# **GENERAL NOTES AND SPECIFICATIONS:**

### **GENERAL INFORMATION:**

1.1 ALL WORK SHALL CONFORM TO THE GENERAL CONDITIONS FOR THIS PROJECT. WHICH SHALL BE THE LATEST PUBLISHED EDITION OF AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AND ALL APPLICABLE LOCAL, STATE, COUNTY, ETC. CODES, STANDARDS, REGULATIONS, LAWS INCLUDING BUT NOT LIMITED TO: MICHIGAN BUILDING CODE, NATIONAL ELECTRIC CODE, MICHIGAN ENERGY CODE.

COORDINATE ALL WORK AND SELECTIONS WITH OWNER. 1.3 CONSULT ARCHITECT FOR MEANING OF SYMBOLS OR ABBREVIATIONS NOT

DEFINED IN THE CONTRACT DOCUMENTS. 1.4 ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND TRADE STANDARDS.

1.5 FIRE STOP ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS AT EACH FLOOR AND CEILING AS REQUIRED BY CODE AND INSPECTOR. THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. O.S.H.A. AND SAFETY CODE REQUIREMENTS ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.

1.7 THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING THE CONSTRUCTION PROCESS. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVIDING AND MAINTAINING TEMPORARY BRACING, SHORING, GUYS, TIE DOWNS AND ALL NECESSARY SAFETY AND FIRE-FIGHTING EQUIPMENT. TEMPORARY ELEMENTS SHALL REMAIN IN PLACE UNTIL ALL

STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED. 1.8 THE INFORMATION ON THE STRUCTURAL DRAWINGS APPLIES TO THE STRUCTURAL ASPECTS OF THE BUILDING. DNR, OSHA, ZONING, SAFETY AND OTHER INFORMATION RELATING TO THE PROJECT TO BE FURNISHED

1.9 SITE VERIFY BEFORE BEGINNING CONSTRUCTION ALL NEW AND EXISTING DIMENSIONS, MEMBER SIZES, MATERIALS AND CONDITIONS SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT IN WRITING, BEFORE PROCEEDING WITH THE WORK. 1.10 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED IN DRAWINGS AND

SPECIFICATIONS OR AS OTHERWISE REQUIRED FOR THE COMPLETE

CONSTRUCTION OF THIS PROJECT 1.11 ALL WORK SHALL BE DONE IN A MANNER AND QUALITY THAT IS NORMAL AND TYPICAL OF THE CONSTRUCTION INDUSTRY. ALL WORK SHALL BE ACCEPTABLE IN QUALITY TO THE OWNER. UNACCEPTABLE WORK SHALL BE CORRECTED, AT NO COST TO THE OWNER, UNTIL THE WORK IS SATISFACTORY

1.12 PRIOR TO STARTING WORK, THE CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT FIELD CONDITIONS AND REQUIREMENTS AFFECTING THE WORK. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR THE GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENT. 1.13 IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN INSTALLATION THAT IS COMPLETE AND SHALL INCLUDE ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEMS NOT SPECIFICALLY CALLED OUT OR SHOWN. 1.14 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS AND ALIGNMENTS SHALL GOVERN. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE

FIELD AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO PROCEEDING WITH THE WORK. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. VFRTICAL DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS

1.15 ALL TRADES SHALL BE PROPERLY LICENSED AND CERTIFIED WHERE REQUIRED BY CODE OR LOCAL ORDINANCE

## 2. <u>SITEWORK:</u>

2.1 THE OWNER HAS NOT PROVIDED THE ARCHITECT WITH SOIL BORINGS ON THIS SITE TO ESTABLISH A SAFE SOIL BEARING PRESSURE CAPACITY. AN ASSUMED SOIL CAPACITY OF 3000 psf HAS BEEN USED FOR FOOTING DESIGN. IF POORER CONDITIONS ARE FOUND TO EXIST DURING CONSTRUCTION, CONTACT ARCHITECT FOR APPROPRIATE REDESIGN OF STRUCTURE. 2.2 BUILDER SHALL HIRE A LICENSED SURVEYOR TO STAKE BUILDING LOCATION AND PREPARE A PLOT PLAN AND GRADE CERTIFICATES AS REQUIRED BY THE CITY. 2.3 THE SITE SHALL BE STRIPPED OF ALL TOPSOIL AND ORGANIC MATERIALS TO A

MINIMUM DISTANCE OF THREE FEET OUTSIDE THE BUILDING AND DRIVE OR WALK 2.4 STOCKPILE ALL CLEAN TOPSOIL ON SITE FOR LANDSCAPING BACKFILL

CONTRACTOR SHALL REMOVE ALL EXCESS SOIL AND ALL REFUSE FROM CONSTRUCTION ACTIVITIES BY THE COMPLETION OF THE PROJECT. 2.5 ALL ENGINEERED FILL TO BE CLEAN GRANULAR SAND FILL COMPACTED TO MINIMUM 98% COMPACTION IN MAXIMUM 9" LIFTS.

2.6 ALL FILL MATERIALS IN THE BUILDING AND DRIVE AREAS SHALL BE CLEAN, GRANULAR SAND FILL COMPACTED TO PROVIDE A MINIMUM OF 3000 POUNDS PER SQUARE FOOT BEARING CAPACITY. 2.7 PROVIDE NECESSARY SHEETING, SHORING BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS AND NEIGHBORING STRUCTURES.

