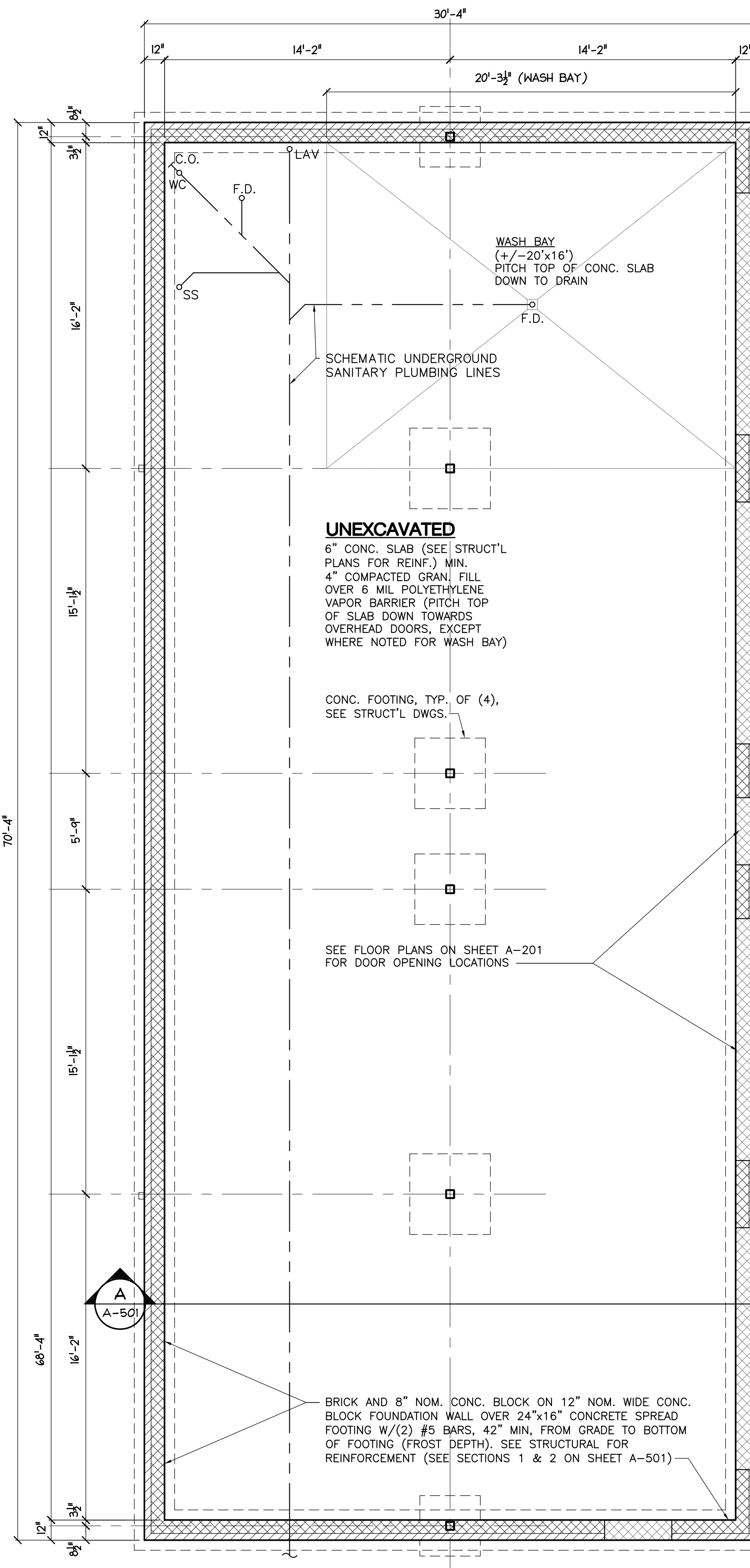
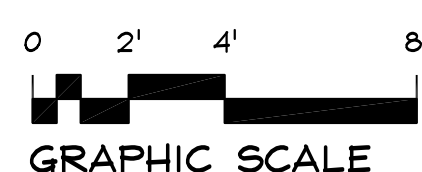


**ROOF PLAN**  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN OR FIELD VERIFY IF NECESSARY.
- ONLY DOCUMENTS INDICATED AS "BIDDING" OR "CONSTRUCTION" ARE TO BE USED FOR BIDDING OR CONSTRUCTION.
- THE REQUIREMENTS OF ICC/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT (ADA) ARE TO BE FULLY SATISFIED. ALL WORK SHALL MEET THE MOST STRINGENT REQUIREMENTS OF BOTH INCLUDING, BUT NOT LIMITED TO CLEARANCES, LIMITATIONS, ACCESSORIES, ETC. THESE DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE LIMITED SERVICES FOR WHICH THE ARCHITECT WAS CONTRACTED. THE ARCHITECT MAKES NO REPRESENTATION THAT THE INTERPRETATION OF THESE DOCUMENTS WILL RESULT IN COMPLETE COMPLIANCE WITH THE ADA.
- ALL GLASS SHALL CONFORM TO FS DD-G-451. SAFETY GLASS SHALL CONFORM TO U.S. CONSUMERS PRODUCT SAFETY COMMISSION STANDARD 16 CFR 1201.
- ALL DOORS REQUIRED TO BE LABELED SHALL BE SET IN LABELED FRAMES AND IDENTIFIED WITH UL LABEL AND PROVIDED WITH APPROVED SELF-CLOSING DEVICES AND POSITIVE LATCHING HARDWARE.
- CONTRACTOR TO VERIFY MECHANICAL EQUIPMENT UNIT LOADS AND LOCATIONS, IF NOT INDICATED ON PLAN, AND REPORT TO ARCHITECT PRIOR TO ERECTION.
- ALL DESIGNATED EXIT DOORS SHALL BE EQUIPPED WITH NON-LOCKING AGAINST EGRESS HARDWARE.
- PLASTIC PIPING, INSULATION AND OTHER COMBUSTIBLE MATERIALS SHALL BE RESTRICTED TO USE WHERE PERMITTED BY CODE AND IN NON-COMBUSTIBLE WALLS AND CEILING SPACES THAT DO NOT CONNECT DIRECTLY TO OCCUPIED ROOMS OR VENTILATING AIR DUCTS OR SPACES, IN ACCORDANCE WITH THE MICHIGAN STATE FIRE MARSHAL REGULATIONS. PROVIDE STEEL PIPING FOR ALL PLASTIC PIPING PASSING THROUGH FIREWALLS. RATED SHAFT WALLS SHALL BE DESIGNATED AS SUCH IN ACCORDANCE WITH 2015 MICHIGAN BUILDING CODE SECTION 703.7.
- ALL SIGNAGE THAT PROVIDES EMERGENCY INFORMATION OR GENERAL CIRCULATION DIRECTIONS OR SPACE IDENTIFICATION SHALL COMPLY WITH THE MOST STRINGENT OF ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT.
- WHEN REQUIRED, PORTABLE FIRE EXTINGUISHERS SHALL BE FURNISHED BY THE OWNER AND INSTALLED IN ACCORDANCE WITH NFPA 10.
- ALL FINISH LUMBER SHALL HAVE A MOISTURE CONTENT OF 9% OR LESS.
- PROVIDE FIRE RETARDANT TREATED (FRT) WOOD BLOCKING WHERE REQUIRED TO SUPPORT ITEMS MOUNTED TO PARTITIONS AND AROUND ALL DOOR OPENINGS, ETC. ALL LUMBER REQUIRED TO BE FIRE TREATED SHALL BEAR THE UL FR-S LABEL.
- ALL INTERIOR FINISHES SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPED REQUIREMENTS OF MBC 2015, CHAPTER 8 "INTERIOR FINISHES".
- ALL INTERIOR METAL STUD PARTITIONS ARE TO BE DESIGNED TO WITHSTAND A UNIFORM LATERAL LOAD OF 5 P.S.F. BRACE WALLS TO THE STRUCTURE AS REQUIRED. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- UNLESS NOTED OTHERWISE, PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE ALL PRODUCT WARRANTIES AND INFORMATION TO PROPERTY MANAGER UPON COMPLETION OF CONSTRUCTION.
- ALL MECHANICAL/ELECTRICAL ENGINEERING SHALL BE PERFORMED ON A "DESIGN-BUILD" BASIS BY THE OWNER'S RESPECTIVE CONTRACTORS. ANY M/E ITEMS SHOWN HERE ARE FOR GENERAL REFERENCE ONLY.
- EXISTING EXIT AND EMERGENCY LIGHTING SHALL REMAIN AS-IS.
- ALL STUD WALLS ARE TO BE FIRE-STOPPED AT CEILINGS.



