

ELECTRICAL FIXTURE SCHEDULE: ALL LED 2700° KELVIN

- 2' x 4' 3-LAMP T-8 OR SMALLER TRI-PHOSPHOR MAXIMUM 3' HEIGHT
48" 4 BLADE FAN WITH SINGLE WHITE DOME 13M LED W/ 3 SPEED CONTROL
MONOPOINT ON ADJUSTABLE SWIVEL ON CANOPY KIT LED 13M VWF OR 4' STRIP LIGHT INSIDE CLOSET MOUNTED HIGH ABOVE STORAGE RECESSED LED FLOODLIGHT, DIMMABLE 18 WATT, WHITE TRIM 2700K
8' TRACK LIGHT WITH 3 ADJUSTABLE LED 26 MATT WHITE TRIM 2700K
UNDER COUNTER LIGHT OR DOWN PICKS AT CEILING IF OPEN SHELVES
DECORATIVE SURFACE LED
VANITY MULTI-LIGHT OVER SINK LED 9W
FAN / LIGHT 110 CFM TO 4' METAL DUCT / 75W RATED WITH 13M LED
FAN / LIGHT 110 CFM TO 4' METAL DUCT / 75W RATED WITH 13M LED ON DURING ALL PERIODS OF OCCUPANCY BY 1 DAY PROGRAMMABLE TIMER
2' x 4' SURFACE MOUNT BOX FLUORESCENT WITH (3) T-8 TRIPHOSFOR 3000° KELVIN LAMPS, 3' DEEP PARABOLIC LENS WITH 4' EGGSRATE
2' x 4' LED HIGH BAY 104W 12,000 LUMENS EACH W/ AIRCRAFT STRUT & CABLE SUSPENSION AT IT AFF. COMPLETELY EQUAL TO COOPER METALUX HLED-LD4-12-NUV-L840-ED1-J 3500 DEGREE K

- COMBO EMERGENCY / EXIT LIGHTING - HALOGEN / LED EQ. TO SURE-LITE LPXDH
EMERGENCY LIGHTING - DUAL DEADED HALOGEN EQ. TO SURE-LITE CC7
EMERGENCY LIGHTING - SINGLE HEADED HALOGEN EQ. TO SURE-LITE EXT. ENTRY
EXIT LIGHTING - LED EQ. TO SURE-LITE LFX
SWITCH
SWITCH - MOTION - PIR & MICROPHONCS SOUND
SWITCH - 3 WAY
SWITCH - MOTION CEILING - PIR & MICROPHONCS SOUND
DUPLX RECEPTACLE - WALL
QUAD PLATE W/ DUPLX RECEPTACLE IN BOX ON ONE SIDE, CABLE/TELEPHONE IN BOX ON OTHER SIDE W/ 3/4" CONDUIT STUBBED UP OR DOWN INTO OPEN SPACE, W/ WIRE FERRULE AT END
QUAD PLATE W/ DUPLX RECEPTACLES IN BOX ON BOTH SIDES, IN SERVICE HINGED - FLOOR - STAMPED STEEL, PAINTED
GROUND FAULT CIRCUIT INTERRUPT
WEATHER PROOF GFI WITH IN-SERVICE COVER
THERMOSTAT

- FIRE DEVICE SCHEDULE - REQUIRED BY CODE - LAYOUT BY INSTALLER
MANUAL PULL STATION
SMOKE DETECTOR - WIRELESS - 10 YEAR BATTERY
CARBON MONOXIDE DETECTOR - WIRELESS - 10 YEAR BATTERY
200 deg. FIXED TEMPERATURE HEAT DETECTOR - WIRELESS - 10 YEAR BATTERY
AUDIO VISUAL UNIT
STROBE ONLY
INDICATES CANDELA RATING OF STROBE TO MEET NFPA-72 REQUIREMENTS
PROVIDE PROTECTIVE COVER FOR THIS DEVICE
FIRE ALARM CONTROL PANEL - CONSULT AUTHORITY HAVING JURISDICTION TO DETERMINE EXACT LOCATIONS
FIRE EXTINGUISHER 20# ABC ON HOOK MINIMUM SIZE REQUIRED

Table for Panel 31A - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 36F - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 32B - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 31G - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 33C - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

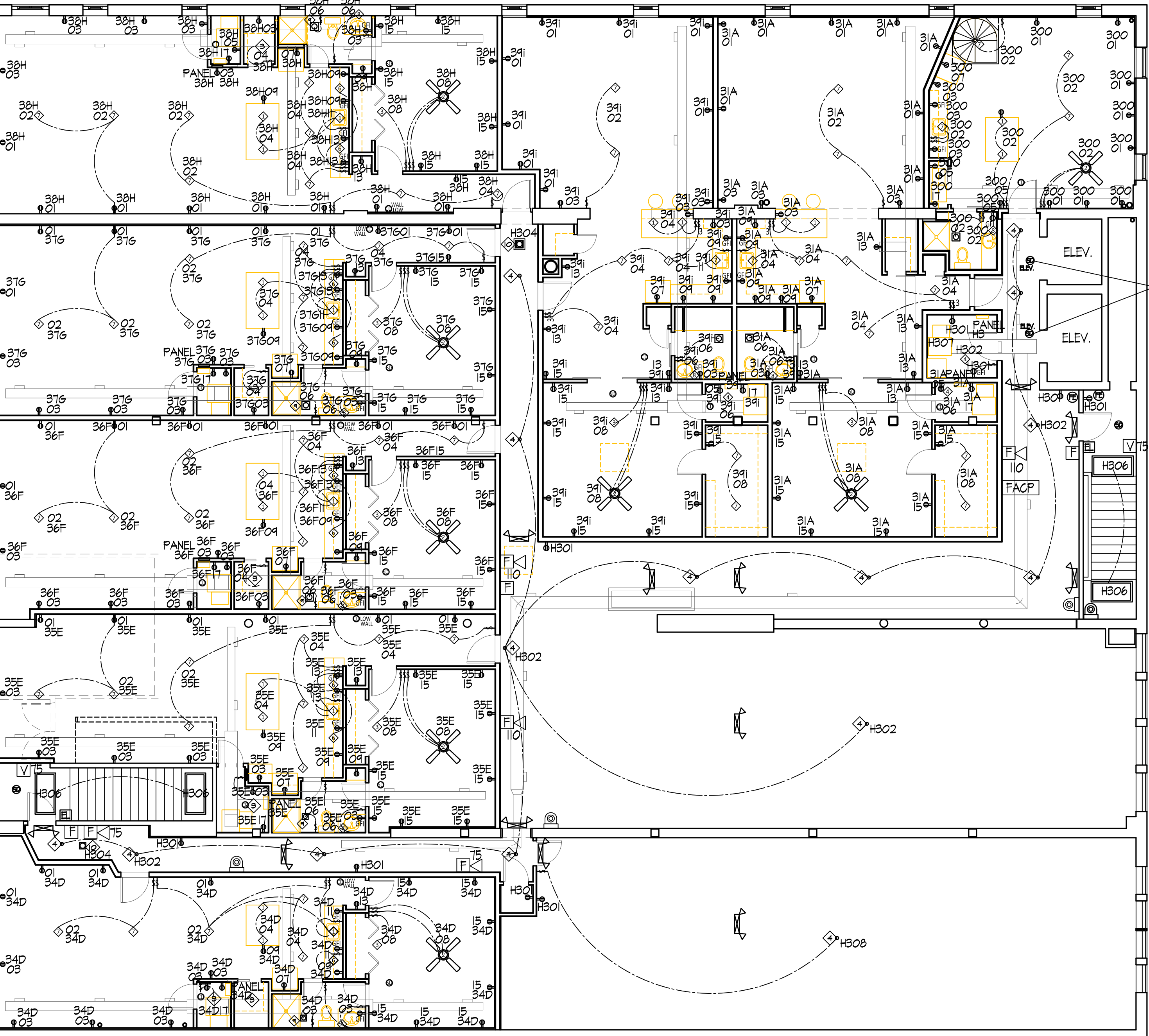
Table for Panel 38H - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 34D - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 34I - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 35E - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

Table for Panel 30J - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

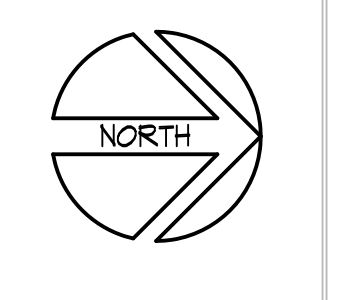


SMOKE DETECTORS FOR ELEVATOR CONTROL PANEL, ELEVATORS BY OTHERS.

116 West: Mixed Use 3 Story Building
Rick A. Hebert, Project Supervisor
116 West Main Street Onosso, MI 48867

Randy Woodworth, Woodworth Commercial

Date: February 27, 2020



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LIMITED SERVICES



THIRD FLOOR ELECT. AND DETAILS

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Table for Panel H8 HOUSE - 100 A M.L.B. listing circuit descriptions, volt-amps, breakers, and service voltages.

THIRD FLOOR ELECTRICAL SCALE 1/8" = 1'-0"

- NOTES: 1. OWNER HAS CHOSEN TO SPECIFY ALL MATERIALS BY CONTRACT. SEE OWNER FOR ADDITIONAL INFORMATION. 2. DESIGN AND SUBMITTALS FOR FIRE SUPPRESSION SYSTEM BY OTHERS AND DEFERRED INCLUDING FOR FLOW ALARMS. 3. DESIGN AND SUBMITTALS FOR SMOKE ALARM SYSTEM BY OTHERS AND DEFERRED INCLUDING FOR INLINE SMOKE DETECTION IN ANY HVAC.

