Homegoods Entry Renovation
JSP13-66

Homegoods Entry Renovation, JSP13-66
Consideration of the request of Woods Construction Inc. for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 43635 West Oaks Drive in the RC, Regional Center District. The applicant is proposing to modify the entrance to the existing Homegoods store.

REQUIRED ACTION
Recommend approval/denial to the City Council of the Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09-26-13	Items to be addressed on the Stamping Set
Facade	Approval recommended	09-26-13	• **Section 9 façade waiver to allow an underage of brick and overage of Thin Brick and painted CMU.** • **Sample board must be provided.** • **Applicant should consider re-facing portions of the facade in lieu of painting** • Items to address on the Stamping Set

Motion sheet

Approval:
In the matter of Homegoods Entry Renovation, JSP13-66, motion to recommend approval the Preliminary Site Plan and Section 9 façade waiver to allow the underage of natural clay brick and the overage of think brick and painted concrete masonry units (CMU) on the basis that the proposed alteration:

1. Represents an improvement in the existing façade that will increase compatibility of the existing façade with adjacent buildings, and
2. Is generally in keeping with the intent and purpose of Section 2520.

-OR-

Conditional Approval:
In the matter of Homegoods Entry Renovation, JSP13-66, motion to recommend approval the Preliminary Site Plan and Section 9 façade waiver to allow the underage of natural clay brick and the overage of think brick and painted concrete masonry units (CMU) **on the condition that**, in lieu of painting portions of the existing façade, the applicant reface the remaining storefront facade with a continuation of the materials introduced on the entrance portico (thin brick). This modification would achieve a greater degree of compatibility with adjacent buildings and enhance the appearance of the overall shopping center. Subject to the applicant agreeing to modify the entire store front, the modifications are found to be in keeping with the intent and purpose of Section 2520 and the Zoning Ordinance and will be consistent with and will enhance the building design concept and property relate to the adjacent buildings and shopping center.

-OR-

Denial:
In the matter of Homegoods Entry Renovation, JSP13-66, motion to recommend denial of the Preliminary Site Plan and the Section 9 façade waiver to allow the underage of natural clay brick and the overage of think brick and painted concrete masonry units (CMU) on the basis that the proposed building materials:

1. Are not in keeping with the intent and purpose of Section 2520 and
2. Will not be consistent with or enhance the building design concept for the following reasons _____.

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

September 26, 2013

Planning Review

HomeGoods Entry Renovation

JSP13-66

Petitioner

Woods Construction Inc.

Review Type

Preliminary/Final Site Plan

Property Characteristics

• Site Location:	43635 West Oaks Dr. (Section 15)
• Zoning:	RC, Regional Center
• Adjoining Zoning:	North, East and West: RC; South; C, Conference District
• Site Use(s):	Existing West Oaks shopping center
• Adjoining Uses:	North, East and West: various retail and restaurant; South: Office
• Plan Date:	08-23-13

Project Summary

The applicant is proposing to alter the entrance to the existing HomeGoods store at West Oaks shopping center. The proposed alteration includes the construction of an entrance portico and painting of the existing natural colored block on the remainder of the existing façade.

Recommendation

Based on the findings of the Façade Consultant, **approval of the Preliminary Site Plan with a Section 9 waiver is recommended**. The applicant should consider revising the remaining portion of the façade as described in the façade consultant's review letter.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC, Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance.

1. Existing CMU: Please refer to Façade Consultant's review letter for comments regarding the existing façade, proposed to be painted. The Planning Commission may wish to discuss additional improvements to this area of the façade with the applicant.
2. Exterior Signage: Exterior signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248.347.0438 for information on sign permits if new or revised signage is proposed

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to consideration by the Planning Commission and with the next plan submittal.

Stamping Set Approval
Stamping sets are still required for this project. Following the approval of the Planning Commission, the applicant should make the appropriate corrections (if any) to the plan and submit **6 sets of size 24" x 36" signed and sealed plans for Stamping Set approval**.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.

Planning Review by Kristen Kapelanski, AICP
248.347.0586 or kkapelanski@cityofnovi.org

FACADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

September 26, 2013

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
Home Goods Entry Renovation, PSP13-01462
Façade Region: 1, Zoning District: RC, Building Size: 30,000 S.F.

Dear Ms. McBeth:

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by J W Design, dated August 23, 2013. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule, if any, are highlighted in **bold**.

Façade Region 1	Front (North)	West	East	South	Ordinance Maximum (Minimum)
Brick, natural clay (4")	**0%**	**0%**	**0%**	NA	100% (30% Min)
Thin Brick Veneer (AKA Panel Brick)	**7%**	**85%**	**85%**	NA	0%
Scored CMU (existing, to be painted)	**37%**	0%	0%	NA	0%
Fluted CMU (existing, to be painted)	**41%**	0%	0%	NA	10%
EIFS	10%	0%	0%	NA	25%
Molded Cornice	5%	15%	15%	NA	15%

This project is considered an alteration in accordance with Section 2520.6 of the Façade Ordinance. Section 2520.6 states that the entire façade proposed to be altered shall be subject to Section 2520. The applicant is proposing enhancements to the approximately 50' wide entrance portico. Alterations to the remaining 100' of the existing façade are limited to painting of the existing natural colored fluted and scored block. No sample board was provided for this application.

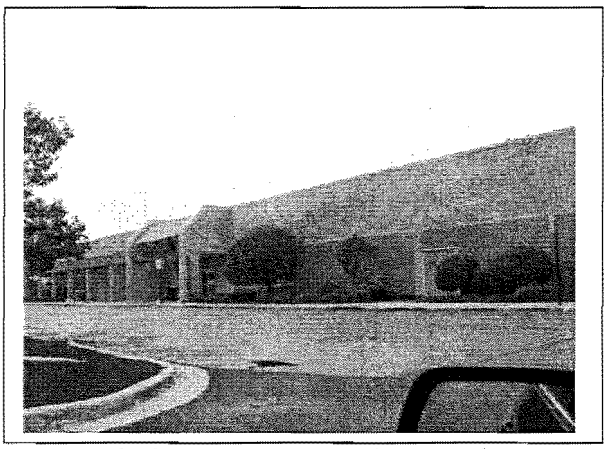
As shown above the minimum percentage of Natural Clay Brick is not provided and the proposed percentage of Thin Brick exceeds the maximum amount allowed by the Façade Chart. The percentages of existing Scored CMU and Fluted CMU, which are proposed to be painted, also exceed the maximum amounts allowed by the Façade Chart. These deviations from the Façade Ordinance would require a Section 9 Waiver.

Field inspection of the project site indicates that several of the storefronts in the shopping center have recently been renovated using red colored natural clay brick and other materials that are consistent with the Façade Ordinance. Only one other storefront within the same shopping center, located directly east of the subject storefront, is constructed of natural colored fluted and scored CMU similar to the subject façade. This combination of non-harmonious materials and colors detracts from the overall appearance of the shopping center.

Adjacent - Left (one store removed)

Adjacent – Right

Existing Home Goods Entrance Portico



Existing Home Goods Facade

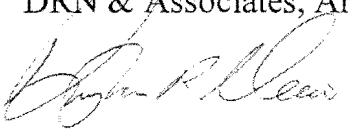
Recommendation – The proposed alteration generally represents an improvement in the existing façade that, to some extent, will increase compatibility with adjacent buildings. A Section 9 Waiver is therefore recommended for the underage of Natural Clay Brick and overage of Thin Brick and painted CMU. This recommendation is contingent upon the applicant providing a sample board indicating carefully coordinated colors that are harmonious with adjacent buildings at least 5 days prior to the Planning Commission meeting.

It is strongly recommended that in lieu of painting portions of the façade, the applicant consider re-facing that area with a continuation of the materials introduced on the entrance portico (Thin Brick). This would achieve a significantly greater degree of compatibility with adjacent buildings and enhance the appearance of the overall shopping center.

The applicant should provide a color sample board showing the colors of all proposed materials.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER

WOODS
CONSTRUCTION INC
6396 Product Drive • Sterling Heights MI 48312 • (586) 939-9991 • Fax (586) 939-9005

September 27, 2013

City of Novi, Planning Commission Members
45175 W. Ten Mile Road
Novi MI 48375

Re: HomeGoods Façade Update

The TJX Corporation (parent company of HomeGoods, TJMaxx and Marshalls) has asked us to act on their behalf on the submittal process for the HomeGoods Façade update at their location on 43635 W. Oaks Drive in Novi.

During the Community Development review process, the question of continuing the panel brick along the remaining portion of the façade came up. We communicated with John Cox, the Vice President of Construction and Fixtures for TJX. He replied that they "simply do not have the dollars in the budget to do this work...we will either do what is on the submitted plan, or we will leave the storefront as it is until our lease is up."

As a clarification, the budget does include painting the existing masonry storefront to match the brick color as closely as possible. Those paint colors have been included in our samples submitted.

We appreciate the opportunity to present this information.

Please advise if you need further information or clarifications.

Sincerely,

John Bodary, President

MAPS
Location
Zoning

JSP13-66 Homegoods Entry Renovation

Location

Map Author: Kristen Kapelanski
Date: 09-30-13
Project: JSP13-66 Homegoods
Version #: 1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

Subject Property

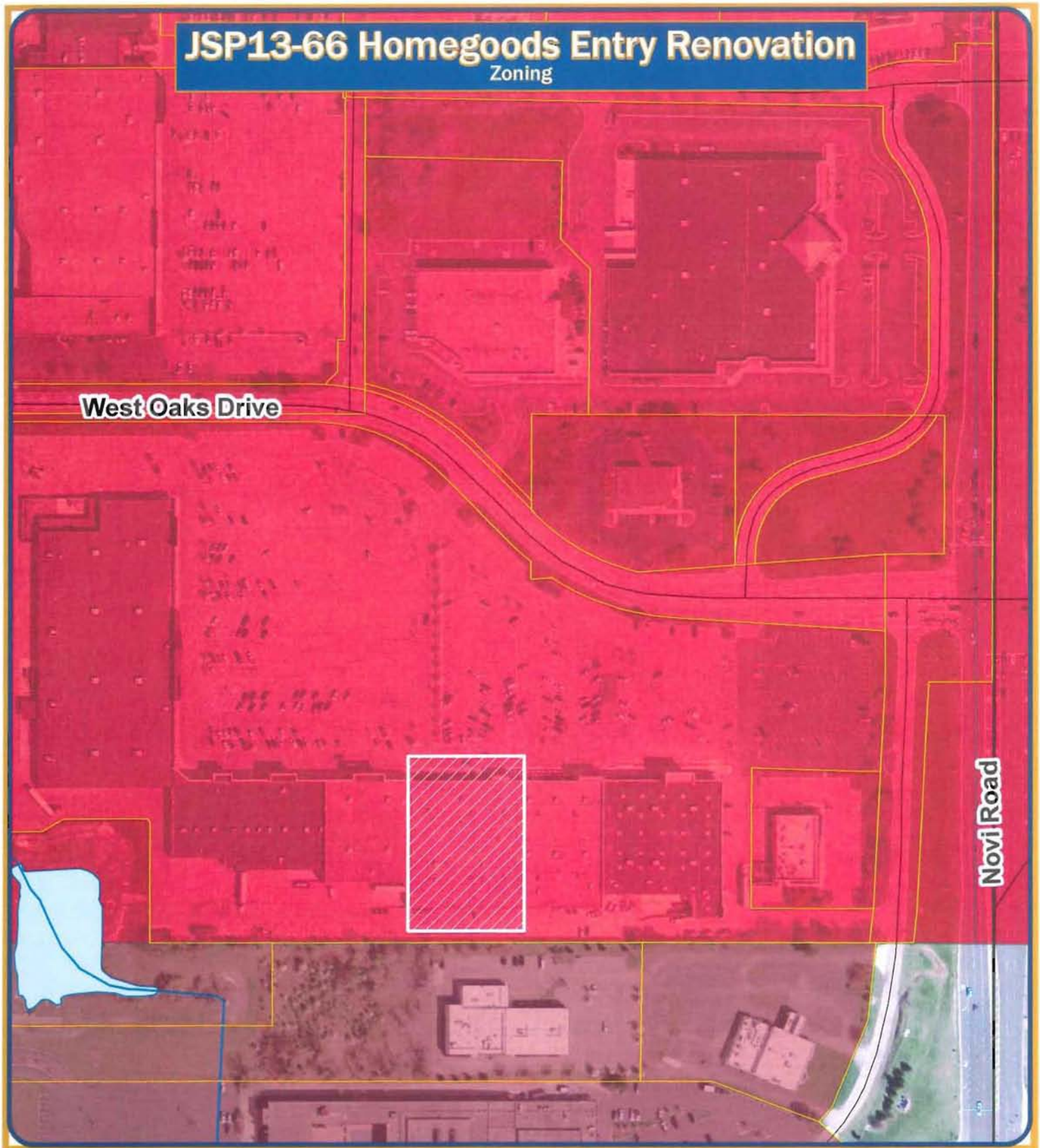
City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Feet
0 40 80 160 240 320

1 inch = 204 feet

JSP13-66 Homegoods Entry Renovation

Zoning



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Date: 09-30-13
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Map Legend

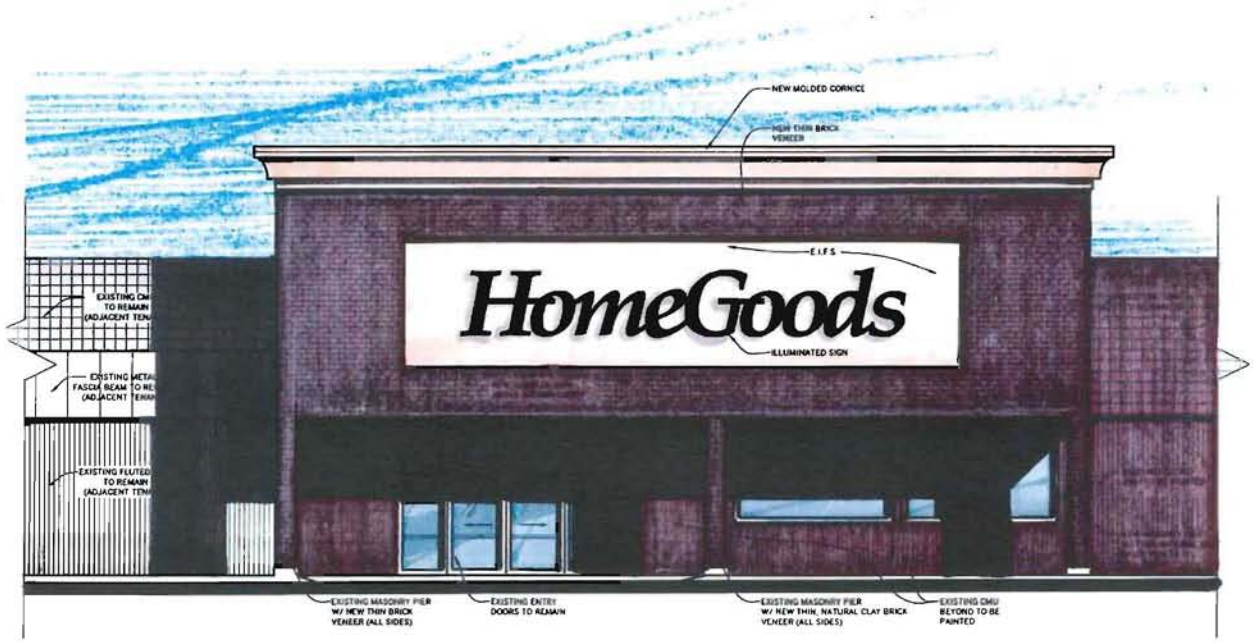
- C: Conference District
- RC: Regional Center District
- Subject Property