2.8 PROVIDE ADEQUATE AND PROPER BRACING OF ALL FOUNDATION WALLS PRIOR TO BACKFILLING. BRACING TO REMAIN IN PLACE UNTIL STRUCTURAL FLOOR DECK AND BASEMENT SLAB IS COMPLETELY INSTALLED 2.9 AT COMPLETION OF WORK, FINISH GRADE AREA DISTURBED BY CONSTRUCTION. SLOPE GRADE AWAY FROM BUILDING AT 2% SLOPE.

# DESIGN LIVE LOADS:

3.1 DESIGN LOADS: ALL MANUFACTURED COMPONENTS SHALL MEET THE FOLLOWING LOADING CRITERIA: ( OR PER CODE. WHICHEVER IS GREATER. DEAD LOADS - MINIMUM 15 PSF ATTICS WITH STORAGE FLOOR LIVE LOADS ATTICS WITHOUT STORAGE DECKS (LIVE LOAD) MINIMUM 45 PSF GUARDRÀILS AND HANDRAILS 20 PLF GROUND SNOW LOAD Pg 25 PSF REFER TO MICHIGAN BUILDING CODE FOR ADDITIONAL INFORMATION. 200 LBS CONCENTRATED

# **FOUNDATIONS:**

4.1 FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL OR ENGINEERED FILL WITH A SAFE BEARING CAPACITY OF 3000 psf. REFER TO PROJECT SOIL REPORT IF ONE IS AVAILABLE, BUT SITE VERIFY SOIL CAPACITY AND CONDITIONS PRIOR TO BEGINNING WORK. PROVIDE FROST PROTECTION AS REQUIRED ON SHALLOW FOOTINGS. REMOVE ALL UNSUITABLE BEARING SOIL FROM WITHIN THE BUILDING PERIMETER 4.2 IF POOR CONDITIONS ARE FOUND, CONTACT ARCHITECT FOR FOOTING REDESIGN OR TEST SOIL WITH SOILS ENGINEER AND FOLLOW ENGINEERS RECOMMENDATIONS

4.3 PROVIDE NECESSARY SHEETING, SHORING, BRACING, SAFETY EQUIPMENT, ETC. AS REQUIRED DURING THE EXCAVATION WORK TO PROTECT THE SIDES THE EXCAVATIONS, ADJACENT CONSTRUCTION, AND PERSONNEL. 4.4 ALL FOUNDATIONS ARE TO BEAR ON SOLID, UNDISTURBED, NATURAL SOIL AND THE BOTTOM OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 42" BELOW FINISHED GRADE.

# CONCRETE

5.1 MINIMUM CONCRETE COMPRESSIVE STRENGOHPAIT 28 DAYS TO BE AS FOLLOWS: FOUNDATIONS: 4,000 psi W/ 6.0 % AIR ENTRAINMENT INTERIOR SLABS ON GRADE: EXTERIOR SLABS ON GRADE: 5.2 ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE

ACI 318 BUILDING CODE REQUIREMENTS AND C.R.S.I. SPECIFICATIONS. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE 1.

AGGREGATES SHALL CONFORM TO ASTM C 33. 5.5 AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260 TO ACHIEVE A SIX PERCENT AIR-ENTRAINMENT FOR CONCRETE DRIVES, WALKS AND SLABS EXPOSED TO WEATHER.

5.9 REINFORCING STEEL IN FOOTINGS, GRADE BEAMS AND WALLS SHALL BE

5.6 WATER: DRINKABLE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, AND SHALL BE PLACED IN THE TOP 1/3 OF THE SLAB, UNLESS OTHERWISE NOTED. 5.8 ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 REINFORCING STEEL SHALL BE CONTINUOUS U.N.O. AND HAVE ANCHORAGE LAPS PER ACLICIASSIC SPLICES, WITH MINIMUM LAPS OF 36 BAR DIAMETERS. FABRICATION AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 315. LATEST EDITION. HOOK TOP BARS AT DISCONTINUOUS ENDS.

CONTINUOUS AT CORNERS AND INTERSECTIONS, USING THE SAME SIZE AND SPACINGS AS THE HORIZONTAL STEEL 5.10 SLABS-ON-GRADE SHALL BE A MINIMUM 4" THICK ON COMPACTED SAND FILL, AND REINFORCED WITH 6 x 6 W 1.4 x 1.4 AT MID-DEPTH OR HIGHER, OR AS SHOWN ON DRAWINGS. JOINT SLABS IN APPROXIMATE 20' SQUARES 5.11 INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL CONCRETE SLABS. 5.12 CONCRETE POURED INTO FORMS SUCH AS FOUNDATION WALLS, EXPOSED RETAINING WALLS. ETC. SHALL BE CONSOLIDATED AROUND REINFORCING STEEL AND SIDES OF FORMS BY USE OF HAND HELD

5.13 ANCHOR BOLTS: COMPLY WITH ASTM A307, GRADE A

## CONCRETE CONT.

5.14 COLD WEATHER PLACEMENT: PROTECT CONCRETE FROM DAMAGE BY FROST, FREEZING, OR LOW TEMPERATURES PER ACI 306 AND PER CODE DO NOT USE FROZEN MATERIALS OR PLACE CONCRETE ON FROZEN SUBGRADE OR SUBGRADE CONTAINING ICE OR SNOW. DO NOT USE CALCIUM CHLORIDE, SALTS, OR OTHER ANTI-FREEZE AGENTS UNLESS OTHERWISE ACCEPTED IN 5.15 HOT WEATHER PLACEMENT: PROTECT CONCRETE FROM DAMAGE BY EXCESSIVE

