









**DEMOLITION NOTES:**

**REGULATORY REQUIREMENTS:**

A. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION. OBTAIN AND PAY FOR ALL PERMITS REQUIRED. WHERE TOXIC SUBSTANCES ARE SUSPECTED TO BE PRESENT, PARTICULARLY LEAD PAINT AND ASBESTOS, A CERTIFIED REMOVAL ENTITY SHALL BE RETAINED AND FOLLOW GOVERNING AGENCY GUIDELINES FOR REMOVAL AND DISPOSAL.

B. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY PROTECTION REQUIRED BY FEDERAL, STATE, AND LOCAL LAW TO INSURE PUBLIC AND WORKER SAFETY. COMPLY WITH OSHA AND EPA REQUIREMENTS.

**PREPARATION:**

A. AS PART OF THE PROJECT SCOPE, THE CONTRACTOR SHALL PREPARE ALL DRAWINGS, DOCUMENTS, AND APPLICATIONS AND SHALL OBTAIN ALL GOVERNMENT AGENCY APPROVALS AND PERMITS REQUIRED FOR DEMOLITION ACTIVITIES.

B. CONDUCT DEMOLITION OPERATIONS AND REMOVE MATERIALS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND UTILIZED FACILITIES.

C. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR UTILIZED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.

D. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.

E. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

F. MAINTAIN TEMPORARY PROTECTION TO PEOPLE AT EXTERIOR AREAS OF THE EXISTING BUILDING WHERE DECORATIVE MEDALLION REMOVAL WORK IS BEING DONE.

G. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING THAT ARE DESIGNATED TO REMAIN IN PLACE.

H. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDINGS TO BE DEMOLISHED AND ADJACENT BUILDINGS TO REMAIN.

I. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.

J. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.

K. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF DEMOLITION AND RECYCLING REQUIRED.

L. SURVEY CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.

M. RETAIN A LICENSED AND QUALIFIED STRUCTURAL ENGINEER TO PROVIDE ANALYSIS, INCLUDING CALCULATIONS, NECESSARY TO ENSURE THE SAFE EXECUTION OF THE DEMOLITION WORK, BEARING WALLS, STRUCTURAL STEEL, CONCRETE FOUNDATIONS AND SUPPORTED SLABS WITH STRUCTURAL FRAMING SHALL NOT BE ALTERED WITHOUT A FIELD INVESTIGATION BY THE ARCHITECT OR A STRUCTURAL ENGINEER.

**GENERAL:**

A. DEMOLITION DRAWINGS INDICATE GENERAL AREAS OF DEMOLITION ONLY. EXTENT OF REMOVAL OF EXISTING CONSTRUCTION MATERIALS TO BE DETERMINED BY FIELD INVESTIGATION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL TO BE RELOCATED PER DRAWINGS, COORDINATE WITH CONTRACTORS AS REQUIRED.

B. COORDINATE REMOVAL OF EXISTING ITEMS WITH PROPOSED FRAMING DETAILS, INTERIOR ELEVATIONS, AND DETAILS. PROVIDE TEMPORARY STRUCTURAL SUPPORT AS REQUIRED PRIOR TO STRUCTURAL DEMOLITION.

C. PATCH AND REPAIR EXISTING MATERIALS TO REMAIN AS REQUIRED WHERE REMOVAL OF EXISTING CONSTRUCTION OR WHERE REQUIREMENTS OF NEW CONSTRUCTION NECESSITATES CUTTING OR ALTERING EXISTING MATERIALS. EXISTING WALLS, FLOORS, AND CEILING TO REMAIN INTACT AS INDICATED ON DRAWINGS. COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR THE PATCH AND REPAIR OF ALL DAMAGE ARISING FROM DEMOLITION OPERATIONS AS REQUIRED TO MATCH EXISTING.

D. ALL DEMOLITION WORK SHALL ATTEMPT TO SALVAGE ADJACENT AREAS AND RE-USABLE MATERIALS TO THE EXTENTS POSSIBLE. VERIFY OWNER'S INTENT TO REUSE OR STORE ANY BUILDING COMPONENTS PRIOR TO DISPOSAL. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN PROPERTY OF OWNER, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED, RECYCLED, OR DISPOSED FROM PROJECT SITE IN AN APPROPRIATE AND LEGAL MANNER.

E. EVERY ATTEMPT SHALL BE MADE BY THE DEMOLITION CONTRACTOR TO SEPARATE BUILDING MATERIALS INTO RECYCLABLE CONTENT.

F. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE BUILDING AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

G. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.

H. PROVIDE TEMPORARY AND SECURE WATERPROOF ENCLOSURE DURING CONSTRUCTION.

I. PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW WORK AND NEW FINISHES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.

J. ALL SALVAGED ITEMS TO BE CLEANED, REPAIRS, OR PATCHED AS NECESSARY PRIOR TO NEW INSTALLATION.

K. REMOVE ANY DAMAGED MASONRY AT REMAINING WALLS. PROVIDE NEW INFILL TO MATCH EXISTING.

L. REMOVE EXISTING MECHANICAL AND PLUMBING SYSTEMS, VENTS, FIXTURES, DRAINS, AND DUCTWORK NOT INDICATED FOR REUSE. DO NOT ABANDON ITEMS IN PLACE UNLESS NOTED OTHERWISE. REFER TO MECHANICAL AND PLUMBING FOR ADDITIONAL INFORMATION.

**DISPOSAL PRACTICES AND HAULING:**

A. LEGALLY TRANSPORT AND DISPOSE OF MATERIALS THAT CANNOT BE DELIVERED TO A SOURCE-SEPARATED OR MIXED RECYCLING FACILITY TO A TRANSFER STATION OR DISPOSAL FACILITY THAT CAN LEGALLY ACCEPT THE MATERIALS FOR THE PURPOSE OF DISPOSAL.

B. USE A PERMITTED WASTE HAULER OR CONTRACTOR'S TRUCKING SERVICES AND PERSONNEL. TO CONFIRM VALID PERMITTED STATUS OF WASTE HAULERS, CONTACT THE APPROPRIATE WASTE MANAGEMENT AGENCY.

C. BECOME FAMILIAR WITH THE CONDITIONS FOR ACCEPTANCE OF NEW CONSTRUCTION, EXCAVATION AND DEMOLITION MATERIALS AT RECYCLING FACILITIES, PRIOR TO DELIVERING MATERIALS.

D. DELIVER TO FACILITIES THAT CAN LEGALLY ACCEPT NEW CONSTRUCTION, EXCAVATION AND DEMOLITION MATERIALS FOR PURPOSE OF RE-USE, RECYCLING, COMPOSTING, OR DISPOSAL.

E. DO NOT BURN, BURY OR OTHERWISE DISPOSE OF RUBBISH AND WASTE MATERIALS ON PROJECT SITE.

F. DEMOLISH CONCRETE AND MASONRY IN SIZES THAT WILL BE SUITABLE FOR ACCEPTANCE AT RECYCLING OR DISPOSAL FACILITIES.

**ELECTRICAL DEMOLITION:**

A. SAFETY-RELATED WORK PRACTICES SHALL BE EMPLOYED TO PREVENT ELECTRIC SHOCK OR ELECTRICAL CONTACTS, WHEN WORK IS PERFORMED NEAR OR ON EQUIPMENT OR CIRCUITS WHICH ARE OR MAY BE ENERGIZED. LIVE PARTS SHALL BE DE-ENERGIZED BEFORE WORK COMMENCES ON THEM. ONLY QUALIFIED ELECTRICIAN MAY WORK ON ENERGIZED CIRCUITS OR EQUIPMENT.

B. THE CIRCUITS AND EQUIPMENT TO BE WORKED ON SHALL BE DISCONNECTED FROM ALL ELECTRIC ENERGY SOURCES. ELECTRIC EQUIPMENT OR CIRCUITS WHICH HAVE BEEN DE-ENERGIZED SHALL BE LOCKED OUT OR TAGGED OR BOTH.

C. A QUALIFIED ELECTRICIAN SHALL USE TEST EQUIPMENT (VOLT-OHM METER, ETC.) AND SHALL VERIFY THAT THE CIRCUIT AND EQUIPMENT ARE DE-ENERGIZED. IF THE CIRCUIT IS OVER 600 VOLTS, THE TEST EQUIPMENT SHALL BE CHECKED FOR PROPER OPERATION IMMEDIATELY BEFORE AND IMMEDIATELY AFTER THIS TEST.

D. STORED ELECTRIC ENERGY WHICH MIGHT ENDANGER PERSONNEL SHALL BE RELEASED. CAPACITORS SHALL BE DISCHARGED AND HIGH CAPACITANCE ELEMENTS SHALL BE SHORT-CIRCUITED AND GROUNDED, IF THE STORED ELECTRIC ENERGY MIGHT ENDANGER PERSONNEL.

E. A QUALIFIED ELECTRICIAN SHALL CONDUCT TESTS AND VISUAL INSPECTIONS TO VERIFY THAT ALL TOOLS, ELECTRICAL JUMPERS, SHORTS, GROUNDS, AND OTHER SUCH DEVICES HAVE BEEN REMOVED, SO THAT THE CIRCUITS AND EQUIPMENT CAN BE SAFELY ENERGIZED.