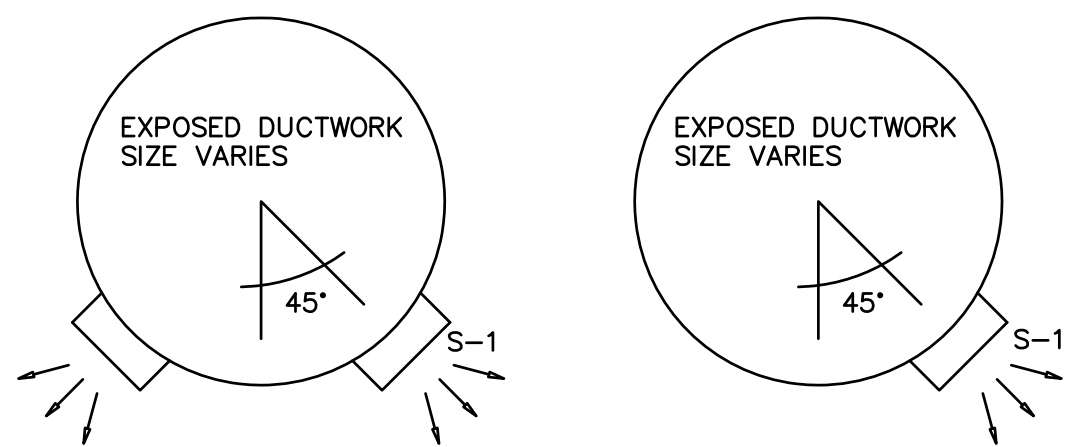
- SECURITY FIXTURE SCHEDULE
ELECTRIC DOOR LATCH AND PROXIMITY SENSOR
SECURITY CCTV CAMERA

FOR SECURITY CAMERAS ON SOUTH AND WEST WALLS, OBTAIN PERMISSION FROM HISTORIC REVIEW AGENCIES FOR CAMERA TYPES, SIZES AND MOUNTS. ALL WIRING TO BE ROUTED DIRECTLY BACK INTO BUILDING, WITH NO SURFACE MOUNTED WIRING NOR CONDUITS TYP.

DESIGN & SUBMITTAL OF REQUIRED FIRE ALARM SYSTEM DEFERRED. CONNECT ELEVATORS, AFSS FLOW ALARM, & ALL OTHER DETECTORS, AND COMMUNICATE WITH REGISTERED MONITORING SERVICE. MODIFY EXISTING FIRE SUPPRESSION SYSTEM MONITORING THROUGH STATE CERTIFIED FIRMS AS REQUIRED.

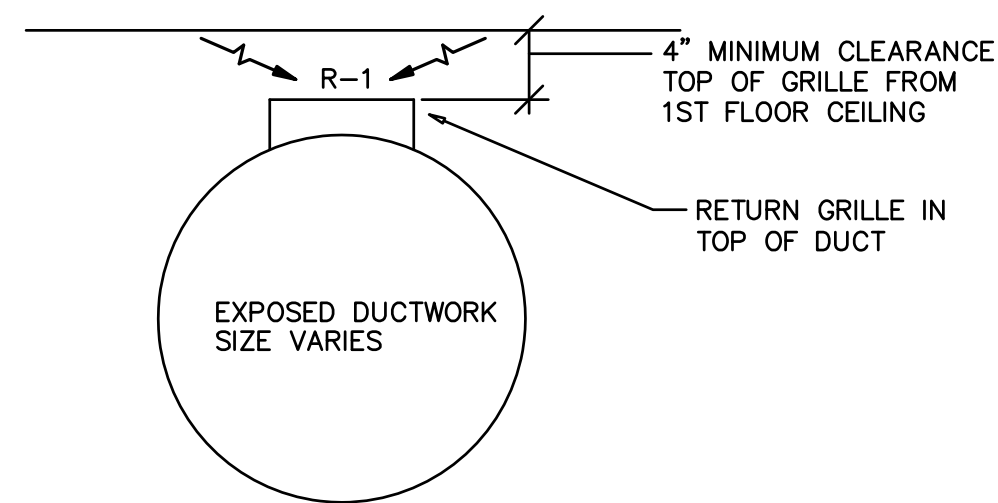


CEILING DAMPER: LOVERED DOWNDRAFT DAMPER 10%-90% FOR 6" ROUND END  
 FLOOR DAMPER: LOVERED FLOOR DAMPER 10%-90% BOOT UP  
 EXPOSED ROUND FEEDER DUCTS TO BE SPIRAL



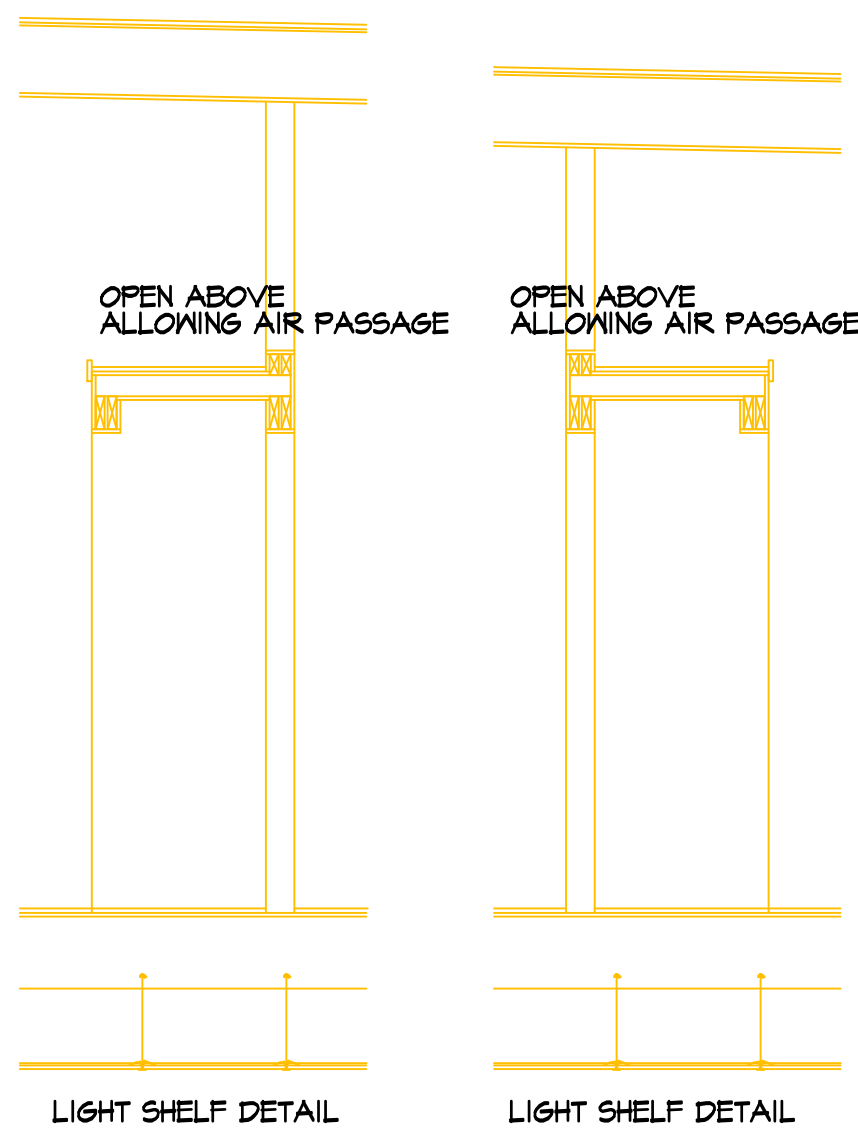
TYPICAL DIFFUSER INSTALLATION DETAIL

NO SCALE



TYPICAL RETURN GRILLE INSTALLATION DETAIL

NO SCALE



HVAC DESIGN NOTES:

1. HVAC DESIGN DIRECTION AND CONSTRUCTION BY JED DINGENS, DINGENS ARCHITECTS, CORUNNA, AND KEVIN MAURER OF MAURER HEATING AND COOLING, OWOSSO. OWNER HAS CHOSEN TO SPECIFY ALL MATERIALS BY CONTRACT WITH DESIGNER. SEE OWNER FOR ADDITIONAL INFORMATION.
2. FOR ENTIRE THIRD FLOOR HALLWAYS, 110 CFM FRESH AIR CONFIRM FRESH AIR ASHREA 62.1 AND OAD3-185 OPERATION AND VOLUME.
3. MAIN DUCT RUNS ARE ALL EXPOSED GRADE SPIRAL IN SIZES INDICATED; BRANCH DUCT RUNS TO 6" METAL DUCTS W/ MIN. R-6 INSULATION WHERE IN UNCONDITIONED SPACE. ALL DIFFUSERS ADJUSTABLE.
4. A/C CONDENSERS TO BE ON ELEVATED ROOF CURBS, AND ORGANIZED IN GROUPS OF 2 TO 4 WHERE PRACTICAL.

FRESH AIR INTAKES CLUSTER TO MIN. ROOF PENETRATIONS AND ISOLATED 10' MIN. FROM ANY EXHAUST

COMBUSTION AIR INTAKE EXHAUST FLUE EXHAUST FAN AIR AND LOCAL PLUMBING VENTS TO ELEVATED ROOFTOP CLUSTER TO MIN. ROOF PENETRATIONS (TYP.)

