VILLAGE OF ANN ARBOR

Architectural Precedents

RB ROBERTSON BROTHERS HOMES

dtn MANAGEMENT CO.

Product Design Examples

RB ROBERTSON BROTHERS HOMES

Product Design Examples

RB ROBERTSON BROTHERS HOMES

Product Design Examples

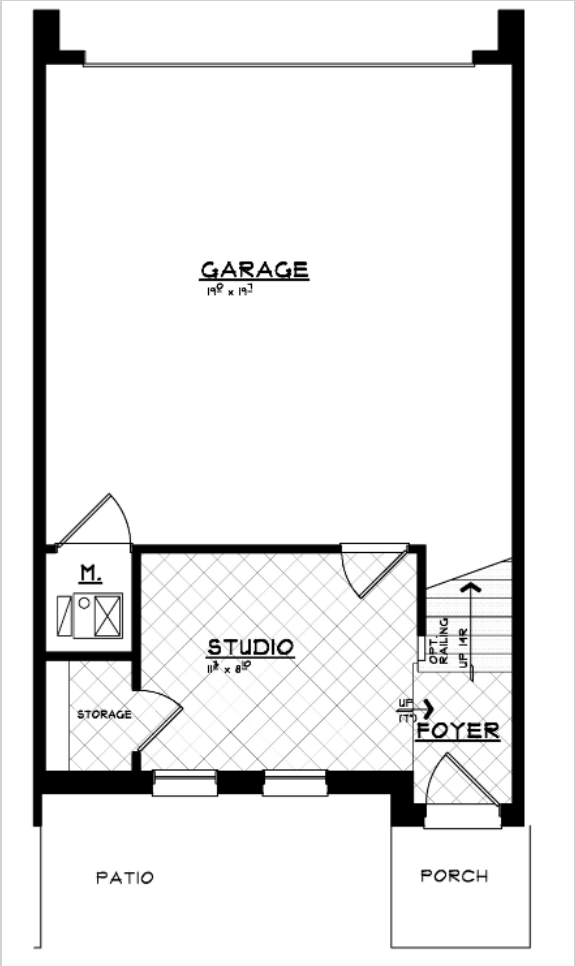
RB
ROBERTSON
BROTHERS
HOMES

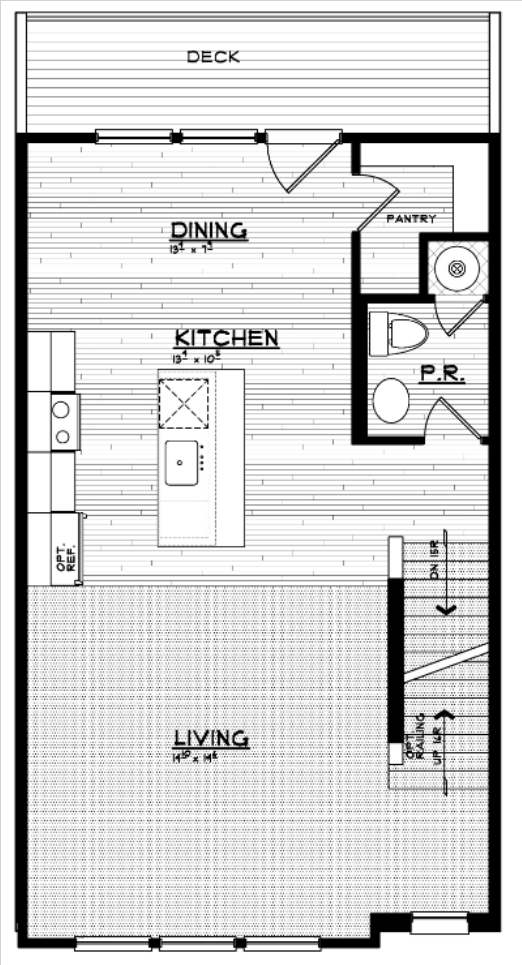
Approximately 1,300 SF
Height to Midpoint < 35'
Height to Eave < 30'

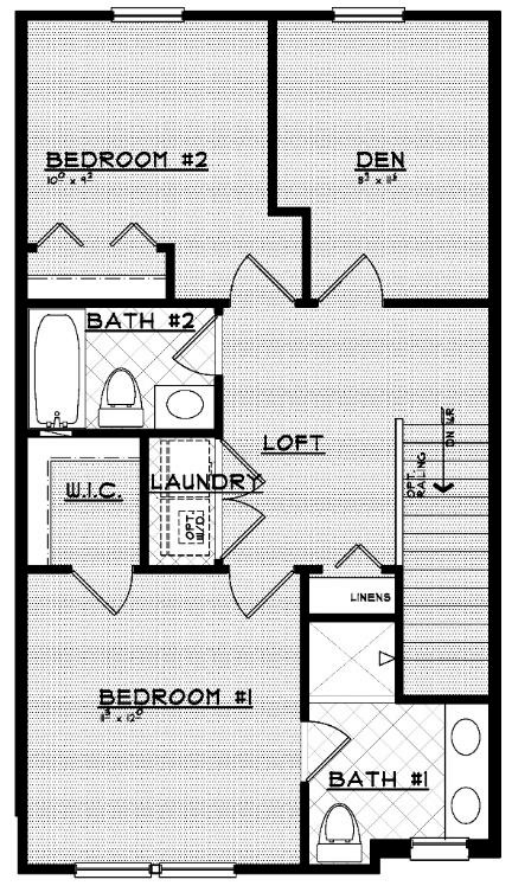
1-Car Plan Townhome

ROBERTSON BROTHERS HOMES

Approximately 1,600 SF
Height to Parapet < 35'



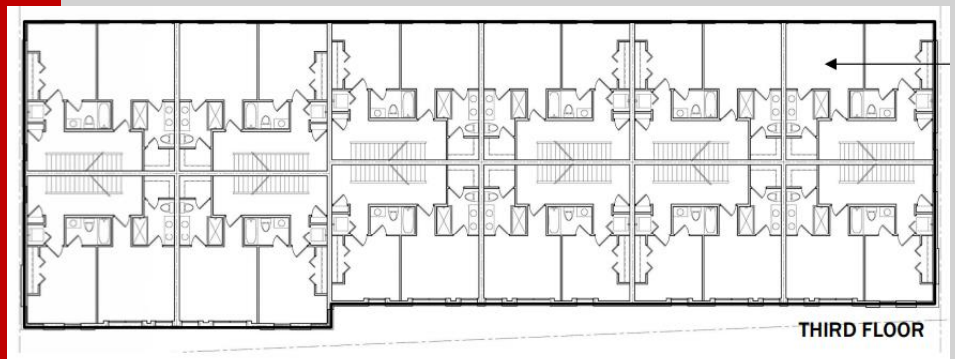


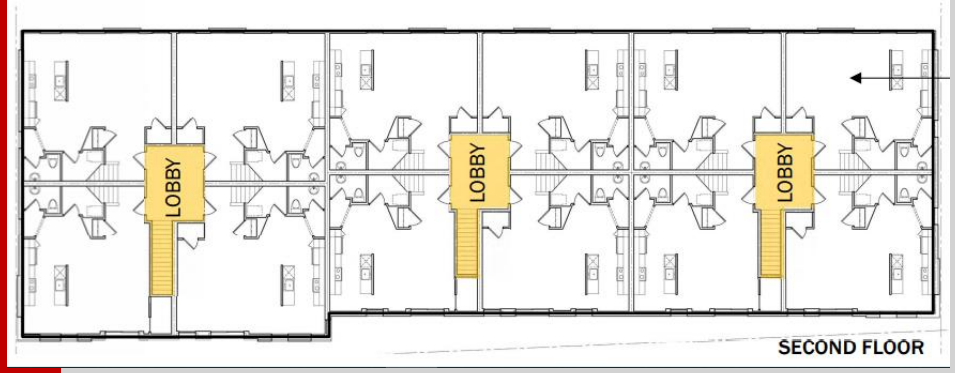


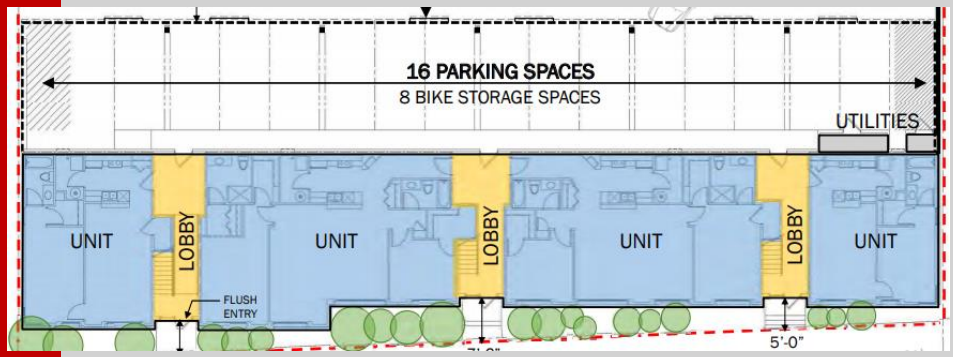
2-Car Plan Townhome

ROBERTSON BROTHERS HOMES

Approximately 600 to 1,500 SF
Height to Top of Structure < 45'
Height to Parapet < 40'

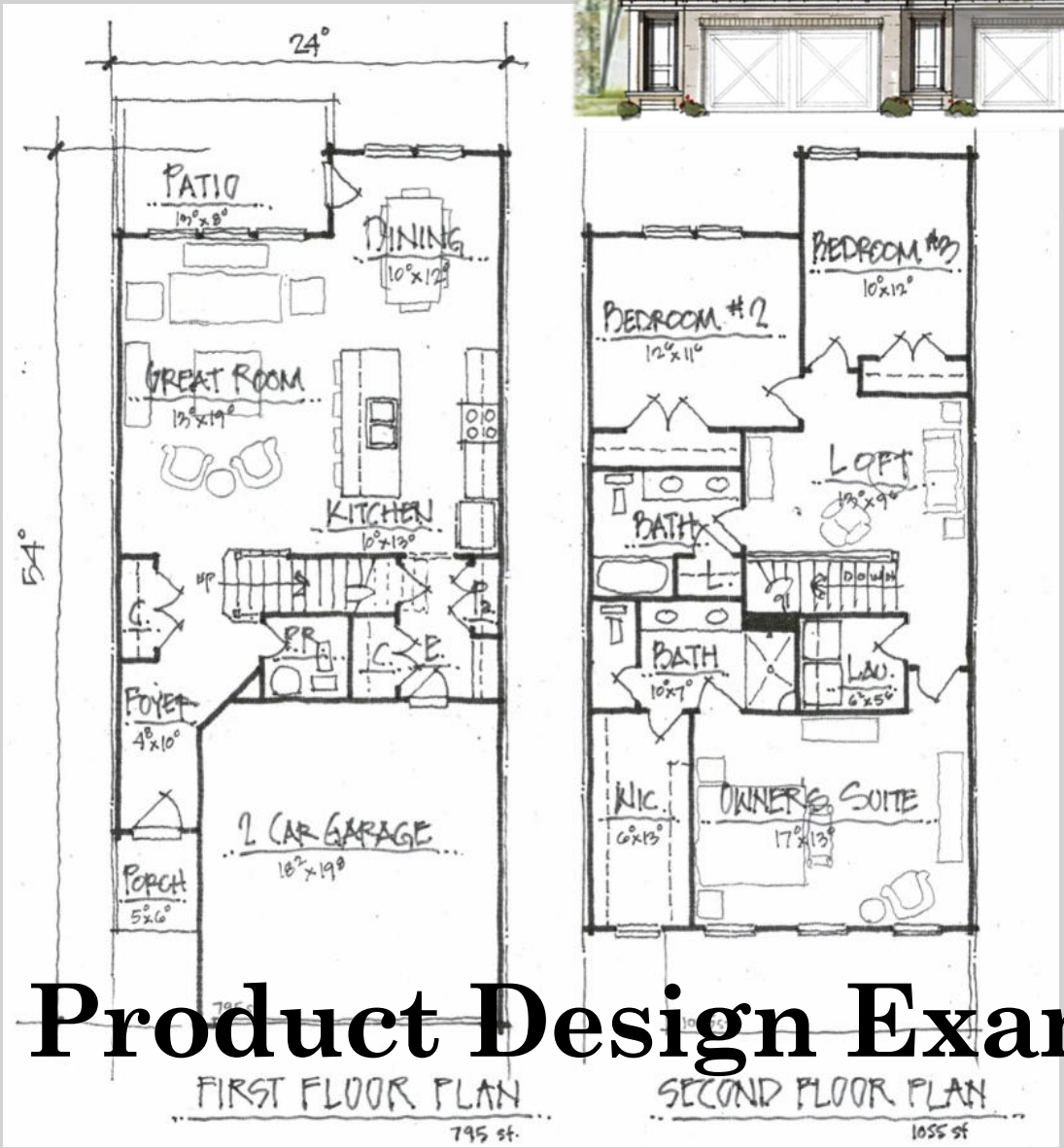






Product Design Examples

ROBERTSON BROTHERS HOMES



Approximately 1,850 SF
Height to Midpoint < 30'
Height to Eave < 25'

Product Design Examples

RB ROBERTSON BROTHERS HOMES

Approximately 700-1,100 SF
Height to Midpoint < 30'
Height to Eave < 25'

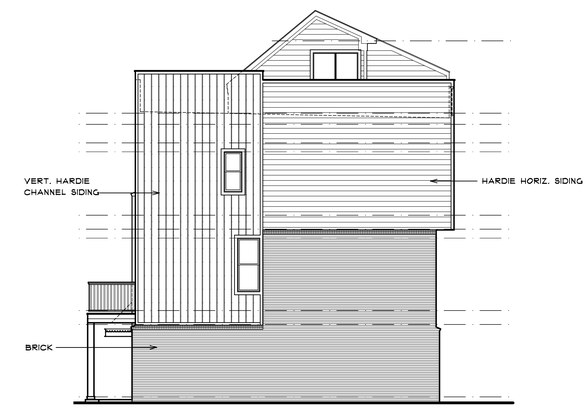
Product Design Examples

REAR ELEVATION
3 UNIT BUILDING

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

LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

FRONT ELEVATION
3 UNIT BUILDING

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

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DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
3 UNIT BUILDING
BUILDING ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
20' TOWNHOUSE UNIT
DETROIT, MICHIGAN

PRELIMINARY	7-16-20
BIDS	1-18-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-16-20 1-26-21 5-24-21

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ARCHITECTURE P.C.