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**SHEET INDEX**

- A-101 FOUNDATION AND ROOF PLANS
- A-201 FLOOR PLANS
- A-301 REFLECTED CEILING PLANS
- A-401 BUILDING ELEVATIONS
- A-501 BUILDING SECTIONS & DETAILS
- S-01 STRUCTURAL (FOUNDATION & FLOOR FRAMING)
- S-02 STRUCTURAL (ROOF FRAMING & SECTIONS)
- S-03 STRUCTURAL (NOTES & SPECIFICATIONS)

**BUILDING CODE COMPLIANCE:**

INTERPRETIVE CODES:

BUILDING = MICHIGAN BUILDING CODE (MBC) 2015

PLUMBING = MICHIGAN PLUMBING CODE 2021

MECHANICAL = MICHIGAN MECHANICAL CODE 2021

ELECTRICAL = MICHIGAN ELECTRICAL CODE 2023

**BUILDING CODE ANALYSIS:**

USE GROUP: B/S-1/U (NON-SEPARATED OCCUPANCIES PER 2015 MBC 508.3)

CONSTRUCTION TYPE: VA (COMBUSTIBLE, ONE-HOUR PROTECTED STRUCTURE), UNSPRINKLERED (NS)

STORIES: TWO (2) PROPOSED, TWO ALLOWABLE PER 2015 MBC TABLE 504.4

HEIGHT: +/-30 FEET FROM CHASE ROAD GRADE, ALLOWABLE=50FT PER 2015 MBC 504.3

TOTAL AREA: 2,100 GROSS S.F. PER FLOOR (TOTAL 4,200 S.F.), 9,000 S.F. ALLOWABLE PER 2015 MBC TABLE 506.2

**EGRESS DESIGN OCCUPANT LOAD**

(per 2015 MBC Table 1004.1.2)

1st Floor

Garage Parking (U) = 1,642 S.F. / 200 S.F. = 9 OCCUPANTS

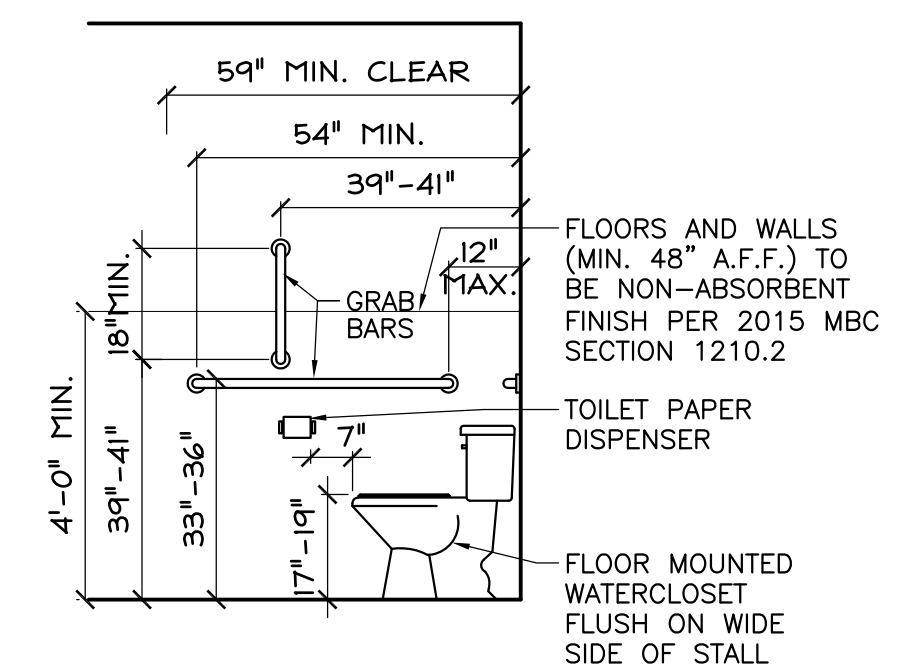
Storage/Mech. (S-1) = 458 S.F./300 S.F. = 2 OCCUPANTS

