

BINGHAM TOWNSHIP HALL ADDITION

7171 CENTER HWY . TRAVERSE CITY . MI

General Notes

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTORS, SUBCONTRACTORS, AND MANUFACTURERS SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL CORRECTIONS HAVE BEEN MADE.
2. CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AND REGULATIONS OF GOVERNING AUTHORITIES.
3. VERIFY ALL WORK TO COMPLY WITH OWNER REQUIREMENTS.
4. SITE CONDITIONS: BY COMMENCING THE WORK, ALL CONTRACTORS ACCEPT THE CONDITIONS OF THE SITE. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING THE WORK.
5. DRAWINGS: ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS IF INCLUDED. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE CONTRACTOR SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
6. COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED. IN THE CASE OF CONFLICTING QUANTITIES / VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
7. PERMITS: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF PLAN REVIEWERS COMMENTS SHALL BE PROVIDED BY THE CONTRACTOR.
8. SUBSTITUTIONS: NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED WITHOUT OWNER APPROVAL.
9. PROTECTION: ALL CONTRACTORS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
10. DRAWINGS INDICATE THE MINIMUM STANDARDS, SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCE, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST.
11. ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE FROM FACE OF MASONRY, UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS RELATED TO THEIR WORK CATEGORY FROM JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.
14. ALL CONTRACTORS ARE JOINTLY RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AT TIME OF TURN OVER.
15. PRESERVATIVE TREATMENT: ALL WOOD EXPOSED TO MOISTURE SHALL BE NON-ARSNIC PRESERVATIVE TREATED WOOD. ALL FASTENERS IN PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL OR EQUIVALENT CORROSION RESISTANT DUE TO ELECTROLYSIS CAUSED BY METALLIC CONTENT OF THE PRESERVATIVE.
16. MECHANICAL AND ELECTRICAL CONTRACTORS MUST COORDINATE WITH OTHER TRADES TO ASSURE COMPATIBILITY INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. STRUCTURAL LOADING
 - B. POWER REQUIREMENTS
 - C. CLEARING FOR INSTALLATION & MAINTENANCE
17. MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN TERMS OF BUT NOT LIMITED TO: ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES & ALL APPLICABLE MUNICIPAL AND OTHER GOVERNMENTAL APPROVALS.
18. ALL ELECTRICAL OUTLETS SHALL BE LOCATED 18" A.F.F., UNLESS OTHERWISE NOTED.

Building Code Summary

Project Summary:	<i>This project entails a FIRST FLOOR addition (USE GROUP "B") to an existing 1 story ASSEMBLY building.</i>
Jurisdiction:	SUTTONS BAY, MI
Building Code:	MICHIGAN BUILDING CODE 2015 Michigan Accessibility ICC/ANSI 117.1
Use Occupancy:	Non-Separated Mixed Use A-3 / B (ASSEMBLY & Business)
Area:	Existing First Floor 1,728 sf New First Floor Addition 272 sf Second Floor N/A Total Area = 2,000 sf
Occupant Load:	ASSEMBLY Areas < 54 Occupants (816 SF / 15) Business / Office Areas 6 Occupants : See Floor Plan Total Occupants: 60 Occupants
Construction Type:	Type VB
Plumbing Fixture Count:	2 Existing Water Closet, 2 Existing Lav, 1 Existing Drinking Fountain 1 Existing Utility Sink
Exit Access Travel Distance:	200' Allowable (A-3 and Business Areas without Sprinkler System)
Common Path of Egress:	75' Maximum
Number of Exits:	1 NEW ADDITION + 2 FOR ASSEMBLY AREA Business area with less than 49 Occupants and 75' Max. Travel Distance
Exit Stair Enclosure:	N/A
Fire Suppression:	N/A

DESIGN LOADS:

WIND LOADING:	115 MPH
WIND EXP. CATAGORY:	B
SEISMIC DESIGN CATEGORY:	A
GROUND SNOW LOAD:	60 PSF
IMPORTANCE FACTOR:	1.0
EXP. FACTOR:	1.0
THERMAL FACTOR:	1.1 HEATED 1.2 NON-HEATED
ROOF SNOW LOAD:	51PSF (NON-HEATED) 47PSF (HEATED)
LIVE LOADS:	40 PSF (OTHER THAN SLEEPING ROOMS) 30 PSF (SLEEPING ROOMS) 200 PSF (GUARD / HAND RAILS) PSF (ROOF LIVE LOAD) 17 PSF FLOOR LOAD INCL. ROOF
DEAD LOADS:	TRUSS TOP CHORD DEAD: 7PSF TRUSS BOTTOM CHORD: 10PSF
UNIFORM TOTAL:	64PSF ROOF
CONCENTRATED:	200#
SOIL BEARING CAP:	2000 PSI (pending soil type)
FOOTING DESIGN / MATERIAL:	AS ITEMIZED ON PLANS AND DETAILS

DRAWING INDEX:

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A-2	ADDITION FLOOR PLAN + ELECTRICAL
A-3	ELEVATIONS (NORTH / EAST / SOUTH)
A-4	STRUCTURAL PLANS / WALL SECTION



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526 west

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7/22/2022

BINGHAM TWP ADDITION

MI . 49684

TRAVERSE CITY .

HWY .

7171 CENTER

T-1



GENERAL

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCH., MECHANICAL, AND ELECTRICAL CONST. DOCS. FLOOR AND WALL OPENINGS, SLEEVES, AND OTHER ARCH., MECHANICAL, AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- ALL ENGINEERING DESIGN, CONSTRUCTION, AND TESTING SHALL CONFORM TO THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE 2012 EDITION (HERE IN REFERRED TO AS THE CODE).
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH LOCAL REGULATIONS REGARDING SAFETY IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- DESIGN LOADS: PER 2012 MICHIGAN BUILDING CODE AND ANSI/ASCE7-05

ROOF SNOW LOAD:		
GROUND SNOW	=	60 PSF
Is, IMPORTANCE FACTOR	=	1.0
Cs, EXPOSURE FACTOR (B, PART. EXPOSED)	=	1.0
Ct, THERMAL FACTOR	=	1.1
MINIMUM UNIFORM ROOF SNOW	=	47 PSF
UN-BALANCED SNOW PER ASCE 7.6		
DRIFTING SNOW PER ASCE 7.7		
ROOF TRUSS TOP CHORD DEAD	=	7 PSF
ROOF TRUSS BOTTOM CHORD DEAD	=	10 PSF
1ST AND 2ND FLOOR LIVE LOADS:		
UNIFORM, TOTAL	=	80 PSF
CONCENTRATED, 6.25 FT ² AREA	=	2,000 LB
1ST AND 2ND FLOOR DEAD LOADS (UNIFORM):		
TOTAL	=	15 PSF

