SHOREPOINTE VILLAGE
UNIT TYPE B

257 KEELSON DR.,
DETROIT, MI 48215

ARCHITECT
4545 ARCHITECTURE | DESIGN
TIMOTHY FLINTOFF
2761 E. JEFFERSON, SUITE 302
DETROIT, MI 48207

STRUCTURAL ENGINEER
OSBORN ENGINEERING
JACOB LONGTON
30200 TELEGRAPH RD.,
BINGHAM FARMS, MI 48205

OWNER:
FPJ INVESTMENTS, LLC

BUILDING CODE AUTHORITY:
CITY OF DETROIT

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"
2015 MICHIGAN RESIDENTIAL CODE (MRC) AS AMENDED

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

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2018 MICHIGAN PLUMBING CODE AS AMENDED

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

ENERGY CODE
2015 UNIFORM ENERGY CODE

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

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENTIAL HOMES

BUILDING DATA:
STORIES: 2

SPRINKLERED: NO

ENERGY EFFICIENCY
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE
CLIMATE ZONE: 5A

CEILING:	R-38
WOOD FRAMED WALL:	R-20 OR R-13(CAVITY)+R5(SHEATHING)
MASS WALL:	R-20/R-17
FLOOR:	R-20 OR FILL CAVITY, R-19 MIN.
SLAB:	R-10 (2'-0" DEEP)

BUILDING HEIGHTS:	FROM GRADE	CEILING HEIGHT
FIRST FLOOR	1'-4"	9'-0"
SECOND FLOOR	11'-4"	VARIES
ROOF (HIGH POINT)	29'-11"	
ALLOWABLE (MID POINT)	35'-0"	

PARKING:
GARAGE: 2 SPACES

BUILDING AREAS:

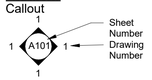
LEVEL	AREA
FIRST FLOOR	1250 GSF
SECOND FLOOR	600 GSF
TOTAL UNIT	1850 GSF

SHEET INDEX

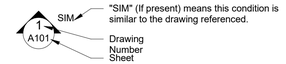
SYMBOL LEGEND

Drawing Navigation

Elevation Callout



Section Callout



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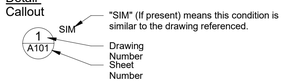
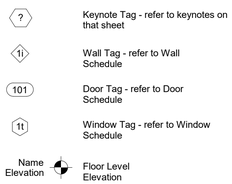


Other



ABBREVIATIONS

@	At
ACOUST	Acoustical
ACT	Acoustic Ceiling Tile
ADJ	Adjacent
AFF	Above Finish Floor
ALUM	Aluminum
ANOD	Anodized
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
CEM	Cement
CJ	Control Joint
CLG	Ceiling
CL	Centerline
CO	Clean Out
COL	Column
CONC	Concrete
CG	Corner Guard
CONST	Construction
CONT	Continuous
CORR	Corrugated
CPT	Carpet
CT	Ceramic Tile
DET	Detail
DIA	Diameter
DM	Dimension
DN	Down
DO	Door Opening
DR	Door
DWG	Drawing
EA	Each
ELEV	Elevation
EW	Each Way
EXG	Existing
EXIST	Existing
EXP	Expansion, Exposed
FD	Floor Drain
FDN	Foundation
FRP	Fiber Reinforced Panels
FIN	Finish
FLR	Floor
FO	Face Of
FOS	Face of Stud
FR	Frame
FTG	Footing
FV	Field Verify
GA	Gauge
GALV	Galvanized
GYP	Gypsum
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HT	Height
ID	Inside Diamtere
INSUL	Insulation
INT	Interior
JT	Joint
LAV	Lavatory
LG	Long
LLO	Long Leg Outstanding
LLV	Long Leg Vertical
MAX	Maximum
MECH	Mechanical
MET	Metal
MEZZ	Mezzanine
MI	Miscellaneous Iron
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
NIC	Not In Contract
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPNG	Opening
OPP	Opposite
PLG	Plate Glass
PLS	Plate Steel
PLAM	Plastic Laminate
PLAS	Plaster
PREFAB	Prefabricated
PROJ	Project, Projection
PSF	Pounds per Square Foot
PT	Paint, Point, Pressure Treated
R	Riser
RA	Return Air
RB	Rubber Base
RC	Roof Conductor
RCP	Reflected CEiling Plan
RD	Roof Drain
RF	Rubber Flooring
REINF	Reinforced, Reinforcing
REQD	Required
RFG	Roofing
RM	Room
RS	Roof Sump
RT	Rubber Tile
SAN	Sanitary
SCHED	Schedule
SHT	Sheet
SIM	Similar
SPEC	Specification
SS	Service Sink
STL	Steel
STD	Standard
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SW	Switch
SYM	Symmetrical
T	Tread
T&B	Top and Bottom
TEL	Teelephone
TERR	Terrazzo
T&G	Tongue and Groove
THK	Thick, Thickness
THRES	Threshold
TOS	Top Of STeel
TYP	Typical
UC	Undercut
UNO	Unless Noted Otherwise
VB	Vinyl Base
VCT	Vinyl Composition Tile
VIF	Verify In Field
W	Wide
VERT	Vertical
WAINS	Wainscot
WC	Water Closet
WD WIN	Wood Window
WT	Wight
WWF	Welded Wire Fabric

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

Issued for :
PERMIT REV 1
10/25/2024

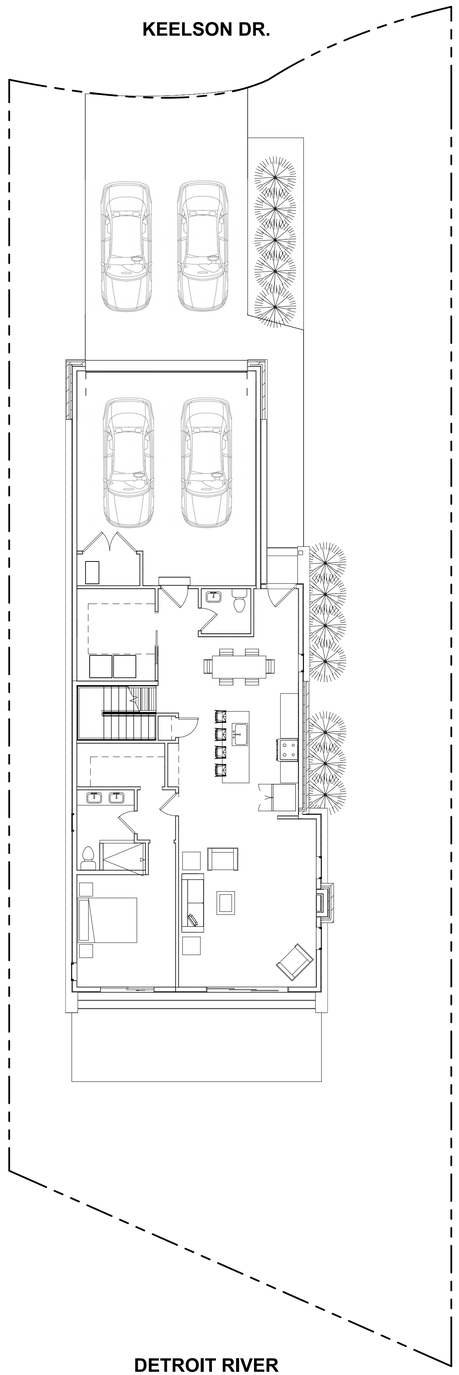
Drawn by :
AUTHOR
Checked by :
AUTHOR

Sheet Title :
TITLE SHEET

Project No. :
2022022

Sheet No. :
TS1.1-B

BINDER STRIP LOCATION



1 **SITE PLAN - 1850**
SCALE: 1/8" = 1'-0"

UNIT TYPE B EXAMPLE SITE PLAN

2-CAR PARKING INSIDE GARAGE

2-CAR PARKING IN DRIVEWAY
(TARGET MINIMUM)

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

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JRM
Checked by :
JRM

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CONCEPTUAL SITE PLAN

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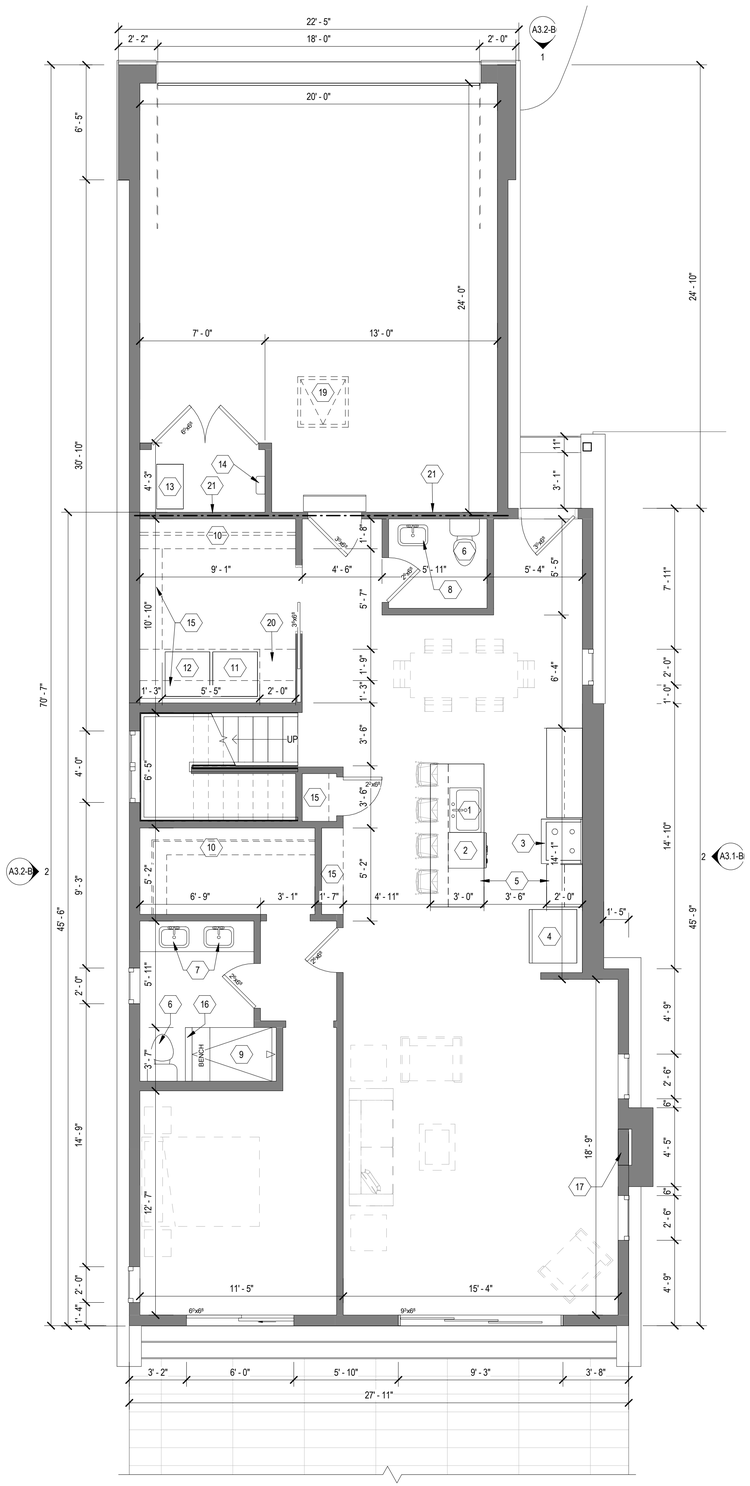
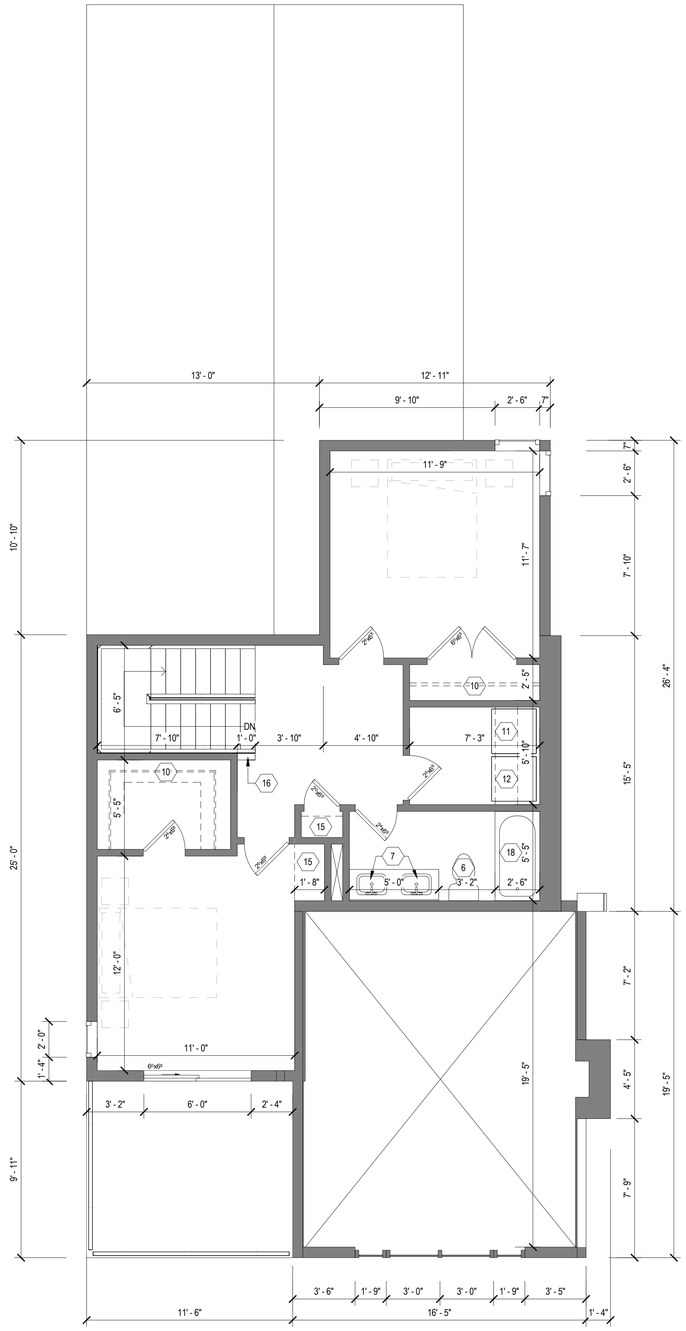
SP1.1-B

RINGER STRIP LOCATION





GENERAL NOTES:

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4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

1. KITCHEN SINK
2. UNDER-COUNTER DISHWASHER
3. GAS RANGE
4. REFRIGERATOR WITH ICE MAKER AND WATER DISPENSER
5. WOOD CABINETS WITH STONE COUNTERTOP, SEE BUYER'S SELECTION GUIDE
6. TOILET
7. BATHROOM SINK ON VANITY WITH STONE COUNTERTOP, SEE BUYER'S SELECTION GUIDE
8. PEDESTAL SINK
9. 36"x60" SHOWER WITH PAN AND TILE SURROUND
10. PROVIDE HANGING ROD AND SHELF
11. WASHING MACHINE (POSSIBLE LOCATION)
12. ELECTRIC DRYER (POSSIBLE LOCATION)
13. NATURAL GAS FURNACE
14. TANKLESS HOT WATER HEATER (GAS)
15. PROVIDE SHELVING
16. 42" WALL
17. GAS FIREPLACE INSERT
18. 30"x60" TUB WITH TILE SURROUND
19. ATTIC STORAGE ACCESS
20. WOOD STORAGE CABINETS WITH COUNTER ABOVE WASHER/DRYER
21. 5/8" DRYWALL REQ'D (GARAGE SIDE)

UNIT TYPE B
2-3 BED, 2.5 BATH
2-3 CAR GARAGE
TOTAL AREA: 1,850 SQFT

1 **GROUND FLOOR - 1850**
SCALE: 1/4" = 1'-0"

2 **SECOND FLOOR - 1850**
SCALE: 1/4" = 1'-0"

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

Issued for :
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Drawn by :
JRM
Checked by :
JRM

Sheet Title :
ARCHITECTURAL FLOOR PLANS

Project No. :
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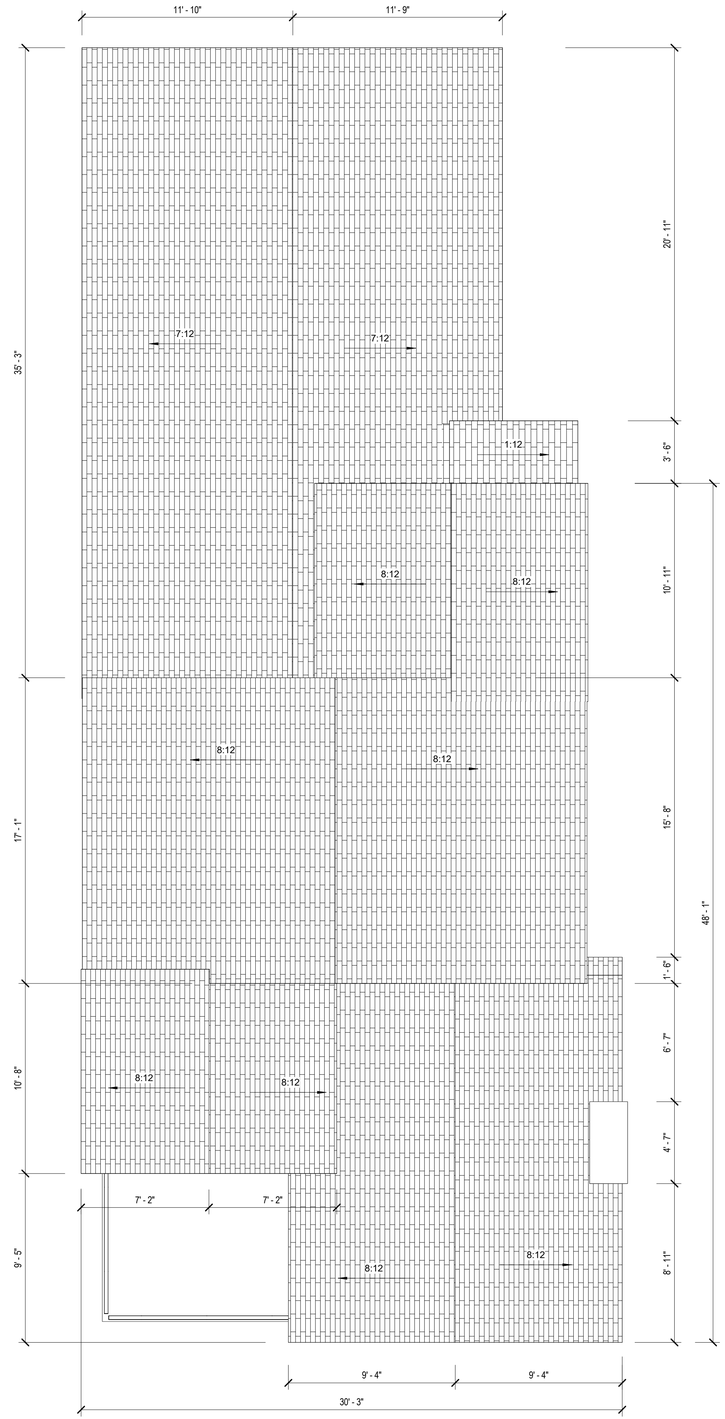
Sheet No. :
A1.1-B

BINDER STRIP LOCATION



1 **ROOF PLAN - 1850**
SCALE: 1/4" = 1'-0"

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6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

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JRM
Checked by :
JRM

Sheet Title :
ARCHITECTURAL
ROOF PLAN

Project No. :
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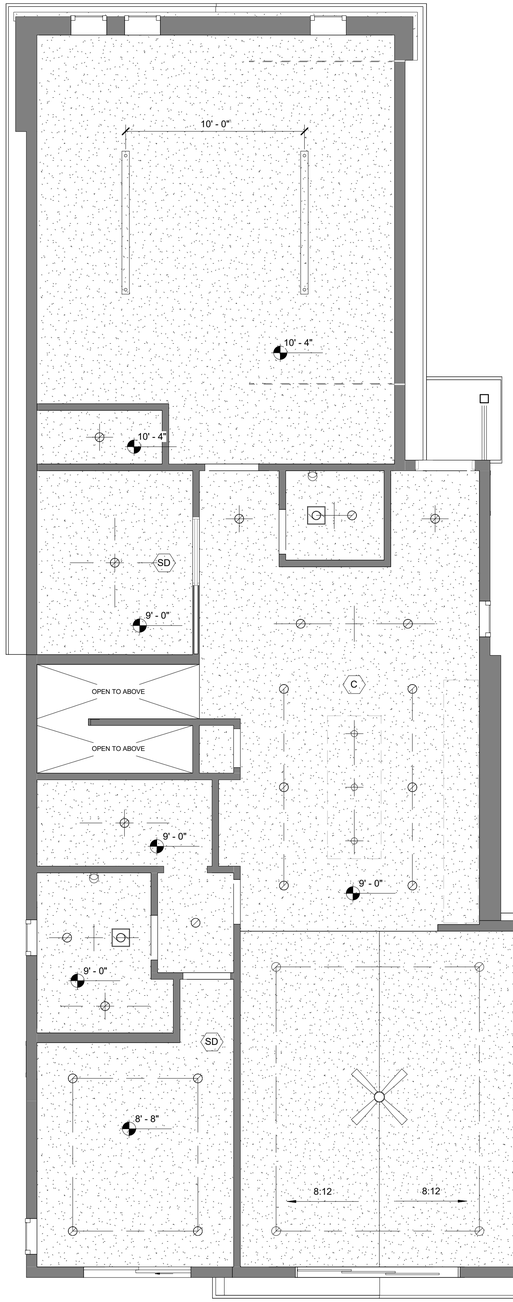
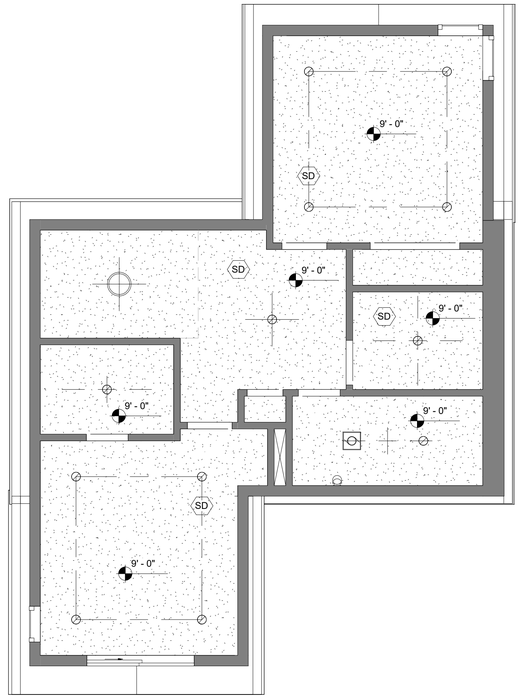
Sheet No. :
A1.3-B

BINDER STRIP LOCATION



1 **GROUND FLOOR 1850**
SCALE: 1/4" = 1'-0"



2 **2ND FLOOR 1850**
SCALE: 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES:

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

REFLECTED CEILING LEGEND

SYMBOL	DESCRIPTION
	GYPSUM BOARD HIGH CEILING
	GYPSUM BOARD LOW CEILING OR SOFFIT
	4" RECESSED DOWNLIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING FAN W/ LED LIGHTS
	WALL SCONCE FIXTURE
	SURFACE MOUNTED LED LIGHT FIXTURE
SD	SMOKE DETECTOR, INTER CONNECTED
C	COMBINED SMOKE/CARBON MONOXIDE DETECTOR, INTER CONNECTED
	EXHAUST FAN
HEIGHT	ELEVATION ABOVE FINISHED FLOOR

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

Issued for :
PERMITS 05/03/2024

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
Author
Checked by :
Author

Sheet Title :
REFLECTED CEILING PLANS

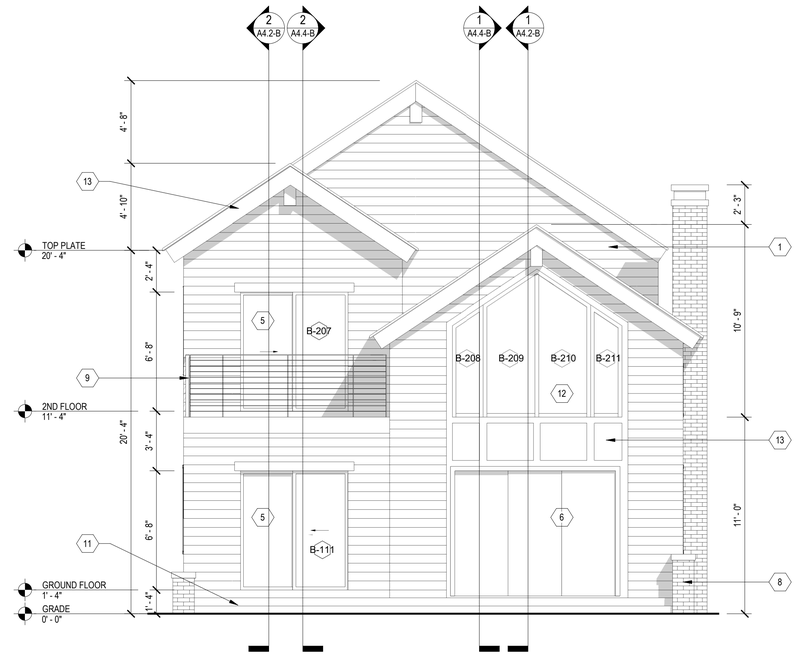
Project No. :
2022022

Sheet No. :
A2.1-B

RENDER STRIP LOCATION

2 SIDE ELEVATION 1 - 1850

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



1 FRONT ELEVATION - 1850

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

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4. REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETAILS
5. CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

EXTERIOR KEY NOTES:

(TYPLICAL THIS SHEET ONLY)

1. JAMES HARDIE FIBER CEMENT LAP SIDING WITH 3" COLOR-MATCHED TRIM AT EDGES AND CORNERS
2. BRICK VENEER: MERIDIAN BRICK
3. ASPHALT ROOF ON ICE AND WATER WOOD SHEATHING ON 2X WOOD ROOF TRUSSES WITH MIN. R-38 INSUL.
4. FIBERGLASS CASEMENT WINDOW. BASIS OF DESIGN: ANDERSON 100 SERIES.
5. SLIDING GLASS DOOR. BASIS OF DESIGN: ANDERSON 100 SERIES GLIDING PATIO DOOR
6. 3-PANEL SLIDING GLASS DOOR. BASIS OF DESIGN: ANDERSON 100 SERIES GLIDING PATIO DOOR
7. FIBERGLASS ENTRY DOOR
8. BRICK ON CMU WING WALL WITH STONE CAP
9. METAL RAILING, MIN. 42" TALL
10. 6x6 WOOD POST, STAIN TBD
11. PRECAST CONC. STEPS
12. FIBERGLASS FIXED WINDOW. BASIS OF DESIGN: ANDERSON 100 SERIES
13. METAL FASCIA
14. 18'-0"x7'-0" GARAGE DOOR