2nd Floor

Office (B) = 2,034 S.F./100 S.F. = 21 OCCUPANTS

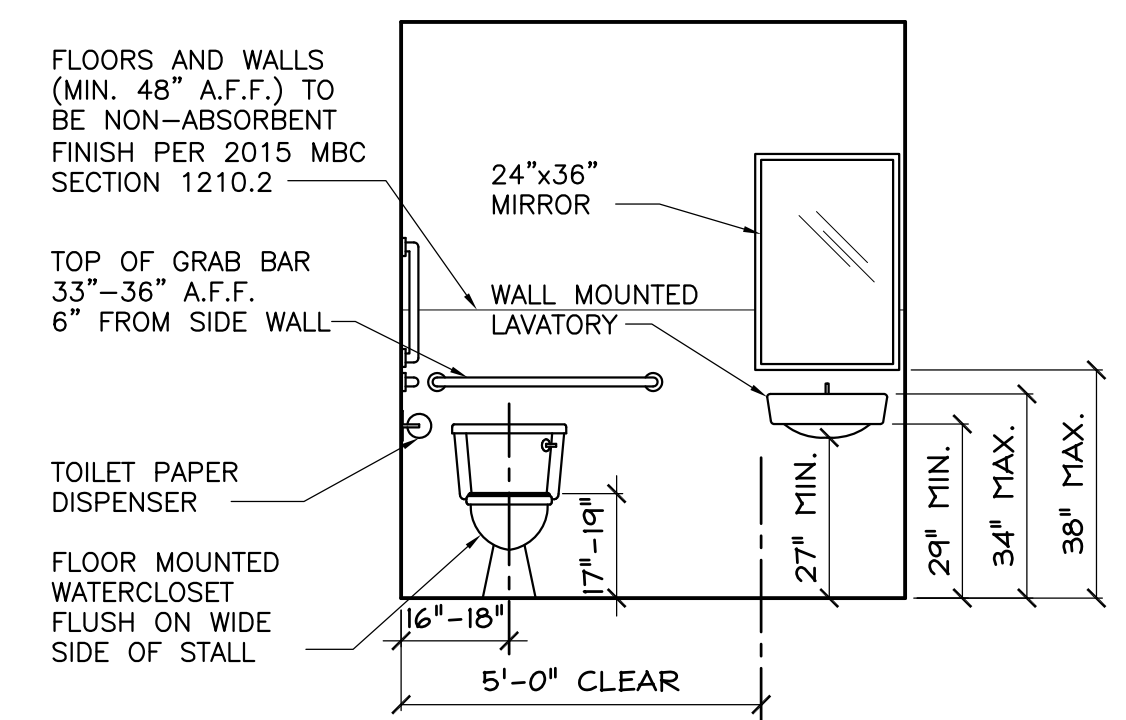
Totals: 4,134 S.F. 32 OCCUPANTS

NOTE THAT MAX. OCCUPANCY DURING OPERATION WILL BE 15 OR FEWER PERSONS PER TENANT'S AFFADAVIT



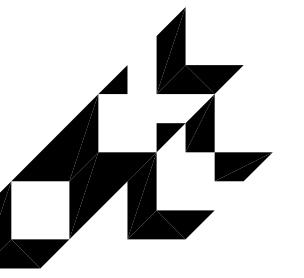
**ACCESSIBLE WATER CLOS.**

2 A-101 SCALE: 3/8" = 1'-0"



**ACCESSIBLE WATER CLOS.**

1 A-101 SCALE: 3/8" = 1'-0"



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FOUNDATION AND ROOF PLANS

NEW GARAGE/OFFICE BUILDING FOR:

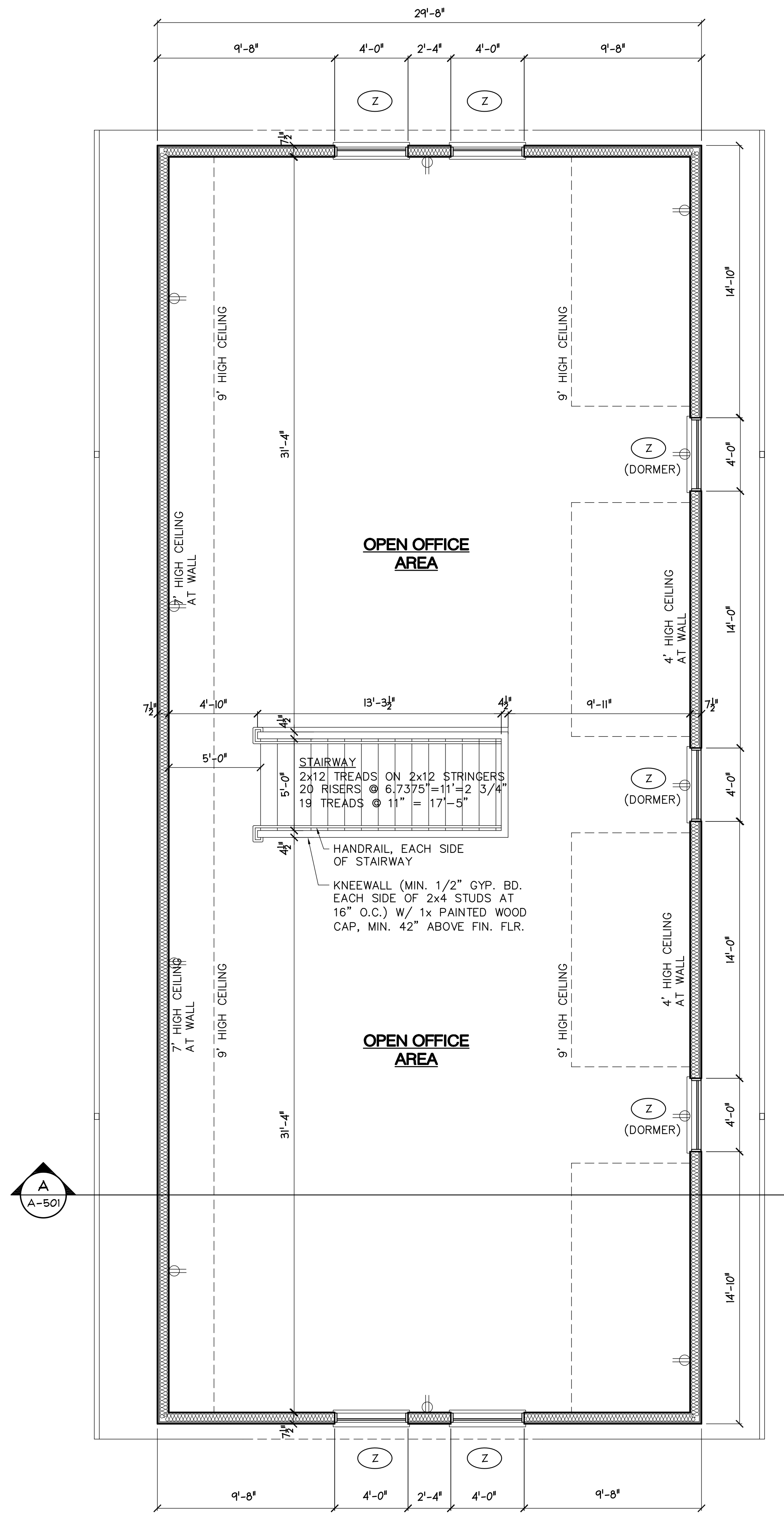
SPECIAL TREE  
39165 CHASE ROAD  
ROMULUS, MICHIGAN 48174

