



Bulletin # 4

Project: Niles-Barnard House Renovation
Project No: 0128-18-0020
Date: July 8, 2020

The intent of this bulletin is to request quotation(s) from the contractor for the stated work. The quote is to include all costs and time for a complete installation. If further description or clarification is required, the Contractor shall contact the Architect for a written revision to this bulletin. Unless otherwise indicated, the Contractor shall submit an itemized quotation with labor and material breakdown within ten days of receipt of this bulletin.


This bulletin is for quotation only: it is not a directive to change the contract. If the bulletin or portions of the bulletin are accepted by the Owner the Architect shall issue a Change Order for acceptance by the Owner and Contractor describing the accepted changes.

ITEM ONE

Door Thresholds – Replace existing wood thresholds.

Replace 4 door thresholds at existing exterior doors as indicated on attached sketch. Profile to match existing.

Materials \$	200.00
Labor \$	800.00
Subcontractor \$	
Subcontractor Markup \$	
G C Markup \$	150.00
	<u>\$ 1,150.00</u>

Owner Approval 

ITEM TWO

Display Window – Lighting and Switch

Add recessed puck lighting at display window and switch at entry door. Provide cut sheet of recommended lighting product w/ pricing.

Materials \$	205.60
Labor \$	190.00
Subcontractor \$	
Subcontractor Markup \$	
G C Markup \$	59.34
	<u>\$ 454.94</u>

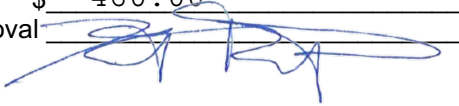
Owner Approval 



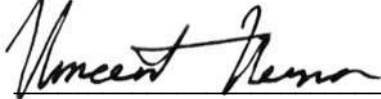
ITEM THREE

Storage area - Plywood Add

Add plywood at storage in area indicated to provide flush finish subfloor for LVT flooring install.

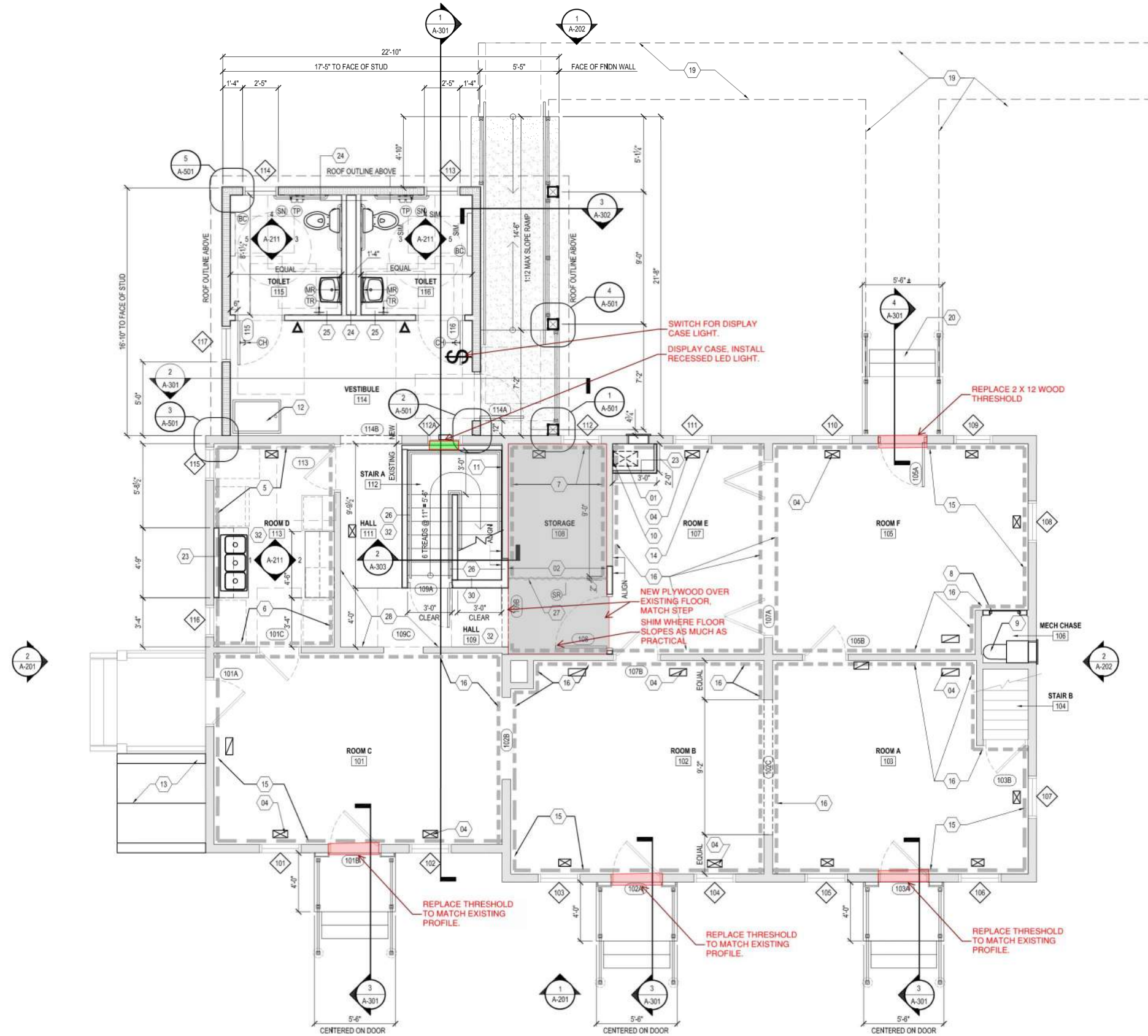
Materials \$	120.00
Labor \$	280.00
Subcontractor \$	
Subcontractor Markup \$	
G C Markup \$	60.00
\$	460.00
Owner Approval	