City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

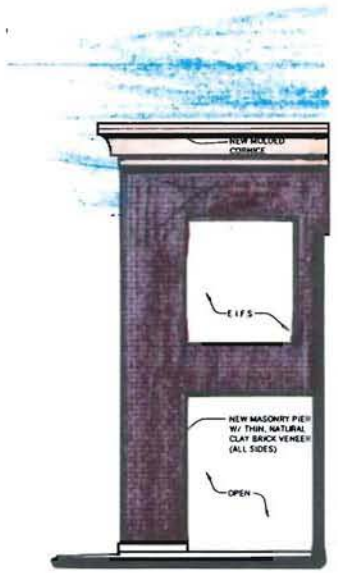
Feet
0 40 80 160 240 320

1 inch = 204 feet

ELEVATIONS



FRONT



SIDE

EXTERIOR ELEVATIONS

SCALE : 0' 1' 2' 4' 8' 16'

JWDesign
www.jwdstudio.com
412 S. WASHINGTON ST, SUITE 100
ROYAL OAK, MICHIGAN 48067
PHONE: (248) 336-2501
FAX: (248) 336-2107
EMAIL: INFO@JWDSTUDIO.COM

CLIENT:
WOODS CONSTRUCTION

PROJECT:
NOVI HOMEGOODS ENTRY RENOVATION

LOCATION:
NOVI, MICHIGAN

12044

HOME GOODS ENTRY RENOVATION

OWNER:
THE TJX COMPANIES, INC.
770 COCHITUATE RD. (550-D2)
FRAMINGHAM, MA 01701

CONTRACTOR:
WOODS CONSTRUCTION
6369 PRODUCT DR.
STERLING HEIGHTS, MI. 48132

PROJECT ADDRESS:
43635 WEST OAK DR.
NOVI, MI. 48377

JWDesign
Architectural Studio
412 S. WASHINGTON ST, SUITE 100
ROYAL OAK, MICHIGAN 48067
PHONE: (248) 336-2501
FAX: (248) 336-2107
EMAIL: INFO@JWDSTUDIO.COM
WEBSITE: WWW.JWDSTUDIO.COM

PROJECT # 12044
SITE PLAN REVIEW
ISSUED: 08/23/13

PROJECT INFORMATION

BUILDING ANALYSIS

HOMEGOODS
EXTERIOR CANOPY RENOVATION
NOVI, MI
08/09/13

GOVERNING CODES
2009 MICHIGAN BUILDING CODE
2012 MICHIGAN MECHANICAL CODE
2009 MICHIGAN PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE

OCCUPANCY
M-MERCANTILE
SPRINKLED BUILDING

SQUARE FOOTAGE

GROSS SQUARE FOOTAGE (GROUND COVER)	28,525
STORAGE, STOCK, SHIPPING AREA	4,839
GRADE FLOOR AREA (OTHER THAN STOCK AREA)	23,686

TYPE OF CONSTRUCTION 601
EXISTING CONSTRUCTION OF MERCANTILE BUILDING, TYPE 2B
STRUCTURAL STEEL COLUMNS AND TRUSSES, WITH MASONRY EXTERIOR WALLS

ALLOWABLE HEIGHT AND BUILDING AREA 503
GROUP M TYPE 2B, SPRINKLED (506.3)
AREA LIMITATIONS 12,500 SQ. FT. + (300% OF 12,500 SQ. FT.) = 50,000 SQ. FT. ALLOWABLE
FLOOR AREA = 28,525 SQ. FT. PROVIDED
IF CLEAR PUBLIC WAYS OR YARDS ARE 60' OR MORE IN WIDTH, THE BUILDING AREA IS UNLIMITED IF FULLY SPRINKLED, ETC. PER 507.2. CALCULATION AND ANALYSIS OF ADDITIONAL SQUARE FOOTAGE ALLOWABLE NOT DONE AS EXISTING SPACE IS BELOW THE MAXIMUM ALLOWED WITH SPRINKLER CALCULATION AND THE PROJECT IS NOT INCREASING THE SQUARE FOOTAGE OF THE EXISTING LANDLORD'S BUILDING.

OCCUPANT LOAD TABLE 1004.1.1

MERCANTILE (GRADE FLOOR AREAS)	23,686 / 30 GROSS =	790 OCCUPANTS
RECEIVING / PROCESSING AREA	4,839 / 300 GROSS =	17 OCCUPANTS
TOTAL OCCUPANT LOAD		807 OCCUPANTS

PROJECT INFORMATION (CONT.)

EGRESS WIDTH 1005.1
EGRESS COMPONENTS (OTHER THAN STAIRS)
807 X 0.2 IN./OCCUPANT
= **161.4" EGRESS WIDTH REQUIRED**

1 – 36" DOORS (33" CLEAR) AND 2 – PAIR OF 36" DOORS (68" CLEAR)
= **169.0" EGRESS WIDTH PROVIDED**

MULTIPLE MEANS OF EGRESS:
1 EXIT OBSTRUCTED CANNOT REDUCE REQ'D WIDTH BY MORE THAN 50%
= **60.6" EGRESS WIDTH REQUIRED**
IF ONE OF THE PAIRS OF 36" DOORS IS OBSTRUCTED, THE PROVIDED WIDTH IS:
1 – 36" DOORS (33" CLEAR) AND 1 – PAIR OF 36" DOORS (68" CLEAR)
= **101.0" EGRESS WIDTH PROVIDED**

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD TABLE 1021.1
OCCUPANT LOAD BETWEEN 501-1,000 REQUIRES A MINIMUM OF 3 EXITS
3 EXITS PROVIDED, TWO PAIRS OF DOUBLE DOORS AND ONE SINGLE DOOR.
(NOTE: CONSTRUCTION REQUIRING TEMPORARY CLOSURE OF THE EXIT DOORS UNDER THE NEW CANOPY, CAN ONLY BE DONE WHEN STORE IS CLOSED, OR THE ACTUAL OCCUPANT LOAD CANNOT EXCEED 500 PERSONS WHICH ALLOWS FOR A MINIMUM OF TWO EXITS)

EXIT ACCESS TRAVEL DISTANCE TABLE 1016.1
MERCANTILE WITH SPRINKLER SYSTEM IS 250 FEET
EXISTING MAXIMUM TRAVEL DISTANCE IS APPROX. 191 FEET

DEFERRED SUBMITTAL ITEMS
STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND COORDINATION FOR COMPATIBILY WITH THE DESIGN OF THE BUILDING. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS DANIEL F. DEREMER, AIA ARCHITECT MICHIGAN LICENSE #27929

ALL DEFERRED SUBMITTALS SHALL INCLUDE THE FOLLOWING STATEMENT OF THE COVER SHEET:

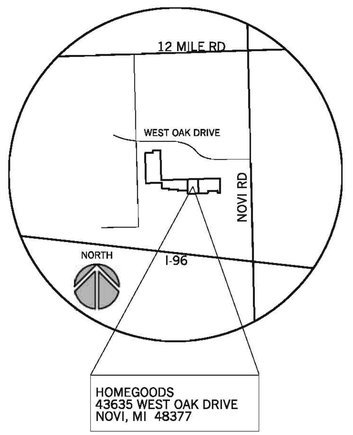
> "THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR NOVI CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL"

SPECIAL INSPECTION STATEMENT
SPECIAL INSPECTIONS SHALL TAKE PLACE BY SPECIAL INSPECTORS FOR SOIL BEARING CAPACITIES, EIFS, STEEL CONSTRUCTION, HIGH STRENGTH BOLTS, AND ENGINEERED MASONRY INCLUDING GROUT AND REINFORCEMENT. THE INSPECTIONS WILL BE PERIODIC OR CONTINUOUS BASED ON INSPECTION REQUIREMENTS FROM TABLE 1704.3, TABLE 1704.5.1AND TABLE 1704.5.3. THE FIRM INTENDED TO BE HIRED FOR THIS PURPOSE IS *TESTING ENGINEERS & CONSULTANTS, INC. TROY, MI.* PER 1704.4 CONCRETE CONSTRUCTION, EXCEPTION 1, SPECIAL INSPECTION FOR THE CONCRETE IS NOT REQUIRED FOR THIS PROJECT. THE SPECIAL INSPECTOR FOR STEEL SHALL VERIFY THE W12X45 BEAM (PER ITEM #14) AS PART OF HIS INSPECTION.

DRAWING INDEX

	08/14/2013 LANDLORD REVIEW	08/23/2013 SITEPLAN REV.								
TABLE OF CONTENTS										
A00.00 - COVER	X	X								
A00.01 - NOTES AND SPECIFICATIONS	X	X								
A01.01 - EGRESS PLAN, SITE PLAN, & NOTES	X	X								
A03.01 - FOUNDATION PLAN & FLOOR PLAN	X	X								
A03.02 - FOUNDATION SECTIONS	X	X								
A04.01 - ROOF PLAN & REFLECTED CEILING PLAN	X	X								
A05.01 - FRAMING PLAN AND DETAILS	X	X								
A06.01 - ELEVATIONS	X	X								
A07.01 - SECTIONS AND DETAILS	X	X								
A07.02 - SECTIONS AND DETAILS	X	X								
A11.01 - STAGING AREA PLAN	X	X								

LOCATION MAP



VICINITY MAP
N.T.S.

CONSULTANTS

STRUCTURAL ENGINEER
DESAI NASR
6765 DALY RD.
WEST BLOOMFIELD, MI. 48322
(248) 932-2010

SHEET CONTENTS:

BUILDING ANALYSIS, INDEX, LOCATION MAP

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

SHEET NUMBER: **COVER**

FIRESTOPPING AND SMOKESTOPPING

SUMMARY
PROVIDE A FIRE BARRIER OR SMOKE BARRIER TO SEAL PENETRATIONS AT PIPES, DUCTS, CONDUIT, CABLES AND WIRES NOT IN CONDUIT, STEEL BEAMS AND JOISTS, AND OTHER JOINTS AND OPENINGS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

QUALITY ASSURANCE
ALL FIRESTOPPING AND SMOKESTOPPING PRODUCTS SHALL BE GOVERNED BY A CURRENT ICBO EVALUATION SERVICE (ICBO ES) OR CABO NATIONAL EVALUATION SERVICE (NES) EVALUATION, ASS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL PACKAGING. CLEARLY IDENTIFY MANUFACTURER, CONTENTS, BRAND NAME, TYPE, AND TESTING AGENCY'S IDENTIFICATION MARK.

MATERIALS
PROVIDE PENETRATION SEAL ASSEMBLIES WHOSE FIRE-RESISTANCE RATING HAVE BEEN DETERMINED BY TESTING IN THE CONFIGURATIONS NECESSARY FOR PROJECT CONDITIONS AND WHICH HAVE FIRE-RESISTANCE RATINGS AT LEAST AS HIGH AS THAT OF THE FIRE-RATED ASSEMBLY IN WHICH THEY ARE TO BE INSTALLED.

PROVIDE PRODUCTS WHICH ALLOW NORMAL EXPANSION AND CONTRACTION MOVEMENT OF THE PENETRATING ITEM WITHOUT FAILURE OF THE PENETRATION SEAL, EMIT NO HAZARDOUS, COMBUSTIBLE, OR IRRITATING BYPRODUCTS DURING INSTALLATION OR CURING PERIOD, AND DO NOT REQUIRE SPECIAL TOOLS FOR INSTALLATION.

USE ANY GUNNABLE OR POURABLE JOINT SEALANT SUITABLE FOR THE SMOKESTOPPING APPLICATION; USE ONLY FULLY CURING TYPES WHERE ACCESSIBLE IN THE FINISHED WORK.

PROVIDE DOOR JAMBS, CASINGS AND MOLDINGS IN SHAPES AND PATTERNS INDICATED ON DRAWINGS. PROVIDE CHANNEL BACKS, EXCEPT AT WINDOW STOOLS AND APRONS. MACHINE SAND FACES AT THE MILL.

CONTACT ADHESIVES SHALL CONFORM TO PS 51, TYPE II WATER-RESISTANT, WATER BASE TYPE, FORMALDEHYDE FREE. WATER BASE TYPE.

SHOP FABRICATE AND ASSEMBLE MILLWORK WHEREVER PRACTICABLE AND FINISH ITEMS OF BUILT-UP MILLWORK. FABRICATE TO WIC ECONOMY GRADE AT SERVICE AND UTILITY SPACES, WIC CUSTOM GRADE ELSEWHERE. SHOP FINISH WORK IN ACCORDANCE WITH WIC MANUAL FOR INDICATED GRADE.

INSTALLATION
BEFORE INSTALLATION IS TO BE IN CONTACT WITH CEMETITIOUS MATERIAL, PRIME AND PAINT SURFACES OF ITEMS OR ASSEMBLIES.

PROVIDE SIZES, MATERIALS AND DESIGNS AS SHOWN ON DRAWINGS. MAKE TIGHT JOINTS, CONSTRUCTED TO CONCEAL SHRINKAGE. MITER ALL CORNERS AND ANGLES AT MOLDINGS AND TRIM.

BACK-PRIME MATERIAL TO BE FRONT PAINTED PRIOR TO INSTALLATION. BACK PRIME FINISH WORK AT ALL EXTERIOR AND DAMP LOCATIONS.

COORDINATE CARPENTRY WITH PLUMBING, MECHANICAL, AND ELECTRICAL WORK TO PROVIDE MEANS TO SUPPORT COMPONENTS AND EQUIPMENT WORK TO PROVIDE MEANS TO SUPPORT COMPONENTS AND EQUIPMENT AND TO PROVIDE SUITABLE OPENINGS THROUGH FRAMING.