ISSUE	DATE
SCHEME	May 19, 2023
REVISED	May 23, 2023
REVISED	June 20, 2023
REVISED	July 18, 2023
PRELIM.	Dec. 18, 2023
REVIEW	Feb. 09, 2024
REVISED	Jan. 14, 2025

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**A-101**



### WALL LEGEND

- +/- 7-1/2" NOM. WIDTH: VINYL LAP SIDING OVER MOISTURE BARRIER ON 5/8" WD. SHEATHING FASTENED TO 2x6 WOOD STUDS AT 16" O.C. W/ SOLID FILL INSUL. BETWEEN (R-21). INTERIOR TO BE 5/8" GYPSUM BD (PAINTED) UNLESS NOTED OTHERWISE. (SEE SECTIONS 1 & 2 SHEET A-501)
- +/- 11-1/2" NOM. WIDTH: BRICK (UP TO 48" A.F.F.), AIR SPACE, MOISTURE BARRIER ON 5/8" WD. SHEATHING FASTENED TO 2x6 WOOD STUDS AT 16" O.C. W/ SOLID FILL INSULATION BETWEEN (R-21). INTERIOR TO BE 5/8" GYPSUM BD (PAINTED) UNLESS NOTED OTHERWISE. (SEE SECTIONS 1 & 2 ON SHEET A-501)
- (INTERIOR) 1/2" GYPSUM BOARD (PAINTED UNLESS NOTED OTHERWISE) EACH SIDE OF 2x4 WOOD STUDS AT 16" O.C.. 2nd FLOOR SHALL BE A KNEEWALL MIN. 42" A.F.F. WITH PAINTED 1x WOOD CAP

### OPENING SCHEDULE

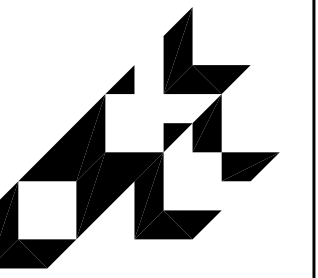
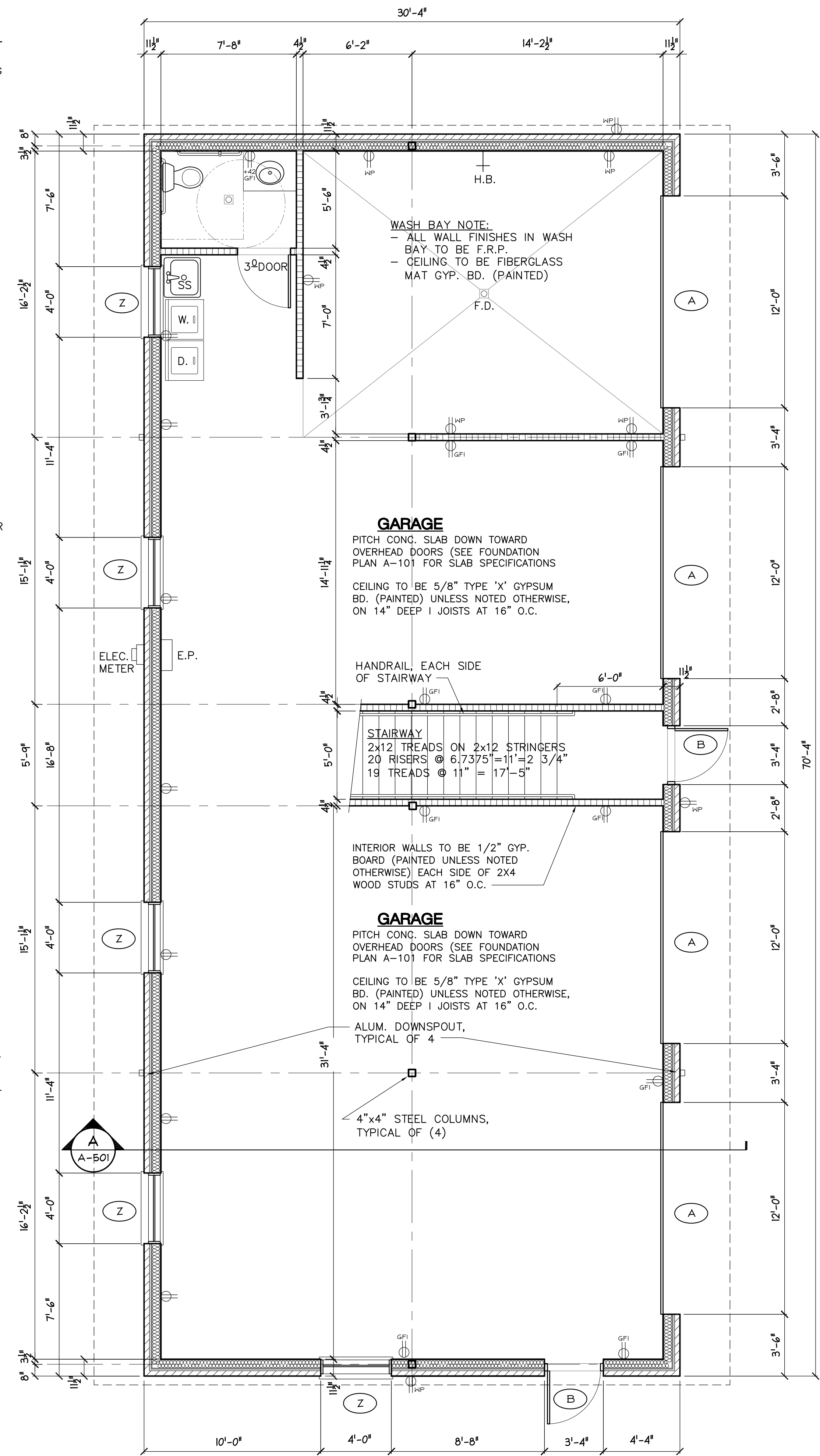
- DOORS**
- (A)** 12'-0" WIDE X 8'-0" HIGH INSULATED SECTIONAL OVERHEAD DOOR. SEE STRUCTURAL DRAWINGS FOR HEADER AND BEARING
  - (B)** 3'-0" WIDE X 7'-0" HIGH INSULATED HOLLOW METAL DOOR WITH ALUM. THRESH AND WEATHER STRIPPING
- WINDOWS**
- (Z)** 4'-0" WIDE X 3'-0" WIDE OPERABLE DOUBLE HUNG WINDOW. TOP OF HEADER SHALL BE AT 7'-0" A.F.F. EXCEPT DORMER WINDOWS TO BE AT 8'-8" A.F.F.

