

PROPOSED ADDITION FOR: TONI & TRISH HOUSE FOR THE CARE OF THE TERMINALLY ILL

4699 11 MILE ROAD
AUBURN, MI 48611
WILLIAMS TOWNSHIP

PROJECT MANAGER/OWNER'S REPRESENTATIVE: JESS FITZGIBBONS
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ARCHITECT PROJECT # - 24-16

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PLUMBING
BY OTHERS
HVAC
BY OTHERS
ELECTRICAL
BY OTHERS

GENERAL NOTES:

1. THE PROJECT IS AN OWNER MANAGED, DESIGN/ CONSTRUCTION PROJECT. DRAWINGS ARE TO DEFINE SCOPE OF WORK FOR LIFE SAFETY, BIDDING, AND PERMIT SCOPE DEFINITION. THE INDIVIDUAL TRADE SUBCONTRACTORS WILL BE RESPONSIBLE FOR ALL REQUIRED SYSTEM CALCULATION, SHOP DRAWINGS ETC. REQUIRED FOR AGENCY REVIEW AND FINAL APPROVAL.
2. THE ENTIRE NEW ADDITION AND SITE WILL BE IN CONFORMANCE WITH THE STATE OF MICHIGAN ACCESSIBILITY CODE.
3. THE PROJECT CONSISTS OF A NEW BUILDING ADDITION & INTERIOR RENOVATIONS. THE WORK TO INCLUDE A NEW WOOD FRAME ADDITION & SITE WORK INCLUDING SITE GRADING, SIDEWALKS, SEEDING OF DISTURBED & AFFECTED AREAS. LANDSCAPING BY OWNER.
4. THE EXISTING BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION. OCCASIONAL OFF HOUR WORK WILL BE REQUIRED AND SAFETY CONTROL DEVICES TO SEPARATE WORK AREAS FROM OCCUPIED & PUBLIC ACCESS AREAS.
5. ALL OCCUPIED AREAS SHALL BE SEPARATED FROM CONSTRUCTION AREAS FOR DUST AND INFECTION CONTROL AS REQUIRED.
6. THE NEW ADDITION TO BE 100% 13D SPRINKLED AND HAVE A FIRE ALARM SYSTEM. SYSTEM TO BE DESIGNED AND SUBMITTED SEPARATELY BY OTHERS. TO BE TIED INTO EXISTING SYSTEM.
7. THE SELECTED SUBCONTRACTORS SHALL WORK WITH AND COORDINATE WITH ALL OTHER TRADES & SUPPLIERS. SOME MATERIALS AND TRADES SHALL BE DONATED.
8. THE ROOF FRAMING SYSTEM SHALL BE PROVIDED BY ARCHITECT APPROVED TRUSS SUPPLIER & INSTALLED BY THE CONTRACTOR. FINAL (SEALED BY A MICHIGAN LICENSED ENGINEER) CONSTRUCTION FABRICATION DRAWINGS TO BE PROVIDED BY TRUSS SUPPLIER AND SHALL BE SUBMITTED TO THE ARCHITECT AND LOCAL BUILDING AUTHORITY FOR APPROVAL PRIOR TO FABRICATION AND ERECTION.
9. DEFERRED SUBMITTALS
 - ROOF TRUSSES
 - FIRE SUPPRESSION SYSTEM
 - FIRE ALARM SYSTEM
 - NURSE CALL SYSTEM

VERIFY

CODE and ORDINANCE INFORMATION

GENERAL
THE WORK INCLUDED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CODES AND ORDINANCES:

BUILDING CODES
2015 MICHIGAN BUILDING CODE (2015 INTERNATIONAL BUILDING CODE WITH MICHIGAN AMENDMENTS)
2015 MICHIGAN UNIFORM ENERGY CODE.

BARRIER FREE CODES
2015 MICHIGAN BUILDING CODE (2015 INTERNATIONAL BUILDING CODE AS AMENDED BY MICHIGAN ICC/ANSI A117.1/ 1998)

PLUMBING CODE
2021 MICHIGAN PLUMBING CODE (2021 INTERNATIONAL PLUMBING CODE AS AMENDED BY STATE OF MICHIGAN.)

HVAC CODE
2021 MICHIGAN MECHANICAL CODE (2021 INTERNATIONAL MECHANICAL CODE AS AMENDED BY STATE OF MICHIGAN)

ELECTRICAL CODE
2023 NATIONAL ELECTRIC CODE, 2023 MICHIGAN ELECTRICAL CODE PART 8.

FIRE PREVENTION CODE
2015 INTERNATIONAL FIRE CODE.

ZONING ORDINANCE
TO COMPLY WITH WILLIAMS TOWNSHIP, AUBURN MI. BAY COUNTY

CODE
USE AND OCCUPANCY CLASSIFICATION: GROUP 'R3'

GENERAL BUILDING HEIGHT AND AREA:
HEIGHT: ACTUAL= 1 FLOOR

AREA: EXISTING BUILDING= 5,359 SF.
NEW ADDITION= 821 SF.
TOTAL = 6,180 SF.

CONSTRUCTION TYPE: VB (MBC); TYPE V(000)

FIRE RESISTANCE RATED CONSTRUCTION:		
STRUCTURAL FRAME:	0 HOUR	FIRE WALLS: REQUIRED 2 HR. AREA SEPARATION WALL
EXTERIOR WALLS:		FIRE BARRIERS: NONE REQUIRED
BEARING:	0 HOUR	SMOKE BARRIERS: NONE REQUIRED
NONBEARING:	0 HOUR	SMOKE PARTITIONS: NONE REQUIRED
INTERIOR WALLS		INTERIOR FINISHES:
BEARING:	0 HOUR	PASSAGEWAYS: TYPE B
NONBEARING:	0	CORRIDORS: TYPE B
FLOOR	0 HOUR	ROOMS AND ENCLOSED SPACES: TYPE B
ROOF	0 HOUR	

FIRE PROTECTION SYSTEM: SPRINKLED. NEW ADDITION & EXISTING ADDITION. ORIGINAL HOME- NONE.
FIRE ALARM SYSTEM: YES
AUTO FIRE DETECTION: YES
MEANS OF EGRESS: 1 NEW EXIT . EXIT TRAVEL DISTANCE OK.
OCCUPANT NUMBER:

FIRST FLOOR
6,180 SF. → 200 SF PER OCC.= 31 OCCUPANTS
ADDITIONAL OCCUPANCY - MEETING ROOM - 379 SF. →
15 SF./OCC. = 25
TOTAL = 56 OCCUPANTS

EXISTING BASEMENT
STAFF AREA ONLY. OCCUPIED BY SAME OCCUPANTS
OF FIRST FLOOR AND MAXIMUM OF 5 AT ANY TIME.
TOTAL OCCUPANTS = 62 TOTAL

EXISTS - REQUIRED= 2 ACTUAL= 5 EXISTING & NEW

ORDINANCE
ZONING DISTRICT: SITE PLAN R1- EXISTING IN COMPLIANCE
LOT SIZE: SEE CIVIL DRAWING PACKAGE BY OTHERS. 10.34 ACRES

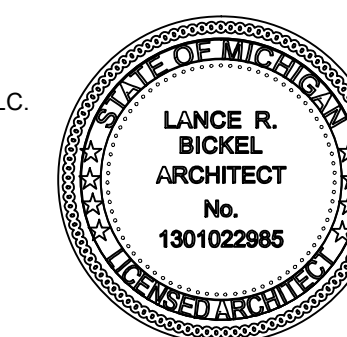
SITE REQUIREMENTS: SEE CIVIL DRAWING PACKAGE BY OTHERS.

PARKING: SEE CIVIL DRAWING PACKAGE BY OTHERS. IN COMPLIANCE

STORM WATER DETENTION: SEE CIVIL DRAWING PACKAGE BY OTHERS.

SOIL EROSION AND SEDIMENTATION CONTROL: PER LOCAL & STATE REQUIREMENTS

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NUMBER 1301022985
EXPIRATION DATE: 1-1-26



SIGNED: _____ DATE: 11-14-24 FOR REVIEW

ARCHITECT JOB #24-16

BICKEL ARCHITECTURAL DESIGN, PLC.

COVER SHEET

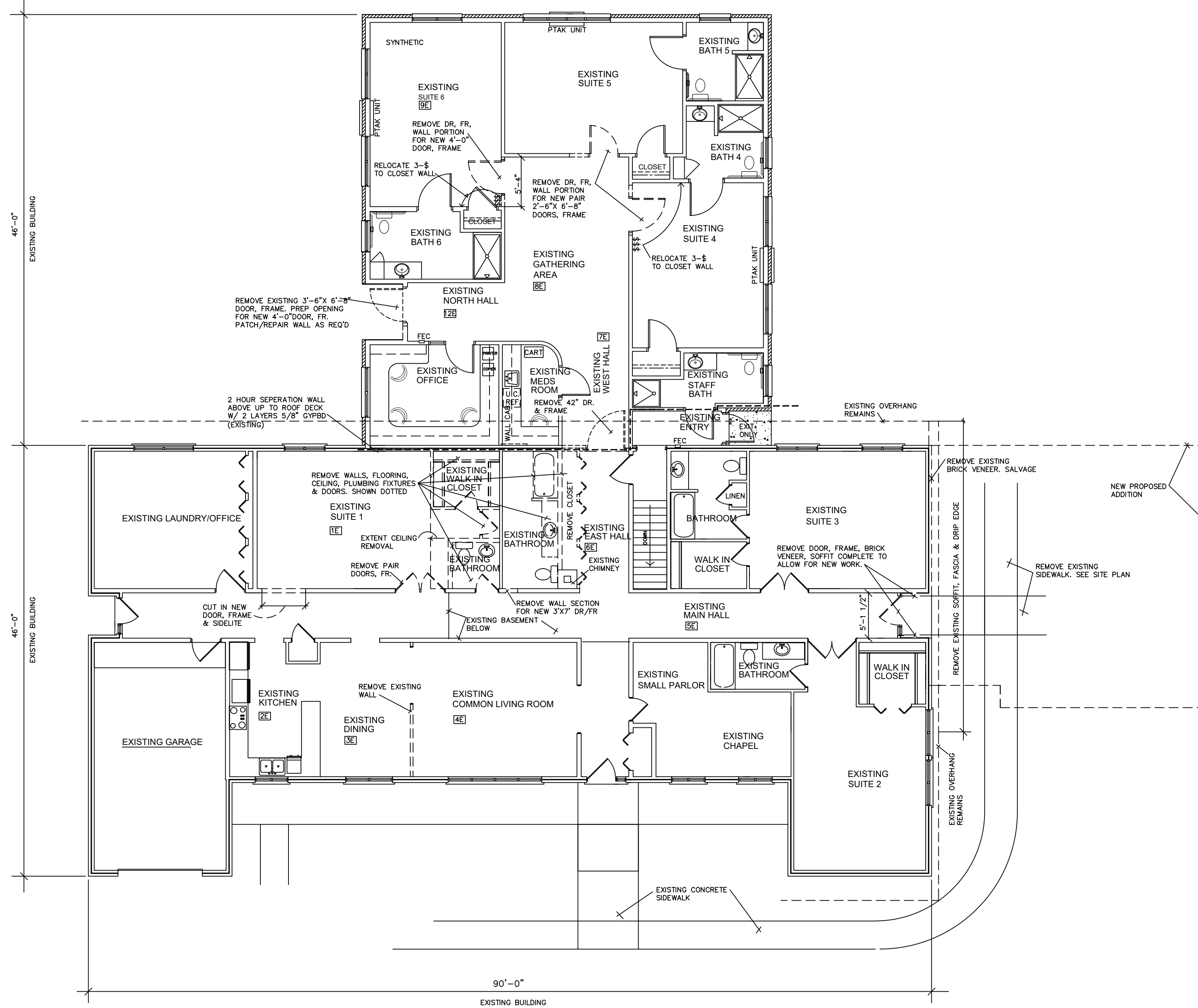
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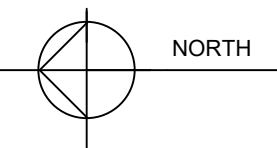
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"ARCHITECTURE — ENGINEERING — CONSTRUCTION SERVICES"



DEMOLITION PLAN

SCALE 1/8" = 1'-0"
 EXISTING BUILDING = APPROX. 5,360 SF.



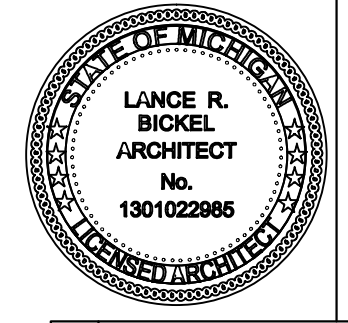
DEMOLITION PLAN NOTES:

ALL ITEMS INDICATED ON THIS DRAWING ARE EXISTING TO REMAIN AS-IS UNLESS OTHERWISE NOTED ON THE PLANS.
 ALL ITEMS INDICATED AS DOTTED AND HATCHED SHALL BE REMOVED AND/OR RELOCATED AS NOTED ON THE PLANS.
 DEMOLITION ITEMS TO BE RELOCATED OR TURNED OVER TO THE OWNER SHALL BE REMOVED IN SUCH A MANNER AS NOT TO DAMAGE THEM. RELOCATED MATERIALS SHALL BE STORED UNTIL SCHEDULED TO BE REINSTALLED IN NEW LOCATIONS.
 ALL DEMOLITION ITEMS NOT BEING RELOCATED SHALL BE OFFERED TO THE OWNER IF THE OWNER DOES NOT WANT THEM THEY SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR REMOVAL AND DISPOSAL.
 (NO) REMOVAL OF ASBESTOS OR ANY MATERIALS CONTAINING ASBESTOS SHALL BE PERFORMED UNDER THIS CONTRACT. IF ENCOUNTERED IMMEDIATELY CONTACT THE OWNERS REP. FOR REMOVAL AND DISPOSAL.
 PROVIDE TEMP. PROTECTION FROM SPREAD OF DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION IN ALL DISTURBED AREAS.
 SALVAGE EXISTING BRICK VENEER
 SALVAGE ALL EXISTING HARDWARE