Sincerely,
OHM Advisors



Vincent Verna, Project Coordinator

DRAWING PATH: P:\0125_01650128\60020_niles-barnard_house_renovations\Drawings\Arch\2_arch_desktop\new_files\project\Sheets\Plans-A-102-FIRST FLOOR PLAN.dwg Sep 18, 2019 - 11:03am
 COPYRIGHT 2019 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM



1 FIRST FLOOR PLAN
 NOT TO SCALE

GENERAL PLAN NOTES

- FIRST FLOOR REFERENCE ELEVATION 100'-0" = 694.67.
- ALL WALL DIMENSIONS ARE TO FINISHED FACE OF WALL, ROUGH OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK/CONCRETE OR FACE OF SHEATHING, UNO.
- REFER TO CODE PLAN DRAWINGS (G-001) FOR LOCATIONS AND EXTENTS OF RATED ASSEMBLIES, AS WELL AS FIRE EXTINGUISHER LOCATIONS. IF PARTITION DESIGNATION DISCREPANCY OCCURS BETWEEN THE CODE DRAWING AND THE FLOOR PLANS, PROVIDE THE PARTITION TYPE INDICATED WITH THE MOST STRINGENT REQUIREMENTS.
- REFER TO PROJECT INFORMATION SHEET (A-001) FOR MATERIAL, REFERENCE SYMBOLS AND ABBREVIATIONS.
- REFER TO DRAWING A-001 FOR TOILET ACCESSORIES AND MOUNTING DIAGRAMS.
- REFER TO DRAWING A-001 FOR DOOR INFORMATION AND DETAILS.
- REFER TO A-002 FOR PUNCHED WINDOW TYPES AND DETAILS.
- REFER TO AI DRAWINGS FOR ROOM FINISHES.
- WHERE NEW WALL CONSTRUCTION ABUTS EXISTING, IN-LINE, ON PLANS, DIRECTLY ALIGN NEW FINISH WALL SURFACE(S) WITH EXISTING.

