



REQUEST FOR PROPOSAL (RFP)

RFP ID: William Tennant Performance Shell Addition

Issue Date: September 30th, 2025

RFP ID: William Tennant Performance Shell Addition

Issued By: The City of St Johns

Proposal Due Date: October 22nd, 2025 @ 10 am EST

Delivery Submissions by mail:

City of St Johns

Attention: Mindy Seavey, City Clerk

PO Box 477

St Johns MI 48879

RE: William Tennant Performance Shell

Hand Delivered:

City of St Johns, 100 E State Street, Suite 1100

St Johns MI 48879

RE: William Tennant Performance Shell

The City of St Johns reserves the right to reject any or all bids and to waive any defects in the bids in the best interest of the City of St Johns and to accept the proposal which, in the opinion of the St Johns City Commission, best serves the interest of the City of St Johns.

The City of St Johns does not discriminate on the basis of race, color, age, religion, sex, disability or national origin; nor do they discriminate on the basis of handicap status and activities as to employment or provisions of services. The City of St Johns is an equal opportunity employer.

Respondents are cautioned not to make changes to any of the terms and conditions in this RFP. Doing so may render a respondent's proposal unacceptable and unresponsive for award. Questions and inquiries must be made in writing via email to Justin Smith, Director of Public Services **Jsmith@stjohnsmi.gov**

1. Scope of Proposal

The City of St Johns in cooperation with the Clinton County Arts Council are seeking proposal to construct an addition to the current William Tennant Performance Shell located at the city park. Plans for this addition are attached to this RFP. All permits needed for construction will be the responsibility of the approved bidder.

2. Anticipated Project Start

Proposals will be reviewed once opened on October 22nd and then a recommendation will be sent to the St Johns City Commission for approval at their November 24th meeting.

Once approval is completed, City staff will work with the selected contractor to begin planning for a Spring 2026 start date. **All work must be completed by May 25th, 2026.**

3. Pricing

Please provide one (1) lump sum for completion of the entire project including restoration.

4. Proposal Submittal Requirements

The respondent shall submit three (3) copies of their proposal in a sealed envelope to the City of St. Johns.

No facsimile or email responses will be accepted or considered. Submittals received after the deadline or submitted by any other method than outlined above will not be considered or evaluated.

5. RFP Questions

Questions concerning this RFP shall be submitted in writing via email, indicate RFP name in the subject heading of the email. Only emailed questions will be addressed and answered. The issuance of such written is the only official method by which interpretation, clarification or additional information will be given by the City of St Johns. Only requests answered by formal written responses will be binding. Oral or other interpretations or clarifications will be without legal effect. RFP questions will be shared with all respondents upon request. An informational meeting may be requested by any bidder; such meeting will be open to any and all bidders. All requests and questions shall be emailed to Jsmith@stjohnsmi.gov

6. Proposal Submittal Format and Contents

The instructions below provide guidance and information to respondents to prepare and submit concise responses to this RFP. The purpose is to establish the format and contents of the proposal so that the responses are complete, contain all essential information and can be easily evaluated.

Proposal Form

The proposal should be no longer than twenty (20) pages in length, presented in a well-organized and concise manner. The proposal shall be bound, and tabs shall be utilized to separate out sections given in the proposal content. The cover letter, tabs and table of contents do not count toward the page count. Pages shall be 8.5x11 size format, three (3) of those pages may be 11x17 fold out sheets for charts only.

Proposal Content

The following items must be addressed in your package:

1. Introductory letter: Respondents shall submit a clear, concise response identifying the following.
 - A. Name of Firm
 - B. Primary Contact person working on the proposal with contact info.
 - C. Firm Contact Info

D. Acknowledgement of any RFP Amendments posted.

2. Signed Bid Proposal sheet including the Lump Sum Bid for the Project

7. Evaluation Method

All proposals will be evaluated based on the following criteria:

1. Firm experience/reputation
2. Ability to meet schedule.
3. Communications with City of St Johns
4. Cost

Proposals will be reviewed by a selection committee, who will then make a recommendation to the St Johns City Commission.

During the evaluation process the City of St Johns reserves the right, where it may serve the city's best interest, to request additional information or clarification from respondents or to allow corrections for errors or omissions. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals (RFP) unless clearly and specifically noted in the proposal submitted and confirmed in the engagement between the City of St Johns and the firm selected.

The City of St Johns reserves the right to reject any and all proposals.

All materials submitted in response to the RFP become the property of the City of St Johns, supporting materials will not be returned. The City of St Johns is not responsible for any costs incurred by the respondent in the preparation of the proposal or for the presentation or related meeting time.

8. Bid Proposal

Please provide the cost in words and numerically, for the Total Lump Sum of the entire project. The undersigned agrees that this proposal shall be effective for a period of Sixty (60) days from the date established for opening of all bids.

Signature _____ Date _____

Print Name _____ Company _____

Address _____

Email _____ Cell Number _____

FED ID# _____ Company Phone Number _____

TOTAL LUMP SUM OF THE PROJECT IN WORDS

TOTAL LUMP SUM OF THE PROJECT IN NUMBERS

GENERAL NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR MUST VERIFY ALL APPLICABLE CODES AND ORDINANCES WITH LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
2. THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM CHANGES OR DEVIATIONS FROM THESE DOCUMENTS. FAILURE TO FOLLOW THESE DOCUMENTS, RELATED SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THESE DOCUMENTS ARE NOT ALLOWED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ARCHITECT. SHOULD ANY QUESTIONS ARISE DURING THIS PROJECT, CONTRACTOR MUST CONTACT ARCHITECT OR ENGINEER PRIOR TO PROCEEDING WITH WORK IN QUESTION. THESE DOCUMENTS AND INSTRUCTIONS INCORPORATED HEREIN HAVE BEEN DEVELOPED FOR THE SPECIFIC PROJECT AND SITE AS NOTED. REUSE OF ANY OF THE INFORMATION CONTAINED IN THESE DOCUMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION.
3. ALL ELECTRICAL AND MECHANICAL SHALL BE DESIGN BUILD AND SHALL BE INSTALLED PER ALL APPLICABLE CODES. ALL LANDSCAPE DESIGN REQUIRED FOR THIS PROJECT IS BY OTHERS.
4. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS, MEASUREMENTS AND MATERIALS PRIOR TO START OF WORK AND NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES. ALL SITE CONDITIONS INCLUDING UTILITY LOCATIONS (TAPS, CONNECTION LOCATIONS AT BUILDING, ETC.) MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. ALL ASSOCIATED FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR TO OBTAIN ALL REQD. PERMITS PRIOR TO START OF ANY WORK.
6. ALL WORK DONE OUTSIDE THE PROPERTY LINES SHALL BE DONE IN ACCORDANCE WITH REGULATORY AUTHORITIES HAVING JURISDICTION.
7. UNLESS OTHERWISE INDICATED, PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10'.
8. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED NEW CONDITION (UNO) PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. FULL WARRANTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT, APPLIANCES, DOORS AND WINDOWS WITH MANUFACTURERS. PROVIDE SHOP DRAWINGS AS REQUIRED. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED COMBUSTIBLE SPACES AS FOLLOWS: IN WALLS VERTICALLY AT CEILING, SOFFIT AND FLOOR LEVELS, IN WALLS HORIZONTALLY AT 10' O.C., MAX., AT CEILING AND FLOOR OPENINGS AROUND VENTS, PIPES, DUCTS OR CHIMNEYS, IN EXTERIOR ARCHITECTURAL ELEMENTS AT 20' O.C., MAX. (LIMIT SPACE TO 100 SF, MAX.) AND AT CONCEALED SLEEPER SPACES (LIMIT SPACE TO 100 SF, MAX.). SEE MBC FOR ACCEPTABLE FIREBLOCKING MATERIALS.
10. DRAFTSTOPPING SHALL BE PROVIDED IN CONCEALED COMBUSTIBLE FLOOR/CEILING SPACES SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SF, EXCEPT BUILDINGS EQUIPPED THROUGHOUT WITH AN NFPA 13 SPRINKLER SYSTEM. DRAFTSTOPPING SHALL BE PROVIDED SO THAT COMBUSTIBLE ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES DO NOT EXCEED 3,000 SF, EXCEPT BUILDINGS EQUIPPED THROUGHOUT WITH AN NFPA 13 SPRINKLER SYSTEM. SEE MBC FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.
11. DO NOT SCALE DRAWINGS. IF A PARTICULAR DIMENSION IS NOT CLEARLY INDICATED, CONTACT ARCHITECT. LARGE SCALE DETAILS/DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IF A CONFLICT EXISTS BETWEEN TWO DRAWINGS OF THE SAME AREA, CONTACT ARCHITECT.
12. COORDINATE WITH OWNER, LOCAL AUTHORITIES AND UTILITIES PROVIDERS ON PROJECT PHASING, SITE ACCESS, AND TEMPORARY UTILITIES.
13. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM SITE.
15. UNLESS OTHERWISE INDICATED, ALL DIMENSIONS ARE TO FACE OF STUD.
16. ALL EXPOSED ROOF PENETRATIONS SUCH AS VENTS, FLUES AND RELATED FLASHING SHALL BE PAINTED OR PREFINISHED TO MATCH SURROUNDING ROOF.
17. TAKE CARE NOT TO DAMAGE EXISTING LANDSCAPING. PROVIDE ADEQUATE PROTECTION AS REQUIRED.
18. OWNER TO APPROVE SAMPLES FOR ALL FINISHES, WINDOWS AND DOORS.
19. COORDINATE LANDSCAPE AND EXTERIOR HARDSCAPE WITH OWNER.
20. CONTRACTOR TO PATCH AND REPAIR ALL REMOVED OR DAMAGED MATERIALS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION.

