

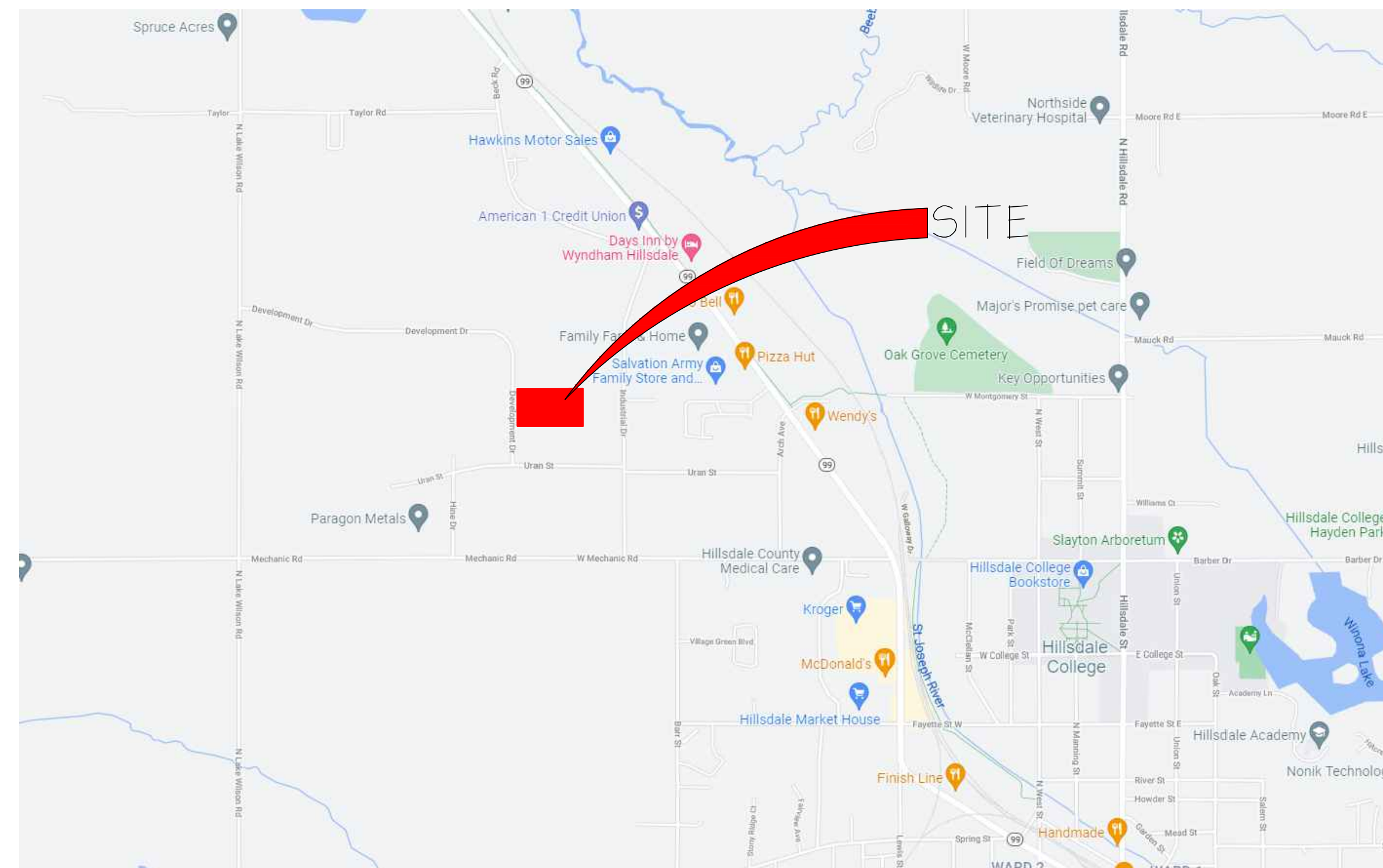
FIX-ROOF NEW BUILDING

DRAWING INDEX

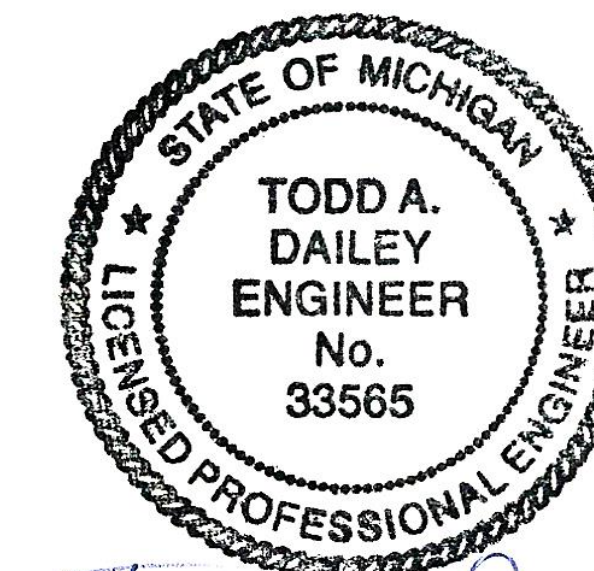
- 1. ■ A COVER SHEET
- 2. ■ C1 SITE PLAN
- 3. ■ C2 ENLARGED SITE PLAN
- 4. ■ C3 ENLARGED DRIVE PLAN & DETAILS
- 5. ■ A1 FLOOR PLAN
- 6. ■ A2 ELEVATIONS
- 7. ■ A3 WALL SECTION & DETAIL
- 8. ■ E1 POWER & LIGHTING PLAN (IN PROGRESS)
- 9. ■ M1 MECHANICAL PLAN (IN PROGRESS)
- 10. ■ P1 PLUMBING PLAN (IN PROGRESS)

GENERAL NOTES:

- A) Building Data:**
- Mixed Use Groups (B & S1), Non-Separated
 - Type of Construction 5B
Building area = 6,144 sq. ft. Basic Allowable area = 9,000 sq. ft.
- B) Design Loads:**
- Wind: Based on the 2015 MBC with the following factors:
-Building risk category: II
-Vult = 115 mph
-Exposure C for main frame, Exposure C for components & cladding
-Internal pressure coefficient - N/A ("Method 1 - Simplified Procedure" utilized)
Roof Loads: Based on the 2015 MBC with the following factors:
-Top Chord Dead Load = 7 psf
-Bottom Chord Dead Load = 10 psf
-Snow Load Info:
-Is = 1.0 -Ce = 1.0
-Pg = 20 psf -Ct = 1.0
-Ps = 20 psf
-Unbalanced snow loading: Apply a snow load of 20 psf on half of the roof, 6 psf on the other half.
 - General:**
- All work shall be performed in compliance with applicable federal, state (2015 Michigan Building Code) and local codes and regulations.
 - Verify the sizes, locations, elevations and details of existing conditions that affect the work. Notify the owner and/or the engineer of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.
 - Provide shoring, bracing, underpinning and any other means required to protect the safety, integrity and stability of all new and existing construction.
 - The contractor shall familiarize himself with the existing conditions at the site, including utilities, services, etc., and shall be responsible for any damage to the property, new and existing construction, and for unauthorized disruptions to the Owner's operation, utilities and service.
 - The contractor shall call "Miss Dig" at 1-800-482-7171 a minimum of 72 hours prior to any excavation or digging.
- D) Foundations:**
