DIVISION 1 – GENERAL NOTES

1. THE WORK CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL BE PERFORMED UNDER CONST. CONTRACT BY & BETWEEN MICHIANA VILLAGE COUNCIL.
2. SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS ANY DISCREPANCIES SHALL BE REPORTED TO M.ANDERSON DESIGN LTD.
3. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE "DO NOT SCALE DRAWINGS".
4. THE PROJECT GENERAL CONTRACTOR & DESIGNER SHALL BE NOTIFIED SHOULD ANY DISCREPANCY OR QUESTIONS ARISE PERTAINING TO THESE DRAWINGS. NO CHANGE SHALL BE MADE WITHOUT REVIEW BY M.ANDERSON DESIGN LTD.
5. ALL DIMENSIONS ARE TO THE FACE OF FINISHED MATERIALS UNLESS NOTED OTHERWISE.
6. ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:
   A. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
   B. MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS' RECOMMENDATIONS.
   C. ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.
7. ALL WORK SHALL BE PERFORMED IN A GOOD WORKMANLIKE MANNER. CONTRACTORS TO REMOVE THEIR DEBRIS AND LEAVE THE JOB SITE BROOM SWEPT AT THE END OF EACH WORKING DAY.
8. CONTRACTORS SUBMITTING A BID WITH A PRODUCT SUBSTITUTION SHALL BE REQUIRED TO SUBMIT MANUFACTURER'S PRODUCT DATA AND SAMPLES (WHERE APPROPRIATE) AT THE TIME OF SUBMITTING A BID FOR APPROVAL OF THE SUBSTITUTION.
9. IF CIRCUMSTANCES OCCUR IN WHICH THE STRUCTURE VARIES FROM THE PLANS M.ANDERSON DESIGN LTD. WILL DISCUSS REASONABLE ALTERNATIVES WITH THE OWNER & SUBCONTRACTORS. THE RESULTANT CHANGES SHALL BE REASONABLY CLOSE TO THE INTENT OF THE DRAWINGS.
10. SUBCONTRACTORS WILL PROVIDE ALL INSURANCE AT LIMITS AGREEABLE TO THE OWNER. SUBCONTRACTORS WILL INDEMNIFY & HOLD HARMLESS M.ANDERSON DESIGN LTD. AND MICHANA VILLAGE COUNCIL FROM ALL CLAIMS FOR PROPERTY DAMAGE, BODILY INJURY & EXPENSE OF ANY SUITS RELATING THERETO. SUBCONTRACTORS WILL NAME M.ANDERSON DESIGN LTD. & MICHANA VILLAGE COUNCIL AS "ADDITIONAL INSUREDS." CERTIFICATES OF INSURANCE WILL BE ON FILE WITH MICHANA VILLAGE COUNCIL BEFORE WORK BEGINS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE FOLLOWING MEETINGS WITH THE DESIGNER PRIOR TO CONSTRUCTION:
    A. PROJECT DRAWING REVIEW
    B. REVIEW OF EXISTING UTILITIES, ELECTRICAL & PLUMBING SYSTEM.S
12. FENCE OFF THE EXISTING AREA TO PROTECT EXISTING TREES & SHRUBS.
13. AT NO TIME SHALL ANY VEHICLES, TRAILERS, EQUIPMENT OR MATERIAL BE LEFT UNATTENDED ON THE STREET OR IN THE RIGHT OF WAY.
14. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO THE EXISTING ROAD.
15. NO SMOKING IS PERMITTED.
16. OBTAINING BUILDING CERTIFICATES & PERMITS IS THE RESPONSIBILITY OF THE BUILDER.
17. THE BUILDER MUST SUBMIT DRAWINGS TO "DEQ" FOR APPROVAL.
18. THE BUILDER MUST OBTAIN A NEW "PLAT OF SURVEY" PRIOR TO CONSTRUCTION.
19. THE BUILDER IS RESPONSIBLE FOR LOCATING & PROTECTING EXISTING UTILITIES.