HEAT OR MOISTURE EVAPORATION PER ACI 305 AND PER CODE. COOL MATERIALS USED IN MIX TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT TO LESS THAN 90° F. CHILL WATER AS NECESSARY. COVER REINFORCING STEEL WITH WATER SOAKED BURLAP WHEN NECESSARY TO PREVENT STEEL TEMPERATURE FROM EXCEEDING AMBIENT AIR TEMPERATURE. FOG SPRAY FORMS, STEEL, AND SUBGRADE PRIOR TO PLACEMENT OF CONCRETE. USE WATER-REDUCING RETARDING ADMIXTURE (TYPE D) WHEN REQUIRED BY HIGH TEMPERATURES, LOW HUMIDITY, OR OTHER ADVERSE CONDITIONS. 5.16 28 DAY COMPRESSIVE STRENGTH SHALL BE 3,500 PSI 6 BAG MIX FOR

FOUNDATIONS; 4,000 PSI 6 BAG MIX AT SLABS UNLESS NOTED OTHERWISE. EXTERIOR CONCRETE AND GRADE SLABS TO HAVE 6% AIR-ENTRAINMENT. NO FLY-ASH ALLOWED. 5.17 REINFORCED CONCRETE WALLS AND FOOTINGS SHALL HAVE CORNER BARS AT ALL INTERSECTIONS OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINF. PROVIDE 2-#5 X 4'-0" DIAGONAL BARS AT CORNERS OF OPENINGS.

6.1 ALL MASONRY WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 5) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1 / ASCE 6 AND NCMA). ALL BLOCK SHALL CONFORM TO ASTM C90, TYPE 1, fm=1800 P.S.I. ALL BLOCK CORES SHALL BE GROUTED SOLID AROUND VERTICAL REINF. BARS. 6.4 MASONRY GROUT SHALL CONFORM TO ASTM C 476, WITH PEA GRAVEL AGGREGATE, STRENGTH TO MATCH BLOCK, AND A MINIMUM STRENGTH OF

6.5 ALL MASONRY BELOW GRADE OR FLOOR LINE SHALL BE GROUTED SOLID, PARGED AND WATER PROOFED MORTAR SHALL BE TYPE "N", PER ASTM C-270.

ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 60. SPLICE LENGTH TO BE PER ACI CODE CLASS C SPLICES, WITH MINIMUM 48 BAR DIAMETERS.

## STRUCTURAL STEEL: - NOT USED

## WOOD FRAMING LUMBER:

8.1 WOOD CONSTRUCTION SHALL BE PER AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND NATIONAL FOREST PRODUCTS ASSOCIATION STANDARDS AND SPECIFICATIONS.

8.2 STRUCTURAL FRAMING LUMBER SHALL MEET OR EXCEED THE FOLLOWING STRUCTURAL CHARACTERISTICS, BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AS PUBLISHED BY THE N.F.P.A.:

HEM-FIR NORTH, NO.1/NO. 2, KILN DRIED, SURFACED DRY. MODULUS OF ELASTICITY: EXTREME FIBER STRESS, BENDING: 1,250 PSI HORIZONTAL SHEARING STRESS: COMPRESS. PERPENDICULAR TO GRAIN: 370 PSI COMPRESS. PARALLEL TO GRAIN: STUDS (2x4 & 2x6): SPRUCE / PINE / FIR, NO.2 OR BETTER ( MAX. 9' HT. 2x4) KILN DRIED, SURFACED DRY MAX. 12' HT. 2x6) MODULUS OF ELASTICITY: EXTREME FIBER STRESS, BENDING: 1,000 PSI

HORIZONTAL SHEARING STRESS:

COMPRESS. PERPENDICULAR TO GRAIN: 425 PSI COMPRESS. PARALLEL TO GRAIN: HEM-FIR, NO.2 OR BETTER, KILN DRIED, SURFACED DRY MODULUS OF ELASTICITY: EXTREME FIBER STRESS. BENDING: 1,250 PSI HORIZONTAL SHEARING STRESS: COMPRESS. PERPENDICULAR TO GRAIN: 370 PSI

70 PSI

COMPRESS. PARALLEL TO GRAIN: 1,300 PSI SAME QUALITY AS STUDS OR BETTER. UTILITY PLATE STOCK: GRADE LUMBER OR "PLATE STOCK" IS <u>NOT ACCEPTABLE</u> 1/2" FIR PLYWOOD, EXTERIOR GRADE GLUE, 48/24 ROOF PLYWOOD: SPAN RATED, USE PLY CLIPS AT 24" SPANS.

