

SALVATORE SCALLOPINI

27411 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI 48076



SHEET INDEX:

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CODE DATA:

ZONING: B-1 (BUSINESS)

CONSTRUCTION TYPE: V-B UNPROTECTED

EXISTING USE GROUP: M (MERCANTILE)

PROPOSED USE GROUP: A-2 (ASSEMBLY)

EXIST. OCC. LOAD: 63 PERSONS
PROPOSED OCC. LOAD: 105 PERSONS (SEE CALCS. ON A-1)

EXIST. BUILDING AREA: 1,438 S.F. (GROSS)

EXIST. PATIO AREA: 840 S.F. (GROSS)

EXIST. PARKING: 24 STANDARD + 2 H.C. = 26 TOTAL SPACES

PARKING REQUIREMENTS FOR PROPOSED USE:
= 1 PER 50 S.F. FLOOR AREA + 1 PER 2 EMPLOYEES
= [(450 S.F. INTERIOR + 500 S.F. PATIO) / 50] + (6 / 2)
= 14 + 4 = 23 REQUIRED > 26 PROVIDED

CURRENT CODES:

- 2006 Michigan Building Code
- 2003 ICC/ANSI A IITJ Michigan Barrier Free Design Law
- 2006 Michigan Plumbing Code
- 2006 Michigan Mechanical Code
- 2008 Michigan Electrical Code
- Michigan Energy Code, ANSI/ASHRAE/IESNA standard 90.1-1999
- International Fire code 2006

These construction documents were prepared for compliance with the Michigan construction Code in effect at time of permit submittal. All engineers, contractors, and suppliers involved with the project shall comply with the same codes, issued and approved code modifications, and/or Novi Construction Board of Appeals Rulings and whenever required shall provide shop drawings and submittals clearly describing compliance to the registered design professional in responsible charge for review and approval.

Design Professional in responsible charge -
Roman Bonsilawski, R.A. License #: 37347

SCOPE OF WORK:

EXTERIOR

1. REWORK EXISTING ALUMINUM & GLASS STOREFRONT DOOR & WINDOW AT SOUTH ELEVATION INTO NEW ALUMINUM & GLASS STOREFRONT WINDOW WITH BRICK BELOW TO MATCH EXISTING FACADE DETAIL
2. REWORK EXISTING ALUMINUM & GLASS STOREFRONT WINDOW INTO NEW ALUMINUM & GLASS DOOR (3'-0"X7'-0"X1 3/4") & WINDOW
3. ADD NEW PORTE COCHERE AT ENTRANCE AT THE NORTHEAST CORNER OF THE BUILDING
4. ADD NEW AWNINGS ABOVE WINDOWS ON EAST ELEVATION
5. UPDATE EXISTING OUTDOOR LIGHTING ON BUILDING & AT PATIO AREA
6. UPDATE EXISTING LANDSCAPING WITH NEW TREES & HEDGES ALONG EAST ELEVATION
7. UPDATE EXISTING PATIO AREA & TOPS OF PATIO COLUMNS WITH NEW POTS WITH TOPIARY PLANTINGS
8. NEW OUTDOOR FURNITURE AT PATIO

