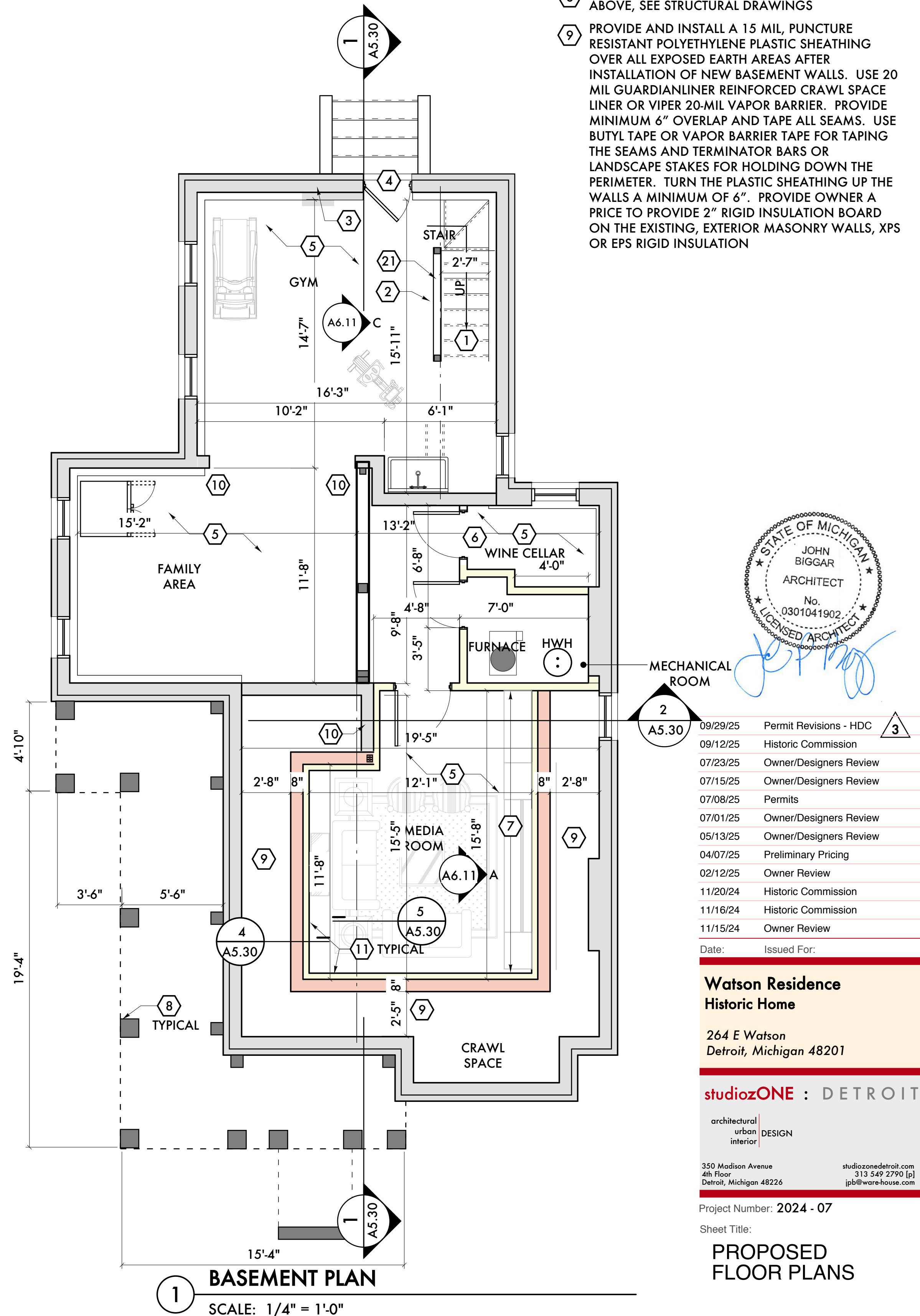
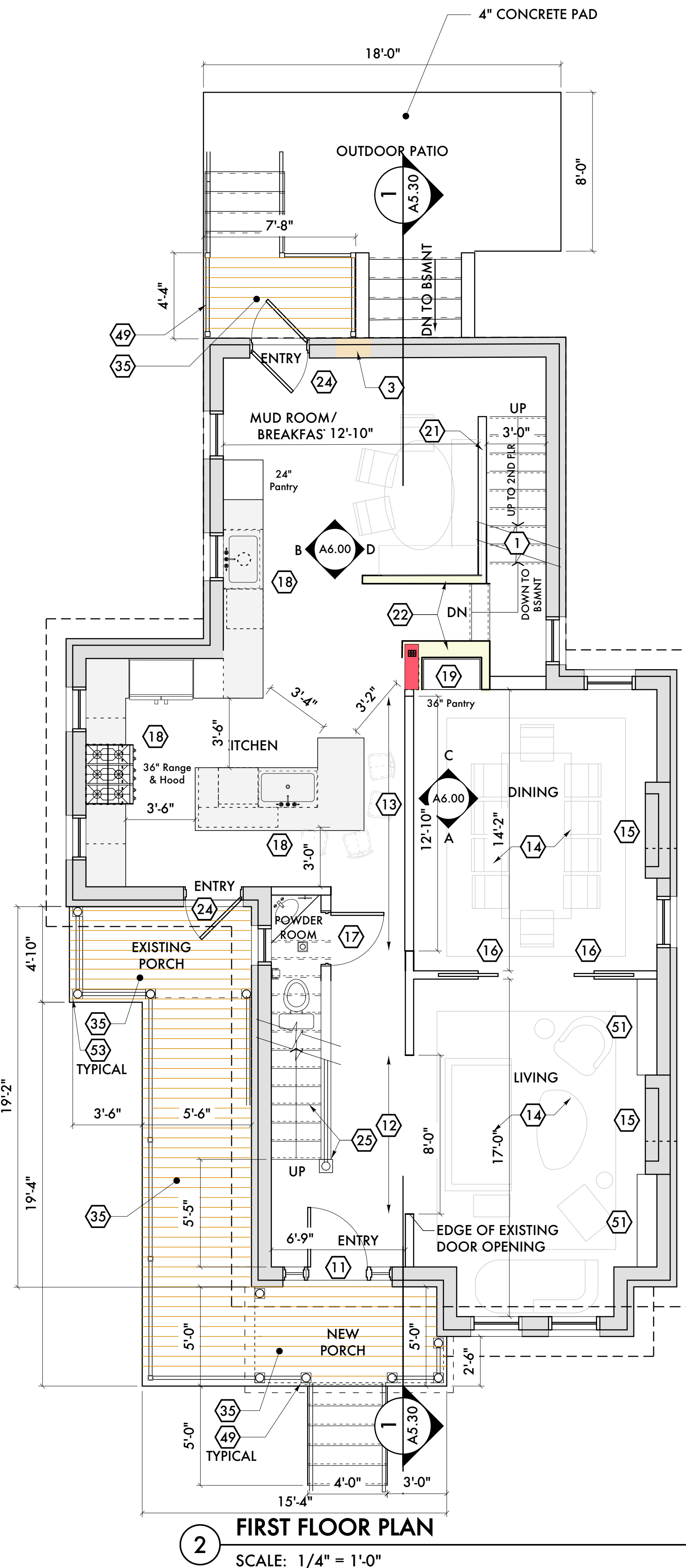
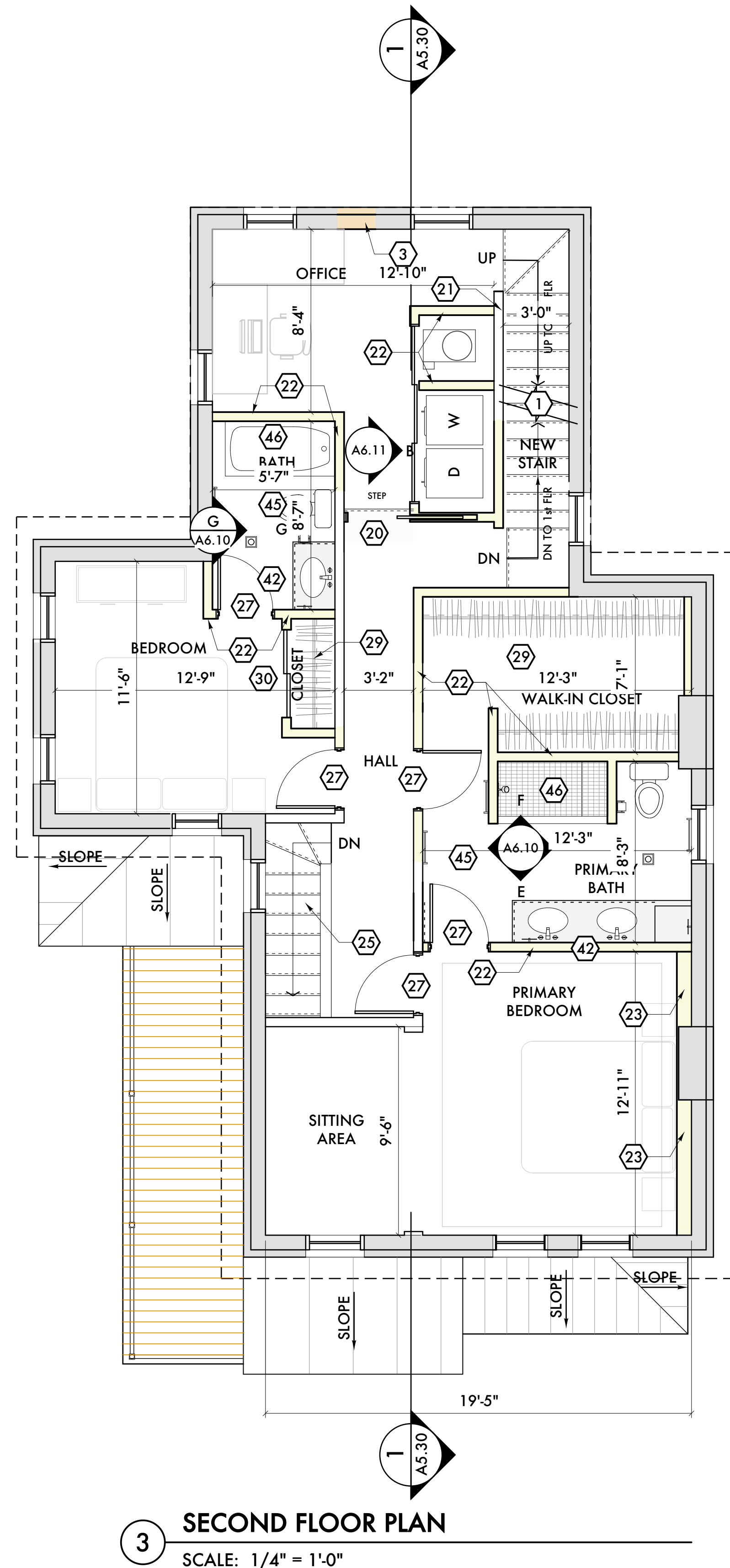
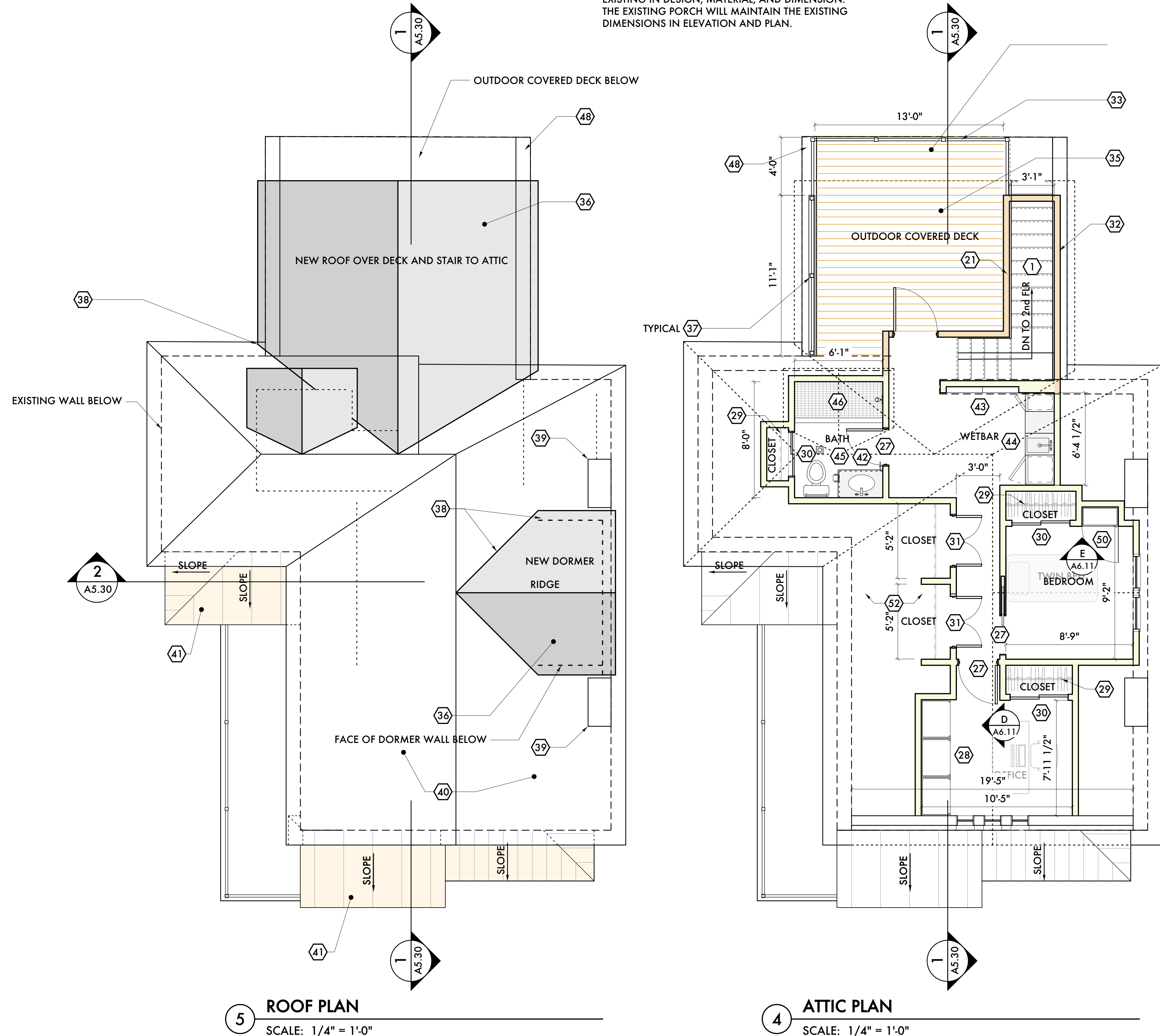


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| <p>42 PIECE METAL COPING/WALL CAP, DARK BRONZE ANODIZED, ON 2X NAILER OVER TOP OF EXISTING MASONRY WALL, WRAP NEW ROOF MEMBRANE OVER TOP OF NAILER.</p> <p>43 WOOD POSTS SUPPORTS, BRACKETS AND HANDRAILS AT NEW PORCH - SEE ELEVATIONS FOR TYPICAL PROFILE AND SHAPE OF ALL PORCH ELEMENTS. PROVIDE DRAWING OR SAMPLE OF PORCH ELEMENTS TO THE OWNER FOR APPROVAL BEFORE FABRICATING. CONSULT W/ DESIGNERS FOR FINAL COLOR AND FINISH.</p> <p>44 BUILT-IN MILLWORK CABINET W/ SWINGING DOOR BELOW SLOPED ROOF LINE, SEE DESIGNER INFORMATION FOR DIMENSIONS AND FINISHES. COORDINATE MORTAR BED, SCHEDULE DOWN PER MANUFACTURER'S INSTRUCTIONS, MINIMUM 8" O.C. LEAVE 1/8" GAPS BETWEEN BOARDS, TAPE AND THIN-SET SEAMS W/ ALKAL-RESISTANT MESH TAPE. INSTALL WATERPROOF MEMBRANE, SCLUTTER KERDI OR DITRA, ADHERE THE MEMBRANE W/ THINSET TO THE CEMENT BOARD, OVERLAP ALL SEAMS AND SEAL W/ APPROVED WATERPROOFING. TURN MEMBRANE TO A MINIMUM OF 4". IF OWNER APPLIES, A LIQUID MEMBRANE MAY BE USED, REGARDOR HYDROBAN. ROLL/TROWEL (2) COATS OVER CEMENT BOARD SURFACE, ROLL UP WALL CREATING A CLOSET W/ (2) A BACKWALL AND PROVIDE THE MAXIMUM FISH STORAGE VOLUME POSSIBLE EXISTING PORCH IS STRUCTURALLY UNSOUND AND USES NON-HISTORIC PIECES FOR PORTIONS OF ITS CONSTRUCTION. REMOVE EXISTING FOOTINGS, STAIRS, WOOD STRUCTURE, WOOD FLOORING AND STEPS. INSTALL NEW FOOTINGS AND WOOD STRUCTURE SUPPORTING FLOOR