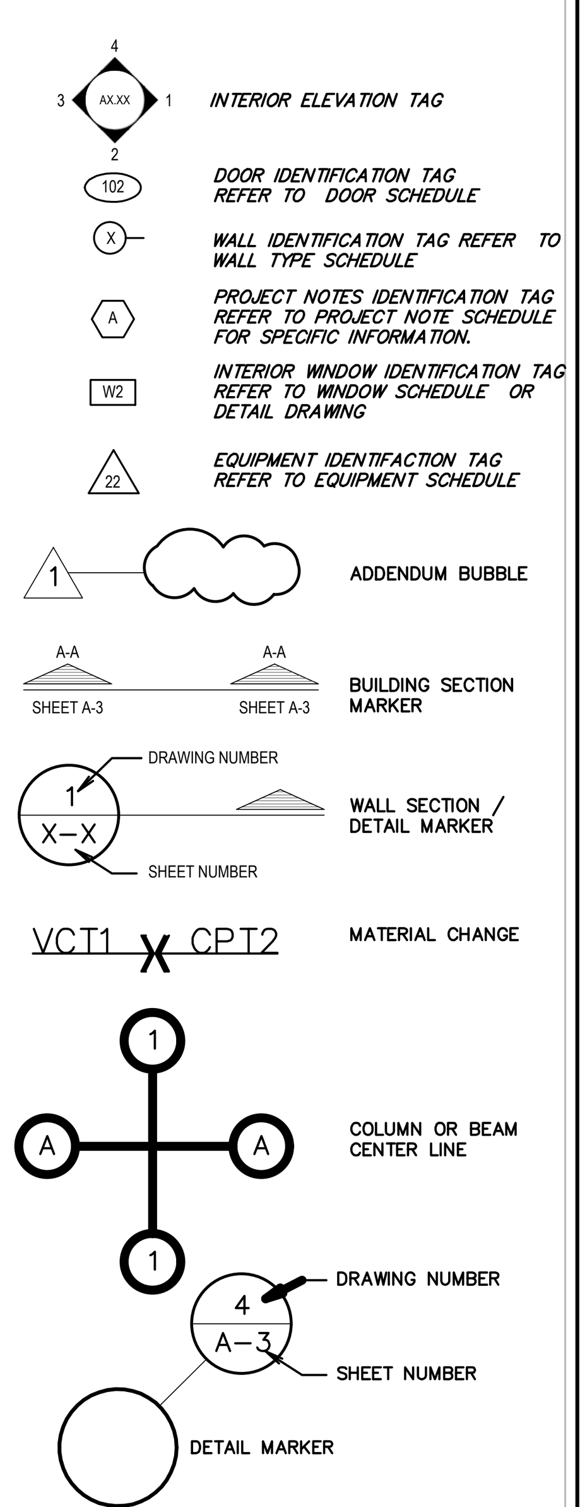
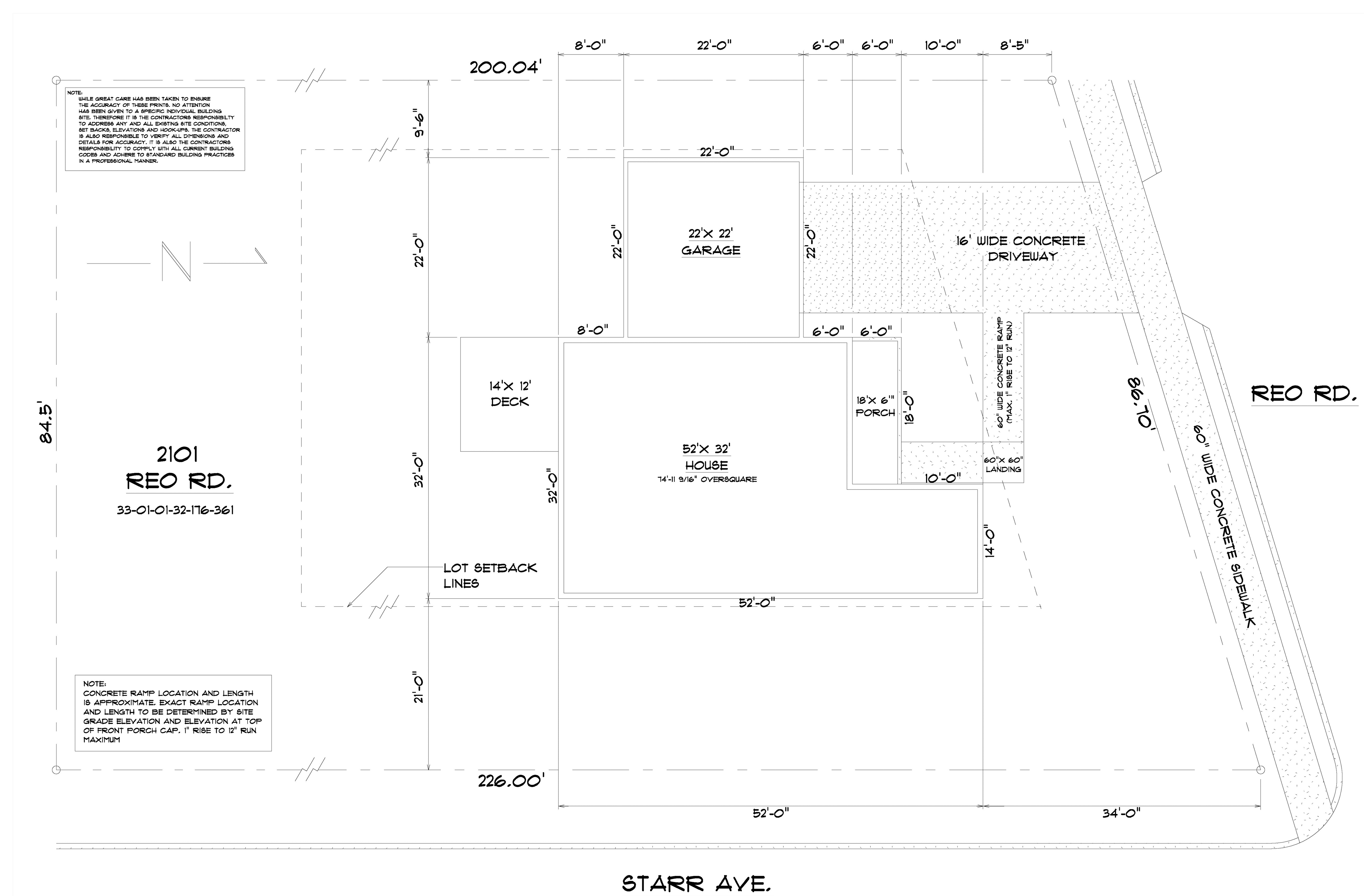
ABBREVIATIONS AND SYMBOLS

ABOVE FINISHED FLOOR	A.F.F
ACCESS DOOR	A.D.
ACCESS PANEL	A.P.
ACOUSTIC, ACOUSTICAL	ACOUS.
ACOUSTIC CEILING TILE	A.C.T.
ADDITION	ADD'N.
ADJUSTABLE	ADJ.
ALTERNATE	ALT.
ALUMINIUM	ALUM.
ANCHOR, ANCHORABLE	ANCH.
ANCHOR BOLT	A.B.
AND	&
ANGLE	L
ANODIZED	ANOD.
APPROVED	APPR.
APPROXIMATE	APPROX.
ARCHITECT, ARCHITECTURAL	ARCH.
AUTOMATIC	AUTO.
ASPHALT	ASPH.
ASSEMBLY	ASS'Y.
ASSISTANT	ASS'T.
AT	@
AUXILIARY	AUX.
BARRIER FREE	B.F.
BASE PLATE	B.PL.
B	BENCH
BEAM	B.M.
BEARING	BR'G.
BENCH MARK	B.MK.
BETWEEN	BET.
BITUMINOUS	BITUM.
BLOCK	BL'K.
BLOCKING	BLK'G.
BOARD	BD.
BOTTOM	BOTT.
BUILDING	BLD'G.
BUILT-UP ROOFING	B.U.R.
CABINET	CAB.
CARPET	CPT.
CAST IN PLACE	C.I.P.
CATCH BASIN	C.B.
CEILING	CL'G.
CENTER LINE	C.L.
CENTER TO CENTER	C/C
CERAMIC	CER.
CERAMIC TILE	C.T.
CHALK BOARD	CHALK BD.
CHECKERED PLATE	CHK'D PL.
CLOSET	CLO.
COLD WATER	C W
COLUMN	COL.
COMPACTED	COMP.
CONCRETE	CONC.
CONCRETE MASONRY UNIT	C.M.U.
CONFERENCE	CONF.
CONNECT, CONNECTION	CONN.
CONSTRUCTION	CONST.
CONTROL OR CONST. JOINT	CJ
CONTINUE	CONT.
CONTRACTOR	CONTR.
CORRIDOR, CORRUGATED	CORR.
COUNTER	CT'R.
DAMPPROOFING	D.P.
DEAD LOAD	D.L.
DEMOLITION	DEMO.
DEPARTMENT	DEPT.
DETAIL	DET.
DIAMETER	DIA.
DIFFUSER	DIFF.
DIMENSION	DIM.
DIRECTORY	DIR.
DITTO	DO.
DOOR	DR.
DOOR OPENING	D.O.
DOUBLE	DB'L
DOWN	DN
DOWNSPOUTS	D.S.
DOWELS	DW'LS
DRAWING	DW'G
DRINKING FOUNTAIN	D.F.
EACH	EA.
EACH FACE	E.F.
EACH WAY	E.W.
ELASTO WATER PROOFING	ELAST.W.P.
ELECTRIC, ELECTRICAL	ELEC.
ELECTRICAL PANEL	E.P.
ELECTRIC WATER COOLER	EWC
ELEVATION (HEIGHT LEVEL)	EL.
ELEVATOR	ELEV.
ELIMINATE	ELIM.
EMERGENCY	EMERG.
ENAMEL	ENAM.
ENCLOSURE	ENCL.
ENVIRONMENT	ENVIR.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXCAVATED	EXC.
EXISTING	EXIST.
EXPANSION	EXP.
EXPANSION BOLT	EXP.B.
EXPANSION JOINT	E.J.
EXTERIOR	EXT.
FABRIC	FAB.
FEET, FOOT	FT.
FINSIH, FINISHED	FIN.
FINISH FLOOR	F.F.
FIRE ALARM	F.A.
FIRE EXTINGUISHER CABINET	F.E.C.
FIRE HYDRANT	F.H.
FIRE HOSE CABINET	F.H.C.
FIRE VALVE CABINET	F.V.C
FIRE PROOFING	F.P.
FIXTURE	FIXT.
FLASHING	FLASH.
FLOOR	FL'R.
FLOOR DRAIN	F.D.
FOOTING	FT'G
FOUNDATION	FD'N
FRAME	FR.
FURNISH, FURNISHED	FURN.
FURRED, FURRING	FURR.
GAS	G.
GRAB BAR	GB.
GALVANIZED	GALV.
GALVANIZED IRON	G.I.
GENERAL	GEN.
GENERAL CONTRACTOR	G.C.
GLASS	GL.
GRADE	GR.
GYPSUM	GYP.
HARDWARE	HDWR.
HANDICAP	H.C.
HEAT/VENT/AIR CONDITION	HVAC
HEIGHT	HG'T
HIGH POINT	H.P.
TOWEL HOOK	HK.
HOLLOW METAL	H.M.
HORIZONTAL/HORIZONTALLY	HORIZ.
HOSE BIB	H.B.
HOT WATER	HW
HOT WATER HEATER	H.W.H.
HYDRANT	HYD.
INCH OR INCHES	IN. OR "
INFORMATION	INFO.
INSIDE DIAMETER	I.D.
INSTALL, INSTALLATION	INSTAL.
INSULATE, INSULATION	INSUL.
INTERIOR	INT.
INVERT	INV.
INVERT ELEVATION	I.E.
JOINT	JT
KICK PLATE	K.P.
KNOCK OUT PANEL	K.O.P.
LAMINATE/LAMINATED	LAM.
LAVATORY	LAV.
LEFT HAND REVERSE	L.H.R.
LIGHT	LT.
LIGHTING	LT'G
LIGHTING PANEL	L.P.
LIGHTWEIGHT	LT'WT
LIVE LOAD	L.L.
LONG LEG HORIZONTAL	L.L.H.
LONG LEG VERTICAL	L.L.V.
LOUVER OPENING	L.O.
LOW POINT	L.P.
MACHINE	MACH.
MANHOLE	MH
MARBLE THRESHOLD	M.T.
MASONRY	MAS.
MASONRY OPENING	M.O.
MATERIAL	MAT'L
MAXIMUM	MAX.
MECHANICAL	MECH.
MEDIUM	MED.
METAL OR METALLIC	MET.
METAL EDGE STRIP	M.E.S.
MEZZANINE	MEZZ.
MINIMUM	MIN.
MIRROR	MIR.
MISCELLANEOUS	MISC.
MISC. IRON CONTRACTOR	M.I.C.
MOUNTED	MT'D
MULLION	MULL.
NATURAL	NAT.
NOMINAL	NOM.
NORTH	N
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
NUMBER	NO. OR #
OFFICE	OFF.
ON CENTER	O.C.
OPENING	OPN'G
OPPOSITE	OPP.
OPPOSITE HAND	O.H.
OUTSIDE DIAMETER	O.D.
OVER HEAD	O.H.
PAINTED	PT'D
PAIR	PR
PAPER TOWEL DISPENSER	P.T.
PAPER TOWEL RECEPTACLE	P.T.R.
PARTITION	PART'N
PAVEMENT	PVM'T
PAVING	PV'G
PENT HOUSE	PENTHSE
PERFORATED	PERF.
PERIMETER	PERIM.
PHYSICALLY HANDICAPPED	P.H.
PIECES	PC'S
PLASTER	PLAS.
PLASTIC LAMINATE	PL.LAM.
PLATE	PL.
PLYWOOD	PLY'WD
POINT	PT
POINTS	PT'S
POLISH/POLISHED	POL.
POLYVINYL CHLORIDE	PVC
POUNDS	LBS.
POUNDS PER SQUARE FOOT	P.S.F.
POWER	PWR
PRECAST	P.C.
PREFABRICATED	PREFAB.
PRESSURE TREATED	P.T.
PROJECT, PROJECTION	PROJ.
PROPERTY	PROP.
QUARRY TILE	Q.T.
RAIN CONDUCTOR	R.C.
RADIUS	RAD.
REFERENCE	REF.
REFLECTED/REFLECTIVE	REFL.
REFRIGERATE	REFRIG.
REINFORCE	REINF.
REQUIRED	REQ'D
RESILIENT	RESIL.
REVISED/REVISION	REV.
RIGHT HAND	R.H.
RIGHT HAND REVERSE	R.H.R.
RIGHT OF WAY	R.O.W.
RISER	R.
ROOF SUMP	R.S.
ROOFING	RF'G
ROOM	RM.
ROUGH OPENING	R.O.
ROUND	RND.
RUBBER TILE	R.T.
SANITARY	SAN.
SAN. NAPKIN DISPENSER	S.N.D.
SAN. NAPKIN DISPOSAL	S.N.DISP.
SCHEDULE	SCHED.
SHOWER CURTAIN	SC.
SECTION	SECT.
SERVICE SINK	S.S.
SHEET	SHT.
SHEET METAL	SHT.MTL.
SHELVING	SHLV'G
SHOWER	SHWR
SIMILAR	SIM.
SOAP DISPENSER	S.DISP.
SOUTH	S
SPEAKER	SPK'R
SPECIFICATIONS	SPEC.
SQUARE	SQ.
SQUARE FOOT (FEET)	S.F.
STAINLESS STEEL	ST.STL.
STANDARD	ST'D
STEEL	ST'L
STORAGE	STOR.
STREET	ST.
STRUCTURAL	STRUCT.
STRUCTURAL STEEL	ST.ST'L.
ST.ST'L CONTRACTOR	S.S.C.
SURFACE	SURF.
SUSPEND/SUSPENSION	SUSP.
TACK BOARD	TACK BD.
TELEPHONE	TEL.
TEMPERATURE	TEMP.
TEMPERED GLASS	TEMP.GL.
THRESHOLD	THRES.
TOILET	TLT.
TOILET PAPER DISPENSER	T.P.
TONGUE AND GROOVE	T&G
TOP & BOTTOM	T&P
TOP OF FOOTING	T.O.F.
TOP OF MASONRY	T.O.M.
TOP OF COVER ON CURB	T.O.C.
TOP OF STEEL	T.O.S.
TOP OF WALL	T.O.W.
TOTAL LOAD	T.L.
TREAD	T.
TYPICAL	TYP.
URINAL	URIN.
UNLESS NOTED OTHERWISE	U.N.O.
VENT THRU ROOF	V.T.R.
VERTICAL, VERTICALLY	VERT.
VESTIBULE	VEST.
VINYL COMPOSITION TILE	V.C.T.
VINYL TILE	V.T.
VINYL WALL COVERING	V.W.C.
VOLT	V.
WATER RESISTANT	W.R.
WATER PROOFING	W.P.
WATER CLOSET	WC.
WELDED WIRE FABRIC	W.W.F.
WINDOW	WIN
WINDOW CONTRACTOR	WIN.CONTR.
WINDOW OPENING	W.O.
WELDED WIRE MESH	W.W.M.
WIRE MESH	W.M.
WITH	W/
WITHOUT	W/O
WOMEN	WOM
WOOD	WD.
YARD	YD.



AX.XX
INTERIOR ELEVATION TAG
102
DOOR IDENTIFICATION TAG REFER TO DOOR SCHEDULE
X
WALL IDENTIFICATION TAG REFER TO WALL TYPE SCHEDULE
A
PROJECT NOTES IDENTIFICATION TAG REFER TO PROJECT NOTE SCHEDULE FOR SPECIFIC INFORMATION.
W2
INTERIOR WINDOW IDENTIFICATION TAG REFER TO WINDOW SCHEDULE OR DETAIL DRAWING
22
EQUIPMENT IDENTIFACTION TAG REFER TO EQUIPMENT SCHEDULE
ADDENDUM BUBBLE
A-A
SHEET A-3
BUILDING SECTION MARKER
DRAWING NUMBER
X–X
SHEET NUMBER
WALL SECTION / DETAIL MARKER
VCT1 CPT2
MATERIAL CHANGE
COLUMN OR BEAM CENTER LINE
DRAWING NUMBER
A–3
SHEET NUMBER
DETAIL MARKER

SITE PLAN



NOTE:
WHILE GREAT CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF THESE PRINTS, NO ATTENTION HAS BEEN GIVEN TO A SPECIFIC INDIVIDUAL BUILDING SITE. THEREFORE IT IS THE CONTRACTORS RESPONSIBILTY TO ADDRESS ANY AND ALL EXISTING SITE CONDITIONS, SET BACKS, ELEVATIONS AND HOOK-UPS. THE CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY ALL DIMENSIONS AND DETAILS FOR ACCURACY. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL CURRENT BUILDING CODES AND ADHERE TO STANDARD BUILDING PRACTICES IN A PROFESSIONAL MANNER.
8'-0"
22'-0"
6'-0"
6'-0"
10'-0"
8'-5"
200.04'
9'-6"
22'-0"
22'-0"
22'X 22'
GARAGE
22'-0"
16' WIDE CONCRETE
DRIVEWAY
8'-0"
6'-0"
6'-0"
14'X 12'
DECK
18'X 6'"
PORCH
18'-0"
60" WIDE CONCRETE RAMP
(MAX. 1" RISE TO 12" RUN)
86.70'
REO RD.
60" WIDE CONCRETE SIDEWALK
84.5'
2101
REO RD.
33-01-01-32-176-361
32'-0"
32'-0"
52'X 32'
HOUSE
74'-11 9/16" OVERSQUARE
60"X 60"
LANDING
10'-0"
14'-0"
LOT SETBACK
LINES
52'-0"
21'-0"
NOTE:
CONCRETE RAMP LOCATION AND LENGTH IS APPROXIMATE. EXACT RAMP LOCATION AND LENGTH TO BE DETERMINED BY SITE GRADE ELEVATION AND ELEVATION AT TOP OF FRONT PORCH CAP. 1" RISE TO 12" RUN MAXIMUM
226.00'
52'-0"
34'-0"
STARR AVE.

SHEET SCHEDULE

SHEET NUMBER	SHEET NAME	11/25/23 REVIEW	12/15/23 PERMITS	1/30/24 REVISIONS
T1.1	TITLE SHEET	●	●	●
C1.1	GENERAL NOTES	●	●	●
C1.2	WALL TYPES / DOOR SCHEDULE	●	●	●
A1.1	FOUNDATION PLAN	●	●	●
A1.2	FLOOR PLAN / ROOF PLAN	●	●	●
A1.3	ELECTRICAL / INTERIOR ELEVATIONS	●	●	●
A1.4	ELEVATIONS	●	●	●
A1.5	WALL SECTIONS	●	●	●
A1.6	CROSS SECTIONS	●	●	●
A1.7	DETAILS	●	●	●
A1.8	DETAILS	●	●	●
N1.1	NOTES	●	●	●

PROJECT NUMBER:
CD. 202359-1

ARCHITECT OF RECORD:
TODD R. CALLAWAY, R.A.
LICENSE NO.

PROJECT MANAGER / DESIGNER:
TODD R. CALLAWAY

DRAWN BY:
TC

NOTE:
ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES; THE LATEST EDITIONS ADOPTED BY THE BUILDING AUTHORITY.

PROJECT NAME: 2101 REO ROAD

PROJECT ADDRESS: 2101 REO ROAD
LANSING, MICHIGAN

BUILDING OWNER: INGHAM COUNTY LAND BANK.
BUILDING OWNERS ADDRESS:

3024 TURNER ROAD
LANSING, MICHIGAN

BUILDING CODES:

2015 MICHIGAN RESIDENTIAL CODE
2018 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE

BARRIER FREE CODES:

ANSI A117.1, 2009, CHAPTER #11 M.B.C.
FEDERAL FAIR HOUSING

PROJECT TYPE: NEW CONSTRUCTION
BUILDING USE GROUP: R-4
BUILDING CONSTRUCTION TYPE: 5B
NUMBER OF FLOORS: 1
BUILDING HEIGHT: 18'-6"
AUTOMATIC FIRE SUPPRESSION SYSTEM: NO

BUILDING AREA:

1,376 GROSS HEATED AREA SQ.FT.

DEFLECTION LIMITS:

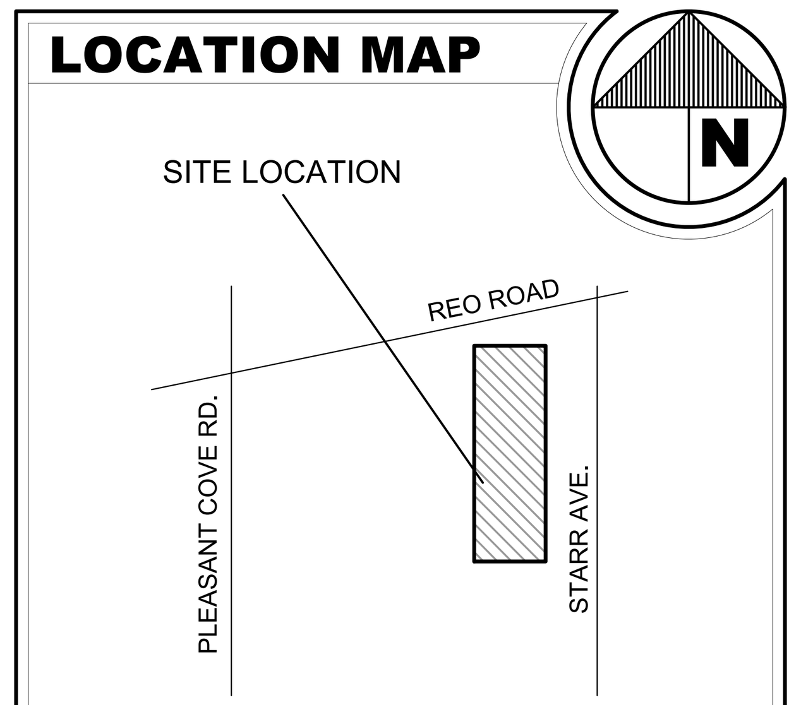
FLOOR - L/360
ROOF - L/240

SOIL BEARING CAPACITY - 2,500
LOAD BEARING CONCRETE P.S.I. - 3,000
NON-LOAD BEARING CONCRETE P.S.I. - 4,000

SECTION 16000 STRUCTURAL INFORMATION:

FLOOR LIVE LOAD -40 PSF
FLOOR DEAD LOAD - 20 PSF
ROOF LIVE LOAD - 30 PSF
ROOF DEAD LOAD -20 PSF
GROUND SNOW LOAD - 30 PSF
BALCONIES DEAD LOAD - 10 PSF
BALCONIES LIVE LOAD - 100 PSF
BASIC WIND SPEED AND EXPOSURE - 110 MPH.
EXPOSURE 'B'
SEISMIC DESIGN CATEGORY AND SITE CLASS - N/A
FLOOD DESIGN DATA - N/A

LOCATION MAP



TODD R. CALLAWAY & ASSOCIATES
ARCHITECTS - DESIGNERS
4848 Freer Street, Rochester Hills, Michigan 48306
Ph: 586-243-5945, email: trcallaway@hotmail.com, www.trcallaway.com