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FOR REVIEW	
11-14-24	

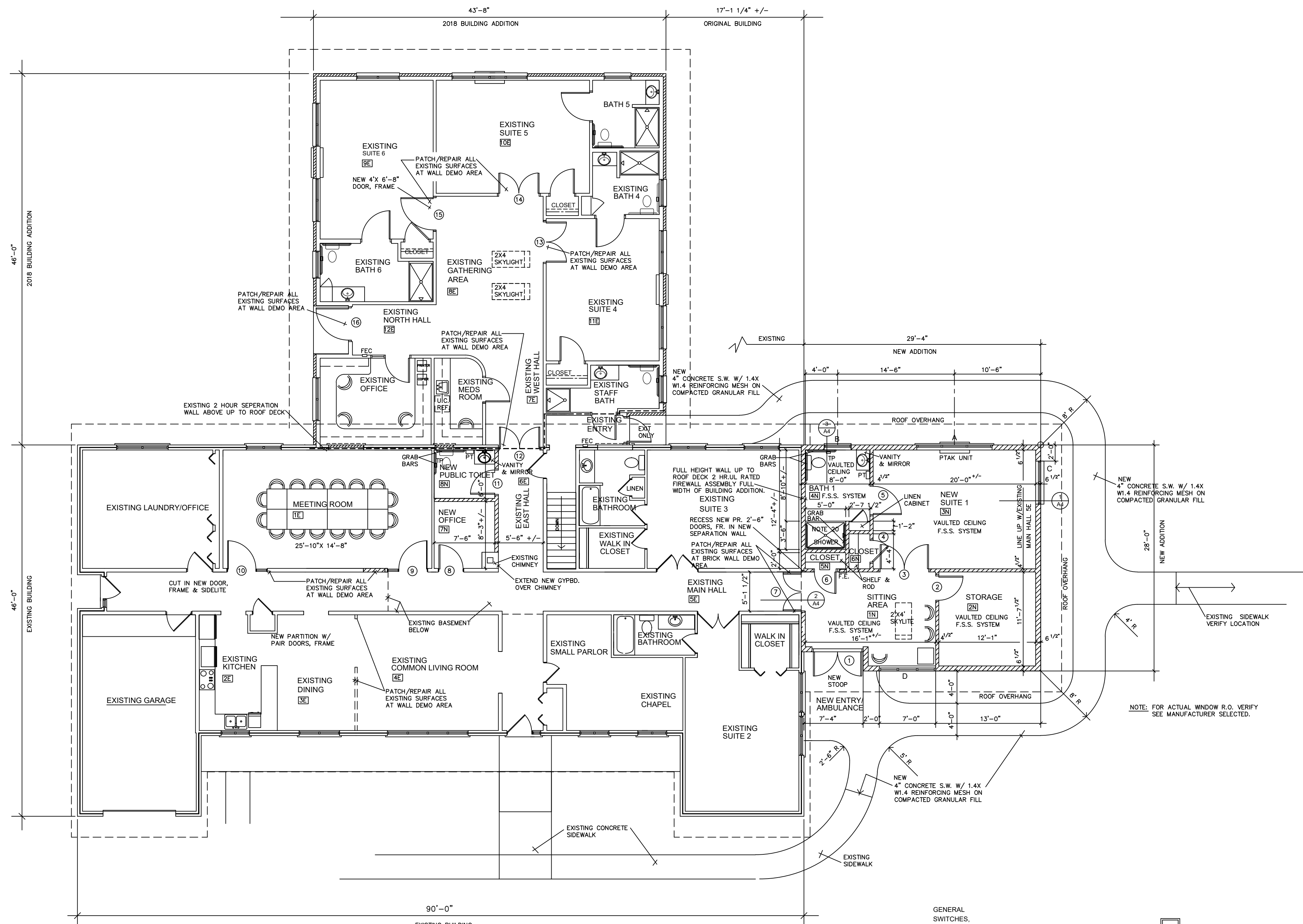
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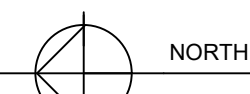
PROPOSED ADDITION
 TONI AND TRISH HOUSE
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A1



FLOOR PLAN

SCALE 1/8" = 1'-0"
 EXISTING BUILDING = APPROX. 5,359 SF.
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 TOTAL BUILDING = 6,180 SF.

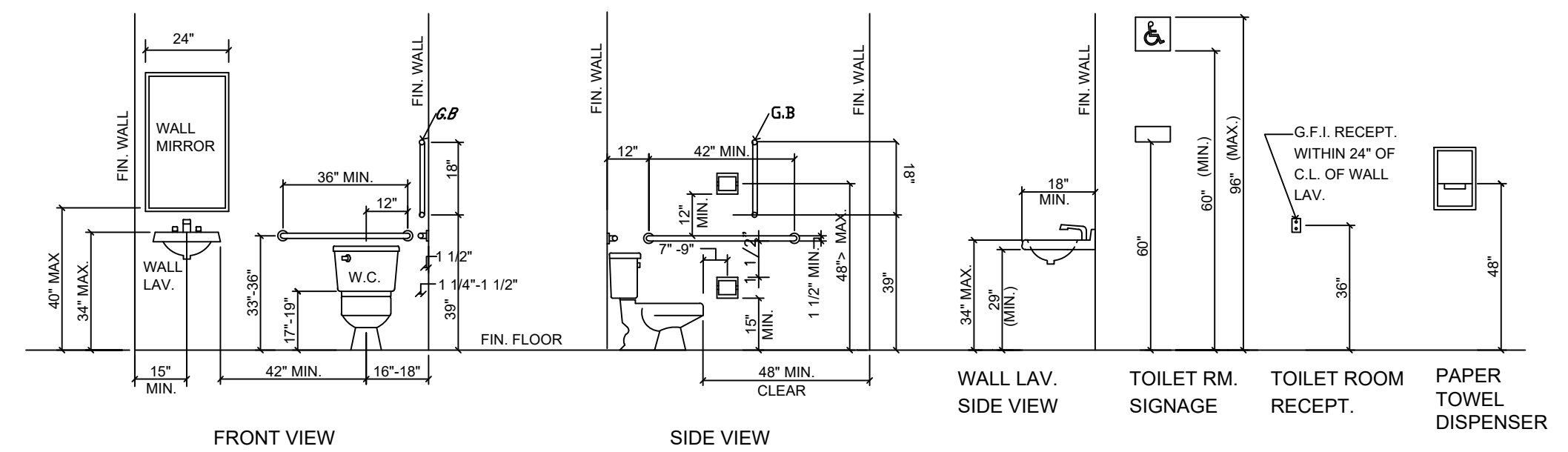
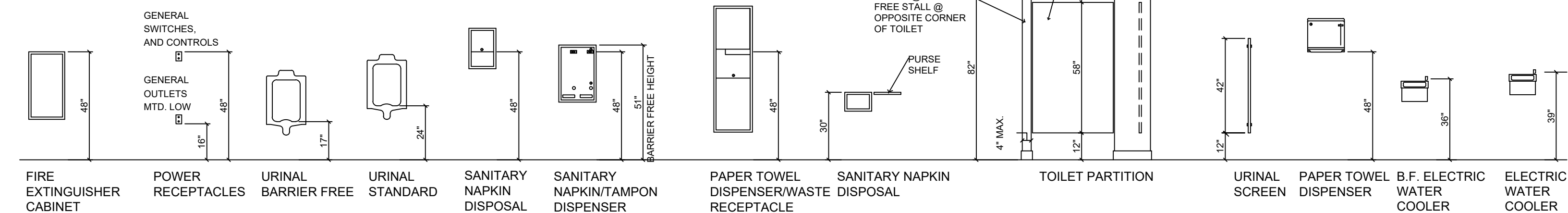


GENERAL NOTES:

- ALL INTERIOR WALLS THICKNESS SHALL BE 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPBD BOTH SIDES FULL HEIGHT SOUND BATTS REQUIRED AT ALL INTERIOR WALLS. ALL EXTERIOR WALL THICKNESS SHALL BE 2X6 WOOD STUDS @ 16" O.C. WITH 1/2" GYPBD ON INTERIOR SIDE, 5/8" OSB ON EXTERIOR W/ 6" BATT INSULATION FULL HEIGHT.
- BRICK VENEER TO MATCH EXISTING WHERE INDICATED ON DRAWINGS. TOOTH IN NEW WORK. PAINT NEW GYPBD ON EXISTING OPPOSITE WALL AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
- WHERE DIFFERENT FLOOR COVERINGS OCCUR BETWEEN AREAS, MAKE TERMINATIONS AT CENTER OF DOOR OPENINGS.
- FLOOR COVERINGS & WALL FINISHES SHALL CONTINUE BEHIND AND UNDER CABINETS/ MILLWORK TAPE AND SEAL ALL JOINTS IN GYP. BD.
- FURNISH AND INSTALL ALL BARRIER FREE SIGNS
- SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT AND ACCESSORIES BEING FURNISHED ON THIS PROJECT FOR APPROVAL.
- SUBMIT COLOR SAMPLES FOR ALL MATERIAL AND EQUIPMENT AND ACCESSORIES BEING FURNISHED ON THIS PROJECT FOR APPROVAL.
- DURING CONSTRUCTION A COMPLETE SET OF DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES FOR AS BUILTS SHOWING ALL CONSTRUCTION CHANGES. THIS SET SHALL BE FOR ALL TRADES AND SHALL BE SUBMITTED UPON COMPLETION.
- ALL PARTITIONS SHALL BE FIRMLY ANCHORED AND BRACED
- FURNISH AND INSTALL ACCESS PANELS BY EACH TRADE.
- FIRE DAMPERS SHALL BE FURNISHED AND INSTALLED BY THE M.C. WHERE THEY OCCUR

GENERAL NOTES CONTINUED:

- CAULKING BY EACH TRADE
- PROVIDE MISC. FRAMING AROUND ALL OPENINGS THRU WALL FOR ALL TRADES
- TAPE AND SEAL ALL JOINTS IN GYP. BD., PROVIDE CONTROL JOINT PER MANUF.
- INSTALL CORNER BEADS ON ALL OUTSIDE CORNERS OF GYPSUM BOARD. GYP. BD TERMINATING AT DIS-SIMILAR MATERIALS SHALL HAVE METAL TRIMS
- MAINTAIN CONTINUITY OF ALL FIRE PARTITIONS AND CEILINGS, WHERE INTERSECTIONS, ETC. OCCUR WITH NON-RATED.
- CONSTRUCT ALL FIRE RATED PARTITIONS AND CEILINGS PER MANUFACTURERS RECOMMENDATIONS TO MEET ASSEMBLIES INDICATED. TAPE AND FINISH FULL HEIGHT, SEAL ALL PENETRATIONS
- ALL GENERAL BUILDING SIGNAGE NOT REQUIRED BY CODE SHALL BE BY THE OWNER. (N.I.C.)
- SHOWER UNIT IN NEW BATH 4N TO PREMANUFACTURED W/ REQUIRED A.D.A. ACCESSORIES.



TYPICAL FIXTURE AND ACCESSORY ELEVATIONS

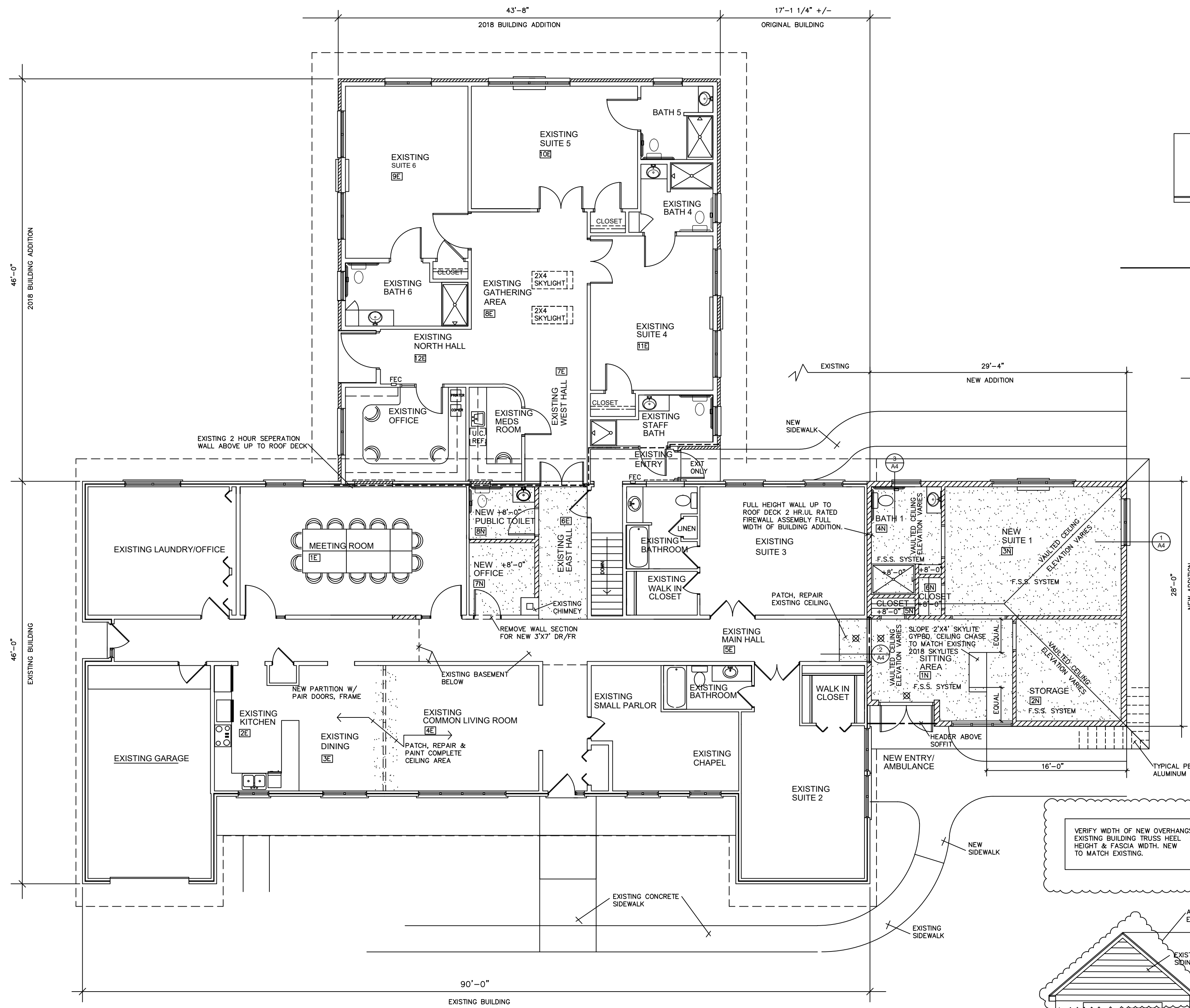
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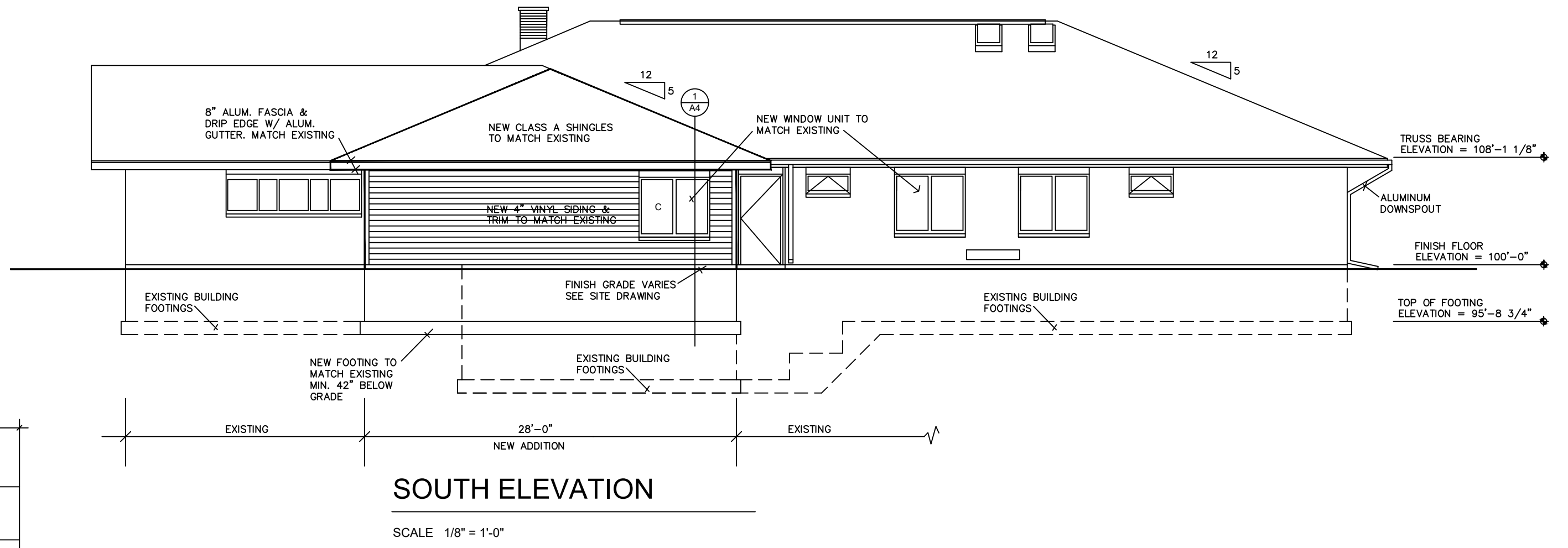
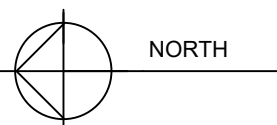