DECK BOARDS. PROVIDE DECK "LATTICE SKIRT" BELOW PORCH FLOOR. SUBMIT HANDRAIL AND GUARD SPINDLES FOR APPROVAL. THE EXISTING PILASTERS AND ALL EXISTING HISTORIC ELEMENTS OF THE ROOF WILL REMAIN/BE RETAINED. ALL OTHER DETERIORATED ELEMENTS WHICH MUST BE REMOVED TO INCLUDE THE HANDRAILS AND GUARDRAILS, PORCH DECKING, STEPS, THE CORNER COLUMN, AND THE BRICK PIER) MUST BE REPLACED IN KIND/TO MATCH EXISTING IN DESIGN, MATERIAL, AND DIMENSION. THE EXISTING PORCH WILL MAINTAIN THE EXISTING DIMENSIONS IN ELEVATION AND PLAN.</p> | <p>45 WET BAR - SEE DESIGNER DRAWINGS FOR MILLWORK, TILE/STONE WORK AND OTHER COMPONENTS FOR THE DESIGN. PROVIDE BLOCKING AS REQUIRED FOR SHELVING AND CABINETS, COORDINATE W/ PLUMBER FOR WATER/SANITARY TO THE WET BAR.</p> <p>46 TILE WORK AT BATHROOMS - PROVIDE 1/2" CEMENT BOARD AND WATERPROOF MEMBRANE THROUGHOUT ALL AREAS FLOOR AREAS TO RECEIVE CERAMIC TILE. ENSURE SUBFLOOR IS SOUND, REPAIR ANY DAMAGED AREAS. INSTALL A CEMENT BOARD, HARDIE BACK OR DUKOCK IN ALL AREAS TO RECEIVE CERAMIC TILE. TAPE AND THIN-SET SEAMS W/ ALKAL-RESISTANT MESH TAPE. INSTALL WATERPROOF MEMBRANE, SCLUTTER KERDI OR DITRA, ADHERE THE MEMBRANE W/ THINSET TO THE CEMENT BOARD, OVERLAP ALL SEAMS AND SEAL W/ APPROVED WATERPROOFING. TURN MEMBRANE TO A MINIMUM OF 4". IF OWNER APPLIES, A LIQUID MEMBRANE MAY BE USED, REGARDOR HYDROBAN. ROLL/TROWEL (2) COATS OVER CEMENT BOARD SURFACE, ROLL UP WALL CREATING A CLOSET W/ (2) A BACKWALL AND PROVIDE THE MAXIMUM FISH STORAGE VOLUME POSSIBLE EXISTING PORCH IS STRUCTURALLY UNSOUND AND USES NON-HISTORIC PIECES FOR PORTIONS OF ITS CONSTRUCTION. REMOVE