INTERIOR

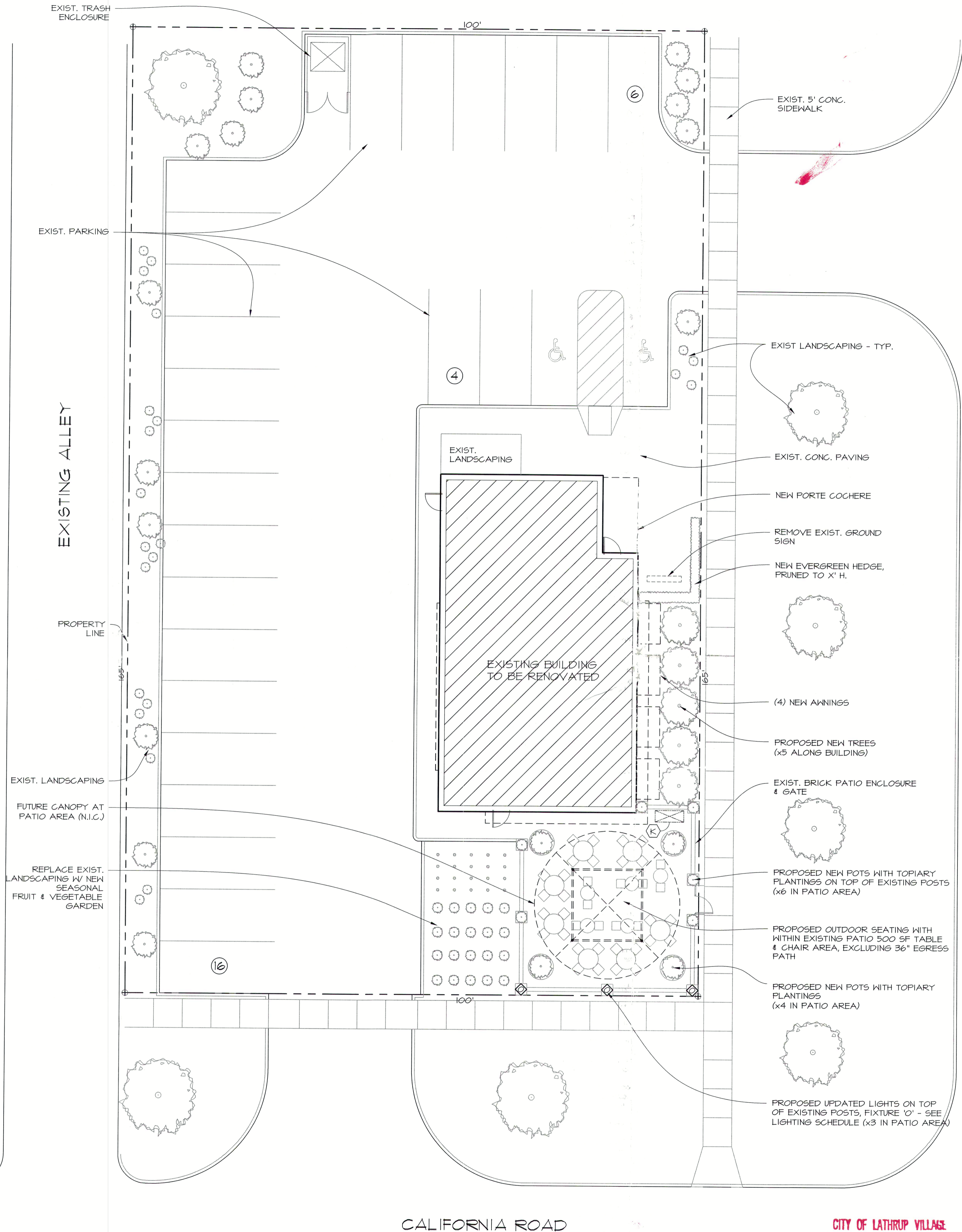
1. UPDATE FORMER VESTIBULE INTO NEW OFFICE
2. ADD NEW ENTRY AREA WHERE DOOR IS ADDED AT EAST ELEVATION
3. UPDATE DINING AREA WITH NEW HOST AREA, BENCH AREA, TABLES, CHAIRS & SETTEES, AND NEW DRAPERY
4. REWORK EXISTING SERVICE AREA TO ADD COUNTERTOP FOR BAR STOOL SEATING & PICK-UP AREA
5. REWORK BAR AREA PER PLAN
6. REWORK SERVICE AREA PER PLAN

GENERAL NOTES:

