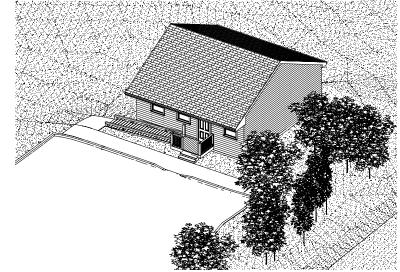


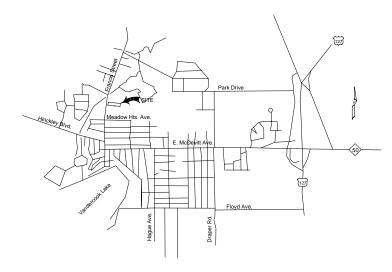




# **RICHARDSON HAIR SALON** 4200 BLOCK FRANCIS STREET VANDERCOOK, MICHIGAN

PRC	JECT PARTICIPANTS	D R A	WING INDEX	BUI	LDI
OWNER:	DAVID & KELLIE RICHARDSON 123 E. SOUTHFIELD JACKSON, MICHIGAN 49203 TEL: (517)	6128-C/S-001 SHEET 1 6128-C/S-001 SHEET 2 6128-C/S-001 SHEET 3 6128-C/S-001 SHEET 4 6128-C/S-001 SHEET 4 6128-C/S-001 SHEET 5 6128-C/S-001 SHEET 7	TITLE SHEET GENERAL NOTES EXISTING CONTOUR LINES FINAL GRADING PLAN PARKING LOT LAYOUT / DETAILS FOUNDATION & BASEMENT FLOOR LAYOUT 1st FLOOR LAYOUT & ROOF FRAMING PLAN	USE GROUP CLAS CONSTRUCTION BUILDING IS SING SITE AREA:	TYPE: 5B
ENGINEER:	ECLIPSE DESIGN SERVICES 4468 SPRINGBROOK ROAD JACKSON, MICHIGAN 49201 TEL: (517) 782-4099 FAX: (517) 782-1092	6128-C/S-001 SHEET 8 6128-C/S-001 SHEET 9	EXTERIOR ELEVATIONS & CROSS SECTIONS EXTERIOR ELEVATIONS & CROSS SECTIONS	BUILDING AREA:	840 840 23 %
				DESIGN LOADS:	
ONTRACTOR:	ON SOLID ROCK HOMES 18430 U.S. 12 CEMENT CITY, MICHIGAN 49233 TEL: (517) 547-6336 FAX: (517) 547-5597			FLOOF ROOF ROOF GROU	R LIVE LOA R DEAD LO LIVE LOAD DEAD LOA ND SNOW WIND SPE
				ALL MECHANICAL CODES	& ELECTI





Drawing No	Reference Drawings	Rev Date	Description By		C.R. WITHERELL, P.E. (MI-25411) File:	4468 Springbrook Road Jackson, Michigan 49201	TITLE PAGE
		0 03/23/04	ISSUED FOR CONSTRUCTION C.R.V	V. C.R.W	, App	Design Services	CEMENT CITY, MI 49223
					Des C.R.W. 03/23/04 Ckr	( <i>Eclipse</i>	ON SOLID ROCK HOMES 18430 U.S. 12
					Dr Date C.R.W. 03/23/04	$\sim$	CLIENT

# G INFORMATION

OTECTED

D FRAME STRUCTURE WITH FULL WALKOUT BASEMENT

1st FLOOR BASEMENT (UNFINISHED)

80 P S F - 15 P.S.F - 12 P.S.F 15 P.S.F.
30 P.S.F.
90 M.P.H.

SHALL BE INSTALLED PER ALL STATE & LOCAL BUILDING



	Sheet Title		
SITE PLA	/ID & KELLIE RICHARDSON N 4200 BLOCK FRANCIS STR ANDERCOOK, MICHIGAN	EET	
Scale	Drawing Number	Sheet	Rev
Proj. No. 40-6128-001	6128-C/S-001	1	0

#### GENERAL

ALL WORK ON THIS PROJECT SHALL CONFORM TO ALL APPLIC ABLE LOCAL, STATE, COUNTY CODES, STANDARDS, REGULATIONS AND LAWS, INCLUDING BUT NOT LIMITED TO "MICHIGAN BUILDING CODE", LATESTE DTION BY THE MICHIGAN DEPARTMENT OF CONSUMER & INDUSTRY SERVICES, BUREAU OF CONSTRUCTION CODES.

COORDINATE ALL WORK WITH OWNER/BUILDER

ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND TRADE STANDARDS.

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: OSHA AND SAFETY CODE REQUIREMENTS ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR..

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO ENSURE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES PROVIDING TEMPORARY BRACIN SHORING, GUYS OR TIE-DOWNS. THESE TEMPORARY SUPPORTS SHALL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED.

VERIFY ALL EXISTING ASSUMED DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBERS SIZES, LOCATIONS, METHODS OF CONSTRUCTION, ETC.) PRIOR TO CONSTRUCTION AND FABRICATION. IF DISCREMANCIES ARE FOUND NOTIFY OWNER/BUILDER/ENGINEER BEFORE PROCEEDING WITH WORK.

DESIGN LOADS

FLOOR LIVE LOADS - 40 PSF ROOF LIVE LOADS - 35 PSF ALL DEAD LOADS - 15 PSF

PROVIDE ALL LABOR AND MATERIALS AS REQUIRED ON THE DRAWINGS OR AS OTHERWISE REQUIRED FOR COMPLETE CONSTRUCTION OF THIS PROJECT.

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 AND/OR ENGINEER. IUNACCEPTABLE WORK SHALL BE CORRECTED AT NO COST TO THE OWNER, UNTIL THE WORK IS SATISFACTORY TO THE OWNER.

