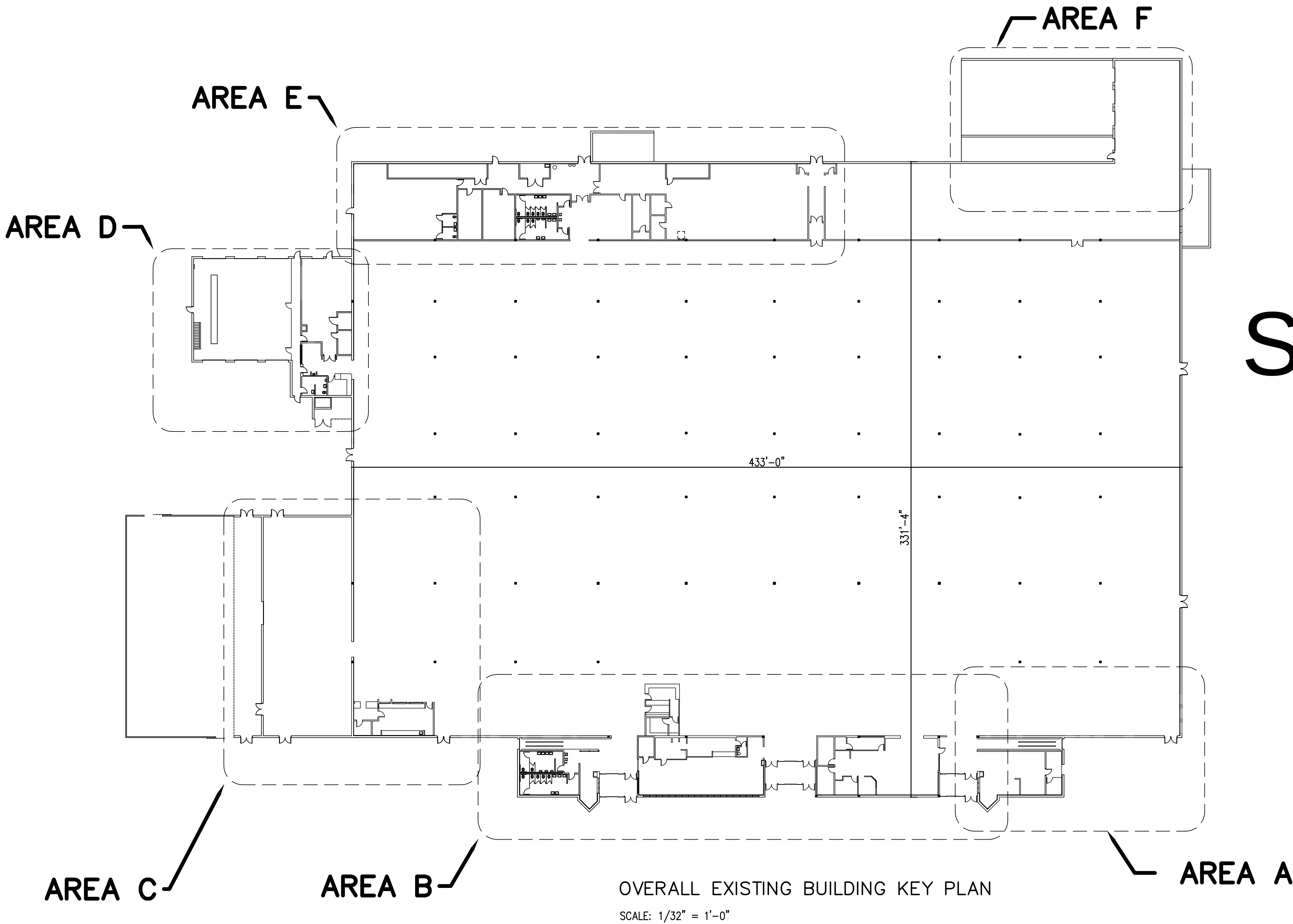


ROBERT A.L. WILLIAMS
ARCHITECT

RENOVATION

SAMPLE DRAWING



OVERALL EXISTING BUILDING KEY PLAN
SCALE: 1/32" = 1'-0"

INDEX TO DRAWINGS

- 1. TITLE, INDEX AND KEY PLAN
- 2. SPECS
- 3. EXISTING PLANS, AREAS A, B, D
- 4. EXISTING PLANS, AREAS C, E, F
- 5. DEMOLITION OVERALL PLAN
- 6. DEMOLITION PLANS, AREAS A, B, D
- 7. DEMOLITION PLANS, AREAS C, E, F
- 8. OVERALL FLOOR PLAN
- 9. FLOOR PLANS, AREAS A, B, D
- 10. FLOOR PLANS, AREAS C, E, F
- 11. EXISTING ELEVATIONS
- 12. PROPOSED ELEVATIONS
- 13. ELECTRICAL POWER OVERALL PLAN
- 14. ELECTRICAL POWER PLANS, AREAS A, B, D
- 15. ELECTRICAL POWER PLANS, AREAS C, E, F
- 16. ELECTRICAL LIGHTING OVERALL PLAN
- 17. ELECTRICAL LIGHTING PLANS, AREAS A, B, D
- 18. ELECTRICAL LIGHTING PLANS, AREAS C, E, F
- 19. HVAC OVERALL PLAN
- 20. HVAC PLANS, AREAS A, B, D
- 21. HVAC PLANS, AREAS C, E, F
- 22. PLUMBING OVERALL PLAN
- 23. PLUMBING PLANS, AREAS A, B, D
- 24. PLUMBING SPECS AND PLAN, AREA E
- 25. DETAILS AND FOUNDATION PLANS
- 26. SHELVING PLAN
- 27. ROOF PLAN

CODE NOTES

- 1. LENGTH OF EXIT ACCESS TRAVEL
B USE - SPRINKLERED
300' PERMITTED LENGTH OF EXIT ACCESS TRAVEL
146' ACTUAL MAXIMUM LENGTH OF EXIT ACCESS TRAVEL

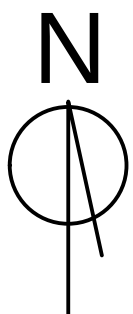
S-2 USE - SPRINKLERED
400' PERMITTED LENGTH OF EXIT ACCESS TRAVEL
283' ACTUAL MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- 2. CAPACITY OF EGRESS COMPONENTS
THE MINIMUM WIDTH OF ALL DOORS IS 36" (240 OCCUPANT CAPACITY-SPRINKLERED)
THE MINIMUM WIDTH OF ALL CORRIDORS IS 44"(293 OCCUPANT CAPACITY-SPRINKLERED)
- 4. MIXED USE AND OCCUPANCY COMPLIANCE
TO COMPLY WITH THE REQUIREMENTS OF SECTION 508.3 OF THE MICHIGAN BUILDING CODE 2009
SECTION 508.3.2 NONSEPARATED USES WAS USED IN THE DESIGN OF THIS BUILDING.
- 5. UNLIMITED AREA BUILDING
THIS BUILDING IS DESIGNED AS AN UNLIMITED AREA BUILDING AS SPECIFIED IN THE
MICHIGAN BUILDING CODE 2009, SECTION 507.
- 7. STRUCTURAL STEEL - ALL STRUCTURAL STEEL COMPLIES WITH SECTION 2203. SEALED WRITTEN VERIFICATION OF
ON-SITE INSPECTION OF ALL CONNECTIONS AND COMPLIANCE TO SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING
DEPARTMENT BEFORE INSPECTION AND APPROVAL OF SUPERSTRUCTURE.
- 8. BUILDING IS 100% FIRE SPRINKLERED. AN ENGINEERED FIRE SUPPRESSION PLAN WILL BE SUBMITTED TO THE BUILDING
DEPARTMENT FOR APPROVAL BEFORE ANY FIRE SPRINKLER SYSTEM WORK. IT WILL BE PREPARED BY THE
SUBCONTRACTOR'S ENGINEER AFTER CONTRACTS ARE ISSUED.
- 9. ARCHITECT FOR THIS PROJECT IS ROBERT A.L. WILLIAMS, 1920 ROBINA AVE., BERKLEY, MI 48072, 248-388-0465. STATE
OF MICHIGAN ARCHITECTURAL REGISTRATION NUMBER 1301019900 IS PAID AND VALID THROUGH 10/31/12.

CODE COMPLIANCE CHART

- 1. THIS PROJECT WAS DESIGNED TO AND SHALL COMPLY WITH
MICHIGAN BUILDING CODE 2009
MICHIGAN PLUMBING CODE 2009
MICHIGAN MECHANICAL CODE 2009
INTERNATIONAL FUEL GAS CODE 2006
NATIONAL ELECTRICAL CODE 2008
- 2. BUILDING AREAS
GROUND FLOOR WAREHOUSE -132,969 S.F.
GROUND FLOOR OFFICE -18,367 S.F.
TOTAL GROUND FLOOR AREA - 151,336 S.F.
- 3. NUMBER OF OCCUPANTS - 75 ACTUAL
PER EGRESS REQUIREMENTS -
132,969 SF /500 = 266 WAREHOUSE
18,367 SF /100 = 184 OFFICE
- 4. NUMBER OF OCCUPANTS USED FOR EGRESS DESIGN AND
TO DETERMINE PLUMBING FIXTURES - 450
- 5. USE GROUP AND CONSTRUCTION TYPE
B, S-2 MIXED USE GROUP
1 # OF STORIES
IIB CONSTRUCTION TYPE
- 6. UNLIMITED AREA BUILDING
THIS BUILDING IS 100% FIRE SPRINKLERED. THE SPRINKLER SYSTEM IS BEING MODIFIED
TO ACCOMMODATE ALL CHANGES IN PARTITIONING. THE BUILDING HAS A MINIMUM 60' CLEAR
SPACE ALL AROUND TO THE PROPERTY LINES.

7. REQUIRED AND PROVIDE FIXTURE QUANTITIES

	REQUIRED	PROVIDED
WAREHOUSE		
MEN (133)		
WATER CLOSETS	2	4 + 3 URINAL
LAVATORIES	2	6
WOMEN (133)		
WATER CLOSETS	2	5
LAVATORIES	2	5
OFFICE		
MEN (92)		
WATER CLOSETS	3	4 + 5 URINAL
LAVATORIES	3	6
WOMEN (92)		
WATER CLOSETS	3	8
LAVATORIES	3	7
TOTAL BUILDING		
SERVICE SINK	1	2
DRINKING FOUNTAIN	3	4



RENOVATION SAMPLE DRAWING	
OVERALL EXISTING BUILDING KEY PLAN	
SCALE: 1/32" = 1'-0"	PROJECT NO. 1036
	SHEET 1 OF 27
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	

FINISHES SCHEDULE				
ROOM NAME	FLOOR	WALL	CEILING	NOTES
WAREHOUSE 1	EXISTING, FINISH BE DWNER	SEE FINISHES NOTES	EXISTING OPEN, PAINT UNPAINTED AREAS	
FUTURE OFFICES 2	EXISTING, FINISH BE DWNER	PAINT BLOCK & DRYWALL	EXISTING OPEN	
OFF 3, 4, 19, 20, 21, 22, 23, 24, 25, 28, 38B	CARPET / VINYL BASE	PAINT DRYWALL	2 X 2 @ 9'-0"	
CORRIDOR 10, 32	EXISTING, FINISH BY DWNER VINYL BASE	PAINT DRYWALL	2 X 4 @ 10'-0"	
H.C. TOIL, 7, 9,	CERAMIC TILE FLOOR AND BASE	PAINT DRYWALL	2 X 4 @ 9'-0"	
J.C. 8	CERAMIC TILE FLOOR AND BASE	PAINT DRYWALL	2 X 4 @ 9'-0"	
BOARD ROOM 11	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 2 @ 10'-0"	
FIRE SPRINKLER 12	EXISTING CONCRETE	PAINT DRYWALL AND BLOCK	EXISTING OPEN	
TOIL, 13, 16	CERAMIC TILE FLOOR AND BASE	PAINT DRYWALL	2 X 4 @ 8'-0"	
EXEC. OFF. 14, 15	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 2 @ 10'-0"	
CLOS. 17	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 8'-0"	
CLOS. 13B	CERAMIC TILE FLOOR AND BASE	PAINT DRYWALL	2 X 4 @ 8'-0"	
CLOS. 29, 31, 33	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 8'-0"	
GENERAL OFFICE 18, 38	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 10'-0"	
ENTRY 26	EXISTING, FINISH BE DWNER	GLASS AND PAINT DRYWALL	2 X 2 @ 10'-0"	
SITTING AREA 27	CARPET FLOOR, VINYL BASE	GLASS AND PAINT DRYWALL	2 X 2 @ 10'-0"	
GREETER 30	EXISTING, FINISH BE DWNER	PAINT DRYWALL	2 X 2 @ 10'-0"	
COPY/MAIL 33	VCT FLOOR AND VINYL BASE	PAINT DRYWALL	2 X 4 @ 10'-0"	
MEETING ROOM 5	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 2 @ 9'-0"	
I.T. ROOM 37, I.T.STOR 37B	VCT FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 9'-0"	
ELECTRIC 39	EXISTING	EXISTING	EXISTING	
BREAKROOM 40	VCT FLOOR, VINYL BASE	PAINT DRYWALL	2 X 2 @ 10'-0"	
H.C. TOIL. 41, 42	EXISTING, CLEAN	NEW C.T. WAINSCOT TO 48", PAINT ABOVE	PAINT	REMOVE EXISTING FRP AND INSTALL NEW DRYWALL WALLS
SERVING 44	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 8'-0"	
EQUIPMENT 45	CARPET FLOOR VINYL BASE	PAINT DRYWALL	2 X 4 @ 8'-0"	
VOCATIONAL TRAINING 46	CARPET FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 10'-0"	
WORKROOM 47	EXISTING, FINISH BE DWNER	PAINT DRYWALL	2 X 4 @ 10'-0"	
EQUIPMENT 48	EXISTING, FINISH BE DWNER	PAINT DRYWALL	EXISTING OPEN	
STORAGE 48B	EXISTING, FINISH BE DWNER	PAINT DRYWALL	EXISTING OPEN	
EXIST. TOIL. 49	EXISTING FLOOR, NEW BASE WHERE NONE EXISTS	PATCH & PAINT	PAINT GRID, NEW 2 X 4 TILES	
SHIPPING OFFICE 50	VCT FLOOR, VINYL BASE	PAINT	2 X 4 @ 8'0"	
OFFICE 51	EXISTING	PAINT	2 X 4 @ 8'-0"	
SHIPPING 51B	VCT FLOOR, VINYL BASE	PAINT	EXISTING OPEN	
STORAGE 52	EXISTING	PAINT	EXISTING OPEN	
WILL CALL 53	VCT FLOOR, VINYL BASE	PAINT	EXISTING OPEN	
SHIPPING AND RCVG. 54, 55, 62	EXISTING	SEE FINISHES NOTES	EXISTING OPEN	
H.C. TOILET 56, 57	EXISTING, CLEAN, NEW TO MATCH EXISTING AT EXPANSION	PAINT EXISTING WALLS AND TOILET PARTITIONS	PAINT EXISTING & PAINT NEW DRYWALL AT EXPANSION	
SHOWER 58, 59	CERAMIC TILE FLOOR AND BASE	CERAMIC TILE	PAINT DRYWALL @ 8'-0"	
BREAK ROOM 60	VCT FLOOR, VINYL BASE	PAINT DRYWALL	2 X 4 @ 9'-0"	
UTILITY 61	EXISTING	EXISTING	EXISTING OPEN	

MASONRY SPECIFICATIONS

- GENERAL: ALL UNIT MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI/ASCE 530.1, SPECIFICATIONS FOR MASONRY STRUCTURES.
- MATERIALS: CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE I, F'M = 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,800 PSI. BRICK MASONRY UNITS, ASTM C-216, GRADE SW.
- HORIZONTAL MASONRY REINFORCING TO BE PROVIDED IN ALL MASONRY. USE #9 DURAWALL OR DURAWIRE HORIZONTALLY AT 16" O.C.
- GROUTING: 2,000 PSI, 8" TO 10" SLUMP. ROD GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 4'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0". ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.

FINISHES NOTES

FLOORS

ALL FLOOR COVERING IN THE MEANS OF EGRESS, OFFICE CORRIDORS AND ACCESS TO EXITS (INCLUDING ENTRIES), SHALL COMPLY WITH THE FOLLOWING:
A. MINIMUM CLASS II MATERIAL CLASSIFIED IN ACCORDANCE WITH ASTM E648
B. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES, CORRIDORS AND LINES OF MEANS OF EGRESS SHALL HAVE A SLIP RESISTANCE SURFACE.
C. A CARPET THAT IS USED AS A FLOOR COVERING IN THE MEANS OF EGRESS SHALL HAVE A HIGH DENSITY, BE FLAT, BE SHORT PILE AND BE SECURELY FASTENED.
D. CARPETING SHALL NOT BE USED TO SURFACE A RAMP THAT HAS A SLOPE STEEPER THAN 1 UNIT VERTICAL IN 15 UNITS HORIZONTAL.
IN ALL AREAS OTHER THAN MEANS OF EGRESS, THE FLOOR FINISH SHALL MEET DOC FF-1 "PILL TEST" STANDARDS AS A MINIMUM.
"VCT" = 12" X 12" X 1/8" VINYL FLOOR TILE WITH 4" VINYL BASE.
"CARPET" GLUED DOWN WITH 4" VINYL BASE (\$15/ YD.INSTALLED WITH BASE).
"CERAMIC TILE" OR QUARRY TILE WITH C.T. OR QUARRY TILE BASE (\$8/S.F. INSTALLED ALLOWANCE).

WALLS-

ALL WALL FINISHES TO BE CLASS "A" FIRE RATED WITH A SMOKE DEVELOPED OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
IN WAREHOUSE AND SHIPPING REMOVE ALL EXISTING DRYWALL AND FURRING AND PAINT BLOCK "PAINT BLOCK" SEE PAINTING NOTES.
"PAINT DRYWALL" = 1/2" DRYWALL. SEE PAINTING NOTES.

CEILINGS-

ALL CEILING FINISHES TO BE CLASS "A" FIRE RATED WITH A CLASS I FLAME SPREAD RATING OF 0-25 IN ACCORDANCE WITH ASTM E84.. THEIR SMOKE DEVELOPED MUST BE 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
"2 X 4" = 2' X 4' LAY-IN TILE. STANDARD GRADE IN METAL GRID.
"2 X 2" = 2' X 2' LAY-IN TILE. STANDARD GRADE IN METAL GRID.
"EXISTING OPEN" = EXISTING EXPOSED METAL ROOF DECK AND JOISTS, PAINT WHERE CURRENTLY UNPAINTED.

PAINTING NOTES

- ALL BLOCK TO GET ONE COAT BLOCK FILLER PLUS ONE COAT FINISH.
- ALL DRYWALL BEING PAINTED TO GET TWO COATS.
- ALL METAL DECK AND JOISTS EXPOSED IN ROOMS OR WORK SPACES TO GET ONE COAT.
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR AREAS BEING PAINTED.

GENERAL NOTES

- THE GENERAL CONDITIONS OF THE A.I.A., LATEST EDITION, SHALL GOVERN THE WORK OF ALL CONTRACTORS, SUBCONTRACTORS, AND MATERIALMEN.
- CODES: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S CODES, RULES, ORDINANCES AND REGULATIONS.
- FIELD CHECKING: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FIELD CHECKING ALL EXISTING CONDITIONS AND FOR FITTING THEIR WORK TO EXISTING AND NEW WORK. NOTICE MUST BE IMMEDIATELY GIVEN TO THE ARCHITECT WHERE THERE ARE INCONSISTENT OR CONFLICTING DIMENSIONS ON THE DRAWINGS AND FOR WHERE THERE IS CONFLICT IN THE WORK OF THE INDIVIDUAL TRADES AND/OR WHERE THERE IS CONFLICT BETWEEN WORK SHOWN ON THE DRAWINGS AND CONDITIONS FOUND IN THE FIELD. EACH CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR HIS WORK WHERE HE FAILS TO CHECK SUCH CONDITIONS AND/OR GIVE NOTICE TO THE ARCHITECT OF DISCREPANCIES THEREIN.
- INSURANCE: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR LIABILITY AND COMPREHENSIVE INSURANCE AND FOR FILING CERTIFICATES OF INSURANCE WITH THE OWNER. EACH CONTRACTOR SHALL EFFECT AND MAINTAIN PUBLIC LIABILITY AND PROPERTY DAMAGE AND CONTINGENT LIABILITY INSURANCE TO COVER OPERATIONS OF EMPLOYEES AND SUBCONTRACTORS SUCH THAT THE OWNERS, CONTRACTORS, ARCHITECTS, AND ENGINEERS WILL BE PROTECTED FROM CLAIMS FOR DAMAGE INCLUDING BODILY INJURY AND DEATH, FOR THE LIMITS OF LIABILITY AND COVERAGE PROVIDED HEREAFTER: GENERAL LIABILITY - \$1,000,000 EACH OCCURRENCE, \$2,000,000 AGGREGATE. AUTOMOTIVE - \$ 1,000,000. OWNER SHALL PAY AND MAINTAIN FIRE AND EXTENDED COVERAGE INSURANCE ON THE WORK WHICH INURES TO THE OWNER'S BENEFIT. EACH CONTRACTOR AND SUBCONTRACTOR SHALL INSURE THEIR INDIVIDUAL MATERIALS AND EQUIPMENT BROUGHT TO THE JOB FOR PURPOSES OF EXECUTING WORK.
- DAMAGE: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OR INJURY TO THE OWNER THROUGH IMPROPER WORKMANSHIP AND SHALL REPAIR OR PAY FOR THE REPAIRS NECESSARY TO CORRECT THE WORK OF OTHER TRADES OR MATERIALMEN. WHERE SAID DAMAGE IS NOT PROPERLY CORRECTED WHEN ORDERED, THE ARCHITECT MAY DIRECT OTHERS TO PERFORM AND HAVE THE COST OF SUCH WORK BACK-CHARGED AGAINST THE CONTRACT OF THE OFFENDING PARTY.
- MANUFACTURERS' SPECS: ALL MATERIALS TO BE DELIVERED, STORED, MOVED, APPLIED, ATTACHED AND FINISHED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS, LOCAL, STATE AND NATIONAL BUILDING CODES, AND UTILITY COMPANY REGULATIONS. WHERE THESE DRAWINGS AND SPECS CONFLICT WITH THESE REQUIREMENTS, IMMEDIATE NOTICE SHALL BE GIVEN TO THE ARCHITECT.
- SHOP DRAWING NOTE: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL FOR ALL STRUCTURAL TRADES. SHOP DRAWINGS WILL SHOW THE GENERAL ARRANGEMENT AND DETAIL FOR ALL WORK TO BE INSTALLED. SUBMIT THREE SETS OF ALL DOCUMENTS.
- SPECIAL CONDITIONS: THE OWNER, GENERAL CONTRACTOR, EACH INDIVIDUAL SUBCONTRACTOR & MATERIALMEN AGREE TO SAVE THE ARCHITECT HARMLESS AS A RESULT OF ANY INJURY OR DAMAGE THAT MAY OCCUR TO ANY INDIVIDUAL OR PROPERTY DURING CONSTRUCTION AS A RESULT OF ACTS OR OMISSIONS BY THE SAID OWNER, CONTRACTORS &/OR MATERIALMEN IN THE PERFORMANCE OF THEIR WORK. ALL ERECTION AND CONSTRUCTION PROCEDURES SHALL BE EXECUTED IN SUCH MANNER AS TO FULLY PROTECT THE STRUCTURE, ALL OTHER TRADES WORKING ON THE PROJECT AND THE SURROUNDING AREAS FROM HAZARDOUS CONDITIONS. ALL WORK WILL PROCEED FOLLOWING ALL LOCAL, STATE AND FEDERAL SAFETY CODES, STATUES AND RECOGNIZED STANDARDS. ALL PROCEDURES OF CONSTRUCTION AND ERECTION WHICH ARE UNDERTAKEN WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT ARE THE SOLE RESPONSIBILITY OF THE OWNER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIALMAN EXECUTING SAME AND ARE TO BE ACKNOWLEDGED AS BEING UNDERTAKEN WITHOUT THE ARCHITECT'S KNOWLEDGE OR CONSENT. LASTLY, IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROVIDE CERTIFICATES OF WORKMAN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE NAMING BOTH THE OWNER AND THE ARCHITECT AS BENEFICIARIES UNDER SAID CERTIFICATES..AND THAT THE FILING OF SAID CERTIFICATES SHALL BE A CONDITION PRECEDENT TO ACCEPTANCE OF ANY WORK PERFORMED ON THE PROJECT.

STRUCTURAL SPECS

- NEW NON-TRUCKWELL OVERHEAD DOOR TO HAVE 6" ROUND STEEL POSTS OUTSIDE EACH JAMB. EACH POST TO BE 7'-0" LONG (4'-0" OUT THE GROUND AND 3'-0" INTO A 24" X 24" X 42" DEEP CONCRETE FOOTING).
- AT END OF TRUCKWELL PROVIDE TWO 6" ROUND STEEL POSTS. EACH POST TO BE 7'-0" LONG (4'-0" OUT THE GROUND AND 3'-0" INTO A 24" X 24" X 42" DEEP CONCRETE FOOTING).
- NEW TRUCKWELL VERTICAL LIFT DOORS TO HAVE STEEL CHANNEL JAMBS.

GENERAL NOTES

- BUILDING IS 100% FIRE SPRINKLERED
- CODE NOTE- CONSTRUCTION TYPE IS TYPE IIB (PER MICHIGAN BUILDING CODE 2009).
- FIRESTOP AROUND ALL PIPING AND DUCTS PENETRATING FLOOR/CEILING ASSEMBLIES. USE ONLY LOCAL MUNICIPALITY APPROVED METHODS AND MATERIALS.
- "NON-COM" WHERE CALLED FOR ON THE DRAWINGS AND IN THE SPECS MEANS 'FIRE-RETARDANT TREATED WOOD' TESTED IN ACCORDANCE WITH ASTM E84 AND FURTHER AS DEFINED BY MICHIGAN BUILDING CODE 2006. ALL NAILERS AND CANTS TO BE NON-COM.
- STUD PARTITIONS ARE TO BE BUILT WITH METAL STUDS. ALL STUD PARTITIONS TO BE FIRESTOPPED WHERE THE CAVITY IS EXPOSED TO A HORIZONTAL SPACE.
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE FIVE (5) POUNDS MAXIMUM.
- SITE PLAN, SURVEY, AND SITE ENGINEERING ARE BY OTHERS.
- EXTERIOR EXIT DOORWAY GRADING- THE SURFACE INSIDE AND OUTSIDE OF EXTERIOR EXIT DOORS SHALL BE AT THE SAME LEVEL. THE EXTERIOR SLAB SHALL HAVE 4" OF STYROFOAM INSULATION BELOW TO PREVENT HEAVING AT THE DOOR. THE EXTERIOR SLAB'S SLOPE AWAY FROM THE BUILDING SHALL BE HELD AT " PER FOOT FOR THE FIRST 5 FEET. THE EXTERIOR SLAB SHALL BE AT LEAST 6 FEET WIDE AND SHALL EXTEND AT LEAST 3 FEET TO THE SIDE OF THE LATCH SIDE OF THE DOOR.
- BUILDING APPROACH- FROM THE MAIN ENTRANCE TO THE PARKING AREA PROVIDE A WALK AT LEAST 5'-0" WIDE WITH A MAXIMUM SLOPE OF 5 PERCENT.
- FIRE EXTINGUISHERS (BY TENANT) SHALL BE PROVIDED AS REQUIRED BY NFPA #10.
- CLOSET RODS AND HOOKS SHALL BE PROVIDED IN A MANNER WHICH WILL ALLOW AT LEAST ONE SECTION IN EACH STORAGE AREA AT A MAXIMUM HEIGHT OF 48" ABOVE FINISHED FLOOR.
- SAFETY GLAZING REQUIREMENTS: SEE DOOR SCHEDULE NOTES
- TOILET ROOM SIGNS SHALL BE PROVIDED, AND THOSE ROOMS LABELED ON THE PLANS AS BEING DESIGNED FOR THE HANDICAPPED SHALL BE SO DESIGNATED ON THE SIGN. SIGNS SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCHSIDE OF THE DOOR AND CENTERED AT 60" HEIGHT.
- SIGNAGE FACILITIES AND ELEMENTS IDENTIFIED TO BE ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ALL SIGNS THAT PROVIDE EMERGENCY INFORMATION OR GENERAL CIRCULATION DIRECTIONS OR IDENTIFY ROOMS AND SPACES SHALL BE IN COMPLIANCE WITH THIS SECTION. REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL AT THE ACCESSIBLE PARKING SPACES. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ELEMENT SHALL BE PROVIDED AT ALL INACCESSIBLE BUILDING ENTRANCES. ALL H.C. TOILET ROOMS SHALL BE IDENTIFIED WITH A SYMBOL OF COMPLIANCE AND A TACTILE SIGN WHICH IS IN COMPLIANCE WITH SECTION 1109.1 OF THE CODE AND WHICH HAS A MINIMUM LETTER HEIGHT OF 5/8 OF AN INCH AND A MAXIMUM HEIGHT OF 2 INCHES. THE SYMBOL OF COMPLIANCE SHALL BE PLACED NOT LESS THAN 60 INCHES, NOR MORE THAN 96 INCHES, ABOVE THE FLOOR. TACTILE SIGNS SHALL BE MOUNTED 60 INCHES, TO THE CENTERLINE, ABOVE THE FLOOR ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NOT WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
- BUILDING ADDRESS SHALL BE PROVIDED AS REQUIRED BY LOCAL CODE.
- RETURN AIR PLENUMS- THERE ARE NONE ON THIS PROJECT.
- DOCK LEVELERS SHALL BE PROVIDED WHERE INDICATED ON THE DRAWINGS. CONFIRM EXACT SIZE, LOAD CAPACITY, REQUIRED FRAMING, ETC. WITH GENERAL CONTRACTOR.
- ROOF HATCH WITH LADDER IS EXISTING.

SOUND INSULATION

- SOUND INSULATE STUD PARTITIONS AND ABOVE CEILINGS AROUND TOILET ROOMS, MEETING ROOM, BOARD ROOM, PRIVATE OFFICES AND EXECUTIVE OFFICES WITH 3-1/2" FIBERGLAS BLANKET INSULATION.

COUNTER AND CABINET SCHEDULE			
ROOM	DESCRIPTION	ALLOWANCE	NOTES
ALL	PLASTIC LAMINATE WINDOW SILLS	\$2,400	TOTAL FOR ALL
CLOSETS	RODS AND SHELVES	\$1,000	TOTAL FOR ALL CLOSETS
TOILET ROOMS 7, 9	LAVATORY COUNTERS	\$400	TOTAL FOR 2 ROOMS
TOILET ROOMS 13, 16	LAVATORY COUNTERS AND CABINETS	\$800	TOTAL FOR 2 ROOMS
BOARD ROOM 11	WET BAR COUNTER PLUS UPPER AND LOWER CABINETS	\$2,800	
EXEC. OFF. 14	WET BAR COUNTER PLUS LOWER CABINETS	\$1200	
GREETER 30	ISLAND AND BACK WALL COUNTERS AND CABINETS	\$6,000	
COPY/MAIL 33	COUNTERS AND UPPER AND LOWER CABINETS	\$15,000	
I.T. STORAGE	COUNTERS AND UPPER AND LOWER CABINETS	\$4000	
BREAK ROOM 40	COUNTERS AND UPPER AND LOWER CABINETS	\$4,500	
SERVING 44	COUNTERS AND UPPER AND LOWER CABINETS	\$3000	
WORKROOM 47	COUNTER AND UPPER AND LOWER CABINETS	\$13,500	COUNTER TO HAVE 4' FRONT OVERHANG
SHIPPING OFFICE 50	COUNTERS AND LOWER CABINETS	\$9,500	
WILL CALL 53	COUNTER AND SHELVES BELOW	\$2000	
BREAKROOM 60	COUNTER AND UPPER AND LOWER CABINETS	\$2,500	

DOOR SCHEDULE				
CODE	QUANTITY	DOOR SIZE	DOOR AND FRAME MATERIAL	REMARKS
E		EXISTING	EXISTING	EXISTING TO REMAIN
E2	1 SET	EXISTING	HOLLOW METAL	REPAIR EXISTING DOOR TO PROPER OPERATION
E3	1	EXISTING	HOLLOW METAL	REMOVE AND REPLACE EXISTING FRAME AND DOOR
1	1	3'-0" X 7'-0"	ALUMINUM AND SAFETY GLASS	KEYLOCK, THRESHOLD, CLOSER, NON-LOCKING AGAINST EGRESS
2	1 SET	TWO-3'-0" X 7'-0"	ALUMINUM AND SAFETY GLASS	KEYLOCK, THRESHOLD, CLOSER, NON-LOCKING AGAINST EGRESS
3	1 SET	TWO-3'-0" X 7'-0"	ALUMINUM AND SAFETY GLASS	CLOSER, NON-LOCKING AGAINST EGRESS
4	1	3'-0" X 7'-0"	ALUMINUM AND SAFETY GLASS	CLOSER, NON-LOCKING AGAINST EGRESS, TWO FULL HEIGHT SIDELIGHTS
5	1	3'-0" X 7'-0"	HOLLOW METAL	KEYLOCK, THRESHOLD, CLOSER, NON-LOCKING AGAINST EGRESS
10	23	3'-0" X 6'-8"	SOLID CORE WOOD DOOR, METAL FRAME	KEYLOCK PER OWNER'S REQUIREMENTS
11	2	3'-0" X 6'-8"	SOLID CORE WOOD DOOR, METAL FRAME	PRIVACY LOCK
12	4	3'-0" X 6'-8"	SOLID CORE WOOD DOOR, METAL FRAME	CLOSER, PUSH/PULLS
13	4	TWO-3'-0" X 6'-8"	SOLID CORE WOOD DOOR, METAL FRAME	KEYLOCK PER OWNER'S REQUIREMENTS
14	2	3'-0" X 6'-8"	SOLID CORE WOOD DOOR, METAL FRAME E	4' X 25' LITE
15	1	3'-0" X 6'-8"	SOLID CORE WOOD DOOR, METAL FRAME	KEYLOCK PER OWNER'S REQUIREMENTS, TOP HALF GLASS
16	1 SET	TWO 3'-0" X 7'-0"	SOLID CORE WOOD DOOR AND FRAME	KEYLOCK PER OWNER'S REQUIREMENTS, SLIDERS
25	1 SET	60" BIFOLD	WOOD	
26	7 SETS	72" BIFOLD	WOOD	
30	3	24"	METAL	BY TOILET PARTITION CONTRACTOR
31	2	34"	METAL	BY TOILET PARTITION CONTRACTOR
50	1	12' X 14'	METAL DOOR, STEEL JAMBS	INSULATED SECTIONAL OVERHEAD, WITH ELECTRIC DOOR OPERATOR
51	6	9' X 10'	METAL DOOR, STEEL JAMBS	INSULATED SECTIONAL VERTICAL LIFT WITH ELECTRIC DOOR OPERATOR

DOOR NOTES

- ALL DOOR HARDWARE TO BE LEVER TYPE, ACCESSIBLE PER MICHIGAN BUILDING CODE.
- ALL DOOR HARDWARE SHALL BE INSTALLED A MINIMUM OF 34" AND A MAXIMUM OF 48" FROM THE FLOOR.
- ALL DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
- ALL DOOR CLOSERS SHALL BE ADJUSTED SO THAT IT SHALL TAKE AT LEAST FIVE SECONDS FOR DOORS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO AN OPEN POSITION OF 12 DEGREES.
- ALL DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
- THUMBTURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE.
- ALL HOLLOW METAL FRAMES IN MASONRY WALLS TO HAVE 4" HEAD JAMBS.
- ALL THRESHOLDS TO BE MAX. 1/2" HIGH WITH TAPERED EDGES. THRESHOLDS EXCEEDING 1/4" SHALL HAVE A 1:2 BEVEL.
- ALL MANDOORS ARE 1-3/4" THICK.
- ALL KEYLOCKS TO BE NON-LOCKING AGAINST EGRESS.
- ALL EXIT DOORS MUST BE OPERABLE FROM THE INSIDE IN ONE ACTION WITHOUT A KEY.
- THE LOWER 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE.

