

# THE WANDRIE HOUSE

## INTERIOR STAIR REPAIR

7527 4TH STREET, MACKINAC ISLAND, MI 49757

### SCOPE OF WORK:

REMOVE AND REPLACE THE INTERIOR STAIRCASE SPANNING FROM THE FIRST FLOOR TO THE SECOND FLOOR AND CONSTRUCT A NEW INTERIOR STAIRCASE SPANNING FROM THE FIRST FLOOR TO THE SECOND FLOOR. OTHER ITEMS INCLUDE, BUT NOT LIMITED TO:

- WINDOW REPLACEMENT AT NEW STAIR
- WINDOW AND CLOSET RELOCATION AT SECOND FLOOR BEDROOM
- CLOSET ADDITION AT SECOND FLOOR BEDROOM

### EXCLUSIONS:

N.A

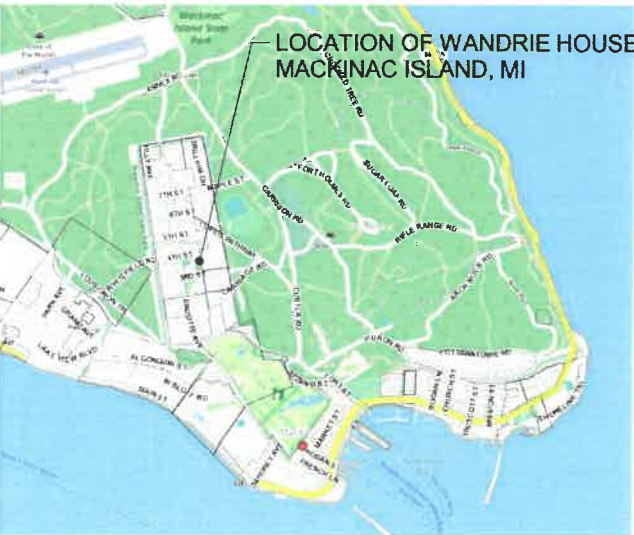
### APPLICABLE CODES:

2015 MICHIGAN BUILDING CODE  
2015 MICHIGAN RESIDENTIAL CODE

### STRUCTURAL DESIGN CRITERIA

SEE SHEET SXX

### SITE MAP



### PROPERTY DATA:

PARCEL #: 051-630-095-00  
LOT SIZE: \*0.38 ACRES  
PROPERTY CLASS: 401  
CLASS NAME: RESIDENTIAL 401  
HEIGHT: 23'-4"

### BUILDING DATA:

FIRST FLOOR: \*959 SF  
SECOND FLOOR: \*729 SF  
TOTAL AREA: \*1,688 SF  
BUILDING FOOTPRINT: \*959 SF  
LOT COVERAGE: \*5.79% (16,550 SF)  
OCCUPANCY: R-3  
CONSTRUCTION TYPE: V-B

\* INFORMATION OBTAINED BY COUNTY GIS MAPS  
AND HAS NOT BEEN VERIFIED FOR ACCURACY

### PROJECT TEAM

#### OWNER

GHMI RESORT HOLDINGS LLC  
100 ST PAUL STREET, SUITE 800  
DENVER, CO 80206

#### CONTRACTOR

COTTON GLOBAL DISASTER  
SOLUTIONS  
CONTACT: ROLAND BERMUDEZ  
5443 KATY HOCKLEY CUTOFF  
KATY, TEXAS 77943  
TEL: (877) 511-2962  
EMAIL: roland.bermudes@cottonteam.com

#### DESIGNER

CHILDRESS ENGINEERING SERVICES  
CONTACT: RENE CAVAZOS  
1500 N. GREENVILLE AVE.  
SUITE 1000  
RICHARDSON, TX 75081  
TEL: (214) 451-6630  
EMAIL: rcavazos@cesglobal.com

#### STRUCTURAL ENGINEER

CHILDRESS ENGINEERING SERVICES  
CONTACT: TONY CHILDRESS, PE, SE  
1500 N. GREENVILLE AVE.  
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RICHARDSON, TX 75081  
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### SHEET LIST

Sheet Number	Sheet Name
General	
G0-00	Title Sheet
G0-01	General Notes
G0-02	General Specifications
Architectural	
A1-01	Site Plan
A2-01	Demo Floor Plans & Repair Floor Plans
A3-01	Exterior Elevations
A4-01	Building Sections
A6-00	Construction Assemblies and Details
Structural	
S1.1	Framing Plan

File No. R423-095-031  
Exhibit D  
Date 6-27-23  
Initials KP

THE WANDRIE HOUSE  
INTERIOR STAIR REPAIR

Title Sheet

7527 4TH STREET, MACKINAC, MI 49757

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Richardson, TX 75081  
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Office: 214-451-6630  
Fax: 214-451-6631  
Inspections: 214-451-6632

DATE	
REVISIONS	
PROJECT MGR:	
DRAWN BY:	SDA
CHECKED BY:	RC
DATE:	
SCALE:	
SHEET NUMBER:	G0-00

### GENERAL NOTES

- ### EXTERIOR WALL SYSTEM

- ## INTERIOR FINISH
















1. TERMINATE ALL GYPSUM BOARD EDGES ABUTTING DISSIMILAR MATERIALS WITH METAL CASING, BACKER ROD, AND SEALANT.
2. GYPSUM CORNERS SHALL BE REINFORCED WITH A METAL CASING BEAD.
3. CONTINUOUS ACOUSTICAL SEALANT MUST BE PROVIDED AT PERIMETER OF PARTITIONS SCHEDULED TO RECEIVE ACOUSTICAL INSULATION, SEE PARTITION SCHEDULE AND DETAILS.

**ABBREVIATIONS:**

- |        |                                  |        |                             |
|--------|----------------------------------|--------|-----------------------------|
| ALFF   | ABOVE FINISHED FLOOR             | LBL    | LABEL                       |
| ALUM   | ALUMINUM                         | LB     | LAG BOLT                    |
| AB     | ANCHOR BOLT                      | LT     | LIGHT                       |
| AC     | ASPHALTIC CONCRETE               | LW     | LIGHTWEIGHT                 |
| ACM    | ASBESTOS CONTAINING MATERIAL     |        |                             |
| BSMT   | BASEMENT                         | MB     | MACHINE BOLT                |
| BRG    | BEARING                          | MH     | MANHOLE                     |
| BN     | BENCH MARK                       | MFR    | MANUFACTURER                |
| BLK    | BLOCK                            | MTL    | METAL                       |
| BLKG   | BLOCKING                         | MIN    | MINIMUM                     |
| BD     | BOARD                            | MULL   | MULLION                     |
| BLDG   | BUILDING                         |        |                             |
| BUR    | BUILT UP ROOFING                 |        |                             |
| CO2    | CARBON DIOXIDE                   | NRC    | NOISE REDUCTION COEFFICIENT |
| CIP    | CAST IRON                        | NOM    | NOMINAL                     |
| CLR    | CAST IN PLACE                    | NIC    | NOT IN CONTRACT             |
| CO     | CLEAR(ANCE)                      | NTS    | NOT TO SCALE                |
| CW     | CLEAN OUT                        |        |                             |
| COL    | COLUMN                           | OC     | ON CENTER                   |
| CONC   | CONCRETE                         | OD     | OUTSIDE DIAMETER            |
| CMU    | CONCRETE MASONRY UNIT            | OA     | OVERALL                     |
| COND   | CONDENSATION                     | OH     | OVERHEAD                    |
| CONST  | CONSTRUCTION                     |        |                             |
| CONT   | CONTINUOUS/ CONTINUE             | PC     | PORTLAND CEMENT             |
| CJ     | CONTROL JOINT                    | PNT    | PAINTED)                    |
| CFL    | COUNTER FLASHING                 | PR     | PAIR                        |
| CU FT  | CUBIC FOOT                       | PNL    | PANEL                       |
| CU YD  | CUBIC YARD                       | PTH    | PARTITION                   |
|        |                                  | PVMT   | PAVEMENT                    |
|        |                                  | PWD    | PLYWOOD                     |
| DTL    | DETAIL                           | PT     | POINT OR PRESSURE TREATED   |
| DIAG   | DIAGONAL                         | PVC    | POLYVINYL CHLORIDE          |
| DIA    | DIAMETER                         | PV     | POST INDICATOR VALVE        |
| DR     | DOOR                             | LBS    | POUNDS                      |
| DF     | DRINKING FOUNTAIN                | PL     | PROPERTY LINE OR PLATE      |
| DN     | DOWN                             |        |                             |
| DS     | DOWNSPOUT                        |        |                             |
|        |                                  | RAD    | RADIUS                      |
|        |                                  | REF    | REFERENCE                   |
| EA     | EACH                             | REINF  | REINFORCE(D), (ING)         |
| EW     | EACH WAY                         | RA     | RETURN AIR                  |
| ELEC   | ELECTRICAL                       | REV    | REVISION(S), REVISED        |
| EL     | ELEVATION                        | ROW    | RIGHT-OF-WAY                |
| EMER   | EMERGENCY                        | R      | RISER                       |
| EQ     | EQUAL                            | RD     | ROOF DRAIN                  |
| EXH    | EXHAUST                          | RDL    | ROOF DRAIN LEADER           |
| EB     | EXPANSION BOLT                   | RM     | ROOM                        |
| EJ     | EXPANSION JOINT                  | RO     | ROUGH OPENING               |
|        |                                  | RS     | RESAWN                      |
|        |                                  |        |                             |
|        |                                  | SHT    | SHEET                       |
| FOC    | FACE OF CONCRETE                 | SLM    | SIMILAR                     |
| FOM    | FACE OF MASONRY                  | SL BLK | SLUMP BLOCK                 |
| FOS    | FACE OF STUD                     | SC     | SOLID CORE                  |
| FT     | FEET                             | SCW    | SOLID CORE WOOD             |
| FIN    | FINISHED                         | STC    | SOUND TRANS. COEFFICIENT    |
| FFE    | FINISHED FLOOR LINE              | SPEC   | SPECIFICATION(S)            |
| FF     | FURNITURE, FIXTURES, & EQUIPMENT | STD    | STANDARD                    |
| FD     | FLOOR DRAIN                      | STL    | STEEL                       |
| FTG    | FOOTING                          | SD     | STORM DRAIN                 |
| FDN    | FOUNDATION                       | STRL   | STRUCTURAL                  |
|        |                                  | SW     | SWITCH                      |
|        |                                  | SYM    | SYMMETRY                    |
|        |                                  |        |                             |
| G      | GRID CENTERLINE                  |        |                             |
| GA     | GAGE, GAUGE                      | TEL    | TELEPHONE                   |
| GAL    | GALLON                           | THK    | THICKNESS)                  |
| GPM    | GALLON PER MINUTE                | THR    | THRESHOLD                   |
| GALV   | GALVANIZED                       | T & G  | TONGUE AND GROOVE           |
| GI     | GALVANIZED IRON                  | T & B  | TOP & BOTTOM                |
| GP     | GALVANIZED PIPE                  | TOC    | TOP OF CURB                 |
| GL     | GLASS, GLAZING                   | TOS    | TOP OF SHEATHING            |
| GYP BD | GYPSON BOARD                     | TOW    | TOP OF WALL                 |
|        |                                  | T      | TREAD                       |
|        |                                  | TYP    | TYPICAL                     |
|        |                                  |        |                             |
| HDW    | HARDWARE                         | UL     | UNDERWRITERS LABORATORY     |
| HVAC   | HEATING/ VENTILATING             | UON    | UNLESS OTHERWISE NOTED      |
| HT     | HEAVY DUTY                       | VIF    | VERIFY IN FIELD             |
| HM     | HEIGHT                           | VERT   | VERTICAL                    |
| HYD    | HOLLOW METAL                     |        |                             |
|        | HYDRANT                          |        |                             |
|        |                                  | WH     | WATER HEATER                |
|        |                                  | WP     | WATERPROOFING               |
| ID     | INSIDE DIAMETER                  | WRB    | WEATHER RESISTIVE BARRIER   |
| INSUL  | INSULATION                       | WWF    | WELDED WIRE FABRIC          |
| INV EL | INVERT ELEVATION                 | W      | WIDE                        |
|        |                                  | W/O    | WITHOUT                     |
|        |                                  | W/     | WITH                        |

