



WOOD BEARING WALL SCHEDULE				
LOCATION	ROOF - 2ND		2ND - 1ST	REMARKS
TYPICAL - DEMISING WALL BETWEEN UNITS	(1) 2x4 @ 16" OC, STAGGERED ABOUT EACH SIDE OF WALL		(1) 2x4 @ 16" OC, STAGGERED ABOUT EACH SIDE OF WALL	-
CORRIDOR	(1) 2x6 @ 16" OC		(1) 2x6 @ 16" OC	-
EXTERIOR / PERIMETER	(1) 2x6 @ 16" OC		(1) 2x6 @ 16" OC	-

- NOTES:
- WALLS LISTED ON SCHEDULE ARE FOR ALL WALLS SHOWN ON STRUCTURAL PLANS, UON.
 - STUDS TO ALIGN WITH FLOOR OR ROOF FRAMING MEMBERS, UON.

CMU WALL SCHEDULE						
WALL ID	WALL THICKNESS	MAXIMUM HEIGHT	BAR SIZE AND SPACING EACH MAT		GROUTED	REMARKS
			VERTICAL	HORIZONTAL (SEE NOTE 4)		
MW1	8"	25'-0"	#6 @ 16" OC	STD LADDER @ 16" OC	PARTIAL	SINGLE MAT
MW2	8"	25'-0"	#6 @ 48" OC	STD LADDER @ 16" OC	PARTIAL	SINGLE MAT

- NOTES:
- THE ABOVE SCHED SHALL BE MIN REINF FOR ALL BUILDING CMU WALLS.
 - SINGLE MAT REINF SHALL BE IN THE CENTER OF WALL, UON.
 - PLACE HORIZ BAR IN BOND BEAM UNIT, TYP.
 - LOCATE FIRST LAYER OF HORIZ BARS AT 8" MAX FROM BASE OF WALLS AND FROM TOP AND BOTTOM OF WALL OPENINGS.

WOOD SHEAR WALL SCHEDULE												
MARK	APA RATED SHEATHING			PANEL NAIL SIZE AND SPACING			FRAMING SIZE AT ADJOINING PANEL EDGES, MIN	JOIST/BLOCKING TO TOP PLATE CONN WITH SIMPSON A35 OR LTP4, UON	SILL PLATE CONN AT FLOOR WITH SIMPSON SCREWS	SILL PLATE ANCHORS AT CONCRETE		REMARKS
	THICKNESS	GRADE	SPAN RATING	SIZE	E.N.	F.N.				SIZE AND SPACING	EMBEDMENT (IN)	
SW1	1/2" ZIP SYSTEM	STRUCT 1	32/16	10d @ 3" OC,	12" OC		2x	12" OC EA FACE	SDS25600 @ 6" OC	3/4"Ø @ 32" OC	12"	2x6 SPF STUDS @ 16" OC MAX-SEE HOLDOWN SCHEDULE
SW2	5/8" GYPSUM SHEATHING BOARD ON EACH SIDE	STRUCT 1		6d x 1 7/8" @ 4" OC,	7" OC		2x	12" OC EA FACE	SDS25600 @ 6" OC	3/4"Ø @ 32" OC	12"	2x6 SPF STUDS @ 16" OC MAX-SEE HOLDOWN SCHEDULE
SW3	15/32" ONE SIDE	STRUCT 1	32/16	10d @ 4" OC,	12" OC		2x	12" OC EA FACE	SDS25600 @ 6" OC	3/4"Ø @ 16" OC	12"	2x4 DFL STUDS @ 16" OC MAX-SEE HOLDOWN SCHEDULE
SW4	15/32" ONE SIDE	STRUCT 1	32/16	10d @ 6" OC,	12" OC		2x	12" OC EA FACE	SDS25600 @ 6" OC	3/4"Ø @ 24" OC	12"	2x6 SPF STUDS @ 16" OC MAX-SEE HOLDOWN SCHEDULE