EXISTING FOOTINGS, STAIRS, WOOD STRUCTURE, WOOD FLOORING AND STEPS. INSTALL NEW FOOTINGS AND WOOD STRUCTURE SUPPORTING FLOOR DECK BOARDS. PROVIDE DECK "LATTICE SKIRT" BELOW PORCH FLOOR. SUBMIT HANDRAIL AND GUARD SPINDLES FOR APPROVAL. THE EXISTING PILASTERS AND ALL EXISTING HISTORIC ELEMENTS OF THE ROOF WILL REMAIN/BE RETAINED. ALL OTHER DETERIORATED ELEMENTS WHICH MUST BE REMOVED TO INCLUDE THE HANDRAILS AND GUARDRAILS, PORCH DECKING, STEPS, THE CORNER COLUMN, AND THE BRICK PIER) MUST BE REPLACED IN KIND/TO MATCH EXISTING IN DESIGN, MATERIAL, AND DIMENSION. THE EXISTING PORCH WILL MAINTAIN THE EXISTING DIMENSIONS IN ELEVATION AND PLAN.</p> | <p>47 COMPOSITE SHINGLES ON 20# SYNTHETIC OR ASPHALT PAPER ON MINIMUM 1/2" OSB SUBSTRATE. USE ICE AND WATER SHIELD FOR THE BOTTOM 3' OF THE ROOF AT THE EDGE OF THE ROOF. DAVINCI COMPOSITE SLATE SHINGLES, FINAL SINGLE SERIES, SPACING, EXPOSURE AND COLOR TO BE SELECTED BY THE OWNER</p> <p>48 WOOD POSTS SUPPORTING WOOD BEAM AT EDGE OF NEW ROOF, ANCHOR POSTS TO MASONRY WALLS BELOW. PROVIDE STRUCTURAL DRAWINGS. PROVIDE HANDRAIL BETWEEN POSTS</p> <p>49 INSTALL ROOF FLASHING AT VALLEY CREATED BY NEW ROOF MEETING EXISTING ROOF AT BOTTOM OF NEW WALL AT DORMER. VALLEY AND ROOF/WALL INTERSECTION TO BE CONSTRUCTED PER SHINGLE MANUFACTURER'S STANDARD INSTALLATION</p> <p>50 EXISTING CHIMNEY TO REMAIN - SEE ELEVATIONS FOR GENERAL MASONRY REPAIRS TO CHIMNEY</p> <p>51 REMOVE EXISTING ASPHALT SHINGLE ROOF OVER EXISTING ROOF, REPLACE W/ COMPOSITE SHINGLES ON 20# ASPHALT OR SYNTHETIC PAPER ON MINIMUM 1/2" OSB SUBSTRATE. REPAIR ANY SUBROOF WHICH IS