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

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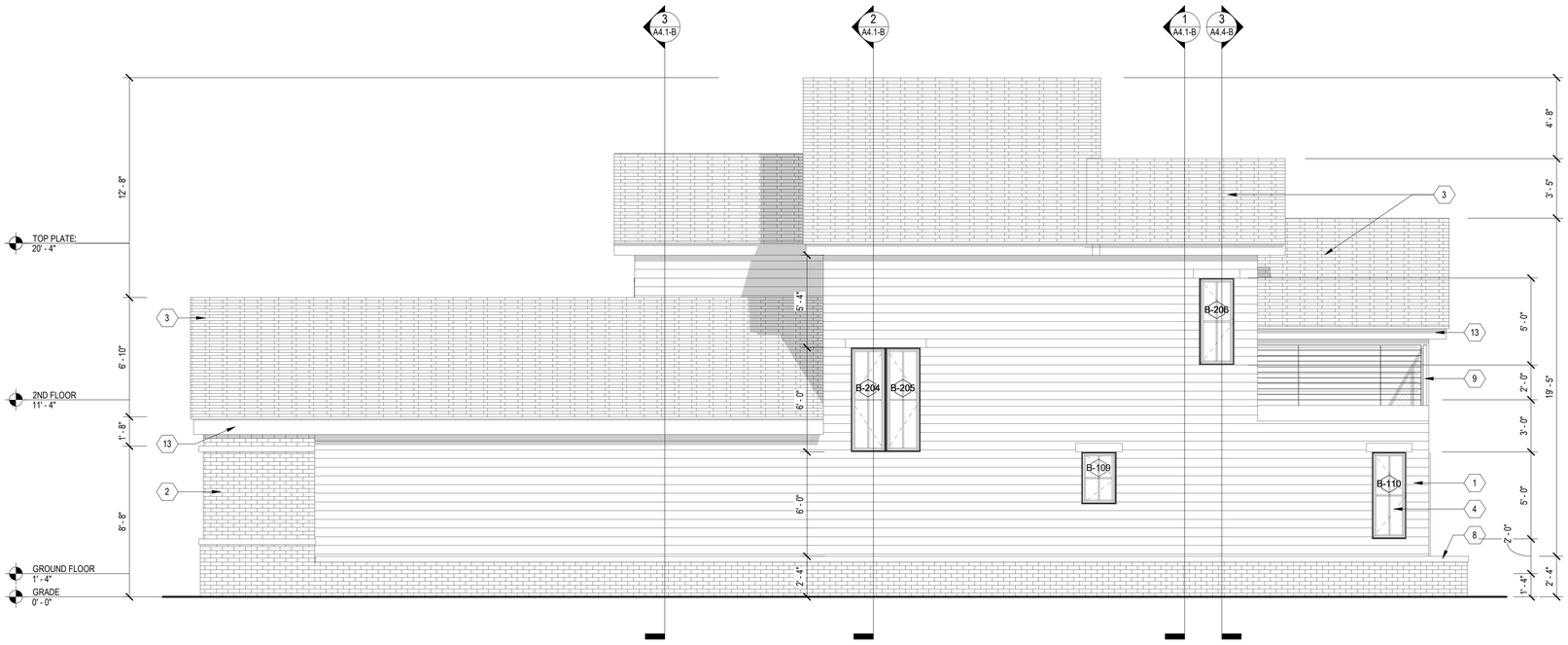
Drawn by :
JRM
Checked by :
JRM

Sheet Title :
EXTERIOR ELEVATIONS

Project No. :
2022022

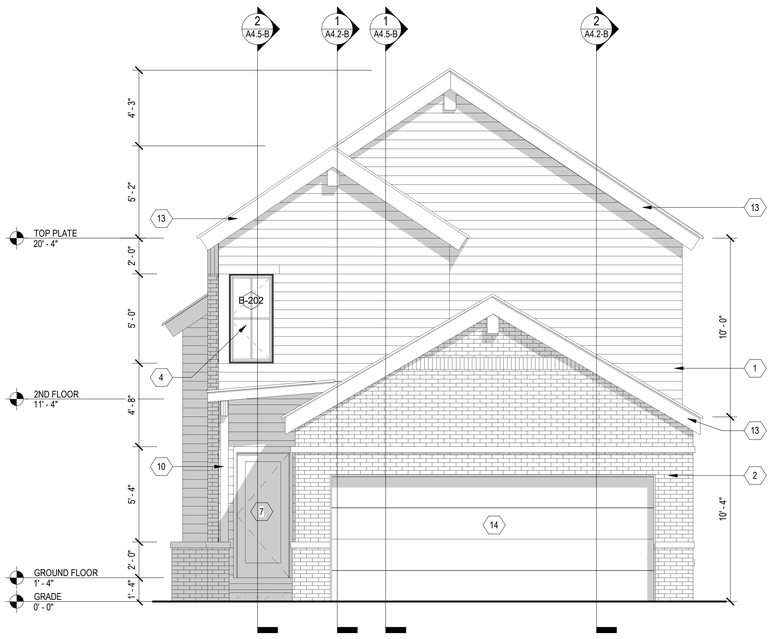
Sheet No. :
A3.1-B

BINDER STRIP LOCATION



2 SIDE ELEVATION 2 - 1850

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



1 REAR ELEVATION - 1850

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ARCHITECT:

4545 architecture

2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

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Project :

SHOREPOINTE VILLAGE

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JRM
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EXTERIOR ELEVATIONS

Project No. :
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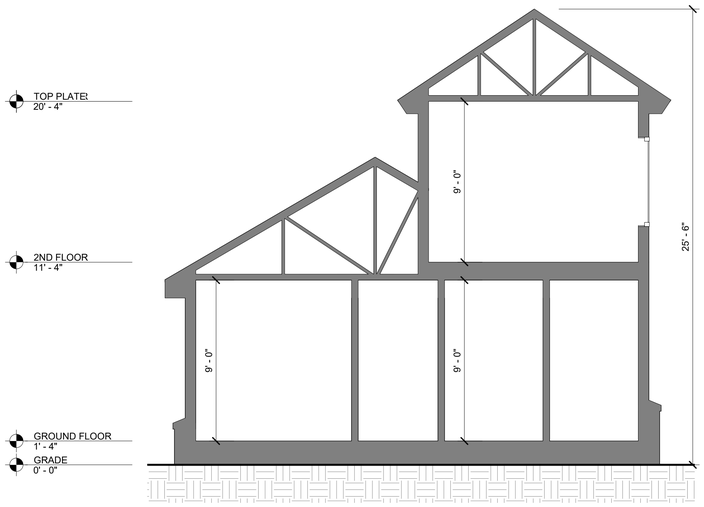
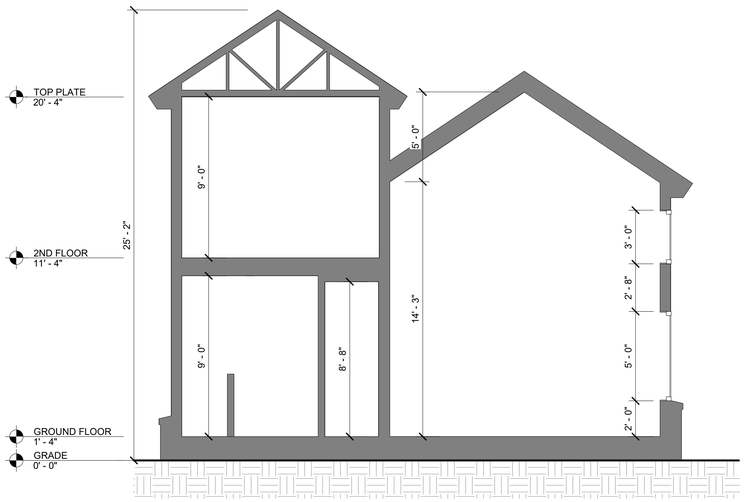
Sheet No. :
A3.2-B

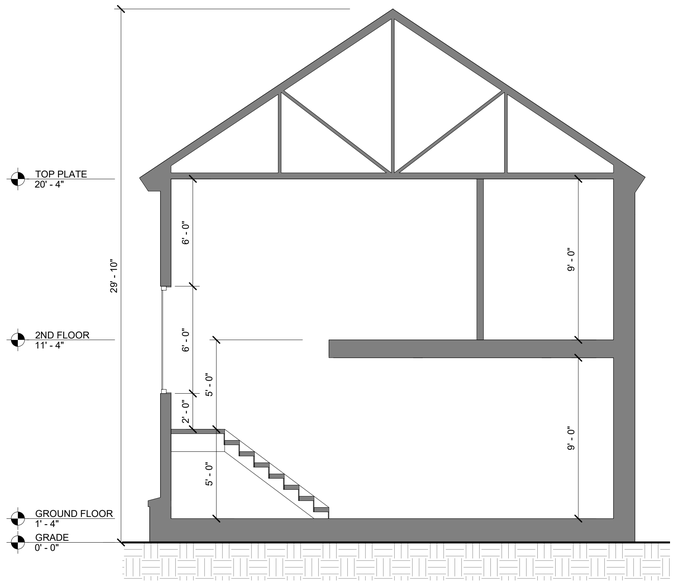
RUNDER STRIP LOCATION



3 **1750 - BUILDING SECTION 3**
SCALE: 1/4" = 1'-0"



1 **1750 - BUILDING SECTION 1**
SCALE: 1/4" = 1'-0"



2 **1750 - BUILDING SECTION 2**
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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5. CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

Issued for :
PERMITS 05/03/2024

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
JRM
Checked by :
JRM

Sheet Title :
BUILDING SECTIONS

Project No. :
2022022

Sheet No. :
A4.1-B

BINDER STRIP LOCATION

GENERAL ELEVATION/SECTION NOTES:

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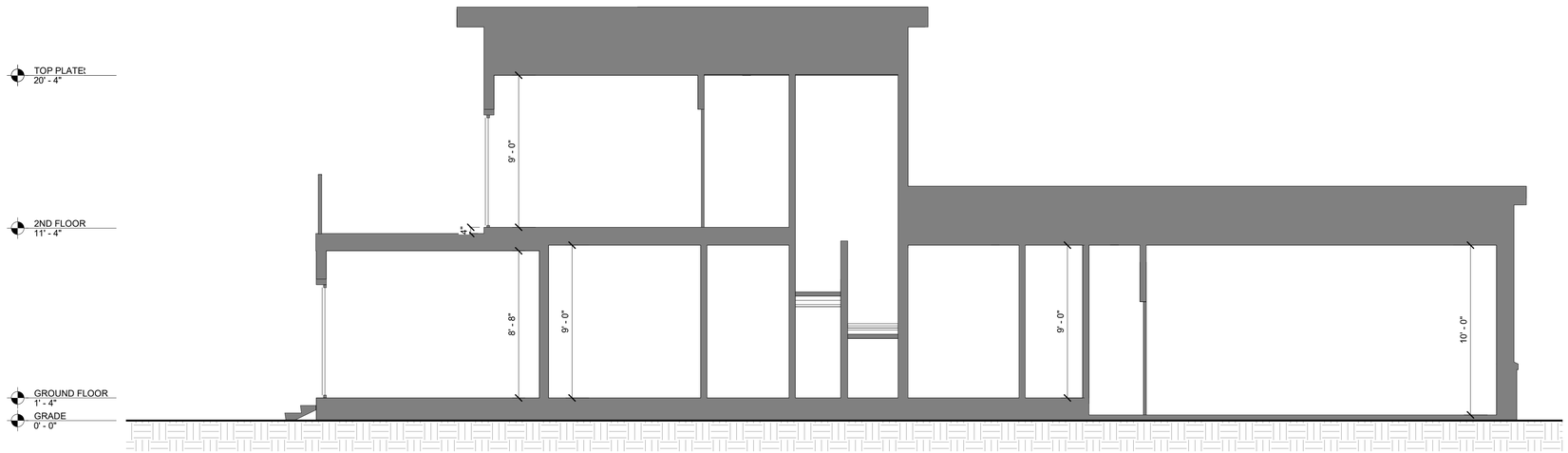
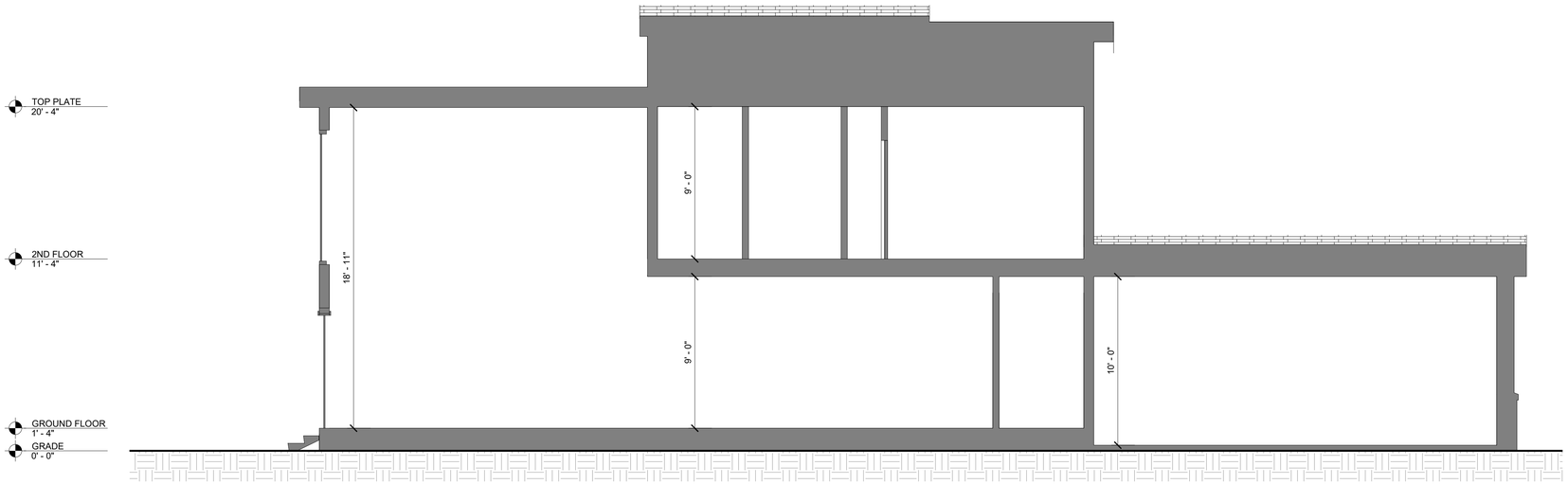


2 **1750 - BUILDING SECTION 5**
SCALE: 1/4" = 1'-0"



1 **1750 - BUILDING SECTION 4**
SCALE: 1/4" = 1'-0"

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

Issued for :
PERMITS 05/03/2024

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
Author
Checked by :
Author

Sheet Title :
BUILDING SECTIONS

Project No. :
2022022

Sheet No. :
A4.2-B

BINDER STRIP LOCATION

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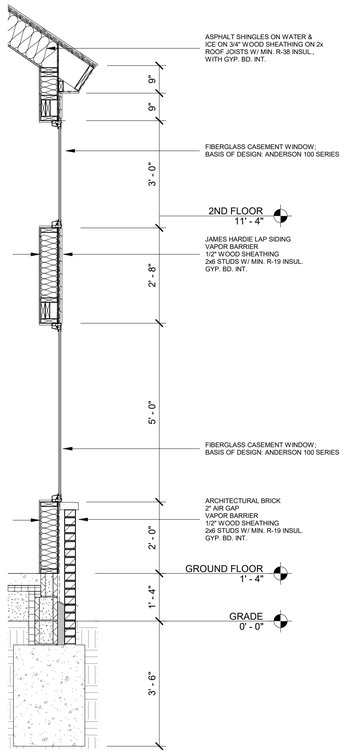
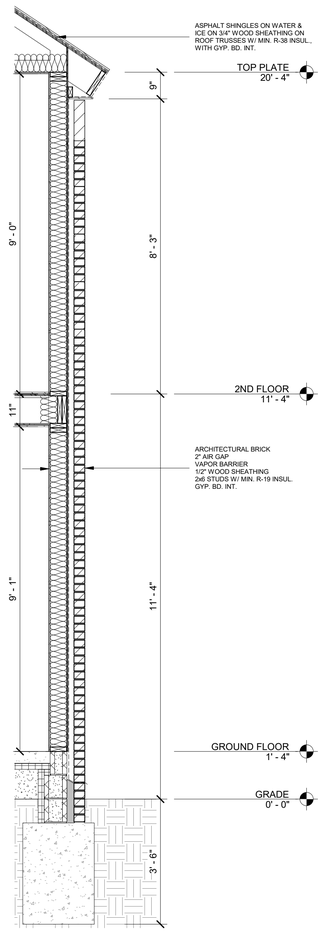


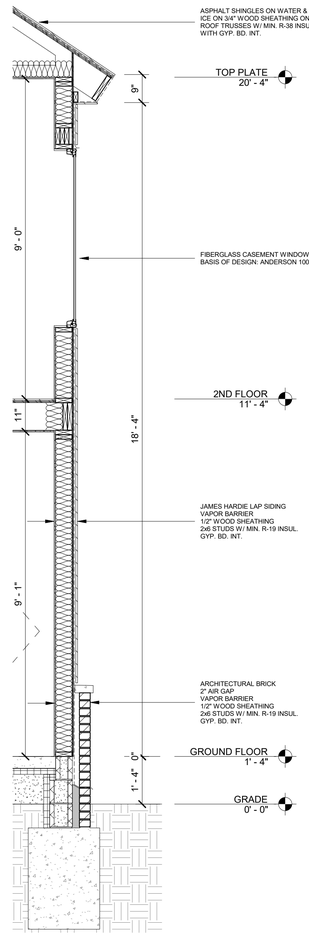
1 1750 - WALL SECTION 1

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



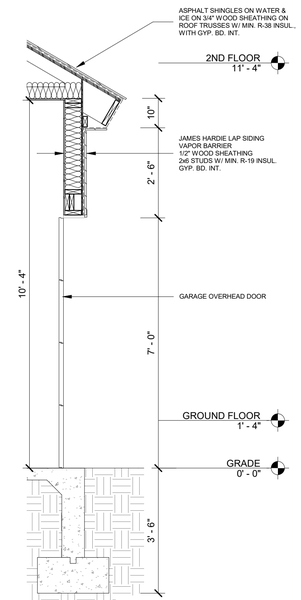
2 1750 - WALL SECTION 2

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



3 1750 - WALL SECTION 3

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



4 1750 - WALL SECTION 4

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

ARCHITECT:

4545 architecture

2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

SHOREPOINTE VILLAGE

Issued for :

PERMITS 05/03/2024

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
Author
Checked by :
Author

Sheet Title :
WALL SECTIONS

Project No. :
2022022

Sheet No. :
A4.3-B

RINGER STRIP LOCATION

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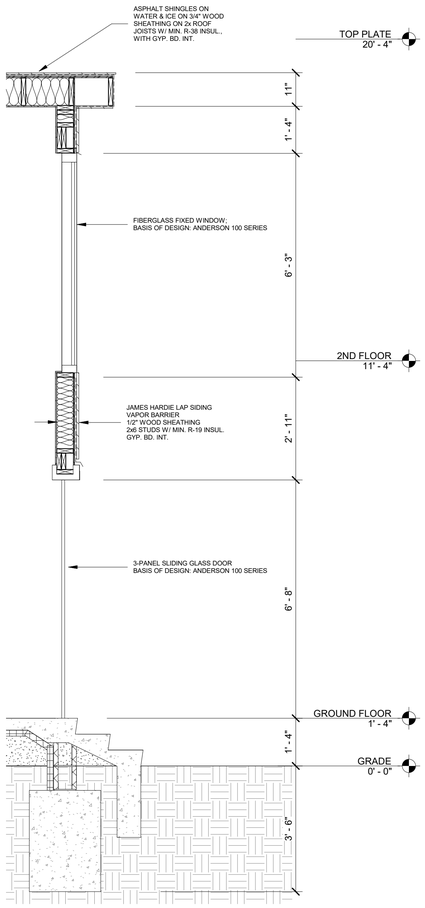

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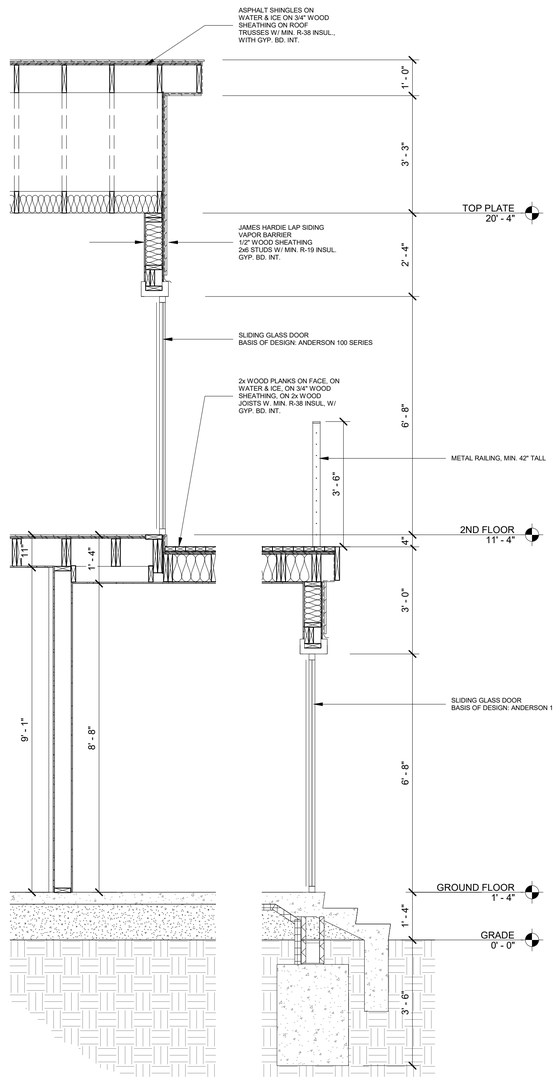
SCALE: 1/2" = 1'-0"



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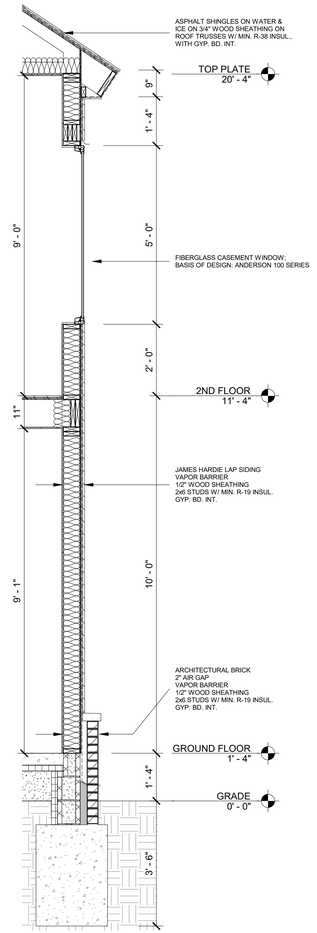
SCALE: 1/2" = 1'-0"



3 1750 - WALL SECTION 7
SCALE: 1/2" = 1'-0"

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
SHOREPOINTE VILLAGE

Issued for :
PERMITS 05/03/2024

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
Author
Checked by :
Author

Sheet Title :
WALL SECTIONS

Project No. :
2022022

Sheet No. :
A4.4-B

RINGER STAR LOCATION

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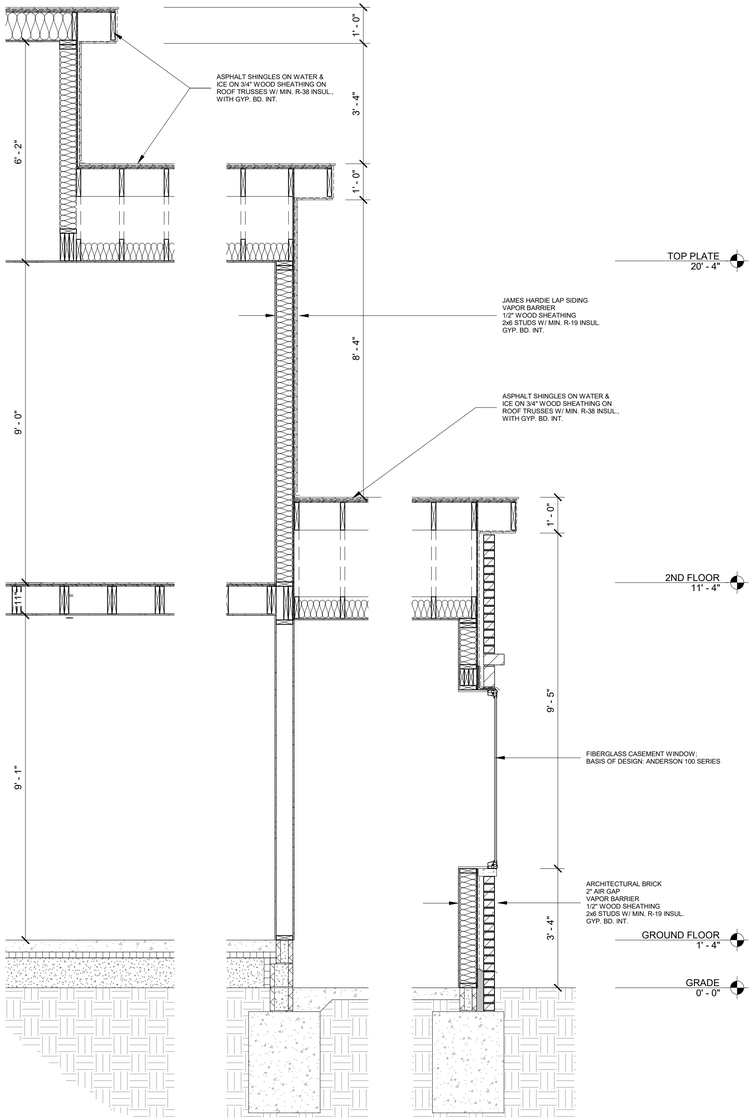
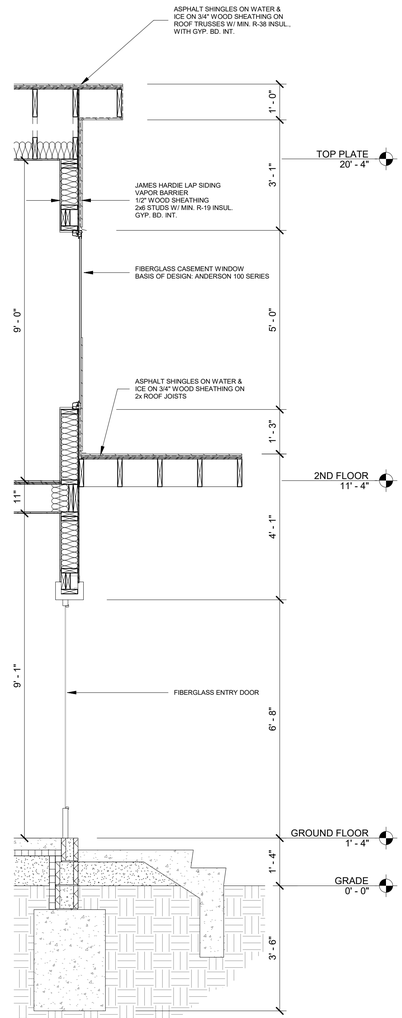


1 1750 - WALL SECTION 8
SCALE: 1/2" = 1'-0"



2 1750 - WALL SECTION 9
SCALE: 1/2" = 1'-0"

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
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STATE OF MICHIGAN
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Checked by :
Author