F. CAP, TERMINATE, OR REMOVE ALL MISCELLANEOUS POWER WIRES, OUTLETS, AND SWITCHES AS REQUIRED DURING CONSTRUCTION AND DEMOLITION

G. DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL LIGHTING FIXTURES, LOW VOLTAGES TRANSFORMERS, WIRING DEVICES IN ENTIRETY. ALL CONDUIT, WIRING, CABLING, ETC. SHALL BE REMOVED BACK TO THE SOURCE.

**GAS PIPING:**

A. ALL GAS TO BE SHUT OFF TO AREAS OF DEMOLITION BY A QUALIFIED CONTRACTOR. TEST FOR LEAKS PRIOR TO COMMENCING WORK.

B. WHERE APPLICABLE, PROVIDE NEW SHUT OFF VALVES WHERE PIPING REACHES AREA OF DEMOLITION.

**GENERAL FRAMING NOTES:**

- EXTEND ALL INTERIOR PARTITIONS UP TO CEILING STRUCTURE @ MIN. 8' O.C. U.N.O.  
 - COORDINATE OPENINGS AND VERTICAL SHAFTS WITH M/E/P AND FIRE TRADES  
 - ALL GYP. BD. TO BE 5/8" AT CEILINGS AND MIN. 1/2" AT WALLS U.N.O.  
 - ALL DEMISING WALLS TO BE SECURED TO STRUCTURE ABOVE, SEALING ALL PENETRATIONS PROVIDE AND INSTALL SOUND BATT INSULATION ABOVE CEILING ALONG DEMISING PARTITION.

**WALL CONSTRUCTION NOTES:**

- PROVIDE DENSE OR FIBER REINFORCED GYPSUM INTERIOR PANELS TO BE USED AT ALL CORRIDOR AND HIGH IMPACT AREAS  
 - WHERE EXISTING C.M.U. WALLS ARE TO BE FURRED FOR GYP. BD. FINISH, PROVIDE PROPER FURRING DEPTH FOR FLUSH TRANSITIONS TO ADJACENT WALLS.  
 - WHERE EXISTING C.M.U. WALLS ARE TO BE RENOVATED, TOOTH IN NEW AREAS AND PROVIDE CONSISTENT FINISH

**LIGHT GAUGE METAL FRAMING:**

ALL LIGHT GAUGE FRAMING MEMBERS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISI "SPECIFICATIONS FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

ALL MATERIAL SHALL CONFORM TO ASTM A446, WITH MINIMUM YIELD POINT OF 33 KSI FOR 18 GAUGE, AND 50 KSI FOR 16 GAUGE AND HEAVIER MATERIAL, AND SHALL HAVE GALVANIZED COATING TO ASTM A525-630. ALL WELDING SHALL CONFORM TO AWS D1.3 SPECIFICATIONS FOR WELDING SHEET STEEL STRUCTURES, AND AWS D19.0 WELDING ZINC COATED STEEL. ALL MATERIAL SHALL BE OF A MINIMUM 18 GAUGE THICKNESS, AND SHALL MEET THE DEFLECTION REQUIREMENTS OF THE FINISH MATERIALS TO BE ATTACHED TO THE LIGHT GAUGE FRAMING WORK.  
 ALL STUDS AND JOISTS SHALL BE INSTALLED AT SPACING INDICATED ON THE DRAWINGS.  
 EACH SIDE OF OPENINGS SHALL BE FRAMED WITH DOUBLE STUDS.

ALL STUDS AND JOISTS SHALL HAVE A BRIDGING LINE INSTALLED AT A MAXIMUM SPACING OF 4'-0" AND 5'-0" RESPECTIVELY.  
 ALL JOISTS SHALL HAVE WEB STIFFENERS AT REACTION POINTS AND CONCENTRATED LOADS.  
 STRUCTURAL CONNECTIONS OF LIGHT GAGE METAL FRAMING MEMBERS SHALL BE MADE PER MANUFACTURERS RECOMMENDATIONS, ADEQUATE TO CARRY THE IMPOSED LOADS, AND CONFORMING TO THE AISI AND AWS SPECIFICATIONS.  
 CONNECTION DESIGN TO BE BASED ON REACTIONS GIVEN ON THE DRAWINGS OR AS LISTED IN THE MANUFACTURERS UNIFORM LOADING CAPACITY TABLES, WHICHEVER IS GREATER.  
 SUSPENDED CEILING GRID SYSTEM SHALL COMPLY WITH THE LATEST MICHIGAN BUILDING CODE AND GRID WORK SHALL BE SUPPORTED WITH A MINIMUM OF 2-12 GA. HANGER WIRES ATTACHED TO STRUCTURE ABOVE.  
 EXTERIOR CEE FRAMING TO BE STEELFORM DELTA STUDS' W/ 1/2" FOIL FACED RIGID SHEATHING. PROVIDE DOUBLE DEFLECTION OR SLOTTED TRACKS ON TOP OF ALL CEE WALLS.  
 ALL LIGHT GAUGE METAL FRAMING TO FOLLOW PROCEDURES AND PRACTICES AS RECOMMENDED BY THE STEEL STUD MANUFACTURERS ASSOCIATION

**FIRE STOPPING:**

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

1. CONCEALED WALL SPACES - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

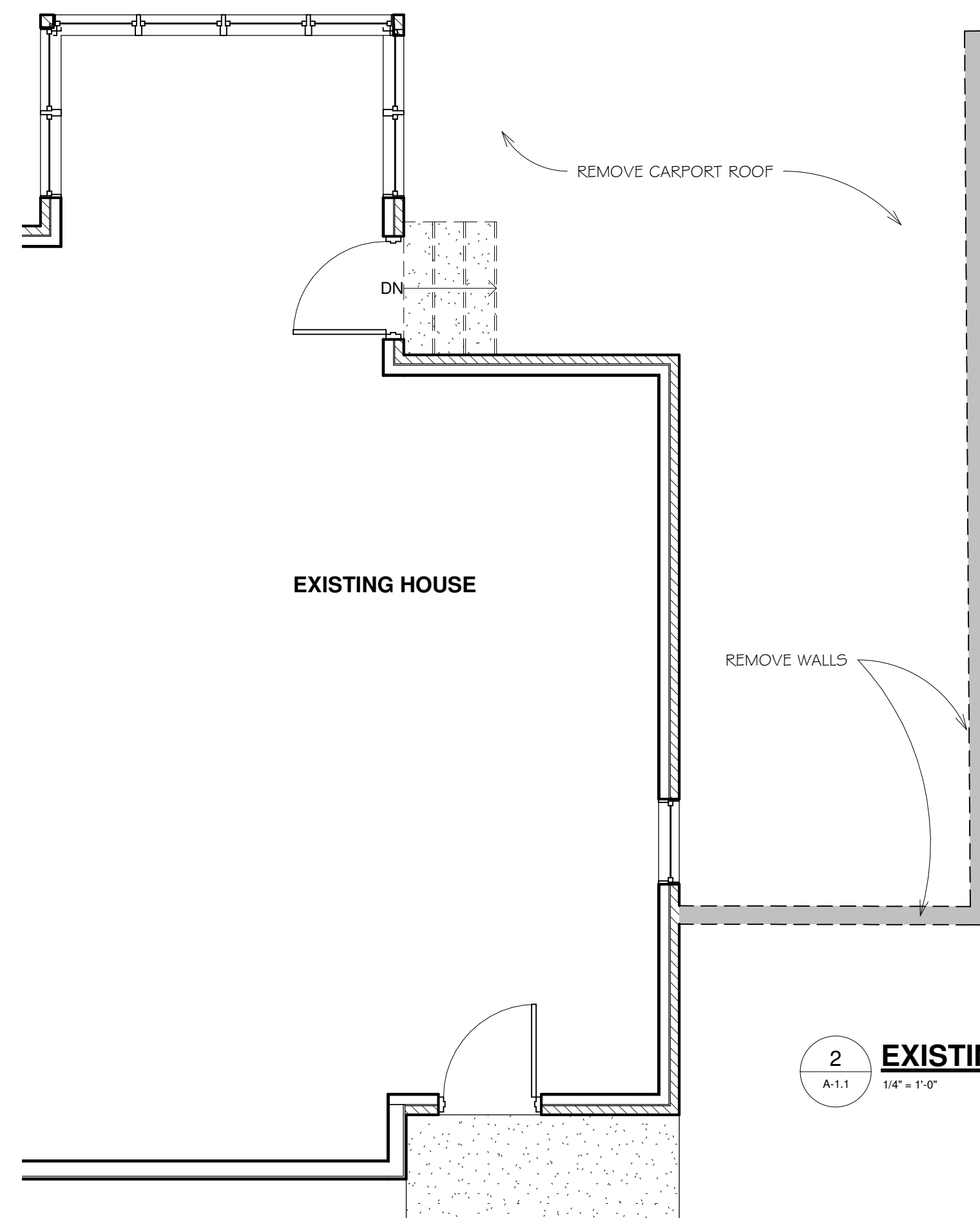
2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES - FIRE BLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

