

GENERAL DEMOLITION NOTES:

G. EXAMINATION OF WORK AREA:

1. SUBCONTRACTORS AND ALL TRADES MUST EXAMINE AREAS, DIMENSIONS, CONDITIONS AND SUBSTRATES AFFECTING THE WORK AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE INSTALLED, APPLIED AND COMPLETED. NOTIFY THE ARCHITECT IN WRITING OF UNSATISFACTORY CONDITIONS AND OTHER CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.

A. DO NOT PROCEED WITH THE WORK UNTIL THE UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN THE MANNER ACCEPTABLE TO THE CONTRACTOR OR TRADE PERFORMING THE WORK. PROCEED WITH INSTALLATION ONLY AFTER UNSAFE OR UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

B. BEGINNING WORK MEANS ACCEPTANCE OF THE CONDITIONS.

C. NO CHANGE ORDERS FOR ADDITIONAL WORK WILL BE ACCEPTED FOR CONDITIONS NOT IDENTIFIED DURING THE EXAMINATION PERIOD PRIOR TO THE COMMENCING OF WORK.

2. CONTRACTOR(S) WARRANTS THEY HAVE EXAMINED THOROUGHLY ALL DRAWINGS AND SPECIFICATIONS DIRECTLY AND INDIRECTLY RELATED TO THEIR WORK. BY BEGINNING THE WORK, CONTRACTOR CERTIFIES THAT ALL NECESSARY ITEMS REQUIRED TO PERFORM HIS WORK HAVE BEEN IDENTIFIED AND DOCUMENTED IN THE DRAWINGS AND/OR SPECIFICATIONS. CONTRACTOR(S) WARRANT THEY HAVE VERIFIED ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK.

3. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, MISSING INFORMATION OR ANY UNCLEAR ITEMS WHICH WILL AFFECT THE WORK TO BE PERFORMED.

4. DO NOT PROCEED WITH THE WORK UNTIL THE DISCREPANCIES, MISSING INFORMATION OR ANY UNCLEAR ITEMS HAVE BEEN CLARIFIED OR CORRECTED TO THE CONTRACTOR OR TRADE PERFORMING THE WORK.

5. BEGINNING THE WORK INDICATES FULL ACCEPTANCE AND CORRECTNESS OF THE INFORMATION PROVIDED.

6. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST.

7. NO CHANGE ORDERS FOR ADDITIONAL WORK WILL BE ACCEPTED FOR ANY DISCREPANCIES, MISSING INFORMATION OR UNCLEAR ITEMS OR INFORMATION NOT IDENTIFIED DURING THE EXAMINATION PERIOD PRIOR TO THE COMMENCING OF WORK.

C. STRUCTURAL CONSIDERATIONS:

1. DO NOT REMOVE ANY STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED.

2. PROVIDE SHORING, BRACING, ETC. AS NEEDED TO MAINTAIN STRUCTURAL STABILITY DURING DEMOLITION FOR STABLE WORK AREA. EACH TRADE/SUBCONTRACTORS WILL BE RESPONSIBLE FOR ANY DAMAGE THEY CAUSE TO OTHERS WORK.

D. DISPOSAL & CLEANUP:

1. DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL REGULATIONS. DO NOT BURN MATERIALS ON SITE.

2. REMOVE ALL DEMOLITION DEBRIS PROMPTLY AND MAINTAIN A CLEAN AND SAFE WORK SITE DAILY.

3. RECYCLE DEMOLITION MATERIALS WHENEVER POSSIBLE.

E. COORDINATION

1. COORDINATE DEMOLITION WITH ALL TRADES, ESPECIALLY MECHANICAL, ELECTRICAL, AND PLUMBING.

2. COORDINATE WITH OWNER AND ARCHITECT BEFORE BEGINNING DEMOLITION.

3. NOTIFY THE ARCHITECT AT LEAST (48) HOURS PRIOR TO ANY CONCEALED CONDITION DISCOVERIES OR UNFORESEEN CONFLICTS.

F. UTILITY DISCONNECTIONS

1. CONFIRM AND COORDINATE THE DISCONNECTION OF ELECTRICAL, WATER, GAS, SEWER, AND DATA SERVICES WITH THE OWNER AND APPROPRIATE UTILITY PROVIDERS.

2. PROVIDE DOCUMENTATION OF UTILITY DISCONNECTIONS AS REQUIRED.

G. HAZARDOUS MATERIALS

1. CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS (E.G., ASBESTOS, LEAD PAINT).

2. NO REMOVAL OF HAZARDOUS MATERIALS SHALL PROCEED WITHOUT PROPER ABATEMENT PROCEDURES.

A. GENERAL REQUIREMENTS:

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, INCLUDING OSHA REGULATIONS.

