

101 S MAIN EVART - 2ND FLR

101 S. MAIN ST. EVART, MI

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



HISTORIC IMAGE



PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

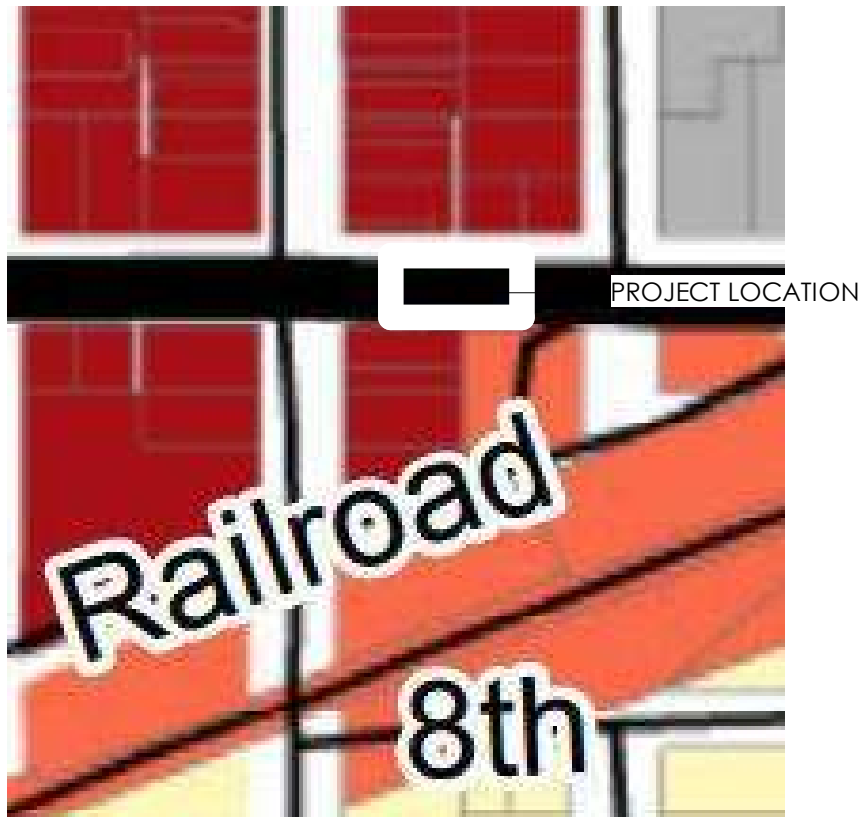
AN EXISTING BUILDING IS BEING RENOVATED INTO RESIDENTIAL UNITS ON THE FIRST AND SECOND FLOOR. THE WEST END OF THE FIRST FLOOR IS TO BE WHITE-BOXED FOR FUTURE COMMERCIAL TENANTS.