#### SITEWORK

THE OWNER/BUILDER HAS NOT PROVIDED THE ENGINEER WITH SOIL BORINGS OR OTHER INFORMATION ON THIS SITE TO ESTABLISH A SAFE SOIL BEARING PRESSURE CAPACITY. A PRESUMPTIVE ALLOWABLE HET SOIL BEARING PRESSURE IS 2000 PSF HAS BEEN USED FO FOOTING DESIGN. IF UNDERLYING ANDOR UNSTABLE SOILS ARE EXPOSED DURING EXCAVATION NA REAS WHICH WILL BE SUBJECTED TO IMPOSED STRUCTURAL LOADINGS, SUCH SOILS SHALL BE REMOVED AND/ OR MODIFIED AS DIRECTED BY THE ENGINEER.

ALL FOUNDATIONS ARE TO BEAR ON SOUND, UNDISTURBED SOIL AND THE BOTTOM OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 42" BELOW FINISH GRADE.

THE SITE SHALL BE STRIPPED OF ALL TOPSOIL AND ORGANIC MATERIALS TO A MINIMUM DISTANCE OF THREE FEET OUTSIDE THE BUILDING PERIMETER, AND DRIVE OR WALK AREAS, EXPOSED SOLIS UNDER DRIVEWAY, SIDEWALKS, GRARGE FLOOR, ETC. SHALL BE DENSIFIED BY PROOF ROLLING PRIOR TO INSTALLING STRUCTURAL FILL AS REQUIRED TO BRING THE GROUND UP TO THE DESIGN ELEVATION UNDER THE ON GRADE CONCRETE SLAB TO BE INSTALLED.

STOCKPILE ALL CLEAN TOPSOIL ON SITE FOR LANDSCAPING BACKFILL. BUILDER SHALL REMOVE ALL EXCESS SOIL AND ALL REFUSE FROM CONSTRUCTION SITE BY THE COMPLETION OF THE PROJECT.

STRUCTURAL FILL MATERIAL SHALL BE INORGANIC GRANULAR SOIL CONTAINING LESS THAN 10 PERCENT FINES (MATERIAL PASSING THE NO. 200 SIEVE).

ALL FILL MATERIAL IN THE BUILDING AND DRIVEWAY AREAS SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN THICKNESS AND COMPACTED TO A MINIMUM OF NOT LESS THAN 95 % OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557, MODIFIED PROCTOR METHOD.

THE SPECIFIC ROLLER AND COMPACTION EQUIPMENT USED UNDER THE FIELD CONDITION SHALL HAVE BEEN SHOWN THAT THE REQUIRED COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT AND METHODS PROPOSED TO PROVIDE A MINIMUM OF 3,000 POUNDS PER SQUARE FOOT BEARING CAPACITY.

ALL WORK SHALL BE STOPPED DURING RAINY PERIODS WHEN CONDITIONS WILL NOT ALLOW SATIFACTORY COMPACTION. WORK WILL BE STARTED AGAIN ONLY WHEN THE MOISTURE CONTENT AND THE CONDITION OF EACH LAYER SPREAD IS SATIFACTORY, IT SHALL BE ROLLED WITH AN APROVED COMPACTING ROLLER.

PROTECT ALL SOIL BEARING SURFACES FORM FREEZING PRIOR TO CONCRETE PLACEMENT. PROTECT ALL CONCRETE WORK FROM FREEZING DURING AND AFTER PLACEMENT (MINIMUM 7 DAYS), BACKRILL ARQUNG GRADE WALLS OR PROVIDE OTHER MEANS OF PROTECTION TO PREVENT FREEZING OF GROUND BENEATH THE FOOTINGS.

PROVIDE NECESSARY SHEETING, SHORING BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT THE SIDES OF THE EXCAVATIONS.

PROVIDE ADEQUATE AND PROPER BRACING OF ALL FOUNDATION/BASEMENT WALLS PRIOR TO BACKFILLING, BRACING TO REMAIN IN PLACE UNITS TRUCTURAL FLOOR DECK AND BASEMENT SLAB IS COMPLETLY INSTALLED BEFORE EXCAVATION CAN BE BACKFILLED.

THE USE OF ON SITE MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED BY THE ENGINEER FOR BACKFILLING OF BASEMENT WALLS IS STRICTLY PROHIBITTED. BACKFILLING OF EXCAVATIONS FOR BASEMENT WALLS SHALL BE PERFORMED IN ACCORDANCE WITH FOLLOWING:

AS A MINIMUM, THE FIRST 14" OF BACKFILL WILL BE WASHED PEA STONE GRAVEL. (INSTALL DRAIN TILE PER PLUMBING REQUIREMENTS)

REMAINDER WILL BE BACKFILLED TO FINISH GRADE WITH INORGANIC GRANULAR SOIL AT COMPLETION OF WORK FINISH GRADING OF AREAS DISTURBED BY CONSTRUCTION.

#### UTILITIES

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

#### MECHANICAL

PROVIDE EXHAUST FANS IN ALL BATHROOMS.

MECHANICAL SYSTEMS ARE TO BE DESIGNIBUILD BY THE MECHANICAL CONTRACTOR AND SHALL BE COORDINATED WITH OWNER/BUILDER. MECHANICAL CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF MICHIGAN.

#### ELECTRICAL

Drawing No

ELECTRICAL SYSTEMS ARE TO BE DESIGNBUILD BY THE ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OWNER/BUILDER. ELECTRICAL CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF MICHIGAN.

ELECTRICAL CONTRACTOR TO PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE. VERIFY LOCATION WITH BUILDING OFFICIAL ON APPROVED PLANS, HARDWIRE AND INTERCONNECT ALL SMOKE DETECTORS.

03/23/04 ISSUED FOR CONSTRUCTION

Description

Rev Date

ALL LIGHTING AND RECEPTACLE LOCATIONS SHOULD BE VERIFIED WITH OWNER

Reference Drawings

#### CONCRETE

MATERIALS:

ALL CONCRETE WORK AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF ACI301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS".

CONCRETE DESIGN IS BASED ON THE ALTERNATE DESIGN METHOD OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318, OF THE AMERICAN CONCRETE INSTITUTE.