- WIND LOAD INFO. : PER 2012 MBC OR ANSI/ASCE7-05
- | | | |
|----------------------------|---|---------|
| RISK CATEGORY OF BUILDING | = | II |
| ULTIMATE DESIGN WIND SPEED | = | 115 MPH |
| WIND IMPORTANCE FACTOR, Iw | = | 1.0 |
| WIND EXPOSURE | = | B |
| INTERNAL PRESSURE COEF. | = | + 0.18 |
- MWFRS DESIGN PRESSURES: PER 1609.6
- | | | |
|----------------------|---|--------|
| DESIGN WIND PRESSURE | = | 16 PSF |
|----------------------|---|--------|

FOUNDATION

- ALL FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED SOIL.
 - ALL FILL AND BACKFILL MATERIALS SHALL BE NON-COHESIVE SOILS COMPACTED TO 95% MAXIMUM DENSITY PER A.S.T.M. D1557-70 METHOD. FILL SHALL BE PLACED IN 8" LIFTS MAXIMUM AND COMPACTED BEFORE PLACING THE NEXT LIFT.
 - NO SOILS REPORT WAS AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. SHOULD ANY CONDITIONS BE ENCOUNTERED THAT ARE UNUSUAL OR DO NOT GIVE ASSUMED BEARING CAPACITIES, THE OWNER SHALL BE NOTIFIED AND WORK SHALL CEASE. WORK SHALL NOT RESUME UNTIL THE ENGINEER OF RECORD EVALUATES THE EXCAVATION AND GIVES WRITTEN NOTICE TO RESUME FOUNDATION WORK.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- ALL ORGANIC TOPSOILS SHALL BE STRIPPED FROM THE AREA UPON WHICH THE PROPOSED RESIDENCE IS TO BE LOCATED.

CONCRETE

- ALL READY MIX CONCRETE SHALL CONFORM TO A.S.T.M. C 94.
- MEASURING, MIXING, TRANSPORTING, AND PLACING OF ALL CONCRETE SHALL COMPLY W/ ACI 304R-00
- ALL REINFORCING BARS, DOWELS, ANCHOR BOLTS AND ANY INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE.
- AIR ENTRAINED CONCRETE SHALL BE USED FOR ALL SIDEWALKS, PAVING, PLATFORMS, CURBS, AND ALL CONCRETE ELEMENTS EXPOSED TO THE WEATHER.
- ALL CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTHS AT 28 DAYS (U.N.O.):

INTERIOR CONCRETE SLABS	=	4000 PSI
EXTERIOR CONCRETE SLABS	=	4000 PSI
FOUNDATION WALLS AND FOOTINGS	=	3000 PSI
- LOCATE ALL SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC., WHICH ARE INDICATED ON ALL DESIGN DRAWINGS. CHECK WITH ALL TRADES TO VERIFY THAT ALL SLEEVES, OPENINGS, AND EMBEDDED ITEMS ARE IN PLACE AND LOCATED CORRECTLY PRIOR TO PLACING OF CONCRETE.
- THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE ALL DUST, CHIPS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE.
- ALL SLABS SHALL BE CURED AND SEALED TO MINIMIZE SHRINKAGE CRACKING.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, OR ACCESSORIES REQUIRED TO BE CAST IN CONCRETE. AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. SLEEVES SHALL BE WRAPPED WITH EXPANSION JOINT FILLER MATERIAL TO ALLOW CONCRETE TO CURE WITHOUT RESTRAINT. PIPES OR CONDUITS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATIONS OF SLEEVES, ACCESSORIES, ETC.
- SLAB SURFACES SHALL BE SMOOTH AND LEVEL. OR SHALL HAVE SMOOTH EVEN SLOPE. CONCRETE FINISH SHALL BE SMOOTH FOR INTERIOR FLOOR SLABS AND BROOMED FOR EXTERIOR WALKS.
- DURING HOT WEATHER MONTHS, ALL CONCRETE CONST. SHALL COMPLY W/ ACI HOT WEATHER CONCRETING, ACI 305R-99.

MASONRY

- BLOCK SHALL BE MEDIUM OR LIGHT WEIGHT UNITS CONFORMING TO A.S.T.M. C-90, MINIMUM fm = 1500 P.S.I.
- SAND SHALL CONFORM TO A.S.T.M. C-144.
- GROUT SHALL HAVE A MINIMUM STRENGTH OF 2000 PSI AT 28 DAYS.
- GROUT SHALL CONFORM TO THE PROPORTION REQUIREMENTS OF ASTM C-476.
- MORTAR SHALL BE TYPE "S". ONE PART CEMENT, 1/4 TO 1/2 PART HYDRATED LIME OR LIME PUTTY, 2 1/4 TO 3 PARTS SAND AND SHALL CONFORM TO ASTM C-270. SAND SHALL BE IN LOOSE, DAMP CONDITION.
- CONTRACTOR SHALL PROVIDE NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO LAY UP MASONRY AS SHOWN OR SPECIFIED IN THESE DOCUMENTS. ALL WORK SHALL BE LAID PLUMB, TRUE AND SQUARE, WITH FILLED JOINTS.
- ALL MASONRY WORK SHALL BE LAID RUNNING BOND UNLESS NOTED OTHERWISE.
- MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
- GROUT PLACEMENT AND CONSOLIDATION SHALL CONFORM TO SECTION 4 OF "SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6/TMS 602.
- COLD WEATHER MASONRY CONSTRUCTION SHALL COMPLY W/ THE CODE REQUIREMENTS.

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO A.S.T.M. A-615 GRADE 60 UNLESS NOTED OTHERWISE.
- ALL REINFORCING BARS MARKED "CONTINUOUS" MAY BE SPLICED WITH A LAP OF 24 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETERS IN MASONRY, BUT NOT LESS THAN 24 INCHES. U.N.O.
- ALL MASONRY REINFORCING SHALL BE PLACED AND SUPPORTED IN CONFORMANCE WITH THE PROVISIONS OF THE LATEST EDITION OF A.C.I. 530.1/ ASCE 6/ TMS 602.
- TIE WIRE SHALL CONFORM TO A.S.T.M. A-82.
- WELDED WIRE FABRIC SHALL BE SPLICED WITH A MINIMUM LAP OF TWO MODULES.
- WELDED WIRE FABRIC SHALL CONFORM WITH A.S.T.M. A-185.
- ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE, UNLESS NOTED OTHERWISE:

CONCRETE PLACED AGAINST EARTH	=	3"
CONCRETE WITH FORMED SURFACES IN CONTACT WITH EARTH	=	2"
CONCRETE EXPOSED TO WEATHER SLABS, WALLS, AND JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH (#1 BARS AND SMALLER)	=	1 1/2"
BEAMS, GIRDERS AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	=	1 1/2"
- DETAILING OF ALL BENT BARS SHALL COMPLY WITH THE ACI 318-89 CODE.
- WELDING OF REINFORCING BARS IS NOT PERMITTED, UNLESS NOTED OTHERWISE.