SHEET DATES / DESC.
12/15/2023 PERMITS
1/30/2024 REVISIONS

NEW CONSTRUCTION
2101 REO ROAD
INGHAM COUNTY LAND BANK
LANSING, MICHIGAN

TITLE SHEET

T1.1

CONSTRUCTION NOTES

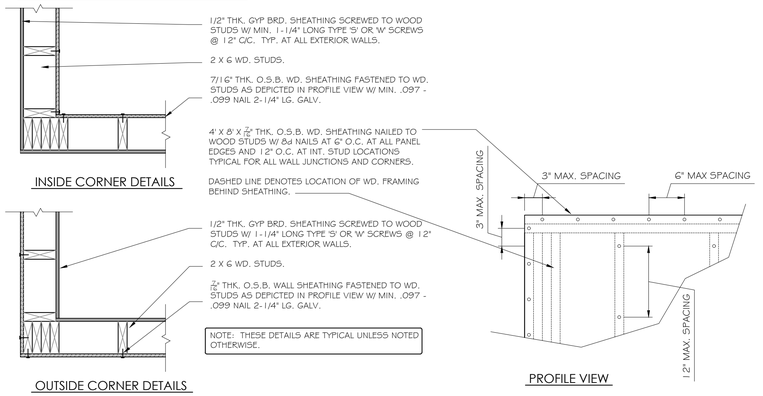
1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOW- LEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING IMMEDIATELY.
6. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. INSTALLATION OF ALL EQUIPMENT SHALL BE IN CONFORMANCE WITH ALL MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.NOT USED
11. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
12. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN CLEAN AND SAFE PROJECT.
13. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
14. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ORDERING, FABRICATION AND INSTALLATION FOR ANY EQUIPMENT. SEE NOTE SHEET FOR SUBMITTAL REQUIREMENTS.
15. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
16. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER.
17. THE CONTRACTOR SHALL EMPLOY AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION, WELDING OF STEEL, SHEER NAILING, AND ROOFING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. ALSO PROVIDE WRITTEN RESULTS TO ARCHITECT AND BUILDING DEPARTMENT, FOR THEIR REVIEW.
18. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
19. ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS "MANUAL FOR HOUSE FRAMING."
20. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
21. ALL MATERIALS SHALL BE NEW AND OF PREFERRED DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ANY CONFLICT FOUND BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE DRAWINGS OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO INSTALLATION.
22. UNLESS NOTED OTHERWISE IN THE PLANS ALL LUMBER SHALL BE SPF #2 OR BETTER FOR ROUGH CARPENTRY.
23. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE LIGHTING.
24. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS AND DETAILS.
25. NEVER ASSUME DIMENSIONS FOR SHOP DRAWINGS. IF NO DIMENSION IS LISTED FOR A REQUIRED ITEM, CONSULT WITH THE ARCHITECT IMMEDIATELY. ITEMS THAT REQUIRED ARCHITECTS SPECIAL ATTENTION SHALL BE LISTED WITHIN THE SHOPS. THE ARCHITECT AND OWNER SHALL NOT BE RESPONSIBLE FOR FIELD DIMENSIONS, EVERY TRADE SHALL BE HELD RESPONSIBLE FOR FIELD MEASURING THEIR PORTION OF WORK.
26. ALL STAINED WOOD SHALL HAVE ONE COAT OF STAIN AND TWO COATS OF VARNISH. LIGHTLY SAND BETWEEN VARNISH APPLICATIONS.
27. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
28. LOCATION OF MECHANICAL UNITS ARE APPROXIMATE. INSTALL PER MANUFACTURER'S REQUIREMENTS.
29. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND ROUGH GRADING.
30. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
31. REFER TO CIVIL AND MEP AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
32. REFER TO CIVIL DRAWINGS FOR CURB CUTS.
33. REFER TO MEP DRAWINGS FOR LOCATION OF ELECTRICAL AND GAS METERS.
34. CONTRACTOR TO VERIFY WITH ARCHITECT FOR ANY REQUIRED CHASE AREAS NOT SHOWN ON DRAWINGS. ALL SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO ORDERING ANY EQUIPMENT.
35. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL.
36. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
37. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH MINIMUM QUALITIES.
38. WHEN A SPECIFICATION HAS NOT BEEN PROVIDED, SEE NOTE SHEETS WITHIN THIS PACKAGE FOR A LIST OF RODUCTS.
39. THE CONTRACTOR MUST PROVIDE ALL REQUIRED RATINGS FOR FIRE-RESISTIVE TENANT SEPARATION WALLS, FLOOR/CEILING ASSEMBLIES, IN ACCORDANCE WITH THE LATEST EDITION OF THE GOVERNING CODE AND LOCAL CODES.
40. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 0.1 FOR ALL RAMPS AND ALL ACCESSIBLE ROUTES (SIDEWALKS) 0.8 TO AVOID SLIPPERY FOOTING.
41. THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS.
42. ALL WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

GENERAL NOTES

51. ALL STUD WALLS ARE DIMENSIONED 3 1/2" OR 5 1/2" FOR INTERIOR WALLS AND 6" FOR EXTERIOR WALLS. (ACTUAL) U.N.O.
52. STUD SPACING SHALL BE AS FOLLOWS: REFER TO ARCHITECTURAL NOTES AND STRUCTURAL FRAMING PLANS FOR ALL STUD SIZING AND SPACING OR AS CODE REQUIRES.
53. ATTIC ACCESSES TO BE NOT LESS THAN 20" X 30" (CLEAR OPENING).
54. ROOFING SHALL BE CLASS-A (MINIMUM). SEE STRUCTURAL INFORMATION FOR OTHER CRITERIA.
55. ALL WOOD SOLE PLATES IN CONTACT WITH CONCRETE TO BE BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER BETWEEN THE TOP OF THE FOUNDATION WALL AND THE BOTTOM OF THE PLATE.
56. ALL HOSE BIBS SHALL BE FROST FREE.
59. ALL HANDICAPPED RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. CONTRACTOR MUST PROVIDE 0.8 SLOPE ON ALL RAMPS. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
60. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
61. CEMENT BACKER BOARD SHALL BE USED IN BOTH TUB AND SHOWER COMPARTMENTS WHERE TILE IS APPLIED, UNLESS NOTED OTHERWISE. INSTALLATION OF ALL TILE SHALL CONFORM WITH THE TCA LATEST EDITION FOR TILE INSTALLATION. WHERE TILE ABUTS A RATED WALL TILE BACKER BOARD SHALL BE INSTALLED OVER RATED DRYWALL.
62. SEE ROOM FINISH SCHEDULE FOR SPECIFIED FLOOR FINISHES.
63. SEE TITLE SHEET FOR FLAME SPREAD RATINGS OF MATERIALS.
64. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE MATERIALS ONLY AND PER CODE.
65. SPECIAL CARE SHALL BE TAKEN TO MAKE SURE THAT ALL PIPING LOCATED WITHIN EXTERIOR WALLS ARE PROTECTED FROM FREEZING, BUILDING SHRINKAGE AND MOVEMENT.
66. SUBMIT ENGINEERED SHOP DRAWINGS FOR PREFABRICATED WOOD TRUSSES AND FOR THE FIRE SUPPRESSION SYSTEM (WHEN REQUIRED) TO THE ARCHITECT FOR REVIEW PRIOR TO START OF GENERAL CONSTRUCTION.
67. FRAMING AT WINDOWS AND DOORS SHALL BE ADEQUATE TO MINIMIZE MOVEMENT AND LESSEN CRACKING OF EXTERIOR MATERIALS (DOUBLE STUDS REQUIRED IN SOME LOCATIONS).
68. ANY AND ALL PRECAUTIONS OVER AND ABOVE ANY SHOWN ON PLANS SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE EXTERIOR AND INTERIOR MATERIALS FROM CRACKING.
69. INSULATE ALL EXTERIOR WALLS AS INDICATED WITHIN THESE CONSTRUCTION DRAWINGS. SEE WALL AND FLOOR/ROOF ASSEMBLIES FOR MORE INFORMATION. TAKE PRECAUTIONS SO THAT ANY PIPING IN WALLS IS CLOSE TO THE BACK SIDE OF DRYWALL AND PROPERLY INSULATED SO THAT FREEZING DOES NOT OCCUR.
70. INSTALL EPDM OR CORRISION RESISTANT FLASHING AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT THE TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION. U.N.O.
71. ADD SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REF. TO LOCAL CODES (OR M.E.P.) FOR ADDITIONAL REQUIREMENTS.
72. PROVIDE SELF-ADHEREING BITUTHENE AT HEAD, JAMB AND SILL OF ALL DOORS AND WINDOWS.
73. WIND BRACE WALLS PER STRUCTURAL DRAWINGS OR AS REQUIRED BY CODE.
74. SEE DRAWINGS FOR STAIR RISER HEIGHTS AND TREAD DEPTHS.
75. SMOKE DETECTORS ARE REQUIRED AND SHALL CONFORM TO MBC 907.2.9 AND LOCAL GOVERNMENTAL OR NATIONAL REQUIREMENTS INCLUDING NUMBER, LOCATION, ETC.
76. ALL PATIOS AND PORCHES AND GARAGE SLABS TO SLOPE IN A DIRECTION AWAY FROM THE BUILDING SO AS TO SHED WATER AWAY FROM THE BUILDING. U.N.O..
77. NOT USED
78. NOT USED
79. MINIMUM GUTTER SIZE TO BE 5" WITH 3" X 4" DOWNSPOUT LEADERS OFF GUTTERS. WHERE DOWNSPOUTS DISCHARGE TO GRADE ALL DOWNPSOUTS SHALL BE TIED TO SUBSURFACE DRAINAGE U.N.O.. ALL GUTTERS AND DOWNSPOUTS SHALL BE EXTRUDED ALUMINUM.
80. INSTALL BLOCKING IN BATH AND KITCHEN WALL CAVITIES WHERE NEEDED TO SUPPORT CABINETS. PROVIDE ADEQUATE WOOD BLOCKING BETWEEN STUDS FOR ATTACHMENT OF STAIR HANDRAILS, BALCONY GUARDRAILS, LIGHT FIXTURES AND ALL OTHER WALL HUNG ITEMS. SEE INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS.
81. WHERE INDICATED, RAILING SUB-CONTRACTOR TO VERIFY POUND FORCE ON GUARD RAILING TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED.
82. FLASHING SHALL BE INSTALLED AROUND ALL WINDOW, DOOR AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS, WOOD CONSTRUCTION, AND FRAME WALLS. CAULK AND MAKE WEATHER-TIGHT.
83. TOWEL BARS AND TOILET PAPER HOLDERS ARE REQUIRED IN EACH BATHROOM. PROPER BLOCKING IS REQUIRED FOR INSTALLATION.
84. PRE-ROCK ALL TRUSS CAVITIES AS REQUIRED TO MAINTAIN FIRE RATING AT DUCT PENETRATIONS, WHERE THEY OCCUR.
85. INSULATE ALL EXTERIOR WET WALLS AS REQUIRED TO PROTECT PIPING FROM FREEZING.
86. ALL DRYER VENT HOOKUP TO BE AT STANDARD HEIGHT. ALL RANGE HOODS TO BE DUCTED DIRECTLY TO THE OUTSIDE. ALL EXHAUST FANS SHALL BE DUCTED TO THE OUTSIDE AND SHALL MAINTAIN A CONSISTENT PENETRATION PATTERN IN BOTH WALLS AND ROOFS.
87. PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT STAIR OPENINGS.
88. ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL PAYMENT AND ACCEPTANCE.
89. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERSONALLY INSPECT THE WORK IN PROGRESS, AND AS A WHOLE, ASSURING HIMSELF THAT THE WORK ON ANY OR ALL OR PART OF THE PROJECT IS READY FOR PERIODIC AND/OR FINAL REVIEW, BEFORE CALLING UPON THE ARCHITECT AND OWNER TO MAKE THEIR SITE/PROJECT OBSERVATION VISIT OF THE WORK.
90. IF NO WINDOW IS PART OF THE MAIN ENTRANCE DOOR A "PEEP HOLE" VIEWER SHALL BE INSTALLED. ACCESSIBLE UNITS TO HAVE TWO DOOR VIEWERS AT REQUIRED HEIGHTS.
91. PROVIDE WOOD BLOCKING IN CEILING AT CEILING FIXTURE OF ALL BEDROOMS FOR FUTURE CEILING FAN INSTALLATION
92. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
93. FIREBLOCKING 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. TYPICAL FOR MULTI-UNIT BLDGS ONLY.
94. UNLESS NOTED OTHERWISE ALL WOOD SHALL BE SPRUCE-PINE-FUR #2. ALL INTERIOR PAINTED WOOD TRIM SHALL BE POPLAR WITH THE EXCEPTION OF ANY CABINETRY ITEMS AND ALL EXTERIOR TRIM SHALL BE COMPOSITE MATERIALS TO MATCH SIDING AND SHALL BOTH BE SUPPLIED BY A SINGLE MANUFACTURER. COMPOSITE TRIM SHALL BE COLOR IMPREGNATED AND 3/4" THK. UNLESS NOTED OTHERWISE.
95. ALL GARAGES SHALL BE FINISHED WITH 5/8" FIRECODE GYP. BRD. AT ALL INTERIOR WALLS THAT ABUT THE COMMON WALLS WITH THE HOME, AND ALL CEILINGS.

BRACED WALL COMPLIANCE

BRACED WALL COMPLIANCE



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NEW CONSTRUCTION
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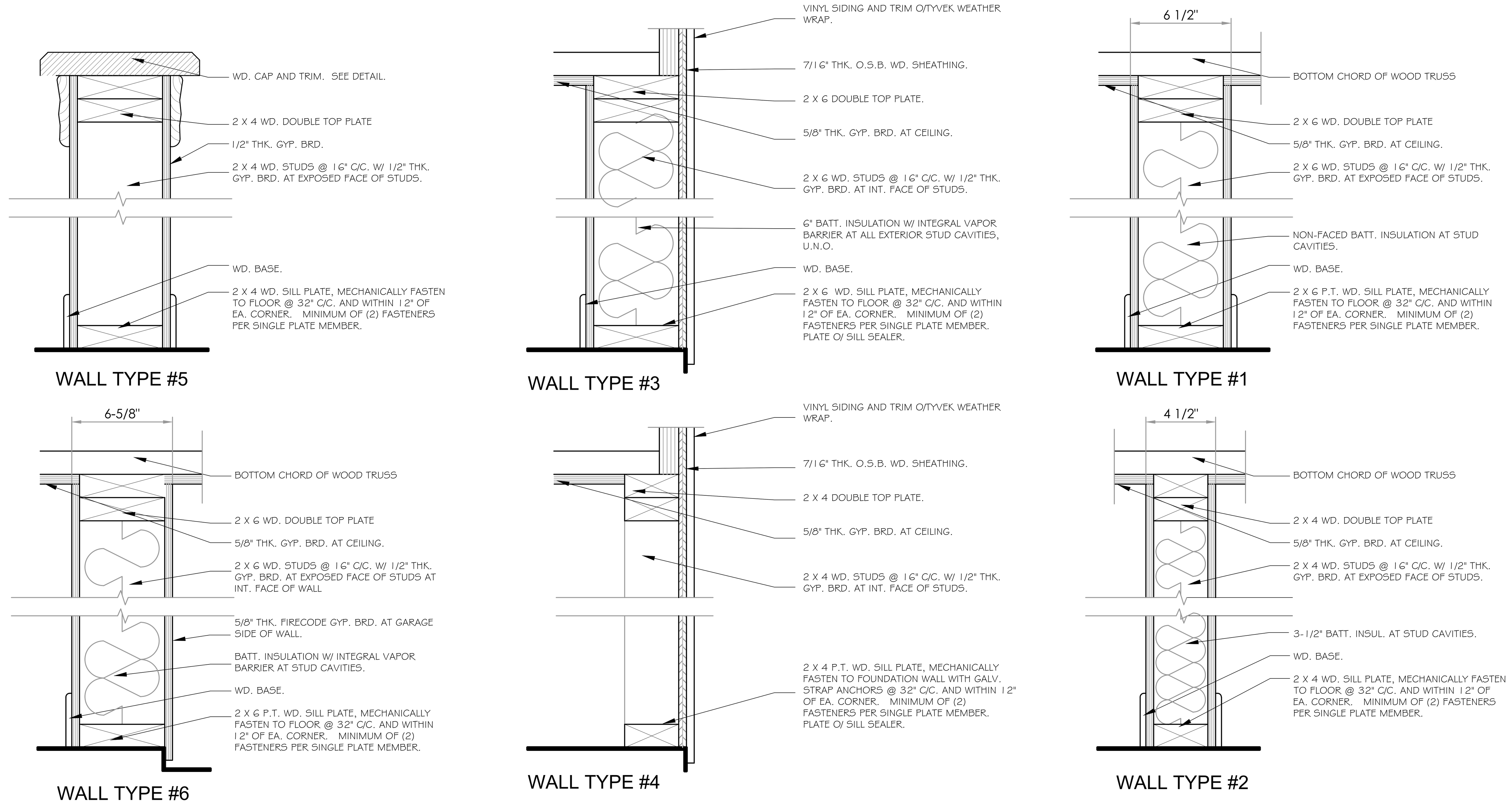
INGHAM COUNTY LAND BANK
LANSING, MICHIGAN

PROJ. NOTES

C1.1

WALL TYPE SECTIONS



DOOR SCHEDULE

DOOR NO.	DOOR SIZE	HARDWARE GROUP	DOOR MAT.	DOOR RATING	DOOR LETTER	FRAME SIZE	FRAME MAT.	FRAME RATING	REMARKS
001A	3'-0" X 6'-8"	1	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
001B	PR. 3'-0" X 6'-8"	2	WOOD	N/A	D	CASED DRYWALL	WOOD	N/A	PAIR BI-FOLD DOOR (2) PANEL
002A	3'-0" X 6'-8"	1	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
002B	2'-0" X 6'-8"	2	WOOD	N/A	A	CASED DRYWALL	WOOD	N/A	BI-FOLD DOOR (2) PANEL
003A	3'-0" X 6'-8"	1	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
003B	PR. 3'-0" X 6'-8"	2	WOOD	N/A	D	CASED DRYWALL	WOOD	N/A	PAIR BI-FOLD DOOR (2) PANEL
004A	3'-0" X 6'-8"	1	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
005A	3'-0" X 6'-8"	3	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
006A	3'-0" X 6'-8"	1	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
007A	3'-0" X 6'-8"	3	WOOD	N/A	E	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.
008A	3'-0" X 6'-8"	4	FIBERGLASS	N/A	B	PRE-HUNG DOOR.	WOOD	N/A	SOLID CORE INSULATED. INSUL. & TEMPERED GLAZING.
009A	3'-0" X 6'-8"	4	FIBERGLASS	N/A	C	PRE-HUNG DOOR.	WOOD	N/A	SOLID CORE INSULATED. INSUL. & TEMPERED GLAZING.
009B	2'-0" X 6'-8"	2	WOOD	N/A	A	CASED DRYWALL	WOOD	N/A	BI-FOLD DOOR (2) PANEL
009C	3'-0" X 6'-8"	5	METAL	20 MIN.	F	PRE-HUNG DOOR.	WOOD	20 MIN.	SOLID CORE INSULATED.
009D	PR. 2'-0" X 6'-8"	2	WOOD	N/A	G	CASED DRYWALL	WOOD	N/A	PAIR BI-FOLD DOOR (2) PANEL
010A	16'-0" X 7'-0"	6	HM.	N/A	J	N/A.	COMPOSITE	N/A	ALUMINUM SECTIONAL DOOR, CASED OPENING.
010B	3'-0" X 6'-8"	5	METAL	N/A	H	PRE-HUNG DOOR.	WOOD	N/A	SOLID CORE INSULATED.
011A	PR. 3'-0" X 6'-8"	7	WOOD	N/A	I	PRE-HUNG DOOR.	WOOD	N/A	HOLLOW CORE WOOD DOOR (2) PANEL.

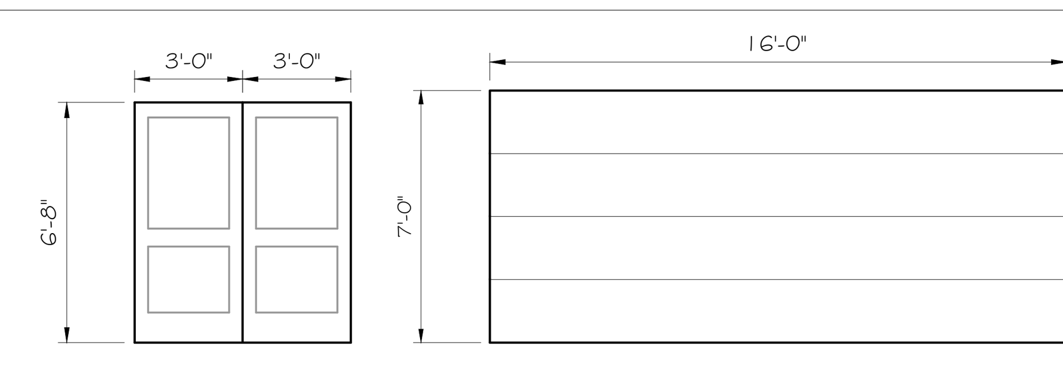
DOOR ELEVATIONS & NOTES

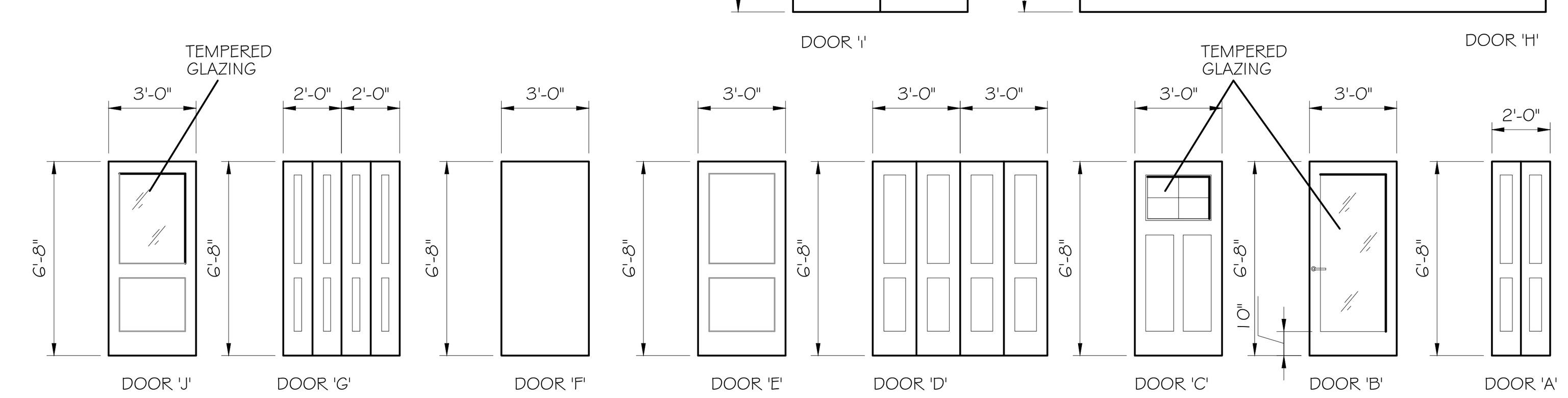
DOOR NOTE #1:

ALL DOORS SHALL BE FACTORY PRIMED AND FIELD PAINTED.

DOOR NOTE #2:

ALL EXTERIOR DOORS WITH GLAZING SHALL HAVE TEMPERED AND INSULATED GLASS.





HARDWARE GROUP #6

(1) SECTIONAL DOOR HARDWARE
(1) DOOR OPENER W/ REMOTE SWITCH AND CONTROLLERS.

HARDWARE GROUP #7

(3) BUTT HINGES, EA. DOOR
(1) DOOR STOP, EA. DOOR
(2) FALSE LEVER HANDLES, EA. DOOR.
(2) ROLLER BALL LATCHES WITH SEATS.

HARDWARE GROUP #4

(3) BUTT HINGES
(1) DOOR STOP
(1) LEVER HANDLE LOCKSET.
(1) DEADBOLT
(2) STRIKE PLATES
(1) MTL. THRESHOLD.
(1) WEATHERSTRIPPING.

HARDWARE GROUP #5

(3) BUTT HINGES
(1) DOOR STOP
(1) LEVER HANDLE LOCKSET.
(1) STRIKE PLATE
(1) MTL. THRESHOLD.
(1) WEATHERSTRIPPING.

HARDWARE GROUP #1

(3) BUTT HINGES
(1) LEVER HANDLE LOCKSET
(1) STRIKE PLATE
(1) DOOR STOP

HARDWARE GROUP #2

BIFOLD HARDWARE WITH TRACK AND KNOB HANDLE AT ONE SIDE OF EA. DOOR.