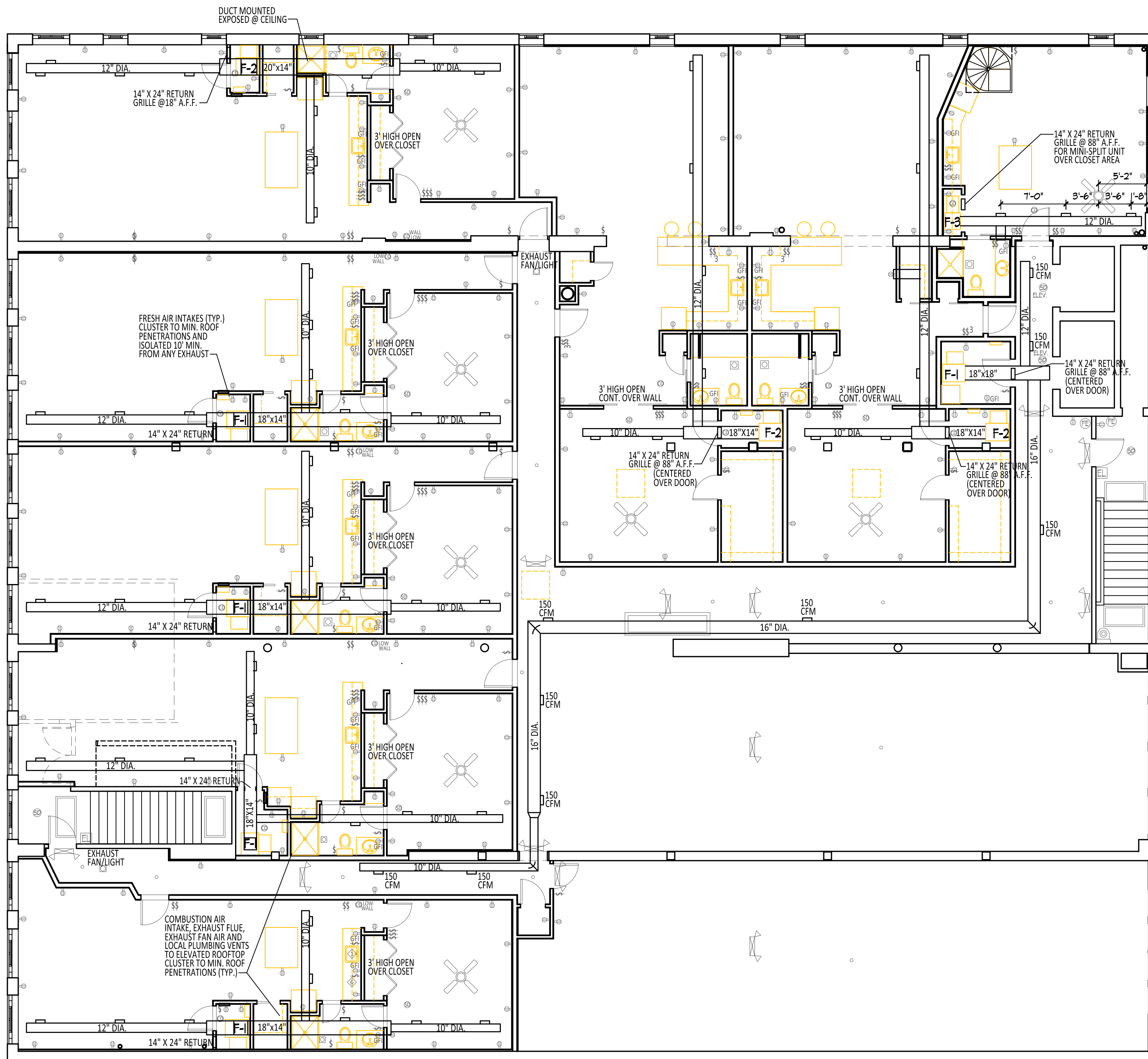
HVAC EQUIPMENT SCHEDULE: LENNOX AND RHEEM ALSO ENCOURAGED

F-1 EQUAL TO GOODMAN G6EC96 80,000 BTU 96% AFUE 2 STAGE BURNER, MULTI-SPEED 2.5 TON BLOWER FOR 1000 CFM FURNACE WITH STAINLESS STEEL HEAT EXCHANGER, SET 26" ABOVE FLOOR ON 24" PLENUM. PROVIDE AND CONNECT WITH NEW DEDICATED CONTROL IT FREE WIRE, TO TRUE 7 DAY / 24 HOUR PROGRAMMABLE THERMOSTAT, WITH SAME RANGE PROGRAMMABLE FAN CONTROL, SET ON DURING ALL OCCUPANCY. 9" METAL DUCT FROM RETURN DUCT TO EXTERIOR WITH BIRD CAGE AND BACKDRAFT DAMPER, FOR 15% FRESH AIR, MINIMUM 150 CFM

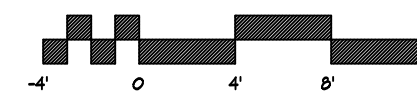
F-2 EQUAL TO GOODMAN G6EC96 100,000 BTU 96% AFUE 2 STAGE BURNER, MULTI-SPEED 3 TON BLOWER FOR 1200 CFM FURNACE WITH STAINLESS STEEL HEAT EXCHANGER, SET 26" ABOVE FLOOR ON 24" PLENUM. PROVIDE AND CONNECT WITH NEW DEDICATED CONTROL IT FREE WIRE, TO TRUE 7 DAY / 24 HOUR PROGRAMMABLE THERMOSTAT, WITH SAME RANGE PROGRAMMABLE FAN CONTROL, SET ON DURING ALL OCCUPANCY. 9" METAL DUCT FROM RETURN DUCT TO EXTERIOR WITH BIRD CAGE AND BACKDRAFT DAMPER, FOR 15% FRESH AIR, MINIMUM 180 CFM

F-3 MINI-SPLIT LOCATED OVER CLOSET FOR OFFICE STUDIO OPEN TO COMMERCIAL OFFICE SPACE BELOW EQUAL TO MITSUBISHI OR SANYO 36,000 BTU AIR CONDITIONER- HEAT PUMP - 36HF DUCTED

DESIGN AND SUBMITTAL OF REQUIRED MODIFICATIONS TO AUTOMATIC FIRE SPRINKLERING SYSTEM DEFERRED. CONNECT AFSS FLOW ALARM, AND ALL OTHER DETECTORS, AND COMMUNICATE W/ REGISTERED MONITORING SERVICE



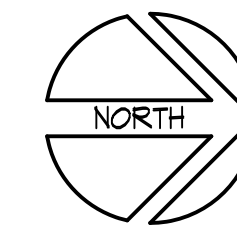
THIRD FLOOR MECHANICAL  
 SCALE 1/8" = 1'-0"



Randy Woodworth,  
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116 West: Mixed Use 3 Story Building  
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Date: February 21, 2020



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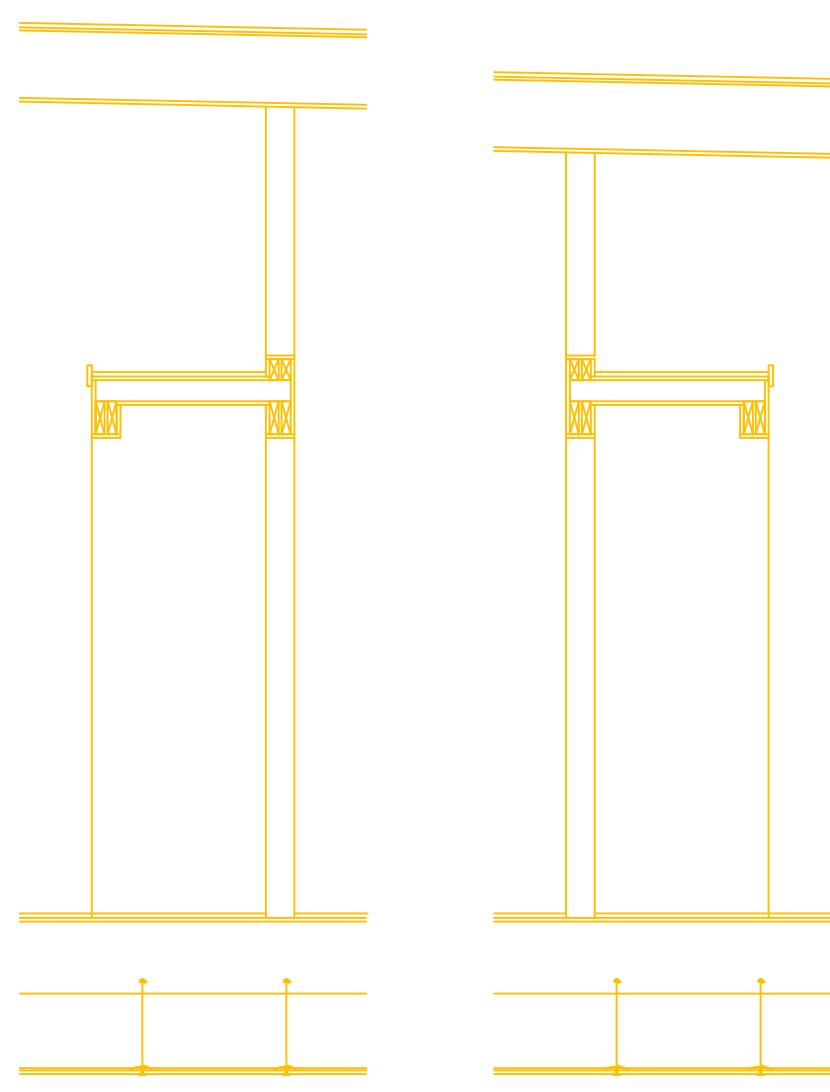
LIMITED SERVICES



