

3391 12 MILE 3391 12 MILE RD. BERKLEY, MI 48072

GENERAL NOTES AND CONDITIONS

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THE CONTRACT DOCUMENT. CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPENSE, CLAIMS, DAMAGES, LOSSES & EXPENSES. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER AND/OR JOB SUPERINTENDENT. ALL WORK MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS WHERE APPLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE AND/ OR THE AMERICANS WITH DISABILITIES ACT (ADA).

BIDS:
ALL COST BIDS ARE TO INCLUDE ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES.

BEFORE SUBMITTING A PROPOSAL, BIDDERS ARE TO CAREFULLY EXAMINE ALL THE DRAWINGS PROVIDED TO THEM, VISIT THE SITE OF WORK, FULLY INFORM THEMSELVES AS TO THE EXISTING CONDITIONS AND COVER THE COST OF ALL ITEMS CONTRACTED BY THE CONTRACTOR, ANY CLAIMS FOR ADDITIONAL WORK (REQUIRED BY ANY EXISTING CONDITION) PRESENTED AFTER THE BID HAS BEEN ACCEPTED WILL BE ALLOWED ONLY WITH A SPECIFIC CHANGE ORDER REQUEST THAT HAS BEEN SIGNED FOR ACCEPTANCE BY THE OWNER.

THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

ANY SUBCONTRACTOR AWARDED WITH THE PROJECT MUST BE LICENSED WITHIN THE JURISDICTION OF WHICH THE CONSTRUCTION SITE RESIDES.

PERMITS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS, ETC.

GENERAL CONTRACTOR AND SUBCONTRACTORS RESPONSIBILITIES:
PROVIDE THE OWNER WITH A WORK AND COMPLETION SCHEDULE AND PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS REQUIRED FOR PROPER PROJECT COMPLETION.

ALL WORK IS TO BE PERFORMED IN A WORKSMANSHIP-LIKE MANNER.

GENERAL CONTRACTOR IS TO COORDINATE SUBCONTRACTORS WORK REQUIREMENTS TO ASSURE THAT WORK CAN PROCEED CONTINUOUSLY AND EXPEDITIOUSLY.

THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

VERIFY DIMENSIONS OF ALL EQUIPMENT WITH THE CORRESPONDING MANUFACTURER AND VERIFY THE INFORMATION WITH THE CONTRACT DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.

GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION CONTRACTION & BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION JOINTS BETWEEN MATERIALS STRUCTURE AS INDICATED & AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ERECTION, MAINTENANCE AND REMOVAL OF BARRICADES AS REQUIRED TO PROTECT THE PUBLIC AND THE WORKERS DURING THE PERIOD OF CONSTRUCTION.

GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION AND DETERMINATION OF EXACT LOCATION(S) OF REQUIRED BLOCKING FOR PROPER ANCHORAGE OF WORK PERFORMED BY THEIR RESPECTIVE TRADE.

THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL THE BLOCKING AS REQUIRED FOR COMPLETE AND SOUND INSTALLATION. THE CARPENTRY CONTRACTOR IS TO REVIEW ELECTRICAL PLANS TO VERIFY LIGHT FIXTURE LOCATIONS (ESPECIALLY FIXTURES CENTERED IN ROOMS OR ABOVE ARCHITECTURAL FEATURES, SUCH AS FIREPLACES) TO MAKE PROVISIONS IN THE FRAMING TO ALLOW FOR THESE CONDITIONS. GENERAL CONTRACTOR IS TO VERIFY THAT THIS HAS BEEN ACCOMPLISHED PRIOR TO INSTALLATION OF CEILING SURFACES. FIRE AND DRAFT STOPPING IS TO BE PROVIDED IN ALL CONVENTIONAL FRAMING IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

NO TRADE SHALL PROCEED WITH INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT WITHOUT FIRST COORDINATING WITH ALL OTHER TRADES, REGARDING SUCH ISSUES AS NECESSARY CLEARANCE, METHODS OF INSTALLATION, ETC.