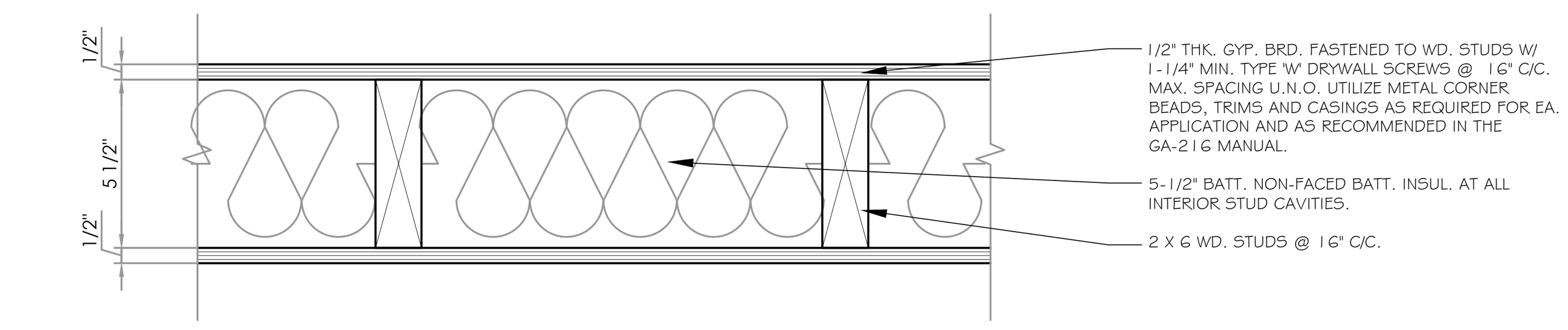
HARDWARE GROUP #3

(3) EA. BUTT HINGES
(1) LEVER HANDLE PASSAGE SET.
(1) DOOR STOP
(1) DOOR STRIKE

WALL TYPES

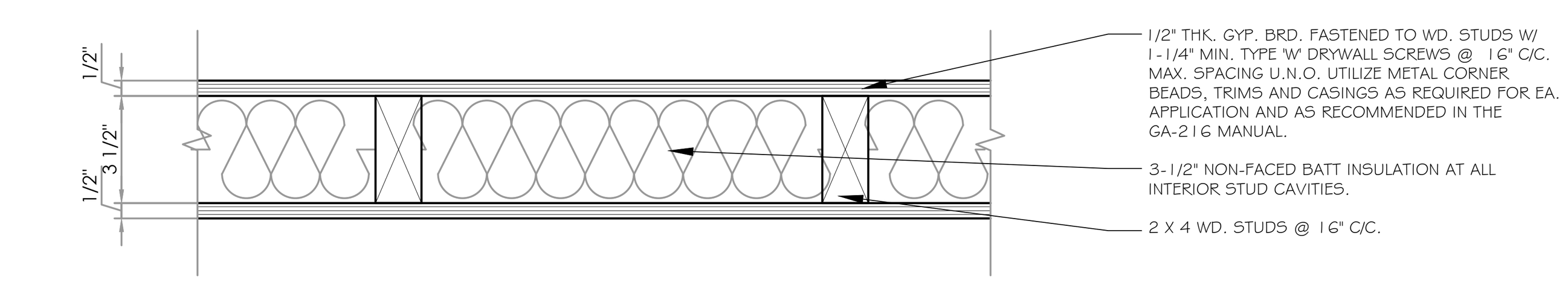
1 WALL TYPE #1

NON-RATED 2 X 6 INTERIOR STUD WALL.
STC RATING: N/A



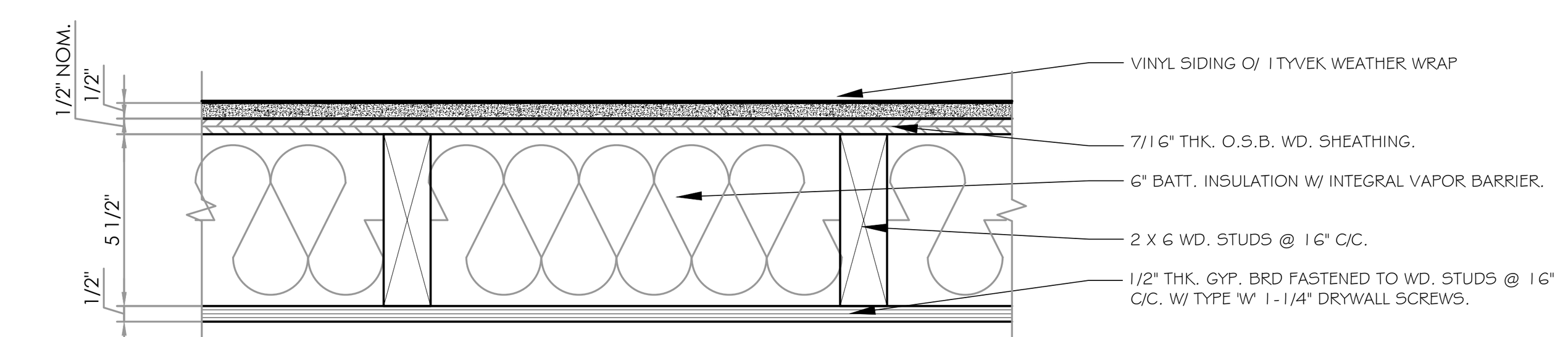
2 WALL TYPE #2

NON-RATED 2 X 4 WOOD STUD WALL.
STC RATING: N/A



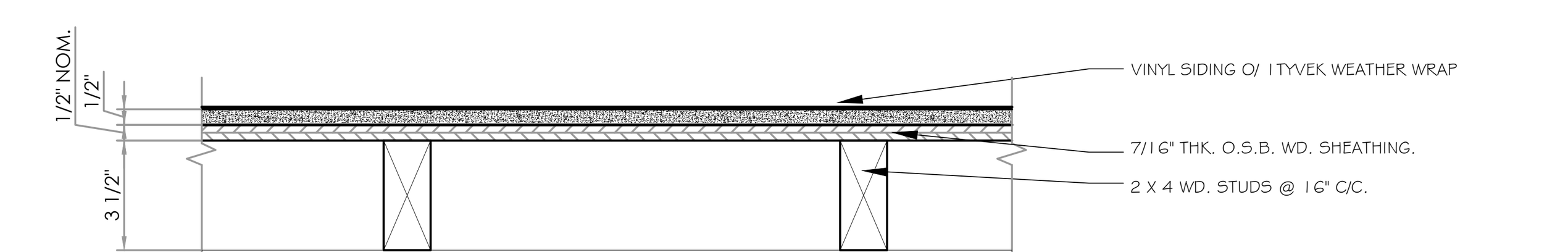
3 WALL TYPE #3

2 X 6 EXTERIOR WOOD STUD WALLS - E.I.F.S. FINISH



4 WALL TYPE #4

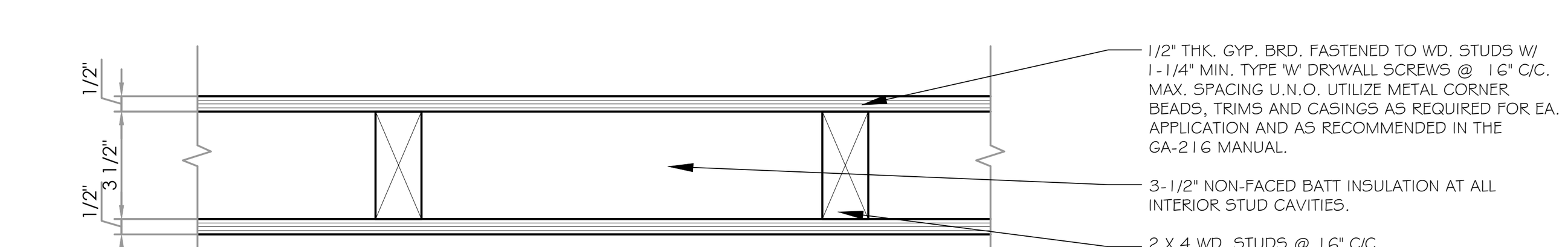
2 X 4 EXTERIOR WOOD STUD WALLS - GARAGE AREA



5 WALL TYPE #5

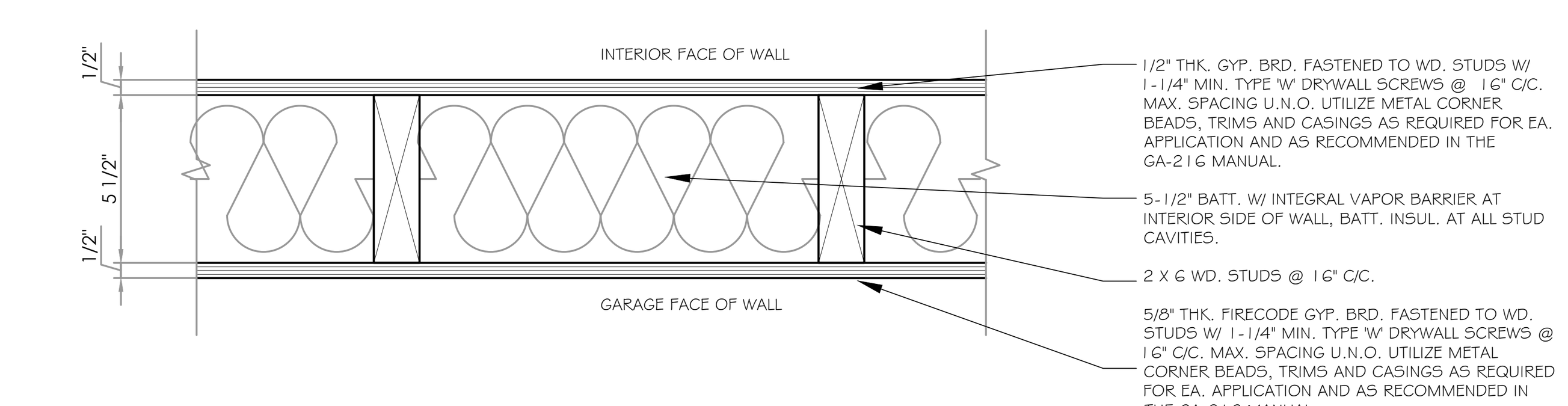
2 X 4 WD. STUD PARAPET WALL - ADJACENT TO STAIR

NOTE: TOP OF WALL TO BE 42" A.F.F.



6 WALL TYPE #6

20 MIN. RATED 2 X 6 INTERIOR STUD WALL.
STC RATING: N/A



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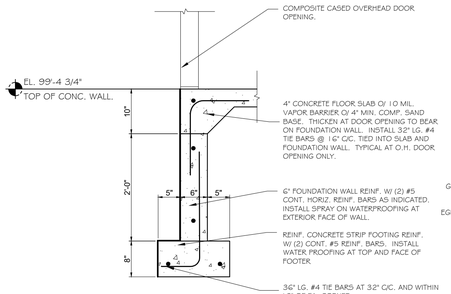
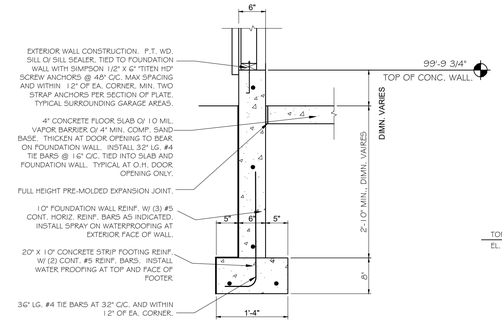
WALL TYPES
DOOR SCHEDULE

C1.2



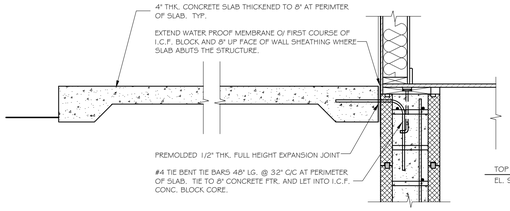
1 A1.1 **FOUNDATION WALL SECTION**

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



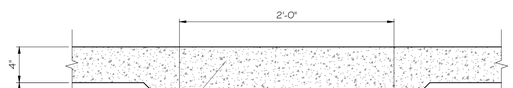
2 A1.1 **FOUNDATION WALL SECTION**

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



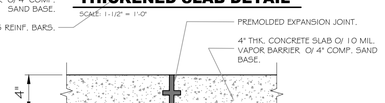
3 A1.1 **CONCRETE PATIO SECTION**

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



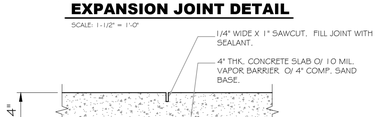
THICKENED SLAB DETAIL

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



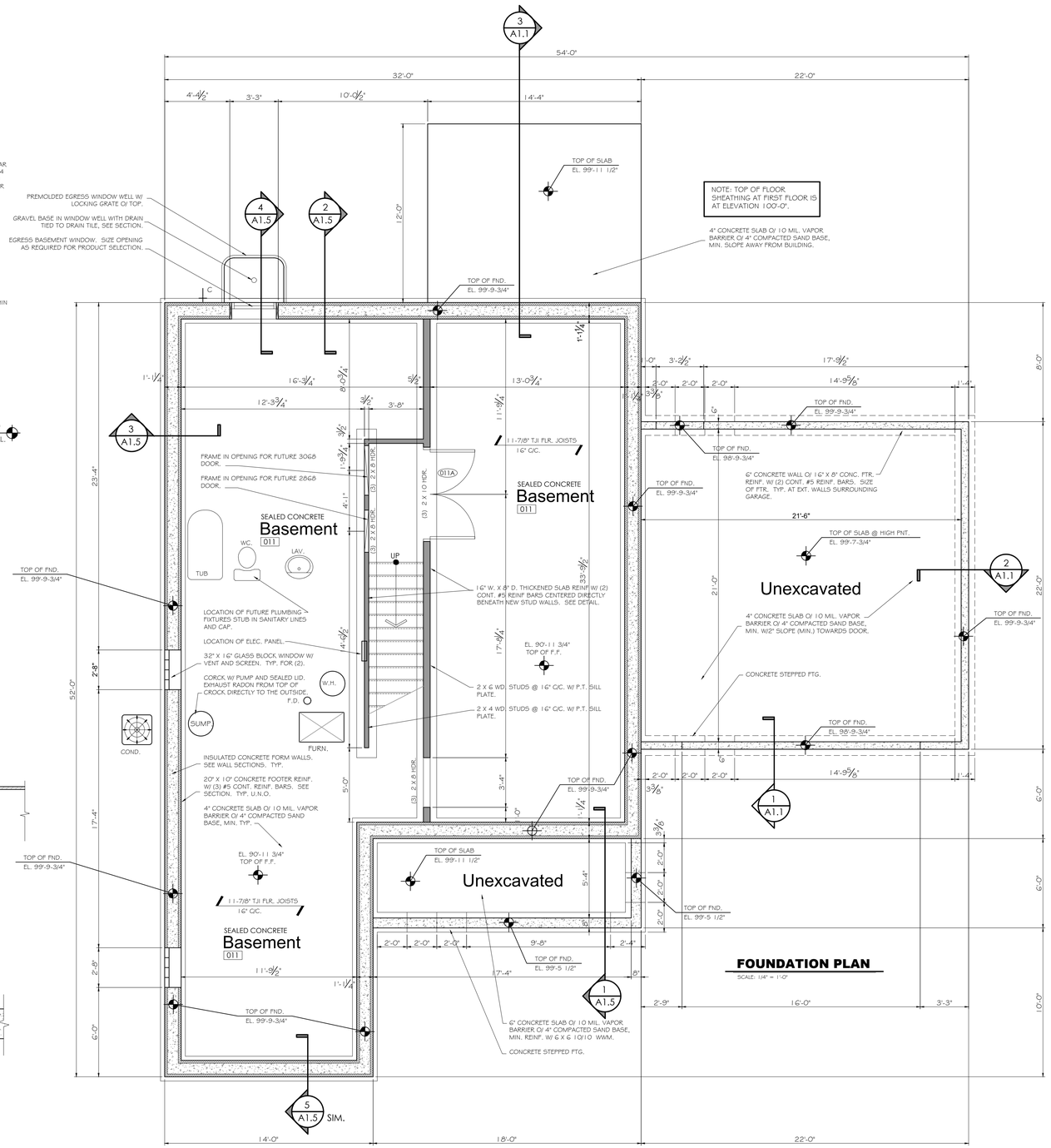
EXPANSION JOINT DETAIL

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



CONTROL JOINT DETAIL

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



GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY CONDITIONS FOUND TO BE CONTRARY TO WHAT IS INDICATED WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL CONTRACTORS AND ANY OTHER PERSONS DOING WORK ON THIS BUILDING SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THE CONTENTS OF ALL OF THE CONSTRUCTION DOCUMENTS.
3. ALL INTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF THE STUD. ALL EXTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF THE WALL SHEATHING U.N.O. AND ALL WINDOWS ARE TAKEN TO THE CENTERLINE OF THE WINDOW.
4. ALL ANGLES ARE 45 DEG. TO HORIZONTAL & VERTICAL DIRECTIONS U.N.O.
5. SOUND INSULATE ALL WALLS SURROUNDING LAUNDRY ROOMS, PLUMBING STACKS AND HVAC UTILITY CLOSETS. ALL WATER SUPPLY PIPING INSTALLED IN EXTERIOR WALLS SHALL BE PLACED CLOSE TO BACK SIDE OF DRYWALL AND FULLY PROTECTED FROM FREEZING.
6. ALL INTERIOR DOORS SHALL BE UNDERCUT 3/4" TO ALLOW FOR RETURN AIR FLOW.
7. INSTALL WD. BLOCKING IN ALL WALLS TO RECEIVE WALL HUNG ITEMS.
8. UTILIZE TEMPERED GLAZING AS REQUIRED TO MEET ALL LOCAL CODE COMPLIANCE ISSUES. WINDOW SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING TEMPERED WINDOW GLAZING IN THE APPROPRIATE AREAS.
9. TOWEL BARS LOCATED ABOVE TOILETS SHALL BE LOCATED AT 60" A.F.F., ALL OTHER TOWEL BARS SHALL BE LOCATED AT 48" A.F.F., TOILET PAPER DISPENSERS SHALL BE LOCATED AT 24" A.F.F. AND TOWEL RINGS LOCATED ABOVE LAVATORY COUNTERS SHALL BE SET AT 24" ABOVE COUNTER. BARRIER FREE REQUIREMENTS SUPERCEDE THESE DIMENSIONS AS DEPICTED ON THE BARRIER FREE STANDARDS SHEET.
10. VERIFY ALL TUB AND SHOWER ROUGH OPENING DIMENSIONS WITH AN ACTUAL TUB AND SHOWER UNIT.
11. ALL PRODUCTS SHALL BE INSTALLED IN COMPLIANCE WITH ALL MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
12. WATER RESISTANT GYP. BRD. SHALL BE USED IN LIEU OF STANDARD GYP. BRD. AT ALL BATHROOMS AND WET AREAS.
13. INSTALL STANDARD WOOD BLOCKING OR METAL STRAPS WITHIN ALL WALLS THAT ARE TO RECEIVE WALL HUNG ITEMS AND FUTURE WALL HUNG ITEMS.
14. INTERIOR ELEVATIONS ARE FOR SCHEMATIC PURPOSES ONLY. ACTUAL DIMENSIONS AND CABINET DESIGNS SHALL BE BY THE CABINET SUPPLIER.
15. ALL PRODUCT SELECTIONS SHALL BE BY THE OWNER. VERIFY DIMENSIONS INDICATED WITH OWNER SUPPLIED PRODUCTS.
16. SEE MECHANICAL AND ELECTRICAL DRAWINGS, SUPPLIED BY OTHERS, FOR ALL OF THOSE ITEMS AND THEIR APPROXIMATE LOCATIONS.
17. ALL TUB/SHOWER UNITS TO HAVE SHOWER RODS MOUNTED AT 76-1/2" FROM FINISH FLOOR TO BOTTOM OF ROD. ALL WALK IN SHOWER UNITS TO HAVE SHOWER RODS MOUNTED AT 79" A.F.F.
18. PROVIDE ADJUSTABLE SHELVES, HINGES, DRAWER PULLS AT ALL APPLICABLE LOCATIONS.
19. ALL RANGE EXHAUST HOODS SHALL BE RECIRCULATING TO INTERIOR U.N.O.
20. INSTALL 'J' CHANNEL AT ALL WINDOWS.
21. UTILIZE 3,000 PSI CONCRETE ALL INTERIOR SLABS, FOUNDATION WALLS AND FOOTERS. EXTERIOR SLABS SHALL UTILIZE 4,000 PSI CONCRETE.
22. BACKFILL ALL FOUNDATION WALLS WITH GRANULAR MATERIAL ONLY. ALL DRAIN TILE SHALL HAVE SILT SOCKS AND SHALL BE SURROUND WITH A MINIMUM OF 24" OF PEASTONE VERT. AND HORIZONTALLY.
23. FOUNDATIONS ARE ENGINEERED WITH ASSUMED SOIL BEARING CAPACITY OF 2,500 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS.
24. INSULATED CONCRETE FORMS SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

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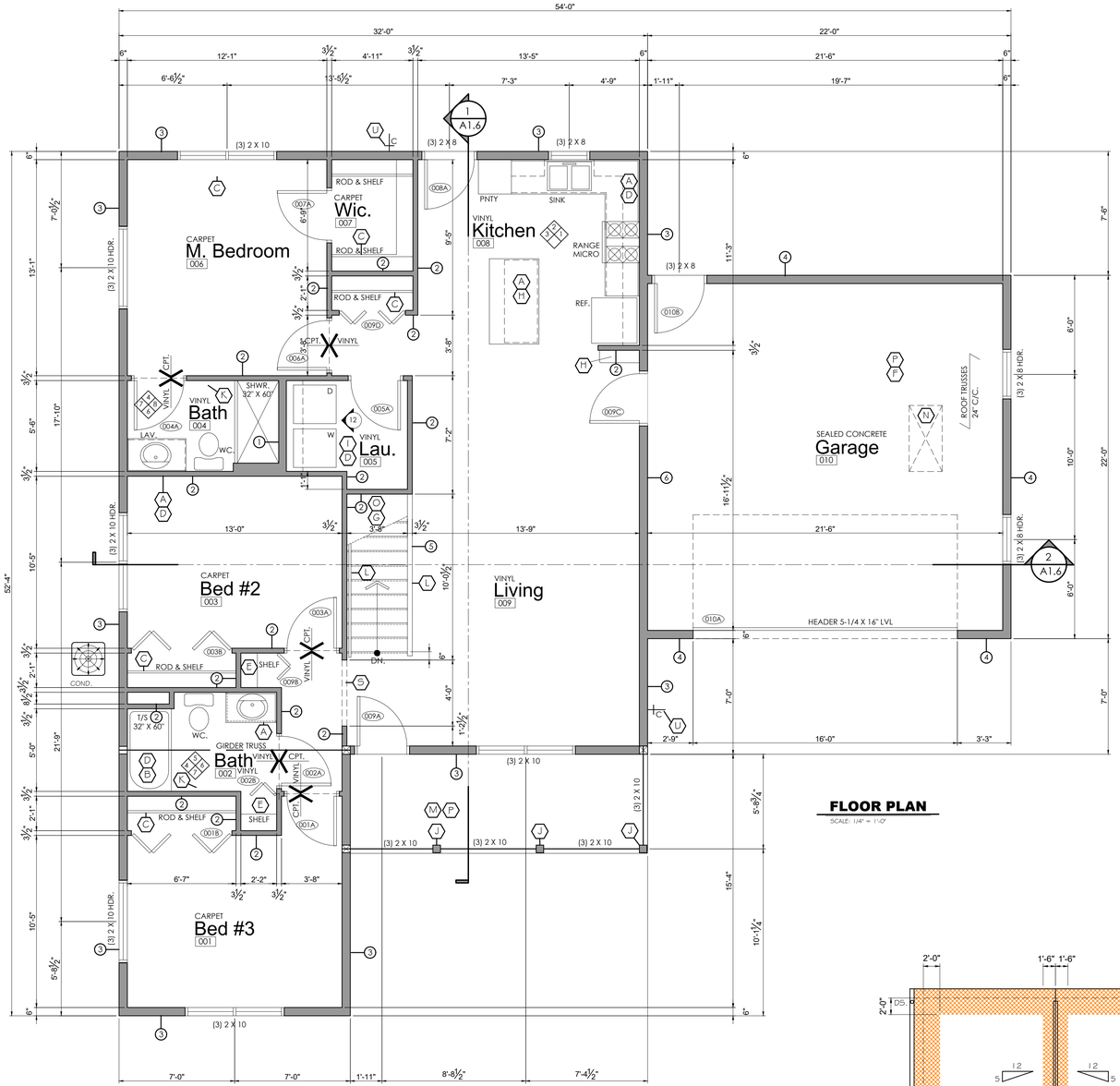
INGHAM COUNTY LAND BANK

LANSING, MICHIGAN

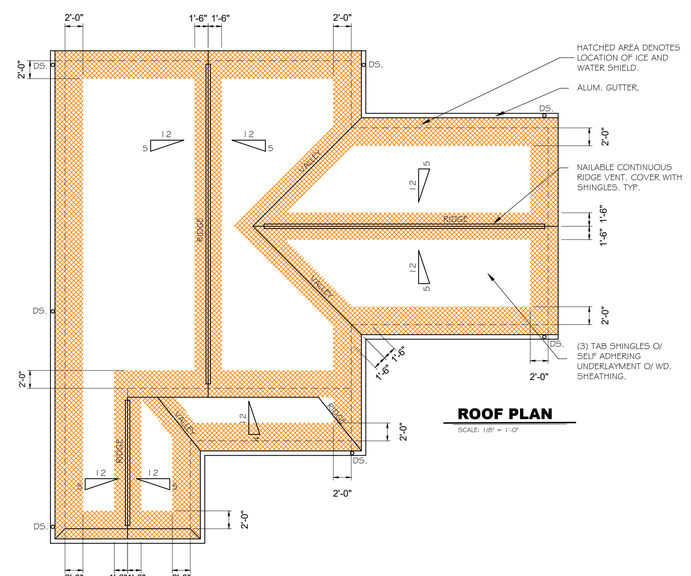
FOUNDATION PLAN

A1.1



FLOOR PLAN

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



ROOF PLAN

SCALE: 1/8" = 1'-0"

WALL TYPES

1	WALL TYPE #1 - 2 X 6 WD. STUDS @ 16" C/C. W/ 1/2" THK. GYP. BRD. AT EXPOSED FACE OF STUDS. PAINT FIN. WALLS. SOUND BATTS AT ALL INTERIOR STUD CAVITIES. 6" NON-FACED FRICTION FIT BATTS.
2	WALL TYPE #2 - 2 X 4 WD. STUDS @ 16" C/C. W/ 1/2" THK. GYP. BRD. AT EXPOSED FACE OF STUDS. PAINT FIN. WALLS. 3-1/2" NON-FACED BATTS AT ALL STUD CAVITIES
3	WALL TYPE #3 - VINYL SIDING AND TRIM O/ TYVEK WEATHER WRAP O/ 7/16" THK. O.S.B. WD. SHEATHING O/ 2 X 6 WD. STUDS @ 16" C/C. FILL STUD CAVITIES W/ 6" BATT. INSUL. W/ INTEGRAL VAPOR BARRIER. INSTALL ½" THK. GYP. BRD AT INTERIOR FACE OF WALLS.
4	WALL TYPE #4 - VINYL SIDING AND TRIM O/ TYVEK WEATHER WRAP O/ 7/16" THK. O.S.B. WD. SHEATHING O/ 2 X 4 WD. STUDS @ 16" C/C.
5	WALL TYPE #5 - 2 X 4 WD. STUDS @ 16" C/C. W/ 1/2" THK. GYP. BRD. AT EXPOSED FACE OF STUDS. PAINT FIN. WALLS. WALL TO EXTEND TO 42" A.F.F. W/ PAINTED POPLAR CAP AND TRIM.
6	WALL TYPE #6 - 2 X 6 WD. STUDS @ 16" C/C. FILL STUD CAVITIES W/ 6" BATT. INSUL. W/ INTEGRAL VAPOR BARRIER. INSTALL 5/8" FIRECODE GYP. BRD AT GARAGE FACE OF WALLS AND 1/2" THK. GYP. AT HEATED SIDE OF WALL.

BLOCK SYMBOLS

DESCRIPTION OF USE	SYMBOL
WALL TAG	X
DOOR NUMBER	XXX
ROOM NUMBER	XXX
INTERIOR ELEVATION	X
WINDOW TAG	X
NOTE TAG	X
SECTION CUTS	X / XX-X
MULTIPLE INTERIOR ELEVATION TAG	
ICE AND WATER SHIELD LOCATED ON ROOF PLAN, SUBSURFACE RIGID INSULATION AT FOUNDATION PLAN.	
RECESSED LED 'PUCK' LIGHT.	
RECESSED LED 'PUCK' LIGHT, WITH WD. BLOCKING AND WIRING FOR FUTURE LIGHT / FAN.	FL.
SURFACE MOUNTED LIGHT FIXTURE.	
WALL SCONCE LIGHT FIXTURE.	
PENDANT LIGHT FIXTURE 7'6" A.F.F.	
EXHAUST FAN	
SMOKE DETECTOR / CO2 SENSOR	SD/CO2
UNIT MEDIA CENTER: 2CT. FIBER HOME RUNS W/ COAXIAL SPLITTER, MEDIA CONVERTER, FIBERSYNC RECEIVER AND ETHERNET SWITCH.	UMC
OUTLET = (1) RGG BLACK W/ WHITE SPARE + (1) CAT5E BLUE W/ SPARE (YELLOW).	

HEADER SCHEDULE

HEADERS FOR 6'-0" WIDE WINDOWS OR LESS - (3) 2 X 12, (2) JACK STUD + (1) KING STUD.

HEADERS FOR 3'-0" OR LESS WINDOW OPENINGS - (3) 2 X 8, (1) JACK STUD AND (1) KING STUD.