7/16" OSB SHEATHING, EXTERIOR GRADE, 24 / 16 SPAN WALL SHEATHING: RATED. INSTALL STRONG DIRECTION PERPENDICULAR TO STUDE. BUILDING WRAP: COVER EXTERIOR WALLS & SHEATHING WITH "TYVEK" HOUSE WRAP OR EQUAL. SECURE WITH PLASTIC CAP NAILS. LAP

AND TAPE ALL JOINTS. INSTALL SELF-ADHERING MEMBRANE FLASHING AROUND ALL WINDOWS AND DOORS. PRESERVATIVE TREATED LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD LP-2 TREATED LUMBER: ALL SILL PLATES IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURF TREATED. NO HAZARDOUS CHEMICALS ALLOWED ALL FASTENERS THAT CONTACT TREATED LUMBER SHALL BE

ZINC COAT GALVANIZED AT 1.85 OUNCES/FOOT LAMINATED VENEER EXTERIOR GLUE, MANUFACTURED BY TRUSS JOIST MACMILLAN OR ARCHITECT APPROVED EQUAL: MODULUS OF ELASTICITY: EXTREME FIBER STRESS. BENDING: 2 800 PSI HORIZONTAL SHEARING STRESS: COMPRESS. PERPENDICULAR TO GRAIN: 750 PSI COMPRESS. PARALLEL TO GRAIN:

FASCIA, FRIEZE & ALUMINUM COVERED PINE TRIM BOARDS:

PORCH SOFFITS: VINYL OR ALUMINUM BACKED BY PLYWOOD PER OWNER ROOF OVERHANGS: VINYL OR ALUMINUM PER OWNER ALL TRUSSES SHALL BE DESIGNED, FABRICATED, AND INSTALLED THE FOLLOWING SPECIFICATIONS: ALL TRUSSES SHALL BE STRUCTURALLY DESIGNED AND FABRICATED BY A QUALIFIED TRUSS MANUFACTURER. ALL TRUSS DESIGNS AND SHOP DRAWINGS SHALL BE REVIEWED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MICHIGAN. TRUSS MANUFACTURER SHALL PROVIDE THE CITY AND THE BUILDER COMPLETE SHOP DRAWINGS

SHOWING TRUSS DESIGN, LOADING, DIMENSIONS AND A ROOF PLAN SHOWING TRUSS LOCATIONS PRIOR TO FABRICATING TRUSSES DESIGN OF THE LUMBER AND CONNECTOR PLATES FOR TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST TRUSS PLATE INSTITUTE REQUIREMENTS. TRUSS TOP CHORD MUST BE BRACED WITH ROOF SHEATHING OR CONTINUOUS LATERAL BRACING AT 3'-0" O.C. BOTTOM CHORD MUST BE BRACED WITH A RIGID CEILING OR CONTINUOUS BRACING AT 10'-0" O.C. PLYWOOD SHEATHING SHALL BE NAILED OR SCREWED TO TRUSS MEMBERS AT 6" O.C. MAXIMUM SPACING.

TRUSS COMPANY TO PROVIDE ALL HANGERS, HARDWARE AND HOLD DOWNS. TRUSS MANUFACTURER TO VERIFY ALL TRUSS DIMENSIONS AND HEEL HEIGHTS PRIOR TO FABRICATION. CONTACT ARCHITECT TO REVIEW ANY DISCREPANCIES OR FRAMING CHANGES. 8.4 FASTENERS: NAILS - FS-FF-N-103 AND FF-N-105, SCREWS -

FS-FF-S-11, BOLTS - FS-FF-B561 AND FF-B-571, GALVANIZED OR STAINLESS STEEL SCREWS. 8.5 PROVIDE FIRE RETARDANT, NON-COMBUSTIBLE LUMBER WHERE REQUIRED BY

8.6 USE NON-CORROSIVE CASING NAILS WHEN INSTALLING SIDING AND EXTERIOR 8.7 FRAMING CONNECTIONS SHALL BE NAILED IN ACCORDANCE WITH NLMA STANDARDS.

8.8 ADHESIVES SHALL BE WATERPROOF, NON-STAINING, CASE-IN, CONTACT THERMO-SETTING TYPES AS RECOMMENDED BY AWI. 8.9 ALL BEARING STUDS, POINT LOADS, ETC. SHALL BE BLOCKED SOLID TO, OR PLACED DIRECTLY ON FOUNDATION WALLS, STEEL BEAMS OR WOOD BEAMS DESIGNED FOR SUCH LOAD. PROVIDE FOUR JOIST MEMBER LADDER CONSTRUCTION UNDER ALL WALLS WHICH RUN PARALLEL TO FLOOR JOISTS. 8.10 PROVIDE DOUBLE BEARING STUD AT EACH END OF WOOD HEADERS, TYPICAL, UNLESS NOTED OTHERWISE

8.11 ALL PARTITIONS ARE WOOD FRAME UNLESS NOTED OTHERWISE. ALL STUDS ARE MINIMUM 16" O.C. ALL INTERIOR WALLS ARE 4 1/2" ( 2 x 4 STUDS W/ 1/2" DRYWALL EACH SIDE ) UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS 6 1/2" ( 2 x 6 STUD W/ 1/2" DRYWALL INSIDE, 7/16" O. S. B. OUTSIDE ) UNLÉSS DIMENSIONED OTHERWISE 8.12 ALL HEADERS SHALL BE MINIMUM 2 - 2 x 8 UNLESS OTHERWISE NOTED.

8.13 PROVIDE BLOCKING IN WALLS FOR ALL CABINETS, TOWEL AND CLOTHES RACKS AND SHELVES, LIGHTS, HANDRAILS, PLUMBING FIXTURES, ETC. VERIFY LOCATIONS WITH OWNER. FIREBLOCK ALL STUD SPACES AT 8'-0" HT. 8.14 INTERIOR TRIM AND MILLWORK BY OWNER.