2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

3. EXTENT OF DEMOLITION IS NOT INTENDED TO BE SHOWN IN FULL ON THESE DRAWINGS. FINAL DESIGNED CONDITIONS ARE SHOWN. EACH TRADE/CONTRACTOR IS RESPONSIBLE FOR REMOVAL AS REQUIRED TO ACHIEVE FINAL DESIGN CONDITIONS. REFERENCES TO EXISTING AS IDENTIFIED ARE TO CLARIFY SCOPE OF NEW CONSTRUCTION.

4. ALL WORK CONDITIONS ARE TO BE FIELD VERIFIED AND DETAILS ADJUSTED AS REQUIRED TO MAINTAIN FIRE RESISTIVE RATINGS, INTEGRITY OF INSTALLED SYSTEMS (EXISTING AND NEW) AND THE MATCHING OF WORK WITH EXISTING CONDITIONS AND FINISHES.

5. THE FULL EXTENT OF THE WORK FOR EACH TRADE IS IDENTIFIED THROUGHOUT ALL THE DRAWINGS. DO NOT ASSUME OR OMIT INDIVIDUAL TRADE WORK NOT SHOWN IN THE INDIVIDUAL TRADE DRAWINGS. FAILURE TO REVIEW ALL DRAWINGS FOR AN INDIVIDUAL TRADE'S COMPLETE SCOPE OF WORK WILL RESULT IN DENIAL FOR ANY CHANGE ORDER REQUESTS FOR MISSED ITEMS DURING BIDDING.

6. ALL CUTTING AND CHANNELING OF EXISTING BUILDING SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THIS CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION.

7. ITEMS TO BE REMOVED INCLUDE FINISHES, PARTITIONS, DOORS, WINDOWS, CEILINGS, AND MEP COMPONENTS AS SHOWN.

8. SALVAGE ITEMS NOTED "TO REMAIN" OR "TO BE REUSED" AND STORE THEM IN A PROTECTED LOCATION ON SITE UNLESS OTHERWISE NOTED.

9. VERIFY ALL EXISTING DIMENSIONS PROVIDED. NOTIFY ARCHITECT OF ANY DIFFERENCES FOUND.

B. PROTECTION & SAFETY:

1. REMOVAL WORK SHALL BE EXECUTED WITH DUE CARE, INCLUDING PROTECTION OF EXISTING CONSTRUCTION, MATERIALS/SYSTEMS, EQUIPMENT AND ADJACENT AREAS/WORK TO REMAIN.

2. PROVIDE NOISE AND DUST CONTROL DURING DEMOLITION OPERATIONS.

3. ENSURE ALL UTILITIES ARE PROPERLY SHUT OFF, CAPPED, OR RELOCATED AS NECESSARY AND AS COORDINATED WITH UTILITY PROVIDERS.

KEYED NOTES:

ARCHITECTURAL:

1. TEST AND INSPECT ALL PLASTER AND GYPSUM BOARD WALLS AREAS FOR SOUNDNESS AND ADHESION TO STRUCTURE BELOW. REMOVE ALL AREAS WHICH ARE DAMAGED AND CAN NOT BE REPAIRED

2. EXISTING "HISTORIC PROFILE" WOOD BASE AT 1ST AND 2ND FLOORS TO REMAIN. SALVAGED ANY WOOD BASED AND SAVE FOR REUSE.

3. THE EXISTING DECORATIVE LIGHTING, MEDALLIONS ARE TO REMAIN. IF THEY ARE TO BE REMOVED DUE TO SURROUNDING OR UNDERLYING DAMAGE, SAVE AND PROVIDE TO THE OWNER/DESIGNER TEAM FOR REUSE.

PLUMBING:

1. REMOVE EXISTING PLUMBING FIXTURES, SUPPLY LINES FOR HOT AND COLD AND ABOVE GROUND SANITARY LINES THROUGHOUT THE HOUSE.

2. PROVIDE UNDERGROUND INSPECTION OF THE EXISTING SANITARY SERVICE TO THE DWSD CONNECTION.

3. PROVIDE A VISUAL RECORD OF THE INSPECTION AND NOTIFY OWNER/ARCHITECT OF ANY PROBLEMS FOUND IN THE INSPECTION.

ELECTRICAL:

1. INSPECT THE EXISTING POWER SYSTEMS FOUND IN THE HOUSE. IF UNSAFE CONDITIONS ARE FOUND IMMEDIATELY MAKE SAFE OR REMOVE.