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CEILING PLAN

SCALE 1/8" = 1'-0"
 EXISTING BUILDING = APPROX. 5,359 SF.
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SOUTH ELEVATION

SCALE 1/8" = 1'-0"

CEILING NOTES:

- ALL FINISHED CEILINGS SHALL BE 5/8" GYPSUM BOARD, APPLIED TO BOTTOM OF SOISSORS EXCEPT WHERE NOTED (CLOSETS, ENTRY). HEIGHTS AS NOTED.
- MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIRE DAMPERS REQUIRED IN FLOORS AND WALLS WHERE RATINGS OCCUR.
- SEAL ALL PENETRATIONS THRU FIRE RATED WALLS, FLOORS, CEILINGS WITH APPROVED MATERIALS EQUAL TO THE FIRE RATINGS OF THE ADJACENT CONSTRUCTION.
- ALL FIXTURES, TRIMS, GRILLES, DIFFUSERS AND MISC. DEVICES TO MATCH CEILING COLOR.
- SEE DRAWING A-1 FOR NEW WALL PARTITION LAYOUT DIMENSIONS AND TYPES ON PLAN.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS (BY OTHERS) FOR NEW WORK TO BE PERFORMED RELATING TO EACH TRADE.
- REFLECTED CEILING PLANS ARE FOR EXACT LOCATIONS AND COORDINATION OF CEILING MOUNTED, LIGHTS, GRILLES, ETC. QUANTITIES, SIZES, ETC. SHALL BE PER EACH INDIVIDUAL TRADE RELATED DRAWINGS.
- CAULKING SHALL BE BY EACH INDIVIDUAL TRADE.
- PROVIDE FULL HEIGHT HIGH DENSITY SOUND BATTS AT ALL INTERIOR STUD PARTITIONS THROUGHOUT, FLOOR TO BOTTOM OF STRUCTURE.
- DRYWALL- REGULAR 1/2" THICK AT WALLS (2 LAYERS 5/8" BOTH SIDES @ 2 HR. RATED SEPERATION WALLOR AS UL ASSEMBLY) & 5/8" ALL CEILINGS.

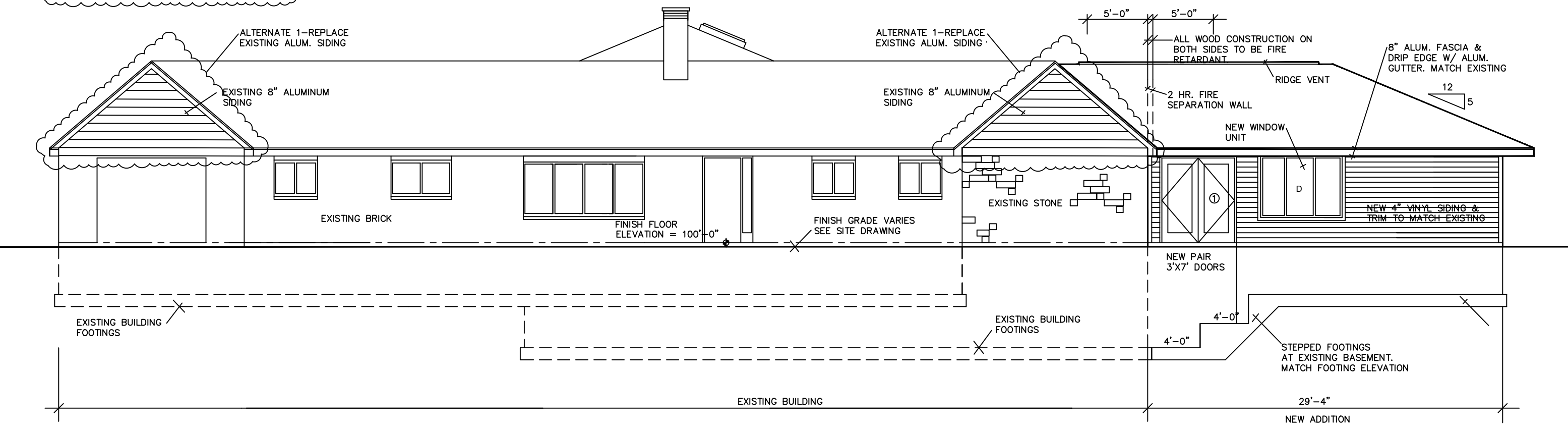
DRAWING LEGEND:

- INDICATES GYPSUM BOARD CEILING PAINTED
- INDICATES 2X4 FLUORESCENT LIGHT FIXTURE IN CEILING
- INDICATES 2X2 FLUORESCENT LIGHT FIXTURE IN CEILING
- INDICATES 1X4 FLUORESCENT LIGHT FIXTURE (EXISTING)
- INDICATES RECESSED INCANDESCENT OR H.I.D. LIGHT FIXTURES IN CEILING OR SOFFIT
- INDICATES EXIT LIGHT IN CEILING
- INDICATED SUPPLY AIR GRILLE
- INDICATED EXHAUST GRILLE
- SPEAKER
- DETECTOR

UL ASSEMBLIES - WALL TYPES

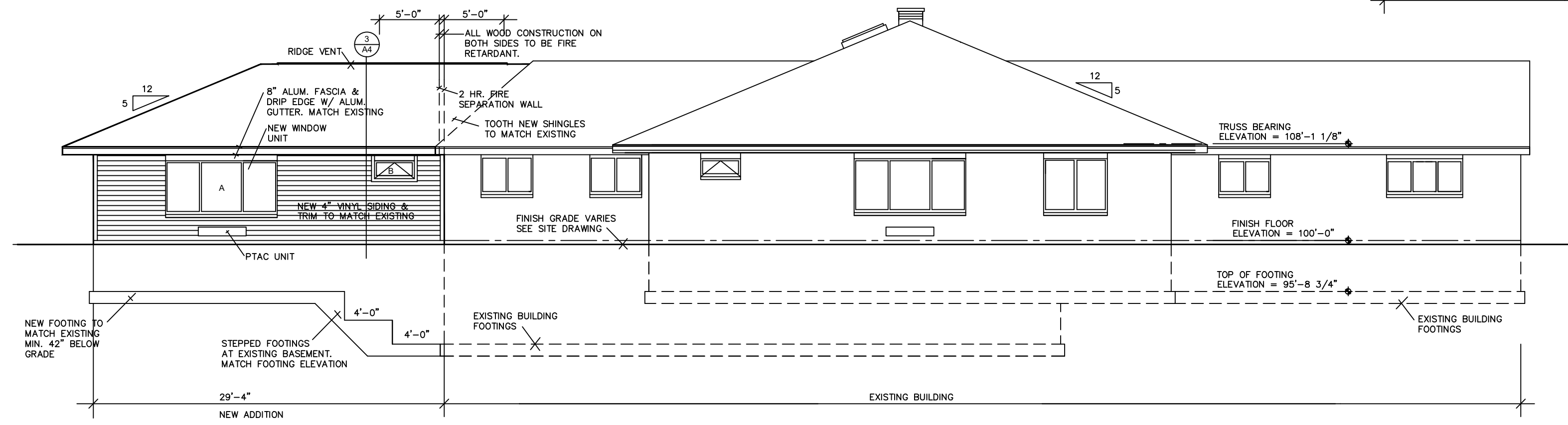
TYPE 2 2 HR. =

VERIFY WIDTH OF NEW OVERHANGS, EXISTING BUILDING TRUSS HEEL HEIGHT & FASCIA WIDTH. NEW TO MATCH EXISTING.



WEST ELEVATION

SCALE 1/8" = 1'-0"

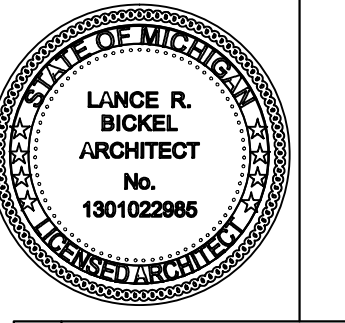


EAST ELEVATION

SCALE 1/8" = 1'-0"

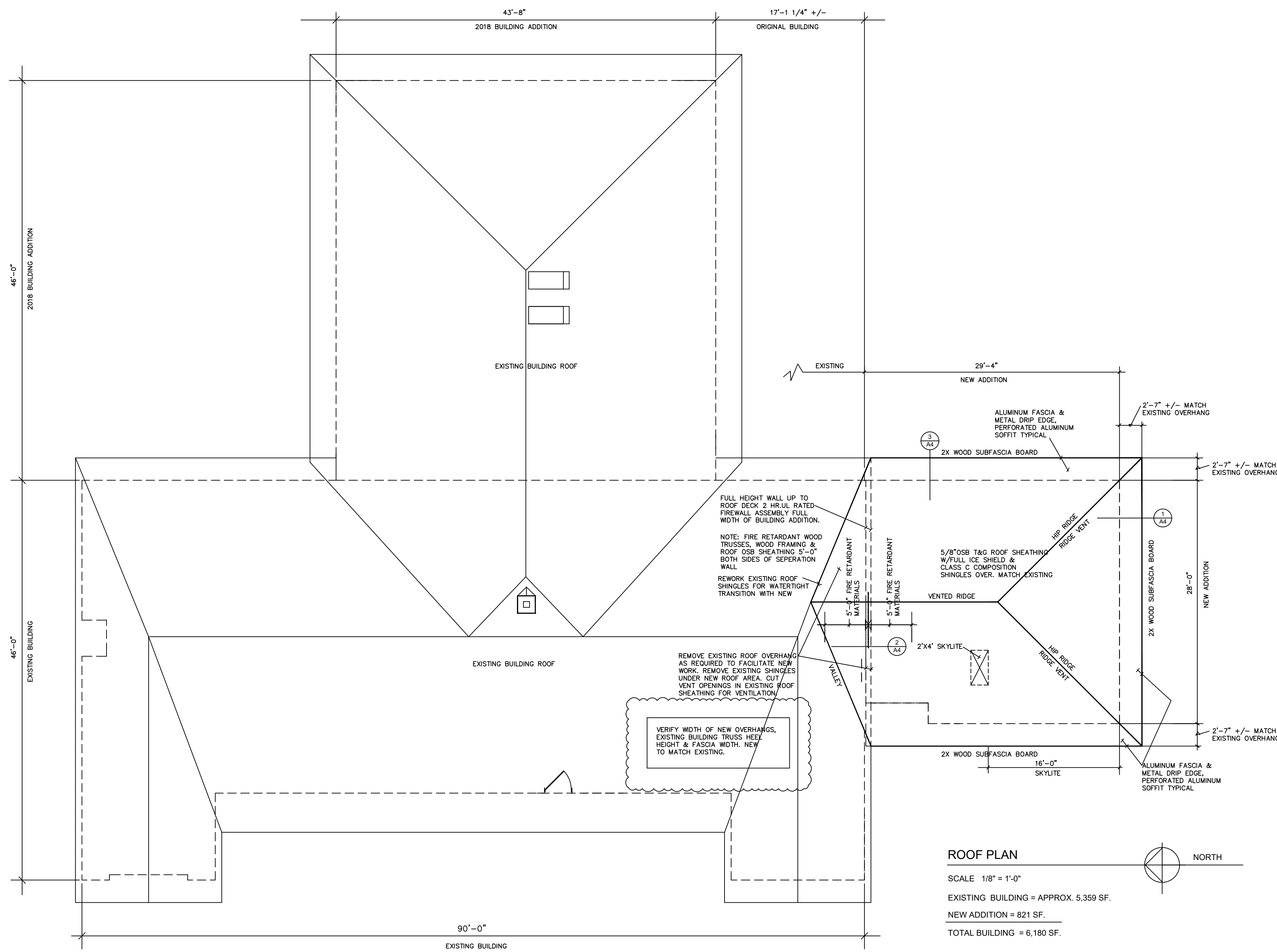
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A3