### **GYPSUM DRYWALL:**

9.1 ACCEPTABLE GYPSUM BOARD MANUFACTURERS ARE: GEORGIA PACFIC; NATIONAL GYPSUM; UNITED STATES GYPSUM; OR EQUAL.

9.2 GYPSUM WALL BOARD IN 1/2" OR 5/8" THICKNESS AS SPECIFIED TO COMPLY

WITH ASTM C 840 FOR APPLICATION AND SUPPORT SPACING INDICATED. PROVIDE FIRE RATED GYPSUM BOARD WHERE SPECIFIED OR REQUIRED BY CODE. 9.3 PROVIDE GYPSUM BOARD IN MAXIMUM LENGTHS WHERE POSSIBLE TO

MINIMIZE END-TO-END JOINTS. 9.4 PROVIDE CORNER BEADS, EDGE TRIM, AND JOINTS WHERE REQUIRED TO COMPLY WITH ASTM C 1047.

ALL JOINTS TO BE INSTALLED PER RECOMMENDATIONS OF U.S. GYPSUM ASSOCIATION AND ASTM C1047. PROVIDE SEAL OR SAFING INSUL. BEHIND JOINTS AT ALL FIRE RATED ASSEMBLIES OR LOCATIONS OF CRITICAL SOUND

9.6 SECURELY FASTEN GYPSUM BOARD WITH NAILS OR SCREWS: NAILS: ASTM C 514 SCREWS: ASTM C 1002

9.7 TAPE AND SAND ALL JOINTS. USE PAPER-REINFORCING TAPE. FINISH USING JOINT COMPOUND IN THREE COATS.

FOR EMBEDDING AND FILL COATS USE SETTING-TYPE COMPOUND FOR FINISH COAT USE READY-MIX ALL PURPOSE TOPPING COMPOUND. 9.8 DRYWALL IS TO BE 1/2" THICK WHERE FRAMING IS 16" O.C., 5/8" WHERE FRAMING IS 24" O.C. AND AT ALL CEILINGS. DRYWALL SHALL BE TAPED, FILLED, AND SANDED SMOOTH AT ALL WALL AND CEILING LOCATIONS UNLESS

OTHERWISE NOTED. ALL DRYWALL TO BE GLUED AND SCREWED/NAILED. 9.9 FIRECODE DRYWALL, WHERE INDICATED ON DRAWINGS AND REQUIRED BY CODE. IS TO BE 5/8" THICK AND INSTALLED AS REQUIRED BY CODE AND AS INDICATED BY THE MANUFACTURER.

### <u>SIDING SYSTEMS:</u>

10.1 SIDING SYSTEM SHALL BE: ANY CODE COMPLIANT SYSTEM AS SELECTED BY THE OWNER FROM QUALITY SUPPLIERS. 10.2 PROVIDE ALL FASTENERS, BATTENS, CLIPS, TRACKS, EDGINGS, ETC. FOR A COMPLETE, WATERPROOF, SIDING SYSTEM.

## 11 ROOF SYSTEMS:

11.1 PROCEED WITH ROOFING WORK WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT WORK TO BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND WARRANTY REQUIREMENTS. 11.2 DO NOT BEGIN ROOFING INSTALLATION UNTIL SUBSTRATE AND EXISTING ROOF

DECK HAVE BEEN EXAMINED AND DETERMINED TO BE IN A SATISFACTORY CONDITION, DRY AND FREE OF MOISTURE. 11.3 ROOFING TO BE PROVIDED WITH LABELS TESTED AND LISTED BY UL OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORY FOR APPLICATION INDICATED,

AND RATED MATERIALS FOR ROOF SLOPES SHOWN. 11.4 ASPHALT SHINGLES TO CERTAINTEED OR OWNER APPROVED EQUAL INSTALL SHINGLES ON 15 # ROOF FELTS. PROVIDE W.R. GRACE "ICE & WATERSHIELD" AT ALL EAVES UP THE ROOF A MINIMUM 24" PAST THE INSIDE FACE OF THE WALL. ALSO PROVIDE "ICE & WATERSHIELD" CENTERED IN ALL VALLEYS AND UP ROOF 36" EACH WAY FOR LENGTH OF VALLEY

INSTALL ALUMINUM 'D' STYLE DRIP EDGING AT ALL EAVES AND RAKES. 11.5 PROVIDE ALL CAULKING AND FLASHING AS REQUIRED TO ENSURE A WATERTIGHT ROOF SYSTEM. USE ALUMINUM STEP FLASHING AND COUNTER FLASHING. 11.6 INSTALL ROOF, GABLE END AND SOFFIT VENTS AS REQUIRED PER CODE, TO MEET MINIMUM 1 SQUARE FOOT OF CLEAR VENTILATION TO EVERY 150 SQUARE FEET OF ATTIC SPACE.

## 12 WATERPROOFING / FLASHING / SEALANTS / ALUMINUM:

12.1 INSTALL FLASHING AT ALL WINDOW AND DOOR HEADS, ROOF TO WALL INTERSECTIONS, OR AS OTHERWISE REQUESTED TO PROVIDE A WATER-TIGHT BUILDING. 12.2 CAULK ALL WOOD AND TRIM EDGES TO ADJOINING SURFACES. CAULK ALL JOINTS AND CORNERS IN WOOD CONSTRUCTION. CAULK ALL WINDOW EDGES TO TRIM. INSTALL METAL FLASHINGS AS INDICATED AND AS MAY OTHERWISE BE

NEEDED TO PROVIDE A WATER-TIGHT BUILDING. 12.3 INSTALL COPINGS, GUTTERS, AND FASCIAS WHERE REQUIRED. PROVIDE ALL ATTACHMENTS, SCREWS, FASTENERS, SEALANTS, ETC. AS REQUIRED FOR A COMPLETE WATERTIGHT SYSTEM.

