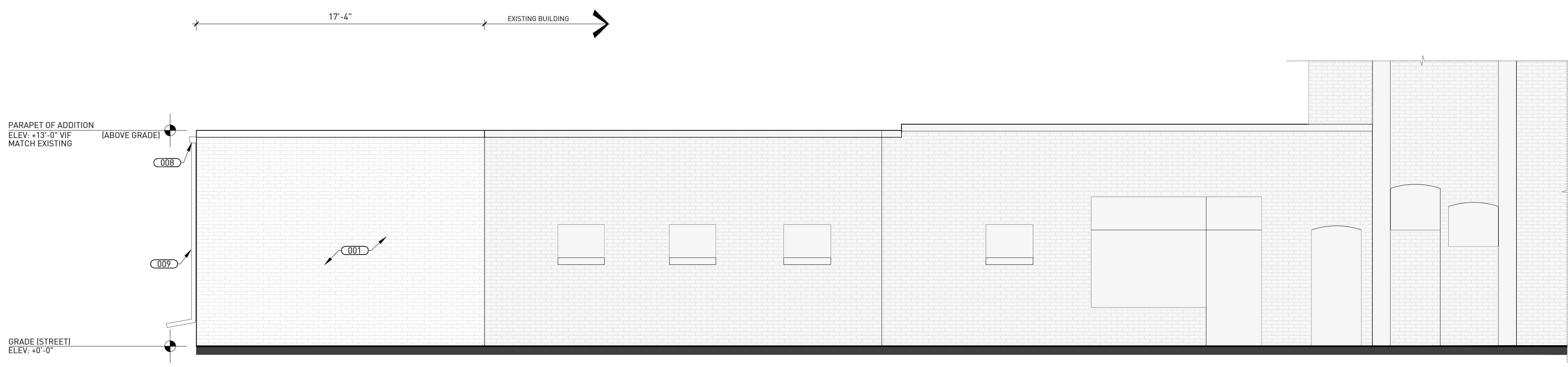
### ELEVATION KEY NOTES

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- NEW BRICK WALL TO MATCH EXISTING - PAINT GREEN TO MATCH EXISTING BUILDING.
- NEW PRESSURE SENSITIVE PARAPET CAP.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- 5" K-TYPE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK.
- 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT AND 6'-0" HORIZONTAL LEADER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK.
- EXISTING ELECTRICAL PANEL TO REMAIN UNALTERED
- NEW AIR CONDENSER FOR WALK-IN COOLER
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- WALL SCONCE DIRECTIONAL DOWNLIGHT

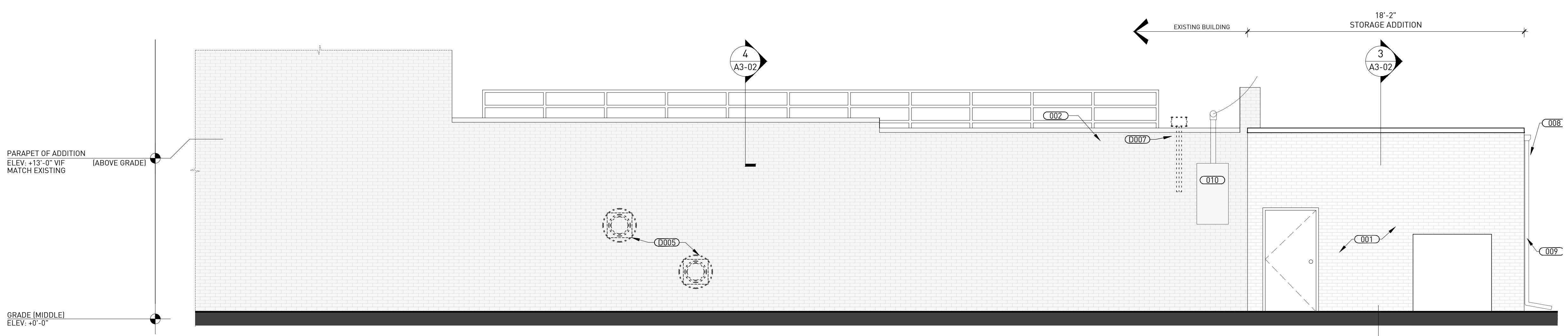
### DEMOLITION PLAN KEY NOTES

- REMOVE EXISTING EXHAUST FANS
- REMOVE EXISTING EXTERIOR LIGHT



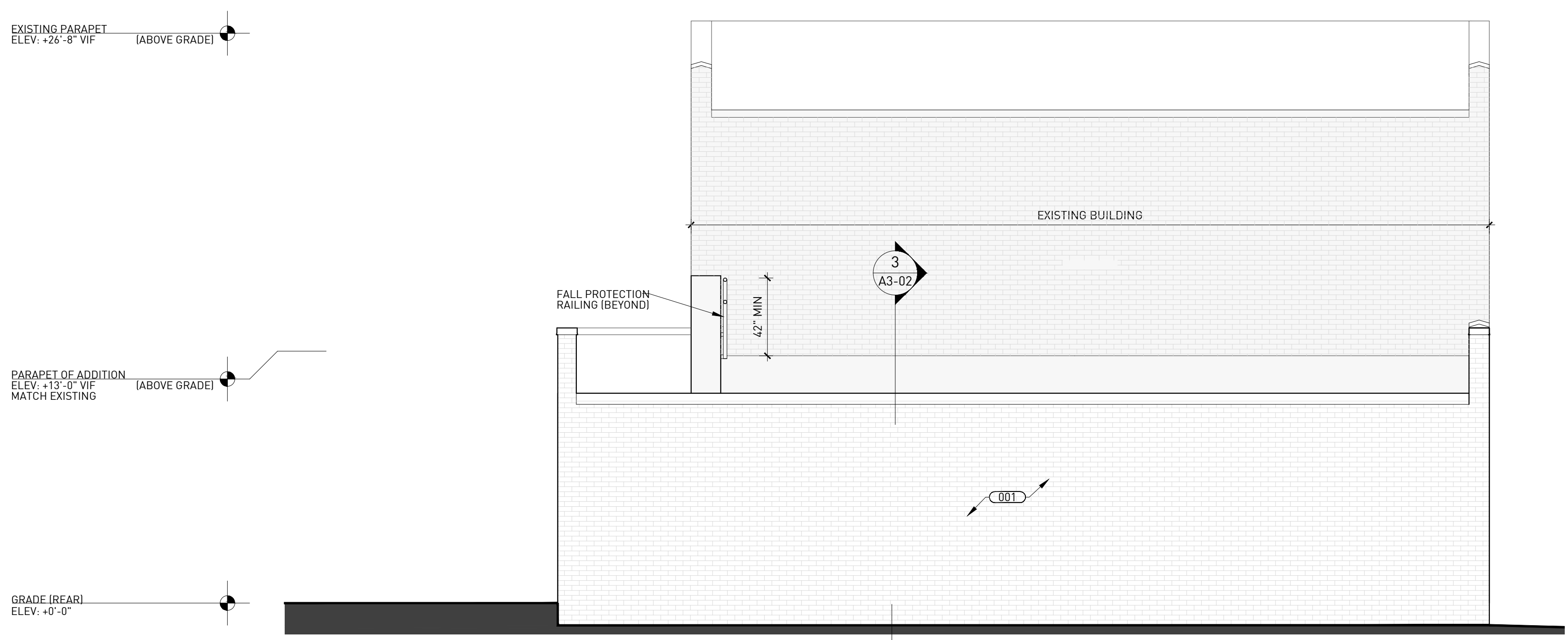
### 1 EAST EXTERIOR ELEVATION (PARTIAL)

SCALE: 1/4"=1'-0"



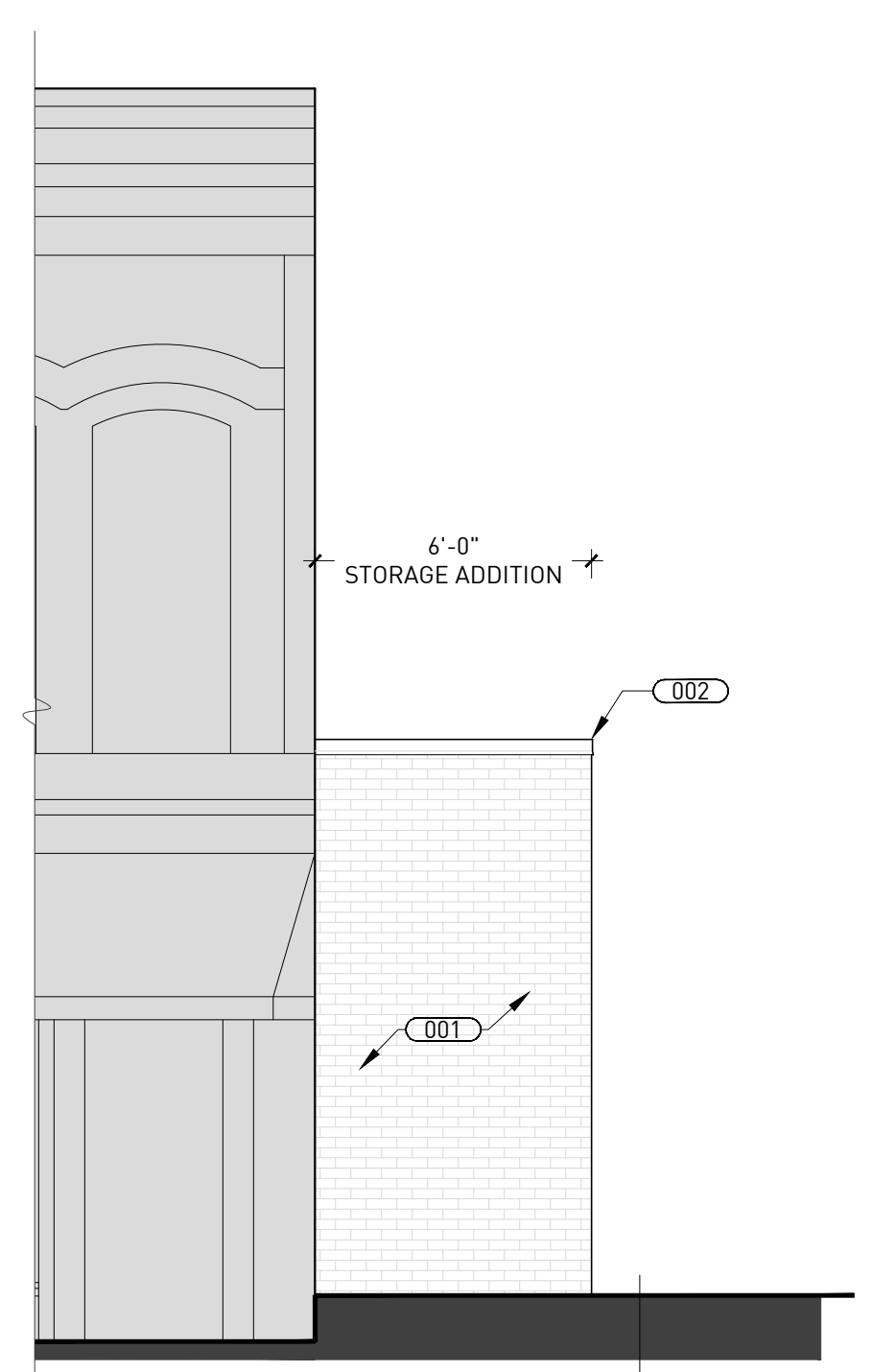
### 2 WEST EXTERIOR ELEVATION (PARTIAL)