2. ALL EXISTING WIRING, CIRCUITS, FEEDERS, PANELS ARE TO BE REMOVED FROM THE HOUSE. THE ELECTRICIAN TO DETERMINE IF ANY OF THE EXISTING ELECTRICAL SYSTEMS/INFRASTRUCTURE IS SAFE TO USE DURING THE DEMOLITION AND CONSTRUCTION PHASES OF THE HOUSE REMOVAL.

3. ELECTRICIAN TO PROVIDE A TEMPORARY PANEL FOR THE DEMOLITION AND CONSTRUCTION PHASES OF THE HOUSE.

STRUCTURAL:

1. DURING THE DEMOLITION PROCESS AND THE UNCOVERING OF STRUCTURAL MEMBERS, IDENTIFY ANY STRUCTURAL MEMBERS WHICH MAY BE COMPROMISED FOR EXAMINATION BY THE ARCHITECT.

23 TAKE CARE TO PROTECT THE EXISTING CEILING MOLDING AND DECORATIVE FEATURES ON THE CEILING OF THE LIVIN ROOM AND DINING ROOM DURING THE DEMOLITION OF THE WALLS. THESE ELEMENT ARE TO REMAIN AND BE REPAIRED.

24 PROTECT AND MAINTAIN THE EXISTING POCKET DOORS

14 EXCAVATE OUT EARTH TO CREATE A MINIMUM THICKENED FLOOR SLAB OF 16" WIDE X 12" DEEP BELOW NEW BEARING WALL FOR STAIR OPENING

19 REMOVED FURRED WALL THROUGHOUT THE BASEMENT AREA

16 ASSUME THE EXISTING CELLAR STEPS TO THE BASEMENT ARE TO BE REMOVED. REMOVE THE ACCESS COVER TO ALLOW FOR VISUAL INSPECTION BY THE OWNER/ARCHITECT TO DETERMINE IF THE EXISTING ACCESS STEPS CAN BE SALVAGED AND REUSED.

17 REMOVE EXISTING CHIMNEY. SALVAGE BRICKS FOR REUSE TO INFILL OPENING CREATED IN EXTERIOR WALL BY THE REMOVAL OF THE CHIMNEY.

18 REMOVE THE EXISTING FRONT DOOR AND ANY CONSTRUCTION IN THE ORIGINAL DOOR OPENING FOR THE HOUSE.

19 REMOVE THE EXISTING ROOF AND ANY UNDERLAYMENTS DOWN TO THE BARE WOOD SUBSTRATE. PROTECT THE HOUSE BELOW FROM WATER PENETRATION BEFORE THE NEW ROOF IS CONSTRUCTED.

20 REMOVE THE EXISTING BUILT-UP ROOF AND ANY UNDERLAYMENT AT THE REAR ADDITION OF THE HOUSE. PROTECT THE HOUSE BELOW FROM WATER PENETRATION BEFORE THE NEW ROOF IS CONSTRUCTED.

21 AREA OF EXISTING FLAT ROOF AREA TO BE REMOVED FOR NEW STAIRS. SEE ARCHITECTURAL DRAWINGS FOR FINAL DIMENSIONS. SHORE EXISTING ROOF FRAMING AS REQUIRED TO SUPPORT THE STRUCTURAL MEMBERS TO REMAIN.

22 CAREFULLY REMOVE AND EXPOSE THIS AREA OF DEMOLITION. THIS AREA WAS AN EXTERIOR WALL AND IS COVERED BY GYPSUM BOARD. FINAL DETERMINATION OF FULL DEMOLITION TO BE IDENTIFIED AFTER REMOVAL OF GYPSUM BOARD.

1 REMOVE EXISTING STAIR

2 REMOVE PORTION OF EXISTING MASRONY WALL AS INDICATED. ENSURE ANY STRUCTURAL MEMBERS ARE PROPERLY SUPPORTED BEFORE REMOVAL OF WALL.