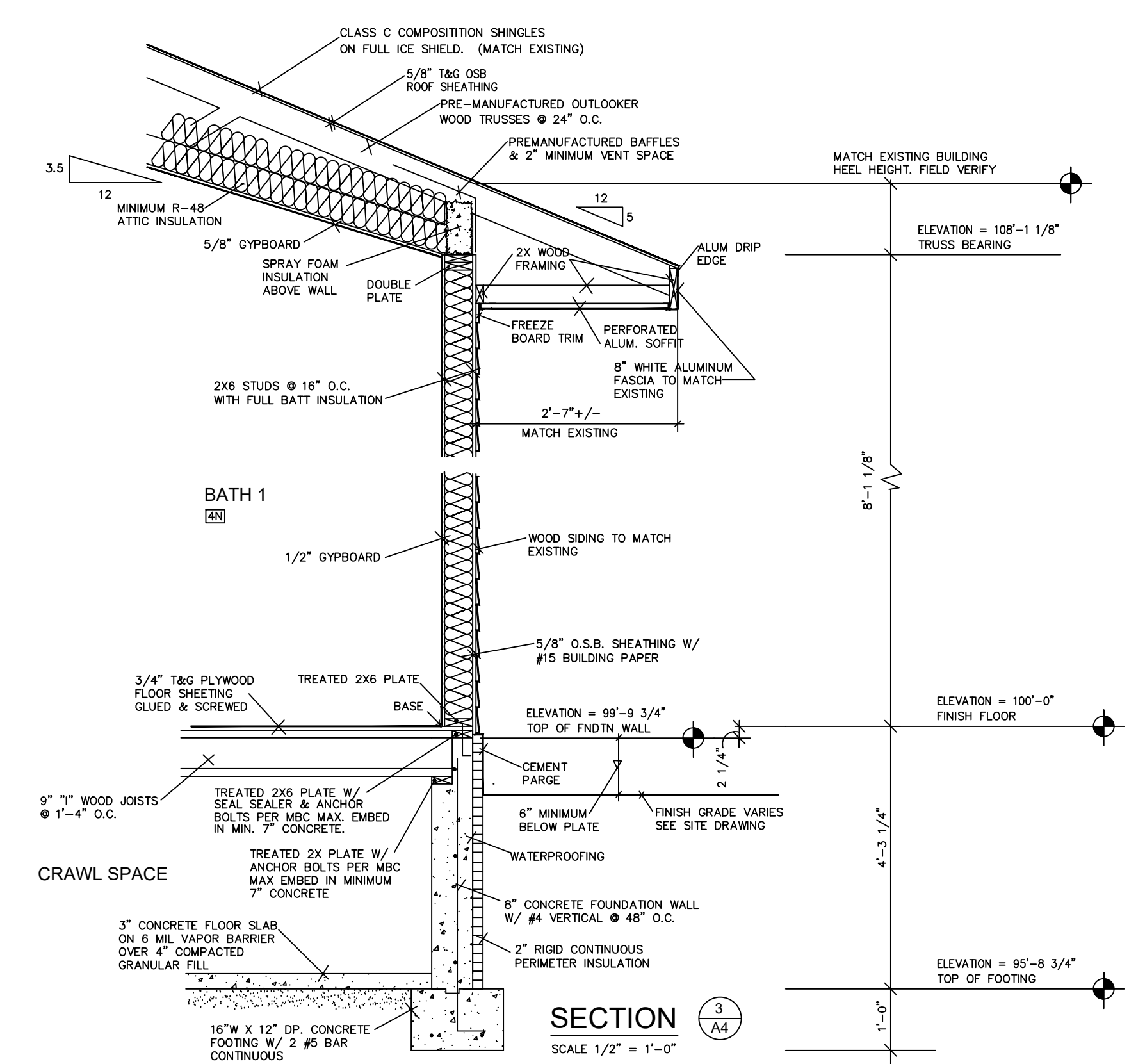


ROOF PLAN
 SCALE 1/8" = 1'-0"
 EXISTING BUILDING = APPROX. 5,359 SF.
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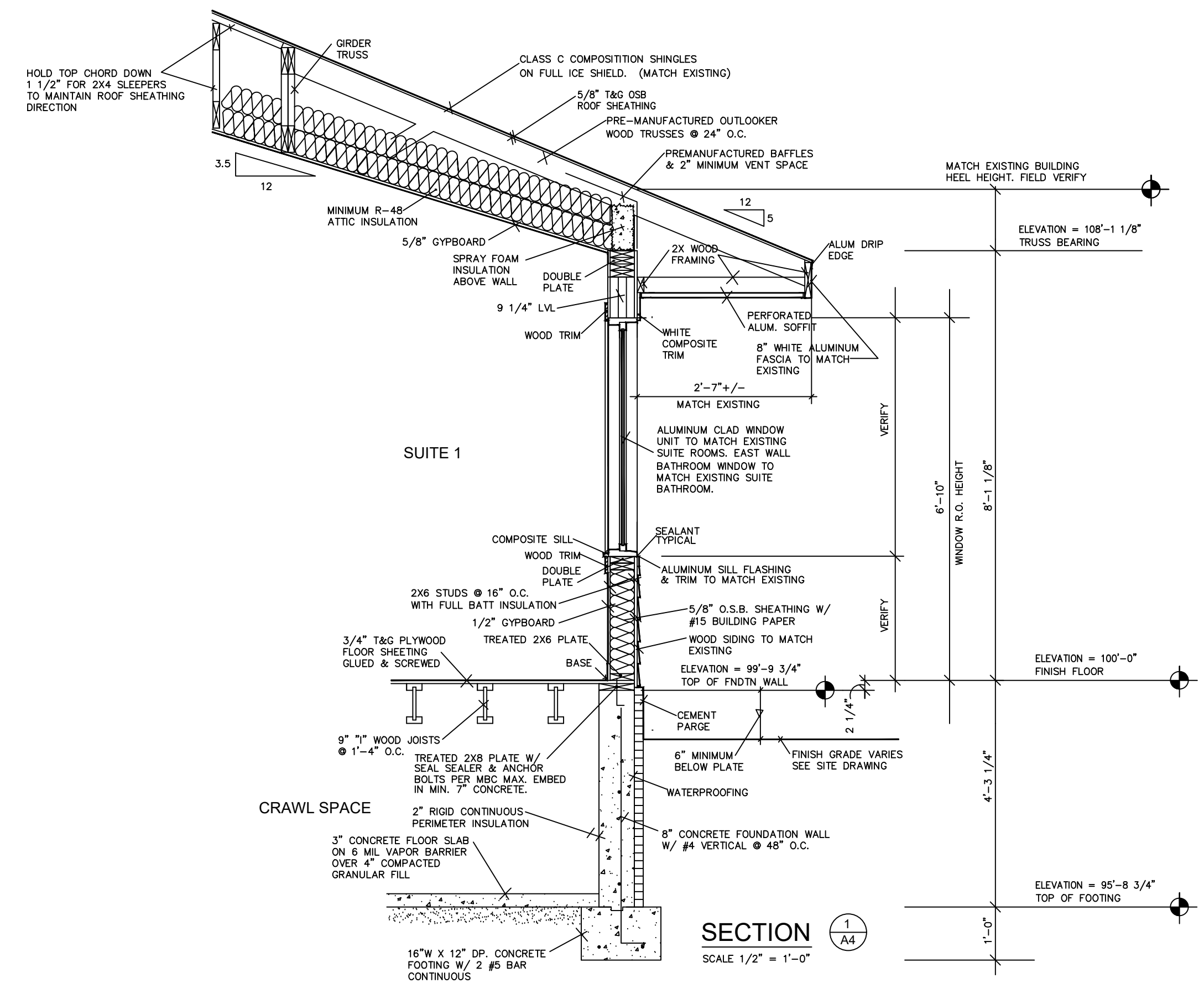
ROOF NOTES

- ADJUST ALL ROOF PENETRATION LOCATIONS TO THE NEAREST OPENING BETWEEN TRUSS OR FRAMING MEMBERS WHERE POSSIBLE. SEE DRAWINGS FOR EXACT LOCATIONS. COORDINATE ALL REQUIRED EQUIPMENT PENETRATIONS WITH MECHANICAL & ELECTRICAL CONTRACTORS.
- PROVIDE POSITIVE DRAINAGE FOR ALL AREAS ON ROOF. PROVIDE TAPERED INSULATION SADDLES, ETC. AS REQUIRED.
- PROVIDE AND INSTALL ALL FLASHINGS, METAL TRIM, GUTTERS AND MISC. ACCESSORIES FOR COMPLETE AND WATER TIGHT ROOF SYSTEM.
- ROOF EDGE TO BE LEVEL AROUND ENTIRE PERIMETER OF EACH ROOF LEVEL. BUILDING COLORS TO MATCH EXISTING.
- CLASS "C" COMPOSITION SHINGLES TO MATCH EXISTING BUILDING. 340#/SQ. OVER FULL ICE SHIELD WITH ALL MATCHING DRIP EDGES, EAVE CLOSURES, FASTENERS & MISC. FLASHING, COPING, SADDLES, ETC.; 5/8" OSB SHEATHING AT PITCHED ROOF. ALL SHINGLES SHALL BE NAIL DOWN. STAPLES ARE NOT ACCEPTABLE. MATCH EXISTING.
- PROVIDE FIRE RETARDANT 5/8" SHEATHING 5'-0" EACH SIDE OF SEPARATION WALL.
- ALL PENETRATION, FLASHING, EXPANSION, CONTROL JOINT AND CURB DETAILS SHALL BE IN ACCORDANCE WITH MANUFACTURER STANDARD DETAILS.
- ROOF SUBCONTRACTOR SHALL PROVIDE FLASHING & COUNTERFLASHING AT ALL VERTICAL WALL/ROOF CONDITIONS.
- THE DRAWING IS FOR DEFINITION OF GENERAL SCOPE WORK. THE ROOFING SUBCONTRACTOR SHALL FIELD INVESTIGATE AND SHALL BE RESPONSIBLE FOR FINAL DETAILS, FOR ALL FLASHINGS, COUNTERFLASHINGS, ROOF EDGE DETAILS, ETC. AND SUBMIT TO ARCHITECT.
- ALL SOFFITS TO BE FULLY PERFORATED PREFINISHED .032 ALUMINUM, 12" O.C. SEAMS WITH CONCEALED FASTENERS.

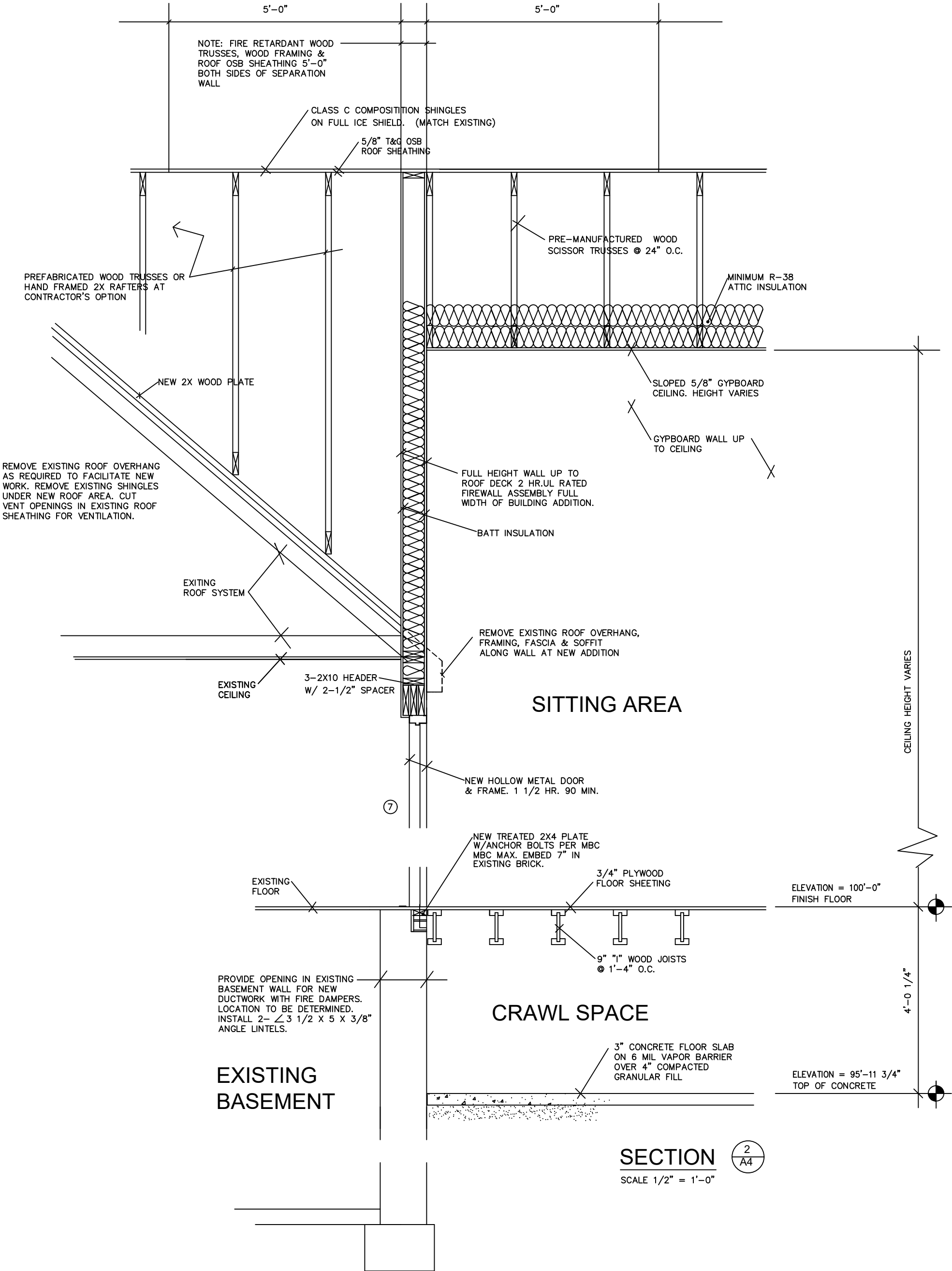
WOOD FRAMING
 SEE S1
MISCELLANEOUS
 SEE S1



SECTION 3
 SCALE 1/2" = 1'-0"



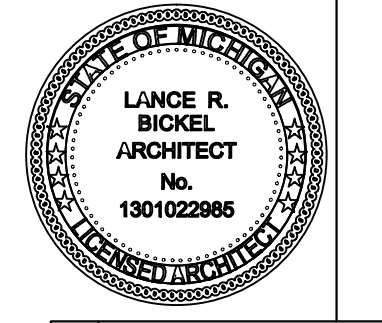
SECTION 1
 SCALE 1/2" = 1'-0"



SECTION 2
 SCALE 1/2" = 1'-0"