SCALE: 1/4"=1'-0"



### 3 NORTH EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



### 4 SOUTH EXTERIOR ELEVATION (ADDITION)

SCALE: 1/4"=1'-0"

## NEMO'S RENOVATION

1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

### EXTERIOR ELEVATIONS

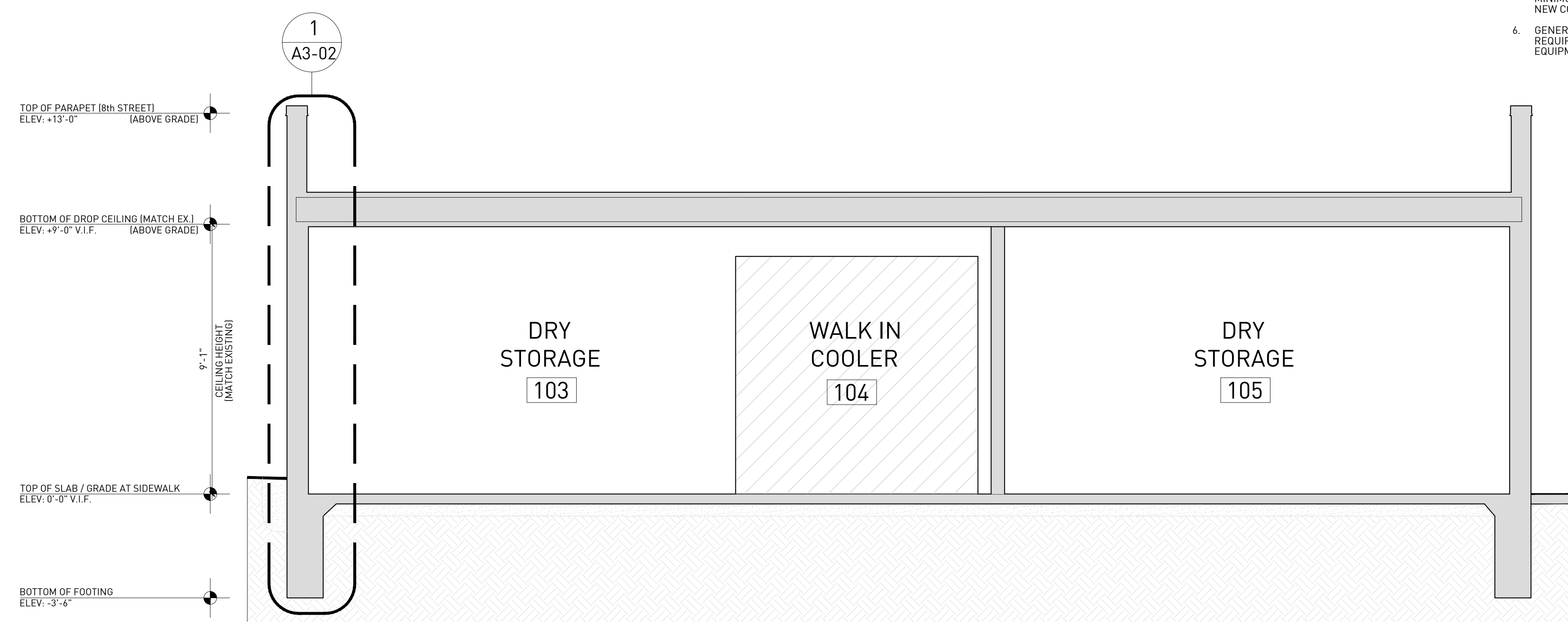
# A2-01

SECTION GENERAL NOTES

- 1. COORDINATE ALL BUILDING ASSEMBLY AND MATERIAL TRANSITIONS WITH ALL ASSOCIATED TRADES.
2. IF CONFLICTS EXIST BETWEEN THESE EXTERIOR ELEVATIONS, PLANS, SECTIONS, OR DETAILS; ALERT ARCHITECT IMMEDIATELY UPON DISCOVERY PRIOR TO FURTHER PHYSICAL REALIZATION OF CONFLICT.
3. BREAK METAL TO MATCH COLOR OF ADJACENT MATERIALS. SUBMIT (3) THREE SAMPLES OF EACH BREAK METAL COLOR FOR ARCHITECT TO REVIEW. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
4. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
5. FILL ALL VOIDS IN EXISTING CONCRETE SLAB. EXCAVATE MINIMUM DEPTH OF 4", PREPARE AS NECESSARY, INSTALL NEW CONCRETE, AND TIE TO EXISTING SLAB.
6. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.