JOB NUMBER	20042
DRAWN BY	BN / RR
CHECKED BY	
SHEET NUMBER	A-8

FOUNDATION NOTES:

FOOTING SIZES ARE TO MEET THE MINIMUM SIZES AS PRESCRIBED IN THE 2015 MICHIGAN RESIDENTIAL CODE SECTION R403.

PER TABLES R403.1(1) AND R403.1(2) 3 STORY LIGHT FRAME BUILDING WITH OR WITHOUT MASONRY VENEER WITH A SLAB ON GRADE WILL ALLOW FOR A MINIMUM 12" WIDE FOOTING.

ALL NATURAL AND ENGINEERED SOILS ARE TO BE A MINIMUM OF 3000 PSF.

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL.

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

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER.

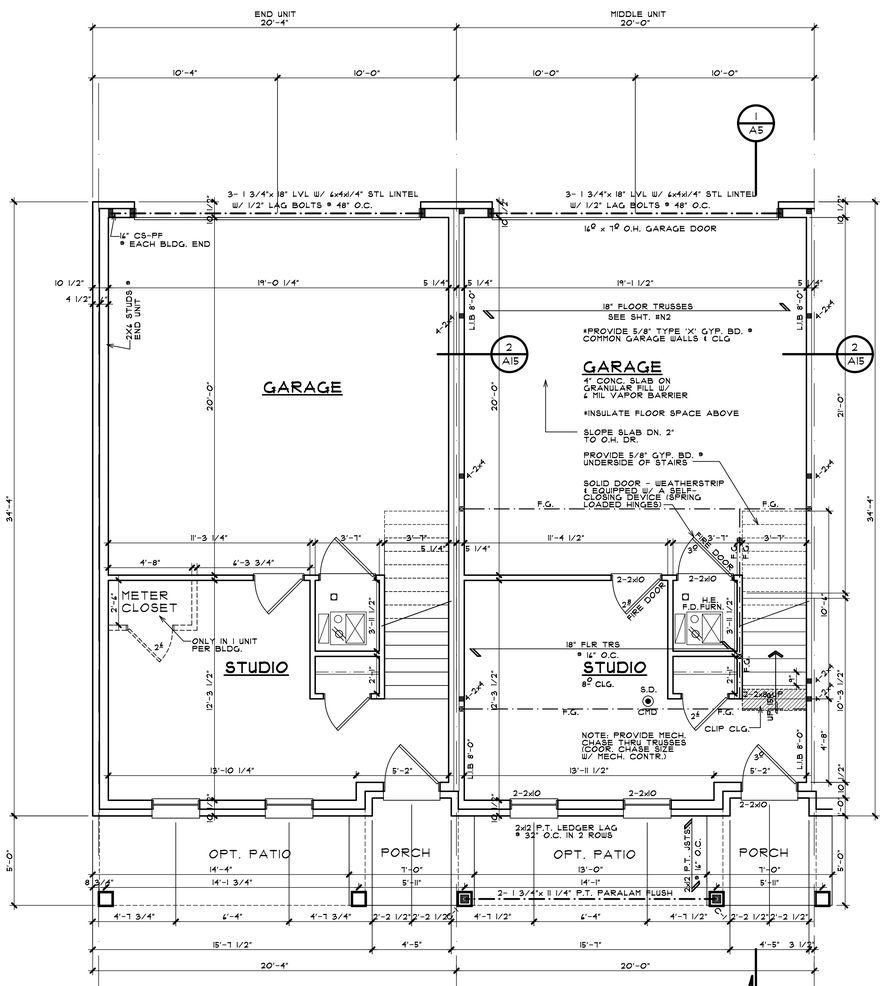
TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

LVL DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 PSI (2.0 E)

WALL DIMENSION NOTE:

ALL WALL DIMENSIONS ARE TO THE ROUGH. INTERIOR PARTITIONS ARE 3 1/2" (2x4) UNLESS NOTED OR DIMENSIONED OTHERWISE. EXTERIOR FRAME WALLS INCLUDE 1/2" NOMINAL DIMENSION FOR EXTERIOR SHEATHING. EXTERIOR FRAME WALLS ARE 6" (2x6) OR 4" (2x4) UNLESS NOTED OR DIMENSIONED OTHERWISE. "BRICK LEDGE" BRICK OR STONE EXTERIOR WITH AIR SPACE IS 4 1/2" UNLESS NOTED OR DIMENSIONED OTHERWISE.

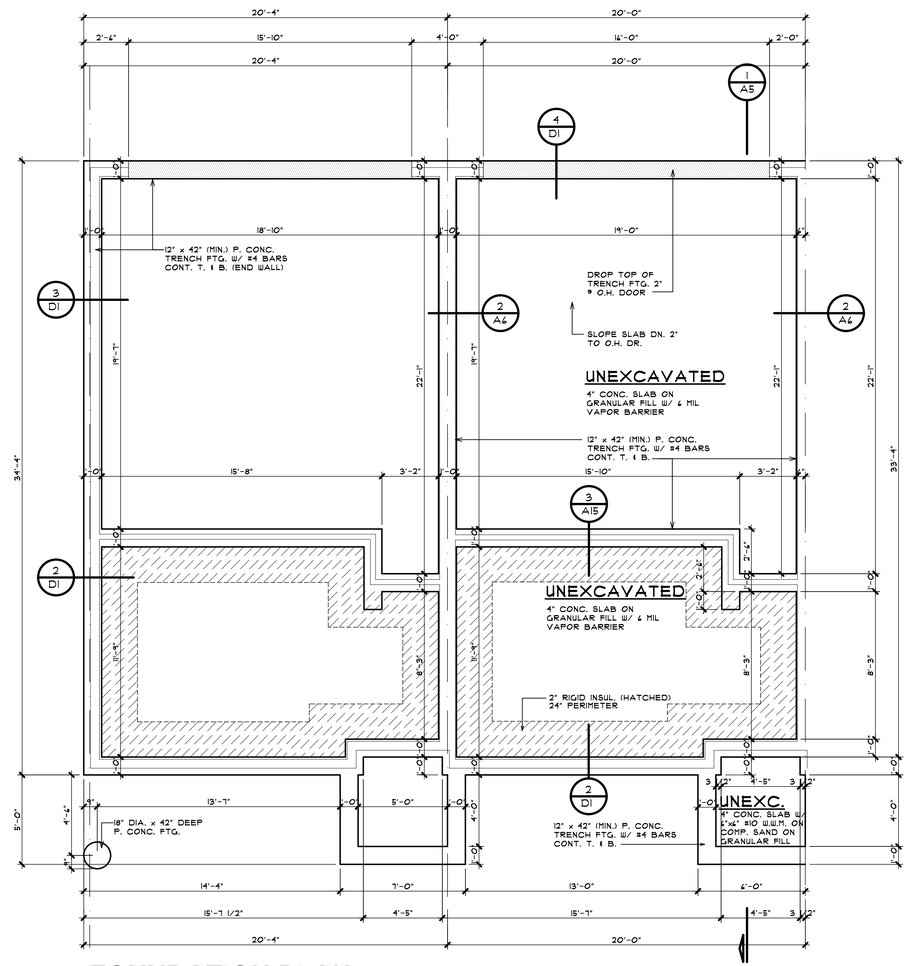


LOWER LEVEL PLAN

C-1 = 4x4 P.T. WOOD POST W/ "SIMPSON" AB BASE AND CC CAP

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

WALL BRACING METHOD: WSP (WOOD STRUCTURAL PANEL) AT ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE



FOUNDATION PLAN

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

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248. 259. 1784

SHEET TITLE
FOUNDATION PLAN
LOWER LEVEL PLAN

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
20' TOWNHOUSE UNIT
DETROIT, MICHIGAN

PRELIMINARY	7-16-20
BIDS	1-18-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-16-20 1-26-21 5-24-21

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JOB NUMBER	20042
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CHECKED BY	
SHEET NUMBER	A-1

STRUCTURAL NOTES:

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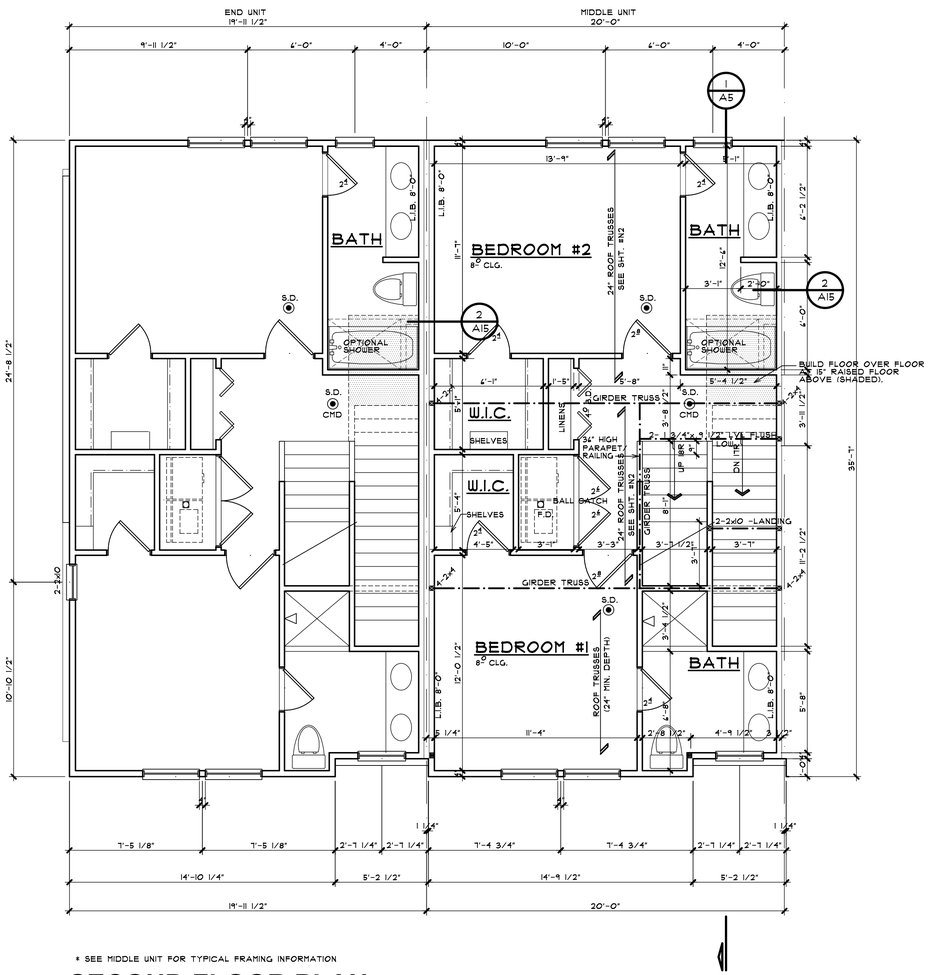
SQUARE FOOTAGE	
LOWER LEVEL	244 SQ FT
1ST FLOOR	668 SQ FT
2ND FLOOR	706 SQ FT
TOTAL	1,618 SQ FT