DETAILING OF REINFORCEMENT SHALL BE GOVERNED BY THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURE", UNLESS NOTED OTHERWISE.

PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE 1

AGGREGATES SHALL CONFORM TO ASTM C 33

AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260

REINFORCING STEEL - BARS, DOWELS AND TIES SHALL CONFORM TO ASTM-615, GRADE 60

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 18

MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS:

FOUNDATIONS AND GRADE WALLS - 3,000 PSI WITH A MINIMUM OF 5 BAGS OF CEMENT FLOOR SLAB-ON-GRADE - 3,500 PSI WITH A MINIMUM OF 6 BAGS OF CEMEN

FINISHED CONCRETE WHICH HAS SURFACES THAT WILL BE EXPOSED TO WEATHER SHALL BE OF AIR-ENTRAINED TYPE. TOTAL AIR CONTENT SHALL BE 6 PERCENT, PLUS OR MINUS 1 PERCENT.

DESIGN MIX FOR CONCRETE SHALL BE PROPORTIONED TO RESULT IN CONCRETE SLUMP AT THE POINT OF DISCHARGE NOT TO EXCEED 3 INCHES.

COLD WEATHER CONCRETING - UNLESS ADEQUATE PROTECTION IS PROVIDED AND/OR APPROVAL GIVEN, CONCRETING SHALL NOT BE STARTED DURING RAN, SLEET, OR SNOW, AND SHALL NOT BE CONTINUE D DURING SUCH WEATHER AFTER HAVING STARTED EXCEPT LONG ENDUGH TO COME TO A SUITABLE CUT-OFF POINT. RAINWATER SHALL NOT BE ALLOWED TO INCREASE THE MIXING WATER WITHOUT INCRESSING THE CEMENT PROPORTIONATELY. CONCRETE FINISH SHALL BE PROTECTED UNTIL SUFFICIENT HARDNESS IS GBTAINED. THE MINIMUM TEMPERATURE OF CONCRETE AS PLACED SHALL BE DE DEGREESS T. NO COLD WEATHER, IN GROEK TO MAINTAIN THE ABOVE MINIMUM, PLACING TEMPERATURE SHALL NOT BE LESS TIAN THE FOLLOWING.

AIR TEMPERATURE ABOVE 30 DEGREES F 20 TO 30 DEGREES F

55 DEGREES F 60 DEGREES F

CONCRETE TEMPERATURE

COLD WEATHER CONCRETING - WINTER CONCRETING SHALL CONFORM TO RECOMMENDED PRACTICES (ACI STANDARD 309). WHEN THE MEAN DAILY TEMPERATURE OF THE ATMOSPHERE IS LESS THAN 40 DEGREES F. THE CONCRETE SHALL BE SO PROTECTED AS TO MAINTAIN WITHINT A TEMPERATURE OF SO DEGREES F. TO 70 DEGREES F. FOR THE CURING PERIOD REQUIRED. WHEN RECESSARY, ARRANGEMENTS FOR HEATING, COVERING, INSULATING, OR HOUSING SHALL BE MADE IN ADVANCE OF PLACEMENT AND SHALL BE ADEQUATE TO MAINTAIN IN ALL PARTS OF THE CONCRETE THE REQUIRED ENTERPERATURE AND MOISTURE CONDITIONS AND NOT CAUSE INJURY DUE TO CONCENTRATION OF HEAT.

ANTI-FREEZE COMPOUNDS: SALT, CHEMICALS, OR OTHER FOREIGN MATERIAL SHALL NOT BE USED TO PREVENT FREEZING.

ACCELERATORS: PER ASTM C-494 MAY BE USED, WHEN APPROVED BY THE ENGINEER, WHICH WILL NOT CAUSE AN INJURIOUS EFFECT ON DESIRED QUALITIES.

HOT WEATHER CONCRETING - IN HOT WEATHER THE CONCRETE WHEN DEPOSITED SHALL NOT HAVE A TEMPERATURE WHICH WILL CAUSE DIFFICULTY FROM LOSS OF SLUMP, FLASH SET, OR COLD JOINTS (MAX: 90 DEGREES F). WHEN NECESSARY THE WATER AND/OR ADGREGATES SHALL BE COOLED TO PREVENT CONCRETE FROM HAVING EXCESSIVE TEMPERATURES. HOT WEATHER CONCRETING SHALL CONFORM TO RECOMMENDED PRACTICES (ACI STANDARD BOS)

SLAB-ON-GRADE SHALL BE PLACED ON 4 INCHES OF COMPACTED SAND

#### CONCRETE FINISHES:

TOP SUFACE OF SLAB-ON-GRADE SHALL RECEIVE A STEEL TROWEL FINISHED.

TOP SUFACE OF EXTERIOR CONCRETE SLABS SHALL RECEIVE A BROOM FINISH

A WET CURED METHOD SHALL BE USED FOR CURING THE FLOOR SLAB-ON-GRADE, WHICH ARE TO RECEIVE A SURFACE HARDENER AND DUSTPROOFER, SUCH AS "SURFHARD," AS MANUFACTURED BY THE EUCLID CHEMICAL COMENNY, OR APPROVED SUBSTITUTE. THE PRODUCT SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER.

ALL REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318, LATEST EDITION:

REINFORCING STEEL SHALL BE CONTINUOUS, UNLESS OTHERWISE NOTED, REINFORCING BAR SPLICES SHALL BE A MINIMUM OF 36 BAR DIAMETERS. HOOKS TO ACI STANDARD.

REINFORCED CONCRETE WALLS AND FOOTINGS SHALL HAVE CORNER BARS AT ALL INTERSECTIONS OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINFORCING

PROVIDE (2) #5 x 4'-0" LONG DIAGONAL BARS AT EACH CORNER OF OPENINGS IN WALLS AND FLOOR SLABS.

CONSTRUCTION JOINTS AND CONTROL JOINTS SHALL BE PROVIDED IN SLAB-ON-GRADE AS SHOWN ON THE DRAWINGS.

