

ABBREVIATIONS	
ABV.	- ABOVE
A.F.F.	- ABOVE FINISH FLOOR
AWN	- AWNING (WINDOW)
BATT. INSUL.	- BATTEN INSULATION
BL.	- BUILDING LINE
BLKG.	- BLOCKING
BLW.	- BELOW
BM.	- BEAM
BRG.	- BEARING
BSMT.	- BASEMENT
BTM.	- BOTTOM
BTWN.	- BETWEEN
BYND.	- BEYOND
CL.	- CENTER LINE
CLG.	- CEILING
CLO.	- CLOSET
CMU.	- CONCRETE MASONRY UNIT
COL.	- COLUMNS
CONC.	- CONCRETE
CONT.	- CONTINUOUS
CNTR.	- CENTER
CSMT.	- CASEMENT (WINDOW)
DH.	- DOUBLE HUNG (WINDOW)
DIA.	- DIAMETER
DR.	- DOOR
D.S.	- DOWN SPOUT
DN.	- DOWN
EA.	- EACH
EL. ELEV.	- ELEVATION
EQ.	- EQUAL
EX., EXT'G.	- EXISTING
F.F.	- FINISH FLOOR
FLR.	- FLOOR
F.P.	- FIREPLACE
F.O.M.	- FACE OF MASONRY
F.O.S.	- FACE OF SHEATHING
FNDTN.	- FOUNDATION
F.R.	- FIRE RATED
FTG.	- FOOTING
GLS.	- GLASS
GWB.	- GYPSUM WALLBOARD
HDR.	- HEADER
HDWD.	- HARDWOOD
HNGR.	- HANGER
HT.	- HEIGHT
INT.	- INTERIOR
JST.	- JOISTS
LIN./PNTRY.	- LINEN / PANTRY
MANUF.	- MANUFACTURER
MIN.	- MINIMUM
ML.	- MICRO-LAMINATED TIMBER
MTL.	- METAL
MULL.	- MULLION
N.I.C.	- NOT IN CONTRACT
O.C.	- ON CENTER
O.H.	- OVERHANG
PIR.	- POLYISOCYANURATE(RIGID INSUL.)
PKT.	- POCKET DOOR
PR.	- PAIR
PRE-ENGR.	- PRE-ENGINEERED
REINF.	- REINFORCED
R.O.	- ROUGH OPENING
R.O.W.	- RIGHT OF WAY
SHTG.	- SHEATHING
S.S.	- STAINLESS STEEL
STL.	- STEEL
T.M.	- TO MATCH
TRTD.	- TREATED (LUMBER)
TYP.	- TYPICAL
WDW.	- WINDOW
W/.	- WITH
WD.	- WOOD

CONDIN DESIGN + BUILD

DESIGNED PER IBC, IRC & MICHIGAN BUILDING CODE

GENERAL NOTES:

- WHEN INTERPRETING THE DRAWINGS, PREFERENCE SHALL BE GIVEN IN ALL CASES TO DIMENSIONS OVER MEASUREMENTS BY SCALE, AND TO DETAIL DRAWINGS OVER THOSE DRAWINGS OF A SMALLER SCALE.
- DETAIL DRAWINGS AND SCHEDULES DESCRIBE CONSTRUCTION AT GIVEN AREAS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL UTILIZE EQUIVALENT CONSTRUCTION METHODS IN ALL AREAS NOT DETAILED.
- ALL NOTES ON THE DRAWINGS SHALL BE ASSUMED AS TYPICAL UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWING OR SPECIFICATIONS.
- ALL FINISHED DIMENSIONS, UNLESS NOTED OTHERWISE, ARE TO FACE OF STUD, SHEATHING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURE, BEAMS, OR WINDOWS.
- CONTRACTOR TO FIELD VERIFY EXISTING STRUCTURAL CONDITIONS, INCLUDING BUT NOT LIMITED TO, WALL FRAMING MATERIAL AND FREQUENCY, HEADERS OF ALL DOORS AND WINDOWS, FOUNDATION WALLS, AND FOOTINGS. IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS GIVEN ON THE DRAWINGS AND TO REPORT TO THE ARCHITECT AN ERROR OR INCONSISTENCY WITH THE ACTUAL CIRCUMSTANCES IN THE FIELD BEFORE COMMENCING WORK.
- THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT CONSIST OF THESE DRAWINGS SPECIFICATIONS THEREIN. ALL WORK SHALL CONFORM TO THESE DOCUMENTS AND ANY ADDENDA ISSUED.
- DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
- IN THE CASE OF INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY OF GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT APPLICABLE IBC CODES, NFPA CODES AND LOCAL JURISDICTION CODES AND ORDINANCES.
- ALL PLUMBING, ELECTRICAL, AND MECHANICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- THE CONTRACTOR SHALL COORDINATE THE BUILDING CONSTRUCTION WITH ALL MECHANICAL, PLUMBING, AND ELECTRICAL MATERIALS AND EQUIPMENT DESCRIBED HEREIN AND SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE AND FUNCTIONING MECHANICAL/ELECTRICAL SYSTEMS. ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE WORK AND THE SUCCESSFUL OPERATION OF THE SYSTEMS, INCLUDING HEATING, VENTILATION, AIR CONDITIONING, PIPING, SANITARY WATER, AND ELECTRICAL SYSTEMS.
- ALL ELECTRICAL RECEPTACLES, TELEPHONE, AND DATA JUNCTION BOXES, SHALL BE MOUNTED 18" ABOVE THE FINISHED FLOOR (A.F.F.) UNLESS NOTED OTHERWISE. ALL SMOKE DETECTORS SHALL BE HARDWIRED AND SHALL HAVE A BATTERY BACKUP.
- ALL WINDOW AND DOOR DIMENSIONS REFER TO WIDTH AND HEIGHTS (I.E. 2468 DR IS A 2'-4" WIDE x 6'-8" HIGH DOOR; 2859 WDW IS A 2'-8" WIDE x 5'-9" HIGH WINDOW. DOUBLE HUNG WINDOW SIZES REFER TO SASH SIZE. CASEMENT AND AWNING WINDOW SIZES REFER TO FRAME SIZE.
- COORDINATE PROPOSED AND FINAL GRADES WITH ELEVATIONS. ANY CONSTRUCTION DETAILS OR OPENINGS SHOWN NEEDING MODIFICATION SHALL BE COORDINATED WITH OWNER AND ARCHITECT. PROVIDE TREES AND SHRUBS WHERE SHOWN. COORDINATE PLANT MATERIALS AND ANY OTHER LANDSCAPE REQUIREMENTS (BONDS, TREE PROTECTION, ETC) WITH LOCAL OFFICIALS.
- THE ARCHITECT'S LIABILITY FOR THE PROJECT DETAILED IN THESE CONSTRUCTION DOCUMENTS SHALL BE LIMITED TO THE ARCHITECT'S FEE FOR SERVICES. REFER TO ARCHITECT/OWNER AGREEMENT FOR AMOUNT.

STRUCTURAL NOTES:

- DESIGN LOADS:
- FLOOR LIVE LOAD: 40 PSF
 - SLEEPING RM FLOOR LIVE LOAD: 30 PSF
 - DECK LIVE LOAD: 60 PSF
 - SNOW GROUND LOAD: 30 PSF
 - DEAD LOAD: 15 PSF
 - ROOF LOAD: 20 PSF

CONCRETE:

- FURNISH AND INSTALL CAST-IN-PLACE CONCRETE CONFORMING TO THE REQUIREMENTS OF SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-99 OF THE AMERICAN CONCRETE INSTITUTE.
- COMPRESSIVE STRENGTH: MINIMUM 3000 PSI, UNLESS SHOWN OR SPECIFIED OTHERWISE.
- OPTIONAL MATERIAL: FLY ASH MAY BE SUBSTITUTED FOR (PORTLAND) CEMENT IN NORMAL WEIGHT CONCRETE UP TO A MAXIMUM OF 15 PERCENT BY WEIGHT OF THE RESULTING MINIMUM PORTLAND CEMENT. IF FLY ASH IS INCORPORATED IN A CONCRETE DESIGN MIX, MAKE NECESSARY ADJUSTMENTS TO THE DESIGN MIX AND INSTALLATION TO COMPENSATE FOR THE USE OF FLY ASH AS A PARTIAL REPLACEMENT FOR (PORTLAND) CEMENT.
- REINFORCEMENT: BAR REINFORCEMENT: ASTM A 615, GRADE 40, DEFORMED STEEL BARS; FABRIC REINFORCEMENT: ASTM A 185, WELDED WIRE FABRIC, FABRICATED INTO FLAT SHEETS UNLESS OTHERWISE INDICATED. (ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACTS "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES". USE NEWEST APPROVED ADDITION.)
- SLABS ON GRADE: PROVIDE 4" THICK CONCRETE REINFORCED WITH 6 X 6 - W2.1 X W2.1 WELDED WIRE FABRIC, UNLESS INDICATED OTHERWISE ON THE DRAWINGS, PLACED MIDWAY IN THE SLAB THICKNESS, OVER 6 MIL VAPOR BARRIER ON 4" COMPACTED GRAVEL BASE. PROVIDE KEY TYPE CONSTRUCTION JOINTS UNLESS OTHERWISE SHOWN. FOR CONTROL JOINTS, PROVIDE PREMOLDED EXPANSION JOINT FILLER.

MASONRY:

- FURNISH AND INSTALL MASONRY, INCLUDING BRICK VENEER WHERE SHOWN ON DRAWINGS.
- PROPORTION COLOR PIGMENTS WITH OTHER INGREDIENTS IN MORTAR AS NECESSARY TO MATCH COLOR OF EXISTING ADJACENT MORTAR JOINTS AS CLOSE AS POSSIBLE.
- GROUT SHALL BE ASTM C 476, FINE OR COARSE AS MOST SUITABLE FOR THE PARTICULAR JOB CONDITIONS.
- REINFORCE HORIZONTAL MASONRY JOINTS WITH CONTINUOUS MASONRY WALL REINFORCEMENT SPACED EVERY 16 INCHES VERTICALLY UNLESS NOTED OTHERWISE. PROVIDE JOINT REINFORCEMENT FACTORY FABRICATED FROM COLD-DRAWN STEEL WIRE, TRUSS OR LADDER DESIGN, 9 GAGE DEFORMED STEEL WIRE LONGITUDINAL RODS WELDED TO 9 GAGE STEEL WIRE CROSS TIES SPACED 16 INCHES ON CENTER, WIDTH 1-1/2" TO 2 INCHES LESS THAN WALL THICKNESS. FURNISH FACTORY FABRICATED CORNER AND TEE SECTIONS FOR CORNERS AND WALL INTERSECTIONS.
- PROVIDE PRECAST CONCRETE LINTELS, REINFORCED BOND BEAM OR STEEL LINTEL ENGINEERED HEADERS AS NECESSARY.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.
- ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AWS D1.1. WELDS SHALL DEVELOP FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.
- ALL DROPPED STEEL BEAMS SHALL HAVE A 2X6 WOOD TOP PLATE BOLTED WITH 1/2" DIA. ANCHOR BOLTS, HOLES SPACED AT 48" O.C. UNLESS NOTED OTHERWISE. BOLT BEAMS TO COLUMN CAP PLATES WITH (4) 1/2" DIA. BOLTS.