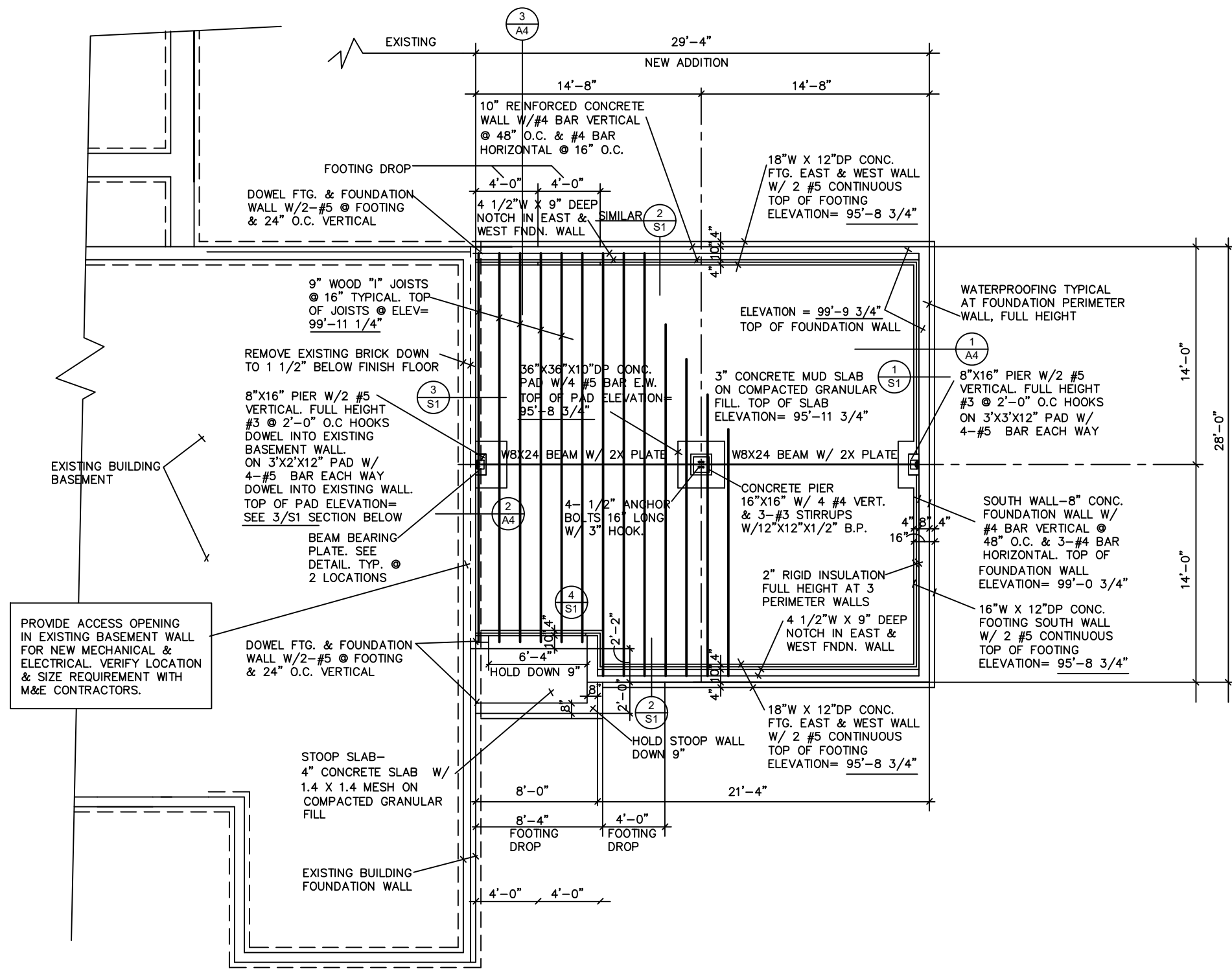
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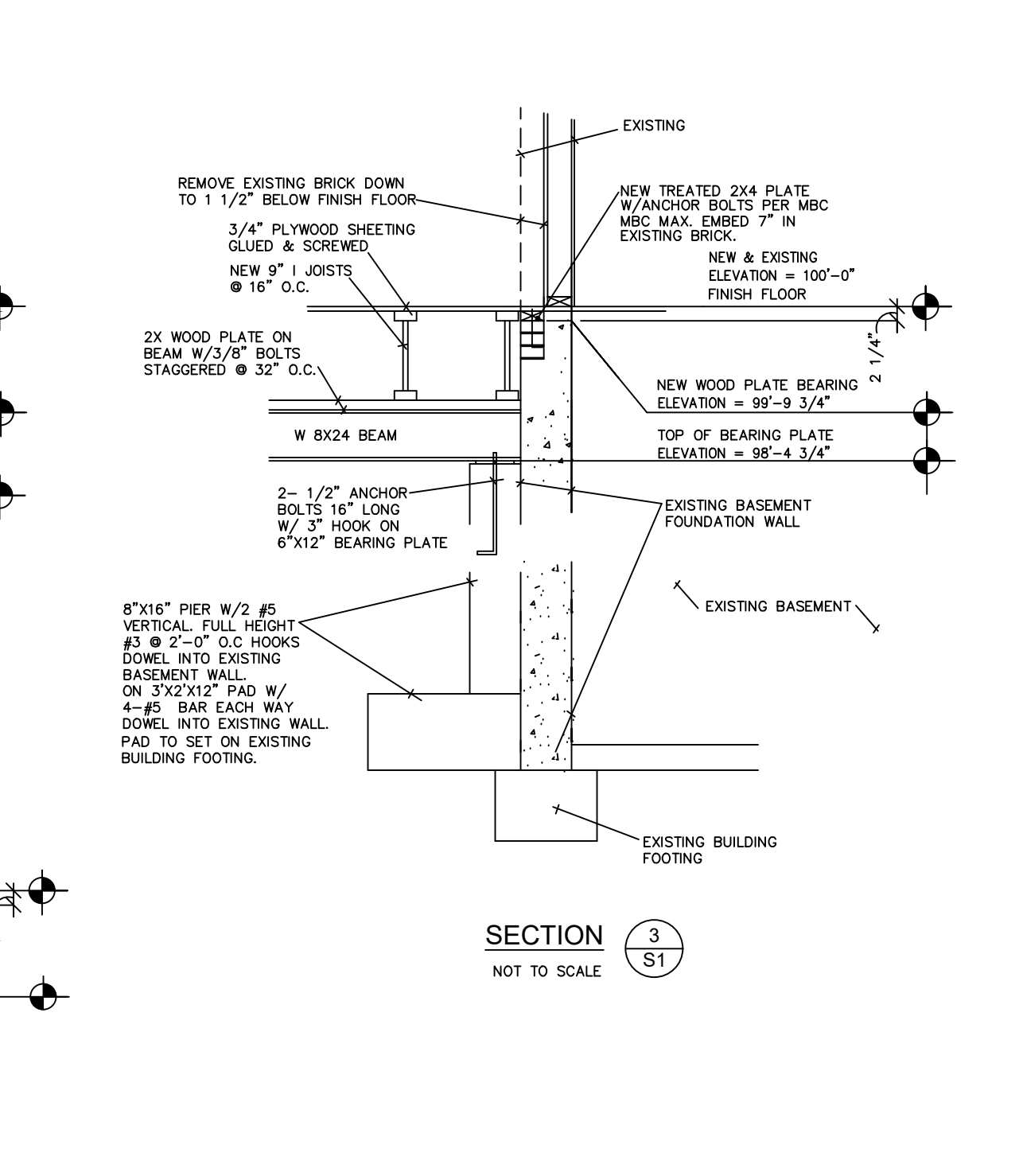
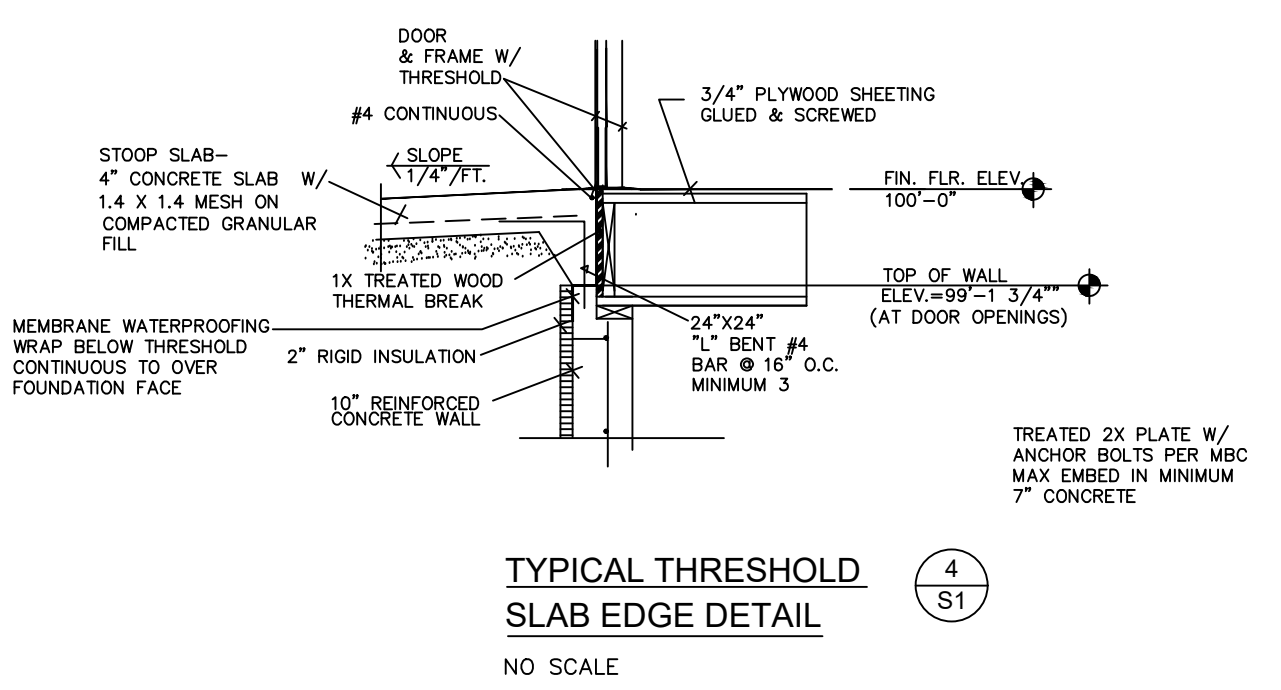
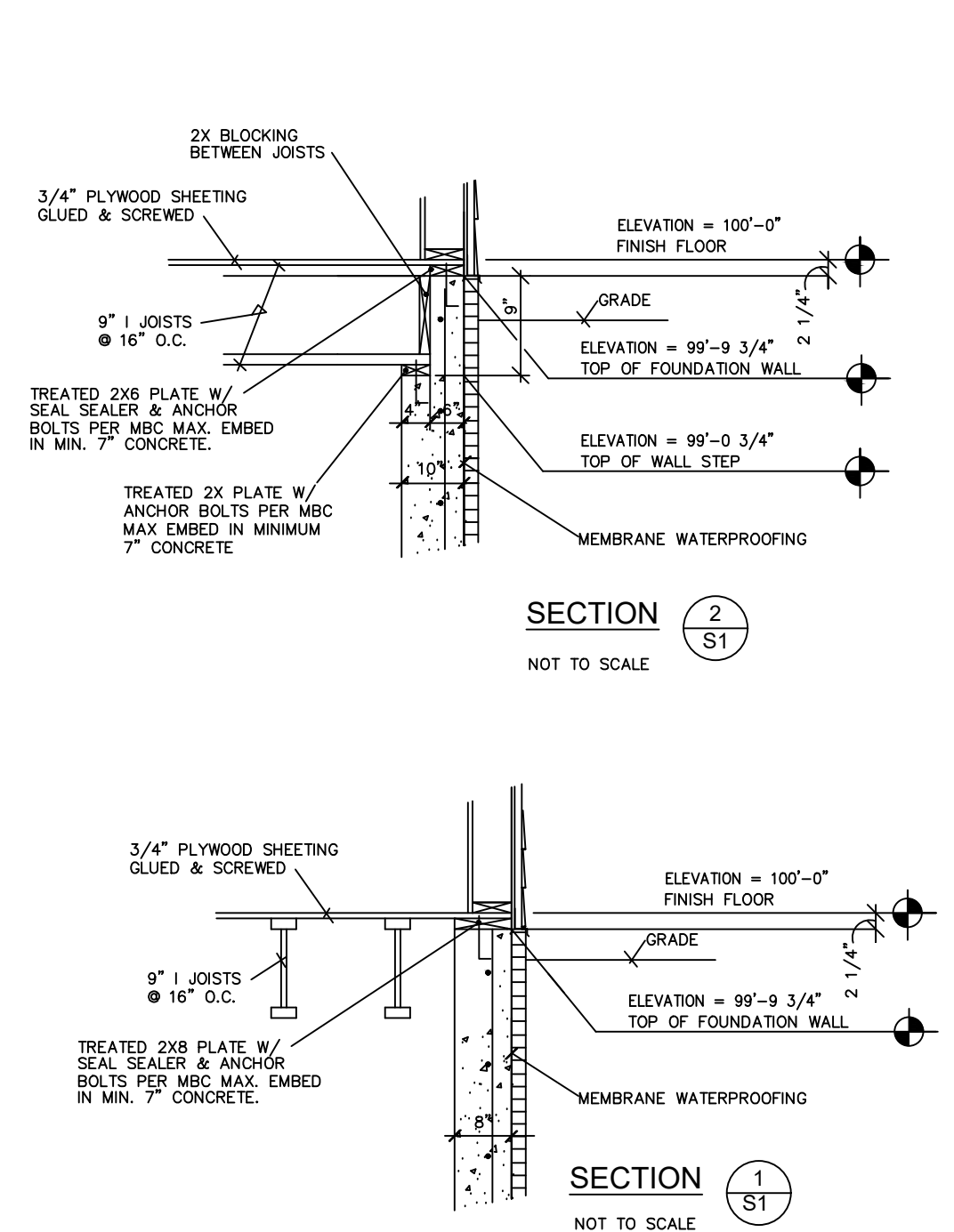
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FOUNDATION PLAN & FLOOR FRAMING PLAN

SCALE 1/8" = 1'-0"
 EXISTING BUILDING = APPROX. 5,359 SF.
 NEW ADDITION = 821 SF.
 TOTAL BUILDING = 6,180 SF.

BEAM BEARING PLATE



FOUNDATIONS

1. THE FOUNDATIONS HAVE BEEN DESIGNED BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2,500 PSF. ACTUAL BEARING CAPACITY SHALL BE TESTED BY AN INDEPENDENT TESTING SERVICE TO VERIFY CAPACITY UPON EXCAVATION TO DESIGN ELEVATIONS.
2. SPREAD FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUSTAINING A NET ALLOWABLE BEARING PRESSURE OF 25 KIP FOR INDIVIDUAL COLUMN FOOTINGS AND 20KIP FOR CONTINUOUS WALL FOOTINGS UNDER FULL SERVICE LIVE AND DEAD LOADS.
3. FOOTINGS MAY BE POURED INTO AND EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
4. ALL BEARING MATERIAL SHALL BE TESTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTINGS ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
5. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 42" BELOW FINAL EXTERIOR GRADE FOR FROST PROTECTION.
6. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACK FILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
7. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
8. VERIFY USE AND EXTENT OF PERIMETER INSULATION W/ ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION OF FOUNDATIONS. INSTALL PERIMETER INSULATION 2" THICK X FULL HEIGHT OF FOUNDATION.
9. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS & LIFT STATIONS.
10. CONTRACTOR SHALL SUBMIT A CONTROL JOINT & CONSTRUCTION JOINT PLAN FOR APPROVAL, PRIOR TO POURING SLAB & WALLS.

GENERAL NOTES:

- DESIGN
1. BUILDING CODE- IBC2015 (2015) MBC
 2. ROOF DEAD AND LIVE LOAD- TO LIVE 30 PSF
 3. UNBALANCED SNOW (Pg) 35 PSF
 4. TO DEAD 7.00 PSF
 5. BC LIVE 0.00 PSF
 6. BC DEAD 10.0 PSF
 7. LIVE DUR L=1.15 P=1.15
 8. SNOW DUR L=1.15 P=1.15
 9. WIND LOADS- 115 MPH, EXPOSURE C
 10. SEISMIC- OCCUPANCY CATEGORY II
 11. FLOOR LIVE LOADS- 50 PSF
 12. SOIL BEARING - 2,500 PSF ASSUMED

CONCRETE

1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH AND DENSITY, IN ACCORDANCE WITH THE FOLLOWING
- | | STRENGTH | DENSITY |
|----------------------------------|----------|---------|
| | PSI | PCF |
| INTERIOR SLABS | 3000 | 145 |
| EXTERIOR SLABS, CURBS, SIDEWALKS | 3000 | 145 |
| ALL OTHER CONCRETE(U.N.O.) | 3000 | 145 |
2. SLUMP OF CONCRETE SHALL NOT EXCEED 4" UNLESS A HIGH RANGE WATER-REDUCING ADMIXTURE IS USED. THE SLUMP OF CONCRETE PRIOR TO ADDITION OF HIGH RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 4". THE SLUMP OF CONCRETE CONTAINS A HIGH RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 10".
 3. CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED. AIR CONTENT SHALL BE BETWEEN 4 AND 8 PERCENT.
 4. THE COARSE AGGREGATE SIZE SHALL BE #57 OR LARGER
 5. THE MIN. PORTLAND CEMENT CO. (ASTM C150) OF ALL CONCRETE SHALL CONFORM TO THE FOLLOWING TABLE.
- | STRENGTH (PSI) | MINIMUM CEMENT CONTENT (POUNDS PER CUBIC YARD) | | |
|----------------|--|---------------|--|
| | NON-AIR ENTRAINED | AIR ENTRAINED | |
| 3000 | 470 | 517 | |
| 4000 | 564 | 611 | |
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR REVIEW WELL IN ADVANCE OF CONCRETE PLACEMENT. CONCRETE MIX DESIGN SHALL INCLUDE ALL STRENGTH DATA NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT SPECIFICATIONS FOR EITHER THE TRIAL BATCH OR FIELD EXPERIENCE METHOD AND SHALL BE CERTIFIED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE IS LOCATED.
 7. REINFORCE SHALL CONFORM TO ASTM A615, GR60, UNLESS NOTED OTHERWISE.
 8. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
 9. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACD DETAILING MANUAL, LATEST EDITION.
 10. ALL REINFORCING SHALL BE SUPPORTED IN FORMS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WROTE TOGETHER IN ACCORDANCE WITH CRS "MANUAL OF STANDARD PRACTICE"
 11. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE, UNIFORM SURFACE IN CONTACT WITH THE GROUND 3 INCHES. FORMED SURFACES EXPOSED TO EARTH AND WEATHER #6 BARS AND LARGER 2" IN. #4 AND #8 BARS 1-1/2" IN. FORMED SURFACES NOT EXPOSED TO EARTH AND WEATHER BEAMS, GIRDERS, AND COLUMNS 1-1/2" INCHES. SLABS, WALLS AND JOISTS #1 BARS AND SMALLER 3/4" INCHES. #4 AND #8 BARS 1-1/2" INCHES.