STRUCTURAL STEEL

1. Design, fabrication and erection of structural steel shall be in accordance with the American Institute of Steel Construction (AISC) 360 Specification for Structural Steel Buildings and the Steel Construction Manual, Allowable Strength Design ASD.

2. Structural steel shall conform to the following ASTM specifications and minimum yield strength:

W Shapes	A 572 Gr. 50	Fy = 50 KSI
Miscellaneous shapes and plates	A 36	Fy = 36 KSI
Pipe	A 53 Grade B	Fy = 35 KSI

3. Anchor rods shall conform to ASTM F 1554 Grade 36, unless noted Grade 55 or other on drawings.

4. Structural steel bolting shall be ASTM A 325 type N, 3/4" diameter snug tight except where other size, ASTM A 490 N, pre-tensioned or slip critical type bolts are indicated.

5. Welding shall be done with appropriate E70 series electrodes compatible with the new and existing steel. Welds and welding procedures shall conform to the "Structural Welding Code - Steel" of the American Welding Society ANSI/AWS D1.1.

6. Detailing shall be performed using rational engineering design and standard practice in accordance with the Contract Documents. The Typical Details shown are approximate only and do not indicate the required number of bolts or weld sizes, unless specifically noted.

7. Contractor shall submit for review, engineered drawings showing shop fabrication details, field assembly details and erection diagrams for all structural steel. Show at minimum all details included in these contract documents with additional erection details as required to completely define the interconnection of structural steel pieces.

8. Fabricator shall be AISC Certified or have an AISC equivalent Quality Assurance program as certified by a qualified independent testing agency.

9. Anchor rods, base plates and bearing plates shall be located and built into connecting work, pre-set by templates or similar method prior to concrete placement. Plates shall be set in full beds of non-shrink grout.

10. The length, dimension and connection detail from new structural member to existing structures shall be field verified before fabrication. Field modifications to the fabricated member or connection are not allowed without prior approval by the Structural Engineer. Contractor shall submit sketches or shop drawings detailing proposed modifications for approval.

11. Non-Composite beam connections shall be capable of supporting minimum 50% of the Maximum Total Uniform Load, AISC Steel Construction Manual, unless specifically noted on the drawings.

12. Simple shear connections shall be capable of end rotation as per the requirements of the AISC Specification, Simple Connections, Specification Section J1.2 and Manual Part 10.

13. Connections shall be shop welded in accordance with latest AWS Specifications for E70XX electrodes and field bolted with ASTM A 325 or ASTM A 490 bolts.

14. 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.

15. Contractor shall Install A325 and A490 bolts in accordance with the "Specification for Structural Joints Using ASTM A 325 or A 490 Bolts." Snug tight condition shall be achieved using an impact wrench, to bring the connected plies into firm contact, except where noted as, slip critical, pre-tensioned or finger tight.

16. Where field welding to existing structural steel is indicated, contractor shall thoroughly clean all surfaces to receive weld, removing rust, paint, dirt and other foreign matter in area of work. Provide fire watch protection acceptable to the owner.

17. Beams shall be fabricated with the natural camber up. Provide cambers as indicated on the drawings.

18. Stiffener plates and bearing stiffeners are to be provided in pairs.

19. Secondary steel framing supporting exterior façade shall have connections with minimum 1.0" lateral and ½" vertical adjustment - allowance each direction from center of attachment point. Contractor shall provide slotted holes and shims as required to provide adjustment.

20. Wood blocking shall be fastened to adjacent steel members using minimum 0.177 inch diameter power actuated fasteners or equivalent fasteners coordinated with the steel thickness. Install 2 fasteners 3" minimum spacing across the member spaced along the length at 24" o.c.

21. Clean steel per SSPC-SP3 and shall 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 connectors.

22. Steel above the roof and outside the building envelope (exposed to weather) shall be cleaned per SSPC-SP6 and hot dip galvanized.

23. Contractor shall control erection procedures and sequences with relation to temperature differentials, especially with respect to structural steel framing into concrete walls, beams or columns.

24. Contractor shall provide temporary bracing as required to ensure stability of the structure under full design loads until the permanent bracing is in place. Provide necessary shoring where required during construction.

25. The steel frame is self supporting for lateral loads after:

a. Connections, braces and moment frames have been completely welded and bolted.
b. Concrete strength, f'c, of the slab has attained 3000 psi.
c. Masonry bearing and shear walls have reached design strength.

26. Shop and Field Testing of welds and/or bolts shall be as follows:

a. All welds shall be visually inspected. 15% at random shall be measured.
b. Fillet welds for beam and girder shear connection plates (10% at random) shall be checked by magnetic particle (ASTM E709) for final pass only.
c. Check 100% of continuity plate fillet welds by magnetic particle on last layers.
d. Ultrasonically test 100% of full penetration welds (ASTM E94 & E1032).
e. Ultrasonically test 100% of partially penetration column splice welds.
f. Visually inspect that all bolted connections are made with proper fastener components, are fabricated properly and the bolted joint is drawn into firm contact.
g. Check by calibrated torque wrench 25% of bolts in each slip critical shear connection, but not less than two (2) bolts per connection.
h. Inspect all expansion anchors and adhesive (epoxy) anchors according to manufacturer's recommendations. Pull test minimum 5% and minimum 2 of each application of location and anchor type.
i. Ultrasonically test for laminations in column flanges at moment connections to columns with flanges over 1_1/2 inch thickness. Test prior to fabrication, after fabrication and after final field welding of beam to column flange.

27. Welding shall be inspected by an AWS Certified Welding Inspector (CWI).

28. Contractor shall schedule work to allow the above testing requirements to be completed

COLD FORMED METAL FRAMING

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

2. ALL MATERIAL SHALL CONFORM TO ASTM A1003, WITH MINIMUM YIELD POINT OF 33 KSI FOR 18 GAUGE AND 50 KSI FOR 16 GAUGE AND HEAVIER MATERIAL, AND SHALL HAVE GALVANIZED COATING CONFORMING TO ASTM A653-G60

3. ALL WELDING SHALL CONFORM TO AWS D1.3 SPECIFICATIONS FOR WELDING SHEET STEEL STRUCTURES, AND AWS D19.0 WELDING ZINC COATED STEEL.

4. UNLESS SPECIFICALLY NOTED, ALL MATERIAL SHALL BE OF A MINIMUM 18 GAUGE THICKNESS, AND SHALL MEET THE DEFLECTION REQUIREMENTS OF THE FINISH MATERIAL TO BE ATTACHED TO THE COLD FORMED METAL FRAMING WORK - DEFLECTION OF COLD FORMED METAL STUDS - UNDER WIND LOADS - SERVING AS BACK UP FOR BRICK VENEER SHALL NOT EXCEED SPAN/720. WHEN NOT SPECIFICALLY DESIGNED, THE CONTRACTOR SHALL SUBMIT CALCULATIONS AND LAYOUT FOR STUD SIZE, SPACING AND CONNECTION PREPARED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF MICHIGAN FOR REVIEW BY THE ARCHITECT/ENGINEER.

5. ALL STUDS AND JOISTS SHALL BE INSTALLED AT SPACING INDICATED ON THE DRAWINGS, UNLESS NOTED, EACH SIDE OF THE OPENINGS SHALL BE FRAMED WITH DOUBLE STUDS.

6. ALL STUDS AND JOISTS SHALL HAVE A BRIDGING LINE INSTALLED AT A MAXIMUM DISTANCE OF 4'_0" AND 5'_0" RESPECTIVELY.

7. ALL JOISTS SHALL HAVE WEB STIFFENERS AT REACTION POINTS AND CONCENTRATED LOADS.

8. STRUCTURAL CONNECTIONS OF COLD FORMED METAL FRAMING MEMBERS SHALL BE MADE PER MANUFACTURER'S RECOMMENDATIONS, ADEQUATE TO CARRY THE IMPOSED LOADS, AND CONFORMING TO THE AISI AND AWS SPECIFICATIONS.

POST INSTALLED ANCHORS

1. Post installed anchors include all mechanical and adhesive anchors noted on Construction Documents. All post installed anchors shall conform to AC-193 for mechanical anchors and AC-308 for adhesive anchors.

2. Use only code approved anchors with valid ICC-ESR evaluation report for use in base material shown on the Construction Documents. Submit ICC-ESR evaluation report to Structural Engineer and Special Inspection Agent for approval.

3. Installer of post installed anchors shall be trained by anchor manufacturer.

4. Clean existing concrete surface to solid structural concrete. Grind smooth for full steel contact and to prevent gaps between steel and concrete. Alternatively, provide non-shrink grout in all voids between steel and base material.

5. Drill smaller diameter pilot hole in existing concrete and check for existing reinforcing. Do not cut or damage existing reinforcing.

6. If existing reinforcing is found, shift hole to avoid existing reinforcing. Submit location of new hole to Structural Engineer for review.

7. Install mechanical anchors and adhesive anchors in strict accordance with manufacturer's written recommendations and procedure detailed in ICC-ESR evaluation report.

8. Special Inspections are required for all mechanical and adhesive anchors. Inspect and test post installed anchors as specified in ICC-ESR evaluation report.

9. The following anchors are approved. Submittals for alternative equal anchors will be reviewed by Structural Engineer and approved at their discretion.

Anchor Type:	Approved Anchor	Maximum Diameter	Base Material
Screw Anchors	Hilti Kwik HUS-EZ	5/8"	Concrete
Steel Drop-In Anchor	Hilti HDI/HDI-L	3/4"	Precast Concrete
Expansion Anchors	Hilti Kwik Bolt TZ	3/4"	Concrete
	Hilti Kwik Bolt 3	3/4"	Concrete (un-cracked only)
Adhesive Anchors	Hilti HIT-HY MAX-SD + HAS	1"	Concrete
	Hilti HIT-HY MAX-SD + REBAR	#10	Concrete
	Hilti HIT-HY MAX-SD + HAS	5/8"	Grouted Masonry
	Hilti HIT-HY 20	5/8"	Hollow Masonry

MASONRY

1. Concrete masonry has been designed in accordance with MBC, ACI 530, Building Code Requirements for Masonry Structures and shall be constructed in accordance with ACI 530.1, Specifications for Masonry Structures.

2. Concrete Masonry to have a minimum 28-day compressive strength FM'=1,500 PSI U.O.N.

3. Concrete Masonry units shall conform to the following standards:

a. Load_Bearing Units:	ASTM C90	
b. Medium Weight Units:		105 to 125 PCF
c. Normal Weight Units:		greater than 125 PCF

4. Load-bearing Concrete Masonry units shall be at minimum medium weight units, unless noted otherwise.

5. Mortar for all masonry shall conform to ASTM C270 with minimum compressive strength of 1,800 PSI. Mortar below grade shall be type M. Elsewhere mortar may be either type M or S unless specifically indicated otherwise. Use either Portland cement/lime or masonry cement for mortar.

6. Grout shall conform to ASTM C476 with minimum 28-day compressive strength of 3000 PSI.

7. Steel bar reinforcement shall conform to ASTM A615, grade 60. Horizontal joint reinforcement shall be "Ladder" type with W1.7 diameter longitudinal bars.

8. Vertical cells containing reinforcing and grout shall form a continuous cavity, free of mortar droppings.

9. Horizontal bond beam and vertical reinforcing shall be continuous U.O.N. Lap splice reinforcing per the schedule or use mechanical splices adequate for 125% of specified yield strength of the bar. Lap vertical reinforcement with minimum dowels of same size and spacing that have been previously installed in the foundations. Dowel embedment in concrete shall conform to the requirements of the concrete notes.

BAR SIZE	LAP SPLICE LENGTH
#4	24"
#5	30"
#6	48"
#7	Provide mechanical splice

10. Reinforcing bars shall be held in position by wire ties or other approved means to insure design location and lap. Place bars and lap prior to grouting.

11. Grouting of masonry walls shall conform to recommended procedure for "low lift grouting" or "high lift grouting" as outlined in the NCMA-TEK 3-2A - grouting for concrete masonry walls and ACI 530/ASCE 5 Specification for Masonry Structures. Grout lifts shall not exceed 5 feet without mechanically consolidated (vibrated) grout pours.

12. Lifts of grout shall be keyed 4 inches into the previous course of masonry below.

13. Masonry below grade shall be grouted solid.

14. Sampling and Testing of mortar and grout shall be in accordance ASTM C 780 - ASTM C 1019 - respectively.

15. Construction and testing of masonry prisms shall be in accordance with the procedure outlined in the ASTM C 1314.

16. Special inspection of masonry construction is required. Refer to project specifications and ACI 530 for quality assurance requirements. Special inspection shall include at minimum:

a. Mortar and grout testing.
b. Reinforcement placement and lap verification.
c. Verification of clear grout space prior to grouting.
d. Verification of proper grouting procedures. (grout lift and consolidation)

17. Contractor shall brace masonry walls to resist wind loads until floors and roofs are in place, and the masonry has reached 75% of the required strength F'M. Bracing shall be provided in accordance with OSHA - Construction Safety Standards for Masonry Wall Bracing and NCMA TEK 3-4B - "Bracing Concrete Masonry Walls during Construction."

18. Contractor shall shore masonry walls above masonry bond beam lintels until the masonry is placed full height and has reached the required strength.

CAST-IN-PLACE CONCRETE

SUMMARY
PROVIDE CAST-IN-PLACE CONCRETE FOR GENERAL BUILDING CONSTRUCTION INCLUDING SLAB ON GRADE, EQUIPMENT PADS AND BASES.

QUALITY ASSURANCE
COMPLY WITH PROVISIONS OF THE FOLLOWING CODES AND STANDARDS, LATEST EDITIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED: ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS; ACI 302.1R, GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION; ACI 304, GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE; ACI 305R, HOT WEATHER CONCRETING; ACI 306.1, SPECIFICATION FOR COLD WEATHER CONCRETING; ACI 308, STANDARD PRACTICE FOR CURING CONCRETE; ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND CRSI MANUAL OF STANDARD PRACTICE. EMPLOY AN INDEPENDENT TESTING AGENCY TO DESIGN CONCRETE MIXES AND TO PERFORM MATERIAL EVALUATION TESTS. PROVIDE 7 AND 28 DAY CYLINDER TESTS. COMPLY WITH ASTM C 143, C 173, C 31 AND C 39.

MATERIALS
CONCRETE DESIGN MIXES, ASTM C 94M 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
1. INTERIOR SLABS ON GRADE: 3,000 PSI
2. EXTERIOR SITE CONCRETE AND PADS EXPOSED TO WEATHER: 4,000 PSI

PLYWOOD OR METAL PANEL FORM WORK SUFFICIENT FOR STRUCTURAL AND VISUAL REQUIREMENTS.