### SYMBOL LEGEND

- 110 VOLT DUPLEX RECEPTACLE (18" A.F.F. UNLESS NOTED OTHERWISE)
- 110 VOLT DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTION
- 110 VOLT DUPLEX RECEPTACLE IN WEATHER-PROOF HOUSING W/ GROUND FAULT INTERRUPTION

### GENERAL ELECTRICAL NOTES

- ALL OUTLETS WITHIN 72" OF PLUMBING FIXTURES SHALL HAVE GROUND FAULT INTERRUPTOR CIRCUIT (GFI) AS REQUIRED BY NEC. ALL EXTERIOR OUTLETS AND OUTLETS IN WASH BAY AREA SHALL BE WATERPROOF WITH GFI.
- LOCATE EMERGENCY EGRESS LIGHTING AND EXIT SIGNAGE, IF REQUIRED, TO MEET 2015 MBC SECTIONS 1008 AND 1013.



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### FLOOR PLANS

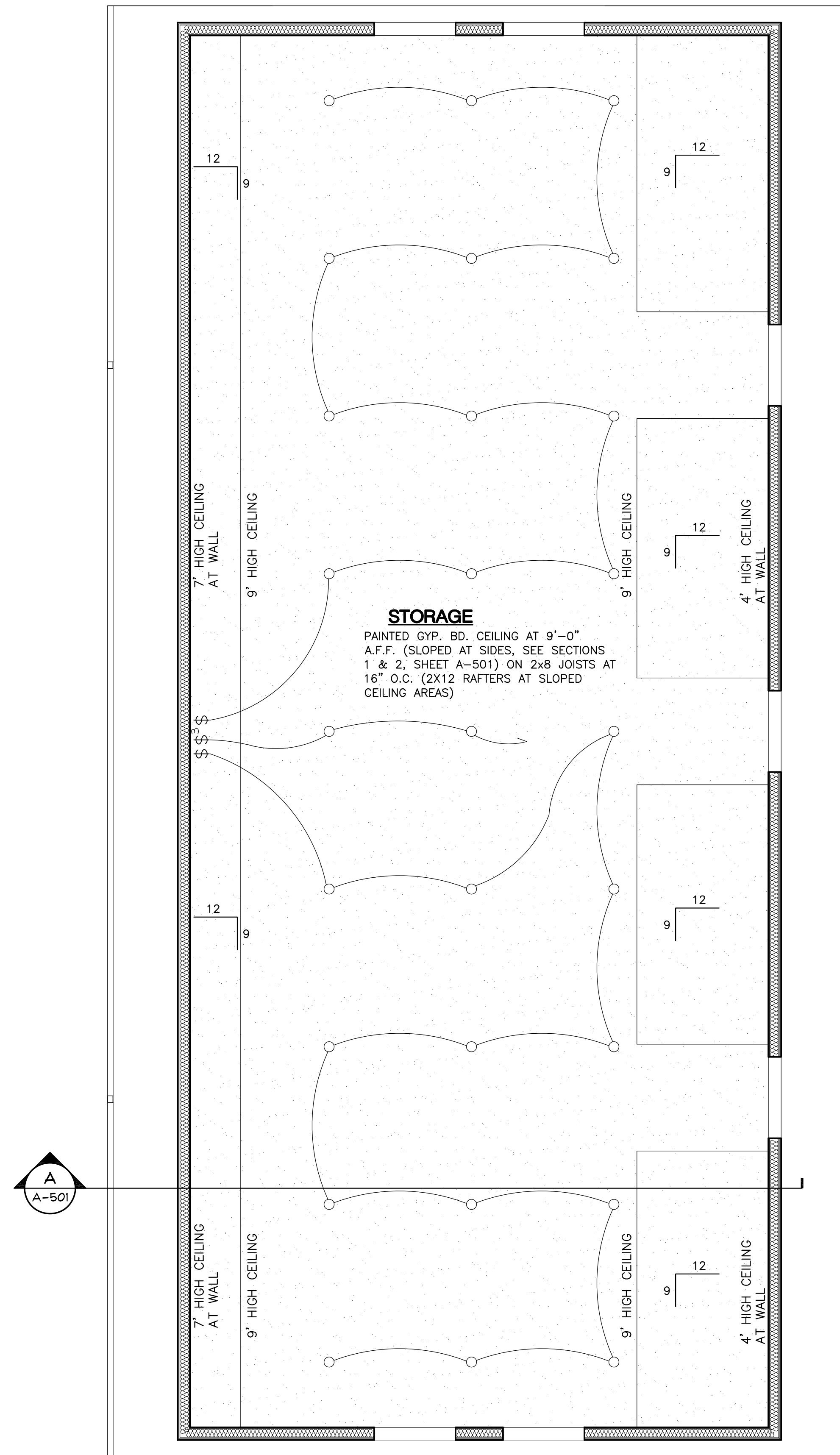
NEW GARAGE/OFFICE BUILDING FOR:  
SPECIAL TREE  
39165 CHASE ROAD  
ROMULUS, MICHIGAN 48174