DRAWING LIST

SHEET NUMBER	DRAWING TITLE	8/4/2025 - 50% CD SET	PERMIT SET - 9/12/25	ADDENDUM # 1 - 12/1/2025
00 GENERAL				
T000	TITLE SHEET	X	X	X
T001	RENDERINGS	X	X	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X	X	X
T003	MOUNTING HEIGHTS CONTINUED	X	X	X
T004	CODE COMPLIANCE	X	X	X
T005	CODE COMPLIANCE	X	X	X
T006	AREA PLANS	X	X	X
T007	HTC PLANS PART 1	X	X	X
T008	HTC PLANS PART 2	X	X	X
T009	HTC- STREET VIEW ROOF UNITS			X
01 CIVIL				
C100	ARCHITECTURAL SITE PLAN	X	X	X
02 ARCHITECTURAL				
A000	EXISTING FLOOR PLANS	X	X	X
A110	DEMOLITION PLANS	X	X	X
A120	NEW FLOOR PLANS	X	X	X
A121	PARTITION TYPES	X	X	X
A130	ENLARGED FLOOR PLANS	X	X	X
A131	ENLARGED FLOOR PLANS	X	X	X
A132	ENLARGED FLOOR PLANS	X	X	X
A140	FINISH SCHEDULE	X	X	X
A141	FINISH PLANS	X	X	X
A142	ENLARGED FINISH PLANS	X	X	X
A143	ENLARGED FINISH PLANS	X	X	X
A144	ENLARGED FINISH PLANS	X	X	X
A150	ENLARGED STAIR PLANS AND DETAILS	X	X	X
A200	REFLECTED CEILING PLANS	X	X	X
A210	ROOF PLAN	X	X	X
A221	RUBBER ROOF DETAILS	X	X	X
A300	INTERIOR ELEVATIONS	X	X	X
A301	INTERIOR ELEVATIONS	X	X	X
A302	INTERIOR ELEVATIONS	X	X	X
A310	INTERIOR DETAILS	X	X	X
A400	DOOR SCHEDULE AND DETAILS	X	X	X
A401	DOOR SCHEDULE AND DETAILS	X	X	X
A410	WINDOW SCHEDULE AND DETAILS	X	X	X
A411	GLAZING ELEVATIONS	X	X	X
A412	GLAZING ELEVATIONS	X	X	X
A500	EXTERIOR ELEVATIONS	X	X	X
A501	EXTERIOR ELEVATIONS	X	X	X
A502	ANNOTATED PHOTOGRAPHS	X	X	X
A503	CANOPY DETAILS	X	X	X
A600	BUILDING SECTIONS	X	X	X
04 MECHANICAL				
M-001	INDEX, SYMBOLS, & ABBREVIATIONS	X	X	X
M-002	STANDARD MATERIALS AND SCHEDULES	X	X	X
M-003	SPECIFICATIONS	X	X	X
M-004	SPECIFICATIONS	X	X	X
M-005	SPECIFICATIONS	X	X	X
M-015	MECHANICAL DEMOLITION PLANS	X	X	X
M-100	FIRE PROTECTION	X	X	X
M-201	BASEMENT DOMESTIC NEW WORK PLAN	X	X	X
M-202	DOMESTIC NEW WORK PLANS	X	X	X
M-211	BASEMENT SANITARY AND VENT PLAN	X	X	X
M-212	SANITARY AND VENT PLANS	X	X	X
M-401	BASEMENT MECHANICAL PLAN	X	X	X
M-402	MECHANICAL PLANS	X	X	X
M-403	ROOF MECHANICAL PLAN	X	X	X
M-501	DETAILS	X	X	X
M-502	DETAILS	X	X	X
M-601	DIAGRAMS	X	X	X
M-602	DIAGRAMS	X	X	X
M-700	SCHEDULES	X	X	X
05 ELECTRICAL				
E101	LIGHTING PLANS	X	X	X
E102	LIGHTING SCHEDULE	X	X	X
E201	ELECTRICAL POWER PLANS	X	X	X
E401	FIRST FLOOR ELECTRICAL ENLARGED PLAN	X	X	X
E402	SECOND FLOOR ELECTRICAL ENLARGED PLAN	X	X	X
E403	SECOND FLOOR ELECTRICAL ENLARGED PLAN	X	X	X
E601	ELECTRICAL ONE LINE AND DETAILS	X	X	X
E701	ELECTRICAL SPECIFICATIONS	X	X	X
E702	ELECTRICAL SPECIFICATIONS	X	X	X
E703	ELECTRICAL SPECIFICATIONS	X	X	X
E704	ELECTRICAL SPECIFICATIONS	X	X	X
Grand total: 71				

ZONING MAP

ZONING - C-1: CENTRAL BUSINESS



AREA MAP



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PROJECT NAME
101 S MAIN EVART - 2ND FLR
PROJECT ADDRESS
101 S. MAIN ST. EVART, MI
CLIENT

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 8/6/2026 6:39:50 AM
SCALE
STAMP

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TITLE SHEET
T000