3 REMOVE WOOD BEAM AND SUPPORTING FOUNDATION PIERS - NOTE: PRIOR TEMPORARY SHORING AND SUPPORT AS REQUIRED PRIOR TO INSTALLATION OF NEW BEAM

4 EXCAVATE EXISTING CRAWLSPACE SOIL AS REQUIRED FOR INSTALLATION OF NEW FOOTINGS - NOTE: PROVIDE SHORING/SOIL STABILIZATION AS REQUIRED OR UNDERPIN EXISTING FOUNDATIONS

4A REMOVE EXISTING PLASTER AND WOOD STUD WALL AS INDICATED - NOTE: IF WOOD STUD WALL IS A BEARING WALL, SUPPORTING JOISTS ABOVE, PROVIDE TEMPORARY SHORING AS REQUIRED

6 REMOVE EXISTING DOOR

7 REMOVE EXISTING WINDOW

8 EXISTING PORCH TO REMAIN. SEE A3.11 & 53.11 FOR SELECTIVE REPAIRS AT FOUNDATIONS AND ROOF. ALL THE EXISTING HISTORIC ELEMENTS FROM THE SIDE PORCH ARE TO REMAIN.

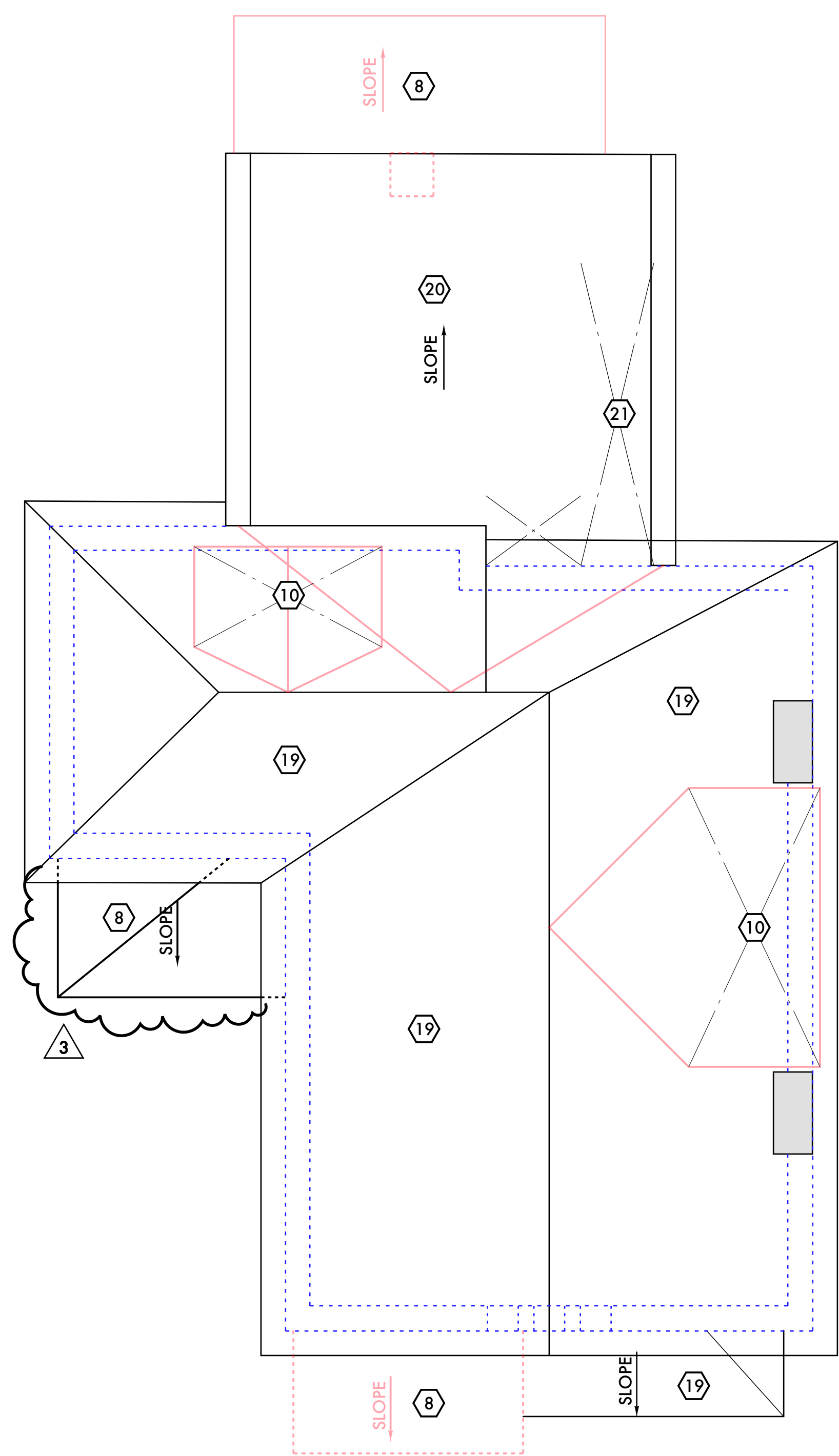
9 REMOVE EXISTING STEPS/STAIR TO ATTIC

10 REMOVE EXISTING ROOF JOISTS/RAFTERS/MEMBERS AS REQUIRED FOR INSTALLATION OF NEW WOOD FRAMING TO CREATE DORMER. SEE STRUCTURAL FRAMING PLAN FOR NEW FRAMING.