- Footings are designed to bear on natural materials with an allowable bearing capacity of 2500 psf. If material of the capacity is not found at the elevations indicated, footings shall be lowered or enlarged at the direction of the engineer. All fill under slabs shall be clean granular soil compacted to a minimum of 95% modified proctor.
- E) Concrete:**
- f_c (28 day compressive strength) to be minimum of 3000 psi for footings.
 - f_c to be a minimum of 4000 psi for slabs on grade.
 - Welded wire fabric shall conform to ASTM A185 with minimum laps of 8".
 - Provide 6x6-W1.4 x W1.4 welded wire fabric for all slabs on grade unless noted otherwise. Place fabric in top third of slab.
 - Control joints to be installed by saw cutting. Depth of cut to be minimum 1/4 the slab depth.
 - Cure slab with curing compound or keep wet for 7 days.
- F) Lumber:**
- All framing lumber (including rafters, studs, joist, etc.) shall be #2 spruce-pine-fir or better, uno.
 - All lumber in contact with concrete or masonry shall be pressure-treated.
 - Trusses shall be designed and manufactured to the necessary profiles and to design loads listed above and the governing code, whichever is more severe. Shop drawings shall be submitted with the seal of a registered professional engineer in the State of Michigan.
 - LVL's shall have a minimum bending stress of 2600 psi.
- G) Post Frame Buildings:**
- A non-conductive, water resistant barrier (such as ice and water shield or equal) shall be applied between steel panels or components and ACQ/CA lumber. This shield shall completely insulate the steel from the wood.
 - Any fasteners that penetrate ACQ/CA lumber shall be stainless steel, type 304 (or double hot-dipped galvanized).
 - Columns shall be nail laminated, as manufactured by Ohio Timberland Products on end walls, conventional 6x6 posts on side walls; and in all cases shall extend to the truss top chord.
 - Treated wood requirements:
 - Use 0.60 pcf CCA-treatment on all laminated columns and on all solid-sawn posts 5x5 and larger.
 - Use Category 4B or 4C ACQ or CA on all skirboards.
 - Use Category 4B or 4C ACQ or CA on all solid-sawn posts with any side less than 5".
 - Nails shall conform to ASTM F1667, "Post-Frame Nails".