DAMAGED. USE ICE AND WATER SHIELD FOR THE BOTTOM 3' OF THE ROOF AT THE EDGE OF THE ROOF</p> <p>52 METAL ROOF, COPPER, OVER NEW PORCH - 26 GAUGE FLAT METAL ROOF ON 15/32" ROOF SHEATHING SUBSTRATE (OR 7/16" OSB). USE ICE AND WATER SHIELD FOR THE BOTTOM 3' OF THE ROOF. PROVIDE DRIP EDGES AND FLASHING WHERE NEW ROOF MEETS EXISTING WALLS PER MANUFACTURER'S REQUIREMENTS.</p> <p>53 BATHROOM MILLWORK/CABINET - SEE DESIGNER DRAWINGS FOR FINAL SIZE AND STYLE OF CABINETS/MILLWORK. COORDINATE AND PROVIDE BLOCKING IN WALL AS REQUIRED FOR MILLWORK AND TOILET ACCESSORIES IN THE BATHROOM.</p> | <p>54 TYPICAL EXTERIOR WALL AT NEW STAIR ENCLOSURE - CEMENTITIOUS SIDING ON ZIPIT SHEATHING ON 2 X 4 WOOD STUD, FIBERGLASS INSULATION IN CAVITY, ON 5/8" GYPSUM BOARD</p> <p>55 WOOD HANDRAIL AT ROOF DECK, SEE DESIGNER INFORMATION FOR STYLE OF POSTS, RAILS AND SPINDLES PLUS FINISH</p> <p>56 EXISTING EPDM ROOF BELOW ROOF DECK. REVIEW W/ OWNER CONDITION OF EXISTING ROOF DURING DEMOLITION. IF EXISTING ROOF IS TO REMAIN, PROVIDE DRIP EDGE AND TERMINATION BAR WHERE MISSING. IF ROOF IS TO BE REPLACED, INSTALL (2) LAYERS, 1 1/2" POLYISO INSULATION ON VAPOR BARRIER OVER EXISTING WOOD SUBROOF. PROVIDE 1/2" POLYISO INSULATION ON PARAPET WALLS ANCHORED TO EXISTING MASONRY. PROVIDE 60-MIL TPO ROOF MEMBRANE, ADHERE TO INSULATION AND PROVIDE 1/2" POLYISO INSULATION. WRAP MEMBRANE UP OVER TOP OF MASONRY PARAPET WALL AND UP SIDE OF NEW STAIR ENCLOSURE WALL MINIMUM 12". PROVIDE TERMINATION BAR ON NEW WALLS. PROVIDE A SPINDLE AND FINISH INFORMATION ON NAILER ATTACHED TO MASONRY, SLOPE TOWARDS ROOF, DARK BROWN ANODIZED FINISH. NO PONDING OF WATER IS PERMITTED ON THE ROOF. PROVIDE ANY VENTING PER ROOF MANUFACTURER'S REQUIREMENTS.