GENERAL NOTES: WHERE APPLICABLE - SEE PLANS

GENERAL CONDITIONS:

1. TEMPORARY BRACING, GUYING AND TIEDOWNS OF THE STRUCTURE DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE ERECTOR AND CONTRACTOR. THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE NEW CONSTRUCTION SHALL BE BRACED AND PROTECTED AS REQUIRED.

2. THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. O.S.H.A., D.N.R. AND SAFETY CODE REQUIREMENTS ARE DETERMINED AND PROVIDED BY OTHERS.

3. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.

FOUNDATIONS:

1. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL WITH A SAFE BEARING CAPACITY OF 3000 P.S.F. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS LAB.

CONCRETE:

1. MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. AT 28 DAYS, U.O.N. SLABS SHALL BE 3500 P.S.I. MIN U.O.N. WITH 6% ± 1% ENTRAINED AIR WHERE EXPOSED TO WEATHER.

2. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.

3. ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE MINIMUM 36 BAR DIAMETER LAP AND BE FABRICATED AND PLACED IN ACCORDANCE A.C.I.

4. REINFORCED CONCRETE WALLS AND TRENCH FOOTINGS SHALL HAVE CORNER BARS AT ALL INTERSECTIONS OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINFORCING. PROVIDE (2) #5 X 48" DIAGONAL BARS AT CORNERS OF OPENINGS.

5. DO NOT BACK-FILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR AND SLABS ARE IN PLACE OR WALLS ARE ADEQUATELY LATERALLY BRACED.

MASONRY:

1. ALL MASONRY WORK IS TO BE IN ACCORDANCE WITH THE LATEST A.C.I. AND N.C.M.A. SPECIFICATIONS

2. ALL BLOCK MASONRY SHALL CONFORM TO ASTM C90 OR C145 TYPE N-I, MORTAR IS TO BE TYPE "S".

3. UNLESS OTHERWISE NOTED, PROVIDE 4" X 3 1/2" X 5/16" (L.L.V.) LINTEL FOR EACH 4" OF MASONRY FOR SPANS UP TO 5'-0" MAX.

STRUCTURAL STEEL:

1. STEEL DESIGN, FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL FOR THE BUILDING.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.S.T.M. SERIAL DESIGNATION A36 OR A.S.T.M. A572, GR50, STEEL PIPE A.S.T.M. A-53, GRADE B.

3. ALL WELDED CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST A.W.S. SPECIFICATIONS, E70XX ELECTRODES, WITH WELDING PERFORMED BY CERTIFIED WELDERS.

4. BOLTED CONNECTIONS SHALL BE MADE WITH A-325 OR A-490 BOLTS. ALL BOLTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS FOR "STRUCTURAL JOINTS USING A.S.T.M. A-325 OR A-490 BOLTS".

WOOD:

1. WOOD CONSTRUCTION SHALL BE PER AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) AND NATIONAL FOREST PRODUCTS ASSOCIATIONS (NFPA) STANDARDS AND SPECIFICATIONS.

2. ALL LUMBER FRAMING MEMBERS ARE TO HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES BASED ON THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA):
   Fb = 1000 P.S.I. (1150 P.S.I. REPETITIVE)
   Fv = 75 P.S.I.
   E = 1,200,000 P.S.I.
   NO. 2 OR BETTER

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

4. ALL STRUCTURAL MICRO-LAMINATED TIMBER OR LAMINATED VENEER LUMBER TO HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES BASED ON AITC GRADING STANDARDS:
   Fb = 2800 P.S.I.
   Fv = 285 P.S.I.
   E = 2,000,000 P.S.I.

5. TIMBER SUPPLIER SHALL BE A MEMBER OF AITC, TIMBER CONNECTIONS TO BE DESIGNED AND DETAILED BY TIMBER SUPPLIER, WITH FABRICATION BY STEEL FABRICATOR.

6. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN. TRUSS MANUFACTURER SHALL SUPPLY ARCHITECT WITH SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL.