MISC. STRUCTURAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL WOOD STRUCTURAL MEMBERS IN CONTACT WITH SOIL, CONCRETE OR MASONRY TO BE PRESSURE PRESERVATIVELY TREATED. FIELD TREAT ALL CUT P.T. LUMBER ENDS WITH PRESERVATIVE.
2. CONTRACTOR TO LOCATE AND SELECT ALL STRUCTURAL HANGERS, CLIPS, STRAPPING AND FASTENERS REQUIRED AND FASTEN PER MBC. GUARD RAILS TO BE DESIGNED BY SUPPLIER, UNO.
3. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE STRUCTURE PRIOR TO COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE NECESSARY BRACING FOR STABILITY PRIOR TO THE APPLICATION OF COMPONENTS NOTED ABOVE. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL FLOOR FRAMING AND SHEATHING ABOVE ARE INSTALLED.
4. SEE SHEET A301 FOR MISCELLANEOUS STRUCTURAL DETAILING.
5. EXTERIOR WALL TRACK FASTENING SHALL CONNECT BOTTOM TRACK TO RIMBEAM OR JOIST BLOCKING BELOW AND RIMBEAM/JOIST BLOCKING TO STRUCTURE BELOW.
6. BRACED WALLS/PANELS SHALL TIE RAFTER BLOCKING, RAFTER, FLOOR JOIST, RIMBEAM OR JOIST BLOCKING TO WALL VIA SCREWS OR LTP4 CLIP @ 32" O.C.
7. SHEAR CLIP MAY BE USED TO TRANSFER BRACED WALL/PANEL SHEAR VALUE IN LIEU OF TRACK SCREWS.
8. VERTICAL PANEL JOINTS SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL BE BLOCKED.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	MANUF	MANUFACTURER
ADJ	ADJACENT	MDF	MEDIUM DENSITY FIBERBOARD
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AHJ	AUTHORITY HAVING JURISDICTION	MEP	MECHANICAL, ELECTRICAL, PLUMBING
ALT	ALTERNATE	MIN	MINIMUM OR MINUTE
ALU	ALUMINUM	MRCT	MOISTURE-RESISTANT CEILING TILE
ANOD	ANODIZED	NA	NOT APPLICABLE
APPROX	APPROXIMATELY	NIC	NOT IN CONTRACT
ARCH	ARCHITECT(URAL)	OVER	OVER
AVG	AVERAGE	O.C.	ON CENTER
BLD	BOARD	OCC	OCCUPANT
BLDG	BUILDING	PLAM	PLASTIC LAMINATE
B.O.	BOTTOM OF	PLSTR	PLASTER
BSMT	BASEMENT	PRD	PRIMED
BTWN	BETWEEN	PTEPT	PAINT / EPOXY PAINT
CHRAL	CHAIR RAIL	P.T	PRESSURE TREATED
CL	CONTROL JOINT	RCP	REFLECTED CEILING PLAN
CL	CENTERLINE	REQD	REQUIRED
CONC	CONCRETE	R.O.	ROUGH OPENING
CONT	CONTINUOUS	SC	SOLID CORE
CPT	CARPET TILE	SIM	SIMILAR
CTOP	COUNTERTOP	SPCS	SPECIFICATIONS
DBL	DOUBLE	ST	STAINLESS STEEL
ELEC	ELECTRICAL	ST	STAIN
ELEV	ELEVATION	STRUCT	STRUCTURAL
EXIST	EXISTING	TBB	TILE BACKER BOARD
EXT	EXTERIOR	TBD	TO BE DETERMINED
FC	FINISH CONCRETE SMOOTH & SEAL	TEXTD	TEXTURED
FBR	FIRE EXTINGUISHER	T.O.	TOP OF
FBLG	FIBERGLASS	TYP	TYPICAL
FRP	FIBERGLASS REINFORCED PLASTIC	T&G	TONGUE & GROOVE
F.R.T.	FIRE RETARDANT TREATED	UNO	UNLESS NOTED OTHERWISE
GAGE/GAUGE		V&F	VERIFY IN FIELD
GL	GLASS	VCT	VINYL COMPOSITION TILE
GWB	GYPSPUM WALL BOARD	W	WITH
HC	HOLLOW CORE	WD	WOOD
H.D.	HEAVY DUTY	WNSCT	WEATHERSCOT
HM	HOLLOW METAL	WRB	WEATHER RESISTANT BARRIER
HW	HARDWOOD		
INT	INTERIOR		
LVPLYIT	LUXURY VINYL PLANK/TILE		
LAV	LAVATORY		

STRUCTURAL INFORMATION

BRACED WALL/PANEL SCHEDULE

- BRACED WALL / BW1
SHEATHING PER WALL NOTES BELOW AT EXTERIOR FACE WITH 1 1/4" TYPE S SCREWS INTO MTL STUDS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD. FASTEN TO WALL TRACKS W/ SAME FASTENERS. FINISH AS INDICATED ON WALL SECTION FASTENED PER MBC AT INTERIOR FACE.
- DESIGN CRITERIA
1. VERTICAL LOADS ROOF FLOOR
ROOF SNOW LOAD: 35 PSF
LIVE LOAD: 20 PSF 40 PSF
DEAD LOAD: 15 PSF
2. LATERAL WIND LOAD: 115 MPH (Vult) / 89 MPH (Vasd), EXPOSURE B
3. LATERAL SEISMIC LOADS: ZONE B 4. RISK CATEGORY: II

- FOUNDATION
1. DESIGN ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
2. FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL.
3. ALL EXTERIOR FOOTINGS SHALL EXTEND 3'-6" MIN BELOW FINISHED GRADE.
4. BACKFILL: MDOT CLASS II GRANULAR MATERIAL
5. COMPACTION OF BACKFILL MATERIAL:
A. FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MOD. PROCTOR)

- CONCRETE
COMPRESSIVE STRENGTH (F'c @ 28 DAYS):
A. INTERIOR SLABS & FOUNDATIONS NOT EXPOSED TO WEATHER: 3,000 PSI
B. FOUNDATION WALLS & VERTICAL CONCRETE EXPOSED TO WEATHER: 3,000 PSI
REINFORCEMENT: WELDED WIRE FABRIC (WWF) AS INDICATED. CENTER IN SLAB. SEALER: AS SPECIFIED.
- STRUCTURAL AND MISCELLANEOUS STEEL
1. SHAPES, PLATES AND BARS: ASTM A36, Fy = 36 KSI
2. BOLTS: ASTM A307 MACHINE BOLTS(MB), ASTM A325 HIGH STRENGTH BOLTS(HSB)
A. MIN. EDGE DISTANCE: 1.5dBOLT
B. MIN. END DISTANCE: COMPRESSION: 4dBOLT, TENSION: 7dBOLT
C. MIN. BOLT SPACING: 4dBOLT
3. REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3
- WOOD
1. SAWN LUMBER: NO. 2 & BETTER SPRUCE-PINE-FIR (SPF) OR DOUG FIR-LARCH (DFL), WWPA GRADING RULES.
2. NON-TREATED POSTS AND TIMBERS: STANDARD SPF OR DFL, Fc = 1300 PSI
3. SHEATHING: APA RATED SHEATHING (SEE SPECIFIC TYPE)
4. CONNECTORS: "SIMPSON STRENGTH" OR APPROVED EQUAL AS INDICATED
5. NAILING/FASTENING: PER MBC TABLE 2304.10.1 & BRACED WALL/PANEL SCHEDULE, WHERE APPLICABLE.
6. WOLMANIZED PARALLAM BEAMS (EXPOSED TO WET AND DRY CYCLES) (PSL, SERVICE LEVEL 2): Fb = 1827 PSI, Fv = 197 PSI, Fc perp = 368 PSI, E = 1.46 PSI
7. PRESSURE TREATED LUMBER & POSTS (PT): NO. 2 OR BETTER SOUTHERN PINE