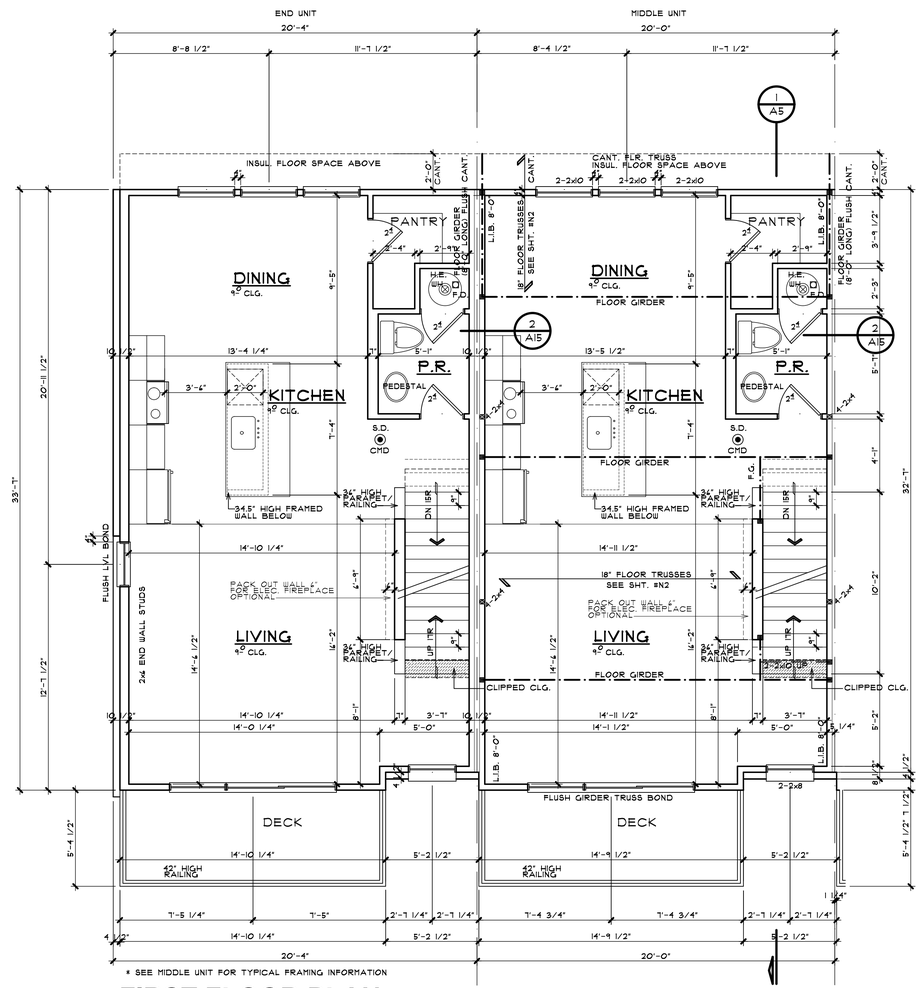


* SEE MIDDLE UNIT FOR TYPICAL FRAMING INFORMATION

SECOND FLOOR PLAN

2 BEDROOM
W/ ROOF DECK

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



* SEE MIDDLE UNIT FOR TYPICAL FRAMING INFORMATION

FIRST FLOOR PLAN

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

WALL BRACING METHOD:
WSP (WOOD STRUCTURAL PANEL)
AT ALL EXTERIOR WALLS
UNLESS NOTED OTHERWISE

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SHEET TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
20' TOWNHOUSE UNIT
DETROIT, MICHIGAN

PRELIMINARY	7-16-20
BIDS	1-18-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-16-20 1-26-21 5-24-21

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JOB NUMBER	20042
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SHEET NUMBER	A-2

STRUCTURAL NOTES:

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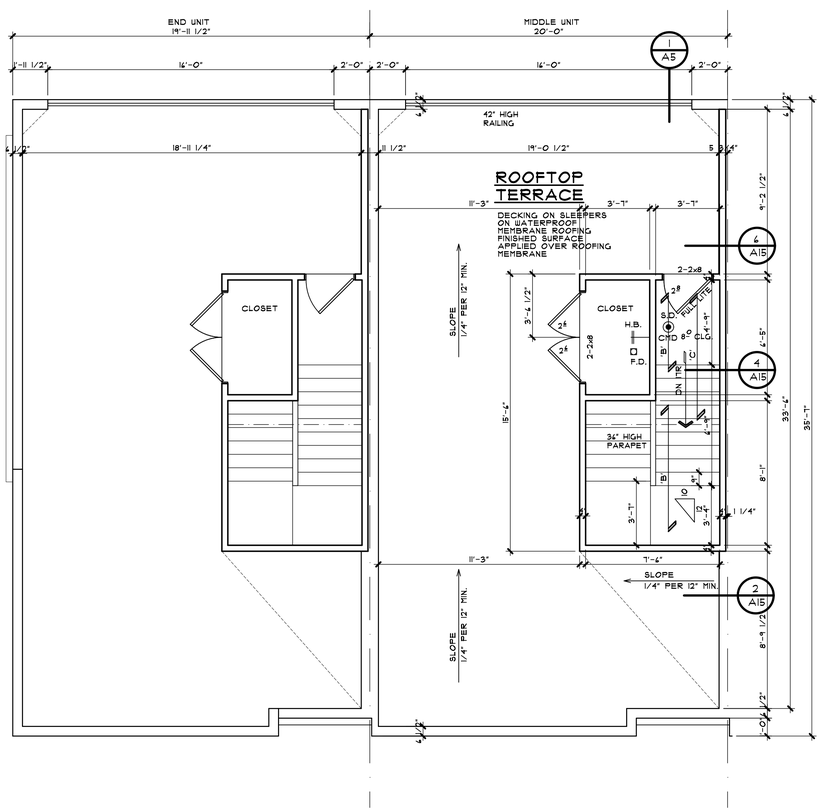


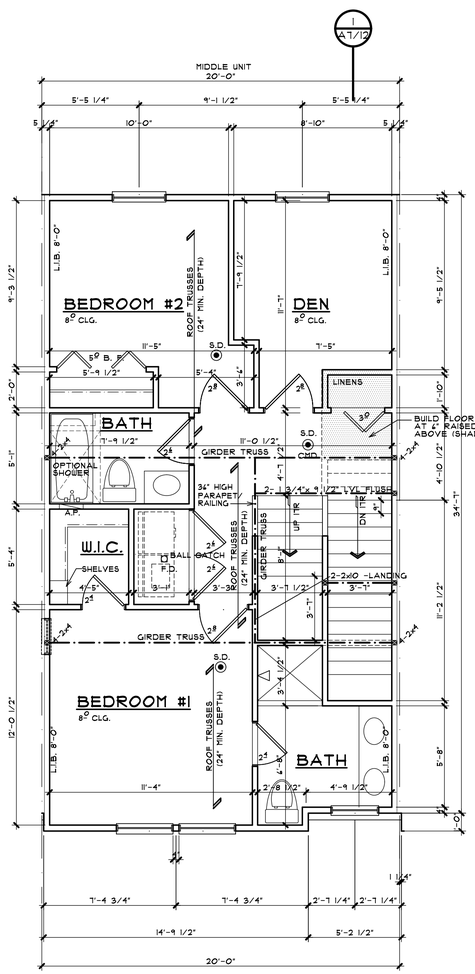
* SEE MIDDLE UNIT FOR TYPICAL FRAMING INFORMATION

'A' = 2x8 RAFTERS & 2x4 CEILING JOISTS @ 24" O.C.
'B' = 2x12 RAFTERS @ 24" O.C.
'C' = 2x8 COLLAR TIES @ 24" O.C.

ADDITIONAL SQUARE FEET = 51

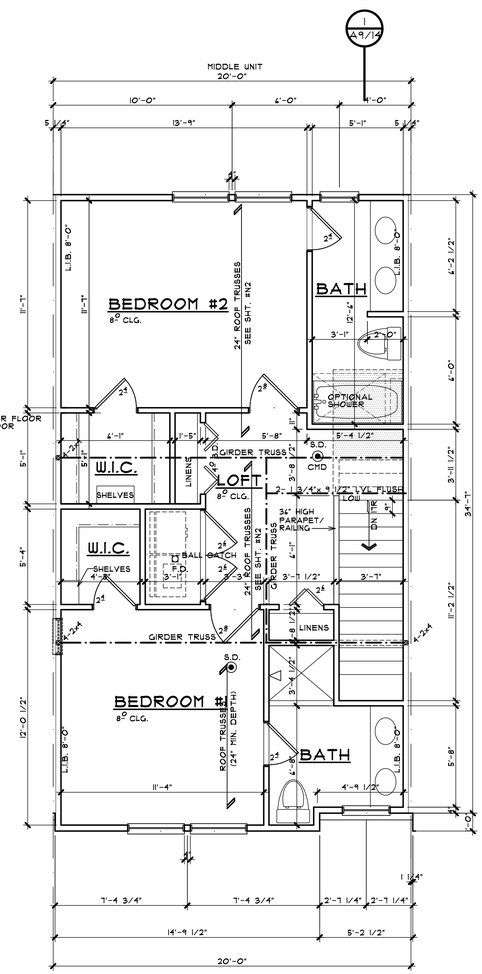
ROOF PLAN
W/ ROOF DECK

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



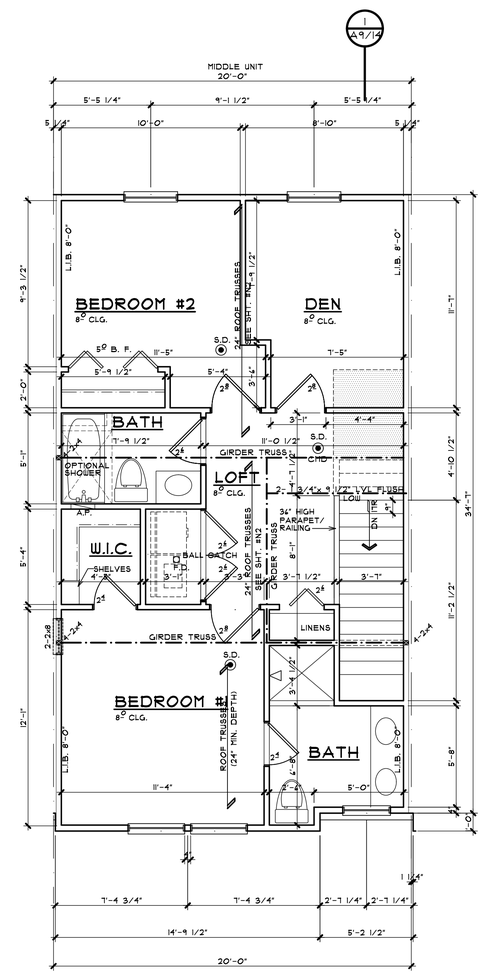
SECOND FLOOR PLAN
2 BEDROOM/DEN
W/ ROOF DECK

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



SECOND FLOOR PLAN
2 BEDROOM
W/O ROOF DECK

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



SECOND FLOOR PLAN
2 BEDROOM/DEN
W/O ROOF DECK

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

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BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
ALT. SECOND FLOOR PLANS
ROOF DECK PLAN

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
20' TOWNHOUSE UNIT
DETROIT, MICHIGAN

PRELIMINARY	7-16-20
BIDS	1-18-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-16-20 1-26-21 5-24-21

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JOB NUMBER	20042
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SHEET NUMBER	A-3

REAR ELEVATION
5 UNIT BUILDING

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

LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION
5 UNIT BUILDING

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

ARCHITECTURE

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
5 UNIT BUILDING
ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
16' TOWNHOME UNITS - "DEQUINDRE SERIES"
DETROIT, MICHIGAN

PRELIMINARY	7-24-20
BIDS	1-19-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-22-20 1-18-21 5-25-21

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JOB NUMBER	20042
DRAWN BY	BN / RR
CHECKED BY	
SHEET NUMBER	A-8

STRUCTURAL NOTES:

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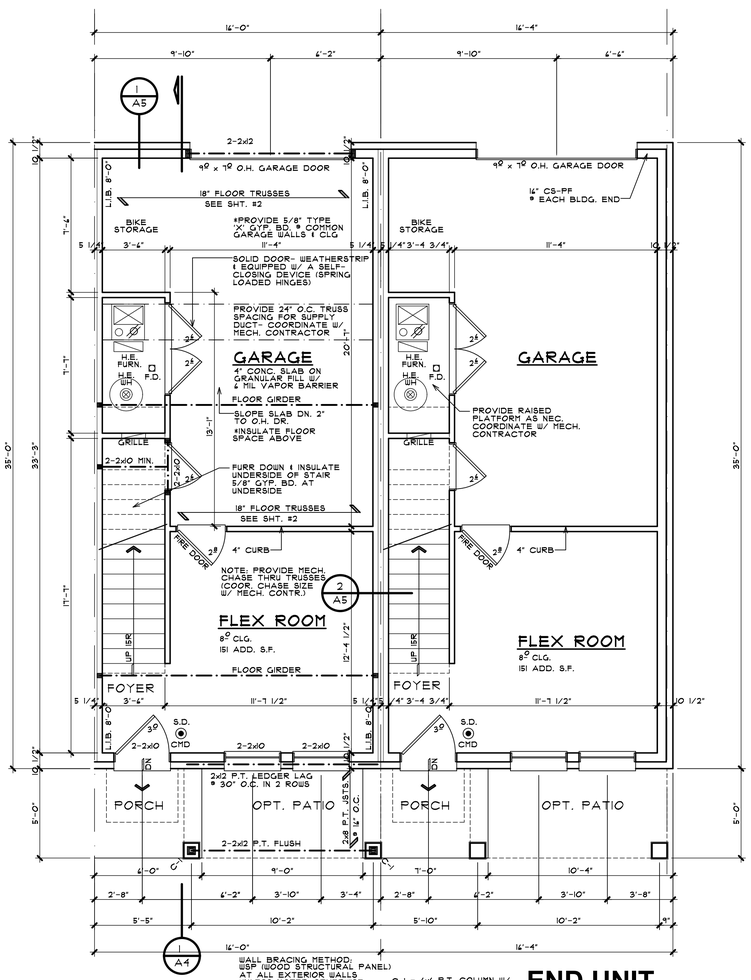