- NOTES:
- SHEATHING SHALL BE APA RATED, STRUCTURAL 1, 15/32" MIN. 5-PLY, EXPOSURE 1 OR APPROVED EXTERIOR GRADE OSB SEE GENERAL NOTES FOR PLYWOOD INFORMATION.
 - PROVIDE BLOCKING IN SHEAR WALL PER TYP SHEAR WALL ELEVATION DETAIL. ALL PANEL EDGES ARE TO BE BLOCKED.
 - SILL PLATE ANCHORS ARE BASED UPON HILTI KWIK BOLT T22 OR HILTI HY-200 + HIT-Z CONCRETE SHALL HAVE 75% OF SPECIFIED COMPRESSIVE STRENGTH AT TIME OF INSTALLATION.
 - SEE PLAN AND SCHEDULE FOR HOLDOWN ANCHOR AND POST SIZE.
 - ALL NAILS SHALL BE COMMON WIRE NAILS WITH 1 1/2" PENETRATION. SINKER OR BOX NAILS ARE NOT PERMITTED.
 - FOR TRANSFER NAILING, PREDRILL HOLES FOR NAILS WHERE NAILS TEND TO SPLIT WOOD.
 - OVERDRIVEN NAILS INTO SHEATHING ARE NOT ACCEPTABLE. ANY SHEATHING AND STUDS DAMAGED DUE TO OVERDRIVEN NAILS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
 - WHERE PANELS ARE APPLIED TO BOTH SIDES AND NAIL SPACING IS LESS THAN 6", PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING, EACH SIDE OF WALL. CONTRACTOR OPTION TO PROVIDE NOMINAL 3" WIDE, OR GREATER, FRAMING MEMBERS WITH STAGGERED NAILS.
 - SEE S600 AND S601 FOR TYPICAL SHEAR WALL CONSTRUCTION DETAILS.
 - WHERE ROOF JOISTS ARE PERPENDICULAR TO SHEAR WALL, PROVIDE SIMPSON H8 CLIP FROM ROOF JOIST TO DOUBLE PLATE IN ADDITION TO CLIP SHOWN ON SHEAR WALL SCHED.
 - NUMBER OF ANCHOR BOLTS REQD EQUAL TO WALL LENGTH DIVIDED BY BOLT SPACING.
 - PLATE WASHERS AT SILL ANCHOR BOLTS IN SHEAR WALLS SHALL EXTEND TO WITHIN 1/2" OF THE PLATE EDGE ON THE SIDE(S) WITH SHEATHING. USE SIMPSON BPS3/4-6 OR EQUIVALENT AT 6 INCH NOMINAL WALLS. SEE S600 AND S601 FOR ADDITIONAL SILL BOLTING REQUIREMENTS.
 - 1/2" EDGE DISTANCE FROM THE PANEL EDGES AND 3/8" FROM THE EDGE OF CONNECTING MEMBERS. SEE S600 AND S601.
 - ALL WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.
 - ALL EXTERIOR WALLS SHALL BE SHEATHED WITH PLYWOOD, UON ON THE PLANS NAILING SHALL BE PER MARK SW4.
 - ZIP SYSTEM SHALL MEET THE REQUIREMENTS OF ICC-ES EVALUATION REPORT ESR-3373.
 - TOP AND SILL PLATES SHALL BE DOUGLAS-FIR LARCH NO 1 UNLESS NOTED OTHERWISE.
 - PROVIDE MST46 STEEL STRAP @ 24" O.C. MAX. BETWEEN 1ST FLOOR AND 2ND FLOOR SHEAR WALL (ACROSS THE LENGTH OF SW)
 - PROVIDE 2x STUDS OR 2x BLOCKING AT ADJOINING PANEL EDGES.
 - STAGGER VERTICAL JOINTS IN GYPSUM SHEETS WHERE SHEAR WALLS ARE SHEATHED ON BOTH SIDES.
 - HOLDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLDOWNS SHALL BE TIGHT AND WRENCH TURNED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MIN OF 0.299"x3" x 0'-3".
 - USE APA STRUCT 1 WHERE FIRE TREATED PLYWOOD IS REQD. (REFER TO ARCH. DRAWINGS FOR FIRE RATING REQUIREMENTS)

WOOD BEARING WALL SCHEDULE				
LOCATION	ROOF - 2ND	2ND - 1ST	REMARKS	
TYPICAL - DEMISING WALL BETWEEN UNITS	(1) 2x4 SPF @ 16" OC, STAGGERED ABOUT EACH SIDE OF WALL	(1) 2x4 SPF @ 16" OC, STAGGERED ABOUT EACH SIDE OF WALL	-	
CORRIDOR	(1) 2x6 SPF @ 16" OC	(1) 2x6 SPF @ 16" OC	-	
EXTERIOR / PERIMETER	(1) 2x6 SPF @ 16" OC	(1) 2x6 SPF @ 16" OC		

- NOTES:
- WALLS LISTED ON SCHEDULE ARE FOR ALL WALLS SHOWN ON STRUCTURAL PLANS, UON.
 - STUDS TO ALIGN WITH FLOOR OR ROOF FRAMING MEMBERS, UON.
 - REFER TO SHEAR WALL/HOLDOWN SCHEDULE FOR THE END POSTS.

