



City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: January 27, 2020

RE: Petition No.1148-Revision-B
Requested Encroachment into Second Ave. at 4128 Second In Block bound By
Second, Alexandrine, Cass, And Willis

The subject petition has been reviewed by this office. With regard to DWSD's interests, our comments are as follows:

- Our records indicate there are a water main and sewers in Second Ave. in the requested area of encroachment. DWSD has no objections to the requested encroachments provided that the attached Provisions for Encroachment are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313)-964-9245.

Sincerely,

Debra Singleton
Engineer
Permits

DS/MS/gl

Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

City of Detroit
City Engineering Division, Department of Public Works
Survey Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

1/24/2020 R B

Date: 12/11/2019

Petition: x1148 R B

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
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| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x1148

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved

- Involved; but asking you to hold action on this petition until further notice.

- Involved; but no objections to the property change.

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- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

(Utility or City Department)

By

Title

Date

Area code – Telephone number

PETITION NO. 1148
 HEIRLOOM HOSPITALITY GROUP
 C/O PARKSTON DEVELOPMENT PARTNERS
 28 W ADAMS AVE. SUITE 1300
 DETROIT, MICHIGAN 48226
 JANELLE BULAT
 PHONE NO. (313) 636-1518

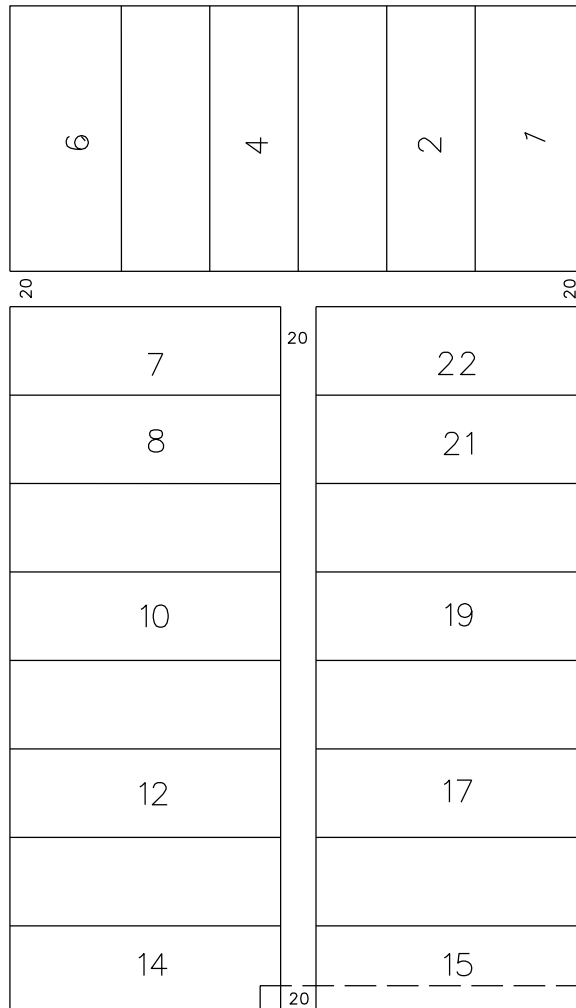
"REVISION-B-"

CASS AVE. 80 FT. WD

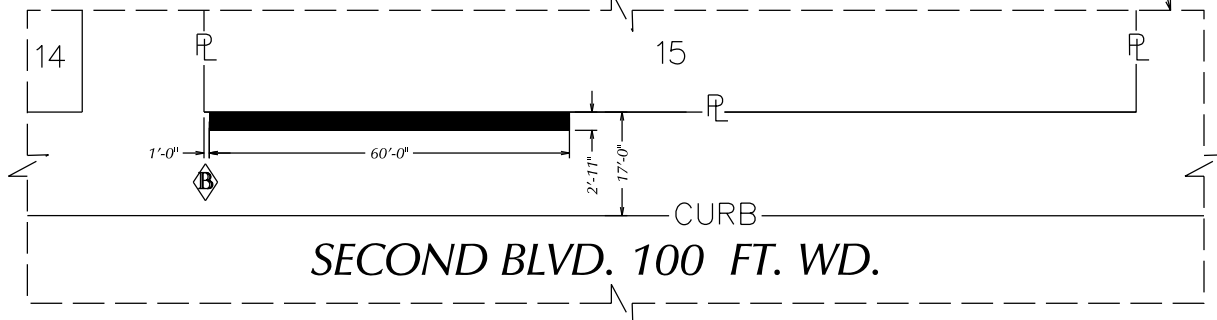


WILLIS AVE. 100 FT. WD.

ALEXANDRINE AVE. 100 FT. WD.



SECOND BLVD. 100 FT. WD.



 - REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 30 E

B	Revised: Correcting the distance between the north lot line of the property and the projecting sign	SA	KSM	JD	01/24/20
A	Revised: Removing the vestibule.	SA	KSM	JD	01/13/20
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	SA	CHECKED		KSM	
DATE	12-11-19	APPROVED			

**REQUEST ENCROACHMENT
 INTO SECOND AVE.
 AT 4128 SECOND AVE.**

**CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU**

JOB NO. 01-01

DRWG. NO. X 1148

GENERAL NOTES

- PATCH ALL HOLES IN MASONRY LESS THAN 1" DIAMETER USING COMPATIBLE COLORED MORTAR OR CONSOLIDANT. REPLACE EFFECTIVE MASONRY UNITS GREATER THAN 1" DIAMETER.
- STRIP ALL MASONRY OF PAINT AND PREPARE SURFACES FOR NEW PAINT. CLEAN ALL EFFLORESCENCE FROM FACE OF MASONRY PRIOR TO REPAINTING.
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- MASONS AND CONTRACTORS RESPONSIBLE FOR EXTERIOR BUILDING WORK SHALL FOLLOW THE REFERENCE STANDARDS AND PRACTICES AS DEFINED IN THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC STRUCTURES (AKA PRESERVATION BRIEFS).
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KEYED NOTES

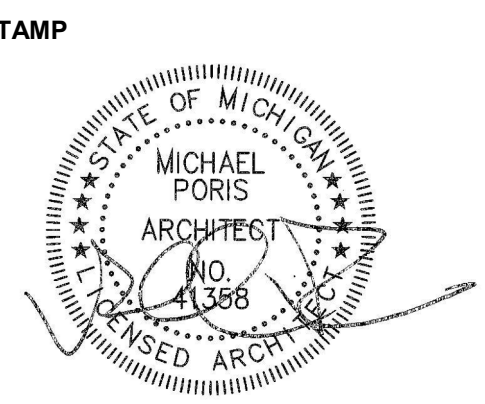
- EXISTING TELEPHONE POLE TO REMAIN.
- EXISTING DOOR TO REMAIN.
- EXISTING LIGHT FIXTURE TO REMAIN.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING GLASS BLOCK TO BE REPAIRED AND CLEANED AS REQUIRED, TYP.
- EXISTING WINDOW TO BE REMOVED - INFILL WITH NEW PAINTED CMU.
- EXISTING PARKING LIGHT FIXTURE TO REMAIN, TYP.
- EXISTING MASONRY TO BE PAINTED. TUCKPOINT, REPAIR AND CLEAN AS REQUIRED.
- EXISTING WOOD STOREFRONT FRAMES AND TRIM TO BE PAINTED EXISTING TRANSOMS TO REMAIN. REPAIR AND CLEAN AS REQUIRED.
- EXISTING GLASS BLOCK TO BE REMOVED.
- EXISTING DOOR AND FRAME TO BE REMOVED - INFILL WITH NEW PAINTED CMU.
- EXISTING CAST STONE KEystone TO REMAIN.
- EXISTING STEEL COLUMN TO BE REMOVED - CUT APPROXIMATELY 12" ABOVE ROOF MEMBRANE.
- EXISTING "TOMBAY MARKET" SIGNAGE TO BE REMOVED.
- NEW CANVAS AWNING WITH ALUMINUM FRAME.
- NEW CMU INFILL.
- NEW ILLUMINATED SIGNAGE BY OTHERS.
- NEW THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM - KAWNEER OR EQUAL.
- NEW CUSTOM DOORS - REF. DOOR SCHEDULE.
- NEW CONTEMPORARY GAS LANTERN FIXTURE - BEVOLO MODERNIST W/ BRACKET MOUNT (SIZE A1 OR EQUAL).
- (NOT USED)
- NEW METAL COMPOSITE PANEL SYSTEM - ATAS STERRACORE OR EQUAL.
- NEW 8" CMU BLOCK WITH STONE CAP TRASH ENCLOSURE (6'-0" TALL) WITH PAINTED METAL DECKING GATES ON A 4" MIN. CONCRETE SLAB (TO HOUSE (2) 8 YARD DUMPSTERS AND A STANDARD GREASE BIN).
- NEW BRICK WALL OVER CMU.
- NEW ARTIFICIAL GREENERY BY OTHERS.
- NEW ALUMINUM STOREFRONT DOOR.
- NEW SLIDING WINDOW (MARVIN SIGNATURE MODERN OR EQUAL) - REF. WINDOW SCHEDULE.
- NEW SLIDING WINDOW (MARVIN SIGNATURE MODERN OR EQUAL) IN EXISTING STOREFRONT OPENING - REF. WINDOW SCHEDULE. GENERAL CONTRACTOR TO PROVIDE BREAKOUT PRICING.
- (NOT USED)
- EXISTING MASONRY SCREEN WALL TO BE PAINTED.
- NEW THERMALLY BROKEN ALUMINUM WINDOW.
- NEW RTU - REF. MECHANICAL DWGS.
- NEW PLANTINGS - REF. LANDSCAPE DWGS.
- NEW INTERNALLY ILLUMINATED METAL BLADE SIGN.
- NEW AUTOMATIC SLIDING ALUMINUM TAKE-OUT WINDOW IN EXISTING STOREFRONT OPENING.
- NEW STAINLESS STEEL TWINWALL FLUE PIPE AND CAP ANCHORED TO EXISTING CMU WALL.
- NEW ALUMINUM SKYLIGHT - WASCO, DALYTE, OR EQUAL.