CONTINUED

12. LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE, WHERE CLASSES ARE NOT CALLED OUT ON DRAWINGS, USE CLASS "B" SPLICES.
- | BAR SIZE | TENSION SPLICES (INCHES) | | | COMPRESSION SPLICES (INCHES) | | |
|----------|--------------------------|-----|--------|------------------------------|----|--------|
| | A | B | OTHERS | A | B | OTHERS |
| #3 | 16 | 8 | 12 | 16 | 12 | 12 |
| #4 | 21 | 28 | 16 | 21 | 15 | 19 |
| #5 | 27 | 35 | 21 | 27 | 21 | 23 |
| #6 | 35 | 46 | 27 | 35 | 23 | 26 |
| #7 | 46 | 62 | 37 | 46 | 30 | 33 |
| #8 | 62 | 82 | 48 | 62 | 42 | 45 |
| #9 | 80 | 104 | 61 | 80 | 54 | 58 |
| #10 | 101 | 131 | 78 | 101 | 66 | 70 |
| #11 | 125 | 162 | 96 | 125 | 81 | 86 |
- COMPRESSION Dowel Embedment: 22BAR DIAMETERS
 LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2"
 13. BASE PLATES, ANCHOR BOLTS, SUPPORT ANCHORS, ETC., BELOW GRADE SHALL BE COVERED WITH MINIMUM OF 3" OF CONCRETE.
 14. FOUNDATION INSULATION PER ARCHITECTURAL DRAWINGS.
 15. WATERPROOFING BY WATERPROOFING SUBCONTRACTOR.
 16. CONCRETE SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING SLEEVES COORDINATE WITH SITE & MECHANICAL AND ELECTRICAL SUBCONTRACTORS SIZE & LOCATIONS.
 17. GROUT- NON SHRINK 3,000 PSI PEA STONE AGGREGATE 2000 PSI FOR PRECAST PLANK KEYWAYS.

PREFABRICATED WOOD TRUSSES

1. ALL WOOD TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
 TOP CHORD LIVE LOAD -----30 PSF
 TOP CHORD DEAD LOAD -----7.0 PSF
 BOTTOM CHORD DEAD LOAD -----10 PSF
 DURATION FACTOR 1.15 -----47.00 PSF
 115 MPH WIND, CAT II, EXPOSURE C, DEFLECTION C.59"
 ALL TRUSS LIVE LOADS SHOULD BE DESIGNED W/ THE CRITERIA GIVING IN THE GENERAL NOTES. THIS INCLUDES THE SNOW LOAD AND WIND LOAD.
2. THE EXTENT OF ROOF TRUSSES SHOWN ON THE PLANS IS FOR REFERENCE ONLY. THE FABRICATOR SHALL VERIFY ALL DIMENSIONS, TRUSS LAYOUT, CONFIGURATION, NUMBER OF EACH TYPE OF TRUSS REQUIRED, LOADING AND DETAILS.
3. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND INSTALLED PER TRUSS PLATE INSTITUTE, INC. SPECIFICATIONS AND NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
4. ALL TRUSSES SHALL BE ANCHORED TO SUPPORTS AS INDICATED AND IF NOT INDICATED PER MANUFACTURERS RECOMMENDATIONS.
5. DEFLECTION OF TRUSSES SHALL BE LIMITED TO A MAXIMUM LIVE LOAD DEFLECTION-OF SPAN/360
6. SUBMITTALS:
 A. SHOP DRAWINGS SHOWING SIZES, DESIGN VALUES, MATERIALS, AND DIMENSIONAL RELATIONSHIPS OF COMPONENTS AS WELL AS BEARING AND ANCHORAGE DETAILS.
 B. TO EXTENT ENGINEERING DESIGN CONSIDERATIONS ARE FABRICATORS RESPONSIBILITY, SUBMIT DESIGN ANALYSIS AND TEST REPORTS INDICATING TRUSS PERFORMANCE CHARACTERISTICS. COMPLY WITH REQUIREMENTS.
 C. PROVIDE SHOP DRAWINGS WHICH HAVE BEEN SIGNED AND STAMPED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF MICHIGAN
7. ALL TRUSS TO PLATE CONNECTIONS SHALL BE VIA SIMPSON H2.5 HURRICANE CLIPS. NO TOE NAILING IS ACCEPTABLE.
8. BUILD HIPPS & OUTLOOKERS INTO TRUSSES & HOLD HAND FRAMING TO A MINIMUM.

STRUCTURAL STEEL:

1. STEEL SHALL CONFORM TO THE FOLLOWING GRADES:
 WIDE FLANGE SHAPES A992 OR S72 GR. 50 (Fy = 50)
 CHANNELS, ANGLES, PLATES, ETC. (UNO) A36 (Fy = 36)
 STRUCTURAL TUBE A500 (Fy = 46)
 STEEL PIPE A55 (Fy = 30)
 ANCHOR RODS F1554, A36 OR A307
 BOLTS A325
 WELDING ELECTRODES 70XX
2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERCTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, EXCEPT AS MODIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS.
3. THE STEEL STRUCTURE IS A NON-SUPP-SUPPORTING STEEL FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION OF THE METAL ROOF DECK AND ATTACHMENT TO THE MASONRY WALLS FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES. PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE COMPLETE AND ARE CAPABLE OF PROVIDING THIS SUPPORT.
4. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS. CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. CONNECTION DETAILS INDICATED ON THE DRAWINGS SHALL BE INCORPORATED INTO FABRICATORS CONNECTION DESIGN.
5. SPlicing OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. UNLESS NOTED OTHERWISE, BEAMS SHALL BEAR 8" MINIMUM ON CONCRETE OR MASONRY. UNLESS NOTED OTHERWISE, ANCHOR BEAMS TO MASONRY WITH TWO (2) 3/4" DIAMETER ANCHOR BOLTS WITH 4" HOOK AND 1'-4" EMBEDMENT.
7. LOOSE ANGLE LINTELS IN MASONRY WALLS AT ALL DOOR OPENINGS 7'-4" A.F.F. TO BOTTOM OF LINTEL. ALL LINTELS SHALL HAVE 6" MINIMUM BEARING AT EACH END. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
 LOOSE ANGLE: OPENINGS UP TO 3'-5" 3 1/2" X 3 1/2" X 1/4"
 4" X 3 1/2" X 1/4"

PROVIDE A #8 BAR GROUTED SOLID DIRECTLY BELOW ALL BEARING POINTS FULL HEIGHT & GROUT ALL BLOCK 3 COURSES HIGH IN TRIANGULAR FASHION DIRECTLY BELOW BEARING AREA AT BEAMS PERPENDICULAR TO WALLS.

WOOD FRAMING

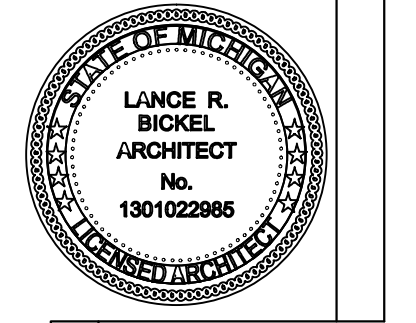
1. DIMENSIONAL FRAMING MATERIAL SHALL BEAR THE GRADE MARK OF AN ALSO APPROVED AGENCY AND SHALL HAVE MET THE REQUIREMENTS FOR:
 A. PLATES, BLOCKING STUDS FOR BEARING WALLS.
 -SPRUCE PINE FR. NO. 1 OR BETTER
2. ALL ROOF SHEATHING SHALL 5/8" OR 3/4" THICKNESS AS NOTED AND SHALL BE EXTERIOR EXPOSURE 1. ALL WALL SHEATHING SHALL BE 7/16" INCH OSB AND SHALL BE EXTERIOR OR EXPOSURE 1. ALL CASES USE 1 ROW OF EXTERIOR GRADE SHEATHING AS A STARTED STRIP. FLOOR CONSTRUCTION- 3/4" TONGUE & GROOVE, EXPOSURE 1, SCREWED & GLED TO FLOOR FRAMING MEMBERS. TRUSS JOISTS WHERE NOTED ON DRAWINGS.
3. NAIL ROOF AND WALL SHEATHING WITH 8d NAILS SPACED AT 6 INCHES O.C. AT SUPPORTED EDGES AND AT 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
4. ALL FRAMING SHALL BE ANCHORED TO SUPPORTS USING SIMPSON STRONG TIE CONNECTORS OR EQUAL. SEE DETAILS FOR SPECIFIC REQUIREMENTS & TRUSS MANUFACTURER SUBMITTALS.
5. SEE PLANS & TRUSS MANUFACTURER SUBMITTALS FOR BLOCKING AND BRIDGING REQUIREMENTS COMPLY WITH MBC IN ALL SITUATIONS.
6. ALL NAILS FOR NAILING OF STRUCTURAL LUMBER SHALL BE COMMON NAILS. ALL NAILING SHALL COMPLY WITH THE RECOMMENDED NAILING SCHEDULE "TABLE 1" OF "THE MANUAL HOUSE FRAMING" BY NFPA UNLESS NOTED OTHERWISE.
7. ALL FRAMING SHALL BE ERCTED TRUE LEVEL AND/OR PLUMB. MEMBERS SHALL BE SECURELY NAILED OR BOLTED IN PLACE AS DETAILED AT THE PROPER LOCATIONS OR SPACINGS INDICATED. ALL FRAMING MEMBERS SHALL BE OF FULL LENGTH WITHOUT P PIECES ADDED OR SPLICED. FURRING, BLOCKING, NAILERS, ETC. SHALL BE SECURELY ANCHORED IN PLACE.
8. COMPLY WITH THE RECOMMENDATIONS AND PRACTICES OF THE AISC, NFPA AND TIP FOR THE INSTALLATION OF ALL WOOD FRAMING.
9. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE TREATED.
10. WHERE NOTED ON DETAILS, CONTRACTOR SHALL PROVIDE CONNECTORS FOR WOOD CONSTRUCTION AS MANUFACTURED BY SIMPSON STRONG TIE CONNECTORS. CONTRACTOR SHALL VERIFY TYPE INDICATED ON DRAWINGS. ANY SUBSTITUTION SHALL BE APPROVED BY ARCHITECT. WHERE A TYPE IS NOT INDICATED OR TO BE PROVIDED BY THE TRUSS MANUFACTURER, THE CONTRACTOR SHALL SUBMIT PROPOSED CONNECTOR FOR APPROVAL.
11. PROVIDE ONE TRIMMER AT THE END OF ALL HEADERS. PROVIDE FILL PLATES AS NEEDED UNLESS NOTED OTHERWISE. IN EXTERIOR WALLS, PROVIDE ONE FULL HEIGHT STUD FOR EACH 4'-0" OF WIDTH AT EACH END. SUFFICIENTLY ANCHOR ALL BEAMS AT EACH BEARING END.
12. LVL ON PLAN INDICATES THE LOCATION FOR PRE-FABRICATED LAMINATED VENEER LUMBER BEAM AS MANUFACTURED BY "TRUSS JOIST MACMILLAN CORPORATION" OR AN APPROVED EQUIVALENT. BEAM SHALL HAVE THE FOLLOWING ALLOWABLE STRESS VALUES:
 E=2,000,000 PSI
 G=125,000 PSI
 Fb=2,925 PSI
 Fc=750 PSI
 Ft=1,035 PSI
 Fv=285 PSI
13. WHERE 2 OR MORE UNITS OF STANDARD LUMBER ARE TO BE USED AS A HEADER EACH PLY SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS 12" O.C.
14. PROVIDE JOIST HANGERS FOR ALL BEAMS AND JOISTS WHICH FRAME INTO THE SIDE OF GIRDERS. HANGERS SHALL HAVE A MINIMUM VERTICAL SHEAR CAPACITY OF (VLS) = 100 X SPAN (F.T.) / 2.
15. ALL WOOD PROVIDED SHALL BE SEASONED FOR MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF DRESSING
16. ALL WALL PLATES IN CONTACT WITH CONCRETE SHALL BE TREATED, AND ANCHORED WITH BOLTED 3/8" X 14" ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM. A MINIMUM OF 2 ANCHOR BOLTS PER PIECE & NOT MORE THEN 12" OR LESS THEN 4" FROM EACH END OF PLATE.