HEADER FOR O.H. GARAGE DOOR - (2) PLY 1-3/4" X 18" LVL (2) JACK STUDS + (1) KING STUD. 2.0E,

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY CONDITIONS FOUND TO BE CONTRARY TO WHAT IS INDICATED WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL CONTRACTORS AND ANY OTHER PERSONS DOING WORK ON THIS BUILDING SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THE CONTENTS OF ALL OF THE CONSTRUCTION DOCUMENTS.
3. ALL INTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF THE STUD. ALL EXTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF THE WALL SHEATHING U.N.O. AND ALL WINDOWS ARE TAKEN TO THE CENTERLINE OF THE WINDOW.
4. ALL ANGLES ARE 45 DEG. TO HORIZONTAL & VERTICAL DIRECTIONS U.N.O.
5. SOUND INSULATE ALL WALLS SURROUNDING LAUNDRY ROOMS, PLUMBING STACKS AND HVAC UTILITY CLOSETS. ALL WATER SUPPLY PIPING INSTALLED IN EXTERIOR WALLS SHALL BE PLACED CLOSE TO BACK SIDE OF DRYWALL AND FULLY PROTECTED FROM FREEZING.
6. ALL INTERIOR DOORS SHALL BE UNDERCUT 3/4" TO ALLOW FOR RETURN AIR FLOW.
7. INSTALL WD. BLOCKING IN ALL WALLS TO RECEIVE WALL HUNG ITEMS.
8. UTILIZE TEMPERED GLAZING AS REQUIRED TO MEET ALL LOCAL CODE COMPLIANCE ISSUES. WINDOW SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING TEMPERED WINDOW GLAZING IN THE APPROPRIATE AREAS.
9. TOWEL BARS LOCATED ABOVE TOILETS SHALL BE LOCATED AT 60" A.F.F., ALL OTHER TOWEL BARS SHALL BE LOCATED AT 48" A.F.F. TOILET PAPER DISPENSERS SHALL BE LOCATED AT 24" A.F.F. AND TOWEL RINGS LOCATED ABOVE LAVATORY COUNTERS SHALL BE SET AT 24" ABOVE COUNTER. BARRIER FREE REQUIREMENTS SUPERCEDE THESE DIMENSIONS AS DEPICTED ON THE BARRIER FREE STANDARDS SHEET.
10. VERIFY ALL TUB AND SHOWER ROUGH OPENING DIMENSIONS WITH AN ACTUAL TUB AND SHOWER UNIT.
11. ALL PRODUCTS SHALL BE INSTALLED IN COMPLIANCE WITH ALL MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
12. WATER RESISTANT GYP. BRD. SHALL BE USED IN LIEU OF STANDARD GYP. BRD. AT ALL BATHROOMS AND WET AREAS.
13. INSTALL STANDARD WOOD BLOCKING OR METAL STRAPS WITHIN ALL WALLS THAT ARE TO RECEIVE WALL HUNG ITEMS AND FUTURE WALL HUNG ITEMS.
14. INTERIOR ELEVATIONS ARE FOR SCHEMATIC PURPOSES ONLY. ACTUAL DIMENSIONS AND CABINET DESIGNS SHALL BE BY THE CABINET SUPPLIER.
15. ALL PRODUCT SELECTIONS SHALL BE BY THE OWNER. VERIFY DIMENSIONS INDICATED WITH OWNER SUPPLIED PRODUCTS.
16. SEE MECHANICAL AND ELECTRICAL DRAWINGS, SUPPLIED BY OTHERS, FOR ALL OF THOSE ITEMS AND THEIR APPROXIMATE LOCATIONS.
17. ALL TUB/SHOWER UNITS TO HAVE SHOWER RODS MOUNTED AT 76-1/2" FROM FINISH FLOOR TO BOTTOM OF ROD. ALL WALK IN SHOWER UNITS TO HAVE SHOWER RODS MOUNTED AT 79" A.F.F.
18. PROVIDE ADJUSTABLE SHELVES, HINGES, DRAWER PULLS AT ALL APPLICABLE LOCATIONS.
19. ALL RANGE EXHAUST HOODS SHALL EXHAUST DIRECTLY TO THE OUTSIDE U.N.O.
20. INSTALL 'J' CHANNEL AT ALL WINDOWS.

PROJECT NOTES

- A — PREFABRICATED BASE CABINETS W/ SOLID SURFACE TOPS W/ BACK AND SIDE SPLASHES AS DIRECTED BY OWNER. INSTALL ALL APPLIANCES. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
- B — PREFABRICATED SHOWER / TUB. INSTALL WATER RESISTANT GYP. BRD. AT ALL AREAS WITHIN BATH ROOM AREA. INSTALL WOOD BLOCKING AT ALL AREAS REQUIRED FOR GRAB BARS AND OTHER WALL HUNG ITEMS. SEE INTERIOR ELEVATIONS FOR LOCATIONS. INSTALL DUROCK SUBSTRATE AT ALL TILED WALL AREAS.
- C — VINYL COATED METAL WIRE SHELVING WITH INTEGRAL HANGER WIRE.
- D — INSTALL WOOD BLOCKING AT WALLS TO ACCOMMODATE WALL HUNG ITEMS. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
- E — (3) 16" VINYL COATED WIRE SHELVING.
- F — 5/8" THK. FIRECODE DRYWALL WALLS THAT ARE DIRECTLY ADJACENT TO HEATED AREAS. ALL OTHER WALLS TO HAVE EXPOSED NON-INSULATED STUD WALLS. CEILING TO BE 5/8" FIRECODE GYP. BRD.
- G — WOOD STAIRS WITH WOOD HANDRAIL AT ONE SIDE OF STAIR.
- H — PREMANUFACTURED KITCHEN ISLAND.
- I — INSTALL SHOWER PAN DIRECTLY BENEATH WASHER.
- J — P.T. 6 X 6 WD. COLUMN WRAPPED WITH COMPOISTE TRIM. SEE DETAIL.
- K — 18" TOWEL BAR 48" A.F.F. INSTALL WD. BLOCKING.
- L — PAINTED POPLAR WD. CAP AND TRIM. SEE SECTION.
- M — UNVENTED DECORATIVE ALUM. CEILING W/ COMPOSITE TRIM AT PERIMETER.
- N — ATTIC ACCESS PANEL WITH 5/8" THK. FIRECODE GYP. BRD. AT BOTT. SIDE.
- O — CARPETED STAIRS AND LANDING AREA AT BOTT.
- P — INSTALL ELEC. DOOR OPENER W/ WALL MOUNTED SWITCH AND REMOTES.
- Q — MTL. GRATE O/ TOP OF WINDOW WELL W/ EMERGENCY RELEASE.
- R — PAINTED PRE-MANUFACTURED WD. HANDRAIL.
- S — DROPPED FALSE HEADER. SEE CROSS SECTION.
- T — 9-1/4" DEEP PLAS. LAM. WRAPPED SHELF O/ (2) LAYERS OF 1/2" THK. PLYWOOD. SET AT 36" A.F.F
- U — WALL MOUNTED FROST FREE SPIGOT W/ COLD WATER ONLY.

NOTE:

SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION REGARDING THOSE ITEMS.

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NEW CONSTRUCTION

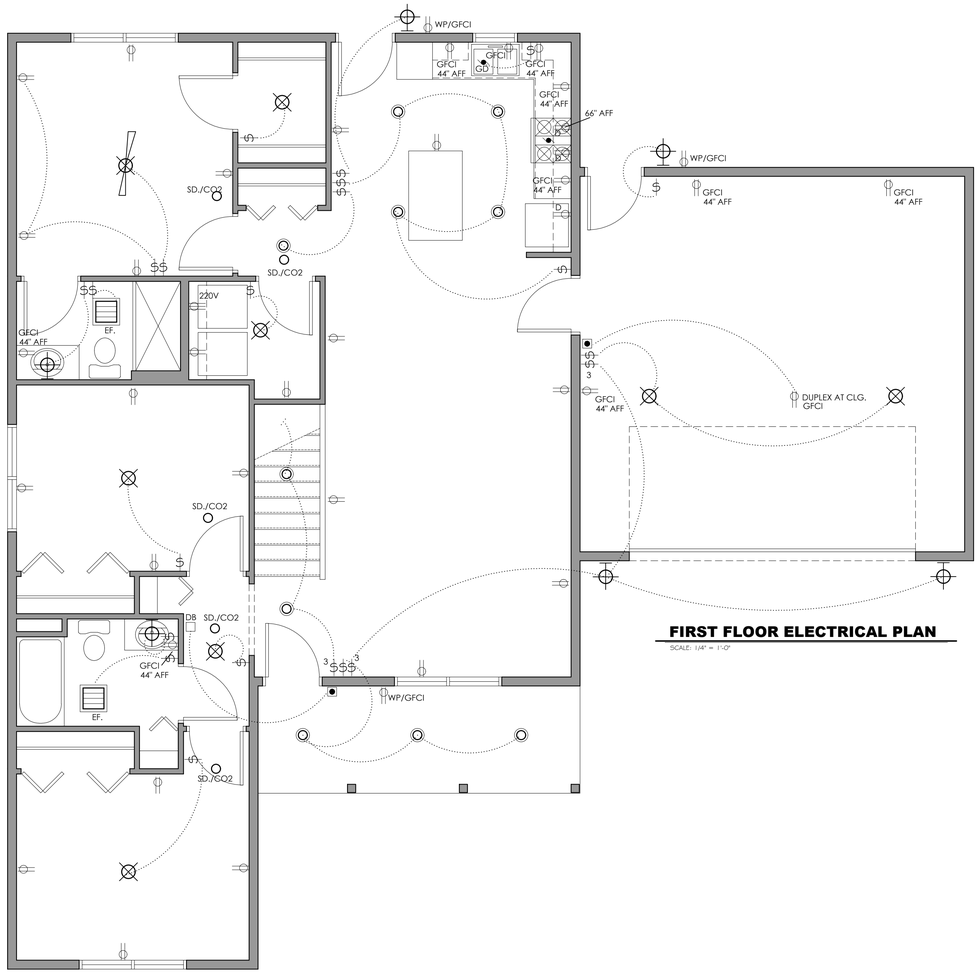
2101 REO ROAD

INGHAM COUNTY LAND BANK

LANSING, MICHIGAN

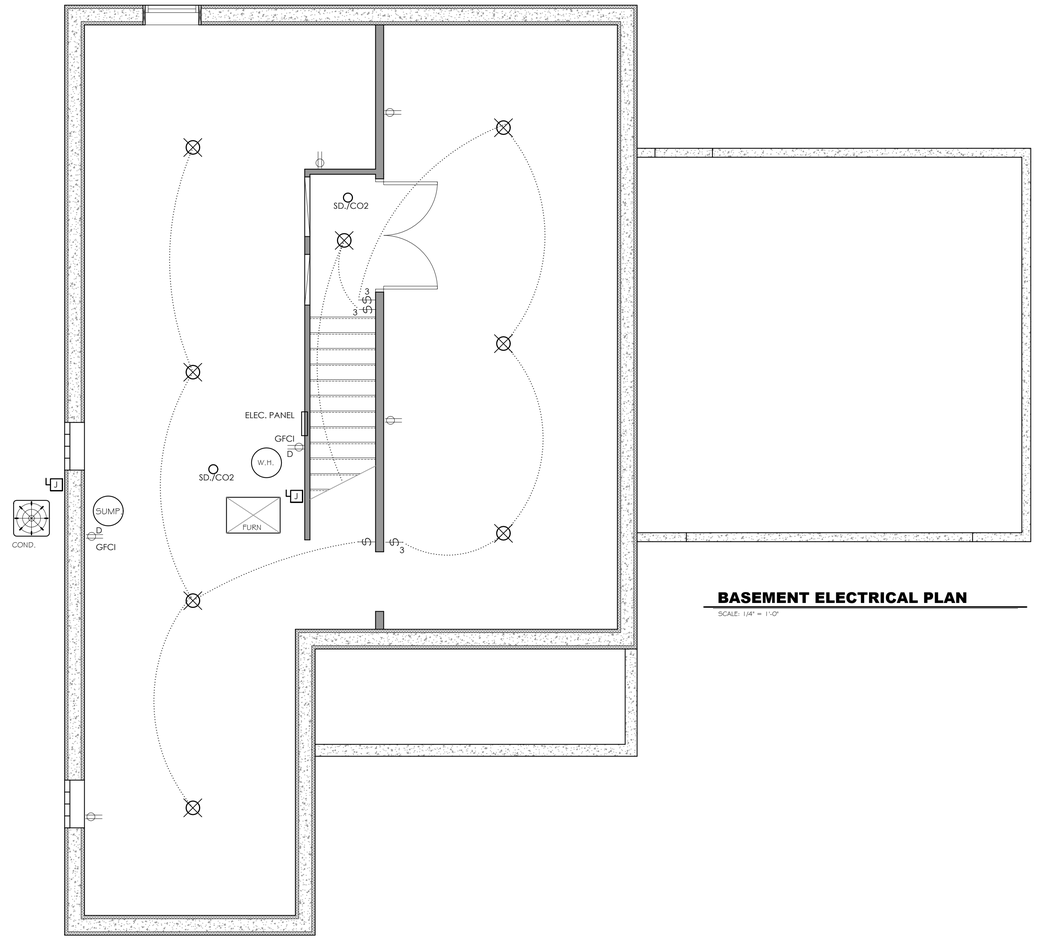
FLOOR PLAN

A1.2



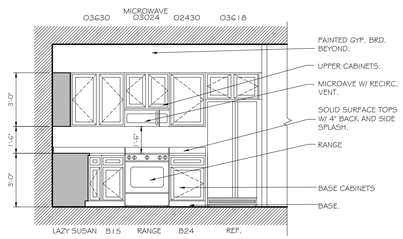
FIRST FLOOR ELECTRICAL PLAN

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

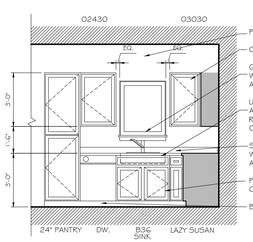


BASEMENT ELECTRICAL PLAN

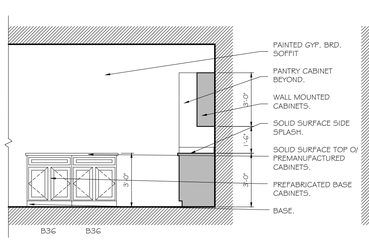
SCALE: 1/4" = 1'-0"



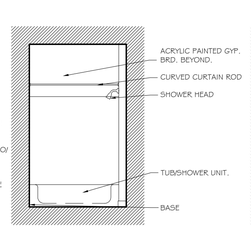
1 KITCHEN ELEVATION



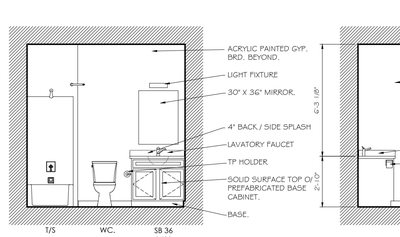
2 KITCHEN ELEVATION



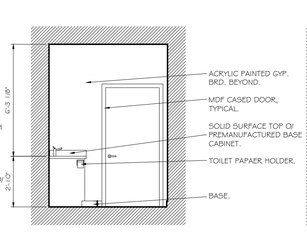
3 KITCHEN ELEVATION



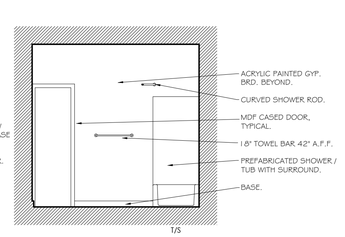
4 BATHROOM INTERIOR ELEVATION



5 BATHROOM INTERIOR ELEVATION



6 BATHROOM INTERIOR ELEVATION



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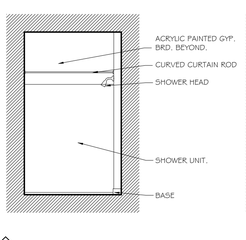

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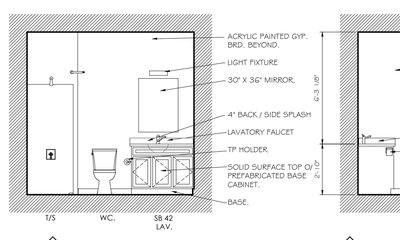
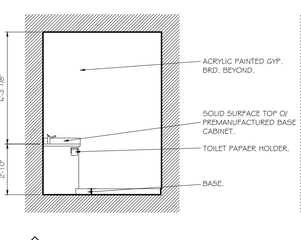
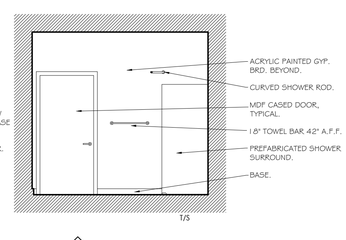


9 BATHROOM INTERIOR ELEVATION



10 BATHROOM INTERIOR ELEVATION



11 BATHROOM INTERIOR ELEVATION

INTERIOR ELEVATIONS

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

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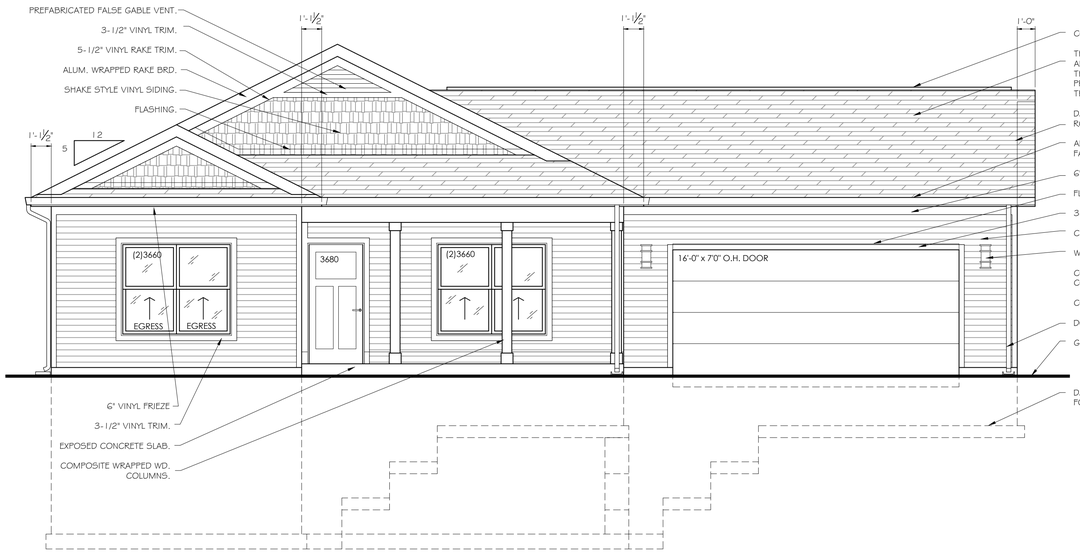
NEW CONSTRUCTION

2101 REO ROAD
INGHAM COUNTY LAND BANK

LANSING,MICHIGAN

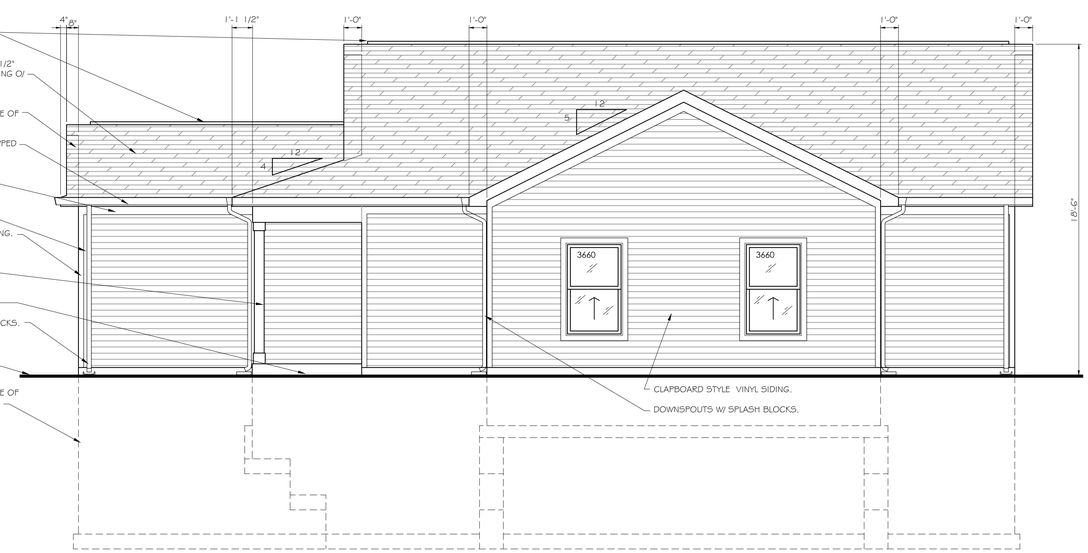
ELECTRICAL PLANS
INTERIOR ELEVATIONS

A1.3



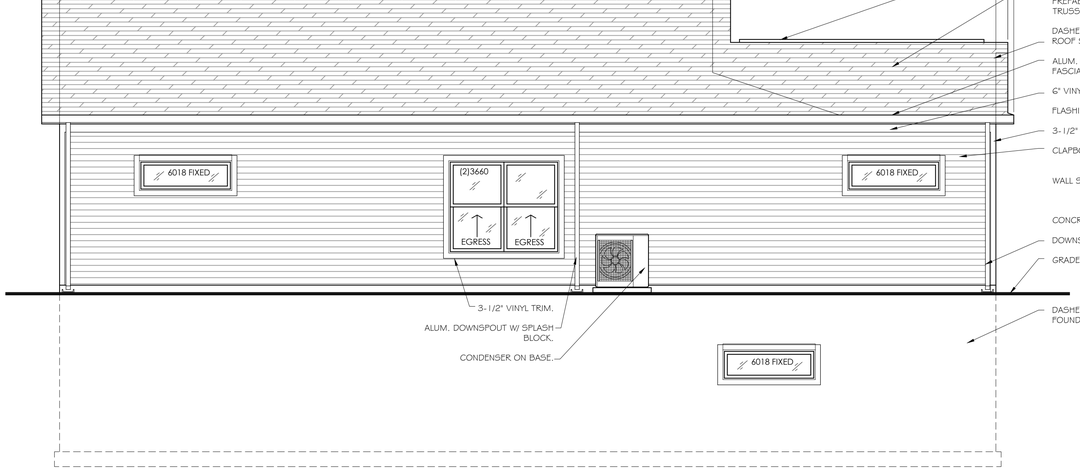
FRONT ELEVATION

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



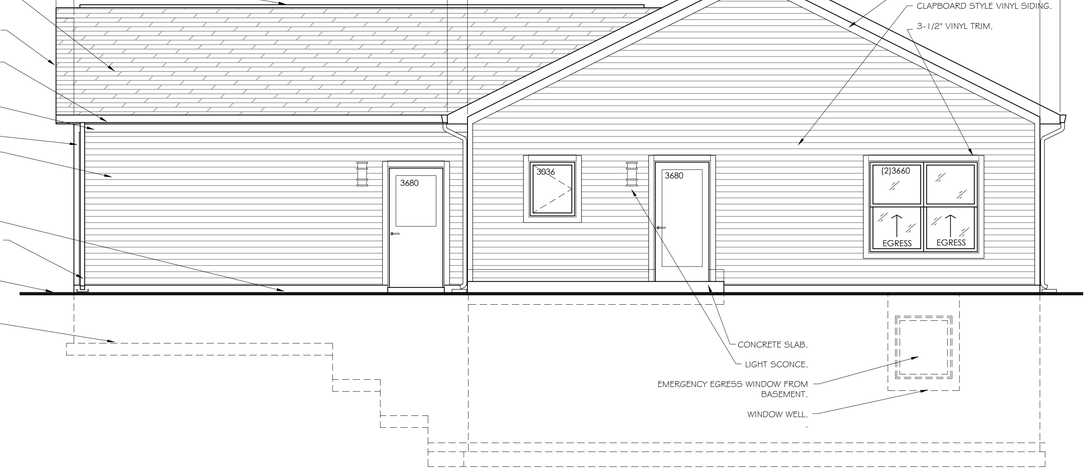
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

NOTE: TOP OF FLOOR SHEATHING AT FIRST FLOOR IS AT ELEVATION 100'-0".