3. STAIRWAYS - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

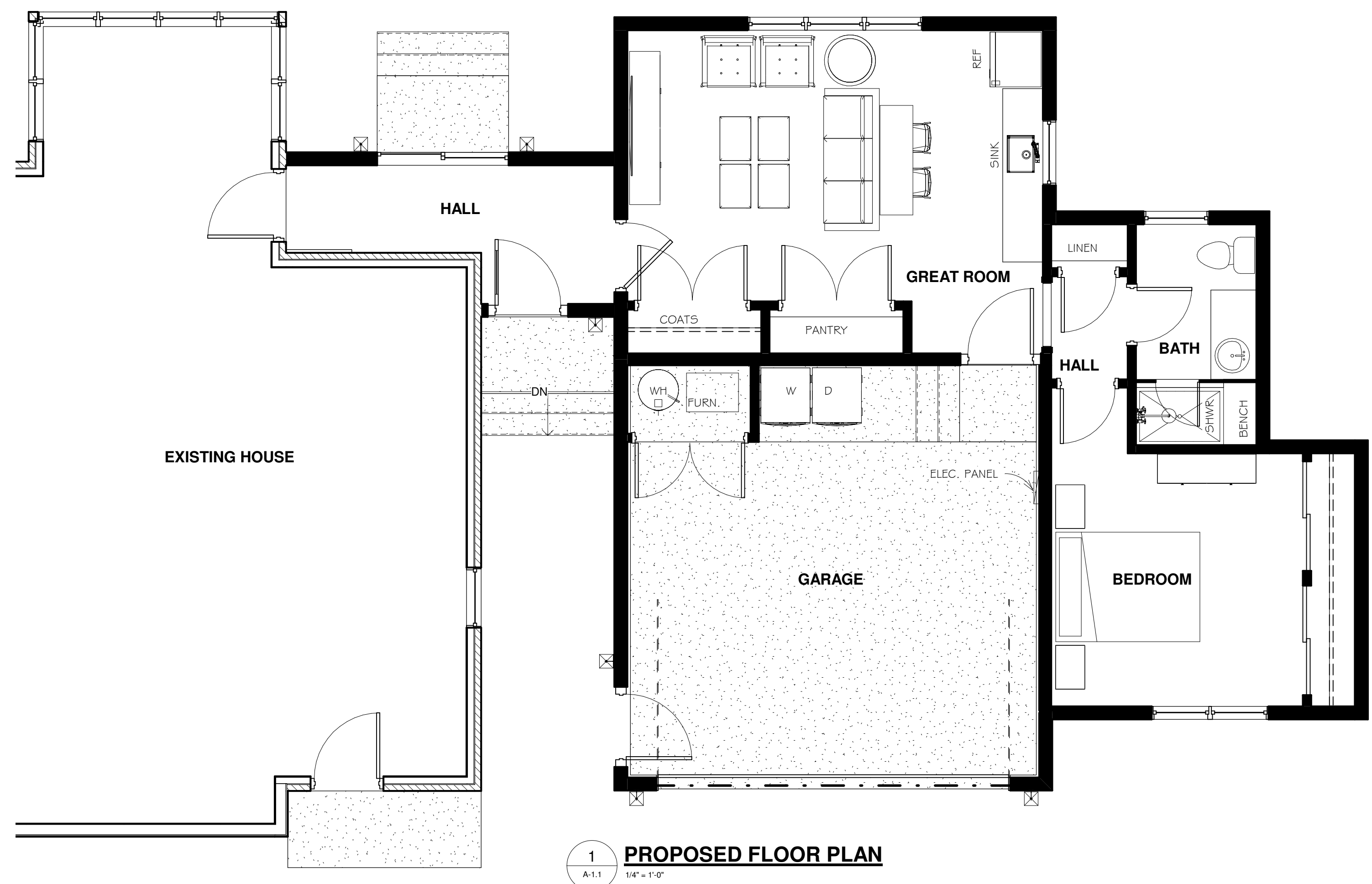
4. ARCHITECTURAL TRIM - FIRE BLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS AT MAXIMUM INTERVALS OF 20 FEET. IF NON-CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH AT LEAST 4 INCHES OF SEPARATION BETWEEN SECTIONS.

FIRE BLOCKING MATERIALS - FIRE BLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK.

DRAFTSTOPPING (REQUIRED IN ENCLOSED AREAS AND ATTICS WHEN BUILDING IS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM) SHALL BE PROVIDED IN DIRECTION OF FRAMING, MAX. 3,000 SQ.FT. COMPARTMENT AREA U.N.O.



**2 EXISTING / DEMOLITION PLAN**  
 A-1.1 1/4" = 1'-0"



**1 PROPOSED FLOOR PLAN**  
 A-1.1 1/4" = 1'-0"



NO.	DESCRIPTION	DATE

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10-21-2020

**New Garage & Addition**  
 25446 Southwestern Hwy  
 Redford Charter Township, MI 48239  
 Nancy Luoto-Nanny  
 SHEET TITLE  
**EXISTING / DEMO PLAN & PROPOSED FLOOR PLANS**

SHEET NUMBER  
**A-1.0**  
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CONCRETE SPECIFICATIONS:

- 1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 01-89. "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS," EXCEPT AS MODIFIED BY SUPPLEMENTAL REQUIREMENTS
- 2. ALL CONCRETE SHALL HAVE A MINIMUM OF 3000 PSI, 28 DAY COMPRESSIVE TRENGTH, U.N.O., (5 17 LBS. OF CEMENT PER CUBIC YARD MINIMUM (5.5 ACKS) \* WATER/CEMENT RATIO NOT TO EXCEED 6 GALLONS PER SACK). XTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM OF 4000 PSI. 28 DAY OMPRESSIVE STRENGTH, 4% AIR ENTRAINMENT.

REINFORCING STEEL SPECIFICATIONS:

- 1. ALL REINFORCING BAR, DOWLS, AND TIES SHALL CONFORM WITH ASTM-615 RADE 60 REQUIREMENTS AND SHALL BE FREE OF RUST, DIR T., AND MUD.
- 2. ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185 AND BE OSITIONED AT THE MID HEIGHT OF SLABS, U.N.O/
- 3. ALL REINFORCING SHALL BE PLACED AND SECURELY TIED IN PLACE EFFICIENTLY AHEAD OF PLACING OF CONCRETE TO ALLOW INSPECTION AND ORRECTION, IF NECESSARYT, WITHOUT DELAYING THE CONCRETE PLACEMENT.
- 4. EXTEND ALL REINFORCING BARS A MINIMUM OF 36" AROUND ALL CORNERS ND LAP BARS AT ALL SPLICES A MINIMUM OF 24", U.N.O.
- 5. WELDING OF REINFORCING STEEL IS NOT ALLOWED.

WOOD SPECIFICATIONS:

- 1. WOOD CONSTRUCTION SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE AITC MANUAL AND NDA (NATIONAL DESIGN STANDARDS AS PUBLISHED BY THE NATIONAL FOREST PRODUTS ASSOCIATION, 2018)
- 2. LAMINATED VENEER LUMBER (SUCH AS MICROLAM) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: FB = 2800 PSI, FV = 285 PSI, E = 2,000,000 PSI.
- 3. LAMINATED WOOD BEAMS (GLU-LAMS) SHALL BE VISUALLY GRADED WESTERN SPECIES 24F-V8 AITC DESINATION WITH THE FOLLOWING STRUCTURAL PROPERTIES: FB = 2400 PSI, FV = 165 PSI, E = 1,8000,000 PSI.
- 4. STUDS SHALL BE SPF/STUD (WWPA) OR BETTER GRADE, U/N/O/ AT MC 19% MAXIMUM.
- 5. STRUCTURAL DIMENSION LUMBER AS HEADERS AND JOISTS SHALL BE A MINIMUM OF #2 HEM FIR AT MC 19% MAXIMUM.
- 6. ALL STRUCTURAL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR LESS THAN 8" ABOVE GRADE SHALL BE PRESSURE TREATED TO A MINIMUM OF 0.40 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE ACA), OR CODE APPROVED EQUAL.
- 7. ALL LUMBER AT OR BELOW GRADE SHALL BE PRESSURE TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR CHROMATED COPPER ARSENATE (CCA), OR APPROVED EQUAL TREATMENT.

- 8. ALL TREATED LUMBER WHICH IS CUT, DRILLED OR NOTCHED SHALL BE FIELD TREATED (BRUSHED ON EXPOSED SURFACES) BY ONE OF THE PERSERVATIVES LISTED ABOVE.
- 9. AT EACH WALL OPENING ADD ONE HALF THE TOTAL NUMBER OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND ADD 1 JACK STUD BELOW THE EADER, U.N.O.
- 10. NOTHCING AND DRILLING OF L.V.L. MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.
- 11. ALL CONNECTIONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PRE-FABRICATE STEEL HANGERS SIZED FOR THE CARRIED LOAD AND MEMBER SIZE (I.E. A DOUBLE 2x10 MUST HAVE A SIMPSON U-2 10-2 HANGER (OR EQUAL) ETC.)

