

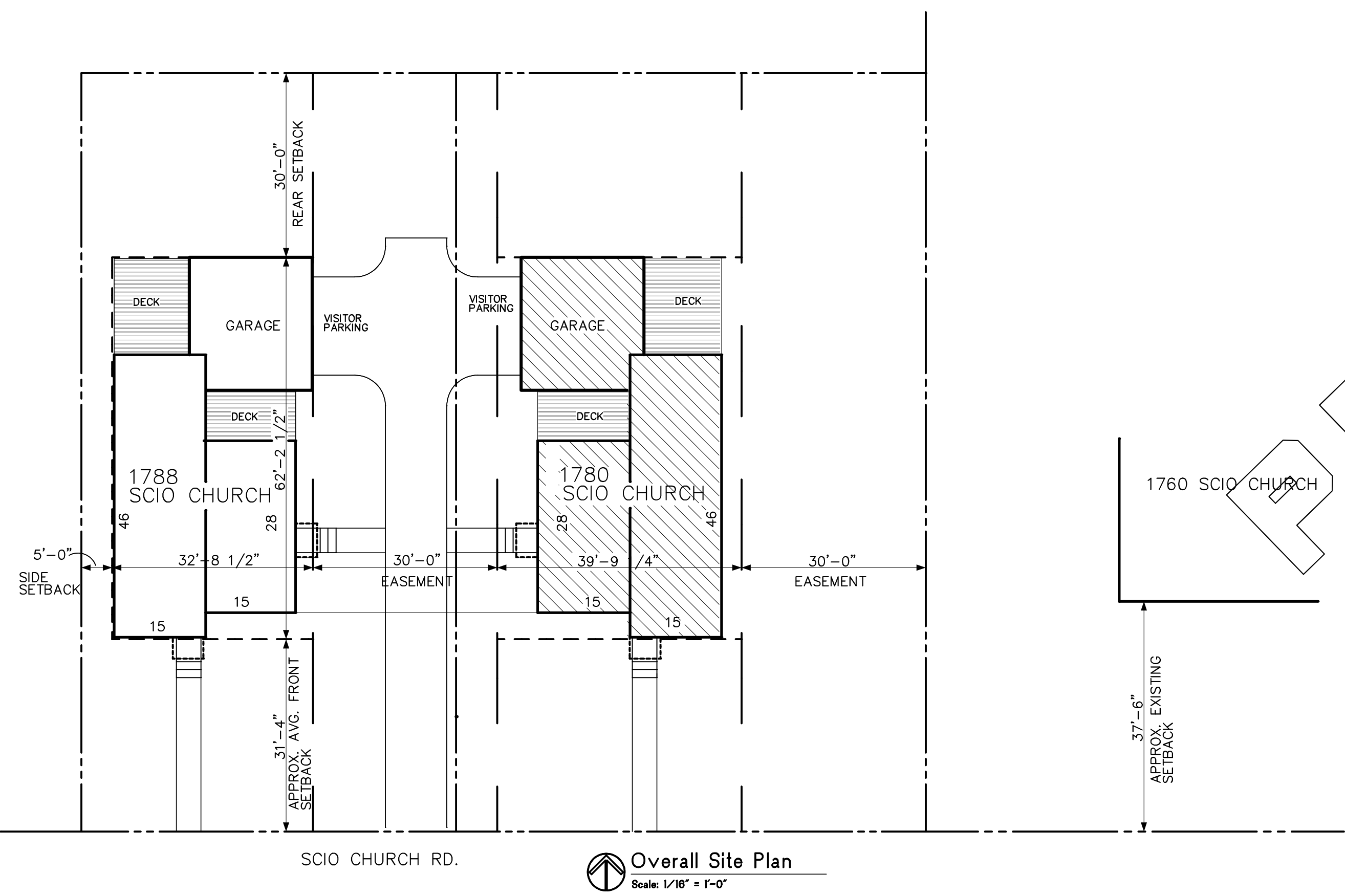
1780 Scio Church Rd.



The Equitable Ann Arbor Land Trust

Drawing Index

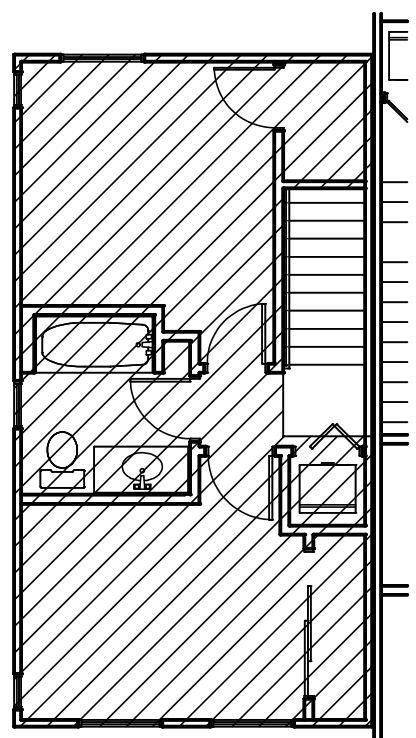
- T-1 Title/Site Plan/Drawing Index
- A-1 Foundation and Basement Plans
- A-2 First and Second Floor Plans
- A-3 Elevations
- A-4 Building Section/Window Schedule/Portal Detail
- A-5 Building Section
- A-6 Building Section @ Separation Wall/Air Sealing Diagram
- A-7 Building Sections
- A-8 Deck Footing & Framing Plan/Ledger Detail
- A-9 Deck Plan and Section
- A-10 Specifications
- GA WP3370 Information



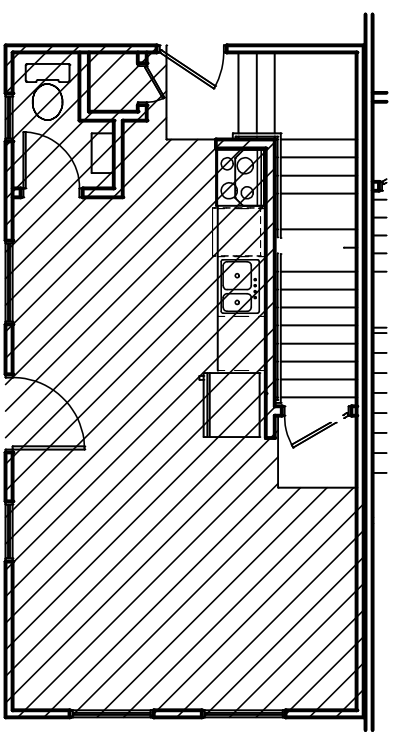
Overall Site Plan
Scale: 1/16" = 1'-0"