WOOD

- ALL DIMENSIONAL LUMBER SHALL BE SPRUCE-PINE-FIR W/ A STRESS GRADE STAMP OF #2 OR BETTER MIN. UNO. ALL TIMBERS SHALL BE OF THE TYPE AND GRADE AS SPECIFIED ON THE CONSTRUCTION DOCUMENT SHEETS. BEAMS, HEADERS, JOISTS, POSTS AND STUDS: LVL'S: fb = 2950 PSI, E=2,000,000 PSI LSL'S: fb = 2360 PSI, E=1,550,000 PSI
- ALL WOOD SHEATHING DESIGNATED ON THE CONSTRUCTION DOCUMENTS SHALL BE APARTED SHEATHING WITH A SPAN RATING CONSISTENT W/ ITS USE.
- ALL P.T. WOOD SHALL BE SOUTHERN PINE WITH A GRADE STAMP OF #2 OR BETTER, MIN. LUMBER THAT IS TREATED W/ ACQ MUST BE ISOLATED FROM STEEL THAT IS NOT STAINLESS, OR, IS NOT GALVANIZED. THE HEAVIER THE GALVANIZING THE BETTER.
- THE QUANTITY AND SIZE OF FASTENERS CONNECTING WOOD FRAME MEMBERS TOGETHER AND SHEATHING MATERIALS TO WOOD FRAME MEMBERS SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE 2304.9.1 OF THE CODE.
- ALL BOLTS THROUGH WOOD SHALL HAVE STANDARD CUT WASHERS EXCEPT WHERE METAL SIDE PLATES ARE SPECIFIED. BOLT HOLES SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETER.
- ALL NAILS AND SCREWS THAT ARE EMBED. IN P.T. LUMBER MUST BE HOT DIP GALVANIZED PER ASTM A153.
- ISOLATE P.T. LUMBER FROM ALL STEEL THAT IS NOT STAINLESS OR GALVANIZED.

METAL WOOD CONNECTIONS

- ALL METAL CONNECTORS SHALL BE INSTALLED AS RECOMMENDED BY THE PRODUCT MANUFACTURER. THE CORRECT NUMBER OF FASTENERS AND SIZE OF FASTENERS SHALL BE USED. IF IN QUESTION, ASK BEFORE PROCEEDING.
- ALL METAL CONNECTORS SHALL HAVE A FINISH AS RECOMMENDED BY SIMPSON STRONG TIE. THE FINISH SHALL BE CONSISTENT WITH THE FINAL USE OF THE PRODUCT.

METAL PLATE CONNECTED WOOD TRUSSES

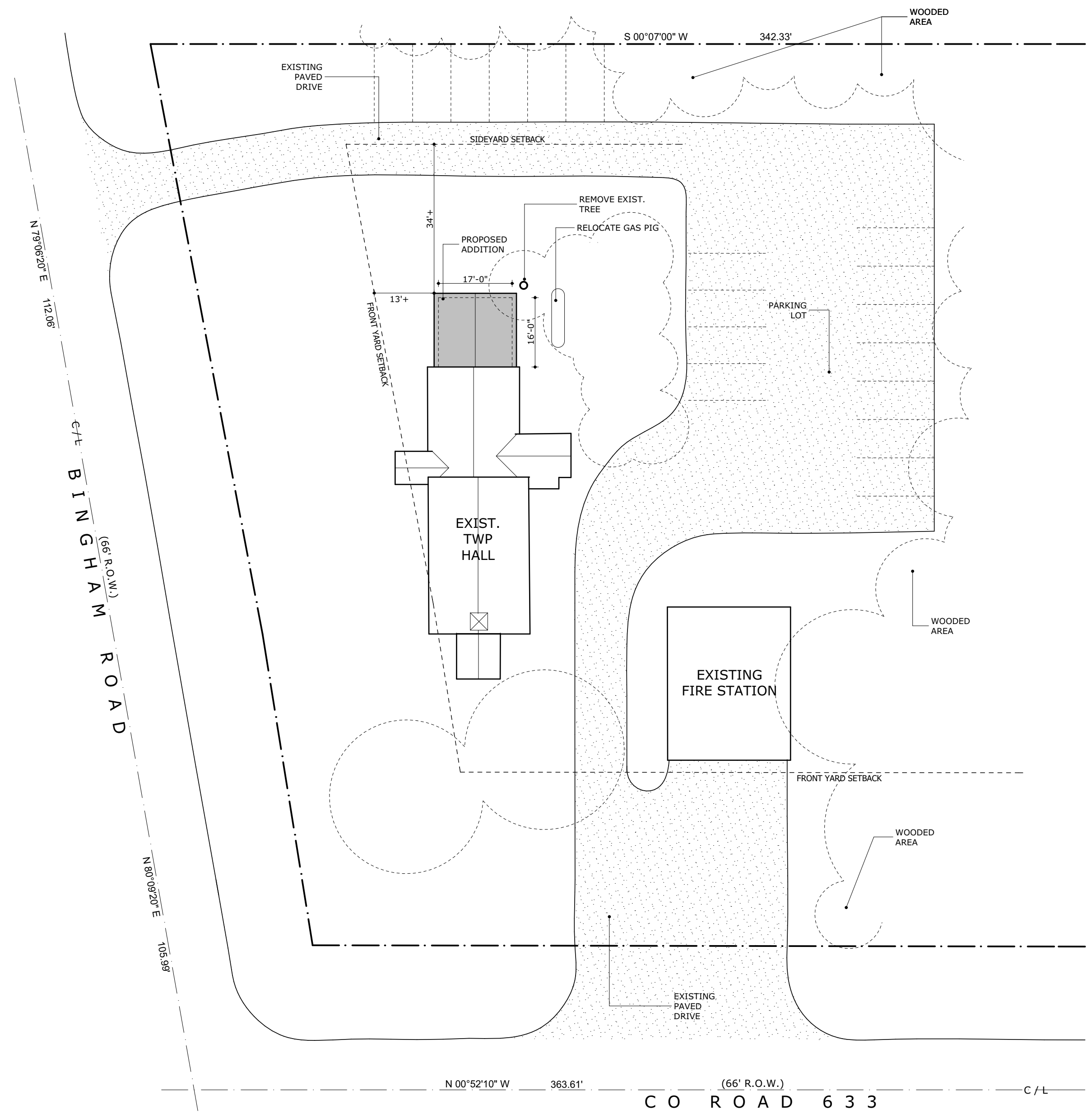
- THE CONTRACTOR SHALL BRACE THE TRUSSES AS SPECIFIED BY THE TRUSS MANUFACTURER. THIS BRACING IS MORE THAN LIKELY ONLY FOR INDIVIDUAL MEMBERS AND IS NOT THE PERMANENT BRACING. THE PERMANENT BRACING SHALL BE AS REQUIRED BY THE CURRENT BCSI, GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