1. Construction described in these documents includes work which affects the building's existing structure. Should any unforeseen structural condition be encountered, the General Contractor (G.C.) shall stop all work in that area and immediately notify the architect of the condition prior to proceeding.
2. G.C. shall examine site, field verify all dimensions and field conditions. G.C. is to become familiar with conditions affecting construction prior to submitting a bid.
3. This project involves construction on an existing structure. As such, the existing building and its present condition stand as construction documents of equal importance to the plans and specifications. By submitting a bid, contractors are assumed to be completely familiar with the existing condition of the building as it influences the work. No claims for extra cost will be considered for existing conditions visible or reasonably inferable from a careful examination of the existing building and grounds.
4. This project is to include appropriate temporary barriers and devices as may be required to protect the health, safety and welfare of the general public and employees.
5. G.C. shall supervise and direct all work using his best skill and attention. G.C. shall be solely responsible for all construction means, methods, techniques and sequences of procedures for coordinating all portions of the work under the contract, and insuring that all manufacturer requirements for each portion of work be followed.
6. Dimensions:
All dimensions shall be measured from finish face of proposed construction. G.C. is responsible for backing off thicknesses of materials as required to dimension rough construction.
A. G.C. shall notify architect of any discrepancies prior to the continuation of the work.
B. G.C. shall coordinate all final dimensions with all trades in accordance with construction documents.
C. G.C. shall coordinate the dimensions of rough-ins as described in food service documents by others.
7. G.C. shall provide all necessary permits and fees.
8. All contractors shall meet all local governing code requirements.
9. G.C. to guarantee labor and materials for 12 months.
10. Contractors shall submit shop drawings for approval prior to fabrication and/or installation. Commencement of fabrication/installation prior to approval shall be done at contractor's risk.
11. In case of conflict in drawings, the G.C. shall not proceed with that part of the work until the architect has clarified the discrepancy.
12. G.C. shall notify architect of any conditions where in his judgment it would be desirable to modify the requirements to produce the best results.
13. G.C. to coordinate and provide wood blocking and steel framing in existing framed walls as may be required to secure structure, fixtures and equipment to walls. All wood blocking, framing and/or fire stopping used within partitions, platforms, etc., shall be of fire retardant treated lumber as required by code. Provide fire retardant wood blocking at all rough openings in gypsum board partitions as required by code.
14. The G.C. is responsible for any patching, filling, staining and finishing required after transportation, assembly and installation of materials to ensure the highest quality final appearance.
15. Work in place that is subject to injury because of operations being carried on there shall be covered, boarded up, or substantially enclosed with adequate protection. All forms of protection shall be constructed in a manner such that upon completion the entire work will be delivered to the owner in prior, whole and unblemished condition. Work damaged by failure to provide protection shall be replaced with new work, at the expense of the G.C.
16. G.C. is responsible to patch and repair existing walls, ceilings and floor as required so as to provide a smooth surface, free from defects, ready for finishing. This includes all damage caused by existing finish removal, previous damage, equipment removal and damage by other trades.
17. The application of any finish material shall indicate subcontractor's acceptance of the subsurface conditions and sub will be held responsible for any defects after material application.
A. scuffing, grind or etch subsurface to remove irregularities due to previous finish application.
B. Subcontractor shall notify the G.C. in writing, with copy issued to architect, if any conditions exist that will be detrimental to proper finish material installation.
18. The G.C. is responsible for final cleanup of all areas affected by construction. This includes before finishes (painters, carpet, etc.) and after finishes. All waste materials to be disposed of in proper receptacles removed from site and legally disposed of.

DEMOLITION NOTES:

1. The General Contractor shall be responsible for verifying all existing field conditions so as to familiarize himself with demolition and removal work which may be required to produce the end results intended by this drawing.
2. It is the intent that each portion of the demolition work be done by the specialty trade involved in the original installation, thereby assuring existing systems or portions of original construction to remain will not be adversely affected. Therefore, all subcontractors shall thoroughly examine the proposed work and make allowance in their proposals to include all required demolition and removal.
3. Contractor shall be registered with Lathrup Village as required, licensed and bondable.
4. If required, contractors shall provide certificates of insurance before starting any work. Verify types and amounts of coverage with owner.
5. Inspect existing building construction as required and provide all necessary protection measures to ensure the health and safety of all workmen and the general public prior to the start of demolition work.
6. The owner shall provide and pay for all temporary power and water.
7. Abandoned mechanical and electrical lines are to be removed to a point behind or within the finished floor, wall or ceiling. Abandoned electrical wiring is to be removed to point of origin. All other lines shall be grounded and capped, and generally made safe.
8. Coordinate trash removal requirements with Lathrup Village. General Contractor is to provide approved trash containers as may be required, and legally dispose of all trash.
9. Under no circumstances shall existing structural members and systems be altered or removed unless documented or directed by architect.
10. Existing areas to remain that are damaged during demolition work shall be patched, repaired and finished as required to match existing surrounds at no additional charge to the owner.
11. All existing items within the building are to be reviewed by the owner and are considered the property of the owner unless otherwise specified.
12. Leave entire construction area broom cleaned on completion of demolition work daily.



SCALE: 1" = 10'-0"



CITY OF LATHRUP VILLAGE
BUILDING DEPARTMENT
APPROVED

Project:

Salvatore Scallopini
Renovation of an Existing Restaurant
27411 Southfield Road Lathrup Village, MI 48076

Seal:

Issue Date:

FOR PERMIT 2/26/10

Sheet Title:

General Notes & Site Plan


Sheet Number:

G-1

RonandRoman
designer / architect / LLC
111 Williams Street, Petoskey, MI 49770 231-481-0810

R. Bonsilawski

Project:
 Salvatore Scallopini
 Renovation of an Existing Restaurant
 27411 Southfield Road Lathrup Village, MI 48076

Seal:

 R. Bruns, L.C.

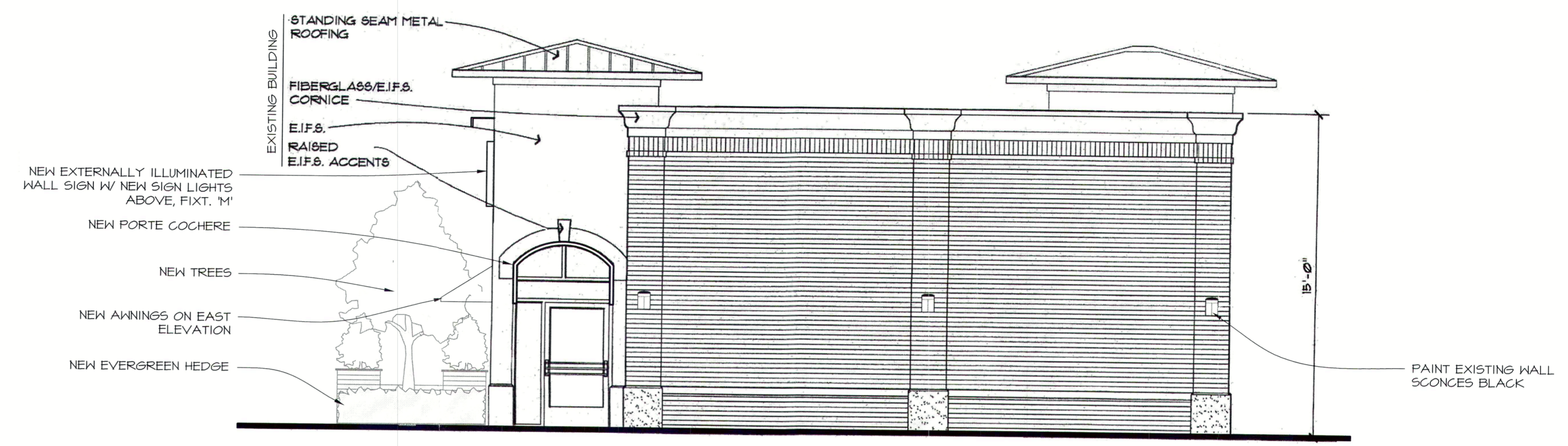
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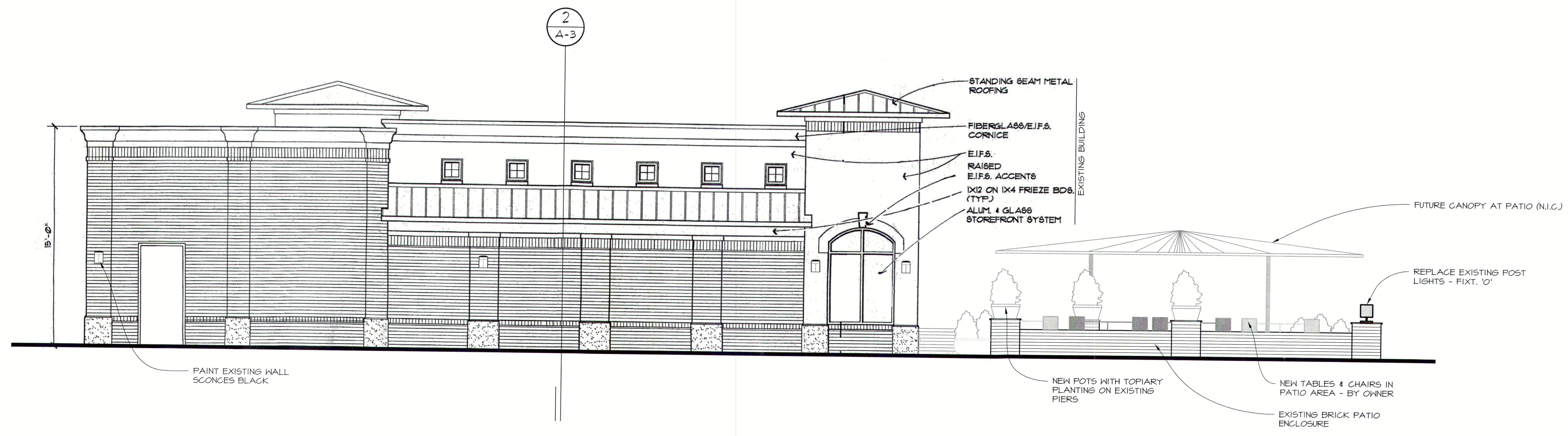
Elevations

Sheet Number:

A-2



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



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

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Elevations
 & Building
 Section

Sheet Number:

A-3

R. RonandRoman