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WALL SECTIONS

Project No. :
2022022

Sheet No. :
A4.5-B

BINDER STRIP LOCATION

1550 UNIT

WINDOW SCHEDULE						
Mark	Height	Width	Finish	Glazing Type	WINDOW TYPE	Comments
1550						
A-101	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
A-102	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
A-103	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
A-104	2' - 0"	5' - 0"	Black	LOW-E	FIXED	
A-105	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
A-106	6' - 8"	6' - 0"	Black	LOW-E	SLIDING GLASS DOOR	DOOR
A-107	7' - 0"	9' - 0"	Black	LOW-E	TRIPLE SLIDING DOOR	DOOR
A-201	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
A-202	2' - 0"	5' - 0"	Black	LOW-E	FIXED	
A-203	6' - 0"	2' - 0"	Black	LOW-E	CASEMENT	MULLED UNIT
A-204	6' - 0"	2' - 0"	Black	LOW-E	CASEMENT	MULLED UNIT
A-205	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
A-206	6' - 8"	6' - 0"	Black	LOW-E	SLIDING GLASS DOOR	DOOR
A-207	5' - 0"	1' - 9"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)
A-208	7' - 0"	3' - 0"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)
A-209	7' - 0"	3' - 0"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)
A-210	5' - 0"	1' - 9"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)

1850 UNIT

WINDOW SCHEDULE						
Mark	Height	Width	Finish	Glazing Type	WINDOW TYPE	Comments
1850						
B-101	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
B-102	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
B-103	3' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
B-104	3' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
B-105	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-106	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-107	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-108	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-109	3' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-110	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-111	6' - 8"	6' - 0"	Black	LOW-E	SLIDING GLASS DOOR	DOOR
B-201	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
B-202	5' - 0"	2' - 6"	Black	LOW-E	CASEMENT	
B-204	6' - 0"	2' - 0"	Black	LOW-E	CASEMENT	MULLED UNIT
B-205	6' - 0"	2' - 0"	Black	LOW-E	CASEMENT	MULLED UNIT
B-206	5' - 0"	2' - 0"	Black	LOW-E	CASEMENT	
B-207	6' - 8"	6' - 0"	Black	LOW-E	SLIDING GLASS DOOR	DOOR
B-208	6' - 4"	1' - 9"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)
B-209	8' - 0"	3' - 0"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)
B-210	8' - 0"	3' - 0"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)
B-211	6' - 4"	1' - 9"	Black	LOW-E	FIXED	MULLED UNIT, CUSTOM SHAPE (SEE ELEVATIONS)

ARCHITECT:

4545 architecture

2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P: 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

SHOREPOINTE VILLAGE

Issued for :

PERMITS 05/03/2024

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
Author
Checked by :
Author

Sheet Title :
WINDOW SCHEDULE

Project No. :
2022022

Sheet No. :
A5.1

BINDER STRIP LOCATION

ABBREVIATIONS

SYMBOLS

&	AND
@	AT
±	PLUS OR MINUS
∅	DIAMETER
d	PENNY WEIGHT
fc'	CONCRETE COMPRESSIVE STRENGTH
fm'	MASONRY COMPRESSIVE STRENGTH

A

AR	ANCHOR ROD
ACI	AMERICAN CONCRETE INSTITUTE
A/E	ARCHITECT/ENGINEER
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AL	ALUMINUM
ALT	ALTERNATE
AOR	ARCHITECT OF RECORD
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRENGTH DESIGN
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
AVE	AVERAGE
AWS	AMERICAN WELDING SOCIETY

B

B/	BOTTOM OF
BAL	BALANCE
BB	BOXED BEAM
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BOT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BSMT	BASEMENT
BTW	BETWEEN
BULL	BULLETIN

C

C	CHANNEL
CA	CAISSON
CB	CONCRETE BEAM
C/C	CENTER TO CENTER
CALCS	CALCULATIONS
CANT	CANTILEVER
CDF	CONCRETE DENSITY FILL
CFMF	COLD FORM METAL FRAMING
CL	CENTERLINE
CLG	CEILING
CF	CUBIC FEET, CUBIC FOOT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CLR	CLEAR
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CTR	CENTER
CY	CUBIC YARD

D

d	PENNY WEIGHT
DBL	DOUBLE
DEFL	DEFLECTION
DEG	DEGREE
DEMO	DEMOLITION
DEPR	DEPRESSION
DET	DETAIL
DF	DOUGLAS FIR
DFL	DOUGLAS FIR LARCH
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
do	DITTO
DP	DRILLED PIER
DR	DRAIN
DT	DRAIN TILE
DWG	DRAWING
DWL	DOWEL

E

EA	EACH
ECC	ECCENTRIC
EF	EACH FACE
EFP	EQUIVALENT FLUID PRESSURE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAIL
ENCL	ENCLOSURE
ENG	ENGINEER
EOD	EDGE OF DECK
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EW EF	EACH WAY EACH FACE
EX	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR

F

FAB	FABRICATE
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FRM	FRAMING
FS	FAR SIDE
FT	FOOT / FEET
FTG	FOOTING

G

GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GLC	GLUE LAMINATED COLUMN
GLULAM	GLUE LAMINATED
GR	GRADE
GRTG	GRATING
GT	GIRDER TRUSS
GYP	GYPSUM

H

HDR	HEADER
HEF	HORIZONTAL EACH FACE
HGR	HANGER
HORIZ	HORIZONTAL
HK	HOOK
HP	HIGH POINT
HSS	HOLLOW STRUCTURAL SHAPES
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING

I

ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INT	INTERIOR
INV	INVERT

J

JG	JOIST GIRDER
JST	JOIST
JT	JOINT

K

K	KIP
KF	KIP FEET
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH

L

L	ANGLE
LBS	POUNDS
LG	LONG
LL	LIVE LOAD
LLBB	LONG LEGS BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION(S)
LP	LOW POINT
LSL	LAMINATE STRAND LUMBER
LT GA	LIGHT GAUGE
LTWT	LIGHT WEIGHT
LVL	LAMINATE VENEER LUMBER

M

M	METER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MISCELLANEOUS CHANNEL
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MTL	METAL

N

NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE

O

O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OWSJ	OPEN WEB STEEL JOIST

P

PB	POST-TENSIONED BEAM
P/C	PRECAST CONCRETE
PAF	POWER ACTUATED FASTENER
PCF	POUNDS PER CUBIC FOOT
PCI	PRESTRESSED CONCRETE INSTITUTE
PDF	POWER DRIVEN FASTENER
PERP	PERPENDICULAR
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLMB	PLUMBING
PNT	POINT
PREFAB	PREFABRICATED
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P/T	POST TENSIONED
PT	PRESSURE TREATED LUMBER
PUR	PURLIN
PVC	POLYVINYL CHLORIDE

Q

QTY	QUANTITY

R

R	RADIUS
RC	REINFORCED CONCRETE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING (REINFORCEMENT)
REQD	REQUIRED
REV	REVISION
RF	ROOF
RFI	REQUEST FOR INFORMATION
RM	ROOM
RO	ROUGH OPENING

S

SBC	SOIL BEARING CAPACITY
SC	SLIP CRITICAL (BOLTS)
SCHED	SCHEDULE
SDI	STEEL DECK INSTITUTE
SECT	SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SL	SNOW LOAD
SLBB	SHORT LEGS BACK TO BACK
SOG	SLAB ON GRADE
SPA	SPACE (S) / SPACING
SPECS	SPECIFICATIONS
SPF	SPRUCE PINE FIR
SQ	SQUARE
SQ FT	SQUARE FEET
SQ IN	SQUARE INCH
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STFR	STOREFRONT
STR	STRUCTURAL
SUP	SUPPORT
SY	SQUARE YARD
SYM	SYMMETRICAL
SYP	SOUTHERN YELLOW PINE

T

T	THICKNESS
T&B	TOP AND BOTTOM
T/	TOP OF
T/BM	TOP OF BEAM
TD	TRENCH DRAIN
T/SLAB	TOP OF SLAB
T/STL	TOP OF STEEL
THRU	THROUGH
TJ	TIE JOIST
TYP	TYPICAL

U

UNO	UNLESS NOTED OTHERWISE

V

VEF	VERTICAL EACH FACE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME

W

W	WIDE FLANGE
W/	WITH
W/O	WITH OUT
WD	WOOD
WL	WIND LOAD
WP	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

X

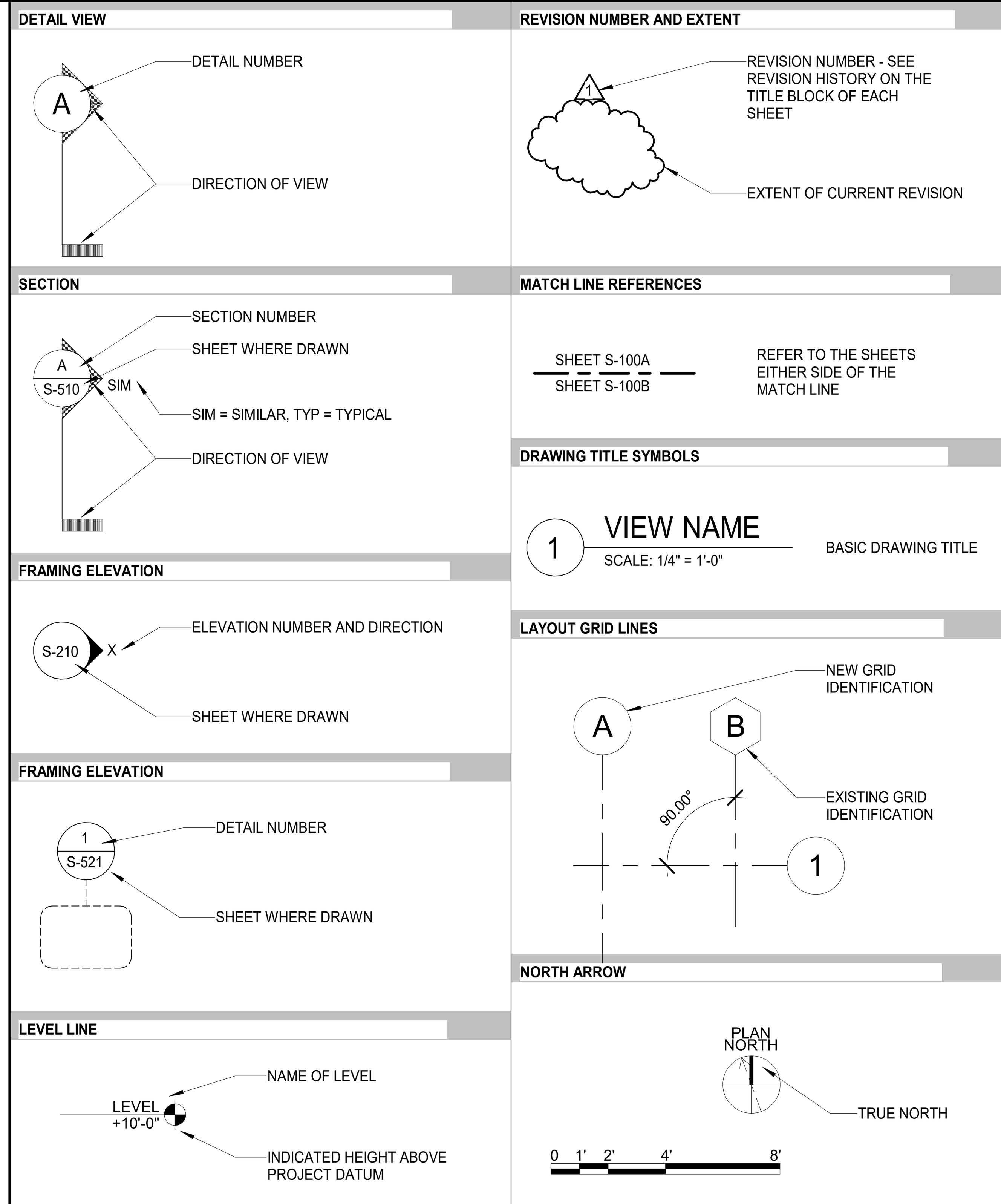
X-BRACE	CROSS BRACING

Y

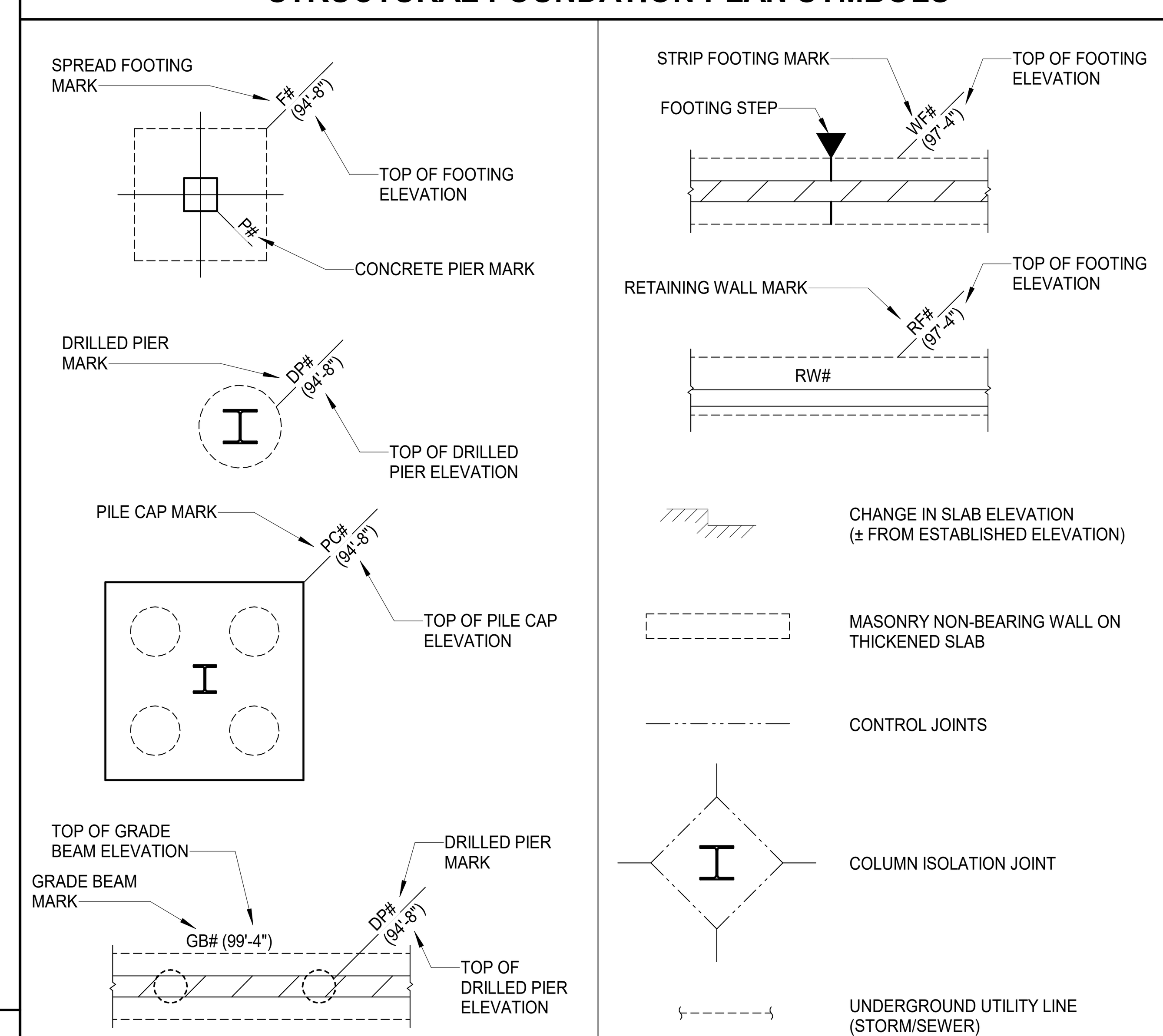
YD	YARD

SEE STRUCTURAL SYMBOLS, LEGENDS, AND SCHEDULES FOR ADDITIONAL ABBREVIATIONS. ALL ABBREBREVIATIONS, SYMBOLS, AND LEGENDS SHOWN ARE NOT NECESSARILY USED.

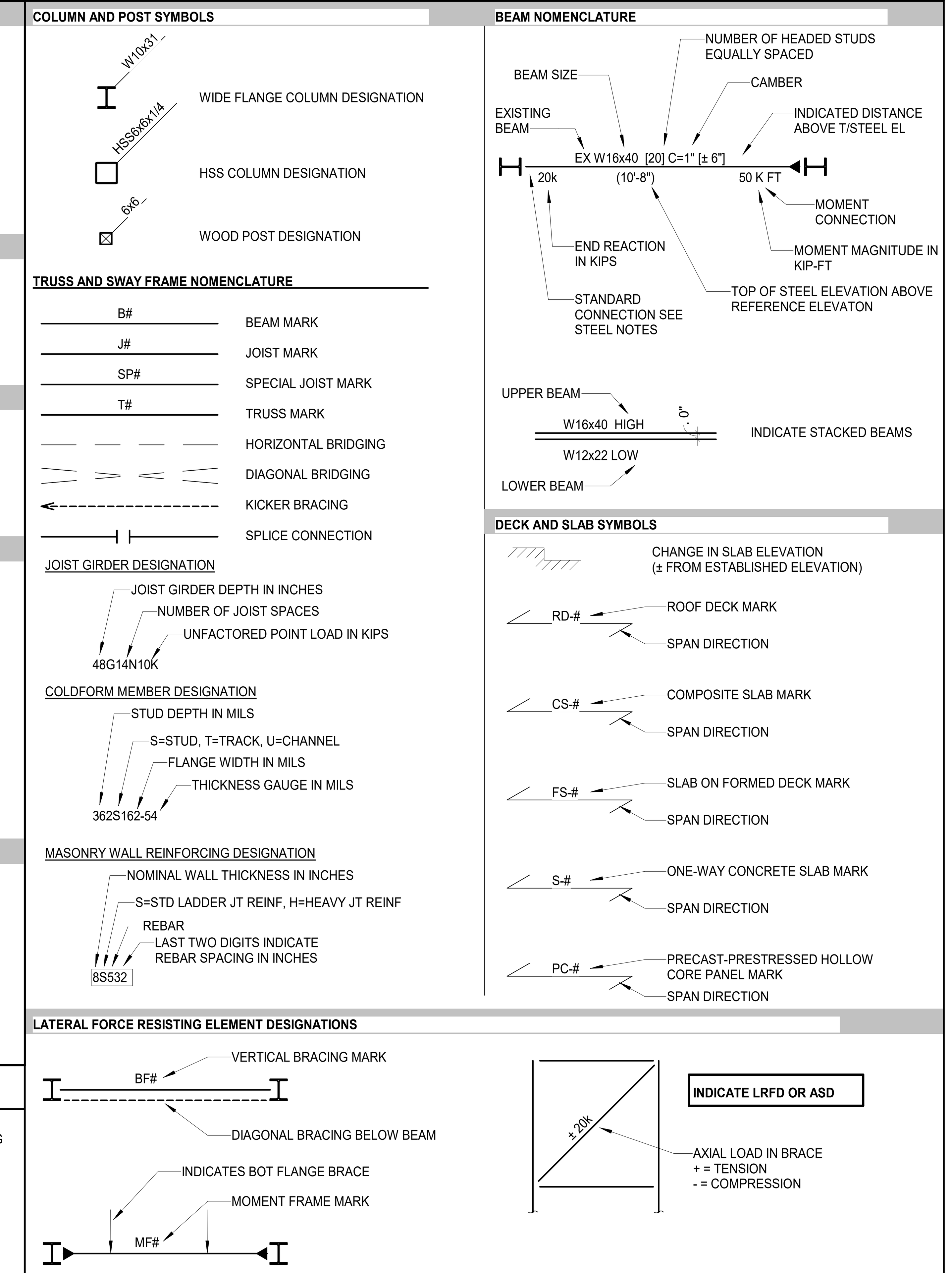
GENERAL REFERENCE SYMBOLS



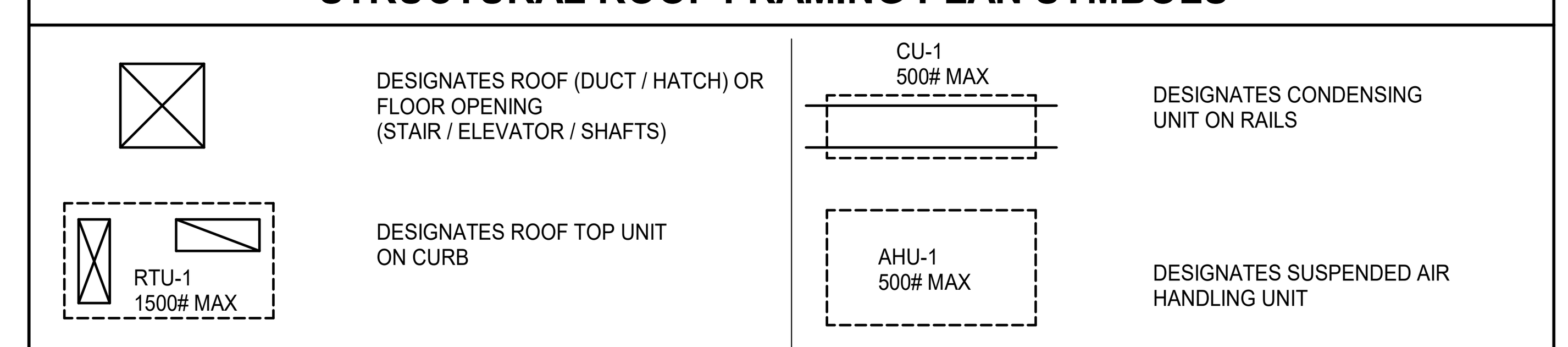
STRUCTURAL FOUNDATION PLAN SYMBOLS



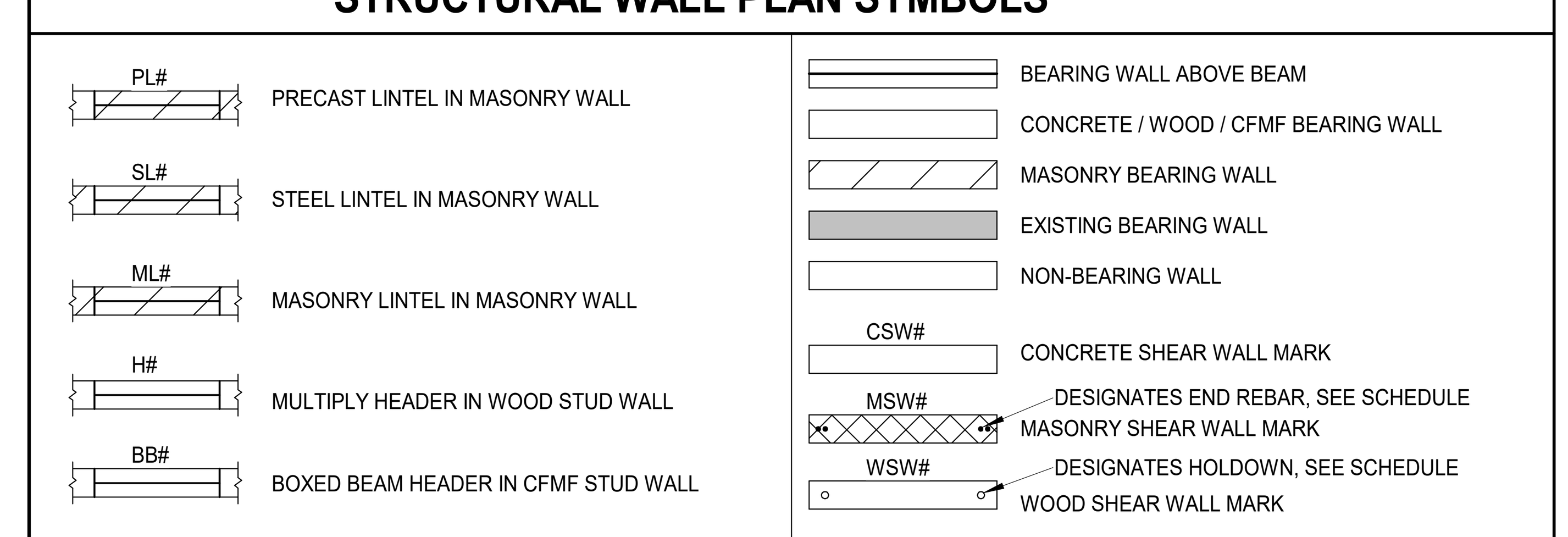
STRUCTURAL FRAMING PLAN SYMBOLS



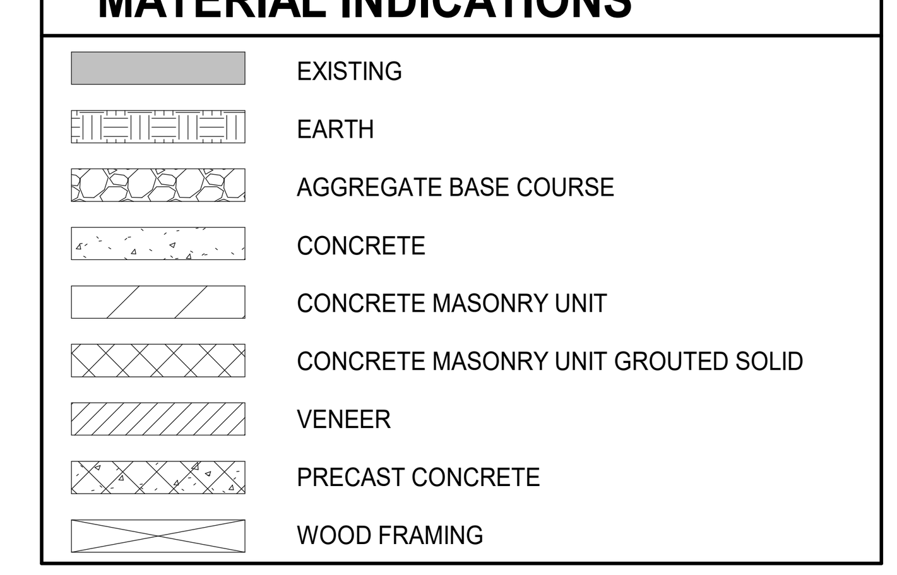
STRUCTURAL ROOF FRAMING PLAN SYMBOLS



STRUCTURAL WALL PLAN SYMBOLS



MATERIAL INDICATIONS



ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P: 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING

Project :
SHOREPOINTE VILLAGE

GRAYHAVEN ISLAND
DETROIT, MI

Issued for :
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Drawn by :
KC
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LM

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ABBREVIATIONS AND SYMBOLS - 1850

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S0.1A

BUILDING DESIGN CRITERIA

GOVERNING CODE: 2015 MICHIGAN BUILDING CODE IN CONJUNCTION WITH ASCE 7-10

RISK CATEGORY:	II
FLOOR LIVE LOADS:	
RESIDENTIAL	40 PSF
LIVE LOAD REDUCTION	PER ASCE-7
ROOF LIVE LOAD	20 PSF
SNOW LOAD:	
GROUND SNOW LOAD, Pg:	20 PSF
FLAT ROOF SNOW LOAD, Pf:	20 PSF
SNOW EXPOSURE FACTOR, Ce:	1.0
SNOW IMPORTANCE FACTOR:	1.0
THERMAL FACTOR, Ct:	1.0
SNOW DRIFT:	PER ASCE-7
WIND LOAD:	
ULTIMATE DESIGN WIND SPEED (Vult):	115 MPH
NOMINAL DESIGN WIND SPEED (Vasd):	90 MPH
WIND EXPOSURE:	B
INTERNAL PRESSURE COEFFICIENT:	±0.18
COMPONENTS AND CLADDING:	SEE TABLE
SEISMIC LOAD:	
SEISMIC IMPORTANCE FACTOR	1.0
SITE SPECTRAL RESPONSE ACCELERATION (Ss):	0.084
SITE SPECTRAL RESPONSE ACCELERATION (S1):	0.045
SEISMIC SITE CLASS:	E
DESIGN SPECTRAL RESPONSE ACCELERATION (Sds):	0.14
DESIGN SPECTRAL RESPONSE ACCELERATION (Sd1):	0.105
SEISMIC DESIGN CATEGORY:	B
SEISMIC FORCE RESISTING SYSTEM:	WOOD WALLS SHEATHED W/ WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
RESPONSE MODIFICATION FACTOR R:	6.5
SEISMIC BASE SHEAR (V):	2.0 KIPS
SEISMIC RESPONSE COEFFICIENT (Cs):	0.017
ANALYSIS METHOD:	EQUIVALENT LATERAL FORCE

GENERAL CONDITIONS:

1. SEE SPECIFICATIONS FOR QUALITY OF CONSTRUCTION REQUIRED, QUALITY OF WORK, MANUFACTURING AND INDUSTRY STANDARDS, PHYSICAL PROPERTIES OF MATERIALS, CONFORMANCE TO CODES AND REGULATIONS GUARANTEE AND WARRANTY REQUIREMENTS.
2. SEE ARCHITECTURAL, HVAC, PLUMBING, ELEVATOR, FIRE PROTECTION & ELECTRICAL DRAWINGS FOR OTHER PERTINENT INFORMATION RELATED TO STRUCTURAL WORK AND COORDINATE AS REQUIRED. CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS WITHIN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS RELATED TO EXISTING CONSTRUCTION, EXISTING SERVICES, AND THE SITE BEFORE BEGINNING WORK.
4. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT USED IN CONSTRUCTING THIS PROJECT. ALL EQUIPMENT SUPPORT DESIGN SHALL BE PERFORMED BY AN ENGINEER LICENSED IN THE STATE OF THE PROJECT. SHORING AND RESHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR QUANTITY, STRENGTH OR SIZE INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE FOLLOWING ITEMS THAT WILL NOT BE REVIEWED BY THE OWNER, ARCHITECT OR ENGINEER:
   A. DEVIATIONS FROM CONTRACT DOCUMENTS.
   B. DIMENSIONS, ELEVATIONS AND CONDITIONS TO BE CONFIRMED AND CORRELATED AT THE SITE.
   C. FABRICATION PROCESS INFORMATION.
   D. MEANS, METHODS, TECHNIQUES, PROCEDURES OF CONSTRUCTION AND CONSTRUCTION SAFETY.
   E. COORDINATION OF THE WORK OF ALL TRADES.
7. ANY CHANGES TO THE STRUCTURAL SYSTEMS SHALL BE REDESIGNED BY A PROFESSIONAL ENGINEER AT NO COST TO THE OWNER OR THE A/E AND SUBMITTED TO THE A/E FOR REVIEW. SUBMITTAL SHALL BE ACKNOWLEDGED IN WRITING BEFORE BEGINNING CONSTRUCTION. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE PARTY MAKING THE CHANGE TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE A/E.