ENERGY CODE COMPLIANCE			
CODE SECTION	BUILDING COMPONENT	REQUIRED	PROPOSED
R 408.31074	WALL INSULATION	R-21	R-21
R 408.31075	FENESTRATION OPENINGS	R-2.85	R-2.85
R 408.31076	ROOF/CEILING INSULATION SKYLIGHTS FOLLOW FENESTRATION REQ'S FOR R VALUES AND ARE LIMITED TO 10% OF GROSS ROOF/CEILING AREA	R-38	R-38
R 408.31077	FLOOR INSULATION OVER UNCONDITIONED SPACES (INCLUDING OUTDOOR OVERHANGS)	R-30	R-30
R 408.31078	SLAB-ON-GRADE FLOOR INSULATION UNHEATED SLABS HEATED SLABS	R-5 R-10	R-5 R-10
R 408.31080	FINISHED LOWER LEVEL WALL INSULATION	R-10	R-10
R 408.31081	EXPOSED BASEMENT WALL INSULATION (MORE THAN 7% OF THE GROSS EXTERIOR WALL AREA)	R-21	R-21

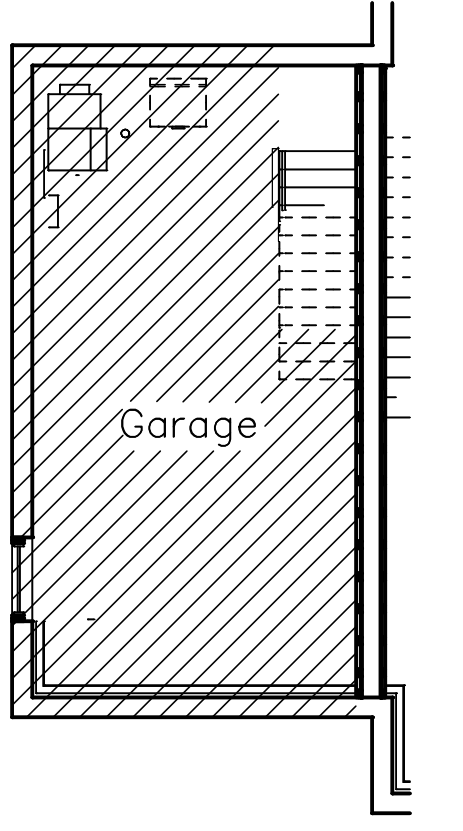
Second Floor
ADU Area
379 Sf



First Floor
ADU Area
334 Sf



Basement
ADU Area
351 Sf



ADU Floor Area

Scale: 1/8" = 1'-0"

Total Habitable Area=
1064 SF

Chris
Allen
Architect

706 Hiscok St.
Ann Arbor, Michigan 48103
Ph. (734) 883-3642
cra@allenarchitect.com



The Equitable Ann Arbor Land Trust
www.a2clt.org

1780 Scio Church Rd.

Ann Arbor, MI 48103

Title/Site Plan/Drawing Index

Issued for:
● Preliminary
3/5/25

- Bldg. Permits
- Bid Set
- Construction

Drawn By: C.A.

Approved By:

Revisions:

Project No.

Sheet No.

T-1

Approved By:

Revisions:

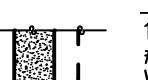
A-1



PER THE REPORT SUPPLIED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICES,
THE SOIL ON THIS SITE CONSISTS OF 'FOX SANDY LOAM' AND 'WAWASEE LOAM'.
THESE SOILS HAVE A LOAD BEARING PRESSURE OF 2,000 PSF.


TYPE 1

10" W. POURED WALL WITH
#4 HORIZ. BARS AT THIRD POINTS.
WALL HT. 8"
6" X 16" FTG. WITH (2) #4 BARS.
T.O.W. = (-) 9'-1 1/2"
T.O.F. = (-) 9'-1 1/2"



TYPE 2

(2) C 6" CMU. 1'-4" H.
ON
12" W. TRENCH FTG. TO 3'-6" BELOW
FINISH GRADE. (2) #4 BARS AT FTG.
T.O.TRENCH FTG. = (-) 3'-0"