**SYMBOLS USED AS ABBREVIATIONS:**

- |               |               |
|---------------|---------------|
| &             | AND           |
| L OR $\angle$ | ANGLE         |
| CL            | CENTERLINE    |
| d             | PENNY         |
| $\pm$         | PLUS OR MINUS |
| @             | AT            |
| $\varnothing$ | DIAMETER      |
| $^{\circ}$    | DEGREES       |
| #             | NUMBER        |

- |   |   |
|---|---|
|  <p>SECTION<br/>NUMBER</p> <p>SHEET<br/>NUMBER</p>                             | BUILDING SECTION INDICATOR                          |
|  <p>SECTION<br/>NUMBER</p> <p>SHEET<br/>NUMBER</p>                             | WALL SECTION INDICATOR                              |
|  <p>SECTION<br/>NUMBER</p> <p>SHEET<br/>NUMBER</p>                             | ENLARGED VIEW OR DETAIL<br>INDICATOR                |
|  <p>ELEVATION<br/>NUMBER</p> <p>SHEET<br/>NUMBER</p>                          | BUILDING ELEVATION<br>INDICATOR                     |
|  <p>ELEVATION<br/>NUMBER</p> <p>SHEET<br/>NUMBER</p>                         | INTERIOR ELEVATION<br>INDICATOR                     |
|  <p>NO NUMBER INDICATES<br/>THAT AN ELEVATION VIEW<br/>WAS NOT GENERATED</p> |   |
|    | FLAG INDICATOR SHOWING<br>DIRECTION OF CUT          |
|    | BREAK LINE  |
|    | WALL MARK INDICATOR                                 |
|    | DOOR MARK INDICATOR                                 |
|    | WINDOW MARK INDICATOR                               |
|    | STOREFRONT MARK INDICATOR                           |
|    | SPOT SLOPE INDICATOR                                |
|    | SPOT SLOPE INDICATOR<br>(ELEVATION OR SECTION VIEW) |
|    | CENTERLINE (GRID LINE,<br>OPENING, ETC)             |

# THE WANDRIE HOUSE

## INTERIOR STAIR REPAIR

 **CHILDRESS**  
ENGINEERING SERVICES

1500 N GREENVILLE, Suite 1000  
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Inspections: 214-451-6632

## General Notes

7527 4TH STREET, MACKINAC, MI 49757

PROJECT MGR:	
DRAWN BY:	XXX
CHECKED BY:	XXX
DATE:	06/23/2021
SCALE:	1" = 1'-0"

**SHEET NUMBER:**

G0-01



PROJECT SPECIFICATIONS

DIVISION 01 - GENERAL REQUIREMENTS

**SUMMARY OF WORK**  
Construction of new single family residence as indicated in drawings and specifications. The work includes all materials and labor necessary for a complete and quality craftsman-like construction of the project and includes the following:

A. General:

- Existing Conditions: Existing property has been professionally investigated and documented, including but not limited to topographic survey, geologic investigation, soils investigation, and biological resources. Contractor shall be familiar with all reports and existing conditions prior to bidding, scheduling, and executing work.
- Hazardous Materials: It is not anticipated that the project site contains hazardous materials. If encountered by contractor, contractor shall notify architect and owner. Owner will provide for handling of hazardous materials under separate contract.
- Field Engineering: Contractor to provide field engineering services; establish grades, lines and levels by use of recognized engineering survey practices.
- Owner Furnished Contractor Installed (OFCI) Items: Contractor shall inspect, receive, unload, store, install and finish.
- Cutting and Patching: Cut and fit components as required, patch disturbed areas to match adjacent materials and finishes.
- All construction and procedures shall conform to all federal, state, and local applicable codes including those outlined on the title sheet.
- All construction and procedures shall conform to, or exceed, the locally established contractor's standard of care and industry published standards.
- Do not scale drawings. If dimension discrepancies occur between plans and/or existing conditions, contact architect immediately to resolve conflict prior to continuation of work. Contractor to verify all dimensions in field and notify architect in writing of any conflicts.
- Stairs: provide a minimum of 6'-8" head clearance, 7.75" max. riser, 10" min. tread with 3'-0" min. width for residential stair construction. Provide guardrails not less than 3'-6" with a maximum 4" between baluster, unless the top rail serves as a handrail, then such guard must be between 34"-38" high (measured from tread nosing) per 2016 State Building Code, Sec. R311.7. Continuous handrail required at least at one side of stair.
- All enclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches which are located more than 30 inches above the adjacent floor or grade, shall be protected by a guardrail not less than 42" in height with a maximum of 4" between balusters, per 2016 State Building Code, Sec. R312.
- All operable window sills shall be greater than 24" above finish floor unless located less than 6 feet above exterior grade or provided with fall protection / opening control per 2016 State Building Code, Sec. R312.2.
- Egress Windows: Basements, habitable attics and each sleeping room shall have at least one egress window. Openings provided for egress shall have a minimum net clear opening of 5.7 sq.ft. and sill of opening shall be no greater than 20" above finish floor, per 2016 State Building Code, Sec. R310.