- GENERAL NOTES (WOOD)
1. PROVIDE EDGE BLOCKING FOR ALL BRACED OR SHEAR WALL PANELS.
2. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS.
- WALLS
1. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 6" METALS STUDS @ 16" O.C., UNO. SEE WALL SECTION FOR STUD INFO.
2. EXTERIOR WALL SHEATHING: 1/2" CDX PLYWOOD OR 7/16" OSB (APA RATED).
3. FASTENING: SEE WOOD NOTES ABOVE.
- ROOF
1. ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
A. 5/8" CDX PLYWOOD OR OSB WITH 8D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
B. ALL PANEL EDGES SHALL BE EDGE CLIPPED.
2. CONNECT ALL RAFTERS TO TOP PLATE OF WALL WITH H2.5 CLIP W/ (5) 8d AT RAFTER & (5) 8d AT PLATES, UNO.
3. PROVIDE BRACING/STRAPPING AT RAFTERS PER MANUF. RECOMMENDATIONS.

- FLOOR SHEATHING (UNO)
1. FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
A. T&G CDX PLYWOOD GLUED & NAILED WITH 10D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. SEE PLAN FOR THICKNESS.
- COLD-FORMED METAL FRAMING
1. LOADBEARING WALL STUDS, JOISTS AND CONNECTIONS SHALL BE AS SHOWN OR PER MANUFACTURER'S RECOMMENDATIONS WHERE NOT INDICATED ON DRAWINGS. ALL NON-LOADBEARING COLD-FORMED FRAMING INCLUDING CURTAIN WALLS, PARTITIONS, HEADERS AND CONNECTIONS SHALL BE DESIGNED BY SUPPLIER, UNO. ROOF TRUSSES SHALL BE DESIGNED BY SUPPLIER, WHERE APPLICABLE.
2. METAL FRAMING CONTRACTOR TO ENGAGE FABRICATOR OR SUPPLIER WHO EMPLOYS A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN TO PREPARE DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL FRAMING MEMBERS AND CONNECTIONS DESIGNED BY SUPPLIER.
3. WORK SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:
- AISI "SPEC." FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS"
- AWS D1.3 "STRUCTURAL WELDING CODE-SHEET STEEL"
- ASTM C955 "STANDARD SPECIFICATION FOR LOADBEARING (TRANSVERSE AND AXIAL) STEEL STUDS, RUNNERS (TRACKS), AND BRACING OR BRIDGING FOR SCREW APPLICATION OF GYPSUM BOARD AND METAL PLASTER BASES"
- ASTM C1007 "STANDARD SPECIFICATION FOR INSTALLATION OF LOADBEARING (TRANSVERSE AND AXIAL) STEEL STUDS AND RELATED ACCESSORIES"
- ALL PERTINENT FEDERAL, STATE AND LOCAL CODES

- NOTE: THE MOST STRINGENT REQUIREMENTS SHALL GOVERN IN CONFLICTS BETWEEN SPECIFIED CODES AND/OR STANDARDS.
4. METAL FRAMING MANUFACTURER(S) MUST BE MEMBERS OF STEEL STUD MANUF. ASSOCIATION (SSMA). FRAMING MEMBER SIZES SHALL BE AS SPECIFIED BY SSMA.
5. ALL COLD-FORMED METAL FRAMING SHALL BE GALVANIZED MATERIAL FORMED FROM STEEL MEETING MINIMUM REQUIREMENTS OF AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS". ALL FRAMING SHALL HAVE A GALVANIZED COATING MEETING MINIMUM REQUIREMENTS OF ASTM C955.
6. SSMA'S PUBLISHED PHYSICAL AND STRUCTURAL PROPERTIES FOR FRAMING MEMBERS SHALL BE CONSIDERED MINIMUM PERMITTED. THE FOLLOWING MEMBER PROPERTIES, CALCULATED IN ACCORDANCE WITH AISI SPECIFICATIONS, SHALL BE PROVIDED: 1x (MOMENT OF INERTIA), Sx (SECTION MODULUS), AREA, Rx (RADIUS OF GYRATION), Fy (YIELD STRENGTH), Mr (RESISTING MOMENT).
7. YIELD STRENGTH:
A. ALL 20 GA (33 MILS) AND 18 GA (43 MILS) TRACKS, STUDS OR JOISTS: 33,000 PSI
B. ALL 16 GA (54 MILS), 14 GA (68 MILS), 12 GA (97 MILS) AND 10 GA (118 MILS) TRACKS, STUDS OR JOISTS: 50,000 PSI
8. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER TO ENSURE STUD ENDS ARE POSITIONED TIGHTLY AGAINST INSIDE FACE OF UPPER AND LOWER TRACK WEBS PRIOR TO STUD AND TRACK ATTACHMENT.
9. STUDS SHALL BE SQUARE CUT, PLUMBED, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS. ATTACHMENT MAY VARY AT NON-LOADBEARING DEFLECTION TRACKS.
10. PROVIDE BRIDGING/BRACING AT STUDS & JOISTS PER MANUFACTURER OR SSMA RECOMMENDATIONS AT 48" O.C., MAX., UNO. VERIFY REQD. SPACING BASED ON WALL HEIGHT, JOIST SPAN, ETC.
11. SPLICES IN STUDS ARE NOT PERMITTED.
12. ALL WALL CORNERS SHALL BE FRAMED WITH A MINIMUM OF 3 STUDS OF THE SAME GAUGE AS WALL STUDS, UNO.
13. MULTIPLE STUDS AT THE EDGE OF OPENINGS SHALL BE SECURED TOGETHER WITH EITHER THREADED FASTENERS OR 1 1/2" OF WEB AT EACH FLANGE 18" O.C.
14. NO HOLES SHALL BE CUT IN STRUCTURAL STUDS, JOISTS OR HEADERS WITHOUT WRITTEN APPROVAL FROM ENGINEER OR ARCHITECT.
15. NO HOLES ARE ALLOWED IN WEB STIFFENERS.
16. PRE-PUNCHED HOLES IN STUDS NOT ALLOWED W/IN 12" OF TOP/BOT. OF STUD.
17. DO NOT BEND OR CUT FLANGES OF STUDS, JOISTS OR HEADERS.
18. JOIST WEBS SHALL BE LOCATED DIRECTLY ABOVE LOADBEARING STUD WEBS.
19. COORD. JOIST LOCATIONS WITH PLUMBING AND MECHANICAL PENETRATIONS. PROVIDE ADDITIONAL JOISTS AS REQUIRED TO MAINTAIN JOIST SPACING.
20. INSTALL HEADERS ABOVE WALL OPENINGS WIDER THAN STUD SPACING. SEE DRAWINGS FOR LOADBEARING WALL HEADER SIZING. FABRICATE HEADERS PER DESIGN OR APPROVED SHOP DRAWINGS.
21. LOADBEARING WALL OPENINGS SHALL BE FRAMED WITH MINIMUM OF TWO STUDS AT EACH JAMB, UNO. SEE HEADER SCHEDULE FOR INFO.
22. SEE DRAWINGS FOR FRAMING MEMBER SIZE & THICKNESS.

WILLIAM TENNANT
PERFORMANCE SHELL
ADDITION
804 W PARK DR ST JOHNS, MI

PROJECT TEAM

OWNER
CITY OF ST JOHNS
CONTACT: DAVE KUDWA
100 E STATE STREET
SUITE 1100
ST JOHNS, MI 48879
989-224-8944 x 231
dkudwa@stjohnsmich.com

GENERAL CONTRACTOR
TBD

ARCHITECT

ARENS ARCHITECTURE
WILLIAM ARENS
913 E HERBISON DR
DEWITT, MI 48820
517-668-5015
bil@arensarch.com

SHEET INDEX

ARCHITECTURAL

- G001 COVER SHEET - PROJECT DATA, SPECS
A100 FOUNDATION PLAN
A101 FLOOR PLAN, FLOOR DEMOLITION PLAN
A102 ROOF PLAN, ROOF DEMOLITION PLAN
A201 EXTERIOR ELEVATIONS
A301 BUILDING SECTION, WALL SECTION

SPECIFICATIONS

NOTE: 1. PRODUCTS INDICATED ARE BASIS OF DESIGN FOR PROJECT. PROVIDE BASIS OF DESIGN PRODUCTS OR SUBMIT REQUEST FOR SUBSTITUTION PRIOR TO BIDDING PROJECT. SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER BIDDING IS CLOSED.