NOTE: CONTRACTOR TO PROVIDE FIRE STOPPING PER MRC 2015 CODE

NOTE: CONTRACTOR TO EXTEND ALL PIPE VENTS & AIR INTAKES TO BACK SIDE OF BUILDING

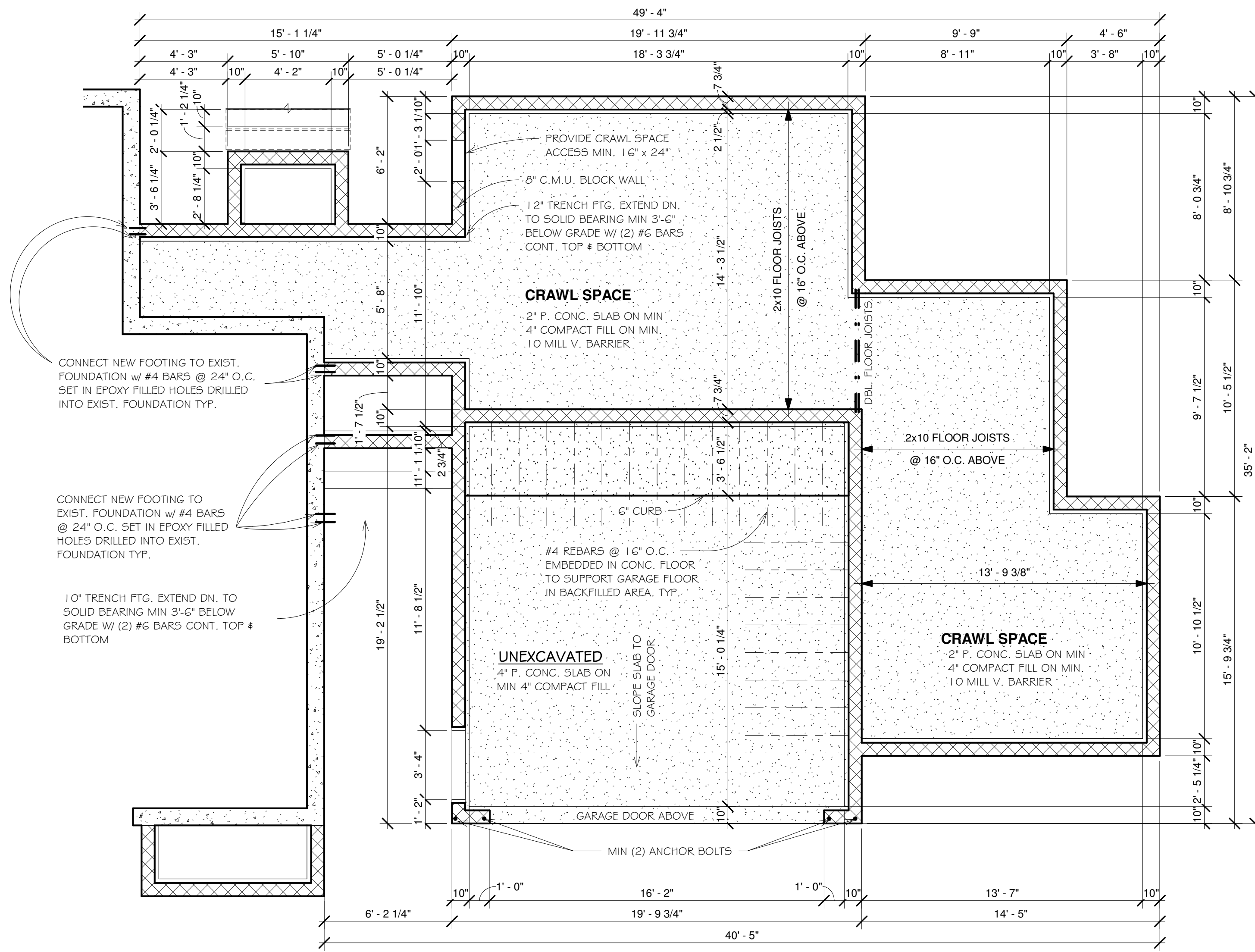
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

NOTE: PROVIDE SOLID BRIDGING AT JOIST END @ EVERY OTHER JOIST SPACE, TYP.

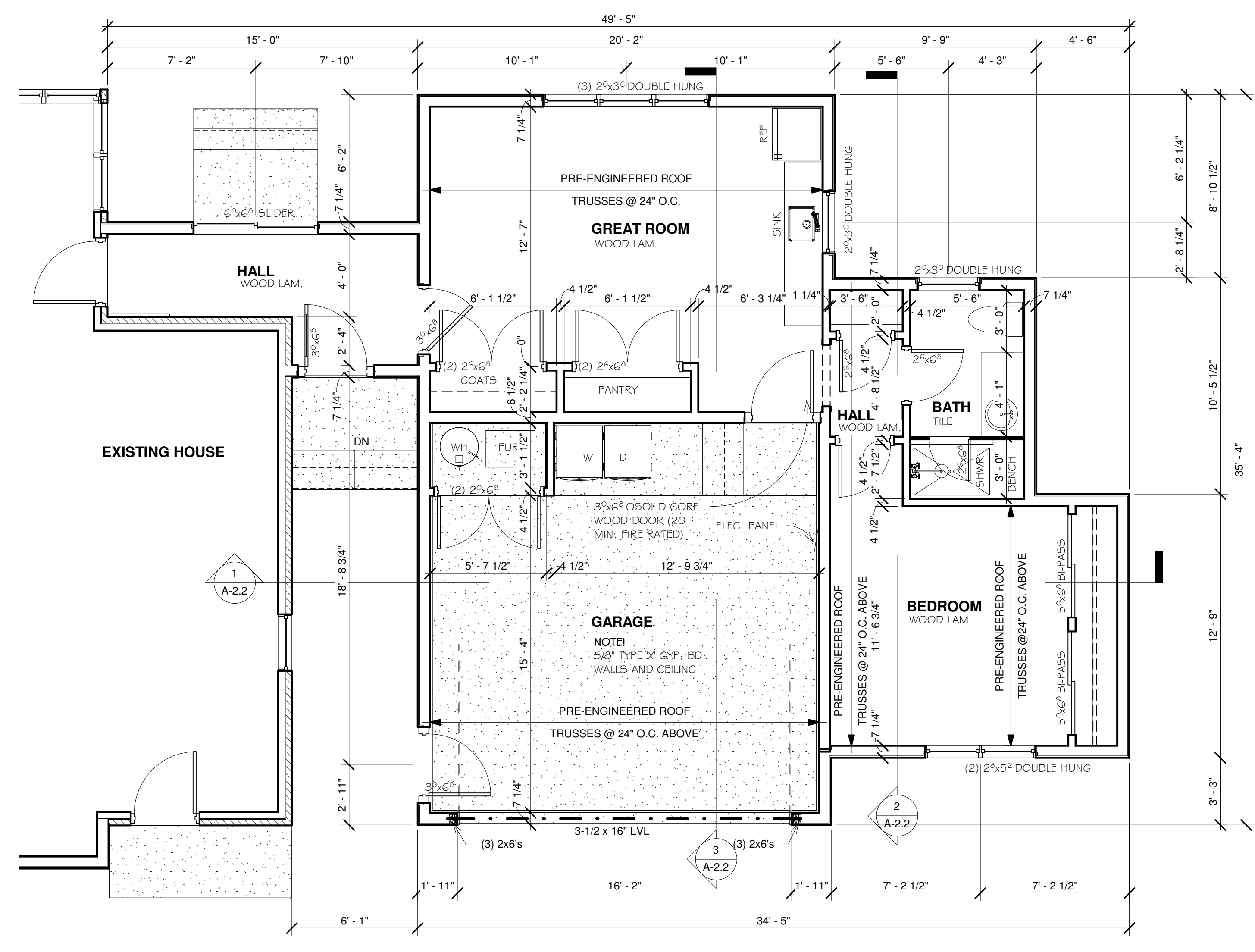
NOTE: MINIMUM HEADER SIZE TO BE (2) 2x10s FOR OPENINGS UP TO SIX FOOT IN LENGTH. U.N.O.

NOTE: CONTRACTOR TO VERIFY WINDOW MANUFACTURER BEFORE ORDERING NEW WINDOWS

NOTE: PROVIDE PIN OR BLOCING TO PREVENT DOORS TO OPEN BEYOND 4". PIN OR BLOCK TO REMAIN IN PLACE UNTIL DECK OR LANING IS CONSTRUCTED OUTSIDE DOOR.