12.4 ALL FINISHED METAL SELECTIONS ARE BY OWNER. 12.5 ALL GUTTER AND DOWN SPOUT LOCATION TO BE DETERMINED BY BUILDER AND OWNER. 12.6 FOR ALL GUTTERS AND DOWN SPOUTS. PROVIDE ALL NECESSARY HANGERS. SUPPORTS, AND MISCELLANEOUS ATTACHMENTS TYPICALLY PROVIDED FOR A COMPLETE INSTALLATION.

# WINDOWS AND DOORS:

13.1 WINDOWS TO BE BRONZE ANODIZED ALUM. AS SPECIFIED BY OWNER. WINDOWS TO HAVE INSULATING GLASS. WINDOW SIZES ARE NOTED ON PLANS IN OVERALL UNIT SIZE WIDTH x HEIGHT IN INCHES. VERIFY OPTIONS WITH OWNER. PROVIDE OPERABLE SASH AS INDICATED ON DRAWINGS. PROVIDE SCREENS FOR ALL OPERABLE SASH.

COLOR WHITE OR PER OWNER. 13.2 WINDOW SUPPLIER/MANUFACTURER AND BUILDER TO VERIFY CODE COMPLIANCE FOR WINDOW EGRESS AND TEMPERED GLAZING. 13.3 PROVIDE WINDOW GRILLES PER OWNER.

13.4 WINDOWS AND DOORS TO MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE MICHIGAN ENERGY CODE.

14 INSULATION: 14.1 INSULATION TO BE NON-ASBESTOS, THERMAL INSULATION OF TYPE IDENTIFIED MEETING SURFACE BURNING CHARACTERISTICS OF ASTM E84, FIRE RESISTANCE OF ASTM E 119, AND COMBUSTION CHARACTERISTICS OF ASTM E 136.

14.2 WHERE REQUIRED, SET VAPOR RETARDER FACES ON WARM SIDE OF BUILDING. DO NOT OBSTRUCT VENTILATION SPACES, EXCEPT AT DRAFTSTOPPING.

14.3 PROVIDE MINIMUM R-38 INSULATION IN ALL ATTIC SPACES. INSTALL INSULATION BAFFLES WHERE REQUIRED TO MAINTAIN A MIN. OF 'CLEAR AIR SPACE FOR VENTILATION AT ALL ATTIC AREAS AND AT ALL RAFTERS. 14.4 PROVIDE MINIMUM R-21 INSULATION IN ALL EXTERIOR WALLS

# <u>15</u> <u>FINISHES AND FIXTURES:</u>

INDUSTRY STANDARD.

15.1 ALL INTERIOR FLOOR FINISHES, FIXTURE SELECTIONS, PAINT COLORS, TRIM AND CABINET SELECTIONS, ETC. SHALL BE SELECTED BY OWNER.

15.2 ALL SURFACES SCHEDULED FOR PAINT ARE TO BE PREPARED FOR PRIMING IN ACCORDANCE WITH THE PAINT MANUFACTURER'S RECOMMENDATIONS AND

15.3 ALL SURFACES SHALL RECEIVE MINIMUM ONE (1) PRIME COAT AND ONE (1) FINISH COAT.

15.4 MASK, TAPE, OR OTHERWISE PROTECT ALL EXPOSED HARDWARE, FLOORING, TRIM, OR OTHER ADJACENT SURFACES 15.5 SUBMIT ACTUAL MATERIAL / COLOR SAMPLES TO OWNER FOR APPROVAL PRIOR

16.1 BUILDER SHALL COORDINATE WITH UTILITY COMPANY FOR INSTALLATION. CONTACT MISS DIG BEFORE PERFORMING ANY EXCAVATION ACTIVITIES.

17.1 MECHANICAL SYSTEMS ARE DESIGN/BUILD BY THE MECHANICAL CONTRACTOR AND SHALL BE COORDINATED WITH OWNER. ALL SELECTIONS BY OWNER. MECHANICAL CONTRACTOR SHALL BE PROPERLY LICENSED. 17.2 DO NOT CUT STRUCTURAL FRAMING MEMBERS 17.3 FURNACE FLUES TO BE OFFSET TO REAR ROOFLINE

17.4 PROVIDE NEW FURNACE, FILTER, DUCTWORK, AIR CONDITIONING AND PROGRAMMABLE THERMOSTAT PER OWNER.

18.1 PLUMBING SYSTEMS ARE DESIGN/BUILD BY THE PLUMBING CONTRACTOR AND SHALL BE COORDINATED WITH THE OWNER. ALL SELECTIONS BY OWNER. PLUMBING CONTRACTOR SHALL BE PROPERLY LICENSED. 18.2 OFFSET ALL VENT STACKS TO REAR ROOF LINE.

19.1 ELECTRICAL SYSTEMS ARE DESIGN/BUILD BY THE ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH THE OWNÉR. ELECTRICAL CONTRACTOR SHALL BE PROPERLY LICENSED. 19.2 CONTRACTOR TO PROVIDE ALL SMOKE DETECTORS AND CARBON MONOXIDE SENSORS AS REQUIRED BY CODE. VERIFY LOCATION WITH FIRE MARSHALL.