</p> <p>57 OUTDOOR DECK SURFACE - WOOD DECK OVER PRESSURE TREATED WOOD FRAMING, SEE STRUCTURAL DRAWINGS FOR FRAMING. FINAL STAIN COLOR REQUIRES OWNER APPROVAL.</p> | <p>58 NEW DOOR AND FRAME IN EXISTING OPENING. DETERMINE FINAL DOOR SIZE AND REVIEW W/ OWNER AFTER DEMOLITION OF EXISTING CONSTRUCTION. SEE DESIGNER INFORMATION FOR DOOR STYLE AND FINISH</p> <p>59 EXISTING STAIR TREADS, RISERS, SPINDLES, AND NEW POST TO REMAIN. SEE DESIGNER INFORMATION FOR FINAL FINAL INFORMATION</p> <p>60 EXISTING STAIR TREADS, RISERS, SPINDLES, AND NEW POST TO REMAIN. SEE DESIGNER INFORMATION FOR FINAL FINAL INFORMATION</p> <p>61 NEW INTERIOR DOOR AND FRAME. SEE DESIGNER INFORMATION RELATED TO STYLE AND FINISH</p> <p>62 BUILT-IN MILLWORK BELOW SLOPED ROOF LINE, OPEN SHELVING/BARS, SEE DESIGNER INFORMATION FOR DIMENSIONS AND FINISHES. COORDINATE OPENING SIZE W/ NEW MILLWORK. SEE ELECTRICAL DRAWINGS FOR OUTLET LOCATION</p> <p>63 CLOSET - SEE DESIGNER INFORMATION RELATED TO SHELVING, RODS AND ANY BUILT-INS FOR THE CLOSETS, PROVIDE BLOCKING FOR ALL</p> <p>64 CLOSET - SLIDING DOORS, SEE DESIGNER INFORMATION ON FINAL STYLE, SIZE AND FINISH</p> <p>65 CLOSET - PAIR OF SWINGING DOORS, SEE DESIGNER INFORMATION ON FINAL STYLE, SIZE AND FINISH</p> | <p>66 KITCHEN CABINETS, SEE DESIGNER INFORMATION FOR FURTHER INFORMATION. SEE ELEVATIONS FOR BACKSPLASH AND TREATMENT OF EXISTING WOODWORK OPENING CASING W/ NEW CABINETS. SEE DESIGNER INFORMATION AND MEP DRAWINGS FOR INFORMATION RELATED TO APPLIANCES