PROJECT MANAGEMENT

- Schedule of Values: Contractor to prepare schedule of values including a breakdown of all costs by division, trade, area, or phase. Contractor shall add 10% contingency to final bid, whereby changes to design and construction will be deducted from this contingency. No change orders will be accepted in excess of this contingency. Remaining contingency shall be returned to owner at end of project. Any change which materially changes the design or scope of the project shall be contracted separately and may be competitively bid to be performed by a separate contractor at the owner's discretion.
- Construction schedule: Time is of the essence for completion of the project. The Owner prefers the quickest construction completion possible. Contractor shall prepare a schedule for review and approval by architect and owner. Schedule shall be formatted per industry standards, preferably CPM (Critical Path Method). At a minimum, the schedule should include activities for mobilization, shop drawing review, submittal reviews, mockups, long lead-time procurement requirements, trade milestones, and substantial completion dates. Contractor shall allow ample schedule time, min. 10 days, for each submittal and shop drawing review by Architect and/or consultants. The schedule, along with the schedule of values, shall be the basis for submitting and evaluating construction progress payment requests. Contractor shall maintain schedule and issue updated detailed completion schedules to project team on a weekly basis. Failure of the Construction Schedule to include any element of work, or any inaccuracy in the schedule, will not relieve the Contractor from its responsibility for accomplishing all work required by the Contract within the time specified in the Contract, and will not constitute grounds for delay.
- Project Documentation & correspondence: Contractor shall document construction progress on a weekly basis and provide to project team in a shared location.
- Pre-Construction Conference: Contractor shall arrange for a Pre-Construction Conference to be held with all major subcontractors, owner, and architect approximately 2 weeks prior to construction. Conference agenda to include: contract agreements, insurance certificates, list of subcontractors, list of major construction products lead times, construction schedule, schedule of values, site access, temporary facilities, security, daily housekeeping, and procedures for submittals, substitutions, payments, RFIs, Change Orders, and Contract Closeout.
- Project Progress Meetings: Contractor shall arrange and coordinate weekly project meetings. Purpose is to discuss schedule, progress, coordination, submittals, quality control, and other related matters. Project teams shall be prepared to review 3-week look ahead schedule of work and procurement.

SUBMITTALS

- No portion of the Work requiring submittal shall be commenced until the submittal has been reviewed by the Architect and appropriate consultants. All submittal correspondence shall be between General Contractor and Architect, using PDF format whenever possible.
- Action Submittals: Written and graphic information and physical samples that require Architect's responsive action.
- Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action.
- Informational submittals are still subject to rejection and shall allow for ample review time. Contractor shall review and approve submittals prior to submitting to Architect, and inform Architect in writing at time of submission of any proposed deviation from Contract Documents.
- Submittal by Contractor represents that field measurements, field construction criteria, materials, catalog numbers and similar data have been determined and verified by Contractor. Any deviations from the Contract shall be substantiated by Contractor to demonstrate equal or better quality along with cost savings and/or time savings.
- Review of submittals by Architect shall be for design concept only and shall not be construed as approving departures from Contract Documents.
- Construction Progress Schedule: Contractor's detailed project completion schedule shall be submitted to architect at interval noted in "Project Management" of this Specification.
- Schedule of Values: AIA Form G703 or approved format.
- Shop Drawings: Submit one digital and reproducible drawing package, provide for custom products and products not fully identified by product data.
- Product Data: submit number required by Contractor plus two for Architect; indicate item to be used where data for more than one product or option is included; provide for each stock manufactured item.
- Samples: Provide three samples for each type of exposed finish, color, and texture; minimum size 6", maximum size 24" unless otherwise specified.
- Colors: All colors, textures, and finishes shall be submitted to architect and owner for approval. In place application of color options is preferred.
- Mock-Ups: Construct on site as required and requested by Architect or Owner. At a minimum, 1 Mockup shall be prepared to demonstrate building envelope weatherproofing and exterior finish. Additional mockups may be prepared to demonstrate unique waterproofing conditions in the building envelope as well as interior finishes.

MANUFACTURER'S CERTIFICATES: Provide two.

A. General:

- Maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship.
- Manufacturer's Field Services: Provide manufacturer or supplier qualified personnel for on-site observations as required.
- Owner Furnished Contractor Installed (OFCI) Items: Contractor shall inspect, receive, unload, store, install and finish.
- Testing required will be paid for by Owner except retesting will be charged to the Contractor where required by failure to meet original tests.
- Contractor shall furnish materials and samples for tests and shall assist testing laboratory as requested.
- RFI (Requests for Information) shall only be submitted to Architect from General Contractor. The Contractor shall assign a unique consecutive number to each RFI request. Depending on complexity, Contractor shall allow for up to 10 days for review by Architect. Architect's response will establish interpretation for design intent, an alternate resolution, or a request for additional information to resolve the conflict.

PROJECT REQUIREMENTS / SUBSTITUTIONS

A. General:

- Basis of Design and Named Products: A specific manufacturer's product indicated to establish the specific qualities related to type, function, dimension, performance, physical properties, appearance, and other characteristics. Product will be used by Architect for evaluating acceptable material submittals or comparable product(s) proposed for substitution by the Contractor.
- Storage and Protection: Store and protect products and finishes from damage from construction operations, comply with manufacturers recommendations.
- Products: Provide products indicated or approved; requests for substitutions of other products will be considered if submitted in writing.
- Products List: Submit to Architect within 35 calendar days after obtaining building permit listing major products proposed for installation with name of manufacturer, trade name, and model.
- Requests of Substitutions: Contractor shall investigate proposed substitutions and determine if equivalent to products specified. Submittals shall include cost or time benefits for substitutions; failure to indicate cost or time benefit is justification for rejection.
- Approvals: Architect shall be judge of acceptability and reserves right to reject proposed substitution based in insufficient information; use only substitutions approved in writing.

CONSTRUCTION FACILITIES

A. General:

- Contractor shall have limited use of the premises for execution of the Work within limits at the discretion of the owner.
- Contractor shall designate a Superintendent acceptable to Owner and Architect, who shall be present or available on-call within 30 minutes during all working hours to act on behalf of the Contractor.
- Temporary Services: Use (E) Electrical meter and provide temporary lighting, heat and ventilation, water, sanitary facilities, waste removal, enclosures, and barriers as required by authorities and as required to complete Project.
- Construction Aids: Dewater site, maintain noise, dust and pollution control, and fire protection.
- Enclosures: Provide temporary weather-tight closures for exterior openings to maintain acceptable working conditions, for protection of materials, temporary heating, and to prevent unauthorized entry.
- Barriers: Provide as required to prevent unauthorized entry, to protect adjacent properties, and as required by governing authorities.
- Construction Fence: Provide minimum 6'-0" high chain link fence with fabric privacy screen along the street property line.
- Cleaning: Provide periodic cleaning during progress of Work, including daily housekeeping.
- Project Identification: Provide 32 square foot sign listing title of Project, Owner, Architect, professional consultants and Contractor; exterior plywood construction painted by professional sign painter.
- Field Offices and Storage: Provide field offices, on-site and off-site storage as required for construction plus a space for Project meetings with table and chairs for minimum of 8 persons.
- Removal: Remove temporary construction facilities prior to substantial completion. Clean and repair damage caused by construction facilities.

MATERIAL AND EQUIPMENT

A. General:

- Materials and equipment shall be new and of type intended for usage indicated. Like components shall be by one manufacturer and component parts shall be interchangeable.
- Workmanship: comply with industry standards except when more stringent tolerances are required. Perform work by persons qualified to produce workmanship of specified quality.
- Anchor: Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration and racking, including seismic loads.
- Manufactured Items: Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations.
- If hazardous materials, burial sites, or historic artifacts are encountered during site work, immediately notify owner. Do not disturb material.

CONTRACT CLOSEOUT

A. General:

- Substantial Completion: Provide documentation stating Work has been substantially completed. Where Owner requires use of space prior to final completion, provide list of items to be completed. Architect will review list of any items to be completed and supplement list with items considered to be incomplete or unacceptable.
- Final Cleaning: At completion of Work or prior to Owner move-in, employ skilled personnel for final cleaning, including glass, glossy surfaces, floors, finishes, and site.
- Project Record Documents: Maintain complete and up-to-date record documents; keep separate from field documents; Provide Owner with separate set of reproducible For-Record As-Built Drawings.
- Data: Submit Project Record documents, material and finish data, operation and instruction manuals, warranties and bonds at completion.
- Submit bound in 8-1/2"x11" three ring binders with durable plastic covers. Arrange in format similar to specification.
- Systems Demonstration: Instruct Owner in operation, adjustment and maintenance of equipment and systems, using operation and maintenance data as basis of instruction.

WARRANTIES

A. General:

- Warranties: Provide warranties as indicated, signed by Contractor and manufacturer; form as approved by Owner prior to execution.
- Warranties: Provide warranties as indicated, signed by Contractor and manufacturer; form as approved by Owner prior to execution.
- Warranties shall be in addition to and not a limitation of other rights Owner may have against Contractor under Contract Documents and as prescribed by law, regardless of wording or warranty.
- Limitations: Warranties need not cover failures from unusual or abnormal phenomena of the elements, Owner's misuses, maltreatment or improper maintenance work, or vandalism after Substantial Completion.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SHEET MEMBRANE FLASHINGS

A. General:

- Provide sheet membrane flashings, including primers, sealants and accessories.
- Locations: Window and door openings, roof edges, roof and wall penetrations.
- All joints and penetrations in the building envelope shall be caulked and sealed.
- Products:
- Sheet Membrane: W.R. Grace / Grace Ultra, High temperature rated.
- Sheet Membrane: Prolecto Wrap, high temperature rated.
- Sheet Membrane: Intowrap Titanium High Temperature rated.