15. ALL METAL FRAMES IN STUD WALLS ARE "REDIFRAMES".
16. INTERIOR WOOD DOORS ARE TO BE OAK LEGACY.

6-13-11

INTERIOR WINDOW SPECS

12 INTERIOR WINDOWS LABELED "54" X 54" W." ARE 54" X 54" METAL FRAME WITH 1/4" INTERIOR PLATE GLASS. WINDOW HEAD AT 7'-0". FRAME DIVIDED INTO FOUR EQUAL 27" X 27" PANELS. CENTER THE FRAME IN THE WALL AS SEEN FROM THE PRIVATE OFFICE SIDE.

SAFETY GLAZING REQUIREMENTS:

MEET ALL SAFETY GLAZING REQUIREMENTS OF THE MICHIGAN BUILDING CODE 2009. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS AND ALL OTHER LOCATIONS REQUIRED BY THE CODE:

- ALL GLAZING IN SWINGING DOORS.
- ALL GLAZING WHICH IS WITHIN 60" OF THE FLOOR OF A WALKING SURFACE AND WITHIN 24" OF THE EDGE OF A DOOR IN THE CLOSED POSITION.
- ALL GLAZING WITHIN 18" OF THE FLOOR.

CONCRETE FLOOR NOTES

WHERE EXISTING CONCRETE FLOOR IS REMOVED TO INSTALL DOCK LEVELERS OR DRAINAGE PIPING IT SHALL BE REPLACED WITH CONCRETE OF THE SAME THICKNESS.

RENOVATION SAMPLE DRAWING

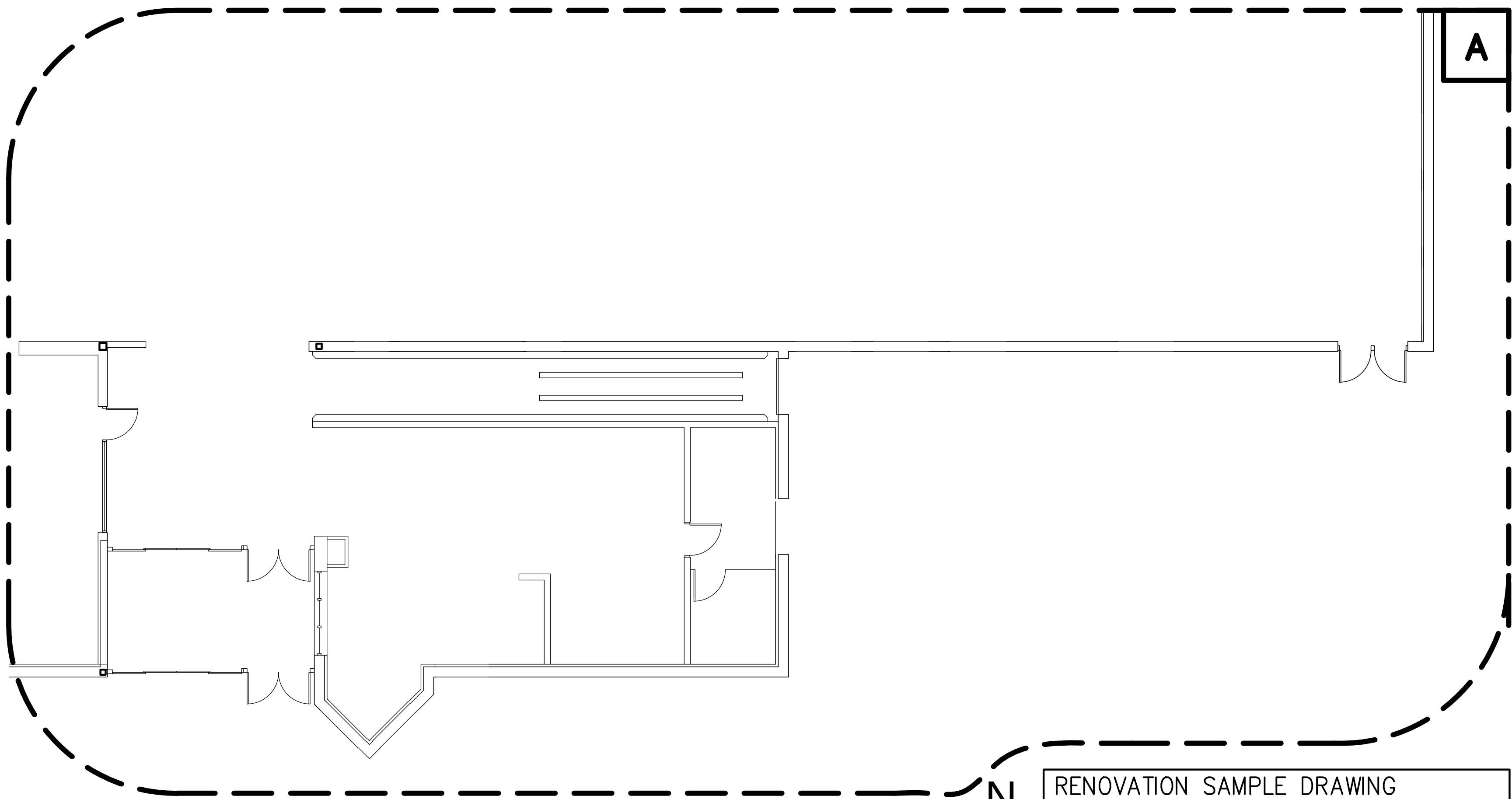
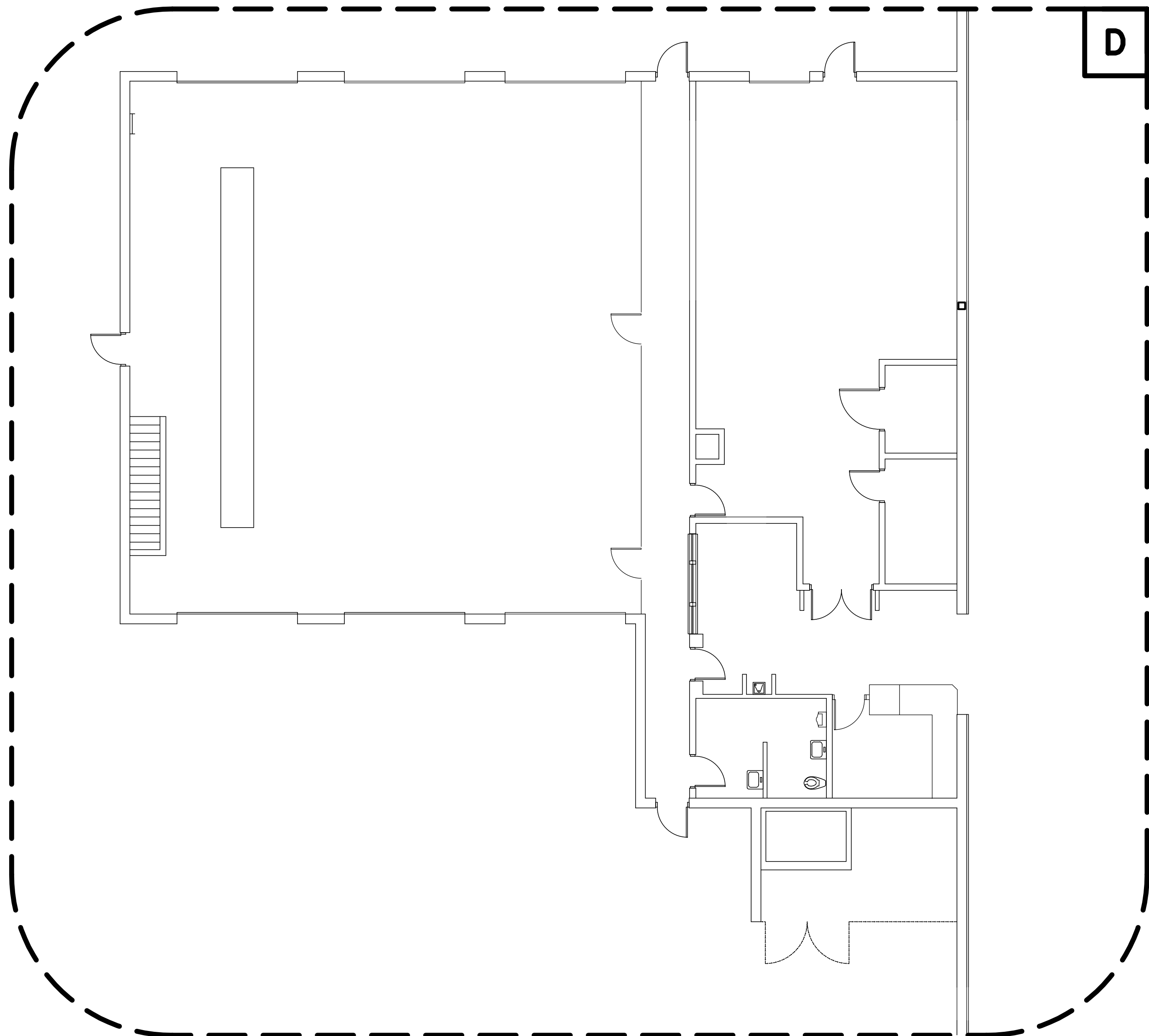
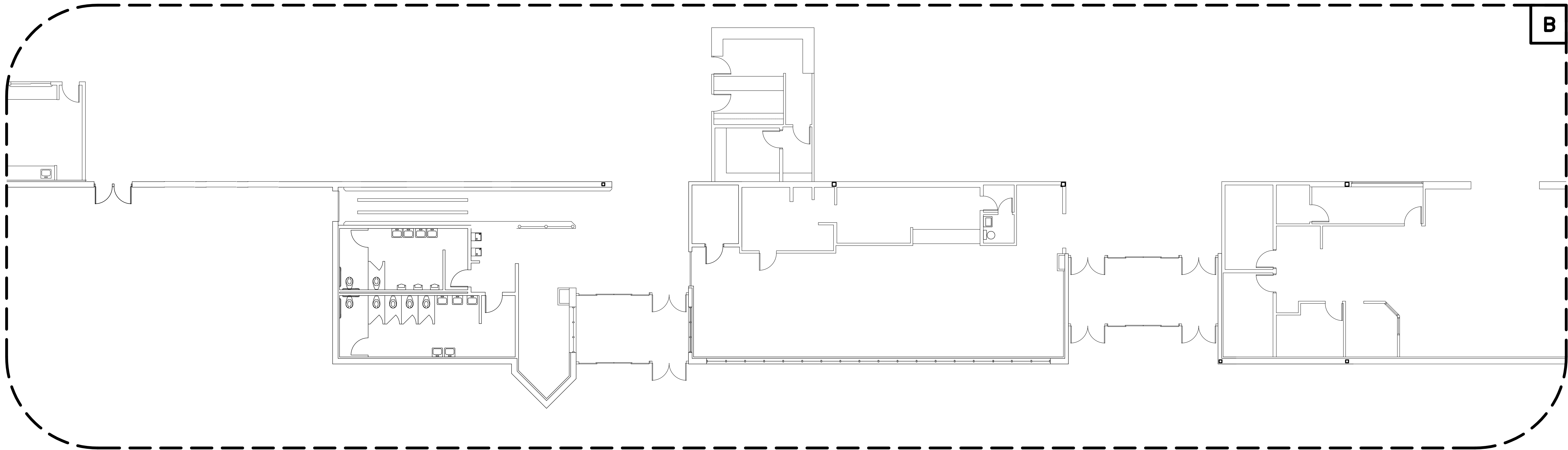
SPECIFICATIONS

BID REVISION - 6-13-11

ROBERT A. L. WILLIAMS, ARCHITECT
1920 ROBINA AVE., BERKLEY, MI 48072
248-388-0465
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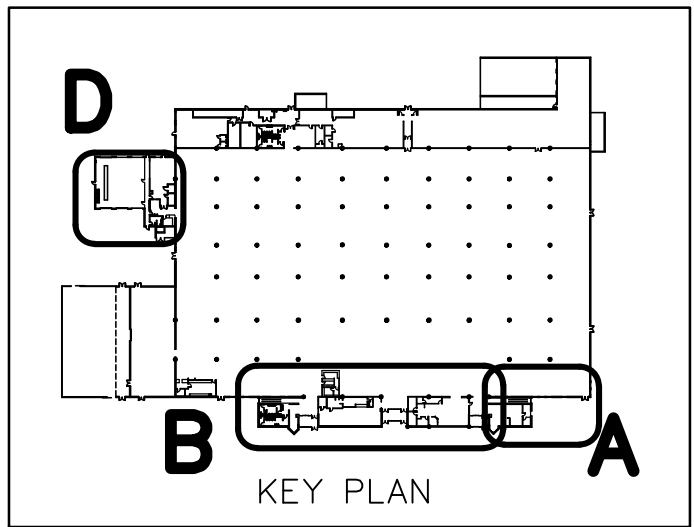
PROJECT NO.
1036

SHEET
2
OF 27

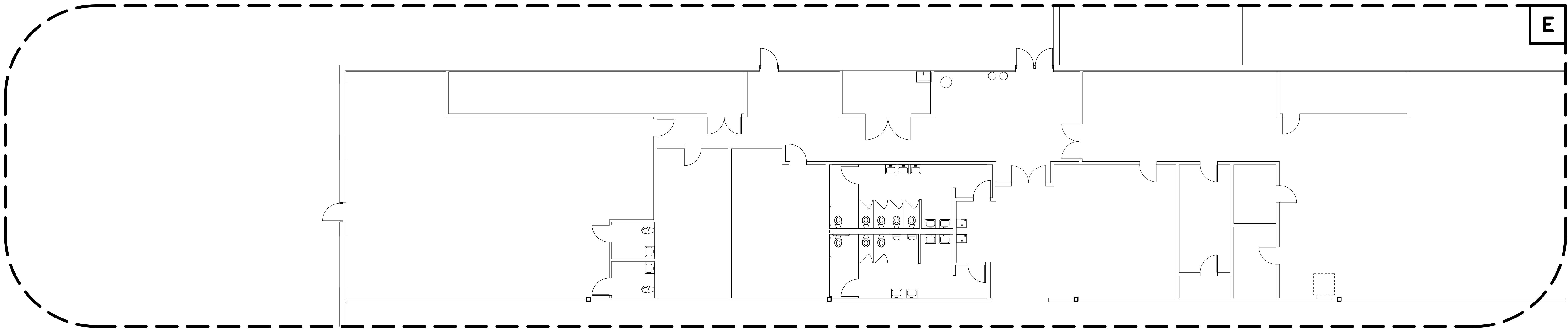


EXISTING PLANS A, B, D

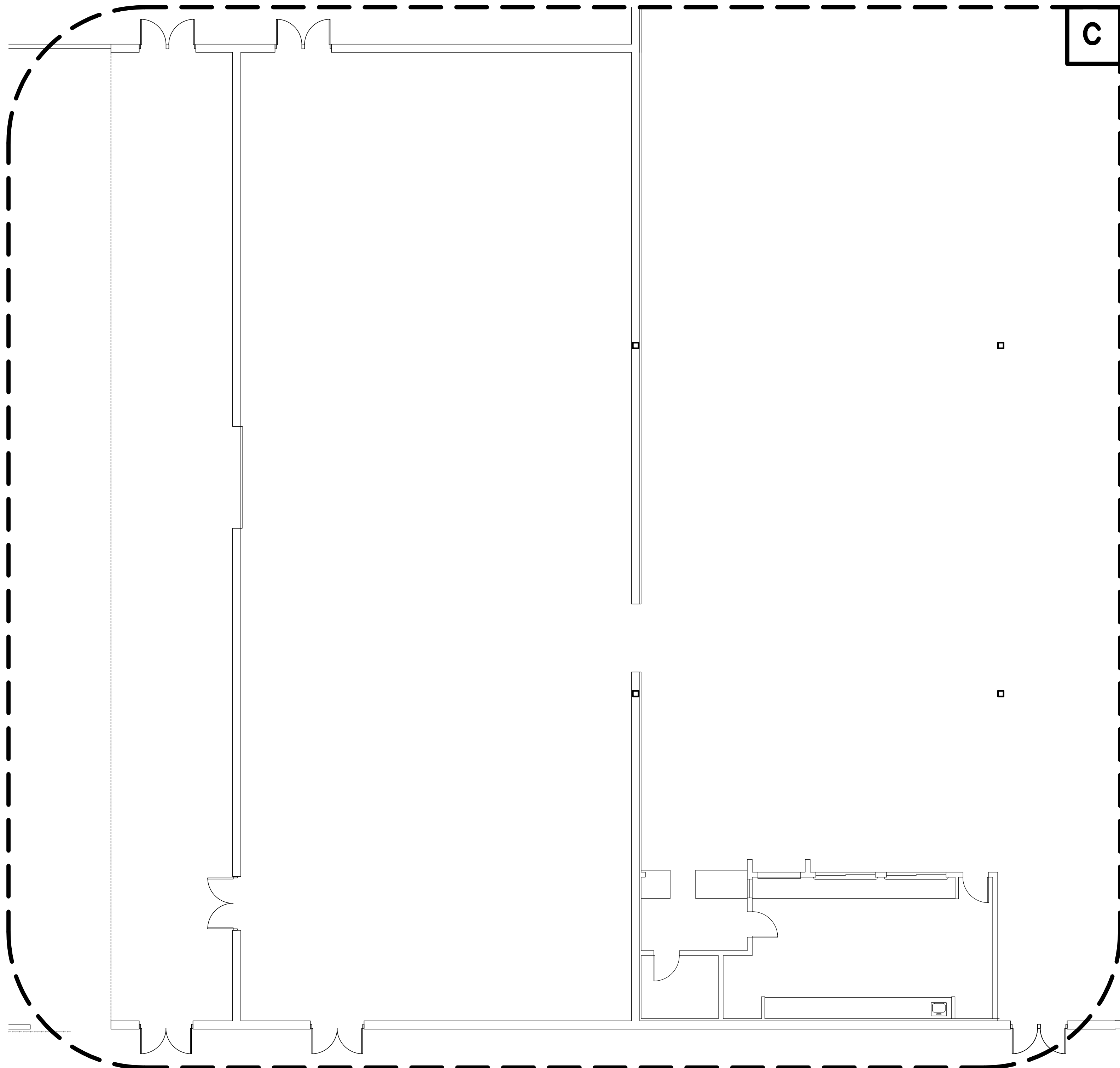
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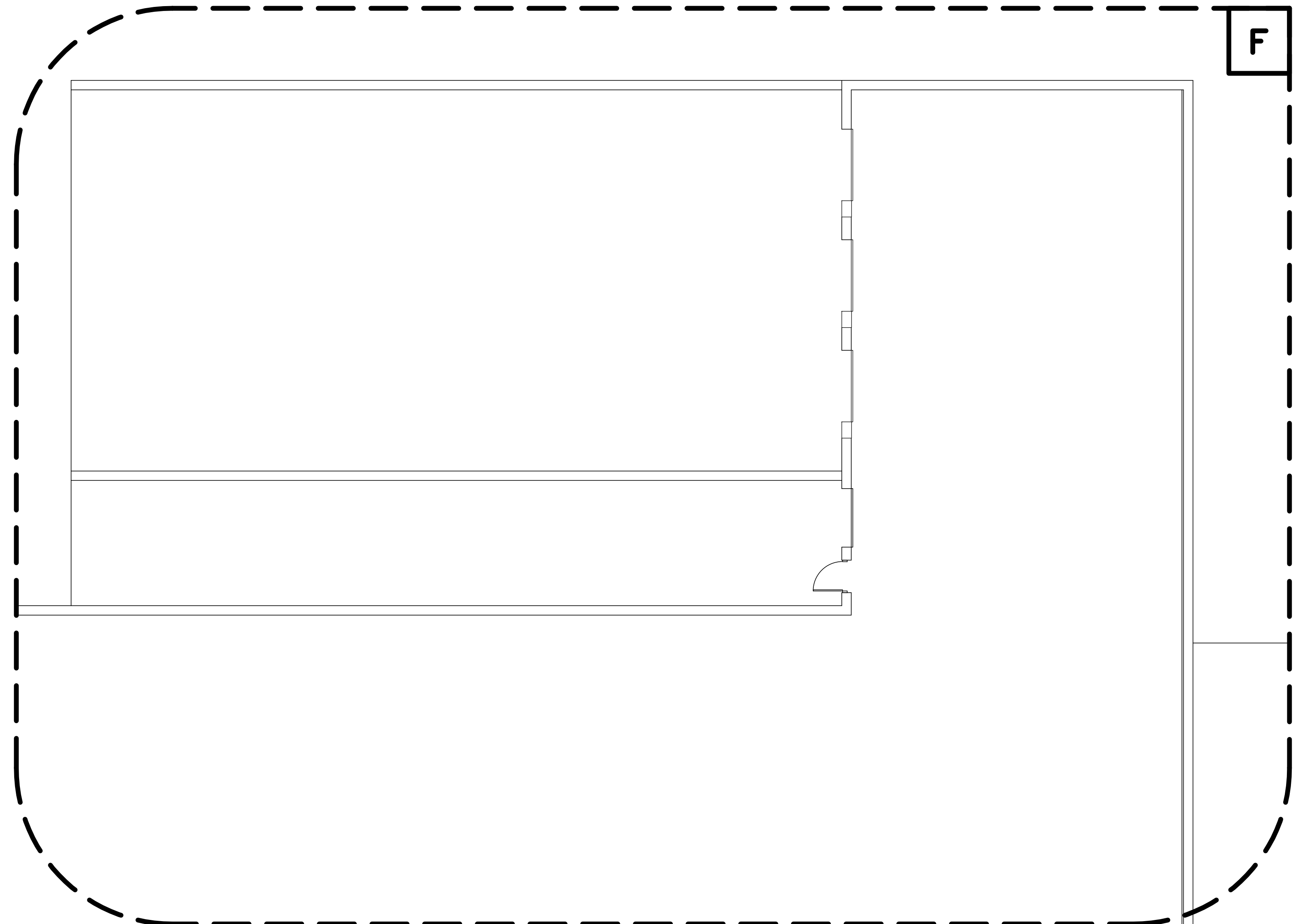
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EXISTING PLANS A, B, D	
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	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 3 OF 27



E



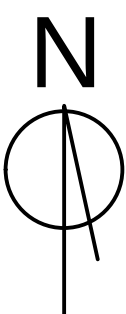
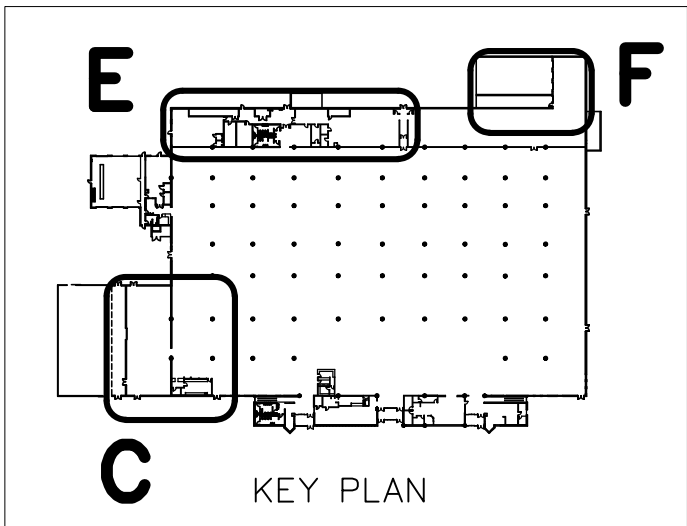
C



F

EXISTING PLANS C, E, F

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



RENOVATION SAMPLE DRAWING	
EXISTING PLANS C, E, F	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 4 OF 27

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE HIMSELF WITH DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED IN THE CONTRACT DOCUMENTS. THE RENOVATION WORK DESCRIBED IN THE CONTRACT DOCUMENTS ANTICIPATE THE DEMOLITION OF EXISTING CONSTRUCTION IN PART OR IN ITS ENTIRETY, AND THE REMOVAL, RELOCATION AND REPOWERING OF CERTAIN CONSTRUCTION MATERIALS AND EQUIPMENT. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REMODELING WORK BE DONE BY THE SPECIAL TRADE INVOLVED IN THE INITIAL INSTALLATION -- THAT IS, CARPENTRY WORK BY CARPENTRY TRADE, MECHANICAL AND ELECTRICAL WORK BY THE MECHANICAL AND ELECTRICAL TRADES RESPECTIVELY, AND SO ON. THEREFORE, EACH CONTRACTOR AND SUB-CONTRACTOR SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCE IN HIS PROPOSAL FOR THE COST OF ALL DEMOLITION AND/OR REMOVAL WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THE CONTRACT DOCUMENTS.
2. ALL EXISTING AREAS SCHEDULED TO REMAIN THAT ARE DAMAGED DURING DEMOLITION SHALL BE PATCHED, REPAIRED AND FINISHED AS REQUIRED TO MATCH SURROUNDINGS AT NO ADDITIONAL CHARGE TO THE TENANT.
3. REMOVE ALL EXISTING DEBRIS TO DUMPSTER AREA DESIGNATED BY THE TENANT. DUMPSTER BY GENERAL CONTRACTOR.
4. PROVIDE TEMPORARY BRACING, SHORING AND SUPPORTS AS REQUIRED FOR EXISTING STRUCTURAL SYSTEMS TO PREVENT DAMAGE DURING CONSTRUCTION.
5. ALL ABANDONED MECHANICAL AND ELECTRICAL PIPING IS TO BE REMOVED TO THE CEILING BEHIND OR WITHIN FINISHED FLOOR WALL OR CEILING SURFACES AND MADE SAFE BY APPROPRIATE CAPPING AS REQUIRED.
6. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE BREAK-OUT AND REMOVAL OF CONCRETE SLAB AT ALL AREAS WHERE UNDER-SLAB ELECTRICAL CONDUIT OCCURS -- REVIEW AND CO-ORDINATE EXACT LOCATIONS AND SIZES WITH THE REQUIRED ELECTRICAL EQUIPMENT DRAWINGS.
7. ALL SALVAGEABLE MATERIAL IS TO REMAIN THE PROPERTY OF THE OWNER UNLESS OTHER WRITTEN AGREEMENT IS MADE.
8. THE ELECTRICAL CONTRACTOR SHALL REMOVE AND/OR RELOCATE ALL ELECTRICAL DEVICES, CONDUIT AND WIRING WORK AS CALLED FOR ON THE DRAWINGS AND AS NECESSARY. WHETHER SUCH ITEMS ARE OR ARE NOT INDICATED ON THE DRAWINGS OR NOT, IN ORDER TO ACCOMPLISH THE INSTALLATION OF THE SPECIFIED NEW WORK, EQUIPMENT, MATERIALS AND DEVICES REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR IF APPROVED BY THE OWNER. SUCH ITEMS MAY ONLY BE REUSED IF SPECIFICALLY DESIGNATED ON THE DRAWINGS, OTHERWISE SUCH ITEMS ARE TO BE CUT OFF BY THE ELECTRICAL CONTRACTOR SO THAT THE ABANDONED CONDUIT IN THESE WALLS AND CEILING MAY BE REMOVED WITH THE WALLS AND CEILING BY THE DEMOLITION CONTRACTOR. ALL DEAD END CONDUIT RUNS SHALL BE PLUGGED AT THE REMAINING LIVE OUTLET BOXES OR AT THE PANELS.
9. THE FLOOR COVERING CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING CARPETING, TILE ETC., AND PREPARE THE FLOOR AS REQUIRED TO ACCEPT THE NEW FLOOR COVERING.
10. GENERAL CONTRACTOR TO VERIFY ALL JOB SITE CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT.