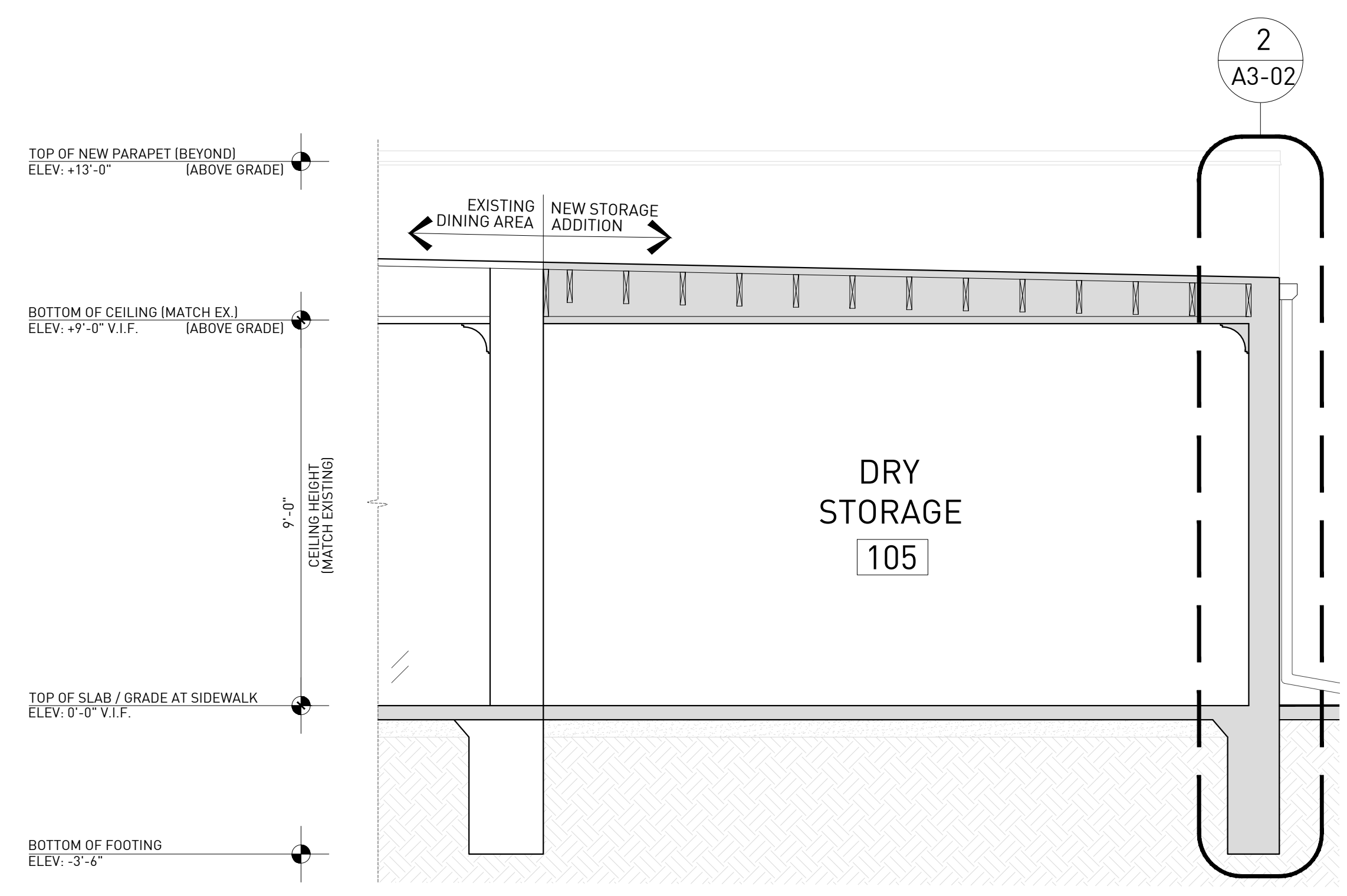
SECTION KEY NOTES

- 001 ROOF ASSEMBLY
1. CONTINUOUS 90MILL TPO ROOFING MEMBRANE OVER PROTECTION BOARD.
2. TAPERED RIGID INSULATION (2" MINIMUM)
3. 23/32" ENGINEERED ROOF DECK SECURED TO RAKERS BELOW WITH CONSTRUCTION ADHESIVE & SCREWED AT 8" O.C. (TYP.)
4. 2x10 WOOD JOIST FRAMING AT 16" O.C. (MINIMUM).
5. RIM BOARD AT OUTER FRAMING PERIMETER
6. R-38 MINIMUM INSULATION (TOTAL ASSEMBLY)
7. 2'-0" X 2'-0" LAY-IN CEILING
002 MASONRY VENEER WALL ASSEMBLY:
1. MASONRY BRICK VENEER.
1.1. SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
1.2. MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
1.3. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
1.4. INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
2. 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
3. MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
4. 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
5. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
6. BATT INSULATION, R-20 MINIMUM
7. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
8. 5/8" GYPSUM WALL BOARD.
003 MASONRY VENEER WALL ASSEMBLY:
1. MASONRY BRICK VENEER.
1.1. SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
1.2. MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
1.3. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
1.4. INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
2. 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
3. MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
4. 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
5. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
6. BATT INSULATION, R-20 MINIMUM
7. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
8. 5/8" GYPSUM WALL BOARD.
004 MASONRY VENEER BRICK LEDGE
1. 2" OWENS CORNING FOAMULAR RIGID INSULATION (OR EQUAL) OVER DRAINAGE BOARD (WITH FILTER FABRIC) OVER FLUID APPLIED WATERPROOFING MEMBRANE. BACKFILL WITH WASHED STONE.
2. CONCRETE MASONRY UNIT (CMU) WALL CONSTRUCTION, REFER TO STRUCTURAL PLANS FOR SCHEDULED WALL SIZE, PLACEMENT AND REINFORCING REQUIREMENTS. MASONRY VENEER IS TO BEAR UPON FULLY GROUDED CMU LEDGE.
3. 1" AIR SPACE
4. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
5. BATT INSULATION, R-20 MINIMUM
6. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
7. 5/8" GYPSUM WALL BOARD.
005 SLAB ASSEMBLY
1. 4" CONCRETE SLAB (3500 PSI), 5 TO 8% AIR ENTRAINED, THICKENED AT BEARING EDGE.
2. 6 MIL VAPOR AND RADON BARRIER.
3. 3" FULLY COMPACTED SUBGRADE.
4. 6 x 6 #10 WELDED WIRE FABRIC (CENTERED VERTICALLY).
5. PROVIDE FIBEROUS EXPANSION STRIP AT THE INTERSECTION WITH CONCRETE OR MASONRY FOUNDATION WALL ASSEMBLIES.
6. SMOOTH TROWEL FINISH. PREPARE FOR FUTURE SLAB GRINDING / POLISHING.
006 12" WIDE CONCRETE TRENCH FOOTING. REFER TO STRUCTURAL DRAWINGS FOR SCHEDULED WALL SIZE, PLACEMENT, AND REINFORCING REQUIREMENTS.
007 2x4 PRESSURE TREATED BASE PLATE SECURED TO FOUNDATION THROUGH SLAB WITH NUT AND WASHER OVER 5/8" DIAMETER x 18" ANCHOR BOLTS AT 6'-0" O.C.
008 NEW PRESSURE-SENSITIVE PARAPET CAP - BLACK
009 CANT STRIP
010 NEW L5 x 3-1/2" x 3/4" BRICK LINTEL. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY.
011 ALUMINUM-WRAPPED PLYWOOD SERVICE COUNTER.
012 5" K-TYPE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK
013 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT AND 2" HORIZONTAL LEADER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK
014 WRAP ROOF MEMBRANE UP EXISTING PARAPET AND CONCEAL BENEATH EXISTING PARAPET CAP.
015 SIMPSON STRONG-TIE JOIST HANGER SECURED TO NEW LEDGER BOARD.
016 NEW 2x10 LEDGER BOARD SECURED TO BLOCKING
017 4x4 PRESSURE-TREATED BLOCKING INFILLED INTO EXCAVATED MASONRY CAVITIES. ALTERNATE CAVITY EXCAVATION EVERY OTHER COURSE VERTICALLY.
018 NEW (2) L5 x3-1/2" x 3/4" COMBINED BRICK LINTEL AND 3/4" PLATE. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY
019 SADDLE THRESHOLD AT OPENING.
020 THICKENED SLAB EDGE AT EXISTING MASONRY WALL.
021 NEW RETRACTABLE SLIDING GLASS DOOR WALLS (NANAWALL). REFER TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR INSTALLATION
022 EXISTING SLAB-ON-GRADE FOOTING



1 STORAGE ADDITION LONGITUDINAL SECTION

SCALE: 3/8"=1'-0"



2 STORAGE ADDITION TRANSVERSE SECTION

SCALE: 3/8"=1'-0"

ELEVATION KEY NOTES

- 0001 NEW BRICK WALL TO MATCH EXISTING - PAINT.
0002 NEW PRESSURE SENSITIVE PARAPET CAP.



CHRISTIAN HURTTIENNE ARCHITECTS
2111 WOODWARD AVE. #201 DETROIT, 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.



4893 Rochester Road, Suite A Troy MI 48065 313.221.9933 ssc@systemsolution.net

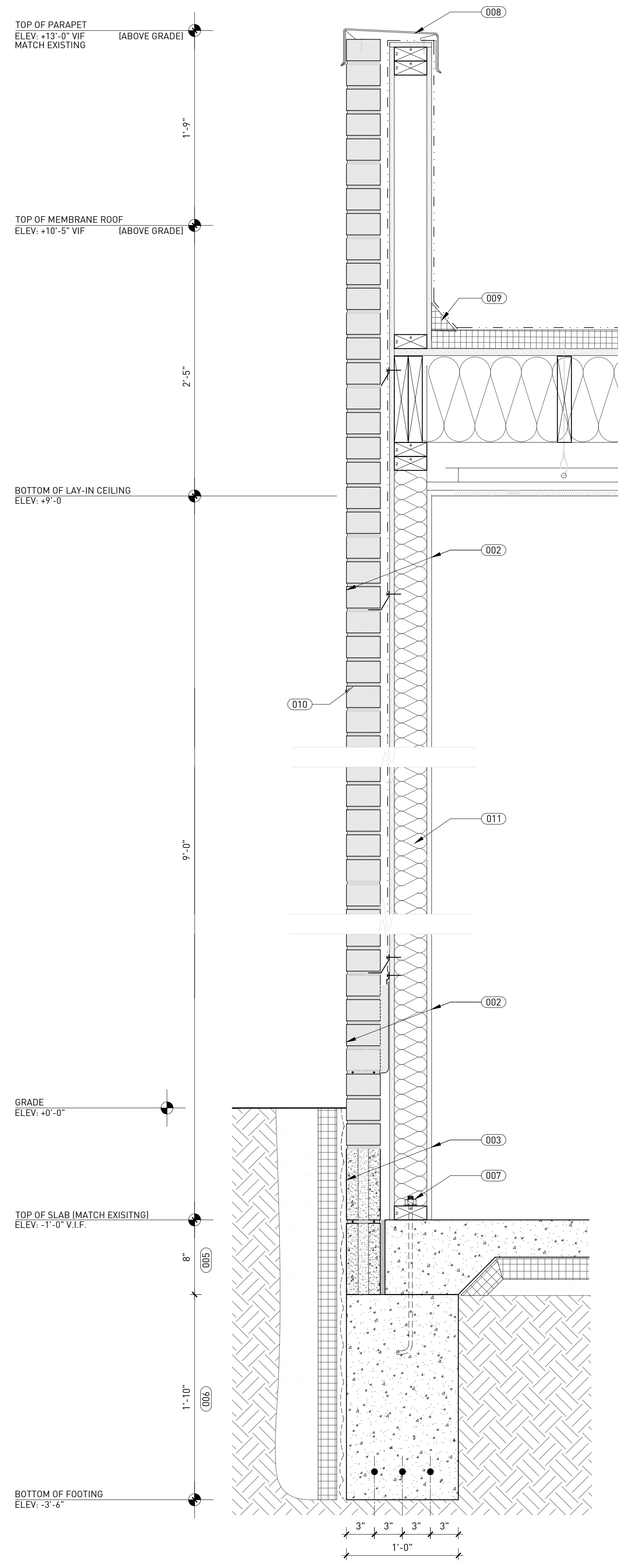
NEMO'S RENOVATION
1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

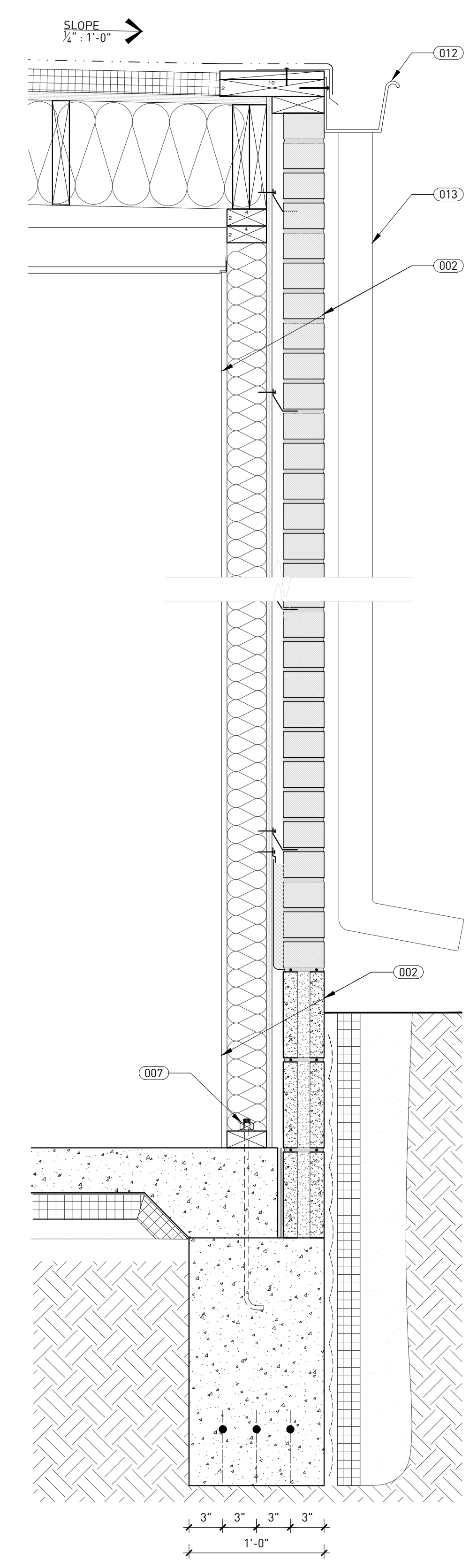
Table with 2 columns: REVISIONS, DESCRIPTION. Row 1: 1. 06.05.24 REVISED ADDITION LOCATION