GEOTECHNICAL REPORT:

1. REFERENCE THE GEOTECHNICAL REPORT COMPLETED FOR THIS SITE BY TEC DATED 08/29/2023 FOR FURTHER INFORMATION RELATING TO THE EXISTING SUBSURFACE SOIL CONDITIONS.
2. PILE END BEARING PRESSURE/FRICTION DESIGN CAPACITIES = SEE PILE NOTES.
3. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8". FILL FOR SLAB ON GRADE CONSTRUCTION SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D698. FILL FOR FOOTINGS BEARING ON ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM OF 98% MAXIMUM BY ASTM D698.

BINDER STRIP LOCATION

EXCAVATION:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDANCE AND CLEANUP OF STREET SPILLAGE OF EXCAVATED OR BACKFILL MATERIALS ENTERING OR LEAVING THE SITE. CLEANUP OF MAJOR SPILLS SHALL BE COMPLETED IMMEDIATELY. OTHER SPILLS SHALL BE CLEANED, AT A MINIMUM, DAILY. ALL CLEANUP SHALL BE COMPLETED TO THE FULL SATISFACTION OF THE OWNER AND CONSTRUCTION MANAGER.
2. THE CONTRACTOR SHALL PROPERLY MOISTEN SURFACES AS REQUIRED TO PREVENT SOILS FROM BECOMING AIRBORNE AND CREATING A NUISANCE TO NEIGHBORING FACILITIES, THE PUBLIC, AND ANY CONCURRENT WORK ACTIVITIES. THE FINAL DETERMINATION OF THE SUCCESS OF DUST CONTROL MEASURES SHALL BE THE OWNER AND CONSTRUCTION MANAGER.
3. ANY SITE DE-WATERING NECESSARY TO MAINTAIN A SAFE AND EFFICIENT EXCAVATION EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, RULES, ORDINANCES AND REGULATIONS PERTAINING TO SITE EXCAVATION, FILL AND SHORING ACTIVITIES.
5. ALL SITE GRADING SHALL BE SLOPED AS NOTED ON THE DRAWINGS, AS NOTED IN THE GEOTECHNICAL REPORT, OR AT A SHALLOWER SLOPE IF REQUIRED TO PROTECT WORKERS AND WORK IN PROGRESS FROM SOIL SLIPPAGE. ALL EXCAVATION ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH (OSHA) REQUIREMENTS AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
6. ANY SHARP OR LARGE OBJECTS PROTRUDING ABOVE THE FINAL ROUGH GRADE SHALL BE REMOVED. RESULTING HOLES SHALL BE FILLED WITH SELECT FILL MEETING THE REQUIREMENTS AS SET IN THE PROJECT SPECIFICATIONS.
7. ALL EXCESS EXCAVATED MATERIALS THAT ARE NOT REUSABLE SHALL BE REMOVED FROM THE SITE PROPERLY AND LEGALLY DISPOSED AT ON OFF SITE LOCATION. REFERENCE SPECIFICATIONS FOR REQUIREMENTS RELATED TO THE IDENTIFICATION OF HAZARDOUS MATERIAL IN EXCAVATIONS AND REUSE OF EXCAVATED MATERIAL FOR BACKFILL.
8. MUD-MATTING MAY BE REQUIRED TO PROVIDE STABLE SURFACE FOR FORMING AND PLACEMENT OF REINFORCING STEEL AND SUBSEQUENTLY PLACEMENT OF CONCRETE, SEE PROJECT SPECIFICATIONS.

FOUNDATIONS:

1. THE GENERAL CONTRACTOR AND THE FOUNDATION CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SURVEY AND THE GEOTECHNICAL REPORT BEFORE STARTING CONSTRUCTION.
2. NOTIFY THE A/E AND OWNER'S REPRESENTATIVE OF ANY UNUSUAL SOIL CONDITION THAT ARE IN VARIANCE WITH TEST BORINGS, SUCH AS SPRING OR SEEPAGE WATER ENCOUNTERED, OR WHEN A DIFFERENT BEARING MATERIAL IS EVIDENT AND THERE IS A QUESTION OF THE BEARING CAPACITY.
3. SET FOUNDATION AT ELEVATION SHOWN, OR ON FIRM UNDISTURBED MATERIAL OF DESIGN BEARING CAPACITY, WHICHEVER IS LOWER. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT EACH FOOTING PLACED IS BEARING ON DESIGN MATERIAL.
   A. ALL SOIL SURROUNDING AND UNDER ALL FOOTINGS, FLOOR SLABS, ETC. SHALL BE PROTECTED FROM FREEZING AND FROST ACTION DURING CONSTRUCTION.
   B. WHERE FOOTINGS ARE IN CLOSE PROXIMITY OF SEWERS, DRAINS, CONDUITS UNDER FLOOR PIPES, ETC., BOTTOM OF ALL FOOTINGS SHALL BE AT OR BELOW INVERT ELEVATIONS OF ELEMENTS NOTED HEREIN.
4. STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
5. SITE PREPARATION, STRIPPING, PROOF ROLLING, FILLING AND BACKFILLING SHALL BE DONE IN COMPLIANCE WITH PROJECT SPECIFICATIONS AND IN CONJUNCTION WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
6. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS SHALL BE PREVENTED. EXCAVATION TO FINAL BEARING ELEVATION SHALL NOT BE MADE UNTIL JUST PRIOR TO PLACING FOUNDATIONS.
7. BACKFILLING AGAINST FOUNDATION/BASEMENT WALLS SHALL NOT BE PERMITTED UNTIL THE SUPPORTING FLOORS ARE IN PLACE AND ARE ABLE TO RESIST THE IMPOSED LATERAL FORCES. EXCEPT FOR CANTILEVER RETAINING WALLS OR UNLESS NOTED OTHERWISE ON DRAWINGS, THE WALLS ARE SUPPORTED BY THE FLOOR ABOVE AND BELOW. PROPER TEMPORARY BRACING MAY BE USED IN LIEU OF THE FLOOR SUPPORT BASED UPON THE DESIGN BY A PROFESSIONAL ENGINEER. THE DESIGN OF TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. BACKFILL AND FILL MATERIALS SHALL BE FREE OF DEBRIS, WASTE, FROZEN MATERIAL, ORGANIC AND OTHER DELETERIOUS MATTER:
   A. POROUS FILL (SUB-BASE FOR SLAB ON GRADE) SHALL BE CRUSHED LIMESTONE COMPACTED, (MINIMUM 4" THICK UNDER FLOOR SLABS). GRADATION SHALL CONFORM WITH ASTM C33 SIZE #57.
   B. DRAINAGE FILL SHALL BE WASHED, UNIFORMLY GRADED MIXTURE OF CRUSHED STONE OR UNCRUSHED GRAVEL AT EXTERIOR WALLS AND RETAINING WALL HAVING THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL % PASSING
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

   C. WELL GRADED GRANULAR MATERIAL (#8) SHALL CONFORM WITH ASTM C33.
9. ALL EXCAVATIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER AND TESTING AGENCY WHO SHALL BE CONSULTED WHEN POOR SOIL, WATER, OBSTRUCTIONS, PIPING, ADJACENT SEWERS, EXISTING FOOTINGS, EXCAVATIONS, ETC. ARE ENCOUNTERED.
10. EXCAVATION AND COMPACTION:
   A. CARE SHALL BE TAKEN TO NOT TO DISTURB THE BOTTOM OF THE EXCAVATION. EXCAVATION TO FINAL GRADE SHALL NOT BE MADE UNTIL JUST PRIOR TO PLACING CONCRETE.
   B. KEEP FOUNDATION EXCAVATIONS FREE OF WATER AT ALL TIMES. REPLACE WEAKENED SOIL WITH LEAN CONCRETE (1500 PSI).
   C. BACKFILL AND FILL SHALL BE PLACED IN LIFTS OF 8" MAXIMUM LOOSE DEPTH. EACH LIFT SHALL BE COMPACTED WITH A POWER VIBRATING COMPACTOR OR SIMILAR EQUIPMENT TO ASSURE MAXIMUM COMPACTION OF THE MATERIAL.
11. DEWATERING OF THE SITE MAY BE REQUIRED. METHODS FOR DEWATERING ARE THE CONTRACTORS RESPONSIBILITY. KEEP THE AREA OF WORK DRAINED AND FREE FROM ACCUMULATION OF SURFACE WATER AT ALL TIMES. PROVIDE, OPERATE AND MAINTAIN PUMPS, PUMPING EQUIPMENT, ETC. AS REQUIRED.
12. A TESTING AGENCY, PROVIDED BY THE OWNER, SHALL INSPECT THE CONDITION AND ASSURE THE ADEQUACY OF ALL SUBGRADES, BEARING CAPACITY, FILL AND BACKFILLS BEFORE PLACEMENT OF FOUNDATIONS. TEST RESULTS SHALL BE SENT TO THE ENGINEER AND TO THE OWNER.
   A. AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES.
   B. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D1556, D2167, D2922, AND ASTM D2937, AS APPLICABLE. TEST PER FOLLOWING:
      1. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT., BUT IN NO CASE LESS THAN 3 TESTS.
      2. FOOTINGS: AT EACH COMPACTED BACKFILL LAYER AT EACH FOOTING OR ONE TEST FOR EACH 100 FT OF WALL FOOTING.
   C. CONTRACTOR SHALL RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

CAST IN PLACE CONCRETE:

1. CODES AND STANDARDS:
   ALL CAST-IN-PLACE CONCRETE WORK, DETAILING, FABRICATION AND PLACING OF REBARS AND CONCRETE SHALL BE GOVERNED BY CONTRACT DOCUMENTS AND LATEST EDITIONS OF:
   A. ACI 318 - BUILDING CODE REQUIREMENT FOR STRUCTURAL CONC.
   B. ACI 315 - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
   C. ACI 301 - SPECIFICATION OF STRUCTURAL CONCRETE.
   D. ACI 117 - SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.
   E. ACI 305 - SPECIFICATION OF HOT WEATHER CONCRETING.
   F. ACI 306 - SPECIFICATION OF COLD WEATHER CONCRETING.
   G. FIELD REFERENCE MANUAL MUST BE PRESENT ON SITE.
   H. CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
2. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

MIX USAGE	fc (PSI)	W/C	AIR CONTENT
A. LEAN CONCRETE	1,500	-	-
B. ALL INTERIOR CONCRETE	4,000	0.45	-
C. ALL EXPOSED/EXTERIOR CONC.	4,000	0.45	5%-7%
D. FOUNDATIONS	4,000	0.45	-

3. MATERIALS:
   A. PORTLAND CEMENT: ASTM C150, TYPE I OR III.
   B. AGGREGATES: ASTM C33.
   C. AIR-ENTRAINING: ASTM C260.
   D. REINFORCING BARS: ASTM 615 Fy = 60 KSI.
   E. WELDABLE REINFORCING BARS: ASTM 706, Fy = 60 KSI.
   F. WELD WIRE FABRIC: ASTM A82 AND A185, Fy = 65 KSI (PLAIN).
   G. ADMIXTURES:
      a. LOW OR MID RANGE REDUCER: ASTM C494, TYPE A OR D.
      b. HIGH RANGE WATER REDUCER: ASTM C494, TYPE F OR G.
      c. ACCELERATOR: ASTM A494 TYPE C OR E.
   H. FLY ASH: ASTM C618, TYPE C OR F.
   I. CURING COMPOUND: ASTM 309
   J. VAPOR BARRIER: ASTM E 1745 CLASS C
   K. GROUND GRANULATED BLAST FURNACE SLAG NOT PERMITTED
4. SUBMITTALS:
   A. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL WHICH INCLUDE ERECTIONS PLANS, POUR SEQUENCE (IF APPLICABLE), CONSTRUCTION JOINTS AND/OR EXPANSION JOINTS, ELEVATIONS AND REBAR BENDING SCHEDULES.
   B. SUBMIT A MIX DESIGN FOR EACH MIX USAGE REQUIRED ON THE PROJECT.
   C. SUBMIT PRODUCT LITERATURE FOR ADMIXTURES AND CURING COMPOUNDS.
   D. SUBMIT REPORTS FOR ALL REQUIRED TESTING AND INSPECTIONS.
   E. NO CONCRETE SHALL BE PLACED UNTIL ALL SUBMITTALS HAVE BEEN APPROVED BY STRUCTURAL ENGINEER.
5. CONTINGENCY:
   A. FURNISH, FABRICATE AND PLACE 5% OF REINFORCING BAR TONNAGE TO BE USED AS DIRECTED BY THE ARCHITECT/ENGINEER.
   B. PROVIDE LEAN CONCRETE UNDER FOUNDATIONS FOR EARTH FILL DUE TO ACCIDENTAL OVER EXCAVATION OR POOR SOIL CONDITIONS.
   C. CONTRACTOR SHALL REIMBURSE OWNER FOR ALL UNUSED ALLOWANCES LISTED ABOVE.
6. OPENINGS:
   A. OPENINGS SHOWN ARE FOR BIDDING PURPOSES ONLY. RECONCILE THEIR EXACT SIZES AND LOCATIONS WITH ARCHITECTURAL AND MEP REQUIREMENTS BEFORE PROCEEDING WITH WORK.
   B. IF ANY OPENING NOT SHOWN ON THE PLANS IS REQUIRED, SECURE APPROVAL OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING.
   C. PROVIDE 1/2 NUMBER OF BARS INTERRUPTED PLUS ONE TYPICAL EACH FACE OF OPENING. PROVIDE (2) #5 BARS AROUND ALL SLAB AND WALL OPENINGS, EXTENDING 2'-0" BEYOND OPENING IN EVERY DIRECTION UNO.
   D. OPENINGS NOT EXCEEDING 16" x 16" MAY BE SLEEVED AS REQUIRED BY WORKING THE REINFORCING AROUND THEM.
7. FOOTINGS, WALLS, COLUMNS AND PIERS:
   A. DOWELS IN FOOTING TO MATCH VERTICAL COLUMN, PIER OR WALL REINFORCING.
   B. WALLS AND FOOTING CORNER BARS TO MATCH HORIZONTAL REINFORCING.
8. BEAMS:
   A. PROVIDE A MINIMUM OF (3) - #5 TOP REINFORCING BARS IN BEAMS WHERE NO OTHER TOP BARS ARE AVAILABLE FOR SUPPORTING STIRRUPS. ALL SPANDREL AND EDGE BEAMS SHALL HAVE A MINIMUM OF (3) #5 TOP REINFORCING BARS AND CLOSED STIRRUPS CONTINUOUS ACROSS THE SPAN.
   B. MINIMUM 8" BEARING ON MASONRY WALLS.
9. SLAB-ON-GRADE:
   A. PLACE REINFORCING AT MID-DEPTH FOR THICKNESS 5" OR LESS AND AT 1/3 DEPTH FROM TOP FOR THICKNESS GREATER THAN 5".
   B. PROVIDE #4 x 3'-0" AT MID-DEPTH OF SLAB PERPENDICULAR TO ANY DISCONTINUOUS CONTROL JOINTS OR AT RE-ENTRANT SLAB CORNERS.
   C. PROVIDE SAWCUT CONTROL JOINTS IN ALL SLABS ON GRADE. THE MAXIMUM SPACING OF JOINTS SHALL BE 36 TIMES THE SLAB THICKNESS IN BOTH DIRECTIONS, UNLESS OTHERWISE NOTE.
10. SPLICES:
   A. REINFORCING BARS LAP SPLICE LENGTHS SHALL CONFORM WITH THE MINIMUM LAP SPLICE TABLE.
   B. MECHANICAL BAR SPLICES DEVICES THAT PROVIDE A FULL TENSION SPLICE WITH A CAPACITY OF 125 PERCENT OF THE BAR YIELD STRENGTH MAY BE USED.
   C. STAGGER SPLICES IN WALLS SO THAT NO MORE THAN 1/3 OF THE REINFORCING IS SPLICED IN ANY GIVEN CROSS SECTION.
   D. PROVIDE CLASS B TENSION LAP SPLICES FOR HORIZONTAL AND VERTICAL WALL REINFORCING.
11. JOINTS:
   A. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY STRUCTURAL ENGINEER.
   B. ALL CONSTRUCTION JOINTS BELOW GRADE SHALL HAVE WATER STOPS UNO.
   C. NO HORIZONTAL CONSTRUCTION JOINT WILL BE PERMITTED IN BEAM, SLABS AND WALLS UNLESS SPECIFICALLY SHOWN IN THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
   D. IN WALL CONSTRUCTION, PROVIDE KEYED CONSTRUCTION JOINT AT A MAXIMUM OF 30'-0" ON CENTER AND LOCATED 8'-0" FROM COLUMN, WALL OPENING OR CORNER.
   E. IN BEAM, SLAB AND WALL CONSTRUCTION, PROVIDE KEYED CONSTRUCTION JOINT AT MID-SPAN.
   F. IN SLAB ON METAL DECK CONSTRUCTION, PROVIDE CONSTRUCTION JOINT AT MID-SPAN OF DECK AND MID-WAY BETWEEN GIRDERS.
12. FINISHES:
   A. ACI 117, SURFACES OF INTERIOR SLABS ON GRADE ARE TO BE FINISHED TO THE FOLLOWING TOLERANCES: FLOOR FLATNESS F(f)=30 AND LEVELNESS F(l)=20 UNLESS NOTED OTHERWISE IN SPECIFICATIONS.
   B. TYPICAL INTERIOR FLOOR AREAS TO RECEIVE CARPET, RESILIENT FLOOR COVERING, OR TO REMAIN EXPOSED - TROWELED FINISH.
   C. INTERIOR FLOOR AREAS TO RECEIVE QUARRY TILE OR CERAMIC TILE - FLOATED FINISH.
   D. EXTERIOR SLABS - BROOM FINISH.
   E. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF SPECIAL FINISHES OR TREATMENTS OF CONCRETE.
13. CURING:
   A. TO COMMENCE IMMEDIATELY AFTER CONCRETE PLACEMENT AND CONTINUE FOR AT LEAST 7 DAYS. DO NOT ALLOW CURING TO BE DELAYED OVERNIGHT.
   B. INTERIOR SLABS TO RECEIVE QUARRY TILE OR CERAMIC TILE ARE TO BE MOIST-CURED WITHOUT THE USE OF A CURING COMPOUND.
   C. ALL OTHER SLABS MAY BE EITHER MOIST-CURED OR RECEIVE AN APPLICATION OF CURING COMPOUND.
14. MISCELLANEOUS:
   A. PROVIDE CORROSION RESISTANT ACCESSORIES SUCH AS GRAY PLASTIC CHAIRS IN ALL EXPOSED CONCRETE CONSTRUCTION. PRECAST CONCRETE CUBES OR SAND PLATE CHAIRS SHALL BE USED FOR THE SUPPORT OF THE REINFORCING ON GRADE. CONCRETE BLOCK OR CLAY MASONRY BRICK ARE NOT PERMITTED.
   B. 3/4" CHAMFER FOR EXPOSED EDGES OF CONCRETE UNO.
   C. CONCRETE SLABS SHALL BEAR A MINIMUM OF 4" ON MASONRY WALLS, UNO. CONCRETE BEAMS SHALL BEAR A MINIMUM OF 8" ON MASONRY WALLS, UNLESS NOTED OTHERWISE.
   D. COORDINATE WITH ALL TRADES INVOLVED FOR THE REQUIRED SIZE AND LOCATION OF ALL ANCHORS, SLEEVES, PADS, DEPRESSIONS, OPENINGS AND EMBEDS.
   E. BOND BREAKER MATERIAL SHALL BE 30 POUND FELT PAPER.
   F. GROUT UNDER BEARING PLATES, SETTING PLATES AND COLUMN BASE PLATES SHALL BE NON-SHRINKING TYPE. IT SHALL BE ONLY INSTALLED AFTER THE STEEL IS PLUMB.
   G. CONCRETE SHALL BE DISCHARGED AT THE SITE WITHIN 1/2 HOUR AFTER WATER HAS BEEN ADDED TO THE CEMENT AND AGGREGATES, ADDITION OF WATER TO THE MIX AT THE PROJECT SITE WILL NOT BE PERMITTED. ALL WATER MUST BE ADDED AT THE BATCH PLANT. SLUMP MAY BE ADJUSTED ONLY THROUGH THE USE OF ADDITIONAL WATER REDUCING ADMIXTURE OR HIGH RANGE WATER REDUCING ADMIXTURE.

MASONRY:

1. CODES AND STANDARDS:
   ALL MASONRY CONSTRUCTION SHALL BE GOVERNED BY CONTRACT DOCUMENTS AND LATEST EDITIONS OF:
   A. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES TMS 402 AND SPECIFICATION FOR MASONRY STRUCTURES TMS 602.
   B. BRICK INSTITUTE OF AMERICA (BIA).
   C. NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
2. MATERIALS:
   A. CONCRETE BLOCK:
      a. ASTM C90.
      b. MINIMUM COMPRESSIVE STRENGTH = 2,800 PSI.
      c. NET COMPRESSIVE STRENGTH, f_m = 3,000 PSI.
      d. MEDIUM WEIGHT = 135 PCF.
   B. MORTAR:
      a. ASTM C270, TYPE S.
      b. MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
   C. GROUT:
      a. ASTM C476, COARSE TYPE E.
      b. MINIMUM COMPRESSIVE STRENGTH = 2,500 PSI.
      c. 3/8" MAXIMUM SIZE COARSE AGGREGATE.
   D. HORIZONTAL REINFORCING:
      a. STANDARD LADDER TYPE - 9 GA.
      b. MILL GALVANIZED FINISH.
      c. PLACE 8" OC BELOW GRADE AND 16" OC ABOVE GRADE.
   E. VERTICAL REINFORCING:
      a. ASTM A615.
      b. MINIMUM YIELD STRENGTH = 60 KSI.
3. SUBMITTALS:
   A. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL WHICH INCLUDE ERECTION PLANS, ELEVATIONS AND REBAR BENDING SCHEDULES.
   B. SUBMIT PRODUCT LITERATURE FOR ALL MASONRY TIES USED ON THE PROJECT.
4. MASONRY LINTELS:
   A. THE CONTRACTOR SHALL SUPPLY BOND BEAM LINTELS OVER ALL MASONRY OPENINGS AND RECESSES UNO. BOND BEAM LINTELS SHALL BE AS SHOWN IN THE SCHEDULE IN THE DETAIL SHEETS.
   B. BOTTOM COVER SHALL BE 2" AND FILL WITH 2500 PSI GROUT.
   C. ALL LINTELS SHALL HAVE A MINIMUM BEARING OF 8" OR 1" PER FOOT OF CLEAR SPAN, WHICHEVER IS LARGER.
   D. EACH BEARING END SHALL HAVE A MINIMUM 24" x 3 COURSES OF SOLID MASONRY.
   E. ALL REINFORCING TO EXTEND 2'-0" INTO EACH BEARING END.
   F. ALL CANTILEVERED LINTELS SHALL EXTEND HAVE A MINIMUM BACKSPAN OF 1.5 TIMES OPENING DIMENSION WITH A STANDARD HOOK ON THE TOP REINFORCING.
5. STEEL LINTELS:
   A. BOTTOM PLATES ON BEAMS SHALL BR 1/2" LESS IN WIDTH THAN THE WALL THICKNESS AND EXTEND FOR THE FULL LENGTH OF BEAM EXCLUDING THE BEARING ENDS UNO.
   B. BOTTOM PLATES SHALL BE WELDED TO BEAM WITH A 1/4" FILLET WELD 3" LONG ON BOTH SIDES @ 8" ON CENTER, STAGGER PLACEMENT OF WELDS FROM SIDE TO SIDE.
   C. BOTTOM PLATE SHALL BE A MINIMUM OF 5/16" TYP UNO.
   D. ALL LINTELS SHALL HAVE A MINIMUM BEARING OF 8" OR 1" PER FOOT OF CLEAR SPAN, WHICHEVER IS LARGER.
   E. EACH BEARING END SHALL HAVE A MINIMUM 24" x 3 COURSES OF SOLID MASONRY.
6. LOOSE LINTELS FOR VENEERS:
   A. THE CONTRACTOR SHALL SUPPLY LOOSE LINTEL ANGLES OVER ALL MASONRY OPENINGS AND RECESSES UNO. LINTELS NOT SCHEDULED ON DRAWINGS SHALL CONSIST OF A SINGLE ANGLE WITH 3 1/2" LEGS HORIZONTAL FOR EACH 4" OF WALL THICKNESS, ANGLES SHALL BE AS SHOWN IN THE SCHEDULE IN THE DETAIL SHEETS.
   B. LINTELS INCLUDING BEARING PLATES AND ANCHORS EXPOSED TO THE EXTERIOR OR IN EXTERIOR WALLS SHALL BE GALVANIZED.
7. BOND BEAMS:
   A. PROVIDE AT THE FOLLOWING LOCATIONS:
      a. FLOOR ELEVATIONS.
      b. TOP OF PARAPETS.
      c. 4'-0" OC FOR EXTERIOR SHAFT WALLS.
   B. REINFORCING TO BE MINIMUM (2) #5 TYP UNO.
8. JOINTS:
   A. PROVIDE CONTROL JOINTS AT THE FOLLOWING LOCATIONS:
      a. MINIMUM SPACING OF 24'-0" OC OR 2 TIMES WALL HEIGHT.
      b. 4 FEET FROM CORNER.
      c. CHANGE IN WALL ELEVATION.
      d. CHANGE IN WALL THICKNESS.
9. CONSTRUCTION:
   A. ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HEAD, BED (FACE SHELLS) WEBS, AND COLLAR JOINTS, UNO.
   B. PROVIDE 3 COURSES x 32" WIDE SOLID GROUTED MASONRY. CENTERED UNDER EACH STEEL BEAM AT BEARING AND END OF EACH LINTEL.
   C. PROVIDE 2 COURSES x 32" WIDE SOLID GROUTED MASONRY CENTERED UNDER EACH JOIST AT BEARING.
   D. PROVIDE CONTINUOUS 1 COURSE SOLID GROUTED MASONRY UNDER PRECAST PLANKS OR CAST IN PLACE SLAB.
   E. GROUT SOLID A MINIMUM OF ONE COURSE BELOW ANY CHANGE IN WALL THICKNESS.
   F. ALL MASONRY BELOW GRADE SHALL BE GROUTED SOLID.
   G. THE FIRST COURSE OF ALL WALLS SHALL BE GROUTED SOLID.
   H. ALL GROUTING OF MASONRY WALLS IS TO BE BY THE LOW-LIFT GROUTING METHOD (MAXIMUM LIFT HEIGHT 5'-0"). CONSOLIDATE EACH LIFT BY MECHANICAL VIBRATION TO ENSURE COMPLETE FILLING OF CELLS.
   I. ALL VERTICALLY REINFORCED WALLS SHALL HAVE DOWELS INTO FOUNDATION THAT MATCH THE WALL BAR SIZE AND SPACING.
   J. JOINT REINFORCING SHALL BE BENT AROUND CORNERS, BUT SHALL NOT BE CONTINUOUS THROUGH EXPANSION OR CONTROL JOINTS.
   K. EXTERIOR WALLS, SHAFT WALLS AND BEARING WALLS TO BE REINFORCED WITH MINIMUM IS #5 AT 48" OC UNO.
   L. ALL INTERIOR NON-BEARING MASONRY WALLS TO BE REINFORCED WITH #5 AT 96" OC THE MAX HEIGHT LIMITS ARE AS FOLLOWS:
      a. 6" CMU MAX HEIGHT = 14'-0".
      b. 8" CMU MAX HEIGHT = 18'-0".
      c. 10" CMU MAX HEIGHT = 20'-0".
      d. 12" CMU MAX HEIGHT = 24'-0".
   M. TEMPORARILY BRACE ALL MASONRY WALLS TO PROVIDE STABILITY DURING CONSTRUCTION UNTIL THE DESIGNED STRUCTURE IS COMPLETED AND CAN STABILIZE THE WALLS.
10. MISCELLANEOUS:
   A. DO NOT USE CALCIUM CHLORIDE OR ANY ADMIXTURES THAT CONTAINS CALCIUM CHLORIDE IN THE MORTAR OR GROUT.
   B. PREMIXED MASONRY CEMENT IS PROHIBITED.
   C. DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST.
   D. DO NOT BUILD ON FROZEN WORK, REMOVE AND REPLACE MASONRY WORK DAMAGED BY FROST OR FREEZING.