REINFORCING MATERIALS OF REINFORCING BARS; ASTM A 615, GRADE 60 DEFORMED; STEEL WIRE, ASTM A 82; STEEL WIRE FABRIC, ASTM A 185, WELDED.

CONCRETE MATERIALS OF ASTM C 150, TYPE 1, PORTLAND CEMENT; POTABLE WATER; NORMAL WEIGHT AGGREGATES, ASTM C 33; FLY ASH, ASTM C 618, TYPE F.

CONCRETE ADMIXTURES CONTAINING LESS THAN 0.1 PERCENT CHLORIDE IONS; AIR-ENTRAING ADMIXTURE, ASTM C 260, FOR EXTERIOR EXPOSED CONCRETE AND FOUNDATIONS EXPOSED TO FREEZE-THAW; WATER-REDUCING ADMIXTURE, ASTM C 494, TYPE A; HIGH-RANGE WATER-REDUCING ADMIXTURE, SUPER-PLASTICIZER, ASTM C 494, TYPE F OR G; WATER-REDUCING, ACCELERATING ADMIXTURE, ASTM C 494, TYPE E; WATER-REDUCING, RETARDING ADMIXTURE, ASTM C 494, TYPE D.

AUXILIARY MATERIALS OF GALVANIZED SHEET STEEL REGULATES, MINIMUM 26 GAGE; WATER STOPS MANUFACTURED RECTANGULAR OR TRAPEZOIDAL STRIP; VAPOR RETARDER, ASTM E 154 POLYETHYLENE SHEET, 6 MILS; LIQUID MEMBRANE-FORMING CURING COMPOUND, ASTM C 309, TYPE 1, CLASS B.

CONCRETE FINISHES FOR FORMED SURFACES EXPOSED TO VIEW SHALL BE SMOOTH FORM FINISH.

CONCRETE FINISHES FOR MONOLITHIC SLABS SHALL BE TROWEL FINISH FOR SURFACES TO BE EXPOSED TO VIEW; NON-SLIP BROOM FINISH FOR EXTERIOR CONCRETE PLATFORMS, STEPS, OR WALKWAYS.

INSTALLATION
COMPLY WITH ASTM C 94. CHAMFER EXPOSED EDGES/CORNERS TO PROVIDE STRAIGHT LINES. TOLERANCE OF PLUS ⅛" IN 10'-0" FOR GRADE, ALIGNMENT, AND STRAIGHTNESS. CONSTRUCTION JOINTS SHALL BE PROVIDED BETWEEN SLABS AND VERTICAL ELEMENTS. CONTROL JOINTS SHALL BE PROVIDED SAWN OR TOOLED JOINTS OR REMOVABLE INSERTS STRIPS; DEPTH EQUAL TO ¼ SLAB THICKNESS. PLACE VAPOR BARRIER ON PREPARED SUBGRADE AND COVER WITH 4 INCHES GRANULAR FILL PRIOR TO PLACING SLABS ON GRADE. INSTALL SEALER/HARDENER FINISH FOR EXPOSED AND OTHERWISE UNFINISHED INTERIOR CONCRETE FLOORS. CURE AND PROTECT WORK.

CONCRETE PAVING

SUMMARY
PROVIDE CAST-IN-PLACE CONCRETE PAVING PREPARED SUBBASE FOR WALKWAYS AND DRIVEWAY APRONS.

QUALITY ASSURANCE
COMPLY WITH GOVERNING CODES AND REGULATIONS.

MATERIALS
FORM MATERIALS OF PLYWOOD, METAL , METAL-FRAMED PLYWOOD, OR OTHER PANEL-TYPE MATERIALS.
STEEL REINFORCEMENT WIRE MESH OF WELDED PLAIN STEEL WITRE FABRIC, ASTM A 185; REINFORCING BARS OF DEFORMED STEEL BARS, ASTM A 615, GRADE 60; JOINT DOWEL BARS OF PLAIN STEEL BARS, ASTM A 615, GRADE 60.
CONCRETE TO BE OF ASTM C 150 TYPE 1, PORTLAND CEMENT; ASTM C 33, NORMAL WEIGHT AGGREGATES; POTABLE WATER. DESIGN MIX OF ASTM C 94, 300 PSI, 28 DAY MINIMUM; AIR CONTENT 5 TO 8 PERCENT; STANDARD FINISH.
ADMIXTURES CERTIFIED BY MANUFACTURER TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY MASS OF CEMENT AND TO BE COMPATIBLE WITH OTHER ADMIXTURES; AIR ENTRAINING ADMIXTURE, ASTM C 260; WATER-REDUCING ADMIXTURE, ASTM C 494.
EXPANSION AND ISOLATION JOINT FULLER STRIPS OF ASTM D 1751, ASPHALT-SATURATED CELLULOSE FIBER, OR ASTM D 1752, CORK. ANCHOR BOLTS OF ASTM A 307, GRADE A THREADED BOLTS. CURING AND SEALING COMPOUND OF ASTM C 309, TYPE 1, CLASS B.

INSTALLATION
PREPARE SURFACE BY PROOF-ROLLING PREPARED SUBBASE, AND REMOVE LOOSE MATERIAL FROM SURFACE. SET, BRACE AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. ACCURATELY POSITION AND SUPPORT REINFORCEMENT, AND SECURE AGAINST DISPLACEMENT. SET WIRE TIES WITH ENDS DIRECTED INTO CONCRETE. INSTALL WELDED WIRE FABRIC IN LENGTHS AS LONG AS PRACTICABLE; LAP AT LEAST ONE FULL MESH, AND LACE SPLICES WITH WIRE. LOCATE AND INSTALL CONSTRUCTION, ISOLATION, CONTRACTION, AND EXPANSION JOINTS AS INDICATED. COMPLY WITH RECOMMENDATIONS IN ACI 304R FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE. PLACE CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS. BEGIN THE SECOND FLOATING OPERATION WHEN BLEED-WATER SHEEN HAS DISAPPEARED AND THE CONCRETE SURFACE HAS STIFFENED SUFFICIENTLY TO PERMIT OPERATIONS. BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE. CURE CONCRETE BY ONE OR A COMBINATION OF METHODS.

DEMOLITION NOTES

1. ALL WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO START OF DEMOLITION.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VISITING THE JOB SITE AND FAMILIARIZING THEMSELVES WITH EXISTING CONDITIONS PRIOR TO START OF WORK. DO NOT SCALE DRAWINGS.
4. THE CONTRACTOR SHALL ENSURE STABILITY OF THE STRUCTURE (IN AREAS OF WORK BEING PERFORMED) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OT THE CONTRACT. PROVIDE AL NECESSARY TEMPORARY PROTECTION TO ENSURE SAFETY OF THE GENERAL PUBLIC DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, LICENSES, TAXES AND INSPECTIONS NECESSARY FOR THE COMPLETION OF THEIR WORK.
7. THE CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE (S). PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
8. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS AND PEDESTRIANS.
9. ALL DEBRIS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE CONTRACTOR.
10. ALL PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE OF EXISTING MATERIALS AND CONSTRUCTION TO REMAIN.
11. THE CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
12. THE CONTRACTOR SHALL KEEP NOISE, DUST, ETC. TO A MINIMUM STANDARD AS SET FORTH BY THE OWNER AND LOCAL REGULATIONS.
13. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES AFFECTED BY THE DEMOLITION WORK. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL PRIOR TO THIS WORK.
14. THE CONTRACTOR SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. ALL MATERIAL SHALL BE INSTALLED/APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VISITING THE JOB SITE AND FAMILIARIZING THEMSELVES WITH EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION. DO NOT SCALE DRAWINGS, USE FIGURE DIMENSIONS ONLY.
4. THE CONTRACTOR SHALL ENSURE STABILITY OF THE STRUCTURE (IN AREAS OF WORK BEING PERFORMED) AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT. PROVIDE ALL NECESSARY TEMPORARY PROTECTION TO ENSURE SAFETY OF THE GENERAL PUBLIC DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, LICENSES, TAXES AND INSPECTIONS NECESSARY FOR THE COMPLETION OF THEIR WORK.
7. ALL ITEMS SHALL BE AS SPECIFIED OR ARCHITECT APPROVED EQUAL.
8. SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION/APPLICATION/ERECTION.
9. ALL DEBRIS SHALL BE LEGALLY DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
10. ALL PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING MATERIALS AND CONSTRUCTION TO REMAIN.
11. CONTRACTOR SHALL CUT AND PATCH EXISTING WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO COMPLETE WORK. (WHERE APPLICABLE)
12. CONTRACTOR SHALL KEEP NOISE, DUST, ETC. TO A MINIMUM STANDARD AS SET FORTH BY THE OWNER AND GOVERNMENT REGULATIONS.
13. DESIGN CHANGES: IF THERE ARE ANY CHANGES PROPOSED DUE TO FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN ADVANCE OF THE CONSTRUCTION CHANGE BY PRESENTING A WRITTEN DESCRIPTION OF THE PROPOSED CHANGE FOR APPROVAL.
14. ANY EXISTING FIRE RATED ASSEMBLIES TO REMAIN ARE TO BE LEFT INTACT. IF ANY DAMAGE TO THE FIREPROOFING OCCURS DURING CONSTRUCTION, CONTRACTOR TO REPAIR TO MAINTAIN EXISTING FIRE RATING.
15. ALL EXTERIOR FINISHES AND COLORS ARE TO BE SELECTED BY THE ARCHITECT PRIOR TO FINISHING OR PAINTING.
16. ALL EXISTING LIGHTING FIXTURES TO BE REMOVED DURING CONSTRUCTION AND REINSTALLED IN NEW LOCATIONS AS NOTED.

FOUNDATIONS

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.

2. PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS.

3. COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FOR SAFETY PROVISIONS.

4. TOP OF SPREAD FOOTING ELEVATIONS NOTED ON PLAN ARE MINIMUM ELEVATIONS. IN ALL CASES FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 4,000 PSF.

5. SIDES OF FOUNDATIONS SHALL BE FORMED UNLESS CONDITIONS PERMIT EARTH FORMING. FOUNDATIONS POURED AGAINST THE EARTH REQUIRED THE FOLLOWING PRECAUTIONS: SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER AND CLEAN UP SLOUGHING BEFORE AND DURING CONCRETE PLACEMENT.

6. FOOTINGS SHALL BE CENTERED UNDER COLUMNS AND WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE DRAWINGS.

7. NO FOOTINGS OR SLABS SHALL BE PLACED ON OR AGAINST SUB-GRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST, HOWEVER SLIGHT, ENTER A FOOTING EXCAVATION AFTER SUB-GRADE APPROVAL, THE SUB-GRADE SHALL BE RE_INSPECTED BY THE GEOTECHNICAL ENGINEER/ TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.

8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE BEFORE AND AFTER PLACING OF CONCRETE UNTIL THE FULL BUILDING ENCLOSURE IS COMPLETED AND HEATED.

9. EXCAVATED MATERIAL SHALL BE LEGALLY DISPOSED OFF THE OWNER'S PROPERTY OR STORED AT THE SITE OR USED FOR BACKFILLING OPERATIONS AS REQUIRED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND PROJECT SPECIFICATION REQUIREMENTS.

10. CONTRACTOR SHALL FURNISH ALL REQUIRED DE-WATERING EQUIPMENT TO MAINTAIN A DRY EXCAVATION UNTIL BACKFILL IS COMPLETE.

11. WHERE NEW FOOTINGS ARE ADJACENT OR ABUT EXISTING FOUNDATIONS, CAREFULLY HAND EXCAVATE AND DETERMINE BOTTOM OF EXISTING FOUNDATION. IF DIFFERENT THAN ANTICIPATED, ADJUST NEW FOUNDATIONS TO MATCH EXISTING. IN NO CASE SHALL THE NEW FOOTING BE LOWER THAN THE EXISTING WITHOUT PROTECTION AGAINST UNDERMINING SUCH AS UNDERPINNING OR SHORING.

12. FOUNDATION BEARING SOILS SHALL BE INSPECTED BY A QUALIFIED SOILS ENGINEER. THE TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, IDENTIFICATION OF SOILS AT AND BELOW THE FOUNDATION BEARING LEVEL, AND THE ALLOWABLE BEARING CAPACITY OF THESE SOILS.

13. A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN SHALL INSPECT THE CONDITION AND ASSURE THE ADEQUACY OF ALL SUBGRADES, FILLS, BACKFILLS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS AND WALLS. HE SHALL SUBMIT REPORTS TO THE ARCHITECT/ENGINEER DESCRIBING HIS INVESTIGATIONS, INCLUDING ANY NON-CONFORMING WORK.