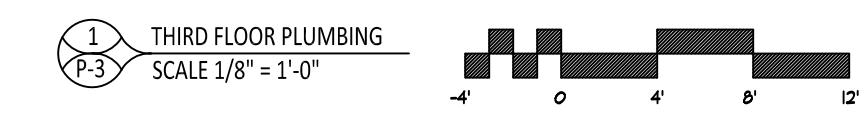
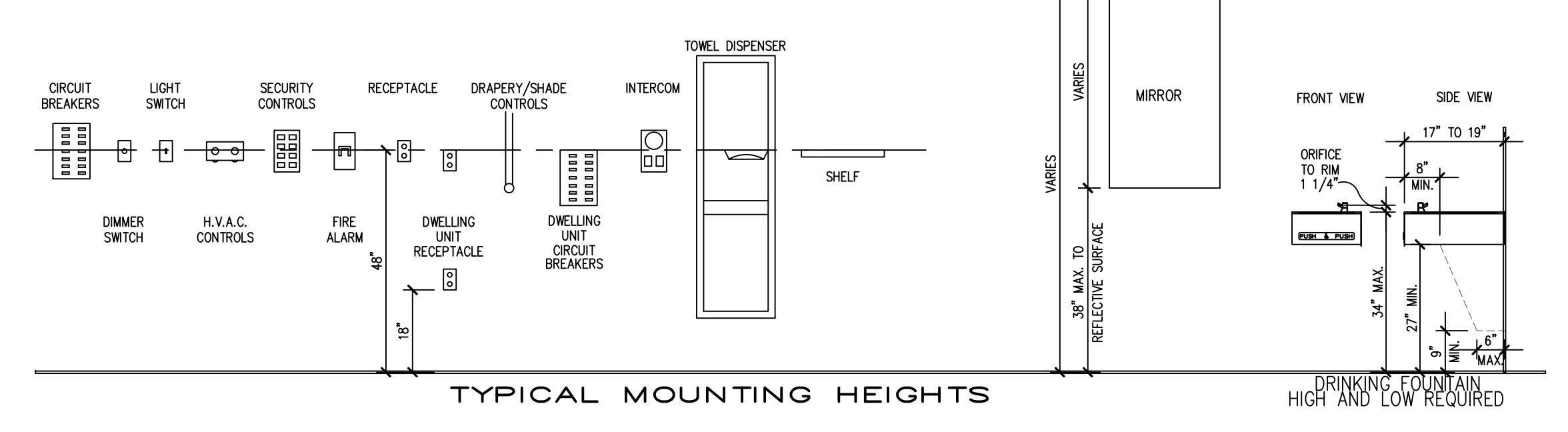
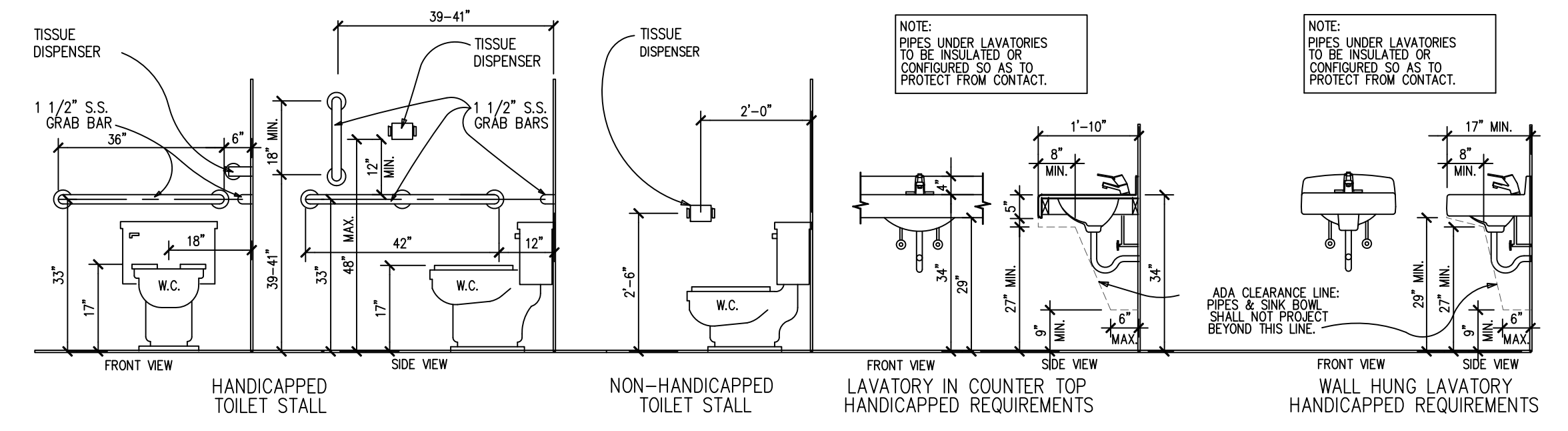
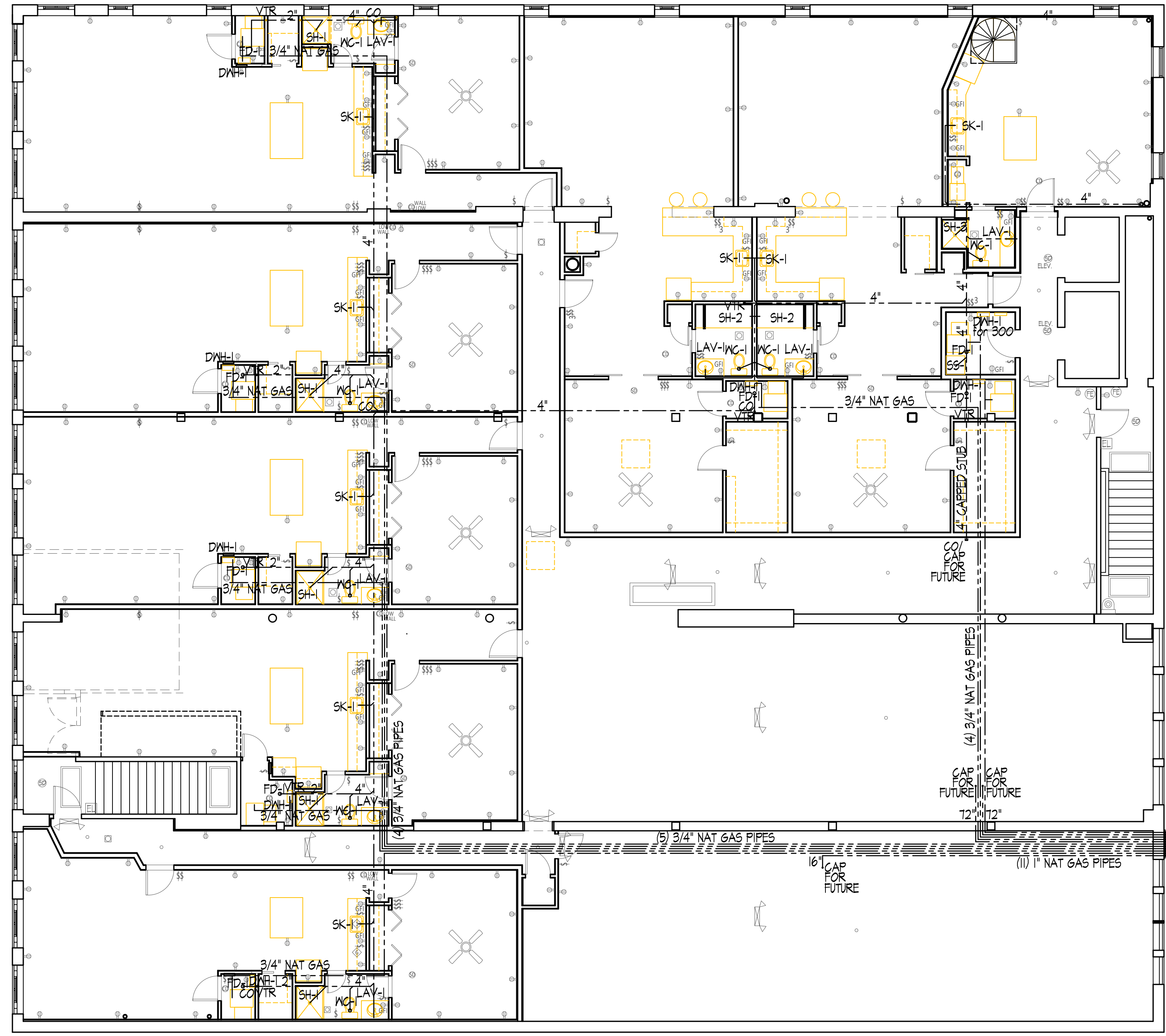
THIRD FLOOR MECH.  
 PLAN & DETAILS