ISSUED FOR	DATE
DESIGN DEVELOPMENT 50%	9/23/19
DESIGN DEVELOPMENT 100%	10/7/19
CONSTRUCTION DOCS 50%	10/21/19
PRICING SET	11/1/19
PERMIT SET	11/19/19

PROJECT
**SAUCE:
ITALIAN
MARKET &
PIZZERIA**

4128 Second Ave.
Detroit, MI 48201

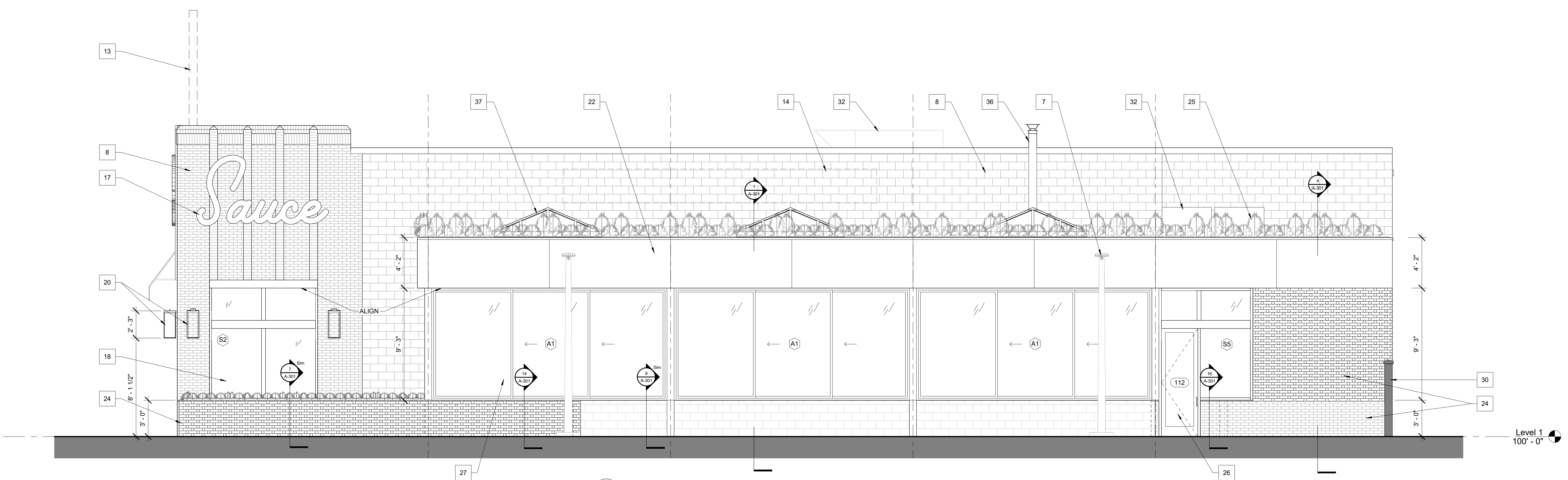
SHEET
**EXTERIOR
ELEVATIONS**



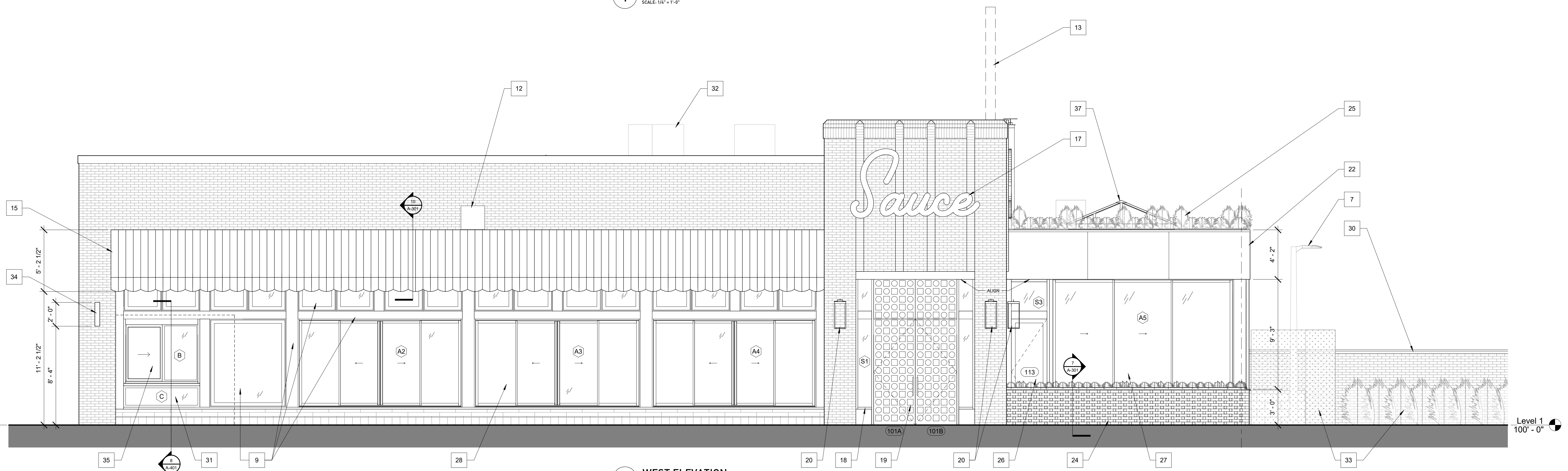
SCALE
As indicated

PROJECT NUMBER
1917.00

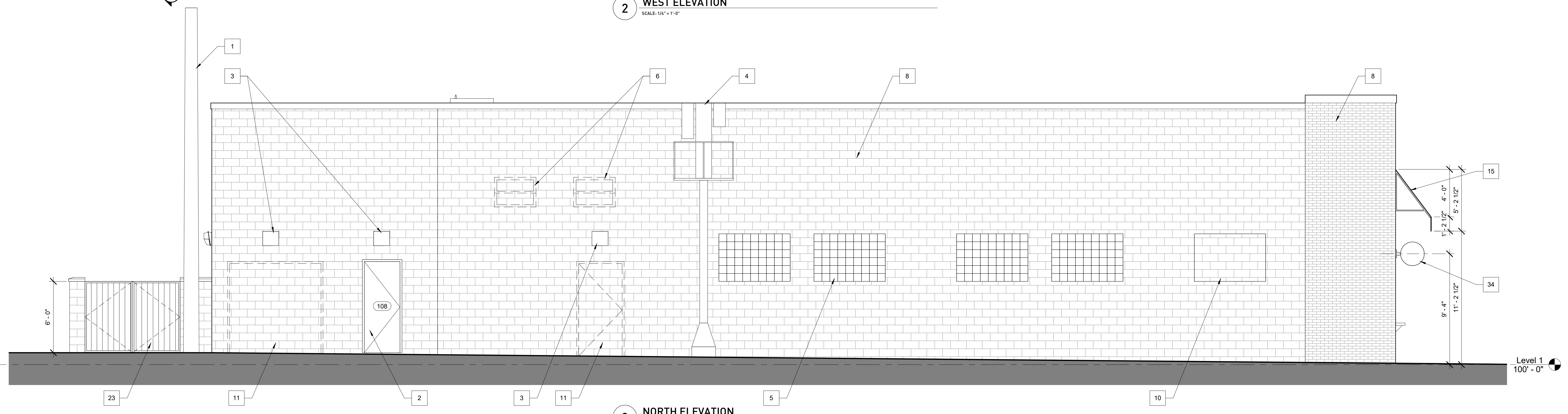
SHEET NUMBER
A-201



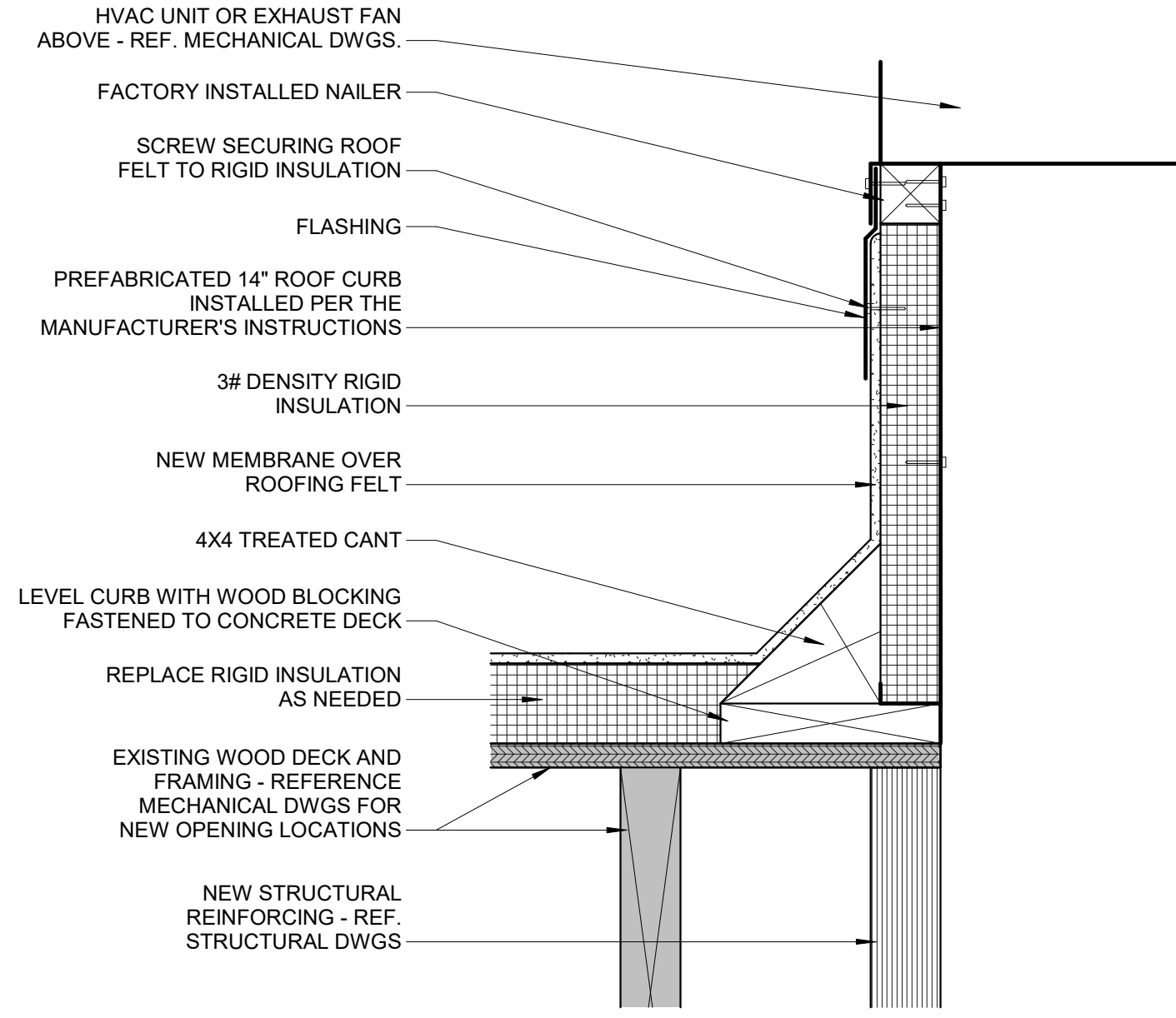
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



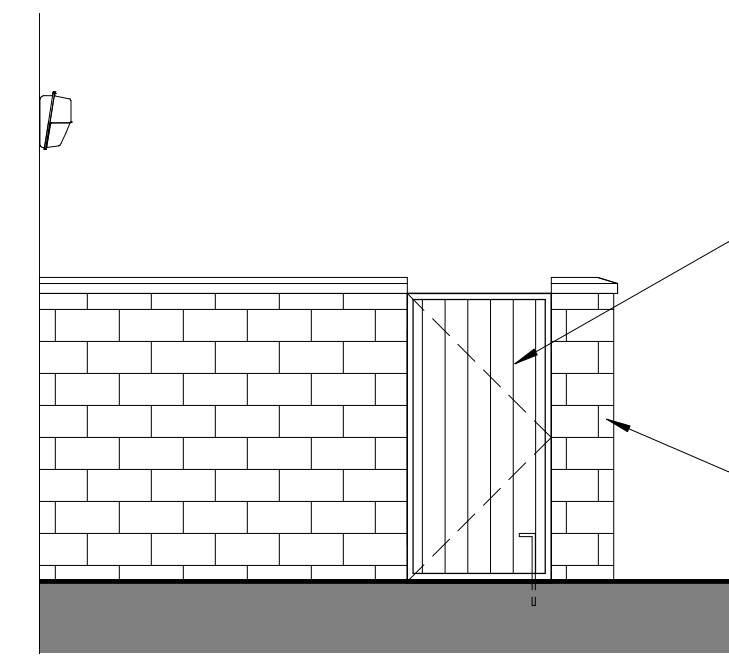
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