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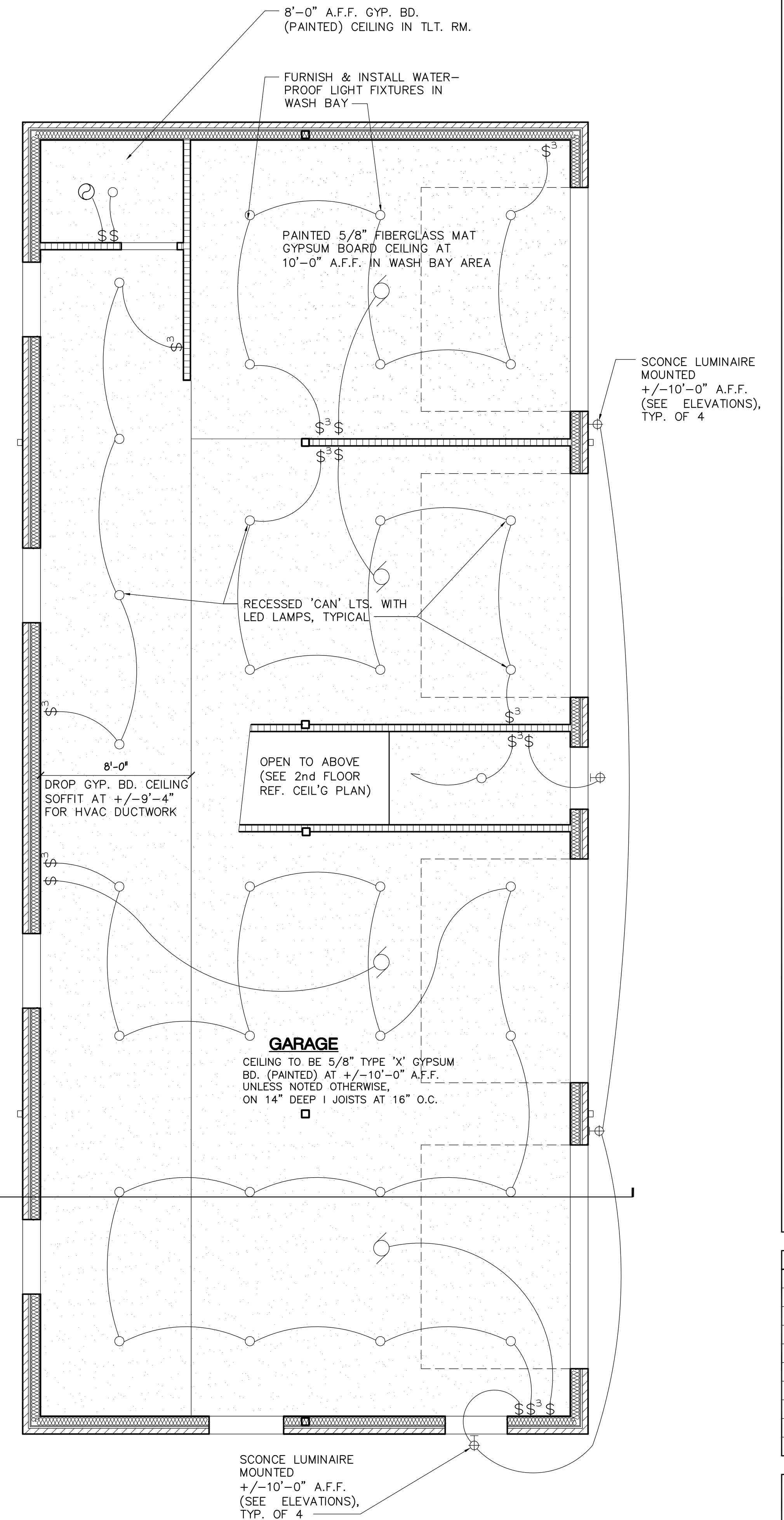
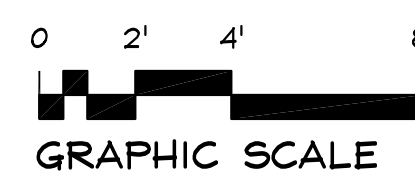
**A-201**



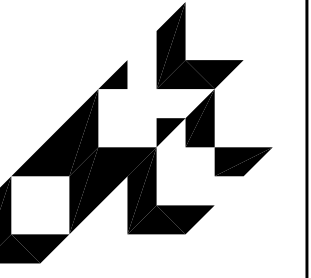
**2nd FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**SYMBOL LEGEND**

- NEW GYPSUM BOARD CEILING (UNLESS NOTED OTHERWISE) AT +/-10'-0" A.F.F. IN GARAGE AREAS AND 9'-0" A.F.F. ON 2nd FLOOR (UNLESS NOTED OTHERWISE)
- 6" DIA. RECESSED 'CAN' LIGHT WITH LED LAMP. INSTALL WATERPROOF FIXTURES IN WASH BAY
- WALL MOUNTED SCNCE LUMINAIRE
- MOTOR (CEILING MOUNTED GARAGE DOOR OPENER)
- EXHAUST FAN
- SINGLE POLE SWITCH, LIGHT SWITCHES SHALL BE 0-10V DIMMING CONTROLS AND HAVE OCCUPANCY/VACANCY SENSOR SET TO AUTOMATICALLY TURN ON AT 70% (WITH MANUAL ADJUSTMENT CONTROLS)
- DOUBLE POLE (3-WAY) LIGHT SWITCH AS NOTED FOR LIGHT SWITCHES ABOVE



**GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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**REFLECTED CEILING PLANS**

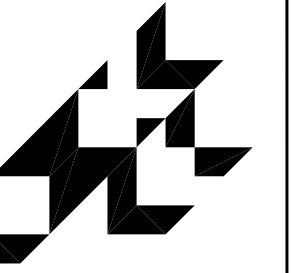
NEW GARAGE/OFFICE BUILDING FOR:  
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ROMULUS, MICHIGAN 48174

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**A-301**



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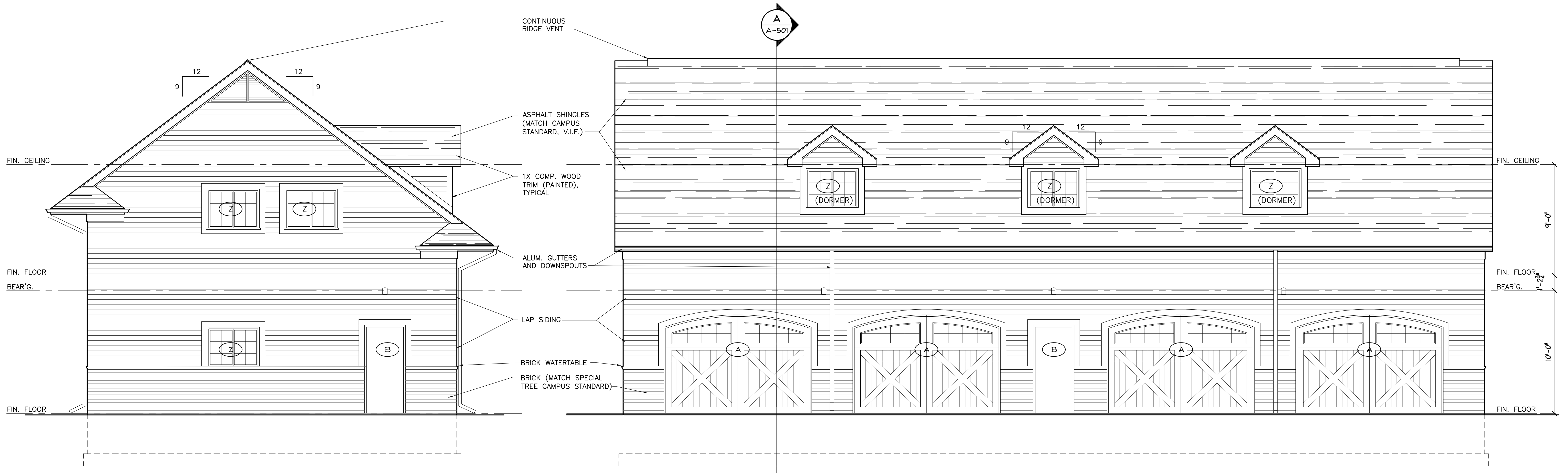
**BUILDING ELEVATIONS**