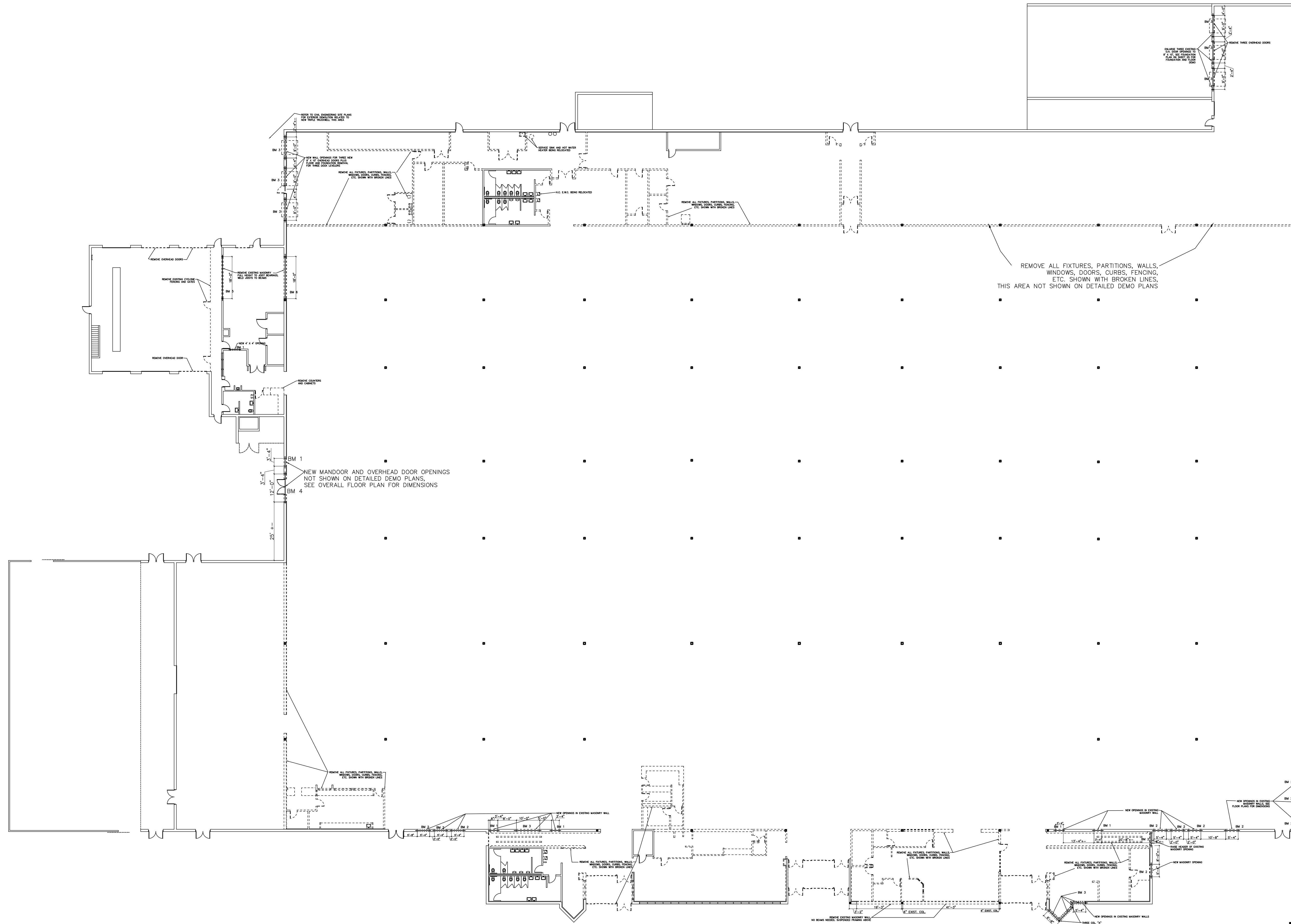
OVERALL DEMOLITION PLAN



OVERALL DEMOLITION PLAN

PROJECT NO.
1036

SHEET
5
OF 27

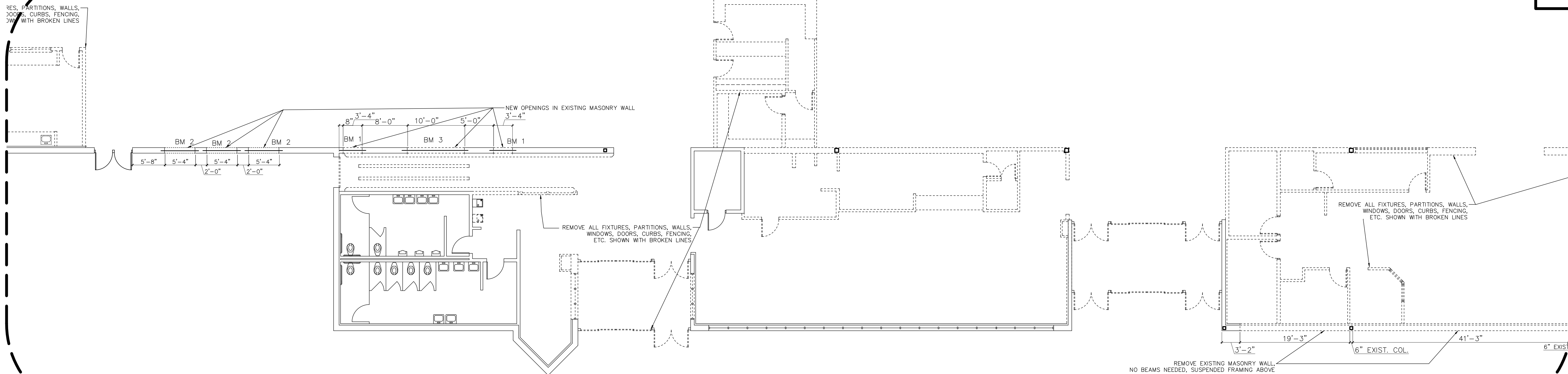


STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. STANDARDS. A-572 STEEL. ALL WORK SHALL BE GOVERNED BY A.I.S.C. SPECIFICATIONS AND STANDARDS

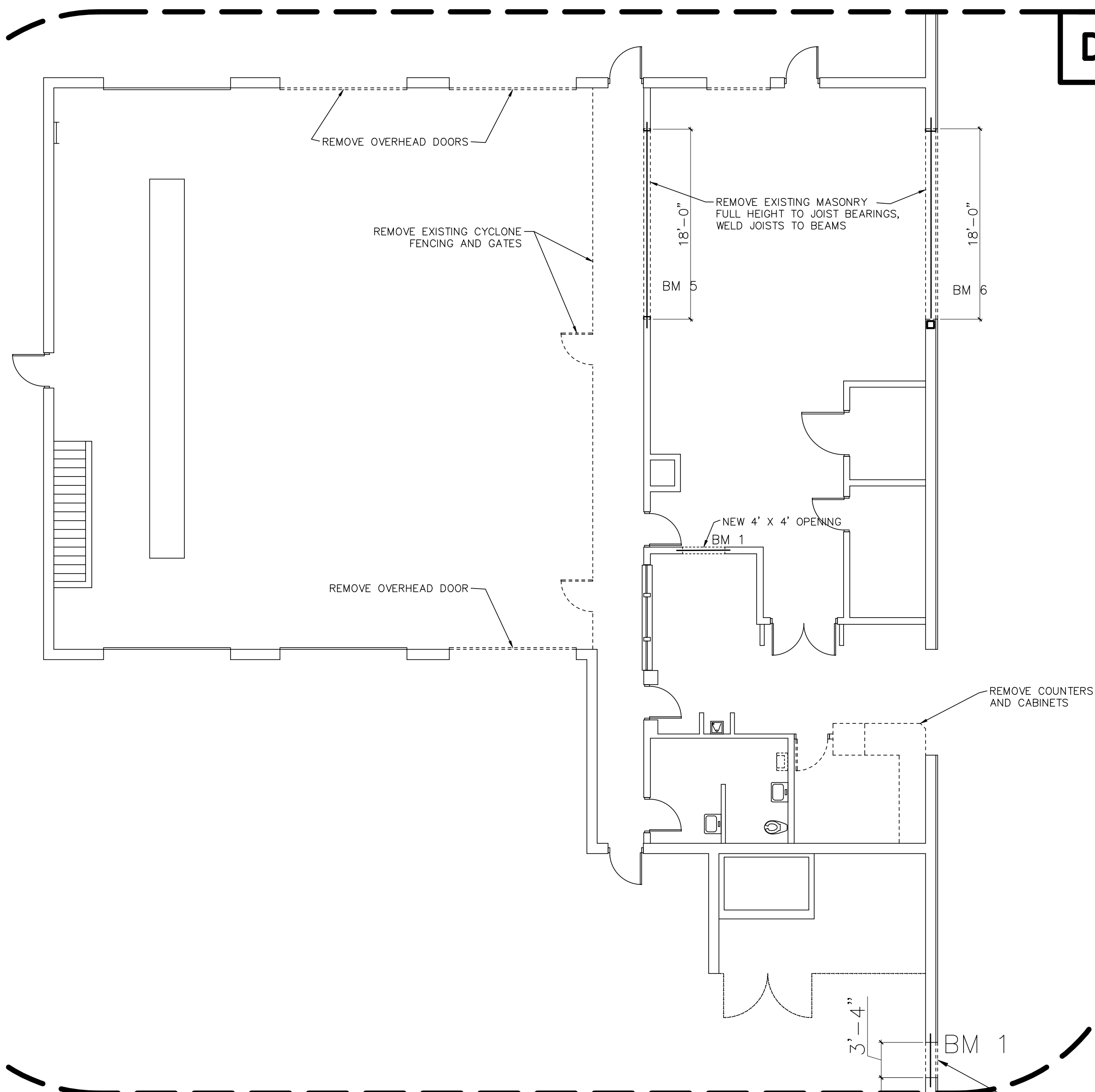
COL. "A" = 3" X 3" X 1/4" STRUCTURAL TUBE COLUMN WITH 10" X 10" X 1/2" BASE PLATE ON 10" X 10" X 1/4" SETTING PLATE ON 3/4" NON-SHRINKING GROUT. ONE 5/8" U-BOLT ANCHOR SET 16" INTO GROUT FILLED BLOCK BELOW.

- "BM 1"= TRIPLE 3.5" X 3.5" X 1/4" ANGLES
- "BM 2"= W 8 X 10 WITH 11" X 1/4" STEEL PLATE WELDED TO BOTTOM.
- "BM 3"= W 8 X 10 WITH 11" X 1/4" STEEL PLATE WELDED TO BOTTOM.
WITH STEEL CHANNEL JAMBS AT TRUCKWELL DOORS.
- "BM 4"= W 12 X 26 WITH 11" X 1/4" STEEL PLATE WELDED TO BOTTOM
WITH 12" STEEL CHANNEL JAMBS AT OVERHEAD DOOR.
- "BM 5"= W 12 X 40 WITH 8" CHANNEL JAMBS
- "BM 6"= W 12 X 65, SOUTH END BRACKETED TO EXISTING COLUMN,
PROVIDE 8" CHANNEL JAMB ON NORTH SIDE OF OPENING.

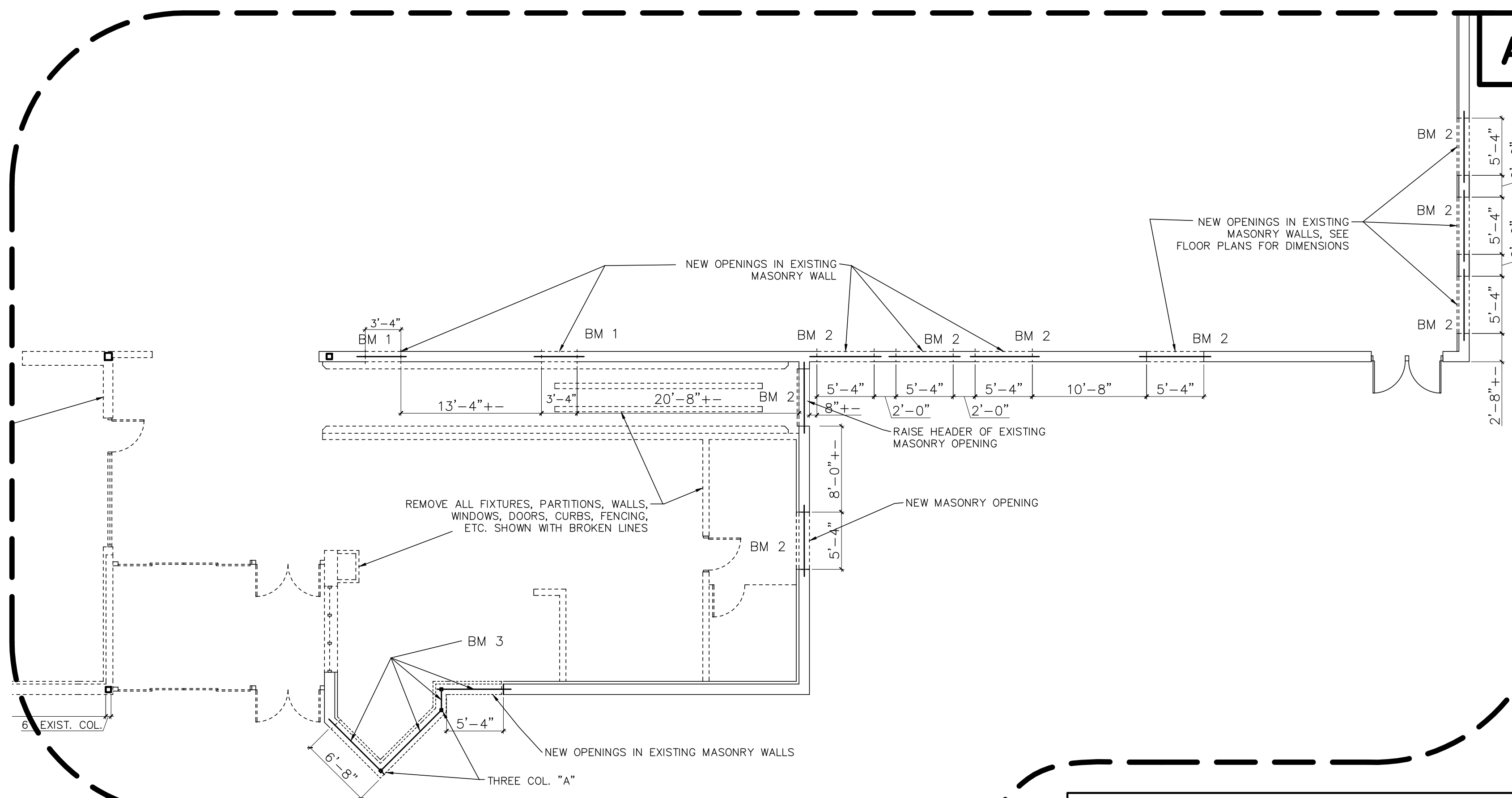
E



D

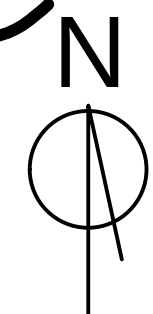
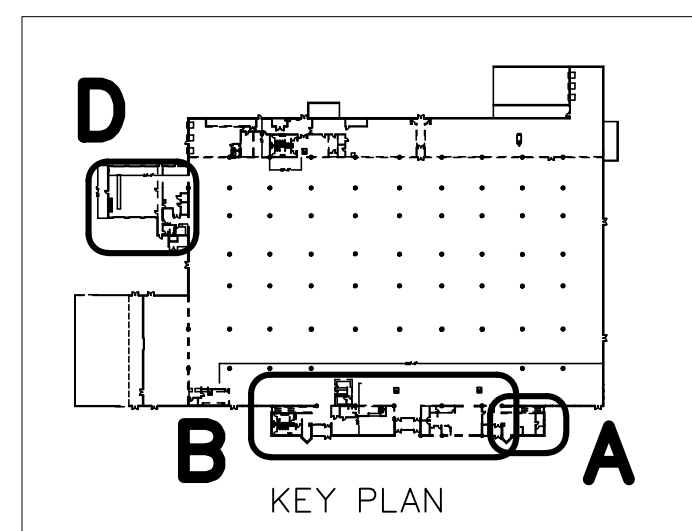


A

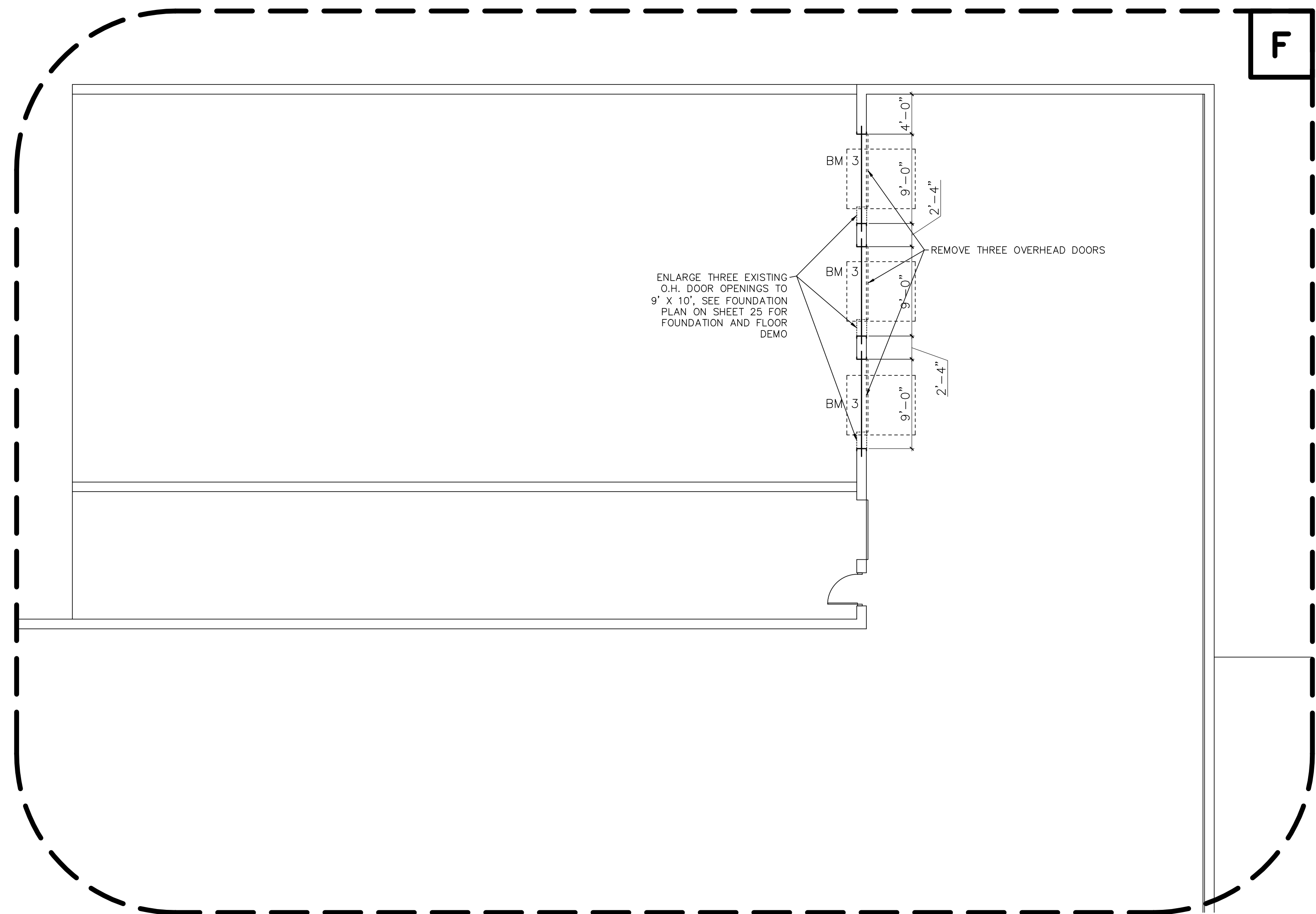
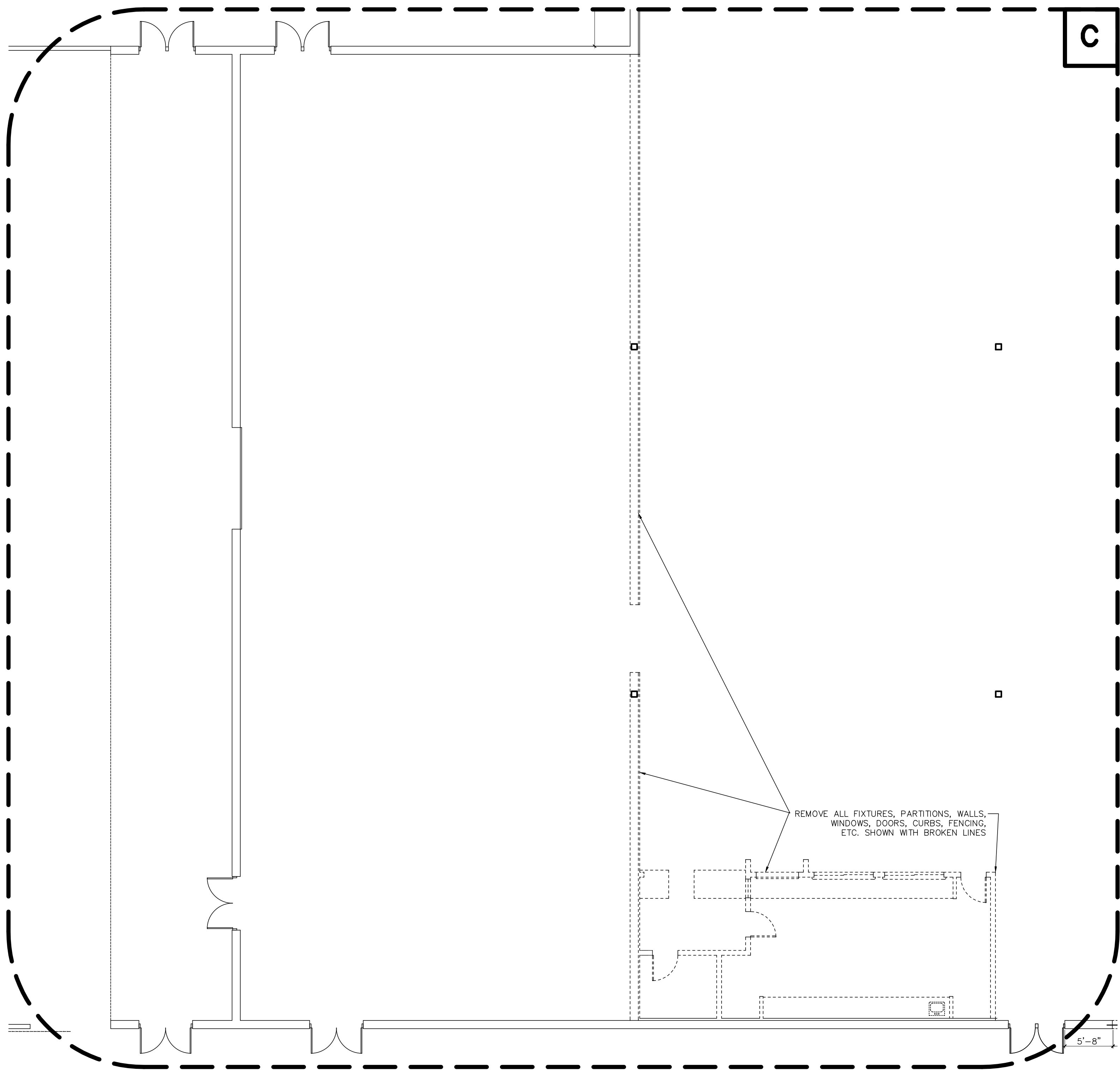
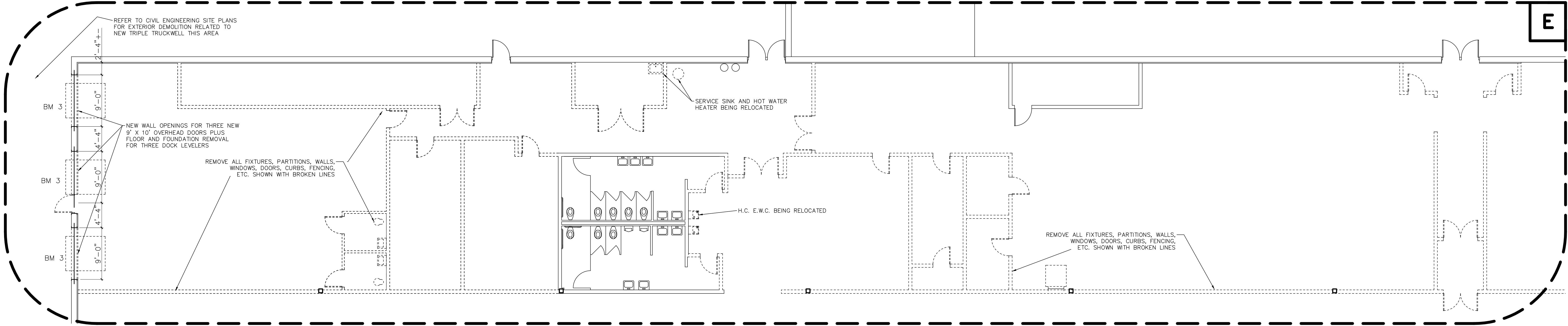


DEMOLITION PLANS A, B, D

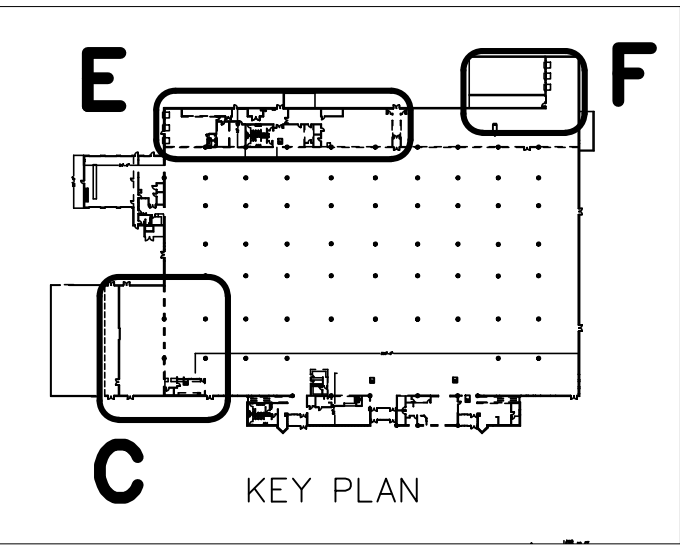
SCALE: $1/8" = 1'-0"$



RENOVATION SAMPLE DRAWING	
DEMOLITION PLANS A, B, D	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 6 OF 27



DEMOLITION PLANS C, E, F
SCALE: 1/8" = 1'-0"

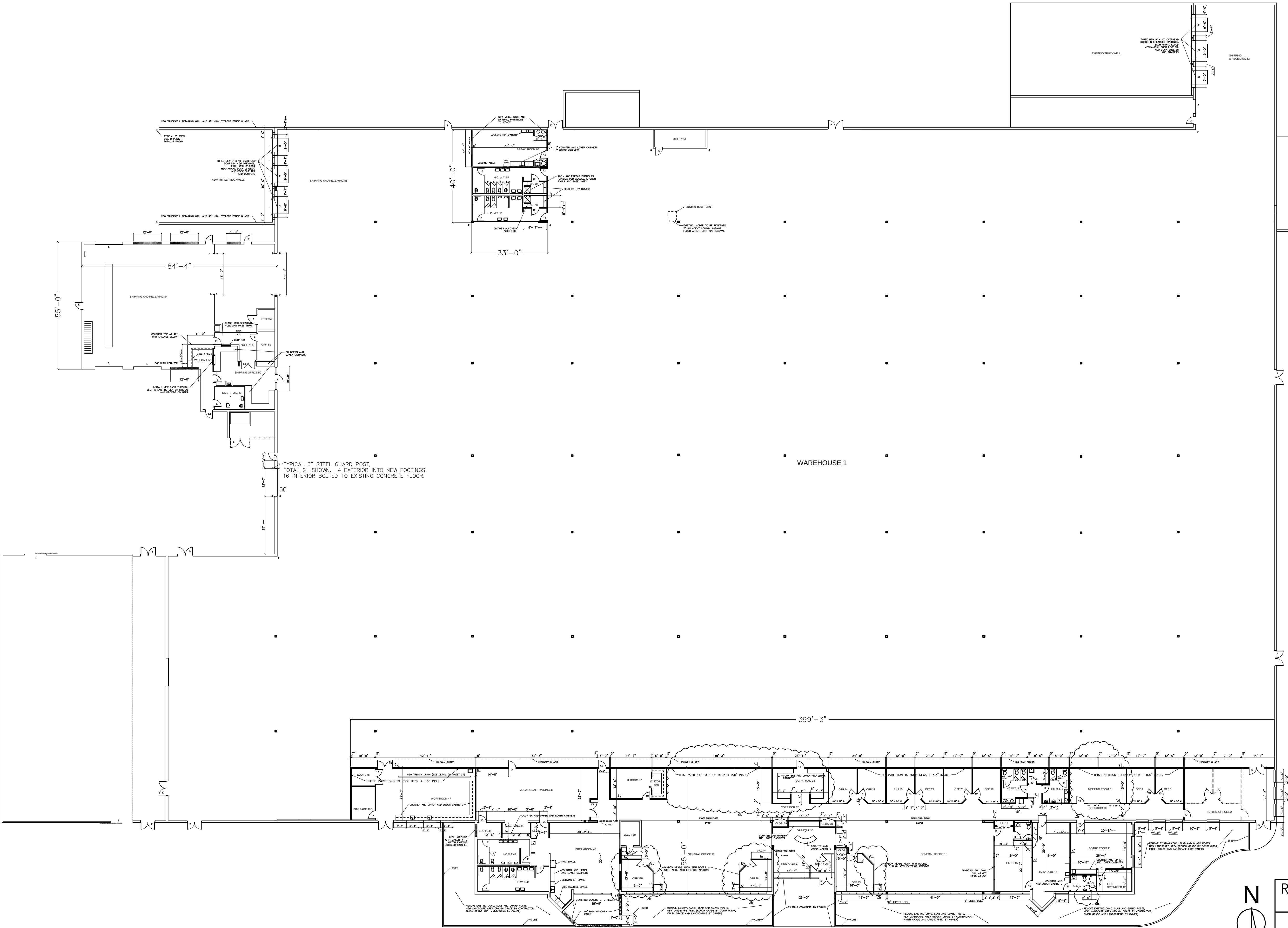


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RENOVATION SAMPLE DRAWING	
DEMOLITION PLANS C, E, F	
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	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 7 OF 27

ARCHITECTURAL GENERAL NOTES:

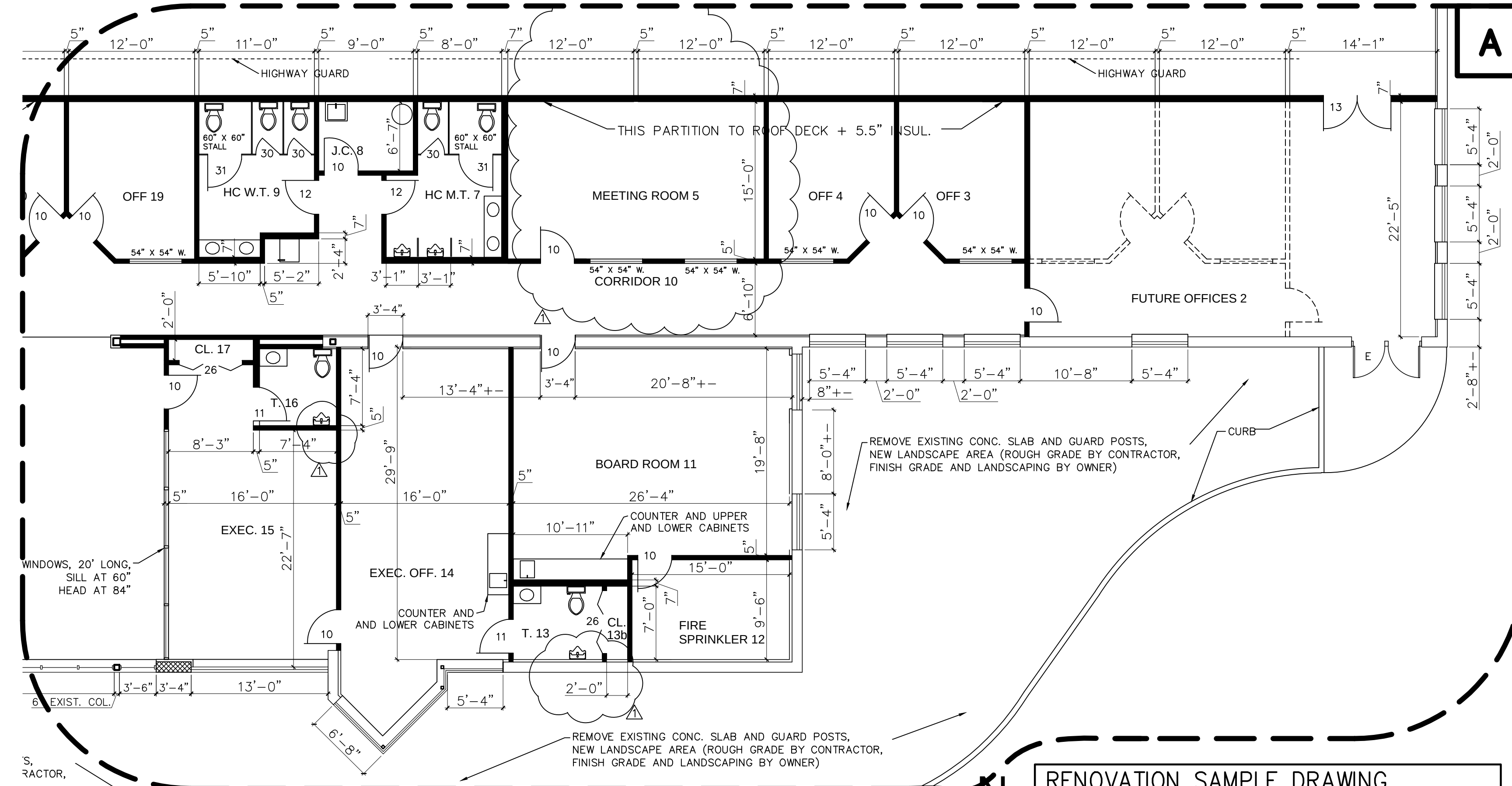
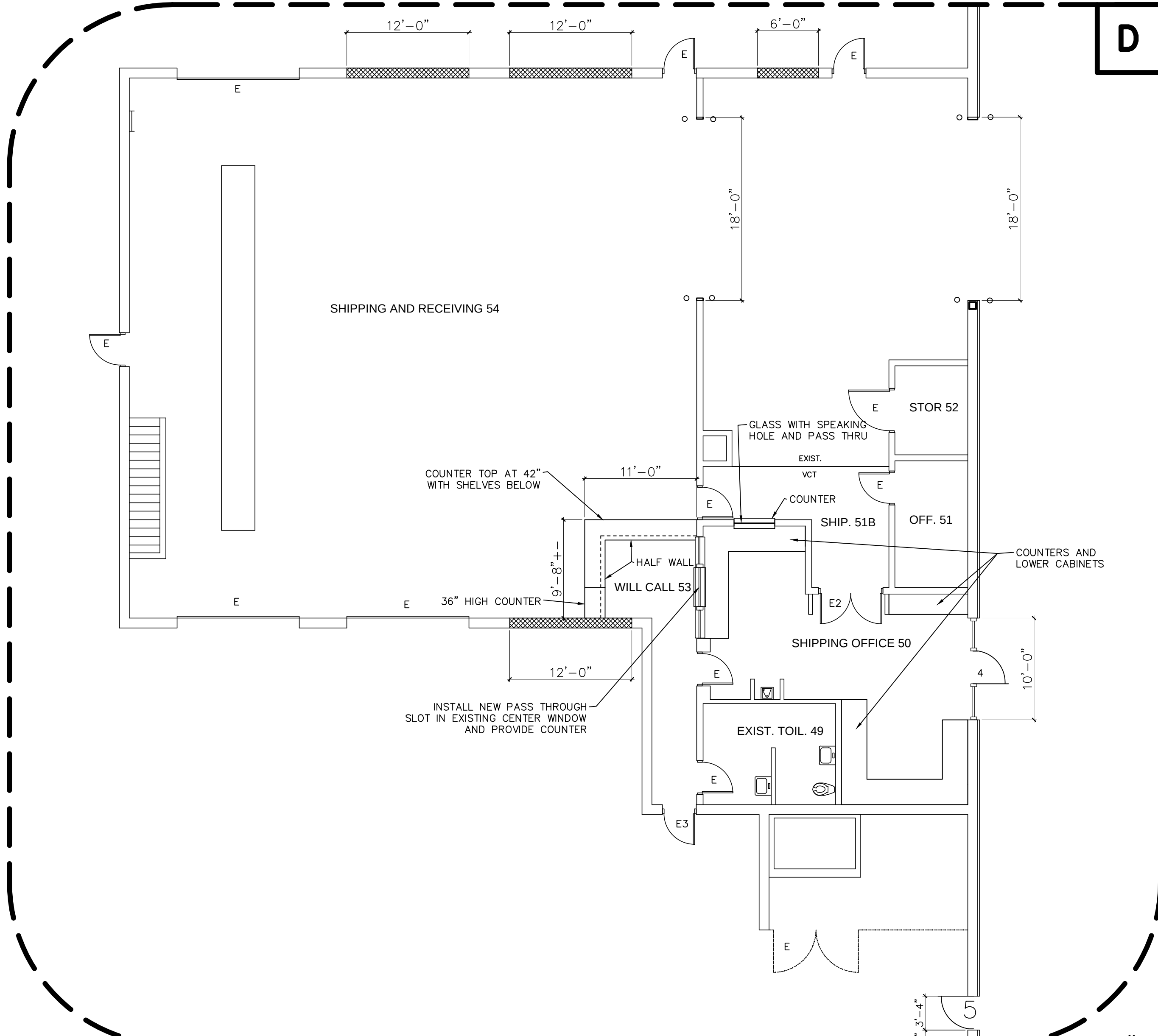
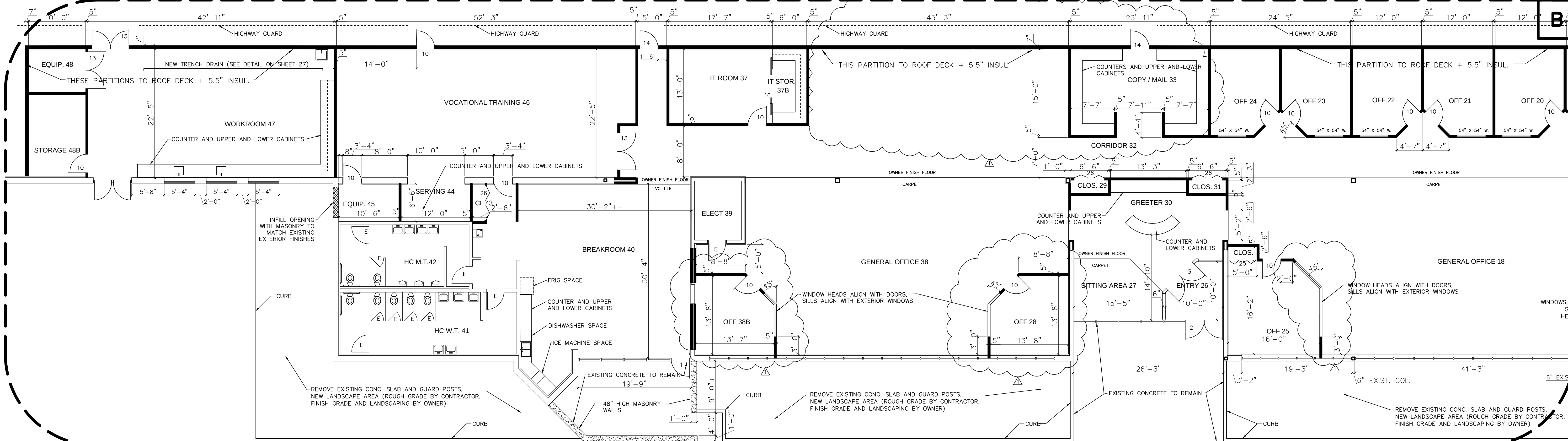
1. THE GENERAL CONTRACTOR SHALL INSPECT ALL FIELD CONDITIONS AND VERIFY ALL EXISTING DIMENSIONS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS, EXISTING DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR A DETERMINATION AS TO THE COURSE OF ACTION, PRIOR TO THE START OF CONSTRUCTION IN THE AREA OF QUESTION.
2. IN CASE OF DISCREPANCIES OR AMBIGUITIES WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR A DETERMINATION AND/OR CLARIFICATION PRIOR TO THE START OF CONSTRUCTION IN THE AREA IN QUESTION OR THE ORDERING OF MATERIALS IF THAT IS WHERE THE DISCREPANCY OCCURS.
3. ALL SUB-TRADES SHALL COORDINATE THEIR WORK WITH WORK OF OTHERS OR WITH EXISTING CONDITIONS OCCURRING ABOVE OR BELOW THE PREMISES AND SHALL MAKE CHANGES FROM TIME TO TIME AS REQUIRED TO ACCOMMODATE SUCH WORK OR CONDITIONS.
4. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS, AS WELL AS THE RULES AND STANDARDS OF O.S.H.A. AND MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION FOR WORK HEREIN SPECIFIED. THE COST OF SUCH PERMIT AND CERTIFICATES SHALL BE INCLUDED IN THEIR BID PROPOSAL.
6. THE SUB-CONTRACTORS SHALL VISIT THE EXISTING SITE AND BUILDING AND SHALL EXAMINE TO THEIR SATISFACTION ALL OF THE PHYSICAL CONDITIONS THAT AFFECT THEIR CONTRACT PRICE, NOTING THE LOCATION OF THE EXISTING EQUIPMENT. NO ADDITION TO THEIR CONTRACT PRICE WILL BE PERMITTED DUE TO IGNORANCE OF THE EXISTING CONDITIONS.
7. ALL MATERIALS USED IN CONSTRUCTION SHALL BE NEW AND OF FIRST CLASS QUALITY.
8. ALL DIMENSIONAL LUMBER, PLYWOOD, PARTICLE BOARD, ETC. USED IN BUILDING CONSTRUCTION SHALL BE PRESSURE TREATED, U/L CERTIFIED NON-COMBUSTIBLE.
9. GYPSUM WALLBOARD SHALL BE INSTALLED WITH ALL CORNER BEADS, TRIM, ACCESSORIES AND MOLDING ETC. AS REQUIRED FOR COMPLETION, TAPED AND SANDED READY FOR PAINT.
10. REPAIR EXISTING GYPSUM BOARD WALLS AS REQUIRED. ALL WALLS SHALL BE TAPED AND SANDED, READY FOR PAINT.
11. ALL HOLD DIMENSIONS INDICATED ARE CRITICAL AND MUST BE MAINTAINED. ADVISE THE ARCHITECT IF THESE DIMENSIONS CANNOT BE MAINTAINED.
12. ALL DIMENSIONS SHOWN ARE FROM FINISH FACE TO FINISH FACE OF ALL NEW MATERIALS UNLESS OTHERWISE NOTED.
13. GENERAL CONTRACTOR TO VERIFY WITH THE CLIENT THE COMPLETE SCOPE OF WORK TO BE DONE.