DIVISION 2 – SITEWORK

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL DEBRIS FROM DEMOLITION &/OR CONSTRUCTION ON A DAILY BASES.
2. ALTERING EXISTING SAND DUNES OR NATURALLY EXISTING VEGETATION IS STRICTLY PROHIBITED.
3. ABSOLUTELY NO CHANGES TO THE EXISTING RETENSION WALL OR DRAINAGE.
4. ADD RIVER ROCK TO THE EXISTING DRAINAGE. STONE SIZE TO BE DETERMINED (APPROX. 3" TO 4"dia).
5. SITEWORK CONTRACTOR SHALL BE FULLY AWARE OF INDICATED GRADES AND ASSUMES ALL EXPENSES FOR MAKING SITE BALANCE. THERE WILL BE NO ADDITIONAL COMPENSATION OR CHANGE TO THE CONTRACT FOR TRUCKING SAND OFF SITE OR IMPORTING ADDITIONAL SAND, IF NECESSARY.
6. DEMOLITION OF THE EXISTING STRUCTURE EXCLUDING THE CONCRETE SLAB IS THE RESPONSIBILITY OF THE BUILDER, INCLUDING PROPER DISPOSAL OF ALL DEBRIS.
7. THE NEW BEACH STOPS WILL BE BUILT IN APPROXIMATELY THE SAME LOCATION AS THE EXISTING BEACH STOPS.
8. THE NEW BEACH STOP STAIRS, LANDINGS & DECK SHALL BE EXACTLY LOCATED IN THE FIELD WITH THE MICHIANA VILLAGE COUNCIL.

DIVISION 3 – CONCRETE

1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-89) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301-89), LATEST EDITION.
2. ALL PIERS SHALL BEAR ON MINIMUM 3000 P.S.F. UNDISTURBED SOIL.
3. CONCRETE USED FOR PIERS SHALL BE FIVE (5) BAG PORTLAND CEMENT PER CUBIC YARD (3000 PSI).
4. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS, AND AS HEREIN SPECIFIED.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS, UNLESS OTHERWISE NOTED.

DIVISION 6 – WOODS

1. ALL WOOD FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION STANDARDS – AITC 100" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" AND "MANUAL FOR HOUSE FRAMING OF THE NATIONAL FOREST PRODUCTS ASSOCIATION", LATEST EDITION.
2. ALL LUMBER SHALL CONFORM TO U.S. PRODUCT STANDARD PS-20, LATEST EDITION AND SHALL BE GRADE MARKED.
3. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1 AND SHALL BE GRADE MARKED. PLYWOOD CONSTRUCTION SHALL CONFORM TO THE "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION, LATEST EDITION.
4. STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION WITH AN ALLOWABLE Fb = 1100 PSI EXCEPT WHERE NOTED OTHERWISE ON PLANS AND FOR DOUGLAS FIR GLU-LAMS.
5. WOOD SILL PLATES ON TOP OF CONCRETE SHALL BE PRESSURE TREATED AND LEVELED WITH EITHER PORTLAND CEMENT GROUT
6. ANCHOR WOOD POSTS WITH GALVANIZED POST ANCHORS BOLTED INTO CONCRETE.
7. FIELD VERIFY WOOD CONSTRUCTION CONNECTORS TO HAVE MANUFACTURER'S APPROVED TYPE & QUANTITY OF FASTENERS.
8. FASTENERS: 16d x 3 1/2"ϕ HOT DIPPED GALV. "COMMON NAILS" DECKING SCREWS: #8 x 2 1/2"ϕ HOT DIPPED GALV. STL.
9. ALL ANCHORS, HANGERS & TIE DOWNS MUST BE GALVANIZED METAL & INSTALLED PER MANUFACTURERS SPECIFICATIONS.
10. STAIRS, GUARDS & HANDRAIL SPECIFICATION:
    A. MAX. RISER HT. 7 3/4" & MIN. TREAD DEPTH 10" WITH 1" NOSING.
    B. HANDRAIL HEIGHT BETWEEN 34" & 38", HANDRAIL ENDS SHALL RETURN OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. MIN. OF 1 1/2" SPACING BETWEEN HANDRAIL & WALL, HANDRAILS SHALL BE CONT. FULL LENGTH OF STAIRS ON ONE SIDE.
    C. INTERMEDIATE RAIL SPACING WHICH DOES NOT ALLOW PASSAGE OF A 4" SPHERE.
    D. RAISED FLOOR SURFACES SHALL HAVE A MIN. HT. OF 36". OPEN SIDES OF STAIRS SHALL HAVE A MIN. GUARD HT. OF 48".
11. PROVIDE MINIMUM BEARING AS INDICATED BELOW (UNLESS NOTED OTHERWISE).