WALL BRACING METHOD: WSP (WOOD STRUCTURAL PANEL) AT ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE

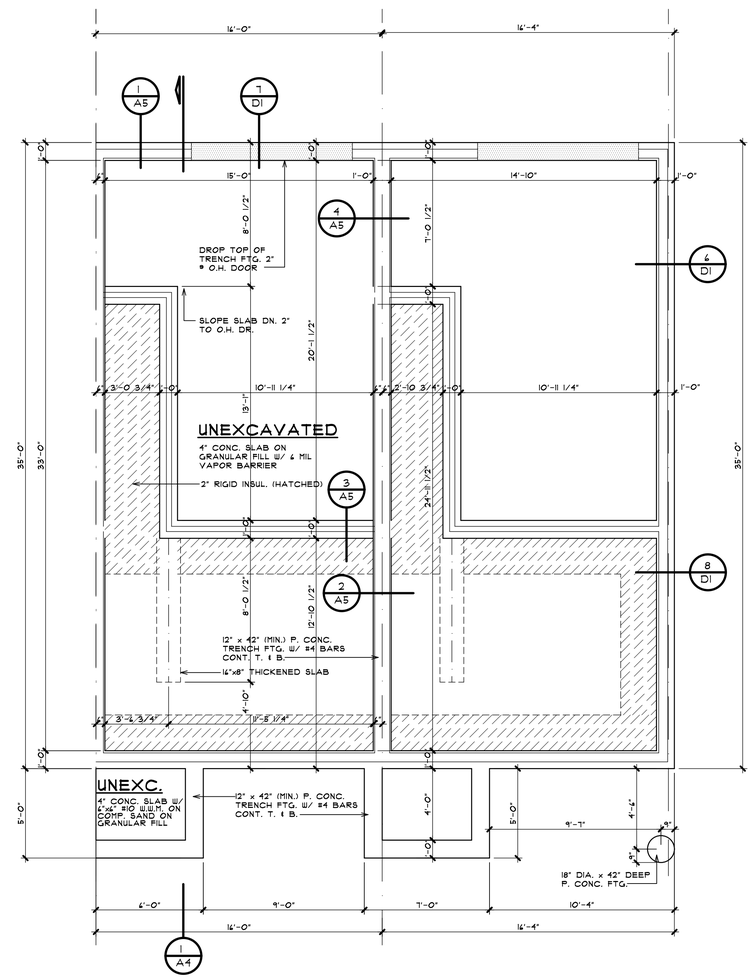
C-1 = 6x6 P.T. COLUMN W/ SIMPSON AB BASE

GROUND FLOOR PLAN

END UNIT

STANDARD INTERIOR LAYOUT

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



FOUNDATION PLAN

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

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DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
UNIT PLANS

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
16 TOWNHOME UNITS - "DEQUINDRE SERIES"
DETROIT, MICHIGAN

PRELIMINARY	7-24-20
BIDS	1-19-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-22-20 1-18-21 5-25-21

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JOB NUMBER	20042
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SHEET NUMBER	A-1

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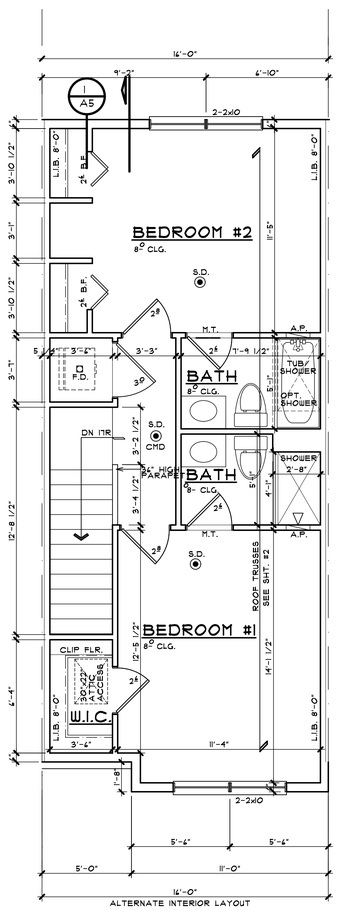
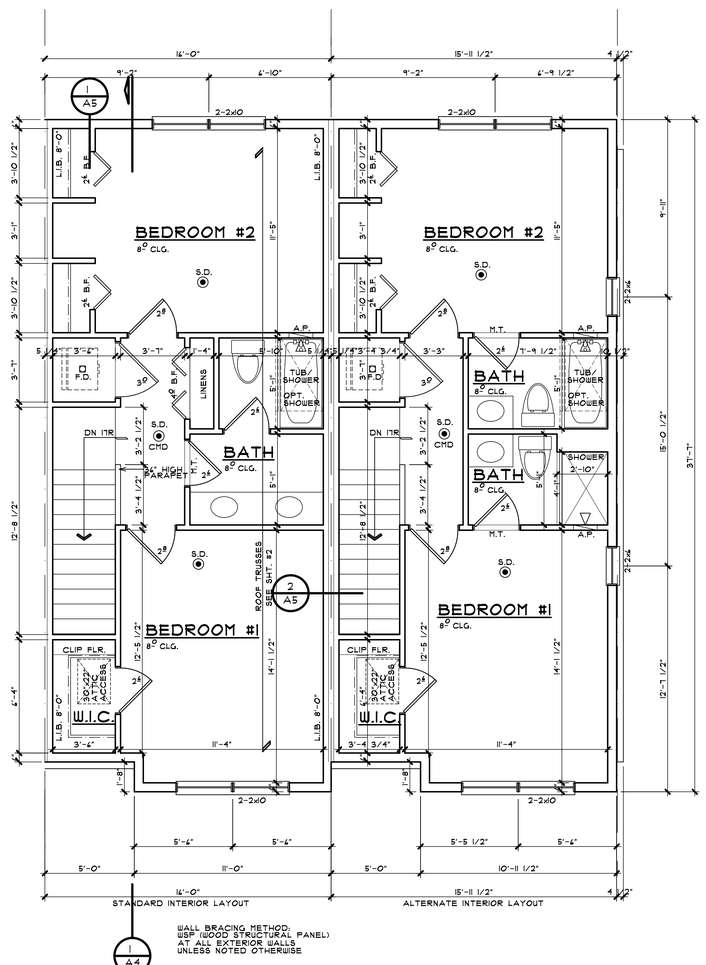
SQUARE FOOTAGE	
LOWER LEVEL	37 SQ FT
1ST FLOOR	550 SQ FT
2ND FLOOR	593 SQ FT
TOTAL	1,180 SQ FT
OPT. FLEX RM	151 SQ FT
TOTAL W/ OPT.	1,331 SQ FT



SECOND FLOOR PLAN

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

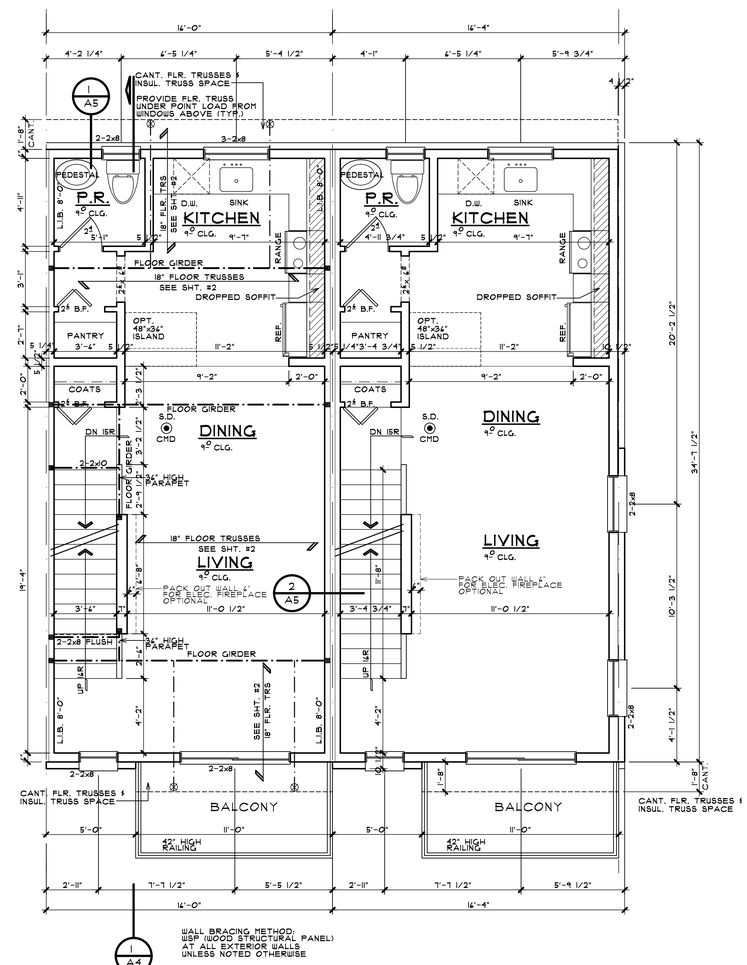


SECOND FLOOR PLAN

END UNIT

SEE MIDDLE UNIT FOR TYPICAL FRAMING NOTES

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



FIRST FLOOR PLAN

STANDARD INTERIOR LAYOUT

END UNIT

SEE MIDDLE UNIT FOR TYPICAL FRAMING NOTES

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

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
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BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
UNIT PLANS

CLIENT / PROJECT
ROBERTSON HOMES
PULLMAN PARC
16' TOWNHOME UNITS - "DEQUINDRE SERIES"
DETROIT, MICHIGAN

PRELIMINARY	7-24-20
BIDS	1-19-21
PERMITS	4-21-21
FINAL	
REVISIONS	12-22-20 1-18-21 5-25-21

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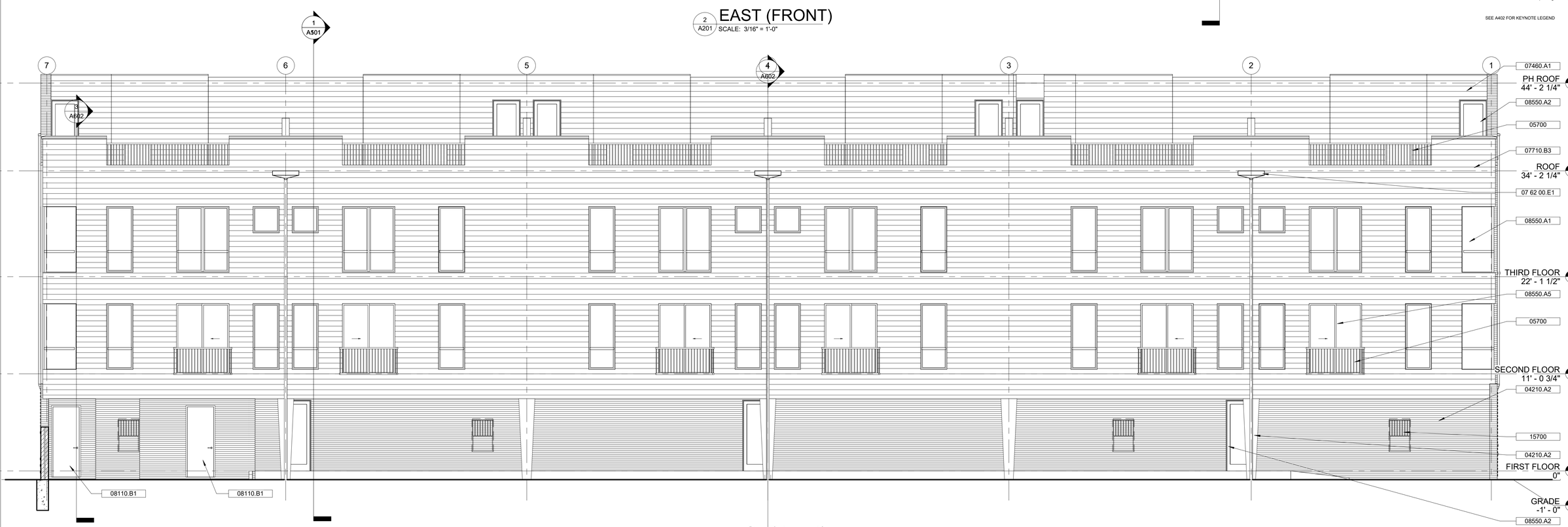
2 A201 EAST (FRONT)
SCALE: 3/16" = 1'-0"

SEE A402 FOR KEYNOTE LEGEND



1 A201 WEST (REAR)
SCALE: 3/16" = 1'-0"

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SHEET TITLE
EAST (FRONT) and WEST (REAR) ELEVATION