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



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

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10-21-2020

New Garage & Addition
25446 Southwestern Hwy
Redford Charter Township, MI 48239
Nancy Luoto-Narry

SHEET NUMBER
FOUNDATION & FRAMING PLANS

A-2.0



**GENERAL ELECTRICAL NOTES:**

- A. CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR AS INDICATED ON THE PLANS AND AS REQUIRED FOR A COMPLETE WORK LIGHTING AND POWER SYSTEM.
- B. ALL WORKMANSHIP, MATERIALS AND METHODS OF INSTALLATION SHALL BE GOVERNED BY THE REQUIREMENTS OF THESE SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, LATEST REVISION, LOCAL CODES, BARRIER FREE CODES, AND OSHA.
- C. EXERCISE CARE IN INSTALLING SUPPORTS TO MAINTAIN STRUCTURAL DESIGNED QUALITY. ALLOW FOR EXPANSION MOVEMENTS AS REQUIRED IN ALL SUPPORTS, CABLES AND CONDUIT.
- D. VERIFY WALL SWITCH AND POWER OUTLETS LOCATIONS WITH OWNER AND LOCAL GOVERNING ENFORCEMENT OFFICIAL. WHERE NOT SPECIFIED ALL SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTERLINE. CONVENIENCE RECEPTACLES SHALL BE LOCATED 18" ABOVE FINISHED FLOOR TO BOTTOM OF BOX, EXCEPT WHERE INDICATED ON PLANS TO BE OTHERWISE. ALL WALL SWITCH OUTLETS SHALL BE INSTALLED ON THE LOCK SIDE OF THE DOOR IMMEDIATELY ADJACENT TO DOOR FRAME. VERIFY DOOR SWINGS WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN WORK. WHERE GLASS PARTITIONS OR OTHER ARCHITECTURAL FEATURES PREVENT SUCH LOCATIONS, SWITCHES SHALL BE LOCATED IN HOLLOW METAL DOOR FRAMES.
- E. ALL RECEPTACLES LOCATIONS SHALL BE IN ACCORDANCE WITH THE LAYOUT SHOWN EXCEPTED AS OTHERWISE NOTED OR AS OTHERWISE REQUIRED BY CODES AND/OR AGENCIES HAVING JURISDICTION. ALL OUTLETS SHALL BE OF ADEQUATE SIZE AND TYPE AS REQUIRED FOR THE PARTICULAR LOCATION AND SERVICE INTENDED. RECEPTACLES SHALL NOT BE RATED LESS THAN 20 AMPS AND SHOULD BE LABELED ON THE INSIDE OF EACH FACE PLATE WITH PANEL AND CIRCUIT NUMBER DESIGNATION. CHECK ALL RECEPTACLE CIRCUITS FOR CONTINUITY AFTER COMPLETION.
- F. ALL WIRING SHALL BE RUN IN ELECTRICAL RACEWAY AS REQUIRED PER APPLICABLE CODES.
- G. VERIFY OWNER'S DESIRE FOR DIMMING AND OTHER CONTROLS SUCH AS PHOTO-SENSORS, TIMERS, ETC.
- H. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK ENUMERATED ABOVE AND ARE PARTLY DIAGRAMMATIC. THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, NOT TO SERVE AS SHOP DRAWINGS. CONSULT EQUIPMENT SHOP DRAWINGS FOR CORRECT MEASUREMENTS WHEREVER POSSIBLE.
- I. THE ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT FIT OF THE WORK INSTALLED AND SHALL TAKE FIELD MEASUREMENTS NECESSARY FOR ORDERING MATERIALS AND FITTING THE INSTALLATION TO THE BUILDING CONSTRUCTION AND ARRANGEMENT.
- J. ELECTRICAL WORK SHALL BE COORDINATED WITH OTHER TRADES. CONSULT THE PLANS COVERING WORK FOR OTHER TRADES. THE FIELD LAYOUTS OF THE CONTRACTORS FOR THESE TRADES, AND THEIR SHOP DRAWINGS. THE CONTRACTOR SHALL BE AWARE AND RESPONSIBLE IN LAYING OUT THE ELECTRICAL WORK.
- K. CUTTING, CORE DRILLING, INSERTS AND CONDUIT OR CABLE SLEEVES AND PATCHING REQUIRED IN THE GENERAL CONSTRUCTION FOR THE COMPLETION OF THE WORK, SPECIFIED HEREIN, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- L. STANDARD PLACEMENT HEIGHTS FOR FLOOR AND COUNTERTOP LEVEL OUTLETS SHALL BE PLACED 15" AND 46" A.F.F, RESPECTIVELY.

**STANDARDS OF MATERIALS AND WORKMANSHIP**

A. ALL MATERIALS SHALL BE NEW. THE ELECTRICAL AND PHYSICAL PROPERTIES OF ALL MATERIALS, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS OF EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:

N.E.C. -	NATIONAL ELECTRICAL CODE
A.N.S.I. -	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E. -	INSTITUTE OF ELECTRICAL ELECTRONICS ENGINEERS
A.S.T.M. -	AMERICAN SOCIETY FOR TESTING MATERIALS
I.P.C.E.A. -	INSULATED POWER CABLE ENGINEERS ASSOCIATION
N.E.M.A. -	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
U.L. -	UNDERWRITERS' LABORATORIES, INC.

B. ALL WORK SHALL BE PERFORMED IN FIRST CLASS AND WORKMANLIKE MANNER, IN ACCORDANCE WITH THE LATEST ACCEPTED STANDARDS AND PRACTICES FOR THE TRADES INVOLVED. NONE BUT EXPERIENCED PERSONS IN THE WORK TO BE PERFORMED SHALL BE ALLOWED TO DO THE WORK. THIS APPLIES PARTICULARLY TO ITEMS SUCH AS CABLE SPLICING, CONTROL WORK, SYSTEMS CONNECTION, ETC.

**CONDUIT**

A. CONDUIT SHALL BE EMT, PVC OR RIGID GALVANIZED STEEL. ALL CONDUIT INSTALLED UNDERGROUND SHALL BE PVC SCHEDULE 40 OR RIGID GALVANIZED STEEL AS NOTED. CONDUIT INSTALLED IN FINISHED AREAS SHALL BE CONCEALED.

B. PROVIDE CONDUIT SLEEVES WHERE CONDUITS PASS THRU FLOORS, WALLS, ETC. ALL VOIDS BETWEEN SLEEVES AND HOLES AND CONDUITS PASSING THRU SHALL BE FIRESTOPPED. SPECSEAL 100 FIRE STOP SEALANT OR APPROVED EQUAL.

**GROUNDING**

A. ALL METAL NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT, ENCLOSURES, BASES, FRAMES, LIGHTING FIXTURES, WIREWAYS AND SUPPORTS SHALL BE GROUNDED IN ACCORDANCE WITH THE LATEST N.E.C. AND LOCAL CODES.

B. PROVIDE ANY SPECIAL GROUNDS REQUIRED BY THE LATEST N.E.C., UTILITIES, AND AS RECOMMENDED BY EQUIPMENT MANUFACTURERS.

C. GROUND SERVICE EQUIPMENT TO BUILDING STEEL, GROUND RODS AND WATER SERVICE AS REQUIRED BY THE LATEST N.E.C.

D. ALL FEEDER AND BRANCH CIRCUITS SERVING PANELS, LIGHTING, RECEPTACLES, MOTORS, MECHANICAL EQUIPMENT, ETC., INSTALLED IN EMT, MC, PVC OR RIGID GALVANIZED STEEL CONDUIT, SHALL BE INSTALLED WITH AN INSULATED (GREEN) GROUND CONDUCTOR.

**EGRESS LIGHTING**

A. APPROVED EXIT SIGNS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE DESIGNATED MEANS OF EGRESS. ALL EXIT SIGNS SHALL HAVE CONSTANT ILLUMINATION.

B. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE FACILITY ACCORDING TO THE LATEST IFC/IBC AND NFPA, AS WELL AS CURRENT FIRE CODES. ELECTRICAL CONTRACTOR TO PROVIDE LIGHTING TO MEET FOOTCANDLE REQUIREMENTS.

C. COMBINATION EXIT AND EMERGENCY LIGHTING UNITS MAY BE USED IN LIEU OF SEPARATE FIXTURES AS LONG AS ALL CODE REQUIREMENTS ARE MET.

D. THERE SHALL BE CLEAR MARKINGS OF ARROW/CHEVRON INDICATORS TO DISTINGUISH THE DIRECTION OF TRAVEL TO THE PATH OF EGRESS.

E. ELECTRICAL CONTRACTOR TO VERIFY STYLE AND COLOR OF EXIT FIXTURES WITH OWNER. WHERE ACCEPTABLE, USE BLUE OR GREEN LED GLASS FIXTURES.

F. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

**GENERATOR**

A. VERIFY WITH BUILDING OWNER THE INTENT TO PROVIDE A NATURAL GAS/LP GAS ENGINE GENERATOR SET, IN A WEATHERPROOF SOUND ENCLOSURE, OF THE LATEST COMMERCIAL TYPE AND DESIGN. IN A STAND-BY POWER CAPACITY, IT SHALL BE CAPABLE OF CONTINUOUS SERVICE AND RATED OUTPUT FOR THE DURATION OF ANY UTILITY POWER FAILURE. THE ENGINE GENERATOR MANUFACTURER AND ITS AUTHORIZED DEALER SHALL HAVE SOLE RESPONSIBILITY FOR THE PERFORMANCE OF THE ENGINE GENERATOR SET AND ITS ACCESSORIES. IT SHALL BE A NEW, FACTORY ASSEMBLED AND TESTED SET.