STRUCTURAL STEEL NOTES

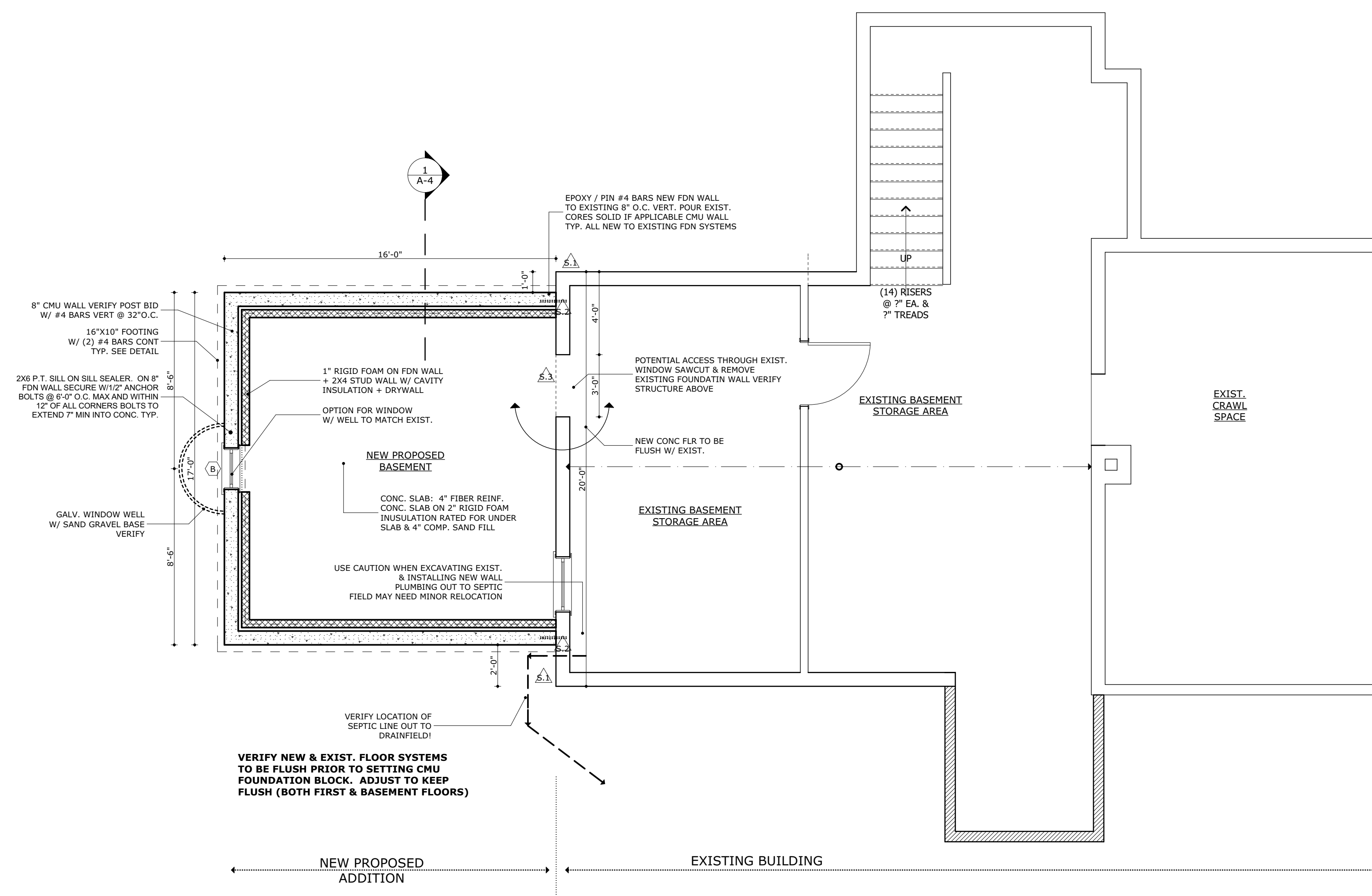
- MATERIAL STANDARDS:

WIDE FLANGE	=
ANGLE, PLATE, CHANNEL	=
CONNECTION BOLTS	=
ANCHOR BOLTS (RODS)	=
GROUT	=
TUBES (HSS)	=
PIPE (HSS)	=
- STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- BOLTED CONNECTIONS SHALL BE BEARING TYPE "N" CONNECTION WITH STANDARD ROUND HOLES, U.N.O. TENSION AS PRESCRIBED BY A.I.S.C.
- WELDING SHALL BE IN ACCORDANCE WITH "AMERICAN WELDING SOCIETY" (AWS) D1.1. USING E70 ELECTRODES. WELDING SHALL BE PERFORMED BY BUILDING DEPARTMENT APPROVED CERTIFIED WELDER.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE WELD COULD COME IN CONTACT WITH THE PUBLIC.
- NO CHANGES SHALL BE MADE IN THE STEEL STRUCTURE NOR ANY MATERIAL CUT IN THE FIELD (UNLESS NOTED "FIELD CUT OR TRIM" ON ERECTION DETAILS) WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S ENGINEER.
- NO CUTTING, BURNING, OR HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS WITHOUT PRIOR CONSENT OF THIS ENGINEER. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE.
- THE ARCH/ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES BETWEEN THE DESIGN AND ACTUAL CONDITIONS NOTED IN THE FIELD.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL MATERIALS SHALL RECEIVE ONE SHOP COAT OF STANDARD RUST INHIBITIVE STEEL PRIMER. ALL WELDS, ABRASIONS, AND OTHER SURFACE DEFECTS IN THE SHOP PRIMER SHALL RECEIVE ONE FIELD APPLIED COAT OF RUST INHIBITIVE PRIMER PRIOR TO ENCLOSURE OR FINAL ACCEPTANCE. PAINT SHALL NOT BE APPLIED TO THOSE MEMBERS TO BE FIREPROOFED.