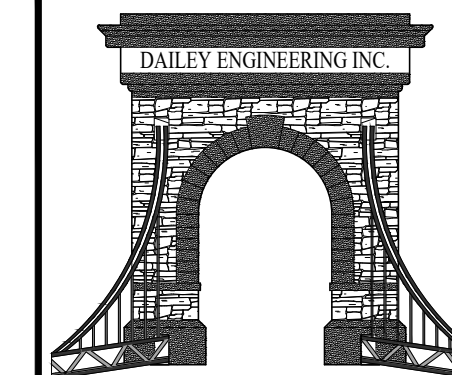


LOCATION MAP - CITY OF HILLSDALE
NOT TO SCALE



Todd Dailey

PREPARED FOR:



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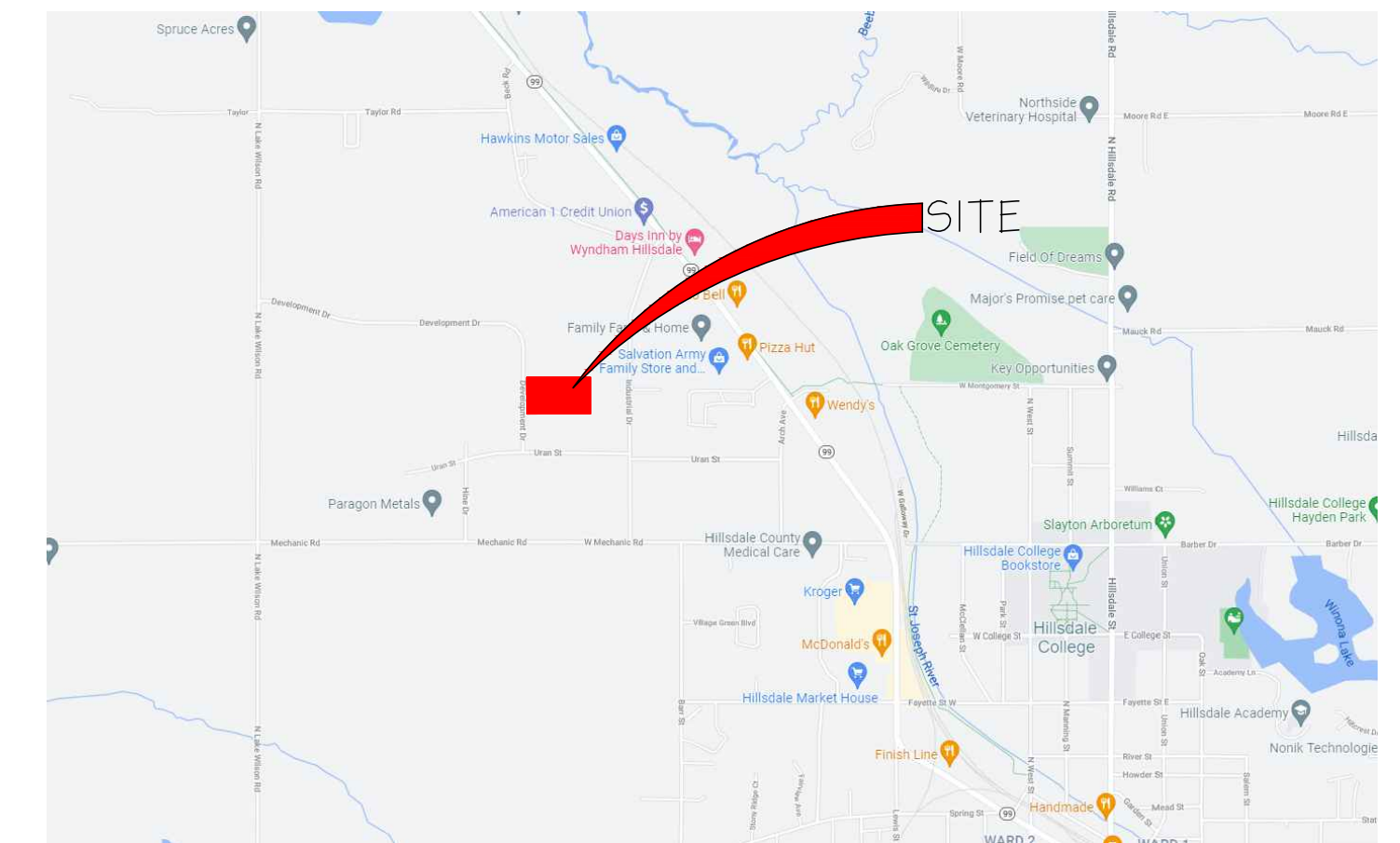
CS ROOFING COMPANY
203 DEVELOPMENT DRIVE
HILLSDALE, MICHIGAN 49242

DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

COVER SHEET

DATE: 02/08/2022 | REV.: 1
SCALE: NONE

DRAWING NO. **A**



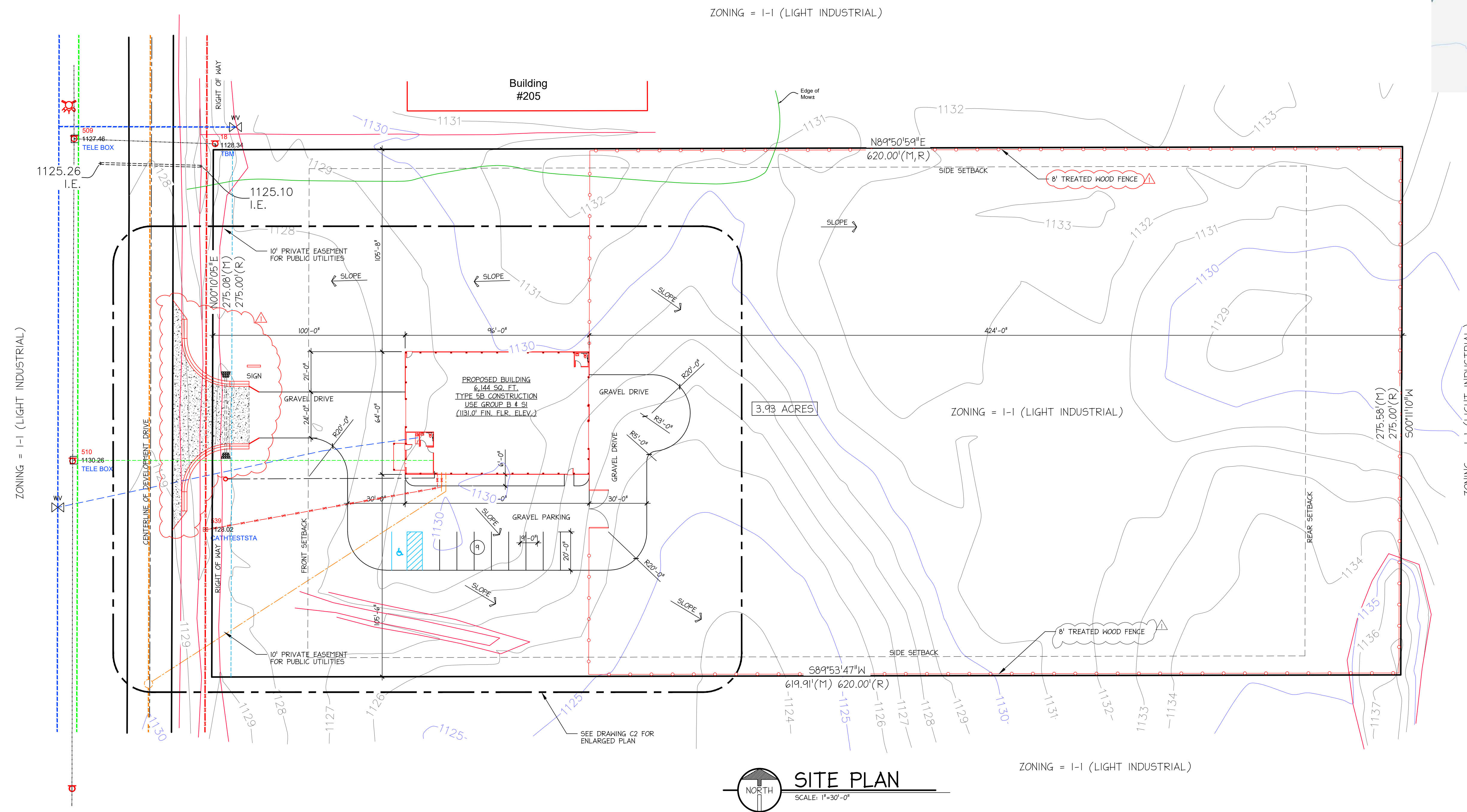
LOCATION MAP - CITY OF HILLSDALE
NOT TO SCALE

Legal Description:
 Lot 41 of Hillsdale Industrial Park No. 4, per the recorded plat thereof, as recorded in Liber 10 of Plats, Page 51-53, Hillsdale County Records.