CLIENT/ PROJECT
ROBERTSON BROTHERS HOMES
112 EDMUND PLACE
DETROIT, MI

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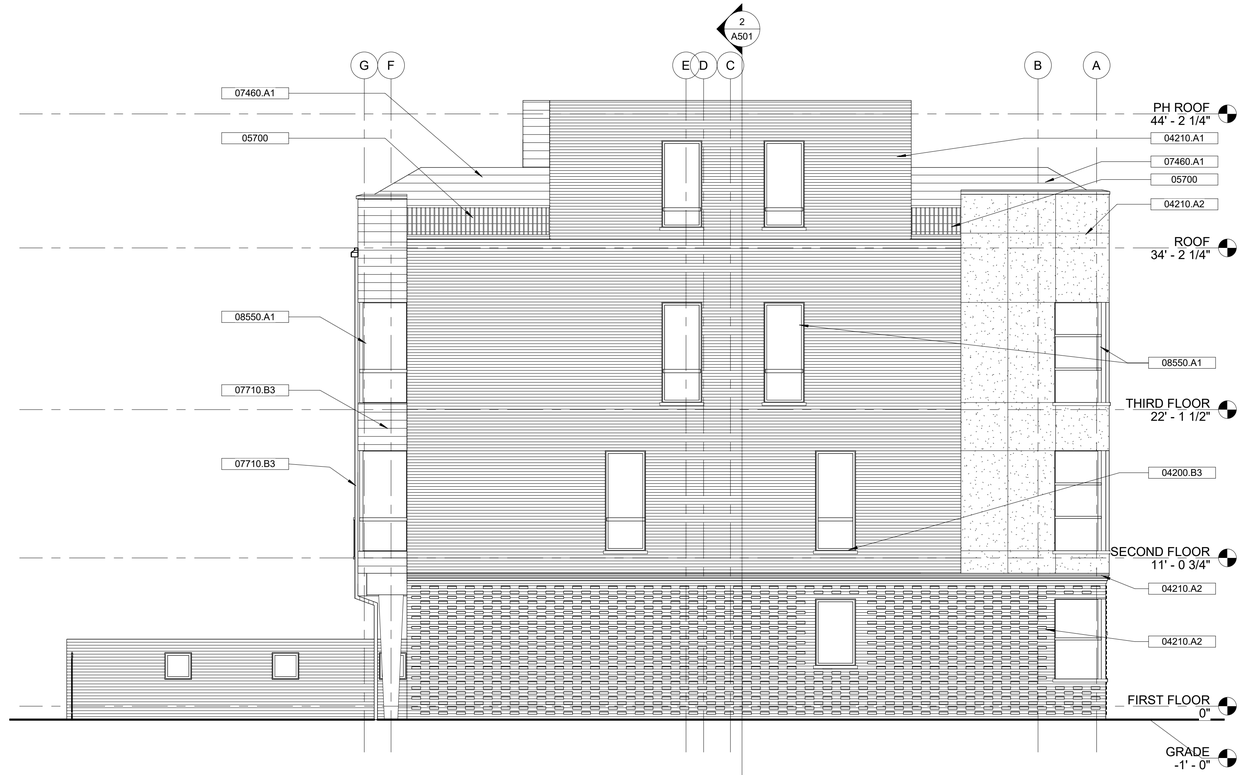
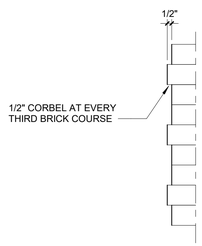
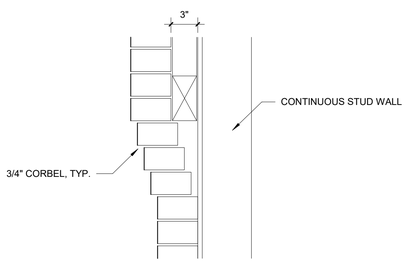


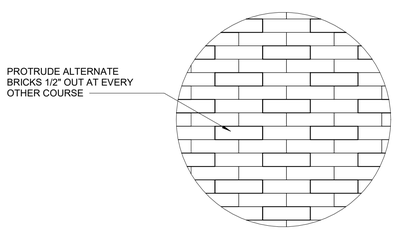
1 A201 SOUTH (LEFT)
SCALE: 3/16" = 1'-0"



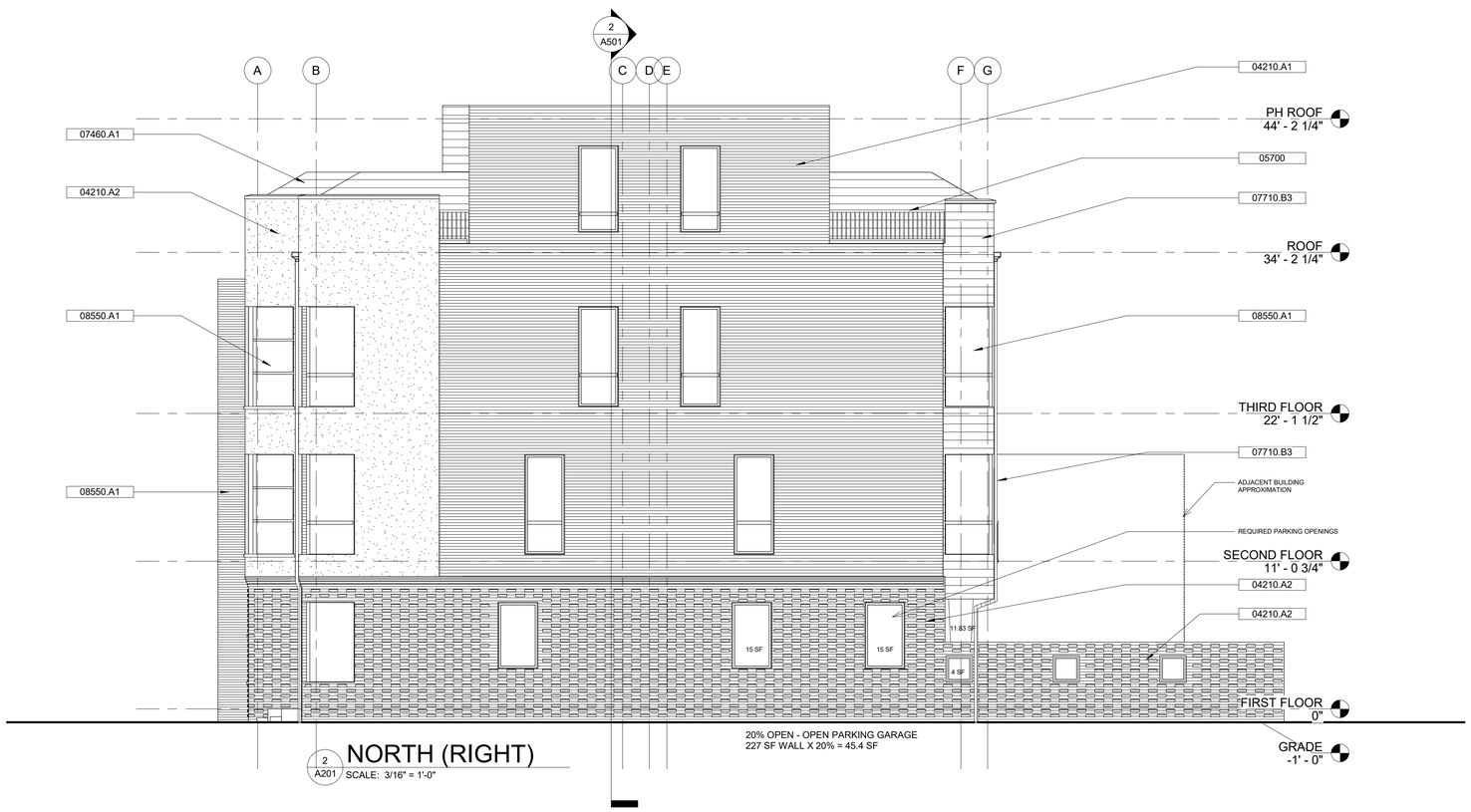
5 BRICK COURSE DETAIL
SCALE: 1 1/2" = 1'-0"



4 BRICK CORBEL
SCALE: 1 1/2" = 1'-0"
BETWEEN FIRST AND SECOND FLOOR



3 BRICK ELEVATION
SCALE: 1" = 1'-0"
@ FIRST FLOOR FACADE ONLY



20% OPEN - OPEN PARKING GARAGE
227 SF WALL X 20% = 45.4 SF

2 A201 NORTH (RIGHT)
SCALE: 3/16" = 1'-0"

KEYNOTE LEGEND -...	
Key	Keynote Text
07 62 00.E1	
04200.B3	CAST STONE SILL
04210.A1	STANDARD BRICK - 3/8" JOINT - COLOR 1
04210.A2	STANDARD BRICK - 3/8" JOINT - COLOR 2
05700	42" ORNAMENTAL ALUMINUM GUARDRAIL
07460.A1	FIBER CEMENT HORIZ. SIDING
07710.B3	DOWNSPOUT
08110.B1	GALV. STEEL DOOR AND FRAME - PTD TO MATCH BRICK 2
08550.A1	CLAD WOOD DOUBLE HUNG WINDOW
08550.A2	CLAD WOOD GLAZED DOOR
08550.A3	CLAD WOOD SIDELIGHT
08550.A4	CLAD WOOD PICTURE WINDOW
08550.A5	CLAD WOOD SLIDER DOOR
15700	HVAC EQUIPMENT- SEE MECH

SEE MATERIAL PACKAGE FOR
FINISH SELECTIONS

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SHEET TITLE
SOUTH (LEFT) and NORTH (RIGHT) ELEVATION

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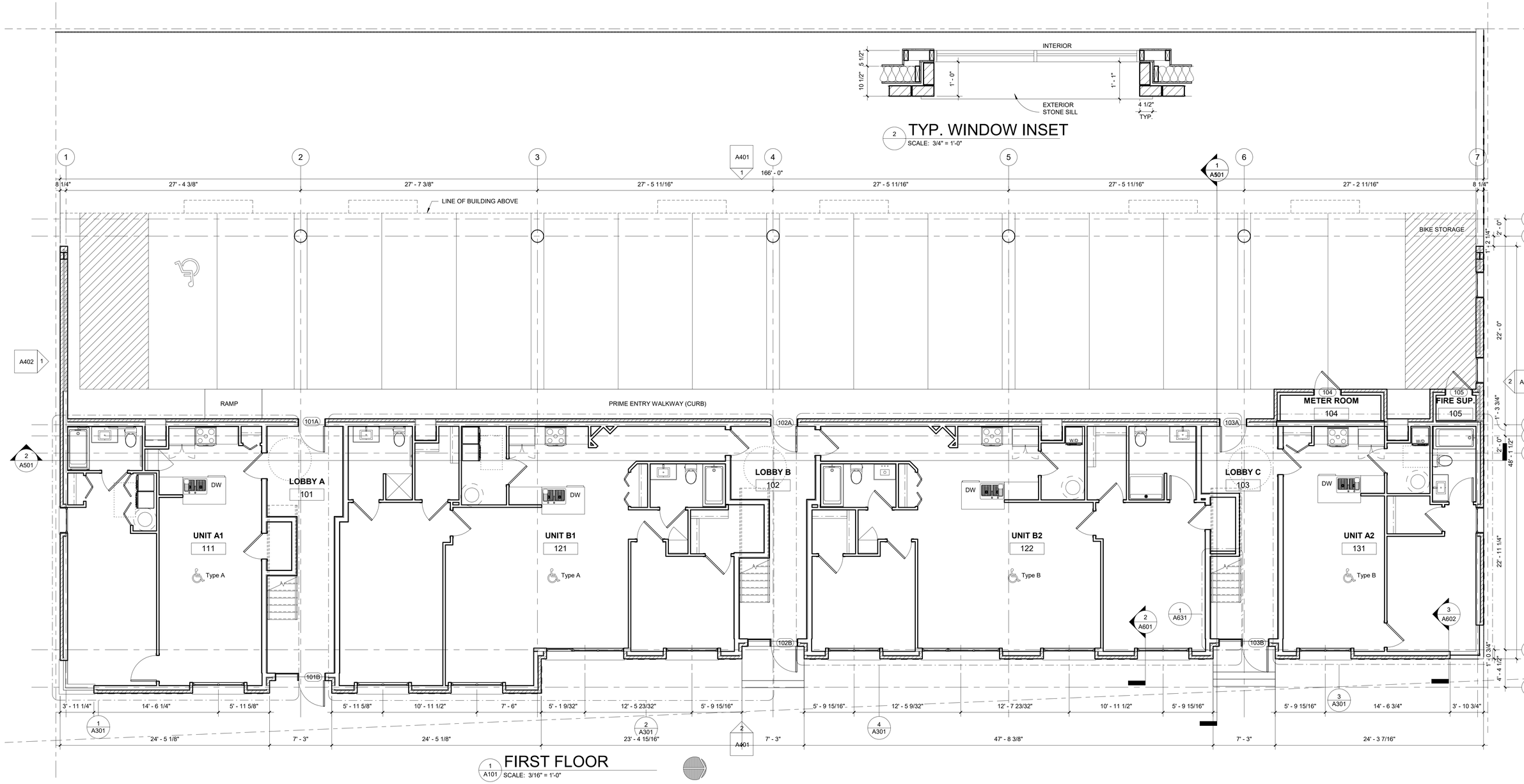