WOOD HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	(3) 2x12 SPF	(2) 2X KING STUDS, (2) 2x TRIMMER
H2	(2) 2x12 SPF	(2) 2X KING STUDS, (2) 2x TRIMMER
H3	(2) 2x10 SPF	(2) 2X KING STUDS, (2) 2x TRIMMER
H4	(2) 2x8 SPF	(2) 2X KING STUDS, (2) 2x TRIMMER
H5	(3) 1 3/4x14 LVL	(2) 2X KING STUDS, (3) 2x TRIMMER

- NOTE:
- PROVIDE FULL BEARING ON TRIMMER END OF HEADER.
 - LINTELS NOT SPECIFICALLY SIZED BY DRAWINGS AND DETAIL SECTIONS AT 4" NON-BEARING WALLS SHALL BE COMPLY WITH THE FOLLOWING:
- UP TO 4'-0" WIDE OPENING: (2) 2x6 SPF
- OVER 4'-0" UP TO 7'-0" WIDE OPENING: H-3

LINTEL SCHEDULE			
MARK	MEMBER SIZE	REFERENCE DETAIL	REMARKS
L1	L6x3-1/2x3/8" LLV	-	-
L2	L4x3-1/2x3/8" LLV	-	-
L3	16" DEEP BOND BEAM w/ (2) #5	6/S400	-
L4	L6x3-1/2x3/8" LLV ANCH. TO H5 W/ (2)1/2"Ø LAG SCREW @ 24" OC	-	-

- NOTE:
- BEARING LENGTH EACH END = 8" MIN, UON.
 - WOOD HEADER U.O. REFER TO PLANS AND SCHEDULE.

HOLDOWN SCHEDULE						
MARK	LEVEL	MODEL	THREADED ROD ANCHOR	WOOD FASTENER	END POST IN 2x4 WALL	END POST IN 2x6 WALL
SW-1	GROUND	HTTSKT	5/8"Ø	(26) #10x 2 1/2 SD	-	(3) 2x6 SPF
	2ND	DTT2Z	1/2"Ø	(8) 1/4 x 1 1/2 SDS	-	(3) 2x6 SPF
SW-2	GROUND	DTT2Z	1/2"Ø	(8) 1/4 x 1 1/2 SDS	-	(4) 2x6 SPF
	2ND	DTT1Z	3/8"Ø	(8) 0.148 x 1 1/2	-	(4) 2x6 SPF
SW-3	GROUND	HD12	1"Ø	(4) 1" STUD BOLTS	(6) 2X4 DFL SS	-
	2ND	HDU5-SDS2.5	5/8"Ø	(14) 1/4 x 2 1/2 SDS	(6) 2X4 DFL SS	-
SW-4	GROUND	HTT5	5/8"Ø	(26) 0.162x 2 1/2	-	(3) 2x6 SPF
	2ND	DTT2Z	1/2"Ø	(8) 1/4 x 1 1/2 SDS	-	(3) 2x6 SPF

- NOTES:
- TYPICAL POST SIZE SHOWN IN SCHEDULE, UON ON PLAN.
 - EMBEDMENT FOR HOLDOWN AT GROUND LEVEL SHALL BE 16" MINIMUM.
 - INSTALL HOLDOWNS PER SIMPSON STRONG-TIE SPECIFICATIONS.
 - NOTCHES ARE NOT ALLOWED IN SHEAR WALL END POSTS.
 - SEE TYPICAL DETAIL 'SIMPSON HOLDOWNS (NON-ATS) FOR THREADED ROD HOLDOWN ANCHOR INFORMATION.
 - HOLD-DOWNS SHALL BE INSTALLED AT THE END OF EACH WALL SEGMENT AND SHALL BE ALIGNED FLOOR-TO-FLOOR, REFER TO PLAN
 - END POST SHALL BE DFL SELECT STRUCTURAL (1900 E; 625 FC PERP) & SPF NO.1/NO.2 MIN. (SEE SCHEDULE)

PROFESSIONAL SEAL



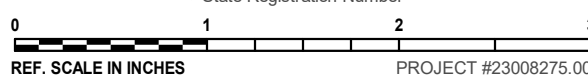
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KEY PLAN

AGENCY APPROVAL

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5	10/30/2024	Issued for Permit
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8	02/19/2025	Bulletin No. 1
9	10/13/2025	Bulletin No. 5