AND PLUMBING FIXTURES. COORDINATE ALL BUILDING REQUIRED FOR INSTALLATION OF CABINETS</p> <p>67 REPAIR PLASTER / INSTALL NEW GYPSUM BOARD WALLS THIS AREA AFTER REMOVAL OF EXISTING WALL AND ANY STRUCTURAL MODIFICATIONS REQUIRED TO SUPPORT NEW HEADER FOR OPENING. SEE DESIGNER INFORMATION FOR NEW MILLWORK AND PROVIDE FINAL OPENING DIMENSIONS TO DESIGNERS FOR MILLWORK.</p> <p>68 SLIDING POCKET DOOR LEADING TO OFFICE & LAUNDRY AREA - INFILL PORTION OF LOWER FLOOR THIS AREA TO EXTEND HIGHER FLOOR LEVEL THROUGH THE NEW DOOR OPENING</p> <p>69 NEW WOOD STUD BEARING WALL AT EDGE OF NEW STAIR OPENING, SEE STRUCTURAL DRAWINGS FOR MODIFICATIONS TO EXISTING FRAMING</p> <p>70 NEW INTERIOR PARTITION WALL, 2 X 4 WOOD FRAMING W/ 5/8" GYPSUM BOARD ON EACH SIDE, MATCH FINISH AND TIE INTO ANY EXISTING WALLS TO REMAIN. PROVIDE A SEAMLESS TRANSITION BETWEEN OLD AND NEW CONSTRUCTION WHERE IT OCCURS</p> <p>71 FRAME OUT NEW WALL SUCH THAT IT PROVIDES A CONTINUOUS, UNINTERRUPTED SURFACE INCORPORATING THE EXISTING FIRE PLACE</p> | <p>72 TOOTH IN AND REBUILD CORNERS OF MASONRY WALLS AFTER PARTIAL DEMOLITION</p> <p>73 NEW BASEMENT MASONRY WALL W/ FURRED GYPSUM BOARD, 5/8" MOISER RESISTANT PURPLE BOARD ON 2 X 4 WOOD STUD ON 8" REINFORCED CONCRETE BLOCK. USE PRESSURE TREATED SILL PLATE</p> <p>74 DOOR W/ TRANSOM AND SIDELITES AT FRONT ENTRANCE, SEE ELEVATIONS FOR GENERAL INTENT OF DOOR DESIGN, PROVIDE FINISHES, MEASUREMENTS AND PROPOSED SHOP DRAWINGS FOR REVIEW AFTER ALL EXISTING DOOR AND FRAME HAS BEEN REMOVED AND THE EXISTING OPENING FULLY OPENED.