OWNER INFORMATION
 FIX ROOF LLC
 203 DEVELOPMENT DRIVE
 HILLSDALE, MICHIGAN 49242
 OWNER = CHRIS (517) 492-8119
 OWNER = VAL (517) 499-0273
CONTRACTOR:
 FIX ROOF LLC
 203 DEVELOPMENT DRIVE
 HILLSDALE, MICHIGAN 49242

SITE AREA
 TOTAL SITE AREA = 3.93 ACRES (171,190 SQ. FT.)
 TOTAL IMPERVIOUS AREA = .15 ACRES (6,540 SQ. FT.)
 ROOF = .15 ACRES (6,540 SQ. FT.)
 PERVIOUS AREA = 3.78 ACRES (164,650 SQ. FT.)
 GRAVEL LOT = .27 ACRES (11,871 SQ. FT.)
 GRASS/LANDSCAPE = 3.51 ACRES (152,779 SQ. FT.)
 LOT COVERAGE = 3% (BUILDING FOOTPRINT)

STORM WATER MANAGEMENT:
 ALL WATER LANDING ON THE PROPERTY WILL REMAIN ON THE PROPERTY (SHEET FLOW AND INFILTRATION). THE NEW BUILDING AND LIMITED SITE DEVELOPMENT WILL RESULT IN NO CHANGE TO VOLUME OF WATER LEAVING THE PROPERTY.



SITE PLAN
 SCALE: 1"=30'-0"

LANDSCAPE CRITERIA:
 TOTAL SITE AREA = 3.93 ACRES (171,190 SQ. FT.)
 15% OF TOTAL AREA = 25,678 SQ. FT.
 EVERGREENS REQUIRED (1/1000 S.F.) = 26
 DECIDUOUS REQUIRED (1/2000 S.F.) = 13

NOTE: LOT IS PARTIALLY WOODED AND EXISTING TREES SATISFY THE REQUIRED QUANTITIES. ANY TREE REMOVAL WILL LEAVE THE REQUIRED LANDSCAPE CRITERIA IN PLACE.

WETLANDS INFORMATION:
 THERE ARE NO WET LANDS OR FLOOD PLAIN ON THE PARCEL.

COMPLIANCE TABLE FOR I-1 - LIGHT INDUSTRIAL		
ITEM DESCRIPTION	REQUIRED OR ALLOWED	ACTUAL OR PROVIDED
MINIMUM BUILDING SIZE	N/A	6,144 SQ. FT.
MAX. BUILDING HEIGHT	50' HEIGHT	25'-8" HEIGHT
SITE COVERAGE (BY BUILDING)	N/A	3%
FRONT YARD SETBACK	50'-0" MIN.	100'-0"
SIDE YARD SETBACK	10'-0" MIN.	107'-0" ON NORTH SIDE 104' ON SOUTH SIDE
REAR YARD SETBACK	50'-0" MIN.	424'-0"
PARKING	1 PER 350 S.F. OFFICE # 1 PER 2000 S.F. WAREHOUSE = 5	9

PREPARED FOR:

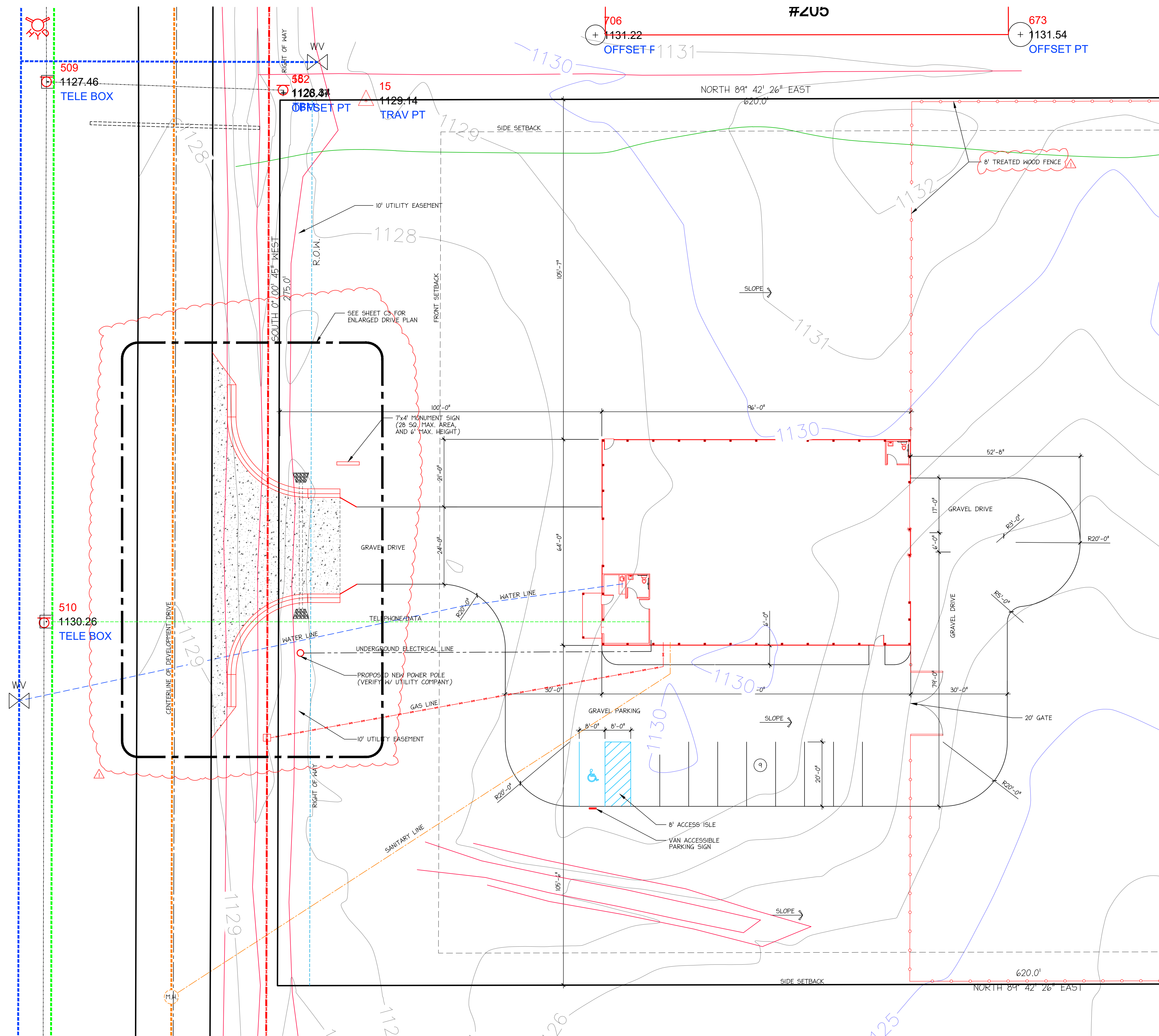
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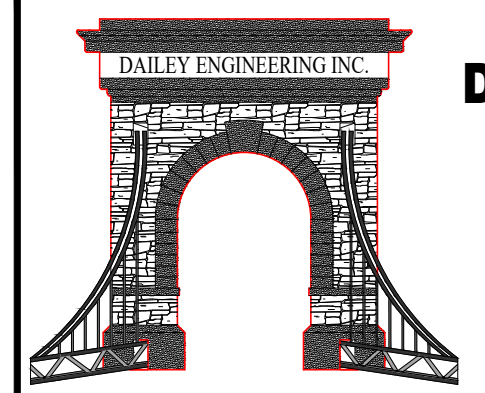
SITE PLAN

DATE: 02/08/2022 | REV.: 2 | DRAWING NO. **C1**
 SCALE: 1"=30'-0"



ENLARGED SITE PLAN
 SCALE: 1/16"=1'-0"