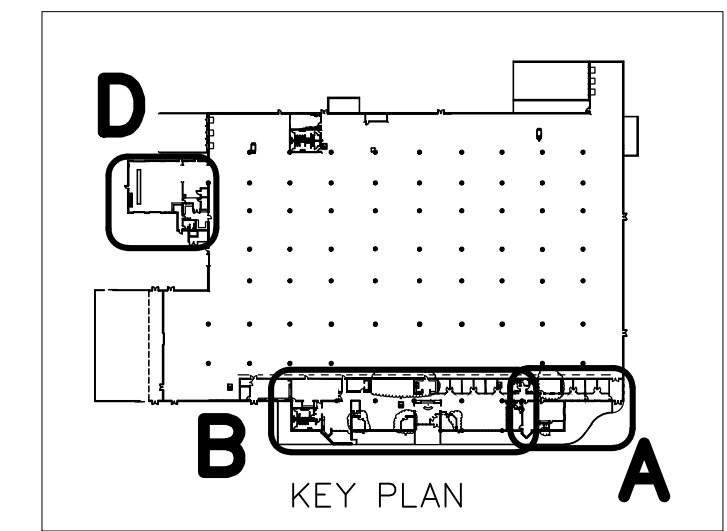
OVERALL FLOOR PLAN

SCALE: 1" = 20'-0"

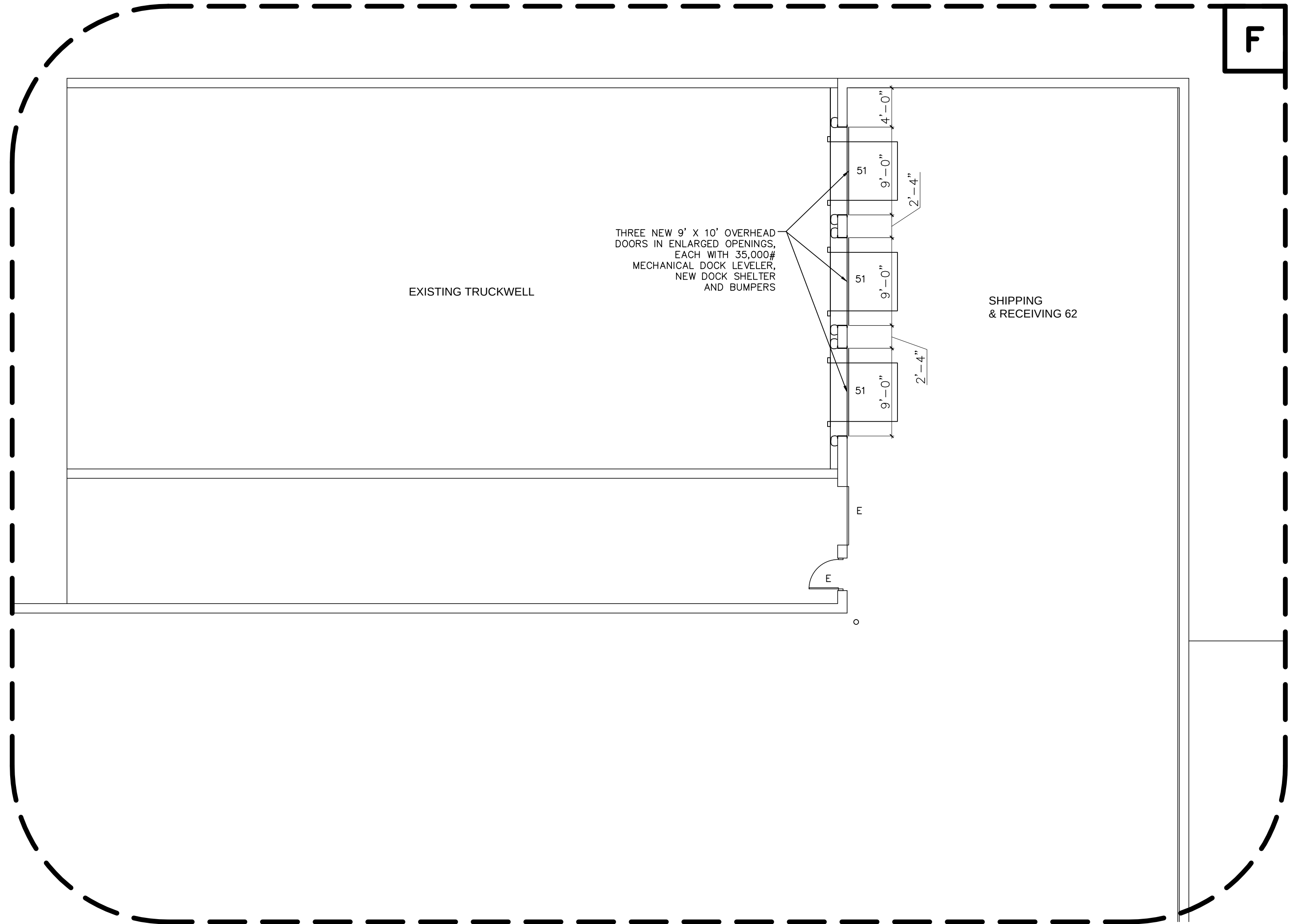
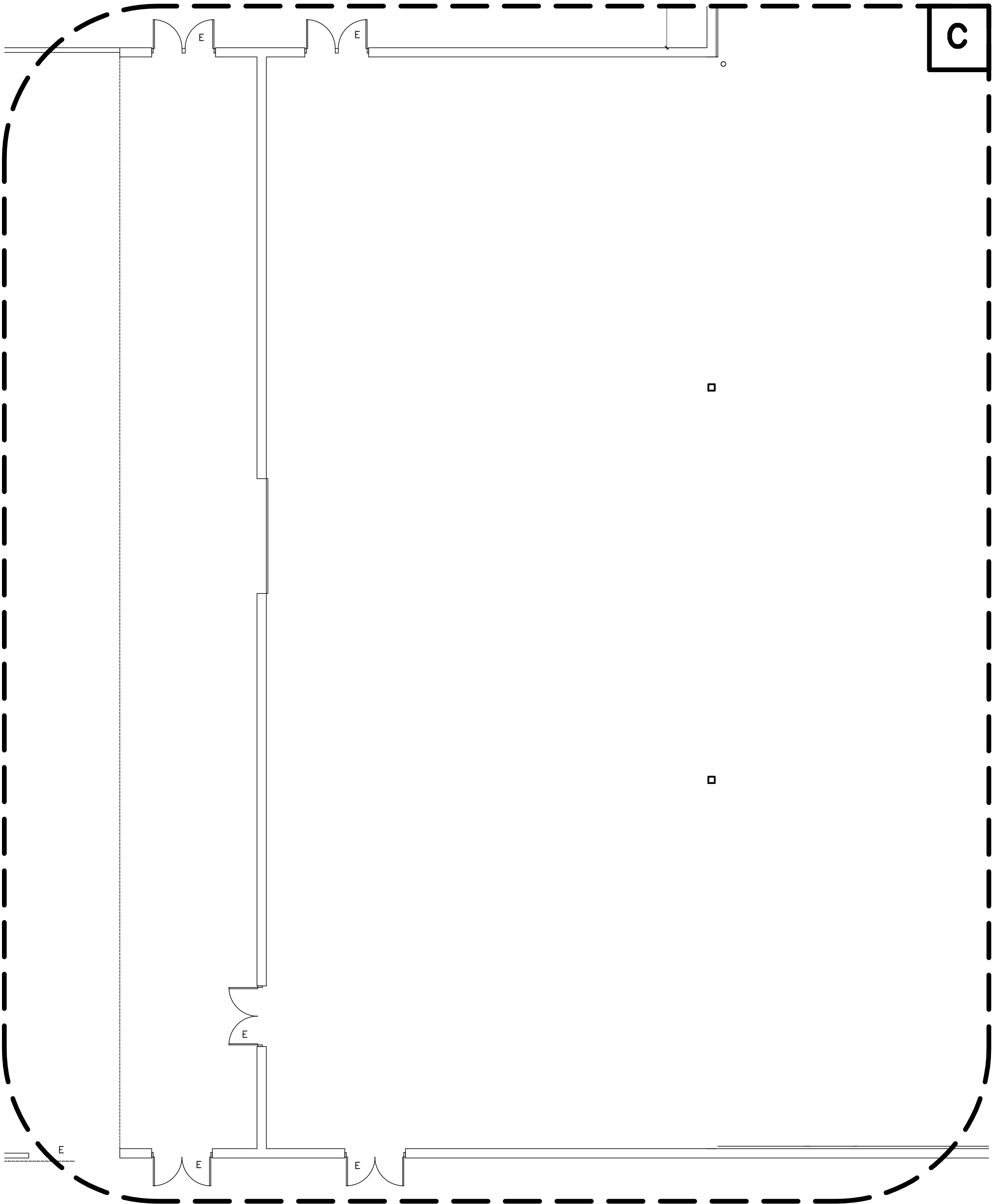
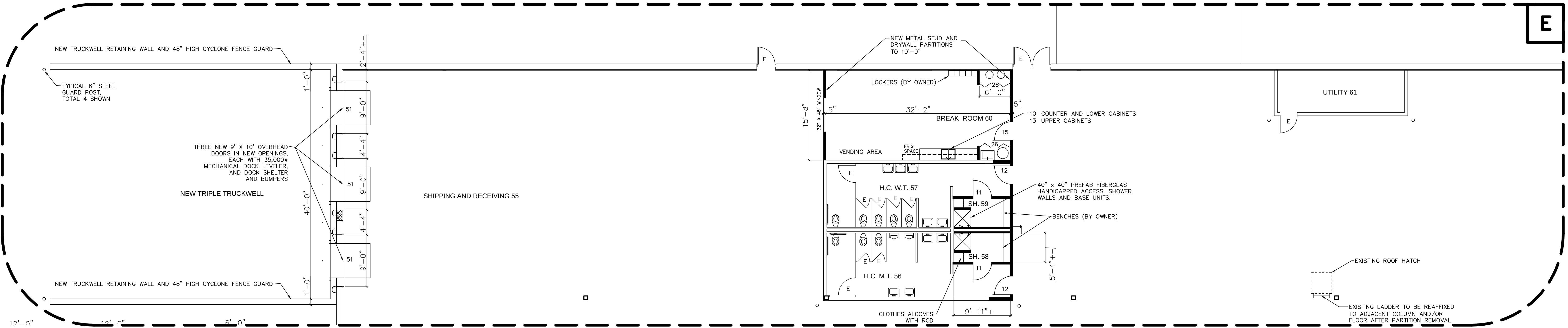
RENOVATION SAMPLE DRAWING	
OVERALL FLOOR PLAN	
	SCALE: 1" = 20'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 8 OF 27



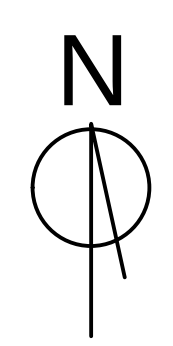
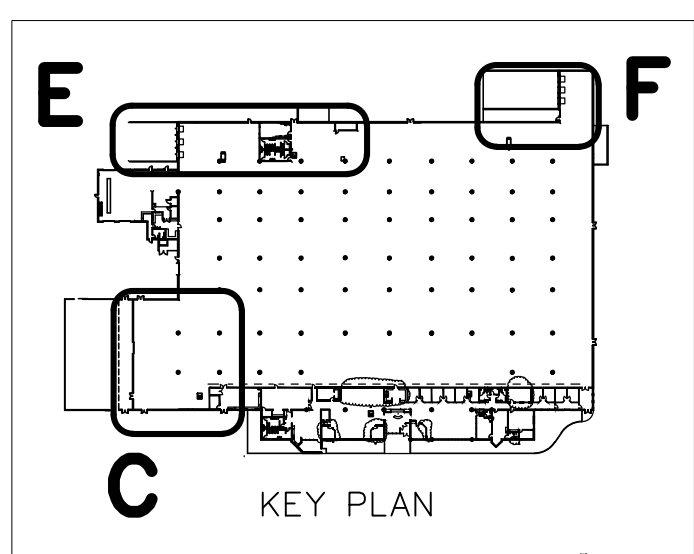
FLOOR PLANS A, B, D
SCALE: 1/8" = 1'-0"



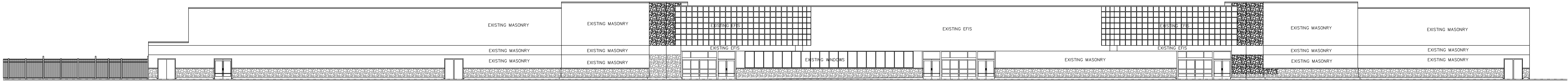
RENOVATION SAMPLE DRAWING		
FLOOR PLANS A, B, D		
		SCALE: 1/8" = 1'-0"
		PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM		SHEET 9 OF 27



FLOOR PLANS C, E, F
SCALE: 1/8" = 1'-0"

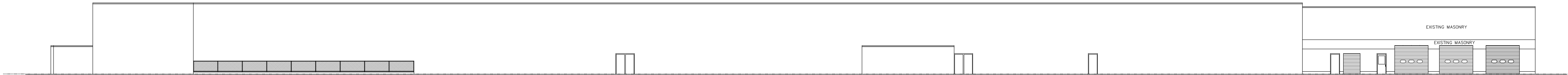


RENOVATION SAMPLE DRAWING	
FLOOR PLANS C, E, F	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 10 OF 27



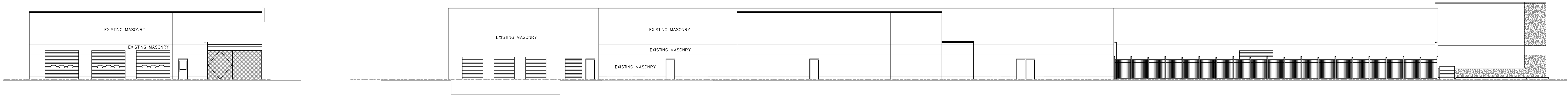
SOUTH ELEVATION

SCALE: 1/16" =1'-0"



NORTH ELEVATION

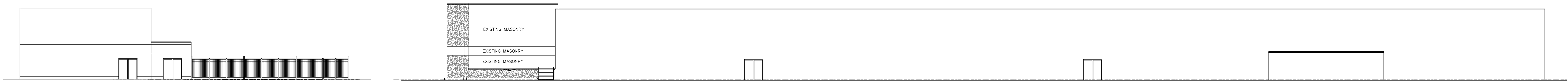
SCALE: 1/16" =1'-0"



WEST ELEVATION

WEST ELEVATION

SCALE: 1/16" =1'-0"



EAST ELEVATION

EAST ELEVATION

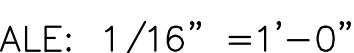
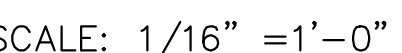
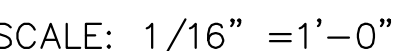
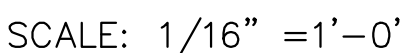
SCALE: 1/16" =1'-0"



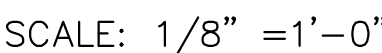
DETAILED PARTIAL EXISTING SOUTH ELEVATION

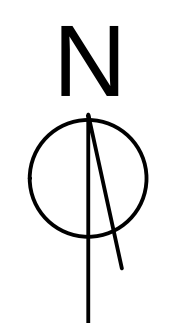
SCALE: 1/8" =1'-0"

RENOVATION SAMPLE DRAWING	
EXISTING ELEVATIONS	
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	PROJECT NO. 1036
	SHEET 11
	OF 27

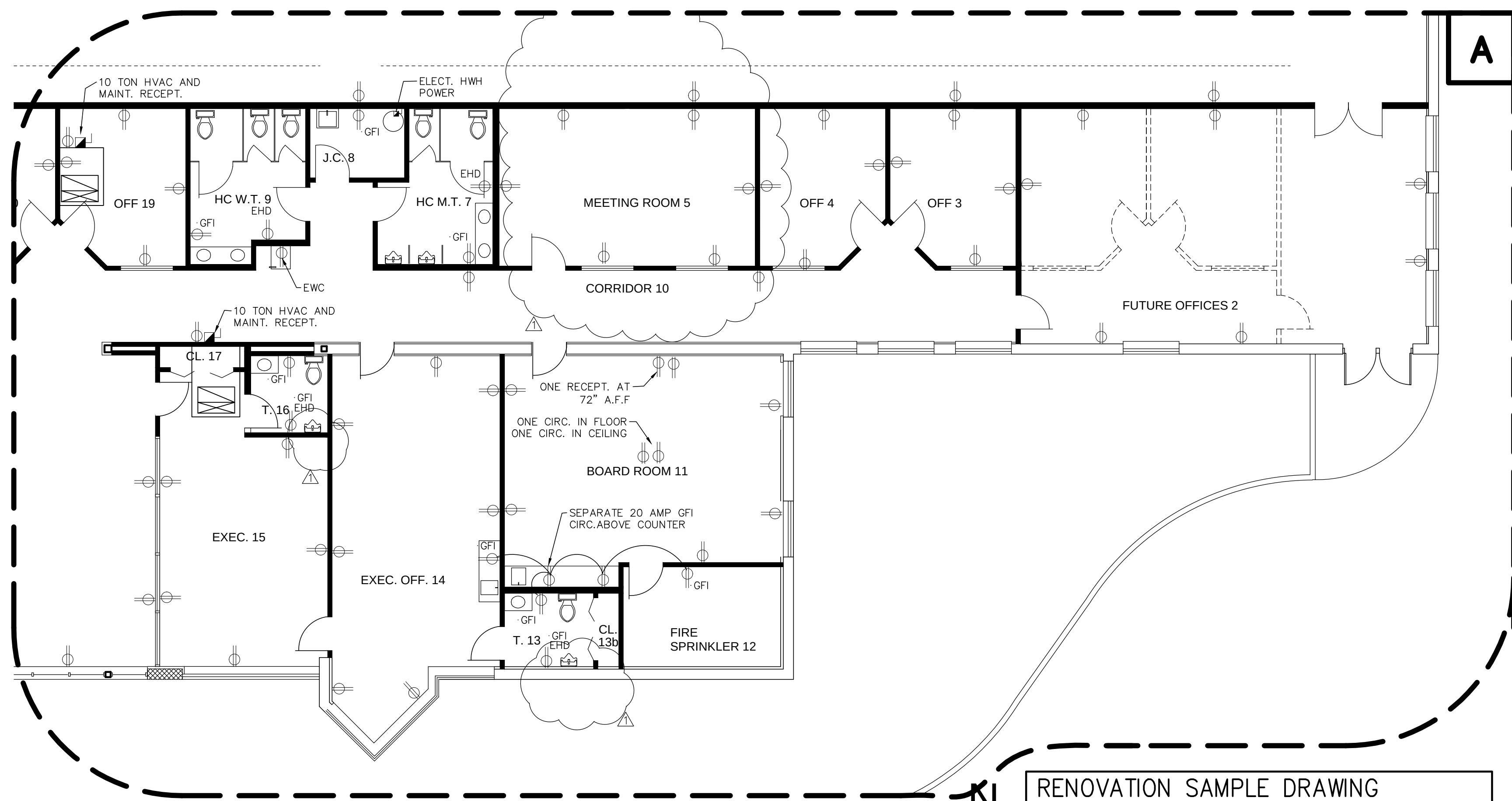
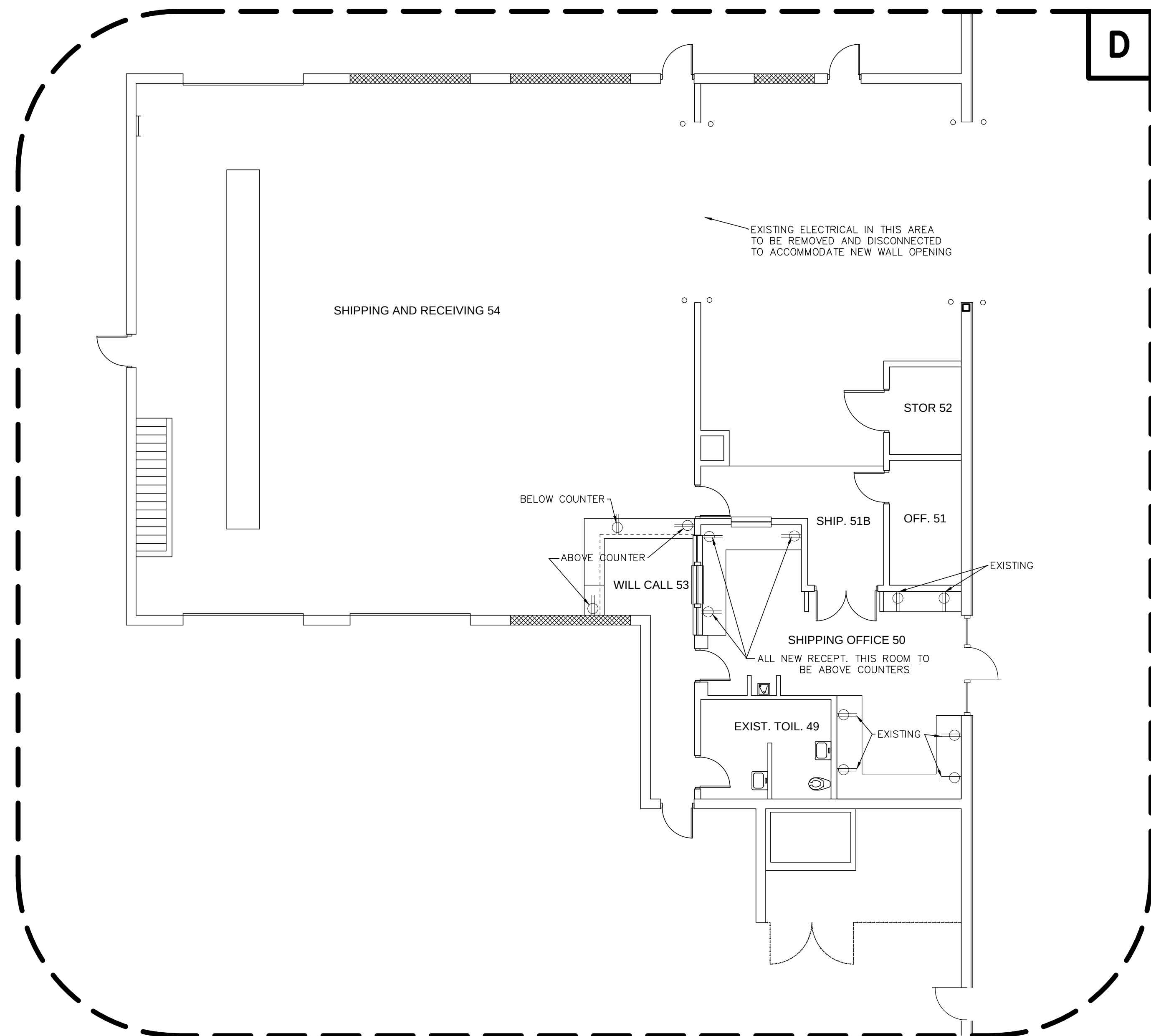
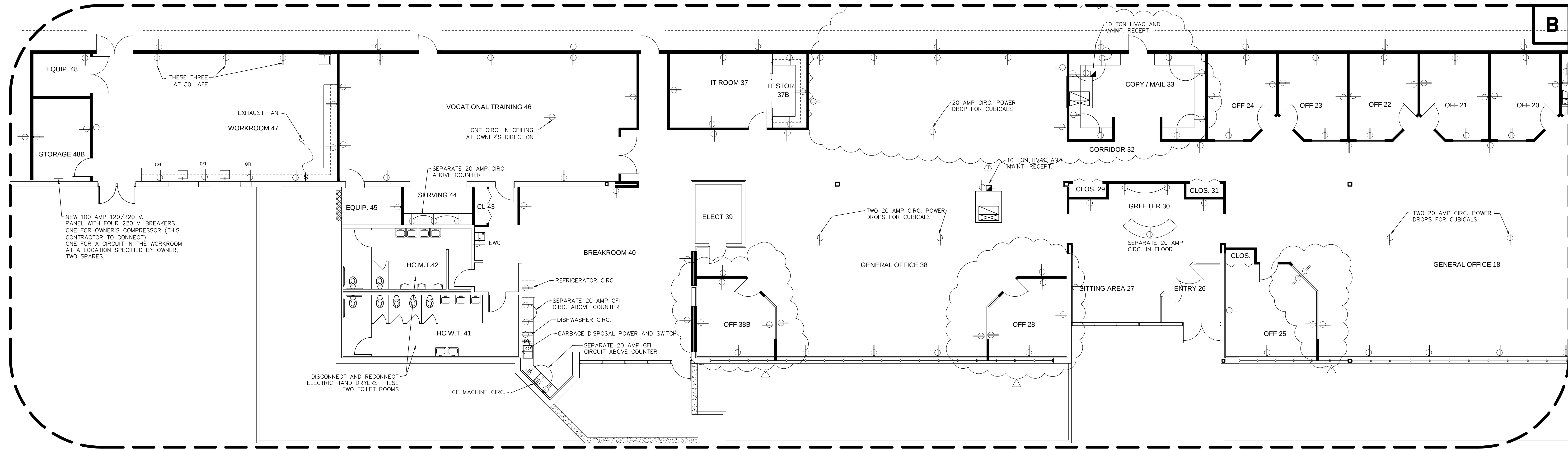


13. " ALUM & GLS ENTRY "
 - ALUMINUM FRAMING AND DOOR WITH SINGLE PANE SAFETY GLASS IN DOOR AND SIDELIGHTS
 - ALUMINUM FINISH TO MATCH EXISTING
 - GLASS TO MATCH EXISTING TINT.
14. " OVERHEAD DR "
 - OVERHEAD DOOR
 - PAINT PER PAINTING SCHEDULE
15. " HOLLOW METAL MANDOOR "
 - HOLLOW METAL DOOR AND FRAME
 - PAINT PER PAINTING SCHEDULE