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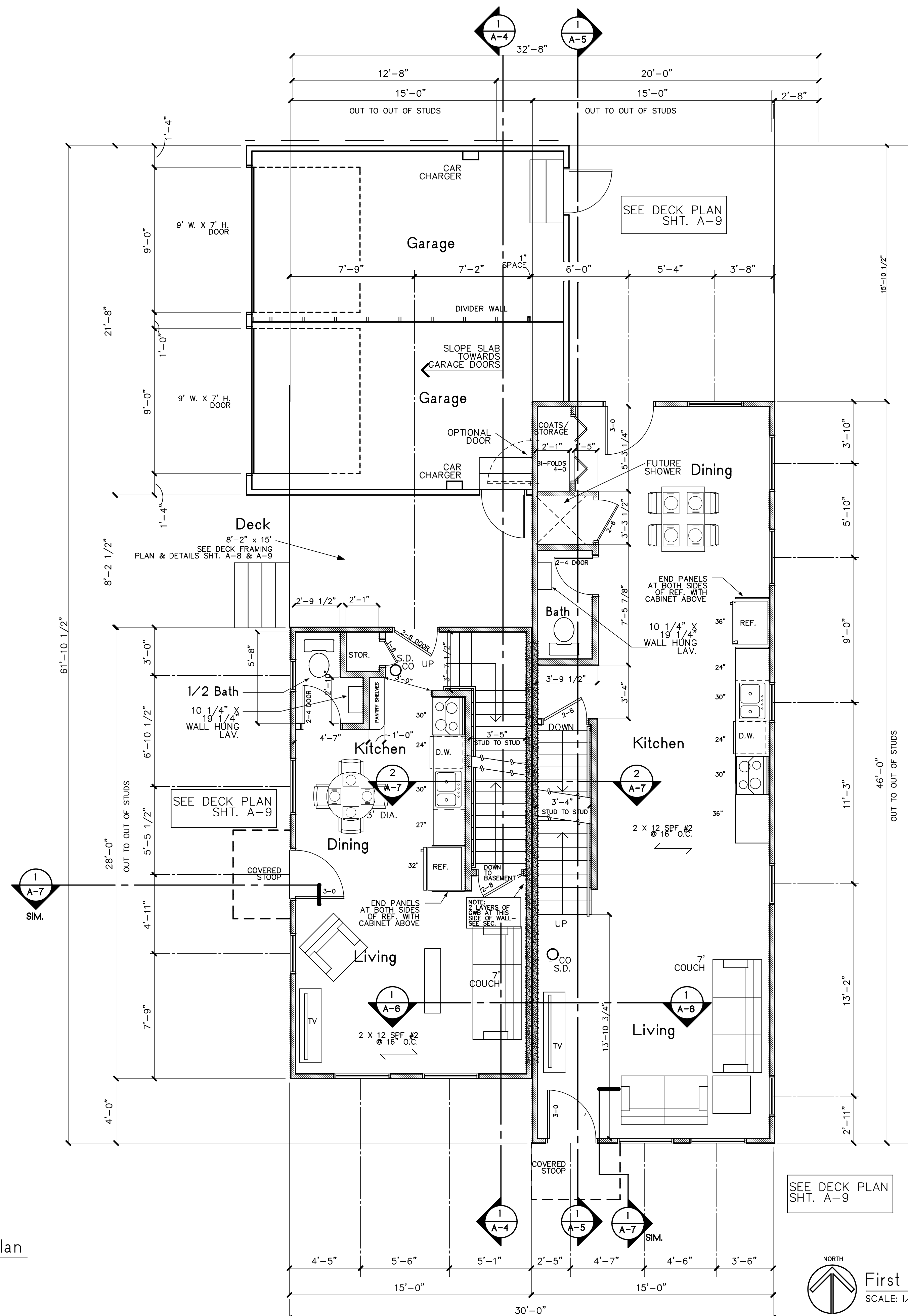
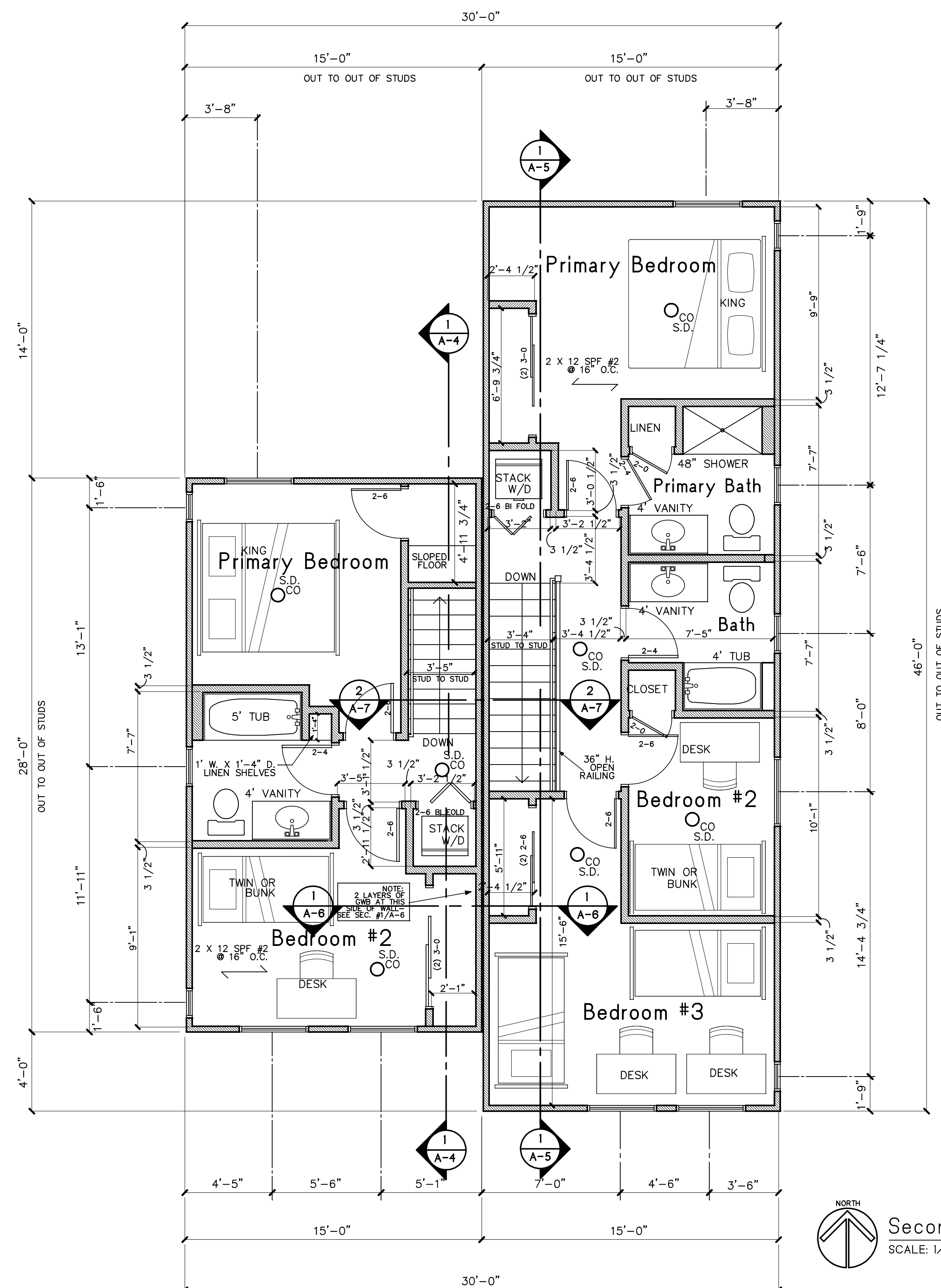
Approved By:

Revisions:

Project No.