THE GENERAL CONTRACTOR IS TO SUPPLY A DUMPSTER, TO BE LOCATED PER THE OWNERS DIRECTION, PROVIDE PROTECTION AS NEEDED TO KEEP DUMPSTER FROM DAMAGING EXISTING CONDITIONS. GENERAL AND SUBCONTRACTORS ARE TO PICK-UP CONSTRUCTION DEBRIS ON A DAILY BASIS AND KEEP THE APPEARANCE OF THE WORK SITE NEAT AND ORDERLY THROUGHOUT THE PERIOD OF CONSTRUCTION. ALL CONSTRUCTION DEBRIS GENERATED BY A SUBCONTRACTOR IS TO BE REMOVED BY SAID CONTRACTOR AND PLACED IN THE ON-SITE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT CONSTRUCTION, INHABITANTS AND COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.

ALL BUILDING MATERIALS AND INCOMPLETE PORTIONS OF CONSTRUCTION ARE TO BE PROTECTED FROM ADVERSE WEATHER CONDITIONS. ANY DAMAGED MATERIALS WILL BE REPLACED AT THE CORRESPONDING SUBCONTRACTOR'S EXPENSE.

THE GENERAL CONTRACTOR SHALL COORDINATE TEMPORARY BRACING, SHORING AND SUPPORTS AS REQUIRED DURING CONSTRUCTION. THE SUBCONTRACTORS ARE TO PROVIDE TEMPORARY BRACING, SHORING AND SUPPORTS AS REQUIRED DURING CONSTRUCTION.

GENERAL CONTRACTOR/OWNER IS TO SUPPLY EACH SUBCONTRACTOR WITH A COMPLETE SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL CONTRACTOR IS TO PROVIDE AN ON-SITE PORTA-JOHN.

GENERAL CONTRACTOR AWARDED THE CONTRACT SHALL RECEIVE ONE COMPLIMENTARY LUNCH AT "LITTLE BROS. BURGERS" IN ROYAL OAK MI. TO CLAIM PLEASE CALL (248)998-3939 TO SCHEDULE. YOU MUST BRING A SIGNED COPY OF THE CONTRACT AND A SET OF THE CONSTRUCTION DOCUMENTS TO BE ELIGIBLE.

PROJECT COMPLETION:
UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A CERTIFICATE OF OCCUPANCY APPROVED BY THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

PRODUCT OPTIONS AND SUBSTITUTIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY ALONG WITH OWNER APPROVAL TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, & THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSION SHALL GOVERN.
USE INDICATED DIMENSIONS ONLY. THESE DIMENSIONS ARE BASED ON THE BEST OBTAINABLE FIELD MEASUREMENTS UNDER PRE-CONSTRUCTION CONDITIONS AND THE NOMINAL SIZES OF BUILDING MATERIALS USED. THE CONTRACTOR SHALL VERIFY ALL INDICATED DIMENSIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. CERTAIN METHODS OF CONSTRUCTION ON EXISTING CONDITIONS MAY NOT BE CLEARLY VISIBLE FROM A PRE-CONSTRUCTION VISUAL SURVEY, NOR CLEARLY INTERPRETABLE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT UPON DISCOVERING CONDITIONS THAT VARY FROM THE PROPOSED PLANS SO THAT PROPER ADJUSTMENTS CAN BE MADE WITHIN A TIMELY MANNER. THE ARCHITECT DISCLAIMS LIABILITY FOR GRAPHIC ACCURACY OF THE PRINTED CONTRACT DOCUMENTS DUE TO THE REPRODUCTION PROCESS. USE FIELD VERIFIED/FIGURED DIMENSIONS AND FIELD DIMENSIONS ONLY. VERIFY ALL DIMENSIONS IN-FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

SHOP DRAWINGS:
REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE ARCHITECT/ENGINEER DOES NOT RELIEVE THE CONTRACTOR THE RESPONSIBILITY TO CHECK THE SHOP DRAWINGS BEFORE SUBMITTAL TO THE ARCHITECT/ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS TO CONFORM WITH THE CONSTRUCTION DOCUMENTS.

PROVIDE ONE REPRODUCIBLE DRAWING SET AND ONE PRINT SET OF SHOP DRAWINGS FOR REVIEW. PROVIDE A SET OF APPROVED SHOP DRAWINGS TO THE LOCAL BUILDING DEPARTMENT AND TO THE OWNER.