WEATHER RESISTIVE BARRIER

A. General:

- Provide compatible water and air barrier at exterior walls and flashings.
- Weather Barrier shall be as specified in the wall sections. No substitutions shall be made for weather barrier materials or components in the wall section as redundancy and air gaps may be integral to the design.
- All joints and penetrations in the building envelope shall be caulked and sealed.
- Products:
- Building Paper: Minimum two layers Grade D, 60 minute paper, USC Standard 17-1.
- Building paper shall only be used where noted in drawings. Building paper is not a substitute for a weather resistive air barrier.
- Weather resistive air barriers
- Fluid: GE Momentive Elemast 2600
- Sheet: Delta Vent SA
- Sheet: Delta Vent S Plus
- Sheet: Vaproshield WrapShield SA
- Sheet: Henry's Blueskin VP100
- Joints sealants:
- General: Sealants shall be compatible with flashings and weather barrier, as recommended by the Architect and Manufacturer.
- Products:
- GE SCS2000
- Dow 795
- Dow 758
- Execution: Sealants shall be provided with backer rod and installed per manufacturer sealant guidelines to achieve proper adhesion, bite, elasticity, and joint profile.
- Rainscreen wall drainage matrix:
- Benjamin Obdyke Home Slicker
- Keene Drivall Rainscreen
- Vaproshield 7mm WrapShield RS
- Weeping drainage fabric
- 3/32" thick Non-woven geotextile fabric, GCI 400 Series 4 oz. Landscape / Filter Fabric Contractor's Choice, or equal.

INSULATION

- Provide thermal batt insulation at walls, floors and attic.
- Provide perimeter insulation at openings and penetrations.
- Products:
- Thermal Batt Insulation: Foil faced with vapor barrier: OwensCorning / FS-25.
- See dimensions and R Values on Energy Calculations and Wall / Floor / Roof assembly sections.
- Interior Walls: unfaced
- Accessories: Provide tape or penetration anchors: Ecolt / Sico-Klip
- Mineral Wool: Roul Comfort Batt, ComfortBatt 80
- See dimensions and R Values on Energy Calculations and Wall / Floor / Roof assembly sections.
- Interior Walls: unfaced acoustical, Roul Safe'n Sound
- Accessories:
- Impaling pin for exterior insulations.

FLASHING AND SHEET METAL

A. General:

- Provide flashing and sheet metal including sealants, fasteners and accessories.
- Provide 2 year warranty.
- Products:
- Galvanized metal flashing: ASTM A526 with minimum G90 galvanized coating; minimum 24 gage.
- Metal to Metal Sealant: Butyl type. For copper applications use copper compatible sealant.
- Copper: ASTM B 370; temper H00 (cold-rolled) except where temper 060 is required for forming. 16 oz. per s.f. (0.55-mm), U.O.N.
- Execution
- Comply with requirements of SMACNA Architectural Sheet Metal Manual, current edition.
- For copper flashings, comply with installation methods stipulated in the "Copper in Architecture" handbook published by Copper Development Association Inc.
- Prevent galvanic action by separating dissimilar materials.
- Vertical faces with bottom edge shall always be formed outward 1/4" and hemmed to form drip edge.

DIVISION 08 - OPENINGS

- Safety glazing shall be provided in the following locations and permanently labeled per State Building Code, Sec. R308:
- Glazing in doors
- Windows within 60" of tubs, showers, pools, or spas unless the window sill is greater than 60" above finish floor.
- Windows within 24" arc of doors;
- Windows within 18" of floor and greater than 9 sf without a protective handrail bar.
- Glazing in guardrails and at stairways, including glazing within 60" of the stair bottom landing, unless the window sill is greater than 36" above finish floor.
- All glass shower, tub, pools, and spa enclosures shall be fully tempered.
- All exterior doors and windows shall be fully weather stopped; manufactured units shall meet ANSI and Energy Code Standards for air infiltration.
- Basis of Design for Windows: Marvin Integrity Ultrax.
- Interior Doors: Solid Core 1-3/8", painted.

**CHILDRESS**  
ENGINEERING SERVICES



1500 N GREENVILLE, Suite 1000  
Richardson, TX 75081  
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Office: 214-451-6630  
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Inspections: 214-451-6632

**THE WANDRIE HOUSE**  
INTERIOR STAIR REPAIR

General Specifications

7527 4TH STREET, MACKINAC, MI 49757

DATE	
REVISIONS	

PROJECT MGR:	
DRAWN BY:	XXX
CHECKED BY:	XXX
DATE:	06/23/2023
SCALE:	

SHEET NUMBER:  
**G0-02**



NOTE:  
INFORMATION OBTAINED FROM COUNTY GIS  
MAPS AND HAS NOT BEEN VERIFIED FOR  
ACCURACY.

1 SITE PLAN  
1" = 20'-0"



**THE WANDRIE HOUSE**  
INTERIOR STAIR REPAIR

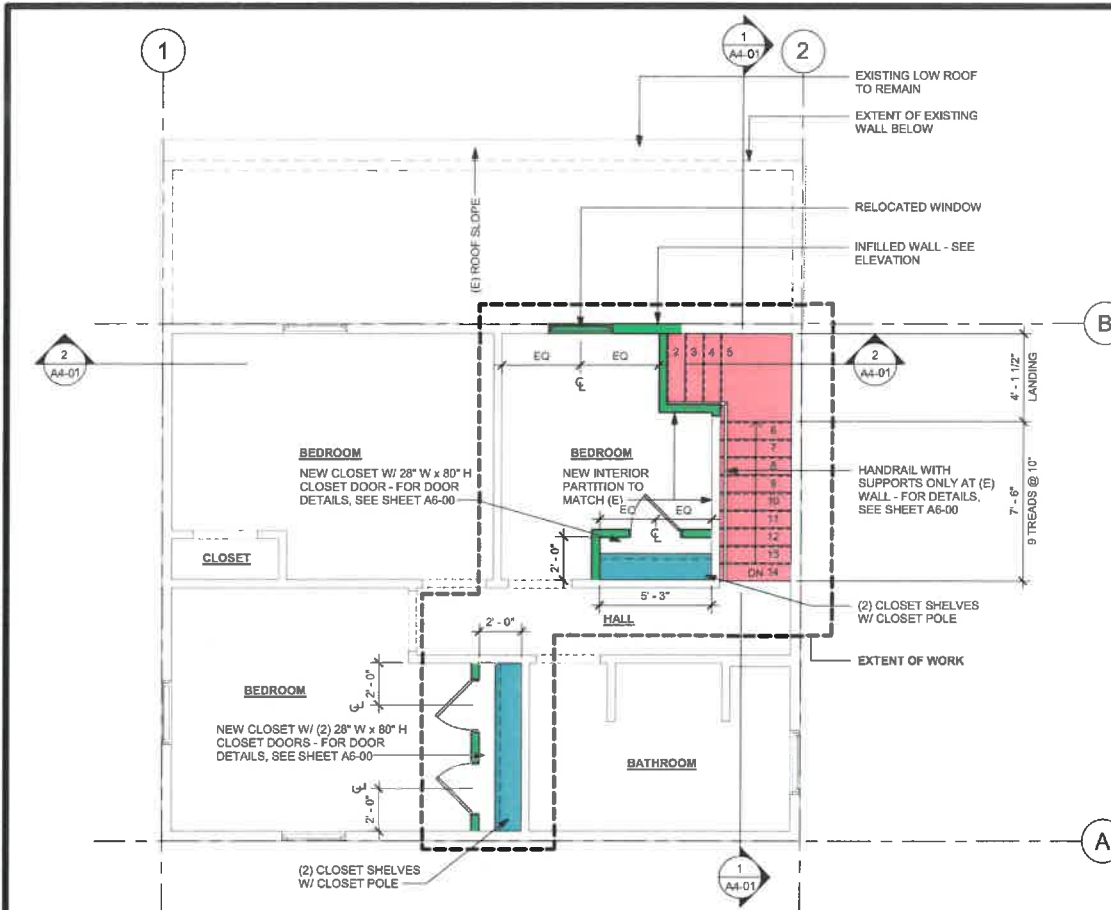
Site Plan  
7527 4TH STREET, MCKINAC, MI 49757

