

264 WATSON RESIDENCE HISTORIC HOME

PROJECT NO. 2024-03

ISSUES:

11/15/2024	OWNER REVIEW
11/16/2024	HISTORIC COMMISSION
11/20/2024	HISTORIC COMMISSION
05/13/2025	OWNER/DESIGNER REVIEW
07/08/2025	PERMITS
09/10/2025	ADDENDUM #1 - PERMIT REVISIONS
09/29/2025	ADDENDUM #3 - HISTORIC COMMISSION
10/03/2025	ADDENDUM #4 - PERMIT REVISIONS

ADD #4 - PERMIT REVISIONS HDC	ADD #3 - PERMIT REVISIONS HDC	ADD #1 - PERMIT REVISIONS	PERMITS	OWNER/DESIGNER REVIEW	HISTORIC COMMISSION	SHEET INDEX:	SHEET	TITLE
•	•	•	•	•	•	A0.00		TITLE / CODE REVIEW SHEET
	•	•	•	•	•	A2.00		EXISTING SITE / ROOF PLAN
	•	•	•	•	•	A2.10		PROPOSED SITE / ROOF PLAN
	•	•	•	•	•	A3.00		EXISTING FLOOR PLANS
	•	•	•	•	•	A3.00 (D)		DEMOLITION PLANS
	•	•	•	•	•	A3.11		PROPOSED FLOOR PLANS
•	•	•	•	•	•	A5.00		EXISTING EXTERIOR ELEVATIONS
•	•	•	•	•	•	A5.10		PROPOSED EXTERIOR ELEVATIONS
				•	•	A5.30		BUILDING SECTIONS
		•	•			A7.60		ROOF DETAILS
		•	•			A7.61		ROOF DETAILS
		•				A7.63		HANDRAIL DETAILS
		•	•			A7.65		EXISTING WINDOW DETAILS
		•	•			A7.66		PROPOSED WINDOW DETAILS
•	•	•				A9.00		WINDOW SCHEDULE
		•				A9.30		ENERGY CODE COMPLIANCE
		•				A9.31		ENERGY CODE COMPLIANCE
			•	•		A6.10		INTERIOR ELEVATIONS
			•	•		A6.11		INTERIOR ELEVATIONS
			•	•		E3.11		ELECTRICAL PLANS
			•	•		E8.10		ELECTRICAL PANEL & DETAILS
			•	•		M3.11		MECHANICAL HVAC PLANS
			•	•		P3.11		PLUMBING PLANS
			•	•		S3.11		STRUCTURAL FRAMING PLAN
			•	•		S5.30		STRUCTURAL SECTIONS

264 WATSON STREET
DETROIT, MICHIGAN 48201

ARCHITECT:

studiozONE : DETROIT

architectural
urban
interior

DESIGN

350 Madison Avenue
4th Floor
Detroit, Michigan 48226

studiozonedetroit.com
313 549 2790 [p]
jpb@ware-house.com

SCOPE OF WORK:

RENOVATION AND REDESIGN OF INTERIOR FLOOR SPACES, ADD NEW FRONT COVERED PORCH & ROOF DECK ON SECOND FLOOR

APPLICABLE CODES:

STRUCTURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CODES, REGULATIONS AND ORDINANCES:
RESIDENTIAL 2021 MICHIGAN RESIDENTIAL BUILDING CODE (2015 IRC as amended)
BUILDING 2021 MICHIGAN BUILDING CODE (2015 IBC as amended)
MECHANICAL 2021 MICHIGAN MECHANICAL CODE (2021 IMC as amended)
ELECTRICAL 2023 MICHIGAN ELECTRICAL CODE (2023 NEC as amended)
PLUMBING 2021 MICHIGAN PLUMBING CODE (2021 IPC as amended)

BUILDING CODE:

CONSTRUCTION TYPE: VB
USE & OCCUPANCY: R - SINGLE FAMILY RESIDENTIAL

ALLOWABLE HEIGHT & AREA:

BUILDING HEIGHT: 27'-4" < 40FT; THEREFORE, OK
BUILDING STORIES: 2.5 STORES < 3 STORIES; THEREFORE, OK
BUILDING AREA: 2,475 SF < UL, UNLIMITED; THEREFORE, OK
BASEMENT = 701 SF
1st FLOOR = 954 SF
2nd FLOOR = 943 SF
3rd FLOOR = 450 SF
TOTAL = 3,048 SF