NOTES ON SUBMITTED SHOP DRAWINGS FOR WORK "BY OTHERS" CANNOT BE RESPONSIBLY APPROVED BY THE ARCHITECT OR ENGINEER. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE RESPONSIBILITY FOR MATERIALS, CONNECTIONS, ADDITIONAL SHOP DRAWINGS, ETC. PRIOR TO SHOP DRAWING SUBMITTAL TO THE ARCHITECT/ENGINEER.

CUTTING AND PATCHING:
INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORESEEN CONDITIONS:
SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

RECORD DRAWINGS:
THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE:
GENERAL AND SUBCONTRACTORS AWARDED WITH THE PROJECT ARE TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE FOR WORKMEN'S COMPENSATION (\$500,000 MINIMUM), COMPREHENSIVE GENERAL LIABILITY (\$5,000,000 MINIMUM), AND AUTO LIABILITY (\$1,000,000 MINIMUM).

WARRANTIES:
UNLESS OTHERWISE INDICATED, GENERAL AND SUBCONTRACTORS ARE TO PROVIDE THE OWNER WITH AN EIGHTEEN MONTH WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION OF LABOR AND MATERIALS (EXCLUDING WARRANTIES SET BY PRE-MANUFACTURED ITEMS THAT CARRY WARRANTIES THEIR OWN). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKSMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

STRUCTURAL:
ALL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND TO ASTM A-36. ALL STEEL TO RECEIVE ONE SHOP COAT OF PAINT. ALL SHOP CONNECTIONS TO BE WELDED UNLESS OTHERWISE NOTED. ALL FIELD CONNECTIONS TO BE BOLTED WITH 3/4" DIAMETER HIGH STRENGTH BOLTS IN 1/16" DIAMETER HOLES UNLESS OTHERWISE NOTED.

FOR ADDITIONAL INFORMATION REGARDING FRAMING MEMBERS & STRUCTURAL DESIGN SEE PLANS AND NOTES AND IF APPLICABLE THE STRUCTURAL NOTES.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE MICHIGAN PLUMBING CODE, LATEST EDITION.

ALL MECHANICAL WORK SHALL BE CARRIED OUT BY A LICENSED MECHANICAL CONTRACTOR. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE MICHIGAN MECHANICAL CODE, LATEST EDITION. THE MECHANICAL CONTRACTOR IS TO SUBMIT A DUCT PLAN/LAYOUT TO THE APPROPRIATE AUTHORITIES (CITY, TOWNSHIP, ETC.) PRIOR TO RECEIPT OF PERMIT.

SITE VISITS:
THE ARCHITECT, IF CONTRACTED TO DO SO, AS A REPRESENTATIVE OF THE OWNER, WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF THE CONTRACTOR'S OPERATIONS (1) TO BECOME GENERALLY FAMILIAR WITH AND TO KEEP THE OWNER INFORMED ABOUT THE PROGRESS AND QUALITY OF THE PORTION OF THE WORK COMPLETED, (2) TO ENDEAVOR TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK, AND (3) TO ENDEAVOR TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN FULLY COMPLETED WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. HOWEVER, THE ARCHITECT WILL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTIONS TO CHECK THE QUALITY OR QUANTITY OF THE WORK. THE ARCHITECT WILL NEITHER HAVE CONTROL, OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEAN, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS. (NOTE AMENDED FROM ARTICLE 4.22, AIA DOCUMENT A201- 1997)

ABBREVIATIONS:

1. V.F. - VERIFY IN FIELD	25. STD. - STANDARD
2. O.C. - ON CENTER	26. ABV. - ABOVE
3. Ø - DIAMETER	27. EP. - ELECTRICAL PANEL
4. UN. - UNLESS OTHERWISE NOTED	28. MT. - MARBLE THRESHOLD
5. STV - STAIN AND VARNISH	29. FR. - FOLDER ROOM
6. PTD. - PAINTED	30. TAB - TOP AND BOTTOM
7. V.T.O. - VENT TO OUTSIDE	31. TAG - TONGUE AND GROOVE
8. U.S. - UNDERSIDE	32. P.T. - PRESSURE TREATED
9. AFF. - ABOVE FINISH FLOOR	33. V.I.O. - VERIFY WITH OWNER
10. TYP. - TYPICAL	34. T.B.D. - TO BE DETERMINED
11. H. - HIGH	35. ML. - MICROLAM
12. W. - WIDE	36. CL - CENTER LINE
13. L. - LONG	37. B. - PLATE
14. D. - DEEP	38. BB. - BASEPLATE
15. MATL. - MATERIAL	39. CT. - CERAMIC TILE
16. REQ'D - REQUIRED	40. ST. - STONE TILE
17. MFR. - MANUFACTURER	41. HDWD - HARDWOOD
18. UD. - WOOD	42. V.T. - VINYL TILE
19. PLUD. - PLYWOOD	43. WC. - WATER CLOSET (TOILET)
20. SIM. - SIMILAR	44. CONT. - CONTINUOUS
21. CLG. - CEILING	45. EQ. - EQUAL (FOR DIMENSIONS) OR EQUIVALENT (FOR MATERIAL SPECIFICATION)
22. EXT'G. - EXISTING	46. P. CONC. - POURED CONCRETE
23. MTD. - MOUNTED	47. P.B.O. - PROVIDED BY OWNER
24. TME. - TO MATCH EXISTING	

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CONSULTANTS:

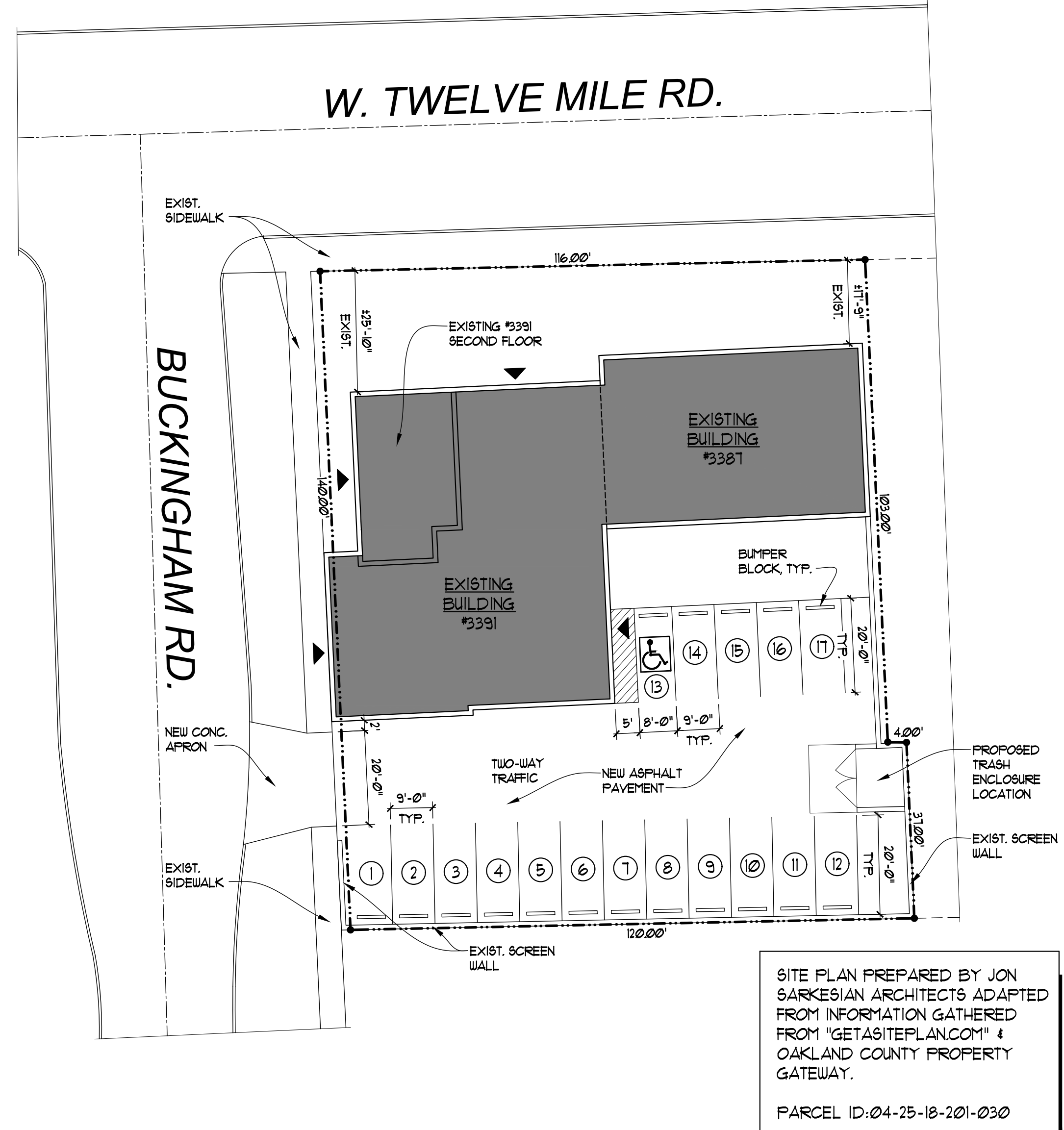
PROJECT: 3391 12 MILE
ADDRESS: 3391 12 MILE RD.
BERKLEY, MI 48072