STRUCTURAL WOOD:

1. CODES AND STANDARDS:
   ALL WOOD DETAILING, FABRICATION AND ERECTION SHALL BE GOVERNED BY CONTRACT DOCUMENTS AND LATEST EDITIONS:
   A. NDS - NATIONAL DESIGN SPECIFICATION.
   B. AWFPA - AMERICAN WOOD FOREST AND PAPER ASSOCIATION.
   C. APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
   D. MANUAL FOR ENGINEERED WOOD CONSTRUCTION.
   E. US PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
2. MATERIALS:
   A. BEARING WALLS - SPF #1 OR #2:
      a. F_b 875 PSI.
      b. F_c (PAR) 1,150 PSI.
      c. E 1,400,000 PSI.
   B. BEAMS, HEADERS AND POSTS - SPF #1 OR #2:
      a. F_b 875 PSI.
      b. F_c (PER) 425 PSI.
      c. E 1,400,000 PSI.
   C. ENGINEERED BEAMS AND HEADERS - MICROLLAM (LVL):
      a. F_b 2,600 PSI.
      b. F_c (PAR) 750 PSI.
      c. E 2,000,000 PSI.
   D. ENGINEERED POSTS - PARALLAM (PSL):
      a. F_b 2,900 PSI.
      b. F_c (PAR) 2,900 PSI.
      c. E 2,000,000 PSI.
   E. ENGINEERED RIM BOARD - LAMINATED STRAND LUMBER (LSL):
      a. F_b 1,700 PSI.
      b. F_c (PER) 710 PSI.
      c. E 1,300,000 PSI.
   F. FASTENERS:
      a. NAILS - COMMON NAILS OR EQUAL.
      b. SCREWS - SIMPSON SELF DRILLING SCREWS OR EQUAL.
      c. BOLTS - ASTM A307 OR EQUAL.
   G. FOUNDATION SILL PLATE: PRESSURE TREATED - SYP #2.
   H. ROOF SHEATHING:
      a. 19/32" (5/8" NOMINAL) APA RATED, 32/16 EXPOSURE 1.
      b. ATTACH W/ 10d NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. BLOCKED DIAPHRAGM.
   I. FLOOR SHEATHING:
      a. 23/32" (3/4" NOMINAL) APA RATED, STURD-I-FLOOR, 48/24, EXPOSURE 1.
      b. ATTACH W/ 10d NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. BLOCKED DIAPHRAGM.
      c. USE A CONTINUOUS BEAD OF ADHESIVE MEETING ASTM D3498 AND APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
      d. PROVIDE PLYWOOD CLIPS AT MID-SPAN.
   J. WALL SHEATHING:
      a. 7/16" (1/2" NOMINAL) PLYWOOD OR OSB ATTACH W/ 10d NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
      b. GYPSUM SHEATHED WALLS - USE 6d COOLER OR No. 6 x 1-1/4" TYPE S OR W SCREWS AT 7" ON CENTER AT PANEL EDGES AND 7" ON CENTER AT INTERMEDIATE SUPPORTS UNO.
      c. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
   K. PRESSURE TREATED WOOD:
      a. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND/SOIL, OR USED IN CONDITIONS WITH MOISTURE PRESENT, IS TO BE PRESSURE-TREATED TO RESIST DECAY. PRESERVATIVES USED FOR PRESSURE TREATMENT ARE TO BE ALKALINE COPPER QUAT, ACQ-C OR ACQ-D. OTHER PRESERVATIVES PROPOSED FOR USE ARE TO BE SUBMITTED FOR REVIEW PRIOR TO ERECTION OR INSTALLATION ON THE PROJECT.
      b. POWER ACTUATED FASTENERS, WEDGE OR SLEEVE ANCHORS TO BE STAINLESS STEEL CONFORMING TO AISI 303/304.
      c. NAILS, ANCHOR RODS, SCREWS, BOLTS AND THREADED RODS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING.
   L. FIRE-TREATED WOOD:
      a. MUST CONFORM TO ASTM D5664 FOR LUMBER AND ASTM D5516 FOR PLYWOOD.
      b. TREATED WITH "DRICON" BY ARCH WOOD PROTECTION INC OR "D-BLAZE" BY VIANCE TREATED WOOD SOLUTIONS OR APPROVED EQUAL.
      c. REDUCTION FACTORS: Fb=0.82, Fc=0.89, Fv=0.89, Ft=0.78, E=0.95.
3. SUBMITTALS:
   A. INDICATE MATERIAL SPECIFICATIONS, STRENGTHS, AND FINISHES.
   B. PRODUCT LITERATURE FOR ALL WOOD CONNECTORS USED ON THE PROJECT.
4. CONNECTIONS:
   A. ALL WOOD MEMBERS SHALL BE MINIMALLY FASTENED AS PRESCRIBED IN TABLE 2304.10.1 OF THE REFERENCED BUILDING CODE UNLESS DETAILED OTHERWISE. ALL NAILS ARE TO BE COMMON WIRE NAILS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. JOIST TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE. BEAMS TO BEAMS - 16 GA. BEAM HANGERS, UNLESS SHOWN OTHERWISE.
   C. SILL PLATE ATTACH WITH MIN 1/2" DIA ANCHOR BOLT SPACED AT:
      a. 48" OC TYP UNO.
      b. 12" FROM CORNERS OR SPLICES.
      c. MIN 3 BOLTS PER PIECE.
      d. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
   D. EACH MEMBER OF MULTIPLE MEMBER BEAMS OR COLUMNS ARE TO BE NAILED TOGETHER WITH 2 ROWS OF 10d NAILS AT 6" ON CENTER STAGGERED THE FULL LENGTH OF THE MEMBER. FOR MULTIPLE MEMBERS LVL OR LSL PRODUCTS FOLLOW MINIMUM FASTENING REQUIREMENT OF THE MANUFACTURER.
   E. CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
5. CONSTRUCTION:
   A. PROVIDE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" OC MAX. FOR ALL FLOOR JOISTS. USE SOLID BLOCKING AT ALL JOIST AND RAFTER BEARINGS. SOLID BLOCKING TO CONSIST OF THE SAME MEMBER SIZE AS JOISTS AND OFFSET NOT MORE THAN 6" BETWEEN BLOCKING SPANS.
   B. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF WALLS FOR EACH OF THE FOLLOWING CONDITIONS: EXTERIOR STUD WALLS, INTERIOR BEARING PARTITIONS, AND ALL WALL FRAMING WHICH IS NOT SHEATHED ON EACH SIDE WITH GYPSUM OR WOOD SHEATHING.
   C. USE SINGLE JACK STUDS UNDER BEAM AND HEADER BEARINGS FOR ROUGH OPENINGS UP AND INCLUDING 4'-0", AND DOUBLE JACK STUDS UNDER BEAM AND HEADER BEARINGS FOR SPANS GREATER THAN 4'-0", UNLESS SHOWN OTHERWISE.
   D. PROVIDE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.
   E. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.
   F. AT ALL WALL LOCATIONS WHERE MULTIPLE STUDS ARE REQUIRED TO SUPPORT VERTICAL LOADS, A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO SUPPORT THOSE LOADS THROUGH THE STRUCTURE INCLUSIVE OF THE FLOOR SYSTEM TO THE FOUNDATIONS. THIS MAY BE ACCOMPLISHED THROUGH THE USE OF RIM JOISTS, SQUASH BLOCKS OR OTHER APPROPRIATE MEANS BASED ON LOCATION AND DETAILING CONSIDERATIONS.
   G. PROVIDE TEMPORARY CONSTRUCTION EXPANSION JOINTS IN ALL WOOD STRUCTURAL PANEL FLOOR AND ROOF DIAPHRAGMS IN 80'-0" MAXIMUM INTERVALS IN ACCORDANCE WITH AMERICAN PLYWOOD ASSOCIATION'S (APA) TECHNICAL DOCUMENT U425.
   H. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER.
   I. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
   J. WOOD LINTELS OVER OPENINGS IN NON-LOAD BEARING WALLS SHALL BE

WALL	HEADER	SPAN
2x4	(2) 2x6	UP TO 6'-0"
2x4	(2) 2x8	6'-0" TO 7'-0"
2x6	(3) 2x6	UP TO 6'-0
2x6	(3) 2x8	6'-0" TO 7'-0"

6. MISCELLANEOUS:
   A. PROTECT ALL LUMBER FROM WEATHER PRIOR TO INSTALLATION.
   B. ALL WOOD ELEMENTS EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE TREATED PER AWPA STANDARDS FOR SERVICE CONDITION AND USE CATEGORY SPECIFIC TO THE PROJECT.
   C. PROVIDE SIMPSON RPS18 REPAIR STRAPS AT ALL LOCATIONS WHERE TOP AND BOTTOM PLATES HAVE BEEN CUT FOR EQUIPMENT INSTALLATION (PLUMBING, MECH, ELEC, ETC).

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 260 | Bingham Farms, MI 48025
(313) 915-4014 www.osborn-eng.com

Project :
SHOREPOINTE VILLAGE

GRAYHAVEN ISLAND
DETROIT, MI

STATE OF MICHIGAN
LAWRENCE PAJE MANGINDIN
ENGINEER
No. 6201043820
LICENSED PROFESSIONAL ENGINEER

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PREFABRICATED METAL PLATE WOOD TRUSSES:

1. CODES AND STANDARDS:
   ALL TRUSS DETAILING, FABRICATION AND ERECTIONS SHALL CONFORM TO CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF:
   A. DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES.
   B. TRUSS PLATE INSTITUTE PUBLICATION.
   C. TIMBER CONSTRUCTION STANDARDS.
   D. NATIONAL DESIGN SPECIFICATION.

2. MATERIALS:
   A. LUMBER: MIN SYP #2 WITH MAXIMUM MOISTURE CONTENT 15%.
   B. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A653, GRADE A. COATING CLASS G60 PER ASTM A653 TYPICALLY. USE COATINGS CLASS G185 WHEN FRT IS USED. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

3. SUBMITTALS:
   A. SUBMITTALS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. LICENSED IN THE SAME STATE AS THE PROJECT LOCATION.
   B. HE FOLLOWING INFORMATION SHALL BE SUBMITTED PRIOR TO FABRICATION:
      a. LAYOUT DRAWING INDICATING LOCATION OF EACH TRUSS TYPE.
      b. DESIGN OF EACH TRUSS TYPE.
      c. PERMANENT HORIZONTAL AND VERTICAL BRACING.
      d. TRUSS HANGER TYPE AND LOCATION FOR ALL TRUSSES FRAMING INTO TRUSSES.
      e. ATTACHMENT OF MULTIPLE TRUSSES TO FORM GIRDER TRUSS.
      f. ALL LAYOUT DRAWINGS AND CALCULATIONS TO BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.
   C. TRUSS FABRICATOR SHALL BE RESPONSIBLE FOR COORDINATING EXACT PROFILE FOR EACH TRUSS TYPE.
   D. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.

4. DESIGN:
   A. ROOF:
      a. TOP CHORD DEAD LOAD 15 PSF
      b. TOP CHORD LIVE LOAD 20 PSF + MECHANICAL LOADS
      c. BOTTOM CHORD DEAD LOAD 10 PSF
      d. BOTTOM CHORD LIVE LOAD 0 PSF
      e. LIVE LOAD DEFLECTION L/240
   B. FLOOR:
      a. TOP CHORD DEAD LOAD 15 PSF + PARTITION LOADS
      b. TOP CHORD LIVE LOAD 40 PSF
      c. BOTTOM CHORD DEAD LOAD 10 PSF
      d. BOTTOM CHORD LIVE LOAD 0 PSF
      e. LIVE LOAD DEFLECTION L/480
   C. ADDITIONAL DEAD LOAD SHALL INCLUDE LOADS APPLIED TO TRUSSES FROM OVER-FRAMED AREAS INDICATED ON PLAN.
   D. SEE PLAN AND ELEVATIONS FOR ADDITIONAL LOADS TO BE CONSIDERED IN THE TRUSS DESIGN.
   E. SNOW AND WIND LOADS SHALL BE IN ACCORDANCE WITH GOVERNING EDITION OF ASCE 7.
   F. WHERE TRUSSES ARE INDICATED TO SUPPORT BRICK VENEER LIMIT TRUSS DEFLECTION TO L/600.
   G. TRUSS LAYOUT AND PROFILES INDICATED ON THE DRAWINGS ARE SHOWN FOR SCHEMATIC INFORMATION ONLY. ACTUAL DESIGN AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

5. CONNECTIONS:
   A. ALL CONNECTORS AND FASTENERS IN CONTACT WITH CHEMICALLY TREATED LUMBER SUCH AS FIRE TREATED, PRESERVATIVE TREATED, ETC. SHALL BE GALVANIZED OR STAINLESS AS FOLLOWS:
      a. ALL FASTENERS AND ANCHORS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153, UNO.
      b. ALL CONNECTORS SHALL BE GALVANIZED PER ASTM 653 GRADE G185 OR HOT DIPPED GALVANIZED PER ASTM 123, UNO.
      c. FOR TREATED LUMBER CONTAINING AMMONIA, SUCH AS ACZA, RETENTION LEVELS FOR ACQ ABOVE 0.40 OR EXPOSURE TO OCEAN SALTS, LARGE BODIES OF WATER, FIRES, FERTILIZERS, ETC. CONNECTORS, FASTENERS AND ANCHORS SHALL BE STAINLESS STEEL TYPE 304 OR 316.
   B. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

6. CONSTRUCTION:
   A. INSTALL AND FASTEN PERMANENT BRACING DURING TRUSS ERECTION AND BEFORE CONSTRUCTION LOADS ARE APPLIED. ANCHOR ENDS OF PERMANENT BRACING WHERE TERMINATING AT WALLS OR BEAMS.
   B. WHERE TRUSSES ARE REQUIRED TO FRAME INTO OTHER TRUSSES DESIGN OF THE CONNECTIONS TO BE RESPONSIBILITY OF THE TRUSS SUPPLIER. TRUSS SUPPLIER TO MAKE NECESSARY PROVISIONS IN THE SUPPORTING TRUSS TO ACCEPT THE HANGER TYPE REQUIRED.

7. MISCELLANEOUS:
   A. ALL GIRDER TRUSSES TO BE MINIMUM 2 PLY.
   B. PROTECT ALL LUMBER FROM WEATHER PRIOR TO INSTALLATION.

POST INSTALLED ANCHOR SYSTEMS:

1. GENERAL:
   A. LISTED ANCHOR PRODUCTS PROVIDED BELOW ARE NOT TO BE USED AS INTERCHANGEABLE PRODUCTS. EACH ANCHOR HAS DEFINED CAPACITIES BASED UPON TESTED PERFORMANCE WITH APPLICABLE SAFETY FACTORS AND WILL VARY ACROSS MANUFACTURERS. TYPES OF ANCHORS INDICATED THROUGHOUT THE DESIGN DOCUMENTS ARE DETAILED FOR THEIR SPECIFIC PURPOSE AND CAPACITY. SUBSTITUTION OF ANCHORS FROM THOSE SPECIFIED ARE ONLY ALLOWED AFTER ENGINEER REVIEW AND APPROVAL OR AMENDMENT FROM WRITTEN REQUEST BY THE CONTRACTOR.
   B. PROVIDE ANCHORAGE MATCHING MANUFACTURER, TYPE, DIAMETER, EMBEDMENT, AND BASE MATERIAL AS INDICATED IN THE DOCUMENTS.
   C. ALL POST-INSTALLED ANCHORS TO BE HAMMER DRILLED. FOLLOW ALL HOLE CLEANING AND INSTALLATION INSTRUCTIONS AS STIPULATED BY THE ANCHOR MANUFACTURER. FOLLOW ALL OSHA GUIDELINES FOR CONCRETE DRILLING AS IT PERTAINS TO SILICA DUST.
   D. INSTALLATION OF ADHESIVE ANCHORS MUST BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS THROUGH MANUFACTURER TRAINING PROGRAMS.
   E. INSTALLATION OF ADHESIVE ANCHORS IN THE HORIZONTAL OR UPWARDLY INCLINED ORIENTATION OR WHERE SUPPORTING SUSTAINED TENSION LOADS SHALL BE INSTALLED BY CERTIFIED PERSONNEL BY ACI/CRSI INSTALLATION PROGRAMS.
   F. MINIMUM CONCRETE AGE FOR POST-INSTALLED ADHESIVE ANCHORS SHALL BE NOT LESS THAN 28 DAYS.
   G. ALL ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316. FASTENERS AND CONNECTORS ARE TO BE OF THE SAME MATERIAL, STAINLESS STEEL OR HOT DIPPED GALVANIZED, DO NOT MIX MATERIALS.

2. ANCHORAGE TO CONCRETE:
   A. ACCEPTABLE MECHANICAL EXPANSION ANCHORAGE SYSTEMS:
      a. DEWALT POWER STUD +SDI WEDGE EXPANSION ANCHOR.
      b. HILTI KWIK BOLT 3 EXPANSION ANCHOR.
      c. HILTI KWIK BOLT TZ EXPANSION ANCHOR.
      d. SIMPSON STRONG-BOLT 2 WEDGE EXPANSION ANCHOR.
   B. ACCEPTABLE MECHANICAL SLEEVE ANCHORAGE SYSTEMS:
      a. DEWALT LOK-BOLT AS SLEEVE ANCHOR.
      b. HILTI HLC SLEEVE ANCHOR.
      c. SIMPSON SLEEVE-ALL SLEEVE ANCHOR.
   C. ACCEPTABLE MECHANICAL SCREW ANCHORAGE SYSTEMS:
      1. DEWALT SCREW-BOLT+.
      2. HILTI KWIK HUS-EZ SCREW ANCHOR.
      3. SIMPSON TITEN HD SCREW ANCHOR.
   D. ACCEPTABLE ADHESIVE ANCHORAGE SYSTEMS:
      a. DEWALT AC200+ ADHESIVE FOR REINFORCING BAR.
      b. DEWALT PURE50+ ADHESIVE FOR THREADED ROD AND REINFORCING BAR.
      c. DEWALT PURE110+ ADHESIVE FOR THREADED ROD AND REINFORCING BAR.
      d. HILTI HIT-HY 200 ADHESIVE FOR THREADED ROD, REINFORCING BAR, AND HILTI SPECIFIC ROD AND INSERT SYSTEMS.
      e. HILTI HIT-RE 500 ADHESIVE FOR THREADED ROD AND REINFORCING BAR.
      f. HILTI HIT-RE 100 ADHESIVE FOR THREADED ROD AND REINFORCING BAR.
      g. SIMPSON AT-XP ADHESIVE FOR THREADED ROD AND REINFORCING BAR.

3. ANCHORAGE TO CONCRETE MASONRY OR BRICK MASONRY AS INDICATED:
   A. FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS IN REGARD TO LOCATION OF ANCHORS AWAY FROM HEAD JOINTS, MINIMUM EDGE DISTANCES, AND MINIMUM ANCHOR SPACING.
   B. ACCEPTABLE MECHANICAL EXPANSION ANCHORAGE SYSTEMS:
      a. DEWALT POWER STUD +SDI WEDGE EXPANSION ANCHOR IN GROUT FILLED OR SOLID CONCRETE MASONRY.
      b. HILTI KWIK BOLT 3 EXPANSION ANCHOR IN GROUT FILLED OR SOLID CONCRETE MASONRY.
      c. SIMPSON STRONG-BOLT 2 WEDGE EXPANSION ANCHOR IN GROUT FILLED OR SOLID CONCRETE MASONRY.
   C. ACCEPTABLE MECHANICAL SLEEVE ANCHORAGE SYSTEMS (MAY NOT BE USED TO SECURE MAIN BUILDING FRAME COMPONENTS):
      a. DEWALT LOK-BOLT AS SLEEVE ANCHOR IN GROUT FILLED, SOLID, OR HOLLOW CONCRETE MASONRY, AND SOLID BRICK MASONRY.
      b. HILTI HLC SLEEVE ANCHOR IN GROUT FILLED, SOLID, OR HOLLOW CONCRETE MASONRY, AND SOLID BRICK MASONRY.
      c. SIMPSON SLEEVE-ALL SLEEVE ANCHOR IN GROUT FILLED OR SOLID CONCRETE MASONRY.
   D. ACCEPTABLE MECHANICAL SCREW ANCHORAGE SYSTEMS:
      a. HILTI KWIK HUS-EZ SCREW ANCHOR IN GROUT FILLED OR SOLID CONCRETE MASONRY.
      b. DEWALT SCREW-BOLT+ SCREW ANCHOR IN GROUT FILLED OR SOLID CONCRETE MASONRY AND BRICK MASONRY.
      c. SIMPSON TITEN HD SCREW ANCHOR IN GROUT FILLED, SOLID, OR HOLLOW CONCRETE MASONRY.
   E. ACCEPTABLE ADHESIVE ANCHORAGE SYSTEMS:
      a. DEWALT AC100+ GOLD FOR THREADED ROD AND REINFORCING BAR IN GROUT FILLED MASONRY CONSTRUCTION. USE WITH SCREEN TUBES IN HOLLOW MASONRY CONSTRUCTION.
      b. HILTI HIT-HY 270 ADHESIVE FOR THREADED ROD, REINFORCING BAR, AND HILTI SPECIFIC ROD AND INSERT SYSTEMS IN GROUT FILLED OR SOLID CONCRETE MASONRY CONSTRUCTION. USE WITH SCREEN TUBES IN HOLLOW MASONRY, MULTI- WYTHE MASONRY, OR BRICK WITH HOLES CONSTRUCTION.
      c. SIMPSON SET-XP ADHESIVE FOR THREADED ROD AND REINFORCING BAR IN GROUT FILLED, SOLID, AND HOLLOW CONCRETE MASONRY.

4. CONSTRUCTION:
   A. DRILLING SHALL BE PERFORMED WITH A ROTARY HAMMER DRILL AND CARBIDE TIPPED DRILL BIT IN ACCORDANCE WITH INSTRUCTIONS ACCOMPANYING ADHESIVE CARTRIDGES AND APPLICABLE ICC-ESR.
   B. ALTERNATE DRILLING METHODS, SUCH AS DIAMOND CORING, MUST BE APPROVED BY THE ENGINEER OF RECORD AND COMPLY WITH THE APPLICABLE ICC-ES REPORT.
   C. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE ICC-ES REPORT AND AS PRESCRIBED BY THE APPLICABLE BUILDING CODE.
   D. FASTENING ELEMENTS (THREADED RODS, REBAR AND INTERNALLY THREADED INSERTS) MUST BE CLEAN, DRY AND FREE OF ANY OIL OR CONTAMINANTS.

STRUCTURAL DELEGATED DESIGN AND DEFERRED SUBMITTALS:

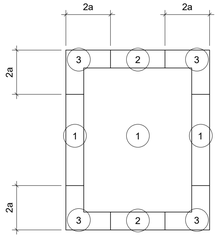
1. STRUCTURAL DELEGATED DESIGN AND SUBSEQUENT DEFERRED SUBMITTALS ARE FOR ELEMENTS, PARTS, OR PORTIONS OF THE OVERALL STRUCTURAL SYSTEM THAT ARE INDICATED OR REFERRED TO ON THESE DRAWINGS AND THAT ARE CRITICAL TO THE PERFORMANCE TO THE OVERALL STRUCTURAL SYSTEM DESIGN CRITERIA HAS BEEN PROVIDED FOR THESE ITEMS IN THE STRUCTURAL NOTES, PLANS, AND DETAILS.