DIVISION 3 - CONCRETE

See Structural Information for all concrete.
ACCESSORIES:
UNPOLISHED CONCRETE FLOOR SEALER: Prosoco Stand Off SLX100, or approved equal neat silane penetrating sealer for concrete floors.

DIVISION 5 - METALS

See Structural Information for all metals unless noted below.

DIVISION 6 - WOOD AND PLASTICS

06 10 00 ROUGH CARPENTRY
See Structural Information.

06 20 00 FINISH CARPENTRY
INTERIOR TRIM: Match existing
EXTERIOR TRIM: SEE SIDING below.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 21 16 BLANKET INSULATION
ABOVE GRADE WALLS & ROOF: EcoBatt glass fiber blanket by Knauf, or approved equal formaldehyde-free insulation.
R VALUE: See Drawings.

07 21 29 SPRAYED INSULATION
EXPANDING FOAM AT WINDOWS/DOORS: Great Stuff Window & Door minimal-expanding foam sealant, or approved equal for window/door applications.
R VALUE: See Drawings.

07 25 00 WEATHER RESISTANT BARRIER (WRB)
Tyvek CommercialWrap airweather resistant barrier by Dupont, or approved equal.

07 31 13 ASPHALT SHINGLES
Match existing.
ACCESSORIES:
FELT UNDERLAYMENT: 30# roofing felt,
SELF-ADHERED ROOFING UNDERLAYMENT: Ice & Water Shield cross-laminated, high density polyethylene sheet with pressure-sensitive rubberized asphalt adhesive backing by W.R. Grace & Co., or approved equal. THICKNESS: 40 mil, minimum

07 46 00 SIDING
Wood panel siding: Match existing.
FINISH/COLOR: Match existing.
ACCESSORIES:
TRIM: Match siding.

07 62 00 SHEET METAL FLASHING AND TRIM
Pre-finished aluminum or galvanized steel sheet. Match adjacent finish colors.
THICKNESS: 26 gauge, minimum

07 65 26 SELF-ADHERED SHEET FLASHING
Vycor Plus cross-laminated, high density polyethylene sheet with pressure-sensitive rubberized asphalt adhesive backing by W.R. Grace & Co., or approved equal.
THICKNESS: 25 mil, minimum, WIDTH: 9", minimum

07 71 23 MANUFACTURED GUTTERS AND DOWNSPOUTS
GUTTERS: Prefinished aluminum. 6" minimum width. Owner to select.
ACCESSORIES:
DOWNSPOUTS: Prefinished aluminum. Owner to select. Provide splash blocks below.

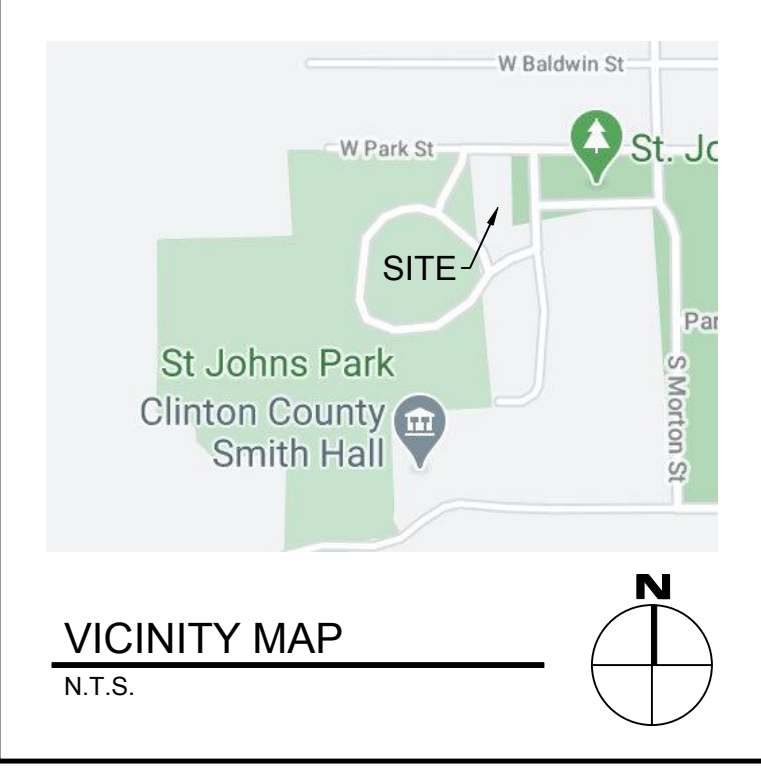
07 72 30 SOFFIT VENTS
Ventilated aluminum or vinyl soffit.
NET FREE AREA: Manuf. standard
COLOR: Match fascia

07 82 00 JOINT SEALANTS
GENERAL PURPOSE EXTERIOR SEALANT: Polyurethane; moisture-curing.
ASTM C820, Type S, Grade NS, Class 35, Uses T, NT, O, M, G and I, Basis of Design: Sikaflex 1A.
EXTERIOR METAL LAP SEALANT: Butyl or Polyisobutylene, non-drying, non-skriming, non-curing.
EXTERIOR METAL/METAL OR METAL/GLASS AND INTERIOR GLASS/GLASS SEALANT: Silicone, neutral-curing, ultra-low modulus. ASTM C920, Type S, Grade NS, Class 50, Uses NT, M, G, A and O, Basis of Design: Sikaflex WS-295.

GENERAL PURPOSE INTERIOR SEALANT: Acrylic emulsion latex, ASTM C834, single component, paintable.
COLORS: Match adjacent finishes. Provide clear sealant at glass joints.

DIVISION 8 - OPENINGS

08 12 13 HOLLOW METAL FRAMES
EXTERIOR DOOR FRAMES:
Steelcraft F Series (or approved equal) welded hollow metal, 16 gauge (min.), double rabbet, galvanized, with stud anchors, factory primed
FINISH: Paint to match existing siding.
DEPTH: Verify in field
SIGHTLINE (frame profile): 2"
NOTE: West leaf to be equipped with flush bolt at top & bottom.



GENERAL NOTES

- 1) BUILDING AND IMPROVEMENT LOCATIONS SHOWN ARE APPROXIMATE BASED ON AERIAL IMAGERY AVAILABLE.
- 2) THIS PLAN IS NOT AN OFFICIAL SURVEY AND IS NOT TO BE USED AS BASIS FOR SITE IMPROVEMENTS OR OTHER WORK INVOLVING SITE MODIFICATIONS.
- 3) A LICENSED SURVEYOR MUST BE OBTAINED FOR ACCURATE DOCUMENTATION OF SITE BEFORE COMMENCING SITE WORK BEYOND THE SCOPE OF THIS PROJECT.

PROJECT DATA

PROJECT DESCRIPTION

SINGLE STORY ADDITION TO & ASSOCIATED DEMOLITION OF PORTION OF EXISTING SINGLE STORY LIGHT GAUGE METAL FRAMED PERFORMANCE SHELL. ADDITION TO INCLUDE STORABLE SPACE, NEW ROOF AREAS AND RECONSTRUCTION OF EXISTING ACCESS RAMPLANDING AREA AS REQUIRED TO FACILITATE NEW ADDITION. CONSTRUCTION, NEW ENTRY DOOR, SHUTTERS, LIGHTING, POWER RECEPTACLES AND VENTILATION FAN(S) TO BE INSTALLED.

APPLICABLE CODES

2015 MICHIGAN BUILDING CODE, 2015 INTERNATIONAL FIRE CODE, 2017 NATIONAL ELECTRICAL CODE, 2015 MICHIGAN MECHANICAL CODE, 2009 ICC A117.1 ACCESSIBLE & USABLE BLDGS & FACILITIES

OCCUPANCY CLASSIFICATION

A-1

CONSTRUCTION TYPE

VB, UNSPRINKLERED

FIRE SUPPRESSION

N/A

FIRE SUPPRESSION NOT REQUIRED PER MBC SECTION 903.2.1.1 (FIRE AREA AND OCCUPANT LOAD BELOW THRESHOLDS REQUIRING AUTOMATIC SPRINKLER SYSTEM).