ISSUED FOR:
PLANNING COMMISSION
03-17-25



SHEET NO.
AS-0

BUILDING CRITERIA:	
3391 TENANT AREA:	
FIRST FLOOR	3,928 SF.
SECOND FLOOR	114 SF.
TOTAL	4,042 SF.
SITE INFORMATION	
TOTAL EXISTING SITE AREA: 16,311 SF.	
NO BUILDING ADDITIONS ARE PROPOSED. ONLY DESIGNATED PARKING SPACES FOR THE PROPOSED NEW TENANT ARE IDENTIFIED ON THE SITE PLAN.	



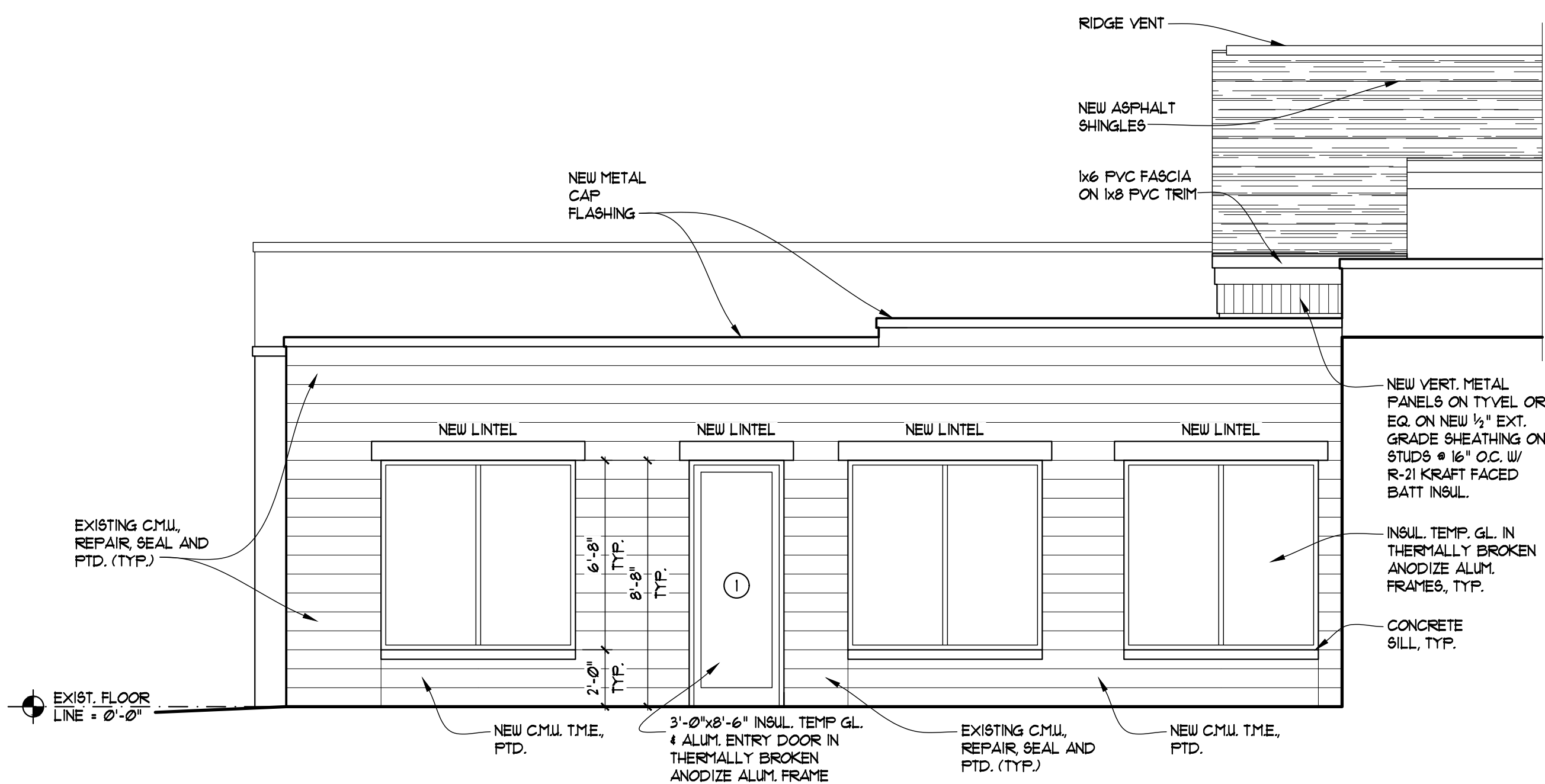
SITE PLAN PREPARED BY JON SARKESIAN ARCHITECTS ADAPTED FROM INFORMATION GATHERED FROM "GETASITEPLAN.COM" & OAKLAND COUNTY PROPERTY GATEWAY.
PARCEL ID: 04-25-18-201-030