SHEET INFORMATION

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SHEET TITLE

SCHEDULES

SCALE

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SHEET NUMBER

S004

FOUNDATION NOTES:

- REFERENCE FINISHED FLOOR ELEVATION = 0'-0"
- TOP OF FOOTING ELEVATION = -0'-8" FROM REFERENCE FINISHED FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- FOOTING ARE DESIGNED TO BEAR ON UNDISTURBED NATURAL SOILS WITH A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3,000 PSF.
- REFER TO GEOTECHNICAL REPORT NO. 23-385 PREPARED BY THE MCDOWELL & ASSOCIATES, (DATED 09-26-2023). THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER (MCDOWELL & ASSOCIATES) OF ANY VARIATION OF SOIL CONDITIONS FROM THE CONDITIONS INDICATED IN THE SOILS REPORT.
- CONTRACTOR SHALL COORDINATE ALL MASONRY DOWEL SIZES AND SPACING TO BE CAST INTO CONCRETE WITH MASONRY REINFORCING SHOP DRAWINGS.
- REFER TO CIVIL/SITE DRAWINGS FOR PROPOSED GRADE ELEVATIONS AROUND THE PERIMETER OF THE BUILDING.
- REFER TO MEP DRAWINGS FOR ALL PIPE AND CONDUIT SIZES AND LOCATIONS PASSING THROUGH AND/OR UNDER FOUNDATIONS.
- DESIGNATIONS:

SOG1: 4" CONC SLAB ON GRADE w/6x6-W2.9kW2.9 WWF PLACED @ 2" FROM TOP OF SLAB ON VAPOR RETARDER ON MIN. 4" COMPACTED GRANULAR FILL ON PREPARED SUB-GRADE (TYP UNO)

W1: 2x6 SPF @ 16" OC WITH 4" BRICK

W2: 2x6 SPF @ 16" OC

W3: 2x4 SPF @ 16" OC

CFx: CONTINUOUS FOOTING - REFER TO SCHEDULE

MWx: MASONRY WALL - REFER TO SCHEDULE

SWx: SHEAR WALL - REFER TO SCHEDULE

P1: (2) 2X6 SPF WOOD POST

P2: (3) 2X6 SPF WOOD POST

P3: (4) 2X6 SPF WOOD POST

P4: (3) 2X4 SPF WOOD POST

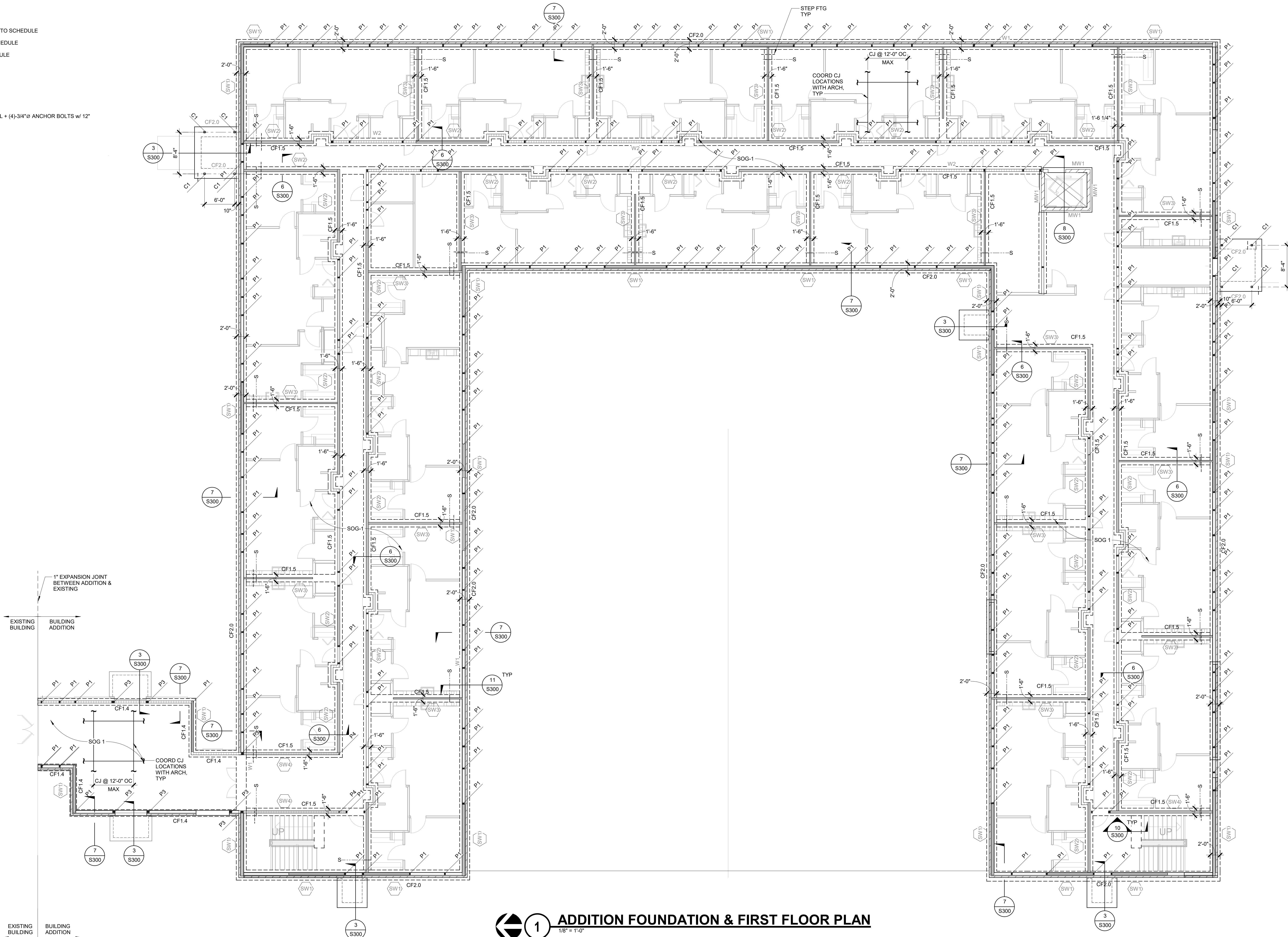
C1: HSS4x4x1/4 w/ 12"x12"x3/4 BASE PL + (4)-3/4"Ø ANCHOR BOLTS w/ 12" EMBED.