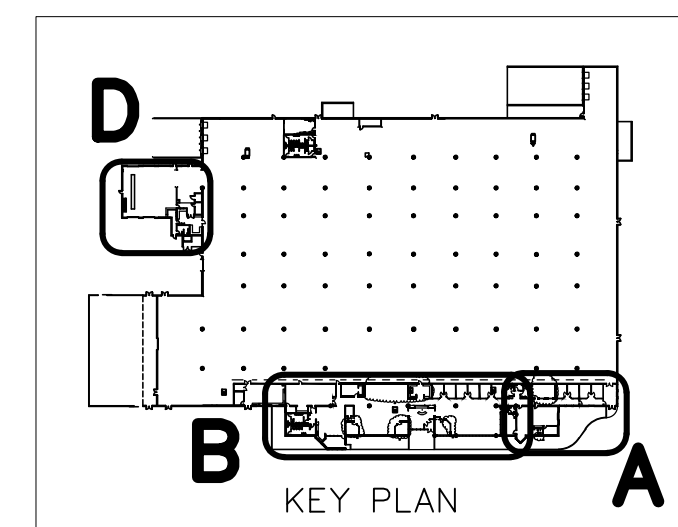




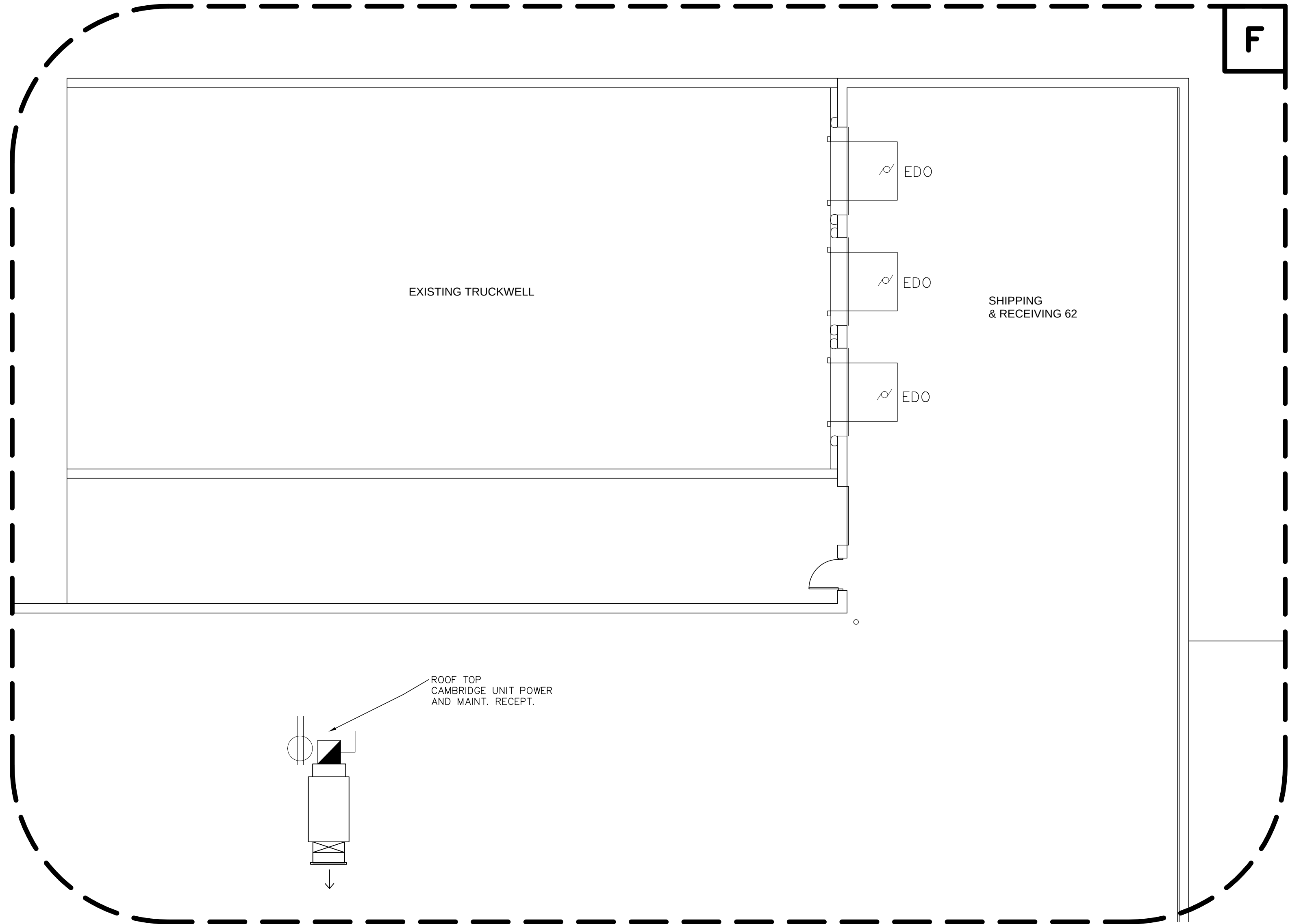
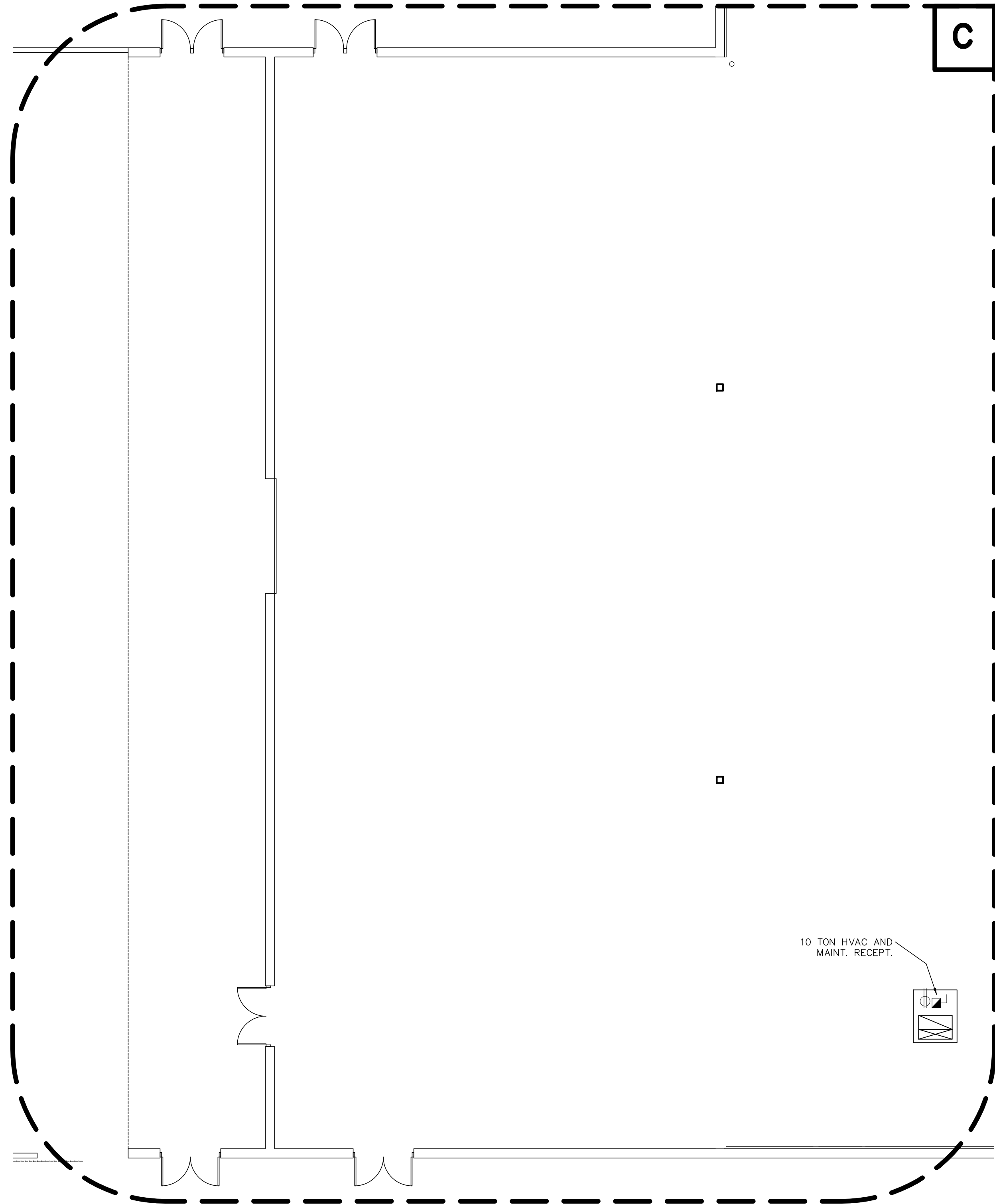
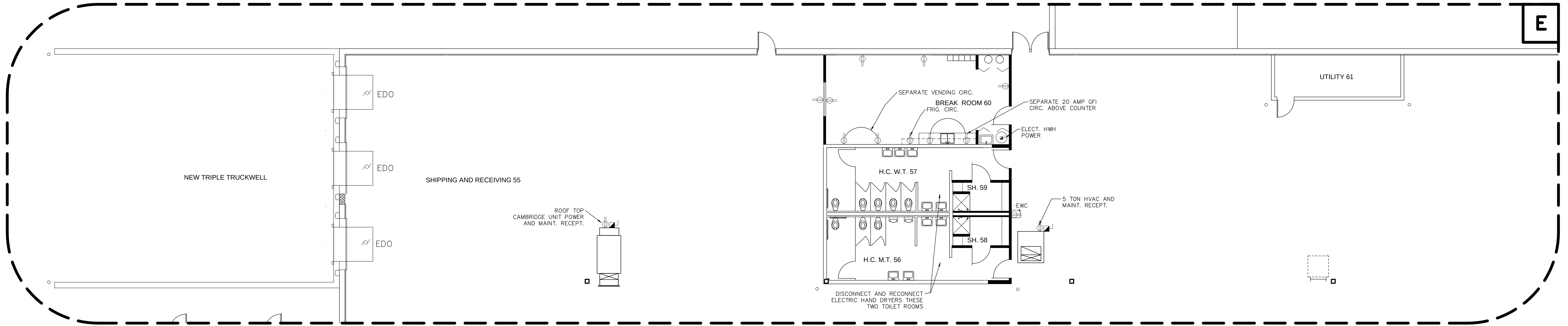
RENOVATION SAMPLE DRAWING	
OVERALL ELECT. POWER PLAN	
	SCALE: 1" = 20'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 13 OF 27



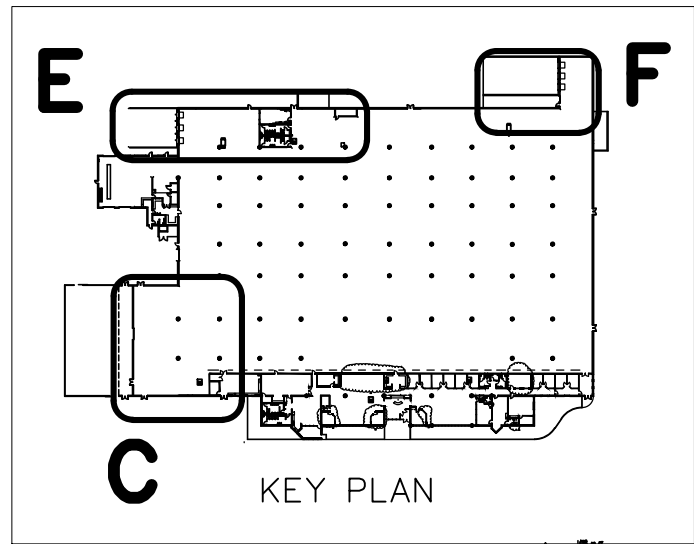
ELECT. POWER PLANS A, B, D
SCALE: 1/8" = 1'-0"



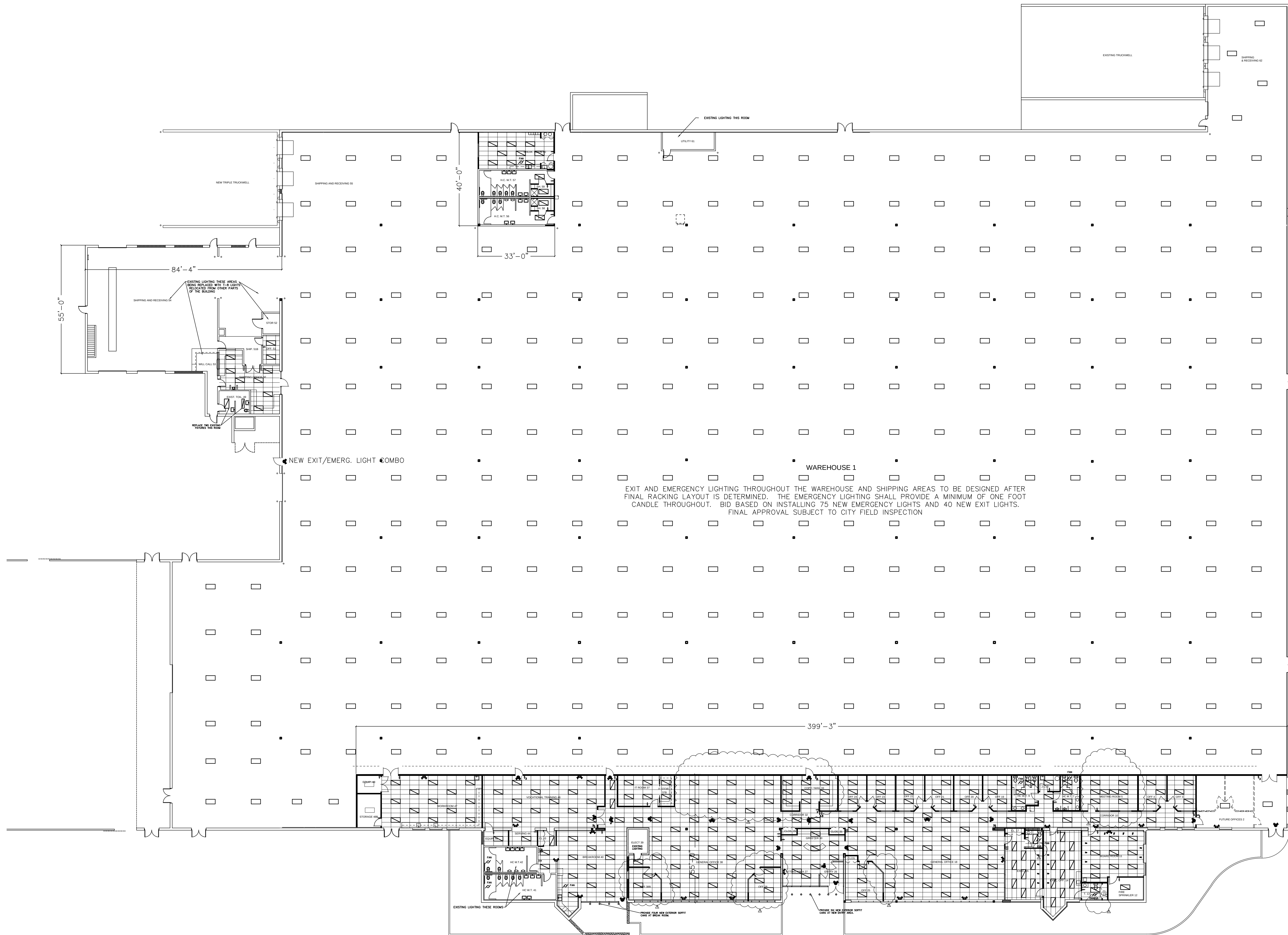
RENOVATION SAMPLE DRAWING	
ELECT. POWER PLANS A, B, D	
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
	SHEET 14
	OF 27



ELECT. POWER PLANS C, E, F
SCALE: 1/8" = 1'-0"



RENOVATION SAMPLE DRAWING	
ELECT. POWER PLANS C, E, F	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 15 OF 27



OVERALL LIGHTING PLAN

SCALE: 1" = 20'-0"

LIGHTING NOTES

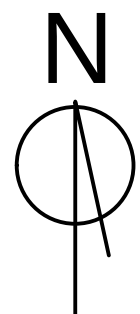
1. PROVIDE AND INSTALL MOTION SENSOR LIGHT SWITCHES IN TOILET ROOMS (EXCEPT PVT. TOIL.), BREAK ROOMS AND WORKROOM.
2. SWITCHES SHOWN WITHOUT LIGHTS CONNECTED ARE TO SWITCH ALL THE LIGHTS IN THAT INDIVIDUAL ROOM EXCEPT EXIT LIGHTS, EMERGENCY LIGHTS AND NIGHT LIGHTS.
3. TOILET ROOM EXHAUST FANS ARE TO BE WIRED TO SWITCH ON WITH THE LIGHTS IN EACH TOILET ROOM.
4. LOCK-CLOSED DEVICES SHALL BE PROVIDED ON ALL CIRCUITS PROVIDING POWER TO EXIT AND EMERGENCY LIGHTING. LABEL THOSE BREAKERS.
5. EXTERIOR LIGHTS ALL TO HAVE PHOTO CELLS OR TIMERS. ALL TO BE SHIELDED FROM SHINING ONTO ADJACENT PROPERTIES.
7. RATED BREAKERS TO BE USED FOR ALL CIRCUITS WITH LIGHTS THAT DO NOT HAVE SWITCHES.
8. "NL" = NIGHT LIGHT
9. "EMERG LGT" = EMERGENCY LIGHT. DOUBLE EMERGENCY FLOOD LIGHT WITH BATTERY BACK UP FOR A MINIMUM OF ONE AND ONE HALF HOUR. PROVIDE SUFFICIENT FIXTURES AT LOCATIONS AS NEEDED TO ASSURE A MINIMUM INTENSITY AT THE FLOOR OF NOT LESS THAN ONE FOOTCANDLE. EACH EMERGENCY LIGHT TO BE ON A GENERAL LIGHTING OR NIGHT LIGHT CIRCUIT SERVING THE AREA IN WHICH IT IS INSTALLED.
10. "EXIT" = EXIT LIGHT WITH BATTERY BACK UP FOR A MINIMUM OF ONE AND ONE HALF HOUR. EACH EXIT LIGHT TO BE ON A GENERAL LIGHTING OR NIGHT LIGHT CIRCUIT SERVING THE AREA IN WHICH IT IS INSTALLED.
14. "2 X 4" = 2'-0" X 4'-0" THREE TUBE FLUORESCENT LAY-IN FIXTURE WITH ELECTRONIC BALLAST. (112 WATTS)
15. ALL CIRCUITS TO BE RUN FROM EXISTING SPARES AND SPACES IN EXISTING PANELS AT ELECTRICAL SERVICE.

LIGHTING DEMOLITION NOTES

1. DISCONNECT AND REMOVE ALL EXISTING LIGHTING FIXTURES THROUGHOUT ALL AREAS SHOWN AS DEMOLISHED ON THE DEMOLITION PLANS. SAVE ALL FIXTURES FOR REUSE IN THE RENOVATION. UNUSED FIXTURES MAY BE SELECTED BY THE OWNER FOR RETENTION FOR FUTURE USE. CONTRACTOR TO DISPOSE OF REMAINING FIXTURES.

LIGHTING SYMBOL KEY
SEE SPECS FOR DETAILS

- RELOCATED T-8 HIGH OUTPUT FLUOR.
- 2x4 LAY-IN
- SWITCH
- EMERG. LGT.
- EXIT LGT.
- EMERG. LGT. EXIT LGT. COMBO



RENOVATION SAMPLE DRAWING

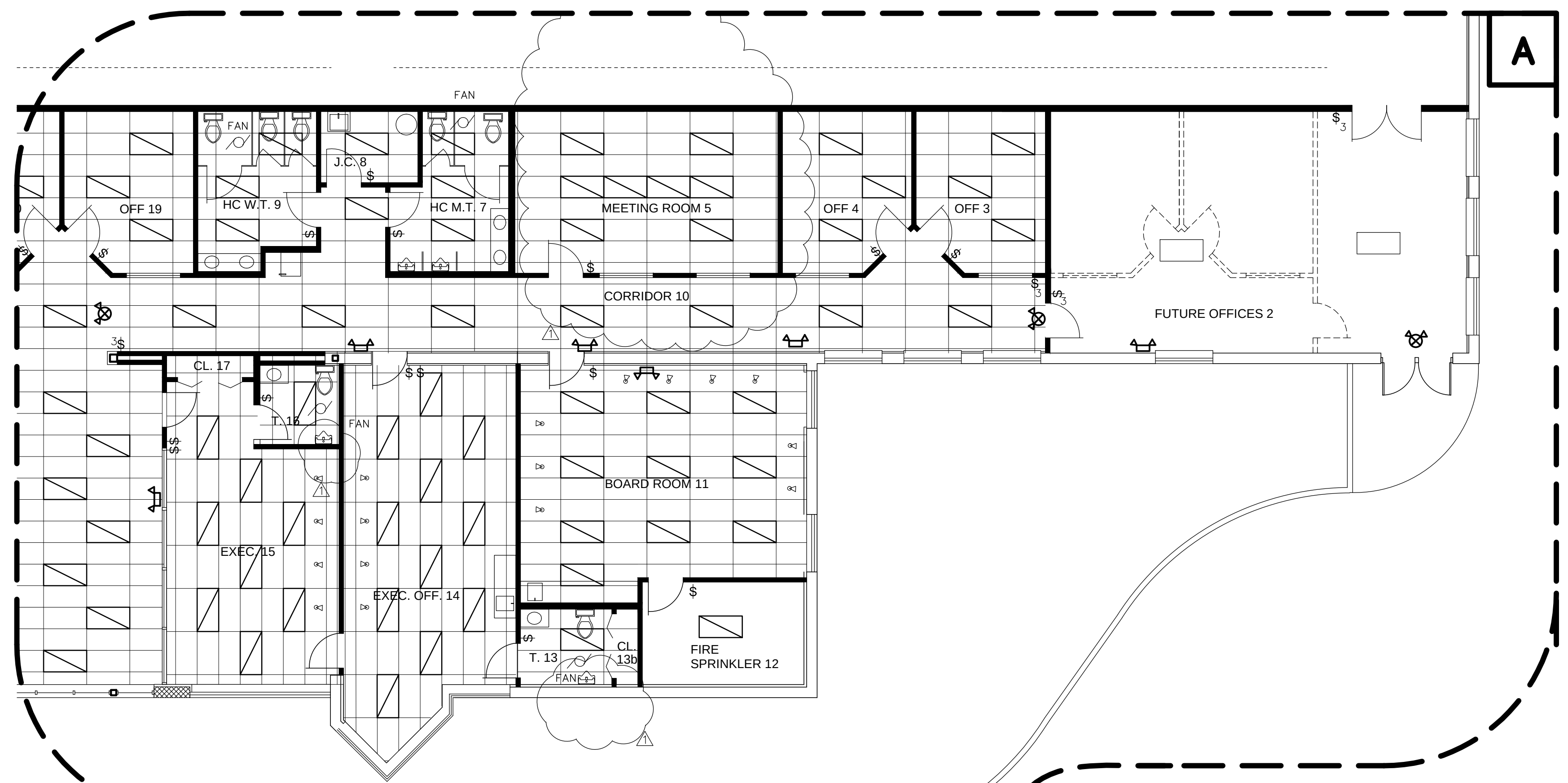
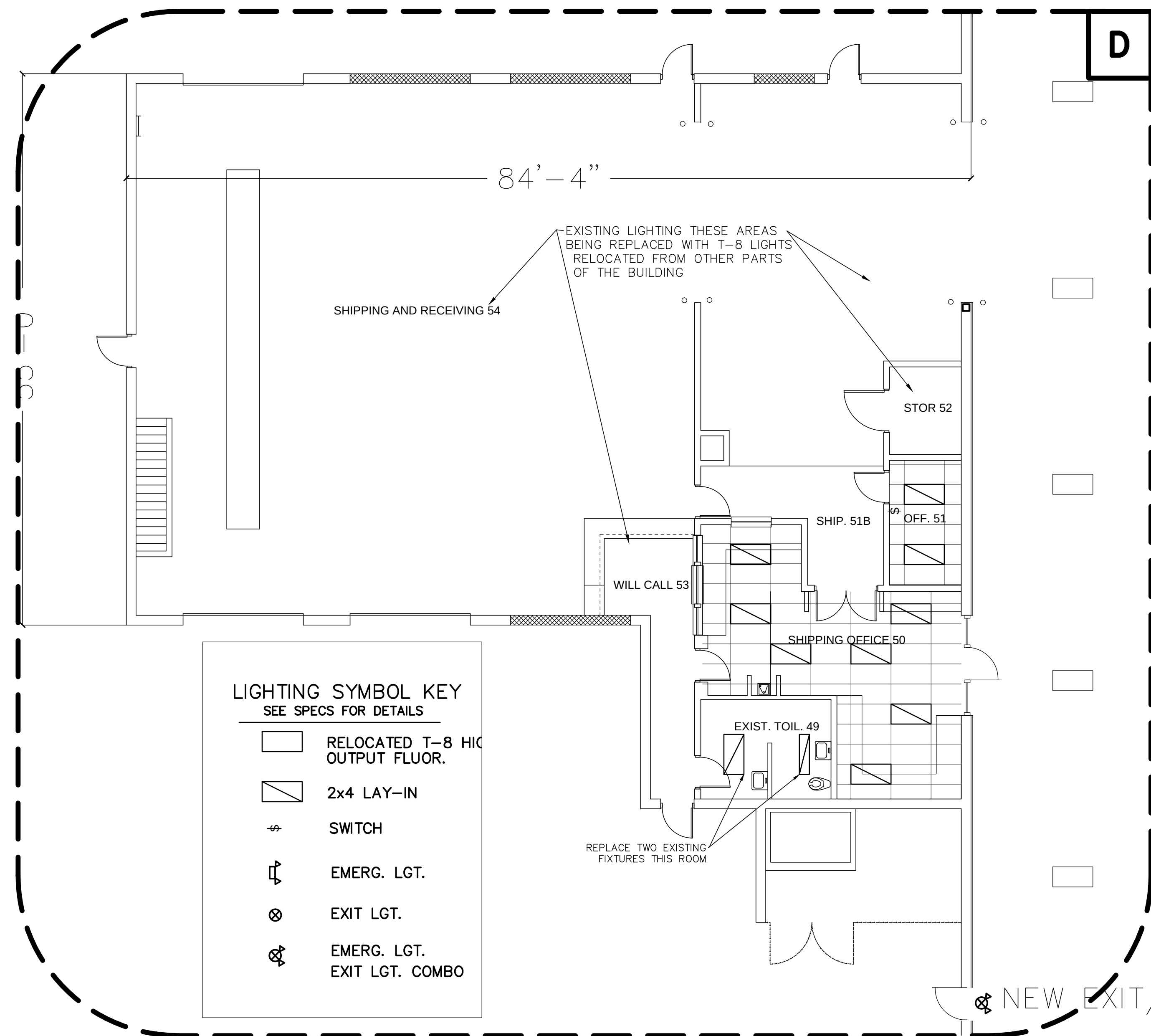
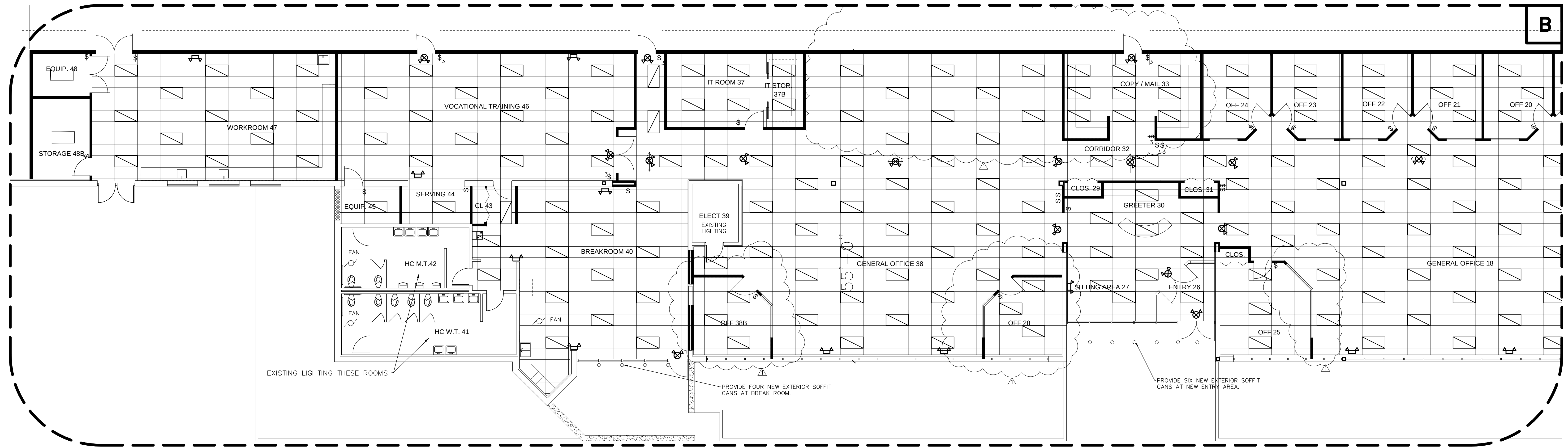
OVERALL LIGHTING PLAN

SCALE: 1" = 20'-0"

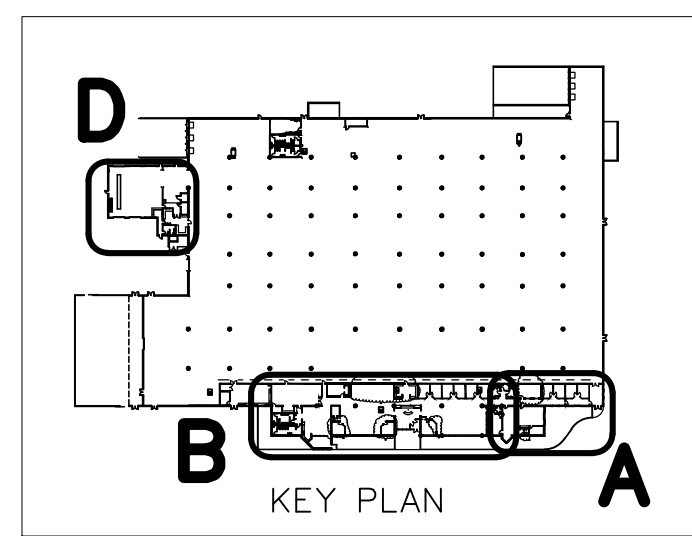
PROJECT NO.
1036

ROBERT A. L. WILLIAMS, ARCHITECT
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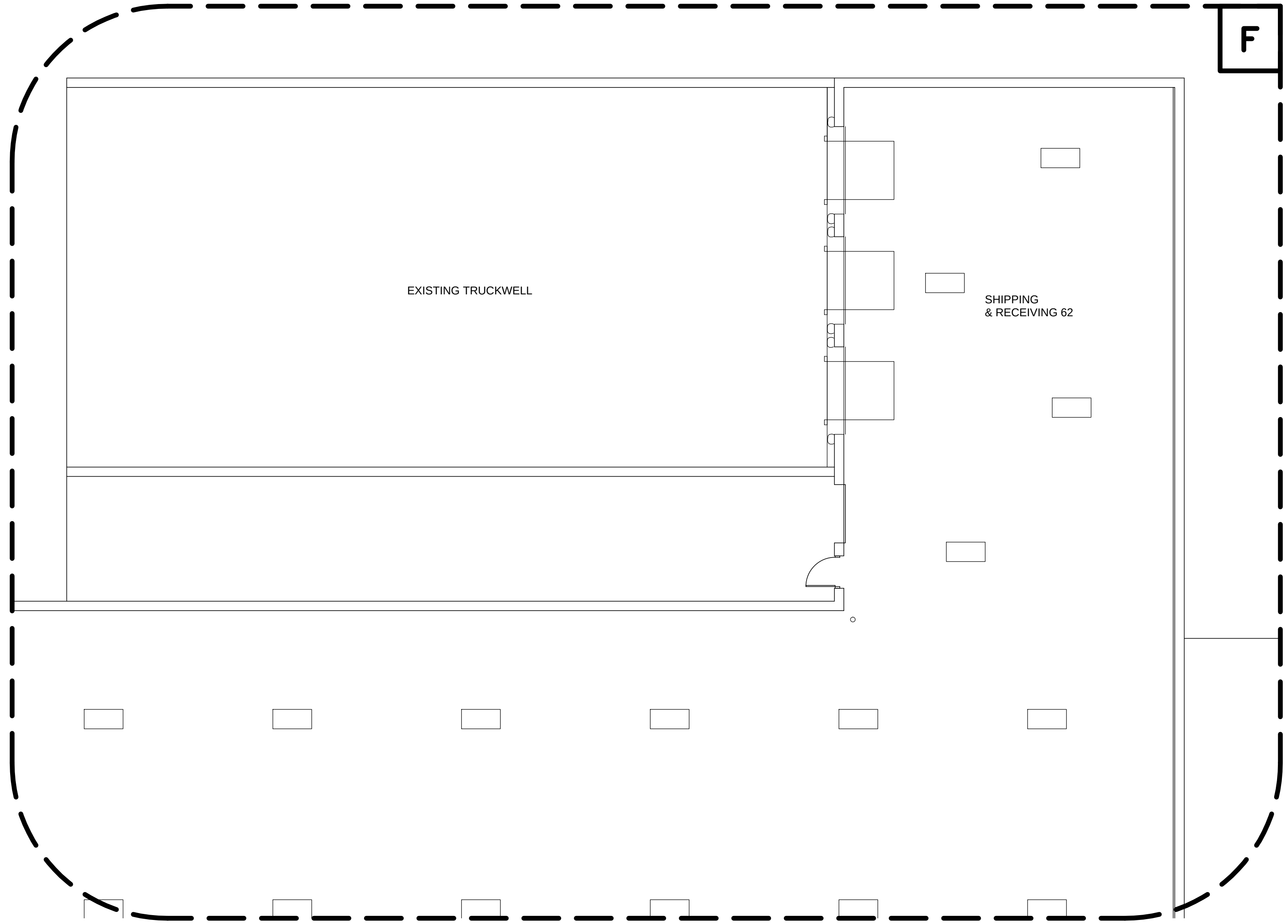
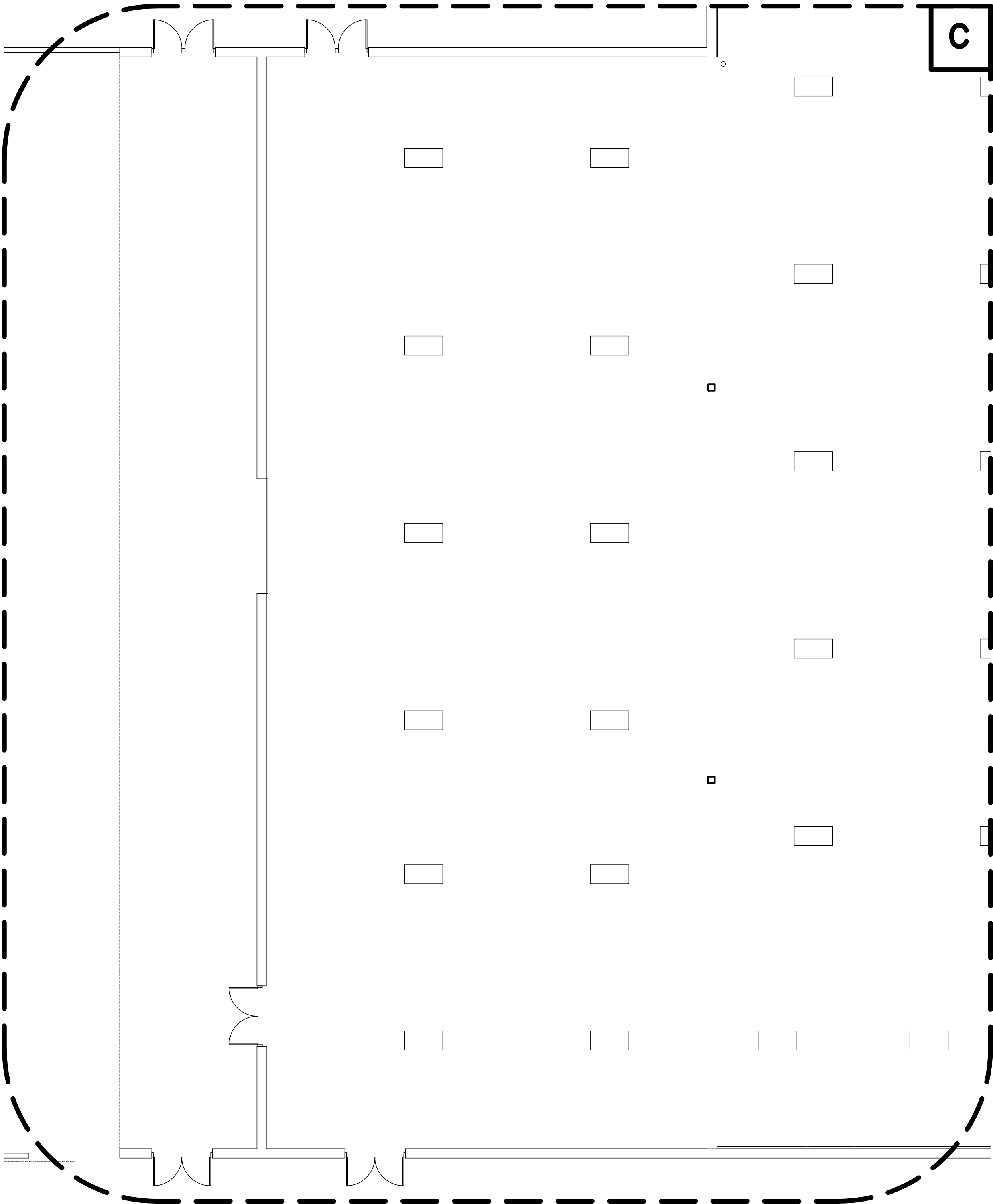
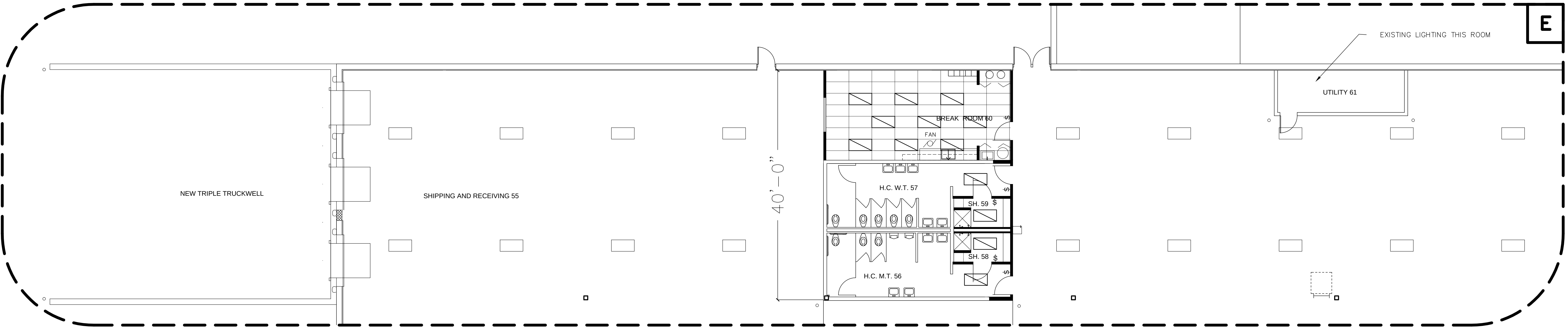
SHEET
16
OF 27