CONCRETE POURED INTO VERTICAL FORMS SUCH AS FOUNDATION BASEMENT WALLS, RETAINING WALLS, ETC. SHALL BE CONSOLIDATED AROUND REINFORCING STEEL AND SIDES OF FORMS BY USE OF HAND HELD PORTABLE VIBRATORS.

INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL CONCRETE SLABS ON GRADE IN BASEMENTS AND OTHER LIVING AREAS.

#### FINISHES AND FIXTURES

ALL INTERIOR FLOOR FINISHES, FIXTURE SELECTIONS, PAINT COLORS, TRIM AND CABINET SELECTIONS, ETC. ARE BY OWNER/BUILDER.

DROP SUB-FLOOR AT ALL BATHROOMS AND IN OTHER AREAS TO RECEIVE CERAMIC TILE AS SHOWN ON DRAWINGS. VERIFY WITH OWNER/BUILDER.

DRYWALL TO BE 3/ THICK WHERE FRAMING IS 16° OC. AND 5/8° WHERE ALL FRAMING IS 24° O.C. AND ON CEILINGS. DRYWALL SHALL BE TAPED, FILLED AND SANDED SMOOTH AT ALL WALL AND CEILING LOCATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.

FIRECODE DRYWALL WHERE INDICATED ON DRAWINGS AND RECOMMENDED BY CODE IS TO BE 5/8" THICK AND INSTALLED AS REQUIRED BY CODE AND AS INDICATED BY MANUFACTURER

CAULK ALL WOOD AND TRIM EDGES TO BRICK SURFACES. CAULK ALL JOINTS AND CORNERS IN WOOD CONSTRUCTION. CAULK ALL WINDOW EDGES TO TRIMBRICK. INSTALL METAL FLASHING AS MAY BE NEEDED TO PROVIDE A WATER-TIGHT BUILDING.

C.R.W

App C.R. WITHERELL, P.E. (MI-25411)

Des C.R.W.

C.R.W. C.R.W.

By App File:

03/23/04

03/23/04

ipse

**Design Services** 

4468 Springbrook Road

Jackson, Michigan 49201

#### STRUCTURAL STEEL

ALL STEEL WORK AND ERECTION SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF AISC, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS", "SPECIFICATIONS FOR STRUCTURAL JOINST AND BOLTS", "STRUCTURAL WEL CODE - STEEL"

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED BY CERTIFIED WELDERS IN ACCORDANCE WITH THE LATEST A.W.S. CODE USING E70XX ELECTRODES. MATERIALS:

### ROLLED STEEL, PLATES AND BARS ASTM A36 OR A572, GRADE 50

ANCHOR BOILTS COMPLY WITH ASTM 4307, GRADE

- STEEL TUBING ASTM A500 GRADE B OR ASTM A501
- BOLTS ASTM A325 OR A490 AS SHOWN ON DRAWINGS

PRIME ALL STEEL WITH RUST INHIBITING PRIMER PRIOR TO SHIPPING. PAINT LOWER PORTIONS OF ALL COLUMNS TO BE BURIED IN CONCRETE, AS WELL AS UNDERSIDE OF BASEPLATES TO BE IN CONTACT WITH CONCRETE WITH BLACK ASPHALTIC PAINT.

THE DESIGN OF ALL STRUCTURAL STEEL CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL STEEL FABRICATOR. FABRICATOR SHALL FIELD MEASURE AND PREPARE NECESSARY SHOP DRAWINGS FOR STEEL FABRICATION AND REFCTION. FABRICATOR SHALL SUBMIT 4 COPIES OF ALL SHOP DRAWINGS AND CALCULATIONS SEALED BY AREGISTERED ENGINEER IN THE STATE OF MICHIGAN TO THE BONIERE ROR REVIEW AND APPROVAL PRIOR TO FABRICATION. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER SHALL NOT CONSTITUTE APPROVAL OF THE ADEOLACY OF RECTIOTION FABRICATION. APPROVAL PRIOR TO STATEMENT OF ADEOLACY OF RECTION SAFETY OF ANY STRUCTURAL STEEL CONNECTIONS.

DESIGN BEAM END CONNECTIONS FOR A MINIMUM OF ONE-HALF OF THE TOTAL ALLOWABLE UNIFORM LOAD PER AISC BEAM LOAD TABLES.

ALL ANGLES, BEAMS AND OTHER STEEL SHAPES USED AS LINTELS IN EXTERIOR MASONRY WALLS SHALL BE GALVANIZED OR STAINLESS STEEL.

#### MASONRY

ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH THE LATEST ACI AND NCMA SPECTIFICATIONS.

#### MATERIALS

ALL CONCRETE BLOCK, BOTH LOAD BEARING AND NON-LOADBEARING, SHALL CONFORM TO ASTM C90 AND CH5, TYPE 1, GRADE I OR II (1,500 PSI)

MORTAR SHALL BE TYPE S (2,000 PSI) CONFORMING TO ASTM C270 SAMPLED AND TESTED TO ASTM C1019

ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO ASTM A615 GRADE 60 JOINT REINFORCEMENT - ASTM A82, LADDER CONFIGURATION, SIDE RODS AND CROSS RODS 9 GAUGE (0.1483 IN.), CROSS WIRES SPACED AT 16° O.C. CORROSION PROTECTION - INTERIOR: MILL GALVANIZED, ASTM A841, EXTERIOR OR HIGH HUMDITY CONDITIONS: HOT DIPPED GALVANIZED AFTER FABRICATION, ZINC COATED ASTM A153 (1.50 OZ, PER S.F.)

MASONRY GROUT SHALL CONFORM TO ASTM C476, WITH PEA GRAVEL AGGREGATE AND A MINIMU STRENGTH OF 2,000 PSI.

FLASHING - PIECE MEMBRANE (FLEXIBLE COMPOSITE) OR DRIP EDGE EXTENSION OF STAINLESS STEEL ASTM A167 WITH MEMBRANE (FLEXIBLE COMPOSITE). FLASHING MATERIAL MUST BE IMPERVIOUS TO MOISTURE AND RESIST ABRASION, CORROSION, ULTRA-VIOLET (UV) EXPOSURE AND PUNCTURE. PVC FLASHING IS NOT RECOMMENDED.