**TELEPHONE/DATA/CABLE TELEVISION SERVICE**

A. VERIFY OWNER'S REQUIREMENTS FOR LOW VOLTAGE SYSTEM INCLUDING SECURITY SYSTEM, ALARMS, TELEPHONE AND/OR CABLE/SATELLITE TELEVISION SERVICE, AND COMPUTER NETWORK CABLE. TERMINATE SERVICE CONDUIT PER MANUFACTURER REQUIREMENTS.

**ROOFING NOTES:**

- PITCHED ROOFS WITH SHINGLES:
  - PROVIDE W&I SHIELD @ ALL EAVES MIN. 24" BEYOND INSIDE FACE OF EXTERIOR WALLS.
  - PROVIDE W&I SHIELD @ SADDLES AND AREAS WHERE CONVERGING PITCHES MAY RETAIN SNOW BUILD-UP
  - PROVIDE 'VALLEY GUARD' AT ALL VALLEY LOCATIONS
  - PROVIDE MIN 30 YR. WARRANTY SHINGLES WITH MIN 15# FELT UNDERLAYMENT
  - ENSURE THAT ALL DORMERS (FALSE & TRUE) ARE VENTED
  - WHERE FLAT ROOF MEMBRANES MEET SLOPED ROOFS, RUN MEMBRANE MIN. 48" UP SLOPE
  - REFER TO MANUFACTURER DETAILS AND RECOMMENDED PRACTICES FOR ALL ROOFING MATERIALS

- FLAT ROOFS:
  - WHERE EXISTING FLAT ROOFS EXIST, ROOFING CONTRACTOR SHALL PROVIDE INSPECTION FOR LEAKS, AND PITCH ISSUES TO ROOF SUMPS.
  - WHERE NEW MEMBRANE ROOFS ARE SPECIFIED, RUN MEMBRANE A MIN. OF 8" UP VERTICAL PARAPET WALLS WITH COUNTER FLASHING DETAIL AS RECOMENDED BY MFR... OR UP UNDER COPING
  - METAL COPING TO BE MIN .024 MM PRE FINISHED ALUM OR APPROVED EQUAL
  - PROVIDE MIN RIGID INSULATION AS REQUIRED BY CODE, TAPER WHERE NECESSARY TO ASSURE POSITIVE FLOW OF WATER

- INSULATION/VENTING & ACCESS:
  - PROVIDE MIN. R-26 INSULATION AT ALL BOND AND CONCEALED/SHAFT CONDITIONS.
  - ALL BATT INSULATION SHALL PROVIDE VAPOR BARRIER AT WARM SIDE.
  - RIGID INSULATIONS SHALL CONTAIN/EMIT NO HCFC'S
  - CONFIRM OWNER REQUIREMENTS FOR BATT SOUND INSULATION IN WALLS, FLOORS AND CEILING
  - PROVIDE INSULATION BEHIND ANY FIXTURE OR CHASE IN EXTERIOR WALLS
  - CONFIRM THAT ANY FIXTURE BEING COVERED BY INSULATION IS APPROVED AND/OR IC RATED
  - A READILY ACCESSIBLE OPENING NOT LESS THAN 22" X 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". PROVIDE ACCESS TO ALL PLUMBING CONTROL VALVES AND MOTORS
  - PROVIDE FREE AIRFLOW FROM ALL SOFFITS TO THE ROOF SPACE MAINTAINING VENTILATION TO ANY CONCEALED ROOF AREAS; PROVIDE BAFFLES WHERE REQUIRED FOR UNOBSTRUCTED AIR FLOW

**DRAINAGE NOTES:**

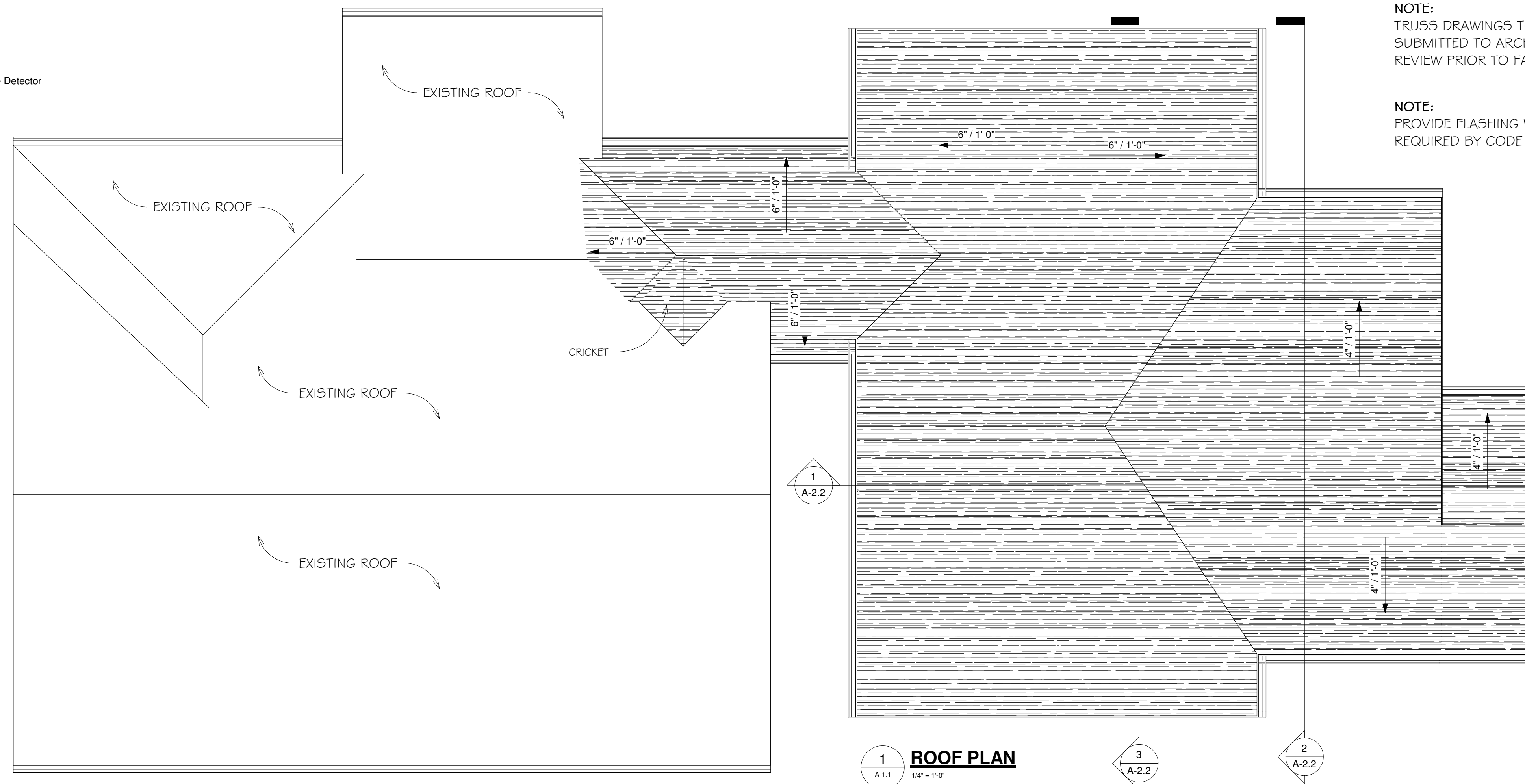
- ALL DRAIN TILES TO BE MIN. 4" DIA., RIGID PVC IN PEA STONE COVER, PROVIDE FILTER FABRIC PROTECTION.
- CONNECT ALL DOWNSPOUTS INTO DRAIN TILE WHERE APPLICABLE.
- REFER TO SOILS ENGINEER AND CIVIL ENGINEER DOCUMENTS AND RECOMMENDATIONS FOR DRAIN TILE
- PROVIDE SUMPS FOR ALL BELOW GRADE SPACES WITH SAFE DISCHARGE AND OVERFLOW.
- WHERE ELEVATOR SUMP ARE REQUIRED, PROVIDE ALARM AND BACK UP SUMP.
- PROVIDE OVERFLOW DRAINAGE AT ALL FLAT ROOF CONDITIONS

**MOISURE PROTECTION:**

- PROVIDE FLASHING AT ALL WALL ASSEMBLIES AT MATERIAL TRANSITIONS.
- WHERE ANY MOISTURE INTRUSION MAY OCCUR IN BUILDING ASSEMBLIES, PROVIDE RELIEF OUTLET WITH DIRECTED, POSITIVE FLOW.
- ALL INTERIOR CONCRETE SLABS SHALL HAVE MIN. 6 MIL VAPOR BARRIER BELOW; WHERE EXTREME WET SOILS EXIST, PROVIDE MIN 12 MIL VAPOR BARRIER OVER MIN. 6" OF 3/4" SHARP STONE (NO FINES) BASE WITH PITCHED SUBGRADE TO DRAIN TILES.
- USE PRESSURE TREATED WOOD WITHIN 8" OF GRADE AND PROTECT WITH WATERPROOF MEMBRANE.
- USE SOLAR SEAL CAULK FOR ALL EXTERIOR APPLICATIONS, COLOR TO MATCH TRIM

- Outlet ceiling mount
- Duplex Outlet (12" AFF, 42" AFF @ Counters)
- Ground Fault Interrupted Outlet
- Switch
- 3-Way Switch
- Switch Dimmer
- Wall Sconce
- Recessed Can Lighting
- Ceiling Fan
- Combo Carbon Monoxide & Smoke Detector
- Ceiling Mount Light
- Exhaust Fan & Light Combination
- Wall Sconce
- Exterior Carriage Light
- LED Garage Light

SD  
SD



**NOTE:**

ANY ELECTRICAL BOXES THAT ARE IN FIRE RATED WALLS MUST BE A METAL BOX & THE ELECTRICAL CONTRACTOR IS TO VERIFY WITH CITY ON THIS ISSUE

**NOTE:**

CONTRACTOR TO MEET THE MINIMUM OR EXCEED MUEC 401.2 CODE COMPLIANCE.