REVISIONS	DATE

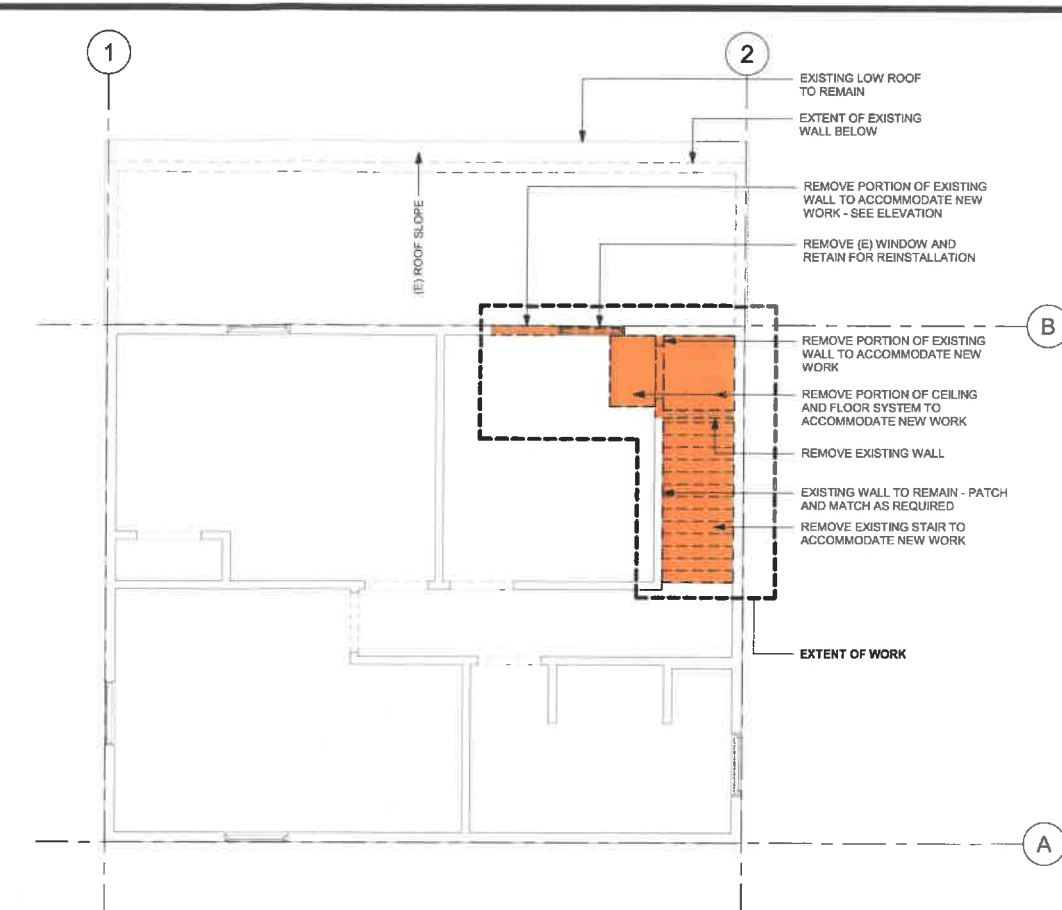
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DRAWN BY: XXXX  
CHECKED BY: XXXX  
DATE: 06/23/2023  
SCALE: 1" = 20'-0"

SHEET NUMBER:  
**A1-01**

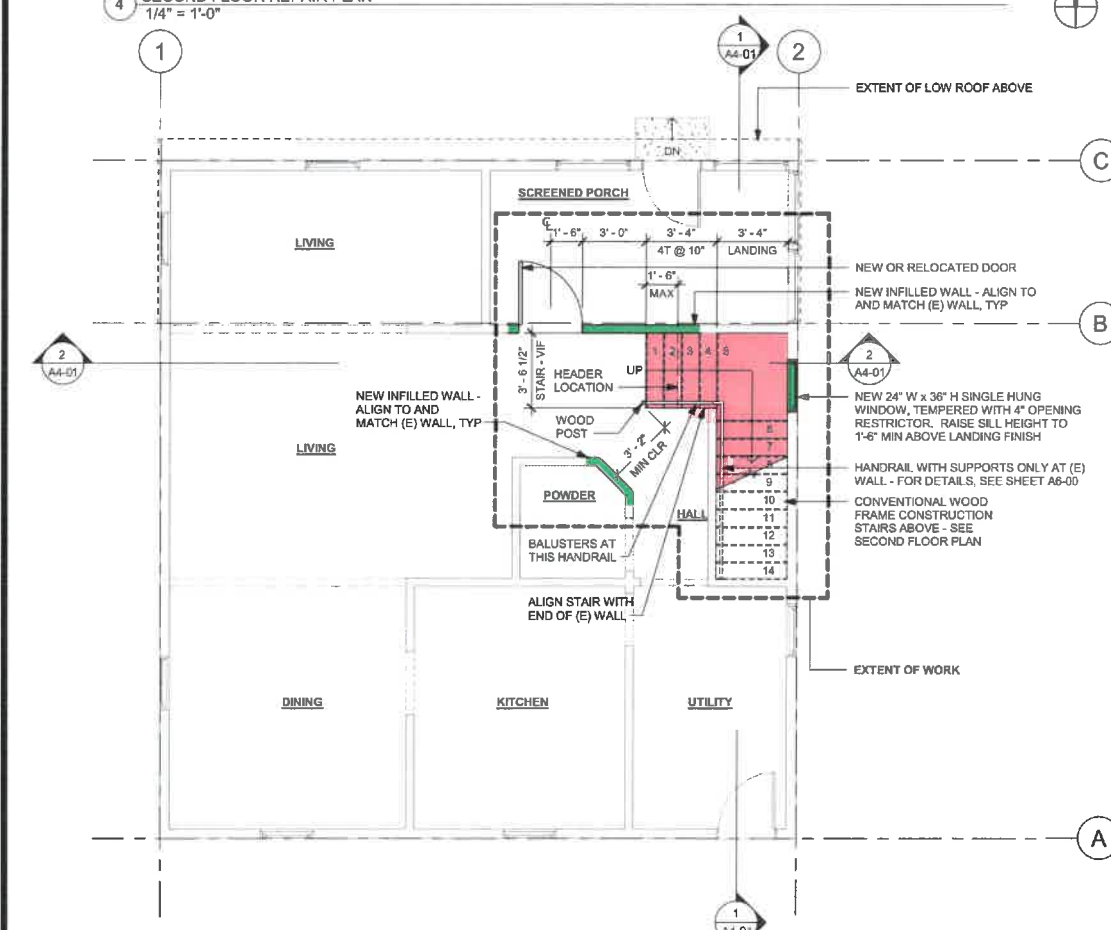




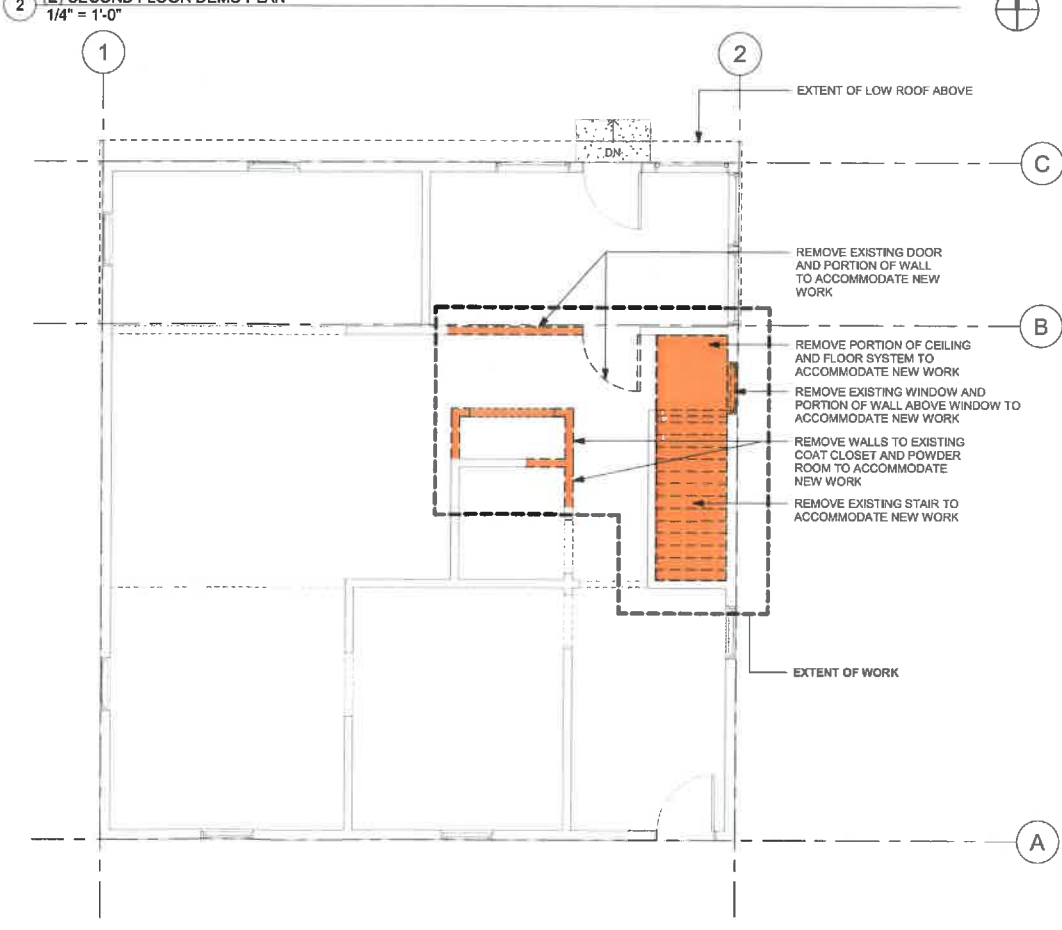
4 SECOND FLOOR REPAIR PLAN  
1/4" = 1'-0"