BUILDING SECTIONS

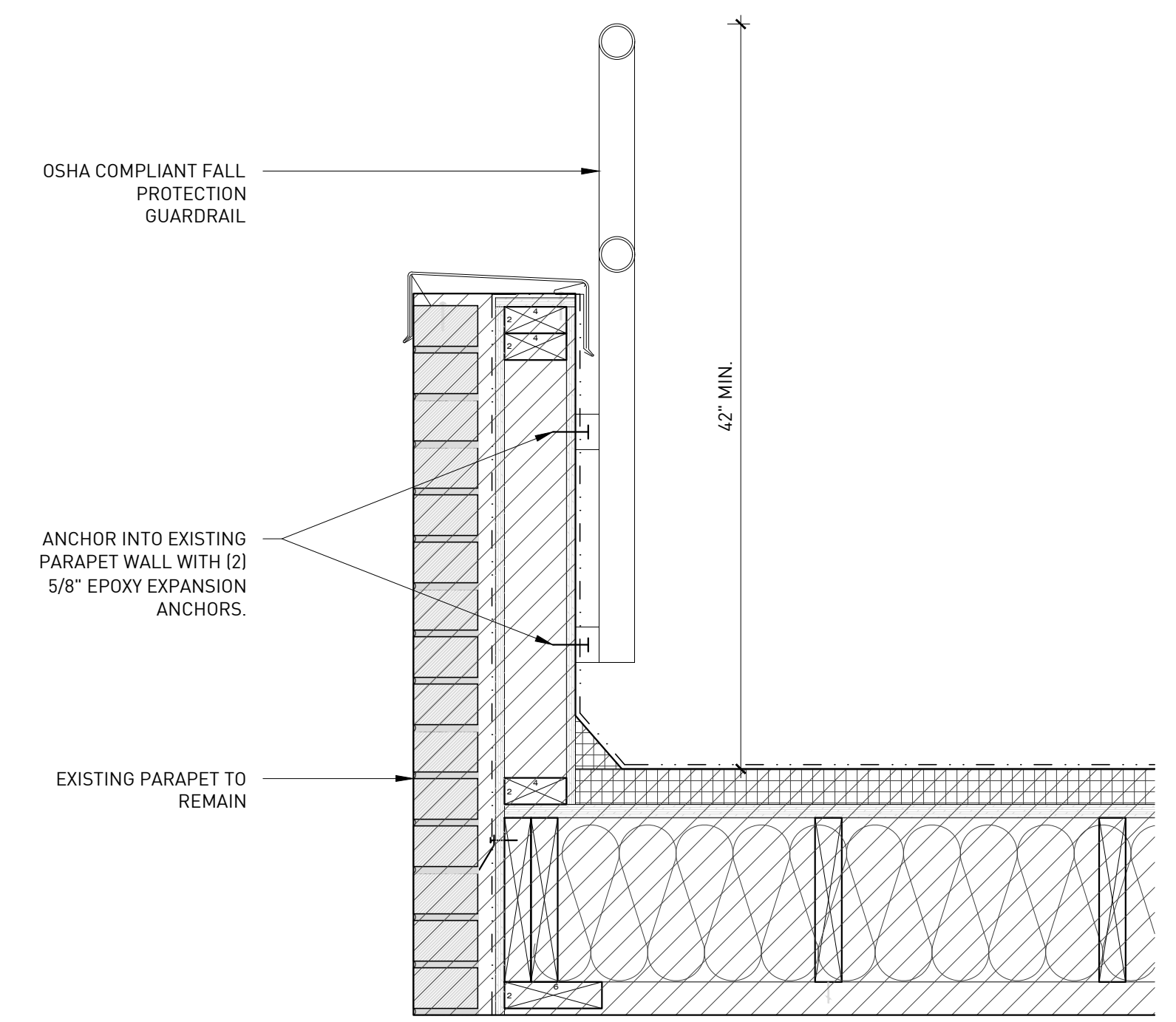
A3-01



**1 SOUTH WALL SECTION - KITCHEN ADDITION**  
SCALE: 1/12"=1'-0"



**2 NORTH WALL SECTION**  
SCALE: 1/12"=1'-0"



**4 FALL PROTECTION GUARDRAIL DEAL**  
SCALE: 1/12"=1'-0"

**SECTION KEY NOTES**

- 0001 ROOF ASSEMBLY**
  1. CONTINUOUS 90MILL TPO ROOFING MEMBRANE OVER PROTECTION BOARD.
  2. TAPERED RIGID INSULATION (2" MINIMUM)
  3. 23/32" ENGINEERED ROOF DECK SECURED TO RAFTERS BELOW WITH CONSTRUCTION ADHESIVE & SCREWED AT 8" O.C. (TYP.)
  4. 2x10 WOOD JOIST FRAMING AT 16" O.C. (MINIMUM)
  5. RIM BOARD AT OUTER FRAMING PERIMETER
  6. R-38 MINIMUM INSULATION (TOTAL ASSEMBLY)
  7. 2'-0" X 2'-0" LAY-IN CEILING
- 0002 MASONRY VENEER WALL ASSEMBLY:**
  1. MASONRY BRICK VENEER.
    - 1.1. SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
    - 1.2. MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
    - 1.3. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
    - 1.4. INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
  2. 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
  3. MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
  4. 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
  5. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  6. BATT INSULATION, R-20 MINIMUM
  7. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  8. 5/8" GYPSUM WALL BOARD.
- 0003 MASONRY VENEER WALL ASSEMBLY:**
  1. MASONRY BRICK VENEER.
    - 1.1. SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
    - 1.2. MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
    - 1.3. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
    - 1.4. INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
  2. 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
  3. MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
  4. 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
  5. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  6. BATT INSULATION, R-20 MINIMUM
  7. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  8. 5/8" GYPSUM WALL BOARD.
- 0004 MASONRY VENEER BRICK LEDGE**
  1. 2" OWENS CORNING FOAMULAR RIGID INSULATION (OR EQUAL) OVER DRAINAGE BOARD (WITH FILTER FABRIC) OVER FLUID APPLIED WATERPROOFING MEMBRANE. BACKFILL WITH WASHED STONE.
  2. CONCRETE MASONRY UNIT (CMU) WALL CONSTRUCTION, REFER TO STRUCTURAL PLANS FOR SCHEDULED WALL SIZE, PLACEMENT AND REINFORCING REQUIREMENTS. MASONRY VENEER IS TO BEAR UPON FULLY GROUTED CMU LEDGE.
  3. 1" AIR SPACE
  4. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  5. BATT INSULATION, R-20 MINIMUM
  6. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  7. 5/8" GYPSUM WALL BOARD.
- 0005 SLAB ASSEMBLY**
  1. 4" CONCRETE SLAB (3500 PSI), 5 TO 8% AIR ENTRAINED, THICKENED AT BEARING EDGE.
  2. 6 MIL VAPOR AND RADON BARRIER.
  3. 3" FULLY COMPACTED SUBGRADE.
  4. 6 x 6 #10 WELDED WIRE FABRIC (CENTERED VERTICALLY).
  5. PROVIDE FIBEROUS EXPANSION STRIP AT THE INTERSECTION WITH CONCRETE OR MASONRY FOUNDATION WALL ASSEMBLIES.
  6. SMOOTH TROWEL FINISH. PREPARE FOR FUTURE SLAB GRINDING / POLISHING.
- 0006 12" WIDE CONCRETE TRENCH FOOTING.** REFER TO STRUCTURAL DRAWINGS FOR SCHEDULED WALL SIZE, PLACEMENT, AND REINFORCING REQUIREMENTS.
- 0007 2x4 PRESSURE TREATED BASE PLATE SECURED TO FOUNDATION THROUGH SLAB WITH NUT AND WASHER OVER 5/8" DIAMETER x 18" ANCHOR BOLTS AT 6'-0" O.C.**
- 0008 NEW PRESSURE-SENSITIVE PARAPET CAP - BLACK**
- 0009 CANT STRIP**
- 0010 NEW L5 x 3-1/2" x 3/4" BRICK LINTEL. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY.**
- 0011 ALUMINUM-WRAPPED PLYWOOD SERVICE COUNTER.**
- 0012 5" K-TYPE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK**
- 0013 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT AND 2" HORIZONTAL LEADER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK**
- 0014 WRAP ROOF MEMBRANE UP EXISTING PARAPET AND CONCEAL BENEATH EXISTING PARAPET CAP.**
- 0015 SIMPSON STRONG-TIE JOIST HANGER SECURED TO NEW LEDGER BOARD.**
- 0016 NEW 2x10 LEDGER BOARD SECURED TO BLOCKING**
- 0017 4x4 PRESSURE-TREATED BLOCKING INFILLED INTO EXCAVATED MASONRY CAVITIES. ALTERNATE CAVITY EXCAVATION EVERY OTHER COURSE VERTICALLY.**
- 0018 NEW (2) L5 x 3-1/2" x 3/4" COMBINED BRICK LINTEL AND 3/4" PLATE. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY**
- 0019 SADDLE THRESHOLD AT OPENING.**
- 0020 THICKENED SLAB EDGE AT EXISTING MASONRY WALL.**
- 0021 NEW RETRACTABLE SLIDING GLASS DOOR WALLS (NANAWALL) REFER TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR INSTALLATION**
- 0022 EXISTING SLAB-ON-GRADE FOOTING**

**ELEVATION KEY NOTES**

- NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.
- 0001** NEW BRICK WALL TO MATCH EXISTING - PAINT.
  - 0002** NEW PRESSURE SENSITIVE PARAPET CAP.



**CHRISTIAN HURTIENNE ARCHITECTS**  
2111 WOODWARD AVE. #201 DETROIT, 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 ON 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.



**SYSTEMS SOLUTION CONSULTANT**  
4893 Rochester Road, Suite A Troy, MI 48063-3733  
313.221.9933  
ssc@systemsolution.net

**NEMO'S RENOVATION**  
1384 Michigan Ave. Detroit, MI 48216  
REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

**WALL SECTIONS**

**A3-02**



CHRISTIAN HURTTIENNE ARCHITECTS  
2111 WOODWARD AVE. #201 DETROIT, 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.