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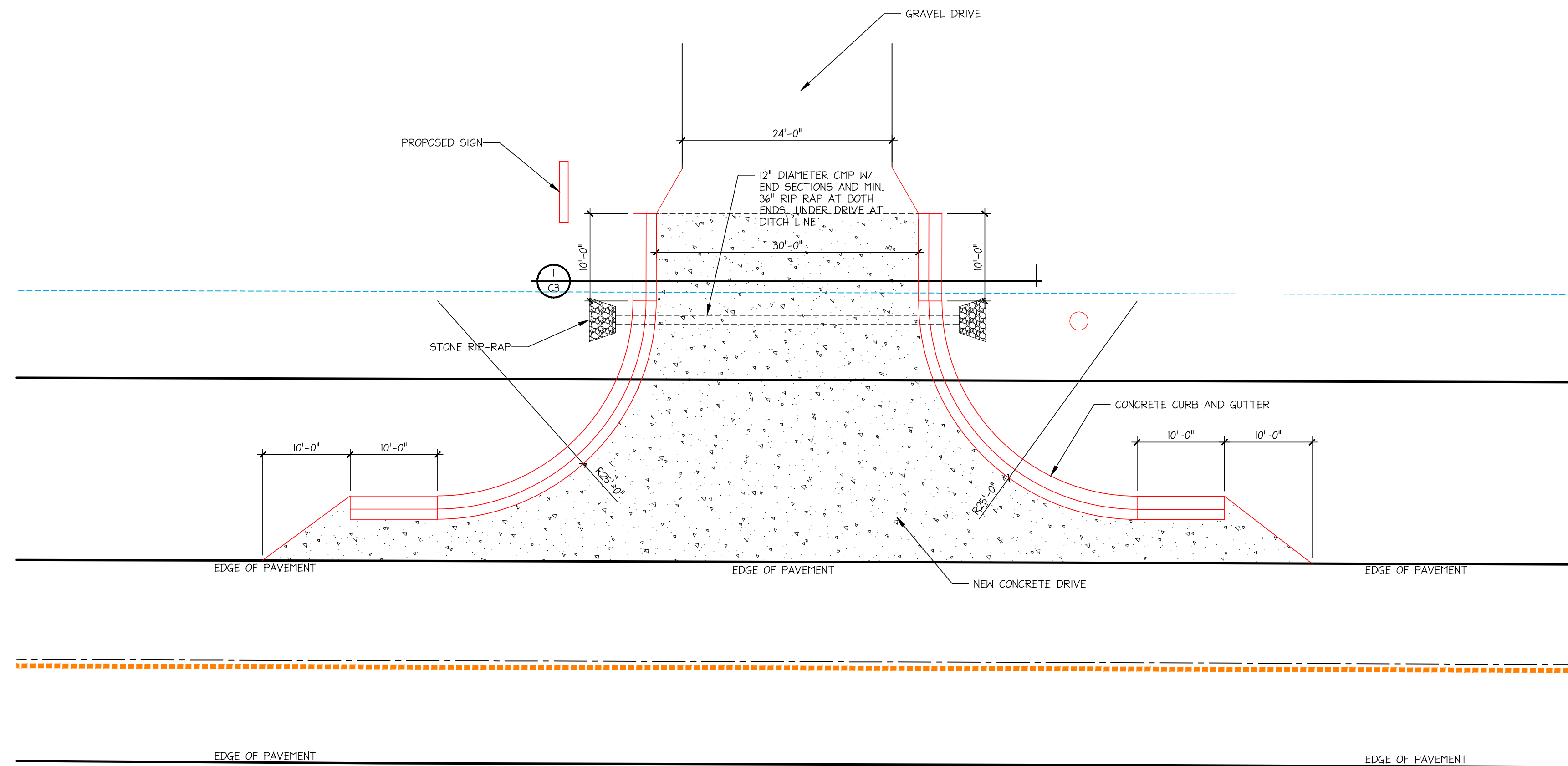
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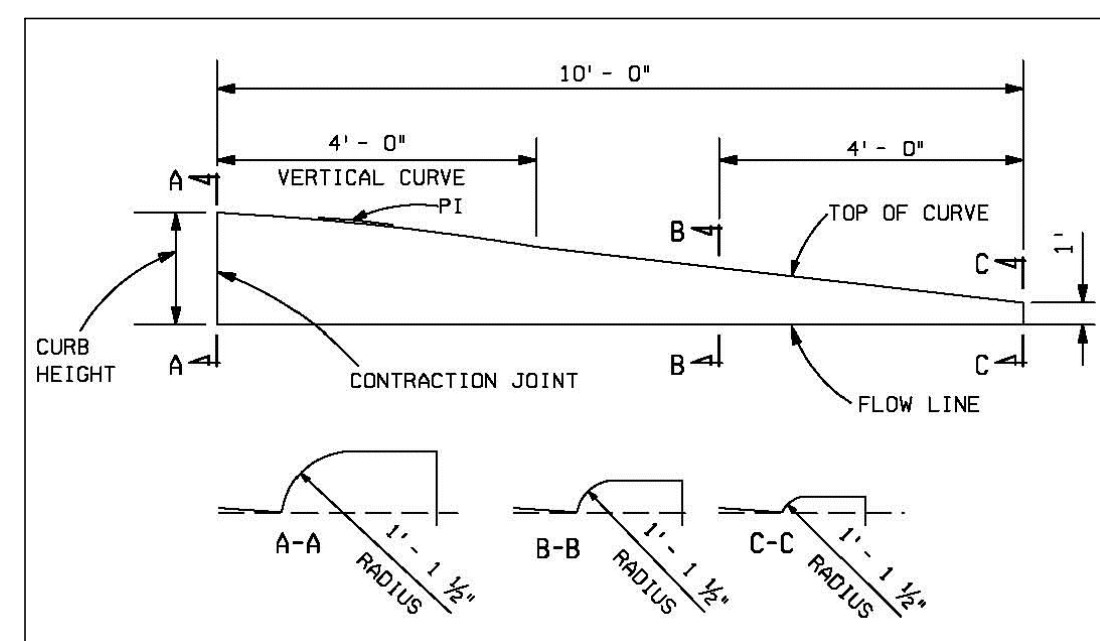
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ENLARGED SITE PLAN