Foundation Plan
1" = 20'



- GENERAL SITE NOTES:**
1. THE BASIC INFORMATION ON THIS SITE PLAN IS AS PROVIDED BY EXISTING SURVEY AND IS ACCURATE PER THE SURVEY VERIFY ALL DIMENSIONS ON SITE
 2. ALL FINAL MEASUREMENTS TO BE VERIFIED ON THE ACTUAL SURVEY AND SITE PENDING APPROVALS.
 3. PROPOSED GARAGE FOOTPRINT WITH OVERHANGS IS SUPERIMPOSED ON THIS SITE DRAWING AND PENDING APPROVALS PER ALL REQUIRED AGENCIES
 4. VERIFY ALL SEPTIC LOCATIONS PRIOR TO DIGGING
 5. VERIFY DRIVEWAY LAYOUT PENDING FINAL SITE GRADING.



TYPICAL FOUNDATION WALL LEGEND:

ENTIRE FOUNDATION SYSTEM TO BE 8" CMU BASIC REINFORCING TO BE AS DETAILED ON WALL SECTIONS AND DETAILS TYP. UNLESS NOTED DIFFERENTLY ON PLANS. REFER TO DETAILS AND FOUNDATION PLAN FOR DETAILED CONSTRUCTION METHOD. INSULATION: 2" RIGID FOAM (RATED FOR BASEMENT EXPOSURE) CONTINUOUS PERIMETER OF ALL WALLS UNLESS NOTED ON PLANS

EXISTING FOUNDATION WALLS TO REMAIN AS-IS UNLESS OTHERWISE NOTED ON THE PRINTS. TO BE VERIFIED IN GOOD STRUCTURAL CONDITION PRIOR TO PLACEMENT OF NEW WALLS

FOUNDATION PLAN NOTES:

0. ALL NEW FOUNDATION WALLS TO HAVE MINIMUM REQUIRED INSULATION AS PER THE MI ENERGY CODE
 1. NEW FOOTING REBAR TO BE GROUNDED PER THE 2015 MBC VERIFY EXISTING ELECTRICAL PANEL AND NEW GROUNDING REQ. W/ ELECTRICIAN
 2. CALL MISS DIG BEFORE COMMENCEMENT OF ANY FOUNDATION EXCAVATION
 3. SOIL BEARING PRESSURE ASSUMED TO BE 2500 PSF MIN. UNLESS ACTUAL SOIL BORINGS ARE PROVIDED.
 4. ANY STRUCTURE ON THE DRAWINGS NOT COVERED BY THE TRUSS OR TJI MANUFACTURER SHALL BE VERIFIED BY AN ENGINEER AND OR PROVIDED TO ARCHITECT FOR REVIEW AND APPROVAL.
 5. OPENINGS IN CONC. MEASURED ARE ACTUAL DOOR DIMENSIONS ADD FOR ROUGH FRAMING VERIFY
 6. ALL FOOTINGS SHALL HAVE 42" COVER PENDING ENGINEERING APPROVAL PER WELL DRAINED SOILS VERIFY W/ INSPECTIONS DEPARTMENT AND ARCHITECT AS REQUIRED.

- EXISTING FOUNDATION SYSTEM DIG INSPECTION HOLE AND VERIFY WITH ARCHITECT EXISTING CONDITIONS
- EPOXY AND PIN NEW FOOTINGS & WALL TO EXISTING USE #4 BARS @ 12" O.C. VERTICAL IF EXIST. FDN WALLS ARE BLOCK, FILL CORES IF POSSIBLE / VERIFY
- EPOXY AND PIN NEW CONC. SLAB TO EXISTING USE #4 BARS @ 12" O.C. VERIFY CONDITION OF EXIST.

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



LIGHT FIXTURE SCHEDULE

- 1) ALL FIXTURE & OUTLET LOCATIONS PRELIMINARY FOR BID VERIFY ALL FINAL LOCATIONS AND NUMBER PENDING ROUGH FRAMING AND OWNER WAK-THRU
- 2) VERIFY ALL OUTLET MOUNTING HEIGHTS IN FIELD
- 3) ALL FIXTURES REQUIRING OUTLET TO BE DEDICATED VERIFY
- 4) VERIFY ALL WET LOCATION FIXTURES IN FIELD.

"c" **RECESSED CAN LIGHT:** ____ " DIA RECESSED CAN / LED LIGHT STYLE & FINISH PER SPEC VERIFY SHALLOW CLEARANCE / WET LOC. / INSULATION CONTACT

"d" **LED LIGHT:** CEILING MOUNTED LED FIXTURE SHOWN ON PLAN IN APPROXIMATE LOCATIONS TO BE VERIFIED TYP. UNLESS OTHERWISE NOTED ON THE PLANS VERIFY LIGHTING TEMP.

ELECTRICAL LEGEND:

0. ALL ELECTRICAL SPECS AND INFORMATION PENDING FINAL ELECTRICAL CONTRACTOR. DRAWINGS TO BE REVISED AS NEEDED PENDING CONTRACTOR SPECS
1. SWITCHING PENDING
2. VERIFY ALL LOCATIONS OF SWITCHES / OUTLETS PRIOR TO INSTALLATION
3. COORDINATE EXISTING LIGHTING WITH NEW PROPOSED

NEW EMERGENCY LIGHT FIXTURES FINAL PLACEMENT TO BE VERIFIED W/ INSP. DEPT & ARCHITECT IN FIELD MUST PRODUCE 1 FC @ FLOOR LEVEL. EXTERIOR EGRESS LIGHT TO BE LINKED TO INTERIOR VERIFY SPECS W/ MANUF.

ELECTRICAL NOTES:

0. ALL SWITCHING AND OUTLET LOCATIONS TO BE VERIFIED IN FIELD W/ OWNER AND W/ APPLICABLE CODES
1. IT WILL BE THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO VERIFY ALL APPLICABLE ELECTRICAL CODES.
2. VERIFY LOCATIONS OF ALL PANELS & SUB-PANELS IN FIELD.
3. IF APPLICABLE THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL EXISTING ELECTRICAL EITHER BE REMOVED OR BROUGHT INTO CODE CONFORMANCE.
4. COORDINATE WITH OTHER TRADES AND INSTALL CONDUIT BOXES TO CLEAR PIPES, DUCT OPENINGS, AND OTHER STRUCTURAL FEATURES.