MEP ENGINEER  
4893 Rochester Road, Suite A Troy  
MI 48065 313.221.9933  
ssc@systemsolution.net

NEMO'S RENOVATION  
1384 Michigan Ave. Detroit, MI 48216

REVISED ADDITION LOCATION

### SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

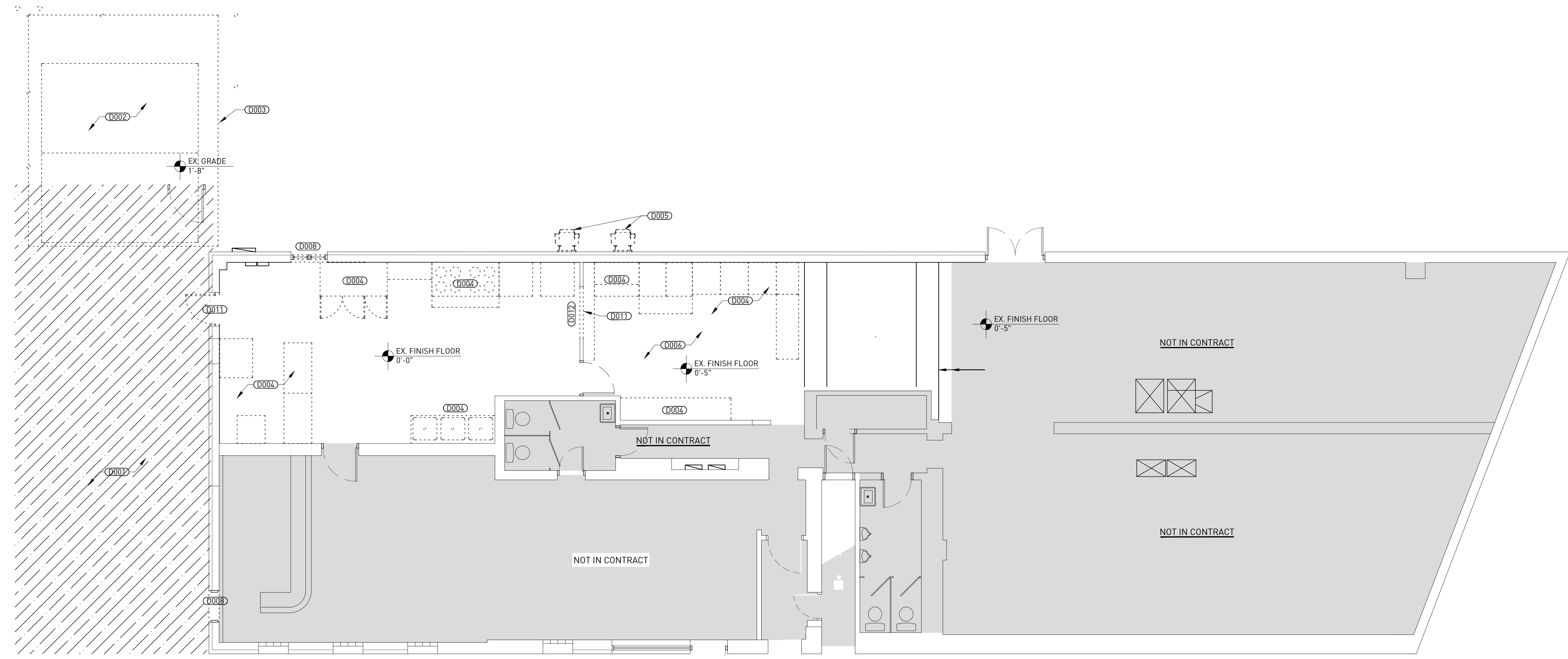
- EXISTING FLOOR / SLAB CONSTRUCTION TO BE REMOVED.
- PORTION OF MASONRY WALL CONSTRUCTION TO BE REMOVED.
- PARALLEL LINES (SOLID) INDICATE EXISTING PARTITION OR WALL CONSTRUCTION WALLS TO REMAIN UN-ALTERED.
- PARALLEL DASHED LINES INDICATE EXISTING PARTITION, OR PORTION THEREOF, TO BE REMOVED.
- PLASTER AND LATH TO BE REMOVED BACK TO EXISTING WOOD FRAMING.
- SINGULAR ELEMENT, OR PORTION OF ASSEMBLY, TO BE REMOVED.
- DEMISING WALL - 1 HR RATED

### DEMOLITION GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
2. CONTACT ARCHITECT IMMEDIATELY PRIOR TO DEMOLITION OF ANY DISCREPANCIES FOUND BETWEEN THE DOCUMENTS AND FIELD CONDITIONS.
3. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS BOTH TO BE REMOVED AND TO REMAIN IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
4. IF DEMOLITION OF EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS OF DEMOLITION.
5. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXITING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES.
6. REMOVE ALL EXISTING WALL FINISHES ON ALL EXISTING WALLS TO REMAIN, INCLUDING MASONRY PATCH, REPAIR, AND REPLACE EXISTING WALL STRUCTURE. PROVIDE NAILERS OR BLOCKING AS REQUIRED IN PREPARATION TO RECEIVE NEW WALL FINISHES.
7. EXISTING HARDWOOD FLOORING TO REMAIN. REMOVE ALL OTHER FLOOR COVERINGS TO SUBFLOOR IN AREA OF WORK.
8. REMOVE ALL CABINETS IN AREA OF WORK.
9. REMOVE CEILING AND WALL PLASTER AND LATH BACK TO EXISTING FRAMING THROUGHOUT AREA OF WORK UNLESS OTHERWISE NOTED.
10. GENERAL CONTRACTOR IS TO PROTECT ALL ASSEMBLIES/SPACES/AREAS FROM WEATHER AT ALL TIMES AND DURING ENTIRETY OF PROJECT.

### DEMOLITION PLAN KEY NOTES

- D001** EXCAVATE, PREPARE, AND COORDINATE AREA FOR NEW CONCRETE FOOTING AND SLAB. DO NOT UNDERMINE ADJACENT EXISTING FOUNDATION.
- D002** DEMOLISH ACCESSORY STORAGE STRUCTURE DOWN TO FOUNDATION.
- D003** REMOVE EXISTING SECURITY FENCE SURROUNDING ACCESSORY STRUCTURE TO BE DEMOLISHED.
- D004** MOVE EXISTING KITCHEN EQUIPMENT/MILLWORK OR PORTIONS THEREOF AND COORDINATE WITH OWNER FOR STORAGE LOCATIONS.
- D005** REMOVE EXISTING EXHAUST FANS
- D006** REMOVE PORTION OF SLAB AND EXCAVATE, COORDINATE, AND PREPARE AREA FOR NEW CONCRETE SLAB TO BE FLUSH WITH EXISTING KITCHEN AND NEW ADDITION SLABS.
- D007** REMOVE EXISTING EXTERIOR LIGHT
- D008** REMOVE EXISTING WINDOW, FRAME, AND SILL AND PORTION OF WALL
- D009** NOT USED.
- D010** DEMOLISH EXISTING WALL.
- D011** DEMOLISH EXISTING MASONRY WALL AND DOOR.
- D012** NOT USED.
- D013** NOT USED.
- D014** NOT USED.
- D015** NOT USED.



1 FIRST LEVEL DEMOLITION PLAN

SCALE: 3/16"=1'-0"

