

# 2221 WABASH - SINGLE FAMILY RENOVATIONS

2221 WABASH ST.  
DETROIT MI, 48216

## ARCHITECT

**4545 ARCHITECTURE | DESIGN, PLLC**  
**TIMOTHY FLINTOFF**  
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Detroit MI 48208

## PROJECT DATA

**BUILDING CODE AUTHORITY:**  
City of Detroit

**OWNER:**  
ZEIGER PROPERTIES, LLC  
DIANE ZEIGER  
2512 SAN ELIJO AVE.  
CARDIFF, CA 92007

## APPLICABLE CODES:

**BUILDING CODE**  
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"  
2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED

**MECHANICAL CODE**  
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"  
2015 MICHIGAN MECHANICAL CODE AS AMENDED

**PLUMBING CODE**  
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"  
2015 MICHIGAN PLUMBING CODE AS AMENDED

**ELECTRICAL CODE**  
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"  
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &  
MICHIGAN AMENDMENTS PART 8.

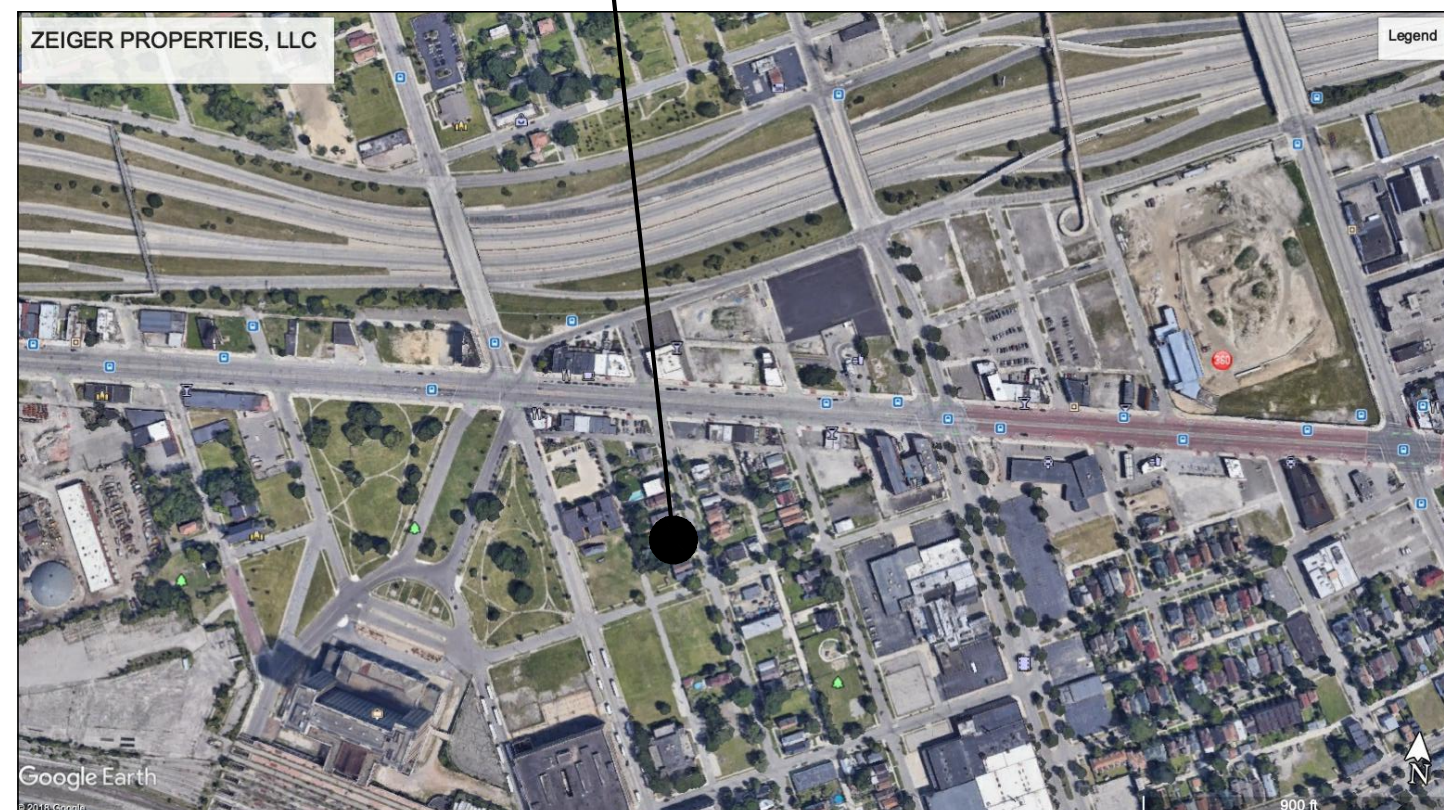
**ENERGY CODE**  
2015 UNIFORM ENERGY CODE

**BARRIER FREE REQUIREMENTS**  
AMERICANS WITH DISABILITIES ACT (ADA)  
MBC-2015, CHAPTER 11  
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

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PROJECT LOCATION  
2221 Wabash St. Detroit MI



PROJECT SITE MAP: NOT TO SCALE



EXTERIOR RENDERING

SYMBOL LEGEND		ABBREVIATION	
	DARKENED ARROW INDICATES ELEVATED SECTION	@	ACOUSTICAL
	ELEVATION NUMBER	A.C.T.	ACOUSTIC CEILING TILE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ADJ.	ADJACENT
	ELEVATION NUMBER	A.F.F.	ABOVE FINISH FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ALUM.	ALUMINUM
	ELEVATION NUMBER	ANOD.	ANODIZED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BD.	BOARD
	ELEVATION NUMBER	B.L.D.G.	BUILDING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BLK.	BLOCK
	ELEVATION NUMBER	BLKG.	BLOCKING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CEM.	CEMENT
	ELEVATION NUMBER	C.J.	CONTROL JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CLG.	CEILING
	ELEVATION NUMBER	CL.	CENTER LINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.O.	CLEAN OUT
	ELEVATION NUMBER	COL.	COLUMN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONC.	CONCRETE
	ELEVATION NUMBER	C.G.	CORNER GUARD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONSTR.	CONSTRUCTION
	ELEVATION NUMBER	CONT.	CONTINUOUS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CORR.	CORRUGATED
	ELEVATION NUMBER	CPT.	CARPET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.T.	CERAMIC TILE
	ELEVATION NUMBER	DET.	DETAIL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DIA.	DIAMETER
	ELEVATION NUMBER	DM.	DIMENSION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DN.	DOWN
	ELEVATION NUMBER	D.O.	DOOR OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DR.	DOOR
	ELEVATION NUMBER	DWG.	DRAWING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EA.	EACH
	ELEVATION NUMBER	ELEV.	ELEVATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	E.W.	EACH WAY
	ELEVATION NUMBER	EXG.	EXISTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXIST.	EXISTING
	ELEVATION NUMBER	EXP.	EXPANSION, EXPOSED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXT.	EXTERIOR
	ELEVATION NUMBER	F.D.	FLOOR DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FDN.	FOUNDATION
	ELEVATION NUMBER	F.R.P.	FIBER REINFORCED PANELS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FIN.	FINISH
	ELEVATION NUMBER	FLR.	FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	F.O.	FACE OF
	ELEVATION NUMBER	F.O.S.	FACE OF STUD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FR.	FRAME
	ELEVATION NUMBER	FTG.	FOOTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FV.	FIELD VERIFY
	ELEVATION NUMBER	GA.	GAUGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	GALV.	GALVANIZED
	ELEVATION NUMBER	GYP.	GYPSUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HDW.	HARDWARE
	ELEVATION NUMBER	H.M.	HOLLOW METAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HORIZ.	HORIZONTAL
	ELEVATION NUMBER	HT.	HEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	I.D.	INSIDE DIAMETER
	ELEVATION NUMBER	INSUL.	INSULATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	INT.	INTERIOR
	ELEVATION NUMBER	JT.	JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	LAV.	LAVATORY
	ELEVATION NUMBER	LG.	LONG
	SHEET NUMBER WHERE ELEVATION IS LOCATED	L.L.O.	LONG LEG OUTSTANDING
	ELEVATION NUMBER	L.L.V.	LONG LEG VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MAX.	MAXIMUM
	ELEVATION NUMBER	MECH.	MECHANICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MET.	METAL
	ELEVATION NUMBER	MEZZ.	MEZZANINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	M.I.	MISCELLANEOUS IRON
	ELEVATION NUMBER	MIN.	MINIMUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MISC.	MISCELLANEOUS
	ELEVATION NUMBER	M.O.	MASONRY OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	N.I.C.	NOT IN CONTRACT
	ELEVATION NUMBER	N.T.S.	NOT TO SCALE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	O.C.	ON CENTER
	ELEVATION NUMBER	O.D.	OUTSIDE DIAMETER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	OPNG.	OPENING
	ELEVATION NUMBER	OPP.	OPPOSITE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PL.G.	PLATE GLASS
	ELEVATION NUMBER	PL.S.	PLATE STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.LAM.	PLASTIC LAMINATE
	ELEVATION NUMBER	PLAS.	PLASTER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PREFAB.	PREFABRICATED
	ELEVATION NUMBER	PROJ.	PROJECT, PROJECTION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.S.F.	POUNDS PER SQUARE FOOT
	ELEVATION NUMBER	PT.	PAINT, POINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.	RISER
	ELEVATION NUMBER	R.A.	RETURN AIR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.B.	RUBBER BASE
	ELEVATION NUMBER	R.C.	ROOF CONDUCTOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.C.P.	REFLECTED CEILING PLAN
	ELEVATION NUMBER	R.D.	ROOF DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.F.	RUBBER FLOORING
	ELEVATION NUMBER	REINF.	REINFORCED, REINFORCING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	REQ'D.	REQUIRED
	ELEVATION NUMBER	RFG.	ROOFING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	RM.	ROOM
	ELEVATION NUMBER	R.S.	ROOF SUMP
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.T.	RUBBER TILE
	ELEVATION NUMBER	SAN.	SANITARY
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SCHED.	SCHEDULE
	ELEVATION NUMBER	SHT.	SHEET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SIM.	SIMILAR
	ELEVATION NUMBER	SPEC.	SPECIFICATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	S.S.	SERVICE SINK
	ELEVATION NUMBER	STL.	STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STD.	STANDARD
	ELEVATION NUMBER	STOR.	STORAGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STRUCT.	STRUCTURAL
	ELEVATION NUMBER	SUSP.	SUSPENDED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SW.	SWITCH
	ELEVATION NUMBER	SYM.	SYMMETRICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T.	TREAD
	ELEVATION NUMBER	T&B	TOP AND BOTTOM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TEL.	TELEPHONE
	ELEVATION NUMBER	TERR.	TERRAZZO
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T&G	TONGUE AND GROOVE
	ELEVATION NUMBER	THK.	THICK, THICKNESS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	THRES.	THRESHOLD
	ELEVATION NUMBER	T.O.S.	TOP OF STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TYP.	TYPICAL
	ELEVATION NUMBER	U/C	UNDERCUT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	U.N.O.	UNLESS NOTED OTHERWISE
	ELEVATION NUMBER	V.B.	VINYL BASE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	V.C.T.	VINYL COMPOSITION TILE
	ELEVATION NUMBER	V.I.F.	VERIFY IN FIELD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.	WIDE
	ELEVATION NUMBER	VERT.	VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WAINS.	WAINSCOT
	ELEVATION NUMBER	W.C.	WATER CLOSET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WD.WIN.	WOOD WINDOW
	ELEVATION NUMBER	WT.	WEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.W.F.	WELDED WIRE FABRIC

## ROOM NAME

0000000

	ROOM NAME
	ROOM NUMBER
	NUMBERS DESIGNATE VERTICAL COLUMN LINES
	LETTERS DESIGNATE HORIZONTAL COLUMN LINES
	CIRCLES REPRESENT NEW COLUMN LINES
	DASHED CIRCLES REPRESENT EXISTING COLUMNS
	EXISTING DOOR SYMBOL
	NEW DOOR SYMBOL
	DOOR DESIGNATION
	WALL TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE
	EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	ADDENDUM DESIGNATION NUMBER
	BULLETIN DESIGNATION NUMBER
	MATCH LINE
	REF: A3 SHEET REFERENCE FOR DRAWING CONTINUATION

## MATERIAL LEGEND

	ACOUSTICAL CEILING
	BATT/LOOSE INSULATION
	BLOCKING/ROUGH LUMBER
	CONCRETE
	FINISHED WOOD
	GLASS
	GYPSUM WALLBOARD
	MASONRY
	PARTICLE BOARD
	PLYWOOD

## ARCHITECT

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CONSULTANT:

Project :

**ZEIGER PROPERTIES, LLC**  
**RENOVATIONS**  
**2221 WABASH**  
**DETROIT, MI 48216**

Issued for :

**CONSTRUCT.** 10/05/20

Drawn by :

**TFH**

Sheet Title :  
**TITLE SHEET,**  
**SHEET INDEX, AND**  
**LOCATOR PLAN**

Project No. :  
**2019006**

Sheet No. :  
**TS1.1**

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**EXISTING CONSTRUCTION**

- Contractor shall visit the site and become familiar with the existing conditions.
- Contractor shall verify conditions covering or affecting the structural work, obtain and verify all dimensions and elevations to ensure the proper strength, fit and location of the structural work; report to the Architect/Structural Engineer any and all conditions/discrepancies which may interfere with or otherwise affect or prevent the proper execution and completion of the new work in compliance with the Construction Documents. All discrepancies shall be fully resolved prior to commencing work.
- Existing construction not undergoing alteration is to remain undisturbed. Where such construction is disturbed as a result of the operations of this contract, Contractor shall repair or replace as required and to the satisfaction of the Architect/Structural Engineer and Owner's Representative.
- Contractor shall verify the existence, location and elevation of existing utilities, sewers, drains, etc. in demolition areas before proceeding with the work. All discrepancies shall be documented and reported to the Architect/Structural Engineer and Owner's Representative for resolution.
- Should uncharted piping or other utilities be encountered during excavation, Contractor shall consult the Architect/Structural Engineer and Owner's Representative for resolution.
- Contractor shall provide fire watch during field cutting and welding operations, meeting the Owner's requirements.
- Contractor shall provide temporary protection of existing equipment during execution of work, satisfying the Owner's requirements.
- Contractor shall provide temporary protection to prevent damage from the weather and construction activities.
- Contractor shall coordinate work with the Owner's personnel to avoid any interference in their operations.
- Refer to SHORING AND BRACING notes for additional requirements.

**WOOD CONSTRUCTION**

- Structural sawn lumber, glued laminated timber and connections have been designed in accordance with the "National Design Specifications for Wood Construction"
- Plywood has been designed in accordance with "Plywood Design Specification"
- Structural sawn lumber shall be Spruce-Pine-Fir No. 1/No. 2 or better with base design values:  
Fb = 875 psi Fc (perpendicular) = 425 psi  
Ft = 450 psi Fc (parallel) 1,150 psi  
Fv = 135 psi E = 1,400 ksi
- With the moisture content of the wood in service will not exceed 19%. Structural sawn lumber used specifically for top and sill plates shall be Spruce-Pine-Fir Select Structural Grade, unless noted otherwise, with base design values:  
Fb = 1250 psi Fc (perpendicular) = 425 psi  
Ft = 700 psi Fc (parallel) 1,400 psi  
Fv = 135 psi E = 1,500 ksi
- With the moisture content of the wood in service will not exceed 19%. Structural glued laminated timbers shall be produced in accordance with ANSI/AITC A190.1 and ASTM D3737, stress class 24F-1.8E with base design values:  
Fbx = 2,400 psi Fc (perpendicular) = 650 psi  
Ft = 1,100 psi Fc (parallel) 1,600 psi  
Fv = 240 psi E = 1,800 ksi
- With the moisture content of the wood in service will not exceed 16%. Structural composite lumber shall conform to ASTM D5456 with the following allowable design stresses:  
Microlam LVL Parallam PSL Timberstrand LSL  
E = 2,000 ksi E = 2,000 ksi E = 1,500 ksi  
Fb = 2,500 psi Fb = 2,900 psi Fb = 2,250 psi  
Fc (parallel) = 2,310 psi Fc (parallel) = 2,900 psi Fc (parallel) = 1,950 psi  
Fv = 285 psi Fv = 285 psi Fv = 285 psi
- Plywood shall conform to "Voluntary Product Standard PS 1, Structural Plywood"
- Oriented Strand Board (OSB) shall conform to "Voluntary Product Standard PS 2, Performance Standard for Wood-Based Structural-Use Panels"
- Prefabricated wood I-joist shall conform to ASTM D5055.
- Roof sheathing shall be 15/32", APA Rated Sheathing, 32/16 min., Exposure 1. Install with the long dimension or strength axis of the panel across supports and with panel continuous over two or more spans. Provide 8d common nails at 6" on center along supported panel edges and 12" on center at intermediate supports.
- Floor sheathing shall be 23/32", APA Rated Sheathing, 48/24 minimum, Exposure 1. Install with the long dimension or strength axis of the panel across supports and with panel continuous over two or more spans. Panel edges shall be tongue-and-groove or supported on 2-inch lumber blocking. Provide 8d common nails at 6" on center along supported panel edges and 12" on center at intermediate supports.
- Floor sheathing shall be glued and nailed to supporting members. Adhesive shall meet APA Specification AFG.01, applied in accordance with the Manufacturer's recommendations.
- Shear wall sheathing shall be 15/32", APA Rated Sheathing, 32/16 minimum, exterior. All panel edges are backed with 2-inch nominal framing. Install panels vertically or horizontally. Provide 8d common nails at 6" on center along panel edges and 12" on center on intermediate supports.
- Provide one line of bridging for each eight feet of span for roof joists and floor joists. The bridging shall consist of 1 inch by 3 inch lumber, double nailed at each end, of equivalent metal bracing of equal rigidity or full depth solid blocking.
- Joists shall be supported laterally at the ends and at each support by solid blocking not less than 2 inches in thickness and the full depth of the joist.
- Holes bored in joists shall not be within 2 inches of the top or bottom of the joist and the diameter of any such hole shall not exceed one-third the depth of the joist.
- Joist framing from opposite side of a beam, girder or bearing wall shall be lapped at least 3 inches.
- Joist framing into the side of a wood girder shall be supported by framing anchors or joist hangers. Provide minimum three studs at each corner of an exterior wall.
- Holes bored in load bearing and shear wall studs shall not exceed one-fourth the depth of the stud, within the middle third of the stud. No holes are allowed in bearing posts and shear wall ends.
- Bearing and exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections. End joints in double top plates shall be offset at least 48 inches and shall be nailed with not less than eight 16d face nails on each side the joint.
- Bolts and lag screws shall conform to ASTM A307.
- Nails, spikes and staples shall conform to ASTM F1667.
- The fastening schedule for wood framing elements shall comply with the Governing Building Code, Table 2304.10.1.
- Truss and wood I-joist Manufacturer shall visit the site to observe and approve truss and I-joist placement, bearing, bracing, and connections prior to enclosing the wood framing.
- Lumber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain until the building is enclosed.
- Erection of structural timber framing shall be in accordance with AITC.