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KEY PLAN:

CLIENT:

WOODS CONSTRUCTION
6369 PRODUCT DR.
STERLING HEIGHTS, MI. 48132

PROJECT:

NOVI HOMEGOODS ENTRY RENOVATION
43635 WEST OAK DR.
NOVI, MI. 48377

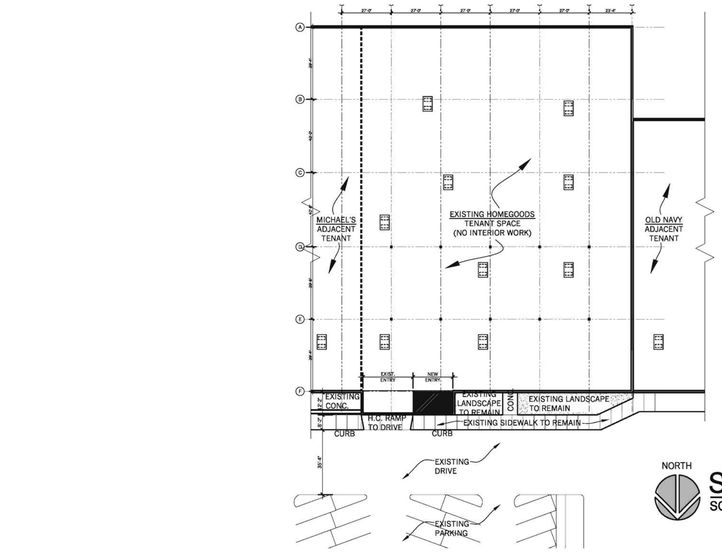
SHEET CONTENTS:

NOTES AND SPECIFICATIONS

DATE:	DESCRIPTION:	DRAWN BY:
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS
DATE:	DESCRIPTION:	DRAWN BY:

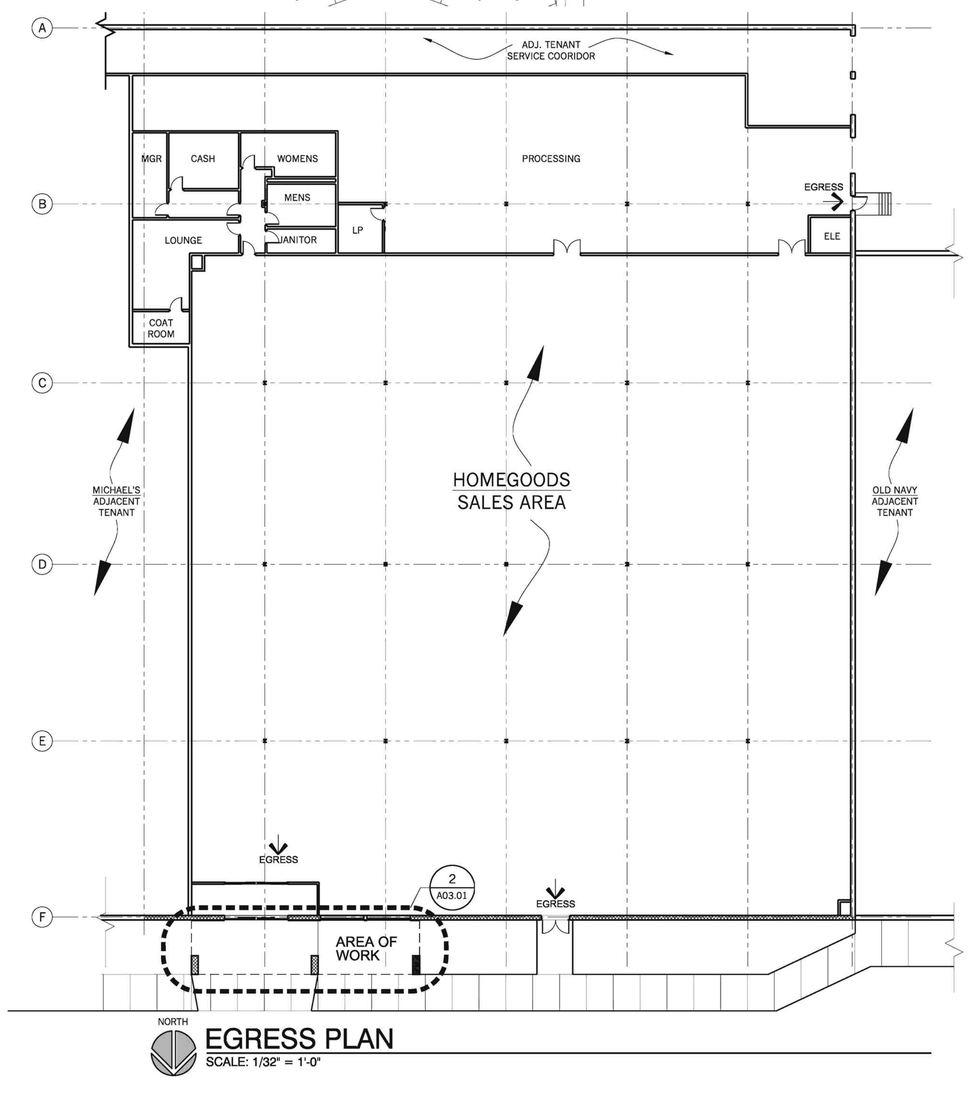
THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING ALL RESPONSIBILITY AND LIABILITY IN SAID DISCREPANCIES. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS.

JWD PROJECT NUMBER: 12044
SHEET NUMBER: **A00.01**



NORTH

SITE PLAN
SCALE: 1:40



NORTH

EGRESS PLAN
SCALE: 1/32" = 1'-0"

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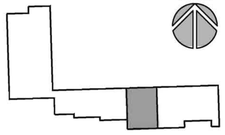
KEY PLAN:



CLIENT:

WOODS CONSTRUCTION
6369 PRODUCT DR.
STERLING HEIGHTS, MI. 48132

PROJECT:

NOVI HOMEGOODS ENTRY RENOVATION
43635 WEST OAK DR.
NOVI, MI. 48377

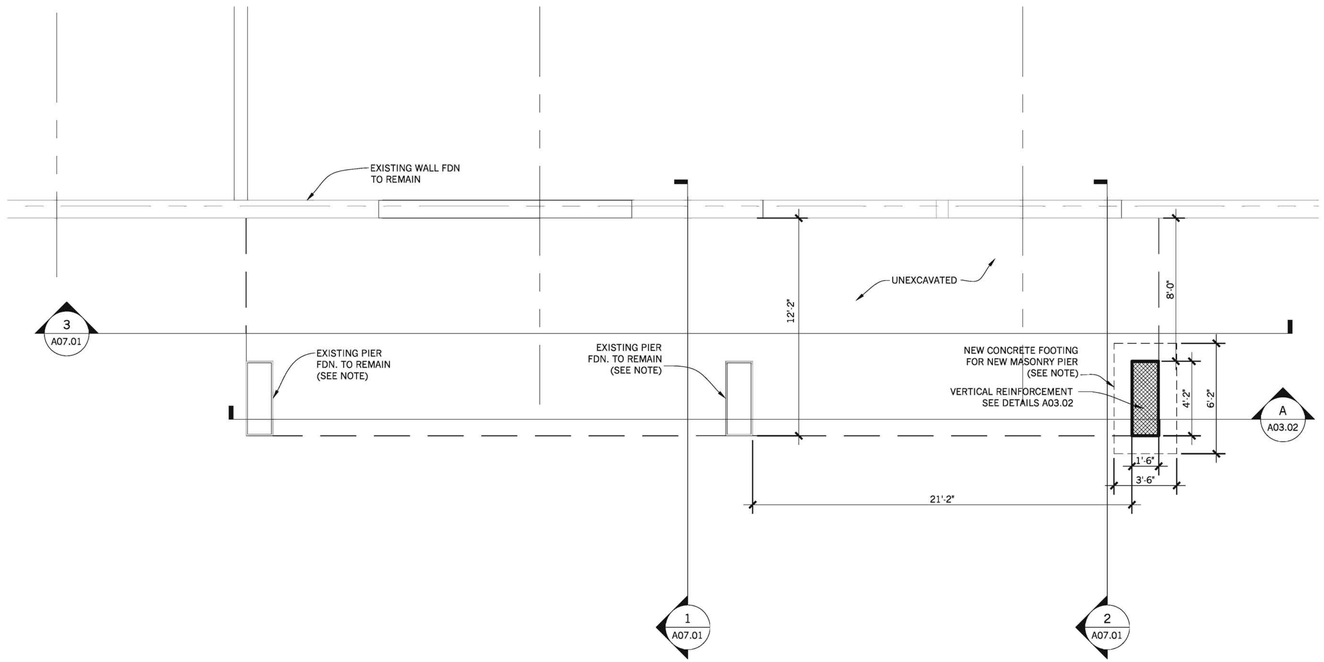
SHEET CONTENTS:

EGRESS PLAN AND SITE PLAN

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

SHEET NUMBER: **A01.01**

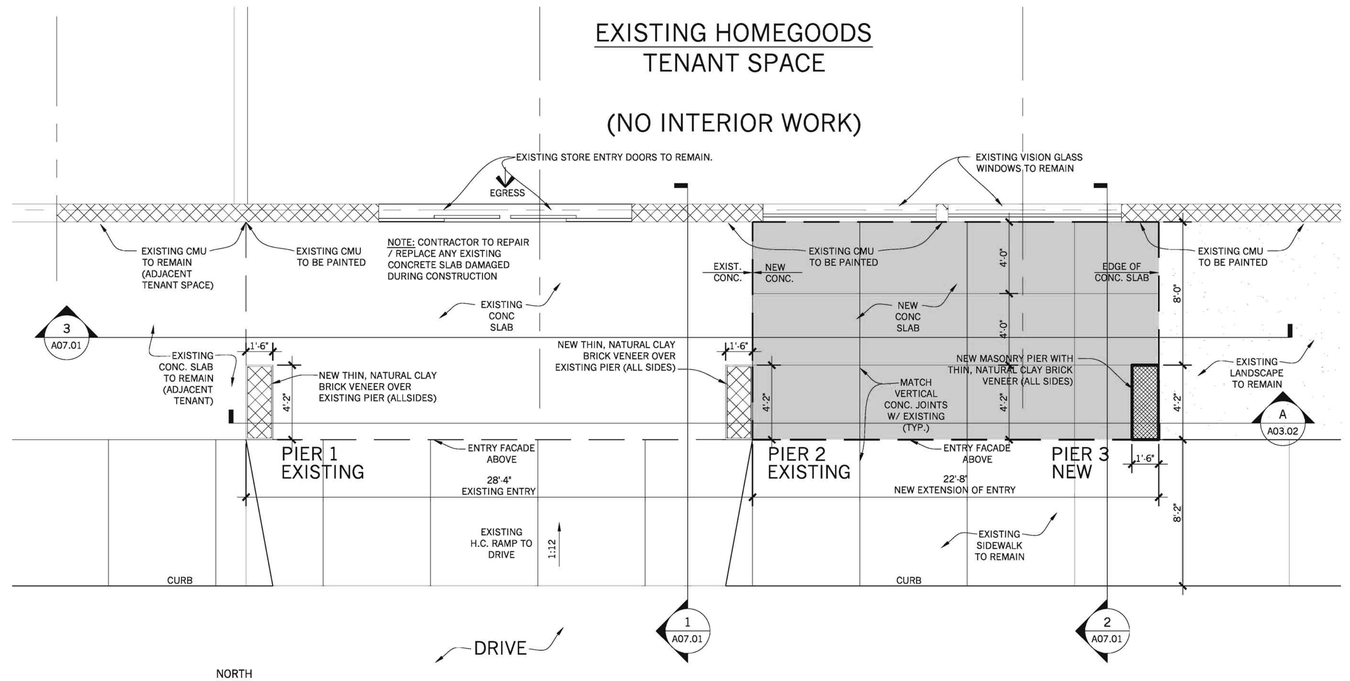


NORTH

1 FOUNDATION PLAN

A03.01 SCALE: 1/4" = 1'-0"

NOTE:
CONTRACTOR TO EXCAVATE FOR NEW PIER FOOTING TO MIN. 42" BELOW GRADE AND PROVIDE WRITTEN SOIL BEARING REPORT OF BEARING CAPACITY. IF SOIL BEARING CAPACITY IS 4000 PSI OR BETTER, EXISTING CONFIGURATION OF PIER 1 AND PIER 2 IS ADEQUATE (PER ENGINEER'S REPORT). IF SOIL BEARING CAPACITY IS LESS THAN 4000 PSI, CONTACT ARCHITECT AND EXCAVATION OF EXISTING PIERS FOR UNDERPINNING WILL BE REQUIRED AND ENGINEERING FOR UNDERPINNING SYSTEM WILL BE PROVIDED.



NORTH

2 FLOOR PLAN

A03.01 SCALE: 1/4" = 1'-0"

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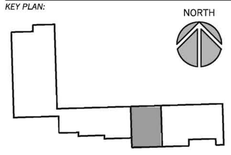
KEY PLAN:



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43635 WEST OAK DR.
NOVI, MI. 48377

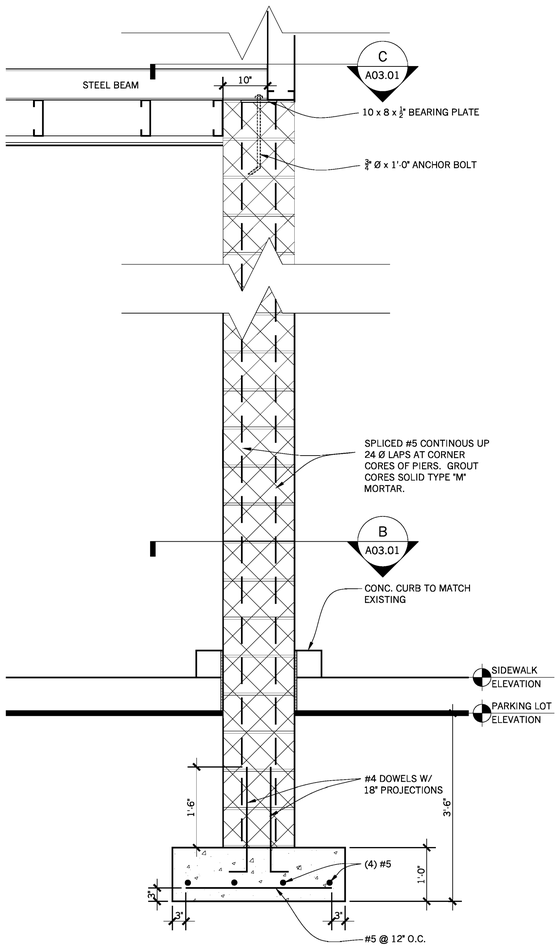
SHEET CONTENTS:

FOUNDATION PLAN & FLOOR PLAN

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

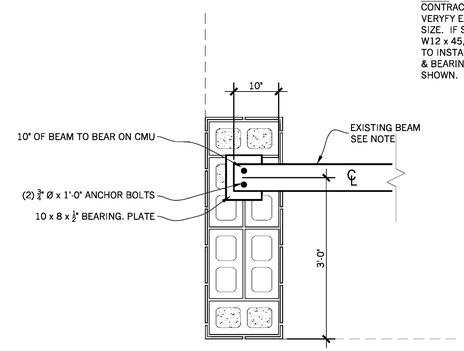
SHEET NUMBER: **A03.01**



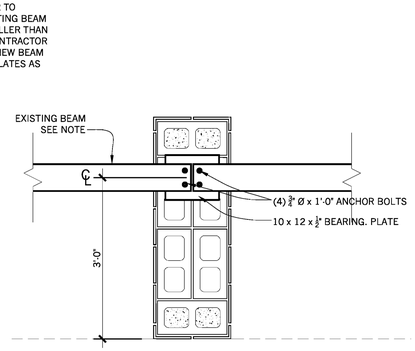
A PIER 3 SECTION
3/4" = 1'-0"

EXISITNG PIER

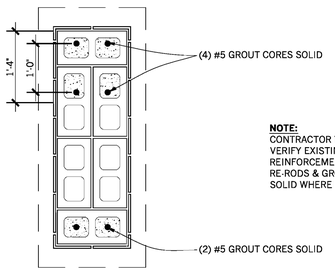
NOTE:
CONTRACTOR TO VERYFY EXISTING BEAM SIZE. IF SMALLER THAN W12 x 45, CONTRACTOR TO INSTALL NEW BEAM & BEARING PLATES AS SHOWN.



