

EXISTING CONDITIONS

DRAWINGS OF EXISTING CONDITIONS AND BUILDING PLANS HAVE BEEN COMPILED FROM EXISTING DATA AND DRAWINGS. THE ARCHITECT HAS NOT VERIFIED ALL EXISTING CONDITIONS OR DIMENSIONS. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL PRACTICE FOR THEIR USE IN SHOWING EXISTING CONDITIONS, BUT THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING BUILDING INFORMATION RECORDED OR SHOWN HEREIN.

AMERICANS WITH DISABILITIES ACT/ A.D.A.

THE A.D.A. PROVIDES THAT ALTERATIONS TO A FACILITY MUST BE MADE IN A MANNER THAT THE ALTERED PORTIONS OF THE FACILITY ARE READILY ACCESSIBLE TO AND BY INDIVIDUALS WITH DISABILITIES. THE A.D.A. MAY BE SUBJECT TO INTERPRETATION AND MAY CONTRADICT OTHER CODES AND ORDINANCES. FITZHUGH - ARCHITECT, PLC THEREFORE, HAS USED BEST PROFESSIONAL JUDGMENT TO INTERPRET APPLICABLE A.D.A. REQUIREMENTS AND OTHER FEDERAL, STATE, LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT. MICHAEL FITZHUGH - ARCHITECT, PLC CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE A.D.A. REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE, LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT.