FLOOR AREA (BUILDING, GROSS) ALLOWABLE SF ACTUAL SF

1ST FLOOR	5,500 (A-1)	1,805
EXIST. STAGE & PREP AREA		215
ADDITION		2,020
TOTAL	5,500	2,020

BUILDING HEIGHT (STORIES)

ALLOWABLE = 1 ACTUAL = 1

ALLOWABLE AREA AND HEIGHT BASED ON MOST STRICT MBC LIMITATIONS FOR OCCUPANCIES WITHIN BUILDING.

OCCUPANT LOAD

EXIT WIDTH REQUIRED*

EXIT WIDTH PROVIDED

1ST FLOOR		
STAGE (1,539 NSF / 15) = 102.6	x	0.2"/OCC = 20.52"
PREP STORAGE (457 SF / 300) = 1.52	x	0.2"/OCC = 0.3"

* BASED ON UNSPRINKLERED BLDG. EXIT DOORS SHALL PROVIDE MINIMUM CLEAR WIDTH OF 32" WITH DOOR OPEN 90'.

MEANS OF EGRESS (EXITS) REQUIRED* PROVIDED

1ST FLOOR	2	2 (1 ACCESSIBLE)
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* PER MBC SECTION 1006.2.1/TABLE 1006.2.1, TWO EXITS REQD. FROM STORY IN GROUP A-1 OCCUPANCY WHERE OCC. LOAD > 49 OR MAX. COMMON PATH OF EGRESS TRAVEL > 75'.

ACCESSIBILITY

PER MBC SECTION 1105.1.3, WHERE RESTRICTED ENTRANCES PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

FIRE-RATED CONSTRUCTION REQUIRED PROVIDED

STRUCTURAL FRAME	0	0
BEARING WALLS (EXTERIOR) *	0	0
BEARING WALLS (INTERIOR)	0	0
NONBEARING WALLS (EXTERIOR) *	0	0
NONBEARING WALLS (INTERIOR)	0	0
FLOOR	0	0
ROOF	0	0

* NOT LESS THAN FIRE-RATING BASED ON FIRE SEPARATION DISTANCE (MBC TABLE 602). MIN. FIRE SEPARATION DIST. BETWEEN BUILDING AND ALL PROPERTY LINES > 30'.

AREA SEPARATION

NOT REQUIRED (NONSEPARATED OCCUPANCIES).

EXTERIOR WALL OPENINGS (ALLOWED PER WALL LOCATION)

PER MBC SECTION 705 & 1 EXCEPTION 2, BUILDINGS WHOSE EXTERIOR WALLS AND FRAME NOT REQD. TO BE FIRE-RATED PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

ZONING DISTRICT MC CLIMATE ZONE 5A

ENERGY CODE COMPLIANCE

ALL LIGHT FIXTURES INSTALLED UNDER THIS PROJECT TO MEET MI ENERGY CODE REQUIREMENTS.

SMOKE / FIRE DETECTION

PER MBC SECTION 907, FIRE ALARM SYSTEM NOT REQUIRED IN GROUP A-1 OCCUPANCY WITHIN THIS BUILDING (OCC. LOAD < 300).

SEPARATE PERMIT SUBMITTALS (AS NEEDED)

MECHANICAL AND ELECTRICAL PERMITS TO BE SUBMITTED FOR SEPARATELY BY CONTRACTOR IF/AS NEEDED FOR PROJECT.

DOOR HARDWARE SCHEDULE

NOTES

1. ALL HARDWARE TO HAVE BRUSHED/SATIN CHROME PLATED FINISH OR BE BRUSHED STAINLESS STEEL IF BRUSHED/SATIN CHROME NOT AVAILABLE, UNO.
2. PRODUCTS INDICATED ARE BASIS OF DESIGN FOR PROJECT. PROVIDE BASIS OF DESIGN PRODUCTS OR APPROVED EQUAL.

TYPE 1 (ENTRY W/ PANIC HARDWARE)

PRIMARY OPERABLE LEAF PUSH / HANDLE: HARNEY PEL55003684VPP 32" VERTICAL ROD PANIC EXIT DEVICE W/ POWDER COATED FINISH / HARNEY STRAIGHT LEVER & TRIM

PRIMARY OPERABLE LEAF LOCK: HARNEY PEL8000CR (SET W/ HANDLE NOTED ABOVE) W/ CYLINDRICAL CLASSROOM LOCK & SCHLAGE SC 4 KEYWAY

PRIMARY LEAF CLOSER: HARNEY DC8900AL SURFACE-MTD OVERHEAD CLOSER

SECONDARY LEAF PUSH / HANDLE: N/A

SECONDARY LEAF LOCK: (2) MANUF. STANDARD FLUSH BOLTS

HINGES: (3 OR 4) HARNEY 4 1/2" FIVE KNUCKLE STANDARD WEIGHT BALL BEARING HINGES PER LEAF OR DOOR MANUF. STANDARD

THRESHOLD: ADA-COMPLIANT MANUF. STD. ALUMINUM MILL FINISH

WEATHERSTRIPPING: CONT. POLYURETHANE FOAM (BLACK), EPDM GASKET SWEEP

CENTER MULLION: REMOVABLE MULLION BY DOOR FRAME SUPPLIER

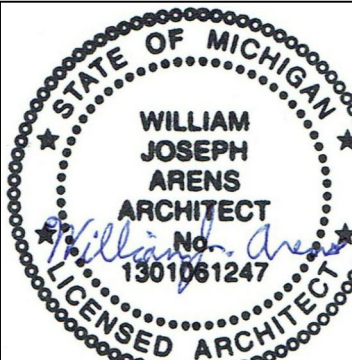
TYPE 2 (CLASSROOM W/ DEADBOLT)

HANDLE: HARNEY STRAIGHT LEVER & TRIM

LOCK: HARNEY

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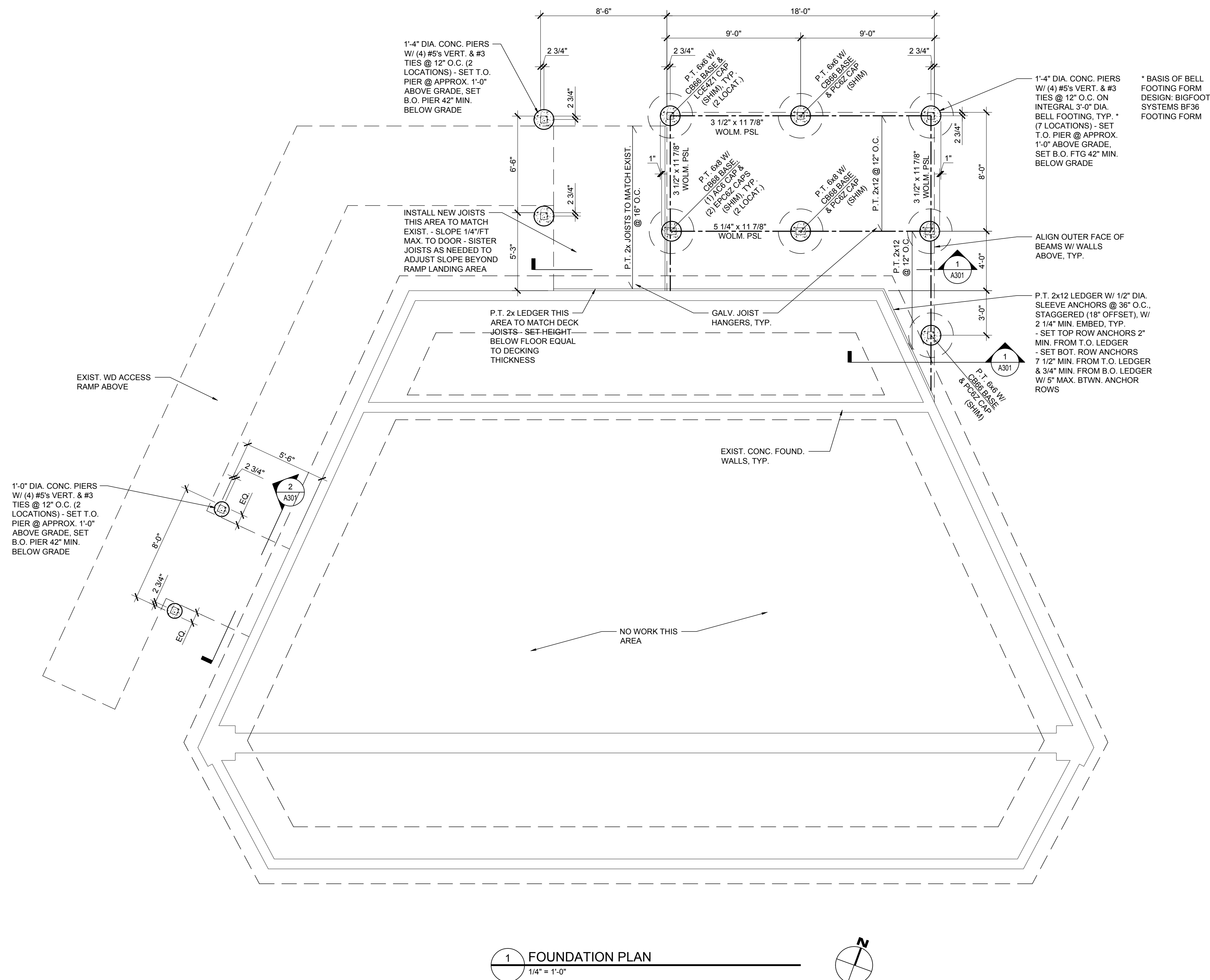