JOINT SEALANTS SHALL BE COMPATIBLE TO FLASHINGS, PERFORM AT EXTREME TEMPERATURES AND NOT CAUSE MASONRY DISCOLORATION. THE CHOSEN MATERIAL SHALL LAST THE LIFE OF THE BUILDING

ALL BLOCK CORES SHALL BE GROUTED SOLID AROUND VERTICAL REINFORCING BARS

ALL STEEL LINTELS SHALL HAVE A MINIMUM OF 8" BEARING AT EACH END

PROVIDE WEEP-HOLES AT 48° O.C. AND FABRIC FLASHING AT BOTTOM OF ALL VENEER WALLS AND AT LINTELS. WEEPHOLES SHALL BE PARTIALLY OPEN HEAD JOINTS.

PROVIDE A LAYER OF WASHED PEA STONE GRAVEL ON THE FLASHING TO PREVENT MORTAR DROPPINGS FROM CLOGGING THE WEEPHOLES.

LOOSE INSULATION SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS. LOOSE FILL INSULATION SHALL BE PLACED IN LIFTS TO COINCIDE WITH LAYING OF THE CONCRETE MASONRY UNITS TO REVENT BUILDUP OF MORTAR DROPPINGS, WHICH MAY HINDER DOWWWARD MIGRATION OF MOISTURE. EXTERIOR DOOOR SILLS AT WALL WITH MASONRY TO BE NATURAL INDIANA LIMESONE SAW CUT AND POLISHED.

PROVIDE WALL TIES AT 24° O.C. HORIZONTALLY AND 16° VERTICALLY. TIES TO BE HECKMANN #187 HOLE TYPE, 16 GAUGE ANCHOR AT WOOD STUD AND CONCRETE MASONRY WALL CONSTRUCTION.

ALL FINAL BRICK AND STONE MATERIAL SELECTIONS WILL BE MADE BY THE OWNER/BUILDER

HORIZONAL LADDER STEEL REINFORCEMENT SHALL BE INSTALLED IN ALL MASONRY LOAD BEARING WALLS AT 16" O.C. VERTICAL SPACING.

ALL WINDOWS SHALL BE VINYL CLAD WOOD WINDOWS WITH INSULATING GLASS. BRAND NAME SHALL BE PER OWNER/BUILDER REQUIREMENTS. WINDOW SIZES ARE NOTED ON DRAWINGS. PROVIDE OFERALE SASH AS INDICATED ON DRAWINGS. PROVIDE SCHREENS FOR

WINDOW SUPPLIER/MANUFACTURER TO VERIFY CODE COMPLIANCE FOR WINDOW EGRESS AND TEMPERED GLASS.

PROVIDE MINIMUM 12" FIBERGLASS BATT INSULATION IN ALL ATTIC SPACES. INSTALL INSULATION BAFFLES WHERE REQUIRED TO MAINTAIN A MINIMUM OF 2" CLEAR AIR SPACE FOR VENTLATION.

INSULATE RIM JOISTS AND BONDS AT ALL FLOORS WITH MINIMUM 9" FIBERGLASS BATT INSULATION.

PROVIDE MINIMUM 3 % R13 FIBERGLASS INSULATION IN ALL 2x4 EXTERIOR STUD WALL AND 5 % R19 FIBERGLASS INSULATION IN ALL 2x6 EXTERIOR WALLS.

CLIEN

ON SOLID ROCK HOMES

18430 U.S. 12

CEMENT CITY, MI 49223

**GENERAL NOTES** 

WINDOWS AND DOORS

BEDROOM WINDOWS SHALL MEET FIRE EGRESS CODES

INSULATE ALL FLOORS AT CANTILEVERS AND BOX-OUTS

PROVIDE SOUND ATTNUATION BLANKET IN ALL WALLS OF BATHROOMS

VERIFY WITH OWNER/BUILDER AS TO GARAGE INSULATION REQUIREMENTS

ALL OPERABLE SASH.

INSULATION

#### WOOD FRAMING LUMBER

ALL WOOD FRAMING SHALL PER AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND NATIONAL FOREST PRODUCT ASSOCIATION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

PRESERVATIVE TREATED LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD IP-2. ALL WOOD LUMBER IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED.

FRAMING CONNECTIONS SHALL BE NAILED IN ACCORDANCE WITH NLMA STANDARDS MATERIALS:

STRUCTURAL FRAMING LUMBER SHALL BE KILN DRIED, DOUGLAS FIR NO 2. MEETING OR EXCEEDING THE FOLLOWING STRUCTURAL CHARACTERISTICS BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY NFPA

MODULUS OF ELASTICITY - 1,700 KSI EXTREME FIBER STRESS BENDING - 1,250 PSI HORIZONTAL SHEARING STRESS - 95 PSI COMPRESSION PERPENDICULAR TO GRAIN - 350 PSI COMPRESSION PARALLEL TO GRAIN 1,200 PSI

FASTENERS: NAILS - FS-FF-N-103 AND FF-N-105, SCREWS - FS-FF-S-111, BOLTS - FS-FF-8561 AND FF-B-671.

USE NON-CORROSIVE CASING NAILS WHEN INSTALLING SIDING AND EXTERIOR TRIM

ADHESIVES SHALL BE WATERPROOF, NON-STAINING, CASE-IN CONTACT THERMO SETTING TYPES RECOMMENDED BY AWI.

PLYWOOD ROOF DECKING SHALL BE ½\* 5 PLY., 48/24-C-D EXTERIOR GRAD AR WITH PLY CLIPS AT FRAMING SPACED 24\* O.C.

INTERIOR TRIM AND MILLWORK BY OWNER/BUILDER

ENGINEERED LUMBER - LVL'S (LAMINATED VENEER LUMBER), GLULAMS AND I-JOISTS SHALL BE BY WILLAMETTE INDUSTRIES OR EQUALL APPROVED BY ENGINEER.

FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE CONNECTORS

PROVIDE FIRE RETARDANT LUMBER WHERE REQUIRED BY CODE

UNLESS UTHER WISE NOTED ON DRAWINGS, PROVIDE MINIMUM %" EXTERIOR PLYWOOD SHEATHING ON ALL EXTENIOR STUD WALLS. COVER SHEATHING WITH MINIMUM 15 POUND BUILDING FELT OR TYVEK HOUSE WRAP.

PROVIDE DOUBLE BEARING STUD AT EACH END OF WOOD HEADERS, TYPICAL UNLESS NOTED OTHERWISE.

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 LOADS. PROVIDE AT LEAST TWO FLOOR JOISTS MEMBERS DIRECTLY UNDER ALL WALLS WHICH RUN PARALLEL TO FLOOR JOISTS.

UNLESS NOTE OTHERWISE - ALL PARTITIONS ARE WOOD. ALL STUDS ARE MINIMUM 16° O.C. FOR Zw STUDS AND 24° O.C. FOR Zw STUDS. ALL INTERIOR WALLS ARE 4 %' (Zw STUDS W) ZW DRYWALL BOTH SIDES). ALL EXTROIR WALLS ARE 4 %' (Zw STUDS W) %' DRYWALL ON INSIDE, X' PLYWOOD OUTSIDE) OR 6 %' (Zw6 STUDS W) %' DRYWALL INSIDE, X' PLYWOOD OITSIDE)

ALL HEADERS SHALL BE MINIMUM 2 - 2x10 UNLESS NOTED OTHERWISE

PROVIDE BLOCKING IN WALL FOR ALL CABINETS, TOWEL AND CLOTHES RACKS AND SHELVES, LIGHTS, HANDRAILS, PLUMBING FIXTURES, ETC. VENITY LOCATIONS WITH OWNER/BUILDER. FIREBLOCK ALL STUD SPACES AT 8-0" FIEIGHT.

ENGINEERED LUMBER PRODUCTS - LVL'S, GLULAMS AND I-JOISTS SHALL BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

#### SHINGLES/WATERPROOFING

ASHPALT SHINGLES SHALL BE SELECTED BY OWNER/BUILDER.

INSTALL MINIMUM 15 POUND BUILDING FELT UNDER SHINGLES. INSTALL 90 POUND RO INSTALL MINIMUM J SOUND BUILDING FET UNDER SHINGLES. INSTALLS UPOUND AUL ROOFING AT ALL 'SALLEYS UNDER SHINGLES. INSTALL CE AND WATER SHIELD AT ALL EAVES AND UP ROOF MINIMUM 24" PAST INTERIOR FACE OF WALL. INSTALL ALUMINUM DRIP EDGING AT ALL EAVES AND RAKES.

ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS TO SOLIDLY SHEATHED ROOFS, BUT NOT LESS THAN A NAILS PER EACH 36' TO 40' STRIP OF SHINGLES AND 2 NAILS PER EACH 9' TO 18' OF INDIVIDUAL SHINGLE.

PROVIDE ALL CAULKING AND FLASHING AS REQUIRED TO ENSURE A WATERTIGHT ROOF SYSTEM.

INSTALL ROOF, GABLE END AND SOFFIT VENTS AS REQUIRED PER CODE, TO MEET MINIMUM OF 1 SQUARE FOOT OF CLEAR VENTILATION TO EVERY 150 SQUARE FEET OF ATTIC SPACE.

ALL BASEMENT WALLS TO BE WATERPROOFED WITH A PRODUCT SPECIFICALLY DESIGNED FOR WATERPROOFING OF BASEMENT WALLS. DAMPPROOFING IS NOT ACCEPTABLE. INSTALL INSULATIONDRAINAGE BOARD OVER WATERPROOFING.

#### TRUSSES

ALL TRUSSES SHALL BE STRUCTURALLY DESIGNED AND FABRICATED BY A QUALIFIED TRUSS MANUFACTURER AND SHALL CARRY MANUFACTURER'S STAMP.

TRUSS MANUFACTURER SHALL PROVIDE THE OWNER/BUILDER COMPLETE SHOP DRAWINGS SHOWNG TRUSS DESIGN, LOADING AND DIMENSIONS PRIOR TO FABRICATING TRUSSES. ALL TRUSS DESIGNA SHO SHOP DRAWINGS WILL BE SALED BY 1 A STRUCTURAL ENGLISH LICENSED IN THE STATE OF MICHIGAN. WHERE REQUIRED BY THE CONSTRUCTION DRAWINGS THE STRUCTURE ALL BOOM CONSTRUCTION DRAWINGS TRUSS VALUE AND ALL AND ALL AND ALL DRAWING CONSTRUCTION DRAWINGS TRUSS VALUE AND ALL AND AL LAYOUT WITH THE SHOP SHEETS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.

DESIGN OF THE LUMBER AND THE 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 SHALL BE BRACED WITH RIGID CEILING OR CONTINUOUS BRACING AT 1-0° O.C. P.YWOOD SHEATHING SHALL BE NALED OR SCREWED TO TRUSS MEMBERS AT 6° O.C. MAXIMUM SPACING. ALL BRACING SHALL COMPLY WITH TRUSS DATA SHEETS AND B W 1-76 WITH BRACING AT GABLE ENDS AND WEB BRACING WHERE NEEDED.

TRUSSES SHALL BE LIFTED, INSTALLED AND TEMPORARILY BRACED IN STRICT COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS.

TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR WRITTEN APPROVAL OF TRUSS MANUFACTURER.

NON-LOAD BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC BRACKETS TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ENGINEERED ROOF TRUSSES SHALL BE ATTACHED TO TOP PLATE OF SUPPORTING WALL WITH SIMPSON H-2 HURRICANE ANCHORS OR AS REQUIRED TO PROVIDE UPLIFT CAPACITY SPECIFIED ON TRUSS DATA SHEETS.

