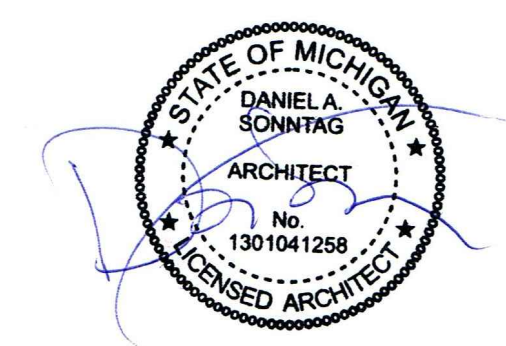


No.	Date	Description
	10.16.22	PERMIT
▲	1.27.23	REVIS 1

DRAWN BY DAS/ARG

FACILITY/CLIENT

9704 KRESS ROAD
PINCKNEY, MI 48169



PROJECT
COMMERCIAL RENOVATION+ APARTMENT ADDITION

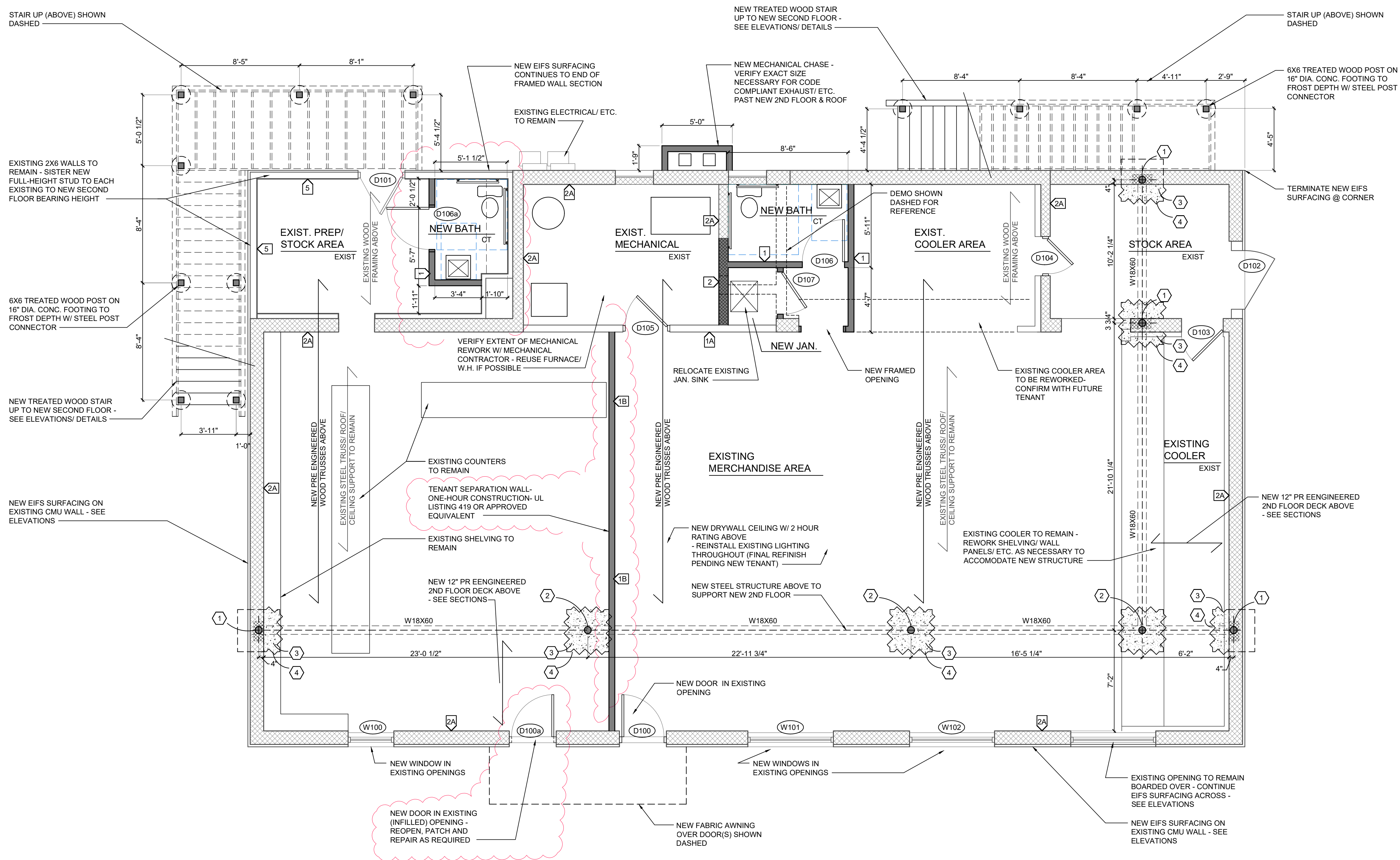


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SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A1.1