**CAST-IN-PLACE CONCRETE**

- Concrete structural framing has been designed by the Ultimate Strength Method per ACI 318 "Building Code Requirements for Structural Concrete"
- Concrete work shall conform to the requirements of ACI 301, "Specifications for Structural Concrete of Buildings", and ACI 318 "Building Code Requirements for Structural Concrete" except as modified by Structural requirements noted on the Drawings.
- All concrete work shall conform to ACI 201.2R, "Guide to Durable Concrete". Parking structures shall also conform to ACI 362.1R, "Guide to Durable Concrete for Parking Structures"
- Normal Weight Units: greater than 125 pcf
- Concrete aggregates shall conform to ASTM C33 "Specification for Concrete Aggregates".
- Reinforcing shall conform to ASTM A615 grade 60.
- Reinforcement shall be fabricated and erected according to the ACI standards: "Details and Detailing of Concrete Reinforcement", ACI 315 - and "Manual of Engineering and Placing Drawings for Reinforced Concrete Structures", ACI 318R.
- Welded wire fabric shall be furnished in flat sheets (rolls not permitted) and shall conform to ASTM A-185 and have a minimum side and end lap of 8 inches.
- Welding of reinforcing steel is prohibited unless specifically detailed. Welding where detailed shall conform to AWS D1.4 specification.
- Concrete shall have a minimum 28-day compressive strength as follows:  
Foundations: 3,000 psi  
Slab-on-grade: 3,000 psi
- Exterior concrete, and interior concrete subjected to freeze/thaw cycles, salt, etc., including walls, shall be air-entrained 6% +/- 1%.
- Concrete shall be normal weight, unless indicated otherwise.
- Contractor shall submit the concrete mix design(s) for review by the Structural Engineer. Proportion mix design and provide proof of mix design strength as defined in ACI 301. The submittal shall include cement type and source, cement cube strength, aggregate gradations, water tests, admixture catalog information and cylinder strength test results from 30 tests, on specimens with identical mix design, for each concrete mix, or other proof of strength per ACI 301.
- The approved materials and mix design shall be fully documented and reviewed by the Testing Agency for full compliance. Responsibility for obtaining the required design strength is the Contractor's responsibility on the Drawings.
- Use of calcium chloride, chloride ions, or other salts in concrete is not permitted.
- Minimum lap splice shall be Class B per ACI 318. Location of lap splices shall be as indicated on Construction Documents and/or as shown on the approved reinforcing steel shop drawings.
- Reinforcing steel shall not be cut, bent or straightened in the field unless approved by the Structural Engineer.
- Reinforcing steel shall be placed with the following concrete cover unless noted otherwise:  
A. Concrete cast against earth (not formed): 3"  
B. Formed concrete exposed to earth or weather:  
a. #5 bars or smaller: 1 1/2"  
b. #6 thru #18 bars: 2"  
C. Formed concrete not exposed to earth or weather:  
a. Slabs, joists, and walls, #11 bars or smaller: 3/4"  
b. Slabs, joists, and walls, #14 bars or larger: 1 1/2"  
c. Beams, columns, pedestals, and tensions ties: 1 1/2"  
D. Clearance between parallel bars in a horizontal layer shall not be less than the bar diameter, 1", or 4/3 d agg, whichever is greater.  
E. Clearance between parallel bars in two or more horizontal layers, shall not be less than 1" between layers.  
F. Clearance between longitudinal bars in columns, pedestals, struts, and boundary elements in walls shall not be less than 1.5 times the bar diameter, 1 1/2", or 4/3 d agg, whichever is greater.  
G. Maximum deviation from these requirements shall be:  
+ 3/8" for sections with dimensions of 8" or less  
+ 1/2" for sections with dimensions over 8"  
Tie embeds securely in place prior to placing concrete.
- Do not place pipes or ducts exceeding one quarter the slab or wall thickness within the slab or wall unless specifically shown and detailed on the Structural drawings. Pipes or duct shall be located within middle third of slab or wall thickness.
- Anchor rods and steel embeds (furnished by Structural Steel Contractor) shall be set by template to within a 1/8" tolerance in any direction with minimum embedment and exact projection indicated on the drawings, prior to placing concrete.
- No aluminum conduit or products containing aluminum or any other material injurious to the concrete shall be embedded in the concrete.
- Dowels into foundation shall match size and spacing of vertical reinforcement at all columns, piers and walls, unless otherwise noted.
- Contractor shall coordinate all masonry dowel sizes and spacing to be cast into concrete with masonry reinforcing shop drawings.
- Provide two #5 bars (one each face) around unframed openings in slabs and walls. Place bars parallel to sides of openings and extend them 24 inches beyond corners, unless otherwise noted.
- Locate sleeves, openings, embeds, etc. as indicated on the drawings. The Concrete Contractor shall check with other trades to make sure the sleeves, openings and embeds that are to be provided and set by them are in place prior to placing of concrete in the area involved.
- Contractor shall obtain approval prior to placing openings or sleeves not shown on the Drawings, through any structural member.
- Conical and structural, Mechanical and Electrical drawings for bases, openings, sleeves, anchors, inserts, conduits, recesses and other devices in concrete work before placing concrete.
- Horizontal construction joints are permitted only where indicated. The location of vertical construction joints shall be submitted to the Structural Engineer for review and approval. Construction joints shall be thoroughly mechanically roughened, cleaned and bonding agent applied before placement of adjoining concrete.
- For control joints in slabs, space joints at maximum 15'-0" on center unless otherwise noted on the Drawings. For control joints in walls, space joints at maximum 10'-0" on center unless otherwise noted on the Drawings.
- Construction joints shall be furnished with a full length keyway centered on members. Where the size of key is not shown on the drawings, the key shall be 25% of the cross-section dimension of the member and minimum 1-1/2 inches into the first pour of concrete.
- Provide waterstops in construction joints in cast-in-place concrete elements that have one side exposed to the weather or soil and the other side occurring adjacent to enclosed space. Refer to Drawings and Specifications for other waterproofing and damp proofing details.
- Provide 3/4" by 3/4" chamfer strips at all exposed corners of concrete members, unless noted otherwise.
- Provide dovetail slots in concrete members where masonry abuts and where required for veneer attachment.
- The Concrete Contractor shall be responsible for all pour sequences and construction procedures for all concrete work to account for temperature differentials and shrinkage occurring during the construction phase until the building is permanently in a mechanically controlled environment.
- Coordinate vapor retarder requirements with floor finish requirements.
- Concrete shall be placed to the constant top of slab elevations, while maintaining the minimum concrete thickness noted on the Drawings.
- Construction joints for supported slabs shall be as noted on the Drawing or as approved by the Structural Engineer.
- The use of chlorides such as deicing salts is prohibited for melting ice prior to placement of concrete. Sizes of concrete placements shall not exceed the following, unless otherwise indicated on the plans:  
A. Walls: 40 feet maximum length  
B. Slabs on grade: Place in alternating strips (approximate width 30 feet & maximum length 200 feet)
- For floor finish tolerances for interior slabs, refer to Specifications.
- Curing of concrete surfaces shall conform to ACI 308.1 "Standard Specification for Concrete Curing" and ACI 308R "Guide to Curing Concrete".
- Joints between the structural (and architectural) members shall be properly prepared and filled with joint sealant unless noted otherwise. All joint edges, including top and bottom surfaces and vertical and horizontal surfaces shall be formed or tooled as required. Joint sealant shall be applied only to the top, vertical, and horizontal surfaces unless noted otherwise on the Drawings.
- Joints to be prepared and filled with joint sealant shall include, but are not limited to, construction joints, control joints, isolation joints, and all interface joints between similar and dissimilar members. Specific locations may be indicated on the Drawings, or may be required by approved shop drawings, or may occur due to the construction sequence selected by the Contractor.
- Prior to placing concrete adjacent to existing concrete, mechanically roughen, then thoroughly clean and de-grease existing concrete surfaces. Apply epoxy bonding agent prior to placing fresh concrete. Bonding agent shall be "Sika Armatex 110 EpoCem" by Sika Corporation, or approved equal. Follow all Manufacturer's instructions for surface preparation, mixing and application.
- Prior to placing concrete topping, mechanically roughen, then thoroughly clean and de-grease existing concrete surfaces. Soak existing concrete surfaces for minimum 12 hours. Place a concrete-slurry of cement and water within 1 hour of topping placement.  
Non-shrink grout shall conform to ASTM C1107. Grout shall be premixed, non-shrink, non-catalyzed natural aggregate grout with a minimum 7-day compressive strength of 7,000 psi plastic, 6,000 psi flowable, and 5,000 psi fluid consistency.
- Reinforcing steel, anchor rods and embed placement shall be inspected, prior to placement of concrete, in accordance with ACI 318 and code required Special Inspection by qualified Inspector prior. These inspections are not included in the basic services of the Structural Engineer of Record.

**MASONRY NOTES**

- Concrete masonry has been designed in accordance with ACI 530, "Building Code Requirements for Masonry Structures" and shall be constructed in accordance with ACI 530.1, "Specifications for Masonry Structures".
- Concrete Masonry to have a minimum 28-day compressive strength f'm=1,500 psi unless noted otherwise.
- Concrete Masonry units (CMU) shall conform to the following standards:  
a. LoadBearing Units: ASTM C90  
b. Normal Weight Units: greater than 125 pcf
- Load-bearing CMU shall be at minimum medium weight units, unless noted otherwise.
- Mortar for all masonry shall conform to ASTM C270 with minimum compressive strength of 1,800 psi. Mortar below grade shall be type M. Elsewhere mortar may be either type M or S unless specifically indicated otherwise. Use either Portland cement/ime or masonry cement for mortar.
- Grout shall conform to ASTM C476 with minimum 28-day compressive strength of 3,000 psi.
- Steel bar reinforcement shall conform to ASTM A615, grade 60.
- Horizontal joint reinforcement shall be "Ladder" type with W1.7 for low walls without cavity wall with veneer diameter longitudinal bars. Spacing of horizontal joint reinforcing shall be 16" on center, maximum.
- Minimum vertical CMU wall reinforcing shall be continuous #5 bars at 48" on center, unless noted otherwise. Dowels to concrete foundation to match size and spacing of reinforcing unless noted otherwise. Reinforce CMU core at corners, each side of control joints and each side of wall openings with additional (2) #5 continuous vertical reinforcing bars.
- Vertical cells containing reinforcing and grout shall form a continuous cavity, free of mortar droppings.
- Horizontal bond beams shall be placed at all floor levels, all stair landing levels, roof level, and top of parapets. Bond beams shall be reinforced with (2) #5 minimum continuous horizontal reinforcing bars positioned at the top of the fully grouted bond beam, unless noted otherwise. Coordinate bond beam elevations with Architectural Drawings and approved masonry reinforcing shop drawings.
- Horizontal bond beam and vertical reinforcing shall be continuous unless noted otherwise. Lap splice reinforcing per the schedule below or use mechanical splices adequate for 125% of specified yield strength of the bar. Lap vertical reinforcement with minimum dowels of same size and spacing that have been previously installed in the foundations. Dowel embedment in concrete shall conform to the requirements of the CAST-IN-PLACE CONCRETE notes.  
BAR SIZE LAP SPLICE LENGTH  
#4 24"  
#5 30"  
#6 48"  
#7 Provide mechanical splice
- Reinforcing bars shall be held in position by wire ties or other approved means to insure design location and lap. Place bars and lap prior to grouting.
- Grouting of masonry walls shall conform to recommended procedure for "low lift grouting" or "high lift grouting" as outlined in the NCMA TEK 3-2A - "Grouting Concrete Masonry Walls" and ACI 530.1/ASCE 6 "Specification for Masonry Structures". Grout lifts shall not exceed 5 feet with 30 mechanically consolidated (vibrated) grout pours.
- Lifts of grout shall be keyed 4 inches into the previous course of masonry below.
- Masonry below grade shall be grouted solid.
- Sampling and Testing of mortar and grout shall be in accordance ASTM C780 and ASTM C1019, respectively. One test of each is required for each 5,000 square foot of wall.
- Construction and testing of masonry prisms shall be in accordance with the procedure outlined in the ASTM C1314.
- Special Inspection of masonry construction is required. Refer to project specifications and ACI 530 for quality assurance requirements. Special Inspection shall include at minimum:  
a. Mortar and grout testing.  
b. Reinforcement placement and lap verification.  
c. Verification of clear grout space prior to grouting.  
d. Verification of proper grouting procedures (grout lift and consolidation).
- Contractor shall brace masonry walls to resist wind loads until floors and roofs are in place, and the masonry has reached 75% of the required strength f'm. Bracing shall be provided in accordance with OSHA - Construction Safety Standards for Masonry Wall Bracing and NCMA TEK 3-4B - "Bracing Concrete Masonry Walls During Construction".
- Contractor shall shore masonry walls above masonry bond beam lintels until the masonry is placed full height and has reached the required strength.

**FOOTINGS AND FOUNDATION**

- Contractor shall verify all conditions, including underground utilities and field measurements at job site and report any discrepancies to Owner's Representative.
- Provide necessary sheeting, shoring, bracing, etc. as required during excavations to protect sides of excavations.
- Comply fully with requirements of OSHA and other regulatory agencies for safety provisions.
- Top of spread footing elevations noted on plan are minimum elevations. In all cases, footings are to bear on undisturbed natural soils or engineered fill having a minimum net allowable bearing capacity of 2,000 psf.
- Bottom of spread footing elevations to extend a minimum of 42" below grade at locations subject to freeze-thaw action.
- Sides of foundations shall be formed. All concrete surfaces shall be maintained smooth and vertical. Slope sides of excavations as approved by the Geotechnical Engineer, and clean up slothing before and during concrete placement. If existing soil conditions warrant earth forming, Geotechnical Engineer shall make recommendations for specific preparation and procedure to follow.
- Where footing steps are necessary, they shall be no steeper than one vertical to two horizontal unless noted otherwise.
- Footings shall be centered under columns and walls unless specifically detailed otherwise on the Drawings.
- No footings or slabs shall be placed on or against sub-grade containing free water, frost or ice. Should water or frost, however slight, enter a footing excavation after sub-grade approval, the sub-grade shall be reinspected by the Geotechnical Engineer's Testing Laboratory after removal of water or frost.
- The Contractor shall provide all necessary measures to prevent any frost or ice from penetrating any footing or slab sub-grade before and after placing of concrete until the full building enclosure is completed and heated.
- Excavated material shall be legally disposed of off the Owner's property or stored at the site or used for backfilling operations as required in accordance with the Geotechnical Engineer's recommendations and Project Specification requirements.
- Contractor shall furnish all required de-watering equipment to maintain a dry excavation until backfill is complete.
- Where new footings are adjacent or abut existing foundations, carefully hand excavate and determine bottom of existing foundation. If different than anticipated, adjust new foundations to match existing. In no case shall the new footing be lower than the existing without protection against undermining such as underpinning or shoring.
- Foundation bearing soils shall be inspected by a qualified Geotechnical Engineer. The testing shall include, but not be limited to, identification of soils at and below the foundation bearing level, and the allowable bearing capacity of these soils.
- A Geotechnical Engineer registered in the State of the Project shall inspect the condition and assure the adequacy of all subgrades, fills, backfills before placement of foundations, footings, slabs and walls. They shall submit reports to the Architect/Engineer describing their investigations, including any non-conforming work.