BUILDING NOTES:

1. ALL INTERIOR WALL DIMENSIONS ARE FACE TO FACE OF STUD UNLESS NOTED AND DETAILED OTHERWISE.
2. NON-BEARING STUD WALLS ARE 3 5/8" EXCEPT WHERE INDICATED OTHERWISE ON THE DRAWINGS.
3. SEE STRUCTURAL FRAMING SHEETS FOR ADDITIONAL INFORMATION REGARDING STUD SPACING, GAUGES, POSTS, COLUMNS, HEADERS, & BEAMS.
4. IN GENERAL, INTERIOR AND EXTERIOR LOAD BEARING WALLS, TENANT SEPARATION & TENANT/CORRIDOR SEPARATION PARTITIONS ARE ONE HOUR FIRE RATED. SEE PLANS AND "FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS" CHART FOR SPECIFIC CONSTRUCTION ASSEMBLIES.
5. SEE UNIT PLAN SHEETS & PARTIAL PLAN SHEETS FOR ALL PARTITION WALL DIMENSIONS.
6. IN GENERAL, ALL INTERIOR TENANT SEPARATION, TENANT/CORRIDOR SEPARATION, & TOILET ROOM PARTITIONS TO INCLUDE 3 1/2" SOUND ATTENUATION INSULATION IN STUD SPACE. SEE PLANS FOR OTHER SOUND INSULATION LOCATIONS.
7. PROVIDE BLOCKING IN WALLS FOR CORRIDOR ASSIST RAILS, STAIR RAILS, TOILET ROOM GRAB BARS AND ACCESSORIES, WALL HUNG CABINETS AND ALL OTHER WALL SUPPORTED ITEMS. SEE SHEET N-4 THRU N-7.
8. ALL FIRE RATED ASSEMBLIES: 5/8" TYPE 'X' OR 'C' GYPSUM BOARD SHALL BE USED IN ASSEMBLIES AS PRINTED IN THE TESTING AGENCY'S TEXT. SEE DATA SHEETS FOR LISTED ASSEMBLIES.
9. MAINTAIN CEILING AND WALL RATING BEHIND RECESSED LIGHT FIXTURES, SPEAKERS, RECESSED AND SEMI-RECESSED FEC'S, UNIT HEATERS, CABINETS, MAILBOXES, ECT. WITH (2) LAYERS 5/8" FIRE CODE GYPSUM BOARD, PACK ALL VOIDS WITH MINERAL WOOL, PROVIDE FIRE CODE GYPSUM BOARD BOX TO MAINTAIN CEILING FIRE RATING AND/OR WIRE GAGE TO MAINTAIN PROPER CLEARANCE BETWEEN LIGHT AND SURROUNDING INSULATION.
10. COMMON WALL AND ELECTRIC BOXES:
    A. WIRING BETWEEN LIVING UNITS SHALL BE SUCH THAT SOUND TRANSMISSION THROUGH ELECTRICAL BOXES, CONDUITS, OR OPENINGS IS PREVENTED.
    B. ELECTRICAL BOXES IN FIRE RATED COMMON WALLS SHALL NOT BE MOUNTED BACK-TO-BACK IN THE SAME STUD SPACE.
    C. ALL OPENINGS IN SHARED COMMON WALLS & FIRE RATED WALLS SHALL BE SEALED WITH 'DUXSEAL' COMPOUND.
    D. SEE DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR SHARED STAIRWELL WALLS.
11. ACCESS BETWEEN DRAFTSTOP AREAS, TO BE FIELD LOCATED. SEE DETAIL.
12. ALL PENETRATIONS THRU RATED ASSEMBLIES ARE TO BE FIRESTOPPED.
13. PROVIDE 5/8" GYPSUM BOARD FIREBLOCKING @ 20'-0" MAXIMUM INTERVALS @ ALL PORCH ROOF STRUCTURES, INCLUDING ENTRY CANOPY
14. COORDINATE ALL RATED MECHANICAL SHAFT LOCATIONS AND SIZES WITH MECHANICAL CONTRACTOR. TRUSS SUPPLIER AND G.C. SIZES SHOWN ARE FINISHED CLEAR DIMENSIONS.
15. PROVIDE GYPSUM BOARD CONTROL JOINTS AT 30' MAXIMUM AND AT LOCATIONS WHERE FRAMING CHANGES DIRECTION.
16. FIRE EXTINGUISHERS:
    FEC DESIGNATES SEMI RECESSED FIRE EXTINGUISHER CABINETS.
    FEH DESIGNATES FIRE EXTINGUISHER IN HOOK.

INSTALLATION OF PORTABLE FIRE EXTINGUISHERS SHALL MEET THE REQUIREMENTS OF THE STATE AND LOCAL CODE. MOUNT FIRE EXTINGUISHERS AS REQUIRED. COORDINATE TYPE AND PLACEMENT WITH THE LOCAL FIRE INSPECTOR.

17. COORDINATE EXACT LOCATIONS OF ALL FLOOR DRAINS (FD) WITH MECHANICAL TRADES.
18. ALL WINDOW DIMENSIONS ARE NOMINAL. VERIFY ACTUAL DIMENSIONS WITH WINDOW MANUFACTURER.
19. DOWNSPOUTS:
    *(D.S.) DESIGNATES DOWNSPOUT TIED DIRECTLY INTO UNDERGROUND STORM SYSTEM. (TYPICAL UNLESS NOTED OTHERWISE). COORDINATE WITH PLUMBING AND CIVIL TRADES.
20. PROVIDE A 'KNOCK BOX' FOR ACCESS BY LOCAL EMERGENCY DEPARTMENT IN ENTRY BY VESTIBULE. FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE MARSHALL.
21. PROVIDE ACOUSTIC MATT UNDERLAYMENT AT ALL HARD FLOOR SURFACES PER FIRE ASSEMBLY.
22. FLOOR AND ROOF FRAMING NOTES:
    A. SEE STRUCTURAL FRAMING PLANS. ACTUAL LAYOUTS ARE TO BE PROVIDED BY TRUSS SUPPLIER AND COORDINATED WITH THE ROUGH CARPENTER, MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR.
    B. JOISTS SHALL NOT BE LOCATED ABOVE MECHANICAL UNITS, DRYER VENTS, KITCHEN VENTS, ETC.
    C. SPACING SHALL BE CONSISTENT ACROSS ENTIRE UNIT
    D. ALIGN JOIST WEBBING TO ALLOW DUCT CROSSING

B. TRUSS MANUFACTURER TO:
1. COORDINATE TRUSS SPACING AT PLUMBING FIXTURES, DRAINS, ETC. WITH MECHANICAL TRADES.
2. HEADER OFF AND PROVIDE GIRDERS AT FLOOR OPENINGS INCLUDING SHAFTS- COORDINATE WITH ROUGH CARPENTER AND MECHANICAL TRADES.
3. PROVIDE TOP OR INTERMEDIATE CHORD BEARING TRUSSES WHERE HEADERS ARE INDICATED TO BE 'RECESSED' OR 'FLUSH' ON PLANS.
4. VERIFY ALL HORIZONTAL DIMENSIONS IN FIELD.
5. PROVIDE ALL GIRDER TRUSSES AND GABLE END TRUSSES AS INDICATED AND/OR REQUIRED.
6. COORDINATE LOCATIONS, WEIGHTS, AND OPENINGS FOR ALL ROOF TOP MECHANICAL UNITS WITH MECHANICAL CONTRACTOR.
7. REINFORCE ROOF TRUSSES AS NECESSARY TO SUPPORT ALL SNOW DRIFT LOADS AS REQUIRED BY CODE AND WHERE 0THERWISE INDICATED ON THE DRAWINGS.
8. REINFORCE ROOF TRUSSES TO SUPPORT DOMESTIC WATER AND FIRE PROTECTION MAIN LOADS - COORDINATE LOCATION WITH RESPECTIVE TRADES.
10. PROVIDE TRUSS EITHER SIDE OF PARALLEL FIREWALLS AND SPLIT TRUSSES AT PERPENDICULAR FIRE WALLS- SEE PLANS.

DIMENSION NOTES:
1. ALL ABOVE GRADE PERIMETER DMENSIONS ARE TO FACE OF SHEATHING.
2. ALL BELOW GRADE PERIMETER DIMENSIONS ARE TO THE FOLLOWING:
A. POURED CONCRETE WALLS - EXTERIOR FACE OF WALL
B. COLUMNS OR POSTS - CENTERLINE OF COLUMN OR POST
3. TRENCH FOOTINGS ARE CENTERED ON THE EXTERIOR WALL AND EXTEND BEYOND THE FACE OF THE WALL
4. FOOTING WIDTHS VARY - REFER TO STRUCTURAL DRAWINGS FOR WIDTH OF ALL FOOTINGS
5. CENTER STUD OF BEARING WALL, SHEAR WALL OR CORRIDOR ON COLUMN LINE

NOTE:
GYPSUM BOARD INSTALLED DURING THE ROUGH FRAMING PROCESS TO BE MOLD AND MILDEW RESISTANT TYPE I APPROVED FOR TEMPORARY EXPOSURE UNTIL THE SHELL IS ENCLOSED

NOTE:
SHAFTWALL LINER PANELS USED IN FOREWALL AND SIMILAR ASSEMBLIES INSTALLED DURING THE ROUGH FRAMING PROCESS TO BE MOLD AND MILDEW RESISTANT TYPE I APPROVED FOR TEMPORARY EXPOSURE UNTIL THE SHELL IS ENCLOSED

NOTE:
FIRE EXTINGUISHER CABINET LOCATIONS SHALL BE SPACED FOR A 75' MAX TRAVEL DISTANCE UNLESS DIRECTED OTHERWISE BY THE LOCAL FIRE MARSHAL

Floor Plan Legend
Bearing wall or Shear wall - See Structural

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SHEET TITLE
FIRST FLOOR PLAN

CLIENT/ PROJECT
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DETROIT, MI

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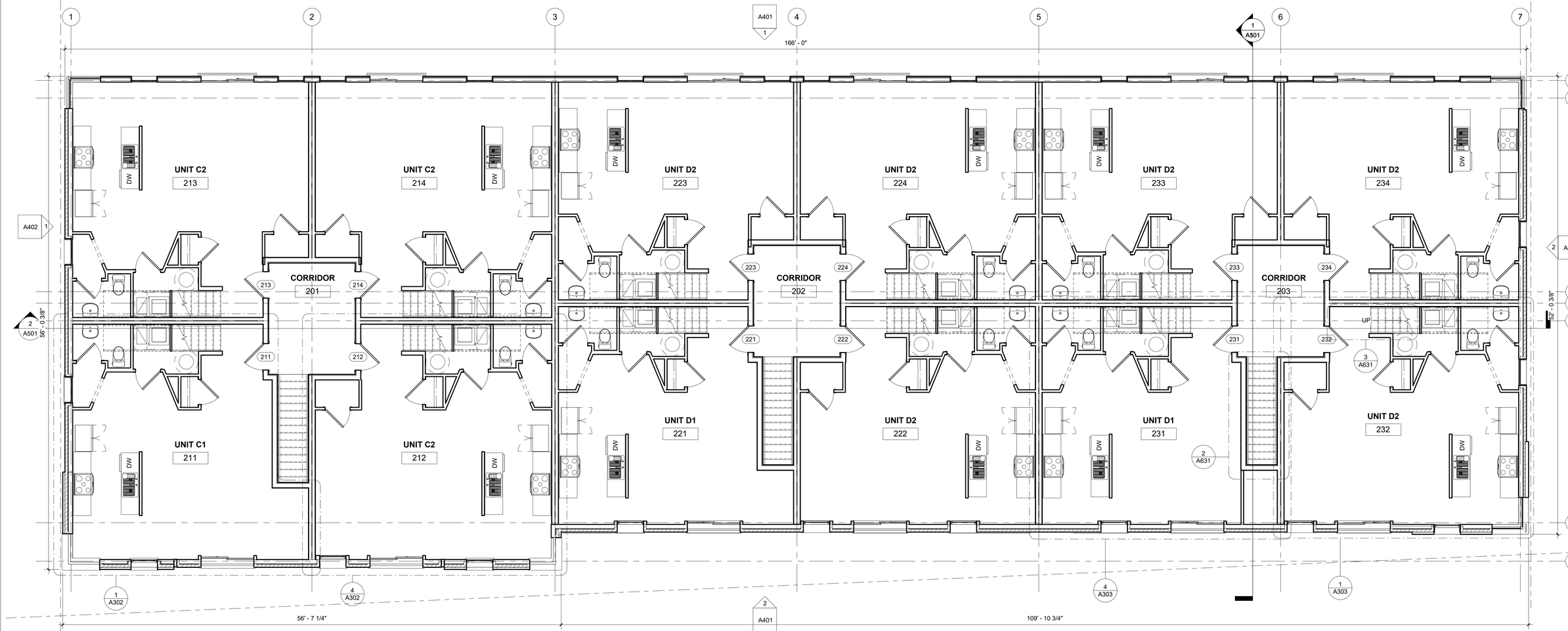