DUPLEX ELECTRICAL OUTLET 18" AFF UNLESS OTHERWISE NOTED VERIFY

DUPLEX ELECTRICAL OUTLET GROUND FAULT INTERRUPTER VERIFY MOUNTING HEIGHT

IN-FLOOR OR COUNTER OUTLET VERIFY SPEC & FINISH OR SIM DUPLEX

(110 VOLT) DUPLEX ELECTRICAL OUTLET 18" AFF UNLESS OTHERWISE NOTED

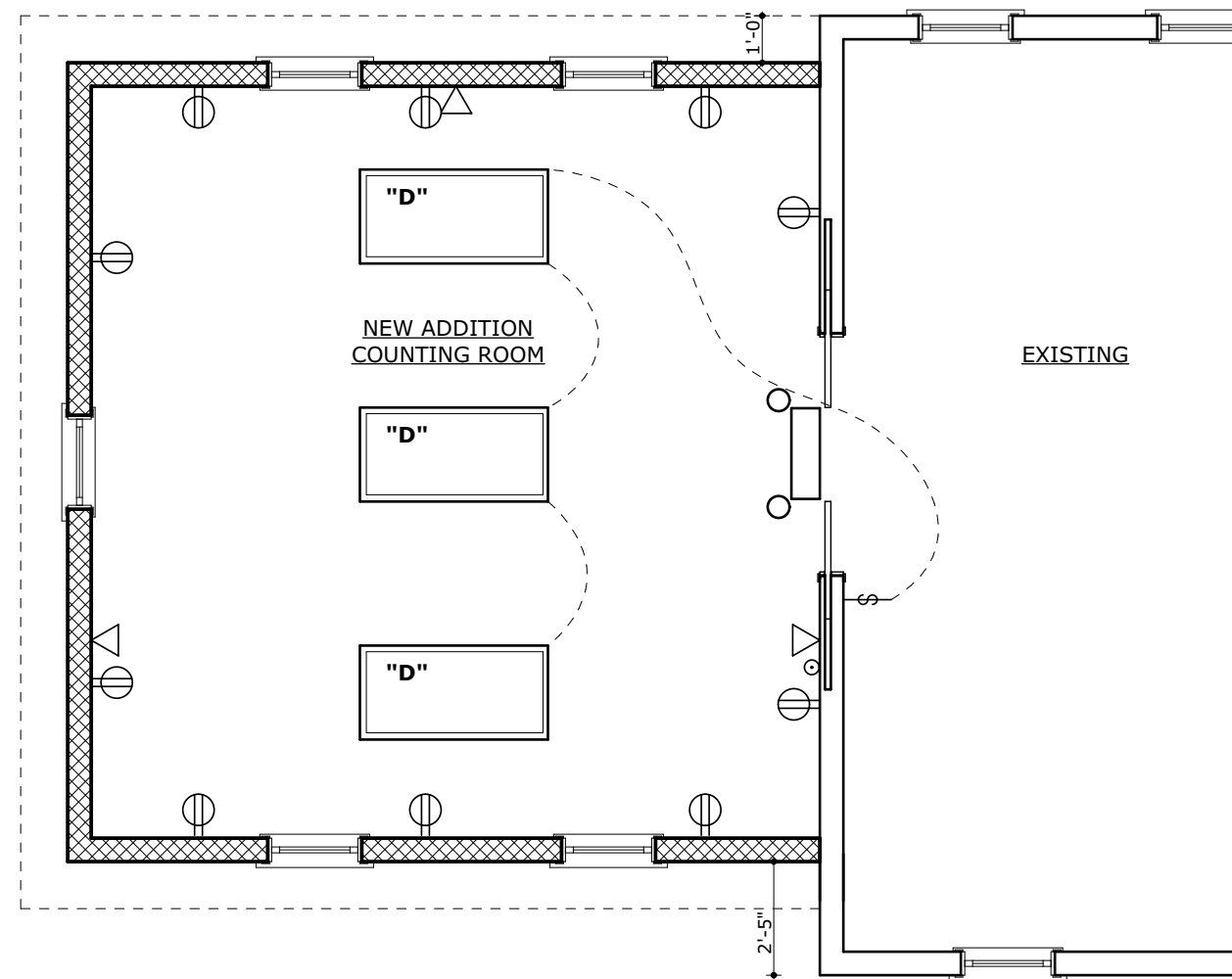
(220 VOLT) SINGLE PHASE ELECTRICAL OUTLET 18" AFF UNLESS OTHERWISE NOTED

PHONE JACK VERIFY HEIGHT AND LOCATION AND COLOR W/ OWNER

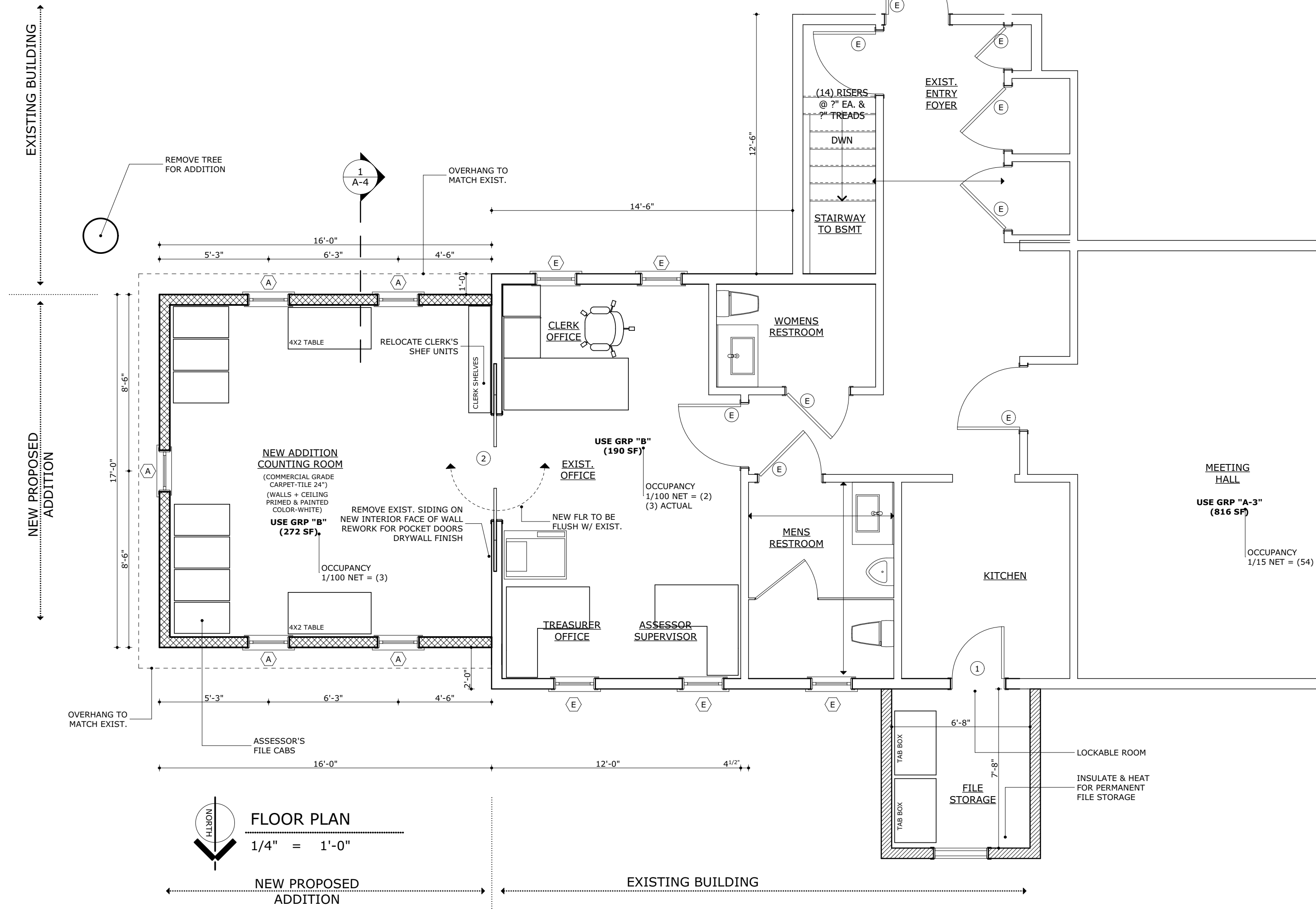
CABLE JACK VERIFY HEIGHT AND LOCATION W/ OWNER

TOGGLE TYPE SWITCH WHITE 44" AFF UNLESS OTHERWISE SPECIFIED ON PRINT VERIFY DIMMER LOCATIONS

3-WAY SWITCH WHITE TOGGLE TYPE 44" AFF UNLESS OTHERWISE SPECIFIED VERIFY DIMMER LOCATIONS



FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

GENERAL WINDOW SCHEDULE / NOTES:

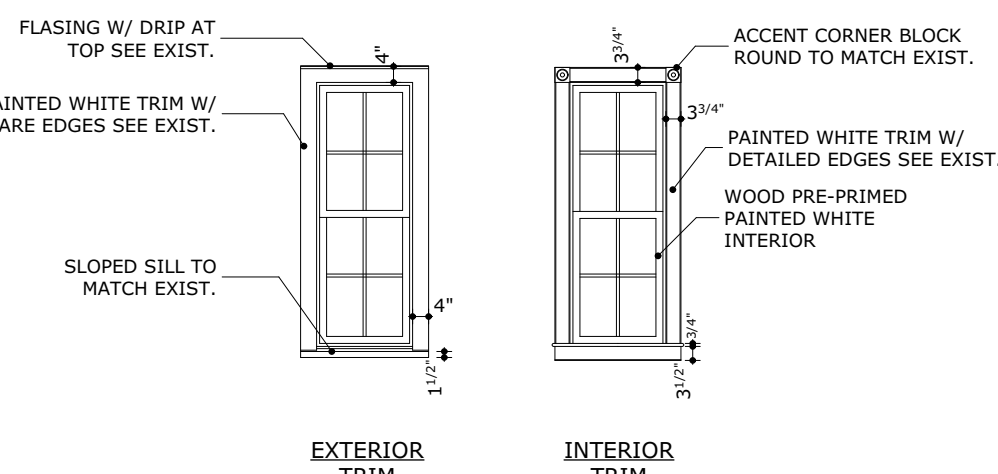
1. WINDOWS ARE ESTIMATED TO THE NEAREST INCH FOR DESIGN PURPOSES...VERIFY ALL NEW WINDOWS AND CUT SHEETS WITH ARCHITECT PRIOR TO ORDERING.
2. USE THE CLOSEST WINDOW SIZE THAT COMPARES TO THESE DRAWINGS.
3. REFER TO SPECS FOR ALL WINDOW INFORMATION REGARDING STYLE, COLOR, FINISH, HARDWARE ETC.
4. ON ALL WINDOWS W/ > 6'-0" SILL TO GRADE MUST MAINTAIN 2'-0" FROM F.L.R. TO WINDOW OPENINGS OTHERWISE PROVIDE OPENING PROTECTIVE SYSTEM TO BE VERIFIED BY ARCHITECT.
5. ANY WINDOW LESS THAN 18" FROM GLASS TO FLOOR MUST BE TEMPERED VERIFY TEMPERED GLASS WHERE REQUIRED BY CODE.
6. VERIFY ALL HAZARDOUS GLASS LOCATIONS PRIOR TO WINDOW ORDER.