2 (E) SECOND FLOOR DEMO PLAN  
1/4" = 1'-0"



3 FIRST FLOOR REPAIR PLAN  
1/4" = 1'-0"



1 (E) FIRST FLOOR DEMO PLAN  
1/4" = 1'-0"

#### GENERAL NOTES

1. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL SHEETS.
2. ALL CEILING HEIGHTS PER RCP AND SECTION AND ELEVATION PLATE HEIGHTS. U.N.O.
3. 6'-8" WINDOW AND 6'-8" DOOR HEAD HEIGHT - TYP. U.N.O.
4. ALL INTERIOR DOORS TO BE SOLID CORE 1 3/8" THICK. U.N.O. (REFER TO PLAN FOR SIZE)
5. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
6. ALL HOUSE TO GARAGE DOORS TO BE WEATHER STRIPPED. SOLID WOOD CORE 1 1/2" W/ SELF CLOSINGS & SELF LATCHING.
7. ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 1/2" THICK (REFER TO PLAN FOR SIZE) WITH WEATHER STRIPPING
8. THE MAXIMUM DROP FROM FINISHED FLOOR TO EXTERIOR LANDING AT ALL DOORS SHALL BE 7" WITH A 3/4" MAXIMUM THRESHOLD AND 7-1/4" WITH 1/2" MAXIMUM THRESHOLD AT IN-SWING DOORS. OUT-SWING DOORS SHALL BE LIMITED TO 1/2" FROM TOP OF THRESHOLD TO EXTERIOR LANDING. (311.3.2)
9. ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS. U.N.O.
10. ALL SHELF AND SOFFIT HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
11. SOLID WOOD BLOCKING TO BE PROVIDED IN MASTER BATH, TOILET, AND SHOWER AREAS AT 34" HEIGHT FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL SHEETS.
12. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
13. UTILIZE UNIVERSAL DESIGN FEATURES WHENEVER PRACTICAL.
14. ALL DOORS SHALL BE EQUIPPED WITH LEVER HARDWARE.
15. EXTERIOR THRESHOLDS WITH MIN 1/4" AND MAX. 1/2" OFFSET UP TO INTERIOR.
16. VENTS TO EXTERIOR SHALL BE SCREENED FROM PESTS WITH 1/4" MAX OPENING STAINLESS STEEL MESH.
17. ALL SOLE PLATES SHALL BE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE.
18. FASTENERS IN PRESERVATIVE TREATED AND FIRE RETARDANT WOOD MUST BE HOT DIPPED GALVANIZED (OR EQUIVALENT).

#### STAIR NOTES:

**R311.7.5 STAIR TREADS AND RISERS**  
STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

**R311.7.5.1 RISERS**  
THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

**EXCEPTIONS:**  
1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.  
2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

**R311.7.5.2 TREADS**  
THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

**R311.7.5.3 NOSINGS**  
THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NOT GREATER THAN 9/16 INCH (14 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH (12.7 MM).

**EXCEPTION:** A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM).



# THE WANDRIE HOUSE

## INTERIOR STAIR REPAIR

### Exterior Elevations

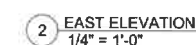
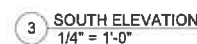
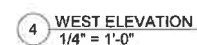
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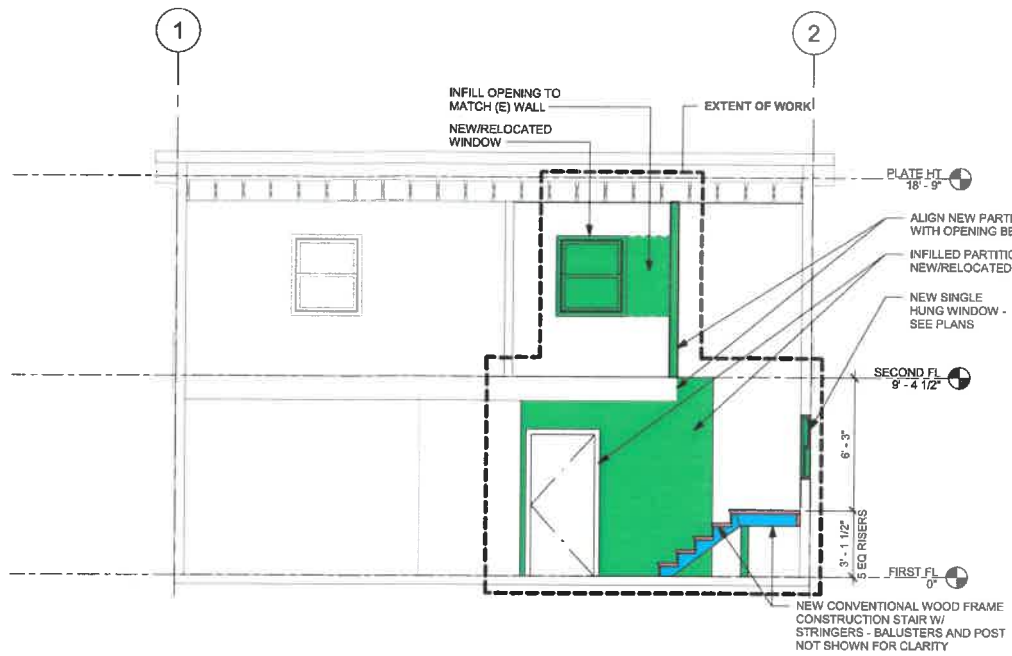
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PROJECT MGR:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/23/20
SCALE:	1/4" = 1'

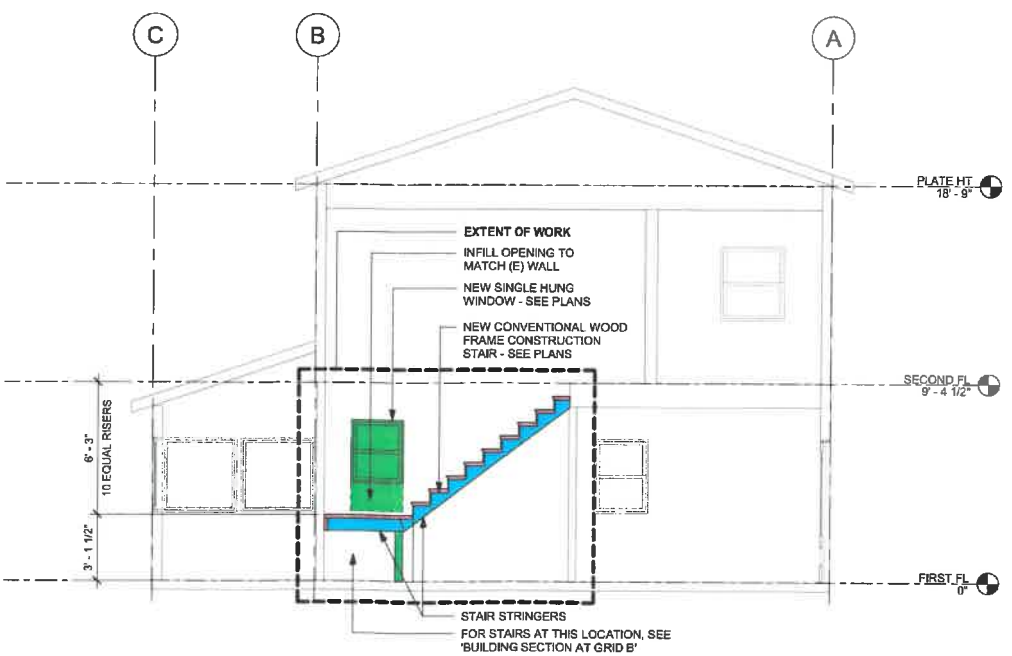
SHEET NUMBER

**A3-01**





2 BUILDING SECTION AT GRID B  
1/4" = 1'-0"



1 BUILDING SECTION AT GRID 2  
1/4" = 1'-0"

**WINDOW NOTES:**

**BASIS OF DESIGN**  
 NEW / RETRO-FIT: NEW  
 FRAME MATERIAL: ALUMINUM CLAD WOOD OR FIBERGLASS COMPOSITE  
 EXTERIOR COLOR: BY OWNER  
 INTERIOR COLOR: BY OWNER  
 \*\*\* SAMPLES TO BE PROVIDED OF ALL COLORS FOR OWNER APPROVAL PRIOR TO PRODUCTION.