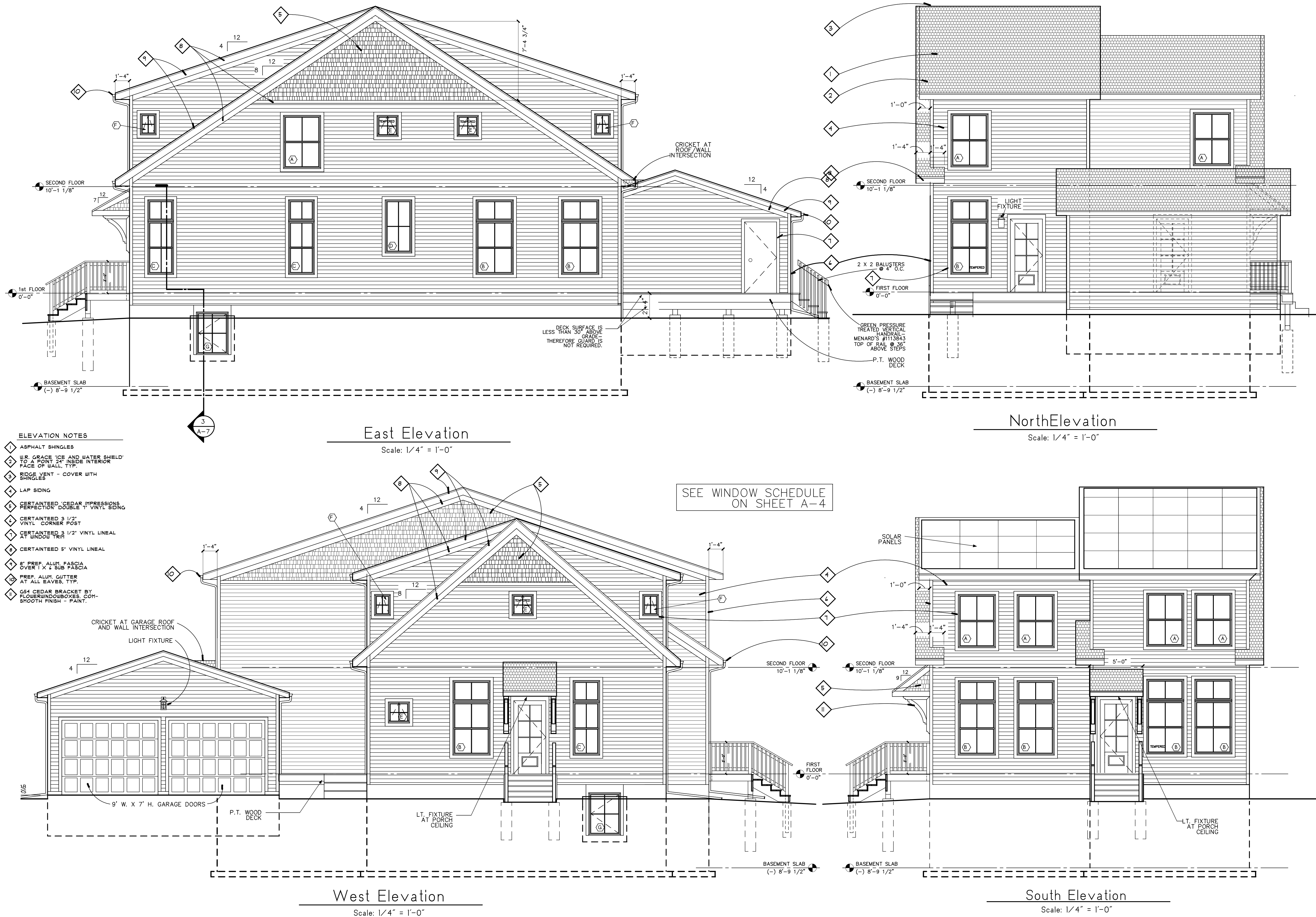
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A-2



Drawn By: C.A.
Approved By:

A-3



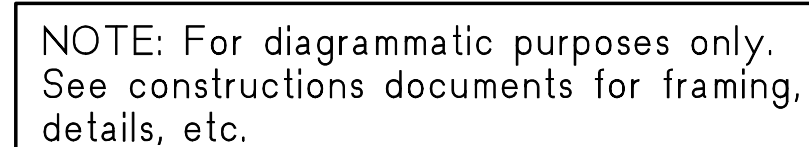
Ann Arbor, MI 48103

Issued for:
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3/5/25

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- Construction

Approved By:

A-5



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3/5/25

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Drawn By: C.A.

Approved By:

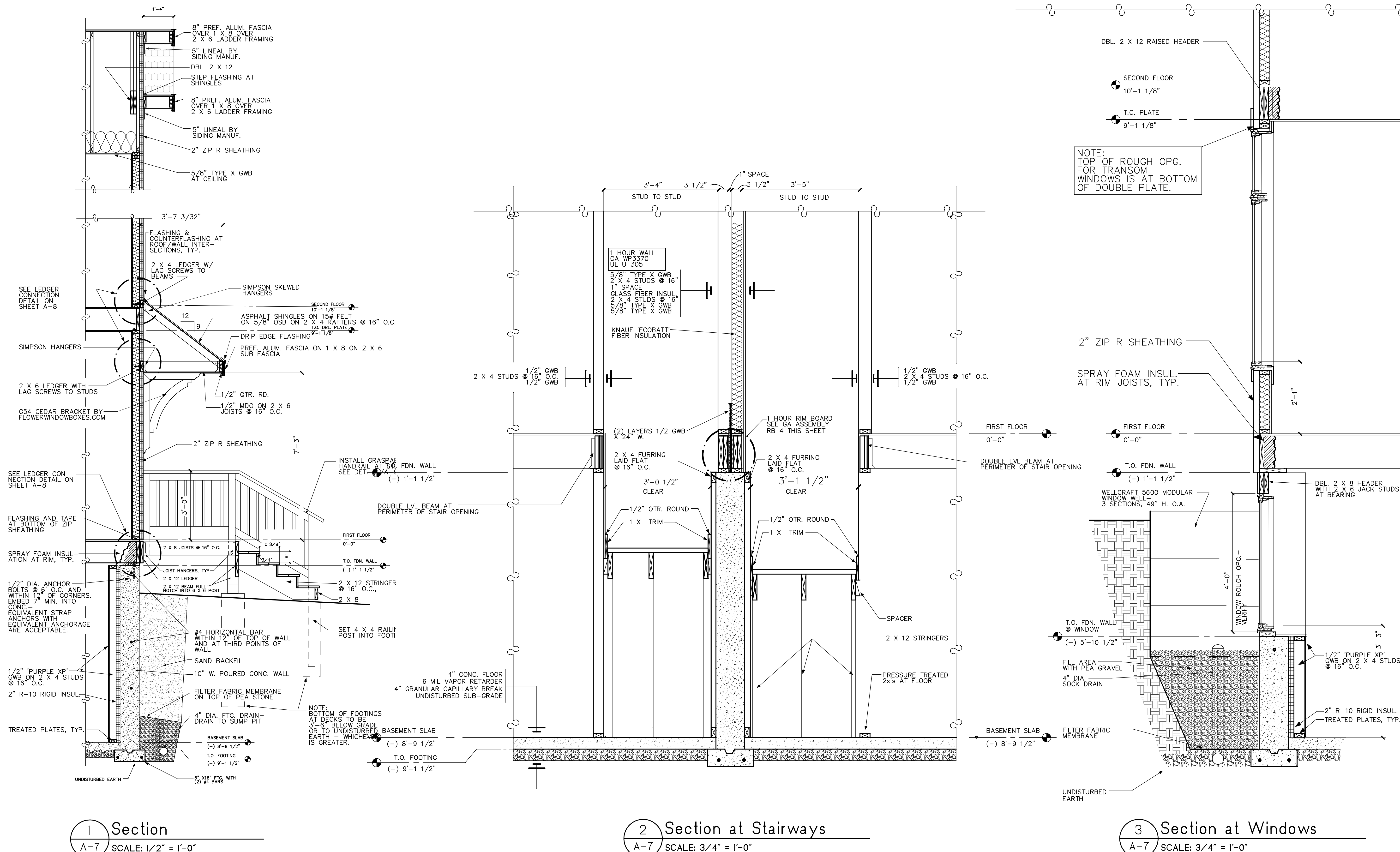
Revisions:

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Project No.