NEW GARAGE/OFFICE BUILDING FOR:  
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 39165 CHASE ROAD  
 ROMULUS, MICHIGAN 48174

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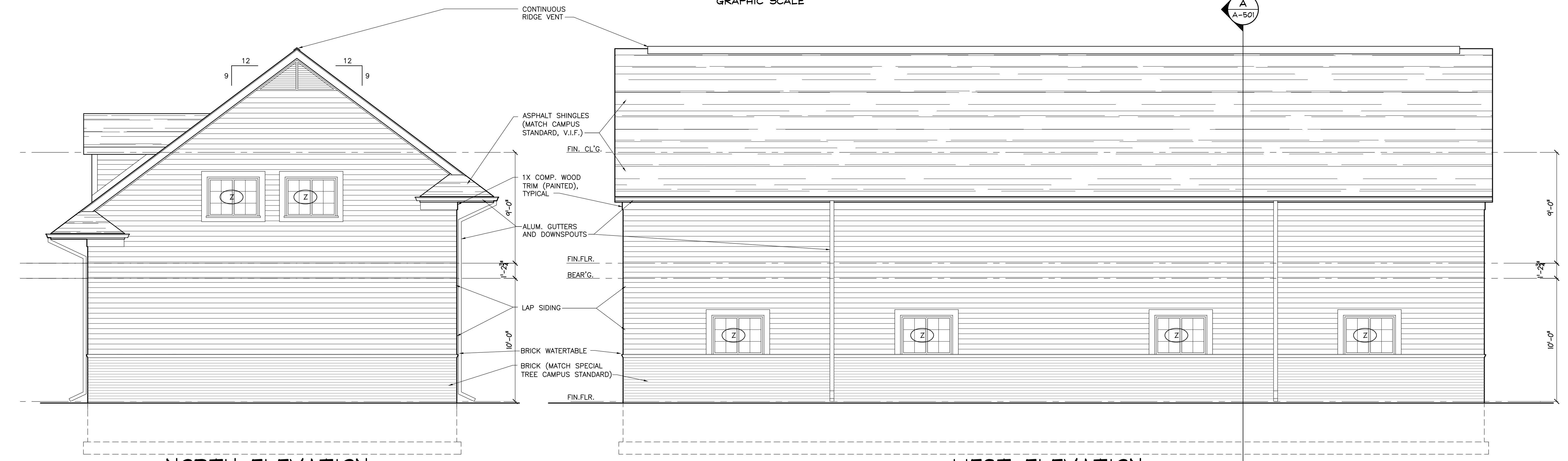
**SOUTH ELEVATION**

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

**EAST ELEVATION**

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

GENERAL NOTE:  
 -PROVIDE HIGH TEMP. ICE & WATER SHIELD AT ALL EAVES & VALLEYS. ICE SHIELD AT EAVES SHALL EXTEND A MINIMUM OF 24" HORIZONTAL FROM INSIDE FACE OF EXTERIOR WALLS (SEE WALL SECTIONS)



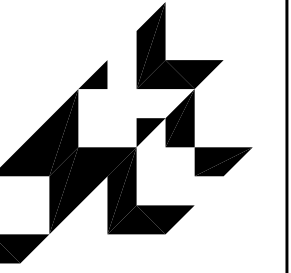
**NORTH ELEVATION**

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

**WEST ELEVATION**

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





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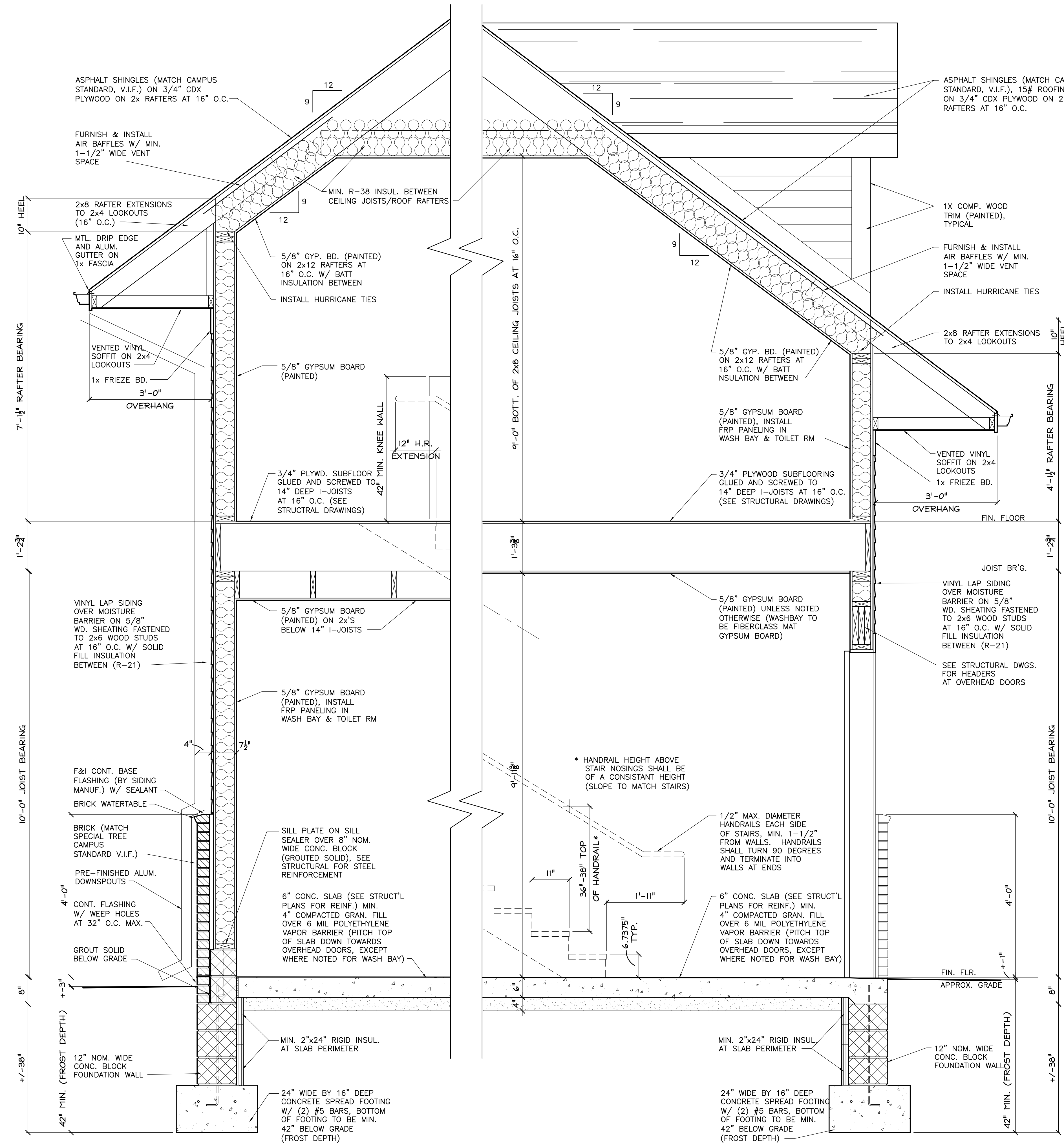
**BUILDING SECTIONS & DETAILS**