**GENERAL STRUCTURAL NOTES**

- The structural notes are intended to augment the drawings and specifications. Should conflicts exist between the Drawings, Specifications and the Structural notes, the strictest provision shall govern.
- The Structural drawings form an integral part of Contract Documents, which include Architectural, Structural, Mechanical, Electrical, Civil/Site drawings and Specifications. Coordinate the Structural drawings with the requirements shown in the other components of the Contract Documents.
- Typical details and other information shall apply to conditions that are similar to the conditions described in the sections/details, even if they are not specifically referenced on the plans.
- The Contractor shall be responsible for means, methods, sequences and procedures of construction.
- The structure is designed to be self-supporting and stable after it is fully completed per requirements of Contract Documents. Contractor shall determine erection procedures and sequence, and ensure the safety of the building and its component parts during erection. This includes the addition of temporary bracing, guys or tie-downs if necessary. Contractor shall retain ownership of such material after completion of the project.
- Construction shall comply fully with the applicable provisions of OSHA and the local Governing Codes, current edition, and all requirements specified in the codes shall be adhered to as if they were called for or shown on the drawings. This shall not be construed to mean that requirements set forth on the drawing may be modified because they are more stringent than the code requirements or because they are not specifically required by code.
- Governing Building Code - Michigan (International Building Code 2015). Standards listed in structural note sections refer to the version and effective date identified in the REFERENCED STANDARDS Chapter in the Governing Building Code.
- Work constructed per these drawings shall be inspected by an Independent Testing Agency retained to ensure compliance with the requirements stated in the Drawings. Special Inspections required by the Governing Building Code, local building department and the Contract Documents shall be performed by a qualified Special Inspector. Project site visits by the Engineer do not constitute or replace inspection.

**SHOP DRAWINGS**

- Submit shop drawings for review as indicated in material section of general Structural notes.
- Use of Engineering Drawings as erection drawings by the Contractor is strictly prohibited.
- Allow in the schedule - detailing, fabrication and erection - a minimum of 10 working days for review of each shop drawing submitted by the Structural Engineer. Submit shop drawings in reasonable quantities at reasonable intervals (not more than 70 drawings per submittal per week). The 10 working days stated herein, will be in addition to the review time required by the other project team members. Submit a shop drawing submittal schedule prior to the first submittal.
- Review of shop drawings and other submittals by the Structural Engineer does not relieve the Contractor of the responsibility to check the shop drawings prior to submittal. Errors and omissions associated with the preparation of shop drawings not conforming to the Construction Documents are the responsibility of the shop drawing preparer.
- Shop drawings are an aid for field placement and are superseded by the Contract Documents. Contractor shall ensure that construction is in accordance with the latest Contract Documents. Shop drawing review is only for general compliance with the Contract Documents. Review of the shop drawings by the Structural Engineer does not guarantee that the shop drawings are correct nor infer that the shop drawings supersede the Contract Documents.
- Contractor shall provide a set of approved shop drawings bearing the review stamp of the Structural Engineer, to the local building department and to the project site.
- Notes on submitted shop drawings for work "by others" cannot be responsibly approved by Structural Engineer. Contractor shall coordinate responsibility for materials, connections, etc. prior to shop drawing submittal to the Structural Engineer.
- Contractor shall verify all relevant dimensions and elevations for equipment installations against purchased Manufacturer's certified equipment drawings. Contractor shall coordinate dimensions that depend upon specific equipment, such as elevator openings, mechanical equipment supports, etc., prior to submittal. Such dimensions shall be provided on the shop drawings prior to submittal to the Structural Engineer. Contractor shall provide such dimensions on submitted shop drawings will result in shop drawing return without review.

**SHORING AND BRACING**

- Contractor shall provide temporary shoring and bracing of existing construction, new construction, and underground utilities as follows:  
a. Where shown or noted on the Drawings.  
b. Where existing construction is to be altered or disturbed until permanent support is in place.  
c. Where existing construction is not undergoing alteration, and is to remain undisturbed but is disturbed as a result of the work of this contract.  
d. As required for safe erection, installation of new construction, equipment, etc.  
e. When needed for Contractor's "means and methods" of construction and other safety related issues.
- Shoring and bracing shown on the Drawings is conceptual. Contractor shall be responsible for verifying existing conditions, shoring and bracing calculations, methods of installation, transfer of loads through to final load support, and work sequence phasing with new construction.
- Shoring and bracing shall be performed by a Contractor with minimum 5 years demonstrated experience in similar size and scope of shoring and bracing projects.
- Shoring and bracing shall be designed by a Professional Engineer registered in the State of the Project with minimum 5 years demonstrated experience in similar size and scope of shoring and bracing projects. Design loads and methods shall conform to applicable codes. Soil and material strengths shall be verified by tests, unless conservative estimates that do not affect deflections and deformations are approved by the Architect/Structural Engineer.
- Contractor shall submit drawings and calculations sealed and signed by the Contractor's Professional Engineer showing complete design including temporary conditions, final conditions and sequence of work.
- Before starting work, Contractor shall perform condition survey of the existing building structure, exterior facade and interior finishes, including photographic documentation and submit survey to the Owner for record.
- During the shoring and bracing operations, Contractor shall:  
a. Keep the existing and new construction in a safe condition.  
b. Monitor existing and new construction to detect any signs of distress or deformation.  
c. Take immediate steps to prevent distress, deformation or damage.
- Contractor shall continuously monitor the shoring and bracing system. Contractor shall review and ascertain that all field connections are completed according to the Contractor's design and issue approval for inspection of the work by the Testing Agency.
- After completion of shoring and bracing and completion of work requiring shoring and bracing, Contractor shall repair any damage to the existing and new construction, without any cost to the Owner, and to the satisfaction of the Owner and Architect/Structural Engineer.

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SPECIAL INSPECTION REQUIREMENTS - SOILS AND FOUNDATIONS					
TASK	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC			
1. SITE PREPARATION:					
A. VERIFY SITE PREPARED IN ACCORDANCE WITH APPROVED GEOTECHNICAL REPORT.	-	X	GEOTECHNICAL REPORT	1705.6, 1803	SI/GE
2. EXCAVATION:					
A. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X	GEOTECHNICAL REPORT	1705.6	SI/GE
3. FILL PLACEMENT:					
A. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X			
B. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-	GEOTECHNICAL REPORT	1705.6, 1803.5	SI/GE/TA
C. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.	-	X			
4. SHALLOW FOUNDATIONS:					
A. IDENTIFICATION OF SOILS AT AND BELOW FOUNDATION BEARING LEVEL.	-	X	GEOTECHNICAL REPORT	1705.6	SI/GE
B. VERIFY ALLOWABLE BEARING CAPACITY OF FOUNDATION BEARING SOILS.	-	X			
5. GEOPIER FOUNDATIONS:					
A. VERIFY SHAFT DIAMETER AND CONDITION OF SHAFT.	X	-			
B. VERIFY BEARING SOILS.	X	-			
C. DETERMINE CAPACITIES OF TEST GEOPIERS (MODULUS AND UPLIFT) AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED.	X	-	GEOTECHNICAL REPORT	1705.7	SI/GE
D. OBSERVE GEOPIER INSTALLATION OPERATION AND MAINTAIN A COMPLETE AND ACCURATE RECORD OF EACH GEOPIER INCLUDING OBSERVING SUBSURFACE CONDITIONS AND SOILS AND BOTTOM STABILIZATION TESTS.	X	-			
E. COORDINATE ALL ACTIVITIES WITH INSTALLER'S FULL TIME QUALITY CONTROL REPRESENTATIVE.	X	-			
6. PILE FOUNDATIONS:					
A. VERIFY PILE MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS.	X	-			
B. DETERMINE CAPACITIES OF TEST PILES AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED.	X	-			
C. OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE.	X	-			
D. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY PILE DAMAGE.	X	-	GEOTECHNICAL REPORT	1705.7	SI/GE
E. FOR STEEL PILES, PERFORM ADDITIONAL INSPECTION IN ACCORDANCE WITH REQUIREMENTS OF STEEL CONSTRUCTION.	-	-			
F. FOR CONCRETE PILES AND CONCRETE FILLED PILES, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH REQUIREMENTS OF CONCRETE CONSTRUCTION.	-	-			
G. FOR SPECIALTY PILES, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	-	-			
7. PIER/CAISSON/AUGER CAST PILE FOUNDATIONS:					
A. DETERMINE CAPACITIES OF TEST PIER/CAISSON/AUGER CAST PILE AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED.	X	-			
B. OBSERVE PIER/CAISSON/AUGER CAST PILE INSTALLATION OPERATION AND MAINTAIN A COMPLETE AND ACCURATE RECORD OF EACH ELEMENT INCLUDING OBSERVING SUBSURFACE CONDITIONS AND SOILS AND BOTTOM STABILIZATION TESTS.	X	-	GEOTECHNICAL REPORT	1705.8	SI/GE
C. COORDINATE ALL ACTIVITIES WITH INSTALLER'S FULL TIME QUALITY CONTROL REPRESENTATIVE.	X	-			
D. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER/CAISSON/AUGER CAST PILE DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE), AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	-			
E. PERFORM ADDITIONAL INSPECTION IN ACCORDANCE WITH REQUIREMENTS OF CONCRETE CONSTRUCTION.	-	-			

SPECIAL INSPECTION NOTES	
1.	SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 MICHIGAN (INTERNATIONAL) BUILDING CODE CHAPTER 17 AND AS MODIFIED HEREIN.
2.	<b>DESIGNATIONS</b>  SI: SPECIAL INSPECTOR QUALIFIED WITH DEMONSTRATED COMPETENCE DOCUMENTED BY CERTIFICATIONS FROM RECOGNIZED AGENCIES SUCH AS AWS, ACI, MASONRY INSTITUTE OF MICHIGAN (MIM), ETC., AS SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL. SPECIAL INSPECTOR MAY BE A FIRM WITH MULTIPLE SPECIALISTS AND A PROJECT MANAGE PROVIDING REPORTS.  TA: TESTING AGENCY QUALIFIED TO TEST AND INSPECT MATERIALS AND ASSEMBLIES. TESTING AGENCY SHALL BE UNDER THE SUPERVISION OF THE SPECIAL INSPECTOR.  GE: GEOTECHNICAL ENGINEER WHO PROVIDED THE ORIGINAL PROJECT GEOTECHNICAL SOILS INVESTIGATION REPORT.  SE: SPECIALTY ENGINEER RESPONSIBLE FOR DESIGNING ASSEMBLIES SUCH AS PRECAST CONCRETE, STEEL JOISTS, COLD FORMED FRAMING ASSEMBLIES, ETC. SPECIALTY ENGINEER SHALL PROVIDE OBSERVATION OF FABRICATED AND INSTALLED ITEMS OF THEIR DESIGN, IN ADDITION TO THE SPECIAL INSPECTION.  3. TA, GE AND SE SHALL SUBMIT RECORDS OF THE INSPECTION RESULTS TO THE SI. THE SI SHALL COMPARE AND SUBMIT INSPECTION RECORDS TO THE ARCHITECT/ENGINEER AND BUILDING OFFICIAL. RECORDS SHALL INCLUDE STATEMENTS OF TESTS, WHETHER INSTALLED/FABRICATED ITEM COMPLIES WITH CONTRACT DOCUMENTS, REMEDIAL WORK PERFORMED, RETESTS.  4. SI SHALL PROVIDE A DAILY REPORT OF ANY DISCREPANCIES FROM THE CONTRACT DOCUMENTS FOUND ON THE SAME DAY OF THE INSPECTION TO THE ENGINEER OF RECORD. FORMAL REPORTS OF COMPLIANCE CAN FOLLOW BY A MAXIMUM OF 2 WEEKS. SI SHALL PROVIDE AND SIGN A FINAL REPORT WITH A SUMMARY OF ALL TESTS PERFORMED AND RESULTS TO THE ENGINEER OF RECORD AND BUILDING OFFICIAL.  5. SI, TA & GE SHALL BE PAID BY THE OWNER IN COMPLIANCE WITH THE MICHIGAN (INTERNATIONAL) BUILDING CODE.

SPECIAL INSPECTION REQUIREMENTS - WOOD CONSTRUCTION					
TASK	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC			
1. PRE-FABRICATED WOOD:					
A. INSPECTION OF PRE-FABRICATED WOOD STRUCTURAL ELEMENTS	-	X	MANUFACTURER'S SPECIFICATIONS	1704.5, 1705.5	SI
2. TIMBER FRAMING:					
A. INSPECTION OF FIELD GLUING OPERATIONS	X	-			
B. INSPECTION OF NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE LATERAL-FORCE-RESISTING SYSTEM INCLUDING DRAG STRUTS, BRACES, AND TIE-DOWNS.	X	-	MANUFACTURER'S SPECIFICATIONS	1705.5	SI
C. INSPECTION FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS THAT ARE INCLUDED IN THE LATERAL-FORCE-RESISTING SYSTEM AND FOR WHICH THE PROVISIONS REQUIRE THE SPACING OF NAILS, SCREWS, OR FASTENERS FOR WOOD SHEATHING TO BE 6 IN. OR LESS ON CENTER.	X	-			
3. FLOOR AND ROOF DIAPHRAGMS:					
A. INSPECTION OF DIAPHRAGMS	X	-		TABLE 2306.2, 1704.1, 1705.5.1	SI

SPECIAL INSPECTION REQUIREMENTS - MASONRY: LEVEL A					
MINIMUM TESTS					
NONE					
MINIMUM INSPECTION					
VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS.					

SPECIAL INSPECTION REQUIREMENTS - MASONRY: LEVEL B QUALITY ASSURANCE						
MINIMUM TESTS						
VERIFICATION OF SLUMP FLOW AND VISIBILITY STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.5 B.1.b.3 FOR SELF-CONSOLIDATING GROUT.						
VERIFICATION OF fm AND f'ac IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.4 B PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE						
MINIMUM INSPECTION						
INSPECTION TASK	FREQUENCY		REFERENCE FOR CRITERIA			RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC	IBC SECTION	ACI 530 ASCE 5 TMS 402	ACI 530.1 ASCE 6 TMS 602	
1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS.	-	X	-	-	ART. 1.5	SI
2. INSPECTION OF ANCHORS INSTALLED IN HARDENED MASONRY AND GROUT (POST-INSTALLED)	-	X	-	-	-	SI/TA
3. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
A. PROPORTIONS OF SITE-PREPARED MORTAR.	-	X	-	-	ART. 2.1, 2.6A	SI
B. CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	ART. 3.3B	
C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	ART. 2.4B, 2.4H	
D. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	ART. 3.4, 3.6A	
E. PRESTRESSING TECHNIQUE.	-	X	-	-	ART. 3.6B	
F. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	X FOR FIRST 5000 SQ.FT. OF ACC MASONRY	X AFTER FIRST 5000 SQ.FT. OF ACC MASONRY	-	-	ART. 2.1C	
4. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
A. GROUT SPACE.	-	X	-	-	ART. 3.2D, 3.2F	SI
B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	SEC. 1.16	ART. 2.4, 3.4	
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	SEC. 1.16	ART. 3.2E, 3.4, 3.6A	
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	-	X	-	-	ART. 2.6B, 2.4 G.1.b	
E. CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	ART. 3.3B	
5. VERIFY DURING CONSTRUCTION:						
A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X	-	-	ART. 3.3F	SI
B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	-	X	-	SEC. 1.16.4.3, 1.17.1	-	
C. WELDING OF REINFORCEMENT.	X	-	-	SEC. 2.1.8.7.2, 3.3.3.4(c), 8.3.3.4(b)	-	SI/TA
D. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	-	X	-	-	ART. 1.8 C, 1.8 D	
E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X	-	-	-	ART. 3.6 B	SI/TA
F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE.	X	-	-	-	ART. 3.5, 3.6 C	
G. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS.	X FOR FIRST 5000 SQ.FT. OF ACC MASONRY	X AFTER FIRST 5000 SQ.FT. OF ACC MASONRY	-	-	ART. 3.3 B.8	SI/TA
6. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	-	X	SEC. 2105.2.2, 2105.3	-	ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4	

SPECIAL INSPECTION REQUIREMENTS - MASONRY: LEVEL C QUALITY ASSURANCE						
MINIMUM TESTS						
VERIFICATION OF fm AND f'ac IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.4 B PRIOR TO CONSTRUCTION AND FOR EVERY 5,000 SQ.FT. DURING CONSTRUCTION						
VERIFICATION OF PROPORTIONS OF MATERIALS IN PREMIXED OR PREBLENDED MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT, AS DELIVERED TO THE PROJECT SITE.						
VERIFICATION OF SLUMP FLOW AND VISIBILITY STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.5 B.1.b.3 FOR SELF-CONSOLIDATING GROUT.						
MINIMUM INSPECTION						
INSPECTION TASK	FREQUENCY		REFERENCE FOR CRITERIA			RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC	IBC SECTION	ACI 530 ASCE 5 TMS 402	ACI 530.1 ASCE 6 TMS 602	
1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS.	-	X	-	-	ART. 1.5	SI
2. INSPECTION OF ANCHORS INSTALLED IN HARDENED MASONRY AND GROUT (POST-INSTALLED)	-	X	-	-	-	SI/TA
3. VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
A. PROPORTIONS OF SITE-MIXED MORTAR, GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	-	X	-	-	ART. 2.1, 2.6 A, 2.6 B, 2.6 C, 2.4 G.1.b	SI
B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR RODS, AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	SEC. 1.16	ART. 2.4, 3.4	
C. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	ART. 3.3 B	
D. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	X	-	-	SEC. 1.16	ART. 3.2 E, 3.4, 3.6 A	
E. GROUT SPACE PRIOR TO GROUTING.	X	-	-	-	ART. 3.2 D, 3.2 F	
F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	X	-	-	-	ART. 3.5, 3.6 C	
G. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X	-	-	ART. 3.3 F	
H. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	X	-	-	SEC. 1.16.4.3, 1.17.1	-	
I. WELDING OF REINFORCEMENT.	X	-	-	SEC. 2.1.8.7.2, 3.3.3.4(c), 8.3.3.4(b)	-	
J. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	-	X	SEC. 2104.3, 2104.4	-	ART. 1.8 C, 1.8 D	
K. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X	-	-	-	ART. 3.6 B	
L. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS.	X	-	-	-	ART. 3.3 B.8	
M. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	X	-	-	-	ART. 2.1 C.1	
7. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	X	-	SEC. 2105.2.2, 2105.3	-	ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4	