LIGHTING PLANS A, B, D
SCALE: 1/8" = 1'-0"



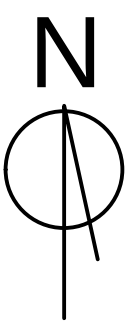
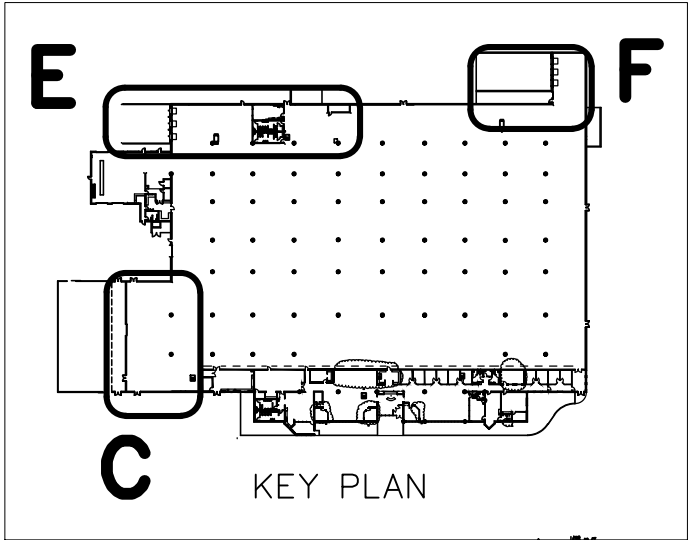
RENOVATION SAMPLE DRAWING			
LIGHTING PLANS A, B, D			
		SCALE: 1/8" = 1'-0"	
		PROJECT NO.	1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM		SHEET	17 OF 27



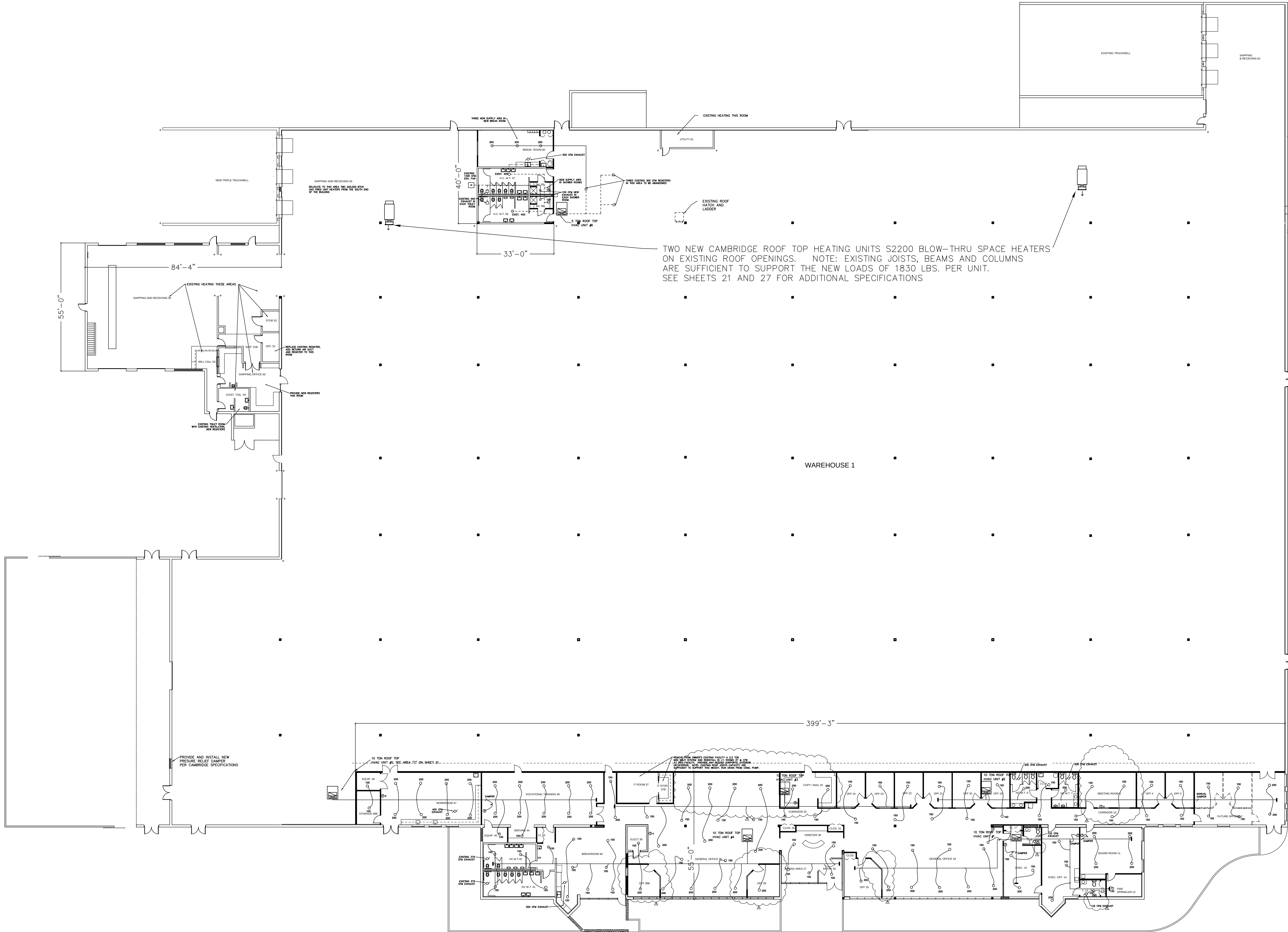
LIGHTING SYMBOL KEY
SEE SPECS FOR DETAILS

- RELOCATED T-8 HIGH OUTPUT FLUOR.
- 2x4 LAY-IN
- SWITCH
- EMERG. LGT.
- EXIT LGT.
- EMERG. LGT. EXIT LGT. COMBO

LIGHTING PLANS C, E, F
SCALE: 1/8" = 1'-0"



RENOVATION SAMPLE DRAWING	
LIGHTING PLANS C, E, F	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 18 OF 27



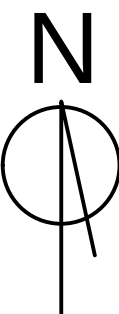
OVERALL HVAC PLAN

SCALE: 1" = 20'-0"

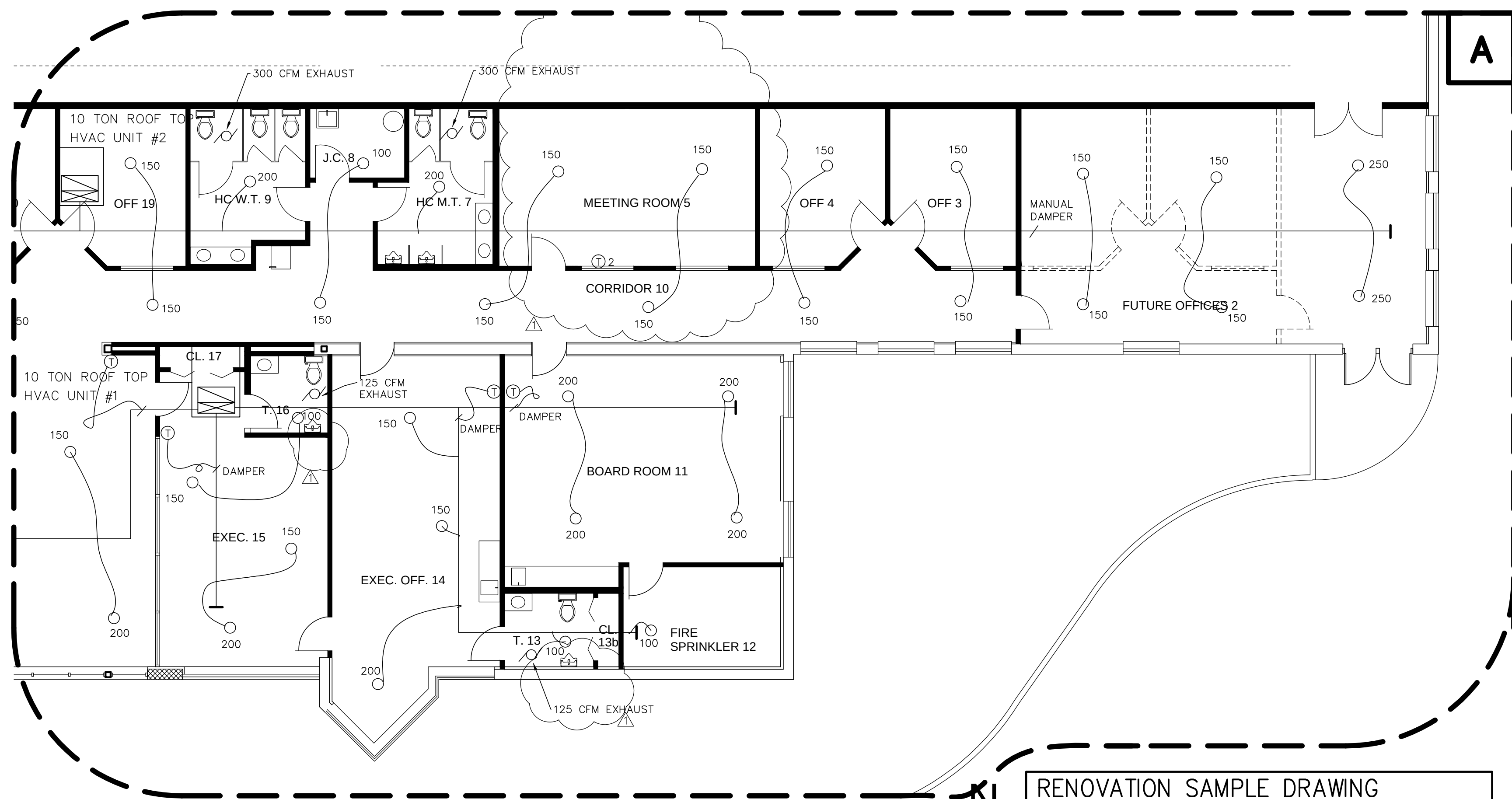
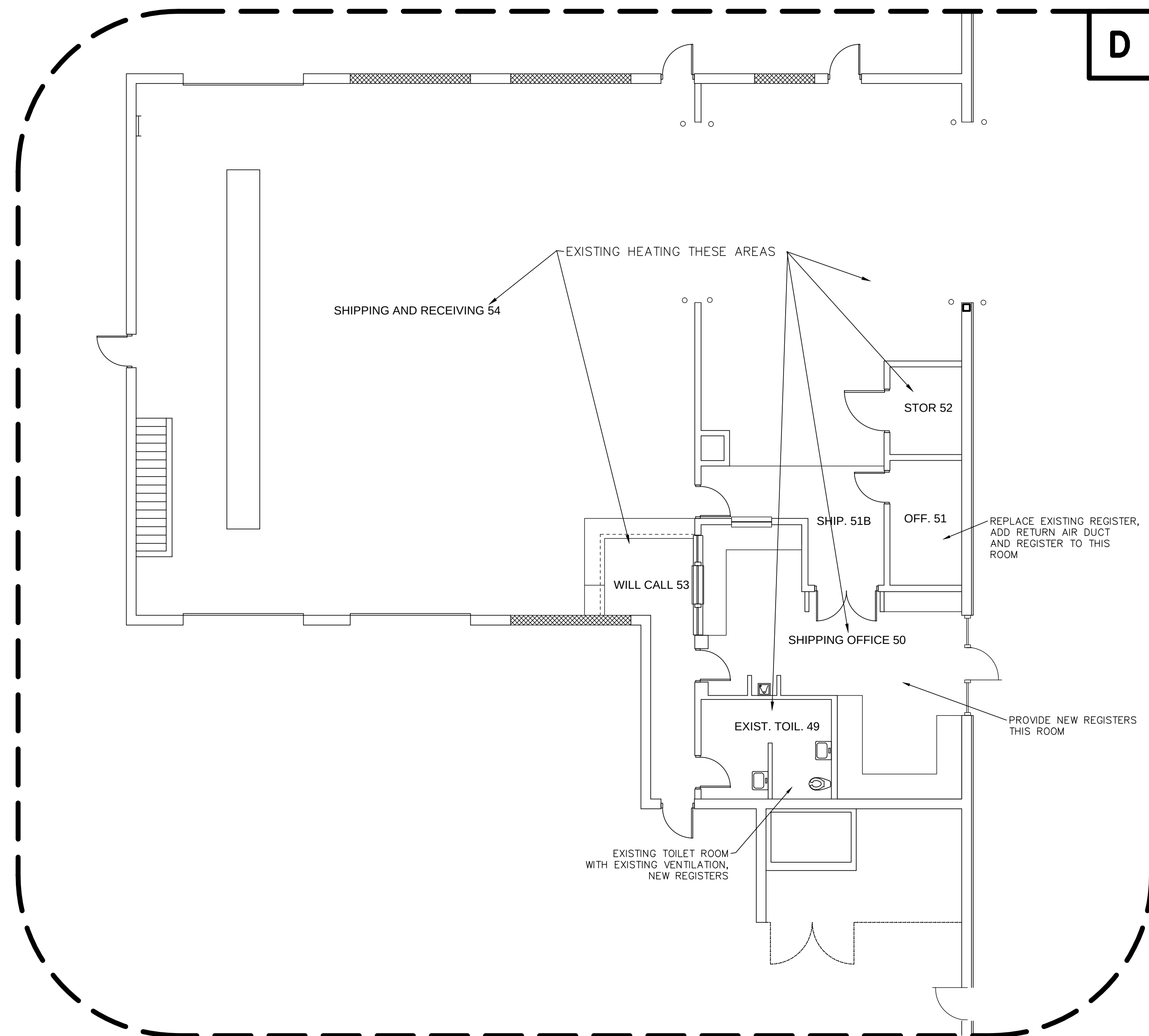
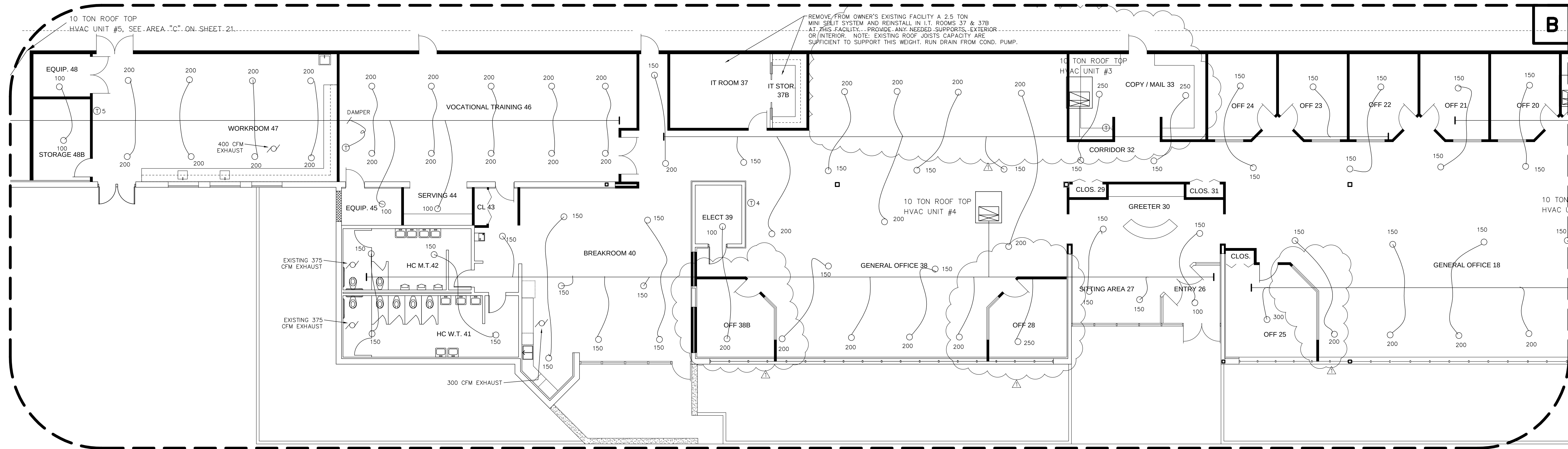
HEATING, VENT & A.C. NOTES

1. CODE – ALL WORK TO COMPLY WITH 2009 MICHIGAN MECHANICAL CODE AND 2006 INTERNATIONAL FUEL GAS CODE.
2. THE HVAC UNITS SHOWN SERVING THE NEW OFFICES ARE ALL EXISTING WITH EXISTING ROOF OPENINGS AND SUPPORTS. EXISTING UNITS TO BE RETROFITTED WITH NEW ECONOMIZERS.
3. DESIGN– THE HEATING SYSTEM DESIGN ON THESE DRAWINGS IS PROVIDED ONLY FOR THE PURPOSES OF INDICATING THE SCOPE OF THE WORK. THE HEATING CONTRACTOR IS RESPONSIBLE FOR PREPARING AN ENGINEERED LAYOUT IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL SYSTEMS CONTRACTORS ASSOCIATION (NESCA) MANUALS AND THE ASHREA STANDARD 90-75 ENERGY CODE FOR THE LOCALITY WHERE THE PROJECT IS TO BE CONSTRUCTED. USE THE FOLLOWING DESIGN TEMPERATURES: HEATING – INSIDE 72 DEGREES F., OUTSIDE 0 DEGREES F., COOLING – INSIDE 72 DEGREES F., OUTSIDE 92 DEGREES F. THE HEATING CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF THE SYSTEM.
5. FLEX DUCTS TO DIFFUSERS TO BE SIZED AS FOLLOWS:
0-100 CFM – 6" ROUND
101-200 CFM – 8" ROUND
201-350 CFM – 10" ROUND
351-550 CFM –12" ROUND
551-800 CFM –12" ROUND
7. INSULATION– ALL TRUNK AND BRANCH RUNS IN AREAS OUTSIDE THE INSULATED PERIMETER (ATTICS AND UNINSULATED CRAWL SPACES) AND AIR CONDITIONING DUCTS RUN THROUGH AREAS WHICH ARE NOT AIR CONDITIONED TO BE INSULATED WITH MINIMUM R-5, 1.5" DUCT INSULATION.
8. EXHAUST FANS– PROVIDE AND INSTALL EXHAUST FANS AS NEEDED SO THAT THE EXHAUST RATINGS SHOWN ON THE PLANS ARE RESULTS AT THE EXHAUST GRILLE WITHIN THE ROOM. EACH FAN TO BE DUCTED TO THE EXTERIOR.
9. GAS SERVICE– PROVIDE NATURAL GAS SERVICE TO EACH NEW WAREHOUSE HEATING UNIT SHOWN.
15. NEW WAREHOUSE HEATING TO BE GAS FIRED CAMBRIDGE UNIT. THE HEATING CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ENGINEERED LAYOUT IN ACCORDANCE WITH THE DESIGN SPECS AND HEATING DESIGN TEMPERATURES STATED ABOVE. PROVIDE A STAT.
18. RETURN AIRS FOR ROOF TOP UNITS TO BE DUCTED TO UNITS FROM EACH ROOM RECEIVING SUPPLY AIR (EXCEPT TOILETS).
19. "HVAC" UNITS EACH ARE GAS FIRED HEATING AND ELECTRIC COOLING.
22. SMOKE DETECTORS ARE TO BE PROVIDED ON EACH HVAC UNIT WITH MORE THAN 2000 CFM RETURN AIR. THEY SHALL BE INSTALLED IN THE RETURN AIR SYSTEM PER THE LOCAL MECHANICAL CODE. DETECTORS TO BE ACCESSIBLE AND UPON ACTIVATION TO STOP THE FAN AUTOMATICALLY.
25. HEATING, VENTILATING AND AIR CONDITIONING CONTROLS: PROVIDE A COMPLETE SYSTEM OF CONTROLS WITH A REMOTE STAT TO CONTROL TEMPERATURE. SEE ELECTRICAL PLANS FOR THERMOSTAT LOCATIONS. STAT TO HAVE A HEAT/COOL SWITCH FOR MANUAL TRANSFER AT THE STAT. STAT TO HAVE FAN – ON/AUTO SWITCH FOR SELECTING FAN TO RUN CONTINUOUSLY AND UNIT SHALL PROVIDE HEAT OR COOLING AS THE STAT DEMANDS OR FAN SHALL RUN INTERMITTENTLY WITH STAT DEMAND. SYSTEM TO BE DESIGNED TO PROVIDE FOR 35% FRESH-AIR MAKE-UP UNDER NORMAL OPERATING CONDITIONS.
26. DUCTWORK: CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM OF DUCTWORK, SUPPORTS, INSULATION, DUCT DAMPERS FOR COMPLETE TRUCK LINE AND BRANCH DUCT WORK CONTROL AND REMOTE YOUNGE REGULATORS FOR DUCTS RUNNING CONCEALED IN FINISHED AREAS. ALL WORK TO BE REGULATED BY THE STANDARDS OF THE A.S.H. & V. ENGINEERS GUIDE AND SPECIFICATIONS.
27. ROOF HATCH WITH LADDER IS EXISTING.
28. HEATING CONTRACTOR TO INSPECT ALL EXISTING MECHANICAL EQUIPMENT AND SYSTEMS AND PROVIDE A REPORT TO THE OWNER OF THE CONDITION OF SAME.

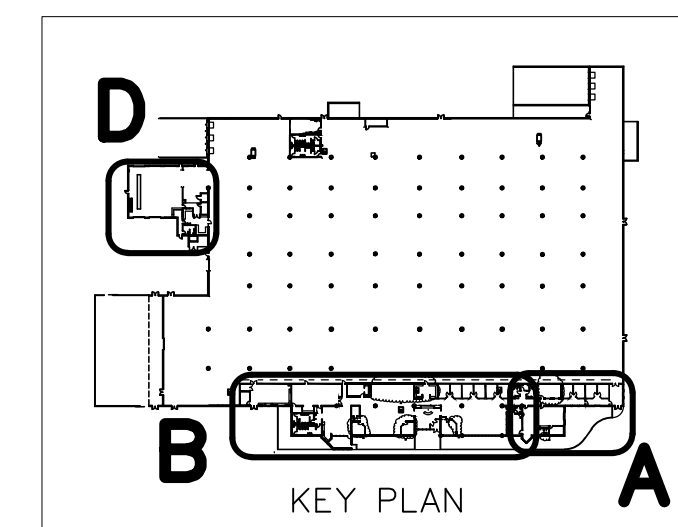
SEE ROOFING PLAN AND SPECS ON SHEET 27 FOR ADDITIONAL INFORMATION APPLICABLE TO THE INSTALLATION OF THE ROOF TOP UNITS INCLUDING MECHANICAL ITEMS TO BE PROVIDED SUCH AS ECONOMIZERS AND CURB ADAPTERS.



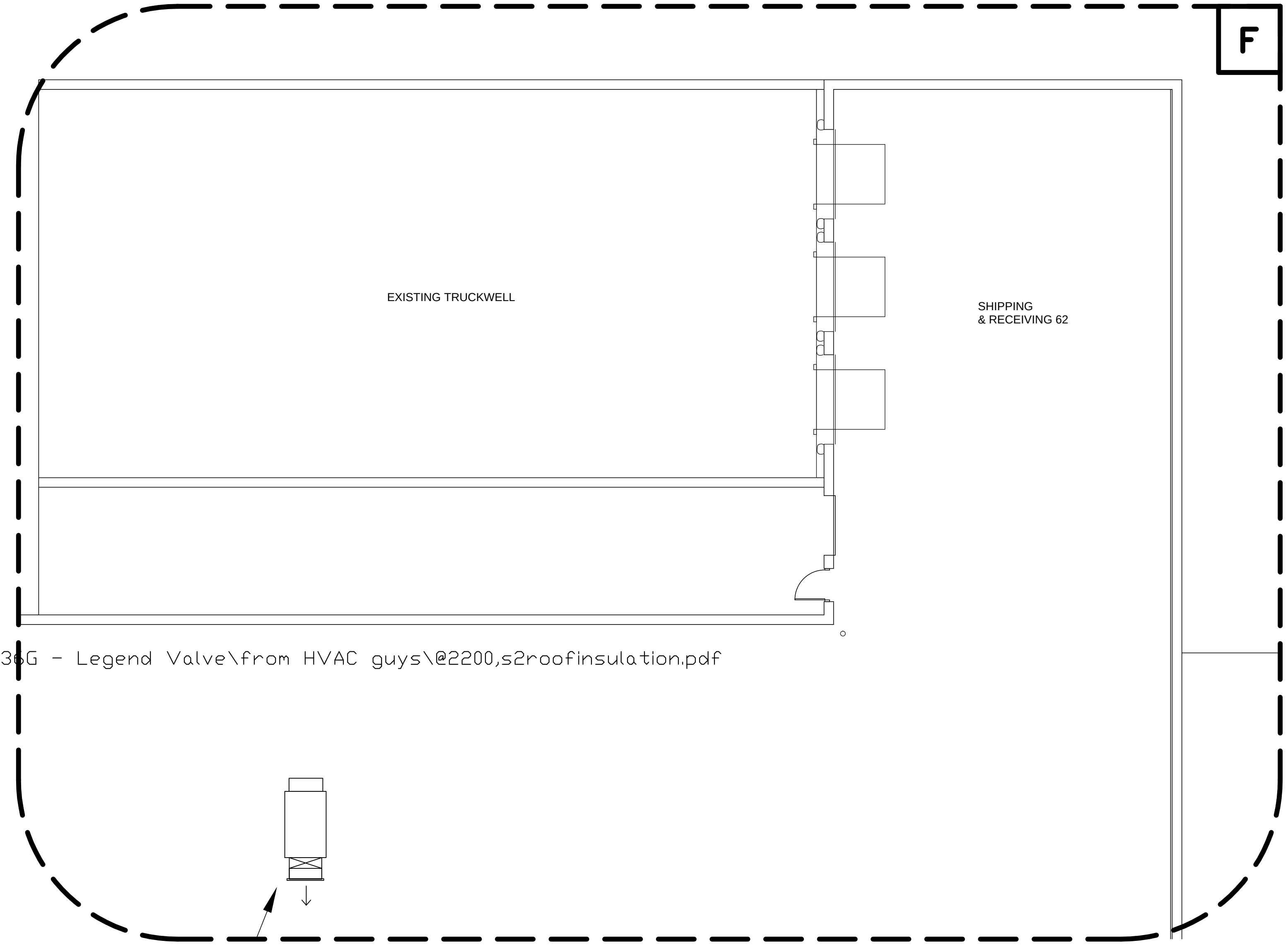
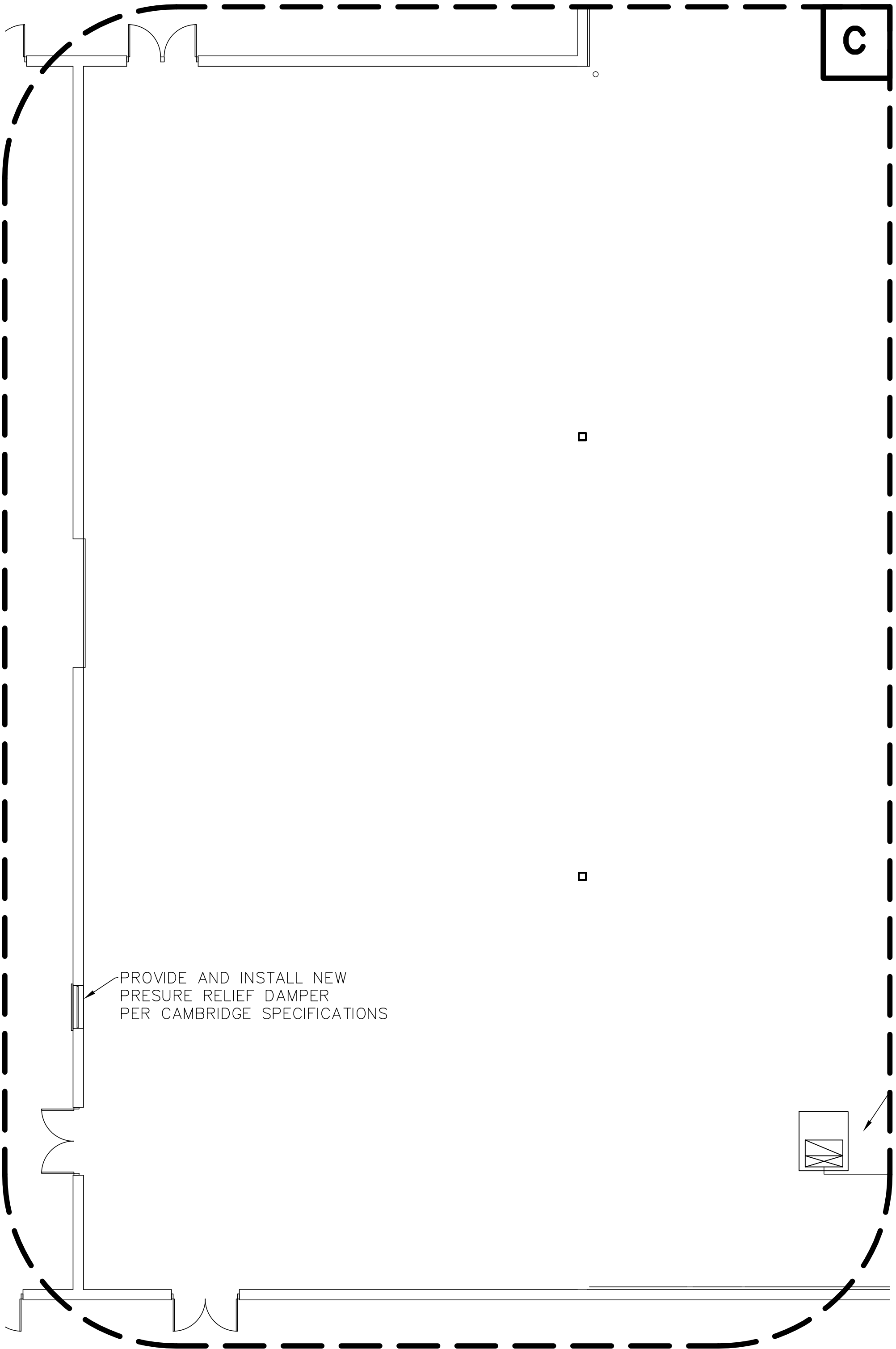
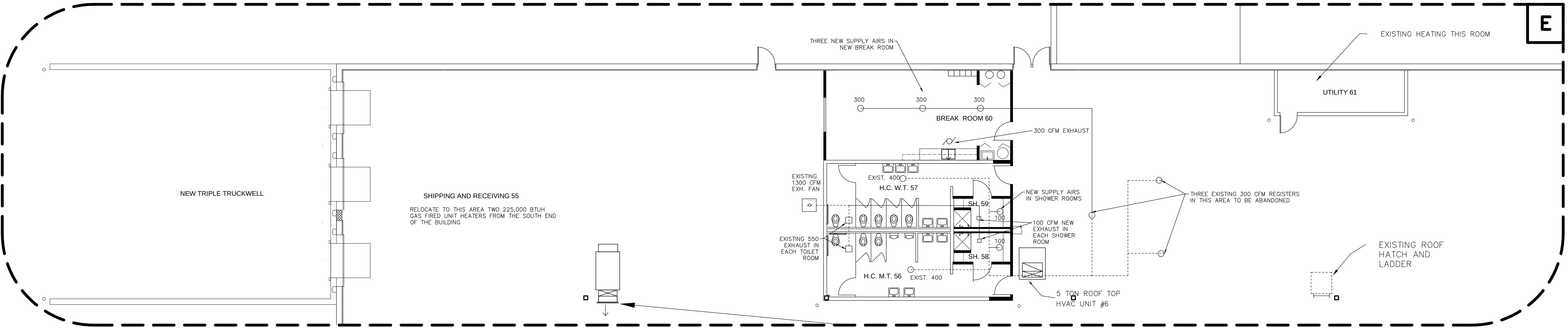
RENOVATION SAMPLE DRAWING	
OVERALL HVAC PLAN	
	SCALE: 1" = 20'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 19 OF 27



HVAC PLANS A, B, D
SCALE: 1/8" = 1'-0"