Sheet: M-3





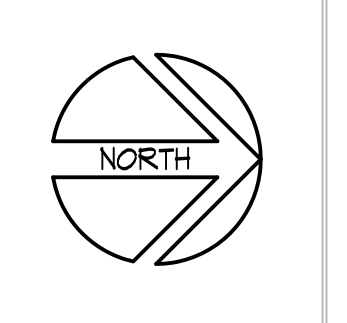
- PLUMBING FIXTURE SCHEDULE**
- FD-1 FLOOR DRAIN SHALL BE JONESPEC MODEL FD-2280 WITH PVC OR BAG BODY, COMPLETE WITH STEEL-THREADED INSERTS. THE ADJUSTABLE BAG HEAD IS COMPLETE WITH A NICKEL FRAME AND 5" DIAMETER NICKEL GRATE. 3" NO-HUB OUTLET. DEEP SEAL TRAP IN WASTE PLUMBING. TRAP PRIMERS.
  - LAV-1 EQUAL TO A "MANSFIELD" #261, VITREOUS CHINA, CENTER MOUNTED LAVATORY WITH 4" OR 8" FAUCET CENTERS. SIZE 20" x 17" K-7605-P 3/8" ANGLE SUPPLIES W/ STOPS, K-8448 1 1/4" CAST BRASS "P" TRAP. PROVIDE SYMMONS MODEL 4-10 MECH. MIXING VALVE FAUCET PER ASSE 1070 NOT TO EXCEED 110 DEG. F. MAX. "SYMMONS" SCOT FAUCET, MODEL 5-90-2-6-FR-M SINGLE LEVER FAUCET W/ TEMP. SELECTION & BLADE TYPE HANDLE, VANDAL PROOF GRID STRAINER ASSEMBLY.
  - WC-1 EQUAL TO A "MANSFIELD" ELONGATED ULTRA-LOW FLUSH TOILET, VITREOUS CHINA, TANK TYPE WATER CLOSET, MODEL #37-160, 1.6 GAL. FLUSH, GRAVITY-FED FLUSHING. FLOAT VALVE W/ VACUUM BREAKER, 2 1/2 ULF FLUSH VALVE, TANK COVER PROVIDED, CHROME-PLATED TRIP LEVER & BOLT CAPS. PROVIDE AN OPEN FRONT SOLID PLASTIC SEAT (WHITE) W/ CHECK HINGE. 3/8" ANGLE SUPPLY W/ STOPS.
  - SK-1 EQUAL TO A "ELKAY-DAYTON" MODEL DSE-3322-4, COUNTER MOUNTING, STAINLESS STEEL SINK 33" LONG x 22" WIDE x 7 1/2-8" DEEP. FOUR HOLE FAUCET PUNCHING. 2" DRAIN D-5018 DRAIN FITTING. FULLY SOUND DEADENED. PROVIDE FAUCET EQUAL TO "KOHLER" GOOSENECK SPOUT, LEVER HANDLES, AERATOR, 3/8" COPPER SUPPLIES.
  - SH-1 EQUAL TO PREFAB SHOWER 36" X 42" WITH DELTA SHOWER MIXER, LOW FLOW HEAD
  - SH-2 EQUAL TO PREFAB SHOWER 32" X 60" WITH DELTA SHOWER MIXER, LOW FLOW HEAD ALTERNATE: BATHTUB
  - SH-3 EQUAL TO PREFAB SHOWER 36" X 34" WITH DELTA SHOWER MIXER, LOW FLOW HEAD
  - DWH-1 EQUAL TO A "A.O. SMITH" POWER VENTED NATURAL GAS DOMESTIC WATER HEATER, INSTANT ON, WALL MOUNT, TEMPERATURE RISE, 50 MB, SET TO 120 DEGREES F. TEMP. MODEL F-2 CONTROLS W/ ELECTRONIC CONTROL, 4 SECOND MAIN WITH RELIEF DIRECTED INTO PAN. STAMPED ALUMINUM DRAIN PAN WITH SIDE HOLE HARD PIPED TO AN AIR-GAPPED DRAIN
  - SS-1 SHALL BE JONESPEC MODEL MB-2600-24 MOLDED MOP SERVICE BASIN WITH A STAINLESS STEEL DOME STRAINER/LINT BASKET AND A PVC DRAIN WITH ADJUSTABLE CAULKING NUT AND GASKET. PROVIDE MODEL FS SERVICE FAUCET, 80 STAINLESS STEEL BUMPER GUARD, H HOSE AND HOSE BRACKET, MHO MOP HANGER, AND A WHO WALL GUARD PANELS.



Randy Woodworth  
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Dingers ARCHITECTS



THIRD FLOOR PLUMB.  
PLAN & DETAILS

Sheet: P-3



2015 MICHIGAN BUILDING CODE	INTERPRETATION	CITATION
USE GROUPS: MIXED	1ST FLR: M, 2ND FLR: CHANGE IN USE TO R-2	MBC 310.4
USE GROUPS: MIXED	3RD FLR: CHANGE IN USE TO R-2	MBC 310.4
CONSTRUCTION TYPE:	TYPE III-B (3-B)	MBC 502.5, TABLE 601
BASE AREA ALLOWED:	64,000 S.F. (FOR 3-B)	MBC 506.2.4, TABLE 506.2
AREA MODIFICATIONS:	FRONTAGE INCREASES NOT REQUIRED	MBC 506.2.4
BASE AREA ALLOWED, ADJUSTED:	64,000 S.F.	MBC 506.2.4, TABLE 506.2
BASE AREA PROPOSED:	13,103 S.F. = 64,000 OK	CALCULATION
SEPARATION OF OCCUPANCIES:	1 HOUR SEPARATION BETWEEN R AND M OCCUPANCIES REQUIRED WHEN SPRINKLED	MBC TABLE 508.4
OCCUPANCY LOAD, S.F./PERSON:	RESIDENTIAL: 200 S.F./PERSON 13,103 S.F. / 200 G.S.F. = 67 PERSONS	MBC TABLE 1004.1.2
SUPPORTING CONSTRUCTION:	SHALL BE PROTECTED TO AFFORD REQUIRED FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLY	MBC 711.2.3
AFFS AUTO. FIRE SPRINKLER SYSTEM:	REQUIRED FOR R OCCUPANCY THROUGHOUT	MBC 903.2.8
FIRE ALARM SYSTEM:	REQUIRED FOR 3 STORY R-2	MBC 907.2.9.1
SMOKE ALARM SYSTEM:	REQUIRED FOR R OCCUPANCY	MBC 907.2.9.2
SMOKE ALARM LOCATIONS:	OUTSIDE & INSIDE, BEDROOMS, EACH STORY	MBC 907.2.11.2
SMOKE ALARM LOCATIONS:	NOT LESS THAN 3' OUTSIDE BATHROOMS	MBC 907.2.11.2
EMERGENCY LIGHTING SYSTEM:	REQUIRED AT EACH EXIT AND ALONG PATHWAY TO MINIMUM FOOTCANDLES	MBC 1008.3.5
CORRIDOR FIRE RESISTANCE RATING:	0.5 HOUR RATING REQUIRED FOR R OCCUPANCIES WHEN SPRINKLED	MBC TABLE 1020.1

BUILDING & SYSTEMS ARE TO COMPLY WITH 2015 MICHIGAN BUILDING, 2015 PLUMBING, 2015 MECHANICAL & 2014 NEC ELECTRICAL CODES

NOTES:

- ENTIRE FLOOR TO BE AUTOMATIC FIRE SPRINKLED PER CERTIFIED FIRM.
- USE A UL ASSEMBLY FOR THE CEILING BELOW TO ACHIEVE 1 HR RATED ASSEMBLY EQ. TO UL L202, UL L206, UL L212, UL L501, UL L502, OR UL L508.
- ADD EITHER 3/4" FLOOR UNDERLAYMENT OR LIGHTWEIGHT CEMENTITIOUS TOPPING OVER EXISTING SUBFLOOR AS PART OF THE UL 1 CEILING ASSEMBLY

- GENERAL NOTES:
- Dimensions are to face of rough framing, and to outside actual face of masonry or concrete, concrete, and to center of structural members, unless otherwise indicated.
  - Dimensions take precedence over scaled estimates. Use current documents only. Measure existing conditions.
  - Comply with current issues of any architectural, civil, structural, mechanical and electrical drawings, specifications and notes, as well as all codes and code analyses. Remove all past date issues from site.
  - General contractor to confirm all existing conditions, assumptions, and dimensions, and to report any discrepancies or questions to the architect before final bidding of work.
  - At least three days prior to any excavation, call "Miss Dig" at 1-800-482-7171, and any other authority which has information regarding buried and overhead utilities, which are to be clearly marked so as to prevent accidental contact and injury.
  - Install all manufactured goods in strict accordance with manufacturer's instructions.
  - Owner has elected to specify all materials per contract with Architect. See Owner for additional information.

- STRUCTURAL NOTES:
- Foundations are designed to bear on native, virgin soil with bearing capacity of 2000 psf at 3'-6" below finish grade minimum. If soil of lesser capacity is encountered consult with architect; wider or deeper or different footings may be required. Do not place any foundations on the frozen subgrade.
  - Backfill should be placed in layers not exceeding 9" of loose thickness, with each layer being compacted to at least 95% of the maximum density (ASTM D-1557).
  - The backfill soils shall consist of well-graded sand, conforming to Michigan Department of State Highways Classification of Porous Grade "A" or equivalent.
  - Backfill shall be placed on existing soil in a reasonably dry condition.
  - Do not backfill until structure is completely framed or proper shoring is in place.
  - Contractor shall provide any earth retention or shoring that may be required. Earth retention or shoring shall be designed and detailed by a professional engineer registered in the state of Michigan, and shall be the sole responsibility of the contractor.