WILLIAM TENNANT
PERFORMANCE SHELL ADDITION
804 W PARK DR
ST JOHNS, MI 48879

PROJECT NO.: 20033
DATE: 3/5/21

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SHEET NO.:
A100



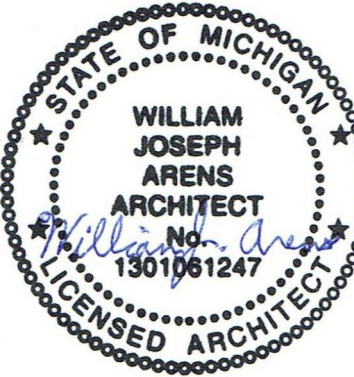
SEE A101 FOR REQD.
DEMOLITION OF EXIST
DECK AND RAMP
AREAS & ROOF
SUPPORT POST INFO.

LEGEND

- | | |
|---|--|
|  | EXIST. WALL OR ELEMENT TO REMAIN |
|  | EXIST. WALL OR ELEMENT TO BE REMOVED U.N.O. |
|  | NEW MTL STUD WALL (6" MTL STUDS @ 16" O.C., UNO) |
|  | NEW POURED CONC. |

GENERAL NOTES

1. SEE COVER SHEET FOR MISC. GENERAL NOTES AND STRUCTURAL INFORMATION, INCLUDING FRAMING, SHEATHING AND FASTENER INFORMATION.
2. CONTRACTOR TO LOCATE AND SELECT ALL STRUCTURAL HANGERS, CLIPS, STRAPPING, FASTENERS, ETC. WHERE NOT NOTED AND FASTEN PER MANUF. OR 2015 MBC GUIDELINES.
3. DOOR AND WINDOW SIZES SHOWN ARE APPROXIMATE UNIT SIZE. ACTUAL SIZE MAY VARY. VERIFY ROUGH OPENING REQUIRED WITH MANUFACTURER SELECTED.

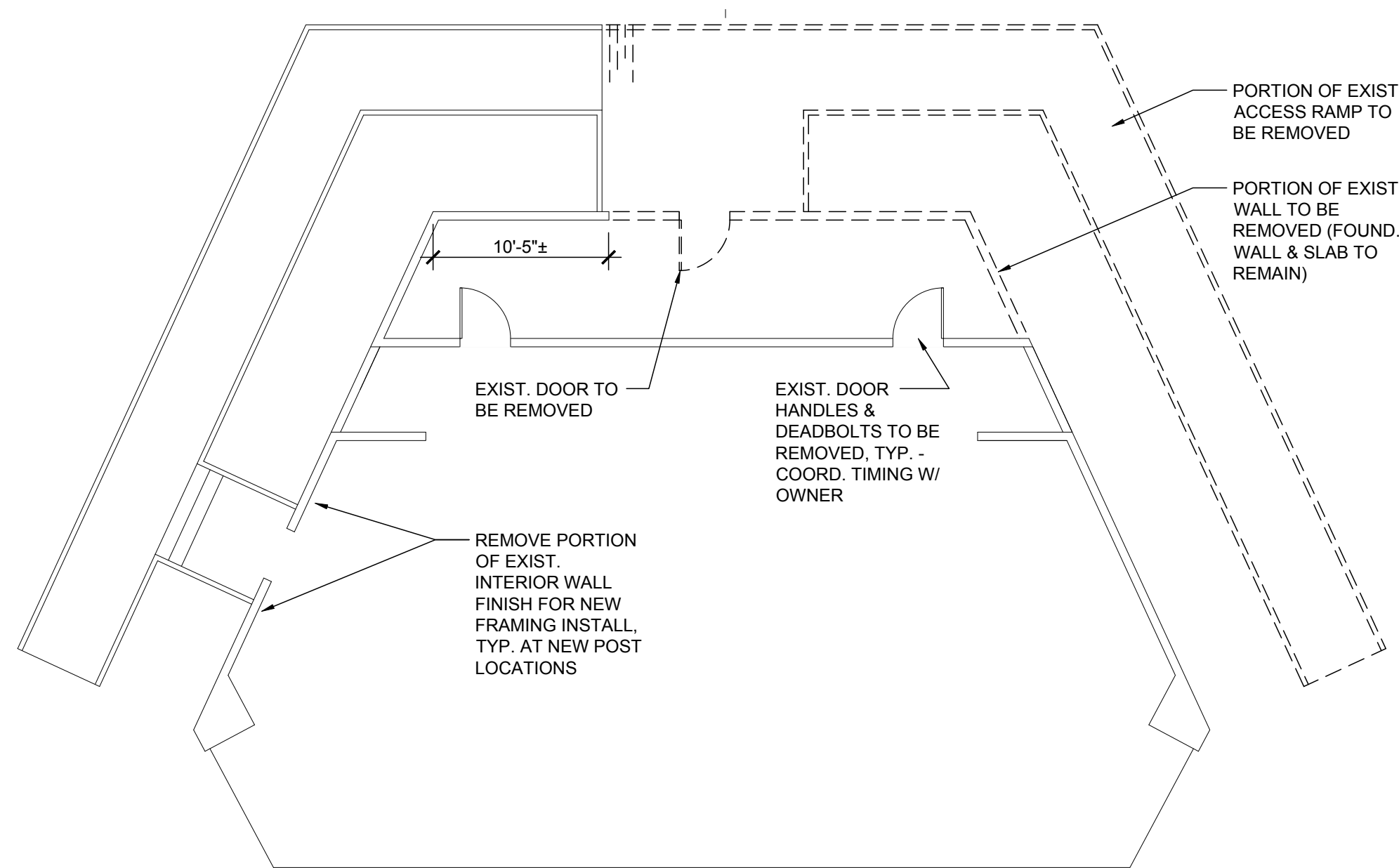
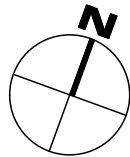
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A101

1 DEMO PLAN
1/8" = 1'-0"

NOTE: BUILT-UP WOOD COLUMNS TO BE NAIL LAMINATED PER NDS FOR WOOD CONSTRUCTION SECTION 15.3. BUILT-UP 2x WOOD BEAMS TO BE NAIL LAMINATED PER MBC TABLE 2304.10.1. BUILT-UP ENGINEERED WOOD BEAMS TO BE NAIL OR BOLT LAMINATED PER MANUF. GUIDELINES.

NOTE: ALL WWF TO BE INSTALLED AT CONCRETE SLABS SHALL BE SHEETS, NOT ROLLS. SEE STRUCT. NOTES FOR MORE INFO.

NOTE: ALL FASTENERS INSTALLED AT EXTERIOR MUST BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

NOTE: PROVIDE SOLID BLOCKING WITHIN FLOOR BELOW ALL COLUMNS & STUD PACKS - ATTACH TO ADJACENT JOISTS.

SEE G001 FOR DOOR, WINDOW, FINISH, HARDWARE & STRUCT. SPECS.

SEE WALL SECTION FOR TYP. EXTERIOR WALL STUD SIZE/INFO.

NOTE: DOOR THRESHOLDS AND CHANGES IN LEVEL AT DOORS TO HAVE MAX. VERTICAL RISE OF 1/4" AND/OR BE BEVELED @ 1:2 MAX. SLOPE WITH MAX. 1/2" RISE.