Symbol	EXISTING UNIT	TO REMAIN AS-IS	A) KEEP EXISTING WINDOWS UNLESS OTHERWISE NOTED ON PLANS
(A)	DOUBLE HUNG	2'-6"W X 5'-6"H	A) MULLED AS SHOWN IN ELEVATIONS / PLAN B) TO HAVE INTEGRAL MULLIONS W/ EXTERIOR + INTERIOR GRILL TO MATCH EXIST. HISTORIC UNITS C) HARDWARE STYLE / FINISH PER EXISTING D) CLAD EXTERIOR PREFINISHED WHITE TO MATCH E) WOOD INTERIOR PREFINISHED + PAINTED TO MATCH
(B)	FIXED BASEMENT	2'-8"W X 1'-4"H	A) TYPICAL BASEMENT UNIT FIXED OR OPERABLE VERIFY

GENERAL DOOR SCHEDULE / NOTES:

1. ALL DOORS NEW AND EXISTING TO HAVE ADA APPROVED LEVER TYPE HAND SETS AND OR ADA APPROVED PANIC HARDWARE AS REQUIRED BY CODE VERIFY ALL EXISTING DOORS AND UPGRADE TO COMPLIANCE AS REQUIRED
2. ALL LOCKING HARDWARE MUST MEET CODE.
3. VERIFY ALL HARDWARE FINISH AS WELL AS DESIRED FINISH W/ OWNER AND OR ARCHITECT
4. ALL DOORS TO BE FINISHED (PAINTED OR STAINED) PER OWNERS SPECS
5. ALL DOORS TO HAVE BARRIER FREE THRESHOLDS

Symbol	GENERAL NOTES	FINISH SPEC	DOOR HARDWARE
1	INTERIOR WD DOOR	3'-0"W X 6'-8"H A) DOOR STYLE PER DRAWING / SPEC B) DOOR HARDWARE TO MATCH EXIST.	WHITE TO MATCH + ADA LEVER HANDLES + FINISH BRUSHED BRONZE TO MATCH + LOCKING HANDSET W/ DEADBOLT
2	INTERIOR DOUBLE WD POCKET DOOR	3'-0"W X 6'-8"H A) DOOR STYLE PER DRAWING / SPEC B) DOOR HARDWARE TO MATCH EXIST.	WHITE TO MATCH + ADA LEVER HANDLES + FINISH BRUSHED BRONZE TO MATCH + LOCKING BOLTS TOP + BOTTOM + INTEGRAL BLINDS
(E)	EXISTING DOOR	A) DOOR STYLE EXISTING B) DOOR HARDWARE EXISTING IF NOT ADA ACCESSIBLE THEN UPGRADE	



SQUARE FOOTAGE MATRIX:

COUNTING ROOM ADDITION:	272 SF
BASEMENT ADDITION:	272 SF
EXISTING BUILDING:	1728 +/- SF
EXISTING BASEMENT:	812 +/- SF
FIRST FLOOR NEW TOTAL:	2000 SF
BASEMENT NEW TOTAL:	353 SF

GENERAL PLAN STRUCTURAL NOTES:

0. VERIFY NEW & EXIST. FLOOR SYSTEMS TO BE FLUSH PRIOR TO SETTING CMU FOUNDATION BLOCK. ADJUST TO KEEP FLUSH (BOTH FIRST & BASEMENT FLOORS)
1. ENGINEERED FLOOR & ROOF SYSTEMS TO BE ENGINEERED BY THE TRUSS MANUFACTURER
2. ALL PLAN STRUCTURE NOT NOTED OR COVERED ON THE DRAWING SET SHALL BE VERIFIED PRIOR TO CONSTRUCTION WITH ARCHITECT OR ENGINEER
3. TYPICAL DOOR / WINDOW HEADER PENDING ENGINEERING OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON PLANS VERIFY ALL WINDOW DOOR HEADERS W/ ARCHITECT / ENGINEER IF IN QUESTION.

WALL LEGEND:

- NEW WALLS 240 (EXTERIOR CONDITIONED SPACE): STUDOS @ 16'-0" O.C. 1/2" APPROVED SHEATHING ON EXTERIOR FACE W/ HYBRID 2" SPRAY APPLIED CLOSED CELL FOAM + REMAINDER BLOW-IN CAVITY INSUL. W/ 1/2" GWB INTERIOR & PAINTED WOOD SIDING TO MATCH HISTORIC EXISTING PENDING HISTORIC APPROVAL
- NEW WALLS 244 (INTERIOR): STUDOS @ 16' O.C. 1/2" GWB BOTH SIDES UNLESS NOTED ON PLANS INSULATION OPTIONAL UNLESS SPECIFIED ON PLANS
- EXISTING WALLS TO REMAIN AS-IS UNLESS NOTED ON DESIGN PLANS
- EXISTING WALLS TO BE REMOVED

MECHANICAL NOTES:

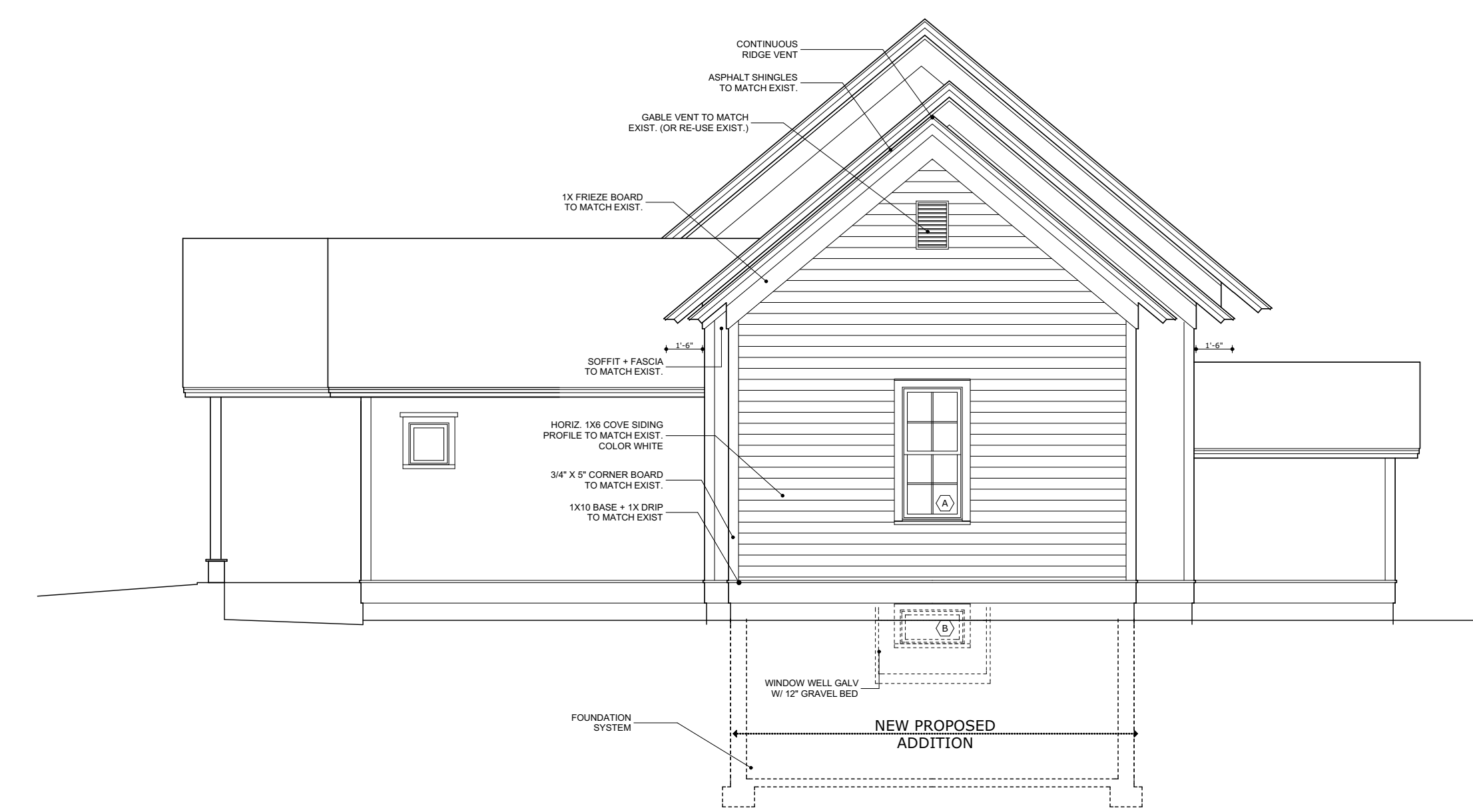
- 1) ADDITION TO HAVE FORCED AIR VERIFY EXISTING SYSTEM CAPACITY REQUIREMENTS. OTHERWISE, BID FOR NEW SYSTEM FOR WHOLE BUILDING INCLUDING BID OPTION FOR AIR CONDITIONING. BID OPTION FOR MINI-SPLIT FOR NEW ADDITION + EXISTING OFFICE SPACE (HEATING / COOLING)
- 2) EACH BIDDER SHALL DO A WALK-THRU WITH MECHANICAL CONTRACTOR PRIOR TO BIDDING.
- 3) ANY QUESTIONS SHALL BE REVIEWED WITH ARCHITECT & TOWNSHIP REP.



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



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BINGHAM TWP ADDITION
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