1 A101 SECOND FLOOR
SCALE: 3/16" = 1'-0"

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SECOND FLOOR PLAN

CLIENT PROJECT
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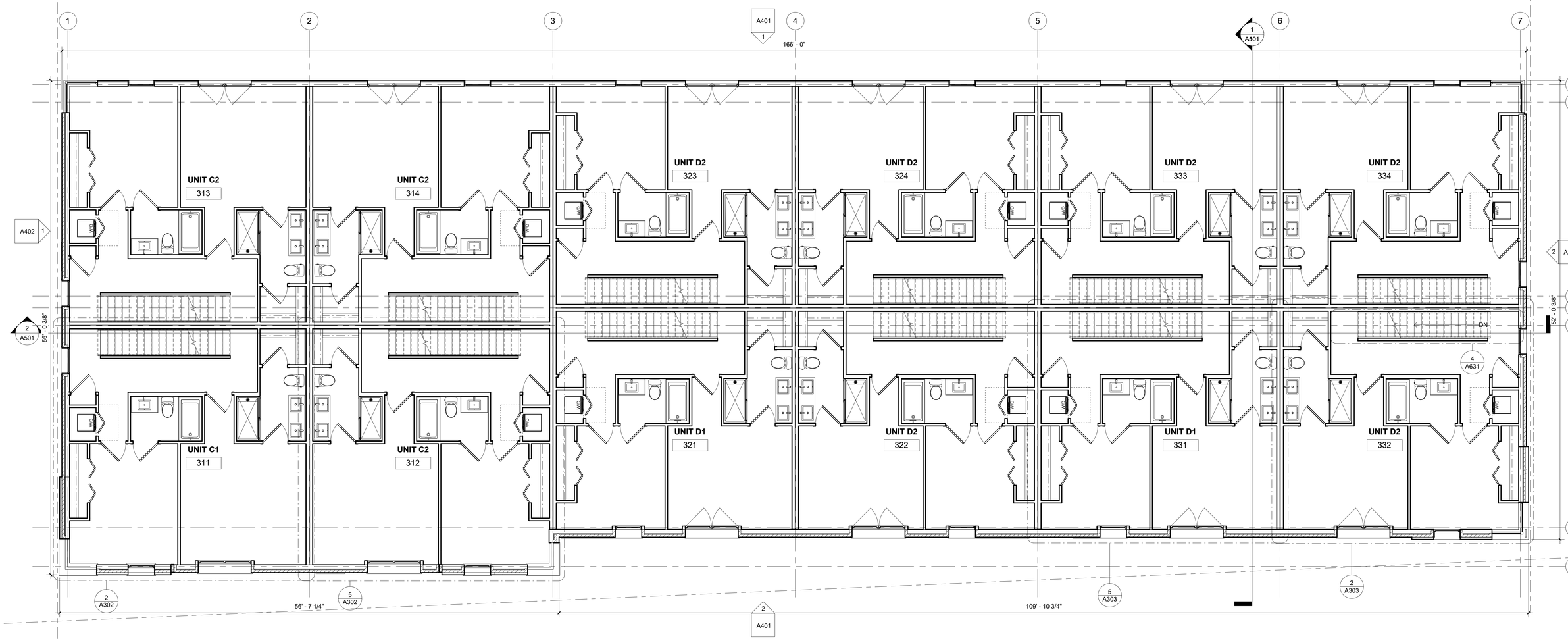

1 A101 THIRD FLOOR
SCALE: 3/16" = 1'-0"

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THIRD FLOOR PLAN

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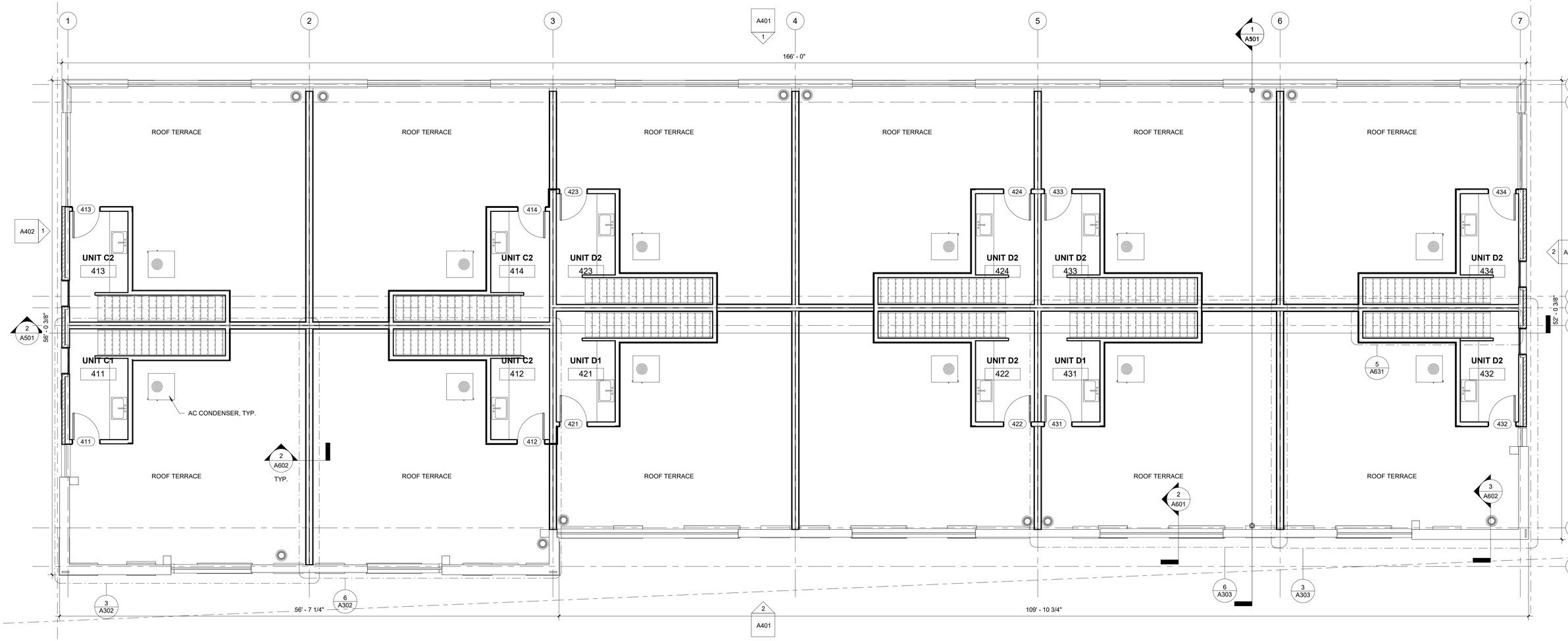

1 A101 PENTHOUSE
SCALE: 3/16" = 1'-0"

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PENTHOUSE PLAN

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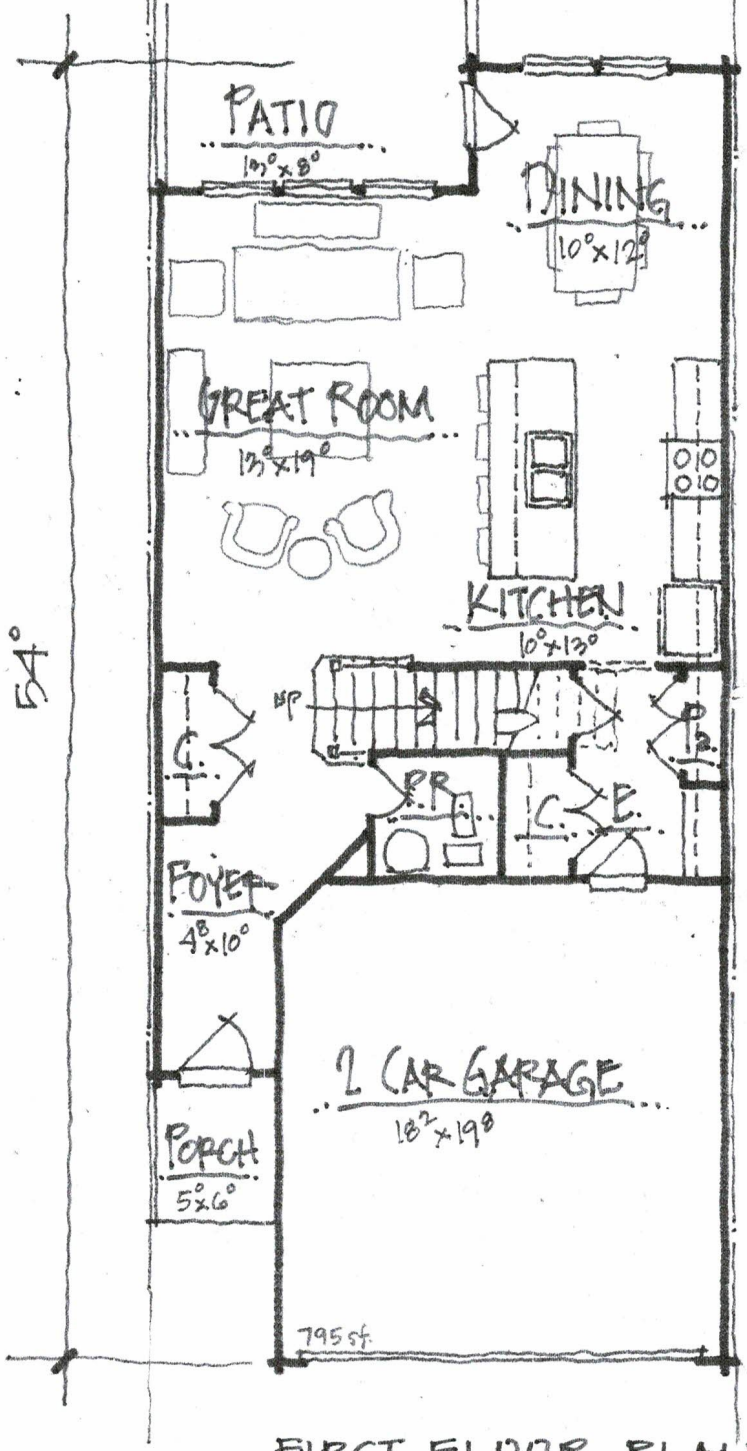
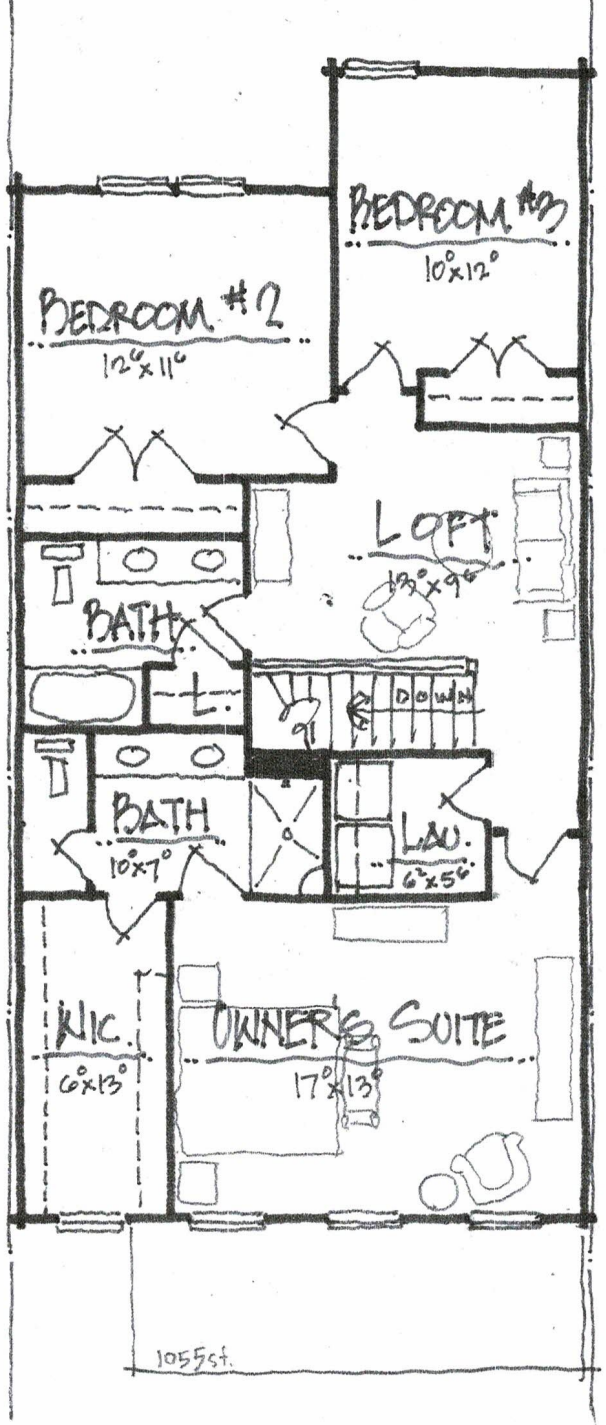