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	MIN. THICKNESS	REINFORCING	
			LONG DIRECTION	SHORT DIRECTION
CF1.4	1'-4"	3'-4"	(2)#5 T&B	#3 TIES @ 24" OC
CF1.5	1'-6"	1'-6"	(2)#5 T&B	
CF2.0	2'-0"	3'-4"	(3)#5 T&B	#3 TIES @ 24" OC

CF SCHEDULE NOTES:

- DEEPEN THE EXTERIOR FOOTINGS AS NECESSARY TO MAINTAIN THE BOTTOM OF FOOTINGS AT LEAST 3'-0" BELOW FINISHED GRADE (TYP.)
- SCHEDULE APPLIES TO THE PROPOSED FOOTINGS IN THE EXISTING BUILDING FOUNDATION PLAN ON SHEET S100-E.



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ADDITION FOUNDATION / FLOOR PLAN

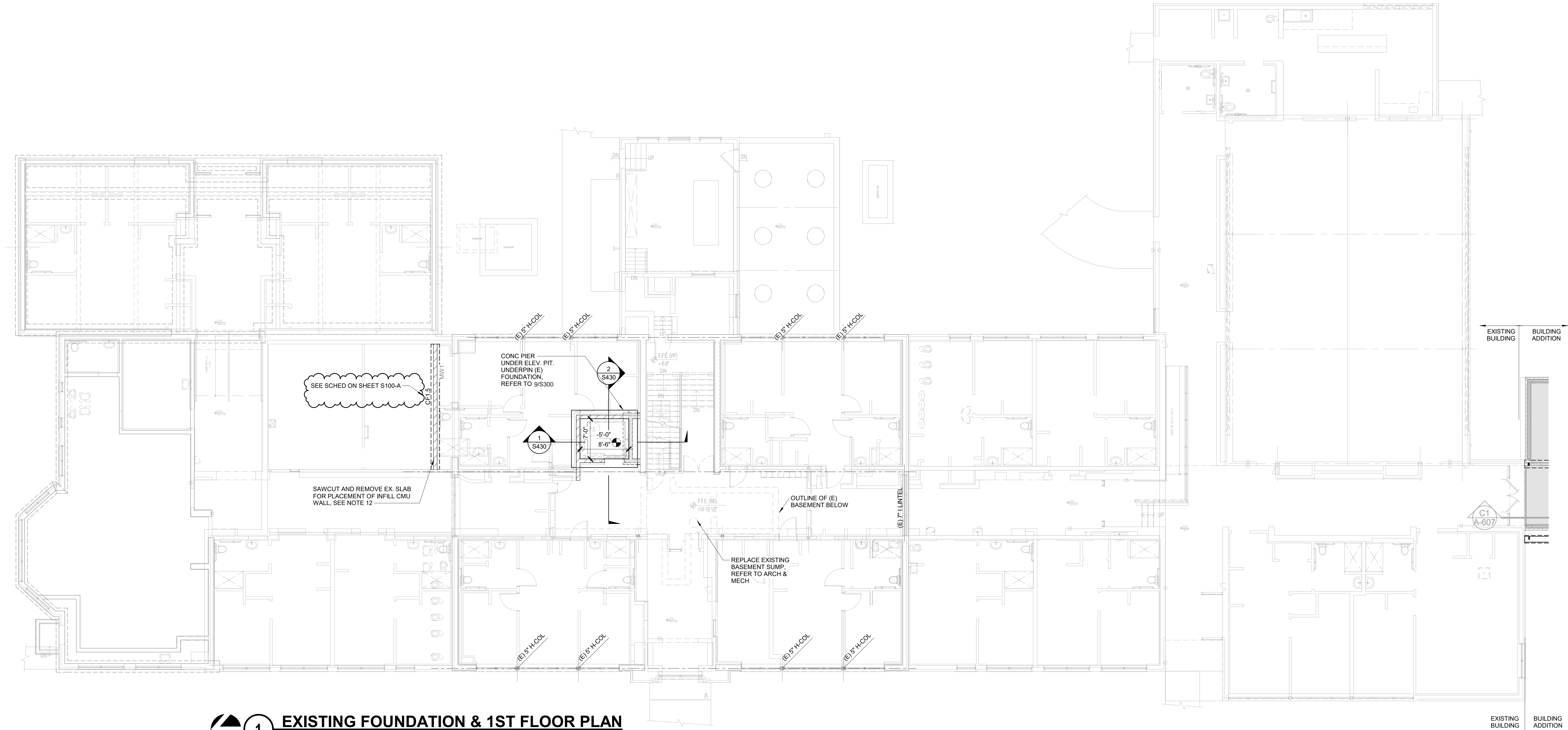
SCALE

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SHEET NUMBER

S100-A

- EXISTING FOUNDATION & 1ST FLOOR NOTES:
1. FOOTING ARE DESIGNED TO BEAR ON UNDISTURBED NATURAL SOILS WITH A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3,000 PSF.
 2. REFER TO GEOTECHNICAL REPORT NO. 23-385 PREPARED BY THE McDOWELL & ASSOCIATES, (DATED 09-26-2023).
 3. GENERAL CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS LISTED IN SOILS REPORT. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER (MCDOWELL & ASSOCIATES) OF ANY VARIATION OF SOIL CONDITIONS FROM THE CONDITIONS INDICATED IN THE SOILS REPORT.