C PIER 1 SECTION
3/4" = 1'-0"
SIMILAR

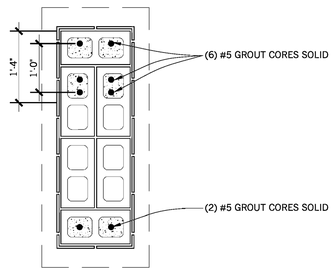


C PIER 2 SECTION
3/4" = 1'-0"
SIMILAR



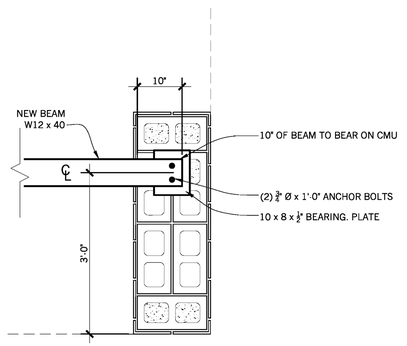
NOTE:
CONTRACTOR TO VERIFY EXISTING CMU REINFORCEMENT. ADD RE-RODS & GROUT CMU SOLID WHERE REQ'D

B PIER 1 SECTION
3/4" = 1'-0"
SIMILAR

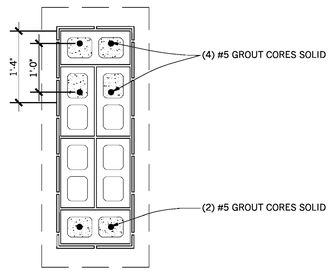


B PIER 2 SECTION
3/4" = 1'-0"
SIMILAR

NEW PIER



C PIER 3 SECTION
3/4" = 1'-0"



B PIER 3 SECTION
3/4" = 1'-0"

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KEY PLAN:

CLIENT:

WOODS CONSTRUCTION
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STERLING HEIGHTS, MI. 48132

PROJECT:

NOVI HOMEGOODS ENTRY RENOVATION
43635 WEST OAK DR.
NOVI, MI. 48377

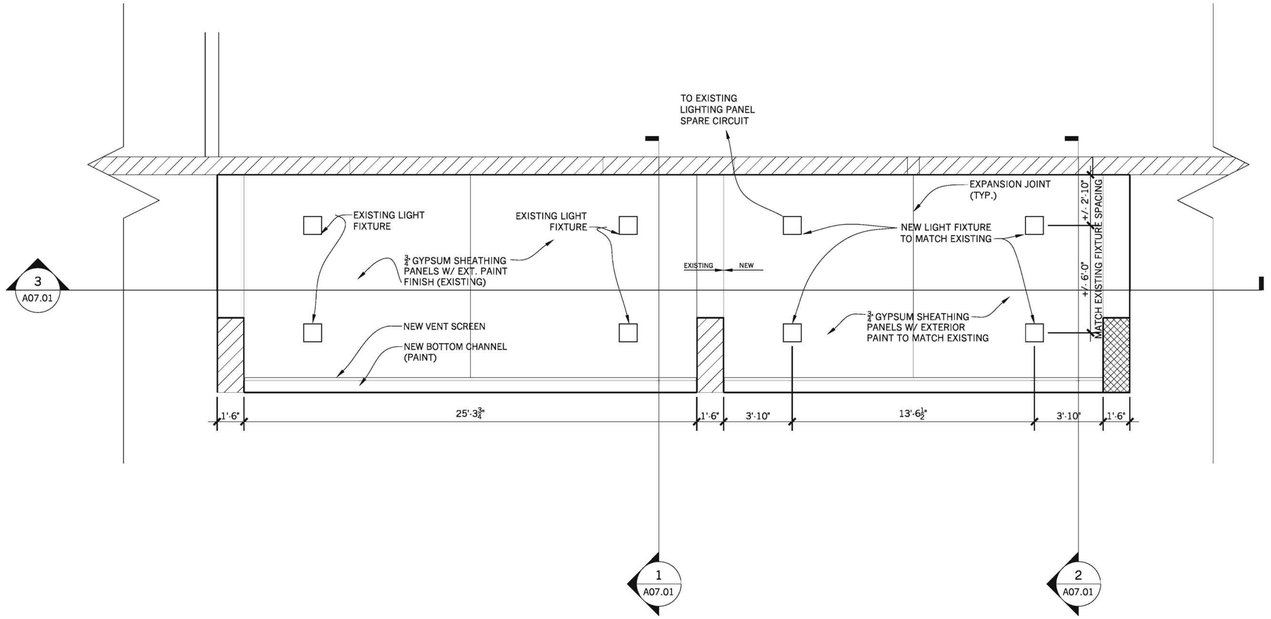
SHEET CONTENTS:

FOUNDATION SECTIONS

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

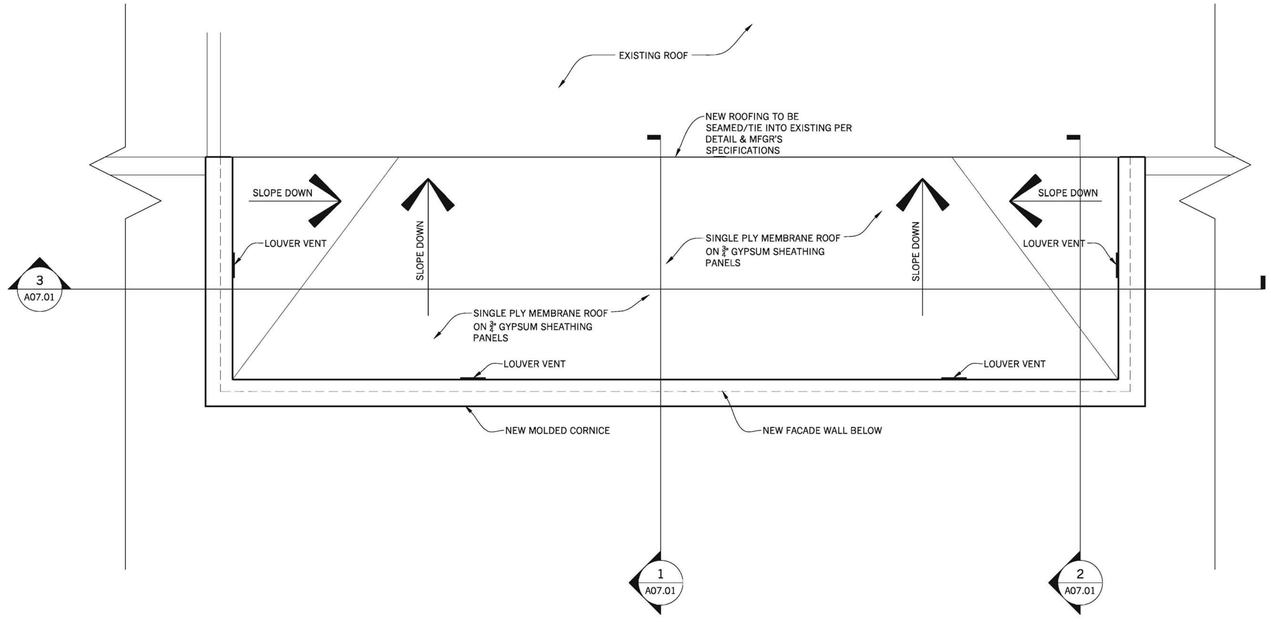
SHEET NUMBER: **A03.02**



NORTH

REFLECTED CEILING PLAN

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



NORTH

ROOF PLAN

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

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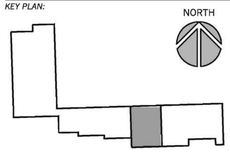
KEY PLAN:



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NOVI, MI. 48377

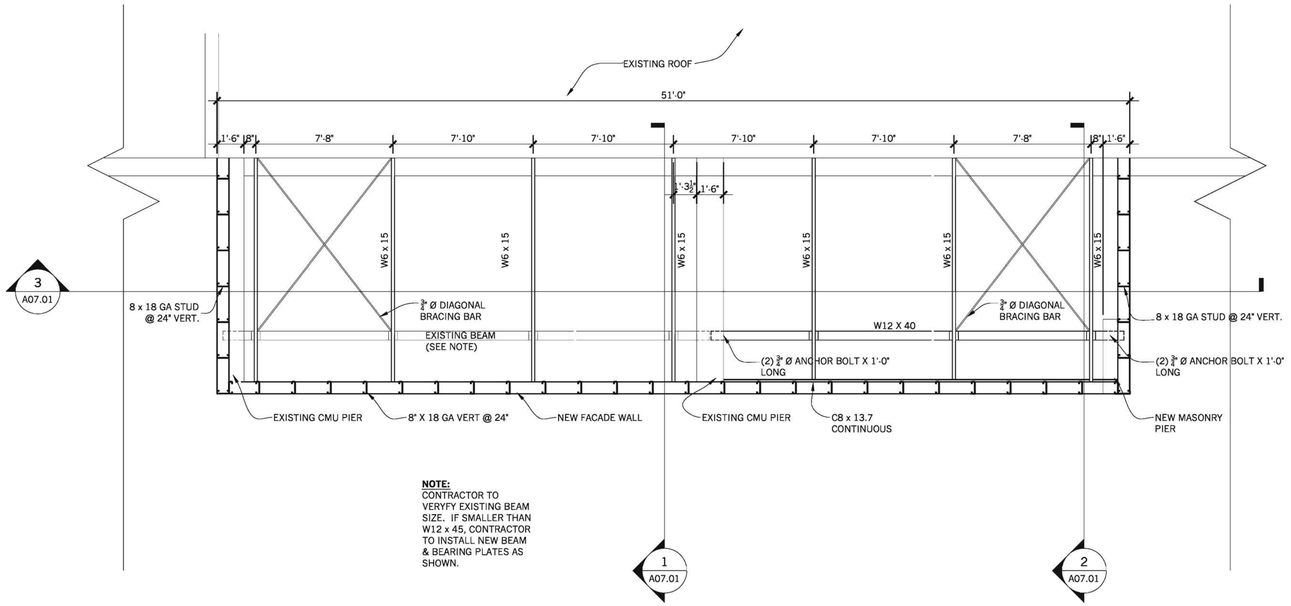
SHEET CONTENTS:

ROOF PLAN & REFLECTED CEILING PLAN

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

SHEET NUMBER: **A04.01**



FRAMING PLAN

1/4" = 1'-0"

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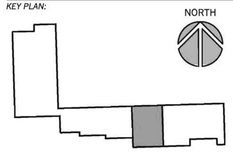
KEY PLAN:



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NOVI HOMEGOODS ENTRY RENOVATION
43635 WEST OAK DR.
NOVI, MI. 48377

SHEET CONTENTS:

FRAMING PLAN & DETAILS

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

SHEET NUMBER: **A05.01**

NOVI CODE
SECTION 2520
EXTERIOR BUILDING WALL FACADE MATERIALS

SCHEDULING REGULATING FACADE MATERIALS

REGION 1
NOTE NO. 9 OF NOVI CODE, SECTION 2520 EXTERIOR BUILDING WALL FACADE MATERIALS WILL BE COMPRISED OF A MINIMUM 30% BRICK IN TC & TC-1 ZONING

WALL MATERIALS:	ALLOWABLE AREA:
BRICK NATURAL CLAY	100%
MOLDED CORNICES	15%
E.I.F.S. (DRYVIT)	25%

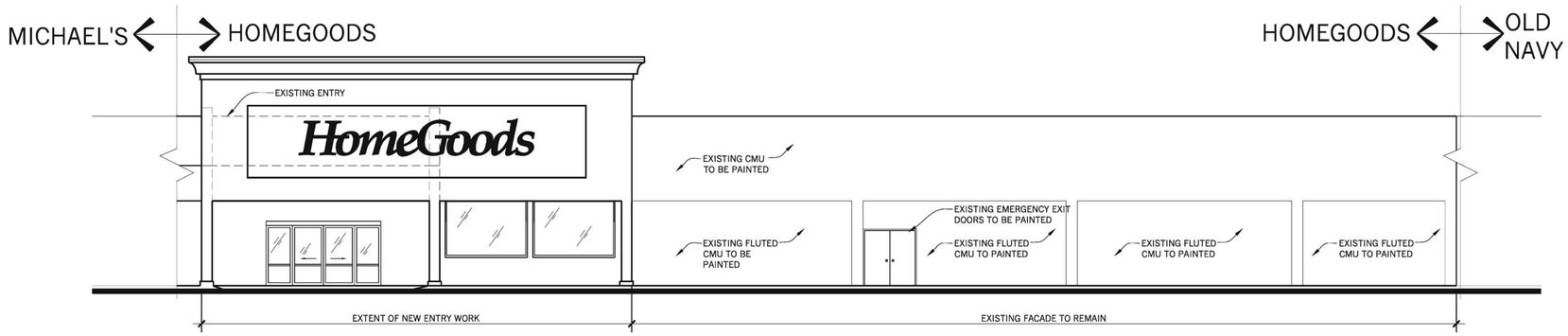
CALCULATIONS FOR HOMEGOODS FACADE

NORTH ENTRY ELEVATION

TOTAL SQ. FT.	1,378 SQ. FT.	
- VISION GLASS AND DOORS	- 232 SQ. FT. (PER GENERAL NOTES NO. 2)	
TOTAL FOR CALCULATION	1,146 SQ. FT.	
BRICK CLAY	1,146 SQ. FT. ALLOWABLE	729 SQ. FT. PROPOSED
MOLDED CORNICES	172 SQ. FT. ALLOWABLE	137 SQ. FT. PROPOSED
E.I.F.S. (DRYVIT)	287 SQ. FT. ALLOWABLE	280 SQ. FT. PROPOSED
		BRICK = 83.16% > 30%

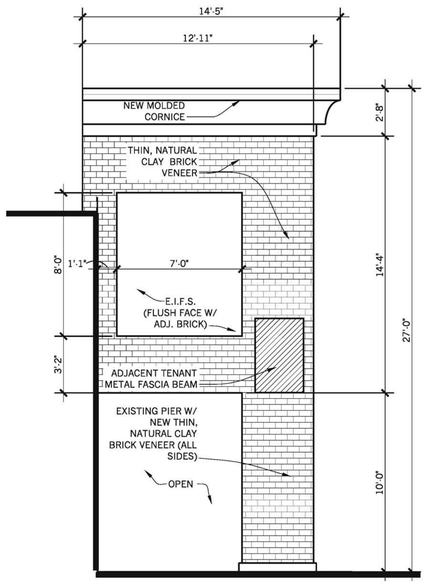
SIDE ENTRY ELEVATION (BOTH SIDES SIMILAR)