NEW WORK PLAN KEYNOTES

- MECHANICAL DUCT, REFER TO MECHANICAL DRAWINGS FOR SIZE AND ROUTING.
- PROVIDE 2X STUD FRAMING, INFILL WITH GYPSUM BOARD EACH SIDE, ALIGN WITH FACE OF ADJACENT EXISTING FINISH.
- FOUNDATIONS / FOOTINGS, REFER TO STRUCTURAL DRAWINGS.
- MODIFY EXISTING FLOOR OPENING TO BE REUSED FOR NEW MECHANICAL GRILLE, PATCH OVERSIZED OPENINGS WITH WOOD TO MATCH EXISTING ADJACENT SURFACE, REFER TO MECHANICAL DRAWINGS FOR SIZING.
- PROVIDE 5/16" MOISTURE RESISTANT GYPSUM BOARD ON EXISTING FINISH (PLASTER OR FIBERBOARD) ABOVE WAINSCOT REFER TO DETAIL 8/A/102 MOLDING TRANSITION DETAIL.
- PROVIDE 1/4" GYPSUM BOARD ON EXISTING PLASTER WALLS ABOVE WAINSCOT, REFER TO DETAIL 8/A/102 FOR BASE AND MOLDING TRANSITION DETAIL.
- PROVIDE FRP BOARD w/ 5/8" PLYWOOD BACKING ON EXISTING FINISH.
- ACCESS PANEL- JL INDUSTRIES, TMW FLUSH ACCESS PANEL OR APPROVED EQUAL, SIZE 22"x30"
- RELIEF AIR DUCT AND GRILLE TO EXTERIOR, REFER TO MECHANICAL DRAWINGS.
- PATCH LOCATION OF PLUMBING ACCESS PANEL WITH NEW WALL.
- PROVIDE NEW 5/8" GYPSUM BOARD AT EXISTING EXPOSED STUD WALL.
- 24"x36" ACCESS PANEL TO CRAWL SPACE, REFER TO DETAIL 8/A-302.
- RECONSTRUCT HATCH COVER TO BASEMENT, MATCH REMOVED EXISTING IN DESIGN AND CONSTRUCTION.
- PROVIDE 5/8" GYPSUM BOARD WHERE PLASTER REMOVED AND LATH TO REMAIN.
- PROVIDE 5/16" MOISTURE RESISTANT GYPSUM BOARD ON EXISTING FINISH (PLASTER OR FIBERBOARD) REFER TO DETAIL 8/A/102 FOR BASE AND MOLDING TRANSITION DETAIL.
- PROVIDE 1/4" GYPSUM BOARD ON EXISTING PLASTER WALLS, REFER TO DETAIL 8/A/102 FOR BASE AND MOLDING TRANSITION DETAIL.
- NEW DOMESTIC WATER HEATER, REFER TO MECHANICAL DRAWINGS.
- NEW FURNACE, REFER TO MECHANICAL DRAWINGS.
- SIDEWALK BY OTHERS.
- PROVIDE NEW CONCRETE STEPS AND METAL HAND / GUARDRAILS. REFER TO DETAIL 3/A-301
- INFILL EXISTING STAIRWAY OPENING.
- RIDGE VENT.
- 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD ONE SIDE.
- 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD ONE SIDE SIDE, ACOUSTIC BATTING.
- 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD EACH SIDE, ACOUSTIC BATTING.
- 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD EACH SIDE.
- CLOSET ROD: EPCO ROUND MOUNTING FLANGE CLOSET ROD SUPPORT (EPC-857-ORB.) OIL RUBBED BRONZE OR APPROVED EQUAL, 1-5/16" ROD, BLACK, MOUNT @ 74" AFF. PROVIDE BLOCKING IN WALL FOR ATTACHMENT.
- CLEAN EXISTING WALLS, PATCH PENETRATIONS, PROVIDE TWO LAYERS OF SKIM COAT OVER EXISTING WALLS TO PROVIDE LEVEL 4 FINISH.
- ENERGY RECOVERY UNIT, REFER TO MECHANICAL.
- 2X6 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD EACH SIDE.
- EAVE VENT - HARDIPLANK VENTED SOFFIT PANEL.
- PROVIDE 1/2" PLYWOOD UNDERLAYMENT ON TOP OF BASE LAYER OF FLOORING.

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ISSUED FOR BIDS
 08/30/2019

City of Troy, Michigan
 Niles-Barnard House Renovation
 60 W. Waukegan Road
FIRST FLOOR PLAN

A-102