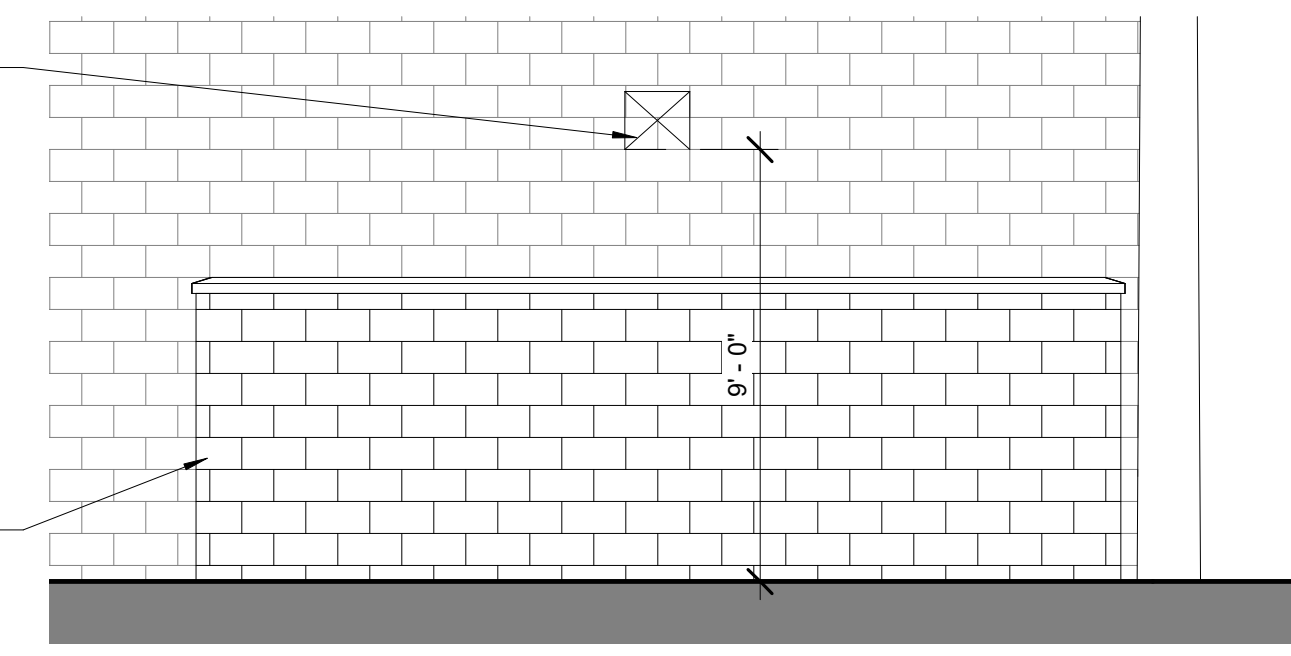
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



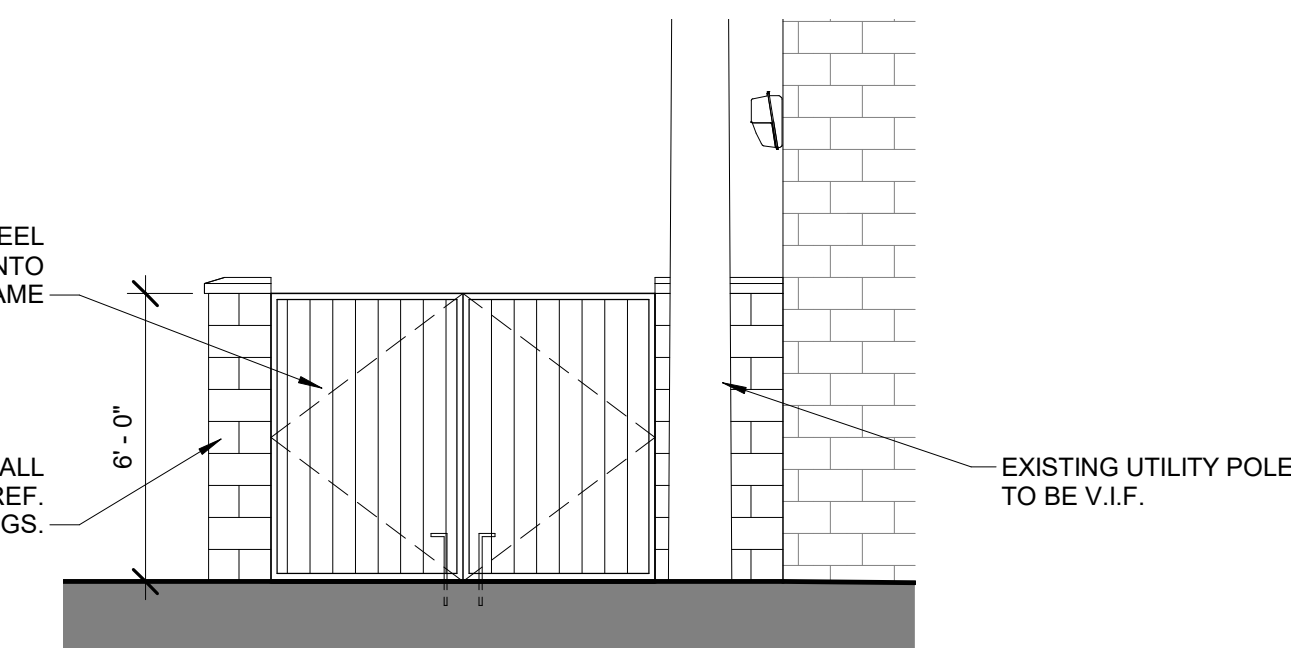
6 TYP. MECHANICAL CURB SECTION DETAIL
 SCALE: 3" = 1'-0"



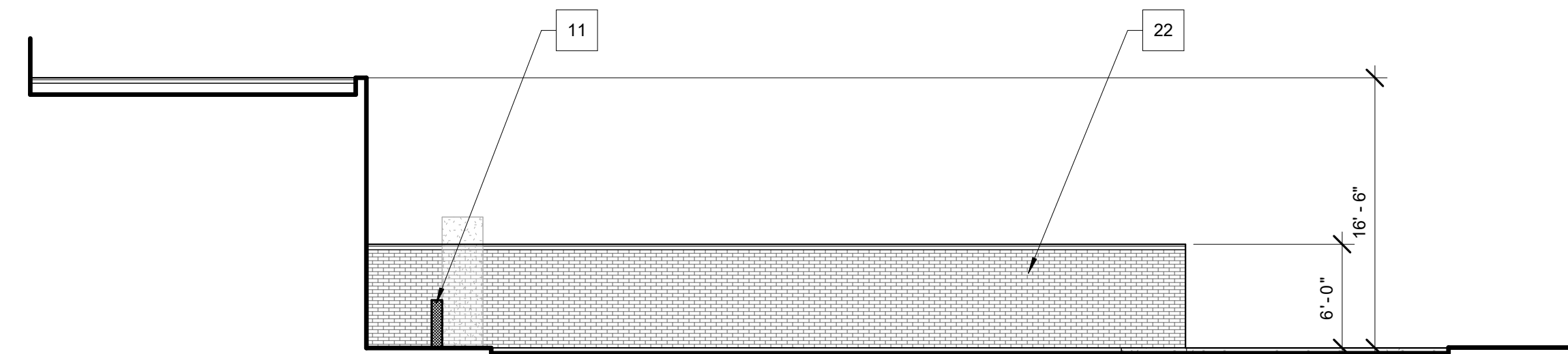
5 TRASH ENCLOSURE - ELEVATION C
 SCALE: 1/4" = 1'-0"



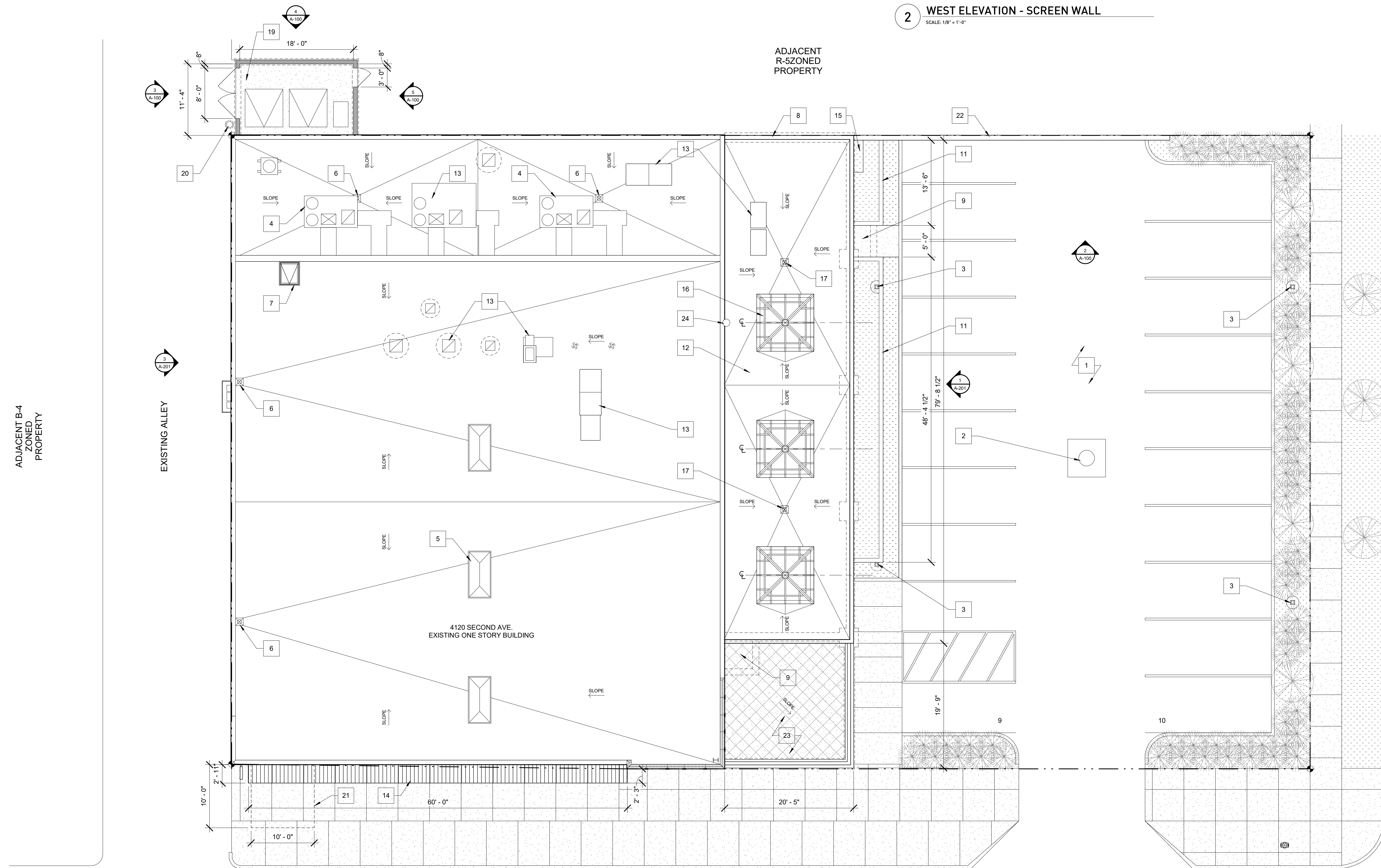
4 TRASH ENCLOSURE - ELEVATION B
 SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE - ELEVATION A
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - SCREEN WALL
 SCALE: 1/8" = 1'-0"