</p> <p>75 ENLARGED OPENING IN EXISTING STUD/PLASTER WALL. SEE STRUCTURAL DRAWINGS FOR NEW HEADER INFORMATION. REPAIR OPENING SURFACES AFTER STRUCTURAL WORK</p> <p>76 ENLARGED OPENING IN EXISTING STUD/PLASTER WALL. SEE STRUCTURAL DRAWINGS FOR NEW HEADER INFORMATION. REPAIR OPENING SURFACES AFTER STRUCTURAL WORK</p> <p>77 EXISTING CEILING DECORATE PLASTER MOLDING/COVE TO REMAIN. CREATE NEW MOLD MATCHING EXISTING PROFILE TO RECREATE AREAS WHICH ARE MISSING OR DAMAGED</p> <p>78 RESTORE EXISTING FIREPLACE SUBROUND, SEE DESIGNER INFORMATION FOR FIRE DESIGN AND MATERIALS. SEE PLUMBING DRAWINGS FOR GAS LINE TO NEW FIRE PLACE INSERT</p> <p>79 EXISTING SLIDING DOORS TO REMAIN, CONFIRM/REPAIR TO WORKING ORDER, PRESERVE CASING AROUND OPENING. SEE DESIGNER INFORMATION FOR FINAL FINISH RESTORATION</p> <p>80 NEW LAVATORY UNDER EXISTING STAIR. REFRAME AREA FOR NEW DOOR AND REPAIR AREAS AROUND THE LAVATORY AFTER EXISTING WALLS HAVE BEEN DEMOLISHED.</p> | <p>81 NEW WOOD STAIR IN EXISTING MODIFIED STAIR OPENING. THE DESIGN INTENT IS FOR ALL STAIRS TO ALIGN W/ THE STAIR ABOVE/BELOW. REVIEW W/ OWNER FOR STAIR FROM THE FIRST FLOOR AND ABOVE. REVIEW W/ OWNER THE STAIR WIDTH AT THE BASEMENT AFTER THE DEMOLITION OF THE EXISTING EXTERIOR WALL SURFACE AT THE BASEMENT. FINAL ADJUSTMENTS W/ BE DECIDED IN THE FIELD BY THE OWNER AFTER THE DEMOLITION PROCESS IS COMPLETED AND THE PROPOSED NEW STAIR OPENINGS ARE MARKED AND LAID OUT. SEE DESIGNER INFORMATION FOR TREAD & RISER MATERIAL AND FINISH.