DATE	DESCRIPTION
1. 06.05.24	REVISED ADDITION LOCATION

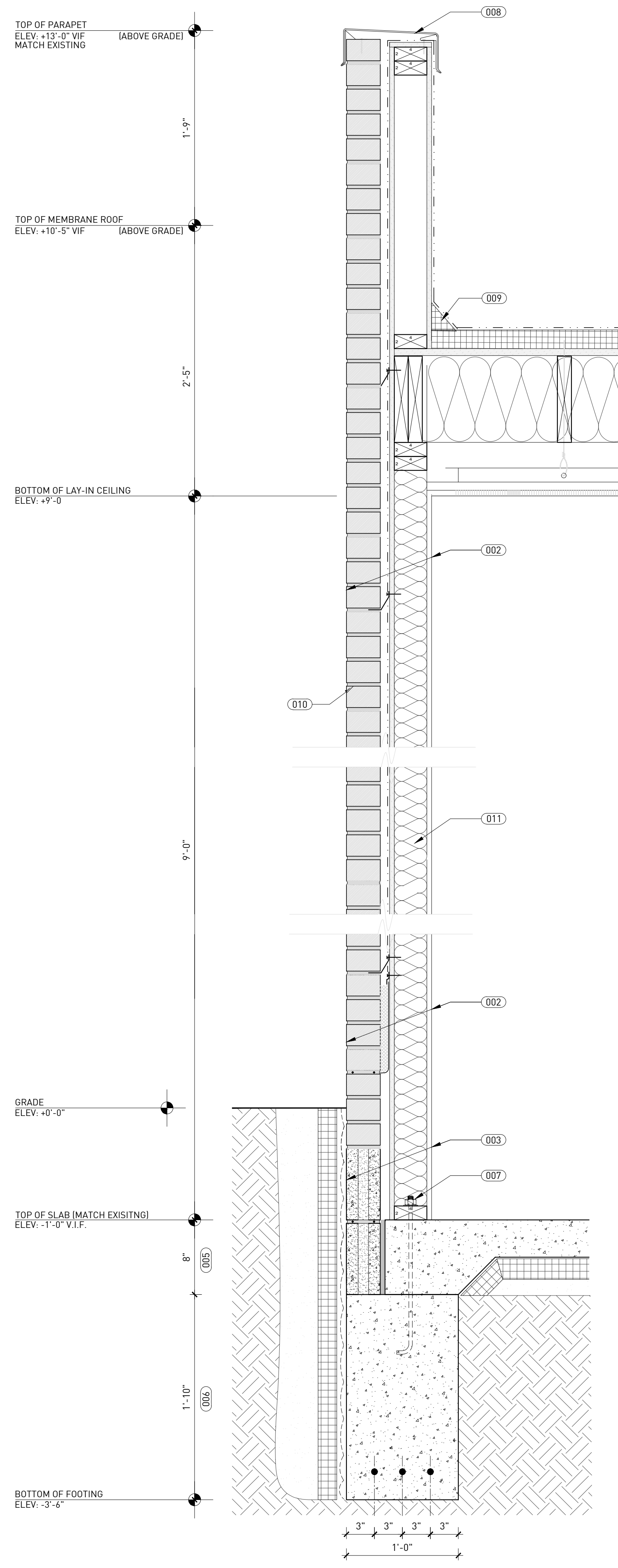
REVISIONS

SEAL

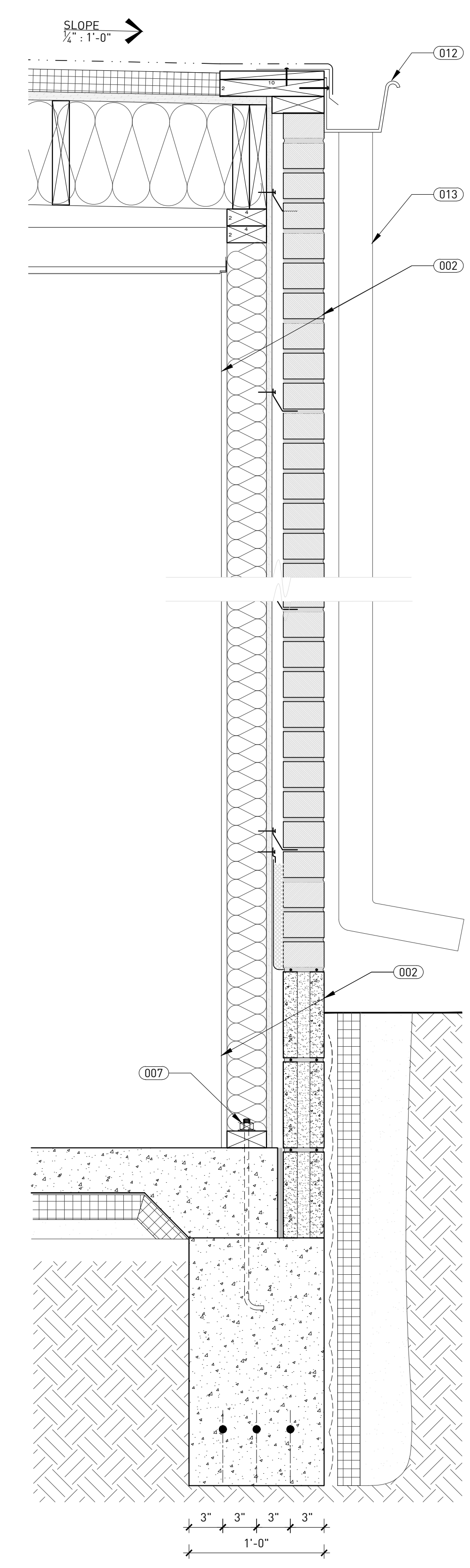
DEMOLITION PLANS

D1-00

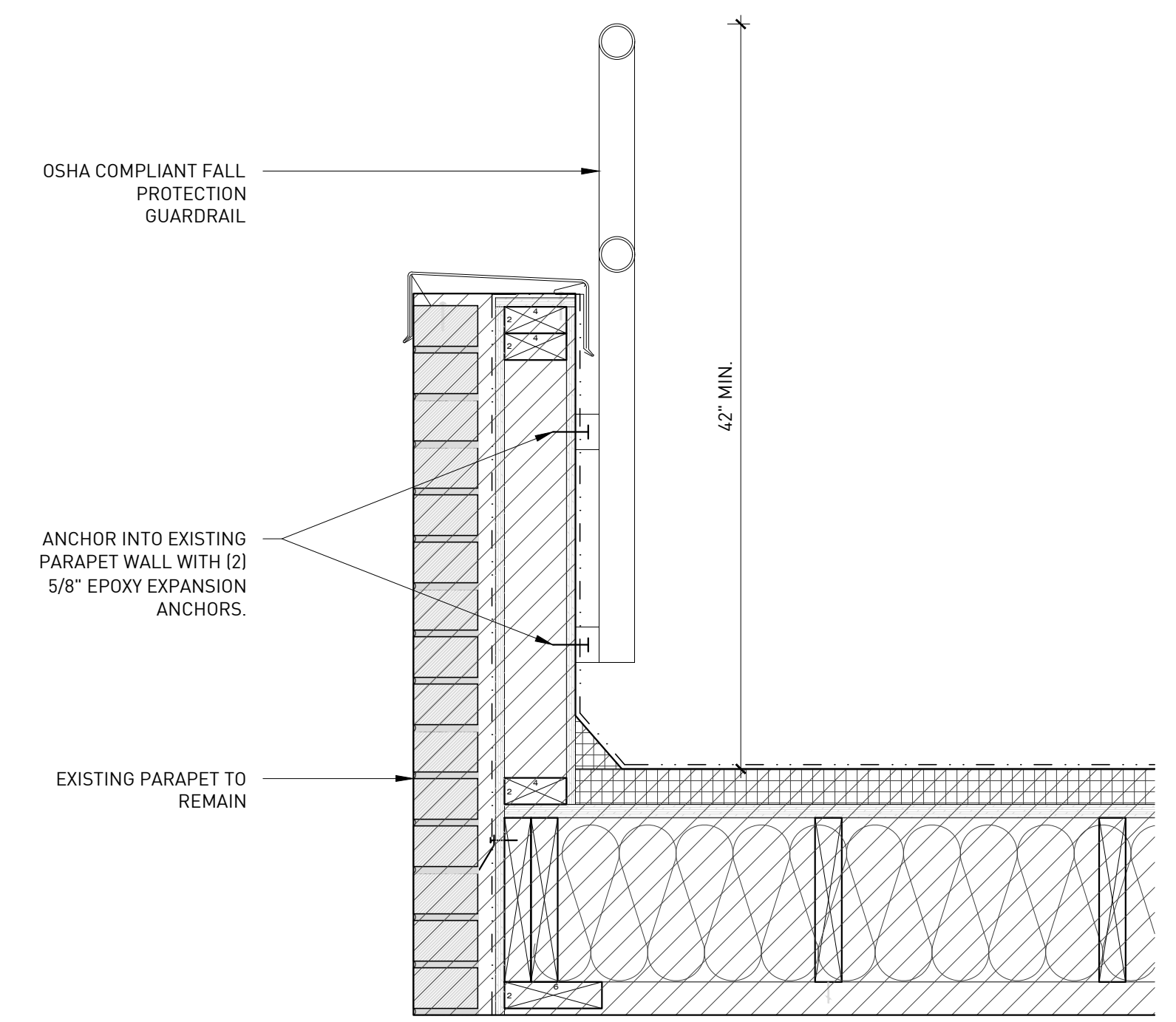




**1 SOUTH WALL SECTION - KITCHEN ADDITION**  
SCALE: 1/12"=1'-0"



**2 NORTH WALL SECTION**  
SCALE: 1/12"=1'-0"



**4 FALL PROTECTION GUARDRAIL DEAL**  
SCALE: 1/12"=1'-0"

**SECTION KEY NOTES**

- 0001 ROOF ASSEMBLY**
  1. CONTINUOUS 90MILL TPO ROOFING MEMBRANE OVER PROTECTION BOARD.
  2. TAPERED RIGID INSULATION (2" MINIMUM)
  3. 23/32" ENGINEERED ROOF DECK SECURED TO RAFTERS BELOW WITH CONSTRUCTION ADHESIVE & SCREWED AT 8" O.C. (TYP.)
  4. 2x10 WOOD JOIST FRAMING AT 16" O.C. (MINIMUM)
  5. RIM BOARD AT OUTER FRAMING PERIMETER
  6. R-38 MINIMUM INSULATION (TOTAL ASSEMBLY)
  7. 2'-0" X 2'-0" LAY-IN CEILING
- 0002 MASONRY VENEER WALL ASSEMBLY:**
  1. MASONRY BRICK VENEER.
    - 1.1. SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
    - 1.2. MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
    - 1.3. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
    - 1.4. INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
  2. 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
  3. MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
  4. 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
  5. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  6. BATT INSULATION, R-20 MINIMUM
  7. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  8. 5/8" GYPSUM WALL BOARD.
- 0003 MASONRY VENEER WALL ASSEMBLY:**
  1. MASONRY BRICK VENEER.
    - 1.1. SECURED WITH BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS.
    - 1.2. MORTAR NET, 10" IN HEIGHT, MINIMUM. MECHANICALLY FASTEN W/ TERMINATION BAR.
    - 1.3. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C.
    - 1.4. INSTALL FLEXIBLE FLASHING AROUND ALL OPENINGS, PENETRATIONS, OVER ALL LINTELS AND UNDER ALL SILLS.
  2. 1" AIR CAVITY AIR & VAPOR BARRIER (TYVEK OR EQUAL), TAPE ALL SEAMS.
  3. MORTAR NET AT CMU LEDGE, 10" IN HEIGHT, MINIMUM. PROVIDE WEEP HOLES PLACED AT 2'-0" O.C., TYPICAL. MECHANICALLY FASTEN WITH TERMINATION BAR.
  4. 15/32" EXT. GRADE PLYWOOD SHEATHING (NO OSB).
  5. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  6. BATT INSULATION, R-20 MINIMUM
  7. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  8. 5/8" GYPSUM WALL BOARD.
- 0004 MASONRY VENEER BRICK LEDGE**
  1. 2" OWENS CORNING FOAMULAR RIGID INSULATION (OR EQUAL) OVER DRAINAGE BOARD (WITH FILTER FABRIC) OVER FLUID APPLIED WATERPROOFING MEMBRANE. BACKFILL WITH WASHED STONE.
  2. CONCRETE MASONRY UNIT (CMU) WALL CONSTRUCTION, REFER TO STRUCTURAL PLANS FOR SCHEDULED WALL SIZE, PLACEMENT AND REINFORCING REQUIREMENTS. MASONRY VENEER IS TO BEAR UPON FULLY GROUTED CMU LEDGE.
  3. 1" AIR SPACE
  4. 2x4 WOOD STUD FRAMING AT 16" O.C. (TYP.)
  5. BATT INSULATION, R-20 MINIMUM
  6. VAPOR BARRIER (WARMSIDE) - TAPE ALL JOINTS & PENETRATIONS
  7. 5/8" GYPSUM WALL BOARD.
- 0005 SLAB ASSEMBLY**
  1. 4" CONCRETE SLAB (3500 PSI), 5 TO 8% AIR ENTRAINED, THICKENED AT BEARING EDGE.
  2. 6 MIL VAPOR AND RADON BARRIER.
  3. 3" FULLY COMPACTED SUBGRADE.
  4. 6 x 6 #10 WELDED WIRE FABRIC (CENTERED VERTICALLY).
  5. PROVIDE FIBEROUS EXPANSION STRIP AT THE INTERSECTION WITH CONCRETE OR MASONRY FOUNDATION WALL ASSEMBLIES.
  6. SMOOTH TROWEL FINISH. PREPARE FOR FUTURE SLAB GRINDING / POLISHING.
- 0006 12" WIDE CONCRETE TRENCH FOOTING.** REFER TO STRUCTURAL DRAWINGS FOR SCHEDULED WALL SIZE, PLACEMENT, AND REINFORCING REQUIREMENTS.
- 0007 2x4 PRESSURE TREATED BASE PLATE SECURED TO FOUNDATION THROUGH SLAB WITH NUT AND WASHER OVER 5/8" DIAMETER x 18" ANCHOR BOLTS AT 6'-0" O.C.**
- 0008 NEW PRESSURE-SENSITIVE PARAPET CAP - BLACK**
- 0009 CANT STRIP**
- 0010 NEW L5 x 3-1/2" x 3/4" BRICK LINTEL. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY.**
- 0011 ALUMINUM-WRAPPED PLYWOOD SERVICE COUNTER.**
- 0012 5" K-TYPE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK**
- 0013 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT AND 2" HORIZONTAL LEADER TO MATCH TRIM COLOR. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS - BLACK**
- 0014 WRAP ROOF MEMBRANE UP EXISTING PARAPET AND CONCEAL BENEATH EXISTING PARAPET CAP.**
- 0015 SIMPSON STRONG-TIE JOIST HANGER SECURED TO NEW LEDGER BOARD.**
- 0016 NEW 2x10 LEDGER BOARD SECURED TO BLOCKING**
- 0017 4x4 PRESSURE-TREATED BLOCKING INFILLED INTO EXCAVATED MASONRY CAVITIES. ALTERNATE CAVITY EXCAVATION EVERY OTHER COURSE VERTICALLY.**
- 0018 NEW (2) L5 x 3-1/2" x 3/4" COMBINED BRICK LINTEL AND 3/4" PLATE. PROVIDE NO LESS THAN 8" OF POSITIVE BEARING OVER STABLE MASONRY**
- 0019 SADDLE THRESHOLD AT OPENING.**
- 0020 THICKENED SLAB EDGE AT EXISTING MASONRY WALL.**
- 0021 NEW RETRACTABLE SLIDING GLASS DOOR WALLS (NANAWALL) REFER TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR INSTALLATION**
- 0022 EXISTING SLAB-ON-GRADE FOOTING**