HVAC NOTES

1. A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED FOR PREP/STORAGE AREA.
 - VENTILATION SYSTEM SHALL BE CAPABLE OF MINIMUM EXHAUST AIRFLOW RATE OF 0.5 CFM / SF OF NET FLOOR AREA SERVED (457 SF x .5 = 229 CFM).
 - VENTILATION SYSTEM INTAKE AND EXHAUST FANS SHALL BE INTERLOCKED AND CONTROLLED VIA THERMOSTAT LOCATED NEAR ENTRY DOOR.
2. ALL FANS AND SHROUDS AT EXTERIOR WALL OPENINGS SHALL BE SEALED AT JUNCTIONS TO PREVENT MOISTURE INTRUSION.

LEGEND

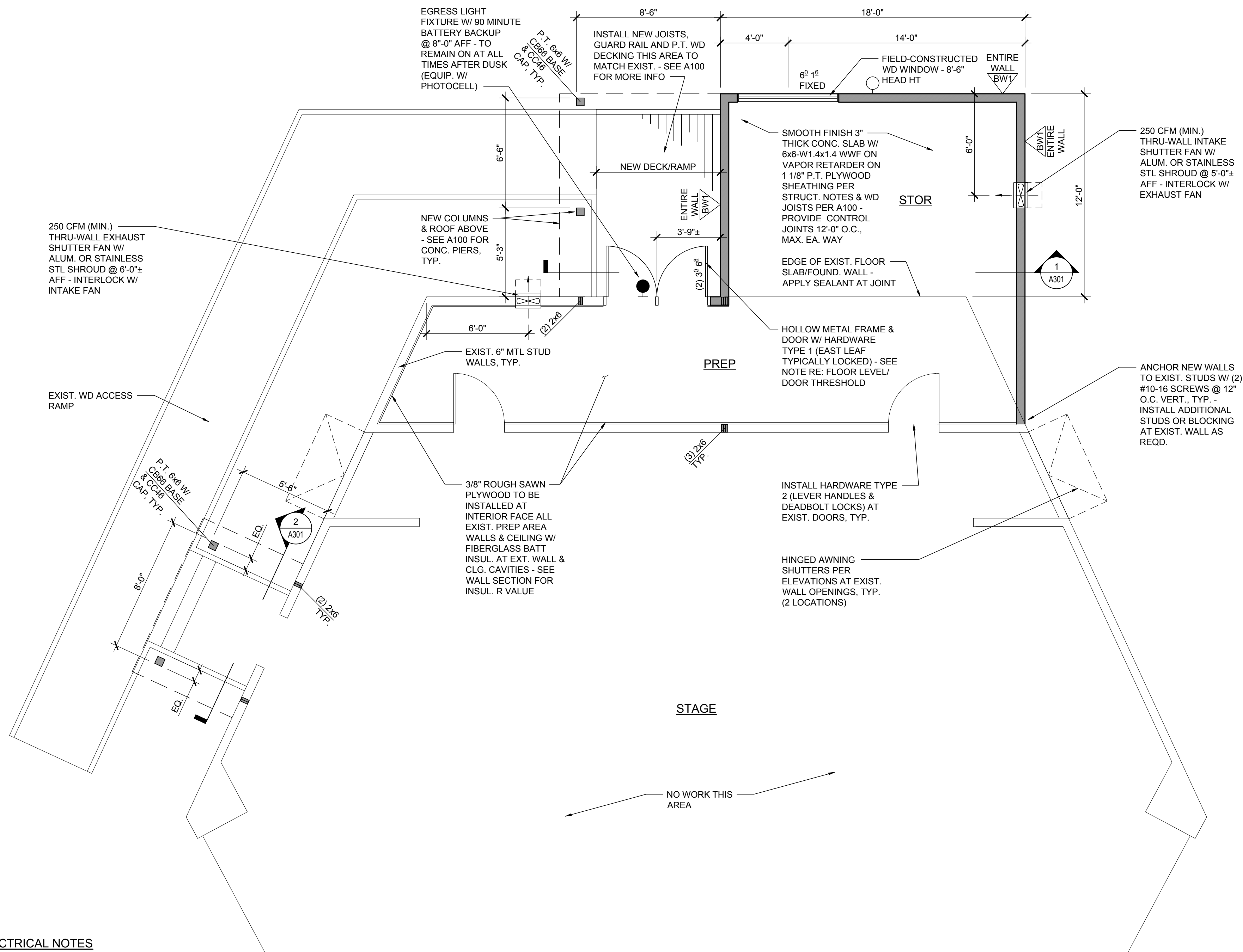
- EXIST. WALL OR ELEMENT TO REMAIN
- EXIST. WALL OR ELEMENT TO BE REMOVED U.N.O.
- NEW MTL STUD WALL (6" MTL STUDS @ 16" O.C., UNO)
- NEW POURED CONC.

LIGHTING NOTES

1. VERIFY ALL LIGHT FIXTURE TYPES, LOCATIONS AND SWITCH LOCATIONS WITH OWNER.
2. VERIFY POWER REQUIREMENTS AND REQUIRED ACCESSORIES FOR EACH LIGHT FIXTURE WITH MANUF.
3. PROVIDE DEDICATED LIGHT CONTROLS FOR EACH ROOM AS REQUIRED BY ENERGY/ELECTRICAL CODES.
 - THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
 - MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT WALKING SURFACE.
 - POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY PREMISES' ELECTRICAL SUPPLY.
 - IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS AND OTHER EXIT DISCHARGE AREAS AND EXTERIOR LANDINGS AT EXIT DOORS.
- THE EMERGENCY POWER SYSTEM (STORAGE BATTERIES, ETC.) SHALL PROVIDE POWER FOR A DURATION OF 90 MINUTES, MINIMUM.

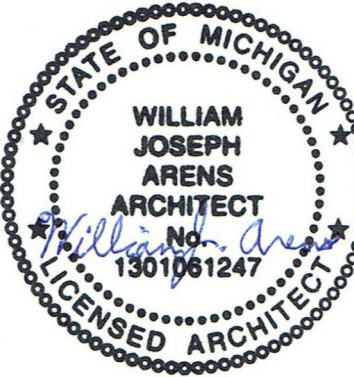
ELECTRICAL NOTES

1. ALL ELECTRICAL EQUIPMENT & MATERIALS SHALL BE LISTED/LABELED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND APPLICABLE ELECTRICAL CODE.
2. A LICENSED ELECTRICAL CONTRACTOR SHALL PERFORM ALL ELECTRICAL WORK, INCLUDING INSTALLATION OF NONCURRENT-CARRYING MATERIALS. ALL ELECTRICAL WORK SHALL BE INSPECTED BY AHJ PRIOR TO COVERING.
3. ALL SERVICES & FEEDS TO PANELS SHALL BE IN RIGID METAL CONDUIT (RMC) OR ELECTRICAL METALLIC TUBING (EMT); ALL BRANCH CIRCUITS SHALL BE METAL CLAD (MC) CABLE OR IN RMC OR EMT IN COMMERCIAL SPACES. ALL WIRING OUTSIDE FLOOR/CEILING, ROOF, SOFFITS OR WALLS SHALL BE IN RMC OR EMT, REGARDLESS OF WIRE TYPE.
4. ALL RECEPTACLES AT OUTDOOR AREAS SHALL BE GFCI PROTECTED W/ WEATHERPROOF ENCLOSURES.
5. ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL RECEPTACLES AS REQUIRED BY CODE. TYPICAL RECEPTACLE HEIGHT TO BE 18" AFF TO CENTERLINE (15" MIN. AFF TO BOTTOM), UNO. RECEPTACLES LOCATED ABOVE COUNTERTOPS TO BE 48" MAX. AFF TO TOP.
6. SWITCHES TO BE LOCATED 48" MAX. AFF TO TOP OF CONTROL, UNO. SWITCHES LOCATED ABOVE COUNTERTOPS TO BE 48" MAX. AFF TO TOP OF CONTROL.