    DOUBLE 2X HEADERS/BEAMS – 2 STUDS MINIMUM BEARING
    TRIPLE 2X HEADERS/BEAMS – 3 STUDS MINIMUM BEARING
    DOUBLE 1 3/4" MICRO-LAMS – 2 STUDS MINIMUM BEARING
12. ALL FRAMING MATERIAL SHALL BE PRESSURE TREATED LUMBER. U.N.O.
13. ALL DECK BOARDS, STAIR TREADS, RAILINGS, 1x TRIM, POST SLEEVES & TRELLIS MATERIALS SHALL BE "AZEK" U.N.O. INSTALLED PER MANUFACTURERS SPECIFICATIONS, SEE "WALL SECTION" FOR COLOR SPECIFICATIONS.
14. ALL FRAMING & INSTALLATIONS SHALL COMPLY WITH "AZEK" MANUFACTURERS SPECIFICATIONS. FOR SPECIFICATIONS REFER TO "AZEK, INSTALLATION & TECHNICAL GUIDE".

    WRAP COLUMNS AND EXTERIOR WALL FRAMING WITH "AZEK" 1x TRIM OR COLUMN SLEEVE (TYP.)

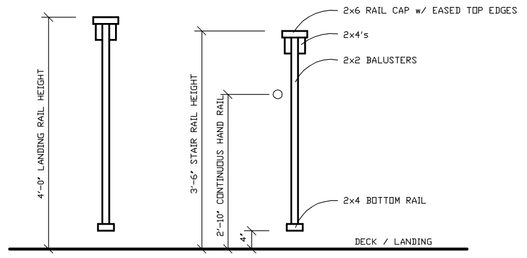
    "AZEK, TRADEMARK" RAILING AND POST SYSTEMS
    6x6 TREATED STRUCTURAL & CORNER POSTS (SEE PLANS)
    4x4 TREATED RAILING POSTS
    "AZEK" RAILING SYSTEM, COLUMN/POST SLEEVES AND 1x TRIM SHALL BE WHITE

    ATTACH RAILING POSTS TO CONCRETE PER "AZEK" SPECIFICATIONS
    USE ABA POST TO CONCRETE STAND OFF CONNECTORS (TYP.)
    USE "AZEK" RECOMMENDED CONNECTORS WHERE APPLICABLE

ALL SUPPORT FRAMING & THE INSTALLATION OF "AZEK" MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO "AZEK, INSTALLATION AND TECHNICAL GUIDE" FOR INSTALLATION SPECIFICATIONS.

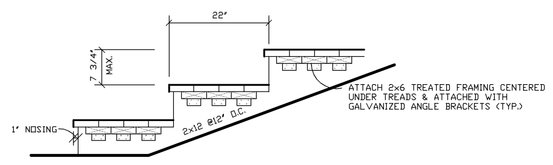
ALL CHANGES MUST BE APPROVED IN WRITING BY THE MICHIANA VILLAGE COUNCIL OR A REPRESENTATIVE OF THE MICHIANA VILLAGE COUNCIL, NO EXCEPTIONS.

ALL CONTRACTORS MUST BE ADEQUATELY INSURED. SUB CONTRACTORS MUST LIST MICHIANA VILLAGE COUNCIL, VILLAGE OF MICHIANA AND M.ANDERSON DESIGN LTD AS ADDITIONALLY INSURED.