**GLAZING:** DUAL PANE, LOW-E CLEAR, ARGON FILL, UV RESISTANT  
 SEE ENERGY CALCULATIONS.

**DIVIDED LITES:** SD, WITH BLACK SPACER BARS

**SCREENS:** TYPICAL, REMOVABLE / RETRACTABLE.  
 PROVIDE OPTION FOR OWNER SELECTION.

**TEMPERED:** WHERE NOTED

**ACOUSTIC:** MINIMUM STC 30

**PRODUCT REQUIREMENTS:**

1. SHOP DRAWINGS TO BE PROVIDED FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PRODUCTION. CONTRACTOR TO ALLOW FOR REVIEW TIME AND PRODUCTION LEAD TIME.
2. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL INCLUDE NRFC LABEL ON ALL FENESTRATION PRODUCTS, UNLESS THEY ARE SITE BUILT.
3. MANUFACTURED FENESTRATION PRODUCTS SHALL HAVE A TEMPORARY LABEL LISTING CERTIFIED U-FACTOR, SHGC, AND VT. LABEL SHALL NOT BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY. ALL WINDOWS SHALL BE INSTALLED WEATHER TIGHT MEETING THE WIND LOADING INDICATED ON STRUCTURAL DRAWINGS.
4. ALIGN TOP OF WINDOW TRIMS WITH TOP OF DOOR TRIMS, TYPICAL.
5. GLASS ON EXTERIOR DOORS TO MATCH GLASS PROVIDED BY WINDOW MANUFACTURER. CONTRACTOR TO PROVIDE GLAZING COMPARISON AS A SUBMITTAL PACKAGE FOR ARCHITECT AND OWNER REVIEW.

**WINDOW FALL PROTECTION**  
 WINDOWS SHALL BE PROVIDED WITH FALL PROTECTION WHERE THE SILL OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE EXTERIOR FINISH GRADE (OR OTHER SURFACE), AND THE SILL IS ALSO LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. CONTRACTOR SHALL PROVIDE 4 INCH OPENING RESTRICTOR, GUARDRAIL, OR WINDOW OPENING CONTROL DEVICE IN COMPLIANCE WITH ASTM F2090. (R312.2)

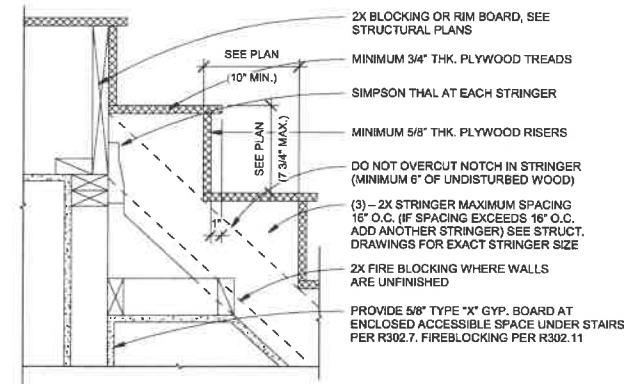
**EMERGENCY ESCAPE & RESCUE OPENINGS**  
 BASEMENTS, HABITABLE ATTICS, & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1) THESE OPENINGS ARE IDENTIFIED ON THE FLOOR PLAN.  
 THESE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY (R310.1)

**THE SILL HEIGHT CLEAR OPENING** SHALL NOT BE GREATER THAN 44 INCHES ABOVE THE FLOOR (R310.2.2)  
**MIN. OPENING AREA:** THESE OPENINGS SHALL HAVE MIN. NET CLEAR OPENING OF 5.7 SF EXCEPT THAT GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.0 SF (R310.2.1)  
**MIN. OPENING HEIGHT:** THESE OPENINGS SHALL HAVE MIN. NET CLEAR OPENING HEIGHT OF 24 INCHES (R310.2.1)  
**MIN. OPENING WIDTH:** THESE OPENINGS SHALL HAVE MIN. NET CLEAR OPENING WIDTH OF 20 INCHES (R310.2.1)  
**OPERATIONAL CONSTRAINTS:** THESE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THE CODE AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE (R310.1.1)  
**BAR, GRILLES, COVERS & SCREENS** OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER THESE OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES W/ SEC. R310.1.1 THROUGH R310.2.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE (R310.4)

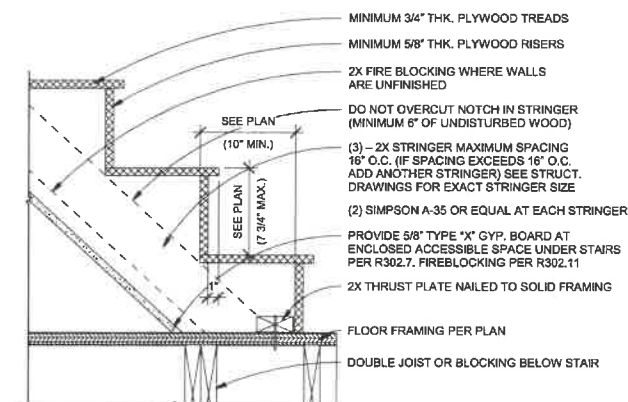
**GLAZING NOTES**

1. ALL GLAZING SHALL COMPLY WITH CODE SECTION R308.
2. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS AND PERMANENTLY LABELED PER STATE BUILDING CODE, SEC. R308:
  - a. GLAZING IN DOORS
  - b. WINDOWS WITHIN 60" OF TUBS, SHOWERS, POOLS, OR SPAS UNLESS THE WINDOW SILL IS 60" OR GREATER ABOVE FINISH FLOOR.
  - c. WINDOWS WITHIN 24" ARC OF DOORS;
  - d. WINDOWS WITHIN 18" OF FLOOR AND GREATER THAN 9 SF WITHOUT A PROTECTIVE HANDRAIL BAR.
  - e. GLAZING IN GUARDRAILS AND AT STAIRWAYS, INCLUDING GLAZING WITHIN 60" OF THE STAIR BOTTOM LANDING, UNLESS THE WINDOW SILL IS GREATER THAN 36" ABOVE FINISH FLOOR.
  - f. ALL GLASS SHOWER, TUB, POOLS, AND SPA ENCLOSURES SHALL BE FULLY TEMPERED.
3. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY W/ CODE SEC. R308.3 AND R308.4
4. GLAZED PANELS REQUIRING SAFETY GLAZING SHALL BE IDENTIFIED WITH THE WORD "TEMPERED" OR "TEMP."
5. ALL GLAZING SHALL BE DUAL PANE INSULATED GLASS U.N.O.
6. WINDOW CALLOUTS ARE AS FOLLOWS:
  - SL = SLIDER
  - DH = DOUBLE HUNG
  - SH = SINGLE HUNG
  - F OR FX = FIXED
  - CA = CASEMENT
  - AW = AWNING
  - HO = HOPPER

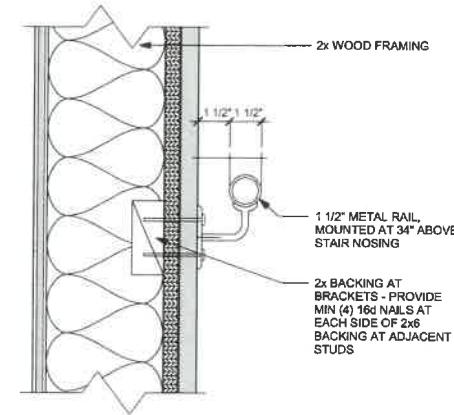




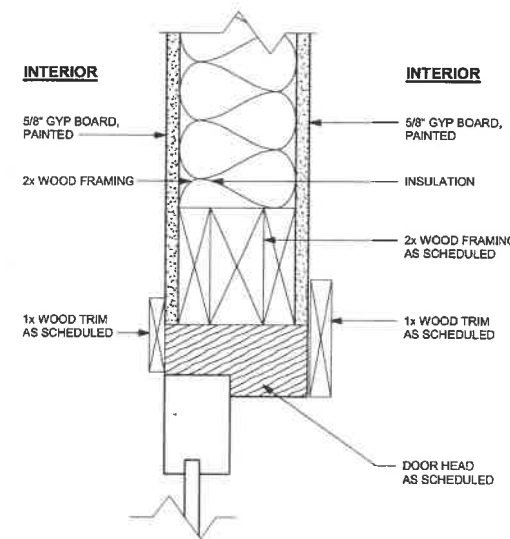
8 STAIR - TOP OF STRINGER CONNECTION  
1 1/2" = 1'-0"



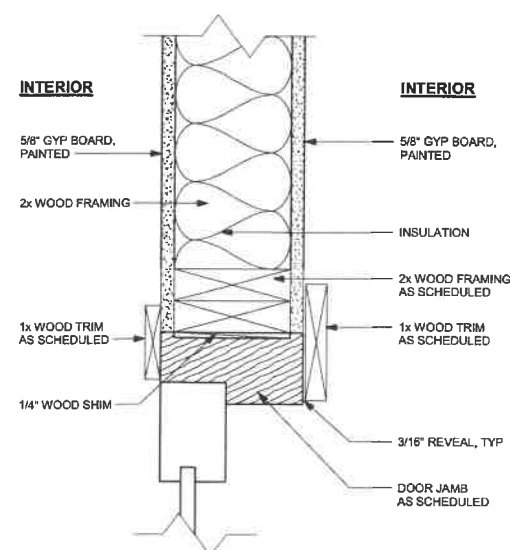
7 STAIR - WOOD FLOOR TO STRINGER CONNECTION  
1 1/2" = 1'-0"