**ELEVATION KEY NOTES**

- NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.
- 0001** NEW BRICK WALL TO MATCH EXISTING - PAINT.
  - 0002** NEW PRESSURE SENSITIVE PARAPET CAP.



**CHRISTIAN HURTTIENNE ARCHITECTS**  
2111 WOODWARD AVE. #201 DETROIT, 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 ON OR 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.



**SYSTEMS SOLUTION CONSULTANT**  
4893 Rochester Road, Suite A Troy, MI 48063-3733  
313.221.9933  
ssc@SystemsSolution.net

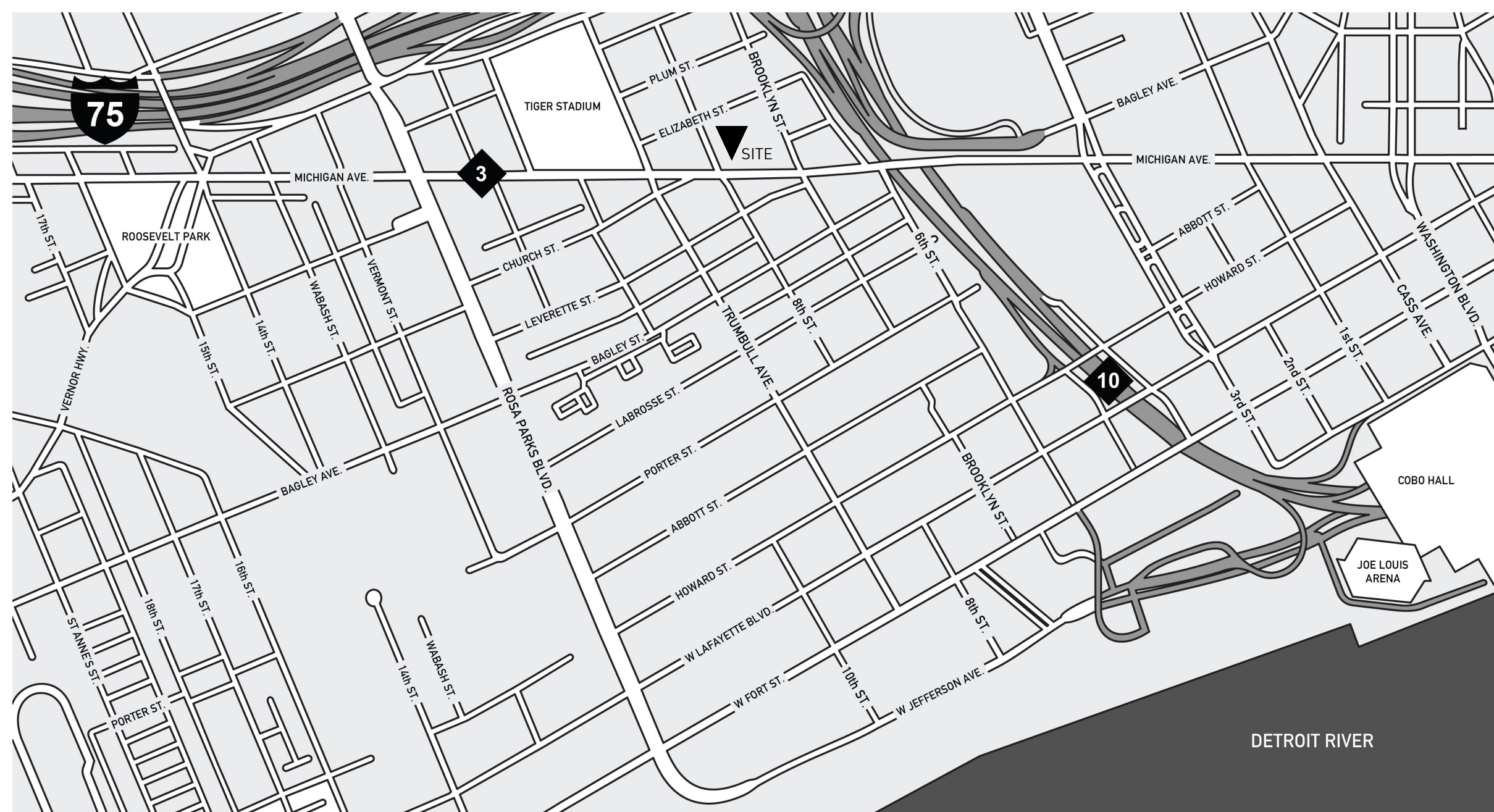
**NEMO'S RENOVATION**  
1384 Michigan Ave. Detroit, MI 48216  
REVISED ADDITION LOCATION