1 SITE AND ROOF PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NEW EXTERIOR CONCRETE TO BE TINTED GREY OR FINISHED WITH A CURING COMPOUND SO IT DOES NOT APPEAR TO BE BRIGHT WHITE.
2. COORDINATE ALL SITE WORK, GRADING, UTILITY CONNECTIONS, AND DEMOLITION WITH MEP AND LANDSCAPE DWGS.
3. ALL NEW EXTERIOR DOORS THAT SWING OVER PROPOSED NEW CONCRETE TO BE CONSTRUCTED AS AN "ENTRY SLAB" TO AVOID HEAVING - REF. STRUCTURAL DWGS FOR DETAIL.
4. ROOF EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH PREFABRICATED CURBS - REPAIR ROOF AS NEEDED.

KEYED NOTES

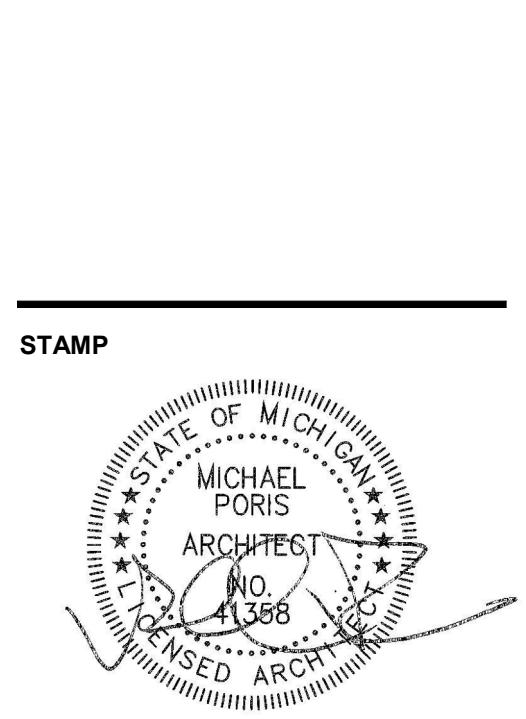
1. EXISTING ASPHALT PARKING LOT TO REMAIN.
2. EXISTING GATCH BASIN TO REMAIN.
3. EXISTING PARKING LIGHTING TO REMAIN.
4. EXISTING ROOF TOP UNITS TO REMAIN, REF. MECHANICAL DWGS.
5. EXISTING SKYLIGHTS TO REMAIN.
6. EXISTING ROOF DRAIN TO REMAIN, TYP.
7. EXISTING ROOF HATCH TO REMAIN.
8. NEW PAINTED 8" CMU WALL WITH STONE CAP - REF. STRUCTURAL DWGS.
9. NEW CONCRETE ENTRY SLAB.
10. (NOT USED).
11. NEW DRY-LAID PLANTER WALL - REF. LANDSCAPE DWGS.
12. NEW EPDM ROOF OVER SLOPED RIGID INSULATION.
13. NEW ROOF TOP UNITS AND FANS, REF. MECHANICAL DWGS FOR LOCATION AND DETAILS.
14. NEW ALUMINUM FRAMED CANVAS AWNING.
15. EXISTING GAS METER TO BE RELOCATED TO AREA INDICATED - COORDINATE W/ MECHANICAL AND LANDSCAPE DWGS.
16. NEW PYRAMIDAL SKYLIGHTS, TYP (WASCO, DALYTE, OR EQUAL).
17. NEW ROOF DRAIN.
18. NEW PAINTED (BOTH SIDES) 8" BRICK WALL (30" TALL) WITH STONE CAP (30" TALL).
19. NEW CMU BLOCK WITH STONE CAP TRASH ENCLOSURE (6'-0" TALL) WITH METAL DECKING GATES ON A 6" MIN. CONCRETE SLAB (TO HOUSE [2] 8 YARD DUMPSTERS AND A STANDARD GREASE BIN) - G.C. TO PROVIDE BREAKOUT PRICING.
20. EXISTING UTILITY POLE - V.I.F.
21. LOCATION OF FUTURE PREFABRICATED SEASONAL VESTIBULE.
22. EXISTING 6'-0" TALL MASONRY SCREEN WALL TO BE PAINTED (BOTH SIDES).
23. NEW EXTERIOR GRADE TILE OVER 5" REINFORCED SLOPED CONCRETE SLAB - REF. STRUCTURAL DWGS (EXISTING SLAB ALONG SOUTH SIDE OF BUILDING TO BE REMOVED).
24. NEW STAINLESS STEEL FLUE CAP.

ISSUED FOR	DATE
DESIGN DEVELOPMENT 50%	9/23/19
DESIGN DEVELOPMENT 100%	10/7/19
CONSTRUCTION DOCS 50%	10/21/19
PRICING SET	11/1/19
DEMO PERMIT	11/12/19
PERMIT SET	11/19/19

PROJECT
SAUCE: ITALIAN MARKET & PIZZERIA

4128 Second Ave.
 Detroit, MI 48201

ARCHITECTURAL
 SITE PLAN



SCALE
 As indicated

PROJECT NUMBER
 1917.00

SHEET NUMBER
 A-100

City of Detroit
**City Engineering Division, Department of Public Works
Survey Bureau**

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 12/11/2019

Petition: x1148 Revised

- | | |
|--|--|
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| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

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By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
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Survey Bureau: 313-224-3970**

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- Involved; but asking you to hold action on this petition until further notice.

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By

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Area code – Telephone number

PETITION NO. 1148
 HEIRLOOM HOSPITALITY GROUP
 C/O PARKSTON DEVELOPMENT PARTNERS
 28 W ADAMS AVE. SUITE 1300
 DETROIT, MICHIGAN 48226
 JANELLE BULAT
 PHONE NO. (313) 636-1518

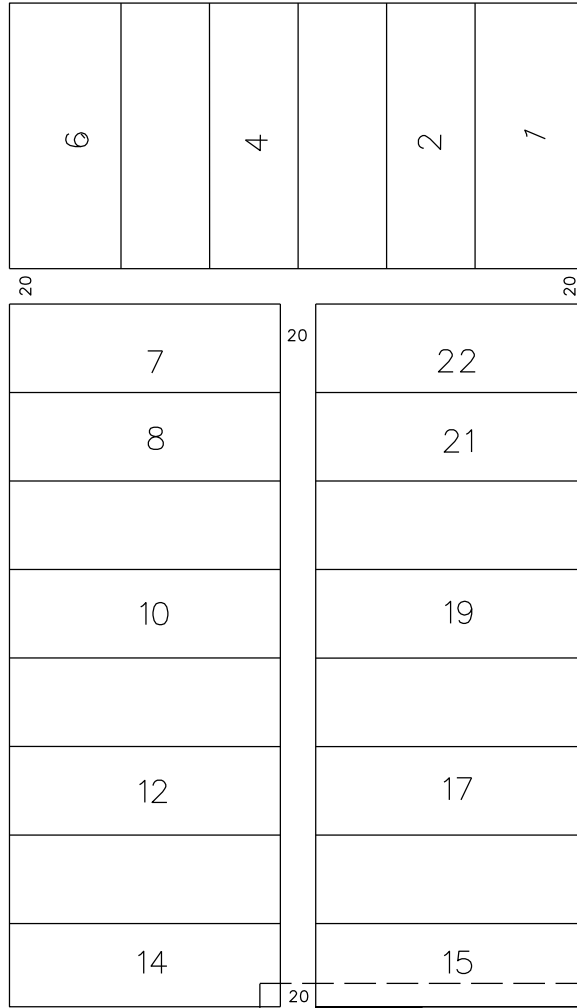
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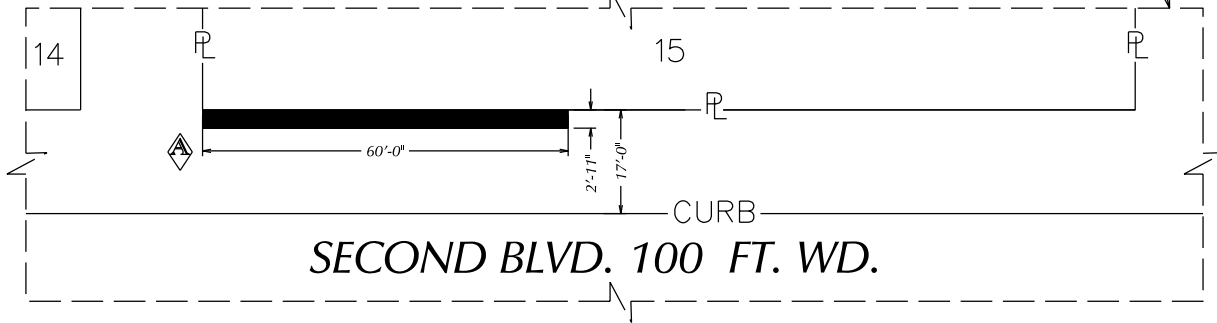


WILLIS AVE. 100 FT. WD.

ALEXANDRINE AVE. 100 FT. WD.



SECOND BLVD. 100 FT. WD.



SECOND BLVD. 100 FT. WD.

 - REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 30 E

B					
A	REVISED: REMOVING THE VESTIBULE.	SA	KSM	JD	01/13/20
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	12-11-19	APPROVED			

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 INTO SECOND AVE.
 AT 4128 SECOND AVE.**

**CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU**

JOB NO. 01-01

DRWG. NO. X 1148

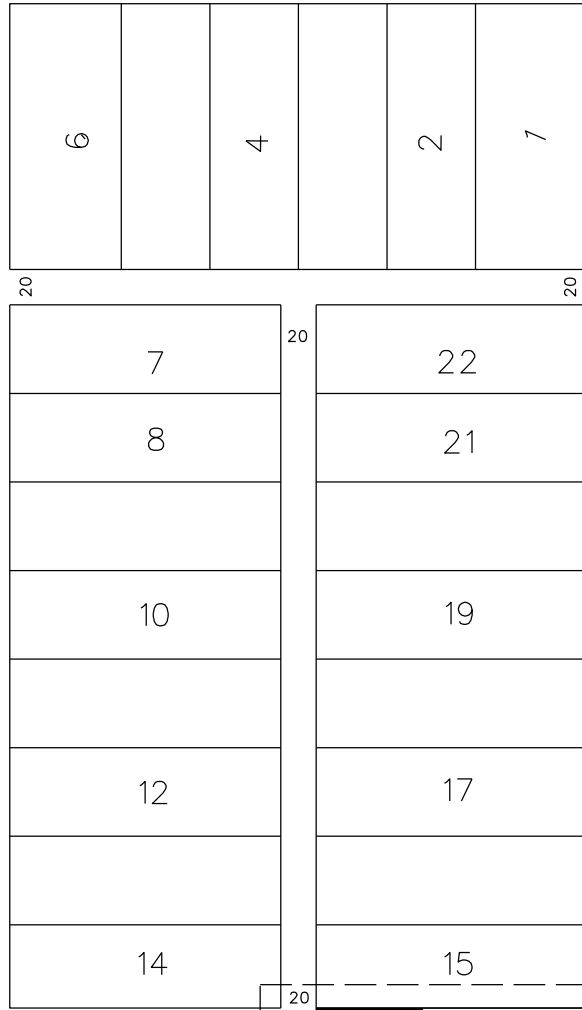
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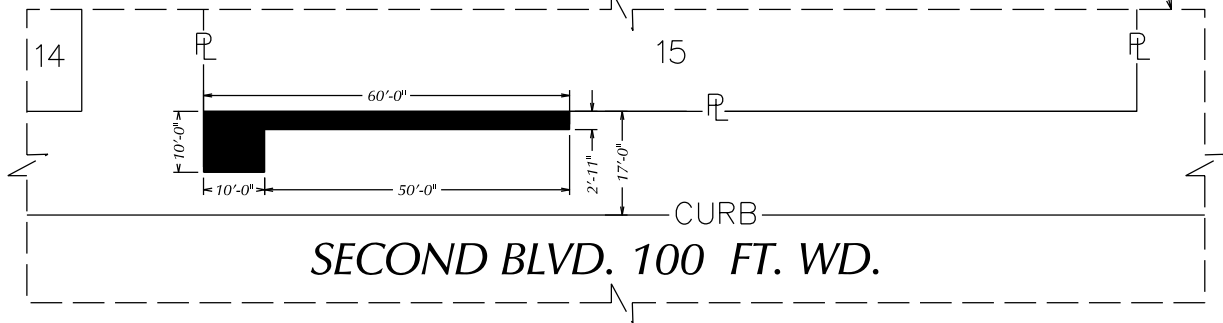
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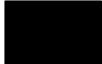
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SECOND BLVD. 100 FT. WD.



SECOND BLVD. 100 FT. WD.



- REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 30 E

REQUEST ENCROACHMENT
 INTO SECOND AVE.
 AT 4128 SECOND AVE.

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 1148

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	12-11-19	APPROVED			

PROVISIONS FOR ENCROACHMENT For Petition 1148

Detroit Water and Sewerage (DWSD) agree to the proposed encroachment subject to the fulfilling of the following provisions:

1. By approval of this petition the (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
2. DWSD requires a vertical clearance of 18 feet above grade for maintenance excess and repair.
3. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hours notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
4. Construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
5. If DWSD facilities located within the right of way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
6. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.



201

WILLIS

ALEXANDRINE

SELDEN AVE

BRAINARD ST

PETERBORO ST

PETERBORO ST

MARTIN LUTHER KING JR

PETERBORO ST

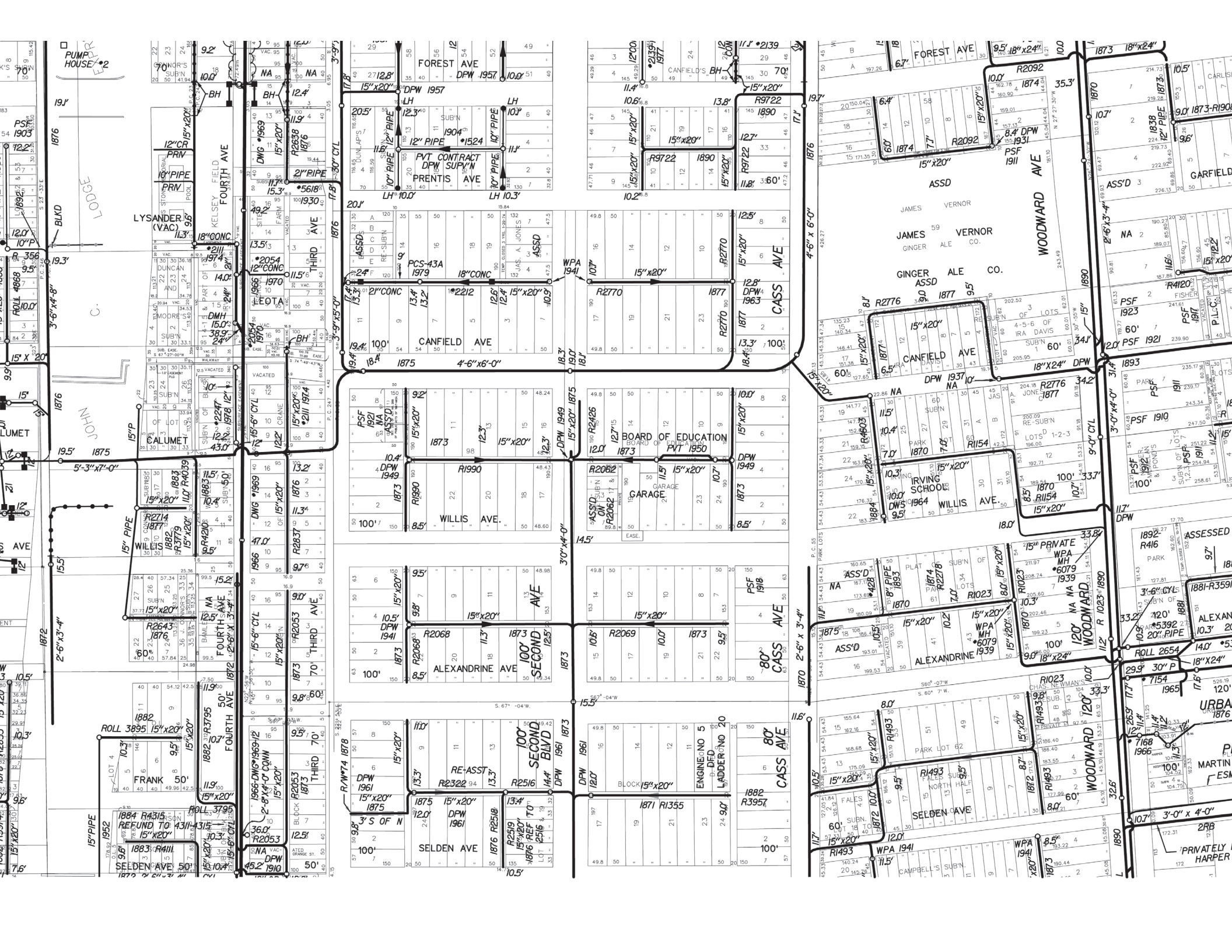
WOODWARD ST

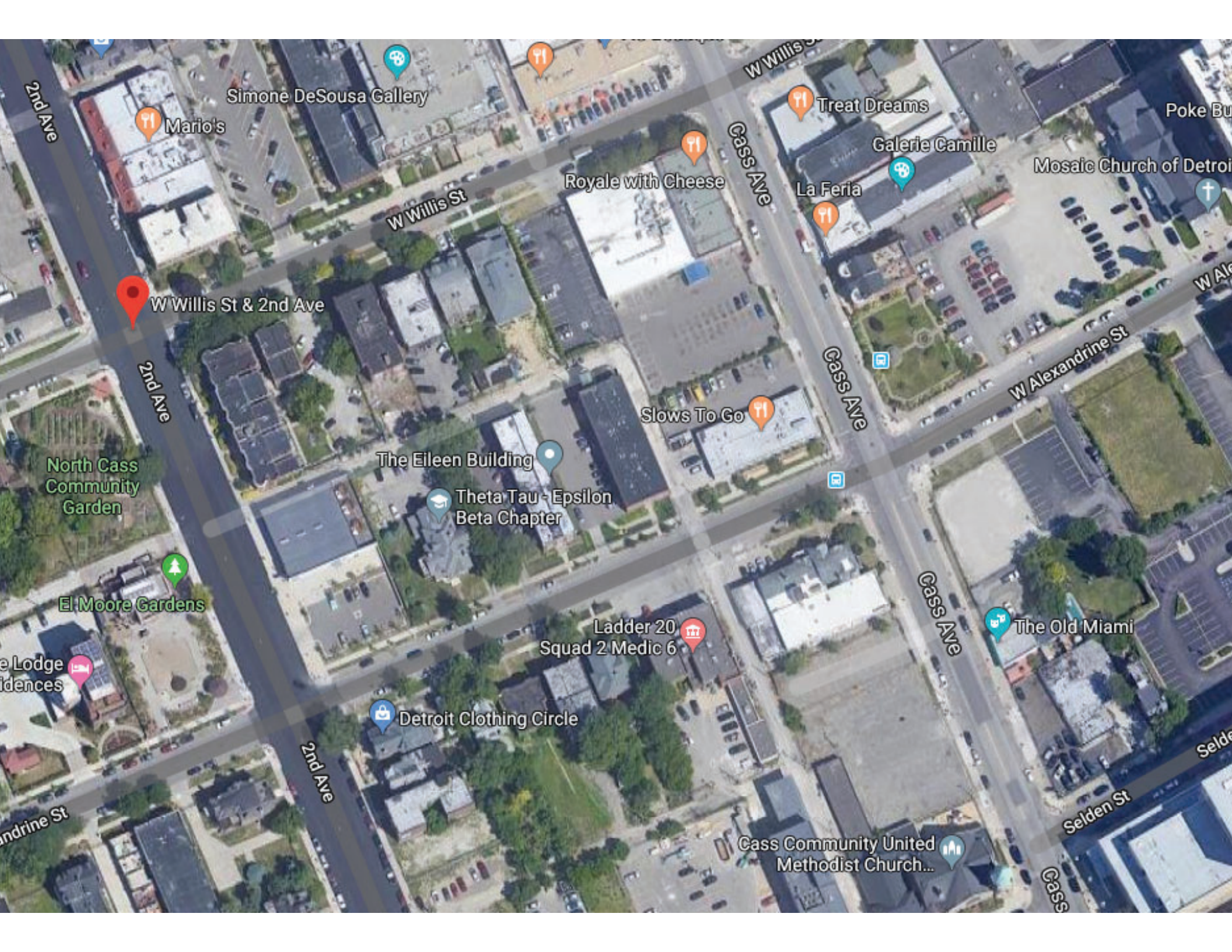
ERSKINE JOHN R

WATSON ST

WATSON ST







2nd Ave

Simone DeSousa Gallery

Mario's

W Willis St & 2nd Ave

2nd Ave

W Willis St

Royale with Cheese

Cass Ave

La Feria

Cass Ave

W Alexandrine St

North Cass Community Garden

The Eileen Building

Theta Tau - Epsilon Beta Chapter

El Moore Gardens

Ladder 20 Squad 2 Medic 6

Cass Ave

The Old Miami

Lodge Residences

Detroit Clothing Circle

2nd Ave

Cass Community United Methodist Church...