2. STRUCTURAL DEFERRED SUBMITTALS ARE COMPLETE PACKAGE TO BE SUBMITTED FOR REVIEW THAT INCLUDE DRAWINGS AND CALCULATIONS FOR ALL DELEGATED DESIGN ITEMS INCLUDING CONNECTIONS AND ANCHORAGE TO THE BUILDING STRUCTURE. THEY SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

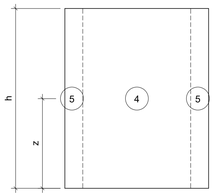
3. EOR WILL REVIEW STRUCTURAL DEFERRED SUBMITTALS TO VERIFY DESIGN CRITIERIA IS COMPLIANT WITH THE APPROVED CONSTRUCTION DOCUMENTS.

4. STRUCTURAL DELEGATED DESIGN COMPONENTS SHALL NOT BE INSTALLED UNTIL APPROVED BY THE BUILDING OFFICIAL.

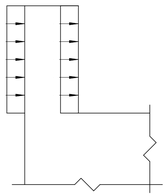
5. STRUCTURAL DELEGATED DESIGN ITEMS REQUIRING SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO:
   a. PRE-FABRICATED WOOD TRUSSES.
   b. DEEP FOUNDATION - HELICAL PILES, CAISSONS.



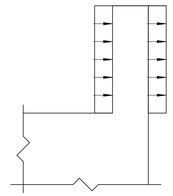
ROOF PLAN



WALL ELEVATION



CASE A: WINDWARD PARAPET

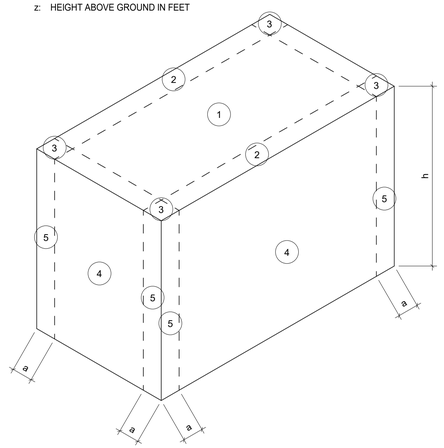


CASE B: LEEWARD PARAPET

a: END ZONE WIDTH IN FEET = 10 PERCENT OF BUILDING LEAST HORIZONTAL DIMENSION OR 0.4h WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3 FEET.

h: MEAN ROOF HEIGHT IN FEET, EXCEPT THAT EAVE HEIGHT SHALL BE USED FOR EAVE ANGLES < 10°

z: HEIGHT ABOVE GROUND IN FEET



WIND COMPONENT AND CLADDING LOADS

	ROOF ZONE 1		ROOF ZONE 2		ROOF ZONE 3		WALL ZONE 4		WALL ZONE 5	
COMPONENT AREA	PRESSURE	SUCTION	PRESSURE	SUCTION	PRESSURE	SUCTION	PRESSURE	SUCTION	PRESSURE	SUCTION
10 SF	10	-32	10	-50	10	-68	20	-20	20	-35
20 SF	10	-30	10	-48	10	-65	20	-20	20	-35
50 SF	10	-28	10	-44	10	-61	18	-19	18	-31
100 SF	10	-26	10	-42	10	-58	18	-18	17	-28

SPECIAL INSPECTION

	TYPE	REQUIRED	CONTINUOUS	PERIODIC
1704.3 - STEEL				
1	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS.	No	-	X
2	INSPECTION OF HIGH-STRENGTH BOLTING - BEARING CONNECTIONS.	No	-	-
3	INSPECTION OF HIGH-STRENGTH BOLTING: - SLIP CRITICAL CONNECTIONS.	No	X	-
4	MATERIAL VERIFICATION OF STRUCTURAL STEEL COLD-FORMED STEEL DECK	No	-	X
5	MATERIAL VERIFICATION OF WELD FILLER MATERIALS.	No	-	X
6	COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	No	X	-
7	MULTI-PASS FILLET WELDS.	No	X	-
8	SINGLE-PASS FILLET WELDS > 5/16".	No	X	-
9	PLUG AND SLOT WELDS	No	X	-
10	SINGLE-PASS FILLET WELDS < 5/16".	No	-	X
11	FLOOR AND ROOF DECK WELDS.	No	-	X
12	VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	No	-	X
13	WELDING OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES	No	X	-
14	WELDING OF SHEAR REINFORCMENT	No	X	-
15	INSPECTION OF STEEL FRAME JOINT DETAIL FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS.	No	-	X
16	COLDFORM STEEL TRUSSES SPANNING GREATER THAN 60 FEET	No	X	-
1704.4 - CONCRETE				
1	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	Yes	-	X
2	VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.	Yes	-	X
3	INSPECTION OF CAST-IN-PLACE ANCHOR BOLTS.	Yes	X	-
4	INSPECTION OF POST INSTALLED ANCHORS	Yes	-	X
5	VERIFY USE OF REQUIRED DESIGN MIX.	Yes	-	X
6	SAMPLING SPECIMEN FOR TESTING	Yes	X	-
7	VERIFY CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	Yes	X	-
8	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	Yes	-	X
9	PRESTRESSED CONCRETE - APPLICATION OF PRESTRESSING FORCES AND GROUTING BONDED TENDONS	No	X	-
10	PRECAST CONCRETE - ERECTION OF MEMBERS.	No	-	X
11	POST TENSIONED CONCRETE - VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORESS AND FORMS FROM BEAMS AND STRUCTURAL SLAB.	No	-	X
12	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	Yes	-	X
1704.5.1 - MASONRY LEVEL 1				
1	VERIFICATION OF f'm.	Yes	-	X
2	VERIFICATION OF SLUMP FLOW	Yes	X	-
3	PROPORTION OF SITE-PREPARED MORTAR	Yes	-	X
4	CONSTRUCTION OF MORTAR JOINTS	Yes	-	X
5	LOCATION OF REINFORCEMENT	Yes	-	X
6	SIZE AND LOCATION OF STRUCTURAL ELEMENTS	Yes	-	X
7	TYPE, SIZE AND LOCATION OF MASONRY ANCHORAGE TO STRUCTURAL MEMBERS	Yes	-	X
8	TYPE, SIZE AND GRADE OF REINFORCEMENT AND ANCHOR BOLTS	Yes	-	X
9	WELDING OF REINFORCING BARS	Yes	X	-
10	COLD WEATHER CONSTRUCTION	Yes	-	X
11	PRIOR TO GROUTING - CLEANING, REINFORCMENT PLACEMENT, GROUT PROPOTION AND MORTAR JOINTS	Yes	-	X
12	GROUT PLACEMENT	Yes	X	-
13	PREPARATION OF GROUT AND MORTAR SPECIMEN FOR TESTING	Yes	-	X
1704.5.3 - MASONRY LEVEL 2				
1	VERIFICATION OF f'm FOR EVERY 5000 SF	No	-	X
2	VERIFICATION OF PROPORTIONS OF MATERIALS IN PREMIXED OR PREBLENDED MORTAR OR GROUT	No	-	X
3	VERIFICATION OF SLUMP	No	X	-
4	PROPORTION OF SITE-PREPARED MORTAR	No	-	X
5	PLACEMENT OF MASONRY UNIT AND CONSTRUCTION OF MORTAR JOINT	No	-	X
6	PLACEMENT OF REINFORCEMENT	No	-	X
7	GROUT SPACE PRIOR TO GROUTING	No	X	-
8	GROUT PLACEMENT	No	X	-
9	SIZE AND LOCATION OF STRUCTURAL ELEMENTS	No	-	X
10	TYPE, SIZE AND LOCATION OF MASONRY ANCHORAGE TO STRUCTUAL MEMBERS	No	X	-
11	TYPE, SIZE AND GRADE OF REINFORCMENT AND ANCHOR BOLTS	No		X
12	WELDING OF REINFORCING BARS	No	X	-
13	COLD WEATHER CONSTRUCTION	No	-	X
14	PREPARATION OF GROUT AND MORTAR SPECIMENT FOR TESTING	No	X	-
1704.6 - WOOD				
1	FABRICATED LOAD BEARING ASSEMBLIES (TRUSSES/COMPOSITE I-JOISTS) CONDUCTED ON THE PREMISES OF THE FABRICATORS SHOP.	Yes	X	-
2	HIGH-LOAD DIAPHRAGMS	No	X	-
3	METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING GREATER THAN 60 FEET	No	X	-
1704.7 - SOIL				
1	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	Yes	-	X
2	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	Yes	-	X
3	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	Yes	-	X
4	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	Yes	X	-
5	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	Yes	-	X
1704.8 - DRIVEN DEEP FOUNDATION ELEMENTS				
1	VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS.	Yes	X	-
2	DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED.	Yes	X	-
3	INSPECT DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	Yes	X	-
4	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY DAMAGE TO FOUNDATION ELEMENT.	Yes	X	-
5	FOR STEEL ELEMENTS, PERFORM ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.3.	No	-	-
6	FOR CONCRETE ELEMENTS AND CONCRETE-FILLED ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.4.	No	-	-
7	FOR SPECIALTY ELEMENTS, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	No	-	-
1704.9 - CAST-IN-PLACE DEEP FOUNDATION ELEMENTS				
1	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	No	X	-
2	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	No	X	-
3	FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.4.	No	-	-
OPEN-WEB STEEL JOIST AND GIRDER				
1	INSTALLATION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS INCLUDING END CONNECTION AND BRIDGING.	No		

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 250 | Bingham Farms, MI 48025
(313) 910-4014
www.osborn-eng.com

Project :
SHOREPOINTE VILLAGE
GRAYHAVEN ISLAND
DETROIT, MI

STATE OF MICHIGAN
LAWRENCE PAJE MANGINDIN
ENGINEER
No. 6201043820
LICENSED PROFESSIONAL ENGINEER

Issued for :
PERMIT 05/03/2024

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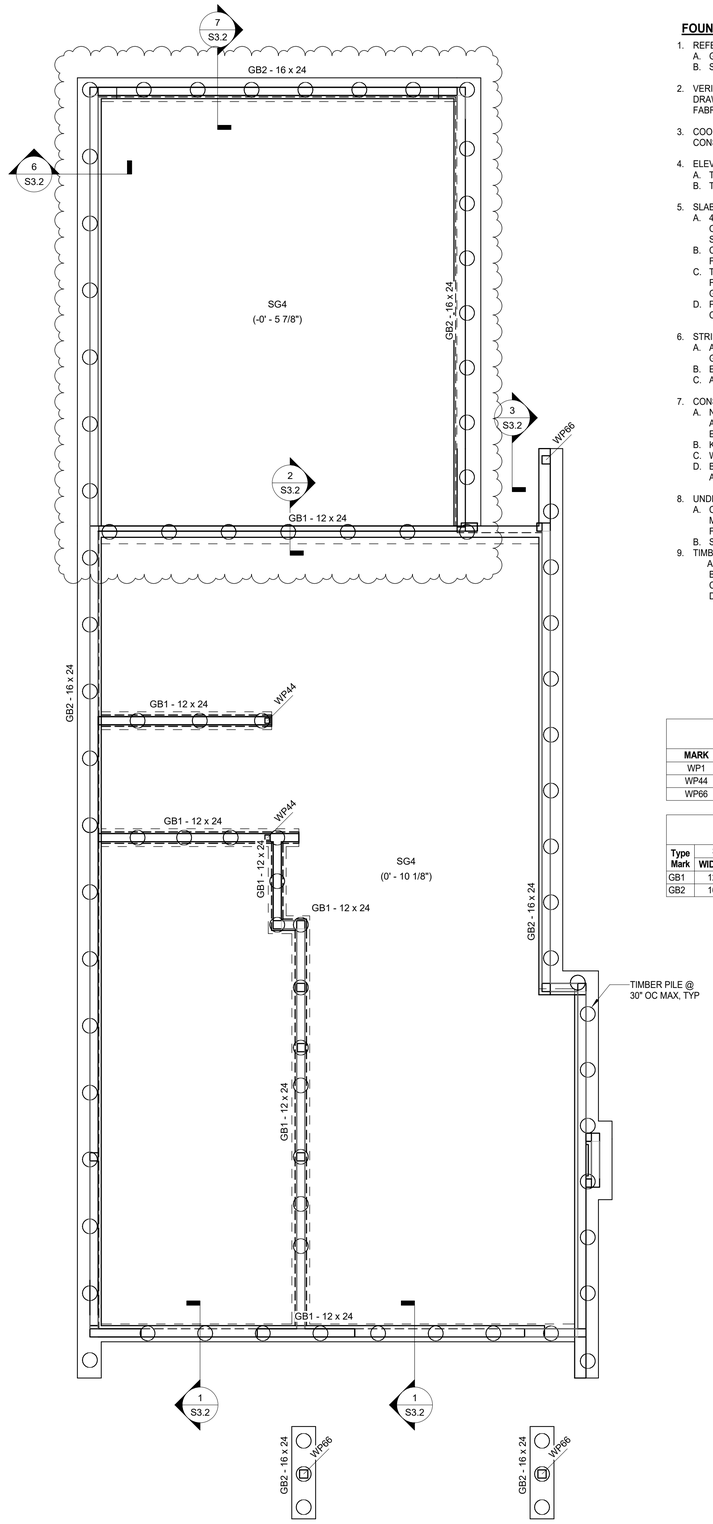
LM

Sheet Title :
GENERAL NOTES

Project No. :
2022022

Sheet No. :
S0.3

PAVER STOP LOCATION



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

FOUNDATION NOTES

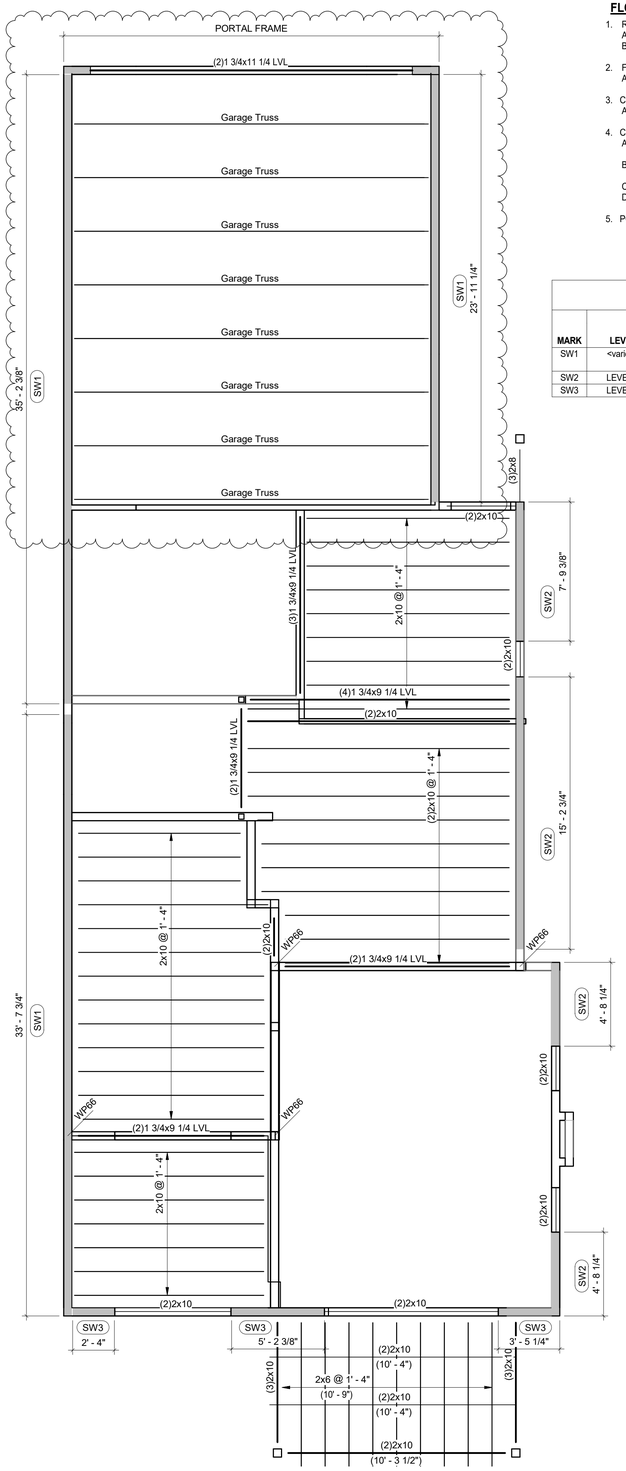
1. REFERENCES:
   A. GENERAL NOTES: S-001
   B. SCHEDULES: S-701
2. VERIFY ALL ELEVATIONS AND DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT SUPPLIERS SHOP DRAWINGS PRIOR TO ANY FABRICATION AND INSTALLATION OF STRUCTURAL STEEL.
3. COORDINATE ALL FOUNDATION THICKNESSES WITH ARCHITECTURAL WALL CONSTRUCTION.
4. ELEVATIONS:
   A. TOP OF SLAB = 100'-0" EQUALS SITE ELEVATION = XX'-XX"
   B. TOP OF GRADE BEAM = -0' - 8" UNO
5. SLAB CONSTRUCTION:
   A. 4" CONCRETE SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF AT MID-DEPTH OF SLAB SET ON 10 MIL VAPOR BARRIER OVER WELL COMPACTED STRUCTURAL FILL AND/OR SUBGRADE.
   B. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ANY DEPRESSIONS, FLOOR DRAINS, TRENCHES ETC
   C. TO BE SUPPORTED ON COMPACTED EXISTING FILL OR NEW ENGINEERED FILL TO THE RECOMMENDATION, SATISFACTION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
   D. PROVIDE (2)#4 x 3'-0" AT ALL RE-ENTRANT CORNERS AND DISCONTINUOUS CONTROL JOINTS TYP UNO.
6. STRIP AND SPREAD FOOTING:
   A. ALL EXTERIOR FOOTINGS TO EXTEND A MINIMUM OF 42" BELOW FINISHED GRADE FOR FROST DEPTH.
   B. ELEVATIONS SHOWN ON FOOTING INDICATE TOP OF FOOTING.
   C. ADEQUATELY STEP FOOTING TO AVOID UNDERMINING.
7. CONSTRUCTION:
   A. NO FOUNDATION CONCRETE SHALL BE POURED PRIOR TO INSPECTION AND APPROVAL OF SOIL BEARING CAPACITY BY GEOTECHNICAL ENGINEER.
   B. KEEP ALL FOUNDATIONS FREE OF WATER AT ALL TIMES.
   C. WEAKENED SOIL TO BE REPLACED WITH LEAN CONCRETE.
   D. BACKFILL GRADATION AND COMPACTIONS SHALL BE INSPECTIONED AND APPROVED BY GEOTECHNICAL ENGINEER.
8. UNDERGROUND UTILITIES:
   A. COORDINATION SIZE, QUANTITY, LOCATION AND INVERT ELEVATION WITH MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS PRIOR TO FOUNDATION WORK.
   B. SEE TYPICAL FOUNDATIONS FOR ADDITIONAL INFORMATION.
9. TIMBER PILES:
   A. 10" DIAMETER DRIVEN TO ‡3 FT BELOW GRADE.
   B. PRESSURE TREATED IN ACCORDANCE WITH AWP UI.
   C. 1,200 PSI DESIGN STRENGTH.
   D. REFER TO GEOTECHNICAL REPORT FOR MORE TIMBER PILE INFORMATION.

WOOD POST SCHEDULE

MARK	SIZE	REMARKS
WP1	(3)2x6	
WP44	4x4	
WP66	6x6	

GRADE BEAM SCHEDULE

Type Mark	SIZE (in) WIDTH	DEPTH	HORIZONTAL REINFORCEMENT A	STIRRUPS SIZE	SPACING FROM EACH END
GB1	12	24	(2) #5 T&B	#3 @ 12" OC	
GB2	16	24	(2) #5 T&B	#3 @ 12" OC	



2 LOW ROOF AND SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FLOOR FRAMING NOTES

1. REFERENCES:
   A. GENERAL NOTES - S-001
   B. SCHEDULES - S-701
2. FLOOR SLAB CONSTRUCTION:
   A. 3/4" GYPCRETE ON 23/32" (3/4" NOMINAL) APA RATED PLYWOOD SHEATHING OVER WOOD FRAMING.
3. CONSTRUCTION:
   A. ADEQUATELY SUPPORT ALL EDGES OF FLOOR DECK AT OPENINGS AND COLUMNS.
4. COORDINATION:
   A. NOTIFY EOR OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION AND/OR INSTALLATION.
   B. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SIZE, QUANTITY AND LOCATION OF FLOOR AND WALL OPENINGS.
   C. SEE ARCHITECTURAL DRAWINGS FOR ALL EDGE OF SLAB LOCATIONS.
   D. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZE, QUANTITY AND LOCATIONS OF SHAFTS.
5. PORTAL FRAME AT GARAGE OPENINGS. REFER TO 2/S7.1.

WOOD SHEAR WALL SCHEDULE

MARK	LEVEL	SHEATHING	FASTENERS SIZE	FASTENERS EDGE SPACING	FASTENERS FIELD SPACING	BLOCKED	END POST	HOLDOWN
SW1	<varies>	15/32" APA RATED	8d COMMON	6"	12"	YES	<varies>	<varies>
SW2	LEVEL 1	15/32" APA RATED	8d COMMON	6"	12"	YES	(3) 2x6	HDU5-SD2.5
SW3	LEVEL 1	15/32" APA RATED	8d COMMON	4"	12"	YES	(3) 2x6	HDU5-SD2.5

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 250 | Bingham Farms, MI 48025
(313) 915-4014 www.osborn-eng.com

Project :
SHOREPOINTE VILLAGE
GRAYHAVEN ISLAND
DETROIT, MI

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Sheet Title :
FOUNDATION & SECOND FLOOR FRAMING PLAN - 1850

Project No. :
2022022

Sheet No. :
S1.1-B

ROOF FRAMING NOTES

1. REFERENCES:
   A. GENERAL NOTES: S-001
   B. SCHEDULES: S-701

2. VERIFY ALL ELEVATIONS AND DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT SUPPLIERS SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF STRUCTURAL STEEL.

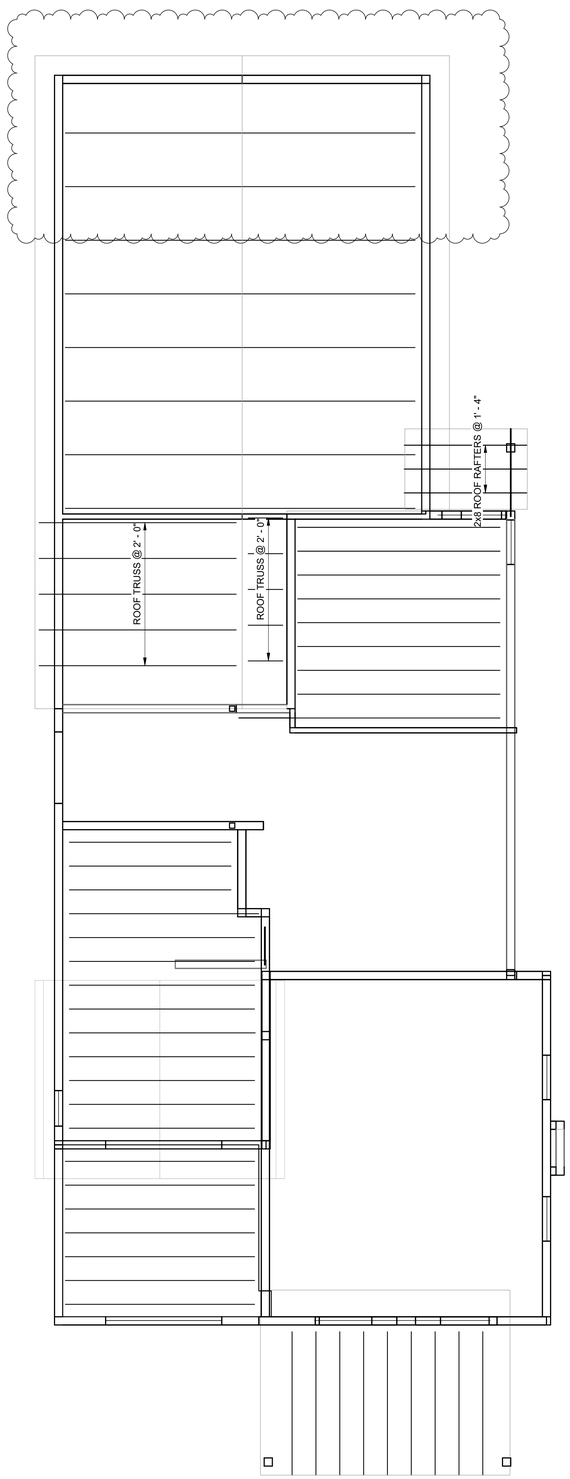
3. ROOF CONSTRUCTION:
   A. 19/32" (5/8" NOMINAL) APA RATED PLYWOOD SHEATHING OVER PRE-ENGINEERED WOOD TRUSSES.

4. CONSTRUCTION:
   A. PROVIDE BENT PLATE OR ANGLE AT ALL EDGE OF DECK PROJECTIONS. SEE PLAN AND COORDINATE WITH ARCHITECTURAL DRAWINGS.
   B. DO NOT SUSPEND ANY MECHANICAL DUCTS, ELECTRICAL OR PLUMBING CONDUITS DIRECTLY FROM THE DECK.
   C. ALL EDGES OF ROOF DECK AT OPENINGS MUST BE SUPPORTED.

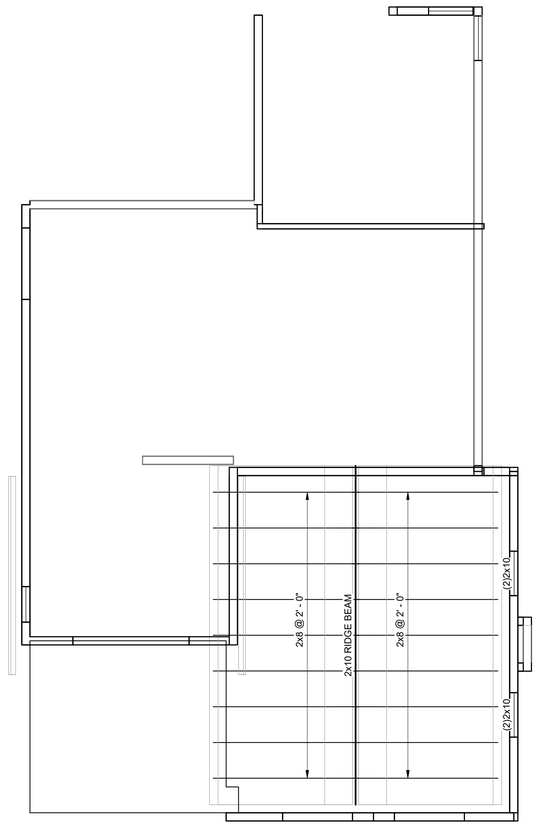
5. COORDINATION:
   A. NOTIFY EOR OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION AND/OR INSTALLATION.
   B. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SIZE, QUANTITY AND LOCATION OF ROOF AND WALL OPENINGS.
   C. SEE ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR ALL SIZE, QUANTITY AND LOCATIONS OF ROOF PENETRATIONS.
   D. NOTIFY EOR OF ANY CHANGES IN SIZE AND WEIGHT OF MECHANICAL UNITS PRIOR TO FABRICATION AND INSTALLATION OF SUPPORT FRAMING.