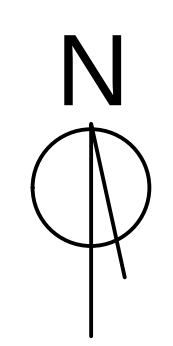
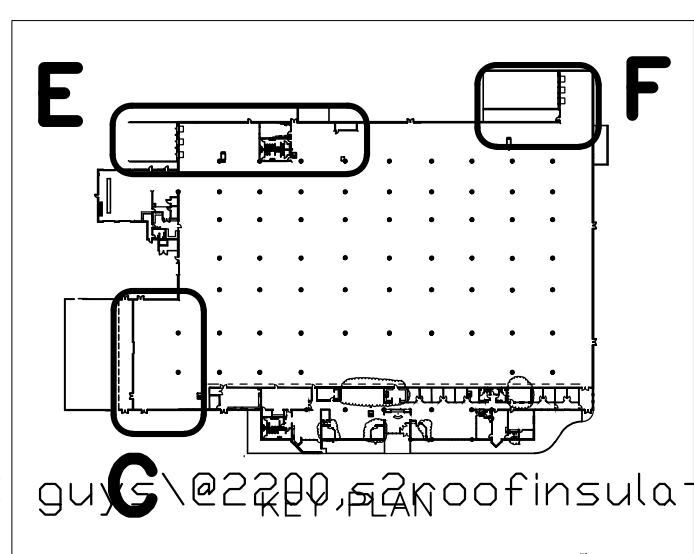


RENOVATION SAMPLE DRAWING		
HVAC PLANS A, B, D		
		SCALE: 1/8" = 1'-0"
		PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM		SHEET 20 OF 27



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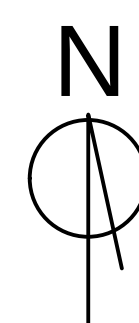
HVAC PLANS C, E, F
SCALE: 1/8" = 1'-0"



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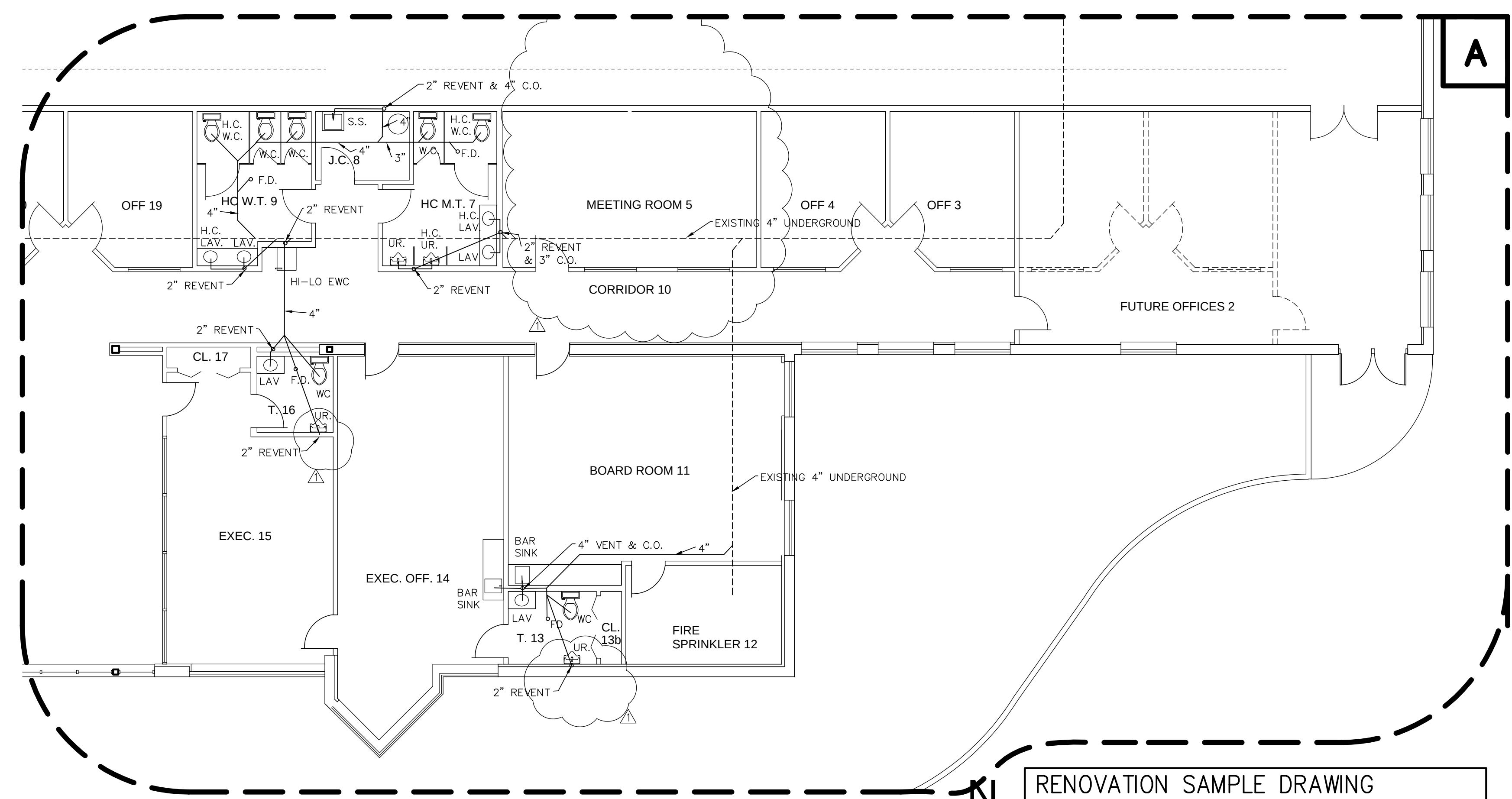
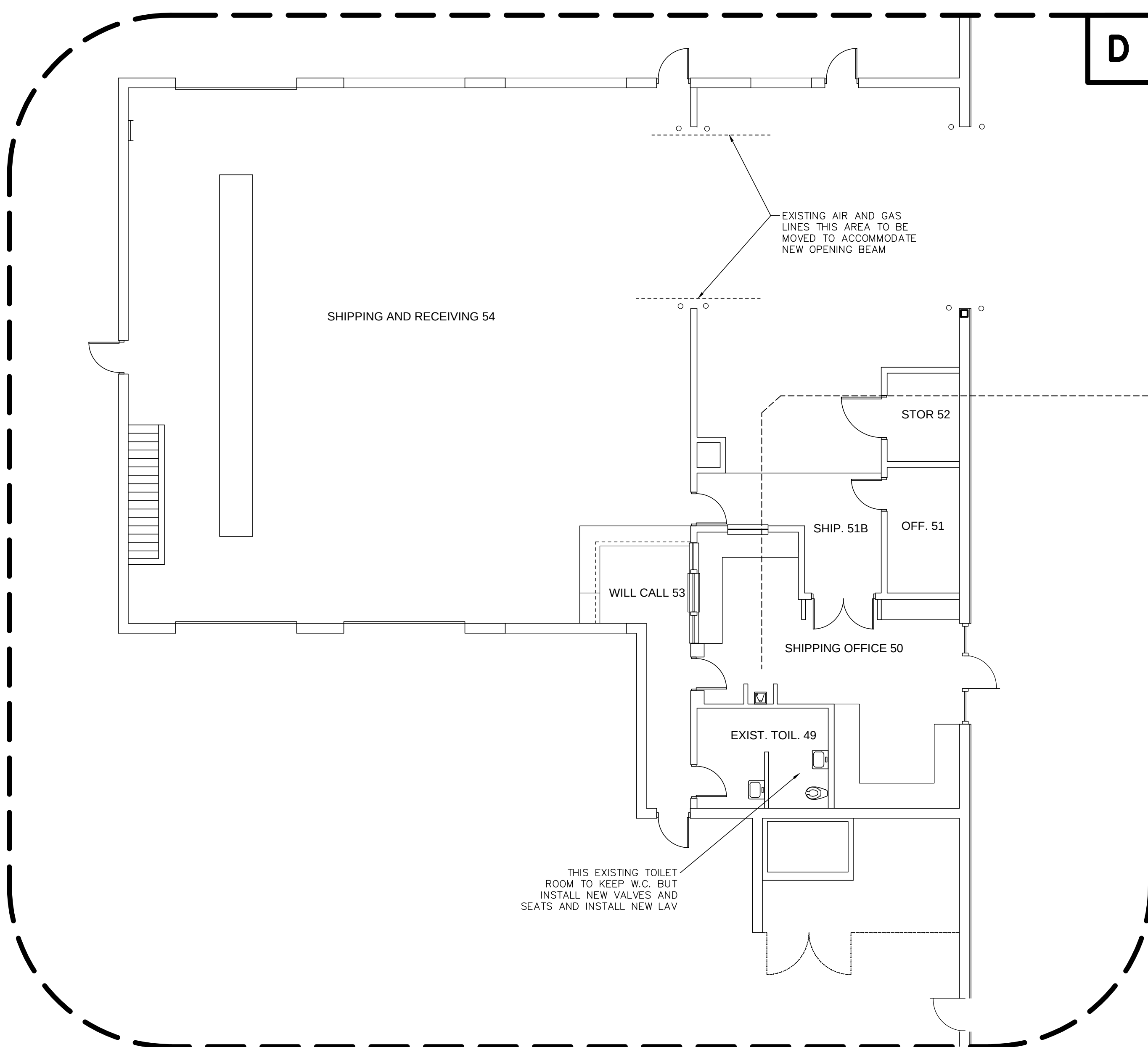
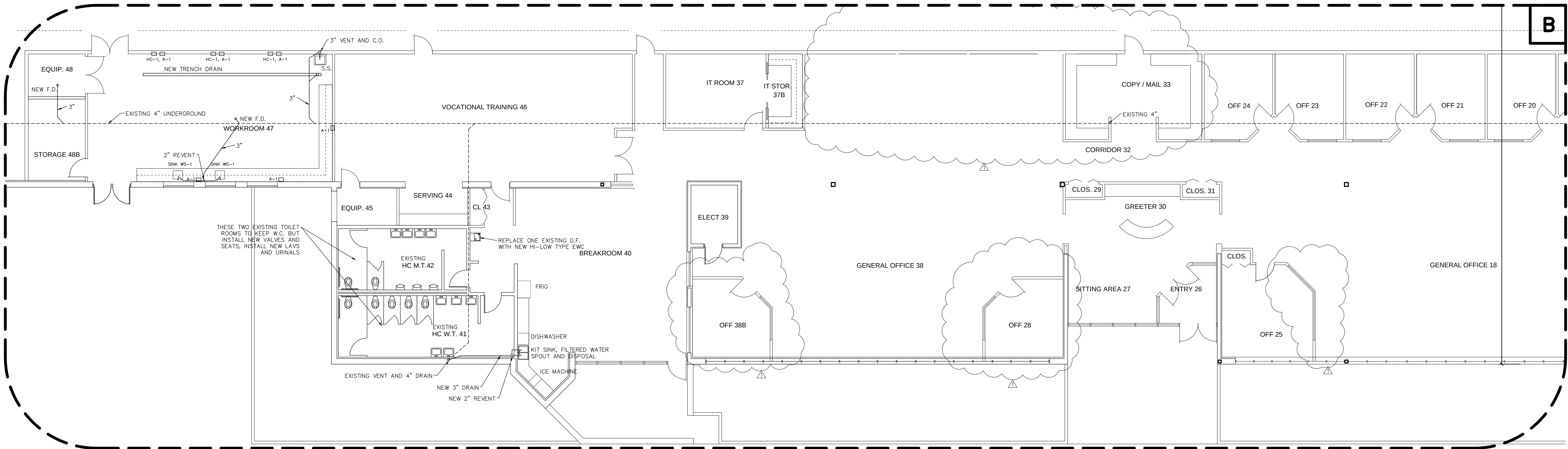
CAMBRIDGE UNIT SPECIFICATIONS

RENOVATION SAMPLE DRAWING	
HVAC PLANS C, E, F	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 21 OF 27

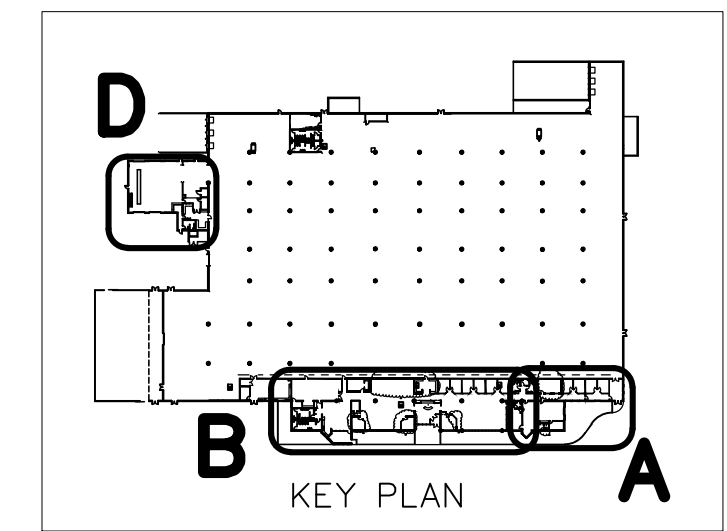


SCALE: 1" = 20'-0"

RENOVATION SAMPLE DRAWING	
OVERALL PLUMBING PLAN	
	SCALE: 1" = 20'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL @ROBERTALWILLIAMS.COM	SHEET 22 OF 27

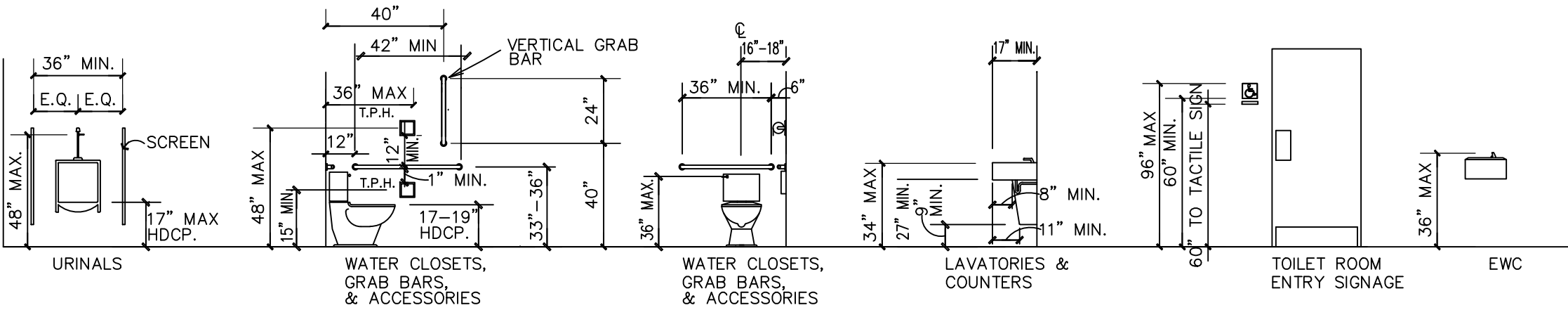


PLUMBING PLANS A, B, D
SCALE: 1/8" = 1'-0"



RENOVATION SAMPLE DRAWING	
PLUMBING PLANS A, B, D	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
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3. HANDICAPPED ACCESSIBLE TOILET ROOM DOORS – ENTRY DOORS – 36 INCHES. STALL DOORS ARE 34 INCHES.
2. CLEAR FLOOR SPACE : EACH TOILET ROOM SHOWN HAS A CLEAR FLOOR AREA WHICH IS 60 INCHES IN DIAMETER. EACH H.C.W.C. STALL HAS A 48 INCH BY 48 INCH CLEAR FLOOR AREA IMMEDIATELY IN FRONT OF THE DOOR.
3. WATER TEMP : MAX. WATER TEMPERATURE TO ANY FIXTURE TO BE 120 DEGREES F.
4. LAVATORY (HC LAV) : TO BE MOUNTED AT 27 INCHES CLEAR HGT. BELOW AND MAX. HGT. OF TOP AT 34 INCHES. IT SHALL PROJECT A MINIMUM OF 17 INCHES FROM THE WALL. FAUCETS TO BE LEVER (2 INCHES MIN.) OR PUSH BOTTOM TYPE. IF MOUNTED IN A COUNTER THE FRONT FACE OF THE BOWL SHALL BE 3 INCHES OR LESS FROM FRONT OF THE COUNTER AND THE FAUCET CONTROLS SHALL BE WITHIN 18 INCHES OF THE FRONT OF THE COUNTER. MAXIMUM SINK DEPTH SHALL BE 6.5". A CLEAR FLOOR SPACE OF 30 INCHES WIDE BY 48 INCHES IS SHOWN AT EACH. EXPOSED HOT WATER AND DRAIN PIPES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDERNEATH THE LAV. PROVIDE ASSE APPROVED TEMPERING DEVICE.
5. WATER CLOSET (HC WC) : BARRIER FREE WATER CLOSET SEATS TO BE 17 TO 19 INCHES FROM FLOOR. THEY SHALL BE LOCATED 16 TO 18 INCHES FROM CENTERLINE TO ONE SIDEWALL AND 42 TO 44 INCHES MINIMUM TO THE OTHER SIDEWALL OR LAVATORY TO RESULT IN A FULL WIDTH OF 60" MINIMUM. FLUSH CONTROL SHALL BE A MAXIMUM OF 44 INCHES ABOVE THE FLOOR AND ON THE STALL WIDE SIDE.
6. HC WC STALLS : SHALL BE AT LEAST 60 INCHES WIDE AND 60 INCHES DEEP. HC WC STALL DOORS SHALL BE AT LEAST 32 INCHES CLEAR MINIMUM. PROVIDE 42" MINIMUM FROM THE DOOR SIDE OF THE COMPARTMENT TO AN OBSTRUCTION. PROVIDE STANDARD 12" HIGH TOE CLEARANCE AT ALL PARTITIONS.
7. HC WC HANDRAILS (HR) : PROVIDE THESE HANDRAILS AT EACH HC WC STALL. ALL TO BE 1.25 INCHES TO 1.5 INCHES ROUND WITH 1.5 INCHES CLEAR TO WALL. PROVIDE ONE AT B.F. W.C. SIDE 42 INCHES LONG AND MOUNTED AT 33 TO 36 INCHES ABOVE FLOOR WITH THE REAR END POSITION 12 INCHES FROM THE BACK WALL. PROVIDE ALSO A VERTICAL HANDRAIL ON THE SIDEWALL MOUNTED 39 TO 41 INCHES FROM THE REAR WALL WITH THE BOTTOM END 39 TO 41 INCHES OFF THE FLOOR. PROVIDE ONE HORIZONTAL AT REAR WALL AT LEAST 36 INCHES LONG AND MOUNTED AT 33 INCHES ABOVE FLOOR AND WITH ONE END 6 INCHES FROM THE SIDEWALL NEAREST THE WATER CLOSET. ALL TO BE ANCHORED TO WITHSTAND A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS APPLIED AT ANY POINT. HANDRAILS SHALL HAVE A PEENED OR EQUIVALENT TEXTURED FINISH. (BRUSHED OR KNURLD SURFACES ARE NOT ACCEPTABLE). PROVIDE IN-WALL BACKING FOR ALL HANDRAILS AND PROVIDE IN-WALL BACKING IN EXECUTIVE TOILET ROOMS FOR FUTURE INSTALLATION OF HANDRAILS.
10. TOILET PAPER DISPENSERS : AT HC WC TO BE MOUNTED WITH THE BOTTOM NOT LESS THAN 15 INCHES FROM THE FLOOR AND THE TOP NOT MORE THAN 48 INCHES FROM THE FLOOR. IT CAN BE ABOVE OR BELOW THE GRAB BAR BUT SHALL BE LOCATED WITH A CLEARANCE OF NOT LESS THAN 1.5 INCHES BELOW THE GRAB BAR AND NOT LESS THAN 12 INCH CLEARANCE ABOVE THE GRAB BAR. IT SHALL BE POSITIONED AT 7 TO 9 INCHES FROM THE FRONT EDGE OF THE WATER CLOSET TO THE CENTER OF THE DISPENSER.
11. URINAL (HC UR) : TO BE ELONGATED RIM OR FLOOR MOUNTED. TO BE MOUNTED AT MAXIMUM 17 INCHES FROM LIP TO FLOOR. FLUSH CONTROL TO BE MAXIMUM 48 INCHES ABOVE FINISH FLOOR. A CLEAR FLOOR SPACE OF 30 INCHES WIDE BY 48 INCHES IS SHOWN IN FRONT OF EACH.
12. URINAL STALLS (HC UR) : SHALL BE AT LEAST 36 INCHES CLEAR WIDTH BETWEEN SIDEWALLS OR PRIVACY SHIELDS.
13. MIRRORS : MOUNT ALL AT MAX. 38 INCHES BOTTOM EDGE TO FLOOR.
14. ACCESSORIES : ALL TO BE MOUNTED AT 40 INCHES MAX. TO BOTTOM EDGE. HC ACCESSORIES SHALL NOT BE LOCATED WITHIN 24 INCHES OF A CORNER.
15. ELECT. WATER COOLER (EWC) OR DRINKING FOUNTAIN (DF) : ANY ELECT WATER COOLER OR DRINKING FOUNTAIN BEING INSTALLED OR ROUGHED-IN TO BE HIGH-LOW TYPE WITH THE LOW ORIFICE NOT MORE THAN 36 INCHES ABOVE THE FLOOR AND THE HIGH ORIFICE NOT LESS THAN 39" ABOVE THE FLOOR. THE DRINKING FOUNTAIN SHALL BE WALL MOUNTED WITH A CLEAR HGT. OF 27 INCHES FROM BOTTOM EDGE TO FLOOR. THE FOUNTAIN SHALL EXTEND OUT AT LEAST 17 INCHES FROM THE WALL. ALSO LEVER (2 INCHES MIN.) CONTROL NEAR FRONT IS REQ'D. ANY ABOVE SHALL BE AT LEAST 36 INCHES WIDE.
17. SIGNAGE: EACH HC TOILET ROOM SHALL BE PROVIDED WITH SIGNAGE INCLUDING THE STATE REQUIRED SYMBOL OF COMPLIANCE AND A TACTILE SIGN WITH MINIMUM LETTER HEIGHT OF 1.25 INCHES. MOUNT SYMBOL BETWEEN 60 AND 96 INCHES ABOVE FLOOR. MOUNT TACTILE SIGN AT 60 INCHES ABOVE FLOOR.
18. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE FIVE (5) POUNDS MAXIMUM. THIS SHALL INCLUDE BUT NOT BE LIMITED TO FAUCETS AND SOAP DISPENSERS.



1. THRESHOLD: IF A THRESHOLD IS PROVIDED IT SHALL NOT EXCEED 1/2 INCH.
2. SOAP DISH: IF PROVIDED, A SOAP DISH SHALL BE MOUNTED 36 INCHES ABOVE THE FLOOR AND SHALL BE CENTERED ON THE BACK WALL.
3. STALL DIMENSIONS: THE INSIDE SHOWER DIMENSION SHALL BE THREE FEET BY THREE FEET.
4. GRAB BARS: GRAB BARS SHALL BE 1.25 INCHES TO 1.5 INCHES OUTSIDE DIAMETER AND SHALL BE 1.5 INCHES CLEARANCE FROM THE WALL. THEY SHALL BE ANCHORED TO WITHSTAND A VERTICAL CONCENTRATED FORCE OF 250 POUNDS, A HORIZONTAL FORCE OF 250 POUNDS, AND A DEFLECTION NOT TO EXCEED ONE HALF INCH. PROVIDE A ONE PIECE GRAB BAR WITH A HORIZONTAL LEG NOT LESS THAN 18 INCHES IN LENGTH ON THE END WALL AND A SECOND LEG NOT LESS THAN 30 INCHES IN LENGTH ON THE BACK WALL. GRAB BARS SHALL BE MOUNTED BETWEEN 33 AND 35 INCHES ABOVE THE FLOOR. THEY SHALL HAVE SLIP-RESISTANT SURFACES. PROVIDE IN-WALL BACKING FOR ALL HANDRAILS.
5. SHOWER HEAD: THE SHOWER HEAD SHALL BE PROVIDED WITH THE CAPACITY OF RAISING OR LOWERING FROM A POINT MEASURED 42 INCHES TO 74 INCHES ABOVE THE FLOOR OR A HAND-HELD SHOWER/SHOWER SPRAY UNIT WITH A HOSE NOT LESS THAN 60 INCHES LONG THAT CAN BE USED AS A FIXED SHOWER AT VARIOUS HEIGHTS OR A HAND-HELD SHOWER MAY BE PROVIDED.
6. SHOWER SEAT: AN "L" SHAPED SHOWER SEAT SHALL BE PROVIDED EXTENDING THE FULL DEPTH OF THE STALL AND AT A 17 INCHES TO 19 INCHES HEIGHT ABOVE THE TOILET ROOM FLOOR. THE REAR EDGE OF THE SEAT IS LIMITED TO 2.5 INCHES MAXIMUM AND THE FRONT EDGE 15 INCHES TO 16 INCHES MAXIMUM FROM THE SEAT WALL. THE L PORTION OF THE SHOWER SEAT IS LIMITED TO 1.5 INCHES MAXIMUM FROM THE BACK WALL AND MUST BE 14 INCHES TO 15 INCHES FROM THE BACK WALL TO THE INNER EDGE OF THE SEAT. THE FRONT EDGE OF THE "L" PORTION MUST BE 22 INCHES TO 23 INCHES FROM THE SEAT WALL. THE SEAT MUST BE ON THE OPPOSITE WALL FROM THE CONTROLS. IT SHALL BE ANCHORED TO WITHSTAND A VERTICAL OR HORIZONTAL CONCENTRATED FORCE OF 250 POUNDS.
7. CONTROLS: CONTROLS SHALL BE MOUNTED ON A SIDE WALL BETWEEN 33 AND 48 INCHES ABOVE THE FLOOR.

1. HOT WATER HEATER OVERFLOWS FROM PRESSURE RELIEF VALVES TO BE PIPED TO JUST ABOVE FLOOR AT NEAREST FLOOR DRAINS.
2. HOT WATER HEATER PANS TO BE PROVIDED PER LOCAL CODE.
3. WATER HEATER THERMAL EXPANSION PROVISIONS SHALL BE PROVIDED AS REQUIRED BY LOCAL CODE.
4. THE EXISTING 50 GALLON ELECTRIC WATER HEATER IN THE AREA OF BREAKROOM 60 IS TO BE REMOVED AND RELOCATED TO THE BREAKROOM CLOSET AS SHOWN.
5. PROVIDE A 40 GALLON ELECTRIC HOT WATER HEATER IN JANITOR CLOSET 8 TO SERVICE THE NEW HC MT 7 AND HC WT 9 AND THE TWO EXECUTIVE TOILET ROOMS.
6. THE EXISTING WATER HEATER FOR TOILET ROOMS 41 AND 42 TO REMAIN AND TO SERVICE BREAKROOM 40 AND THE WORKROOM.
7. THE EXISTING WATER HEATER SERVING EXISTING TOILET ROOM 49 TO REMAIN AS IS.

1. IN EXISTING TOILET ROOMS 41 AND 42 PROVIDE NEW MIRRORS TO SPAN ALL THE LAVS ON EACH WALL. PROVIDE NEW ELECTRIC HAND DRYERS IN THOSE TWO TOILET ROOMS. ALL OTHER EXISTING ACCESSORIES IN THESE AND OTHER EXISTING TOILET ROOMS TO BE REMOVED AND REINSTALLED AFTER PAINTING IS COMPLETED.
2. IN NEW TOILET ROOMS PROVIDE THE FOLLOWING ACCESSORIES. TOILET PAPER HOLDERS, HANDICAPPED GRAB BARS, CLOTHES HOOK IN EACH STALL, CONTINUOUS MIRROR OVER LAVS, ELECTRIC HAND DRYER.

1. BUILDING IS 100% FIRE SPRINKLERED
2. CODE – ALL WORK TO COMPLY WITH 2009 MICHIGAN PLUMBING CODE.
3. REMOVE AND REPLACE ALL EXISTING PLUMBING FIXTURES.
4. AT REMOVAL OF EXISTING FIXTURES CAP EXISTING PLUMBING COLD WATER, HOT WATER AND SANITARY DRAINS PER CODE.
5. ROOF DRAINAGE IS ALL EXISTING INCLUDING A SECONDARY ROOF DRAINAGE SYSTEM.
6. 3" & 4" VENTS ARE TO BE RUN THRU THE ROOF, FLASHED AND COUNTERFLASHED.
7. CLEANOUTS TO BE PROVIDED EVERY 50' IN UNDERGROUND LINES AND AT THE BASE OF ALL 3" & 4" VENTS.
8. A LAWN SPRINKLER SYSTEM IS EXISTING. THE OWNER WILL ISSUE A SEPARATE CONTRACT TO A LAWN SPRINKLER CONTRACTOR TO REPAIR, UPDATE AND MODIFY THE SYSTEM AS NEEDED TO ACCOMMODATE THE NEW LANDSCAPING AREAS.
9. "FRIG" CONFIRM THE POSSIBLE NEED FOR ICE MAKER WATER SUPPLY FOR THE REFRIGERATOR.
10. "VENDING" MACHINES – CONFIRM THE POSSIBLE NEED FOR WATER SUPPLIES FOR VENDING MACHINES.
11. GENERAL: PLUMBING CONTRACTOR SHALL MAKE WORK COMPLETE IN EVERY DETAIL AFTER FULLY ACQUAINTING THEMSELVES WITH THE WORK OF THE PROJECT.
12. VALVING: ALL FIXTURES AND ALL BRANCH PIPING RUNS TO FIXTURES SHALL HAVE CONTROL VALVES FOR COMPLETE REGULATION OF THE SYSTEM . EACH BRANCH PIPING SYSTEM SHALL BE INDIVIDUALLY VALVED.
13. VENTS THROUGH THE ROOF SHALL BE FLASHED AND COUNTER FLASHED WITH 6# LEAD.
14. CODES: ALL SANITARY AND STORM DRAINAGE TO MEET THE LOCAL MUNICIPALITY'S PLUMBING CODES AND REGULATIONS. WHERE NOT OTHERWISE NOTED THE MICHIGAN PLUMBING CODES AND STANDARDS SHALL GOVERN THE CHARACTER OF THE WORK.

1. BUILDING IS 100% FIRE SPRINKLERED
2. I.T. ROOM 372 TO BE FIRE PROTECTED WITH A CODE APPROVED DRY SYSTEM IN LIEU OF THE WET SYSTEM THROUGHOUT THE REMAINDER OF THE BUILDING.
4. EXISTING FIRE SPRINKLER SYSTEM IS TO BE MODIFIED OR REPLACED AS NEEDED TO ACCOMMODATE THE REMOVAL OF THE EXISTING CEILINGS THROUGHOUT THE WAREHOUSE AREA, NEW STORAGE RACKING AND NEW PARTITIONS AND CEILINGS AS SHOWN. THE SYSTEM IS TO BE ENGINEERED TO HYDRAULICALLY PROVIDE ADEQUATE COVERAGE FOR OFFICE LIGHT HAZARD AND WAREHOUSE RACK STORAGE OF CLASS COMMODITY STORED ON OPEN GRATE RACKS IN CARDBOARD BOXES TO A MAXIMUM HEIGHT OF 15'-0" ABOVE FINISHED FLOOR. PROVIDE COMPLETE COMPLIANCE WITH ALL REQUIREMENTS OF NFPA #13 AND LOCAL AND STATE REGULATIONS.
5. FIRE SPRINKLER SYSTEM TO BE ENGINEERED BY A FIRE PROTECTION ENGINEER RETAINED BY THE FIRE SPRINKLER CONTRACTOR. THAT CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMISSION FOR AND OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THIS WILL BE DONE PRIOR TO THE COMMENCEMENT OF ANY FIRE SPRINKLER WORK ON THE PROJECT. ALL WORK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ALL APPLICABLE CODE AND REGULATIONS (NFPA #13 IN PARTICULAR). THE SYSTEM SHALL BE DESIGNED FOR THE SPECIFIC OCCUPANCY, AND TYPES, QUANTITIES AND HEIGHTS OF MATERIALS BEING STORED AND USED IN THE BUILDING. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED IN ACCORDANCE WITH LOCAL CODE AND HAVE ITS WATER FLOW ALARM DEVICE CONNECTED TO A CENTRAL STATION OR OTHER SYSTEM APPROVED BY THE LOCAL JURISDICTION TO COMPLY WITH CODE.

PLUMBING CONTRACTOR TO INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS INCLUDING ALL EXISTING PLUMBING FIXTURES AND FEATURES. ALL FIXTURES AND FEATURES NOT SHOWN ON THESE PLANS AS BEING LEFT IN PLACE AS PART OF THE PROPOSED PLANS IS TO BE REMOVED AND CAPPED ACCORDING TO THE PLUMBING CODE REQUIREMENTS. ALL FIXTURES AND APPLIANCES BECOME THE PROPERTY OF THE BUILDING OWNER. WHERE THE OWNER CHOOSES NOT TO RETAIN THOSE ITEMS IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO DISPOSE OF THE ITEMS.

FLOOR SINKS SHALL BE BROKEN OUT, PLUGGED AND CAPPED WITH CONCRETE.

GREASE TRAP SHALL HAVE THE COVER REMOVED, CLEANED OUT, PLUGGED AND FILLED IN WITH CONCRETE.