Selden St

W Alexandrine St

Cass Ave

GENERAL NOTES

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- SEAL WINDOW AND DOOR FRAMES CONTINUOUSLY ROUND PERIMETER. CONTRACTOR TO FIELD VERIFY ROUGH OPENINGS PRIOR TO THE FABRICATION OF WINDOWS AND DOORS.

KEYED NOTES

- EXISTING TELEPHONE POLE TO REMAIN.
- EXISTING DOOR TO REMAIN.
- EXISTING LIGHT FIXTURE TO REMAIN.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING GLASS BLOCK TO BE REPAIRED AND CLEANED AS REQUIRED, TYP.
- EXISTING WINDOW TO BE REMOVED - INFILL WITH NEW PAINTED CMU.
- EXISTING PARKING LIGHT FIXTURE TO REMAIN, TYP.
- EXISTING MASONRY TO BE PAINTED. TUCKPOINT, REPAIR AND CLEAN AS REQUIRED.
- EXISTING WOOD STOREFRONT FRAMES AND TRIM TO BE PAINTED EXISTING TRANSOMS TO REMAIN. REPAIR AND CLEAN AS REQUIRED.
- EXISTING GLASS BLOCK TO BE REMOVED.
- EXISTING DOOR AND FRAME TO BE REMOVED - INFILL WITH NEW PAINTED CMU.
- EXISTING CAST STONE KEYSTONE TO REMAIN.
- EXISTING STEEL COLUMN TO BE REMOVED - CUT APPROXIMATELY 12" ABOVE ROOF MEMBRANE.
- EXISTING "TOMBAY MARKET" SIGNAGE TO BE REMOVED.
- NEW CANVAS AWNING WITH ALUMINUM FRAME.
- NEW CMU INFILL.
- NEW ILLUMINATED SIGNAGE BY OTHERS.
- NEW THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM - KAWNEER OR EQUAL.
- NEW CUSTOM DOORS - REF. DOOR SCHEDULE.
- NEW CONTEMPORARY GAS LANTERN FIXTURE - BEVOLO MODERNIST W/ BRACKET MOUNT (SIZE A1 OR EQUAL.
- (NOT USED)
- NEW METAL COMPOSITE PANEL SYSTEM - ATAS STERRACORE OR EQUAL.
- NEW 8" CMU BLOCK WITH STONE CAP TRASH ENCLOSURE (6'-0" TALL) WITH PAINTED METAL DECKING GATES ON A 4" MIN. CONCRETE SLAB (TO HOUSE (2) 8 YARD DUMPSTERS AND A STANDARD GREASE BIN).
- NEW BRICK WALL OVER CMU.
- NEW ARTIFICIAL GREENERY BY OTHERS.
- NEW ALUMINUM STOREFRONT DOOR.
- NEW SLIDING WINDOW (MARVIN SIGNATURE MODERN OR EQUAL) - REF. WINDOW SCHEDULE.
- NEW SLIDING WINDOW (MARVIN SIGNATURE MODERN OR EQUAL) IN EXISTING STOREFRONT OPENING - REF. WINDOW SCHEDULE. GENERAL CONTRACTOR TO PROVIDE BREAKOUT PRICING.
- (NOT USED)
- EXISTING MASONRY SCREEN WALL TO BE PAINTED.
- NEW THERMALLY BROKEN ALUMINUM WINDOW.
- NEW RTU - REF. MECHANICAL DWGS.
- NEW PLANTINGS - REF. LANDSCAPE DWGS.
- NEW INTERNALLY ILLUMINATED METAL BLADE SIGN.
- NEW AUTOMATIC SLIDING ALUMINUM TAKE-OUT WINDOW IN EXISTING STOREFRONT OPENING.
- NEW STAINLESS STEEL TWINWALL FLUE PIPE AND CAP ANCHORED TO EXISTING CMU WALL.
- NEW ALUMINUM SKYLIGHT - WASCO, DALYTE, OR EQUAL.

ISSUED FOR DATE

DESIGN DEVELOPMENT 50%	9/23/19
DESIGN DEVELOPMENT 100%	10/7/19
CONSTRUCTION DOCS 50%	10/21/19
PRICING SET	11/1/19
PERMIT SET	11/19/19

PROJECT

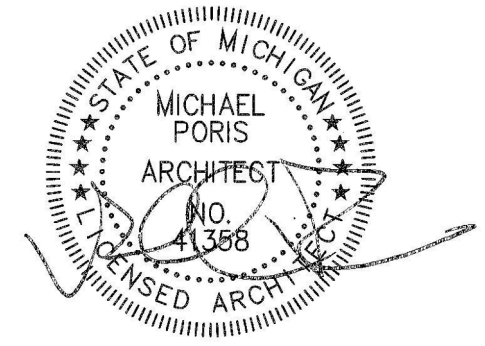
**SAUCE:
ITALIAN
MARKET &
PIZZERIA**

4128 Second Ave.
Detroit, MI 48201

SHEET

**EXTERIOR
ELEVATIONS**

STAMP



SCALE

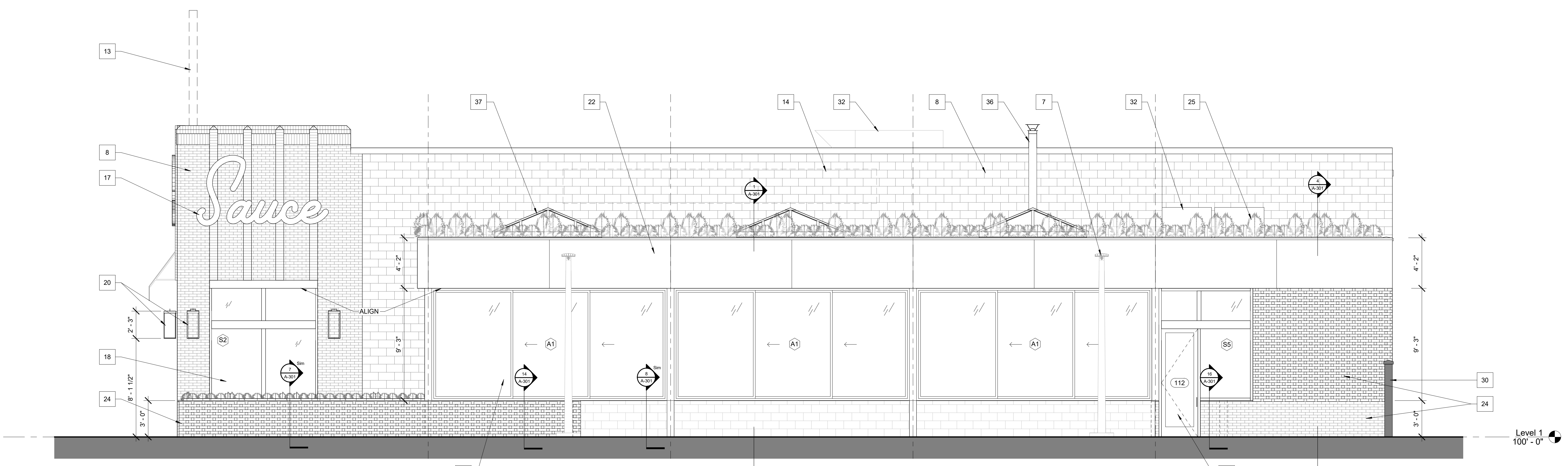
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PROJECT NUMBER

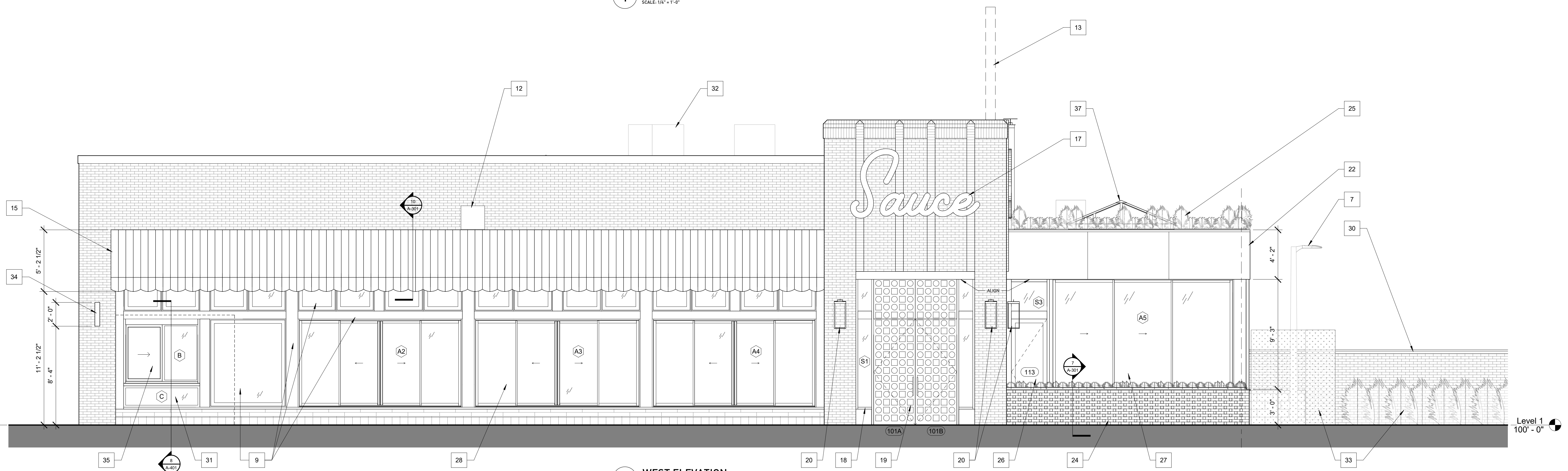
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SHEET NUMBER