 4. MATCH ELEVATION OF ANY NEW AND/OR REPLACEMENT SLAB ON GRADE TO EXISTING ELEVATION.
 5. SEE GENERAL NOTES SECTIONS FOR ADDITIONAL INFORMATION.
 6. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS.
 7. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, FRAMING SIZES, AND CONDITIONS IN FIELD.
 8. CONTRACTOR TO VERIFY ALL EXISTING FOUNDATION SIZES AND CONDITIONS IN FIELD.
 9. CONTRACTOR SHALL COORDINATE ALL MASONRY DOWEL SIZES AND SPACING TO BE CAST INTO CONCRETE WITH MASONRY REINFORCING SHOP DRAWINGS.
 10. REFER TO CIVIL/SITE DRAWINGS FOR PROPOSED GRADE ELEVATIONS AROUND THE PERIMETER OF THE BUILDING.
 11. REFER TO MEP DRAWINGS FOR ALL PIPE AND CONDUIT SIZES AND LOCATIONS PASSING THROUGH AND/OR UNDER FOUNDATIONS.
 12. CONTRACTOR TO VERIFY EXISTANCE AND CONDITION OF FOOTING AND/OR THICKENED SLAB. IF NO THICKENED SLAB IS FOUND, REPLACE EXISTING SLAB WITH THICKENED SLAB.



1 EXISTING FOUNDATION & 1ST FLOOR PLAN
1/8" = 1'-0"

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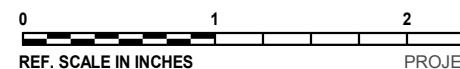
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EXISTING FOUNDATION / FLOOR PLAN

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S100-E