Sheet No.

A-7



A-8

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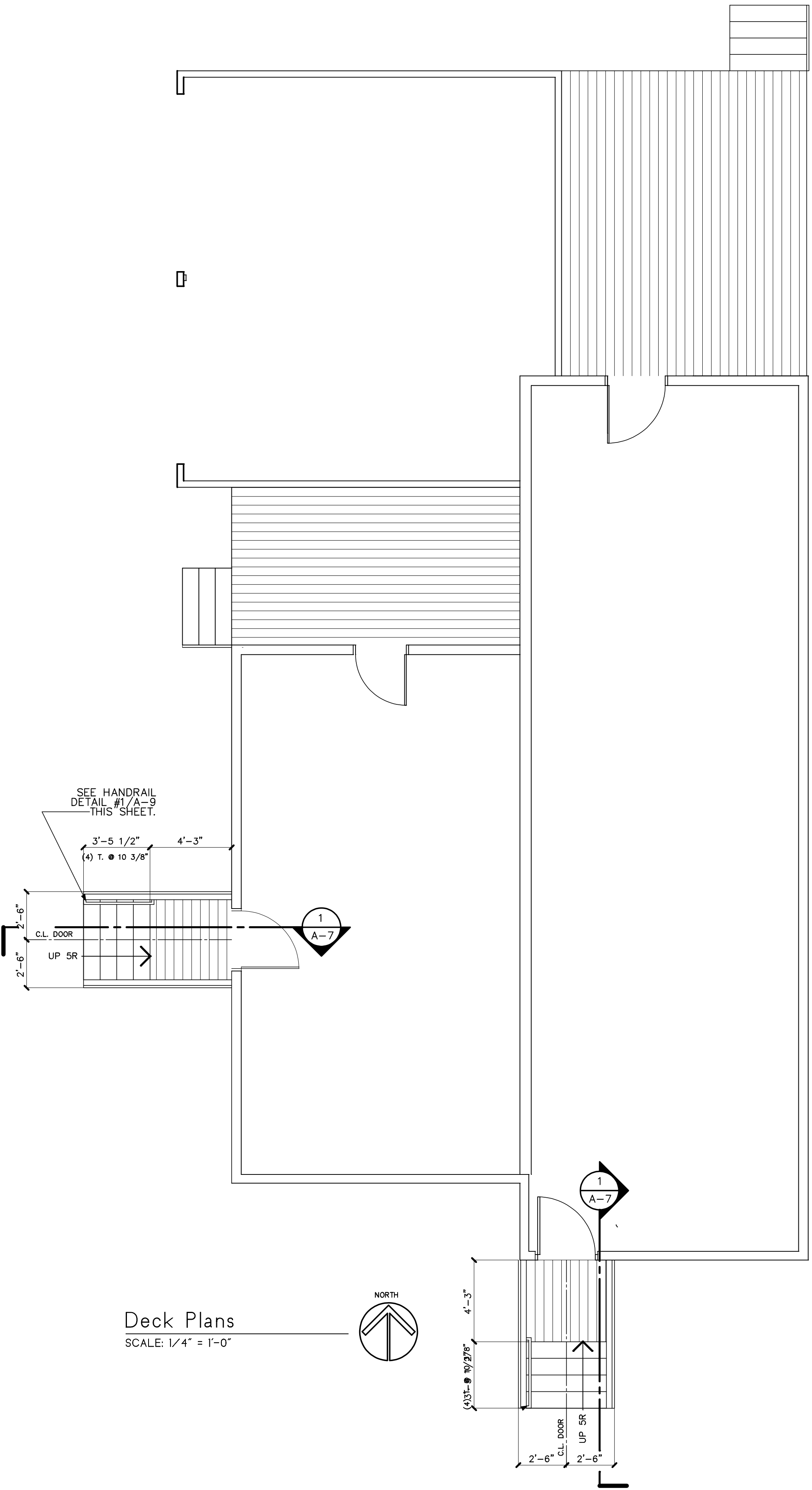
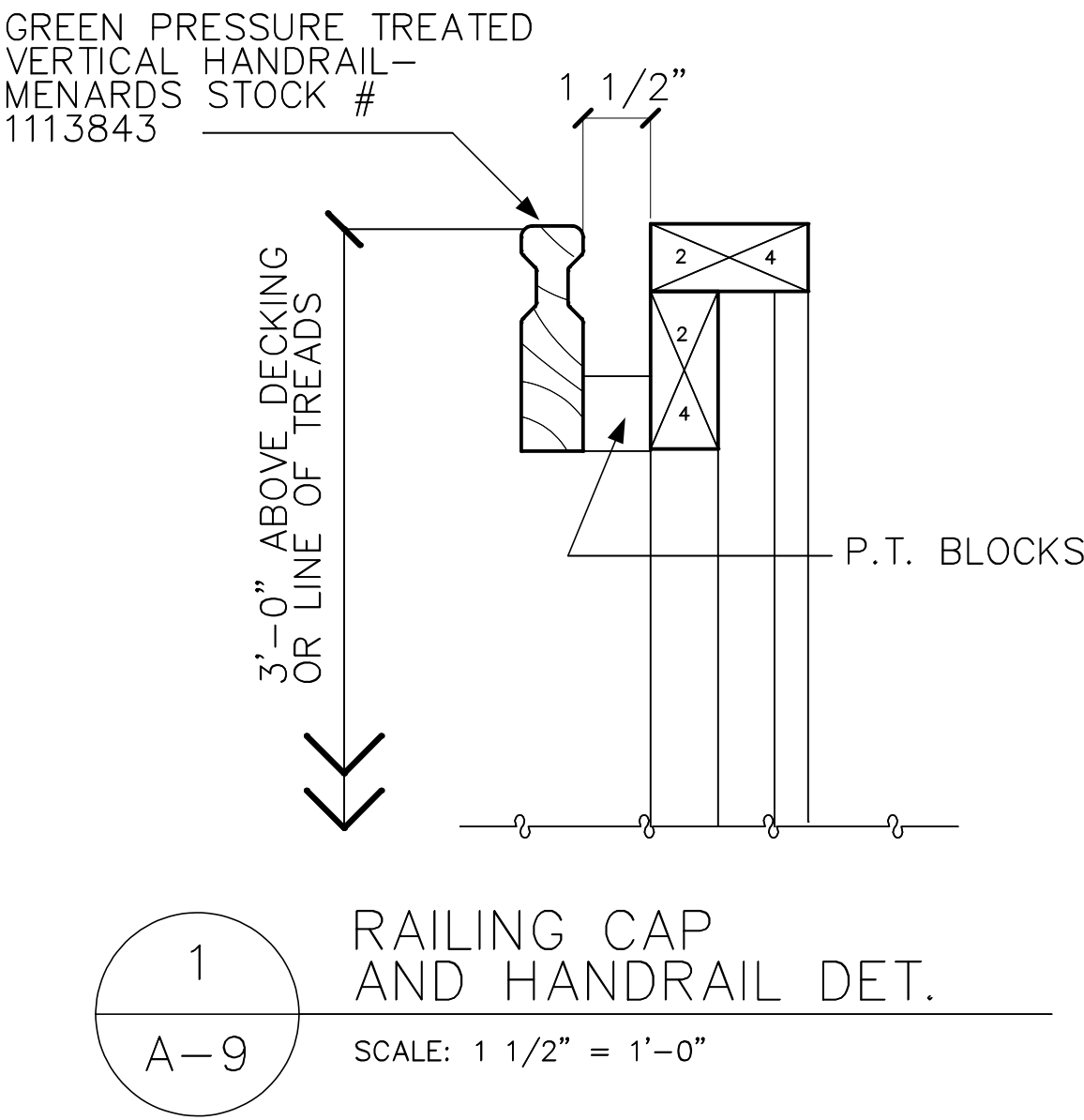
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Revisions:

Project No.

Sheet No.

A-9



GENERAL SPECIFICATIONS

1. The drawings and specifications are intended to supplement each other, the two being considered cooperative and, therefore, it will not be the province of the specifications to mention any portion of the construction which the drawings are competent to explain or vice versa. Should items be required by the specifications, although not shown on the drawings, and vice versa, they are to be supplied as though covered by both the drawings and specifications.

2. Any items necessary to the completion of the work shown which may not be actually indicated on the drawings or mentioned in the specifications, but which are obviously necessary and usually employed in common practice, shall be supplied in place as part of this project and Owner– Contractor contract.

3. Discrepancies between drawings and specifications shall be immediately referred to the Architect who shall interpret the true intent and meaning of same. Do not proceed with construction until inconsistencies are resolved.

4. Contractors and Subcontractors must visit existing building prior to submitting bid. No adjustment to bid amount will be made resulting from failure to thoroughly investigate existing conditions prior to submitting bid.

5. Unless otherwise provided, General Conditions shall be as AIA Document A201–2017 Edition. The General Contractor and all subcontractors shall be responsible at all times during the construction phase of this project to build in accordance with all applicable building codes and regulations, and shall be responsible for verifying all dimensions and elevations prior to starting work. All work shall be performed in a workmanship like manner and to be of the quality accepted by the industry.

6. Absolutely no smoking will be allowed on the property.

7. All workers must follow all Local, State, and Federal Ordinances regarding worker safety, including but not limited to the Federal Occupational Safety and Health Act (OSHA).

8 Contractor must submit written schedule of construction to Owner prior to commencing construction. Included in the schedule shall be the agreed dates for payments by the Owner to the Contractor for completed work that complies with the drawings and specifications.

9. All subcontractors must field measure existing conditions prior to ordering equipment, fabrication, or construction. No addition to contract amount will be allowed resulting from failure to field measure.

10. Mechanical, Plumbing and Electrical systems shall be on a Design Build basis. See notes below.

11. Protect all finished surfaces to remain. Repair/replace any damaged areas at no cost to owner.

12. Use dimensions provided. Do not scale drawings. Verify all dimensions prior to construction.

13. All dimensions are from rough stud line or face of block / concrete, unless noted otherwise on drawings.

14. Carefully lay out all walls prior to beginning erection of same. Notify owner of any discrepancies or unforeseen conditions prior to commencing construction.

15. All work to conform to applicable national, state, and local codes.

16. As part of base bid, contractor shall obtain and pay for all required permits.

17. As part of base bid, contractor shall provide and pay for all temporary power and heat, up until final completion.

18. The contractor shall be responsible for the following special cleaning for all trades just prior to final completion of the project:

- a] Remove putty stains and paint from all glass and polish same
- b] Clean and polish all finish hardware
- c] Remove all spots, soil and stains from all walls and other painted surfaces
- d] Clean all new finish floors
- e] Each subcontractor shall clean all fixtures and equipment installed under his contract.

19. All exterior siding, windows, trim, and finishes to be installed in accordance with the Manufacturer's written instructions.

20. All roofing to be installed in accordance with the latest NRCA Manual and manufacturer's written instructions.

21. Contractors shall consult with the owner to coordinate construction schedule, determine limits of construction area, storage areas, dumpster location, parking, delivery, etc.

22. Contractor shall arrange and pay for construction refuse containers and any "tip fees" associated therewith. Refuse must be placed in said containers and not left on the site or in buildings under construction.

23. Prior to final payment, contractor shall complete all punchlist items and secure occupancy and all other required permits. Contractor shall submit certificate of waiver of liens and all will secure all required written guarantees.

24. Entire work shall be guaranteed for a minimum period of (1) year from date of final completion. Upon receiving notification of problem, the contractor shall correct same in a timely manner.

CONCRETE & FOUNDATIONS

- 1. Patch all sawcut areas of floor where required for installation of plumbing.
- 2. Concrete compressive strength to be 3000 psi at 30 days.
- 3. All concrete to be placed and installed in accordance with latest ACI Standards.

4. All footings are designed for 3000 Psf soil bearing capacity. If different soil conditions are encountered during construction, immediately notify builder, design/builder or construction manager.

5. Concrete strengths to be (min) 3000 Psi for interior slabs, walls and footings, and 4000 Psi for all exterior locations. Exterior concrete mixes to be air–entrained 6%. Concrete work to comply with latest 'CRSI' and 'ACI' specifications.

6. Foundation excavation and backfill shall be inspected by a geotechnical engineer to verify suitability of the materials for support of building foundations and slabs on grade.

7. Provide sufficient lateral support for poured concrete walls prior to backfill. Protect waterproofing from damage during backfill.

8. Use only clean granular soil for backfill. Do not backfill with clay, clayey soils, or with organic (top) soils.

9. Reinforcing steel to be ASTM A615, Grade 60, deformed bar.

10. Welded wire fabric (WWF) to be ASTM 185, (flat sheets).

11. Provide re–bars at footings, footing steps, and wall corners and intersections. Bars to match horizontal reinforcing.

12. All dowels to have Class B tension splices

13. Contractor shall coordinate all required foundation penetrations, sleeves and steps required for underground utilities.