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

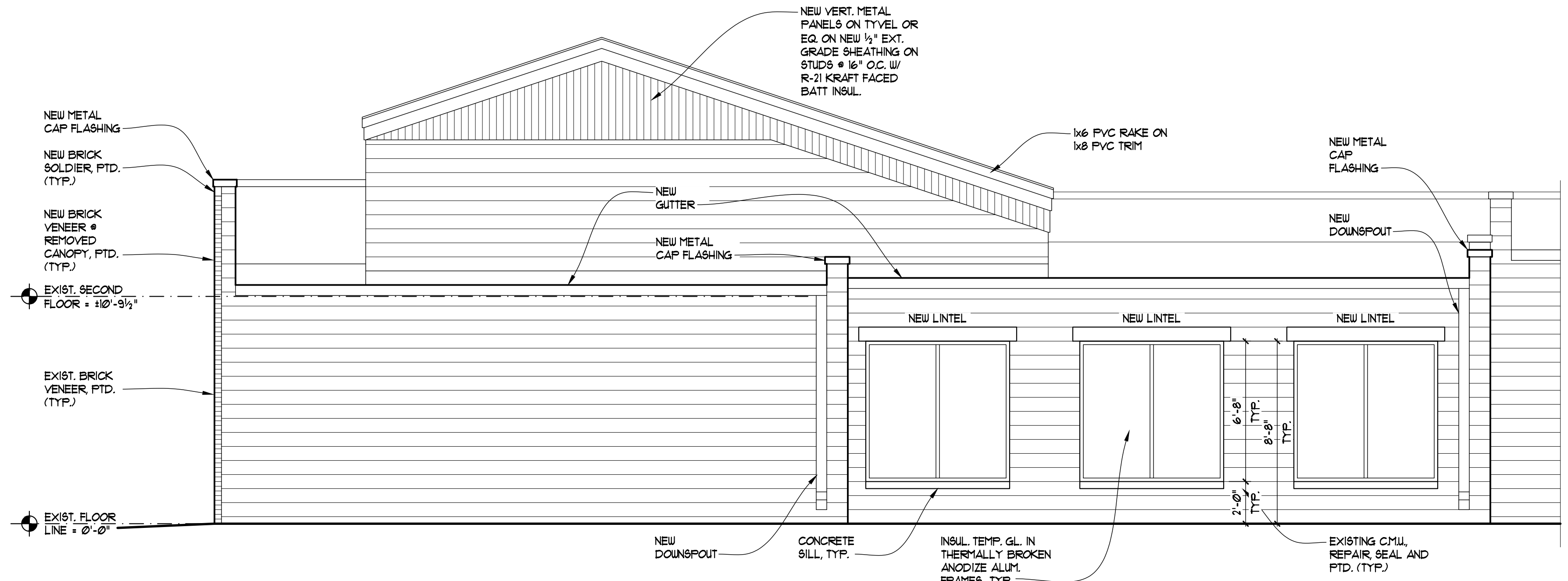
PROJECT: 3391 12 MILE
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BERKLEY, MI 48072