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<b>CONSTRUCT.</b> 10/05/20
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Sheet Title : <b>SPECIAL INSPECTION REQUIREMENTS</b>
Project No. : <b>2019006</b>
Sheet No. : <b>TS1.3</b>

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**GENERAL DEMOLITION PLAN NOTES:**


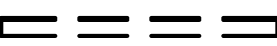




1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
4. ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
5. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
7. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
9. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
10. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
11. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
12. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

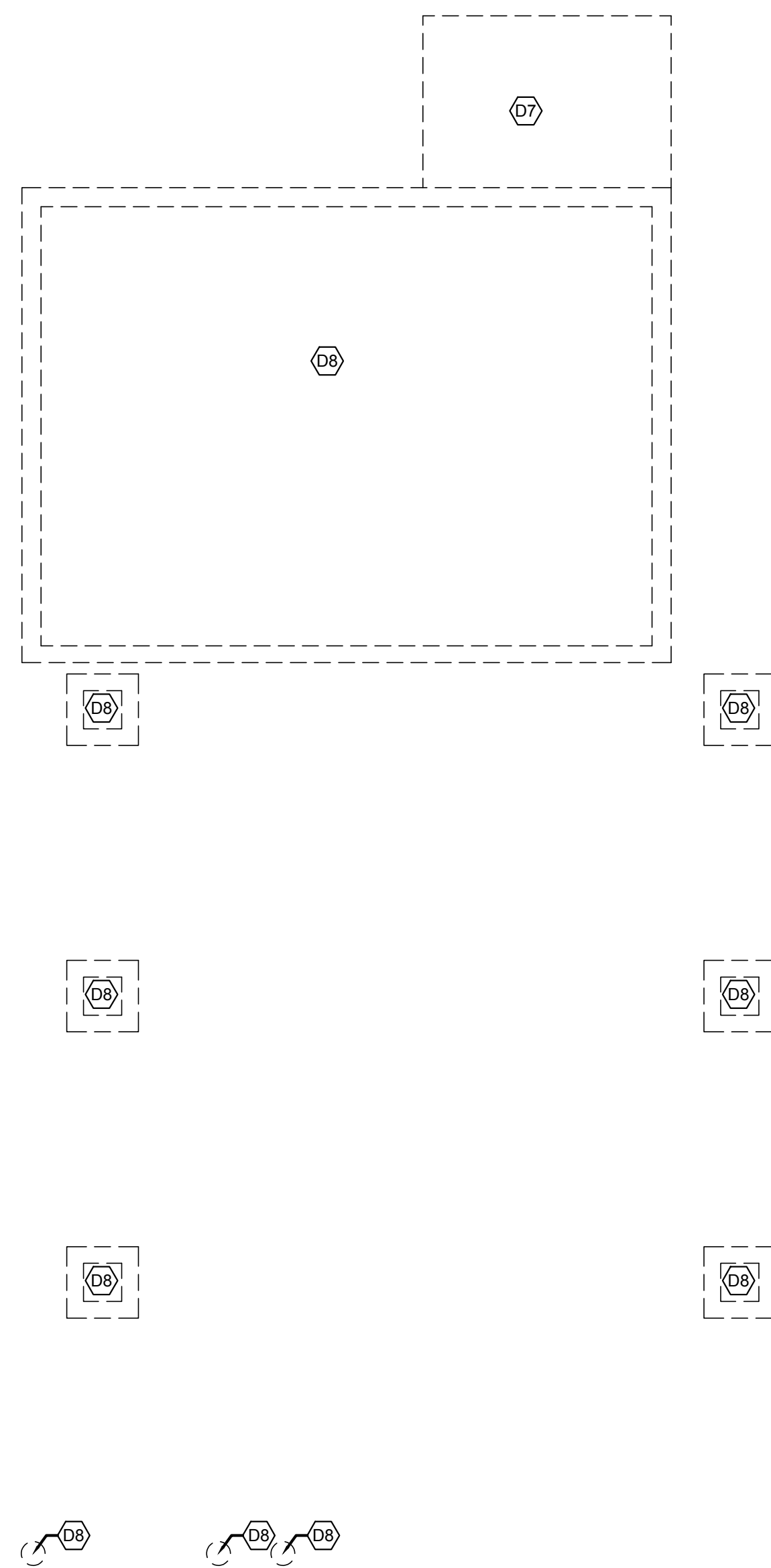
**DEMOLITION PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

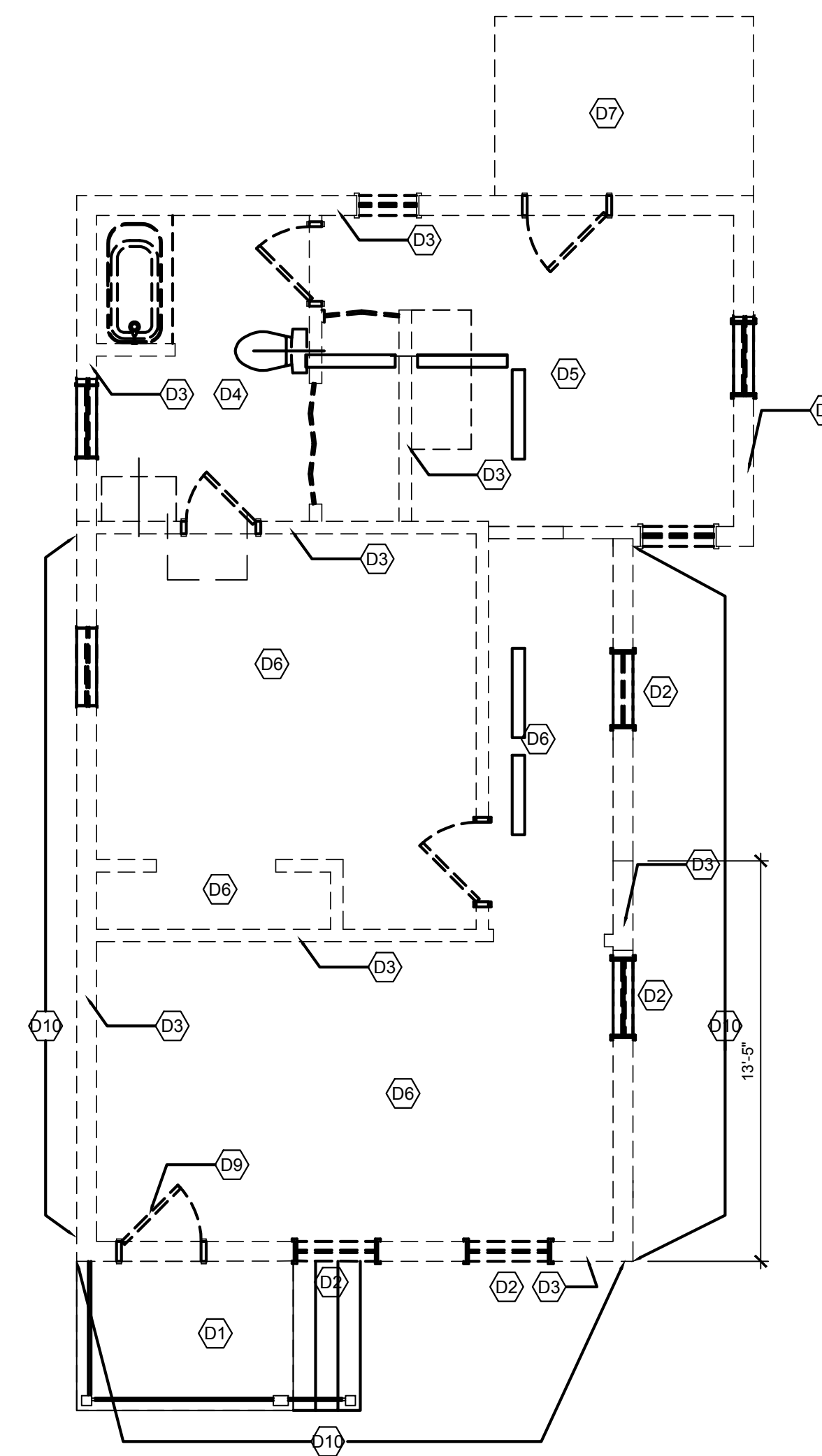
- (D1) FRONT PORCH TO BE REMOVED. SALVAGE RAILING AND SUPPORT POSTS FOR REINSTALLATION.
- (D2) REMOVE WINDOW COMPLETE
- (D3) REMOVE WALL COMPLETE, INCLUDING ELECTRICAL TO PANEL
- (D4) REMOVE BATHROOM COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- (D5) REMOVE KITCHEN COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- (D6) REMOVE INTERIOR DRYWALL/PLASTER AND FLOOR FINISHES COMPLETE, ALL HVAC AND ELECTRICAL
- (D7) REMOVE REAR PORCH COMPLETE, INCLUDING FOUNDATIONS
- (D8) REMOVE FOUNDATION COMPLETE
- (D9) EXISTING HARDWARE/LOCK SET TO BE REMOVED. DOOR SLAB TO SALVAGED FOR REINSTALLATION. PREP TO RECEIVE NEW HINGES/LOCKSET.
- (D10) REMOVE SIDING COMPLETE AND SALVAGE FOR RE-USE

**DEMOLITION KEY:**

-  WALL TO REMAIN
-  WALL TO BE REMOVED
-  DOOR TO REMAIN
-  DOOR, FRAME AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
-  DESIGNATED ITEM TO REMAIN
-  DESIGNATED ITEM TO BE REMOVED



**DEMOLITION FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

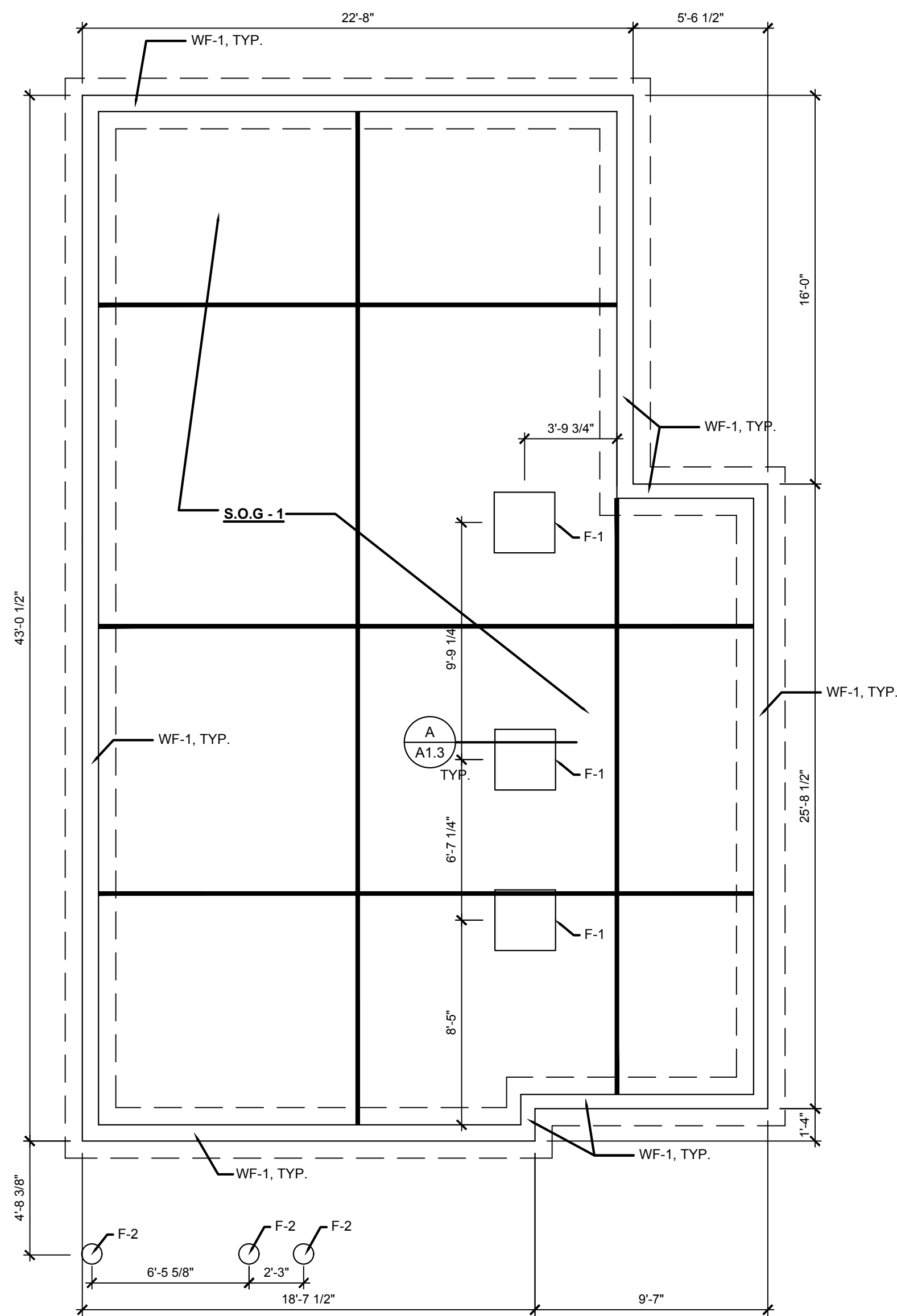


**DEMOLITION FLOOR PLAN**  
SCALE: 1/4"=1'-0"

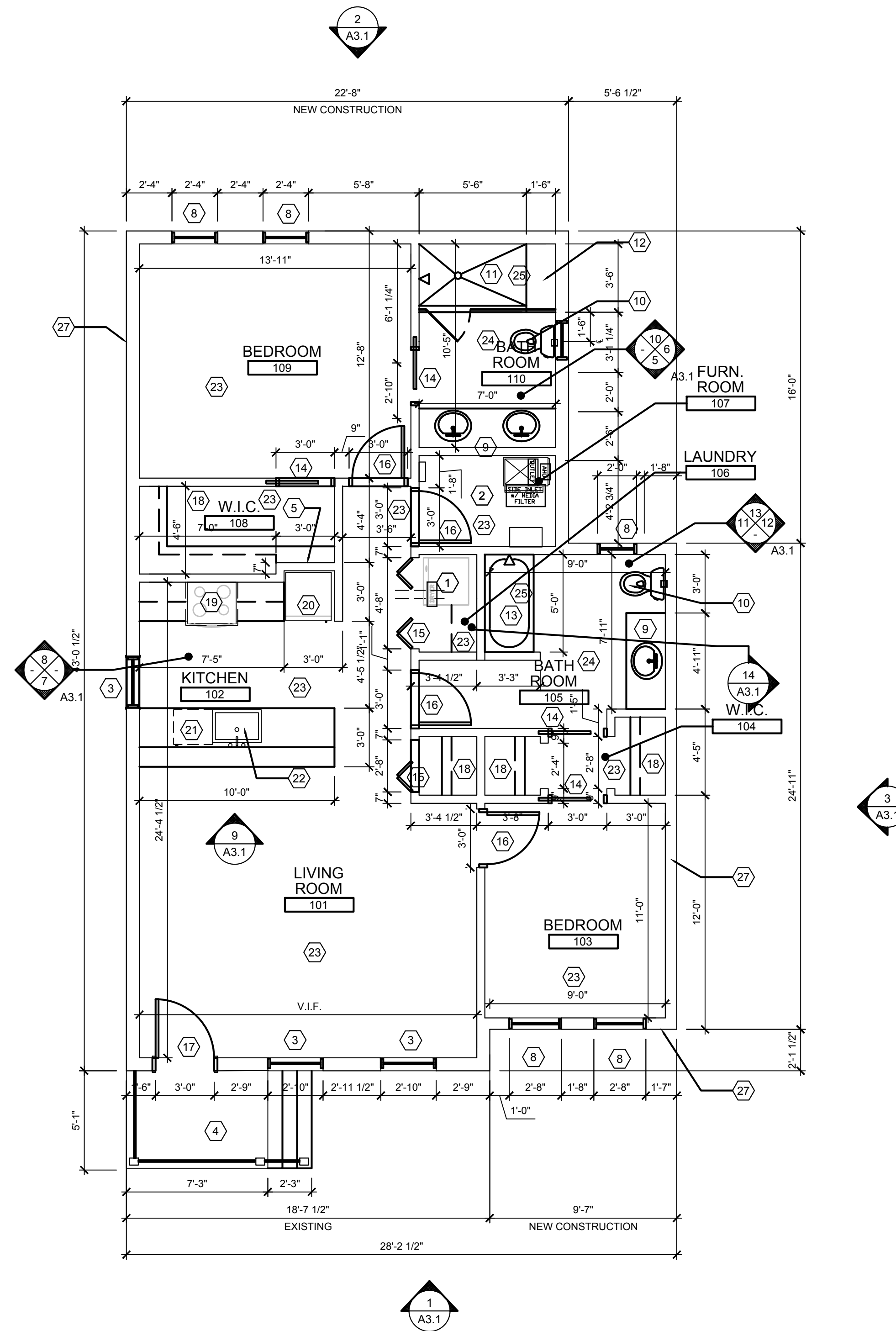
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<p>Sheet Title :</p> <p><b>DEMOLITION</b> <b>FLOOR PLAN</b></p>
<p>Project No. :</p> <p><b>2019006</b></p>
<p>Sheet No. :</p> <p><b>D1.1</b></p>