14. Provide (2) #4 bars at re–entrant corners of slabs–on–grade.

15. Maximum slab control joint/construction joint spacing to be 15'–0".

16. Fly ash permitted in non–exposed foundation concrete only.

17. At CMU walls, provide horizontal ladder–type reinforcing at 32" O.C. vertical (within grout joint).

WOOD & PLASTICS

1. Lumber herein referred to shall conform to the American Lumber Standards, Simplified Recommendations, R–16 Latest Edition. Grades shall conform to the grading rules of the Manufacturers Assoc. under whose rules the lumber is produced.

- 2. All wood construction to comply with:

a.] "Timber Construction Manual" by The American Institute of Timber Construction", latest edition.

b.] "National Design Specifications for Wood Construction" by The National Forest Products Association, latest edition.

3. Wall 2x4 and 2 x 6 framing must be straight and true with no visible warp, twists, etc.

4. Sills over concrete to be wolmanized, .40 retention, on foam sill sealer. All other wood in contact with concrete, CMU, or exposed to the outside shall be wolmanized, .40 lbs. / cu. ft. retention, unless noted otherwise.

5. All studding to be spaced at 16" o.c. Studs to be straight with no visible warp, twist, or checks. Install plumb. Studs to be one piece, not spliced; doubled at sides of openings, tripled at corners, unless otherwise noted on drawings. All studs shall have full bearing and shall be toe–nailed with (4) 8d common nails minimum.

6. Plates at top shall be doubled, lapped at all corners and joints.

7. All finish carpentry and millwork to be of the highest grade and quality, executed by skilled mechanics in the best and most workmanlike manner in accordance with details. Match existing interior wood trim (species and stain or paint).

8. Prior to fabrication of floor or roof trusses, sealed drawings by a licensed professional engineer shall be submitted to the Owner, Contractor and Architect for approval.

9. All dimensional lumber shall be #2 & better kiln dried spruce–pine–fir and shall conform to the design criteria below:

- a] Modulus of Elasticity "E" = 1,700,000 psi
- b] Allowable Extreme Fiber Stress = 1450 psi
- c] Allowable horiz. shear stress = 90 psi.

10. Comply with manufacturer's requirements and recommend–ations for bearing, drilling, notching, etc., and similar conditions for all engineered wood members (LVL's, I–Joist, Parallam, rim boards, floor and roof trusses, etc.).

11. Comply with Residential Code and Building Code requirements for notching, drilling, bearing, etc. for all solid sawn wood and timbers.

12. Use Simpson tie–downs at all roof rafter (or truss) connections to top plate of wall.

13. All wood connectors to be Simpson or equivalent.

14. Due to potential for corrosion of steel fasteners and hangers in contact with preservative treated wood materials, coordinate with treated wood supplier for requirements related to steel fasteners galvanization or use of stain–less steel. At a minimum, all Simpson connectors in contact with preservative treated wood to be ZMAX/HDS protected.

THERMAL AND MOISTURE PROTECTION

1. Exterior wall cavities shall have fiberglass batt insulation, R–21 kraft faced, or equivalent cellulose insulation. Closed–cell spray foam with equivalent R–value is acceptable.

2. Floors over unheated spaces shall have R–30 batt insulation or equivalent cellulose or closed–cell spray foam insulation.

3. Roof insulation to be R–38 kraft faced batts, or cellulose insulation with equivalent R–value.

4. Basement Wall Waterproofing: Apply "Liquid Rubber Foundation Sealant/Basement Coating" to exterior face of base–ment wall, with "Liquid Rubber Seam Tape" or "Liquid Rubber Geotextile" at appropriate locations. All products to be installed in accordance with manufacturer's written instructions.

5. Install 4" dia. perforated footing drain tile (in geotextile sock) set in pea gravel. Slope drain to daylight or to sump pit with sump ejector installed in pit.

FINISHES

1. Gypsum drywall (GWB) at Walls: Use 1/2" GWB, tapered edge, at all walls as shown on drawings. Joints shall be taped with 3 coat finish, sanded with no blemished visible at 5'–0". Use 1 1/4" drywall screws to affix GWB to framing.

2. Gypsum drywall (GWB) at Ceilings: Use 5/8 GWB, tapered edge at all new ceilings shown on drawings. Joints shall be taped with 3 coat finish, sanded with no blemish visible.

NOTE: USE 5/8" TYPE X AT SECOND FLOOR CEILING.

3. Use 5/8" Type 'X' at walls and Type 'C' at ceilings where required for fire rating and separation.

4. Wood base size, profile, and finish to be determined. See interior elevations for location of same. Set all finish nails, putty holes, and sand smooth to receive final finish.

3. Painting. Paint all interior walls with primer and 2 coats latex.

4. Use manufacturer's highest / best quality paint (Pratt & Lambert Aqua–Satin, for example). Acceptable manufacturers include Pratt & Lambert, Sherwin–Williams, Benjamin Moore, Sears.

5. Finish coat shall be uniform and free of any defects. Any defects or irregularities shall be repainted at no extra cost, with the entire wall surface repainted if required and directed by the Architect.

6. Door Hardware. Submit hardware schedule for approval by owner. Verify with owner all door hardware specifications.

HVAC

1. Contractor is responsible for submitting a written description (plans, detail sheets, etc.) of proposed HVAC system alterations and including in the bid amount the total cost for the work. System to have a minimum (1) year guarantee.

2. Contractor shall present certificate to the Owner that all applicable building permits have been secured prior to starting any work, and provide the Owner with all required certificates of final approval from the governing jurisdiction at completion of work.

3. Coordinate exact location of construction to preclude any interference between piping, lighting, fixtures, wiring, ductwork, building equipment or other construction.

4. All cutting and patching that may be necessary for the installation of the Mechanical Contractor's work shall be performed and repaired by the trade who normally performs that work and paid for by the Mechanical Contractor. No cutting of the building structural system shall be performed without the written consent of the Owner being previously obtained.

5. The Mechanical Contractor shall visit the site prior to submitting his bid to familiarize himself with the actual project conditions and to check for any interference between his work and that of any other trades.

6. All ductwork shall be sheet metal construction in accordance with the latest edition of SMACNA Standards, NFPA 90A and 2016, and the latest edition of the ASHRAE Guide and data books. All ductwork shall be sealed air tight, including all joints.

7. All ductwork shall be concealed. Exposing of any ductwork must have the prior approval of the Owner.

8 Provide volume dampers in the duct system where required to insure proper system balancing.

9. Provide flexible duct connections on all duct connections to air handling equipment.

10. Vibration absorbing supports shall be installed as required on all equipment to prevent transmission of vibration and noise to the structure. Provide vibration isolation per ASHRAE Standards.

11. Laundry dryer vent shall be 4 round aluminum duct from laundry dryer through wall. Vents shall be similar to Nutone flush wall cap.