11 EXISTING WOOD WINDOW TO REMAIN

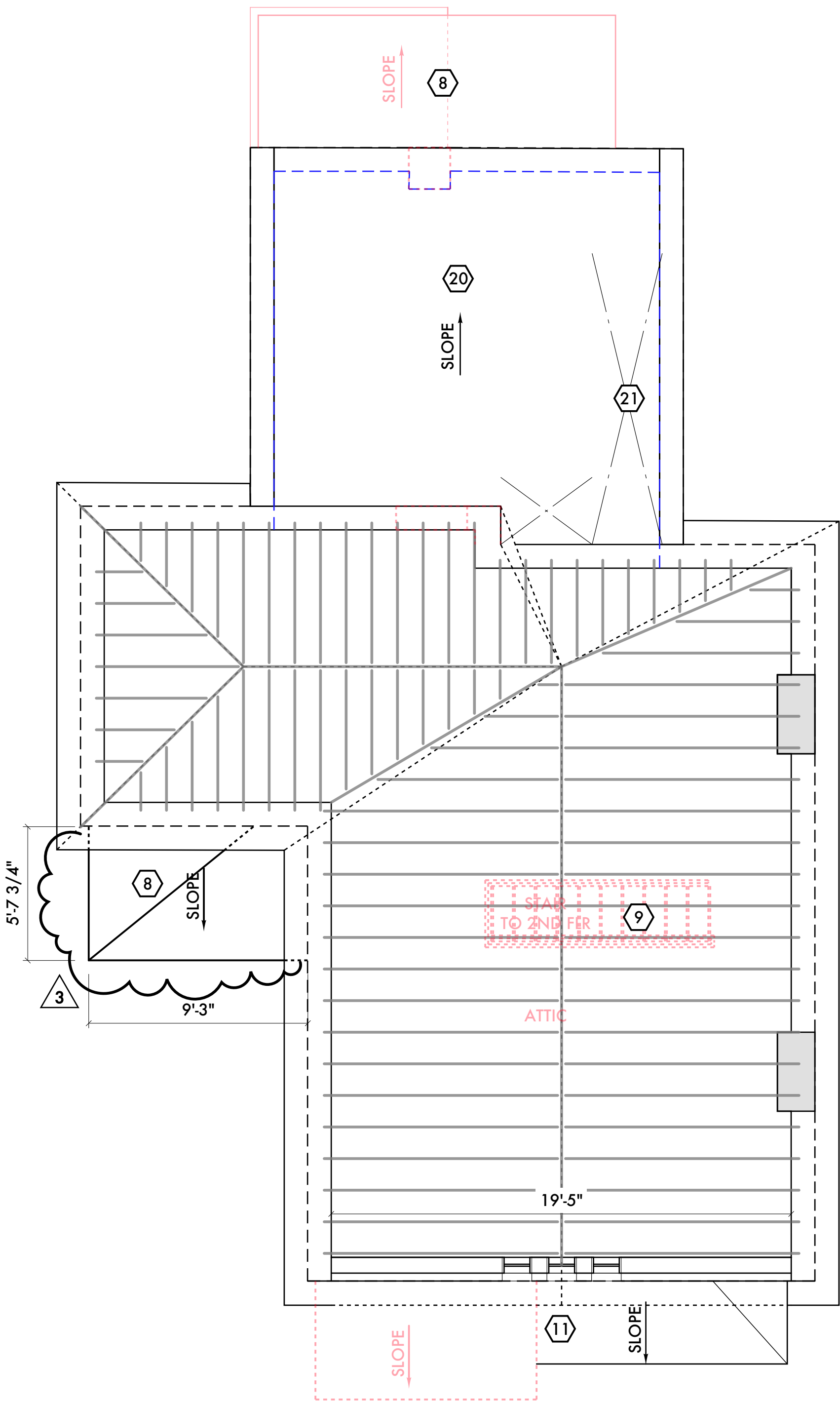
12 REMOVE EXISTING BRICK FLOOR THROUGHOUT BASEMENT AREA

13 REMOVE EXISTING POSTS AT EITHER END OF JOISTS AT STAIR OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED UNTIL NEW BEARING WALL IS IN PLACE