MISCELLANEOUS:

1. THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS SHOWN ARE APPLICABLE THROUGHOUT THE DESIGN. THESE DETAILS ARE REFERRED TO AS USUALLY NOT IDENTIFIED BY SPECIFIC REFERENCE WITHIN THE DRAWINGS. THESE DETAILS MAY BE MODIFIED OR SUPERSEDED BY SPECIFIC DETAILS THAT ARE REFERENCED WITHIN THE DRAWINGS.
3. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
4. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD.
5. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD.
6. OPENINGS 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPROD UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE APPLIED.
8. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
9. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS.
10. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS.
11. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

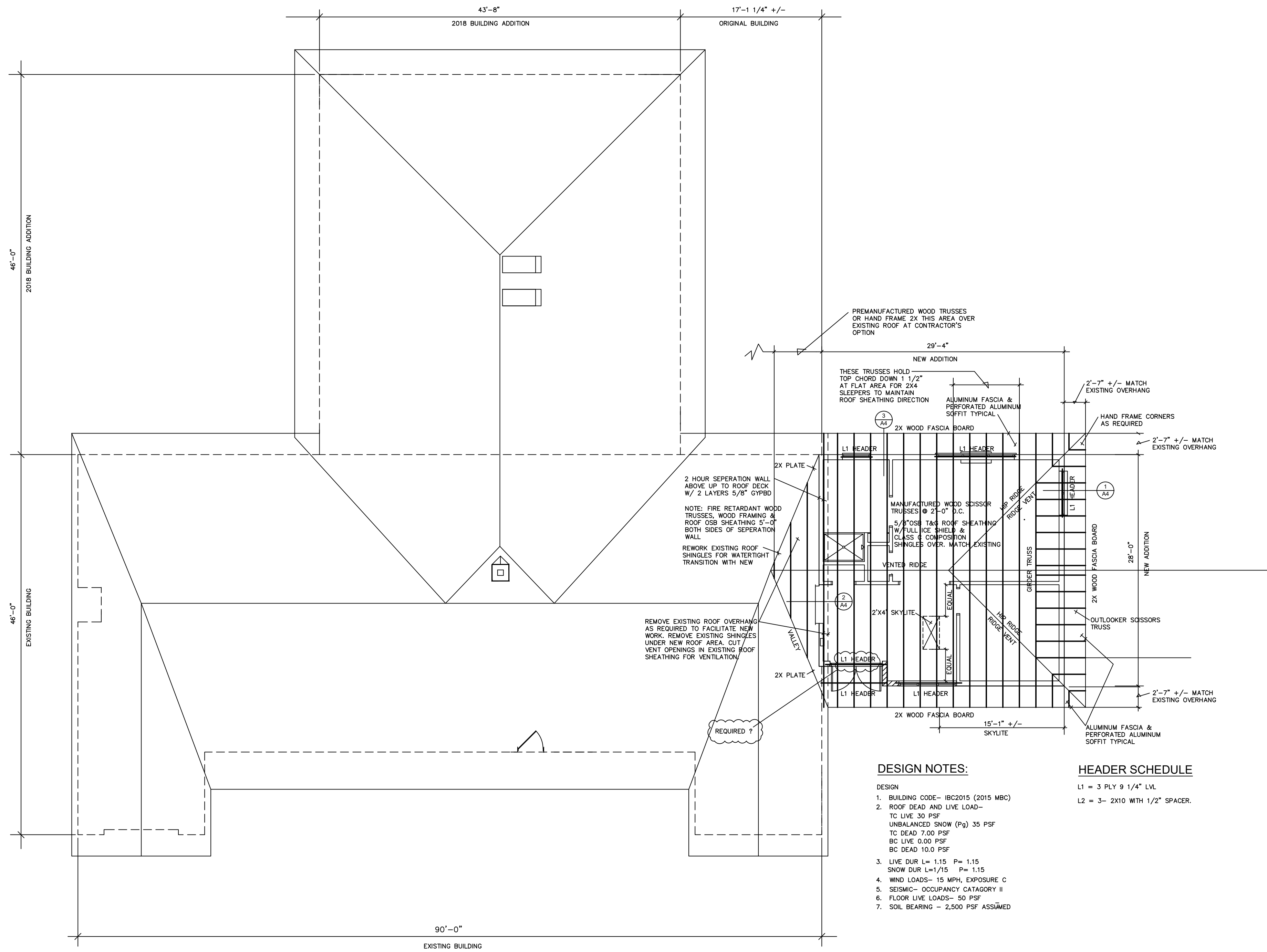
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FOR REVIEW	
11-14-24	

BICKEL ARCHITECTURAL DESIGN, P.L.C.
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PROPOSED ADDITION
 TONIA AND TRISH HOUSE
 FOR THE CARE OF THE TERMINALLY ILL
 4689 11 MILE ROAD
 AUBURN, MI. 48611

S1



DESIGN NOTES:

- DESIGN
- BUILDING CODE- IBC2015 (2015 MBC)
 - ROOF DEAD AND LIVE LOAD-
TC LIVE 30 PSF
UNBALANCED SNOW (Pg) 35 PSF
TC DEAD 7.00 PSF
BC LIVE 0.00 PSF
BC DEAD 10.0 PSF
 - LIVE DUR L= 1.15 P= 1.15
SNOW DUR L=1/15 P= 1.15
 - WIND LOADS- 15 MPH, EXPOSURE C
 - SEISMIC- OCCUPANCY CATAGORY II
 - FLOOR LIVE LOADS- 50 PSF
 - SOL BEARING - 2,500 PSF ASSUMED

HEADER SCHEDULE

- L1 = 3 PLY 9 1/4" LVL.
L2 = 3- 2X10 WITH 1/2" SPACER.

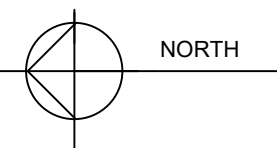
ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"

EXISTING BUILDING = APPROX. 5,359 SF.

NEW ADDITION = 821 SF.

TOTAL BUILDING = 6,180 SF.



ROOF NOTES

- ADJUST ALL ROOF PENETRATION LOCATIONS TO THE NEAREST OPENING BETWEEN TRUSS OR FRAMING MEMBERS WHERE POSSIBLE. SEE DRAWINGS FOR EXACT LOCATIONS. COORDINATE ALL REQUIRED EQUIPMENT PENETRATIONS WITH MECHANICAL & ELECTRICAL CONTRACTORS.
- PROVIDE POSITIVE DRAINAGE FOR ALL AREAS ON ROOF. PROVIDE TAPERED INSULATION SADDLES, ETC. AS REQUIRED.
- PROVIDE AND INSTALL ALL FLASHINGS, METAL TRIM, GUTTERS AND MISC. ACCESSORIES FOR COMPLETE AND WATER TIGHT ROOF SYSTEM.
- ROOF EDGE TO BE LEVEL AROUND ENTIRE PERIMETER OF EACH ROOF LEVEL. BUILDING COLORS TO MATCH EXISTING.
- CLASS "C" COMPOSITION SHINGLES TO MATCH EXISTING BUILDING, 340#/SQ. OVER FULL ICE SHIELD WITH ALL MATCHING DRIP EDGES, EAVE CLOSURES, FASTENERS & MISC. FLASHING, COPING, SADDLES, ETC., 5/8" OSB SHEATHING AT PITCHED ROOF. ALL SHINGLES SHALL BE NAILED DOWN. STAPLES ARE NOT ACCEPTABLE. MATCH EXISTING.
- PROVIDE FIRE RETARDANT 5/8" SHEATHING 5' EACH SIDE OF SEPARATION WALL.
- ALL PENETRATION, FLASHING, EXPANSION, CONTROL JOINT AND CURB DETAILS SHALL BE IN ACCORDANCE WITH MANUFACTURER STANDARD DETAILS.
- ROOF SUBCONTRACTOR SHALL PROVIDE FLASHING & COUNTERFLASHING AT ALL VERTICAL WALL/ROOF CONDITIONS.
- THE DRAWING IS FOR DEFINITION OF GENERAL SCOPE WORK. THE ROOFING SUBCONTRACTOR SHALL FIELD INVESTIGATE AND SHALL BE RESPONSIBLE FOR FINAL DETAILS, FOR ALL FLASHINGS, COUNTERFLASHINGS, ROOF EDGE DETAILS, ETC. AND SUBMIT TO ARCHITECT.
- ALL SOFFITS TO BE FULLY PERFORATED PREFINISHED .032 ALUMINUM, 12" O.C. SEAMS WITH CONCEALED FASTENERS.

WOOD FRAMING & PREMANUFACTURED TRUSSES

SEE S1

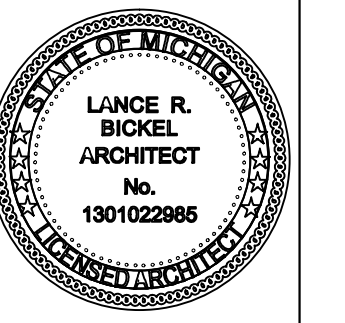
MISCELLANEOUS

SEE S1

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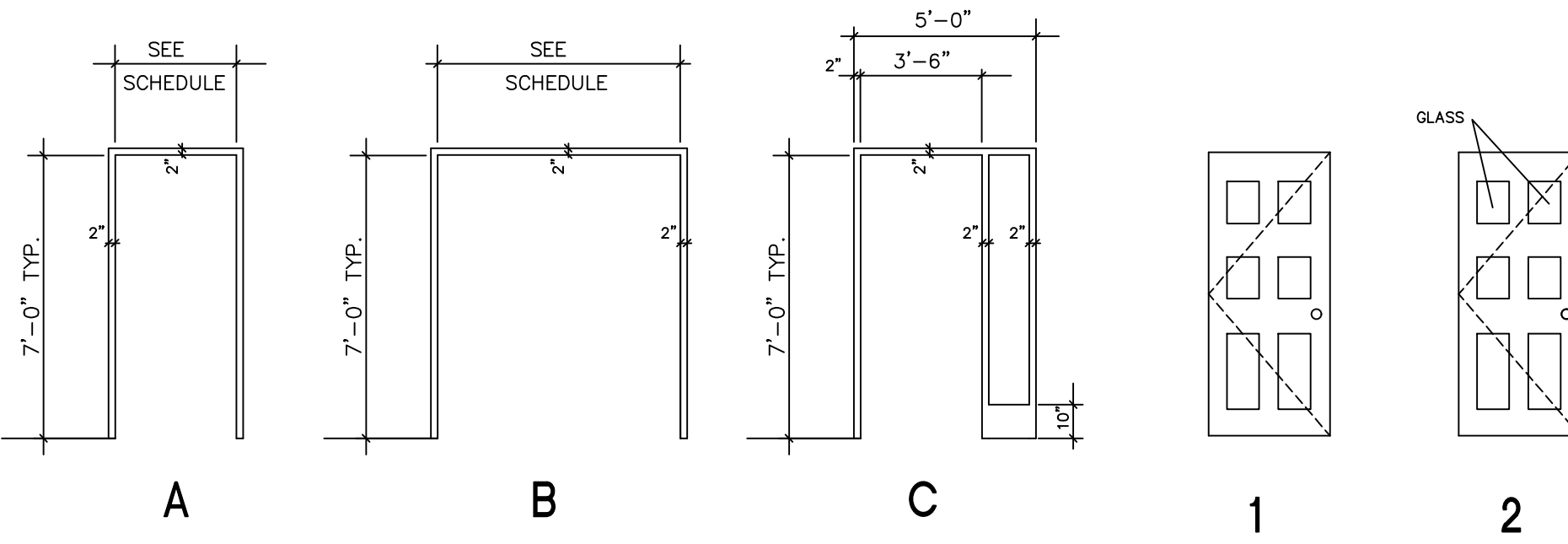


PROPOSED ADDITION
TONI AND TRISH HOUSE
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S2

DOOR SCHEDULE									
DOOR	DOOR			FRAME			REMARKS		
	SIZE	TYPE	MATERIAL	TYPE	MATERIAL	GLAZING			
1	S4		M4	H2	A	M4	MECHANICAL KEYPAD CONTROLLED ENTRY		
2	S2		M2	H6	A	M2			
3	S5		M2	H8	B	M2			
4	S3		M2	H5	A	M2			
5	S2		M2	H4	A	M2			
6	S3		M2	H6	A	M2			
7	S5		M4	H7	B	M3	B		
8	S1		M2	H6	A	M2			
9	S2		M2	H6	C	M2			
10	S2		M2	H6	C	M2			
11	S1		M2	H4	A	M2			
12	S5		M3	H7	B	M3	B		
13	S5		M2	H8	B	M2			
14	S5		M2	H8	B	M2			
15	S7		M2	H3	A	M2			
16	S7		M4	G2	H2	A	M4	MECHANICAL KEYPAD CONTROLLED ENTRY	

DOORS, FRAME/HARDWARE TO BE FINALIZED UPON RECEIPT OF SUPPLIER'S SUBMITTAL.



DOOR FRAME TYPES:

N.T.S.

DOOR SCHEDULE MATERIALS :

MATERIAL

- M1 - PREHUNG HOLLOW METAL DOOR & WOOD FRAME
- M2 - PREHUNG WOOD DOOR W/ WOOD FRAME
- M3 - HOLLOW METAL FRAME & WOOD DOOR
- M4 - PREHUNG FIBERGLASS W/ WOOD FRAME

GLASS (TEMPERED WHERE REQUIRED)

- G1 - 1/4" CLEAR GLASS
- G2 - MANUFAC. STANDARD INSULATED LOW "E"

HARDWARE SETS :

- H1**
3 PAIR BUTTS
LEVER LOCK SET & CYLINDER LOCK/
MECHANICAL KEY PAD
CLOSER
B.F. THRESHOLD
WEATHER STRIP SET
- H2**
2 PAIR BUTTS
LEVER LOCK SET & CYLINDER LOCK/
MECHANICAL KEY PAD. REUSE EXISTING
CLOSER
B.F. THRESHOLD
WEATHER STRIP SET
- H3**
2 PAIR BUTTS
OVERHEAD STOP
LEVER LOCK SET
- H4**
1 1/2 PAIR BUTTS
STOP ON DOOR 11 ONLY
LEVER PRIVACY SET

- H5**
1 1/2 PAIR BUTTS
LEVER LATCH SET
- H6**
1 1/2 PAIR BUTTS
LEVER LOCK SET
- H7**
3 PAIR BUTTS
MAGNETIC HOLD OPEN
LEVER LATCH SET
2 CLOSERS
ASTRAGAL
SMOKE SEAL
- H8**
3 PAIR BUTTS
LEVER LOCK SET
1 PAIR DUMMIE LEVERS
1 FOOT & HEAD BOLT
1 ASTRAGAL
1 OVERHEAD STOP ON PRIVACY SIDE

FIRE LABELING

- B = 1 1/2 HOUR FIRE RATED ASSEMBLY
- C = 3/4 HOUR FIRE RATED ASSEMBLY
- S = SMOKE RATED PARTITION ASSEMBLY
- E = 20 MIN RATED ASSEMBLY

SIZE

- S-1 3'-0" X 6'-8" X 1 3/4"
- S-2 3'-6" X 6'-8" X 1 3/4"
- S-3 2'-8" X 6'-8" X 1 3/4"
- S-4 PAIR 3'-0" X 6'-8" X 1 3/4"
- S-5 PAIR 2'-6" X 6'-8" X 1 3/4"
- S-6 PAIR 2'-3" X 6'-8" X 1 3/4"
- S-7 4'-0" X 6'-8" X 1 3/4"

HARDWARE NOTE :

- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EXTERIOR DOORS
- ALL KEYING TO BE BY OWNER
- ALL HARDWARE TO BE LEVER TYPE AS SELECTED BY OWNER
- PROVIDE APPROPRIATE WALL OR FLOOR STOPS AS REQUIRED FOR DOOR FUNCTION
- PROVIDE SMOKE SEALS AT ALL RATED DOOR ASSEMBLIES.
- PROVIDE COMPLETE WEATHER STRIP SETS, JAMB, HEAD, SILL, & BF THRESHOLDS AT EXTERIOR DOORS.

GLASS AND GLAZING :

- INTERIOR GLASS - 1/4" CLEAR, EXTERIOR 1" INSULATED LOW "E"
- PROVIDE TEMPERED GLASS IN ALL LOCATIONS REQUIRED BY THE M.B.C.
- PROVIDE CONTINUOUS SEALANT BOND AT ALL EDGES FOR TIGHT SYSTEM IN MATCHING COLOR.
- PROVIDE ISOLATION FOR DISSIMILAR METALS.
- FIRE RATED AT ALL LABEL DOOR ASSEMBLIES.