</p> <p>82 MIRRORRED WALL, SEE DESIGNER'S DRAWINGS FOR FURTHER INFORMATION</p> <p>83 FORMER CHIMNEY LOCATION, USE SALVAGED BRICK FROM CHIMNEY DEMOLITION AND INFILL EXTERIOR WALL TO MAINTAIN STRUCTURAL INTEGRITY OF WALL AFTER CHIMNEY REMOVAL</p> <p>84 EXISTING DOOR TO "CELLAR STEPS" TO BE REPLACED W/ NEW DOOR. SEE DESIGNER INFORMATION ON DOOR STYLE. REVIEW W/ OWNER THE FINAL OPENING SIZE AFTER DEMOLITION. THE INTENT IS TO HAVE A 3'-0" WIDE X 6'-8" TALL DOOR</p> <p>85 INSTALL 4" NEW CONCRETE FLOOR THROUGHOUT ENTIRE BASEMENT, SEE DEMOLITION FOR REMOVAL OF EXISTING FLOOR MATERIALS. REVIEW FINAL FLOOR ELEVATION W/ OWNER PRIOR TO INSTALLING BASE AND POURING CONCRETE FLOOR. PROVIDE EXPANSION AND CONSTRUCTION JOINTS THROUGHOUT THE NEW POUR</p> <p>86 SEE DESIGNER'S DRAWINGS FOR FURTHER INFORMATION ON WINE CELLAR. NOTE: DOOR WILL HAVE TO BE CUT TO FIT SHORTER HIGHER OPENING DUE TO STAIR OVERHEAD</p> <p>87 BUILT-IN ENTERTAINMENT CENTER MILLWORK ALONG LENGTH OF WALL, SEE DESIGNER'S DRAWINGS FOR FURTHER INFORMATION.</p> <p>88 MASONRY PIER SUPPORTING DECK STRUCTURE ABOVE, SEE STRUCTURAL DRAWINGS</p> <p>89 PROVIDE AND INSTALL A 1.5 MIL, PUNCTURE</p> |
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09/29/25	Permit Revisions - HDC	
09/12/25	Historic Commission	
07/23/25	Owner/Designers Review	
07/15/25	Owner/Designers Review	
07/08/25	Permits	
07/01/25	Owner/Designers Review	
05/13/25	Owner/Designers Review	
04/07/25	Preliminary Pricing	
02/12/25	Owner Review	
11/20/24	Historic Commission	
11/16/24	Historic Commission	
11/15/24	Owner Review	

Watson Residence
Historic Home

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Project Number: 2024 - 07

PROPOSED FLOOR PLANS

Sheet Number:

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