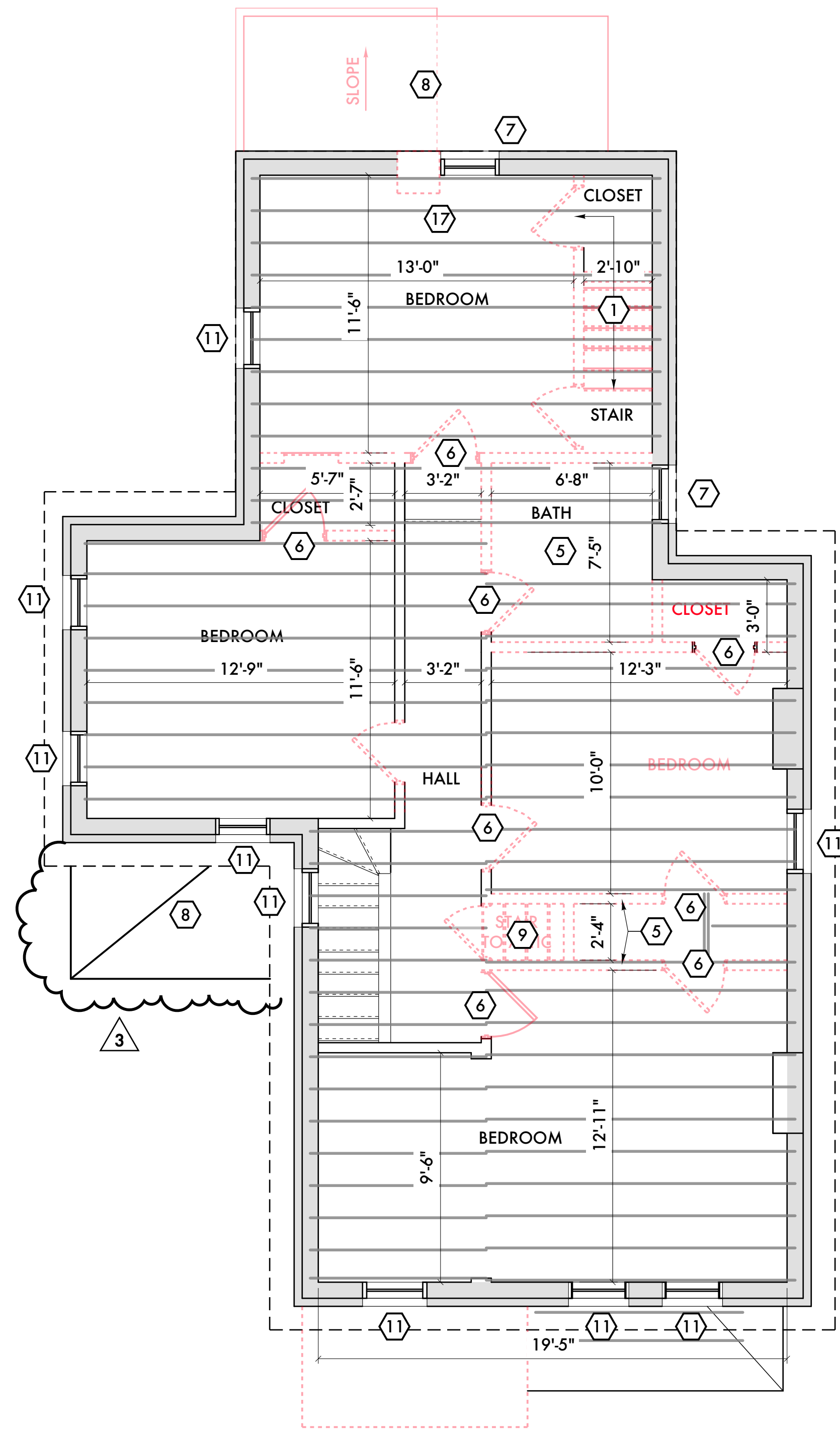
5 EXISTING ROOF PLAN

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



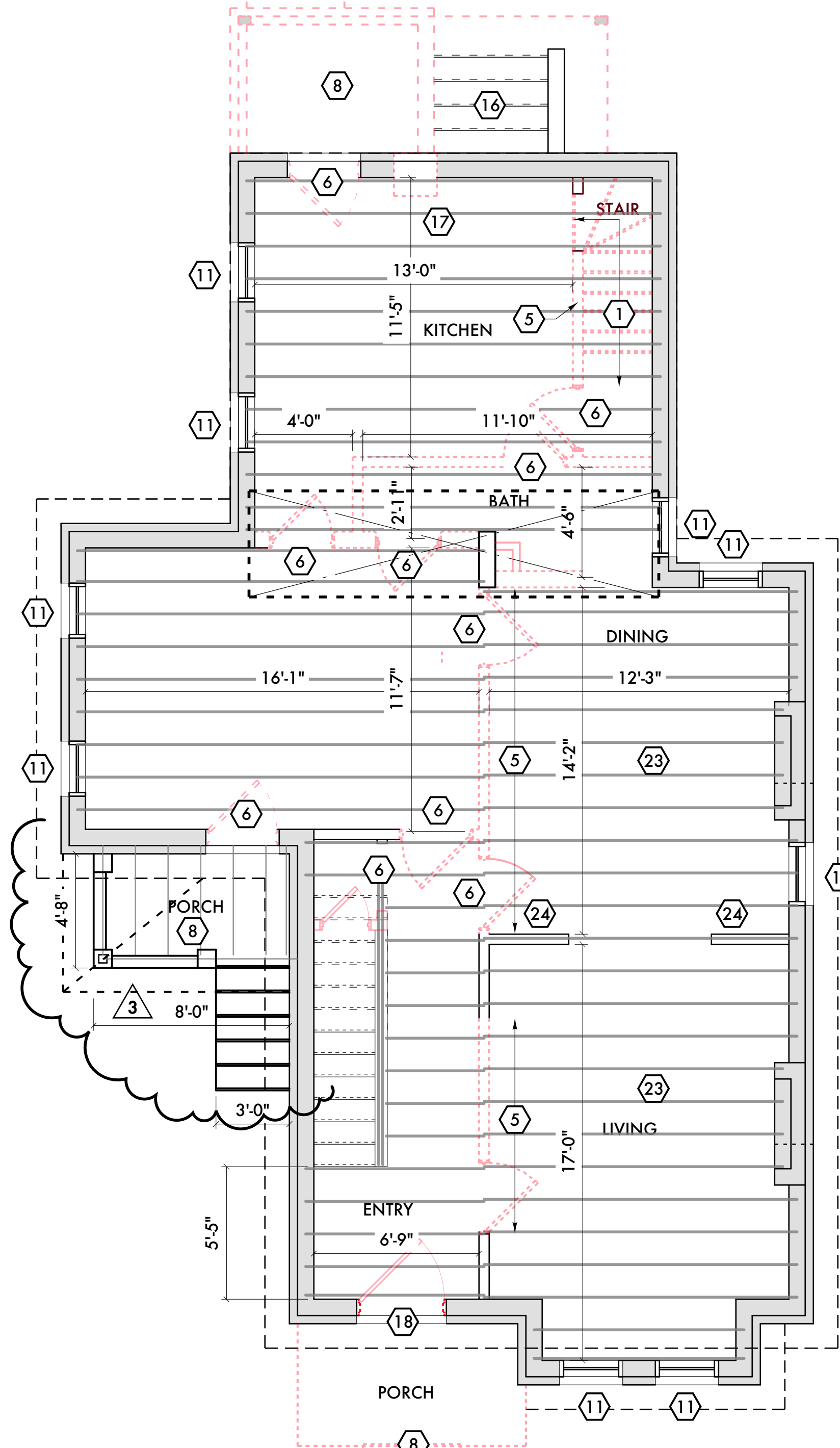
4 EXISTING ATTIC PLAN

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



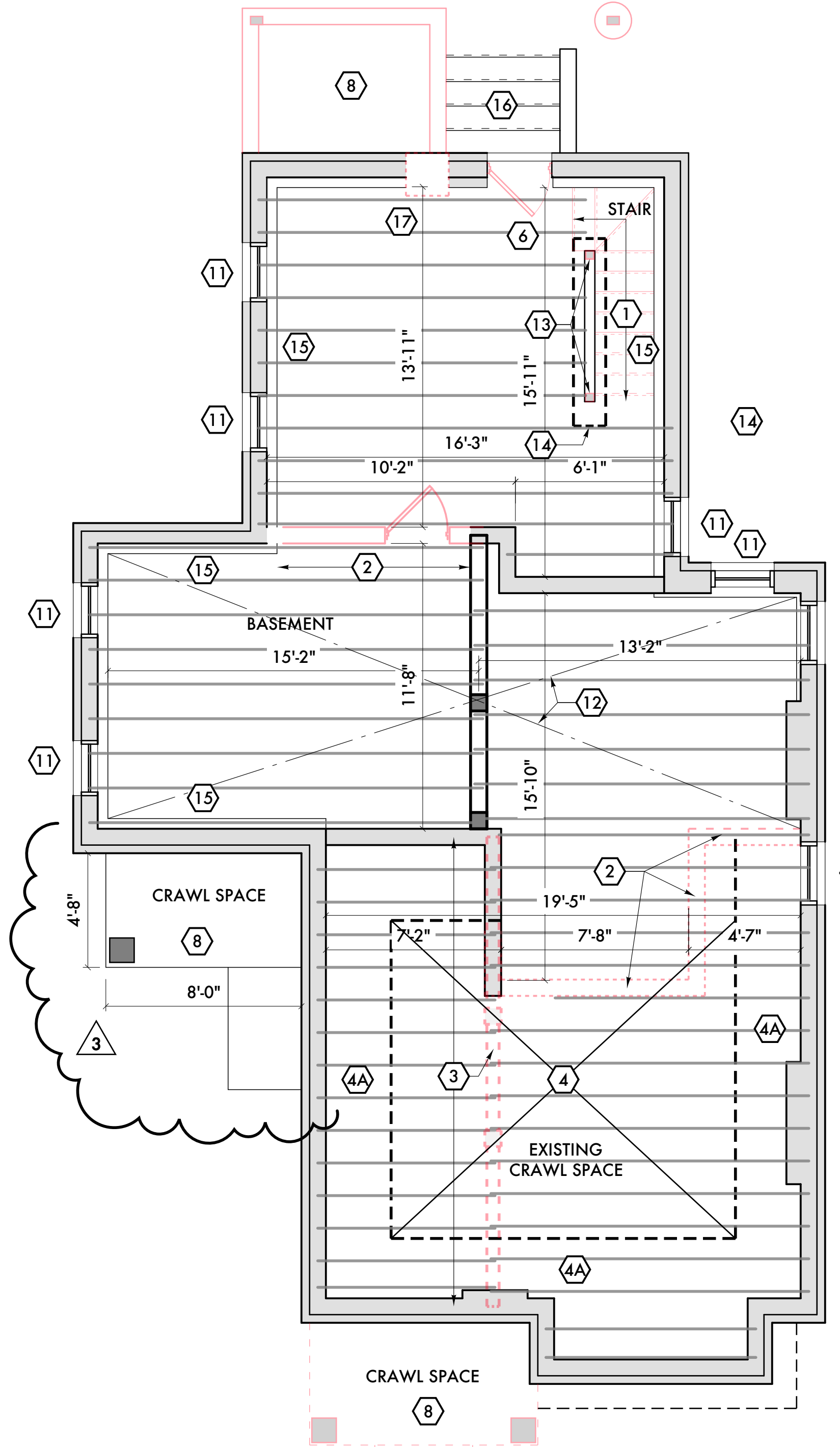