WINDOW FRAME TYPES

- FOR PROFILES SEE EXTERIOR ELEVATIONS & WINDOW SIZES ON FLOOR PLAN
CLAD WINDOW SYSTEMS TO BE SELECTED BY OWNER W/1" INSULATED
LOW "E" GLAZING. SEE A-2 BASE UPON ANDERSEN 400 SERIES
- INTERIOR GLASS - 1/4" CLEAR, FIRE RATED IN LABEL ASSEMBLIES.
- PROVIDE TEMPERED GLASS IN ALL LOCATIONS REQUIRED BY THE M.B.C.
- ENTRY SYSTEMS HARDWARE TO MATCH EXISTING.
- SEALANT-PROVIDE CONTINUOUS SEALANT BOND AT ALL EDGES FOR TIGHT SYSTEM
IN MATCHING COLOR.
- PROVIDE ISOLATION FOR DISSIMILAR METALS.
- SKYLITE - MATCH EXISTING, W/ INSULATED LOW E GLASS

DOORS, FRAMES AND HARDWARE

- COMMERCIAL GRADE TO MATCH EXISTING
- KEYING TO MATCH EXISTING SYSTEM
- SALVAGE EXISTING HARDWARE & REUSE WHERE APPROPRIATE

DOORS :

- EXTERIOR - PREHUNG FIBERGLASS WITH LEVER HANDLE & DEADBOLT LOCKSET, CLOSER. BARRIER FREE THRESHOLD & WEATHERSTRIP PACKAGE.
- INTERIOR - PREHUNG SOLID CORE 6 PANEL MOLDED FACE W/ LEVER HANDLE. SEE DOOR SCHEDULE FOR SIZES & HARDWARE TYPE.
- TRIM - PRIMED WOOD FOR PAINTING

OUTLINE SPECIFICATIONS

- DIVISION 1 - GENERAL REQUIREMENTS-SEE BID CATEGORIES COVER LETTER
- DIVISION 2 - SITE WORK
 - SITE DRAWINGS BY OTHERS AND WORK BY OWNER.
- DIVISION 3- CONCRETE
 - BUILDING CONCRETE-ARCHITECTURAL DRAWINGS. A1 THRU A4 AND STRUCTURAL DWG. S1
 - SITE CONCRETE BY OWNER.
- DIVISION 4- MASONRY - SEE ARCHITECTURAL DRAWINGS A1 THRU A4 & STRUCTURAL DRAWING S1. BELDEN MODULAR BURGUNDY BLEND A MODIFIED 12-10
- DIVISION 5- METAL - SEE ARCHITECTURAL DRAWINGS A1 THRU A4 & STRUCTURAL DRAWING S1, S2

DIVISION 6- CARPENTRY

- 0610- ROUGH CARPENTRY
 - PROVIDE & INSTALL WOOD TRUSSES, WOOD WALL FRAMING, WOOD DECKS & SHEATHING, STANDARD, TREATED & FIRE RETARDANT WOOD FRAMING, BLOCKING AND NAILERS, TEMPORARY CLOSERS & BARRICADES
 - MISCELLANEOUS INSTALLATION OF WOOD FRAMING, BLOCKING, NAILERS BY G.C. INCLUDING TEMPORARY CLOSERS & BARRICADES.
 - ALL WOOD BLOCKING AND MISCELLANEOUS WOOD TO BE COORDINATED WITH ACCESSORIES AND EQUIPMENT.
- 0620- FINISH CARPENTRY
 - INSTALLATION OF MISCELLANEOUS TRIM, DOORS, HARDWARE, & ACCESSORIES. MILLWORK BY OTHERS.
 - CAULK ALL MISCELLANEOUS ITEMS INSTALLED UNDER THIS SECTION
 - PREFINISHED PERFORATED ALUMINUM SOFFIT- .032 ALUMINUM, 12" O.C. SEAMS, CONCEALED FASTENERS COMPLETE WITH MATCHING TRIM AND ACCESSORIES.
 - SIDING, SEE DIVISION 7
 - DOOR & WINDOW CASING 2 1/2" COLONIAL PRIMED FOR PAINTING.
- 0630- CUSTOM WOODWORK-
 - FABRICATE ARCHITECTURAL WOODWORK TO "PREMIUM GRADE" STANDARDS, ALL GRADES TO MEETING NEMA STANDARDS AND CONFORM TO STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE- CUSTOM GRADE
 - SUBSTRATE: PRE FINISHED MICA BOARD
 - LAMINATE PLASTICS
 - PLASTIC SYNTHETIC RESIN LAMINATED SHEETS 1/16" THICK, NEMA STANDARD GRADE TEXTURED FINISH, COLORS, PATTERNS WILL BE SELECTED DURING PROGRESS OF WORK.
 - ADHESIVES: WATER AND HEAT RESISTANT AS RECOMMENDED BY PLASTIC MANUFACTURER
 - CORE: SOLID CORE CLOSE GRAIN VENEER PLYWOOD OR 42# PARTICLE BOARD MEETING DEPARTMENT OF COMMERCE STANDARDS CS-45 BACKING AS REQUIRED UNDER
 - BUILT IN HARDWARE SIZES AS REQUIRED
 - PULLS- BRUSHED ALUMINUM WIRE
 - HINGES- BLUM SC91A610 - 170 DEGREE SELF CLOSING
 - DRAWER SLIDES - BLUM 230E
 - FULL COMPLETE SHOP DRAWINGS REQUIRED

DIVISION 7- MOISTURE PROTECTION

- 0710- WATERPROOFING/DAMP-PROOFING
 - 15# BUILDING FELT AT FRAME WALLS.
 - VAPOR BARRIER, 6 MIL. POLYETHYLENE BELOW SLABS.
 - ICE SHIELD- SELF ADHERING AT ALL SLOPED ROOF SURFACES RECEIVING SHINGLES.
 - MEMBRANE ASPHALTIC BASED WATERPROOFING AT CONCRETE WALLS BELOW GRADE.
 - WOOD SIDING TO MATCH EXISTING EAST ADDITION
- 0720- INSULATION
 - SOUND BATTS 3 1/2" BLANKET, UNFACED HIGH DENSITY MINERAL WOOL AT ALL INTERIOR STUD WALLS, FULL HEIGHT.
 - SILL SEALER CONTINUOUS AT ALL EXTERIOR WALL PLATES, 5 1/2" HIGH R FIBERGLASS BATTS (FACED & UNFACED) 2" RIGID INSULATION & EXPANDED FOAM. SPRAY CRACKS 1/2" & SMALLER & WHERE INDICATED.
 - BLOW IN CELLULOSE WHERE INDICATED, WITH VENT GUARDS.
 - EXPANDED FOAM CLOSED CELL WHERE INDICATED OR AS OPTION TO EXTERIOR WALLS.
- 0750- ROOFING - SEE ARCHITECTURAL DRAWINGS
- 0790- CAULKING AND SEALING
 - INTERIOR: BUTYL RUBBER BASED, BETWEEN DOOR AND WINDOW FRAMES AND MASONRY.
 - EXTERIOR: SILICONE, ACRYLIC, OR THIOKOL, ONE COMPONENT BETWEEN DOOR & WINDOW FRAMES, DOOR & THRESHOLD, METAL PANELS, METAL FASCIA AND MASONRY CONTROL JOINTS.
 - FOAM ROPE BACK-UP AT ALL JOINTS 1/2" OR LARGER
 - EACH TRADE SUBCONTRACTOR SHALL CAULK HIS WORK.

DIVISION 8- DOORS, HARDWARE, WINDOWS, AND GLASS

- SEE DRAWING SP-1 ABOVE AND ARCHITECTURAL DRAWINGS.

ROOM FINISH SCHEDULE

ROOM NO.	DRAWING REF.	ROOM NAME	FLOOR				CEILING			ACCESSORIES	MILLWORK	REMARK
			BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	FIN.	HGT.			
1E	MEETING ROOM	F2	B1	W2	W2	W2	W2	C1	VARIES			
2E	EXISTING KITCHEN	F3	B2									
3E	EXISTING DINING	F3	B2	W2	W2		W2	C2				
4E	EXISTING COMMON LIVING RM.	F3	B2	W2	W2		W2	C2				
5E	EXISTING MAIN HALL	F3	B2				W2	C2				
6E	EXISTING EAST HALL	F3	B2	W1			W2	C2				
7E	EXISTING WEST HALL	F3	B2	W2	W2		W2	C2				
8E	EXISTING GATHERING AREA	F3	B2	W2	W2		W2	C2				
9E	EXISTING SUITE 6	F3	B2				W2	W2				
10E	EXISTING SUITE 5	F3	B2				W2	W2				
11E	EXISTING SUITE 4	F3	B2	W2	W2							
12E	EXISTING NORTH HALL	F3	B2	W2	W2							
1N	NEW SITTING AREA	F1	B1	W1	W1		W1	W1	C1	A1	M3	
2N	NEW STORAGE	F1	B1	W1	W1		W1	W1	C1			
3N	NEW SUITE 1	F1	B1	W1	W1		W1	W1	C1		M3	
4N	NEW BATH 1	F1	B1	W1	W1		W1	W1	C1	A3,A4	M1,M2,M3	* 8'-0" CEILING IN SHOWER, LINEN CL.
5N	NEW CLOSET	F1	B1	W1	W1		W1	W1	C1	8'-0"	AB	* 8'-0" CEILING IN CLOSET
6N	NEW CLOSET	F1	B1	W1	W1		W1	W1	C1	8'-0"	AB	* 8'-0" CEILING IN CLOSET
7N	NEW OFFICE	F2	B1	W2	W1		W1	W1	C1	8'-0"		
8N	NEW PUBLIC TOILET	F1	B1	W2	W1		W1	W1	C1	8'-0"	A5	M1

OUTLINE SPECIFICATIONS

- ALL FINAL MATERIALS, MAKES & MODEL SELECTIONS WILL BE BY OWNER. COORDINATE ALL MATERIALS WITH DONORS AS REQUIRED.

ROOM FINISH SCHEDULE MATERIALS :

BASE

- B1 - VINYL COLONIAL STYLE
- B2 - EXISTING TO REMAIN

FLOORING

- F1 - NEW WOOD GRAIN LAMINATED VINYL TILE (LVT) OR SHEET VINYL
- F2- NEW CARPET
- F3- EXISTING TO REMAIN

FINISH SCHEDULE NOTES:

- PAINT SOFFITS, BULKHEADS, WALLS.
- FIRE TAPE AND MUD ALL JOINTS ABOVE FINISH CEILINGS
- PAINT ALL HOLLOW METAL DOOR AND FRAMES
- PAINT ALL HOLLOW METAL WINDOW FRAMES
- PAINT ALL EXPOSED STEEL FRAMES, HVAC,ELEC. & MISC ETC ITEMS WHERE EXPOSED STRUCTURE IS INDICATED ON FINISH SCHEDULE
- SOUND SOAK PANELS 4' HIGH X 5' WIDE, 3/4" THICK.
- PAINT WOOD DOOR & WINDOW TRIM

CONTINUED

DIVISION 9- FINISHES

- SEE DRAWING SP-1 ABOVE
- PAINTING AND FINISHING
 - GYPSON BOARD- ONE COAT PRIMER AND TWO COATS EGGSHELL
 - EXPOSED STEEL- ONE COAT PRIMER , TWO COAT SEMI GLOSS ENAMEL
 - INTERIOR WOOD- ONE COAT NATURAL SEALER, ONE COAT SANDING SEALER, TWO COATS SEMI GLOSS URETHANE (BACK PRIMER ALL SURFACES)
 - INTERIOR METAL- ONE COAT PRIMER, TWO COATS SEMI GLOSS ENAMEL, EGGSHELL
- VINYL BASE-VPI BASE COLONIAL STYLE, STANDARD COLORS
- GYPSON BOARD 1/2" ALL WALLS, 5/8" ON CEILINGS. MOISTURE RESISTANT IN WET AREAS, TYPE 'X' AT RATED LOCATIONS.
- FLOORING
 - CARPET: MANNINGTON TERRES PARCHMENT, BROADLOOM OR PATCRAFT "STRUT YOUR STUFF", BROADLOOM
 - BATHROOM TILE - SHANNON T3 TUFSTUF LUXURY VINYL TILE. 18"x18"x3.0 MM BATCH SSF-1807-1. PATTERN NO. TS-3520
 - LVT: TUFSTUF WOODLAND PATH. COLOR: SEASIDE DRIFTWOOD 6"x36" COMMERCIAL LUXURY VINYL PLANK.

DIVISION 10- SPECIALTIES

- SEE DRAWINGS A1 & SP-1 ABOVE. CONTRACTOR TO PROVIDE & INSTALL ALL GRAB BARS. OWNER TO PROVIDE & CONTRACTOR TO INSTALL ALL OTHER ACCESSORIES. B.F. SEAT & SHOWER GRAB BARS TO BE PROVIDED W/ THE BARRIER FREE SHOWER UNIT BY MECHANICAL CONTRACTOR.

DIVISION 11- EQUIPMENT

- 1. APPLIANCES- SUPPLIED BY OWNER

DIVISION 12- FURNISHINGS

BY OWNER

DIVISION 13- SPECIAL CONSTRUCTION-

NOT USED

DIVISION 15- MECHANICAL

MECHANICAL DRAWINGS BY OTHERS

DIVISION 16- ELECTRICAL

ELECTRICAL DRAWINGS BY OTHERS

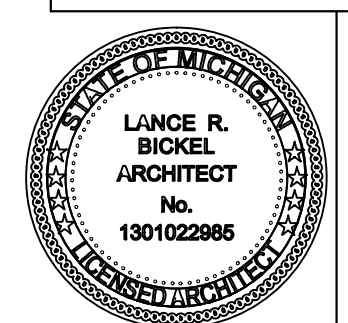
ACCESSORIES SPECIFICATIONS

- COAT HOOK BOBRICK B-6827
- PAPER TOWEL DISPENSER PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- TOILET PAPER DISPENSER PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- MIRROR BOBRICK B-165 24"x36"
- GRAB BARS BOBRICK B-6806 42",36",18" VERT. EA TOILET
- BF TOILET SIGN PROVIDED AND INSTALLED BY CONTRACTOR

- FIRE EXTINGUISHER CABINET- ANODIZED ALUMINUM DOOR & FRAME, FULL ACRYLIC DOOR, CARSENS 2409-5R SEMI-RECESSED ARCHITECTURAL SERIES, R.O. 25"x10 1/2" X 3" ADA COMPLIANT
- FIRE EXTINGUISHER- 5 POUND ABC @ NEW CABINET LOCATIONS, RECHARGE EXISTING WHERE POSSIBLE WALL BRACKETS WHERE INDICATED WITHOUT CABINET

- SHOWER - STANDARD A.D.A. PREMANUFACTURED UNIT BY MECHANICAL CONTRACTOR

ISSUED FOR REVIEW 11-15-24



PROPOSED ADDITION
TONI AND TRISH HOUSE
FOR THE CARE OF THE TERMINALLY ILL
4699 11 MILE ROAD
AUBURN, MI. 48611

SP1