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NEW CONSTRUCTION

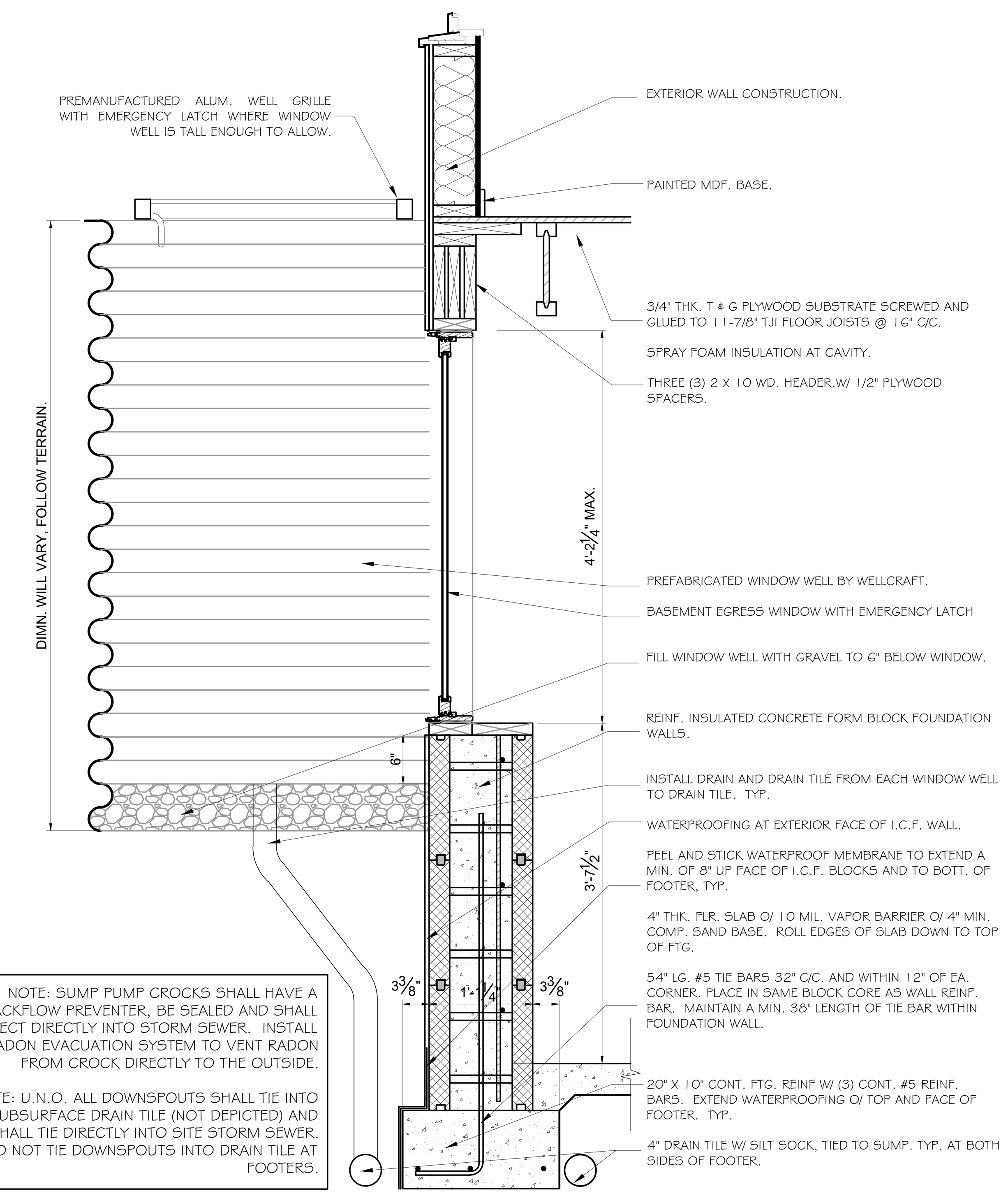
2101 REO ROAD

INGHAM COUNTY LAND BANK

LANSING, MICHIGAN

ELEVATIONS

A1.4

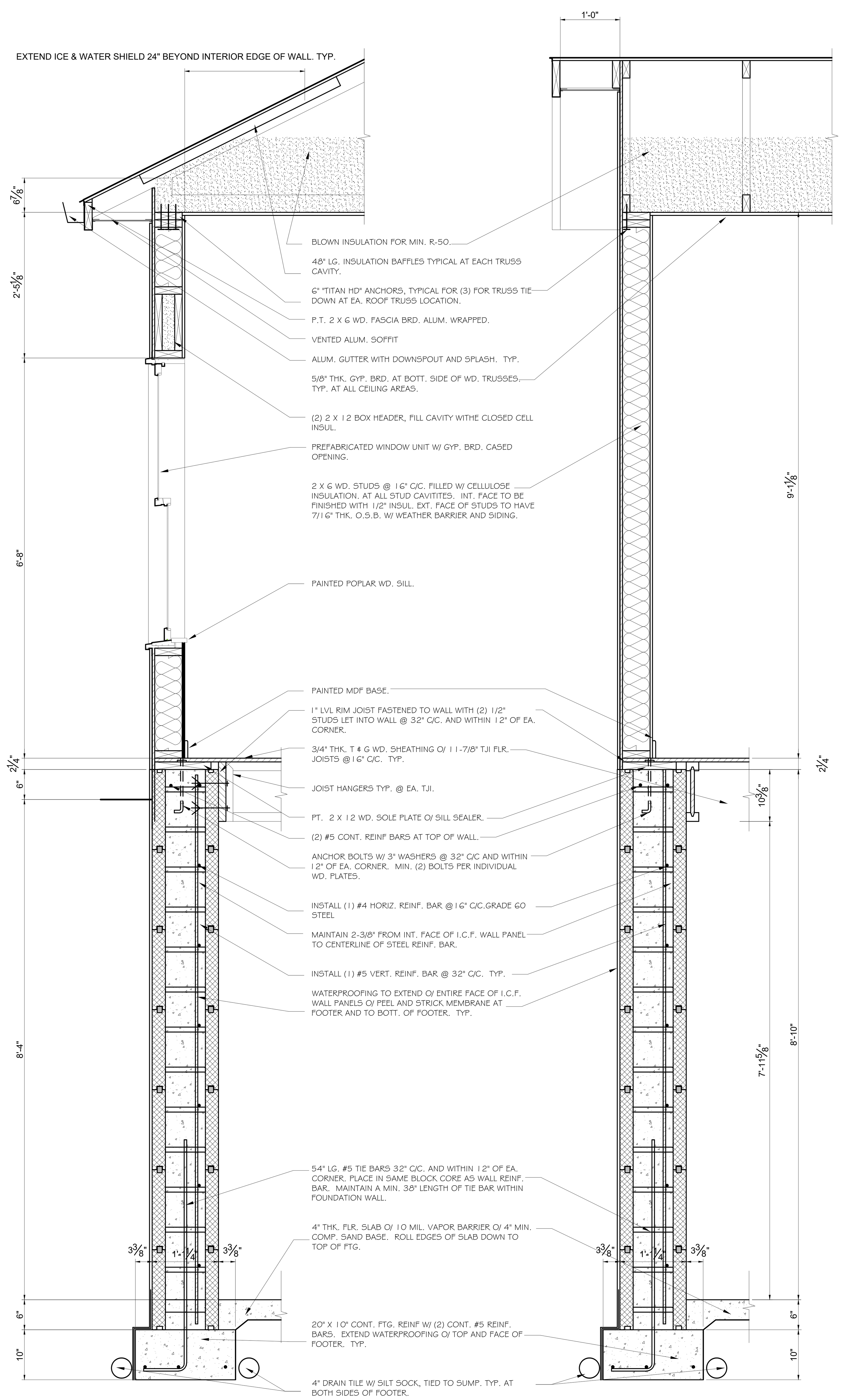


NOTE: SUMP PUMP CROCKS SHALL HAVE A BACKFLOW PREVENTER, BE SEALED AND SHALL EJECT DIRECTLY INTO STORM SEWER. INSTALL RADON EVACUATION SYSTEM TO VENT RADON FROM CROCK DIRECTLY TO THE OUTSIDE.

NOTE: U.N.O. ALL DOWNSPOUTS SHALL TIE INTO SUBSURFACE DRAIN TILE (NOT DEPICTED) AND SHALL TIE DIRECTLY INTO SITE STORM SEWER. DO NOT TIE DOWNSPOUTS INTO DRAIN TILE AT FOOTERS.

4 / A1.5 **BASEMENT EGRESS WINDOW WALL SECTION**

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

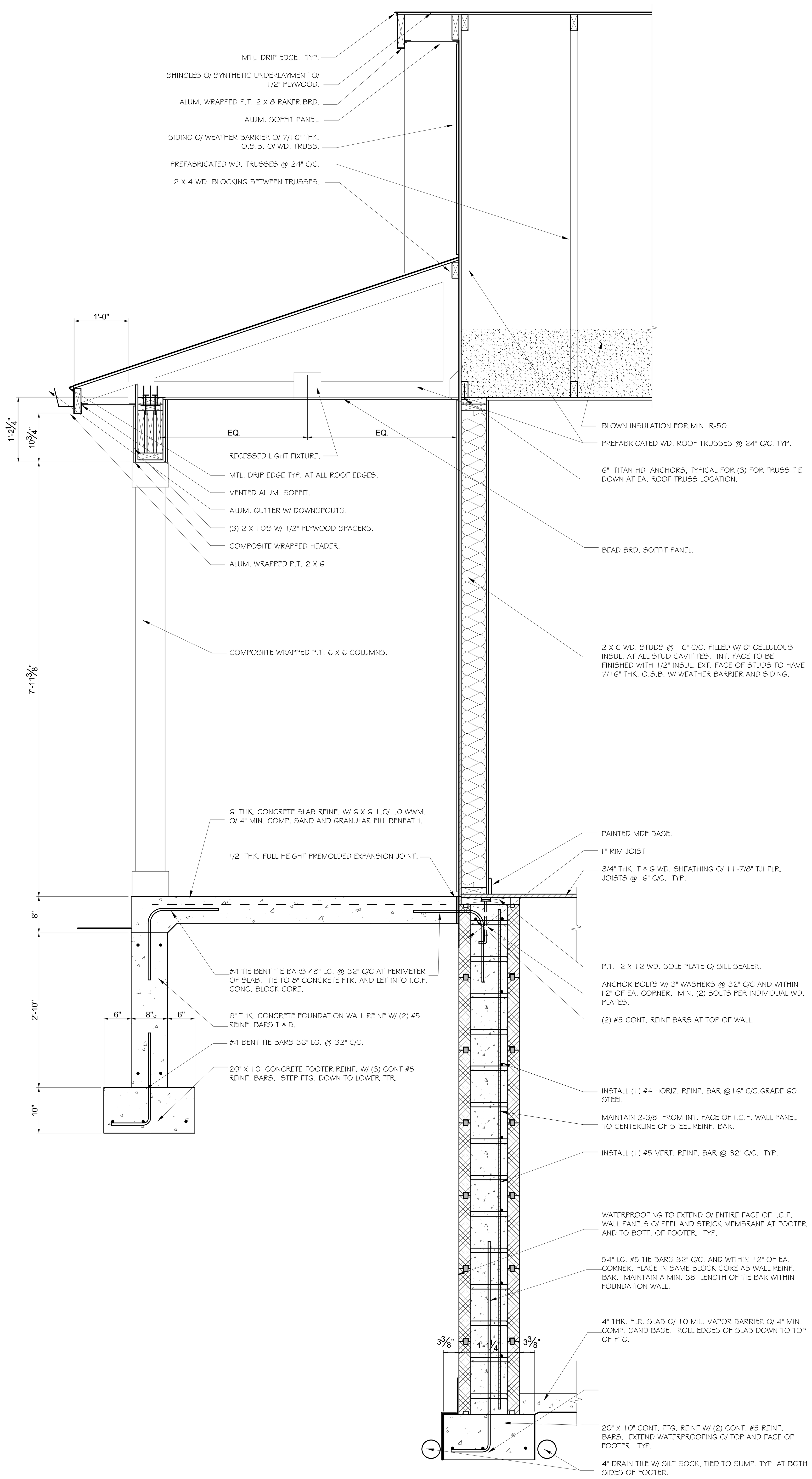


3 / A1.5 **WALL SECTION**

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

2 / A1.5 **WALL SECTION**

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



1 / A1.5 **FRONT PORCH WALL SECTION**

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

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WALL SECTIONS

A1.5

SHINGLE COVERED CONT. RIDGE VENT.

DIMENSIONAL SHINGLES O/ SELF ADHERING UNDERLAYMENT O/ 1/2" THK. O/ 1/2" THK. PLYWOOD ROOF SHEATHING W/ ICE AND WATER SHIELD AT LEADING EDGE OF ROOF.

ROOF TRUSSES @ 24" C/C.

INSULATION BAFFLES.

BLOWN INSULATION FOR R-50.

ALUM. VENT SOFFIT.

GUTTERS.

ALUM. WRAPPED P.T. 2 X 6 FASCIA.

5/8" THK. GYP. BRD. CEILING.

CLOSET DOORS BEYOND.

2-1/2" PAINTED DOOR CASINGS, TYP.

9'-1⅛"

TYPICAL EXTERIOR WALL CONSTRUCTION.

3/4" THK. T & G O.S.B. WD. SHEATHING O/ 11-7/8" TJI FLR. JOISTS @ 16" O/C. T YP.

2/4"

WATERPROOFING AT EXPOSED FACE OF I.C.F. WALLS.

2 X 4 WD. STUDS @ 16" C/C W/ P.T. SILL PLATE.

2X WD. TREADS AT STAIR.

(4) 2 X 12 STRINGERS.

8'-1 0"

REINF. I.C.F. FOUNDATION WALLS

4" THK. CONCRETE FLOOR SLAB O/ 10 MIL. VAPOR BARRIER O/ 4" MIN. COMPACTED SAND BASE.

REINF. 20" X 10" CONC. FTR.

10"

4" DRAIN TILES W/ SILT SOCKS.

6 A1.7

3'-6"

4"

9'-3⅜"

DIMENSIONAL SHINGLES O/ SELF ADHERING UNDERLAYMENT O/ 1/2" THK. O/ 1/2" THK. PLYWOOD ROOF SHEATHING W/ ICE AND WATER SHIELD AT LEADING EDGE OF ROOF.

ROOF TRUSSES @ 24" C/C.

ALUM. WRAPPED P.T. 2 X 6 RAKE BRD.

ALUM SOFFIT.

BLOWN INSULATION FOR R-50.

TYP. EXTERIOR WALL CONST.

5/8" THK. FIRECODE GYP. BRD. AT CEILING OF GARAGE.

2 X 4 WD. STUDS @ 16" C/C W/ 7/16" O.S.B. WEATHER BARRIER AND SIDING AT GARAGE WALLS NOT ABUTTING THE HEATED AREAS.

4" THK. CONCRETE SLAB O/ 10 MIL. VAPOR BARRIER O/ 4" COMP. SAND BASE.

P.T. 2 X 4 WD. SOLE PLATE O/ SILL SEALER FASTENED TO FOUNDATION WALL W/ ANCHOR BOLTS @ 48" C/C. AND WITHIN 12" FROM EA. CORNER. MIN. (2) TWO FASTENERS PER SEGMENT OF PLATE.

GRADE.

6" CONCRETE FOUNDATION WALL.

CONCRETE FTR.

2 A1.1

2 A1.6 CROSS SECTION

SCALE: 3/8" = 1'-0"

3 A1.5

1 A1.5

DIMENSIONAL SHINGLES O/ SELF ADHERING UNDERLAYMENT O/ 1/2" THK. O/ 1/2" THK. PLYWOOD ROOF SHEATHING W/ ICE AND WATER SHIELD AT LEADING EDGE OF ROOF.

ROOF TRUSSES @ 24" C/C.

ALUM. SOFFIT.

BLOWN INSULATION FOR R-50.

DIMENSIONAL SHINGLES O/ SELF ADHERING UNDERLAYMENT O/ 1/2" THK. O/ 1/2" THK. PLYWOOD ROOF SHEATHING W/ ICE AND WATER SHIELD AT LEADING EDGE OF ROOF.

ROOF TRUSSES @ 24" C/C.

RECESSED EXTERIOR LIGHT FIXTURE.

GUTTERS.

ALUM. WRAPPED P.T. 2 X 6 FASCIA.

ALUM. BEAD BRD. CEILING.

1 A1.7

3 A1.7

COMPOSITE WRAPPED HEADER.

COMPOSITE WRAPPED COLUMN.

TYPICAL EXTERIOR WALL CONSTRUCTION.

REINF. CONCRETE SLAB O/ 10 MIL. VPAOR BARRIER O/ 4" MIN. COMPACTED SAND

REINF. CONCRETE FOUNDATION WALL.

RIENF. CONCRETE FTR.

REINF. I.C.F. FOUNDATION WALLS

REINF. 20" X 10" CONC. FTR.

4" DRAIN TILES W/ SILT SOCKS.

2 A1.7

3'-6"

7¾"

10½"

2'-10"

2 A1.5

DIMENSIONAL SHINGLES O/ SELF ADHERING UNDERLAYMENT O/ 1/2" THK. O/ 1/2" THK. PLYWOOD ROOF SHEATHING W/ ICE AND WATER SHIELD AT LEADING EDGE OF ROOF.

ROOF TRUSSES @ 24" C/C.

ALUM. WRAPPED P.T. 2 X 6 RAKE BRD.

ALUM SOFFIT.

BLOWN INSULATION FOR R-50.

TYP. EXTERIOR WALL CONST.

5/8" THK. GYP. BRD. AT CEILING OF GARAGE.

2 X 6 WD. STUDS @ 16" C/C W/ 7/16" O.S.B. WEATHER BARRIER AND SIDING AT GARAGE WALLS NOT ABUTTING THE HEATED AREAS.

CASED DOOR BEYOND.

WD. BASE.

3/4" THK. T & G WD. FLOOR SHEATHING O/ 11-7/8" TJI FLOOR JOISTS @ 16" C/C

LADDER FRAMING WHERE WALLS ARE PARALLEL WITH JOISTS.

P.T. 2 X 12 WD. SOLE PLATE O/ SILL SEALER FASTENED TO FOUNDATION WALL W/ ANCHOR BOLTS @ 32" C/C. AND WITHIN 12" FROM EA. CORNER. MIN. (2) TWO FASTENERS PER SEGMENT OF PLATE.

WATERPROOFING AT EXTERIOR FACE OF I.C.F. WALL.

2 X 4 WD. STUDS @ 16" C/C. GYP. BRD. AT STAIRWELL SIDE OF WALL ONLY.

4" THK. CONCRETE FLOOR SLAB O/ 10 MIL. VAPOR BARRIER O/ 4" MIN. COMPACTED SAND BASE.

CONCRETE FTR.

DRAIN TILE W/ SILT SOCK.

1 A1.6 CROSS SECTION

SCALE: 3/8" = 1'-0"

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SHEET DATES / DESC.
11/25/23 PERMITS
1/30/24 REVISIONS

NEW CONSTRUCTION

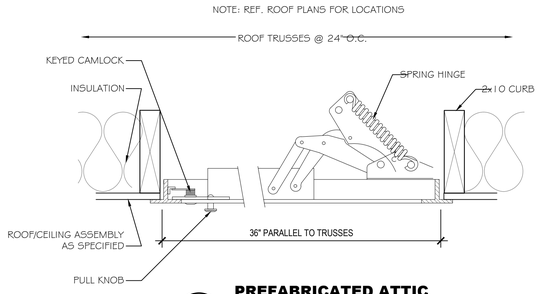
2101 REO ROAD

INGHAM COUNTY LAND BANK

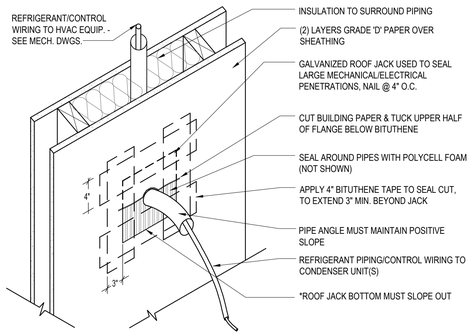
LANSING, MICHIGAN

CROSS SECTIONS

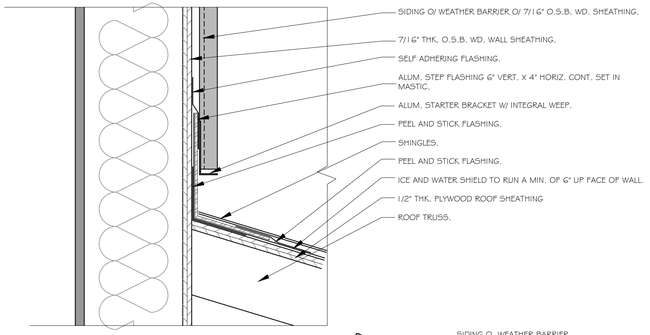
A1.6

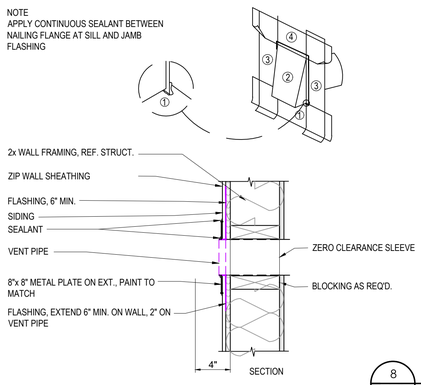


7 A1.7 **PREFABRICATED ATTIC ACCESS DETAIL**
SCALE: 1-1/2" = 1'-0"



5 A1.7 **CONDENSER LINE EXTERIOR WALL PENETRATION DETAIL**
SCALE: 1-1/2" = 1'-0"





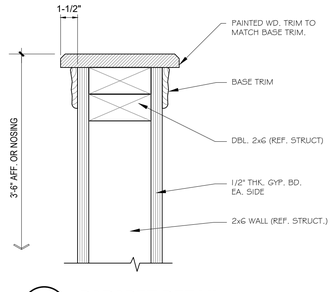
1- SILL FLASHING
9-INCH MINIMUM WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MINIMUM 9-INCHES BEYOND ROUGH OPENING
- DO NOT OVERLAP THE TOP OF SILL FRAMING
- ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH

2- METAL EXTERIOR VENT
26- GAUGE MINIMUM GALVANIZED SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.

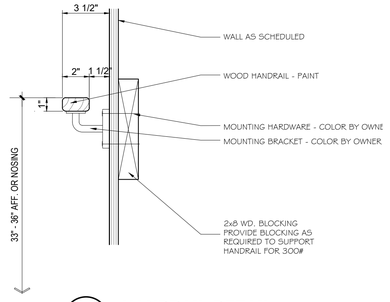
3- JAMB FLASHING
9-INCH MINIMUM WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE. FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTRURE HEAD FLASHING.
- DO NOT FASTEN THE BOTTOM 9-INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SLIPPED UDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

4- HEAD FLASHING
APPLY SELF- ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING

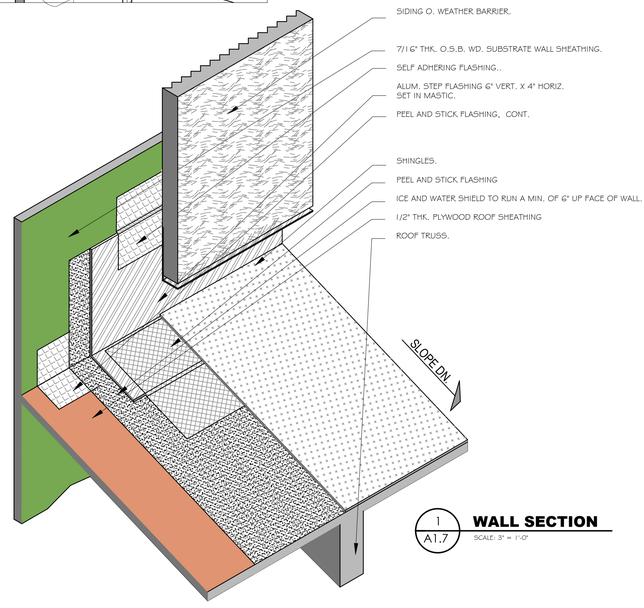
8 A1.7 **DRYER VENT EXTERIOR WALL PENETRATION DETAIL**
SCALE: 1-1/2" = 1'-0"



6 A1.7 **PARAPET DETAIL**
SCALE: 1-1/2" = 1'-0"



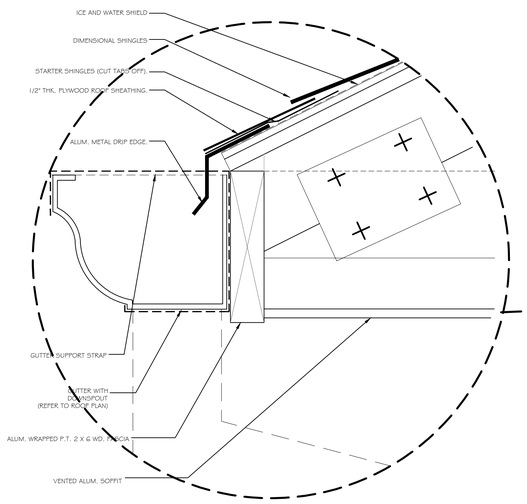
4 A1.7 **HANDRAIL DETAIL**
SCALE: 1-1/2" = 1'-0"

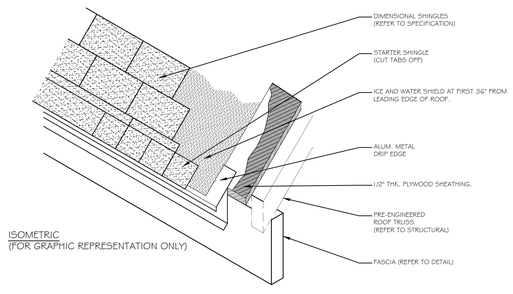


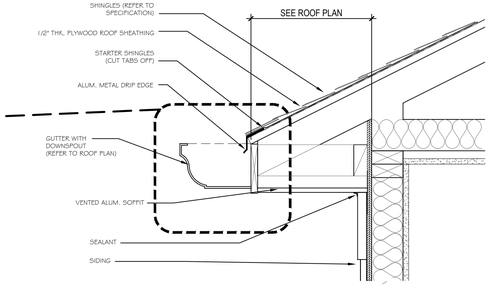
1 A1.7 **WALL SECTION**
SCALE: 3" = 1'-0"

REF. TO ROOF PLANS FOR GUTTER LOCATIONS

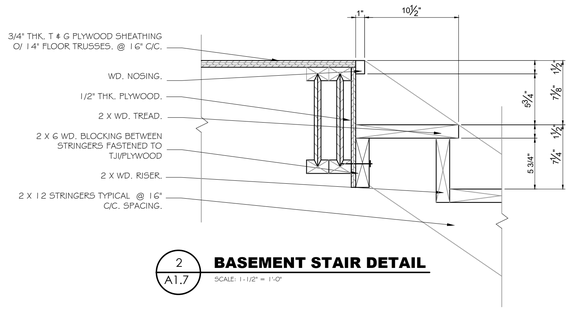
GUTTER/D.S. SUPPLIER TO VERIFY SIZE REQUIREMENTS







3 A1.7 **WALL SECTION**
SCALE: 1-1/2" = 1'-0"



2 A1.7 **BASEMENT STAIR DETAIL**
SCALE: 1-1/2" = 1'-0"

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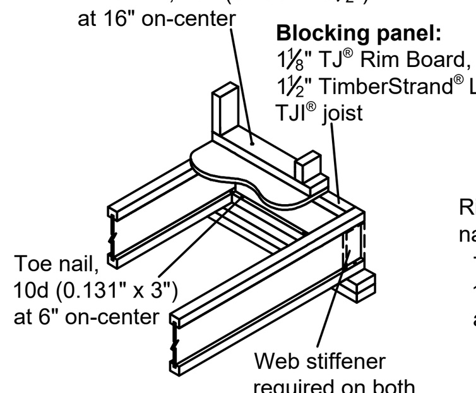
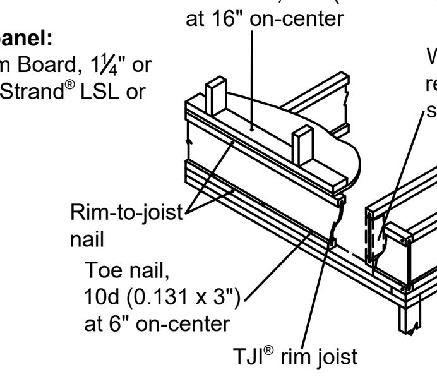
DETAILS

A1.7

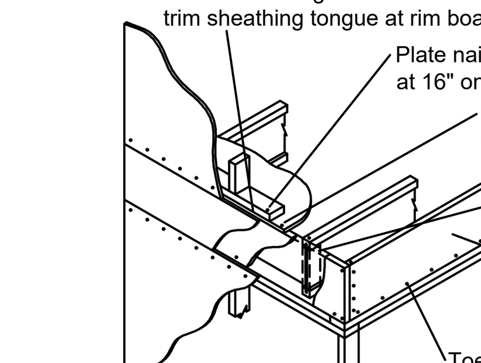
THINK SAFETY, READ INSTALLATION INFORMATION BEFORE PROCEEDING

JOIST DETAILS

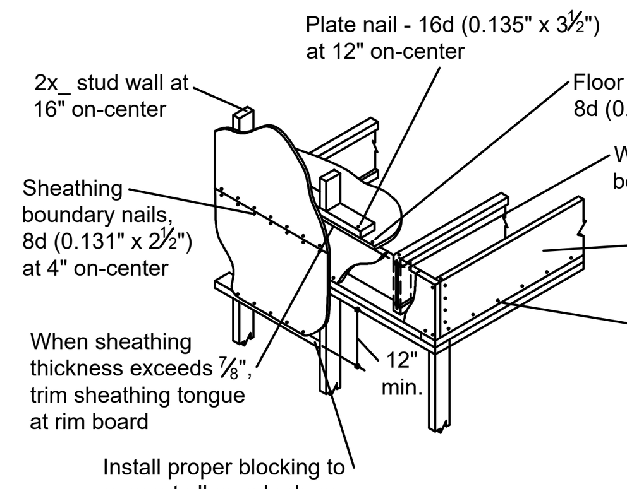




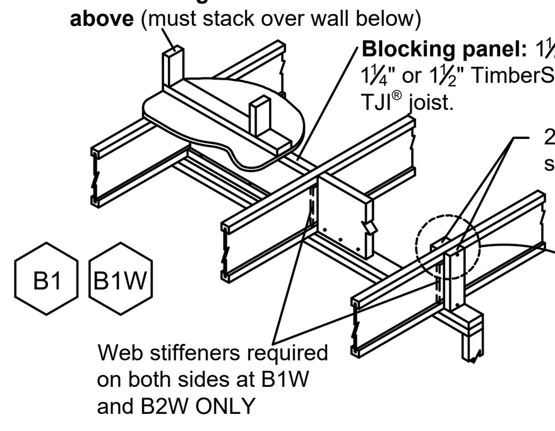
Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 detail.