REVISIONS	DATE	DESCRIPTION
1	06.05.24	REVISED ADDITION LOCATION

**WALL SECTIONS**

**A3-02**





### LOCATION PLAN

## ISSUED FOR:

REVISED ADDITION LOCATION

06.05.2024

# NEMO'S RENOVATION

### 1384 MICHIGAN AVE., DETROIT, MI 48226

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	DRAWING LIST																																																																																				
<p>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 ENTRY RESPONSIBLE FOR UNDERSTANDING CONTRACTED 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 (SUBCONTRACTOR).</p> <p>2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE ADVISED, 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 COURSE OF THE WORK.</p> <p>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 ELEVATORS, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>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.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.</p> <p>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 VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.</p> <p>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 INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THESE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BY THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</p> <p>8. THE CONTRACTOR IS 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.</p> <p>9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.</p> <p>10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.</p> <p>11. 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.</p> <p>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 CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.</p> <p>13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GUYS, OR TIE-DOWNS IF NECESSARY MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.</p> <p>14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.</p> <p>16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.</p> <p>17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREAL) MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.</p> <p>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 JURISDICTION.</p> <p>19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, TEXTILES, EQUIPMENT, DUCTWORK, WIRING, DRIVES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN, REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION PRIOR TO.</p> <p>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.</p> <p>25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE</p>	<p>27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.</p> <p>28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.</p> <p>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 CONTRACT.</p> <p>30. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>31. 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.</p> <p>32. 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 ESCALARE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL, COMPLY WITH BUILDING CODES.</p> <p>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.</p> <p>35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.</p> <p>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.</p> <p>37. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF THE 2015 MICHIGAN BUILDING CODE.</p> <p>38. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.</p>	<p><b>PROJECT ADDRESS:</b> 1384 MICHIGAN AVENUE, DETROIT MI 48226</p> <p><b>PROJECT DESCRIPTION:</b> FIRST FLOOR COMMERCIAL KITCHEN ALTERATION WITH STORAGE ADDITION</p> <p><b>APPLICABLE CODES:</b> ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO: 1. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - WORK AREA ALTERNATION LEVEL 3 2. 2017 MICHIGAN MECHANICAL CODE 3. 2017 MICHIGAN ELECTRICAL CODE 4. 2017 MICHIGAN PLUMBING CODE 5. ACCESSIBILITY REQUIREMENTS - ANSIA117.1-2017</p> <p><b>ACCESSIBILITY REQUIREMENTS:</b> ANSIA117.1-2017</p> <p><b>ZONING DATA:</b> ZONING DISTRICT: B4</p> <p><b>AREAS:</b> NOT IN CONTRACT: BASEMENT: 2200 SF FIRST FLOOR: 3058 SF SECOND FLOOR: 2200 SF</p> <p>NEW ADDITION STORAGE ADDITION: 735 SF</p> <p>EXISTING ALTERATION: KITCHEN ALTERATION: 770 SF</p> <p>TOTAL EXISTING BUILDING: 8293 SF TOTAL EXISTING + NEW ADDITION: 8988 SF</p>	<p><b>GENERAL SHEETS</b> G0-00 COVER SHEET GENERAL NOTES, LEGENDS, SYMBOLS</p> <p><b>ARCHITECTURAL SHEETS</b> D1-00 DEMO PLANS A0-00 SITE PLAN A1-00 ARCHITECTURE PLANS A1-01 ROOF PLAN AND WALL TYPES A2-01 EXTERIOR ELEVATIONS A3-01 BUILDING SECTIONS A3-02 WALL SECTIONS</p> <p><b>MECHANICAL SHEETS</b> MECHANICAL LEGENDS AND NOTES M0-00 MECHANICAL SPECIFICATIONS M0-02 MECHANICAL DETAILS MD1-01 MECHANICAL HVAC FIRST LEVEL DEMOLITION PLAN MD1-02 MECHANICAL HVAC ROOF DEMOLITION PLAN M1-01 MECHANICAL HVAC FIRST LEVEL PLAN M1-02 MECHANICAL HVAC ROOF PLAN M6-00 MECHANICAL SCHEDULES</p> <p><b>ELECTRICAL SHEETS</b> E0-00 ELECTRICAL NOTES AND LEGENDS E0-01 ELECTRICAL ONE LINE DIAGRAM E0-11 ELECTRICAL SPECIFICATIONS E0-21 ELECTRICAL DETAILS E0-22 ELECTRICAL DETAILS EDL1-01 ELECTRICAL LIGHTING FIRST LEVEL DEMOLITION PLAN EDP1-01 ELECTRICAL POWER FIRST LEVEL DEMOLITION PLAN E1L-01 ELECTRICAL LIGHTING FIRST LEVEL PLAN E1P-00 ELECTRICAL POWER BASEMENT PLAN E1P-01A ELECTRICAL POWER FIRST LEVEL PLAN E1P-01B ELECTRICAL POWER EQUIPMENT SCHEDULES E1P-02 ELECTRICAL POWER ROOF PLAN E6-00 ELECTRICAL LIGHTING SCHEDULES E6-01 ELECTRICAL SCHEDULES</p>																																																																																				
<p><b>LEGEND</b></p> <table border="0"> <tr><td></td><td>CONCRETE MASONRY UNIT</td></tr> <tr><td></td><td>BRICK</td></tr> <tr><td></td><td>CONCRETE</td></tr> <tr><td></td><td>INSULATION (BATT, CELLULOSE, SPRAY-FOAM)</td></tr> <tr><td></td><td>RIGID INSULATION</td></tr> <tr><td></td><td>PLYWOOD</td></tr> <tr><td></td><td>METAL</td></tr> <tr><td></td><td>FINISHED WOOD</td></tr> <tr><td></td><td>WOOD ROUGH (CONTINUOUS)</td></tr> <tr><td></td><td>WOOD ROUGH (NON-CONTINUOUS / BLOCKING)</td></tr> <tr><td></td><td>GLASS</td></tr> <tr><td></td><td>ALIGN</td></tr> <tr><td></td><td>COLUMN LINE IDENTIFICATION</td></tr> <tr><td></td><td>PARTITION TYPE</td></tr> <tr><td></td><td>DEMOLITION KEYNOTE</td></tr> <tr><td></td><td>FOUNDATION KEYNOTE</td></tr> <tr><td></td><td>ARCHITECTURAL KEYNOTE</td></tr> <tr><td></td><td>ROOF KEYNOTE</td></tr> <tr><td></td><td>ELECTRICAL KEYNOTE</td></tr> <tr><td></td><td>STRUCTURAL KEYNOTE</td></tr> <tr><td></td><td>ELEVATION KEYNOTE</td></tr> <tr><td></td><td>VERTICAL HEIGHT ELEVATION</td></tr> <tr><td></td><td>WINDOW TYPE/SCHEDULE NUMBER</td></tr> <tr><td></td><td>DOOR TYPE/SCHEDULE NUMBER</td></tr> <tr><td></td><td>MATERIAL SPECIFICATION NUMBER</td></tr> <tr><td></td><td>REVISION NUMBER</td></tr> <tr><td></td><td>PLAN DETAIL TAG</td></tr> <tr><td></td><td>DETAIL NUMBER SHEET NUMBER</td></tr> <tr><td></td><td>SECTION TAG</td></tr> <tr><td></td><td>SECTION NUMBER SHEET NUMBER</td></tr> <tr><td></td><td>SHEET IDENTIFICATION NUMBER</td></tr> <tr><td></td><td>DISCIPLINE DESIGNATOR</td></tr> <tr><td></td><td>A-ARCHITECTURAL SHEET</td></tr> <tr><td></td><td>SHEET SEQUENCE NUMBER</td></tr> <tr><td></td><td>NUMBER IDENTIFYING EACH SHEET IN SET</td></tr> <tr><td></td><td>SHEET TYPE DESIGNATOR</td></tr> <tr><td></td><td>0- GENERAL SYMBOLS, LEGEND NOTES)</td></tr> <tr><td></td><td>1- PLANS (HORIZONTAL VIEWS)</td></tr> <tr><td></td><td>2- ELEVATIONS (VERTICAL VIEWS)</td></tr> <tr><td></td><td>3- SECTIONS, DETAILS, DIAGRAMS, NOTES</td></tr> </table>			CONCRETE MASONRY UNIT		BRICK		CONCRETE		INSULATION (BATT, CELLULOSE, SPRAY-FOAM)		RIGID INSULATION		PLYWOOD		METAL		FINISHED WOOD		WOOD ROUGH (CONTINUOUS)		WOOD ROUGH (NON-CONTINUOUS / BLOCKING)		GLASS		ALIGN		COLUMN LINE IDENTIFICATION		PARTITION TYPE		DEMOLITION KEYNOTE		FOUNDATION KEYNOTE		ARCHITECTURAL KEYNOTE		ROOF KEYNOTE		ELECTRICAL KEYNOTE		STRUCTURAL KEYNOTE		ELEVATION KEYNOTE		VERTICAL HEIGHT ELEVATION		WINDOW TYPE/SCHEDULE NUMBER		DOOR TYPE/SCHEDULE NUMBER		MATERIAL SPECIFICATION NUMBER		REVISION NUMBER		PLAN DETAIL TAG		DETAIL NUMBER SHEET NUMBER		SECTION TAG		SECTION NUMBER SHEET NUMBER		SHEET IDENTIFICATION NUMBER		DISCIPLINE DESIGNATOR		A-ARCHITECTURAL SHEET		SHEET SEQUENCE NUMBER		NUMBER IDENTIFYING EACH SHEET IN SET		SHEET TYPE DESIGNATOR		0- GENERAL SYMBOLS, LEGEND NOTES)		1- PLANS (HORIZONTAL VIEWS)		2- ELEVATIONS (VERTICAL VIEWS)		3- SECTIONS, DETAILS, DIAGRAMS, NOTES	<p><b>DRAWING ISSUE DATES</b></p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE OF ISSUE</th> </tr> </thead> <tbody> <tr> <td>1. BIDDING AND PERMIT SUBMISSION</td> <td>01.18.24</td> </tr> </tbody> </table>	DESCRIPTION	DATE OF ISSUE	1. BIDDING AND PERMIT SUBMISSION	01.18.24	<p><b>SIGNATURE BLOCK</b></p> <p>NAME OF AUTHORIZED REPRESENTATIVE</p> <p>[owner] Bedrock Detroit</p> <p>[Architect] Christian Hurtienne Architects, LLC</p> <p>[General Contractor]</p>
	CONCRETE MASONRY UNIT																																																																																						
	BRICK																																																																																						
	CONCRETE																																																																																						
	INSULATION (BATT, CELLULOSE, SPRAY-FOAM)																																																																																						
	RIGID INSULATION																																																																																						
	PLYWOOD																																																																																						
	METAL																																																																																						
	FINISHED WOOD																																																																																						
	WOOD ROUGH (CONTINUOUS)																																																																																						
	WOOD ROUGH (NON-CONTINUOUS / BLOCKING)																																																																																						
	GLASS																																																																																						
	ALIGN																																																																																						
	COLUMN LINE IDENTIFICATION																																																																																						
	PARTITION TYPE																																																																																						
	DEMOLITION KEYNOTE																																																																																						
	FOUNDATION KEYNOTE																																																																																						
	ARCHITECTURAL KEYNOTE																																																																																						
	ROOF KEYNOTE																																																																																						
	ELECTRICAL KEYNOTE																																																																																						
	STRUCTURAL KEYNOTE																																																																																						
	ELEVATION KEYNOTE																																																																																						
	VERTICAL HEIGHT ELEVATION																																																																																						
	WINDOW TYPE/SCHEDULE NUMBER																																																																																						
	DOOR TYPE/SCHEDULE NUMBER																																																																																						
	MATERIAL SPECIFICATION NUMBER																																																																																						
	REVISION NUMBER																																																																																						
	PLAN DETAIL TAG																																																																																						
	DETAIL NUMBER SHEET NUMBER																																																																																						
	SECTION TAG																																																																																						
	SECTION NUMBER SHEET NUMBER																																																																																						
	SHEET IDENTIFICATION NUMBER																																																																																						
	DISCIPLINE DESIGNATOR																																																																																						
	A-ARCHITECTURAL SHEET																																																																																						
	SHEET SEQUENCE NUMBER																																																																																						
	NUMBER IDENTIFYING EACH SHEET IN SET																																																																																						
	SHEET TYPE DESIGNATOR																																																																																						
	0- GENERAL SYMBOLS, LEGEND NOTES)																																																																																						
	1- PLANS (HORIZONTAL VIEWS)																																																																																						
	2- ELEVATIONS (VERTICAL VIEWS)																																																																																						
	3- SECTIONS, DETAILS, DIAGRAMS, NOTES																																																																																						
DESCRIPTION	DATE OF ISSUE																																																																																						
1. BIDDING AND PERMIT SUBMISSION	01.18.24																																																																																						
<p>27. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, TEXTILES, EQUIPMENT, DUCTWORK, WIRING, DRIVES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN, REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION PRIOR TO.</p> <p>28. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE</p>																																																																																							

**Nemo's Realty Company**  
1384 Michigan Ave., Detroit, MI 48226  
Patt Osmun 313.506.8767 pso\_nemos@hotmail.com

OWNER

**Christian Hurtienne Architects, LLC**  
15324 E. Jefferson, #5 Grosse Pointe Park, MI 48230  
Brian Hurtienne 313.850.6689 brian@cha-c.com

ARCHITECT

**Millis & Associates**  
15614 Farmington Road, Livonia, MI 48154  
Patti Leopardi 734.458.4775 Pattil@danmillis.com

FOODSERVICE CONSULTANT

**Systems Solution Engineering**  
3250 W. Big Beaver Road, Suite 305, Troy, MI 48084  
Mike Masic 248.247.1193 mike@sse-mep.com

MFP ENGINEER

TBD

CONTRACTOR



DocuSign Envelope ID: 30F559D8-63D6-4F3F-8F20-0947469F6AFD