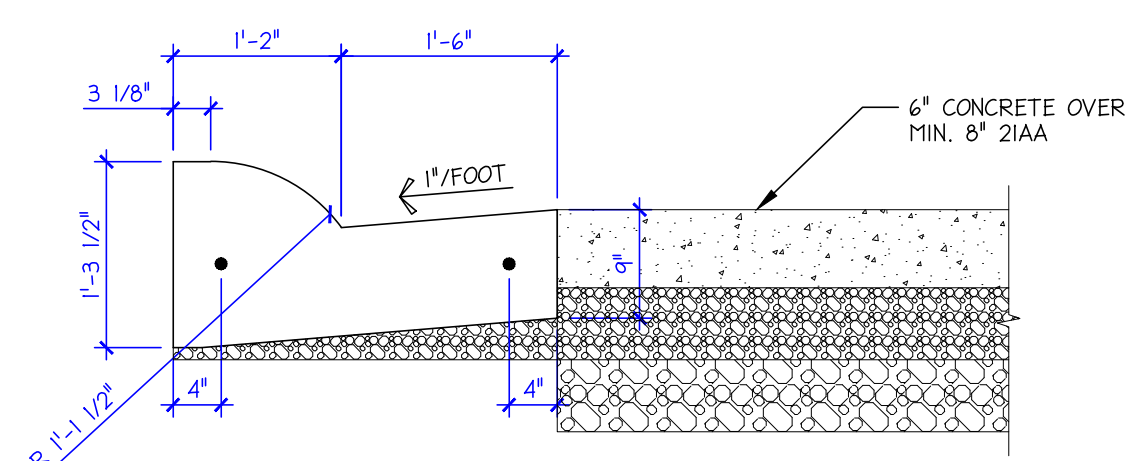
DATE: 02/08/2022 | REV.: 1 | DRAWING NO. **C2**
 SCALE: 1/16"=1'-0"



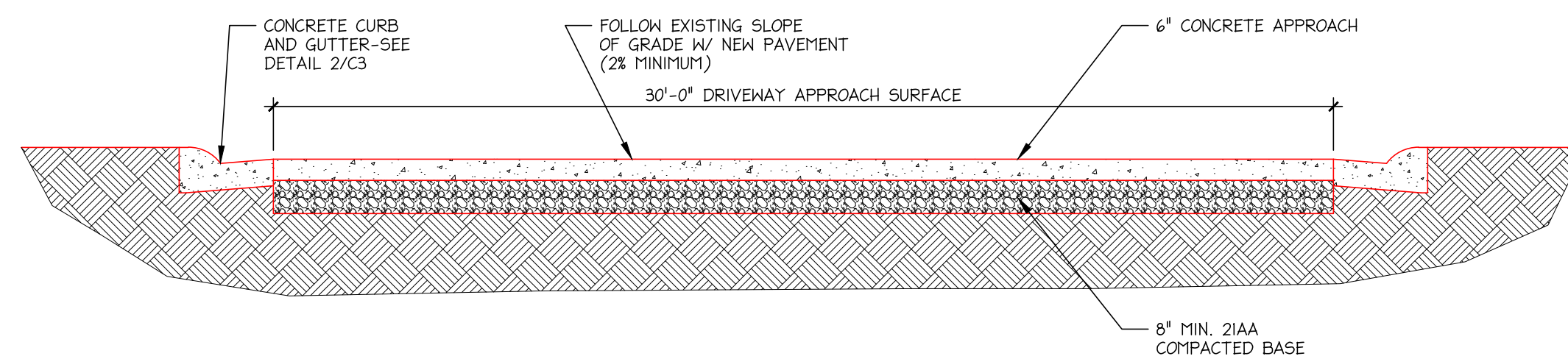
ENLARGED DRIVE PLAN (MDOT "M" STYLE)
SCALE: 1"=10'-0"



TYPICAL TANGENT END OF CURB DETAIL
SCALE: 3/4"=1'-0"

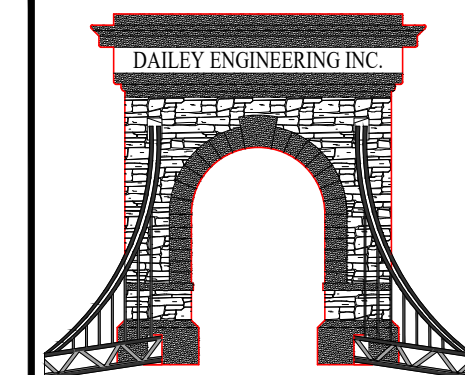


MDOT CONCRETE CURB AND GUTTER DETAIL
SCALE: 3/4"=1'-0"



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

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ENLARGED DRIVE PLAN & DETAILS

DATE: 02/08/2022 | REV.: 0
SCALE: AS SHOWN

DRAWING NO. **C3**