WOOD SHEAR WALL SCHEDULE

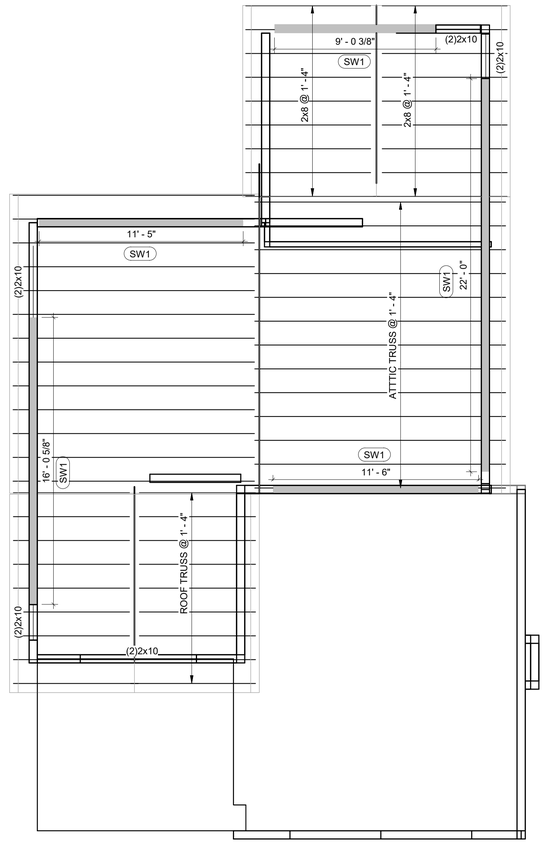
MARK	LEVEL	SHEATHING	FASTENERS			BLOCKED	END POST	HOLDOWN
			SIZE	EDGE SPACING	FIELD SPACING			
SW1	<varies>	15/32" APA RATED	8d COMMON	6"	12"	YES	<varies>	<varies>
SW2	LEVEL 1	15/32" APA RATED	8d COMMON	6"	12"	YES	(3) 2x6	HDU5-SD2.5
SW3	LEVEL 1	15/32" APA RATED	8d COMMON	4"	12"	YES	(3) 2x6	HDU5-SD2.5



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



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



3 HIGH ROOF FRAMING PLAN
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ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

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OSBORN ENGINEERING
30200 Telegraph Road, Suite 250 | Bingham Farms, MI 48025
(313) 915-4014 www.osborn-eng.com

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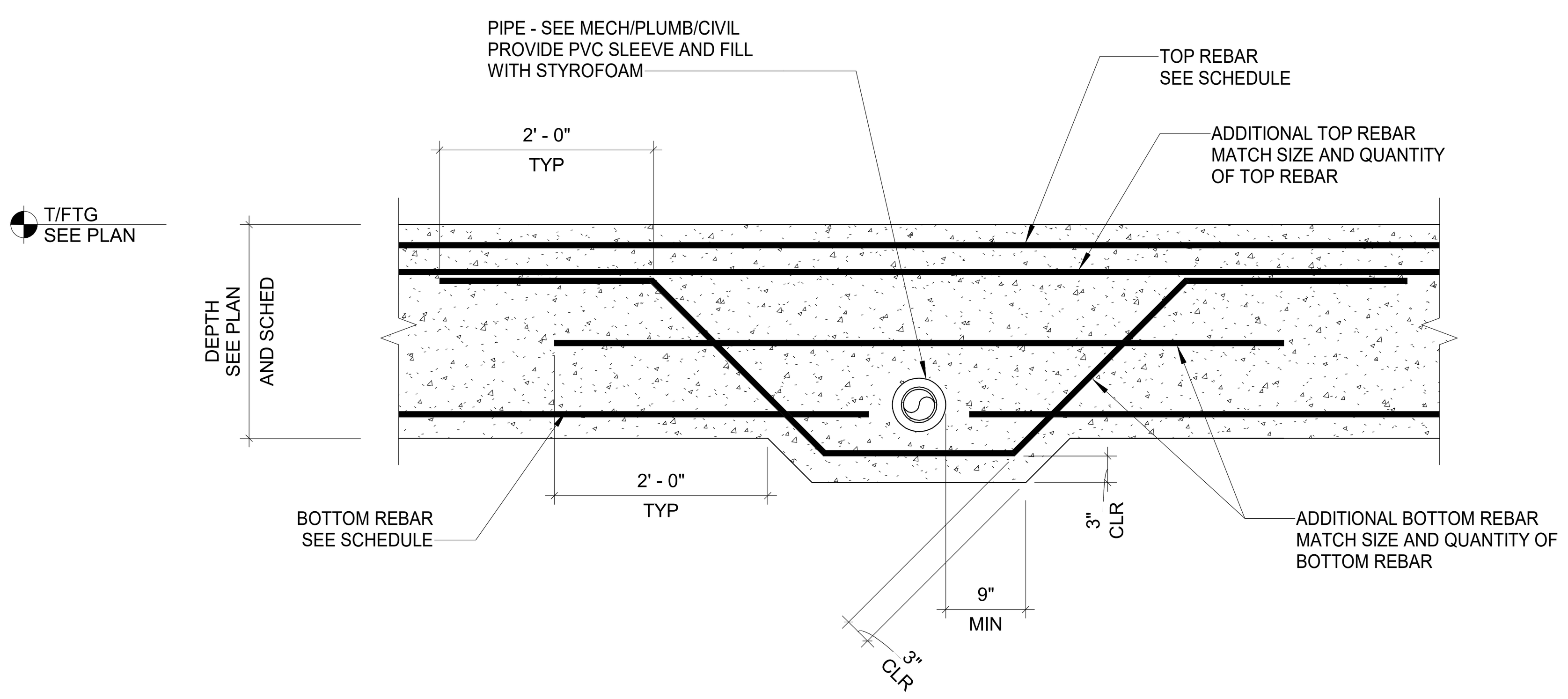
ROOF FRAMING PLAN - 1850

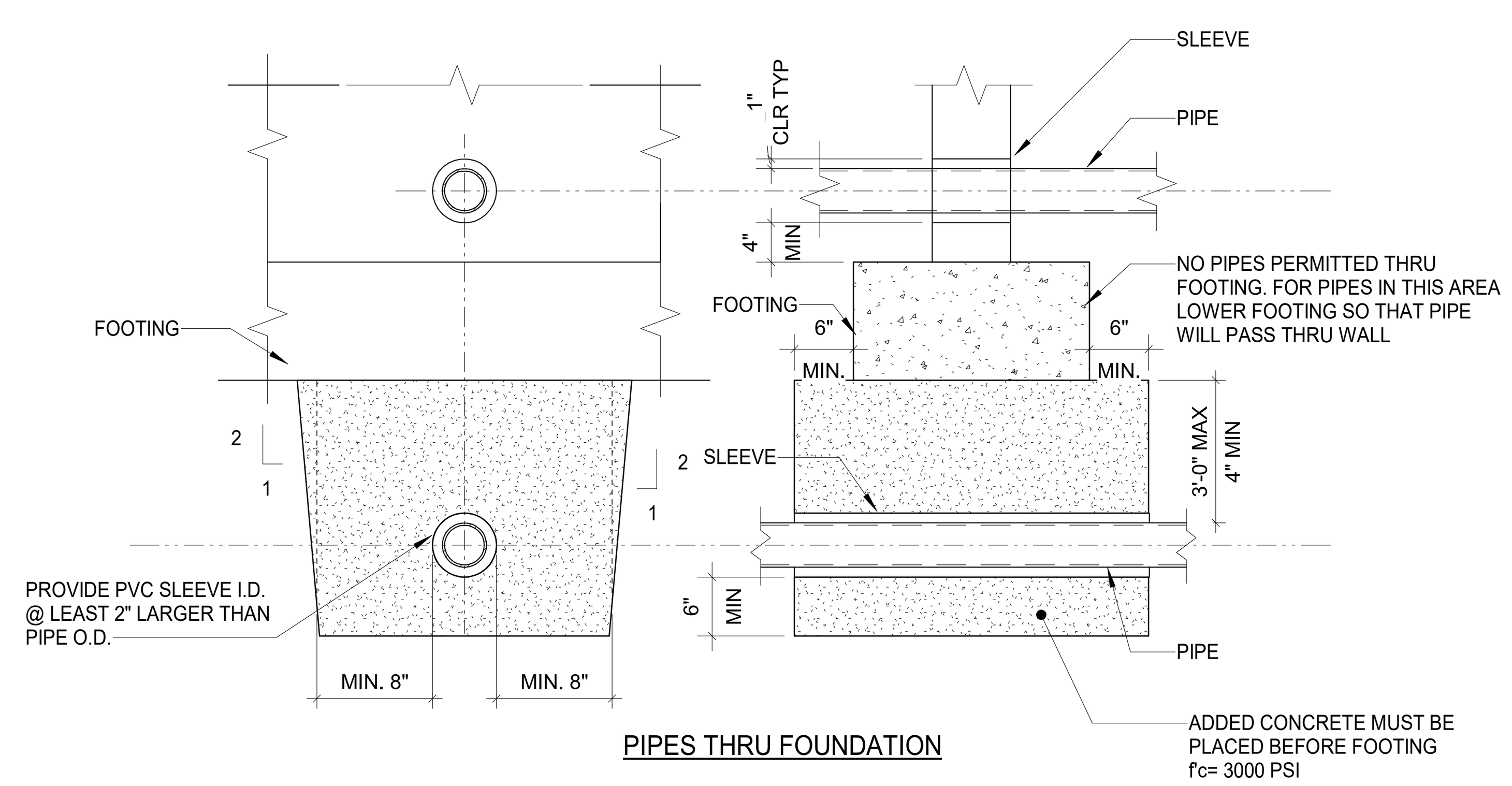
Project No. :
2022022

Sheet No. :
S1.3-B



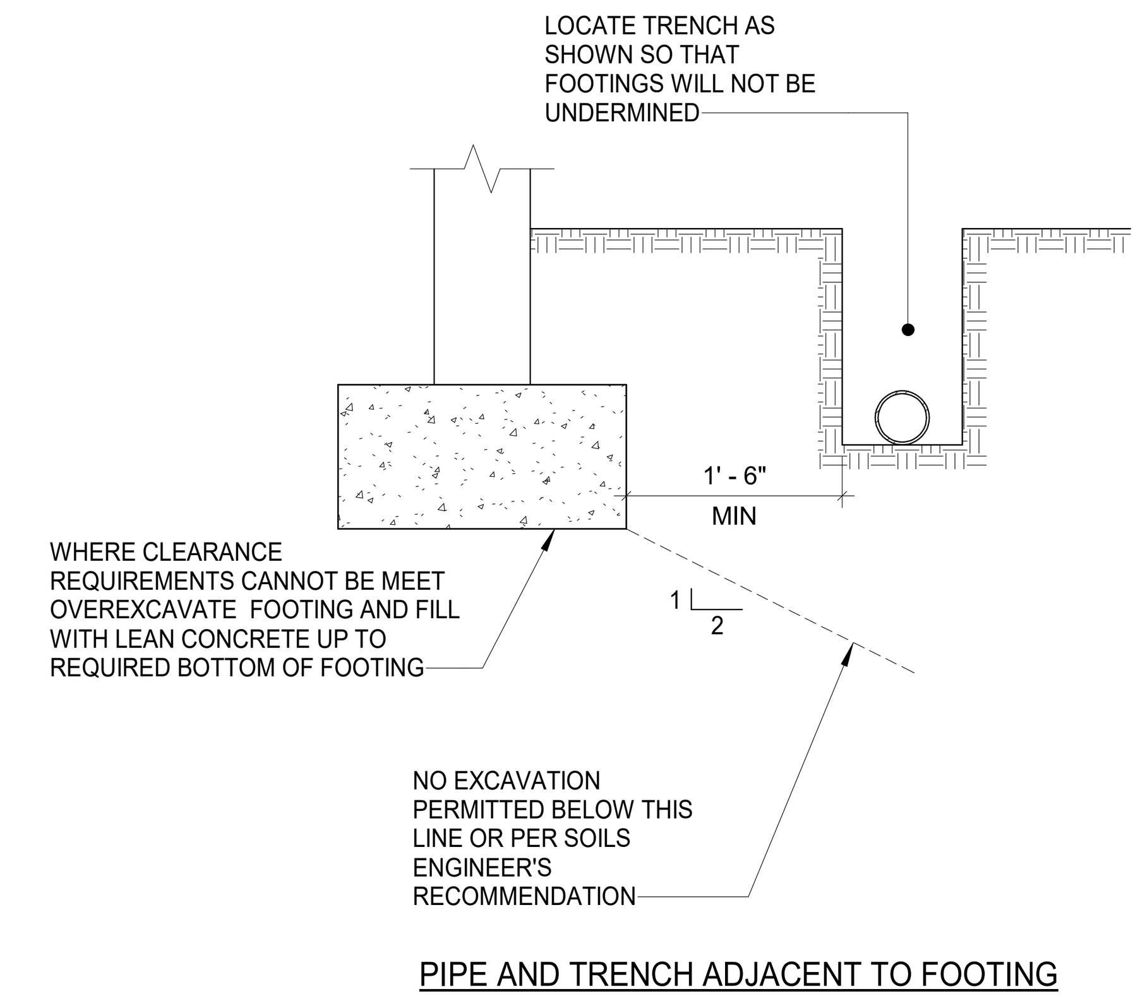
1 TYPICAL PIPE PENETRATION THROUGH FOOTING

SCALE: NONE



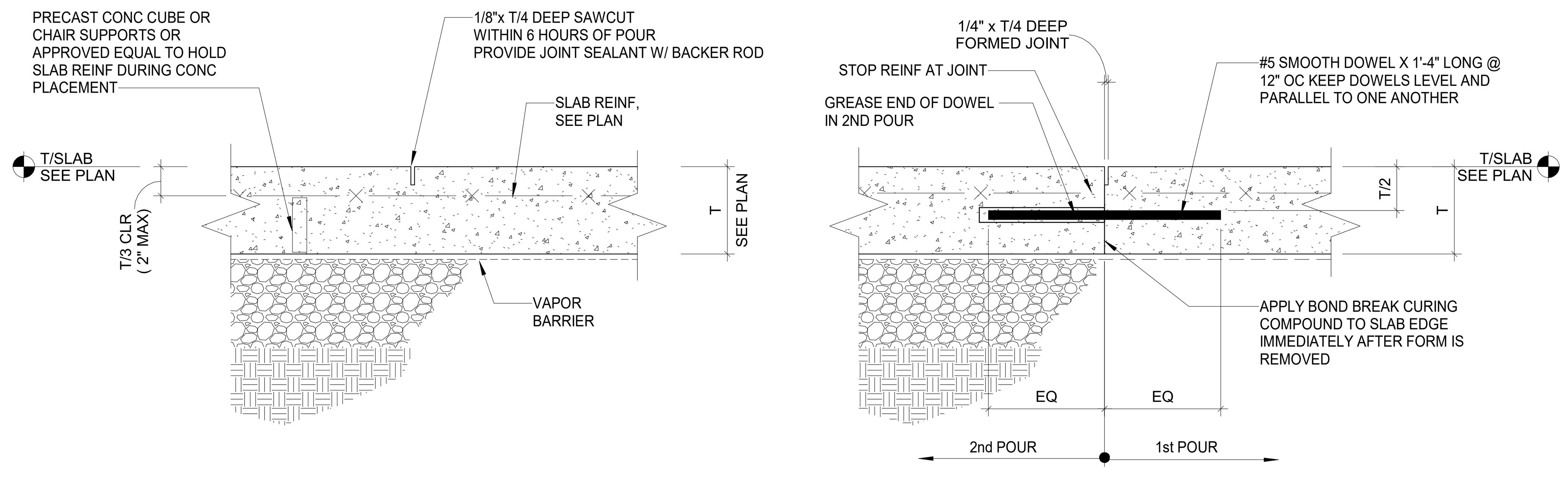
2 TYPICAL PIPE ABOVE OR BELOW FOOTING

SCALE: NONE



3 TYPICAL PIPE ADJACENT TO FOOTING

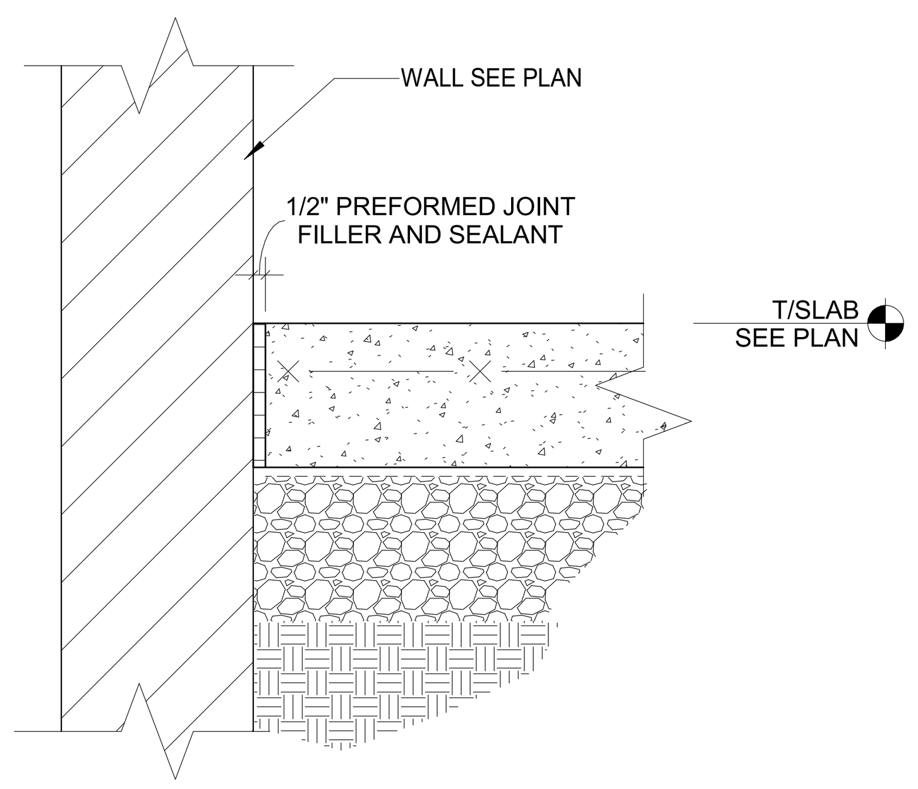
SCALE: NONE



CONTROL JOINT **CONSTRUCTION JOINT**

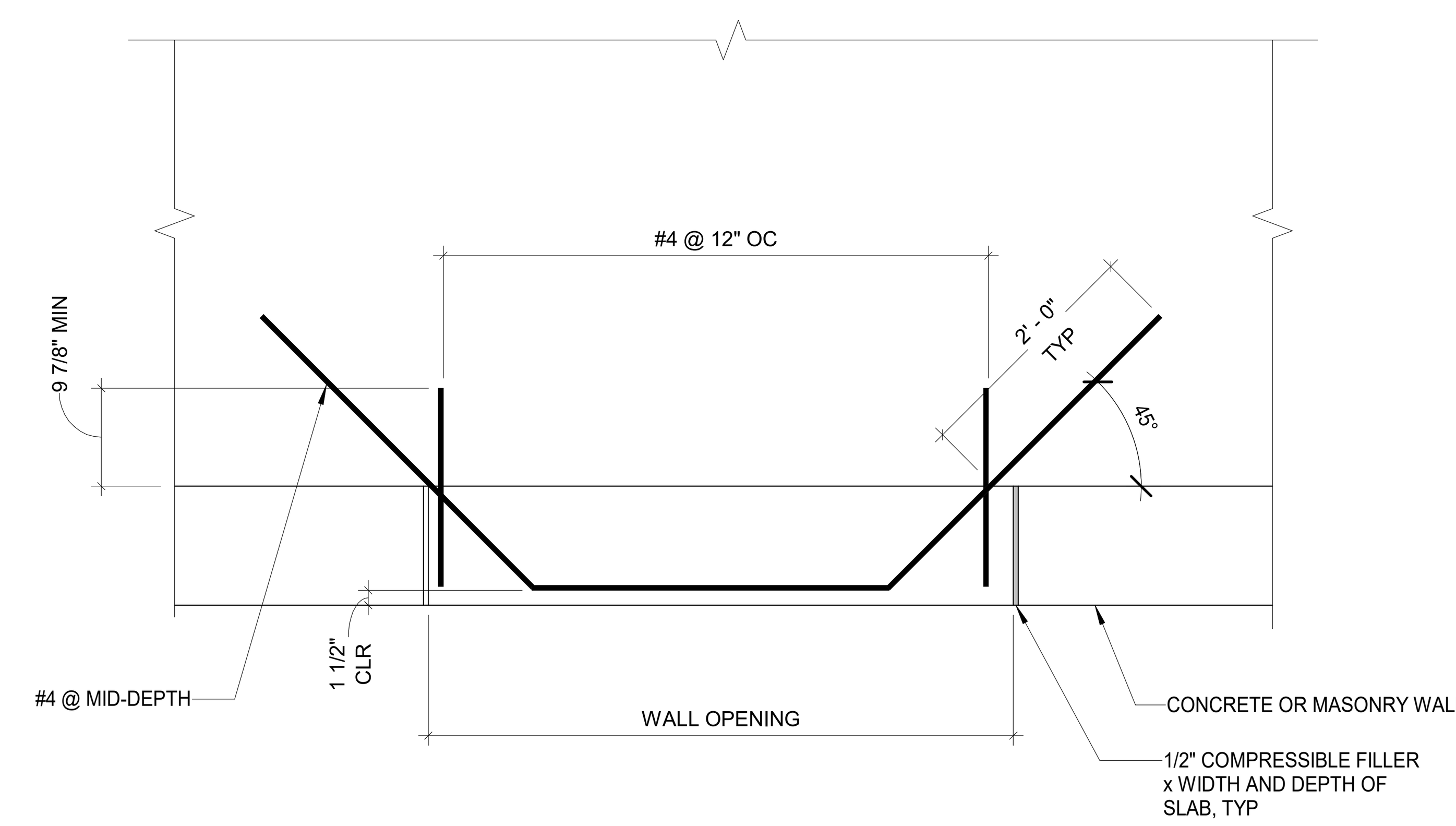
4 SLAB ON GRADE CONTROL AND CONSTRUCTION JOINT

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



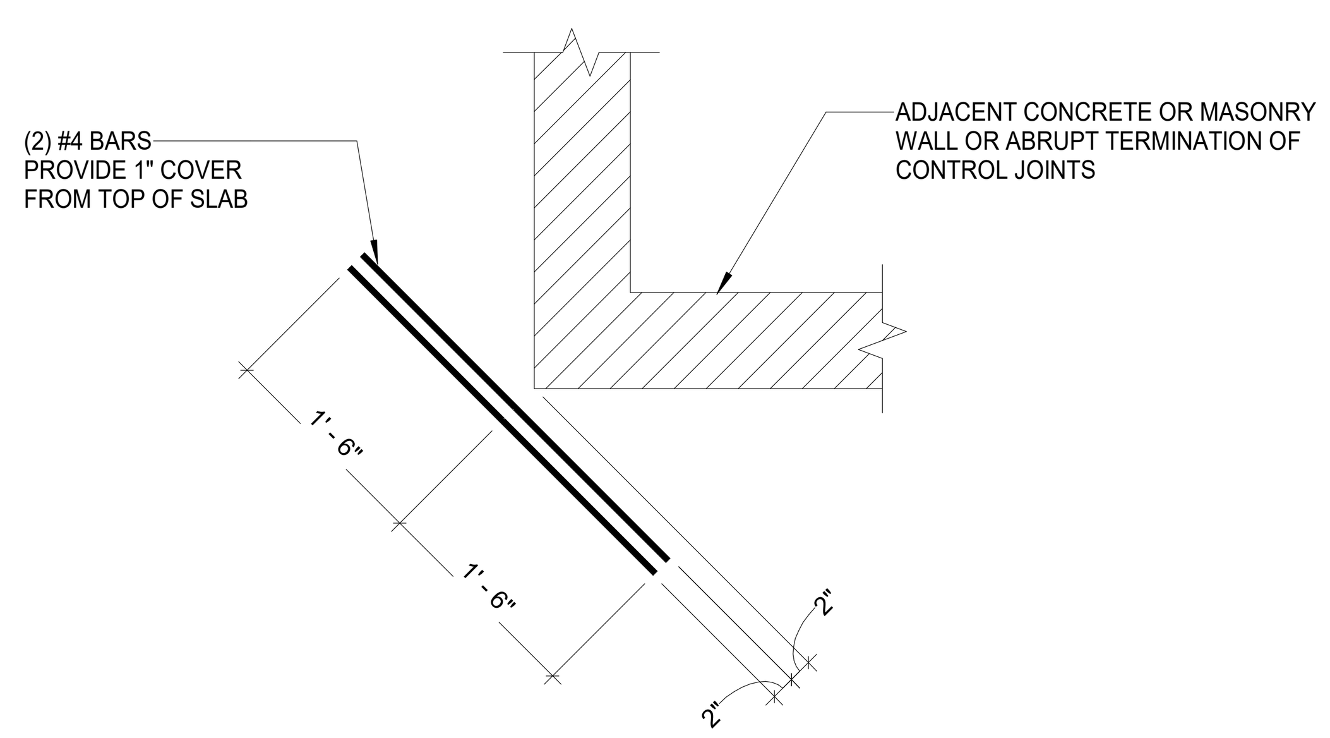
5 TYPICAL SLAB ON GRADE ISOLATION JOINT AT WALL

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



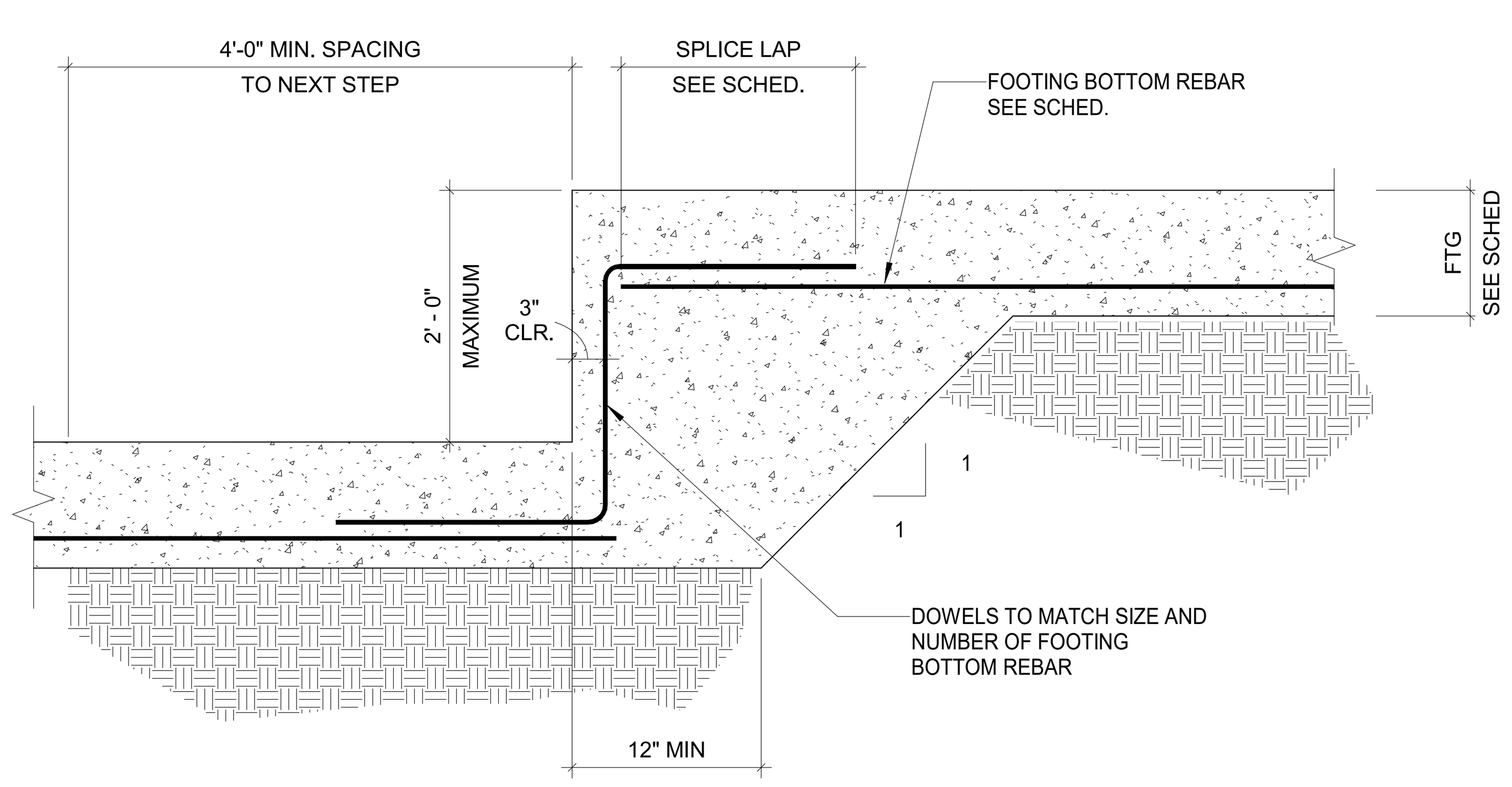
6 TYPICAL SLAB ON GRADE REINF AT DOOR OPENING