ISSUED FOR:
OWNER REVIEW 03-12-25
PERMITS 03-13-25
PLANNING COMMISSION 03-17-25

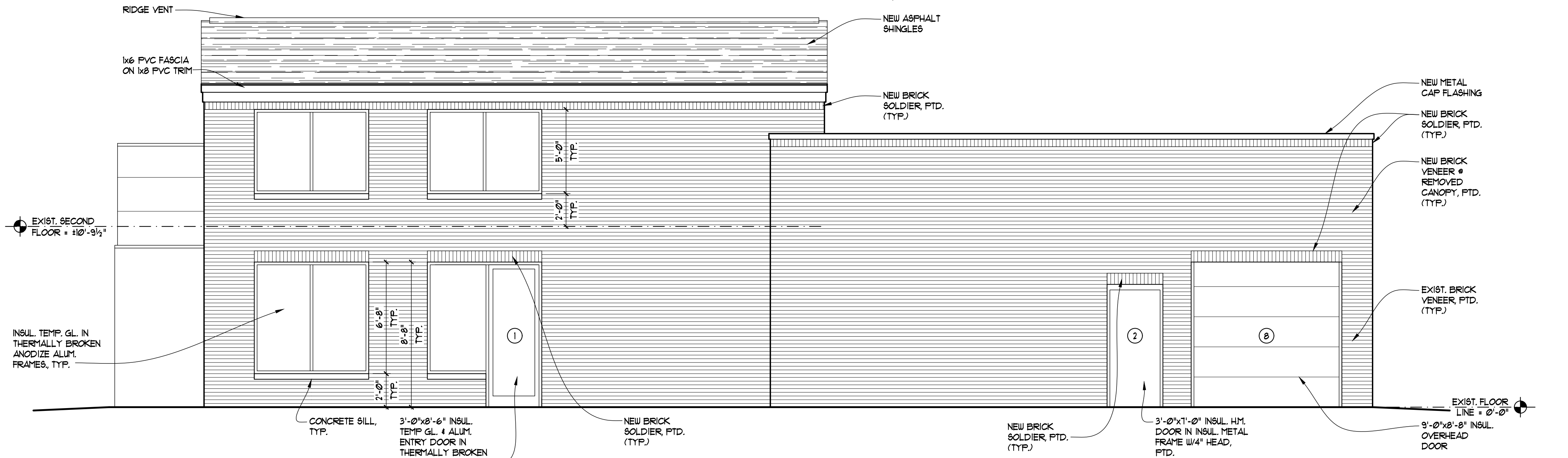




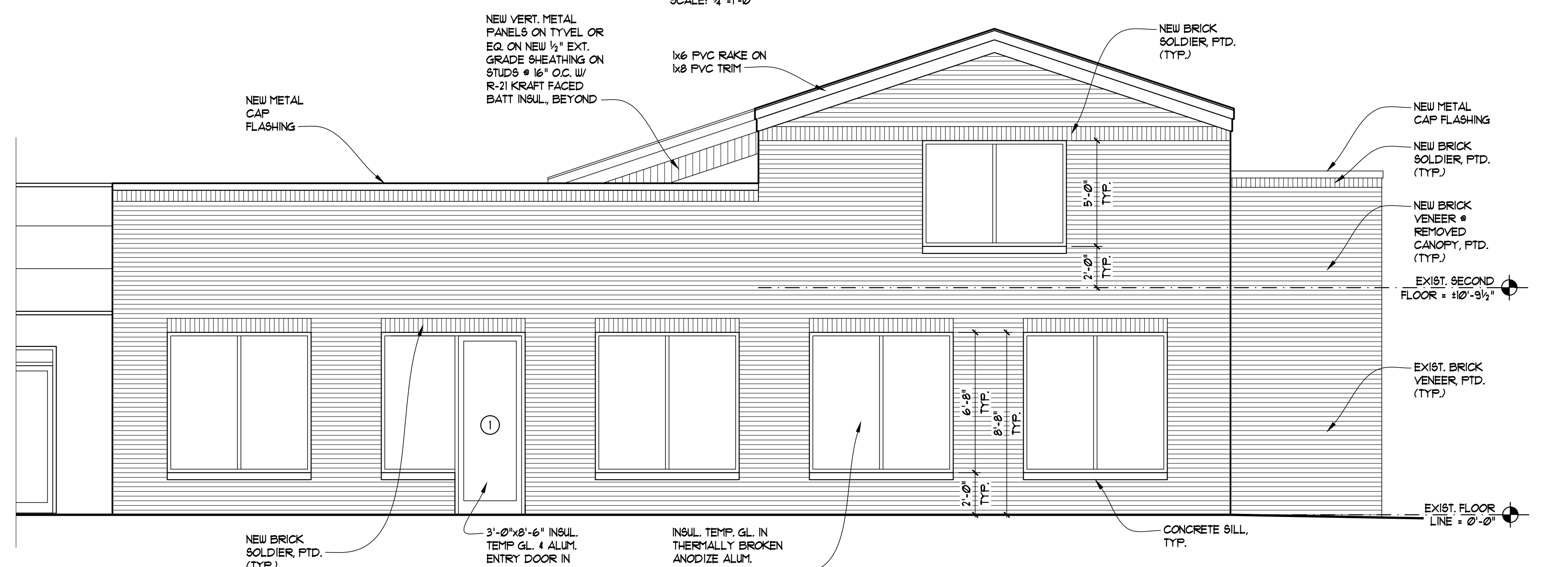
EAST ELEVATION
 SCALE: 1/4"=1'-0"



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



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



NORTH (12 MILE) ELEVATION
 SCALE: 1/4"=1'-0"

- EXTERIOR FINISHES & COLORS**
1. ALL TRIM TO BE PVC SIMILAR OR EQ. TO "AZEK" - SMOOTH.
 2. NEW BRICK TO MATCH EXISTING. PROVIDE BRICK TIES ANCHORED IN EXISTING BACK-UP MATERIALS @ 16"O.C.
 3. ALL BRICK & CMU NEW AND EXISTING TO BE SEALED & PAINTED.
 4. ALL NEW STEEL LINTELS TO BE GALVANIZED.
 5. PROVIDE THROUGH WALL FLASHING & WEEPS @ 24"O.C. MIN) AT ALL NEW MASONRY SILLS & LINTELS AS REQUIRED PER THE MASONRY INSTITUTE OF MICHIGAN RECOMMENDATIONS.
 6. ALL SHINGLES TO BE ARCHITECTURAL STYLE.
 7. ALL COLORS & FINISHES TO BE VERIFIED W/ OWNER.

- ROOF NOTES**
1. INSTALL ICE AND WATER SHIELD AT ALL LEADING EDGES OF EAVES, OVERHANGS, AND VALLEYS. IT SHOULD EXTEND, MEASURED HORIZONTALLY 6'-0" FROM THE INSIDE FACE OF THE WALL (TYP.) AND AT ALL PROTRUSIONS THROUGH THE ROOF DECK.
 2. INSTALL ICE AND WATER SHIELD ALONG GABLE AND DORMER WALLS ABUTTING ROOF SURFACE. ALLOW FOR A MINIMUM 18" OF ICE AND WATER SHIELD ON WALL AND A MINIMUM 18" ON ROOF SURFACES. FLASHING SHOULD BE INSTALLED MINIMUM 6" UP THE WALL AND 6" ON THE DECK UNDER THE ROOFING MATERIAL WITH A MINIMUM OF 3" OVERLAP.
 3. PROVIDE MANUFACTURER RECOMMENDED FLASHING AT ALL ROOF PENETRATIONS.