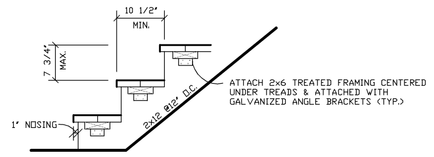


3/1 RAIL DETAIL
1/2"=1'-0"

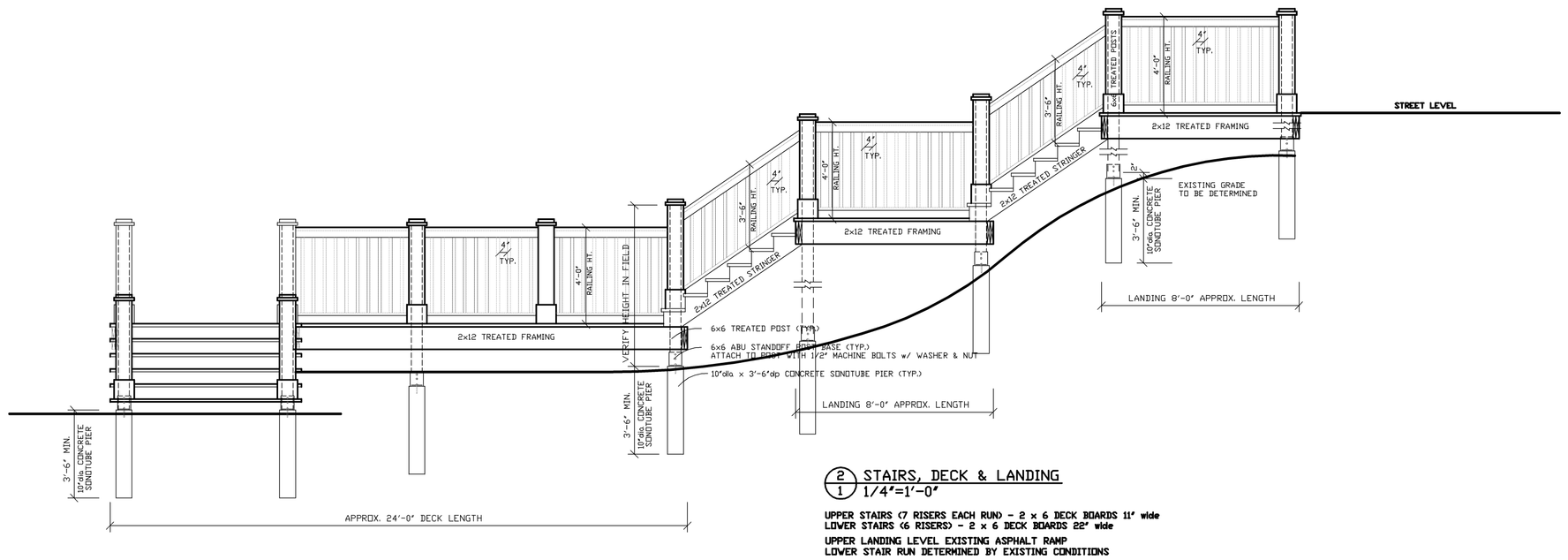
DECKING & RAILINGS SHALL BE TREATED LUMBER
RAILING CAPS TO BE "AZEK" OR SIMILAR MATERIAL TO BE APPROVED



4/1 LOWER STAIR DETAIL
1/2"=1'-0"