STRUCTURAL WOOD:

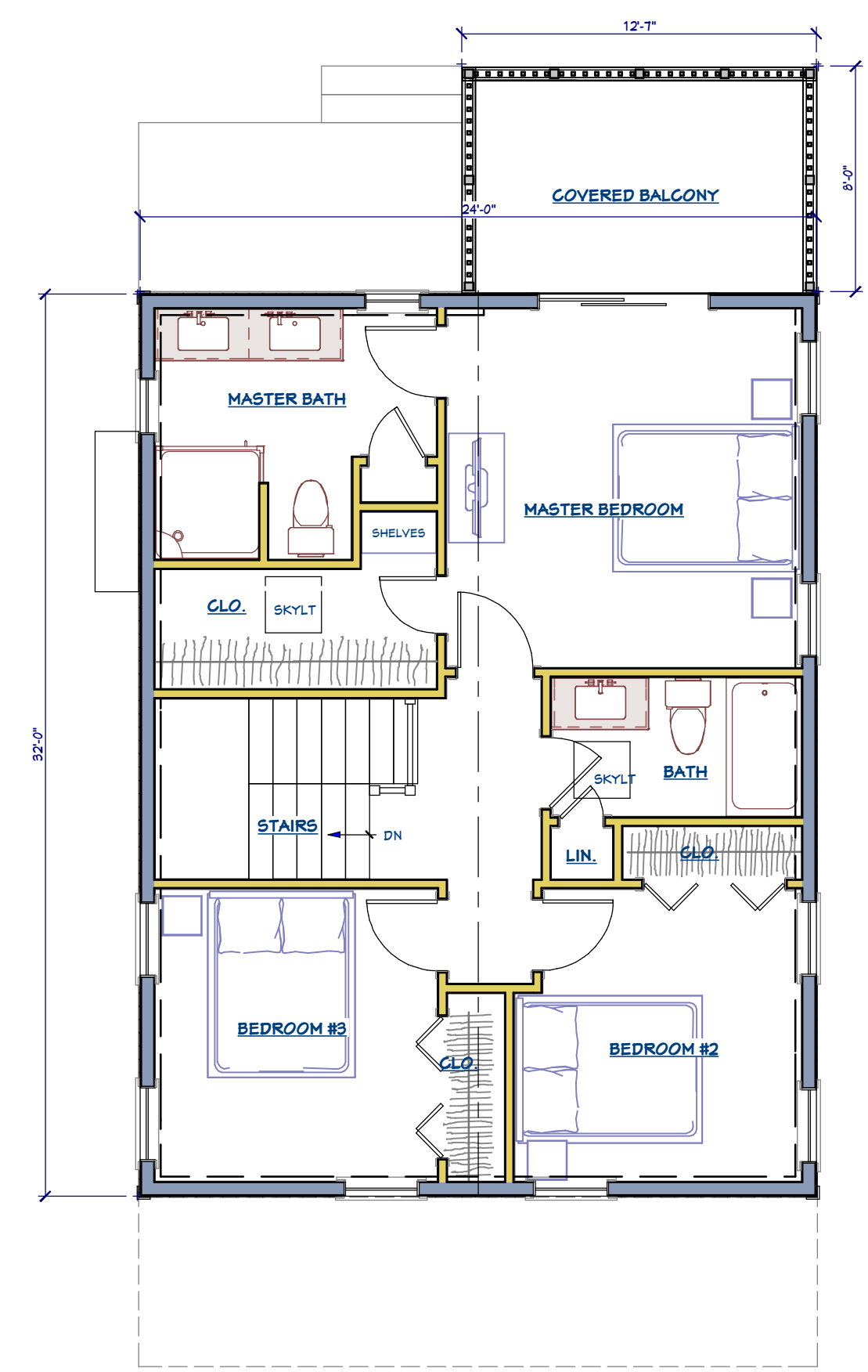
- INSTALL DIMENSIONAL FRAMING IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE AFPA THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE- AND TWO-FAMILY DWELLINGS, 2015 EDITION, UNLESS OTHERWISE INDICATED.
- FRAMING LUMBER SHALL BE DOUGLAS FIR OR HEM-FIR (WPA OR WCLB), OR SOUTHERN PINE (SPB), UNLESS OTHERWISE INDICATED. (MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION").
 - LIGHT FRAMING: 2 INCHES THROUGH 4 INCHES THICK, LESS THAN 6 INCHES WIDE: STANDARD AND BETTER GRADE, EXCEPT STUD GRADE FOR STUD FRAMING.
 - STRUCTURAL FRAMING: 2 INCHES THROUGH 4 INCHES THICK, 6 INCHES WIDE AND WIDER: NO. 2 GRADE WITH THE FOLLOWING ALLOWABLE DESIGN VALUES: ALLOWABLE BENDING STRESS (FB): 1,000 PSI; MODULUS OF ELASTICITY (E): 1,600,000 PSI
- INSTALL 2X4 MIN. BLOCKING IN STUD WALLS, AT ALL SHELVING AND CABINETRY WHERE BEARING IS NEEDED.
- MANUFACTURED WOOD JOISTS SHALL HAVE "FIBERSTRONG" WEBS AND LVL FLANGES AS MANUFACTURED BY GEORGIA PACIFIC CORPORATION OR EQUAL.
 - LIGHT FRAMING: 2 INCHES THROUGH 4 INCHES THICK, LESS THAN 6 INCHES WIDE: STANDARD AND BETTER GRADE, EXCEPT STUD GRADE FOR STUD FRAMING.
 - STRUCTURAL FRAMING: 2 INCHES THROUGH 4 INCHES THICK, 6 INCHES WIDE AND WIDER: NO. 2 GRADE WITH THE FOLLOWING ALLOWABLE DESIGN VALUES: ALLOWABLE BENDING STRESS (FB): 2,950 PSI; HORIZONTAL SHEAR (FV): 285 PSI; MODULUS OF ELASTICITY (E): 2,000,000 PSI
- ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16D NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED WITH 3 ROWS OF 16D NAILS SPACED AT 12" O.C., NAILED FROM EACH SIDE.
- PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:
 - 0-3" OPENING: 1 JACK STUD, 1 KING STUD
 - 3'-1" - 6'-0" OPENING: 2 JACK STUDS, 1 KING STUD
 - 6'-1" - 9'-0" OPENING: 2 JACK STUDS, 2 KING STUDS
- SHEET MATERIALS: FURNISH AND INSTALL STRUCTURAL USE PANELS ACCORDING TO THE ENGINEERED WOOD CONSTRUCTION GUIDE, 2016 EDITION, BY THE APA - ENGINEERED WOOD ASSOCIATION.
- PRESERVATIVE TREATMENT: TREAT LUMBER AND PLYWOOD WHERE INDICATED AND AS REQUIRED BY CODE. COMPLY WITH APPLICABLE AWPA AND AWPB STANDARDS AND QUALITY CONTROL AND INSPECTION REQUIREMENTS.
- FASTENERS AND ANCHORING DEVICES: SELECT AND FURNISH ITEMS OF TYPE, SIZE, STYLE, GRADE, AND CLASS ACCORDING TO TABLE 602.3(1) "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS" IN THE INTERNATIONAL BUILDING CODE FOR ONE- AND TWO-FAMILY DWELLINGS/2015 AND AS REQUIRED FOR SECURE INSTALLATION OF THE WORK. ITEMS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FOR EXTERIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, CONNECTIONS WITH MASONRY OR CONCRETE AND FOR USE WITH TREATED WOOD.
- HEADERS IN 2X6 WOOD STUD CONSTRUCTION SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - OPENINGS LESS THAN OR EQUAL TO 32": (2) 2X6'S
 - OPENINGS 32" TO 48": (3) 2X6'S
 - OPENINGS 48" TO 68": (3) 2X8'S W/ 1/2" PLYWD. FLITCH OR (2)7/16" INSULATED LVL HEADER
 - OPENINGS 68" TO 84": (3) 2X10'S W/ 1/2" PLYWD. FLITCH OR (2)9/16" INSULATED LVL HEADER
 - OPENINGS 84" TO 96": (3) 2X12'S W/ 1/2" PLYWD. FLITCH OR (2)11/8" INSULATED LVL HEADER