TOTAL SQ. FT.	329 SQ. FT. ALLOWABLE	
- OPENING IN WALL	- 81 SQ. FT.	
TOTAL FOR CALCULATION	248 SQ. FT.	
BRICK NATURAL CLAY	248 SQ. FT. ALLOWABLE	155 SQ. FT. PROPOSED
MOLDED CORNICES	37 SQ. FT. ALLOWABLE	33 SQ. FT. PROPOSED
E.I.F.S. (DRYVIT)	62 SQ. FT. ALLOWABLE	60 SQ. FT. PROPOSED
		BRICK = 47.11% > 30%

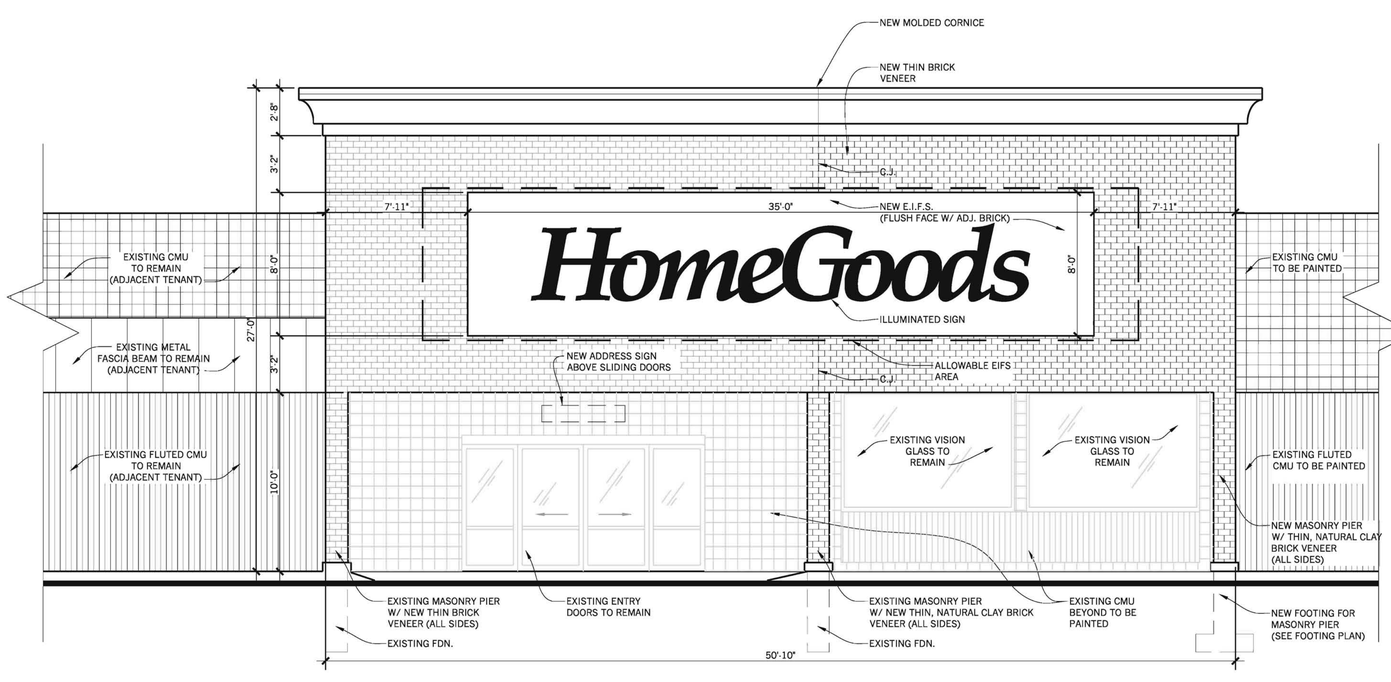


NORTH ELEVATION
1/8" = 1'-0"

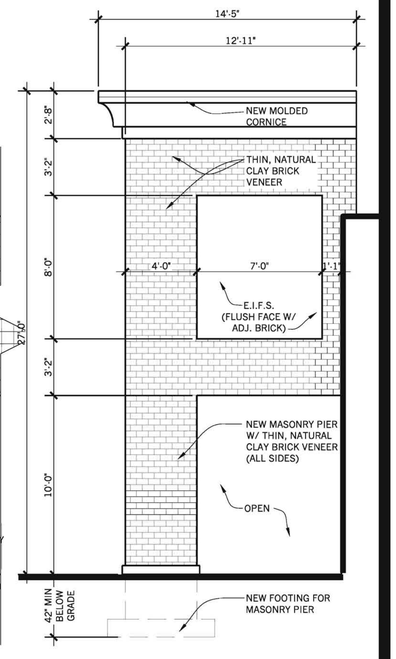
NOTE:
SIGN PERMIT TO BE APPLIED FOR SEPARATELY AND IS NOT COVERED UNDER BUILDING PERMIT. OWNER TO APPLY FOR AND RECEIVE CITY APPROVALS AND PERMITS PRIOR TO ERECTION OF ANY SIGNS. CONTACT THE CITY OF NOVI FOR SIGN PERMITTING INFORMATION.



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

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WOODS CONSTRUCTION
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43635 WEST OAK DR.
NOVI, MI. 48377

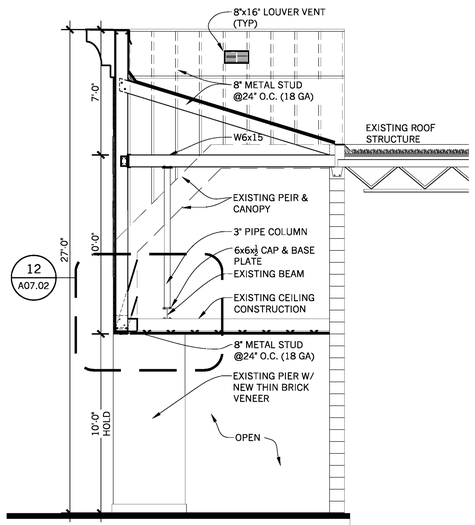
SHEET CONTENTS:

ELEVATIONS

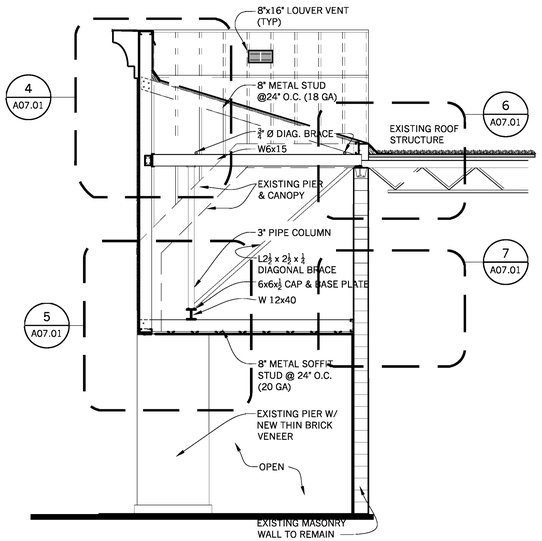
DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

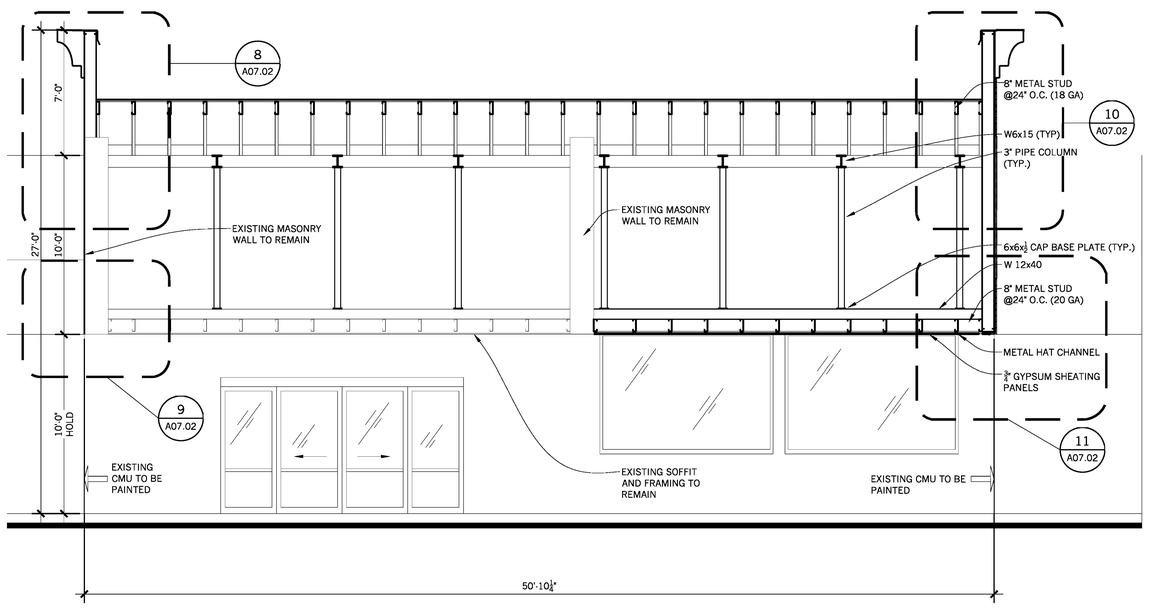
SHEET NUMBER: **A06.01**



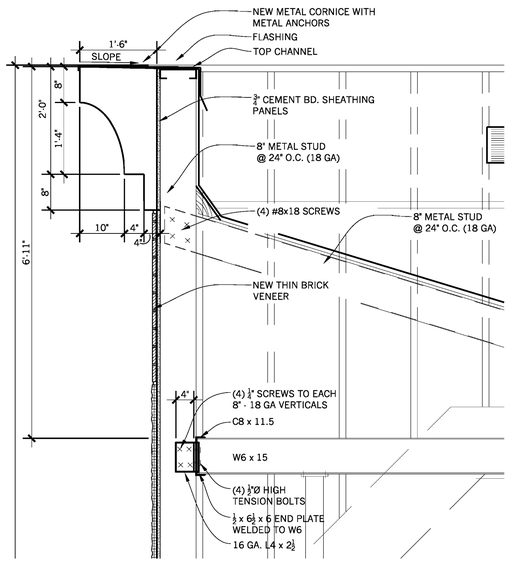
1 SECTION - EXISTING AREA
1/4" = 1'-0"



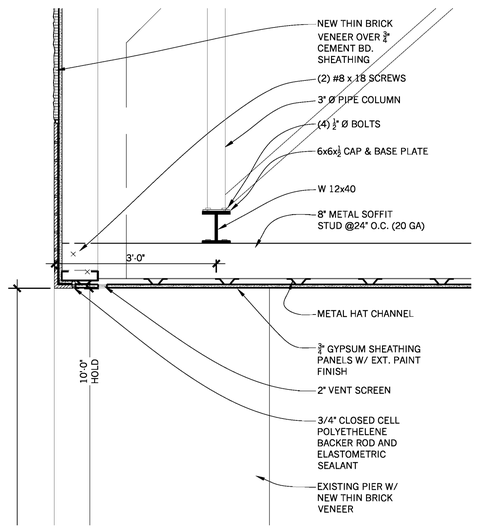
2 SECTION - NEW AREA
1/4" = 1'-0"



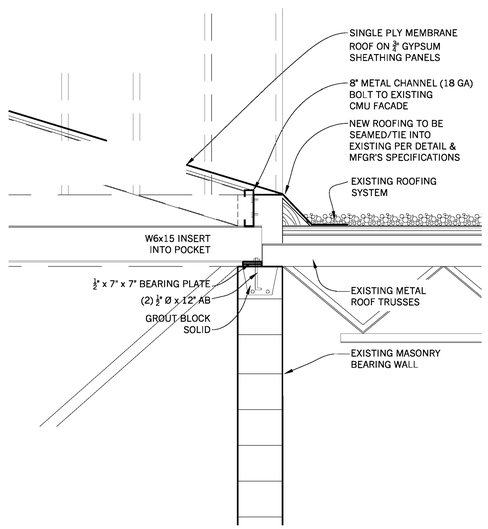
3 SECTION
1/4" = 1'-0"



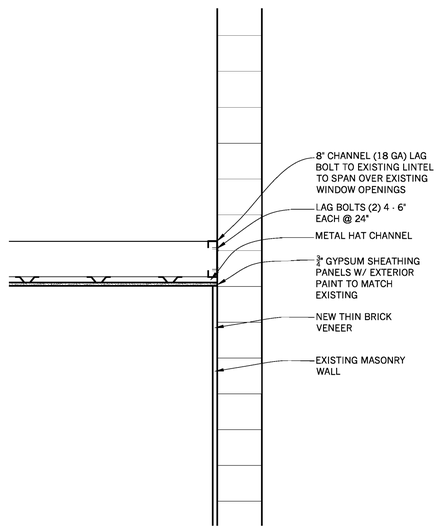
4 DETAIL
3/4" = 1'-0"



5 DETAIL
3/4" = 1'-0"



6 DETAIL
3/4" = 1'-0"



7 DETAIL
3/4" = 1'-0"

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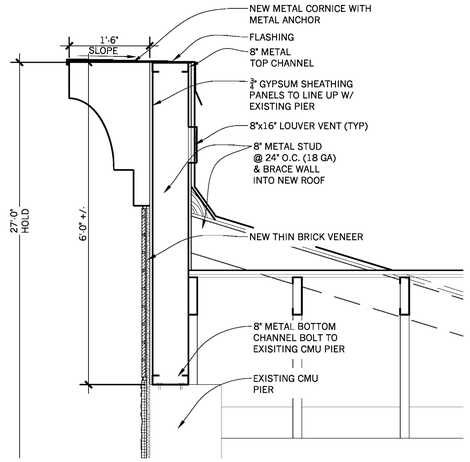
SHEET CONTENTS:

SECTIONS AND DETAILS

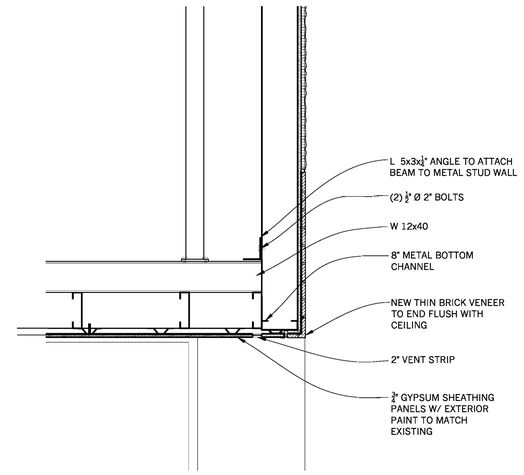
DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