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FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



FOOTPRINT EXIST: 462 GSF  
FOOTPRINT NEW: 650 GSF  
TOTAL BUILDING SQ.FT.: 1112 GSF

FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- ALL FIXTURES AND HARDWARE TO BE SATIN SILVER FINISH
- ALL FLOOR/WALL BASES TO BE 1x4 PAINTED WHITE, EXCEPT AT LOCATIONS OF WALL TILE THEN PROVIDE TILE BASE.
- ALL INTERIOR WALLS TO BE PAINTED WHITE, SATIN FINISH ON WALL AND FLAT FINISH ON CEILING

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- STACKED WASHER/DRYER; PROVIDE GAS AND WATER CONNECTION(SUPPLY AND DRAIN). PROVIDE STORAGE SHELVES ADJACENT
- FURNACE AND ON-DEMAND HW SYSTEM, PROVIDE AC CONDENSER OUTSIDE AS REQ'D
- NEW WINDOW, PELLA ARCHITECTURAL WOOD SERIES OR SIMILAR. STYLE 2 OVER 2 GRID.
- FRONT PORCH. USE EXISTING SALVAGED MATERIALS, REPALECE WITH SIMILAR IF DAMAGED.
- TENSION CABLES TO BE INSTALLED PRIOR TO WALL BACKFILL, 10 KIPOS TYP.
- NOT USED
- NOT USED
- NEW WINDOW, PELLA ARCHITECTURAL WOOD SERIES OR SIMILAR. STYLE 2 OVER 2 GRID.
- SHADOW GRAY QUARTZ COUNTER TOP WITH DROP IN SINK.
- DUAL FLUSH TOILET, BY TOTO
- SHOWER, WHITE SHOWER PAN WITH SUBWAY TILE ON THREE SIDES, AND GLASS SHOWER ENCLOSURE.
- SHOWER SEAT - FINISH W/ SUBWAY TILE
- BATHTUB, PROVIDE GLASS SHOWER ENCLOSURE
- POCKET DOOR, SOLID CORE WOOD SLAB. STAIN TO MATCH MILANO DOOR VENEER.
- BI-FOLD DOOR, MFG: MILANO, FIN: GRAY OAK, STYLE: SL131-BFD-12
- SOLID CORE WOOD SLAB. STAIN TO MATCH MILANO DOOR VENEER. BATHROOM LOCK SET OR PRIVACY AS REQ'D.
- NEW 3-0x7-0 ENTRY DOOR, PROVIDE ENTRY SET
- CLOSET WITH HANGER ROD AND SHELF
- GAS STOVE, WITH MICROWAVE ABOVE IN CABINET, PROVIDE RE-CIRCULATION EXHAUST
- REFRIGERATOR, PROVIDE WATER CONNECTION.
- DISHWASHER
- SHADOW GRAY QUARTZ COUNTER TOP WITH STAINLESS STEEL SINK, W/ 1/2 HP GARBAGE DISPOSAL, PROVIDE GFCI IN KITCHEN AS REQUIRED, GARBAGE DISPOSAL TO HAVE AIR-SWITCH
- FLOORING: AQUASEAL 24, 12MM BLUE SANDS PINE LAMINATE
- BATHROOM FLOORING: DAL TILE YACHT CLUB, BRIDGE DECK YC02; SIZE 6X24
- SUBWAY TILE: DAL TILE, COLOR WHEEL COLLECTION - CLASSIC, FINISH WHITE; SIZE 3X6
- INSTALL SHOE SHELVES ON WALL.
- 1 HR WALL, UL305 AT LOCATIONS WHERE WALL IS WITH IN 5' OR LESS OF THE PROPERTY LINE

FOUNDATION SCHEDULE

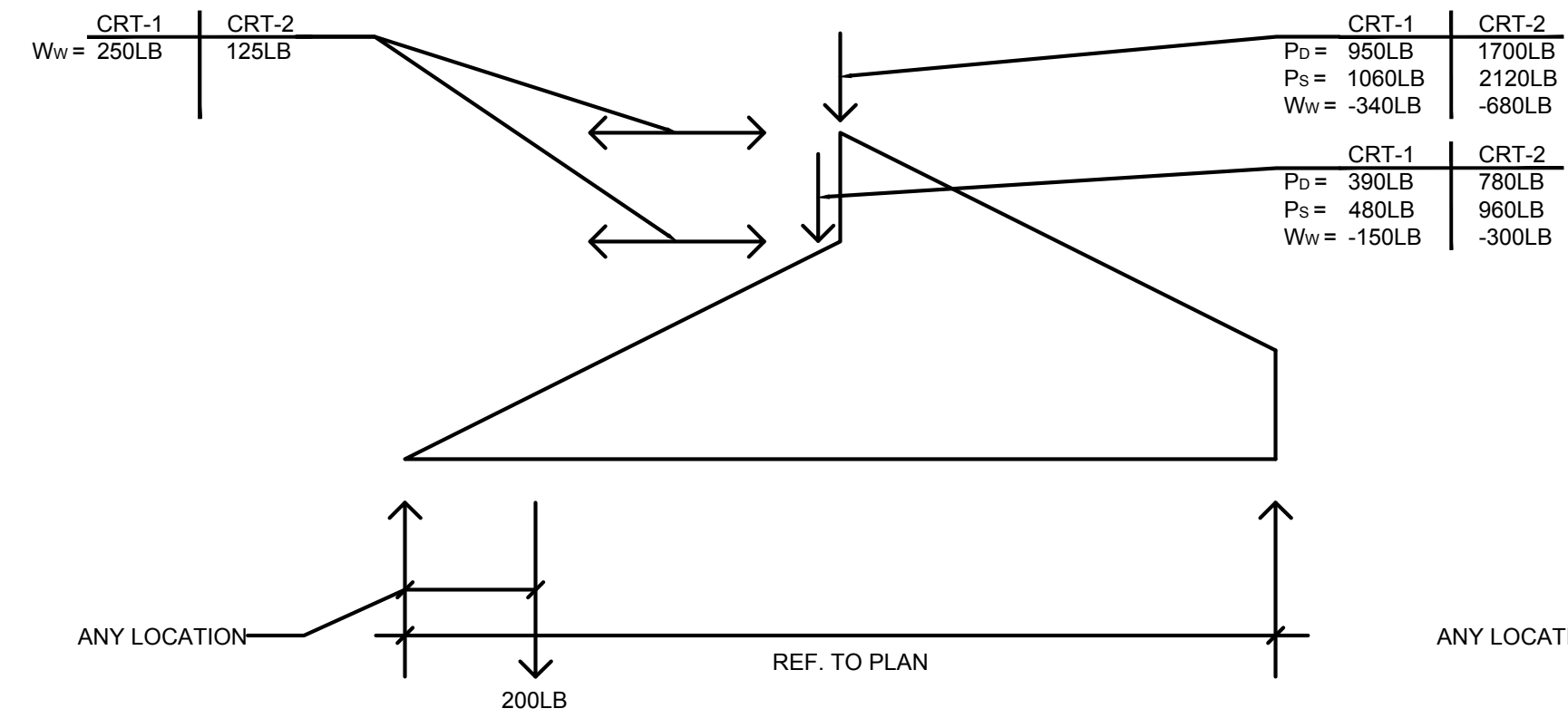
- WF-1:** 24" WIDE x 12" THICK FOOTING, REINF. W/ (3) #5 T&B LONGITUDINAL, CONTINUOUS. STEM WALL 10" WIDE. SEE SECTIONS FOR REINFORCING
- \* FOUNDATIONS ARE DESIGNED TO BEAR ON UNDISTURBED NATIVE/NATURAL SOILS ON ENGR FILL HAVING A NET ALLOWABLE BEARING CAPACITY ≥ 2000 PSF V.I.F.
- F-1:** 2'-0" x 2'-0" x 1'-4" THICK FOOTING w/(4) #5 BOT E.W.
- F-2:** 16" DIA x 42" DEEP FOOTING w/(6) #5 VERTICAL + (3) #3 TIES EQ. SPACING
- S.O.G. - 1:** 4" S.O.G. + 6x6-W2.4xW2.4 WWF PLACED 1" FROM TOP OF SLAB, ON VAPOR BARRIER, ON COMP. FILL @ 10'-0" MAX O.C., WWF LAP A MIN. 1 - COMPLETE GRID.

BACKFILL FOUNDATIONS UNIFORMLY AND WITH APPROVED BACKFILL MATERIALS COMPACTED TO 95% MIN. OF THE STANDARD PROCTOR.

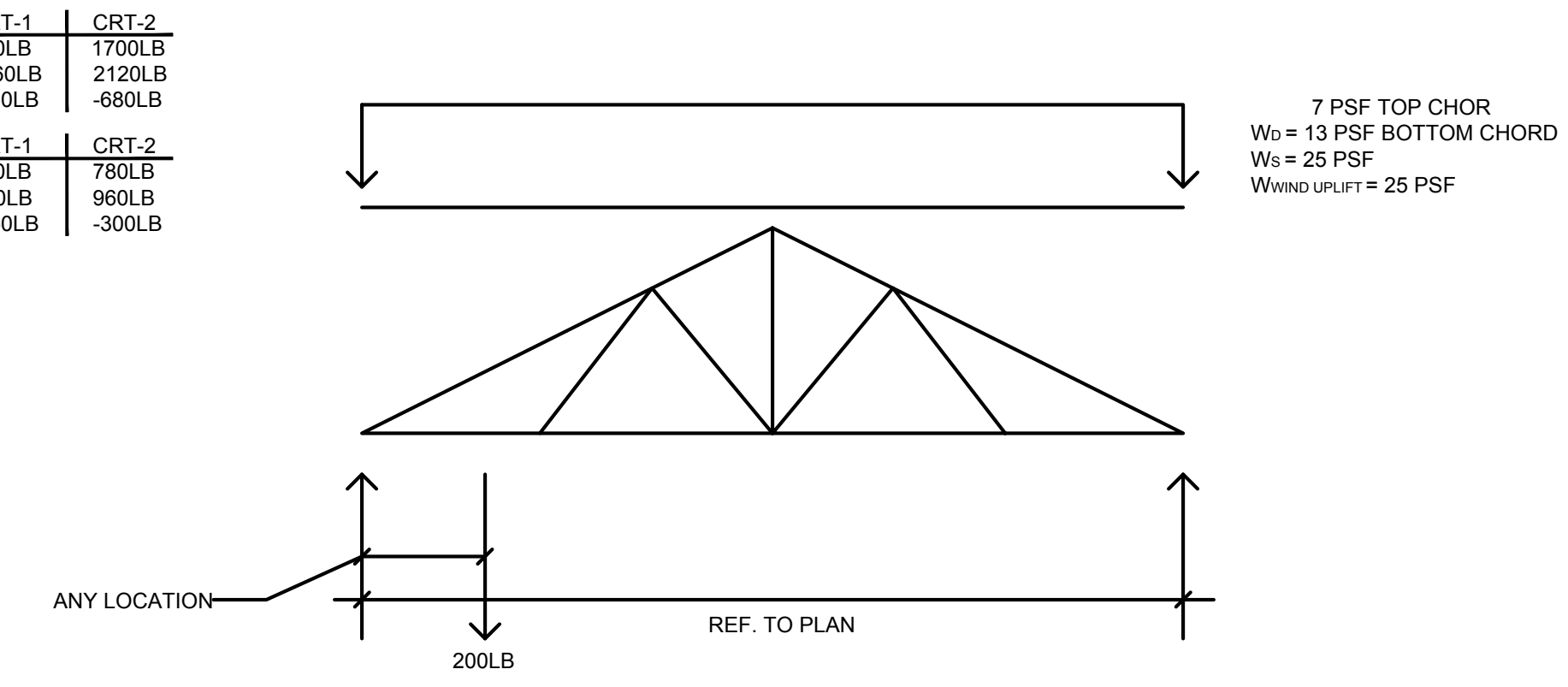
<b>ARCHITECT:</b> <b>4545 architecture</b> 3011 WEST GRAND BLVD. SUITE 400 DETROIT, MI 48202 P. 248.320.6998 TIM.FLINTOFF@4545ARCHITECTURE.COM	
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Issued for : <b>CONSTRUCT 10/05/20</b>	
Drawn by : <b>TRF</b>	
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Project No. : <b>2019010</b>	
Sheet No. : <b>A1.1</b>	

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\* Δ MAX = L/480, 3/4" MAX  
**CRT-1/CRT-2**