MICHIGAN RESIDENTIAL CODE 2015 (MRC 2015)

**NOTE:**

TRUSS DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

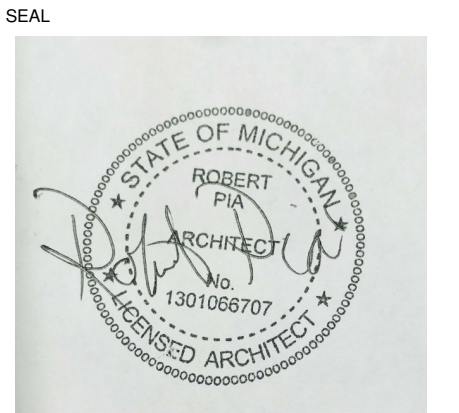
**NOTE:**

PROVIDE FLASHING WHERE REQUIRED BY CODE TYP.



NO.	DESCRIPTION	DATE

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10-21-2020

**New Garage & Addition**  
 25446 Southwestern Hwy  
 Redford Charter Township, MI 48239  
 Nancy Luoto-Narry  
 SHEET TITLE  
**ROOF & POWER PLANS**

SHEET NUMBER

**A-2.1**

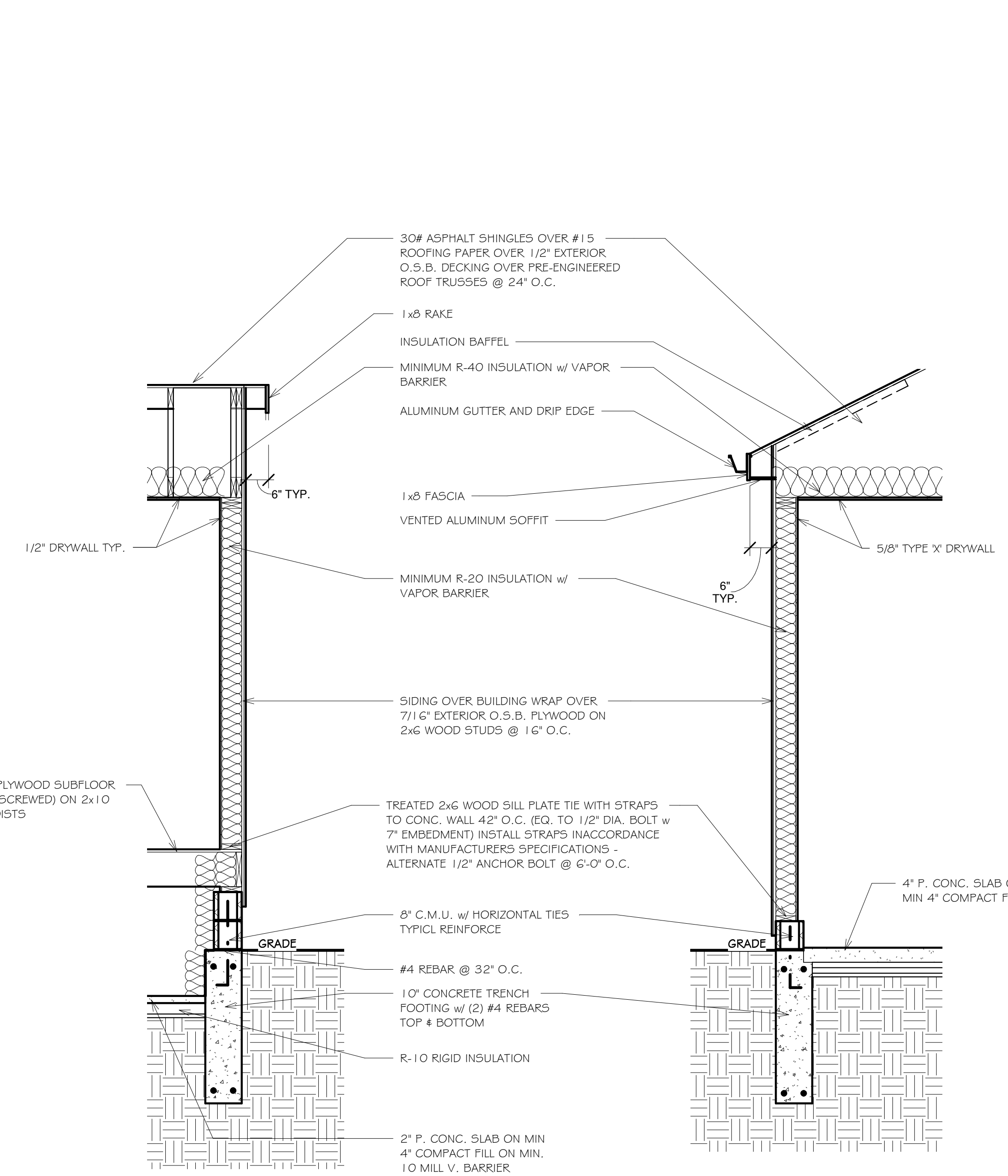


NO.	DESCRIPTION	DATE

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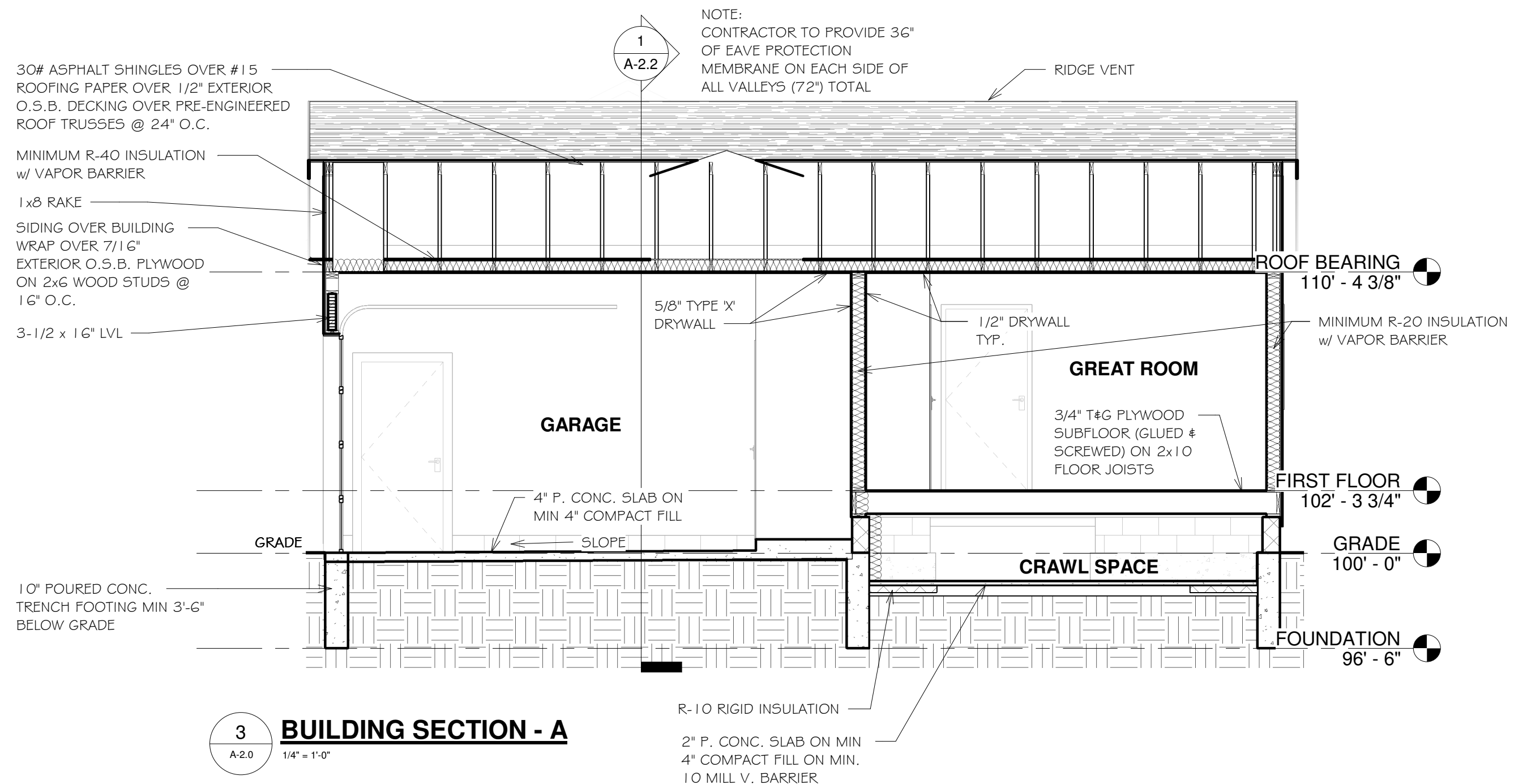