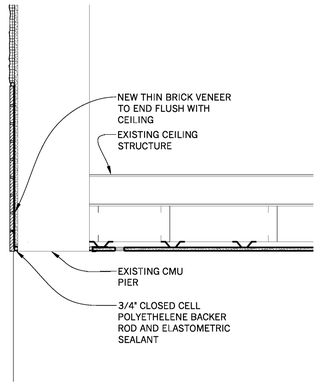
SHEET NUMBER: **A07.01**



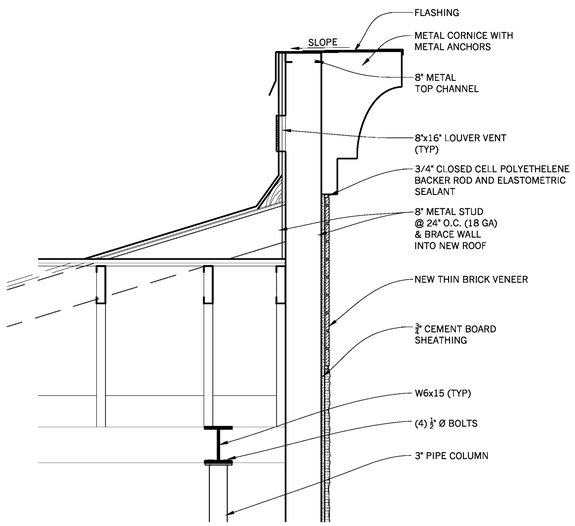
8 DETAIL
3/4" = 1'-0"



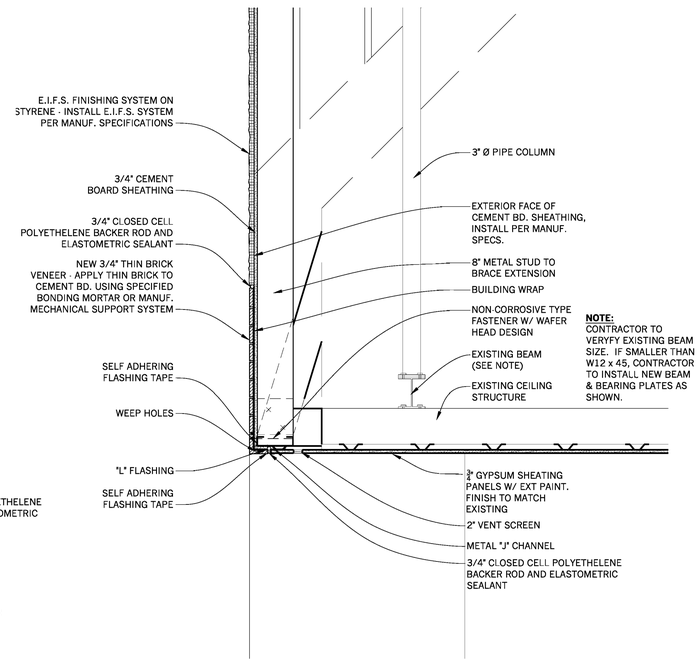
11 DETAIL
3/4" = 1'-0"



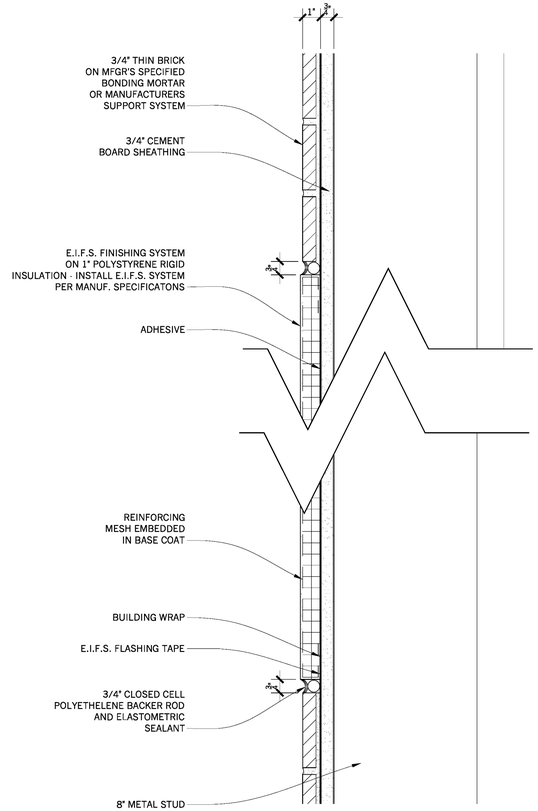
9 DETAIL
3/4" = 1'-0"



10 DETAIL
3/4" = 1'-0"



12 DETAIL
3/4" = 1'-0"



13 DETAIL (EIFS - TYP)
3" = 1'-0"

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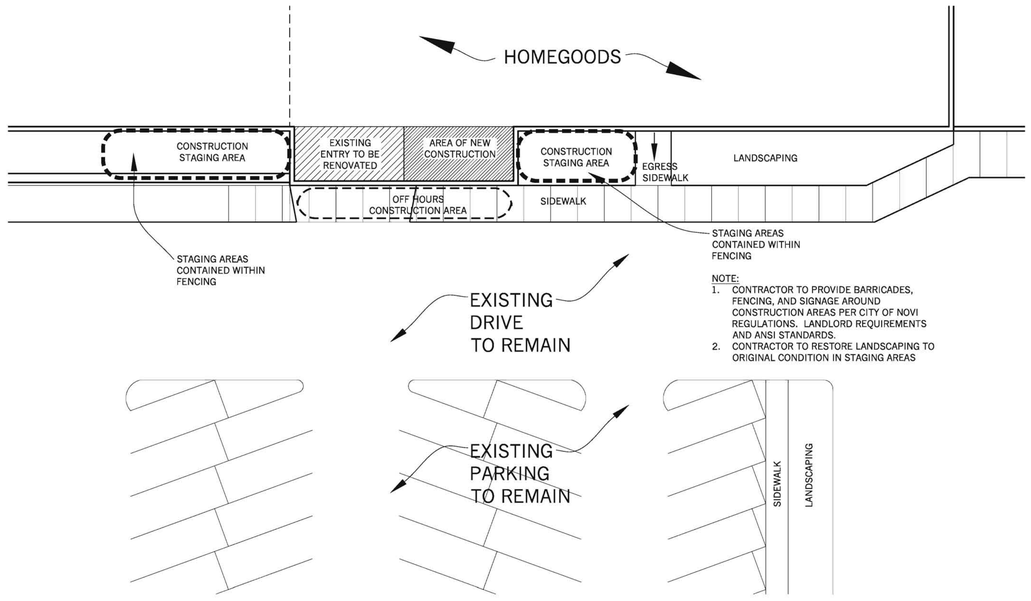
SHEET CONTENTS:

SECTIONS AND DETAILS

DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

SHEET NUMBER: **A07.02**



NOTE:
1. CONTRACTOR TO PROVIDE BARRICADES, FENCING, AND SIGNAGE AROUND CONSTRUCTION AREAS PER CITY OF NOVI REGULATIONS. LANDLORD REQUIREMENTS AND ANSI STANDARDS.
2. CONTRACTOR TO RESTORE LANDSCAPING TO ORIGINAL CONDITION IN STAGING AREAS

NORTH

1 / A11.01 STAGING AREA

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

JWDesign

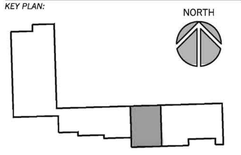
www.jwdstudio.com

412 S. WASHINGTON ST, SUITE 100
ROYAL OAK, MICHIGAN 48067
PHONE: (248) 336 2501
FAX: (248) 336 2107
EMAIL: INFO@JWDSTUDIO.COM

CONSULTANTS:

STRUCTURAL ENGINEER
DESAI NASR
6765 DALY RD.
WEST BLOOMFIELD, MI. 48322
(248) 932-2010

KEY PLAN:



CLIENT:

WOODS CONSTRUCTION
6369 PRODUCT DR.
STERLING HEIGHTS, MI. 48132

PROJECT:

NOVI HOMEGOODS ENTRY RENOVATION
43635 WEST OAK DR.
NOVI, MI. 48377

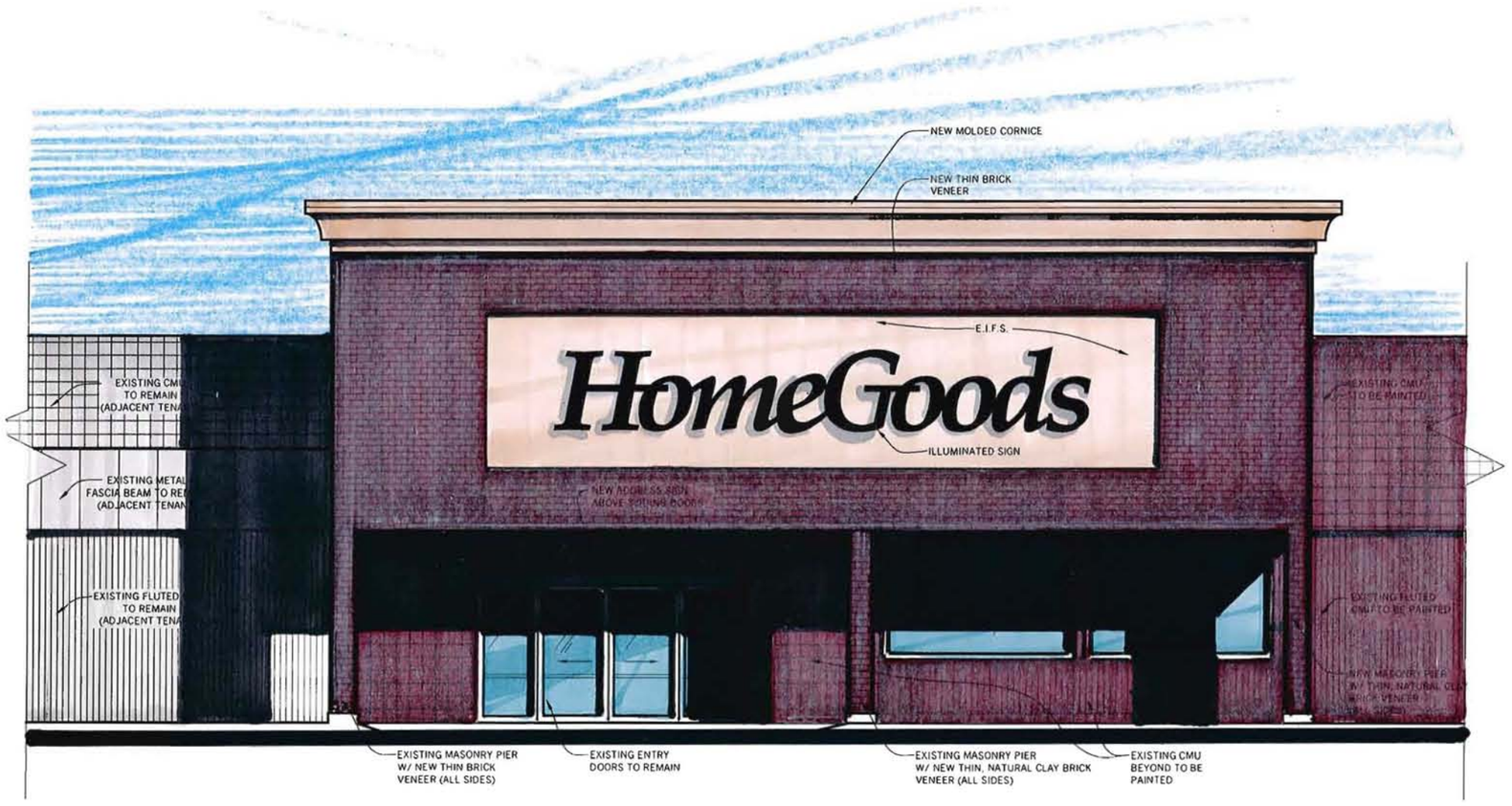
SHEET CONTENTS:

STAGING AREA PLAN

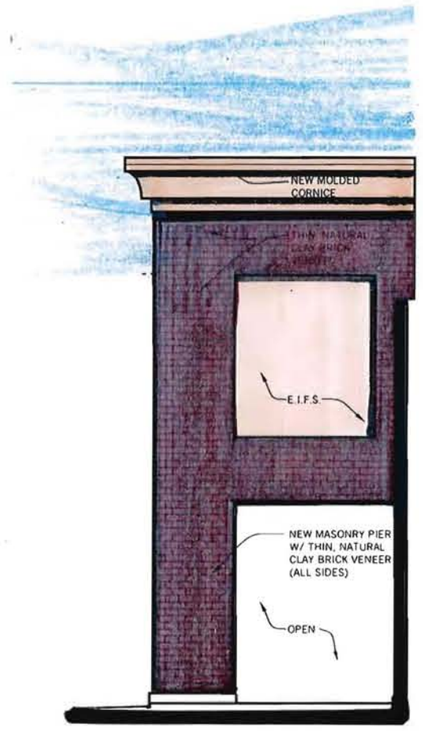
DATE:	*DESCRIPTION:*	*DRAWN BY:*
08/23/13	SITE PLAN REVIEW	JS
08/14/13	LANDLORD REVIEW	JS

JWD PROJECT NUMBER: 12044

SHEET NUMBER: **A11.01**



FRONT



SIDE

EXTERIOR ELEVATIONS

SCALE :
0' 1' 2' 4' 8' 16'

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CLIENT:

WOODS CONSTRUCTION

PROJECT:

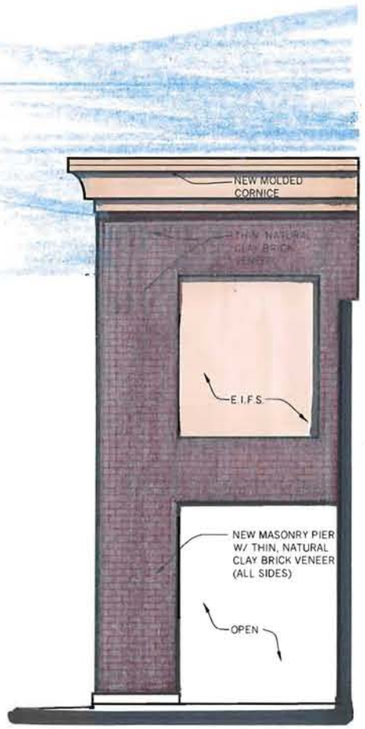
NOVI HOMEGOODS ENTRY RENOVATION

LOCATION:

NOVI, MICHIGAN

12044

FRONT



SIDE

EXTERIOR ELEVATIONS

SCALE :
0' 1' 2' 4' 8' 16'

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CLIENT:

WOODS CONSTRUCTION

PROJECT:

NOVI HOMEGOODS ENTRY RENOVATION

LOCATION:

NOVI, MICHIGAN

12044