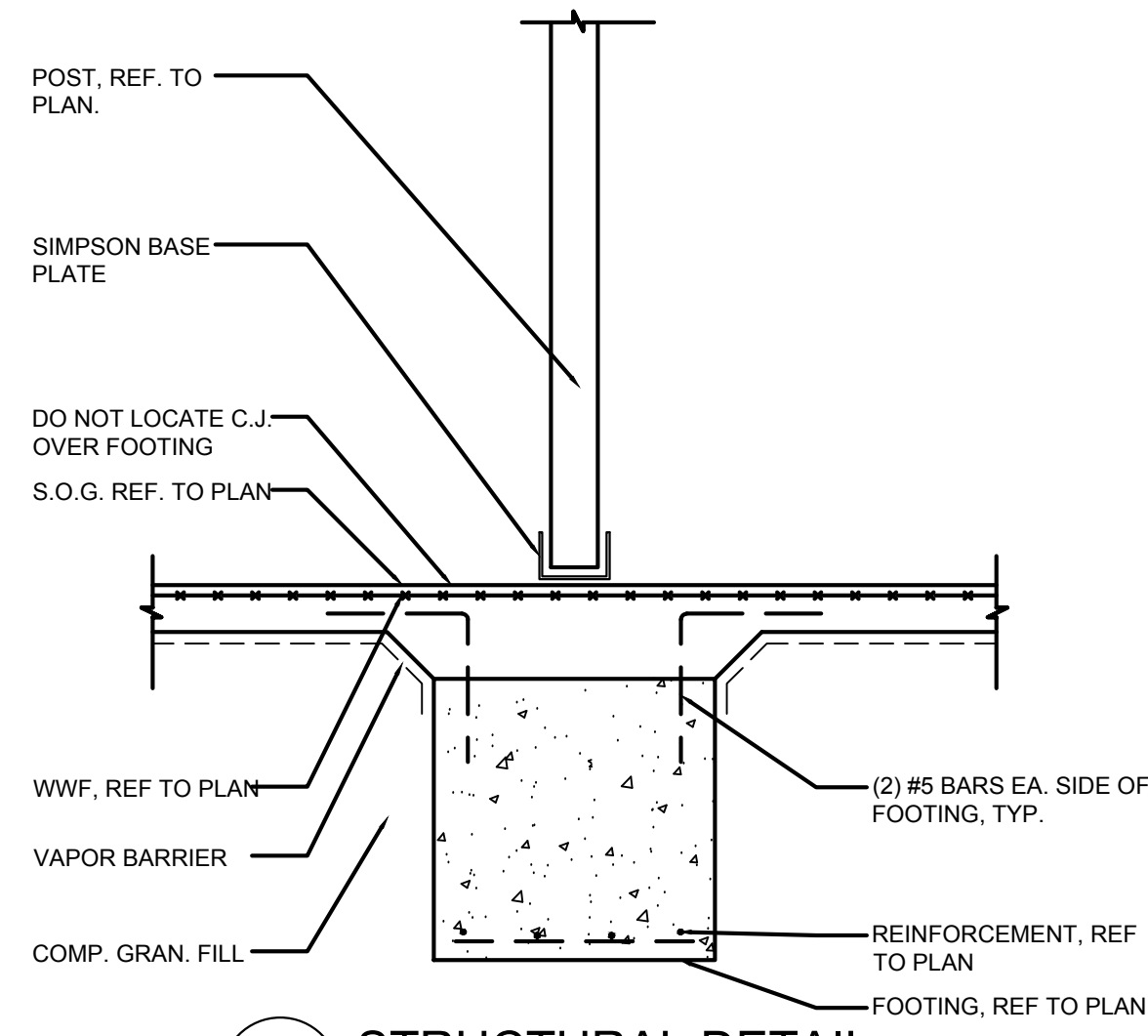
\* Δ MAX = L/480, 3/4" MAX  
**RT-1**

**GENERAL ELEVATIONS NOTES:**

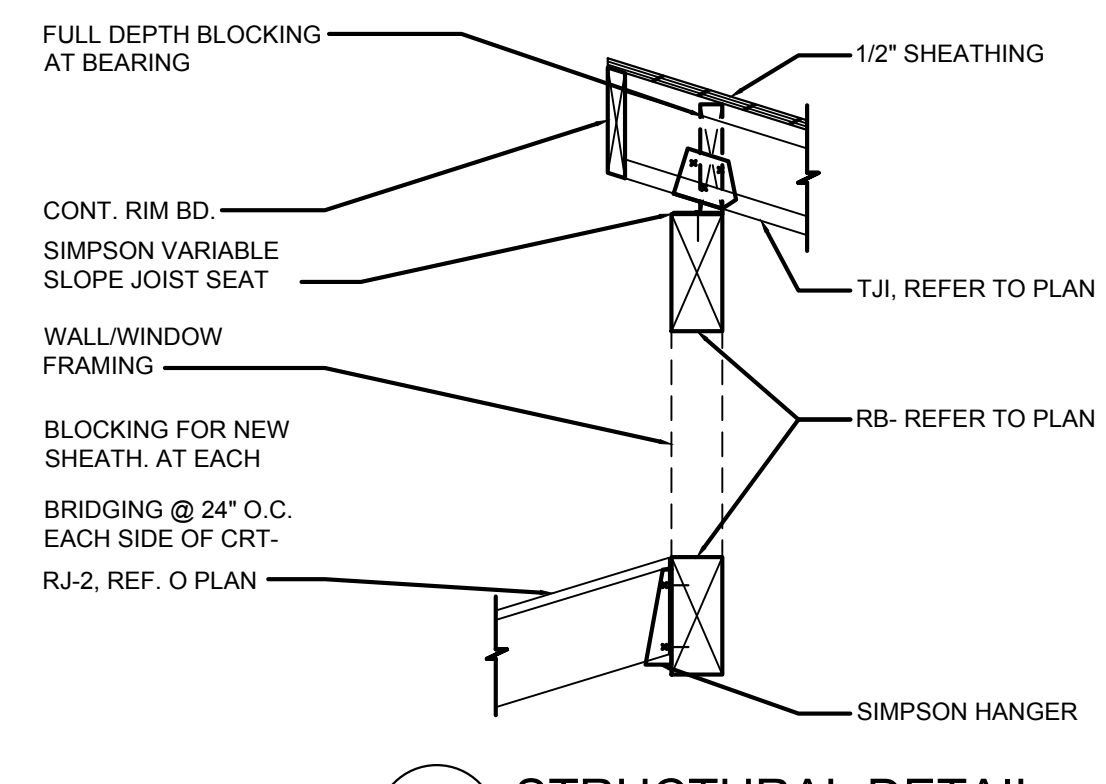
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- JOIST BRIDGING TO BE 1X3 NOMINAL LUMBER IN AN X-CONFIGURATION
- TRUSS BRIDGING TO BE DESIGNED BY TRUSS ENGR
- GABLE END TRUSSES TO BE DESIGNED FOR H/600 MAX WIND LOAD DEFLECTION.

**FRAMING SCHEDULE**

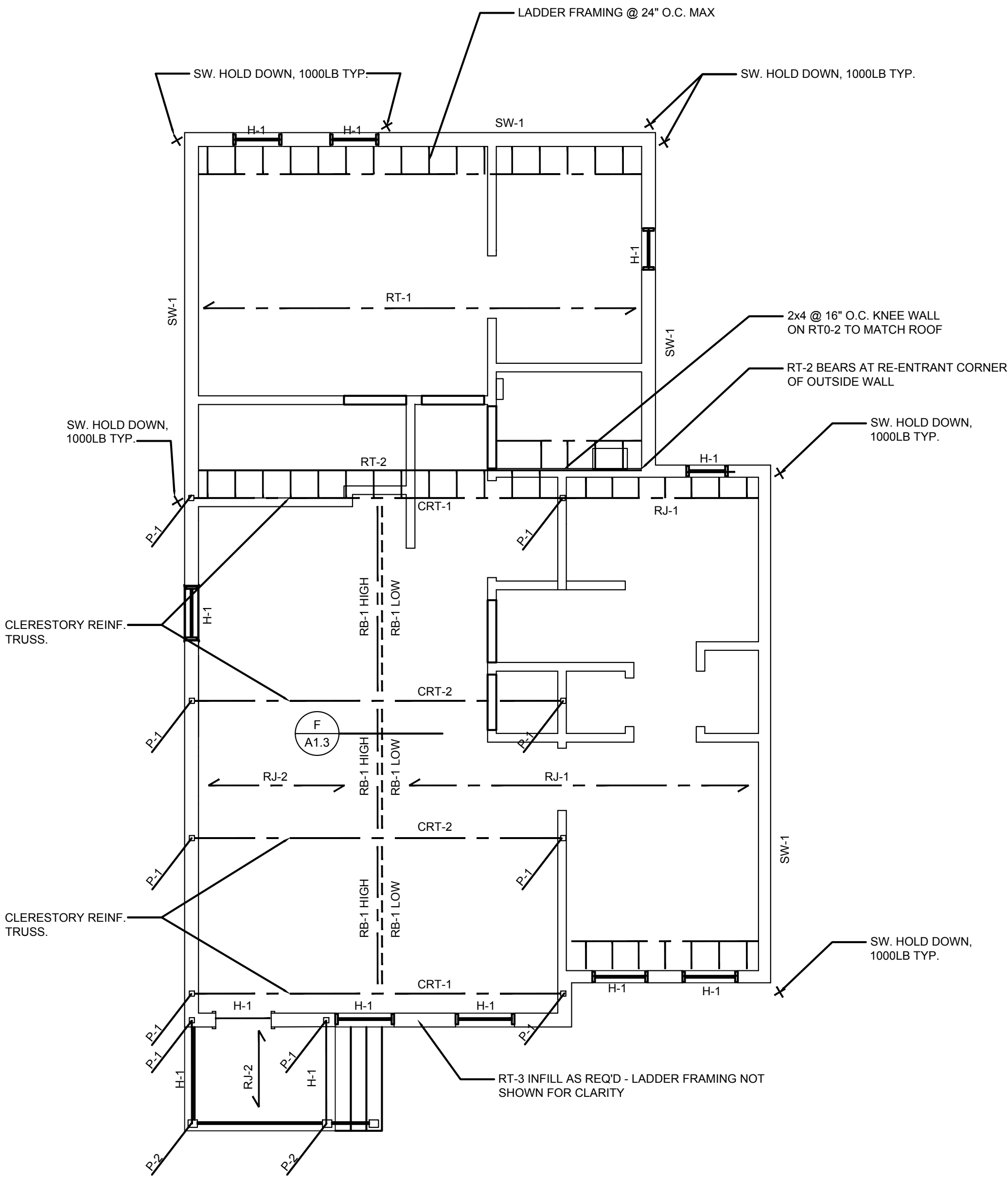
- RJ-1:** 11-7/8" TJI 230 @ 16" O.C. + 1/2" SHEATHING, BRIDGING @ THIRD POINTS
- RJ-2:** 2X8 @ 16" O.C. + 1/2" SHEATHING, BRIDGING AT MID-SPAN
- RB-1:** 9-1/4" x 3-1/2" PSL 2.0E
- RT-1:** WOOD ROOF TRUSS @ 16" O.C. + 1/2" SHEATHING, BRIDGING AT SPAN/3, REF TO LOAD DIAGRAM
- RT-2:** WOOD ROOF TRUSS + 1/2" SHEATHING, BRIDGING AT SPAN/3 POINTS REF. TO RT-1 LOAD DIAGRAM AND AD 5 PSF DEAD LOAD.
- RT-3:** WOOD ROOF TRUSS + 1/2" SHEATHING, BRIDGING AT SPAN/3 POINTS REF. TO RT-1 LOAD DIAGRAM
- P-1:** (3) 2x6 ADD ADD'L AS REQ'D FOR FULL BRG. OF CRT-1/CRT-2 \* PROVIDE UPLIFT ANCHORS TO FOUNDATION & CRT-1/CRT-2 R=500LB/1000LB MIN.
- P-2:** 6x6 PRESSURE TREATED WOOD POST W/ SIMPSON BASE PLATE
- H-1:** (3) 2X8 HEADER
- W-1:** 2x6 @ 16" O.C. W/ 1/2" SHEATHING, WOLM. SILL PLATES
- SW-1:** (3) 2x6 CHORDS  
2x6 @ 16" O.C. FIELD  
1/2" SHEATHING  
8d NAILING OR STAPLES @ 6" O.C.  
PERIMETER, 12" O.C. FIELD
- CRT-1:** CLEARSTORY ROOF TRUSS, REF TO LOAD DIAGRAM
- CRT-2:** CLEARSTORY ROOF TRUSS, REF TO LOAD DIAGRAM



**A**  
A1.2 SCALE: 3/4" = 1'-0"



**F**  
A1.2/3 SCALE: 3/4" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0"

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Project:  
Issued for:

**CONSTRUCT.** 10/05/20

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**TRF**

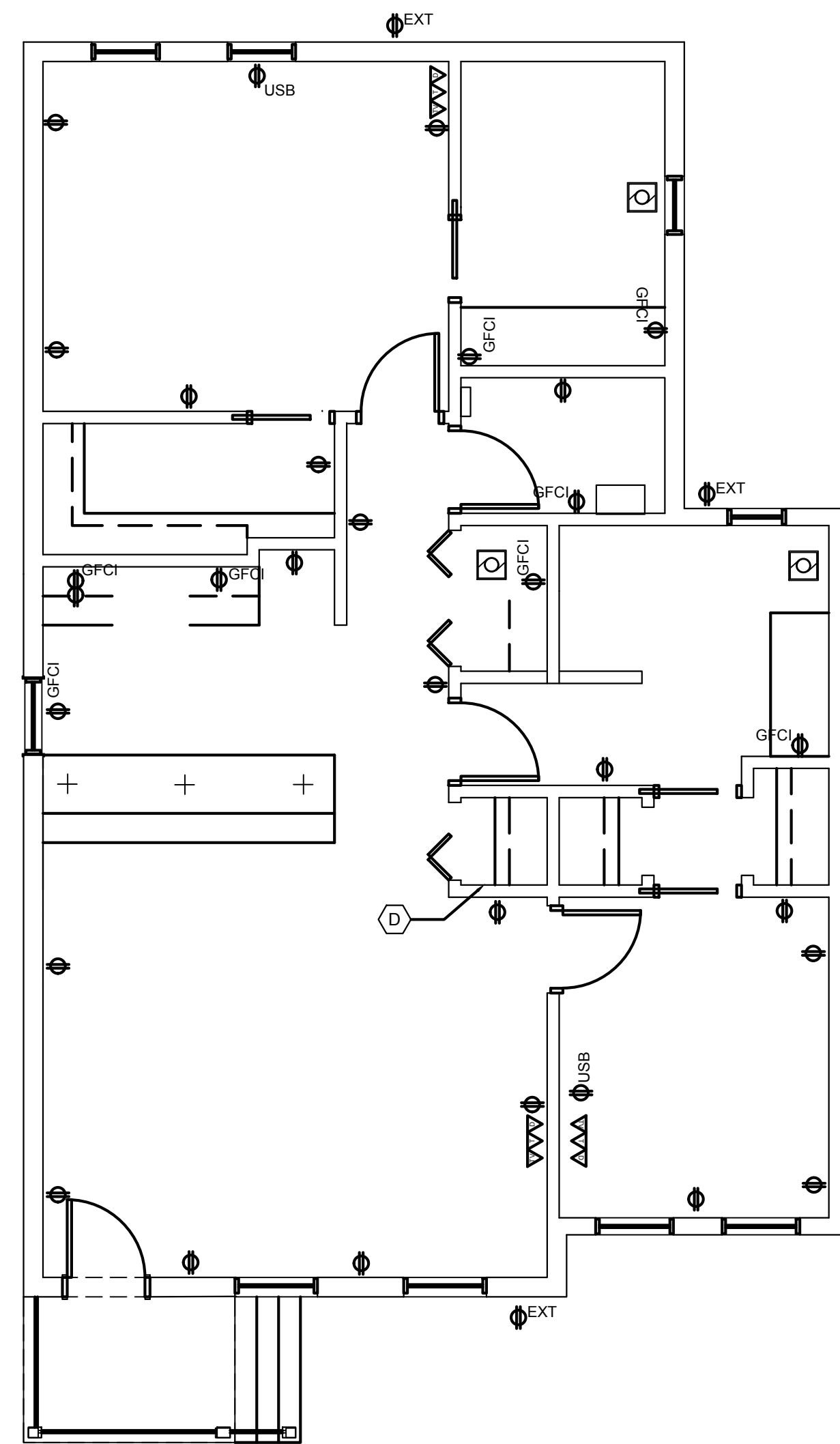
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**ROOF FRAMING PLANS AND DETAILS**

Project No.:  
**2019006**

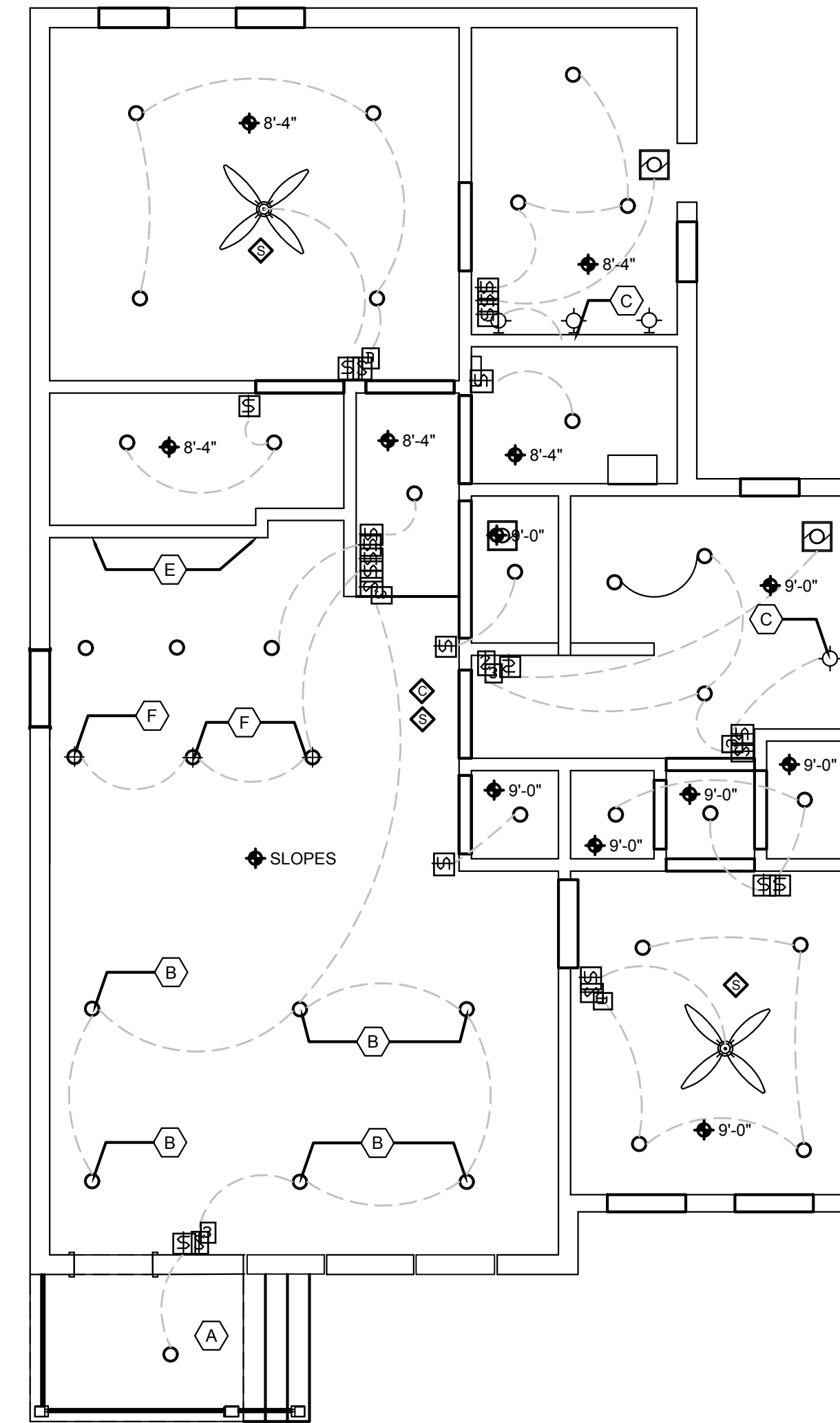
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**ELECTRICAL OUTLET PLAN**  
SCALE: 1/4"=1'-0"



**REFLECTED CEILING PLAN**  
SCALE: 1/4"=1'-0"

**GENERAL REFLECTED CEILING PLAN NOTES:**

1. SWITCH SYMBOL INDICATES THE LOCATION FOR SWITCHING ALL FIXTURES WITHIN THAT ROOM UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AS REQUIRED.
2. CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (i.e. RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
3. REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
4. REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
5. FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
6. REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.
7. ACCESS PANELS TO BE INDEPENDENTLY MOUNTED, DO NOT SUPPORT ON CEILING GRID. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
8. ALL ELECTRICAL OUTLETS TO BE 18" AFF. UNLESS AT KITCHEN/BATHROOM COUNTER. CONTRACTOR TO INSTALL GFCI AND SPACING BETWEEN OUTLETS PER MI, ELEC. CODE.