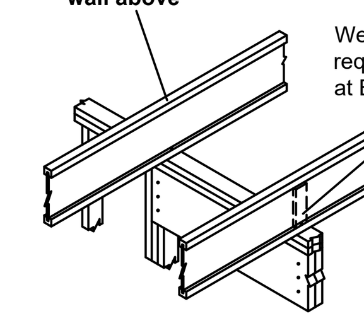
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing,* TJ-9001.



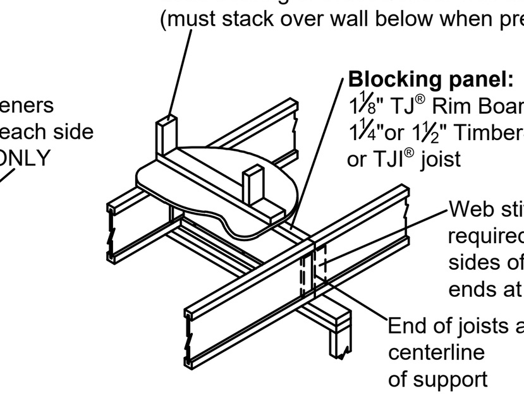
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing,* TJ-9001.

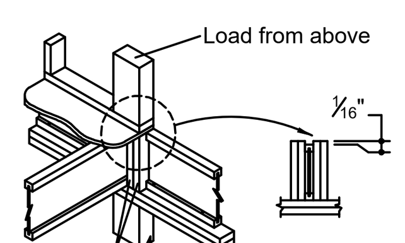


Blocking panels may be required with braced/shear walls above or below — see detail B1

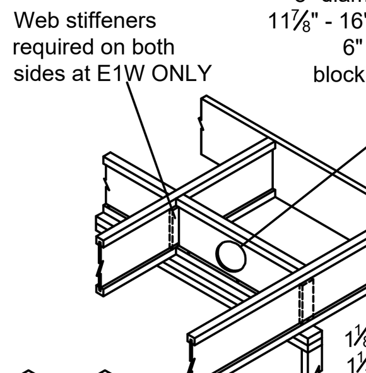


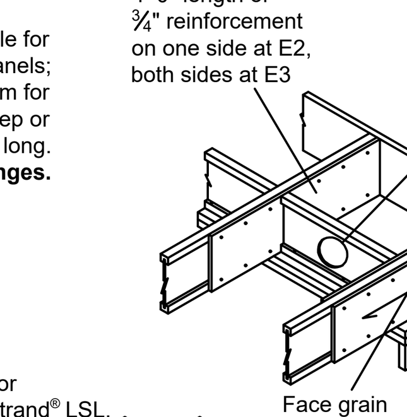
Blocking panels may be required with braced/shear walls above or below — see detail B1

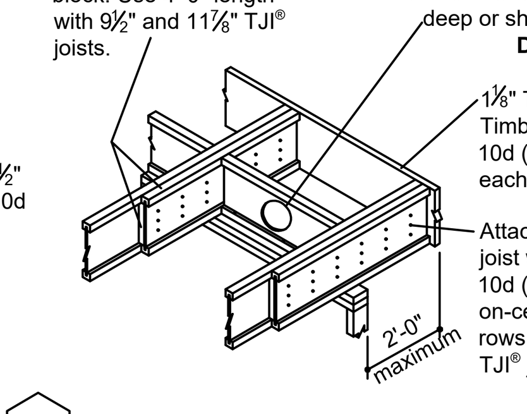




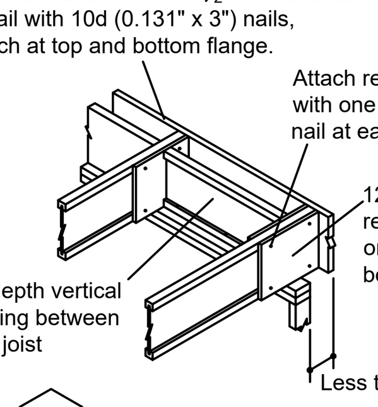
Use 2x4 minimum squash blocks to transfer load around TJI® joist

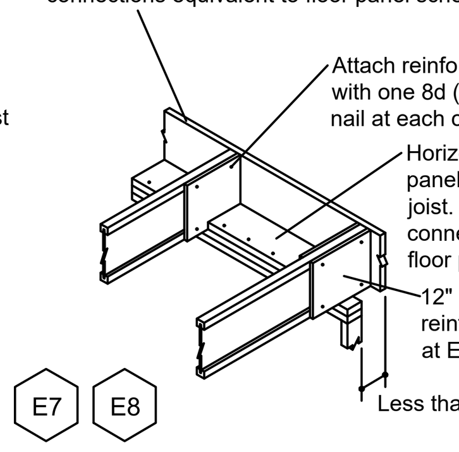


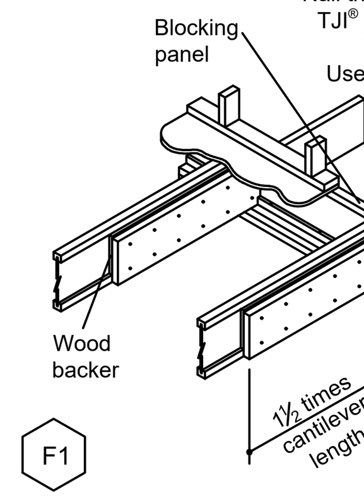


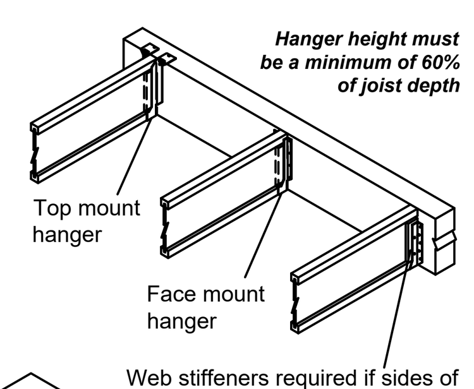


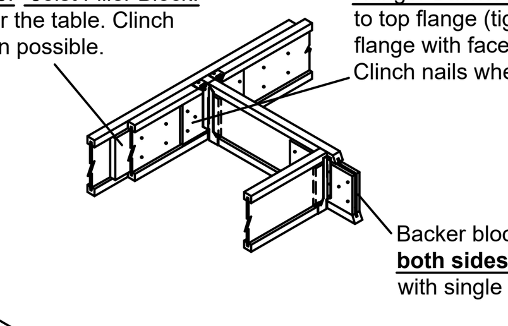
Not for use with 3½" TJI® joist flange widths



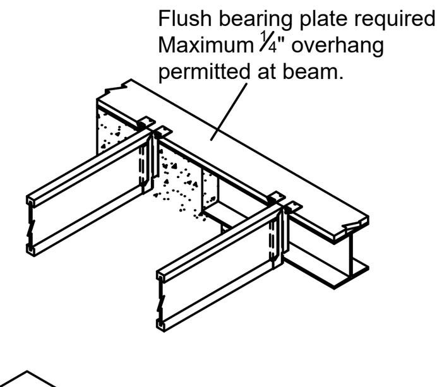




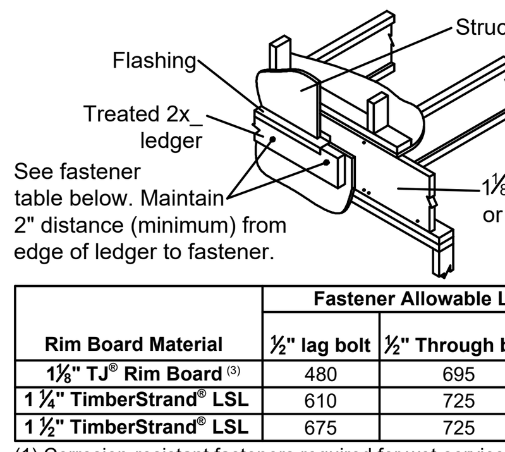




With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions. For nailing requirements see page 5, TJ - 9001, *Weyerhaeuser installation Guide for Floor and Roof Framing, TJ-9001.*



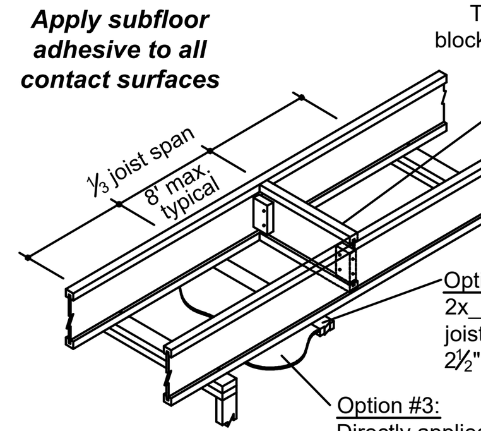
EXTERIOR DECK ATTACHMENT



Rim Board Material	Fastener Allowable Load(2) (lbs/bolt): ½" lag bolt	½" Through bolt	½" Through bolt with Air Space
1⅛" TJ® Rim Board (3)	480	695	615(4)
1¼" TimberStrand® LSL	610	725	
1½" TimberStrand® LSL	675	725	

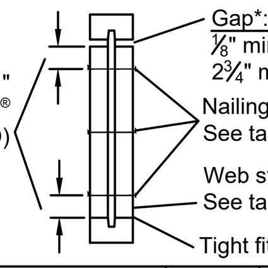
(1) Corrosion-resistant fasteners required for wet-service applications.
(2) Allowable load determined in accordance with ASTM D7672.
(3) 1⅛" TJ® Rim Board is allowed with joist depths ≤16" only.
(4) Maximum ½" shimmed air space.

Apply subfloor adhesive to all contact surfaces



When specified on the layout, one of the bracing options above is required

WEB STIFFENER ATTACHMENT



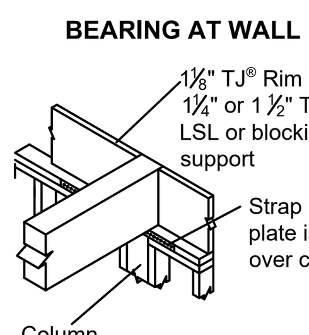
* With point load from above, and no support below, install web stiffener tight to top flange (gap at bottom flange)

TJI® Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements: Type	Number Nails: End	Intermediate
110 210 230 & 360	All All All	⅝" x 2 5/16"(1) ¾" x 2 5/16"(1) ⅞" x 2 5/16"(1)	8d (0.113" x 2½")	3	3
560	All	2x4(2)	16d (0.135" x 3½")		
560D	18" 20" 22"(3) 24"(3)	2x4(2)	16d (0.135" x 3½")	4 5 6 6	4 5 11 13

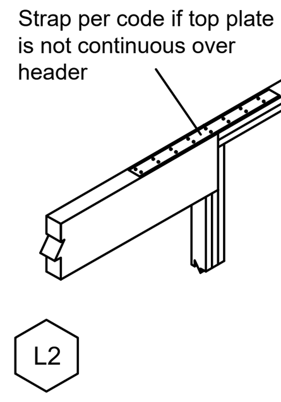
(1) PS1 or PS2 sheathing, face grain vertical
(2) Construction grade or better
(3) Web stiffeners are always required for 22" and 24" TJI® 560D Joists

BEAM DETAILS

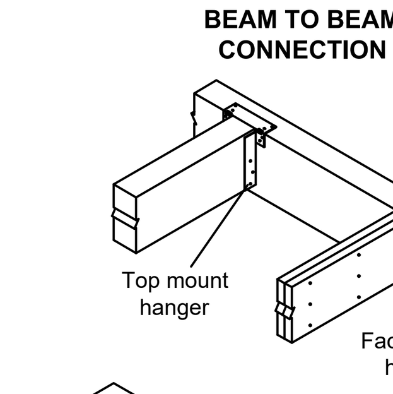
BEARING AT WALL



BEARING FOR DOOR OR WINDOW HEADER

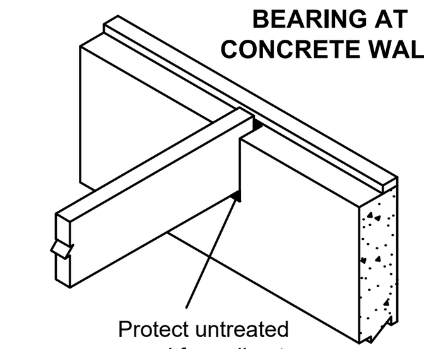


BEAM TO BEAM CONNECTION

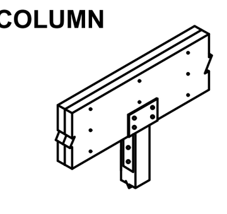


See current Weyerhaeuser literature for framing connectors

BEARING AT CONCRETE WALL



BEARING AT COLUMN



Verify column capacity and beam bearing length. See current Weyerhaeuser literature.

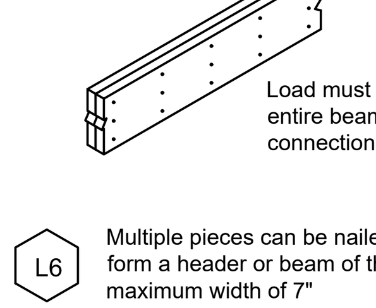
Multiple-Member Connections for Top-Loaded Beams

Fastener Installation Requirements

Piece Width	# of Plies	Fastener: Type(1)	Min. Length	# Rows	O.C. Spacing	Location
1¾"	2	10d nails	3"	3(2)	12"	One side
		12d-16d nails	3¼"	2(2)		
		Screws	3⅜" or 3½"	2	24"	
	3	10d nails	3"	3(2)	12"	Both sides
		12d-16d nails	3¼"	2(2)		
		Screws	3⅜" or 3½"	2	24"	Both sides
			5"			One side
	4	10d nails(3)	3"	3(2)	12"	One side (per ply)
		12d-16d nails(3)	3¼"	2(2)		
		Screws	5" or 6"	2	24"	Both sides
			6¾"			One side
3½"	2	Screws	5" or 6"	2	24"	Both sides
			6¾"			One side
		½" bolts	8"	2	24"	-

(1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, USP WS, or TrussLOK®
(2) An additional row of nails is required with depths of 14" or greater.
(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.

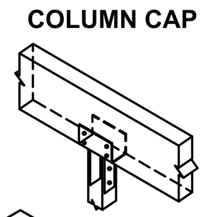


Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

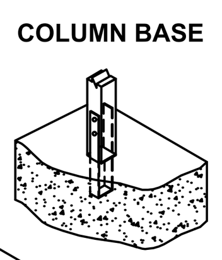
Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"

COLUMN DETAILS

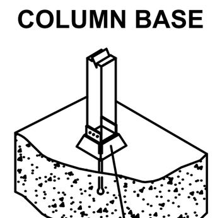
BEAM ON COLUMN CAP



COLUMN BASE

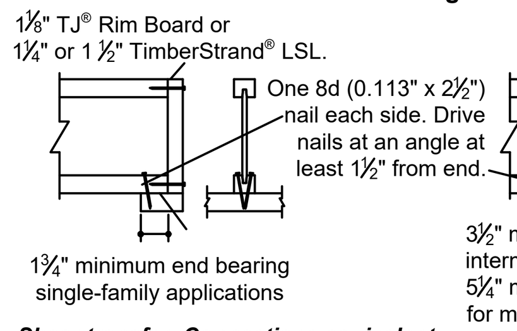


ELEVATED COLUMN BASE



NAILING AT BEARING (FLOOR)

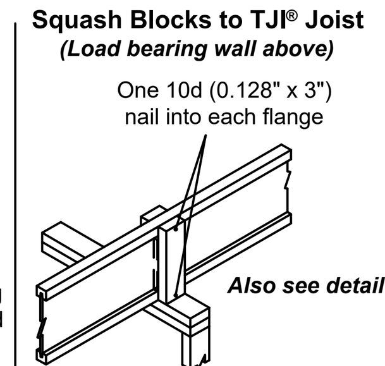
TJI® Joist to Bearing Plate



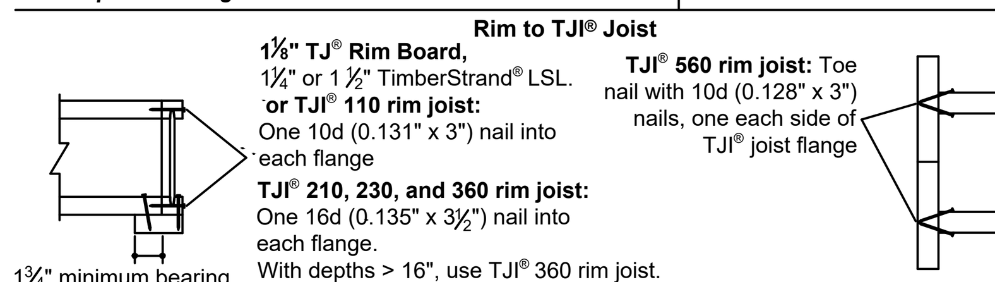
Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist

(Load bearing wall above)



Rim to TJI® Joist

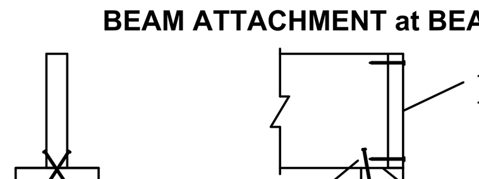


1⅛" TJ® Rim Board, 1¼" or 1½" TimberStrand® LSL. **or TJI® 110 rim joist:** One 10d (0.131" x 3") nail into each flange
TJI® 210, 230, and 360 rim joist: One 16d (0.135" x 3½") nail into each flange. With depths > 16", use TJI® 360 rim joist.

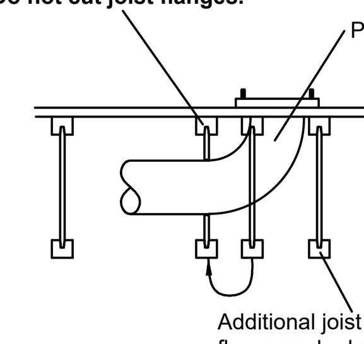
TJI® 560 rim joist: Toe nail with 10d (0.128" x 3") nails, one each side of TJI® joist flange

Locate rim board joint between joists.

BEAM ATTACHMENT at BEARING



See framing plan (if applicable) or Weyerhaeuser *Installation Guide for Floor and Roof Framing, TJ-9000.* For minimum end and intermediate bearing lengths.



INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).

FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

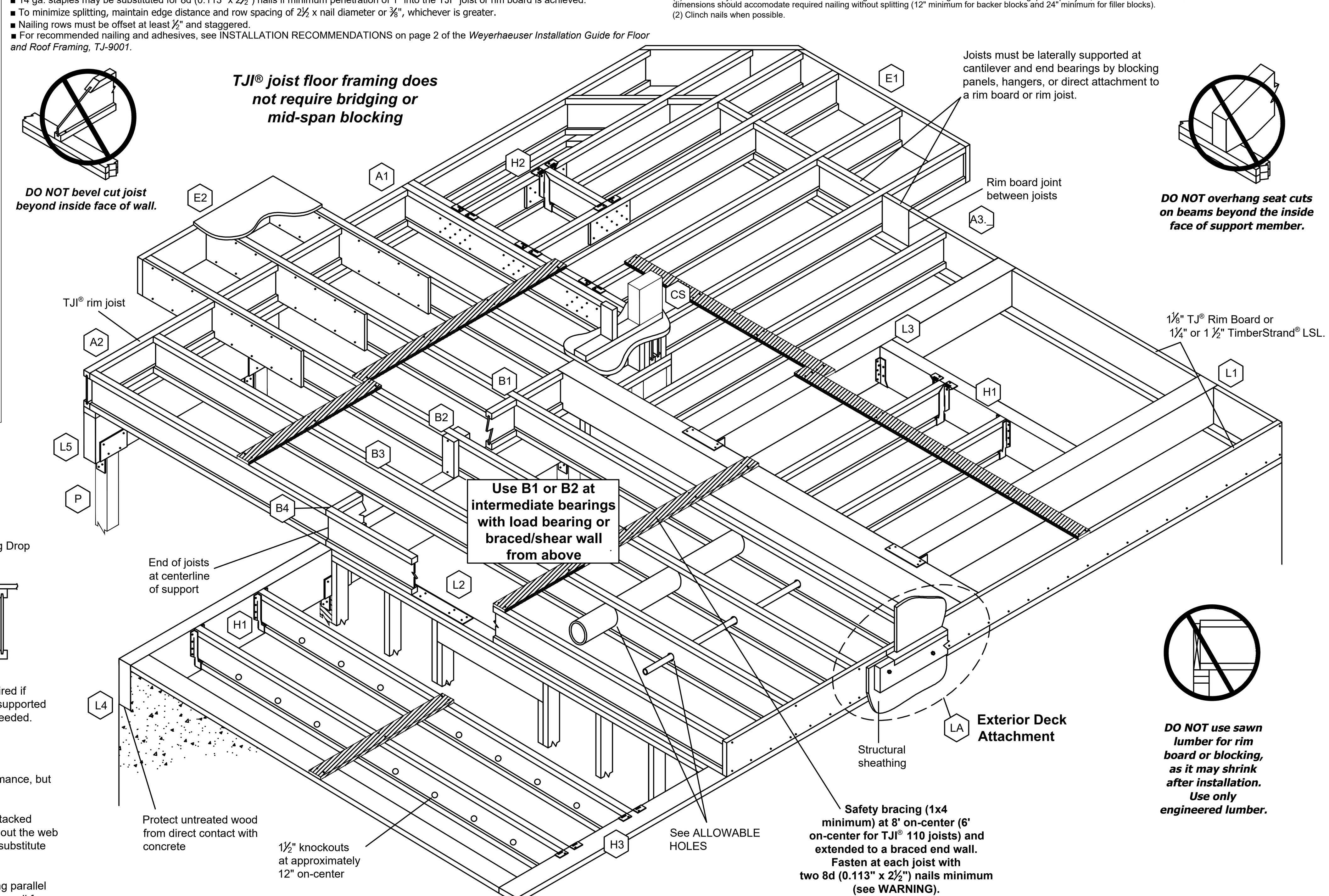
Nail Size	TJI®(1)(2) 110, 210, and 230	TJI® 360 and 560	Rim Board 1⅛" TJ® Rim Board	TimberStrand® LSL 1¼"	TimberStrand® LSL 1½"	1¾" TimberStrand® LSL or wider	Microllam® LVL	Parallam® PSL
8d (0.113" x 2½"), 8d (0.131" x 2½")	4"	3"	6"	4"	3"	3"	4"	4"
10d (0.148"x 3"), 12d (0.148"x 3¼")	4"(3)	4"(3)	6"	4"	3"	3"	5"	4"
16d (0.162"x 3½")	6"	6"	16"(4)	6"(5)	6"(5)	6"(6)	8"(4)	6"

(1) Stagger nails when using 4" on-center spacing and maintain ⅜" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing for TJI® joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI® joists.
(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.
(3) With 10d (0.148" x 1½") nails, spacing can be reduced to 3" on-center for light gauge steel straps.
(4) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1¼" (to minimize splitting).
(5) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1¼" (to minimize splitting).
(6) Can be reduced to 3½" on-center if nail penetration into the narrow edge is no more than 1¼" (to minimize splitting).
■ Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
■ Maximum nail spacing for TJI® joists is 18" on-center.
■ 14 ga. staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.
■ To minimize splitting, maintain edge distance and row spacing of 2½ x nail diameter or ⅜", whichever is greater.
■ Nailing rows must be offset at least ½" and staggered.
■ For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the *Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.*

FILLER and BACKER BLOCK SIZES

TJI® Joists		110	110	210	210	230 or 360	230 or 360	360	560	560	560	560D
Depth		9½"-11⅞"	14"-16"	9½"-11⅞"	14"-16"	9½"-11⅞"	14"-16"	18"-20"	11⅞"	14"-16"	18"-20"	22"-24"
Filler Block (1) (Detail H2)		2x6	2x8	2x6 + ⅜" sheathing	2x8 + ⅜" sheathing	2x6 + ½" sheathing	2x8 + ½" sheathing	2x12 + ½" sheathing	Two 2x6	Two 2x8	Two 2x12	Four ¾" x 15" sheathing
Cantilever Filler (Detail E4)		2x6 4'-0" long	2x10 6'-0" long	2x6 + ⅜" sheathing 4'-0" long	2x10 + ⅜" sheathing 6'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 6'-0" long	Not applicable	Not applicable			
Backer Block (1) (Detail F1 or H2)		⅝" or ¾"		¾" or ⅞"		⅞" or 1" Net			2x6	2x8	2x12	Two ¾" x 15" sheathing
Nail Size	Filler	10d (0.128" x 3")							16d (0.135" x 3½")			
	Backer								10d (0.128" x 3")			
Nail Quantity(2)	Filler	10 (15 for multi-family applications)						15 one side	10 (15 for mulit-family) each side		15 each side	25 each side
	Backer							15	10 (15 for mulit-family)		15	15

(1) If necessary, increase filler and backer block height for face mount hangers and maintain ⅛" gap at top of joist; see detail W. Filler and backer block dimensions should accomodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).
(2) Clinch nails when possible.