1 NEW FIRST FLOOR PLAN
A1.1 SCALE 1/4" = 1'-0"

WALL TYPES

- EX. EXISTING WALL CONSTRUCTION TO REMAIN, PATCH REPAIR REFINISH AT ANY NEW ABUTTING CONSTRUCTION
- 1. 2X4" STUDS 16" O.C. W/ 1/2" DRYWALL ON BOTH SIDES, NO RATING, WALL TIGHT TO STRUCTURE ABOVE, VERIFY W/ CEILING PLANS/ EXISTING CONDITIONS
- 1A. EXISTING WALL CONSTRUCTION TO REMAIN, PATCH/ REPAIR/ REFINISH AT ANY NEW ABUTTING CONSTRUCTION - 2x4" STUDS W/ DRYWALL ON BOTH SIDES
 - PREP FOR ALL NEW FINISHES AS NECESSARY- FIELD VERIFY EXACT EXTENTS, CONDITIONS
 - PATCH & REPAIR REFINISH ANY SURFACES NECESSARY DUE TO REMOVAL OF EXISTING FINISHES, FIXTURES, ETC OR ANY OTHER SURFACE CONDITIONS FOR NEW FINISHES - TYPICAL THROUGHOUT SPACE
- 1B. NEW ONE-HOUR DEMISING WALL BETWEEN FIRST FLOOR SUITES- UL419- 5/8" TYPE X DRYWALL EACH SIDE 3-1/2" STUDS TIGHT TO CEILING
- 2. 7-5/8" BLOCK WALL, NO RATING, TO CEILING HEIGHT, VERIFY W/ CEILING PLANS/ EXISTING CONDITIONS
- 2A. EXISTING WALL CONSTRUCTION TO REMAIN, PATCH/ REPAIR/ REFINISH AT ANY NEW ABUTTING CONSTRUCTION - CMU (VARYING SIZE)
 - PREP FOR ALL NEW FINISHES AS NECESSARY- FIELD VERIFY EXACT EXTENTS, CONDITIONS
 - PATCH & REPAIR REFINISH ANY SURFACES NECESSARY DUE TO REMOVAL OF EXISTING FINISHES, FIXTURES, ETC OR ANY OTHER SURFACE CONDITIONS FOR NEW FINISHES - TYPICAL THROUGHOUT SPACE
- 3. EXTERIOR WALL - 2X6 STUDS @ 16" O.C. W/ 5/8" DRYWALL ON INTERIOR SIDE, FRP BUILDING WRAP ON 7/16" OSB SHEATHING, VINYL SIDING, PAINTED 1X TRIM PER ELEVATIONS
- 4. STAGGERED 2X4" STUDS W/ 5/8" TYPE X DRYWALL ON BOTH SIDES, 1 HOUR RATING, BATT INSULATION FOR SOUND
- 5. EXTERIOR WALL - EXISTING 2X6 WALL CONSTRUCTION W/ NEW 2X6 STUDS (SISTER TO EXISTING STUDS) - 5/8" DRYWALL ON INTERIOR SIDE, FRP BUILDING WRAP ON 7/16" OSB SHEATHING, EIFS W/ 1/2" BACKER BOARD W/ INTEGRAL WEEPAGE CHANNELS ON 2" INSULATION
 - FULL HEIGHT TO NEW 2ND FLOOR BEARING
 - PREP FOR ALL NEW FINISHES AS NECESSARY- FIELD VERIFY EXACT EXTENTS, CONDITIONS
 - PATCH & REPAIR REFINISH ANY SURFACES NECESSARY DUE TO REMOVAL OF EXISTING FINISHES, FIXTURES, ETC OR ANY OTHER SURFACE CONDITIONS FOR NEW FINISHES - TYPICAL THROUGHOUT SPACE

REWORK KEY NOTES

- 1. NEW STEEL COLUMN IN EXISTING CMU WALL - CUT OUT PORTION OF CMU NECESSARY, TOOTH BACK IN/ GROUT SOLID AFTER COLUMN IS SET
- 2. NEW STEEL COLUMN - FREESTANDING
- 3. NEW 36"x36"x14" CONCRETE PAD FOOTING W/ (4) #5 BARS EA. WAY @ BOTTOM - PLACE CAREFULLY @ EXISTING EXTERIOR WALLS SO AS TO NOT UNDERMINE EXISTING FOOTINGS
- 4. REPOUR CONCRETE & DIG FOR NEW FOOTING FLUSH W/ EXISTING CONCRETE FLOOR - SHOWN PATTERNED

GENERAL NOTES

COORDINATE ALL WORK BETWEEN ALL TRADES.
COORDINATE BETWEEN ALL SHEETS OF THE SET OF DRAWINGS.
REFER TO COVER SHEET FOR GENERAL PROJECT NOTES
ALL SURFACES TO BE PROPERLY PREPPED FOR NEW FINISHES PER PLANS SCHEDULES, DETAILS ETC
VERIFY EXACT SPECIFICATIONS AND LAYOUT OF NEW MILLWORK & EQUIPMENT W/ OWNER