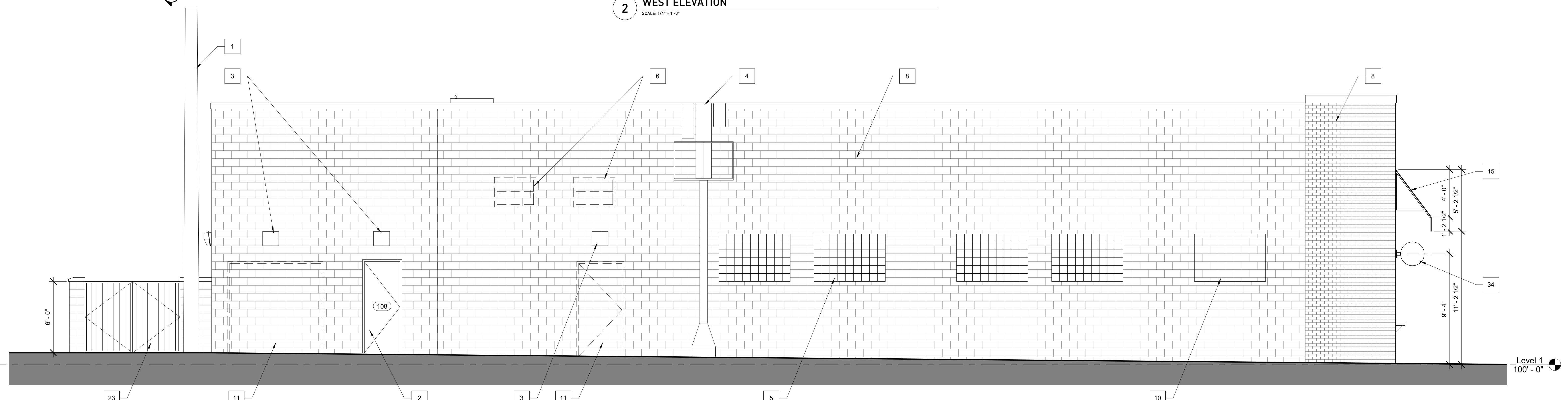
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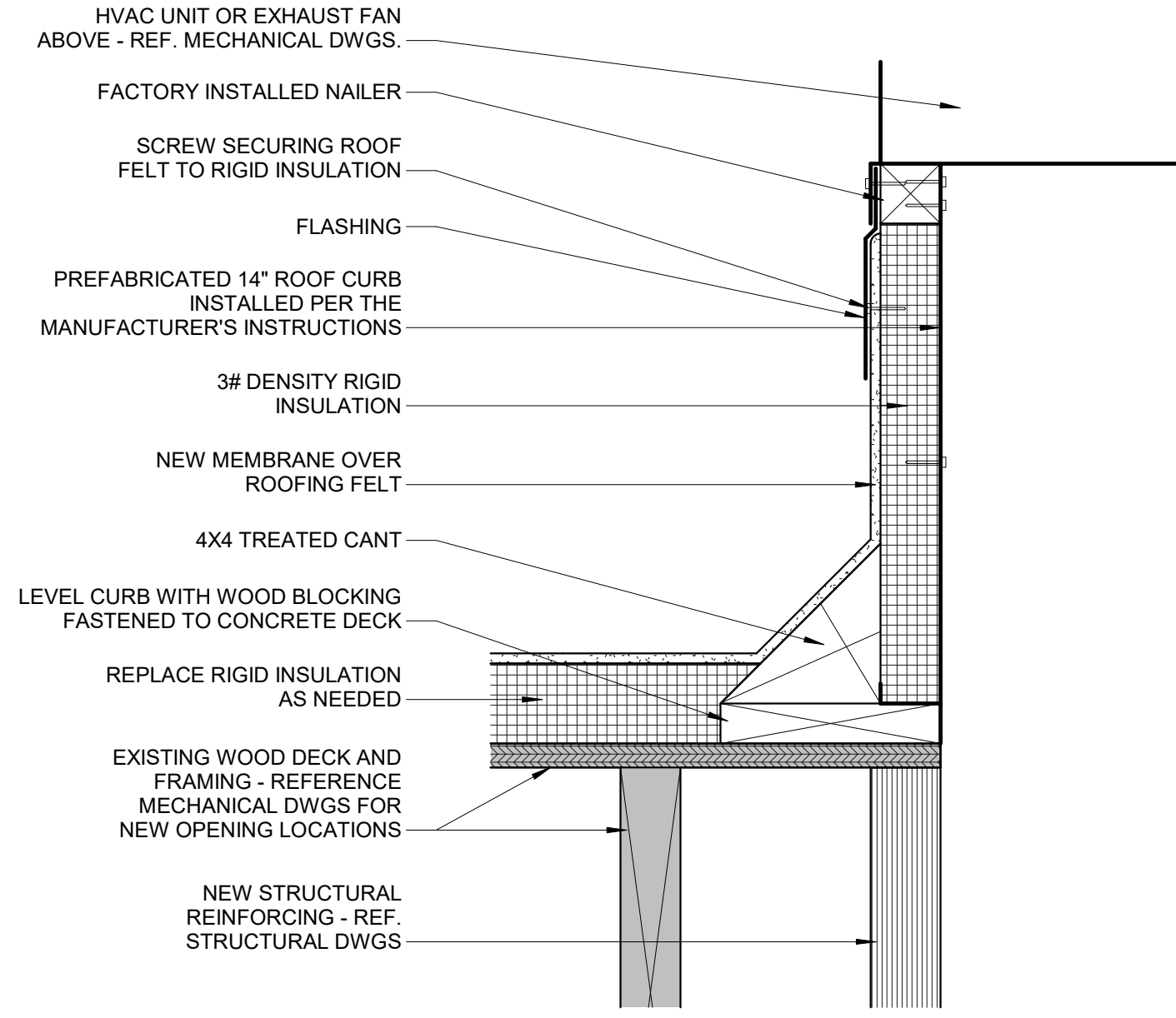
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



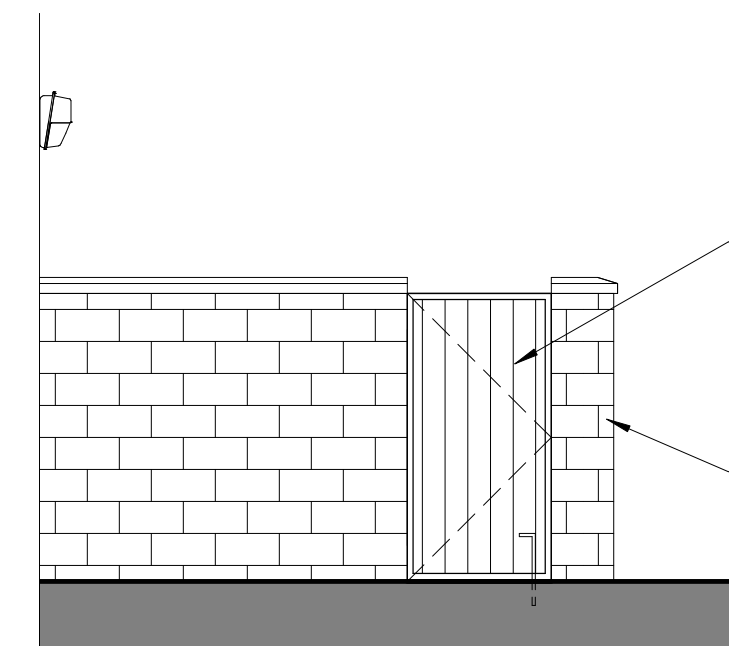
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



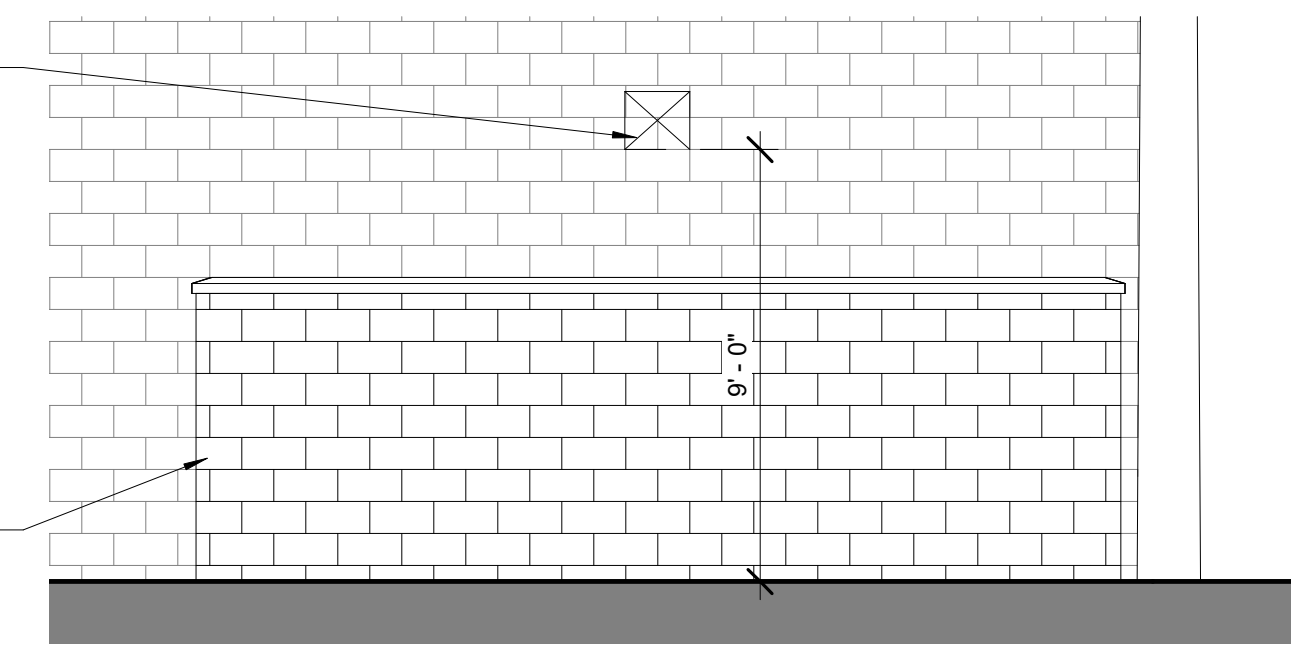
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



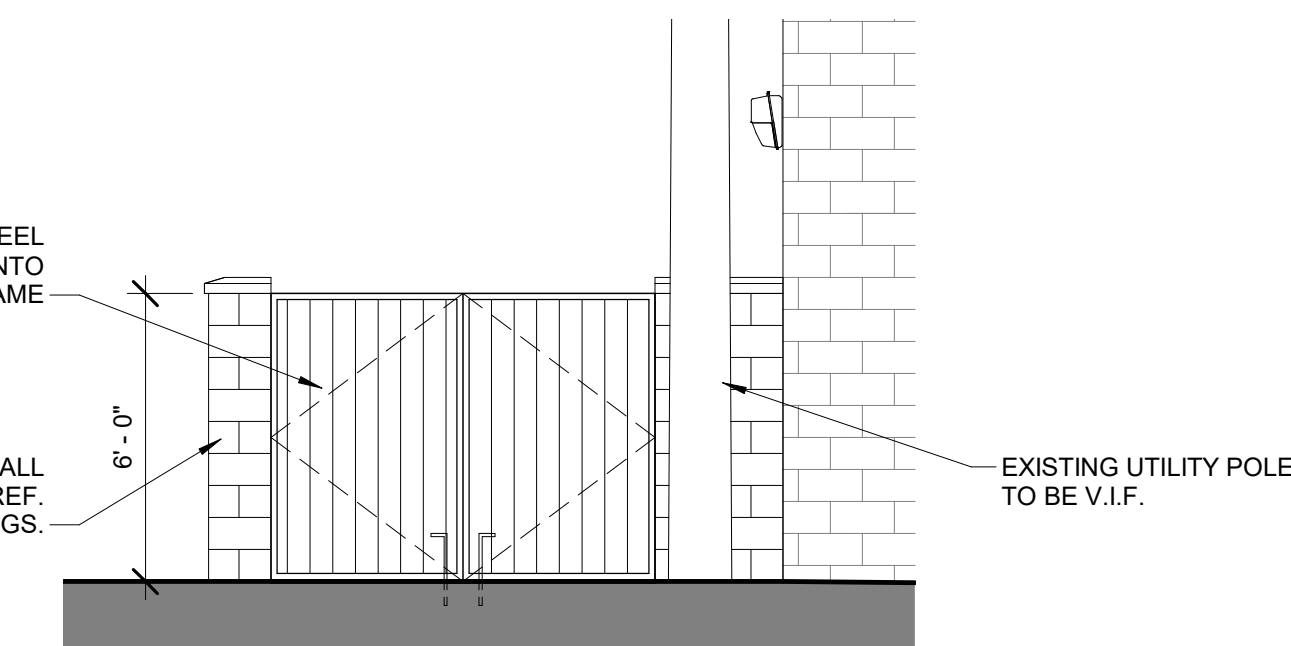
6 TYP. MECHANICAL CURB SECTION DETAIL
 SCALE: 3" = 1'-0"