HARDWIRE AND INTERCONNECT ALL DETECTORS PER CODE. 19.3 INSTALL ALL NECESSARY EMERGENCY LIGHTS, EXIT LIGHTS AND HORN/ STROBE WARNING DEVICES AS REQUIRED BY FIRE MARSHALL AND CODES. 19.4 PROVIDE LIGHTS, OUTLETS, MOTION DETECTORS, CABLE OUTLETS, PHONE OUTLETS AS DETERMINED BY OWNER.

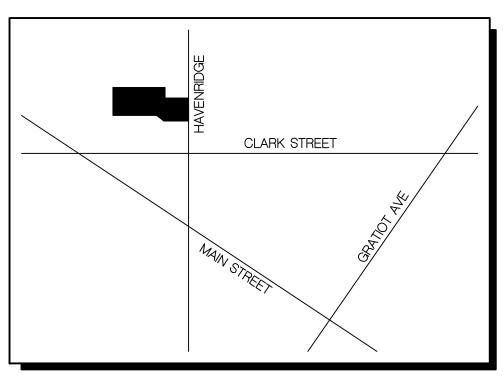
20.1 VERIFY PHONE, CABLE, STEREO, ALARM AND OTHER REQUIREMENTS WITH OWNER.

# Pinewood Apartments



30100 John Rivers Drive New Haven, Michigan

# Community Building Addition





# SHEET INDEX:

**WNER** 

-GRADE. SEE

DISTURBED AREAS

JOHN RIVERS DR.

EXIST.

ADDITION \

950 SQ. F

**ENLARGED SITE PLAN** 

BUILDING

- PROPERTY LINE

PARKING\_

GENERAL NOTES / SITE PLAN/ LOCATION MAR FOUNDATION PLAN / DETAILS FLOOR PLAN

**ELEVATIONS / BUILDING SECTIONS** 

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JOHN RIVERS DR.

Sheet Number

1159 - A1 - Cover

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Architects, P.C.

6905 Telegraph Road

Suite 101

Bloomfield Hill, MI 48301

248-258-5811 ph.

New Haven Community Center Addition New Haven, Michigan

Project:

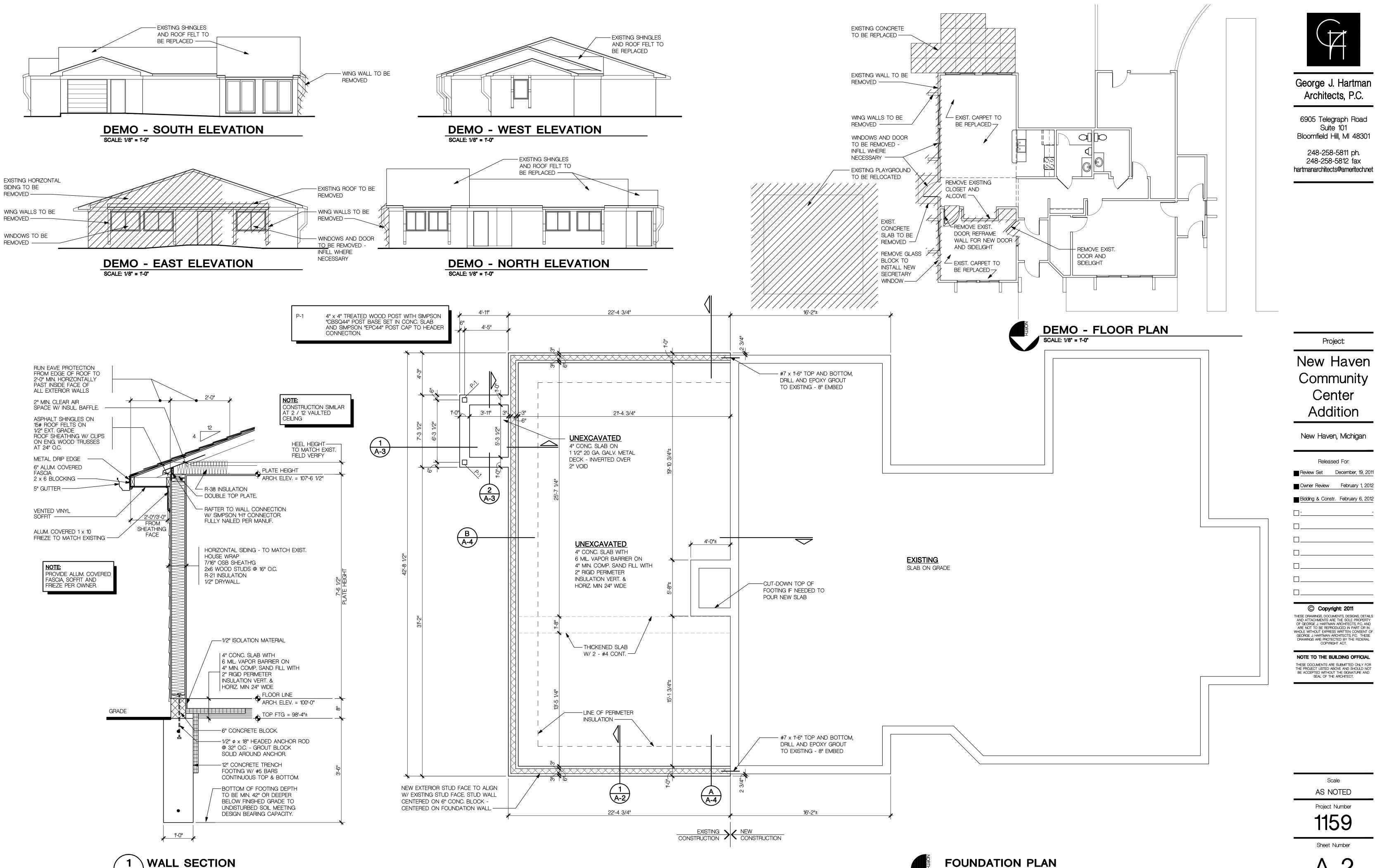
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> AS NOTED Project Number



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

George J. Hartman Architects, P.C.