This sheet is intended as a supplement to the Weyerhaeuser *Installation Guide for Floor and Roof Framing*, TJ-9001, and the *Deep Depth Trus Joist TJI Joist Installation Guide*, TJ-9006, which should be referenced for additional information. REFERENCE OTHER MANUFACTURERS DETAILS FOR THEIR INSTALLATION GUIDES.

ALLOWABLE HOLES - TJI® Joists

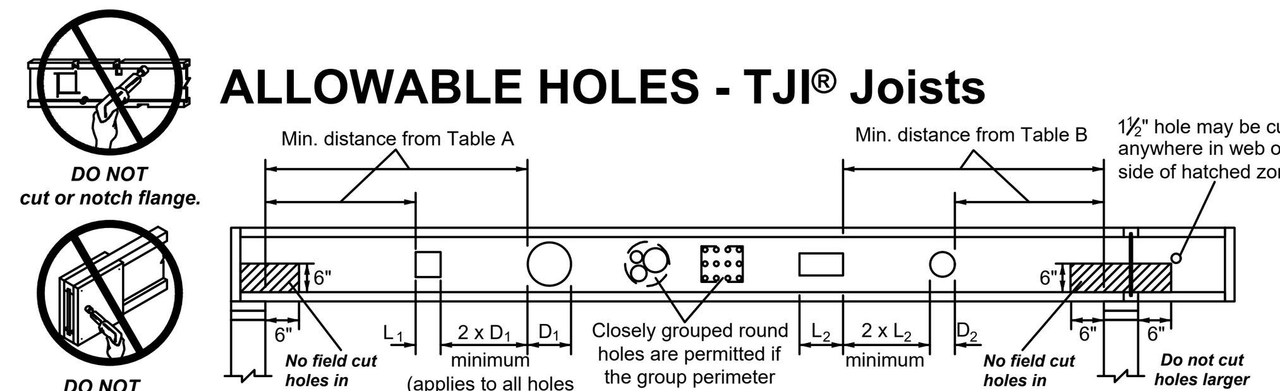


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	Round 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	Square/Rect 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	5'-6"				
	560	1'-6"	2'-6"	3'-6"	5'-0"	7'-0"					2'-0"	3'-0"	4'-0"	5'-6"	6'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"		
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"		
	560	1'-6"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"		1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"		1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	7'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-6"	7'-0"	10'-0"	11'-0"	12'-0"

JOIST DEPTH	TJI®	Round 4"	6"	7"	8"	10"	12"	14¾"	16¾"		Square/Rect 4"	6"	7"	8"	10"	12"	14¾"	16¾"	
18"	360	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	9'-6"			1'-0"	3'-0"	4'-6"	6'-0"	10'-0"	11'-0"	13'-6"		
	560	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	7'-0"	10'-6"			2'-0"	5'-0"	6'-6"	8'-0"	11'-0"	12'-0"	14'-0"		
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-0"		1'-0"	1'-6"	3'-0"	4'-6"	8'-0"	11'-6"	13'-6"	15'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	8'-6"	11'-0"		1'-0"	3'-6"	5'-0"	7'-0"	10'-6"	13'-0'	14'-6"	15'-6"	

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	Round 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	Square/Rect 2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"				
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"					3'-0"	4'-6"	5'-6"	7'-6"	8'-0"				
	560	3'-6"	5'-0"	6'-0"	7'-6"	10'-0"					4'-0"	5'-6"	6'-6"	8'-0"	9'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	8'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4-6"	8'-6"	11'-6"	15'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

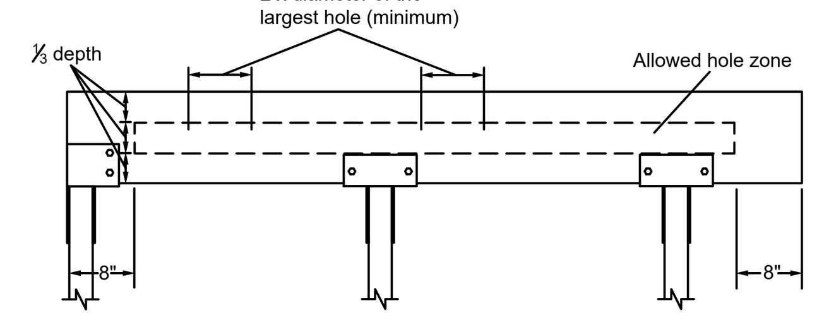
JOIST DEPTH	TJI®	Round 4"	6"	7"	8"	10"	12"	14¾"	16¾"		Square/Rect 4"	6"	7"	8"	10"	12"	14¾"	16¾"	
18"	360	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	14'-6"			1'-0"	4'-0"	6'-6"	9'-0"	14'-6"	16'-6"	19'-0"		
	560	1'-0"	1'-0"	1'-0"	2'-0"	6'-0"	10'-0"	15'-6"			1'-0"	6'-0"	8'-6"	11'-6"	16'-6"	18'-0"	19'-6"		
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-0"		1'-0"	1'-6"	4'-0"	7'-0"	12'-6"	16'-6"	19'-0"	20'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	11'-6"	15'-6"		1'-0"	3'-0"	6'-0"	8'-6"	14'-0"	17'-6'	19'-0"	20'-6"	

Rectangular holes based on measurement of longest side.

- Leave ⅛" of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



1.55 E TimberStrand® LSL

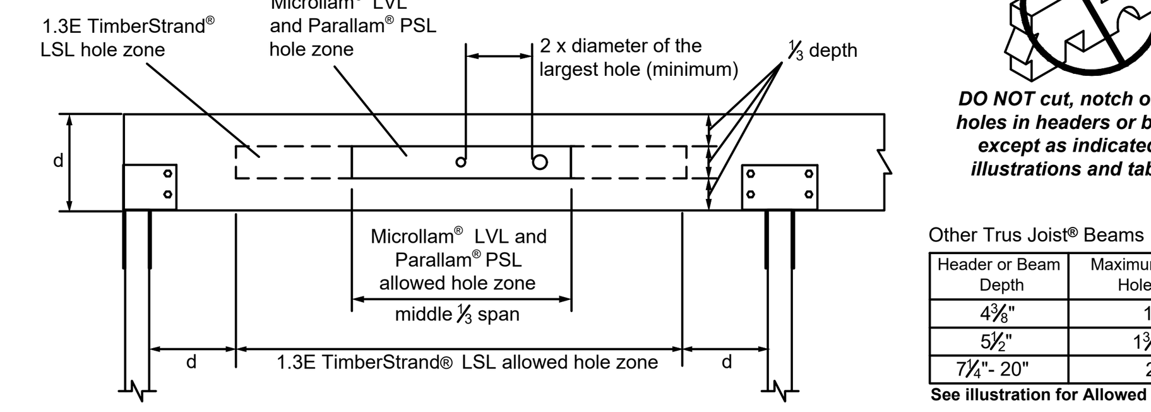
Header or Beam Depth	Maximum Round Hole Size
9¼"-9½"	3"
11¼"-11⅞"	3⅝"
14"-16"	4⅝"

See illustration for allowed hole zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads anywhere along the member**.
- Round holes only
- No holes in headers or beams in plank orientation.

Other Trus Joist® Headers and Beams



Other Trus Joist® Beams

Header or Beam Depth	Maximum Round Hole Size
4⅜"	1"
5½"	1¾"
7¼"- 20"	2"

See illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

WARNING

Joists are unstable until braced laterally

Bracing Includes:

- Blocking
- Hangers
- Sheathing
- Rim Board
- Strut Lines
- Rim Joist

DO NOT walk on joists until braced. INJURY MAY RESULT.

DO NOT walk on joists that are lying flat.

DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

WARNING NOTES:

Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.
4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within 1/2" from true alignment.

Warning: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

October 2017 Reorder TJ-4015

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SHEET DATES / DESC.
12/15/2023 PERMITS
1/30/2024 REVISIONS

NEW CONSTRUCTION

2101 REO ROAD

INGHAM COUNTY LAND BANK

LANSING,MICHIGAN

DETAILS

A1.8

GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING GERERAL NOTES AND / OR TO THE CURRENT MICHIGAN BUILDING CODE, AND / OR LOCAL GOVERNING CODES.
IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

GENERAL

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015. A COPY OF THE CODE BOOK SHOULD BE RETAINED BY THE BUILDER/ GENERAL CONTRAC TOR FOR REFERENCE BY THE ON SITE CONSTRUCTION PERSONAL. ALL CONSTRUCTION SHALL CONFORM TO ALL REQUIREDMENTS OF THE CURRENT CODE.

THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODES, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THIS SITE DURING CONSTRUCTION AND / OR DURING OCCUPANCY SHALL NOT BE USED IN THIS PROJECT.

ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OSHA CODES, RULES, AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

CONTRACTORS SHALL ADHERE TO ALL APPLICABLE RECOMMENDATIONS FOR THE INSTALLATION OF THEIR SPECIFIC SCOPE OF WORK BY STANDARDS THAT ARE LISTED WITHIN THESE CONSTRUCTION DOCUMENTS.

CORRIDOR AND STAIRWAY LIGHTING

ELECTRICAL CONTRACTOR SHALL PROVIDE FIXTURES WITH ADEQUATE ILLUMINATION TO MEET THE REQUIRED FOOT CANDLE LEVELS AT FLOOR AND STAIR TREADS PER CODE.

CONTRACTOR MAY PROVIDE ADDITIONAL FIXTURES NOT SHOWN ON PLAN TO MEET THESE REQUIREMENTS.

ACTIVATION OF THE STAIRWAY LIGHTING SHALL BE WIRED DIRECTLY TO THE HOUSE ELECTRICAL PANEL.

WINDOWS AND GLAZING

ALL WINDOWS WITH 18" OF FINISHED FLOOR AND AS PERSCRIBED ELSEWHERE WITHIN THE BUILDING CODE SHALL BE TEMPERED. ALL DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS. ALL WINDOW UNITS SHALL BE INSULATED WITH LOW-E AND ARGON FILLED.

PROVIDE EPDM FLASHING AT ALL WINDOW HEAD AND SILL CONDITIONS W/ WEEPS AT 24" C/C. AT ALL MASONRY WALL LOCATIONS.

GLASS SIZES SHOWN ARE FOR REFERENCE ONLY. GLAZING CONTRACTOR SHALL FIELD MEASURE ALL ROUGH OPENINGS FOR WINDOWS PRIOR TO FABRICATION.

OPERATING SASH ARE SHOWN FOR BASIC SIZING ONLY. FINAL SIZE FOR ROUGH OPENING AND GLAZING SIZES SHALL BE PER SELECTED WINDOW MANUFACTURER'S STANDARDS.

PROVIDE ALL REQUIRED SAFETY GLASS IN ACCORDANCE WITH ALL APPLICABLE CURRENT BUILDING CODES.

DOORS:

ALL DOORS SHALL BE 6'-8" HIGH UNLESS NOTED OTHERWISE. ACTUAL DOOR SELECTION TO BE BY OWNER. OR AS INDICATED ELSEWHERE WITHIN THESE PLANS.

ALL OTHER DOORS HEIGHTS SHALL BE COORDINATED W/OWNER AND / OR GENERAL CONTRACTOR.

STAIRS

ALL STAIRS SHALL HAVE 10-1/2" TREADS MIN. AND 7-1/2" RISERS MAX.

HANDRAILS SHALL HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34" & 38" RESPECTIVELY MEASURED VERTICALLY FROM THE NOSING OF THE STAIR. HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR, AND AS DESCRIBED BY THE BUILDING CODE.

THE HANDGRIP PORTION OF THE HANDRAIL SHALL HAVE A CIRCULAR CROSS SECTION DIMENSION OF 1 1/2" OR PROVIDING AN EQUIVALENT GRASPING SURFACE.

GUARD RAIL

BALUSTERS SHALL BE SPACED SO THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING

GUARD RAILS SHALL MEET THE FOLLOWING:

GUARDRAILS AT PORCHES, BALCONIES, OR RAISED FLOOR SURFACE WITH A HEIGHT DIFFERENTIAL OF 30" OR MORE SHALL BE A MINIMUM OF 42" HIGH. HEIGHT DIFFERENTIAL OF LESS THAN 30", GUARDRAIL CAN BE 36" IN HEIGHT.

SMOKE DETECTORS / ALARMS:

EACH SLEEPING ROOM SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) SMOKE DETECTOR (LOCAL FIRE DEPARTMENT APPROVED AND UNDERWRITER'S LABORATORIES TESTED AND LABELED) AND ONE SMOKE DETECTOR INSTALLED IN COMMON AREA (HALL OR CORRIDOR) ADJACENT TO THE SLEEPING ROOMS (WITHIN 10 FEET OF ALL BEDROOM DOORS. ALSO PROVIDE A MINIMUM OF ONE (1) SMOKE DETECTOR ON EACH FLOOR. THE SMOKE DETECTOR IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. THE DETECTOR SHALL BE WIRED IN SUCH A WAY THAT THE ACTIVATION OF ONE (1) ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALL SMOKE DETECTORS SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FOAM PLASTICS:

ALL FOAM PLASTICS OR FOAM PLASTIC CORED MATERIAL USED IN BUILDING CONSTRUCTION SHALL HAVE SURFACE BURNING CHARACTERISTICS OR A THERMAL BARRIER AS DESCRIBED IN SECTION R-318 UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

MINIMUM FOOTING DEPTH SHALL BE 3'-6" BELOW FINISHED GRADE.

SOILS:

OWNER SHALL PROVIDE SOIL TESTS. ALL FOUNDATIONS HAVE BEEN DESIGNED TO 2500 PSF. SOIL BEARING CAPACITY. BEARING MATERIAL SHALL BE CLASS GW OR GP. IF ANY OTHER MATERIALS OR LOWER BEARING CAPACITY ARE ENCOUNTERED NOTIFY THE ARCHITECT FOR RE-EVALUATION OF FOOTING SIZES.

CONCRETE:

CONCRETE STRENGTH SHALL BE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS FOR ALL FOOTINGS, THICKENED SLABS AND CONCRETE SLABS NOT EXPOSED TO THE WEATHER. ALL CONCRETE EXPOSED TO WEATHER SHALL BE 4000 PSI COMPRESSIVE STRENGTH WITH 6% +/- 1% ENTRAINED AIR. CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATION OF C.R.S.I. AND A.C.I.

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 UNLESS OTHERWISE SHOWN OR NOTED. ALL REINFORCING BARS SHALL BE DEFORMED.

REMOVE ALL FILL AND ORGANIC MATERIALS FROM AREAS TO RECEIVE FLOOR SLABS.

BACKFILL SHALL NOT BE PLACED AGAINST WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE OR PROPERLY BRACED. ALL FOUNDATION WALLS SHALL BE BACKFILLED WITH GRANULAR SOIL. NO CLAY SHALL BE USED FOR BACKFILL.

ALL BLOCK SHALL BE TYPE N-1: MORTAR IS TO BE TYPE "S": HORIZONTAL WIRE REINFORCING SHALL BE AT 16: O.C. IN ALL MASONRY WALLS.

BRICK SHALL MEET ASTM STANDARDS FOR SOLID BRICK UNITS AND/OR HOLLOW UNITS.

PROVIDE SILL PLATE ANCHOR BOLTS AT 4'-0" O.C. (MAX.) AND 12" (MAX.) /4" (MIN.) FROM END OF SILL PLATES. ANCHOR BOLTS SHALL BE 1/2" DIAMETER (MIN.) AND SHALL EXTEND 15" (MIN.) INTO GROUTED CONCRETE BLOCK OR 8" (MIN.) INTO POURED IN-PLACE CONCRETE FOUNDATION OR THROUGH GROUTED CONCRETE BLOCK PLUS 7" INTO POURED CONCRETE.

PROVIDE RIGID INSULATION AT ALL PERIMETER SLAB ON GRADE CONDITIONS. SEE DETAILS AND SECTIONS FOR MORE INFORMATION.

SITE

SEE CIVIL ENGINEERING DRAWINGS FOR INFORMATION REGARDING THIS SECTION.

DAMPPROOFING AND WATERPROOFING:

DAMPPROOFING AND WATERPROOFING SHALL COMPLY WITH MICHIGAN BUILDING CODE 2015.

PROVIDE 10 MIL. VAPOR BARRIER UNDER ALL CONCRETE SLAB ON GRADE CONDITIONS W/ 24" LAPS.

STEEL:

ALL STEEL COLUMNS SHALL BE SHOP COATED WITH RUST-INHIBITIVE PAINT ON ALL SURFACES (INSIDE AND OUTSIDE).

THE COLUMNS SHALL BE RESTRAINED AT THE BOTTOM TO PREVENT LATERAL DISPLACEMENT. STEEL COLUMNS SHALL BE OF SIZE NOTED ON DRAWINGS.

FLOOR FRAMING

WOOD FRAMING SHALL COMPLY WITH THE MICHIGAN BUILDING CODE 2015 AND ALL RECOMMEDNATIONS AND SPECIFICATIONS BY PREMANUFACTURERED FLOOR AND ROOF TRUSS MANUFACTURERS STOCK DETAILS.

SEE MANUFACTURER'S SPECIFICATIONS FOR ALLOWABLE CUTTING AND BORING OF PRE-ENGINEERED MATERIALS USED IN FLOOR FRAMING.

BEARING WALLS:

PROVIDE SOLID BLOCKING UNDER ALL POINT LOAD CONDITIONS CONTINUOUS TO SOLID BEARING AT HEADERS OR FOUNDATION.

PROVIDE SOLID BLOCKING BETWEEN JOIST UNDER ALL BEARING WALLS PERPENDICULAR TO FRAMING DIRECTION.

WALL SHEATHING:

PROVIDE 7/16" THK. PLYWOOD WALL SHEATHING AT EXTERIOR FACE OF STUDS, TYPICAL FOR ALL NEW EXTERIOR WALLS UNLESS NOTED OTHERWISE (U.N.O.). TYVEK WEATHER WRAP OR EQUAL, SHALL BE PLACED OVER ALL WD. SHEATHING AND VYCOR PLUS WINDOW FLASHING SURROUNDING ALL WINDOWS AND DOORS.

ROOF/FLOOR TRUSSES-CEILING CONSTRUCTION:

WOOD ROOF TRUSSES SHALL BE PRE-ENGINEERED AND SHALL BE DESIGNED, FABRICATED AND CONSTRUCTED OFF-SITE AND INSTALLED BY FRAMING CONTRACTOR. THE TRUSS MANUFACTURER SHALL ASSUME ALL LIABILITY FOR THE DESIGN OF THE ROOF TRUSS SYSTEM AND THE FRAMING CONTRACTOR SHALL ASSUME ALL LIABLITY FOR THE INSTALLATION OF OF THE ROOF FRAMING AND ITS CONFORMANCE WITH THE TRUSS MANUF. RECOMMENDATIONS AND SPECIFICATIONS AND CONFORMANCE WITH ALL CODE REQUIREMENTS.

THE BUILDING HAS A 'C' CLASS EXPOSURE FOR WIND AND UPLIFT.

ROOF SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTER 23 OF THE 2015 M.B.C.

DIMENSIONAL LUMBER

EXTERIOR - BEARING AND NON-BEARING WALLS UNBRACED HEIGHT: U.N.O.

8'-1 1/8" PLATE HEIGHT OR LESS: 2X6 SPRUCE-PINE-FIR #2 KD OR BETTER

9'-1 1/8" PLATE HEIGHT OR LESS: 2X6 SPRUCE-PINE-FIR #1 KD OR BETTER

16'-1 1/8" PLATE HEIGHT OR LESS: 2X6 HEM-FIR #2 KD OR BETTER

18'-8" PLATE HEIGHT OR LESS: 2X8 DOUGLAS FIR LARCH #2 KD OR BETTER

WALLS INTERIOR:
BEARING WALLS - SPRUCE-PINE-FIR #2 KD OR BETTER
NON-BEARING WALLS - SPRUCE-PINE-FIR, KILN DRIED, STUD GRADE OR BETTER

HEADER: HEM-FIR #2 KD OR BETTER FIBER BENDING STRESS=850 P.S.I. (SINGLE MEMBER) ELASTICITY MODULUS=1,300,000 P.S.I.

JOIST AND RAFTERS: HEM-FIR #2 KD OR BETTER: FIBER BENDING STRESS=1.075 P.S.I. (REPETITIVE MEMBER) ELASTICITY MODULUS=1,300,000 P.S.I.

WALL PLATES, NON-STRUCTURAL BLOCKING: SPRUCE-PINE-FIR, KILN DRIED. UTILITY GRADE OR BETTER

PERIMETER SILL PLATES: PRESSURE TREATMENT AWPM, LP-2, KILN DRIED TO 19% MOISTURECONTENT. SET PERIMETER SILL PLATES ON SILL SEALER.

FURRING: SPRUCE-PINE-FIR, KILN DRIED, NO.3 OR BETTER

ALL LUMBER GRADES AND STANDARDS BASED ON "NDS-2005" DESIGN SPECIFICATIONS

(2) 2X8 HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE

(2) 2X10 HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE

ALL PRE-ENGINEERED HEADERS TO BEAR ON THE REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL AT PERPENDICULAR WALLS AND ON A MINIMUM OF TWO (2) JACK STUDS AT PARALLEL WALL CONDITION UNLESS NOTED OTHERWISE

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR ON TRUSS DESIGN DRAWINGS.

ALL STRUCTURAL HANGERS TO BE 'SIMPSON' OR APPROVED EQUAL.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES AND NUMBER REQ'D AS SPECIFIED FOR EACH TYPE OF HANGER AND ALL NAIL SIZES AND SPACING FOR ALL FRAMING SHALL CONFORM WITH CHAPTER 23 OF THE 2015 M.B.C.

FLOOR AND ROOF TRUSSES:

IT IS IMPORTANT FOR THE TRUSS DESIGNER / FABRICATOR TO TAKE GREAT CARE IN THE BANDING, SHIPPING, AND DELIVERY PROCESS TO INSURE THE TRUSSES ARE NOT DAMAGED.
SEE HIB-91, PROVIDED BY TRUSS DESIGNER / FABRICATOR, FOR PROPER STORAGE METHODS FOR TRUSSES PRIOR TO DELIVERY AND ERECTION.

SEE SHEET 2 FOR TRUSS INFORMATION (RESIDENTIAL LOADING ONLY)

ROOF SNOW LOAD	WIND		SEISMIC DESIGN CATEGORY
	SPEED	EXPOSURE	
30PSF	110 MPH	CATEGORY-C	A

SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	FLOOD HAZARDS
WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
SEVERE	3'-6"	SLIGHT TO MODERATE	NONE TO SLIGHT	6 DEGREES	BY LOCAL AUTHORITY

LOADING CONDITIONS:			
	LIVE LOAD	DEAD LOAD	TOTAL
FLOOR HABITABLE	40 PSF	20 PSF	60 PSF
FLAT ROOF OVER 30" DEEP	30 PSF T.C. 10 PSF B.C.	17 PSF	57 PSF

NOTE: ATTICS ARE DESIGNED AS NON-STORAGE AT BOTTOM CHORD OF TRUSSES FOR ROOFS OVER 3/12 PITCH, UNLESS NOTED OTHERWISE.

T.C. - TOP CHORD OF TRUSS
B.C. - BOTTOM CHORD OF TRUSS

FLASHING

ALL TRANSITION FLASHING (ROOF TO WALL) SHALL LAP VERTICAL WALL FACE A MINIMUM OF 8" UNLESS NOTED OTHERWISE.

PROVIDE FLASHING AT ALL EXTERIOR STEEL LINTEL CONDITIONS AND AT CONCEALED STEEL LINTELS CARRYING EXPOSED BRICK.

PROVIDE EAVE FLASHING PER CODE.

PROVIDE FLASHING AT ALL ROWLOCK AND SOLDIER COURSING SILLS.

INSTALL SELF ADHERED FLASHING AT ALL WINDOW SURROUNDS AND DOORS.

ROOFING:

ALL SHINGLES SHALL BE DIMENSIONAL THREE TAB STYLE, WITH EXPOSURE RATINGS FOR ASPHALT SHINGLES AND WITH AN ULTIMATE WIND DESIGN SPEED OF <140 MPH. ROOFING UNDERLAYMENT SHALL BE SELF ADHERING AND IN COMPLIANCE WITH SECTION R905.2. SHINGLES SHALL CARRY A MIN. OF 20 YEAR WARRANTY.

ROOF PENETRATIONS:

ALL PLUMBING, MECHANICAL VENT STACKS AND FURNACE FLUES SHALL BE OFFSET TO REAR ROOF LINES. FURNACE FLUES SHALL COMPLY WITH CODE FOR MINIMUM SLOPE AND NUMBER OF TURNS ALLOWED FOR OFFSETS.

INSULATION:

INSULATION NOTE:
PROVIDE INSULATION AS REQUIRED TO MEET CURRENT MICHIGAN ENERGY CODE.
SEE ENERGY CALCULATIONS FOR INSULATION R-VALUES.

PROVIDE RIGID INSULATION AT ALL EXPOSED PERIMETER SLAB ON GRADE CONDITIONS AS REQUIRED TO MEET CURRENT ENERGY CODE REQUIREMENTS.

PROVIDE INSULATION AT ALL BOND CONDITIONS-SEE INSULATION NOTE.
PROVIDE INSULATION AROUND ALL SKYLIGHT SHAFTS-SEE INSULATION NOTE.

THERMAL BATT AND BLANKET INSULATION SHALL HAVE A VAPOR BARRIER, WITH A PERM RATING OF 1 OR LESS APPLIDE TO THE INTERIOR FACE.

ALL INSULATION SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

INSULATION SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW FREE AIR FLOW FROM THE SOFFIT TO THE ROOF / ATTIC SPACE.

VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED.

DRYER VENTS:

THE MAXIMUM LENGTH FOR A DRYER VENT SHALL BE 25'-0". THE MAXIMUM LENGTH OF THE DRYER VENT SHALL BE REDUCED 5'-0" FOR EVERY 90 DEGREE TURN (BEND), AND 2'-6" FOR EVERY 45 DEGREE TURN (BEND), ALL DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL HAVE A MINIMUM NOMINAL SIZE OF 4" IN DIAMETER.

NOTE TO: GENERAL CONTRACTOR AND CARPENTRY CONTRACTOR

READ AND FOLLOW ALL INSTRUCTIONS PROVIDED BY TRUSS ENGINEER / FABRICATOR FOR ERECTION, TEMPORARY, AND PERMANENT BRACING REQUIREMENTS AND FOR ALL REQUIRED BRACING LOCATIONS

ALL PERMANENT BRACING SHALL BE DESIGNED BY OTHERS AND INSTALLED AS SPECIFIED.