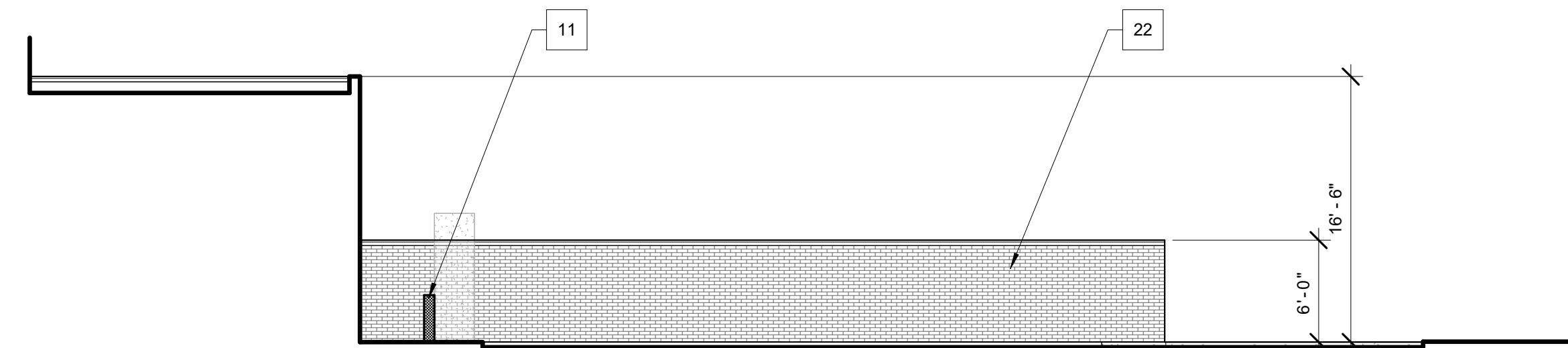
5 TRASH ENCLOSURE - ELEVATION C
 SCALE: 1/4" = 1'-0"



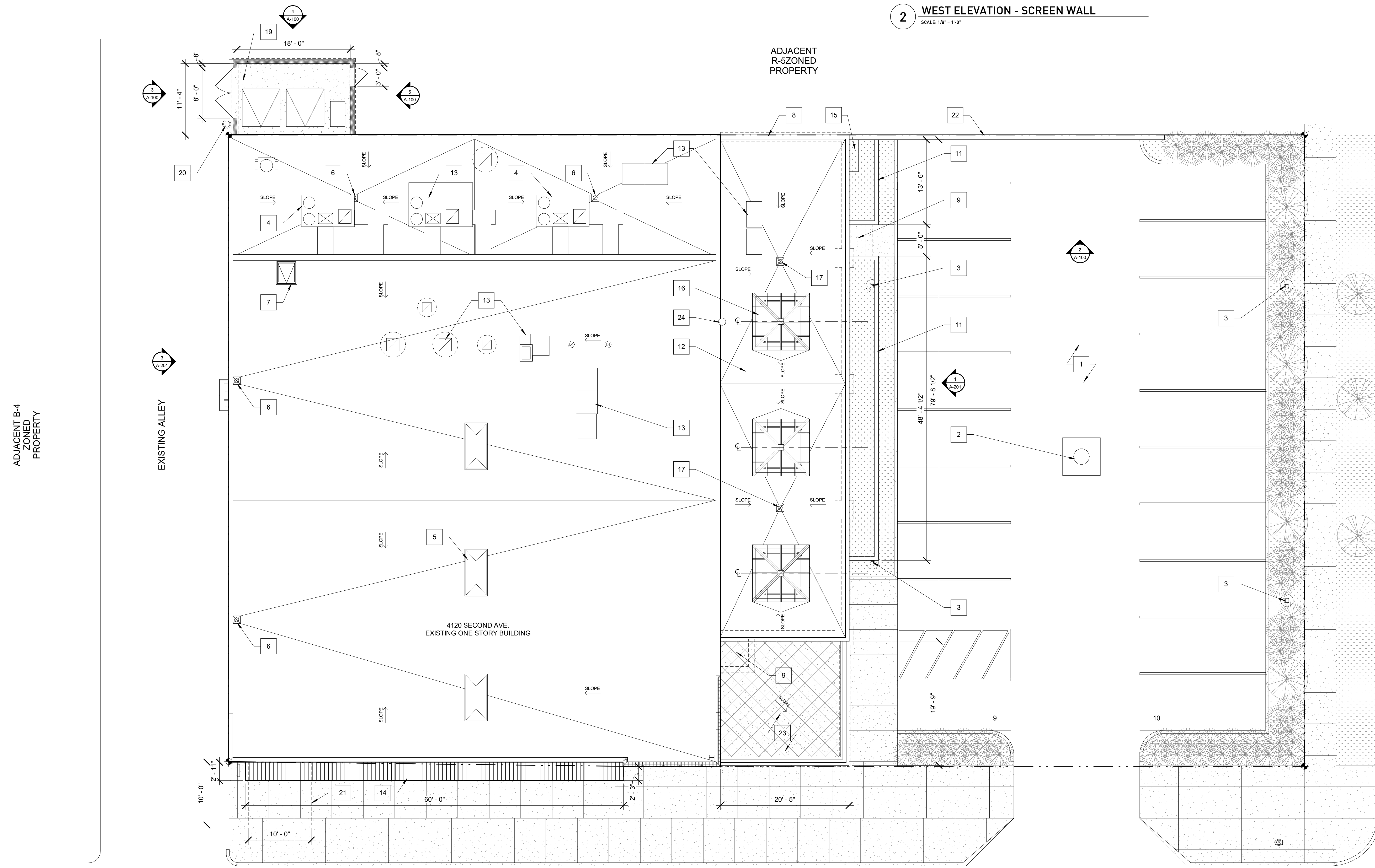
4 TRASH ENCLOSURE - ELEVATION B
 SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE - ELEVATION A
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - SCREEN WALL
 SCALE: 1/8" = 1'-0"



1 SITE AND ROOF PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NEW EXTERIOR CONCRETE TO BE TINTED GREY OR FINISHED WITH A CURING COMPOUND SO IT DOES NOT APPEAR TO BE BRIGHT WHITE.
2. COORDINATE ALL SITE WORK, GRADING, UTILITY CONNECTIONS, AND DEMOLITION WITH MEP AND LANDSCAPE DWGS.
3. ALL NEW EXTERIOR DOORS THAT SWING OVER PROPOSED NEW CONCRETE TO BE CONSTRUCTED AS AN "ENTRY SLAB" TO AVOID HEAVING - REF. STRUCTURAL DWGS FOR DETAIL.
4. ROOF EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH PREFABRICATED CURBS - REPAIR ROOF AS NEEDED.

KEYED NOTES

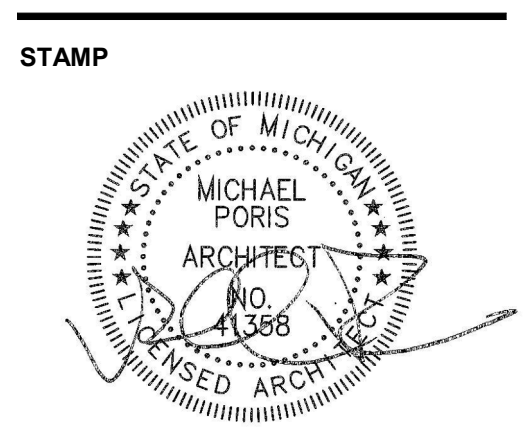
1. EXISTING ASPHALT PARKING LOT TO REMAIN.
2. EXISTING GATCH BASIN TO REMAIN.
3. EXISTING PARKING LIGHTING TO REMAIN.
4. EXISTING ROOF TOP UNITS TO REMAIN, REF. MECHANICAL DWGS.
5. EXISTING SKYLIGHTS TO REMAIN.
6. EXISTING ROOF DRAIN TO REMAIN, TYP.
7. EXISTING ROOF HATCH TO REMAIN.
8. NEW PAINTED 8" CMU WALL WITH STONE CAP - REF. STRUCTURAL DWGS.
9. NEW CONCRETE ENTRY SLAB.
10. (NOT USED).
11. NEW DRY-LAID PLANTER WALL - REF. LANDSCAPE DWGS.
12. NEW EPDM ROOF OVER SLOPED RIGID INSULATION.
13. NEW ROOF TOP UNITS AND FANS, REF. MECHANICAL DWGS FOR LOCATION AND DETAILS.
14. NEW ALUMINUM FRAMED CANVAS AWNING.
15. EXISTING GAS METER TO BE RELOCATED TO AREA INDICATED - COORDINATE W/ MECHANICAL AND LANDSCAPE DWGS.
16. NEW PYRAMIDAL SKYLIGHTS, TYP (WASCO, DALYTE, OR EQUAL).
17. NEW ROOF DRAIN.
18. NEW PAINTED (BOTH SIDES) 8" BRICK WALL (30" TALL) WITH STONE CAP (30" TALL).
19. NEW CMU BLOCK WITH STONE CAP TRASH ENCLOSURE (6'-0" TALL) WITH METAL DECKING GATES ON A 4" MIN. CONCRETE SLAB (TO HOUSE [2] 8 YARD DUMPSTERS AND A STANDARD GREASE BIN) - G.C. TO PROVIDE BREAKOUT PRICING.
20. EXISTING UTILITY POLE - V.I.F.
21. LOCATION OF FUTURE PREFABRICATED SEASONAL VESTIBULE.
22. EXISTING 6'-0" TALL MASONRY SCREEN WALL TO BE PAINTED (BOTH SIDES).
23. NEW EXTERIOR GRADE TILE OVER 5" REINFORCED SLOPED CONCRETE SLAB - REF. STRUCTURAL DWGS (EXISTING SLAB ALONG SOUTH SIDE OF BUILDING TO BE REMOVED).
24. NEW STAINLESS STEEL FLUE CAP.

ISSUED FOR	DATE
DESIGN DEVELOPMENT 50%	9/23/19
DESIGN DEVELOPMENT 100%	10/7/19
CONSTRUCTION DOCS 50%	10/21/19
PRICING SET	11/1/19
DEMO PERMIT	11/12/19
PERMIT SET	11/19/19

PROJECT
**SAUCE:
 ITALIAN
 MARKET &
 PIZZERIA**

4128 Second Ave.
 Detroit, MI 48201

SHEET
**ARCHITECTURAL
 SITE PLAN**



SCALE
As indicated

PROJECT NUMBER
1917.00

SHEET NUMBER
A-100