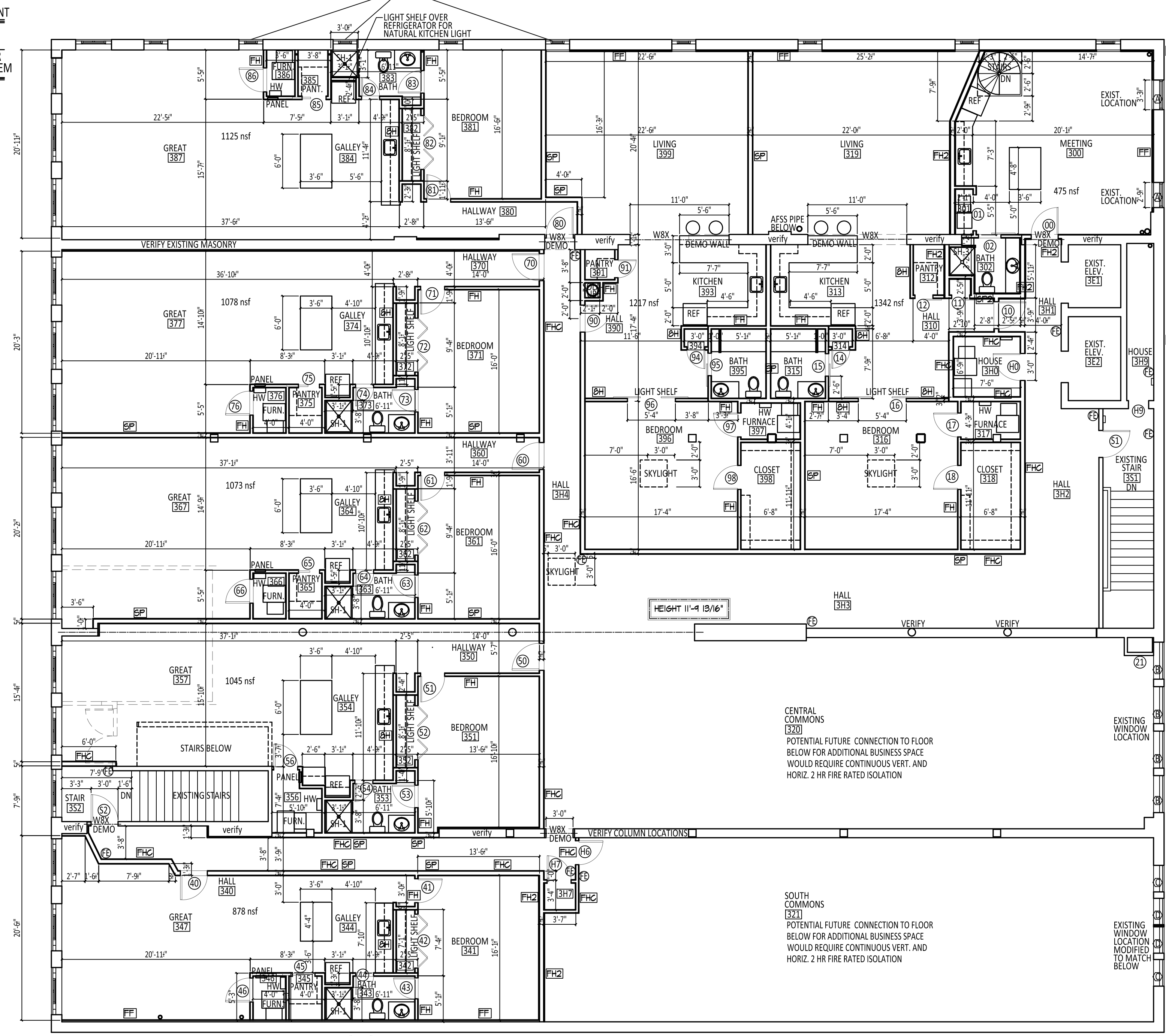
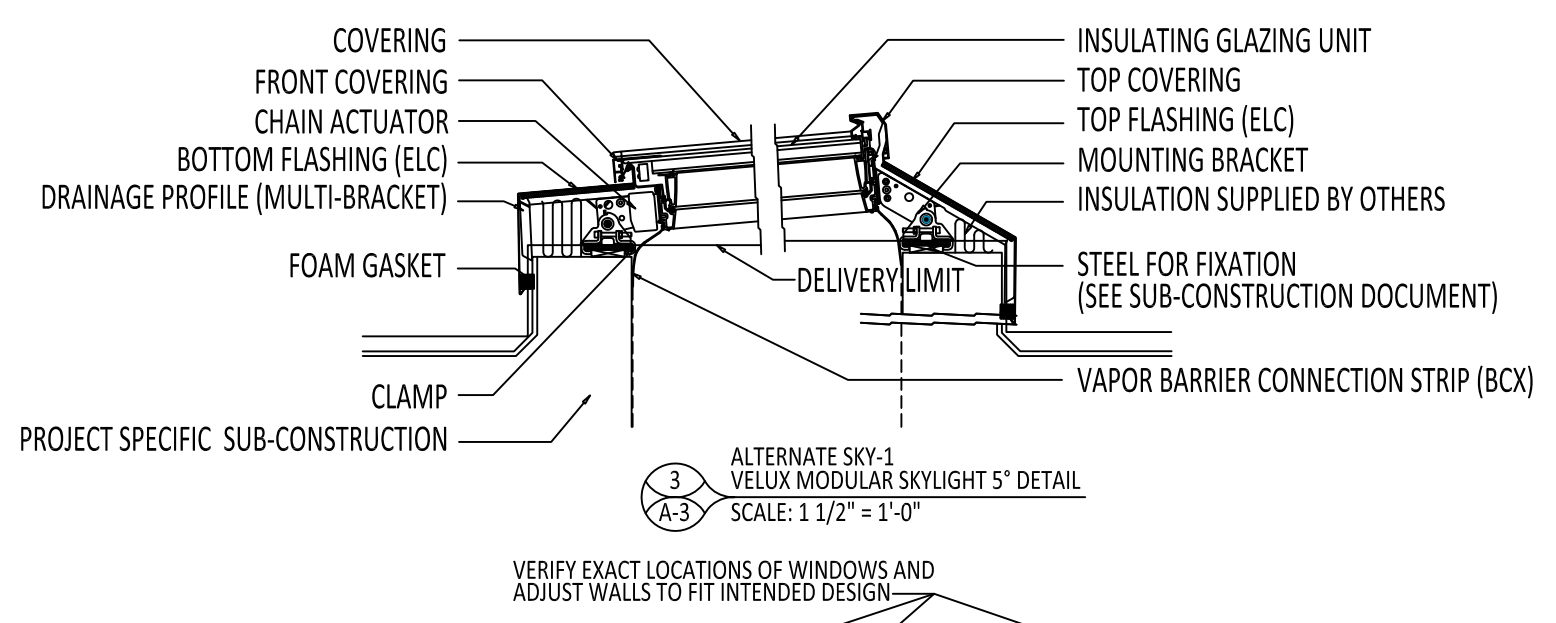
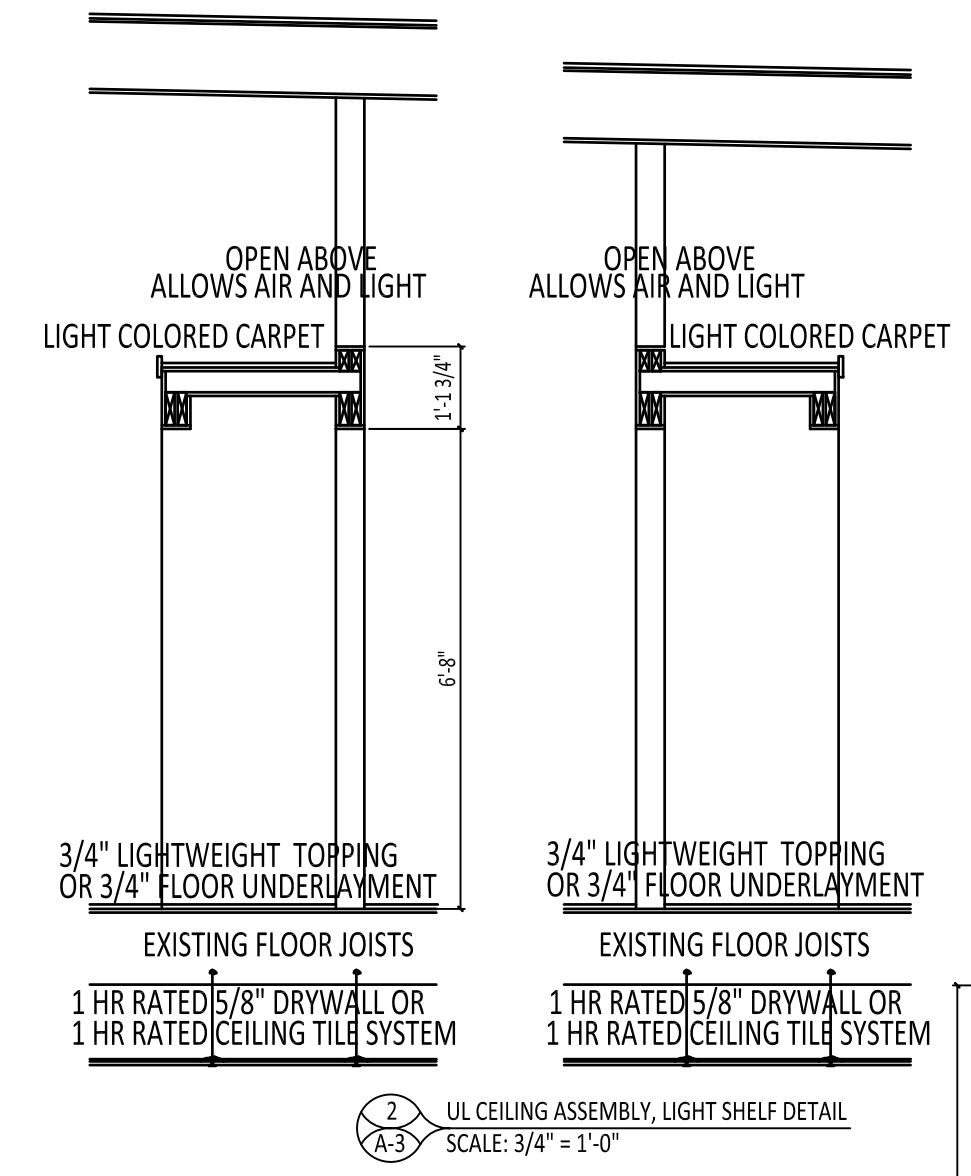
- CONCRETE NOTES:
- Any concrete work shall conform to ACI 301-84, concrete with ASTM C150.
  - Foundations: 3000 P.S.I. 28 day comp. strength concrete with 6% entrained air.
  - Floor slabs: 4000 P.S.I. 28 day comp. strength. Delay finishing as required. All control joints for floor slabs shall be cut 3 to 12 hours after concrete has set. Interior slabs require a continuous 6 mil polyethylene vapor barrier directly below. Exterior slabs require entrained air, non-slip broom or other approved finish.
  - Calcium chlorides are not permitted. Admixtures must be approved by architect.
  - Slump limits: Not less than 2" nor more than 4". Test as required.
  - Exposed concrete edges shall be rounded with a 1/2" radius.