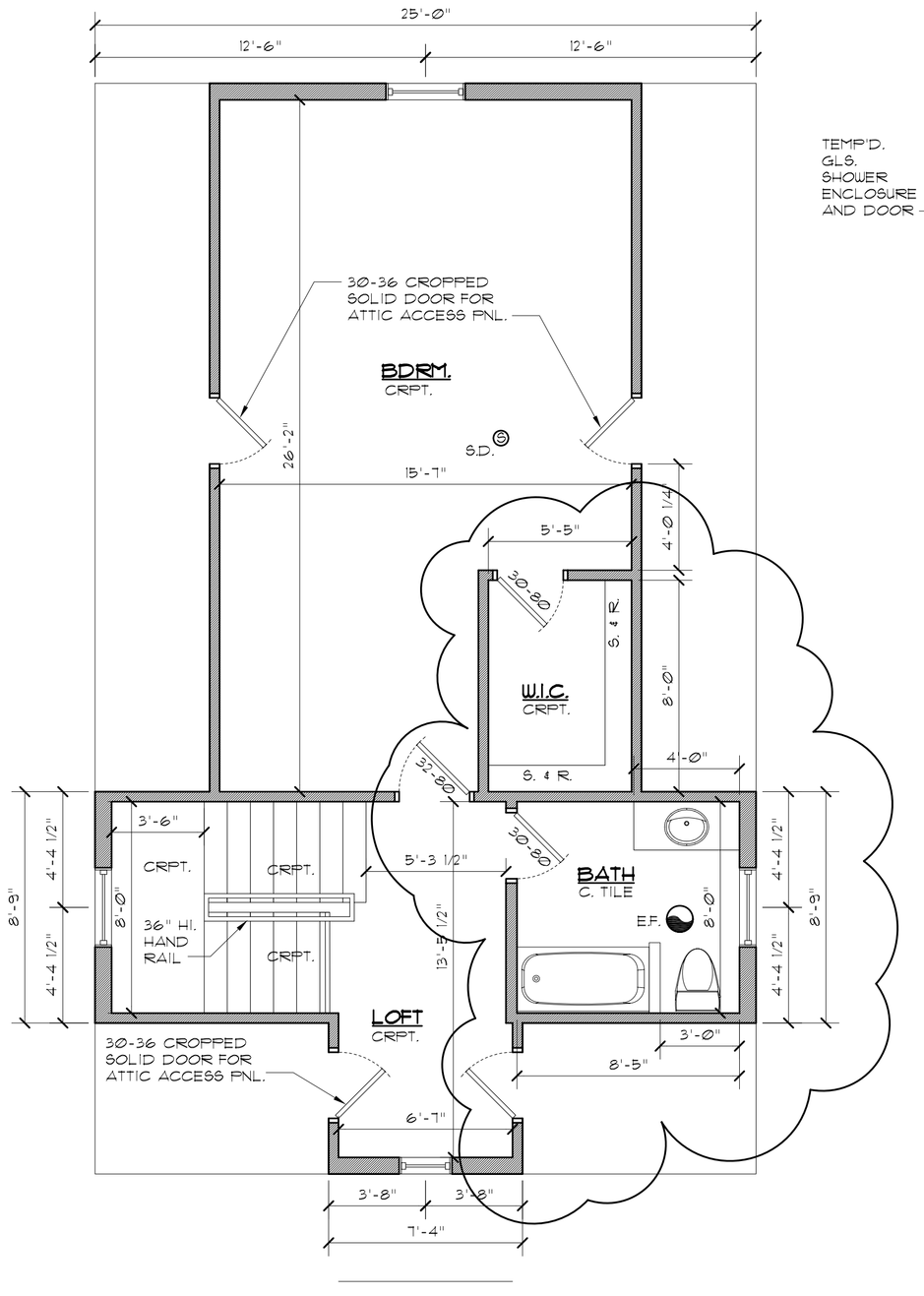
7. TRUSS TOP CHORD MUST BE BRACED WITH ROOF SHEETING OR CONTINUOUS LATERAL BRACING AT 3'-0" O.C. BOTTOM CHORD MUST BE BRACED WITH A RIGID CEILING OR CONTINUOUS BRACING AT 10'-0" O.C. PLYWOOD SHEETING SHALL BE NAILED OR SCREWED TO TRUSS MEMBERS AT 6" O.C. MAXIMUM SPACING.

8. DESIGN OF THE LUMBER AND CONNECTOR PLATES FOR TRUSS SHALL BE IN ACCORDANCE WITH THE LATEST TRUSS PLAN INSTITUTE (TPI) REQUIREMENTS.