3 EXISTING SECOND FLOOR PLAN

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



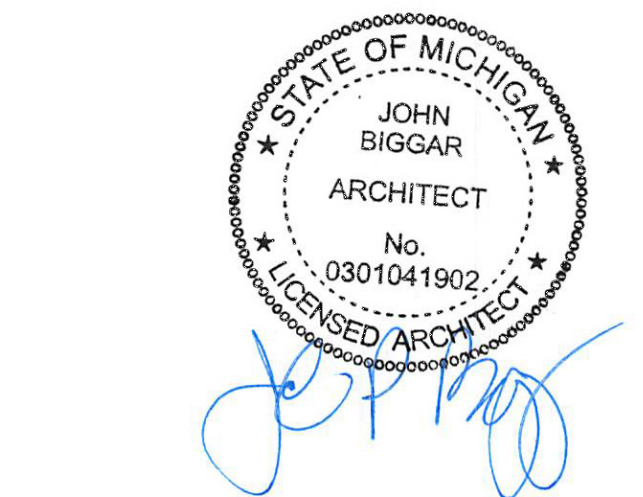
2 EXISTING FIRST FLOOR PLAN

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



1 BASEMENT DEMOLITION PLAN

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



09/29/25	Historic Commission
07/08/25	Permits
05/13/25	Owner/Designers Review
04/07/25	Preliminary Pricing

Date: Issued For:

Watson Residence
Historic Home

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Sheet Title:

DEMOLITION PLANS

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