2 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

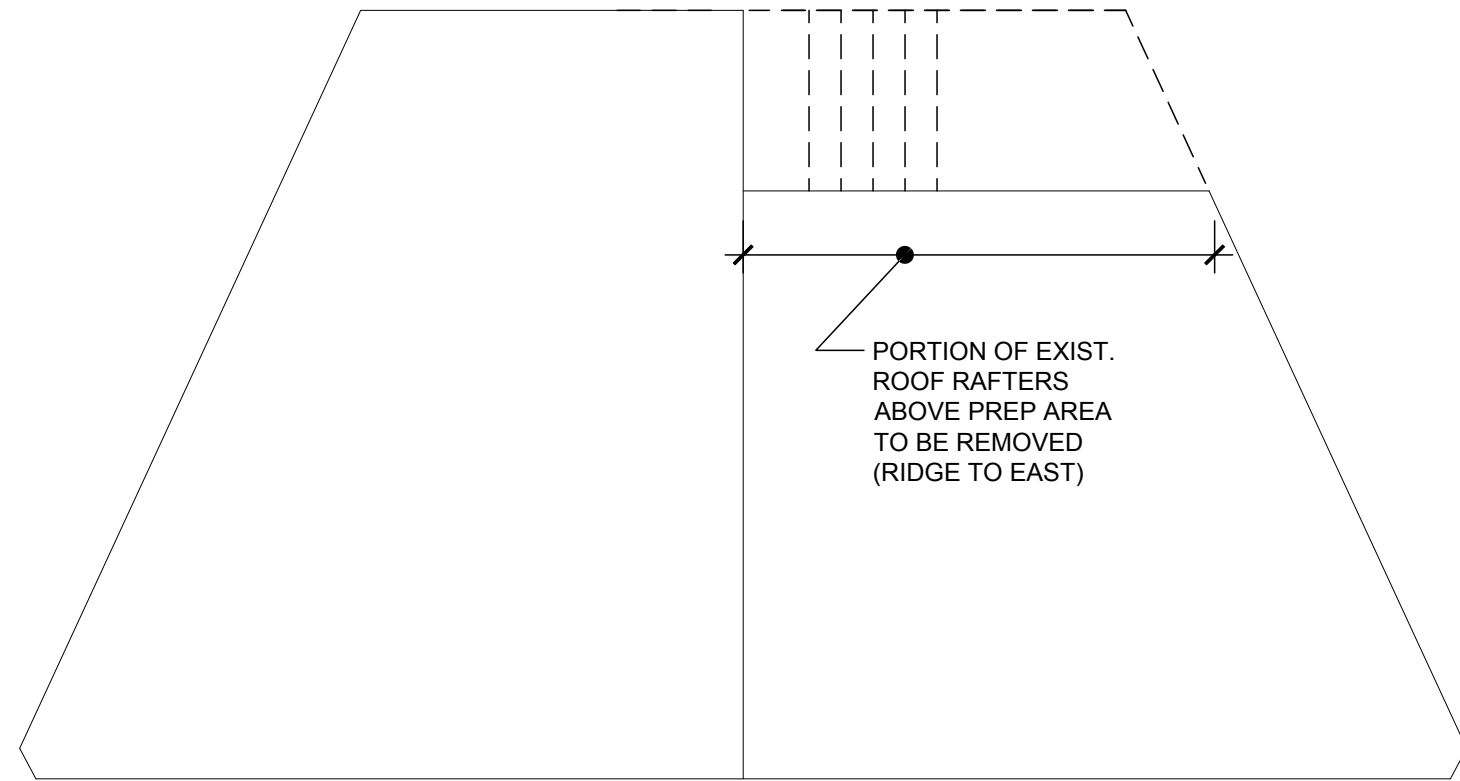
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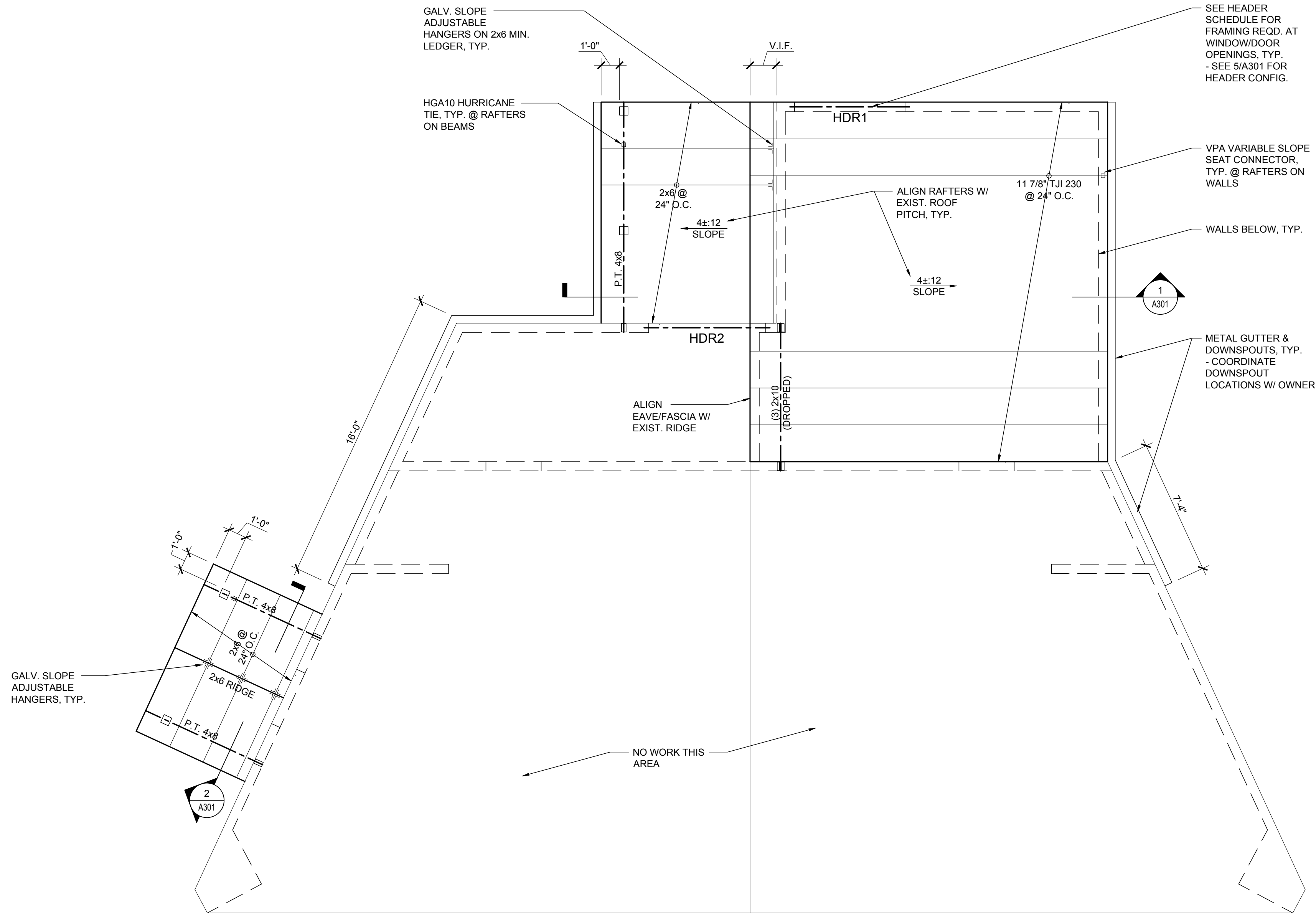
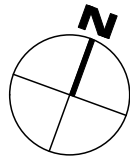
SHEET NO.:

A102



1 ROOF DEMO PLAN

1/8" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



HEADER SCHEDULE (METAL STUD WALLS)			
MARK	HEADER SIZE	16" O.C. STUD SPACING	
		NO. OF JACK STUDS	NO. OF KING STUDS
HDR1 (NON-BEARING)	SINGLE TRACK OR HDR, PER STUD WALL MANUF.	N/A	1
HDR2	(2) 1200S162-54 (16 GA)	2, UNO	2

HEADER NOTES

- ALL LOADBEARING HEADERS AND JAMBS ARE BOXED CONFIGURATION.
- ALL LOADBEARING HEADERS SHALL HAVE WEB STIFFENERS AT EACH SIDE AT EACH END.
- SUPPORT AT LOADBEARING HEADERS, INCLUDING ALL KING & JACK STUDS, SHALL BE CONTINUOUS OR BLOCKED SOLID TO FOUNDATION BELOW, INCLUDING AT FLOOR CAVITIES.
- MULTIPLE PLIES OF MEMBERS SHALL BE FASTENED TOGETHER.
- WALL SHEATHING SHALL BE FASTENED TO ALL KING AND JACK STUDS.
- ALL HEADERS AND TRACKS TO BE UN-PUNCHED MEMBERS (NO HOLES ALLOWED).
- JACK AND KING STUD SIZE AND GAUGE TO MATCH WALLS.
- ALL EXTERIOR WINDOW/DOOR HEADERS SHALL RECEIVE INSUL. INFILL TO MATCH WALL INSUL. TO MAXIMUM THICKNESS POSSIBLE.
- ALL NON-LOADBEARING WALL OPENINGS TO RECEIVE HEADER HDR1 (PER MANUF. RECOMMENDATIONS), UNO.

GENERAL NOTES

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