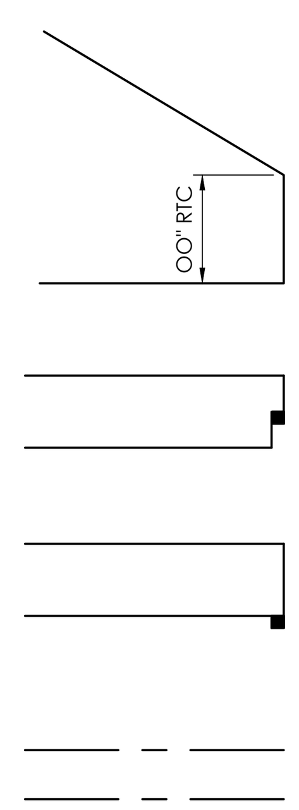
DO NOT REMOVE ANY TEMPORARY BRACING UNTIL ROOF IS FULLY SHEATHED UNLESS ALLOWED BY THE TRUSS ENGINEER / FABRICATOR.

READ AND FOLLOW ALL INSTRUCTIONS PROVIDED BY TRUSS ENGINEER / FABRICATOR FOR INSTALLATION REQUIREMENTS AND TRUSS LOCATIONS.

READ AND FOLLOW ALL INSTRUCTIONS PROVIDED BY TRUSS ENGINEER / FABRICATOR FOR ON SITE STORAGE REQUIREMENTS.

GENERAL CONTRACTOR, CARPENTRY CONTRACTOR, AND TRUSS ENGINEER / FABRICATOR TO HOLD ON SITE PRE-ERECTION MEETING TO DISCUSS PROPER ERECTION PROCEDURES AND BRACING REQUIREMENTS.

ROOF TRUSS BEARING NOTES:



RTC DENOTES RAISED HEEL HEIGHT OF TRUSS (REFERENCE TO ROOF TRUSS)

TCB DENOTES TOP CHORD BEARING OF TRUSS (REFERENCE TO ROOF OR FLOOR TRUSS)

BCB DENOTES BOTTOM CHORD BEARING OF TRUSS (REFERENCE TO FLOOR TRUSS ONLY)

FG DENOTES FLOOR GIRDER TRUSS

GT DENOTES GIRDER TRUSS

BUILDING DESIGNER'S ASSUMPTION:

1. SEE STRUCTURAL FRAMING PLANS FOR ROOF TRUSS BEARING LOCATIONS.
2. ROOF AND FLOOR TRUSSES IN FIRERATED SYSTEMS SHALL MEET OR BE LESS THAN THE MAXIMUM SPACING AND MEET OR EXCEED MINIMUM DEPTH REQUIREMENTS AS LISTED IN THE TEST REPORTS. TRUSS PLATES SHALL MEET CRITERIA LISTED IN TEST REPORTS.
3. WIND LOADS ARE BEING TRANSFERRED THROUGH EXTERIOR WALLS WITH TRUSS CONNECTION POINTS AND THROUGH INTERIOR SHEAR WALLS WHERE INDICATED ON PLANS. WHERE ROOF SHEATHING IS INDICATED TO TRANSFER TO INTERIOR SHEAR WALL TRUSS CHORDS SHALL BE SIZED FOR NAILING PATTERNS AS INDICATED TO DIAPHRAGM TRUSS AND TRANSFER LOADS.
5. GABEL-END TRUSSES: ALL GABLE TRUSSES TO BE SHEATHED WITH 7/16" OSB MATERIAL. VERTICAL REINFORCING OF WEB MEMBERS TO BE DESIGNED BY TRUSS DESIGNER TO PREVENT WITHDRAWAL LOADS OCCURRING IN TRUSS PLATES. LATERAL BRACING OF TOP AND BOTTOM TRUSS CHORDS TO BE TRANSFERRED THROUGH ROOF AND CEILING SHEATHINGS.
6. SEE DRAWINGS FOR LIVE AND DEAD LAOD REQUIRMENTS.
7. BUILDING DESIGNER IS NOT RESPONSIBLE FOR TRUSS CHORD MEMBERS SUBJECT TO DESIGN DEFICIENCIES. REINFORCING IF REQUIRED IS THE RESPONSIBILITY OF TRUSS DESIGNER.
8. ANY DIFFERENCES BETWEEN CODE REQUIREMENTS AND TRUSS INDUSTRIES STANDARDS THE MORE STRINGENT SHALL APPLY.
9. IT IS IMPORTANT FOR THE TRUSS DESIGNER / FABRICATOR TO TAKE GREAT CARE IN THE BANDING, SHIPPING, AND DELIVERY PROCESS TO INSURE THE TRUSSES ARE NOT DAMAGED. SEE HIB-91, PROVIDED BY TRUSS DESIGNER / FABRICATOR, FOR PROPER STORAGE METHODS FOR TRUSSES PRIOR TO DELIVERY AND ERECTION.

NOTES TO TRUSS DESIGNER, TRUSS FABRICATOR, AND CARPENTER / TRUSS INSTALLER:

1. LATERAL BRACING SHALL BE AS SHOWN IN DIAGRAMS OF "HIB-91" PUBLICATION PROVIDED BY TRUSS FABRICATOR:
   - A. SEE TABLE, HIB-91 SUMMARY SHEET FRAME 3, "PITCHED TRUSS TOP CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING.

     SEE TABLE, HIB-91 SUMMARY SHEET FRAME 4, "BOTTOM CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING.
   - B. BRACING MEMBER SHALL BE A MINIMUM OF 10'-0" LONG W/ A LAP OF ONE TRUSS BAY EACH END.
   - C. TEMPORARY BRACING SIZES FOR ROOF TRUSSES SHALL BE SPECIFIED BY TRUSS DESIGNER FOR INSTALLATION TO INTERIOR CHORD FACE OF TRUSSES.
   - D. SEE TABLE, HIB-91 SUMMARY SHEET FRAME 3, "PITCHED TRUSS TOP CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING OF DIAGONAL BRACING.
   - E. SEE TABLE, HIB-91 SUMMARY SHEET FRAME 4, "BOTTOM TRUSS CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING OF DIAGONAL BRACING.
   - F. SEE TABLE, HIB-9 SUMMARY SHEET FRAME 4 FOR DIAGONAL BRACING AT LATERAL BRACE LINES AND MAXIMUM SPACING.
2. TRUSS DESIGNER SHALL PROVIDE COPIES OF ALL FIELD CORRECTIONS AND / OR REPAIR DIAGRAMS AND WRITTEN DIRECTIONS MADE DURING FIELD CONSTRUCTION.

FLOOR AND ROOF TRUSSES:

THE TRUSS DESIGNER IS TO PROVIDE A DESIGN FOR AN ENTIRE ROOF AND FLOOR SYSTEM, AND NOT FOR INDIVIDUAL COMPONENTS. THE TRUSS DESIGNER MUST ASCERTAIN THAT THE LOADS UTILIZED MEET OR EXCEED THE LOAD VALUES REQUIRED BY THE MICHIGAN BUILDING CODE OR THE MICHIGAN RESIDENTIAL CODE.

TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSS DESIGNS INCLUDING GIRDERS, HANGERS, BEARING SEATS, AND ANCHORS FOR TRUSSES.

TRUSS FRAMING SHOWN ON PLANS IS FOR GENERAL REFERENCE AND TO INDICATE BEARING LOCATIONS. TRUSS MANUFACTURER SHALL NOTIFY ARCHITECT IF ADDITIONAL BEARING POINTS AND / OR WALLS ARE NEEDED PRIOR TO FABRICATION AND ERECTION.

ALL ROOF TRUSSING SHALL BE BRACED PER MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED ON DRAWING.

TRUSS DESIGN DRAWINGS, PREPARED IN COMPLIANCE WITH SECTION R-502.11.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWING SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOBSITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION SPECIFIED BELOW:

1. SLOPE OR DEPTH, SPAN, AND SPACING.
2. LOCATION OF ALL JOINTS.
3. REQUIRED BEARING WIDTHS.
4. DESIGN LOADS AS APPLICABLE.
   - 4.1. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
   - 4.2. TOP CHORD DEAD LOAD.
   - 4.3. BOTTOM CHORD LIVE LOAD.
   - 4.4. BOTTOM CHORD DEAD LOAD.
   - 4.5. CONCENTRATIED LOADS AND THEIR POINTS OF APPLICATION.
   - 4.6. CONTROLLING WIND AND EARTHQUAKE LOADS.
5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
6. EACH REACTION FORCE AND DIRECTION.
7. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G., SIZE, THICKNESS OR GAUGE): AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
9. CONNECTION REQUIREMENTS FOR:
   - 9.1. TRUSS-TO-GIRDER
   - 9.2. TRUSS PLY-TO-PLY
   - 9.3. FIELD SPLICES.
10. CALCULATED DEFLECTION RATIO AND OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS AND ANY REINFORCING REQUIRED FOR OVERSTRESSED MEMBERS. CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.

TRUSS FABRICATOR / CONTRACTOR TO PROVIDE ALL HANGERS W/MODEL NO. CLEARLY STAMPED AND LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

ROOF TRUSSES:

1. TRUSS SPACING SHALL BE DETERMINED BY THE TRUSS DESIGNER AND NOT EXCEED 24" O.C. AS REQUIRED FOR ROOF SHEATHING.
2. PIGGY-BACK TRUSSES SHALL BEAR ON PERPENDICULAR BRACING INSTALLED ON TOP CHORD OF LOWER MAIN TRUSS. MAIN TRUSS SHALL BE DESIGNED AS REQUIRED. WHERE TRUSS WEBS EXCEED ALLOWABLE AXIAL LOADS TRUSS DESIGNER SHALL SPECIFY REQUIRED STIFFENERS OR BRACING.
3. THE 1/2" THK. STRUCTURAL ROOF SHEATHING SHALL BE INSTALLED AND IS INTENDED TO BECOME THE PERMANENT BRACING FOR THE TRUSS TOP CHORD
4. TRUSS DESIGNER SHALL DESIGN ALL TRUSSES FOR LOADS AND SPANS AS REQUIRED TO COMPLY WITH THE INTENT OF THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE TRUSS DESIGNER TO SIZE WEB MEMBERS TO BE STRUCTURALLY ADEQUATE FOR LOADS IMPOSED. OVER STRESSED MDMBERS SHALL HAVE NECESSARY REINFORCEMENT DESIGNED BY THE TRUSS DESIGNER.
5. GABLE END TRUSSES SHALL BE DESIGNED TO RECEIVE WALL SHEATHING. BRACING FOR LATERAL LOADS SHALL BE DESIGNED BY TRUSS DESIGNER TO ELIMINATE OUT-OF-PLANE LOADS ON TRUSS PLATES.
6. TRUSS DESIGNER SHALL PROVIDE DESIGNES FOR PERMANENT LATERAL BRACING TO FUNCTION WITH THE PROPOSED TRUSS SYSTEM. TRUSS CHORDS RECEIVING LOADS FROM BRACING SHALL BE SIZED ACCORDINGLY.
7. TRUSS DESIGNER SHALL PROVIDE DESIGNS FOR LATERAL BRACING TO RUN CONTINUOUS ALONG TRUSS CHORDS WHERE PRACTICAL TO MAINTAIN LONGEST POSSIBLE BRACING LINE THROUGH TRUSS SYSTEM. WHERE BRACING LINE CANNOT BE MAINTAINED TRUSS DESIGNER IS TO PROVIDE DETAILS FOR TRANSFER OF LOADS IN BRACE LINE OR TERMINATION USING DIAGONAL BRACES.
8. TRUSS DESIGNER SHALL DESIGN DIAGONAL BRACING AT TERMINATION POINTS OF PERMANENT LATERAL BRACING. TEMPORARY AND PERMANENT DIAGONAL BRACING SHALL BE INDICATED ON THE ROOF FRAMING LAYOUT PLANS, INCLUDING MEMBER SIZES.
9. TRUSS DESIGNER SHALL PROVIDE WOOD GRADE QUALITY OF ALL BRACING MEMBERS TO ELIMINATE SPLITTING AND CRACKING DURING INSTALLATION BY CARPENTER.
10. THE TRUSS DESIGNER UNDERSTANDS THAT THE BUILDING DESIGNER HAS NO KNOWLEDGE OF THE CRITERIA AND ASSUMPTIONS MADE IN THE DESIGN OF THE TRUSSES FOR THIS BUILDING. THEREFORE, TRUSS CHORD MEMBERS AND PLATES SIZING TO ACCOMMODATE THE STATED REQUIRED BRACING REMAINS THE RESPONSIBILITY OF THE TRUSS DESIGNER.

FLOOR TRUSSES:

1. THE TRUSS DESIGNER SHALL PROVIDE SIZE AND LOCATION OF STIFF BACK BRACING IN FLOOR TRUSSES TO COMPLY WITH DEFLECTION CRITERIA INDICATED ON DRAWINGS.
2. THE 3/4" STRUCTURAL FLOOR SHEATHING SHALL BE INSTALLED AND IS INTENDED TO BECOME THE PERMANENT BRACING FOR THE TRUSS TOP CHORD.
3. ALL TEMPORARY BRACING REQUIRED BY THE TRUSS DESIGNER SHALL REMAIN AS PART OF THE PERMANENT BRACING SYSTEM
4. POINT LOADS FROM ABOVE REQUIRING SOLID BLOCKING SHALL BE DESIGNED WITH VERTICAL BLOCKS FABRICATED INPLACE TO ALLOW LOAD TO CONTINUE THROUGH TO BEARING BELOW.
5. BOND FLOOR TRUSSES SHALL BE DESIGNED TO TRANSFER LATERAL WALL LOADS TO BEARING BELOW.
6. TRUSS SPACING SHALL BE DETERMINED BY TRUSS DESIGNER FOR LOAD AND DEFLECTION CRITERIA INDICATED ON DRAWINGS.
7. FLOOR TRUSSES IN AREAS RECEIVING CERAMIC TILE OR OTHER SIMILAR MATERIAL SHALL BE SPACED A MAXIMUM OF 16" O.C. OR HAVE LADDER BLOCKING INSTALLED AT 16" O.C. BETWEEN TRUSSES (TRUSS DESIGNERS OPTION). SE CONSTRUCTION DRAWINGS FOR ALL SUCH LOCATIONS. MAXIMUM DEFLECTION CRITERIA FOR SUCH MATERIALS SHALL BE AS SPECIFIED BY THE PRODUCT MANUFACTURER OR INDUSTRY STANDARDS.
8. THE TRUSS DESIGNER UNDERSTANDS THAT THE BUILDING DESIGNER HAS NO KNOWLEDGE OF THE CRITERIA AND ASSUMPTIONS MADE IN THE DESIGN OF THE TRUSSES FOR THIS BUILDING. THEREFORE, TRUSS CHORD MEMBERS AND PLATES SIZING TO ACCOMMODATE THE STATED REQUIRED BRACING REMAINS THE RESPONSIBILITY OF THE TRUSS DESIGNER.
9. THE 5/8" THK. GYPSUM BOARD SHALL BE INSTALLED AND IS INTENDED TO BECOME THE PERMANENT BRACING FOR THE TRUSS BOTTOM CHORD.

PRODUCT SELECTIONS

ITEM DESIGNATION	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	LOCATION	REMARKS
	GARBAGE DISPOSAL	INSINKERATOR	BADGER 5, WITH PIGTAIL	KITCHEN SINK	
	BATHROOM MIRROR 36" OR 48"		SIZE ON PLANS, FRAMELESS TYLE	BATHROOM	
	SHINGLES	TAMKO	HERITAGE PREMIUM	ROOF	
	BLOWN INSULATION	OWENS CORNING	EXPANDING BLOWN IN PINK INSULATION	ROOF TRUSSES	MIN. FOR R-48
	INSULATED CONCRETE FORM WALL BLOCKS	FOX BLOCKS	8" CORE	BASEMENT FOUNDATION WALLS	
	DAMP CELLULOUS INSULATION	CELLULOUS MATERIAL SOLUTIONS	ECCOCELL R-19 BLANKETS	EXTERIOR WALLS	
	SOUND BATTS	OWENS CORNING	QUIET ZONE	INTERIOR WALLS	
	INTERIOR DOORS	JELD-WEN	CAMBRIDGE TWO PANEL STYLE- HOLLOW CORE	RESIDENTIAL UNIT INTERIOR DOORS	PAINTED SEMI-GLOSS, PREHUNG
	ENTRY DOOR	THERMA TRU	SMOOTH STAR CRAFT LITE (2) - PANEL SHAKER	SEE PLAN	MODEL NO. S2610XJM, PAINT OT MATCH BLDG.
	FULL GLASS DOORS	JELD-WEN	VINYL	SEE PLAN	ALUM. SCREENS INCLUDED, COLOR CLAY
	WINDOWS	JELD-WEN	VINYL	SEE PLAN	ALUM. SCREENS INCLUDED, COLOR CLAY
	SHAKE STYLE	CERTAINTEED	SHAKE STYLE	EXTERIOR WALLS	COLOR BY OWNER
	CLAPBOARD	CERTAINTEED	CLAPBOARD STYLE	EXTERIOR WALLS	COLOR BY OWNER
	VENTED SOFFIT PANELS	CERTAINTEED	BEADED TRIPLE 4"	EXTERIOR SOFFITS - ROOF PERIMETER	INVISIVENT VENTED, ALUMINUM BRONZE
	SOFFIT PANELS	CERTAINTEED	BEADED TRIPLE 4"	EAVES	INVISIVENT VENTED, ALUMINUM BRONZE
	SOFFIT PANELS	CERTAINTEED	BEADED TRIPLE 2"	EXTERIOR PORCH CEILINGS	NON-VENTED,ALUMINUM BRONZE
	EXTERIOR TRIM	CERTAINTEED	RESTORATION MILLWORK	BUILDING EXTERIOR TRIM PIECES	ALL TRIM PIECES UNLESS NOTED OTHERWISE
	ALUM. GUTTERS & DOWNSPOUTS	N/A	HEAVY GAUGE EXTRUDED SEAMLESS ALUM.	ROOF LOCATIONS	EXTRUDED ALUM. W/ 2 X 3 DOWNSPOUTS
	SMOKE DETECTORS	FIREX	120-538B	SEE PLAN	
	INTERIOR LDOOR HARDWARE	SCHLAGE	ACCENT LEVER	INTERIOR DOORS	619 SATIN NICKEL
	INSULATION BAFFLES	OWNES CORNING	48" LG. PROCAT	TRUSS CAVITIES	
	SHINGLE ROOF ICE AND WATER SHIELD UNDERLAYMENT	TARCO	MS300	SEE ROOF PLANS FOR LOCATIONS	
	WINDOW AND DOOR FLASHING SYSTEMS	SURE SILL		WINDOW AND DOOR HEADS AND SILLS	
	WINDOW / DOOR SELF ADHERING FLASHING	GRACE	VYCOR PLUS 4"	ALL EXTERIOR DOORS AND WINDOWS	
	CARPET TO HARD SURFACE TRANSITION		VINYL TO CARPET TRANSITION	COLOR TBD. SAMPLE APPROVED BY OWNER.	
	OVERHEAD SECTIONAL DOOR	CRAWFORD DOOR	CHI OVERHEAD (16 X 7)	GARAGE	COLOR BY OWNER
	GARAGE DOOR OPENER	LIFT-MASTER	MODEL 8355W	GARAGE	
	GUARDRAILS	DIGGER SPECIALTIES	LIBERTY S-10	SEE PLANS	COLOR: BLACK. SEE ELEVATIONS FOR HEIGHT.
	FRONT DOOR LOCK	SAFLOK	INSYNC D	FRONT PORCH	SATIN NICKEL
	BASEMENT EGRESS WINDOW WELL	WELLCRAFT	2060 SERIES	BASEMENT EGRESS WINDOWS	
	BASEMENT EGRESS WINDOW	WELLCRAFT	27" X 45" IN SWING EGRESS	BASEMENT EGRESS WINDOWS	
	FOUNDATION WATERPROOFING	HENRY	NON-FIBERED FOUNDATION SEALER	EXTERIOR FACE OF FOUNDATION WALLS	
	DOOR BELL	BROAN	978	SEE PLANS	
	TEAR AWAY BEADS	TRIM-TEX	SUPER SEAL TEAR AWAY 'L' BEAD	DRYWALL APPLICATIONS	ALL MATERIAL TRANSITIONS
	TOILET PAPER HOLDER	MULTI HOUSING DIRECT	GENEVA TP HOLDER 560383	BATHROOMS	SATIN NICKEL
	UNIT CURVED SHOWER ROD	MULTI HOUSING DIRECT	CURVER SHOWER ROD 533620	BATHROOMS	SATIN NICKEL
	UNIT BATHROOM HOOKS	MULTI HOUSING DIRECT	GENEVA COLLECTION DOUBLE ROBE HOOK	BATHROOMS	SATIN NICKEL
	BATHROOM VANITY TOP	SILESTONE	2 CM. QUARTZ - LEVEL 1	BATHROOMS	
	SHOWER FAUCET	CFG	EDGESTONE	BATHROOMS	BRUSHED NICKEL
	TUB FAUCET	CFG	EDGESTONE	BATHROOMS	BRUSHED NICKEL
	SHOWER DOORS	TBD	FRAMELESS	BATHROOMS	SATIN NICKEL
	SHOWER BASE	TBD		BATHROOMS	
	SHOWER TILE	TBD		BATHROOMS	
	SHOWER SURROUND	TBD			
	TUB	TBD	PORCELAIN OVER STEEL		
	TUB W/ SURROUND	TBD			
	TUB W/ TILE	TBD			
	TUB BASE MOULDING	1-1/2" VINYL			WHITE TO MATCH TUB
	WIRE SHELVING	SCHULTE WIRE SHELVING	WIRE SHELVING	PANTRY AND CLOSETS	WHITE
	KITCHEN CABINETS	HOMECREST	ARBOR MAPLE, COLOR - ALPINE		
	BATHROOM CABINETS	HOMECREST	ARBOR MAPLE, COLOR - ALPINE		
	KITCHEN FAUCET	KINGSTON BRASS	BELLERA PULL-DOWN WITH DOCKNETIK K-569	KITCHEN	VIBRANT STAINLESS
	KITCHEN SINK	MR DIRECT	18" L. 32 1/4" X W. X 9-1/4" DEEP	KITCHEN	STAINLESS STAINLESS
	KITCHEN COUNTER TOP	SILESTONE	2 CM. QUARTZ - LEVEL 1	KITCHEN	
	CABINET HARDWARE	APCO	BP19011-SS 6" BAR PULL	KITCHEN	
	BATHROOM SINK	KOHLER	CAXTON 19-1/4", K-2210	BATHROOM	WHITE
	WASHER BOX	OATEY	39319	LAUNDRY AREA	WHITE
	FREEZELESS WALL HYDRANT	WOODFORD	14	SPIGOTS	
	BASE BOARDS		1 X 4 PAINT GRADE FLAT STOCK		WHITE
	CARPET	SHAW	ULTIMATE FOUNDATION, MORNING FOG	BEDROOMS	
	FLOORING NOT BEDROOMS	BEAUFLOR	GLUEDOWN 12 MIL. PARKWAY PRO DRYPACK		GINGER 60001381
	PAINT - TRIM / DOOR PAINT	BENJAMIN MOORE / O'LEARY	OC-17 WHITE DOVE, SEMI-GLOSS	INTERIOR DOORS AND TRIM	
	PAINT - WALL PAINT	BENJAMIN MOORE / O'LEARY	OC-17 WHITE DOVE, FLAT	INTERIOR WALLS	
	PAINT - CEILING PAINT	BENJAMIN MOORE / O'LEARY	OC-17 WHITE DOVE, FLAT	INTERIOR CEILINGS	
	FRONT DOOR PAINT	O'LEARY	MATCH 3RD. PHASE, BROWN	INTERIOR CEILINGS	
	FURNACE	CARRIER	59SC2C040S14-10	SEE PLAN	
	A/C CONDENSERS	CARRIER	13 SEER	SEE PLAN	
	CARBON MONOXIDE DETECTOR	KIDDE	I12010SCO	SEE PLAN	
	SMOKE DETECTOR W/ LIGHT	KIDDE	I2080	SEE PLAN	
	THERMOSTAT	HONEYWELL	RTH6580WF1001/U1		
	WATER HEATER - 3 BDR. GAS	BRADFORD	RG1PV50S6N		
	BATHROOM EXHAUST FAN/LIGHT	PANASONIC	FV-08VRE2		
	FLOOR DRAIN	JR SMITH	2530S-02		
	SUMP PUMP	ZOELLER	PROPACK98		
	DOORBELL	BROAN	978	FRONT DOORS	WHITE
	BATHROOM VANITY LIGHTS	PROGRESS LIGHTING	P300182-129-30 BEAM LINEAR LED	ARCHITECTURAL BRONZE	
	KITCHEN PENDANTS	PROGRESS LIGHTING	P5337-20 MESH PENDANT	ANTIQUE BRONZE	
	LAUNDRY ROOM LIGHTS	ECOELER	CDRR6 3000K	WHITE	
	UPSTAIRS HALL LIGHTS	ECOELER	CDRR6 3000K	WHITE	
	FOYER LIGHT - SINGLE STORY	SHADES OF LIGHT	MODERN GEOMETRY SKU FM15101 BZ	GUNMETAL BRONZE	
	FOYER LIGHT - TWO STORY	SHADES OF LIGHT	MODERN GEOMETRY SKU LA17009 BZ	GUNMETAL BRONZE	
	BASEMENT LIGHTS	LEVITON	660-WATT MEDIUM BASE SINGLE KEYLESS	WHITE	
	"PUCK" LED LIGHTING	ECOELER	CDRR6 3000K	WHITE	
	WET AREA "PUCK" LED LIGHTING	COMMERCIAL ELECTRIC	CER432G2BN	WHITE	
	REAR DOOR EXTERIOR SCONCE	PROGRESS LIGHTING	9" ESSENTIAL OUTDOOR WALL SCONCE P6059-31	BLACK	

NOTE: PRODUCTS LISTED ABOVE MAY BE SUBSTITUTED WITH "AS EQUAL" PRODUCTS WITH WRITTEN APPROVAL FROM OWNER. VERIFY COLOR SELECTIONS WITH OWNER

NOTE: PRODUCTS LISTED ABOVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS AND IN CONFORMANCE WITH THE 2015 MICHIGAN BUILDING CODE.

NOTE: A COMPLETE HARDWARE SPECIFICATION SHALL BE PROVIDED BY THE SUPPLIER FOR APPROVAL BY THE OWNER. ALL HARDWARE SHALL BE GRADE ONE SCHLAGE OR EQUAL. SHOP DRAWINGS SHALL INCLUDE SELECTION SAMPLES, PRODUCT DATA AND A COMPLETE SCHEDULE FOR EACH DOOR. PROVIDE A KEYING SCHEDULE FOR APPROVAL BY THE OWNER.

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SHEET DATES / DESC.
12/15/2023 PERMITS
1/30/2024 REVISIONS

NEW CONSTRUCTION
2101 REO ROAD
INGHAM COUNTY LAND BANK
LANSING,MICHIGAN

NOTES

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