**REFLECTED CEILING PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

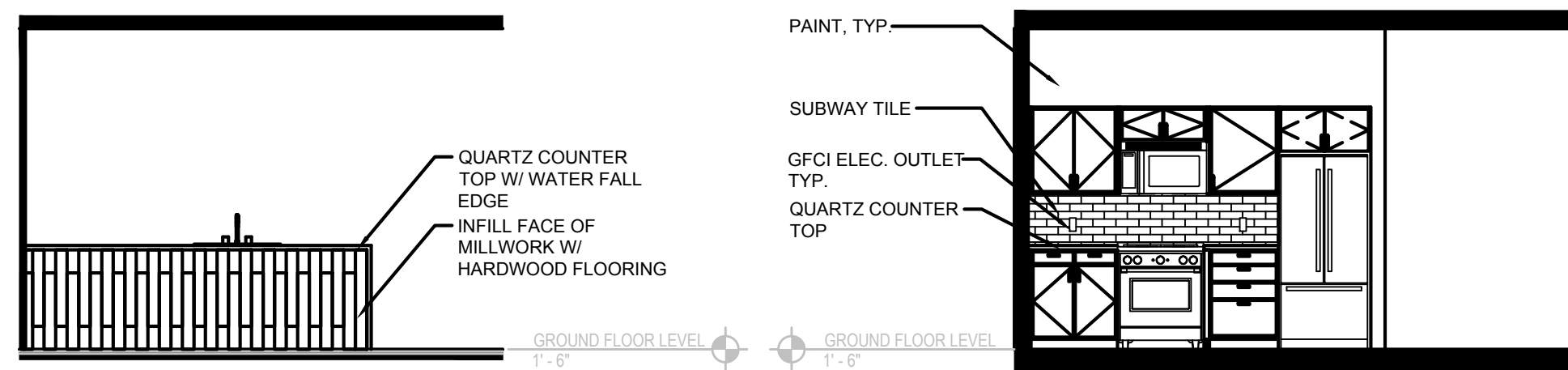
- (A) PAINT SMD REPAIR UNDERSIDE OF PORCH SOFFIT AS REQ'D.
- (B) ADJUSTABLE CAN IN SLOPED CEILING
- (C) INSTALL WALL SCONES BETWEEN BATHROOM MIRRORS
- (D) INSTALL LEVITON 49605-14P NETWORK BOX. ALL INCOMING IT/TELECOMMUNICATION/DATA TO CONNECT THROUGH DATA BOX.
- (E) UNDER CABINET LED LIGHTING
- (F) PENDANT FIXTURE, COORDINATE BOTTOM OF FIXTURE W SLOPED CEILING

REFLECTED CEILING LEGEND	
SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING AND/OR SOFFIT
	RECESSED DOWNLIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	DOMED LIGHT FIXTURE
	CEILING FAN W/ LED LIGHTS
	WALL SCONCE FIXTURE
	SMOKE DETECTOR, INTER CONNECTED
	CO2 DETECTOR
	ELEVATION ABOVE FINISHED FLOOR
	POWER OUTLET
	DATA RECEPTACLE (COMBINE W/DATA, TELE, TV IN ON RECEPTACLE)
	TELEPHONE RECEPTACLE (COMBINE W/DATA, TELE, TV IN ON RECEPTACLE)
	TV/COAX RECEPTACLE (COMBINE W/DATA, TELE, TV IN ON RECEPTACLE)
	EXHAUST FAN
	LIGHT SWITCH W/ DIMMER
	3 WAY SWITCH
	WALL SWITCH

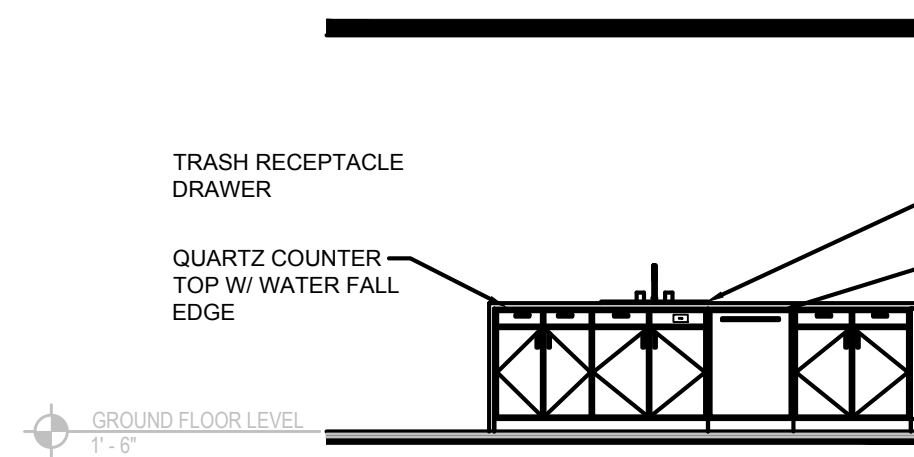
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REFLECTED CEILING PLAN	
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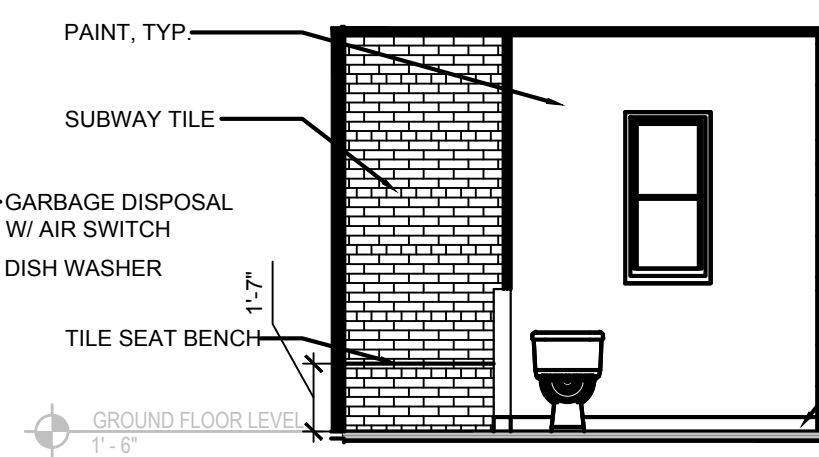




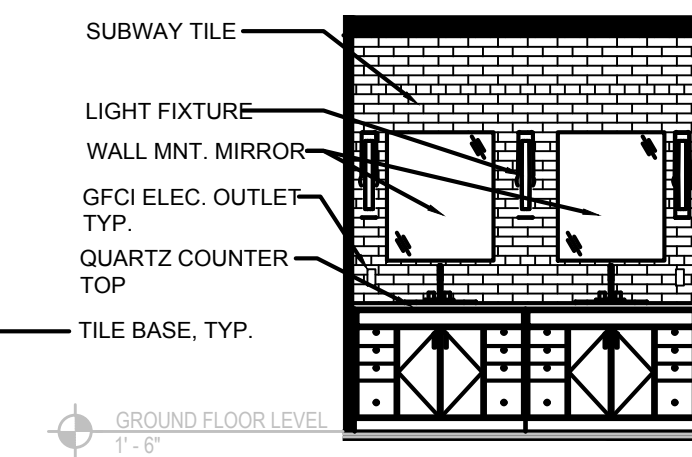
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A1.1 SCALE: 1/4" = 1'-0"



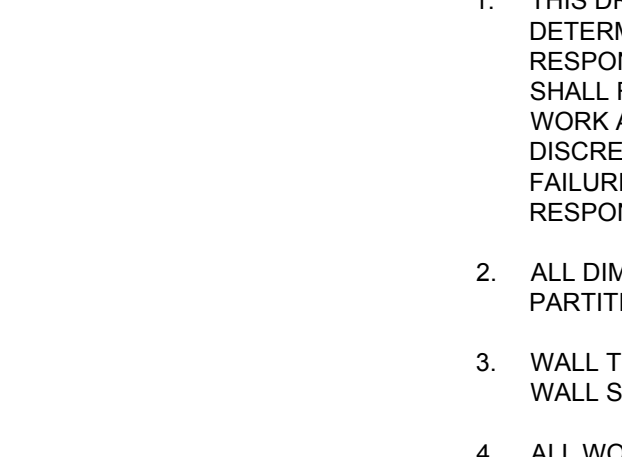
8 INTERIOR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



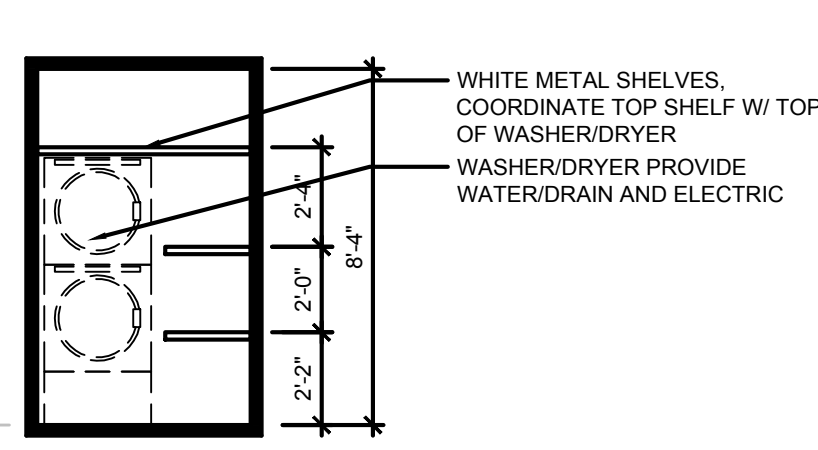
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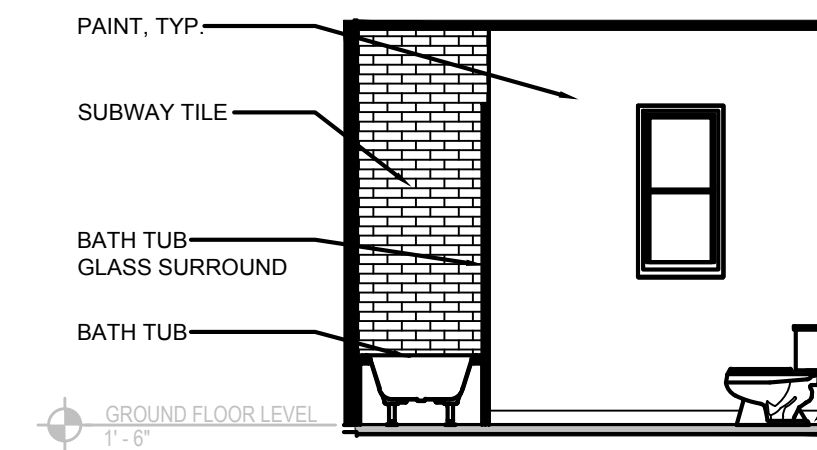
6 INTERIOR ELEVATION  
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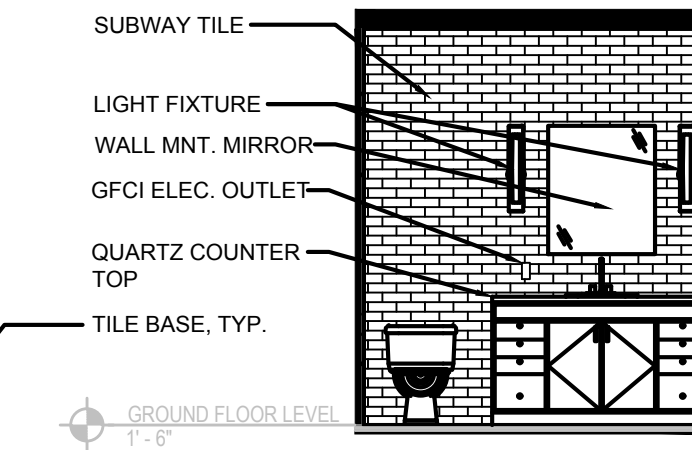
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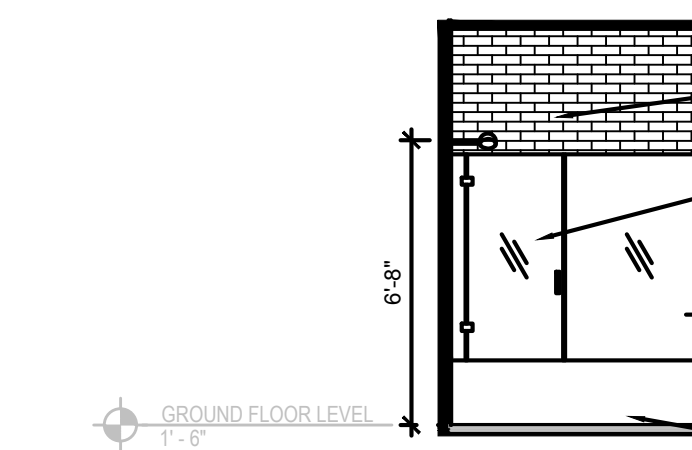
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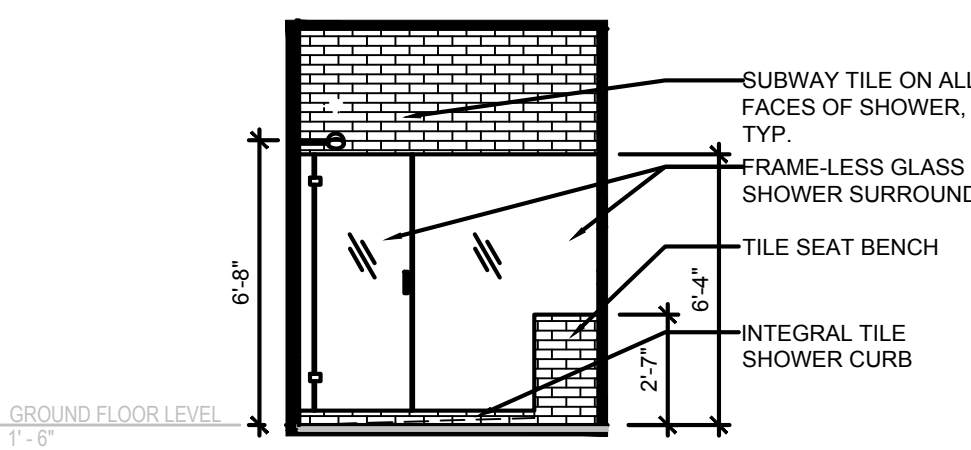
13 INTERIOR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



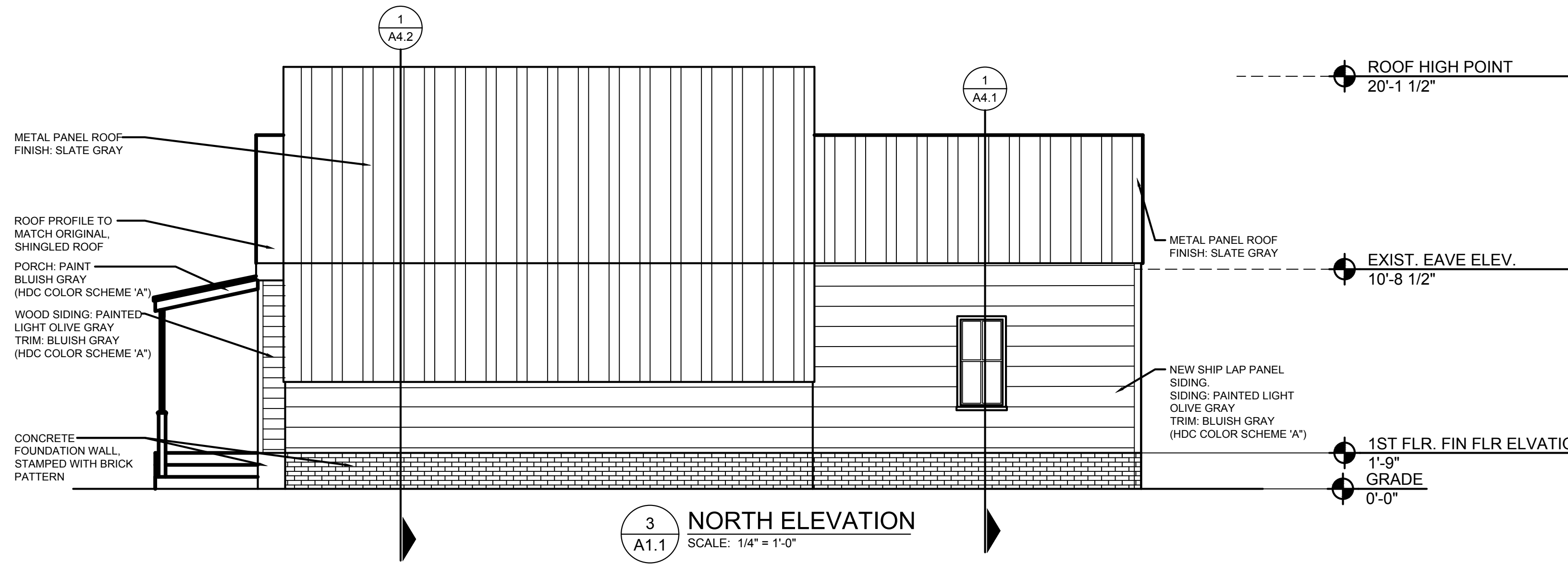
12 INTERIOR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