12. The HVAC contractor shall have a valid license from the local and/or state authority and shall be insured.

ELECTRICAL

1. Electrical contractor shall be responsible for evaluation of the existing electrical panel by a licensed electrical engineer prior to commencing work.

2. The electrical contractor shall have a valid license from the local and/or state authority and shall be insured.

3. All electrical systems and equipment shall conform to all National, State, and Local Building Codes. The Electrical Contractor shall obtain all permits, pay all fees, including all costs assessed by the electrical utility company and arrange for all inspections of his work. At the completion of the electrical work, the Electrical Contractor shall furnish the Owner with all certificates of final inspection and approval.

4. All electrical material shall be new and bear the UL label or listing.

5. The Electrical Contractor shall verify exact locations and provide rough–ins for all equipment furnished by others. After all equipment has been installed, the Electrical Contractor shall make all final connections and shall include in his base bid all wire, conduit, connectors, switches, receptacles, disconnect switches, starters, etc., that are required to make final connections.

6. The electrical contractor shall coordinate locations of his equipment and work with other building trades to avoid any interference between his work and the work of other building trades.

7. Any cutting and/or patching that may be required for the installation of the electrical system shall be done and/or repaired by the Electrical Contractor. No cutting of the building structural system shall be done without the written approval of the Owner being previously obtained.

8. All electrical wiring and conduit shall be concealed behind wall, floor, or ceiling finishes.

9. Contractor shall include in his bid an allowance for light fixtures. Owner will select fixtures.

10. All switches to be rocker type.

PLUMBING

1. Provide materials and equipment necessary to execute the work, including all testing and inspections, in compliance with the applicable provisions of Federal, State, and Local Government Laws.

2. Contractor shall present certificate to the Owner that all applicable building permits have been secured prior to starting any work, and provide the Owner with all required certificates of final approval from governing jurisdictions at completion of work.

3. Make all connections to existing systems during designated periods upon approval of the Owner and at no increase in contract sum.

4. Coordinate exact location of construction to preclude any interference between piping, wiring, lighting fixtures, ductwork, building equipment and other construction.

5. The Plumbing Contractor shall visit the site prior to submitting his bid to familiarize himself with the actual project conditions and to check for any interference between his work and that of other trades.

6. All cutting and patching that may be necessary for the installation of the Plumbing Contractor's work shall be performed and repaired by the Trade who normally performs that work and paid for by the Plumbing Contractor. No cutting of the building structural system shall be performed without the written consent of the Owner being previously obtained.

7. All piping shall be concealed unless otherwise noted. Exposing of any piping must have the previous approval of the Owner.

8. Provide branch line shut–off valves on domestic water piping for each plumbing fixture.

9. Provide access doors to those gas and water shut–off valves that are concealed behind masonry, drywall, or ceiling tiles. Provide access doors to both or whirlpool equipment.

10. The plumbing and piping systems shall be installed in strict accordance with all State and local plumbing codes.

11. Piping shall be supported from hangers at an adequate distance with supporting hanger rods fastened to the building framing wherever possible.

12. Isolate piping equipment from the building structure with insulating hangers and fittings as required to prevent galvanic corrosion of the building piping systems.

13. Domestic water heaters shall be equipped with A.S.M.E. rated temperature and pressure relief valves.

14. Furnish and install isolation valves at all service points or equipment connections. Provide vacuum breakers and anti–syphon fittings on water piping systems before equipment connections, and at all hose spigots and hose connections, etc. Install reduced pressure backflow preventers on all make–up water lines to mechanical equipment and on building domestic water service where local code requires. The installation shall be in strict accordance with Local Codes and/or authorities for the protection of the water system.

15. The Plumbing and Piping Contractor shall be responsible for the proper pitch of pipe drainage and air venting of piping systems and shall provide drains to receive the piping system contents of indirect waste and condensate drainage from all mechanical drains.

16. The Plumbing and Piping Contractor shall verify exact locations and provide rough–ins for all equipment furnished by other contractors. After all equipment has been installed by other contractors, the Plumbing and Piping Contractor shall make all final connections and shall include in his base bid all valves, unions, couplings, vacuum breakers, etc. that are required to make final connections.

17. Any cutting and/or patching that may be required for the installation of the plumbing and piping systems shall be performed by the Architectural trades and paid for by the Contractor. No cutting of the building structural system shall be performed without the written approval of the Owner being previously obtained

18. Plumbing Contractor shall include an allowance is his bid for all plumbing fixtures. Fixtures to be selected by Owner.

19. All work to be performed by a licensed and insured plumber.

Chris Allen Architect

706 Hiscock St
Ann Arbor, Michigan 48103
Ph. (734) 833-3542
chris@chrisallenarchitect.com

1780 Scio Church Rd.

Ann Arbor, Michigan 48103

Specifications

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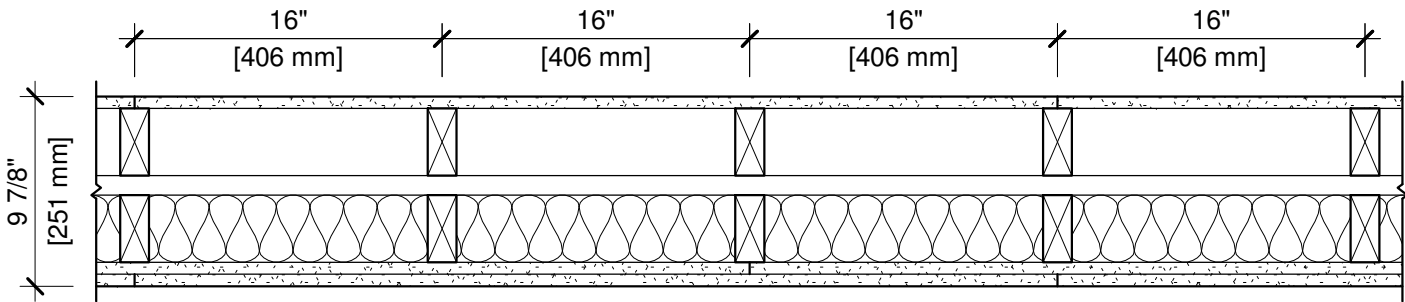
Sheet No.

A–10

DESIGN NO. PER UL U305

FIRE RATING:
STC RATING:
SOUND TEST:
SYSTEM THICKNESS:
LOCATION:
FRAMING TYPE:

1 HOUR
60
USG-171017
9-7/8" [251 MM]
INTERIOR
WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:
WOOD STUDS:
AIR SPACE:
WOOD STUDS:
INSULATION:
GYPSUM PANELS:

ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
1" [25 MM] AIR SPACE
2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
3 1/2" [89 MM] KNAUF ECOBATT® INSULATION
TWO LAYERS 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)



GENERAL WALL NOTES:

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.