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Project:

# New Haven Community Center Addition

New Haven, Michigan

Released For: Review Set December, 19, 2011 Owner Review February 1, 2012

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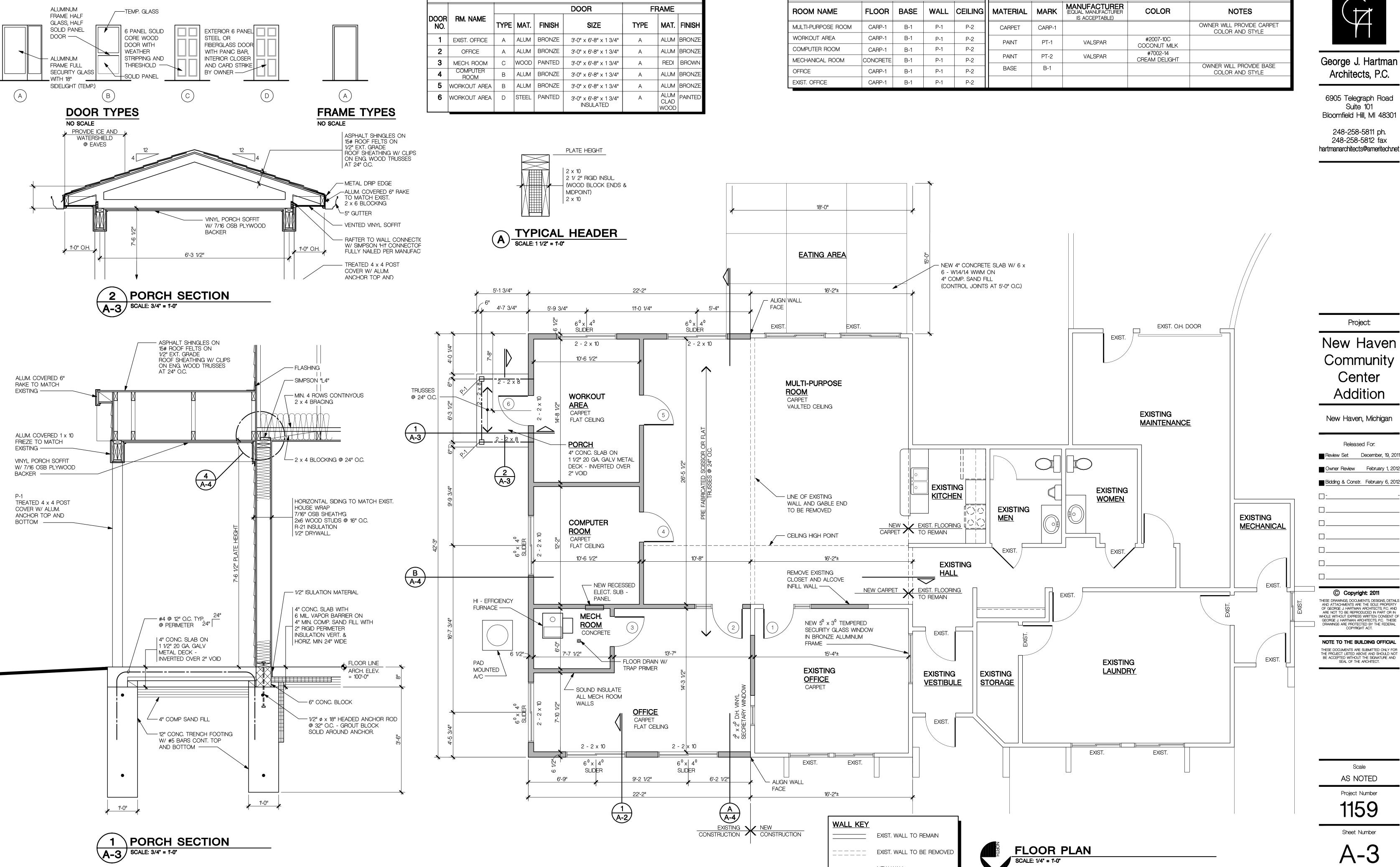
> Scale AS NOTED

Project Number 1159

Sheet Number

1159 - A2 - Foundation Plan and Details

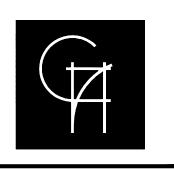
SCALE: 1/4" = 1'-0"



DOOR SCHEDULE

FINISH SCHEDULE

NEW WALL



MATERIAL SCHEDULE

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Project: New Haven Community Center Addition

New Haven, Michigan

Released For: Review Set December, 19, 2011 Owner Review February 1, 2012

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Scale AS NOTED

Project Number

1159

Sheet Number

1159 - A3 - Floor Plan