AREAS THAT REQ. TEMPERED GLASS
1. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS
2. SHOWER AND BATHTUB DOORS AND ENCLOSURES
3. PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ. FT. WITH LOWEST EDGE LESS THAN 18" ABOVE FINISHED FLOOR
4. ALL OTHER AREAS AS CODE REQUIRES

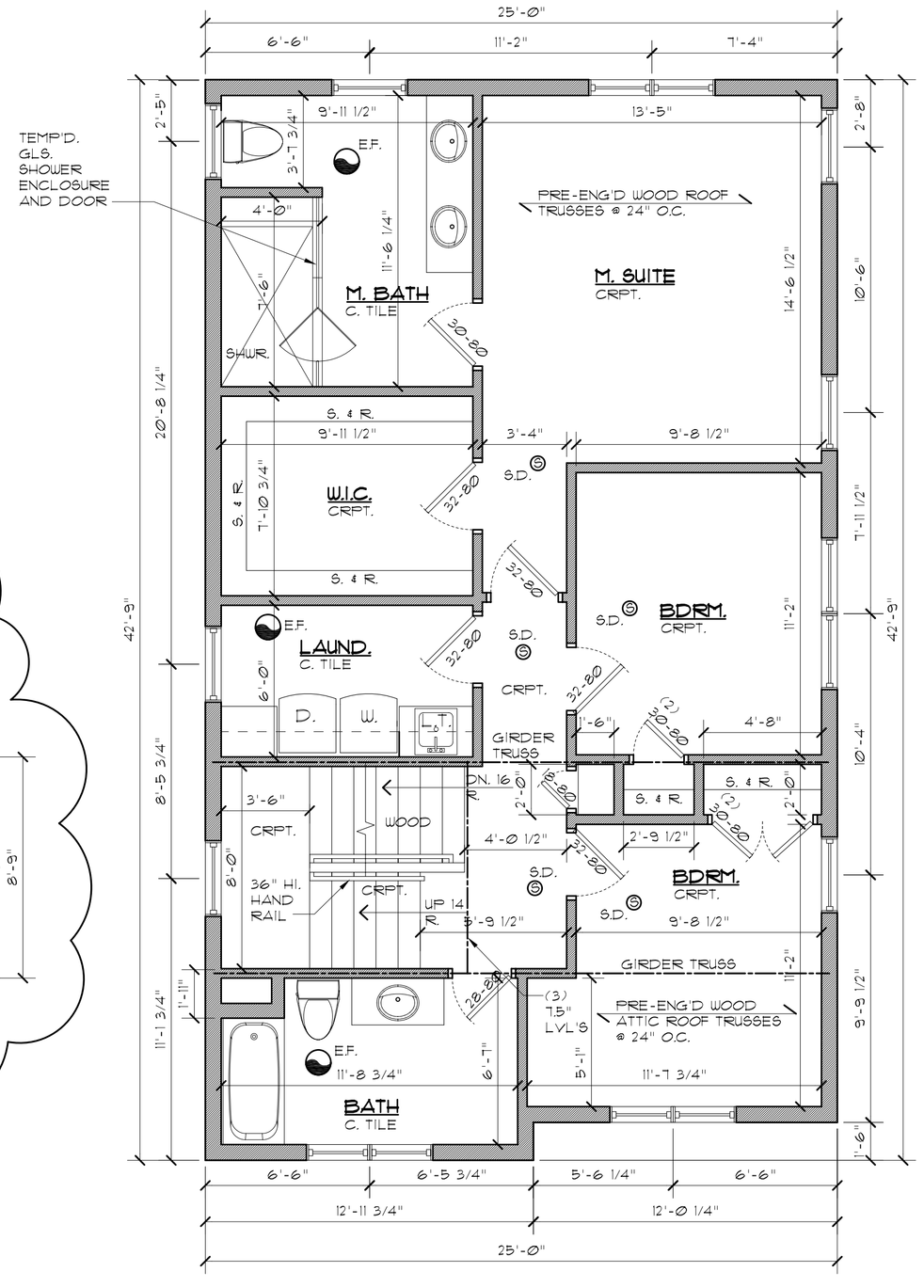
EGRESS WINDOW REQUIREMENTS
1. MIN. NET CLEAR OPENING 5.7 SQ. FT. (SECOND FLOOR BEDROOM)
2. MIN. NET CLEAR OPENING 5.0 SQ. FT. (FIRST FLOOR BEDROOM ONLY)
3. MIN. NET CLEAR OPENING HT. 24"
4. MIN. NET CLEAR WIDTH 20"
5. MAXIMUM SILL HEIGHT 44"

NOTE: OWNER AND ENGINEER SHALL VERIFY HEIGHT LIMIT AS ESTIMATED WITH IN THIS DRAWINGS AGAINST TOPOGRAPHIC SURVEY TO ENSURE HOUSE MEETS HEIGHT LIMIT, SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE CIVIL DRAWINGS AND THIS DRAWING THEN THE OWNER SHALL CONTACT ZA DESIGN BUILD TO MAKE CORRECTIONS - BUILDER TO VERIFY MAXIMUM HEIGHT REQUIREMENT PRIOR TO ORDERING TRUSSES