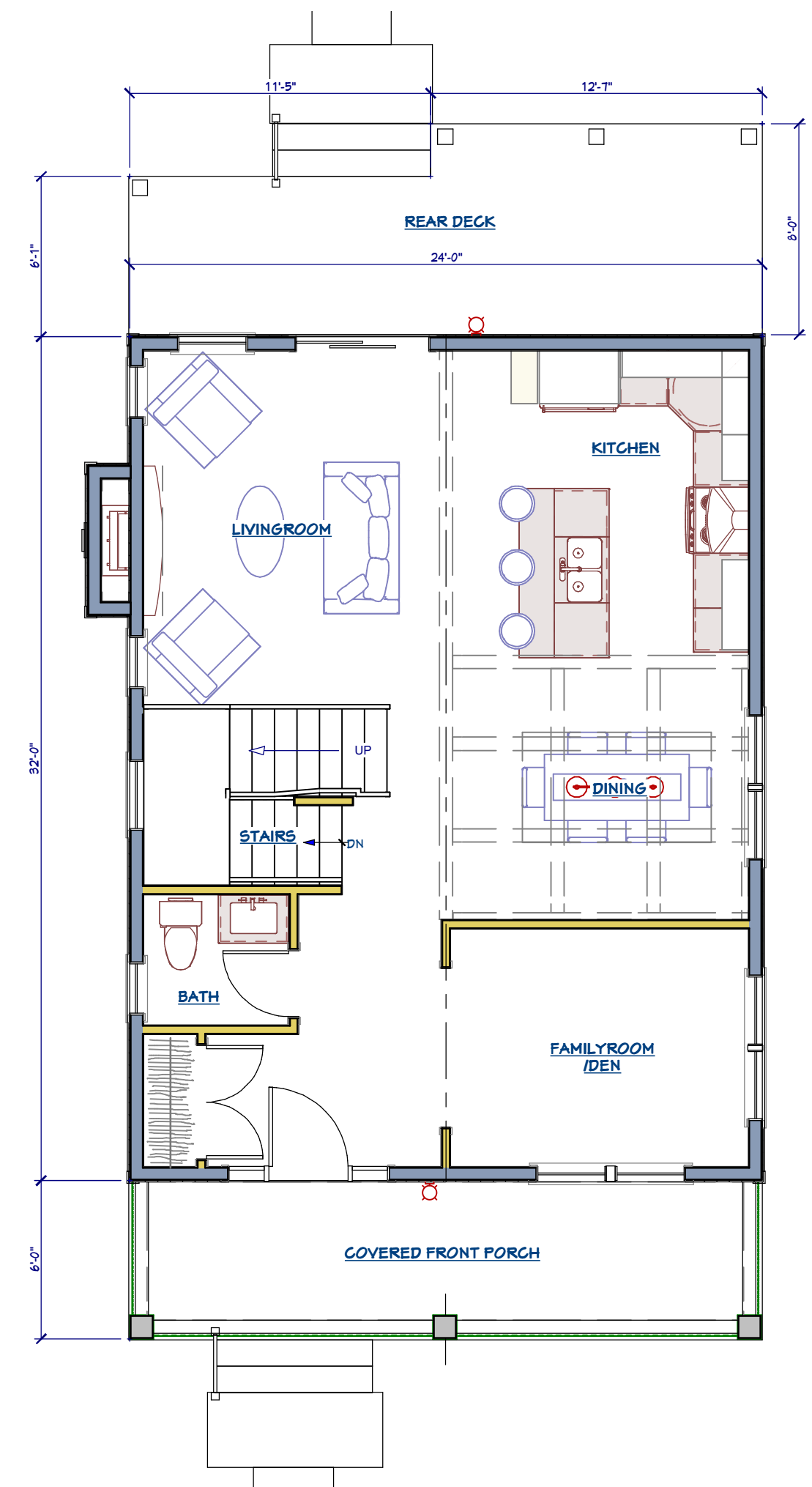
FRONT PERSPECTIVE VIEW
NOT TO SCALE



REAR PERSPECTIVE VIEW
NOT TO SCALE



2ND FLOOR PLAN
NOT TO SCALE



1ST FLOOR PLAN
NOT TO SCALE

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MARKETING COVER SHEET

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IBC CODE, IRC CODE, MI. CODE

DATE:
5/9/2018
SHEET:
A-1