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



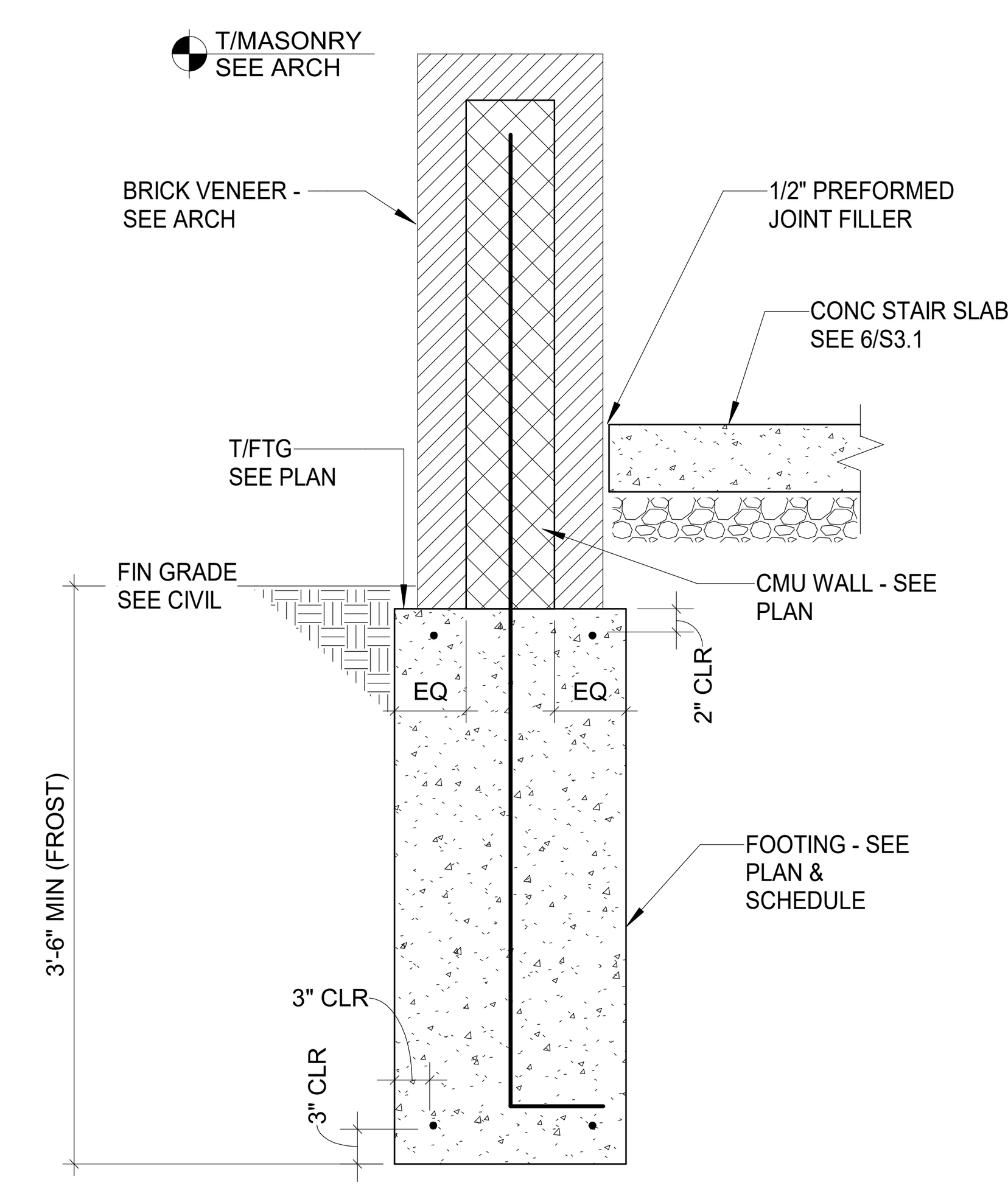
7 TYPICAL SLAB RE-ENTRANT BARS

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



8 TYPICAL FOOTING STEP DETAIL

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



9 TYPICAL LANDSCAPE WALL FOOTING

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

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P: 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 260 | Bingham Farms, MI 48025
(313) 919-4014 www.osborn-eng.com

Project :
SHOREPOINTE VILLAGE

GRAYHAVEN ISLAND
DETROIT, MI

STATE OF MICHIGAN
LAWRENCE PAJE MANGINDIN
ENGINEER
No. 6201043820
LICENSED PROFESSIONAL ENGINEER

Issued for :
PERMIT 05/03/2024

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KC
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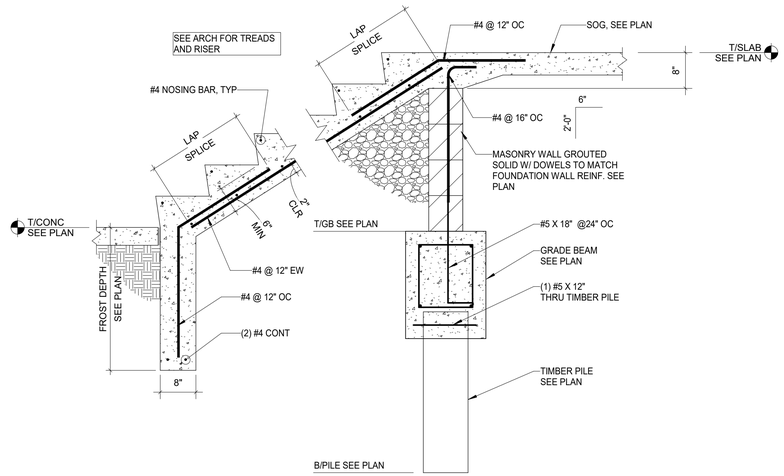
Sheet Title :
TYPICAL FOUNDATION DETAILS

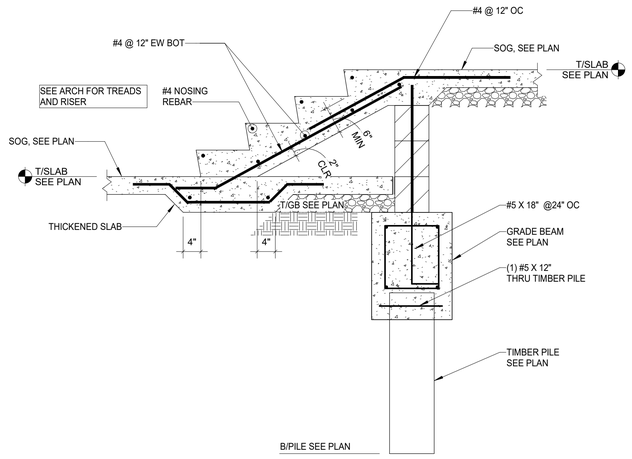
Project No. :
2022022

Sheet No. :
S3.1



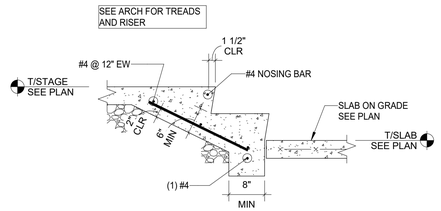
1 TYPICAL STAIRS WITH CMU STEM WALL

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



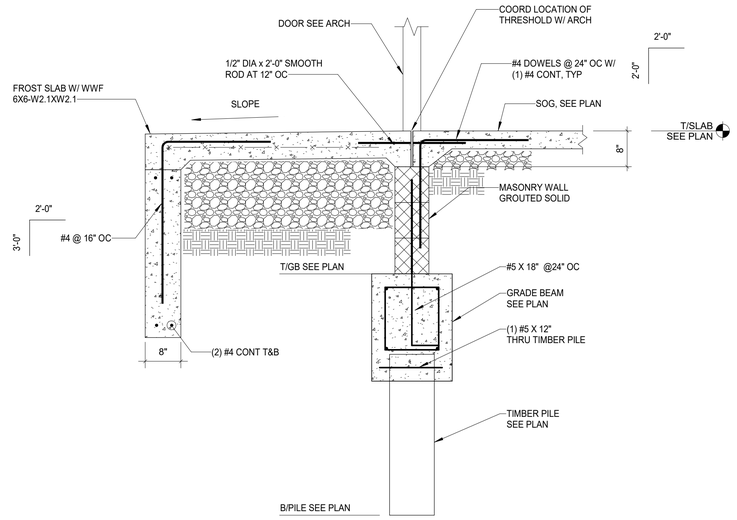
2 TYPICAL INTERIOR STAIRS WITH CMU STEM

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



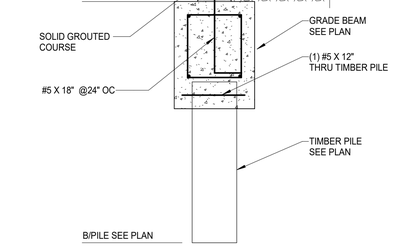
3 TYPICAL STAIRS ON GRADE

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



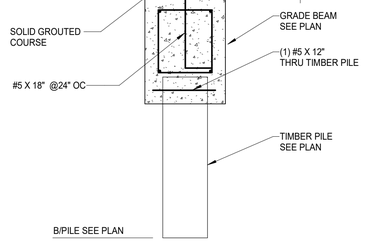
4 TYPICAL FROST SLAB

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



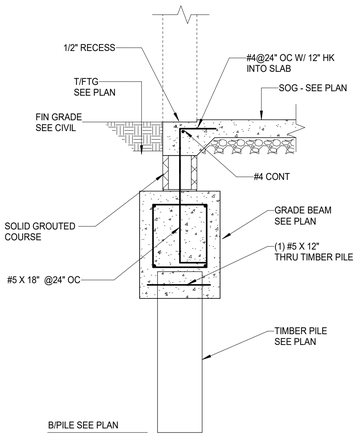
5 TYPICAL INTERIOR WALL FOOTING DETAIL

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



6 TYPICAL EXTERIOR WALL GRADE BEAM AND PILE

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



7 TYPICAL WALL FOOTING DETAIL AT OVERHEAD GARAGE DOOR

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

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 250 | Bingham Farms, MI 48025
(313) 915-4014
www.osborn-eng.com

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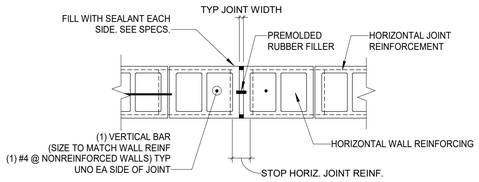
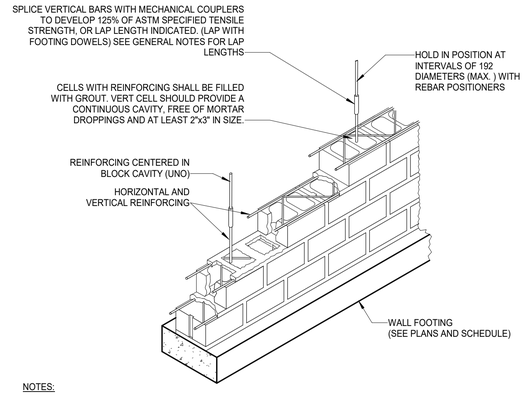
S3.2



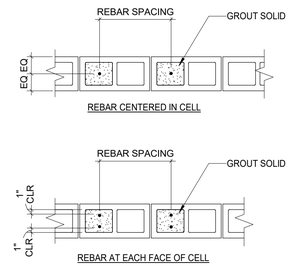
NOTES:
1. DO NOT LOCATE JOINT WITHIN VERTICALLY REINFORCED ELEMENTS SUCH AS COLUMNS, PIERS, PILASTERS, OR OPENING JAMBS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
2. HORIZONTAL WALL REINFORCING CONTINUES THROUGH JOINT.

1 TYPICAL CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



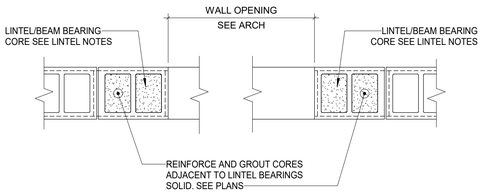
NOTES:
1. REBAR SHALL PLACED IN SAME VERTICALLY ALIGNED CELL FOR FULL HEIGHT OF WALL. SHIFTING OF REBAR TO ADJACENT CELL IN CONSECUTIVE LIFT NOT ACCEPTABLE
2. LOW LIFT-GROUTING TECHNIQUE, GROUT IS PLACED IN 4'-0" LIFTS MAX.

2 TYPICAL REBAR LAYOUT
SCALE: 3/4" = 1'-0"



NOTE:
1. USE SPACERS TO HOLD REBAR IN POSITION WHILE GROUTING, TYP

3 TYPICAL REBAR IN CELL
SCALE: 3/4" = 1'-0"



4 TYPICAL REBAR IN JAMBS
SCALE: 3/4" = 1'-0"

5 TYPICAL CORNER / INTERSECTION VERTICAL REBARS
SCALE: 3/4" = 1'-0"

6 TYPICAL CORNER / INTERSECTION HORIZONTAL REBARS
SCALE: 3/4" = 1'-0"

7 TYPICAL CMU WALL CONNECTOR
SCALE: 3/4" = 1'-0"

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 250 | Bingham Farms, MI 48025
(313) 915-4014 www.osborn-eng.com

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LAWRENCE PAJE MANGINDIN
ENGINEER
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TYPICAL MASONRY DETAILS

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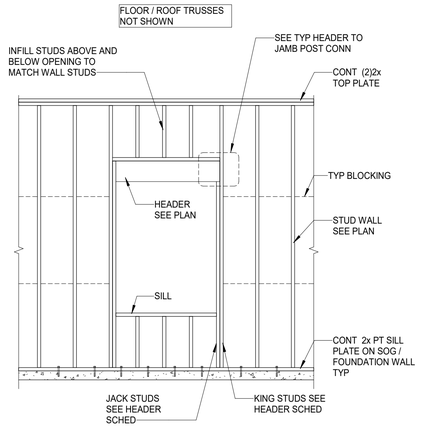
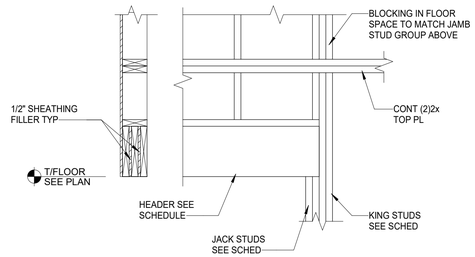
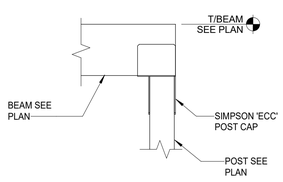
S3.5



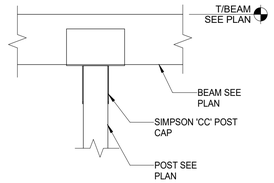
1 TYPICAL WALL ELEVATION
SCALE: 3/8" = 1'-0"



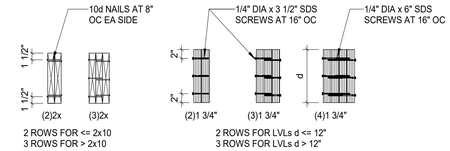
2 TYP HEADER BEARING CONN
SCALE: 3/4" = 1'-0"



3 TYPICAL END POST CAP CONN
SCALE: 3/4" = 1'-0"

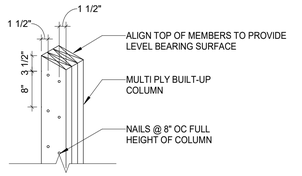


4 TYPICAL INTERIOR POST CAP CONN
SCALE: 3/4" = 1'-0"



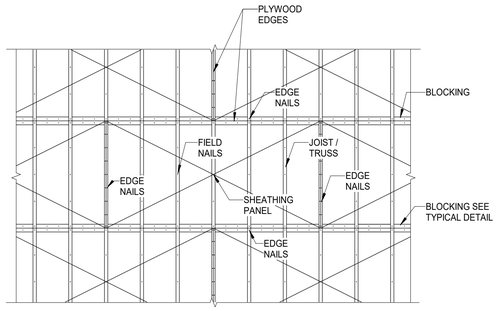
TYPICAL MULTIPLE WOOD MEMBER CONNECTION REQUIREMENT

5 TYPICAL MULTI-PLY HEADER
SCALE: 3/4" = 1'-0"



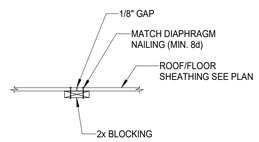
NOTES:
1. FOR 3-PLY OR MORE PROVIDE 30d NAILS ON BOTH SIDES
2. FOR 2-PLY PROVIDE 10d NAILS ON ONE SIDE

6 TYPICAL BUILT UP COLUMN
SCALE: 3/4" = 1'-0"

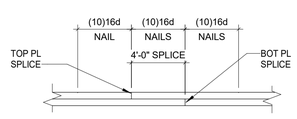


NOTES:
1. SEE PLAN, SCHEDULE AND GENERAL NOTES FOR NAILING PATTERN

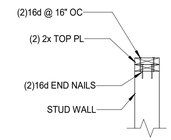
7 TYPICAL DIAPHRAGM NAILING
SCALE: 3/8" = 1'-0"



8 TYPICAL DIAGPHRAGM BLOCKING
SCALE: 3/4" = 1'-0"

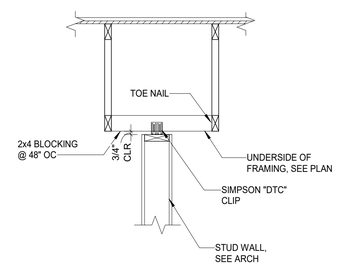


9 TYPICAL CHORD SPLICE
SCALE: 3/4" = 1'-0"

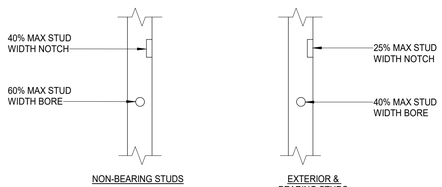


10 TYPICAL TOP PL CONN
SCALE: 3/4" = 1'-0"

11 TYPICAL NON-BEARING WALL BRACING
SCALE: 3/4" = 1'-0"



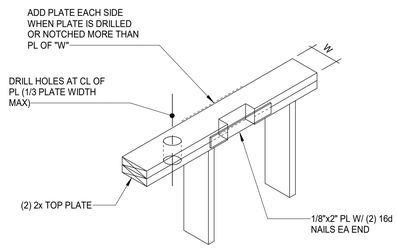
12 TYPICAL NON-BEARING WALL BRACING
SCALE: 3/4" = 1'-0"



NOTCH/BORE % OF STUD	2x4	2x6	2x8
25%	7/8"	1 3/8"	1 3/4"
40%	1 3/8"	2 1/8"	2 7/8"
60%	2"	3 1/4"	4 3/8"

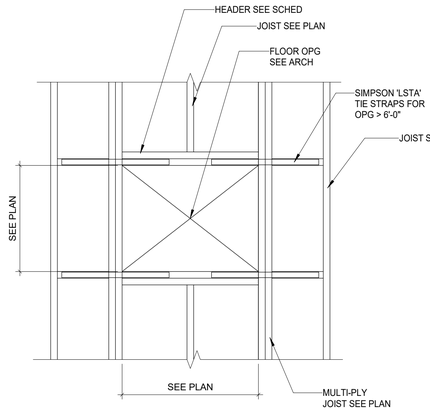
NOTES:
1. THIS DETAIL IS NOT TO BE USED IN SHEAR OR BEARING WALL WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER
2. NOTCH & BEARING NOT TO OCCUR IN SAME STUD

13 TYPICAL STUD NOTCH
SCALE: 3/4" = 1'-0"



NOTE:
1. THIS DETAIL IS NOT TO BE USED IN SHEAR OR BEARING WALL WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER

14 TYPICAL TOP PLATE NOTCH
SCALE: 3/4" = 1'-0"



15 TYPICAL FLOOR OPENING
SCALE: 3/4" = 1'-0"

WOOD FASTENING

MEMBERS	NAILS	
	SIZE	TYPE
WALL PLATE	(3) 8d	TOENAIL
BRIDGING TO JOIST	(2) 8d	TOENAIL
TOP PLATE TO 2x6 STUD	(2) 16d	ENDNAIL
TOP PLATE TO 2x6 STUD	(3) 16d	ENDNAIL
TOP PLATE TO 4x6 AND LARGER POST	(4) 16d	ENDNAIL
DOUBLE STUDS	16d AT 12" OC	FACENAIL
DOUBLE TOP PLATE	16d AT 12" OC	FACENAIL
HEADER TWO PIECE (NAIL ONE FACE)	16d AT 8" OC	FACENAIL
HEADER THREE PIECE (NAIL BOTH FACES)	16d AT 8" OC	FACENAIL
RIM JOIST TO TOP PLATE	8d AT 6" OC	TOENAIL
BLOCKING BETWEEN JOIST	(3) 8d	TOENAIL
CEILING JOIST TO PLATE	(3) 8d	TOENAIL
CEILING JOIST LAP OVER PARTITION	(3) 16d	FACENAIL
CEILING JOIST TO PARALLEL RAFTER	(3) 16d	FACENAIL
RAFTER TO PLATE	(3) 8d	TOENAIL

ARCHITECT:
4545 architecture
2761 E. JEFFERSON
SUITE 302
DETROIT, MI 48207
P. 313-450-4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN ENGINEERING
30200 Telegraph Road, Suite 250 | Bingham Farms, MI 48025
(313)915-4014 www.osborn-eng.com

Project :
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GRAYHAVEN ISLAND
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STATE OF MICHIGAN LAWRENCE PAJE MANGINDIN ENGINEER No. 6201043820 LICENSED PROFESSIONAL ENGINEER

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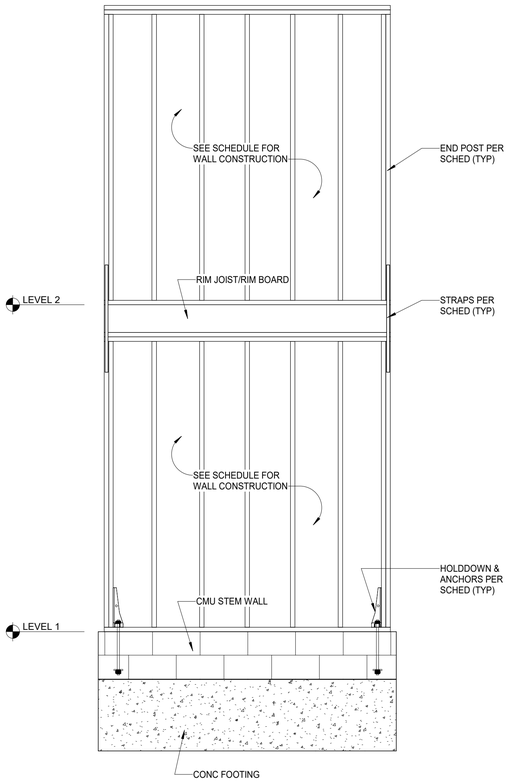
Sheet Title :
TYPICAL WOOD DETAILS

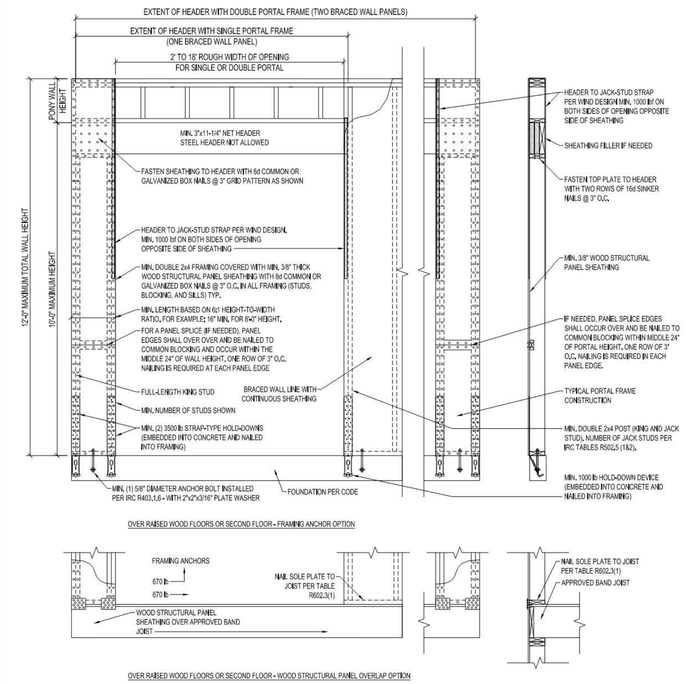
Project No. :
2022022

Sheet No. :
S3.8

PAPER STOP LOCATION



1 TYPICAL SHEAR WALL ELEVATION
SCALE: 1/2" = 1'-0"



OVER RAISED WOOD FLOORS OR SECOND FLOOR • FRAMING ANCHOR OPTION

OVER RAISED WOOD FLOORS OR SECOND FLOOR • WOOD STRUCTURAL PANEL OVERLAP OPTION

2 TYPICAL APA PORTAL FRAME
SCALE: NONE

ARCHITECT:
4545 architecture
3011 W. GRAND BLVD
SUITE 400
DETROIT, MI 48202
P. 313.450.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:
OSBORN
ENGINEERING
30200 Telegraph Road | Bingham Farms, MI 48025
(313) 915-4014 www.osborn-eng.com

Project :
SHOREPOINTE VILLAGE

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LAWRENCE PAUL MANGINDIN
ENGINEER
No. 6201043820
LICENSED PROFESSIONAL ENGINEER

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Sheet Title :
SHEAR WALL SCHEDULE AND ELEVATIONS

Project No. :
2022022

Sheet No. :
S7.1

RANGER STOP LOCATION