NEW GARAGE/OFFICE BUILDING FOR:  
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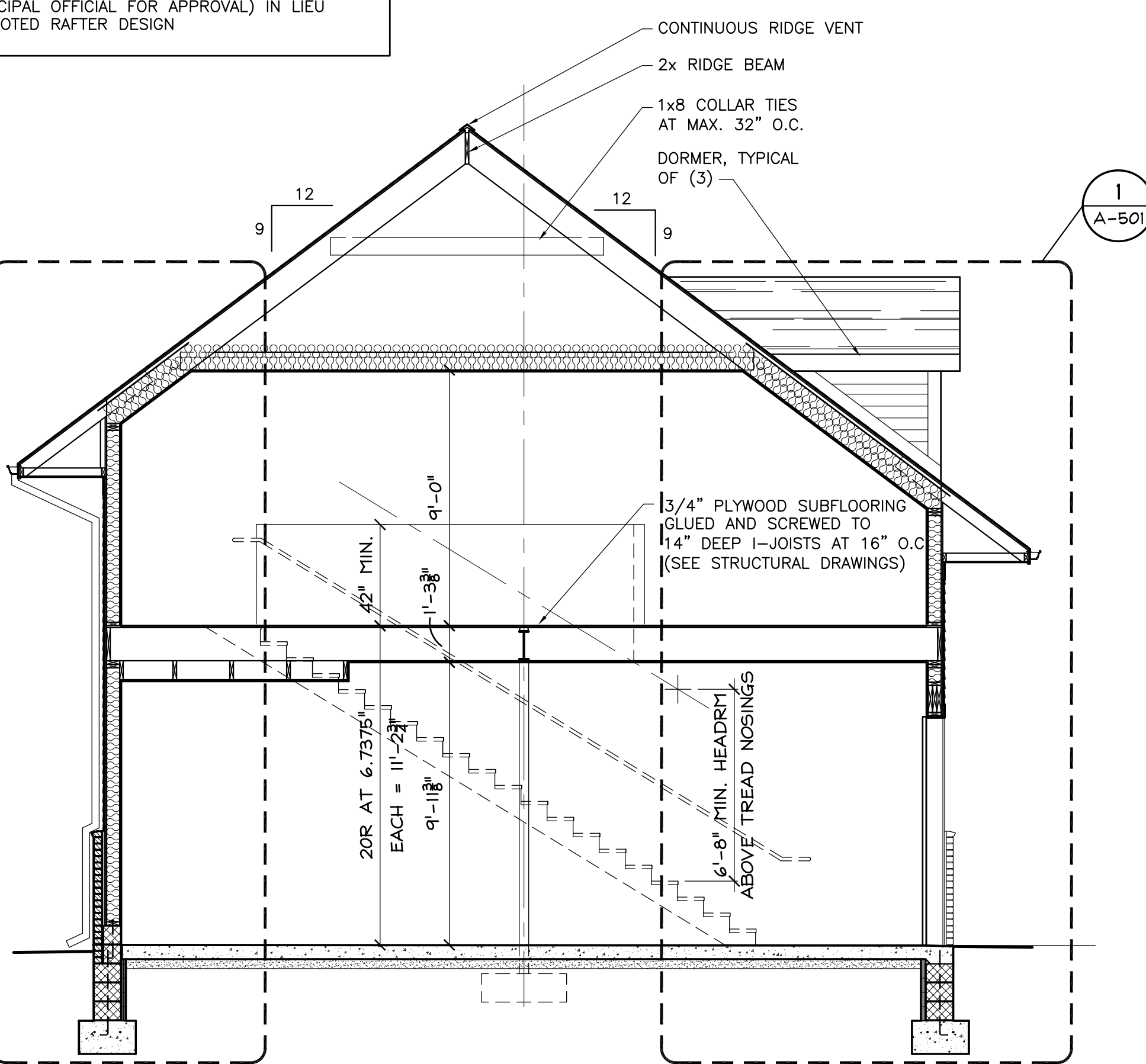
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**A-501**



**2 WALL SECTION**  
A-501 SCALE: 3/4"=1'-0"

**1 WALL SECTION**  
A-501 SCALE: 3/4"=1'-0"



**A BUILDING SECTION**  
A-501 SCALE: 1/4"=1'-0"

**GENERAL NOTE:**  
-PROVIDE HIGH TEMP. ICE & WATER SHIELD AT ALL EAVES & VALLEYS. ICE SHIELD AT EAVES SHALL EXTEND A MINIMUM OF 24" HORIZONTAL FROM INSIDE FACE OF EXTERIOR WALLS (SEE WALL SECTIONS)  
-PRE-ENGINEERED ROOF TRUSSES SIGNED AND SEALED BY A LICENSED MICHIGAN ENGINEER SHALL BE ALLOWED (SEND TO ARCHITECT AND MUNICIPAL OFFICIAL FOR APPROVAL) IN LIEU OF NOTED RAFTER DESIGN

**3 RAKE DETAIL**  
A-501 SCALE: 3/4"=1'-0"