- MASONRY NOTES:
- Any concrete masonry units shall conform to ASTM C-90 with a prism strength on net area 1900 PSI (Grade N Type I). Masonry work shall conform to ACI 531.
  - Any face brick shall conform to ASTM C216-90A, Grade SW. Submit to architect.
  - All mortar shall conform w/ ASTM C270. All grout shall conform w/ ASTM C416, and 3000 psi 28 day comp. strength.
  - Joints shall be type S and shall be 3/8" thick and tooled concave, unless otherwise indicated.
  - Control joints in walls shall be spaced at 20 feet maximum and at all inside corners.
  - All walls shall have Duro-Wall or equivalent truss-type horizontal reinforcing installed at 16" O.C. vertically, fully lapped at corners and intersections.
  - For exterior wythe: No furrowing allowed, head joints shall have full width cover.

- REINFORCING STEEL NOTES:
- Any reinforcing bars, dowels, and ties shall conform with ASTM - 615 Grade 60 and shall be free of dirt, mud and rust. All reinforcing shall be placed and securely tied in place sufficiently ahead of placing concrete to allow inspection and correction, if necessary, without delaying the concrete operations.
  - Provide bent corner bars in all walls, footing etc. of the same size and number as the continuous reinforcement. Provide diagonals at corner openings.
  - All splices for reinforcing shall be a minimum of 32 bar diameters.
  - All slabs shall have welded wire fabric conforming with ASTM A-185 and shall be 6 x 6 - W1.4 x W1.4 unless otherwise noted. Lap one full mesh and wire together.

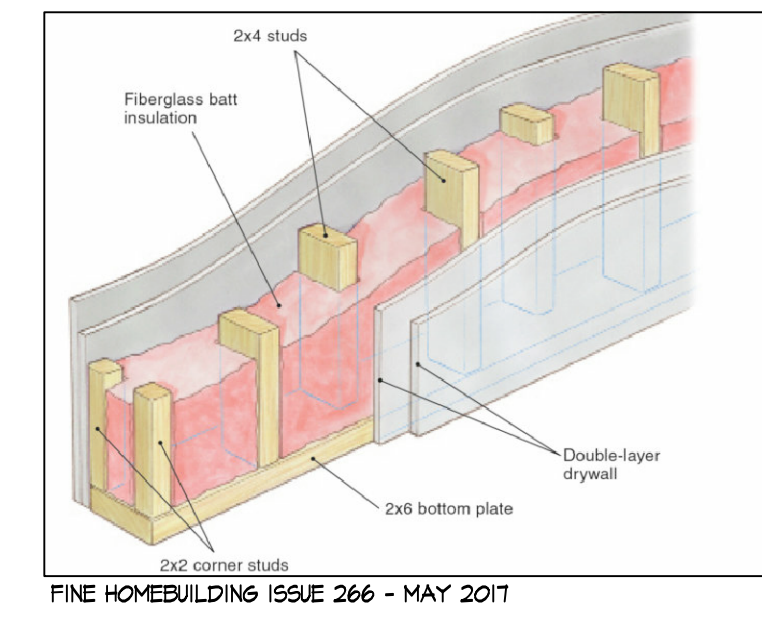
- STRUCTURAL STEEL NOTES:
- Any structural and miscellaneous steel shall conform to ASTM A-36 min. Fabricate and erect per American Institute of Steel Construction (AISC), Manual of Steel Construction, 8th or 9th Edition. Submit shop drawings to architect for approval.
  - Shop and field welding shall be per AWS D11.1 latest edition Structural Welding Code, by the American Welding Society (AWS). ETOXX electrodes shall be used for welded shop and field connections. Field weld shall be applied to surfaces free of grease, primer, paint, dirt and other deleterious material. Test as required.
  - Structural bolts shall be high strength, conforming with ASTM A325, diameter as indicated (or 3/4" min.). All anchor bolts shall conform with ASTM A307; embed 15" min. Bolt every 1st plate with 2 bolts minimum. Align with rod spacing.
  - Grout is required under base plates as shown in the details. Grout shall be a standard non-shrink, non-metallic grout such as EPO-NS or equivalent.
  - Provide temporary shoring, bracing, etc. required to maintain alignment of steel elements until framing is built into the entire system. The contractor assumes full responsibility for the safe erection and temporary bracing of the structural steel.

- WOOD NOTES:
- Any dimensional lumber shall conform to NFPA and NWFA specifications. All products shall bear grade stamps. Moisture content not to exceed 19%. Provide Hem-Fir #2 or better (headers to be culled out as #1s) or the species indicated. Submit manufactured lumber data and truss shop drawings for approval prior to fabrication. Provide temporary bracing for trusses as required during erection.
  - Any sheathing shall be APA Rated Sheathing Exposure 1, in thickness indicated (or 3/4"). Apply sheathing to supports with face grain perpendicular to supports. Give when possible, and stagger all joints. Nail or screw in accordance with APA standards (Walls and Roofing: Minimum 8d nails @ 6" o.c. @ all panel edges and 12" o.c. @ intermediate supports. Floors: 16d nails @ same pattern as above.) Equivalent Paslode alternatives acceptable.
  - Typical bearing wall framing is 2 x 4 @ 16" o.c. unless noted otherwise.
  - Nail all multiple ply beams together w/ two rows of 16d nails @ 12" o.c., all sides.
  - Bolts shall conform to ASTM A325. Submit shops on fabricated steel connections.
  - Provide 1" x 4" cross-briding not over 8'-0" o.c. for all joists and rafters, with 2x solid blocking between members at all supports. Firestop all vertical spaces and studs >8".
  - All framing shall comply with NFPA "Manual of House Framing" and APA E-30.
  - Provide plywood corner braces -min. full height of wall, at all walls and corners.



THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"

These drawings are provided as part of a Limited Design Service, and are not intended to be complete construction drawings. Additional information regarding materials and methods are to be determined by the Contractor, Sub-contractors and/or Owner.

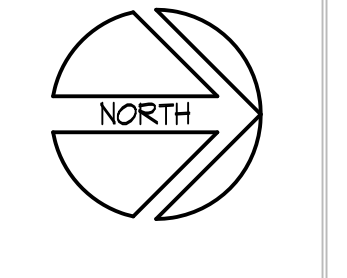


- CEILING TYPES (DEFAULT):
- ONE 3/4" TYPE X DRYWALL LAYER ON CHANNELS OR EXISTING JOISTS @ 24" O.C. W/ MIN. 3" SOUND BATT INSULATION, STC-48 RATED W/ FIRE SEALANT AT BOTTOM, TOP & SIDES
  - OF WALLS, 1 HOUR FIRE RATED ASSEMBLY F, ALL JOISTS/RAFTERS Intertek  
MNR FCA 60-07  
LOGS ESR-189  
OR 1 HR RATED DROPPED CEILINGSS
  - MALL TYPES  
GENERAL NOTE: IF 1/2" FIRED RATED FLOORING TOPPING IS CHOSEN, ALL WALLS TO HAVE DOUBLE BOTTOM PLATES!!!
  - TWO FULL HEIGHT 3" STAGGERED DRYWALL LAYERS BOTH SIDES ON 3/4" WOOD STUDS @ 24" O.C. W/ 3" SOUND BATT INSULATION, STC-48 RATED EQ. TO JM SAFB, WITH FIRE SEALANT AT BOTTOM, TOP, SIDES AND JOINTS OF WALLS, 2 HOUR FIRE RATED ASSEMBLY, 3" THICK
  - 3/8" FIRE RATED DRYWALL EACH SIDE OF 3/4" WOOD STUDS @ 24" O.C. W/ 3" SOUND BATT INSULATION EQ. TO JM SAFB, WITH FIRE SEAL TOPS, BOTTOMS, SIDES AND JOINTS, 1 HOUR FIRE RATED ASSEMBLY, WITH SPRINKLER SYSTEM THE DOOR ASSEMBLIES CAN BE 1/2 HOUR
  - FULL HEIGHT 1/2" TO 1/2" PARTITION WALL BETWEEN 4'-0" CEILINGS, 5/8" FIRE RATED DRYWALL EACH SIDE OF 3/4" WOOD STUDS OR 3/8" 22 GA METAL STUDS @ 24" O.C. W/ 3" SOUND BATT INSULATION EQ. TO JM SAFB IN WALL. 4 1/2" - 5" THICK, DEFAULT WALL. IF NO OTHER WALL TYPE INDICATED
  - BULKHEAD WALL CREATED FROM EXISTING WALL DROPPED BELOW, DROPPED 5' BELOW EXISTING CEILING, (2) LAYERS DRYWALL ON BOTTOM.
  - WHERE A NEW WALL INTERSECTS W/ AN EXISTING EXTERIOR WINDOW, CARRY DRYWALL & FRAMING ASSEMBLY TO WITHIN 1" OF THE GLASS & FINISH EDGE. INFILL TO GLASS WITH COMPRESSED 1 1/2" DIAMETER FOAM RUBBER ACOUSTICAL INSULATION. MODIFY WINDOW TREATMENTS TO ACCOMMODATE INDEPENDENT OPERATIONS.
  - FULL HEIGHT DRYWALL OVER FURRING AND 1/2" RIGID INSULATION
  - 8" HIGH PARTITION WALL, 3/4" TYPE X DRYWALL EACH SIDE OF 3/8" 22 GA METAL STUD OR 2x4 WOOD STUD WITH 3" SOUND INSULATION IN WALL AND IN CEILING OVER RESTROOMS. SEAL TOP OF WALL TO CEILING WITH ACOUSTICAL SEALANT SYSTEM.
  - SOUND PROOF WALLS WITH 1/2" HOMOSOTE OR MASS-LOADED VINYL SHEETS UNDER 5/8" FIRE RATED DRYWALL ON 3/4" DOUBLE TOP PLATES AND DOUBLE BOTTOM PLATES AND ON EACH SIDE OF 3/4" WOOD STUDS @ 16" O.C. STAGGERED EACH SIDE @ 8" O.C. USE (2) 2x2 STUDS AT THE END CORNERS OF ALL WALLS. 2" 3" SOUND BATT INSULATION EQ. TO JM SAFB FOR STC-48 ASSEMBLY. MINIMUM FIRE SEAL TOPS, BOTTOMS, SIDES & JOINTS. 1 HOUR FIRE RATED ASSEMBLY. DIAGRAMMATIC IMAGE BELOW