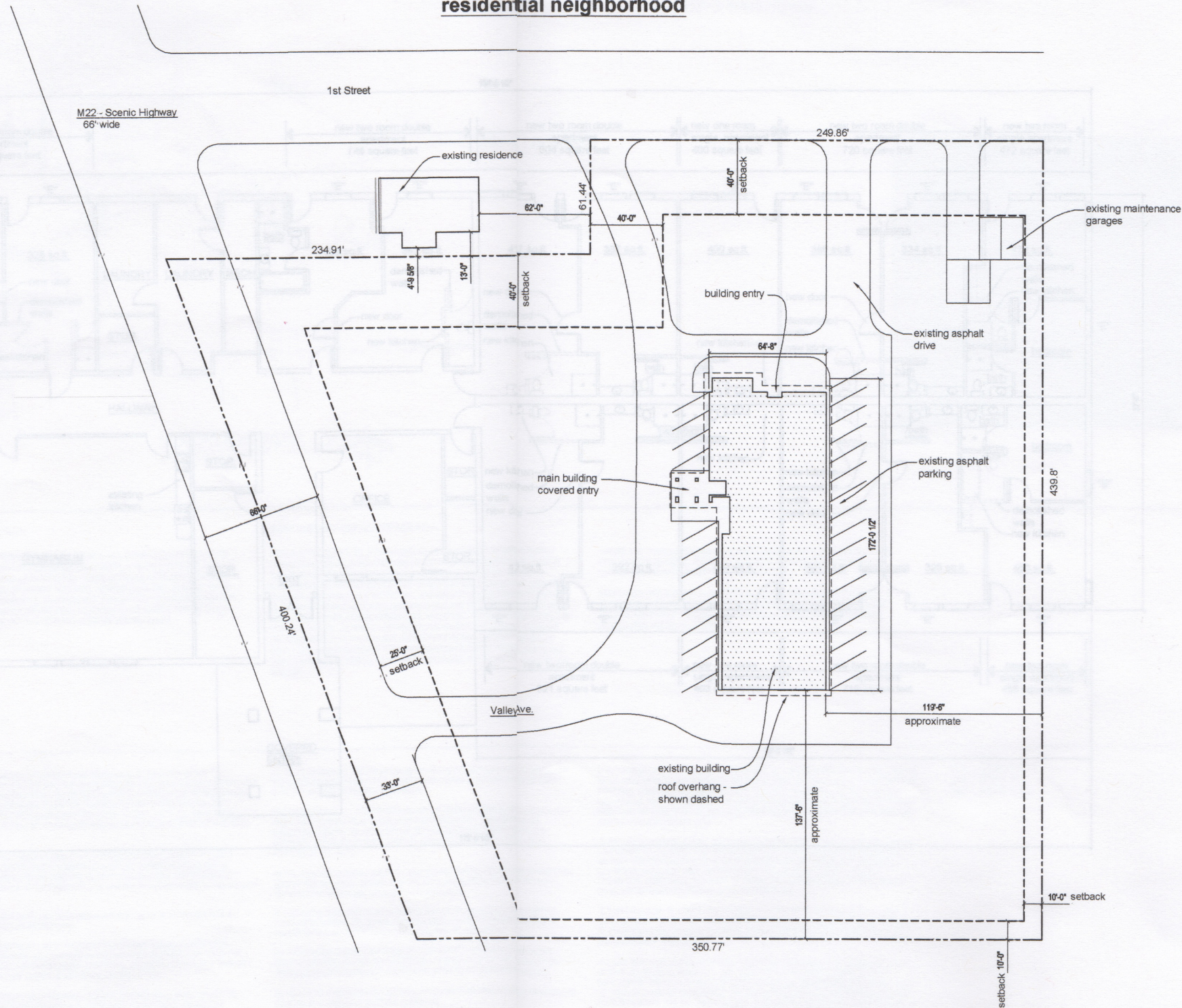
GENERAL NOTES

1. THE OWNER OR HIS AGENT SHALL APPLY AND PAY FOR THE BUILDING PERMIT.
2. ALL WORK SHOWN ON DRAWINGS IS BASED ON THE 2009 MICHIGAN BUILDING CODE.
3. ALL NEW WORK SHALL CONFORM TO ASHRAE 90.1-09 ENERGY CODE
4. ALL CONTRACTORS RESPONSIBLE FOR THE CONFORMANCE OF ALL WORK TO ANY AND ALL APPLICABLE BUILDING CODES (INCLUDING HVAC, PLUMBING AND ELECTRICAL). ANY DISCREPANCIES OR NONCONFORMING ITEMS FOUND IN THE DRAWINGS MUST BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.
5. ELECTRICAL SERVICE, WIRING, ETC. SHALL COMPLY WITH APPLICABLE ELECTRICAL CODES.
6. HVAC AND PLUMBING SHALL COMPLY WITH APPLICABLE HVAC, AND PLUMBING CODES.
7. ALL MATERIALS PROVIDED SHALL CONFORM TO ALL LOCAL, CITY AND/OR COUNTY FIRE REGULATIONS. CERTIFICATES, OR APPROVED FIRE RETARDANT PROCESSING FLAME SPREAD RATINGS, ETC., SHALL BE OBTAINED WITHOUT SPECIFIC REQUEST AND SUBMITTED TO THE ARCHITECT.
8. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT, THE PROTECTION OF NEIGHBORING PROPERTIES, AND THE COMPLIANCE TO ALL O.S.H.A. REQUIREMENTS.
9. ALL TRADES SHALL BE RESPONSIBLE FOR CLEANUP OF THEIR RESPECTIVE TRADES. DUMPSTER TO BE PROVIDED BY GENERAL CONTRACTOR. RECYCLING STRONGLY ENCOURAGED. HEAVY WASTE GENERATING TRADES, GENERAL CONTRACTOR FINISH TRADES, ROOFING CARPENTRY TRADES SHALL NEGOTIATE A MUTUALLY AGREEABLE DUMPSTER ALLOCATION BY UNITS USED FEE PER DUMPSTER PRIOR TO CONSTRUCTION. GENERAL CONTRACTOR SHALL MONITOR USE, DETERMINE AND ALLOCATE DUMPSTER SHARE. IT IS THE RESPONSIBILITY OF GENERAL CONTRACTOR TO MONITOR USE AND ALLOCATIONS. IN THE EVENT OF DISPUTE OVER USE OR ALLOCATION OF DUMPSTERS, TRADE CONTRACTOR SHALL IMMEDIATELY PROVIDE AND PAY ALL EXPENSES FOR ALL WASTE GENERATED DIRECTLY OR INDIRECTLY BY DISPUTING TRADE CONTRACTOR. ANY COSTS INCURRED BY GENERAL CONTRACTOR FOR CLEAN UP OR DUMPSTER FEES INCURRED BY GENERAL CONTRACTOR RESULTING FROM DISPUTING TRADE CONTRACTOR CLEAN UP AND SHALL BE DEDUCTED FROM TRADE CONTRACTOR SUBCONTRACT, PLUS A 10% MARK UP

10. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTIES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR MATERIALS.
11. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.
13. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
14. PRIOR TO COMPLETION OF THE WORK, THE CONTRACTOR SHALL DIRECT THE ARCHITECT TO PREPARE A 'PUNCH LIST' OF REQUIRED CORRECTIONS, REMEDYING UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON COMPLETION OF THE 'PUNCH LIST' ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
15. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, AND PLUMBING EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION ARE PROVIDED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
16. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB SITE CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREAS.

17. CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACT RESPONSIBILITY FROM ARCHITECT'S FAILURE TO DETECT SHOP DRAWING ERRORS AND OMISSIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS.
18. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO HAZARDOUS OR TOXIC MATERIALS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY SUCH MATERIAL DISCOVERED ON PROPERTY. CONTRACTOR SHALL TAKE ALL APPROPRIATE SAFETY PRECAUTIONS WHILE PERFORMING THE WORK.
19. THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING HOOKUP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL SUPPLY AND INSTALL ALL FINISHES AND APPLIANCES, UNLESS OTHERWISE NOTED.
20. THE TRADE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORT PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, CABINETRY, FINISH MATERIALS, AND FIRE BLOCKING.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (POWER, LIGHTING, WATER) TO THE JOB SITE FOR USE BY ALL CONTRACTOR TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
22. CONCRETE STRENGTH FOR FOOTINGS AND SLABS TO BE 3,000 PSI AFTER 28 DAYS UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS
23. TRADE CONTRACTORS RESPONSIBLE FOR SEALING ALL PENETRATIONS RELATIVE TO THEIR OWN WORK AND SHALL UTILIZE SEALANTS OR FIRE RATED MATERIALS RECOGNIZED AND APPROVED BY BUILDING CODE OFFICIALS. ALL JOINT PENETRATIONS TO BE CAULKED, GASKETED AND WEATHER SEALED
24. DOORWAYS SHALL COMPLY WITH THE FOLLOWING, OR BE RETROFITTED, AND REPLACED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPENED 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE SURFACE OF THE THRESHOLD.
 - B. THRESHOLD AT DOORWAYS SHALL NOT EXCEED 1/2". RAISED THRESHOLDS AT ACCESSIBLE DOORWAYS GREATER THAN 1/2" SHALL BE BEVELLED TO A SLOPE NO GREATER THAN 1:2.

residential neighborhood



NOTES

- The information contained on this drawing is intended to be used as a guide only. It is not intended to be used as a legal document. The client is responsible for obtaining all necessary permits and approvals. All information is based on a site visit on 02/22/13.
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Lot Information

zoning: IR-1
 lot area: 173201.5 sq. ft.
 building footprint: 9845.75 sq. ft.
 building height: 20 ft. 1.5 story

1 Site Plan
A1.0 SCALE: 1/32" = 1'-0"

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| Description: | Date: |
|------------------|----------|
| Site Plan Review | 02-22-13 |
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Site Plan
 Elberta School
 Scenic Highway
 Elberta, Michigan 49615

North

A 1.0