ALL ROOF TRUSSES/ROOF FRAMING SHALL BE SPACED AT 24" O.C.

ROOF PITCH SHALL BE PER DRAWING

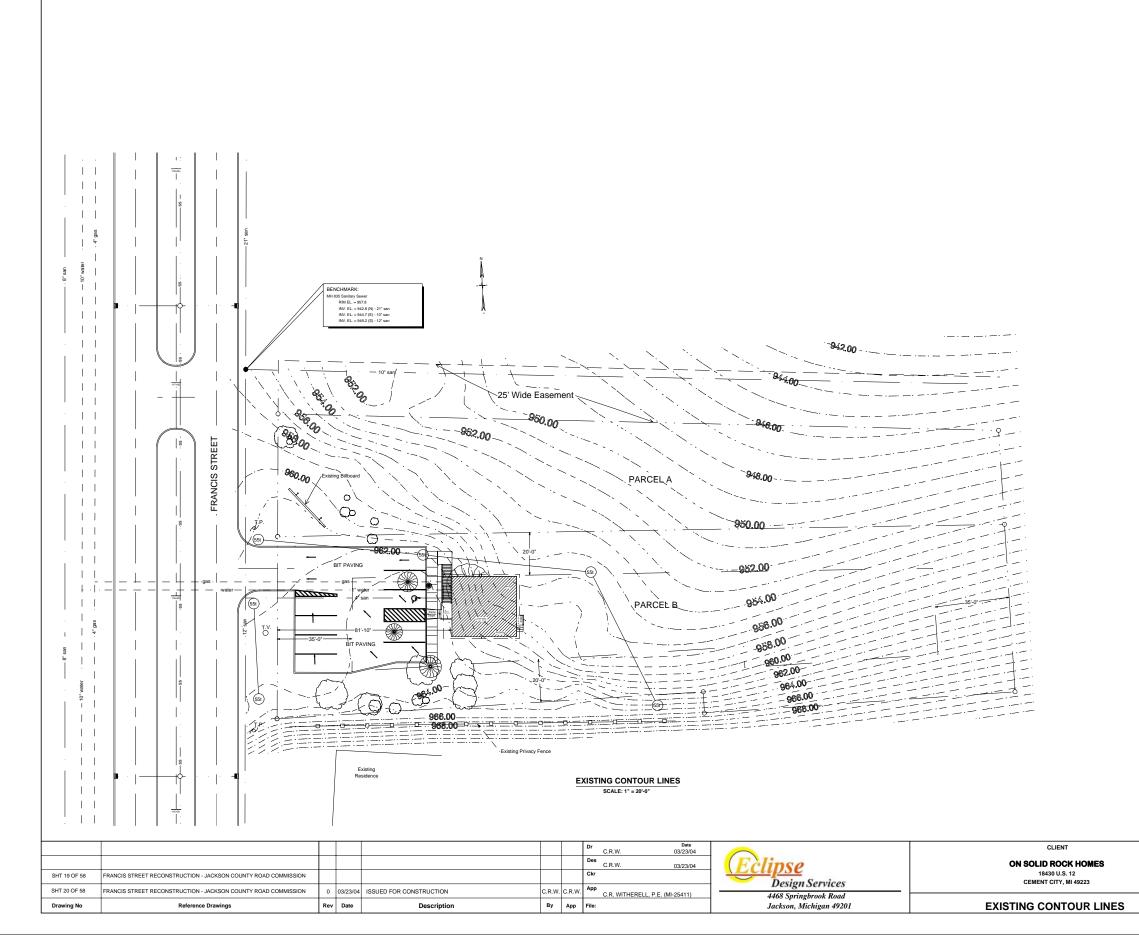
SCISSORS TRUSS CEILING PITCH SHALL BE 2:12

Sheet Title

#### **DAVID & KELLIE RICHARDSON** SITE PLAN 4200 BLOCK FRANCIS STREET

VANDERCOOK, MICHIGAN

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## PARCEL A:

Land in the Northwest Quarter, Section 23, Township 3 South, Range 1 West, Summit Township, Jackson County, Michigan, described as follows:

Commencing at the intersection of the North Line of Meadows Heights Avenue and the East Line of Francis Street; thence North 02°-58°-48" East along said East Line of Francis Street 330.81 feet to a found iron at the Southwest Corner of Lot 1, Meadows Heights (unrecorded), and the POINT OF BEGINNING of this description; thence North 02°-58'-48" East along said East Line of Francis Street 57.44 feet to a found iron at the Northwest Corner of said Lot; thence South 85'-53'-22' East 336.98 feet to a found iron at the Northeast Corner of said Lot; thence South 04°-48'-48" East 44.10 feet to a found iron at the Southeast Corner of said Lot; thence North 88°-09'-52" West 339.90 feet to the POINT OF BEGINNING. Being Lot 1, Meadows Heights (unrecorded).