10-21-2020

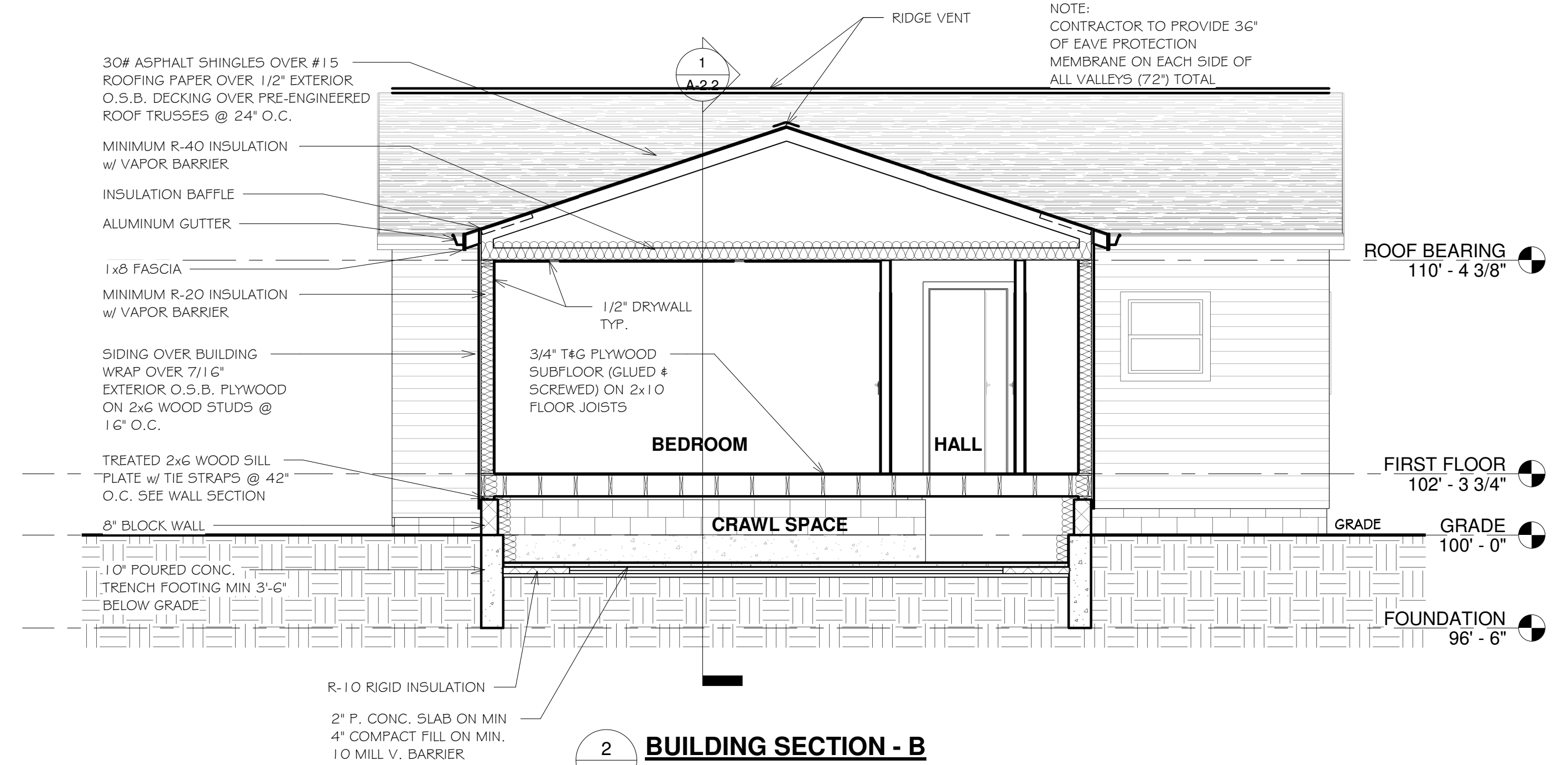


**6 TYP. WALL SECTION**  
A-2.2 1/2" - 1/0"

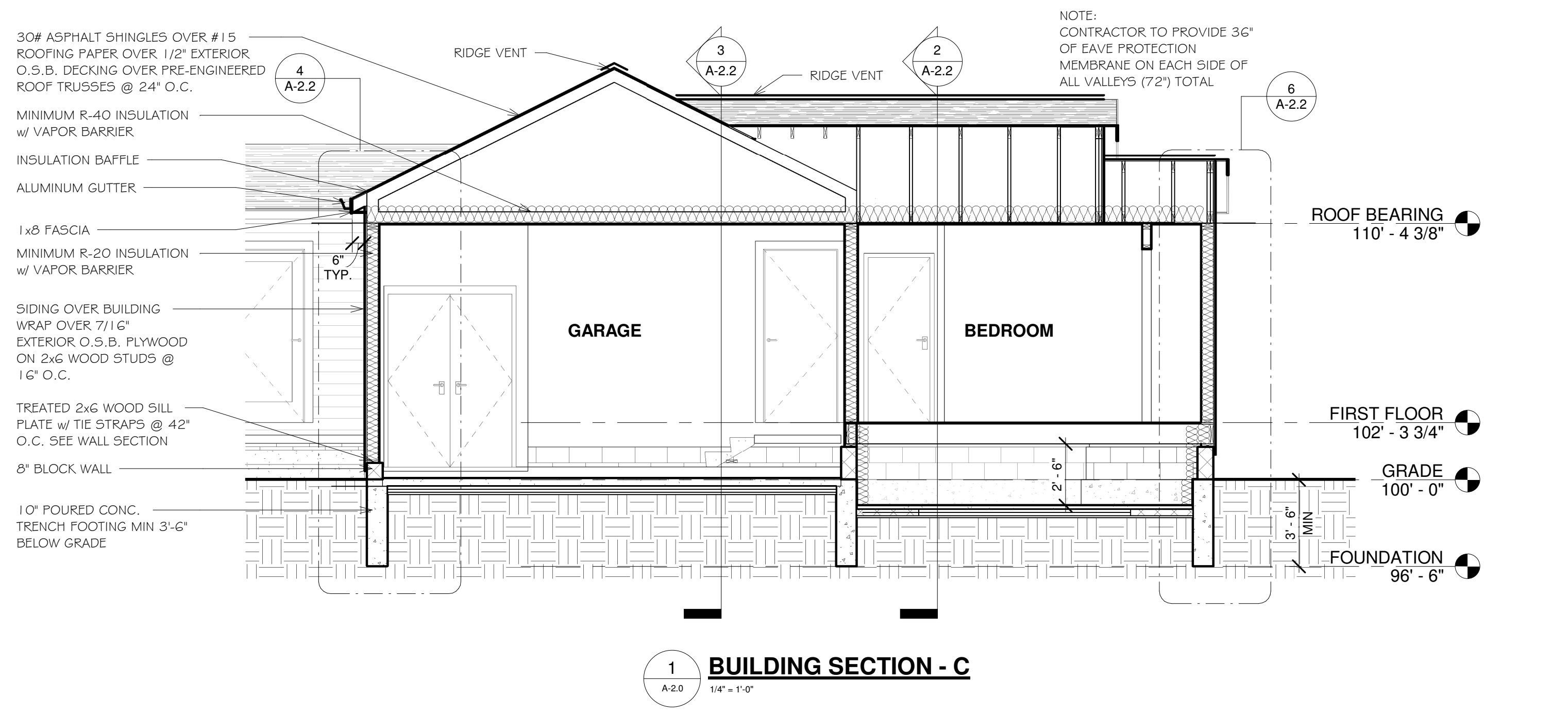
**4 GARAGE WALL SECTION**  
A-2.2 1/2" - 1/0"



**3 BUILDING SECTION - A**  
A-2.0 1/4" - 1/0"



**2 BUILDING SECTION - B**  
A-2.0 1/4" - 1/0"



**1 BUILDING SECTION - C**  
A-2.0 1/4" - 1/0"

**New Garage & Addition**  
25446 Southwestern Hwy  
Redford Charter Township, MI 48239  
Nancy Luoto-Narry  
SHEET TITLE  
**BUILDING & WALL SECTIONS**

SHEET NUMBER  
**A-2.2**