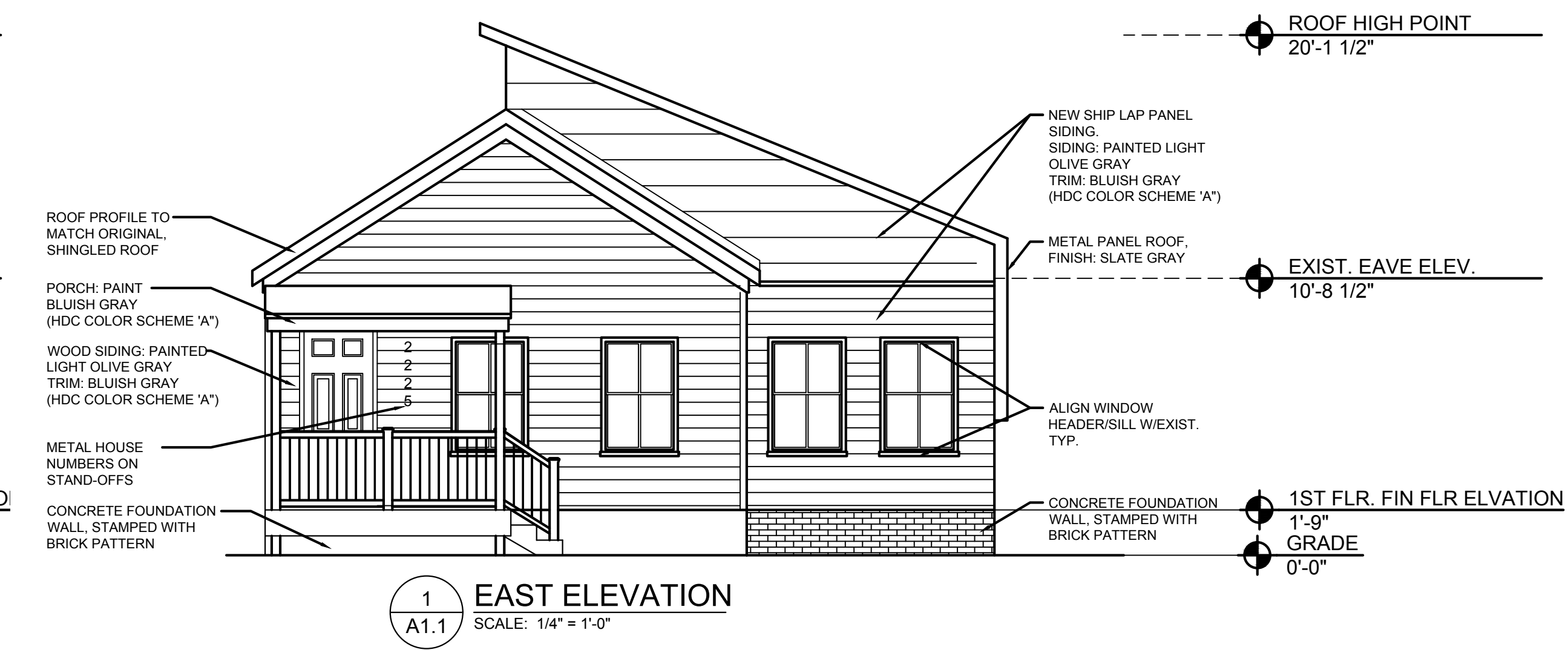
11 INTERIOR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



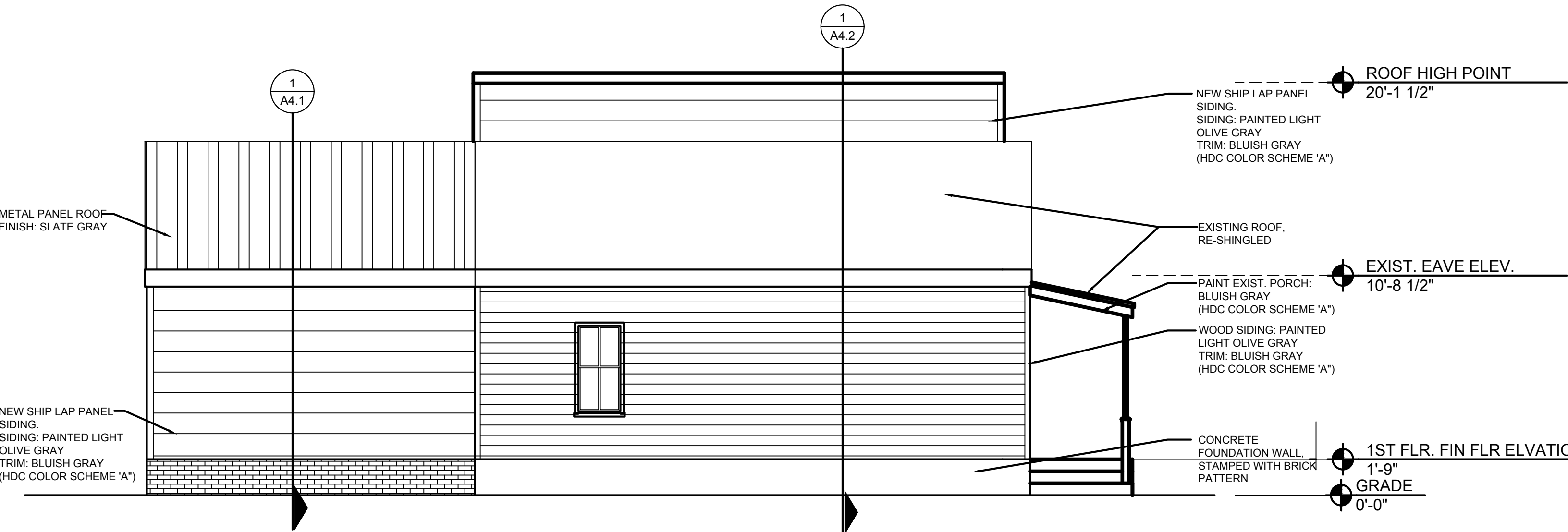
10 INTERIOR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



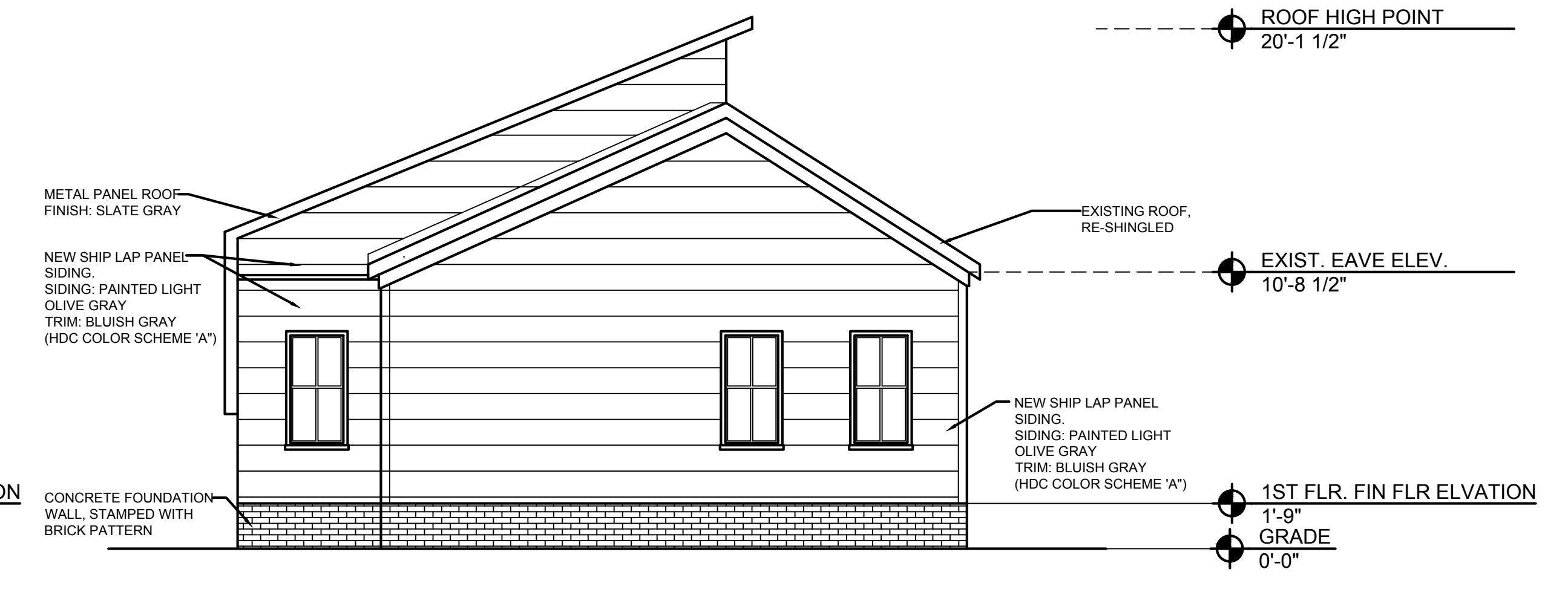
3 NORTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

GENERAL ELEVATIONS NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

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Issued for:  
**CONSTRUCT** 10/05/20

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**TRF**

Sheet Title:  
**EXTERIOR + EXTERIOR ELEVATIONS**  
Project No.:  
**2019006**  
Sheet No.:  
**A3.1**

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2 WEST ELEVATION  
 A1.1 SCALE: 1/4" = 1'-0"

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 2019006

Sheet No. :  
 A3.2

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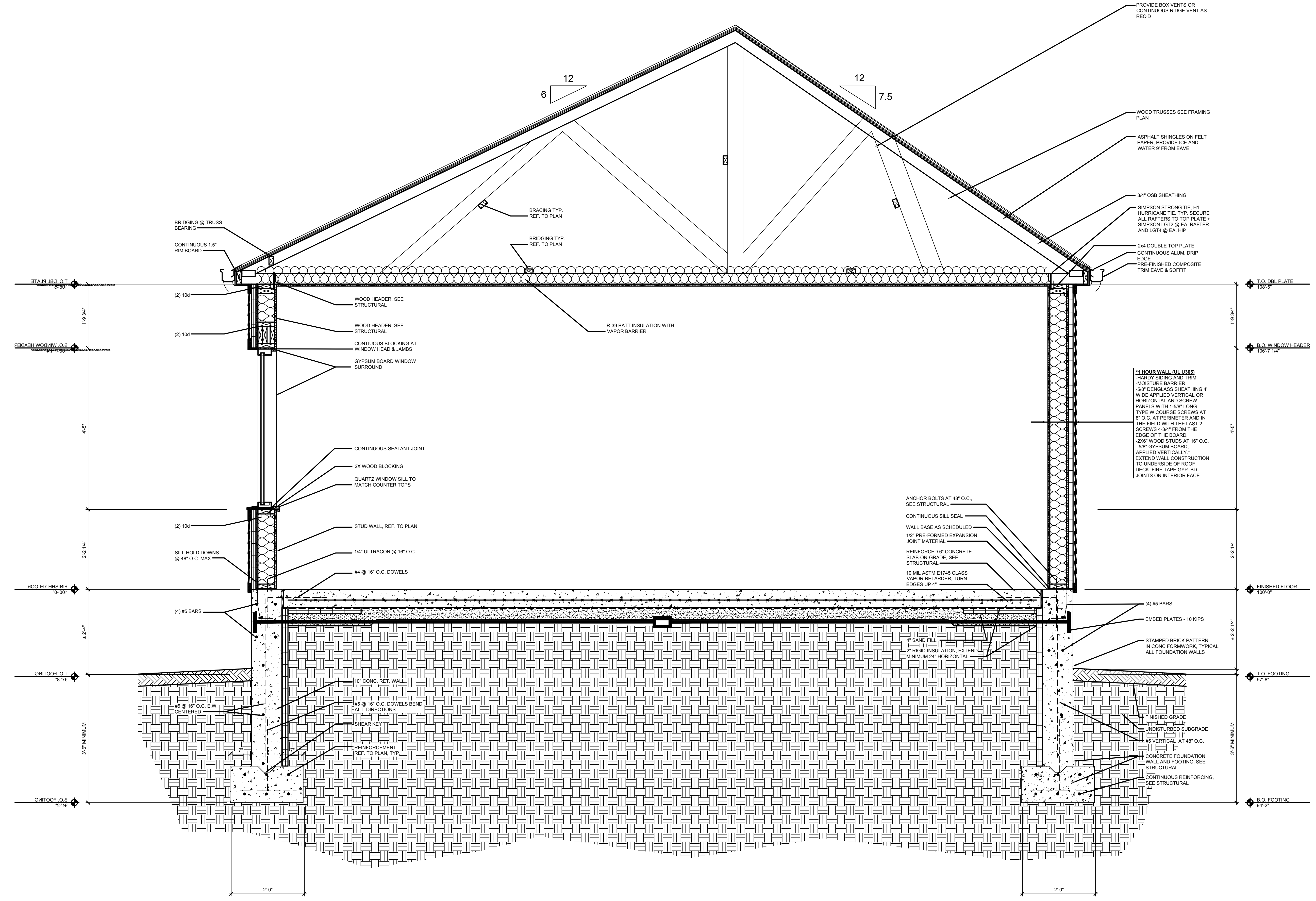
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**TRF**

Sheet Title :  
**BUILDING SECTIONS**

Project No. :  
**2019006**

Sheet No. :  
**A4.1**

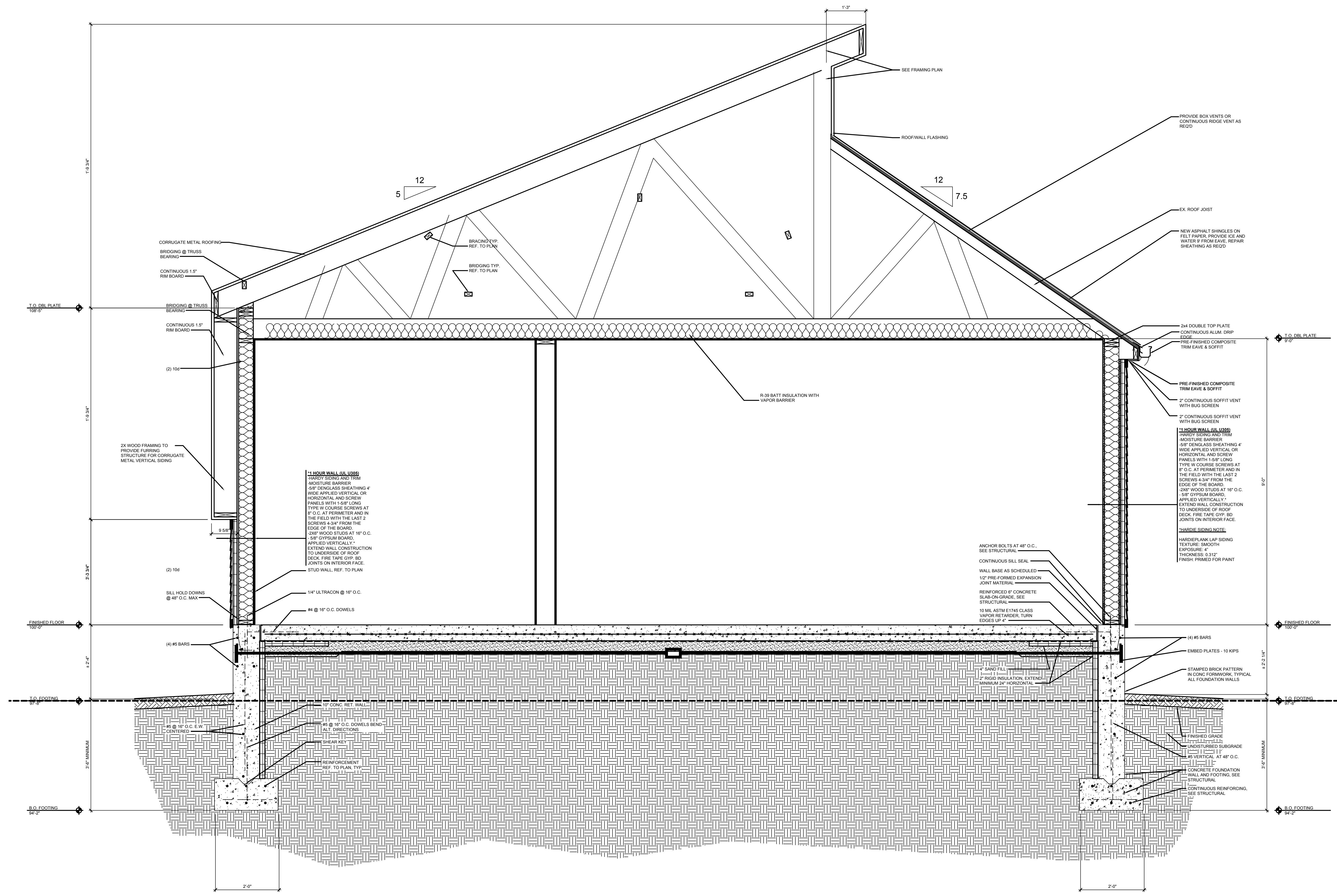
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**1**  
**A3.1 BUILDING SECTION**  
 SCALE: 3/4" = 1'-0"



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**1 BUILDING SECTION**  
 SCALE: 3/4" = 1'-0"



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