Randy Woodworth  
Woodworth Commercial

116 West: Mixed Use 3 Story Building  
Rick A. Hebert, Project Supervisor  
116 West Main Street Onosso, MI 48867

Date: February 27, 2020



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Dingens ARCHITECTS

LIMITED SERVICES



THIRD FLOOR PLAN AND DETAILS

Sheet: A-3







RM. #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	TRIM	REMARKS
		01	EG-1 BURNISHED CONCRETE				NOTES: 1. SEE ALSO OWNER'S SPECIFICATIONS OWNER CHOSE TO SPECIFY ALL MATERIALS. 2. ALL DRYWALL ON INTERIOR WALLS TO BE 5/8" FIRE TYPE X OR C RESILIENT ASSEMBLY F UNLESS OTHERWISE INDICATED. 3. ALL DRYWALL ON EXTERIOR WALLS/ CL6. TO BE 5/8" TYPE X W VAP. BARRIER PRIMER UNLESS OTHERWISE INDICATED.
		02	CPT-1 CARPET 1				
		03	CPT-2 CARPET 2				
		04	CPT-3 CARPET 3				
		05	CPT-4 CARPET 4				
		06	CT-1 CERAMIC TILE 1				
		07	CT-2 CERAMIC QUARRY TILE				
		08	FBC CARPETING CHOSEN BY CADL				
		09	F-I UNFINISHED				
		10	VGP-1 VINYL COMPOSITION PLANK				
		11	VGT-1 VINYL COMPOSITION TILE				
		12	SEAL-1 SAND AND SEAL				
		13	ND-1 STAINED WOOD BASE				
		14	CT-2 QUARRY TILE				
		15	RES-1 RESILIENT 4" BASE REPAIR TO MATCH				
		16	CT-1 CERAMIC TILE 1 (6' HIGH)				
		17	DM-1 5/8" GYPSUM BRD. (PRIME PAINT)				
		18	DM-2 (2) 3/8" CURVED GYP. BRD. (PRIME PAINT)				
		19	DM-3 5/8" GREEN BRD. (PRIME PAINT)				
		20	H-1 1/2" HDPE SHEET (6' HIGH)				
		21	F-I PAINT EXISTING. REPAIR AS NEEDED				
		22	DM-1 5/8" GYP. BD. TYPE X OR C (PRIME PAINT)				
		23	AC-1 2'X2' X 3/4" ACOUST. LAYIN				
		24	AC-3 DM-1 WITH ACOUSTICAL Z				
		25	AC-3 ACOUSTICAL SPRAY-ON 1" K-				
		26	F-I PAINT EXISTING				
		27	WOOD WINDOW TRIM (TYP.)				
		28	WOOD DOOR TRIM (TYP.)				
		29	WOOD WINDOW SILLS (TYP.)				
THIRD FLOOR							
300	MEETING				22	26 27 29	
301	CLOSET				22	26 27 29	
302	BATHROOM				22	26 27 29	
303	RESERVED				22	26 27 29	
304	RESERVED				22	26 27 29	
305	RESERVED				22	26 27 29	
306	RESERVED				22	26 27 29	
307	RESERVED				22	26 27 29	
308	RESERVED				22	26 27 29	
309	RESERVED				22	26 27 29	
310	HALL				22	26 27 29	
311	CLOSET				22	26 27 29	
312	PANTRY				22	26 27 29	
313	KITCHEN				22	26 27 29	
314	CLOSET				22	26 27 29	
315	BATHROOM				22	26 27 29	
316	BEDROOM				22	26 27 29	
317	FURNACE				22	26 27 29	
318	CLOSET				22	26 27 29	
319	RESERVED				22	26 27 29	
320	HALL				22	26 27 29	
321	LOFT				22	26 27 29	
322	GREAT				22	26 27 29	
323	GALLERY				22	26 27 29	
324	PANTRY				22	26 27 29	
325	FURNACE				22	26 27 29	
326	BATHROOM				22	26 27 29	
327	CLOSET				22	26 27 29	
328	CLOSET				22	26 27 29	
329	MASSIVE BEDROOM				22	26 27 29	
330	HALL				22	26 27 29	
331	BEDROOM				22	26 27 29	
331C	CLOSET				22	26 27 29	
332	BATHROOM				22	26 27 29	
333	BEDROOM				22	26 27 29	
333C	CLOSET				22	26 27 29	
334	BATHROOM				22	26 27 29	
335	GALLERY				22	26 27 29	
336	FURNACE				22	26 27 29	
337	PANTRY				22	26 27 29	
338	GREAT				22	26 27 29	
339	LOFT				22	26 27 29	
339C	CLOSET				22	26 27 29	
340	HALL				22	26 27 29	
341	GREAT				22	26 27 29	
342	PANTRY				22	26 27 29	
343	FURNACE				22	26 27 29	
344	GALLERY				22	26 27 29	
345	BATHROOM				22	26 27 29	
346	CLOSET				22	26 27 29	
347	BEDROOM				22	26 27 29	
348	RESERVED				22	26 27 29	
349	RESERVED				22	26 27 29	

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		29	WOOD WINDOW SILLS (TYP.)				
THIRD FLOOR							
350	HALLWAY				22	26 27 29	
351	BEDROOM				22	26 27 29	
352	CLOSET				22	26 27 29	
353	BATHROOM				22	26 27 29	
354	GALLERY				22	26 27 29	
355	RESERVED				22	26 27 29	
356	FURNACE				22	26 27 29	
357	GREAT				22	26 27 29	
358	RESERVED				22	26 27 29	
359	RESERVED				22	26 27 29	
360	HALLWAY				22	26 27 29	
361	BEDROOM				22	26 27 29	
362	CLOSET				22	26 27 29	
363	BATHROOM				22	26 27 29	
364	GALLERY				22	26 27 29	
365	PANTRY				22	26 27 29	
366	FURNACE				22	26 27 29	
367	GREAT				22	26 27 29	
368	RESERVED				22	26 27 29	
369	RESERVED				22	26 27 29	
370	HALLWAY				22	26 27 29	
371	BEDROOM				22	26 27 29	
372	CLOSET				22	26 27 29	
373	BATHROOM				22	26 27 29	
374	GALLERY				22	26 27 29	
375	PANTRY				22	26 27 29	
376	FURNACE				22	26 27 29	
377	GREAT				22	26 27 29	
378	RESERVED				22	26 27 29	
379	RESERVED				22	26 27 29	
380	HALLWAY				22	26 27 29	
381	BEDROOM				22	26 27 29	
382	CLOSET				22	26 27 29	
383	BATHROOM				22	26 27 29	
384	GALLERY				22	26 27 29	
385	PANTRY				22	26 27 29	
386	FURNACE				22	26 27 29	
387	GREAT				22	26 27 29	
388	RESERVED				22	26 27 29	
389	RESERVED				22	26 27 29	
390	HALL				22	26 27 29	
391	PANTRY				22	26 27 29	
392	RESERVED				22	26 27 29	
393	KITCHEN				22	26 27 29	
394	CLOSET				22	26 27 29	
395	BATHROOM				22	26 27 29	
396	BEDROOM				22	26 27 29	
397	FURNACE				22	26 27 29	
398	CLOSET				22	26 27 29	
399	LIVING				22	26 27 29	

THIRD FLOOR ROOM FINISH SCHEDULE

THIRD FLOOR ROOM FINISH SCHEDULE

Randy Woodworth, Woodworth Commercial  
 Mixed Use 3 Story Building  
 Rick A. Hebert, Project Supervisor  
 116 West Main Street Onosco, MI 48867

DATE: December 1, 2019



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 ARCHITECTS



DRAFT

THIRD FLOOR  
 ROOM SCHEDULE

SHEET: A-7