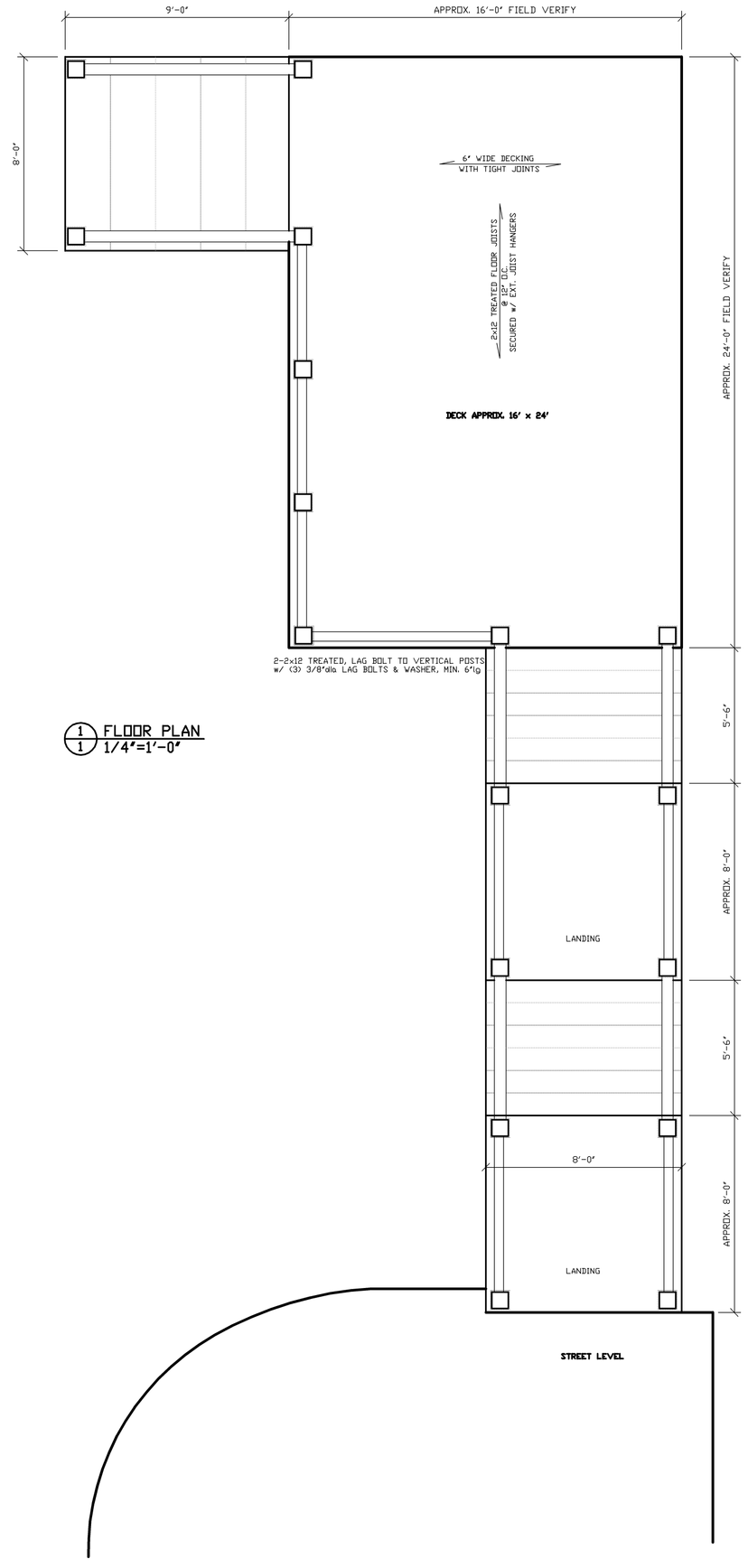


5/1 UPPER STAIR DETAIL
1/2"=1'-0"



2/1 STAIRS, DECK & LANDING
1/4"=1'-0"

UPPER STAIRS (7 RISERS EACH RUN) – 2 x 6 DECK BOARDS 11" wide
LOWER STAIRS (6 RISERS) – 2 x 6 DECK BOARDS 22" wide
UPPER LANDING LEVEL EXISTING ASPHALT RAMP
LOWER STAIR RUN DETERMINED BY EXISTING CONDITIONS



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

PROJECT# MICHIANA | SHEET 1 OF 1

BEACH STOP #41.5

FILE NAME: C:\DRAW\JR\MICHIANA\ST0241.6.DWG	DRAWN BY: MDA	DATE: 12/01/20
ISSUED FOR REVIEW		12/01/20
ISSUED FOR REVIEW		02/02/21
ISSUED FOR REVIEW		
ISSUED FOR BID & CONSTRUCTION		

CONCEPTUAL SKETCHES
MICHIANA VILLAGE COUNCIL

MICHIANA BEACH STOP 41.5
MICHIANA, MICHIGAN

STAIRS & DECK