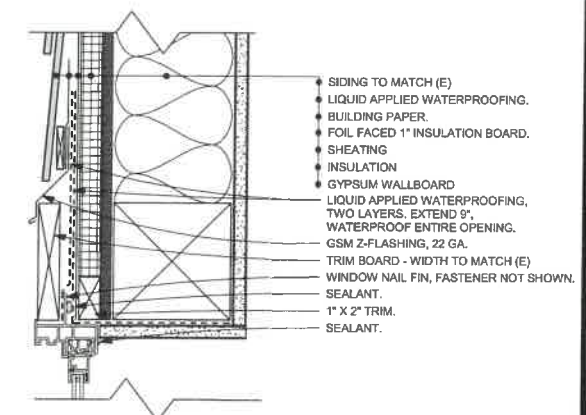
6 TYPICAL HANDRAIL SECTION AT WALL  
3" = 1'-0"



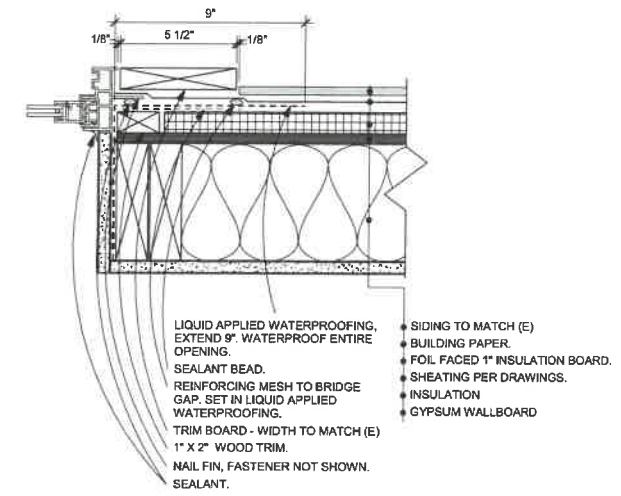
5 DOOR HEAD INTERIOR  
3" = 1'-0"



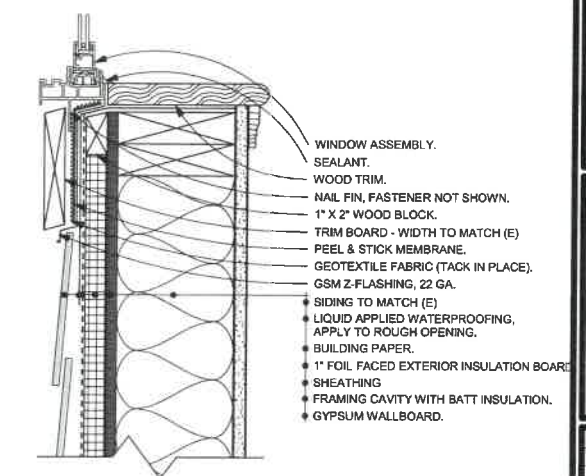
4 DOOR JAMB INTERIOR  
3" = 1'-0"



3 WINDOW HEAD  
3" = 1'-0"

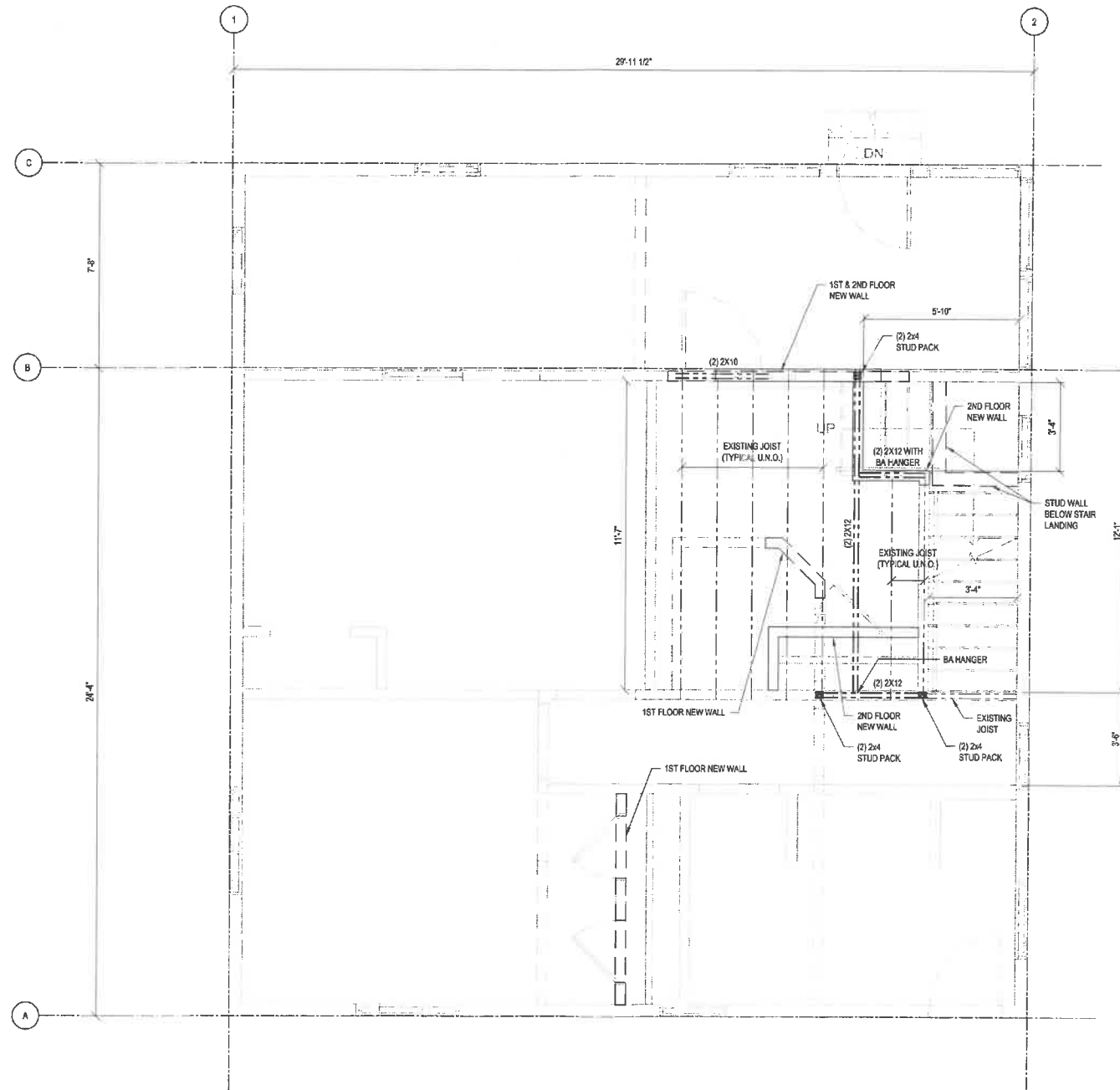


2 WINDOW JAMB  
3" = 1'-0"



1 WINDOW SILL  
3" = 1'-0"





**1 2ND FLOOR FRAMING PLAN**  
SCALE: 3/8"=1'-0"

- PLAN NOTES:**
1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PRIOR TO CONSTRUCTION.
  2. ALL NEW WALLS TO BE 2X4 @ 16" O.C. U.N.O.
  3. ALL NEW WALLS SHALL BE SHEATHED WITH 5/8" TYPE X GYPSUM WITH A MIN. OF ONE LAYER, EACH SIDE (EDGE FASTEN AT 7" O.C.).
  4. ALL HEADERS UP TO 6'-0" LONG ARE TO BE (2) 2X10.
  5. SOLE PLATE TO JOIST OR BLOCKING SHALL BE NAILED WITH 16d @ 16" O.C.
  6. ALL THE WOOD STUD OR BEAM SHALL BE SOUTHERN YELLOW PINE #2 TYP. U.N.O.

**DESIGN CRITERIA NOTES**

1. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 MICHIGAN BUILDING CODE AND 2015 MICHIGAN RESIDENTIAL CODE.
2. DESIGN LOADS ARE LISTED BELOW.

LIVE LOADS:  
RESIDENTIAL DWELINGS: 40 PSF

**LEGENDS:**

- 1ST FLOOR EXISTING WALL  
2ND FLOOR EXISTING WALL  
1ST FLOOR NEW WALL  
2ND FLOOR NEW WALL



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Inspections: 214-451-6632



**WANDRIE HOUSE**  
INTERIOR STAIR REPAIR  
FRAMING PLAN

PROJECT ADDRESS: 7527 4TH STREET, MACKINAC ISLAND, MI 49757

REVISIONS	DATE

PROJECT MANAGER: KL  
DRAWN BY: FME  
CHECKED BY: KL  
DATE: 06-23-2023  
SCALE: AS NOTED

SHEET NUMBER:  
**S1.1**