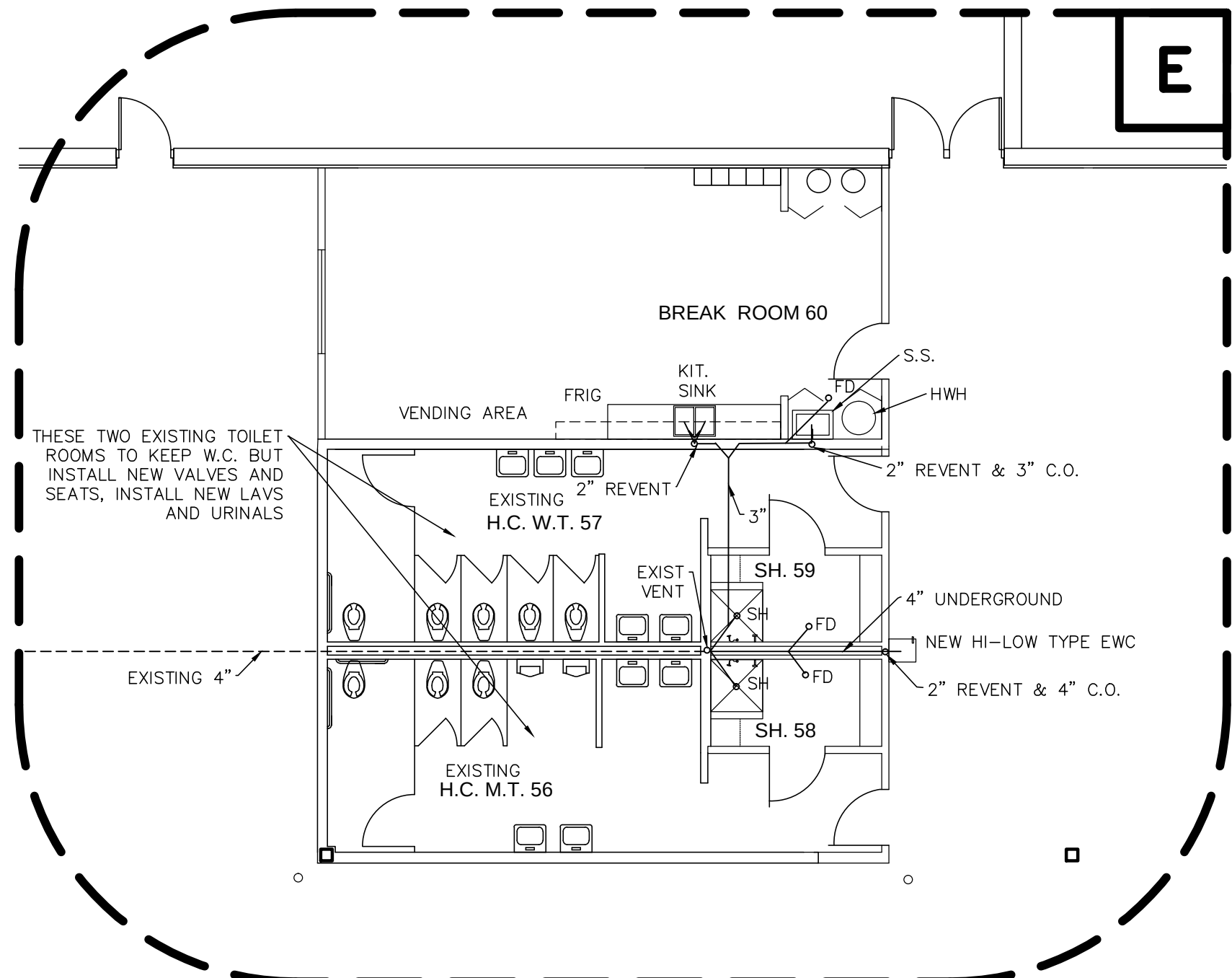
1. COMPLETE ROOF DRAINAGE PRIMARY AND SECONDARY SYSTEMS ARE IN PLACE. TWO ROOF DRAINS NEAR THE NORTH EAST CORNER OF THE BUILDING ARE NOT CURRENTLY OPERATIONAL AND ARE TO BE REPAIR AS PART OF THIS PROJECT.

PLUMBING FIXTURE SPECS

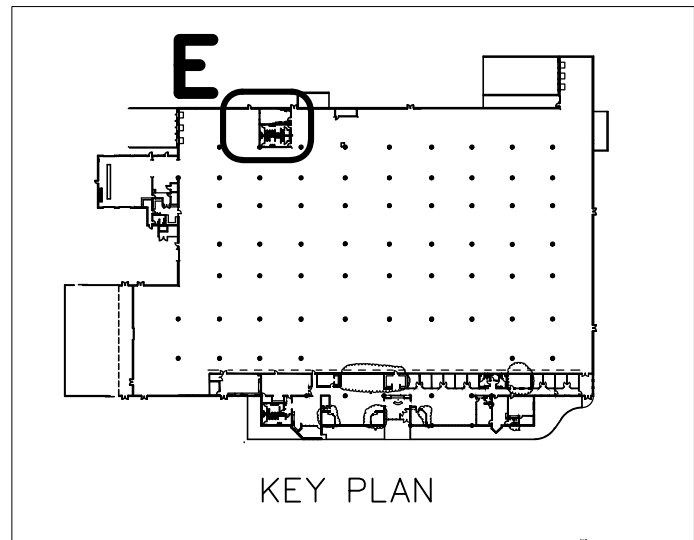
VALVES - ALL VALVES USED ON THIS PROJECT WILL BE PROVIDED BY THE OWNER AND WILL BE LEGEND VALVE BRAND.

KITCHEN SINK -	KS-1	DAYTON DSE23322
WORKROOM SINKS -	WS-1	STAINLESS STEEL, SINGLE BOWL, 21" X 16" X 8" DEEP
WATER CLOSETS -	WC-1 ADA TANK	TOTO CST744AS AT TWO EXEC. TOILET ROOMS
	WC-2 ADA	TOTO CT705ELN AT OTHER TOILET ROOMS
TOILET SEATS		BEMIS 2155C, BEMIS 2L2155 2" LIFT
FLUSHMETERS AT WC-2		TOTO TET3DM5-32
URINALS -	UR-1	TOTO UT4AT7E
FLUSHMETERS		TOTO TEU2LN1MS5
LAVATORIES -	LAV-1	MANSFIELD MS1290
	LAV-2	DROP IN CHINA BOWL IN PLASTIC LAM. COUNTER TOP AT
		NEW OFFICE AND EXEC. TOILET ROOMS 7, 9, 13, 16
LAV FAUCETS		MOEN FAUCET CO. L4601 W/14750
TRAP PROTECTION		TRU-BRO 102EZ
TEMPERING VALVE		WATTS USG-B
PLASTER TRAP		AT THREE WORKROOM SINKS USE

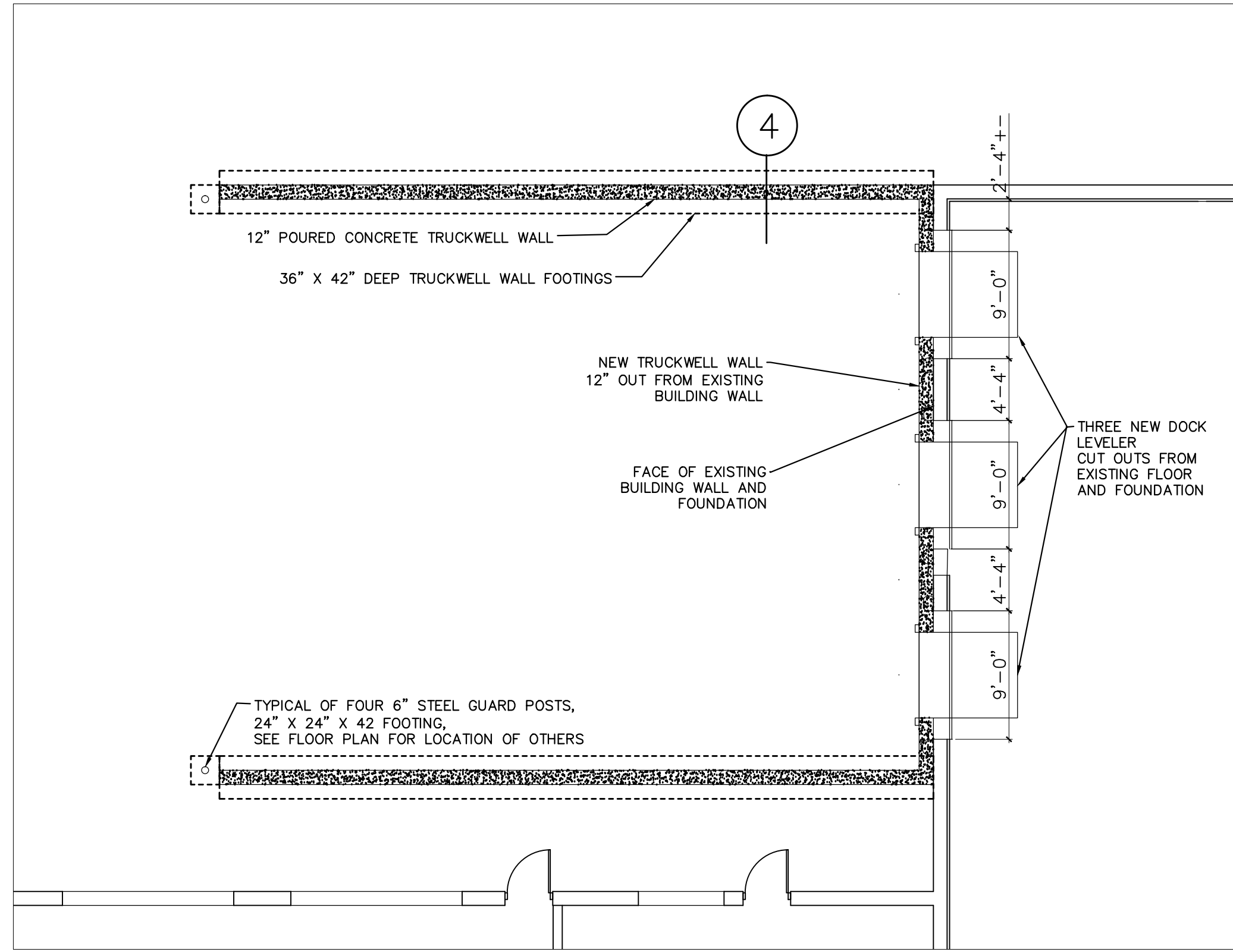
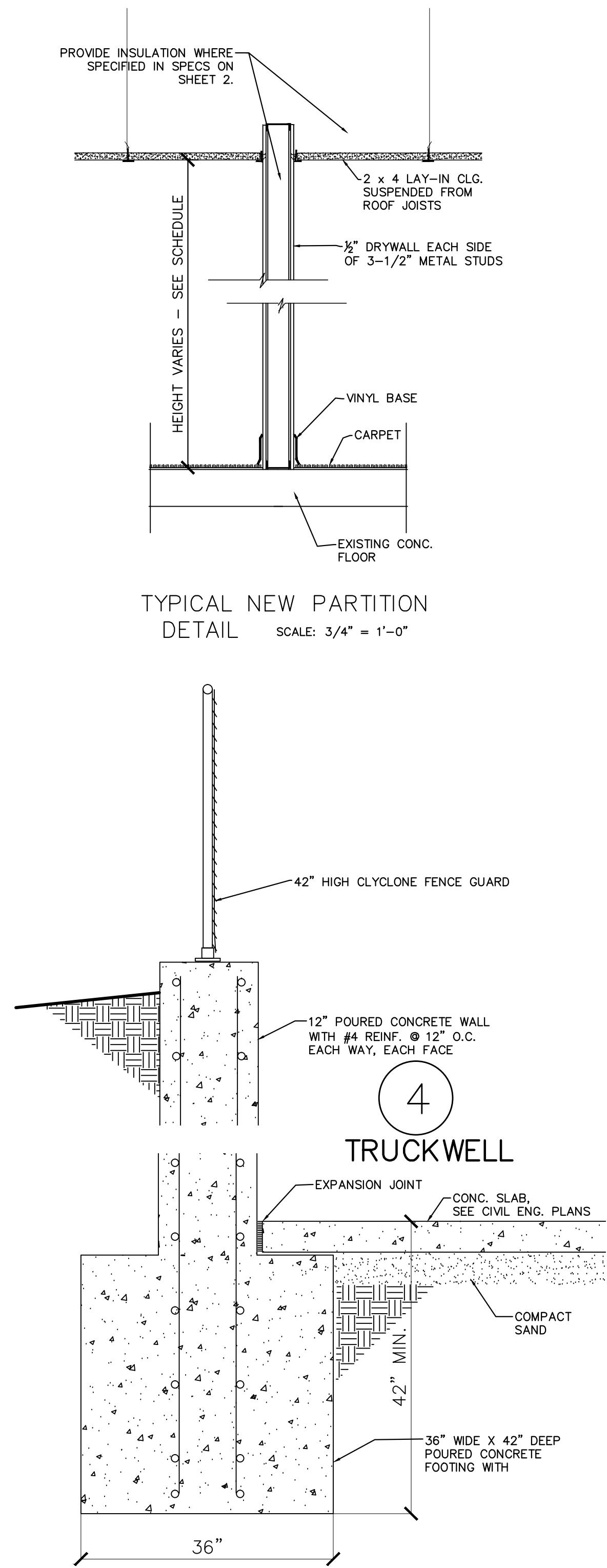
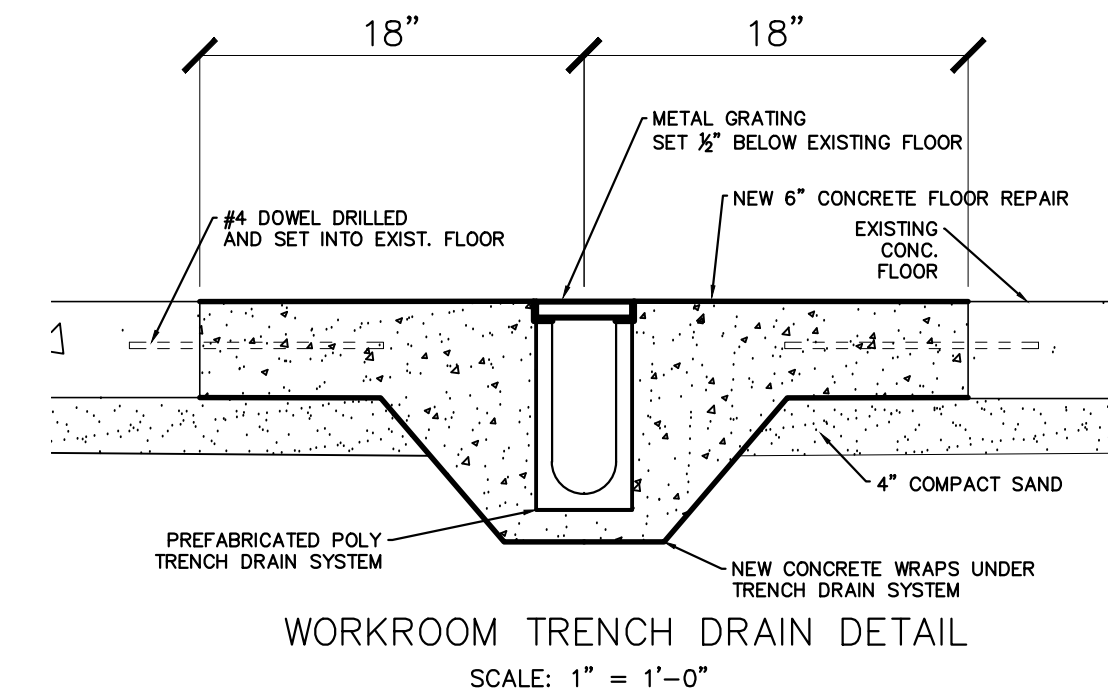
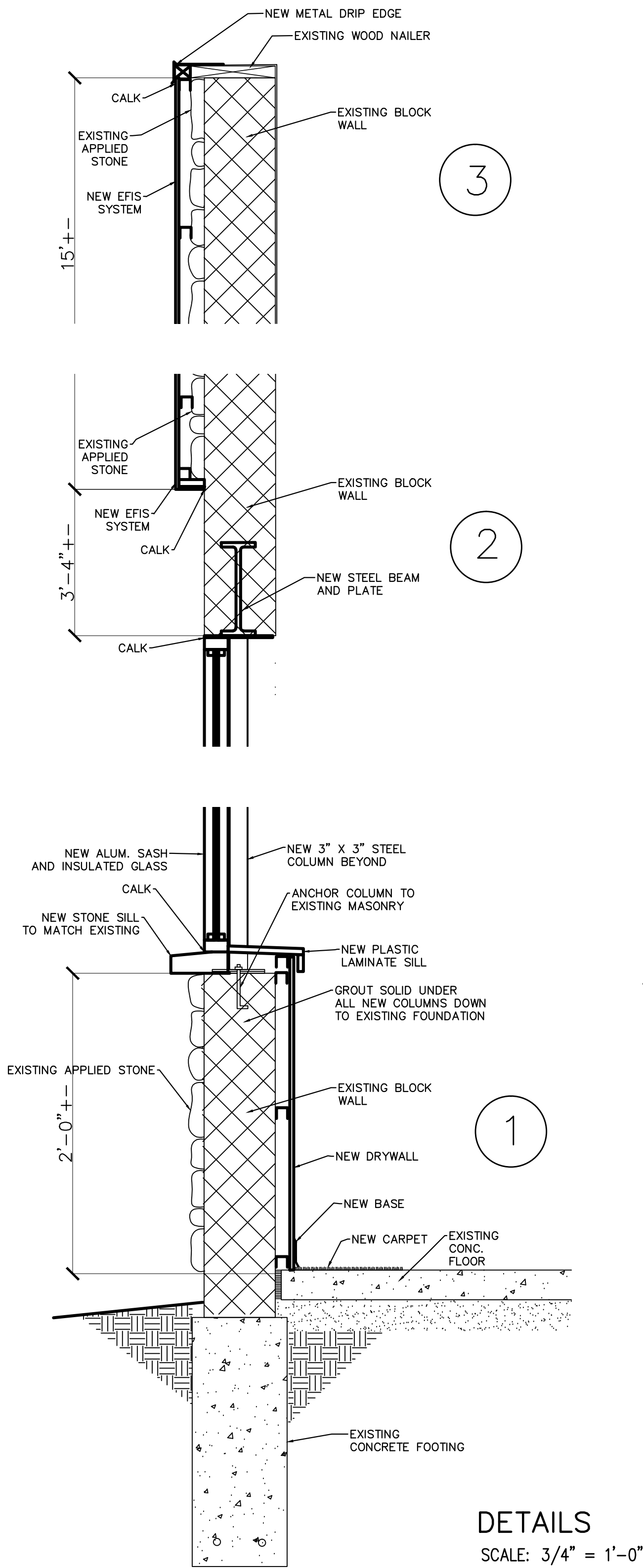
KITCHEN SINK -	KS-1	DAYTON DSE23322
WORKROOM SINKS -	WS-1	STAINLESS STEEL, SINGLE BOWL, 21" X 16" X 8" DEEP
WATER CLOSETS -	WC-1 ADA TANK	TOTO CST744S AT TWO EXEC. TOILET ROOMS
	WC-2 ADA	TOTO CT705ELN AT OTHER TOILET ROOMS
TOILET SEATS		BEMIS 2155C, BEMIS 2L2155 2" LIFT
FLUSHOMETERS AT	WC-2	TOTO TET3DMS-32
URINALS -	UR-1	TOTO UT447E
FLUSHOMETERS		TOTO TEU2LN1#5S
LAVATORIES -	LAV-1	MANSFIELD MS1290
	LAV-2	DROP IN CHINA BROWN IN PLASTIC LAM. COUNTER TOP AT
		NEW OFFICE AND EXEC. TOILET ROOMS 7, 9, 13, 16
LAV FAUCETS		MOEN FAUCET CO. L4601 W/14750
TRAP PROTECTION		TRU-BRO 102EZ
TEMPERING VALVE		WATTS USG-B
PLASTER TRAP		AT THREE WORKROOM SINKS USE
		GRESKO PRODUCTS, INC. PLASTER TRAP-COMLETE-3.5 GALLON
TRENCH DRAIN -	TD-1	ACO POLYMER PRODUCTS, KLASSIKDRAIN KS100S OR EQUAL
COVER		PERFORATED STAINLESS STEEL
WORKROOM 47 AND EQUIP. 48 FLOOR DRAINS -	FD-1	SOUIX CHEIF 832-3DNR OR EQUAL
AIR OUTLET BOX -	A-1	SOUIX CHEIF GAS OUTLET BOX 696-1021GF OR EQUAL
		(AIR LINES AND CONNECTIONS WILL BE BY OWNER)
DOUBLE OUTLET HOSE BIBB BOX -	HC-1	SOUIX CHEIF 696-2303MF OR EQUAL
		(DO NOT PROVIDE DRAIN BOX)



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



RENOVATION SAMPLE DRAWING	
PLUMBING SPECS AND PLAN E	
	SCALE: 1/8" = 1'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 24 OF 27



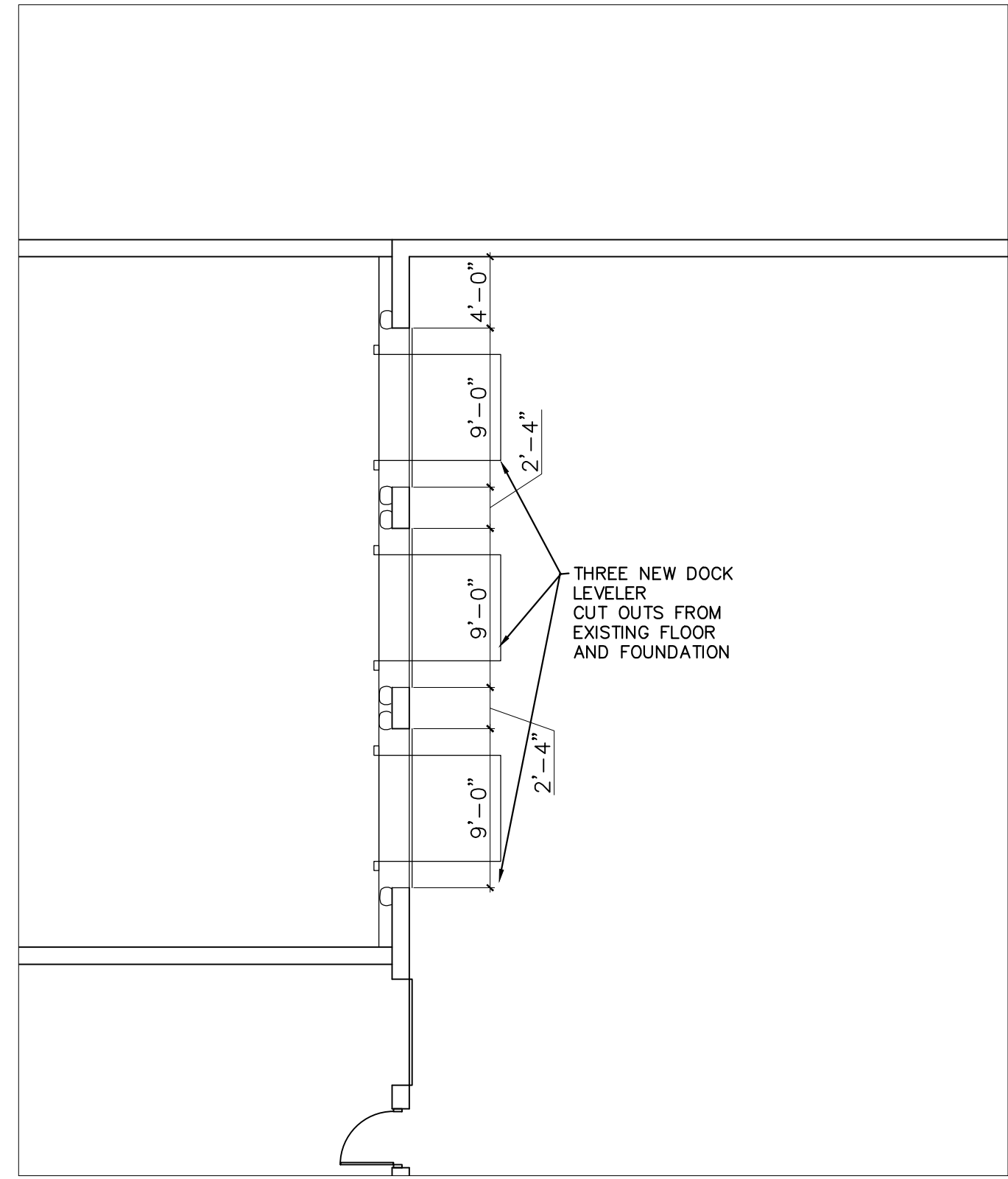
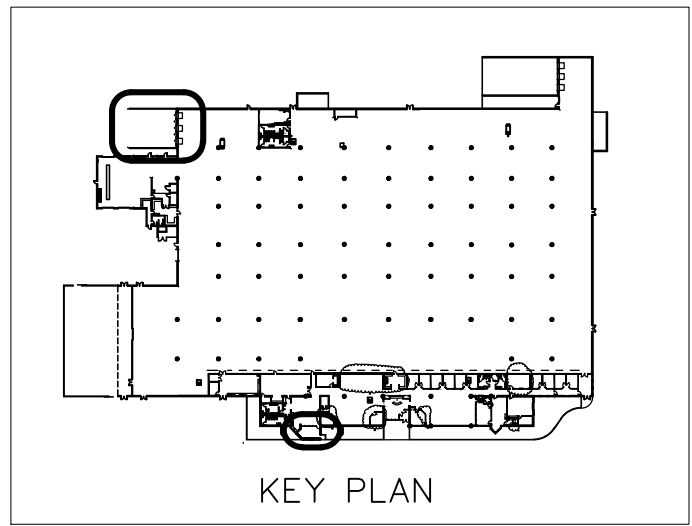
TRUCKWELL WALL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION AND CONCRETE NOTES

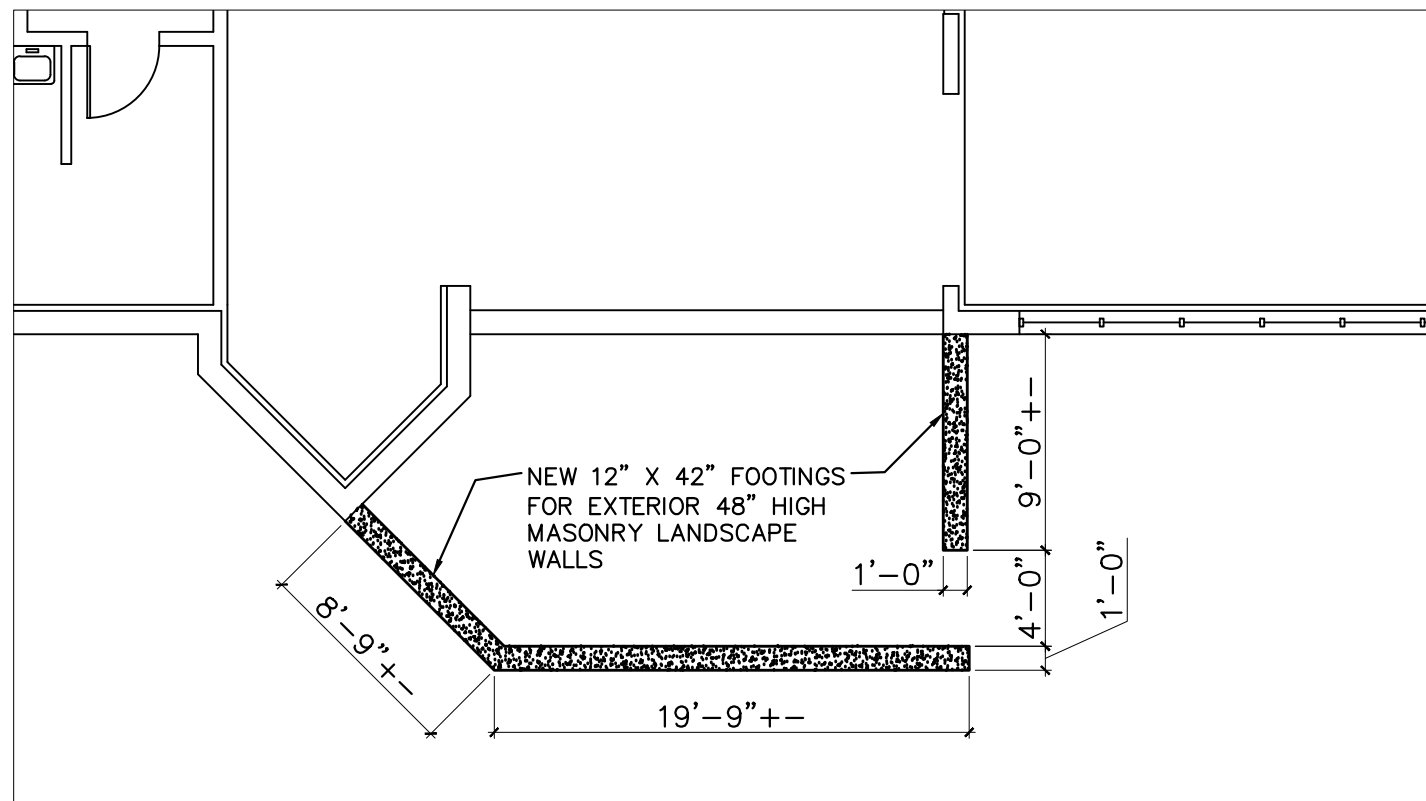
- EXTERIOR MASONRY WALL TRENCH FOOTINGS ARE TO BE PROVIDED FOR EXTERIOR MASONRY WALLS AS SHOWN. ALL ARE TO BE 12" WIDE X 42" DEEP TRENCH FOOTINGS WITH 2 # 5 RODS CONTINUOUS AT 3" OFF BOTTOM OF FOOTING UNLESS OTHERWISE NOTED. (42" DEPTH IS TO BE FROM FINISHED GRADE).
- REEROD TO BE PROVIDED FROM FOOTING INTO REINFORCED MASONRY WALLS AT THE SAME SIZE AND SPACING AS THE REINFORCING IN THE WALL ITSELF. SEE THE DETAILS, NOTES AND MASONRY SPECIFICATIONS ON THE FLOOR PLANS AND STRUCTURAL PLANS FOR DETAILS OF SIZE AND SPACING.
- 14" WIDE FOOTINGS MAY BE SUBSTITUTED FOR 12" WIDE FOOTINGS AT THE GENERAL CONTRACTOR'S OPTION. IN THAT CASE WIDEN THE FOOTINGS BY 1" EACH SIDE OF THE DIMENSIONS GIVEN HERE AND ON THE FLOOR PLAN.
- EXTERIOR TRUCKWELL EXPOSED WALL FACES TO BE FORMED AND FOOTINGS TO BE STEPPED DOWN TO AT LEAST 42" BELOW BOTTOM OF WELL ADJACENT TO THE FOOTING. WALL AND FOOTING TO BE 12" POURED CONCRETE WITH #4 REINFORCING RODS AT 12" ON CENTER EACH WAY EACH FACE OF WALL.
- TRUCKWELL DOCK LEVELER CUT OUTS TO BE PROVIDED IN TRUCKWELL WALL AND WAREHOUSE FLOOR WHERE SHOWN. CONFIRM EXACT CUTOUT REQUIREMENTS WITH THE GENERAL CONTRACTOR.
- FOOTINGS FOR STEEL GUARD POSTS SHOWN ARE TO BE 24" X 24" X 42" DEEP. SEE FLOOR PLAN FOR EXACT LOCATIONS. STEEL POSTS ARE TO BE SET WITH THE FOOTINGS AFTER ERECTION OF MASONRY OR DOOR FRAME.
- SOIL: SOIL BEARING-BASED ON SOIL CONDITIONS PERMITTING 3,000 P.S.F. TEST RODS SHALL BE DRIVEN AT POINTS WHERE QUESTIONABLE SOIL CONDITIONS EXIST. SHOULD SOILS NOT BE UP TO DESIGN CONSIDERATIONS, THEN THE ARCHITECT SHALL IMMEDIATELY BE NOTIFIED.
- FOOTING DEPTH: CARRY ALL FOOTINGS TO A MINIMUM OF 3'-6" BELOW FINISH GRADE AT BUILDING LINE AND INTO A MINIMUM OF 2'-0" UNDISTURBED SOIL. NOTE THAT CONTRACTOR TO BE RESPONSIBLE FOR COMPACTION AND REMOVAL OF DEBRIS WHERE FOUND UNDERGROUND. SOIL SHALL BE TESTED IN THE FIELD; AND IF SOIL CONDITIONS ARE NOT EQUAL TO DESIGN CONDITIONS, THE ARCHITECT MUST BE NOTIFIED FOR INSTRUCTIONS PRIOR TO POURING FOOTING.
- STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. STANDARDS. A-36 OR A-572 STEEL.
- CONCRETE: CONCRETE TO BE 3,500 P.S.I. MINIMUM FOR ALL WORK. USE 3,500 PSI MINIMUM FOR ALL FLATWORK. CONCRETE WORK SHALL CONFORM THE A.C.I. STANDARDS AND SPECIFICATIONS. ALL CONCRETE TO BE DELIVERED TO SITE WITH JOB SHIPMENT TICKETS DEPOSITS WITH THE GENERAL SUPERINTENDENT. PROVIDE MINIMUM OF 4 INCHES COMPACTED SAND UNDER ALL SLABS AND PADS PURE ON GRADE. USE AIR-ENTRAINED CONCRETE FOR ALL EXTERIOR SLABS AND WALKS AND ALL CONCRETE SUBJECT TO FREEZING AND THAWING AND DEICER CHEMICALS. BELOW SLABS, ALL SAND SHALL BE COMPACTED BY MECHANICAL MEANS TO INSURE A SOLID BASE WITH NO VOIDS OR HOLLOW.

CONCRETE FLOOR NOTES

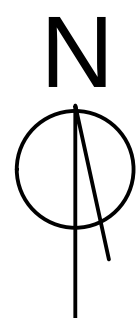
WHERE EXISTING CONCRETE FLOOR IS REMOVED TO INSTALL DOCK LEVELERS OR DRAINAGE PIPING IT SHALL BE REPLACED WITH CONCRETE OF THE SAME THICKNESS.



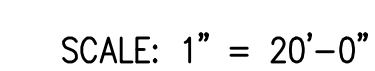
NORTH EAST AREA NEW DOCK LEVELERS
SCALE: 1/8" = 1'-0"



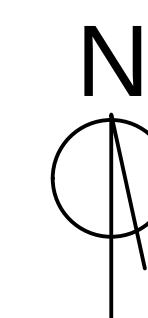
BREAKROOM 40 EXTERIOR WALL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



RENOVATION SAMPLE DRAWING	
DETAILS AND FOUNDATION PLANS	
	VARIES
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL@ROBERTALWILLIAMS.COM	SHEET 25 OF 27



ALL CURB ADAPTERS NEEDED FOR 10 TON ROOF TOP UNITS TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.. ALL OTHER CURB ADAPTERS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR.



RENOVATION SAMPLE DRAWING	
ROOF PLAN	
BID REVISION — 6-10-11	SCALE: 1" = 20'-0"
	PROJECT NO. 1036
ROBERT A. L. WILLIAMS, ARCHITECT 1920 ROBINA AVE., BERKLEY, MI 48072 248-388-0465 EMAIL @ROBERTALWILLIAMS.COM	SHEET 27 OF 27