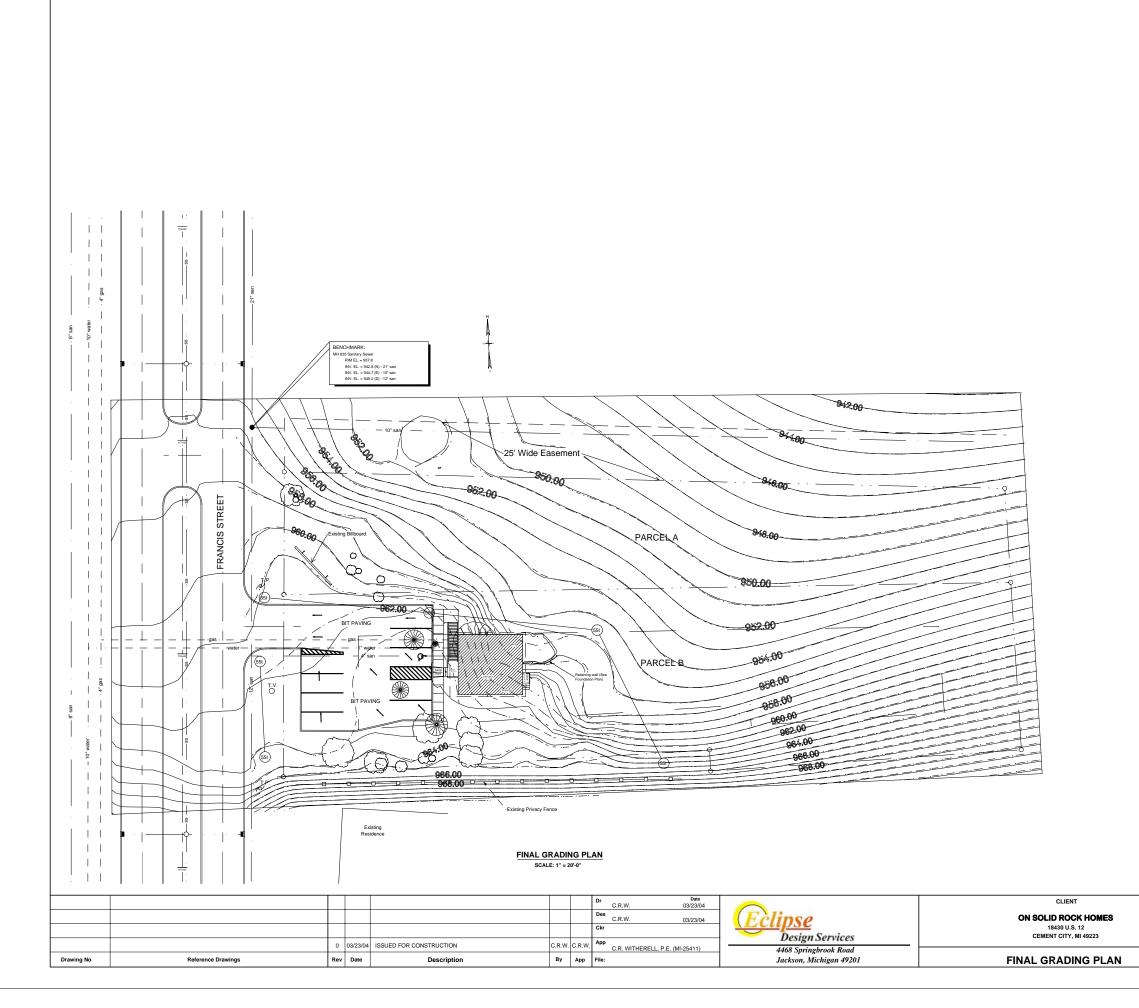
Together with a 25 foot wide easement for ingress and egress from Francis Street, described as Commencing at the Northwest Corner of said Section 23; thence North 89°-05-19° East along the North Line of said Section 23 a distance of 721-58 feet; thence South 02°-88°-48° West 852.49 feet to a found iron on the North Line of Lot 1, Meadows Heights (unrecorded) and the East Line of Francis Street, being the POINT OF BEGINNING of this easement description; thence North 02°-58°-48° East along said East Line of Francis Street 25.0 feet; thence South 02°-58°-48° West 25.0 feet to the North Line of said Lot 1 a distance of 336.98 feet; thence South 02°-58°-48° West 25.0 feet to the Northe Street Lot 11 a distance of 336.98 feet; thence South 02°-58°-48° West 25.0 feat to the Northest Corner of said Lot 1; thence North 85°-53'-22° West along the North Line of said Lot 1 a distance of 336.98 feet to the POINT OF BEGINNING.

#### PARCEL B:

Land in the Northwest Quarter, Section 23, Township 3 South, Range 1 West, Summit Township, Jackson County, Michigan, described as follows:

Commencing at the intersection of the North Line of Meadows Heights Avenue and the East Line of Francis Street; thence North 02°-58°-48" East along the East Line of Francis Street 245.47 feet to a point 10 feet North of the Southwest Corner of Lot 3, Meadows Heights (unrecorded), and the POINT OF BEGINNING of this description; thence continuing North 02°-58'-48" East along said East Line of Francis Street 85.34 feet to a found iron at the Northwest Corner of Lot 2 of said Meadows Heights (unrecorded); thence South 88°-09'-52" East 339.90 feet to a found iron at the Northeast Corner of said Lot 2; thence South 00°-48'-49" East 78.56 feet to the Southeast Corner of said Lot 3; thence North 88°-52'-09" West 145.85 feet; thence North 02°-58'-48" East 10.00 feet; thence South 89°-10'-16" West 200.00 feet to the POINT OF BEGINNING. Being Lot 2 and part of Lot 3, Meadows Heights (unrecorded).

	LEGEND:		
	= SURFACE FLOW ARROW		
× 85			
	= STORM SEWER MANHOLE		
	= SANITARY SEWER MANHOLE		
	t.v. = TELEPHONE VAULT		
	= UTILITY POLE		
	= CLEANOUT		
	= EXIST. DECIDUOUS TREE (TO BE RE	MAIN)	
9	= EXIST. DECIDUOUS TREE (TO BE RE	MOVED)	
*	= EXIST. CONIFEROUS TREE		
c	t = OVERHEAD TELEPHONE		
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· · wa	er · · = water		
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	= OVERHEAD ELECTRIC		
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s	an - SANITARY SEWER		
THE LOCAL	3 WORKING DAYS BEFORE YO CALL MISS 800-482-7171 (TOLL FREE)	) BEEN SHOWN	1 ON
OF ALL EXIS RESPONSIBI CONTRACTO	URAVINGS. THE CUNINAC TOR SHALL DETERMINE THE TING UTILITIES BEFORE COMMENCING WORK, AND AGRE LE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCC. RS FALLURE TO EXACTLY LOCATE AND PRESERVE IND UTILITIES.	ES TO BE FU	JLLY THE
-	DAVID & KELLIE RICHARDSON LAN 4200 BLOCK FRANCIS STREET VANDERCOOK, MICHIGAN		
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