THIRD FLOOR PLAN

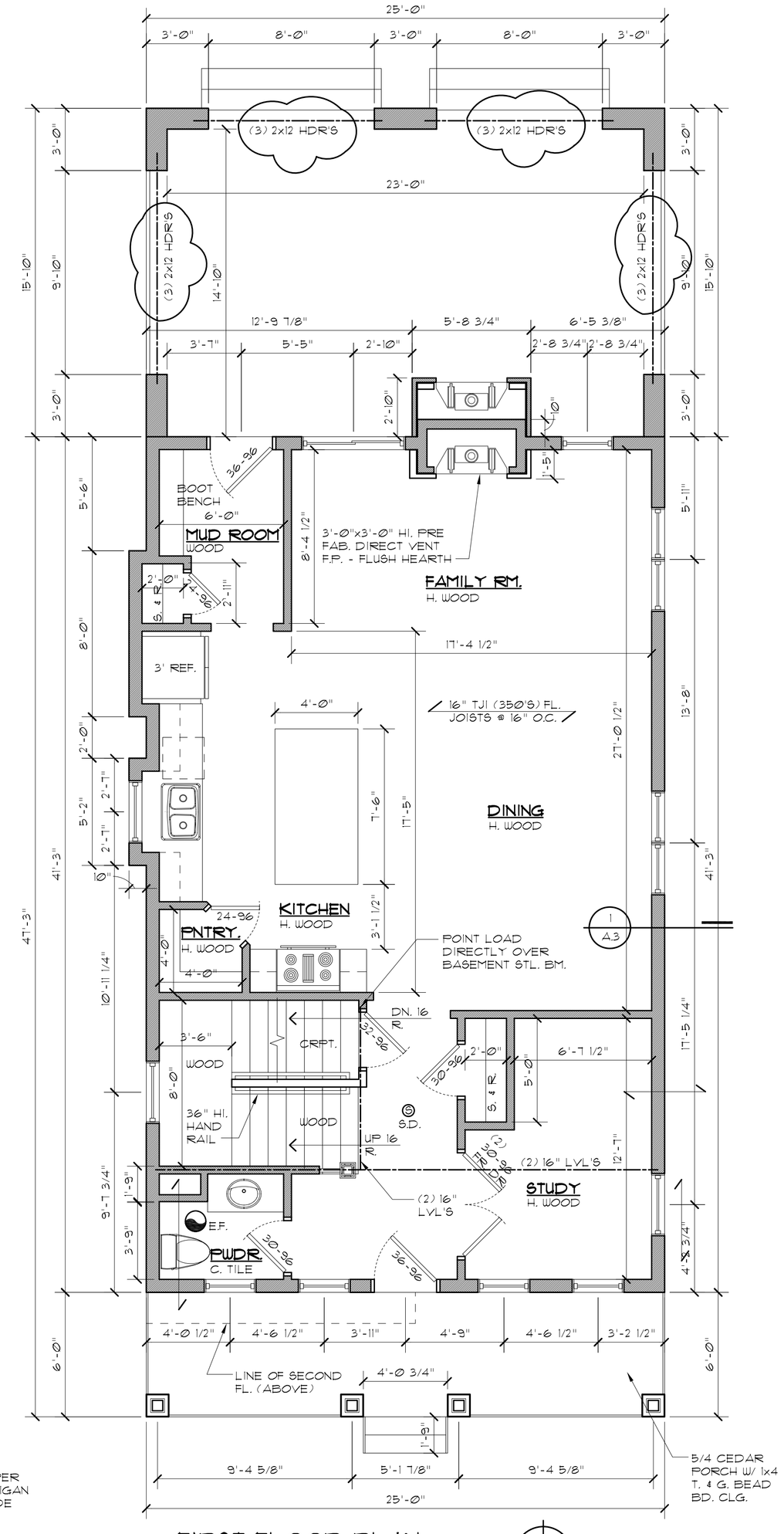
SCALE: 1/4" = 1'-0" 699 SF



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,050 SF

NOTE: CARBON MONOXIDE ALARMS TO BE LOCATED PER SECTION R 315 OF THE MICHIGAN RESIDENTIAL BUILDING CODE



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,047 SF
TOTAL - 2,796 SF

Z A
D B

31313 NORTHWESTERN HWY., SUITE 104
FARMINGTON HILLS, MICHIGAN 48334
OFFICE - 248-767-6928
FAX - 248-564-5277

PROJECT:

PROPOSED RESIDENCE 1936 COLE STREET BIRMINGHAM, MICHIGAN 48009

ISSUED FOR:

PERMIT 12-23-2019

REVISED 08-26-2020

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.

19-067

SHEET NO.

A.2