FIRST FLOOR PLAN

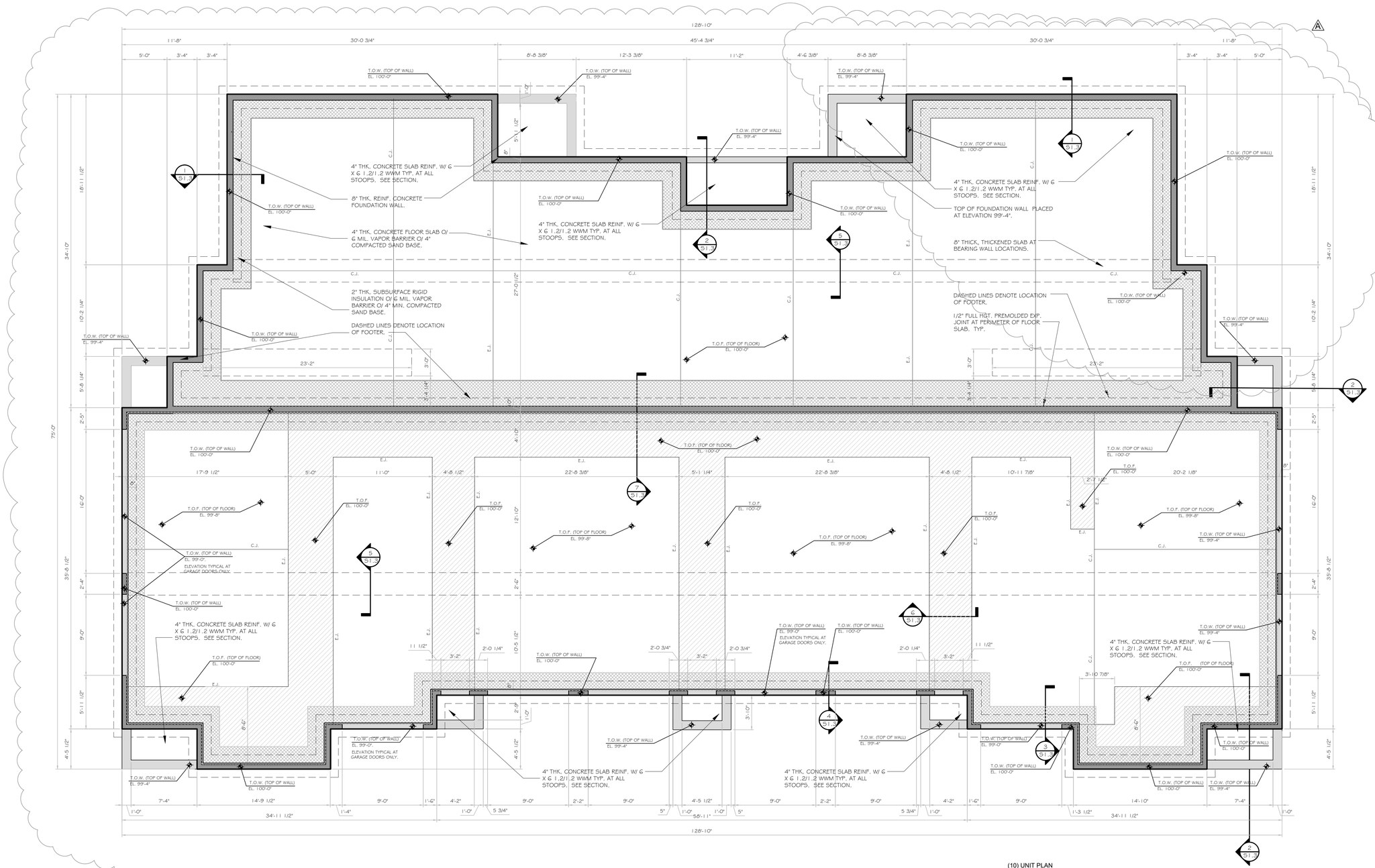
795 sf.



SECOND FLOOR PLAN

1055 sf

ROBERTSON BROTHERS WATER TOWNS @ 1850 sf.



(10) UNIT PLAN

FOUNDATION PLAN - BUILDING TYPE #1

SCALE: 3/16" = 1'-0"

FOUNDATION GENERAL NOTES

CONCRETE:

1. THE LATEST EDITION OF THE FOLLOWING CODES GOVERNS DESIGN, DETAILING, FABRICATION AND CONSTRUCTION OF ALL REINFORCED CONCRETE
   - **A.** BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/318R-95)
   - **B.** MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-92).
   - **C.** SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-96).
2. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS FOR ALL CONCRETE USED WITHIN INTERIOR SPACES AND 4,000 PSI AT 28 DAYS FOR ALL FOUNDATION SAND EXTERIOR SIDEWALKS AND SLABS.
3. FOLLOW MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL LIGHT WEIGHT CONCRETE USED ON TOP OF WOOD FLOOR SYSTEMS.

REINFORCEMENT:

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS GRADE 60 CONFORMING TO THE LATEST EDITION OF ASTM A-615 OR ASTM-616 AND HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI
2. WELDED WIRE FABRIC ASTM A-185

ADDITIONAL NOTES:

1. REINFORCED CONCRETE SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH ACI 318.
2. THE CONTRACTOR SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   - **A.** THE FOUNDATIONS SHALL BEAR ON FIRM, ORIGINAL BEARING MATERIAL WITH A MINIMUM SOIL BEARING CAPACITY OF 2,500 LBS/ PER SQ.FT. CONTRACTOR TO VERIFY SOIL BEARING CAPACITY
   - **B.** SAFE SOILS REPORT FOR NET BEARING CAPACITY OF SOIL.

STRUCTURAL GENERAL NOTES

1.1 SHOP DRAWINGS ARE REQUIRED FOR ALL STRUCTURE STEEL, STEEL STAIRS, RAILINGS, ETC. ALL STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.I.S.C. MANUAL OF STEEL CONSTRUCTION. USE STANDARD FRAME BEAM CONSTRUCTIONS UNLESS OTHERWISE NOTED.

1.2 STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. SPEC. 36. STEEL SHALL BE FREE OF RUST OR UNFORESEEN MATTER AND HAVE 1 COAT OF APPROVED METAL PROTECTION, PRIMER, APPLIED BEFORE LEAVING THE SHOP.

1.3 METAL DECKING SHOWN ON DRAWINGS SHALL CONFORM TO LATEST EDITION OF STEEL DECK INSTITUTE STANDARD AND SPECIFICATIONS AND RECOMMENDED PRACTICES

1.4 FLOOR DECK SHALL BE 1.5C 22 GAGE GALVANIZED G60 SPANNING A CONCRETE FORM WITHOUT SHORING AND SUPPORTING LOADS INDICATED ON THE DRAWINGS. PROVIDE CLOSURES, SCREENS, ETC.. AS REQUIRED FOR COMPLETE INSTALLATIONS.

1.5 WHEN PRIMING AND BACK PAINTING OF ALUMINUM SURFACES WITH DISSIMILAR METAL PARTS, THE ALUMINUM SHALL RECEIVE AN APPLICATION OF HEAVY BODIED BITUMINOUS PAINT.

1.6 MISCELLANEOUS IRON: HANDRAILS, BALUSTERS, STRINGERS AND OTHER MISCELLANEOUS IRON TO BE PER NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS REQUIREMENTS

1.7 FIELD CONNECTIONS A.S.T.M. A 325 HIGH STRENGTH BOLTS.

1.8 FIELD WELD E-70 ELECTRODE IN ACCORDANCE WITH A.N.S. STANDARDS BY CERTIFIED WELDER.

1.9 ANCHORS- ALL STEEL BEAMS BEARING ON MASONRY SHALL HAVE AN ANGLE OR GOVERNMENT ANCHORS.

1.10 STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
SHAPE AND PLATES: A36 OR A572 GRADE 50 AS NOTED
COLUMNS AND BASE PLATES: A36 OR A572 GRADE 50 AS NOTED
PIPE: A53 GRADE B TYPE E OR S (FY = 35KSI)
TUBING: A500 GRADE B (FY = 46 KSI)
WIDE FLANGE COLUMNS AND BEAMS (FY=50 KSI)

1.11 THE FABRICATOR / ERECTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL.

1.12 ALL CONNECTIONS NOT SPECIFICALLY DETAILED SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. DETAILING SHALL BE PERFORMED USING NATIONAL ENGINEERING DESIGN AND STANDARD PRACTICE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE GENERAL DETAILS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND DO NOT INDICATE THE REQUIRED NUMBER OF BOLTS OR WELD SIZES UNLESS SPECIFICALLY NOTED.

1.13 CONTRACTOR SHALL REFERENCE ARCHITECTURAL DRAWINGS FOR MISC. SHAPES AND PLATES WHICH SHALL BE SHOP WELDED TO THE STRUCTURAL FRAMING SECTIONS TO MINIMIZE FIELD WELDING.

1.14 BEAM CONNECTIONS SHALL BE STANDARD TWO ANGLE WEB CONNECTIONS CAPABLE OF SUPPORTING 50% OF THE ALLOWABLE UNIFORM LOAD FROM THE ALLOWABLE LOADS ON BEAM TABLES IN THE AISC CODE, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. SINGLE SIDED CONNECTIONS ARE NOT ACCEPTABLE.

1.15 STRUCTURAL STEEL BOLTING SHALL BE ASTM A325 TYPE N, 3/4" DIA. EXCEPT WHERE TYPE OR ASTM A490 N OR TYPE BOLTS ARE INDICATED.

1.16 HIGH STRENGTH BOLT INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF AISC. PROVIDE FULLY INITIAL TENSIONED BOLTS AT CONNECTIONS OF BRACING SUPPORTING CRANES AND EQUIP., MECHANICAL PENTHOUSE AND ELEVATOR ROOM FRAMING WHERE BOLTS ARE IN TENSION AND AT ALL OTHER CONNECTIONS MAY HAVE SNUG TIGHT CONNECTIONS UNLESS OTHERWISE NOTED. BOLTS AT BRACING MOMENT CONNECTIONS, CRANE RUNWAYS, MECHANICAL PENTHOUSE AND ELEVATOR ROOM FRAMING AND MOMENT CONNECTIONS SHALL BE "SLIP CRITICAL" TYPE.

1.17 ALL SIMPLE SHARP CONNECTIONS SHALL BE CAPABLE OF END REACTIONS AS PER THE REQUIREMENTS OF THE AISC. CODE. SECTION ON UNRESTRAINED MEMBERS SECTION 1.15.4.

1.18 ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-36.

1.19 ALL WELDING SHALL BE DONE BY WELDERS QUALIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "STRUCTURAL WELDING CODE - STEEL" AMERICAN WELDING SOCIETY. AWS D1.1 ELECTRODES SHALL BE E70XX

1.20 ALL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.

1.21 WHERE INDICATED, ALL STIFFENER PLATES AND BEARING STIFFENERS ARE TO BE PROVIDED IN PAIRS.

1.22 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS, ESPECIALLY WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO CONCRETE WALLS, BEAMS OR COLUMNS.

1.23 ALL STEEL TO RECEIVE ONE SHOP COAT OF PAINT. OMIT PAINT AT HOLES FOR SLIP CRITICAL TYPE CONNECTIONS AT STRUCTURAL STEEL TO BE FIREPROOFED, ENCASED OR IN CONTACT WITH CONCRETE AND ON TOP FLANGE OF BEAMS RECEIVING SHEAR CONNECTIONS.

1.24 PROVIDE TEMPORARY BRACING AS REQUIRED TO ENSURE STABILITY OF THE STRUCTURE UNDER FULL DESIGN LOADS UNTIL THE PERMANENT BRACING IS IN PLACE. CONTRACTOR SHALL PROVIDE NECESSARY SHORING WHERE REQUIRED DURING CONSTRUCTION.

1.28 NON - SHRINK GROUT: GROUT SHALL CONFORM TO "CORPS OF ENGINEERS SPECIFICATIONS FOR NON - SHRINK GROUT". CRD-O 621-81. GROUT SHALL BE PREMIXED, NON - SHRINK NON - CATALYZED NATURAL AGGREGATE GROUT. FOR COLUMN LEVELING PLATES WHICH ARE NOT BOLTED DOWN BEFORE COLUMN ERECTION, AND OTHER STRUCTURAL LOAD BEARING APPLICATIONS, AND FOR ITEMS SET INTO CONCRETE BLOCK OUTS OR DEPRESSIONS, OR SET INTO CONCRETE TOPPINGS. L & M "CRYSTEX" W.R. MEADOWS "SS80 GROUT". MASTER BUILDERS "MASTERFLOW 928 GROUT". OR DAYTON - SUPERBOND" HIGH PERFORMANCE". SEVEN DAY COMPRESSIVE STRENGTH FOR THE SPECIFIED CONSISTENCY SHALL BE AT LEAST 7,000 PSI PLASTIC, 6,000 PSI FLOWABLE, AND 5,000 PSI FLUID CONSISTENCY.

BRICK / STONE LINTEL SCHEDULE

OPENINGS LESS THEN 9'-8" UTILIZE
6" x 4" x 3/8" STL. LINTEL

*ALL LINTELS SHALL HAVE MIN 8" BEARING

4.8.16 PERMITS
5.11.17 REVISIONS
7.14.17 REVISIONS
8.1.17 REVISIONS
8.9.17 REVISIONS
9.14.17 REVISIONS
10.20.17 REVISIONS
2.23.18 REVISIONS
4.27.18 REVISIONS

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