

# Premier Place Condominiums - New Buildings

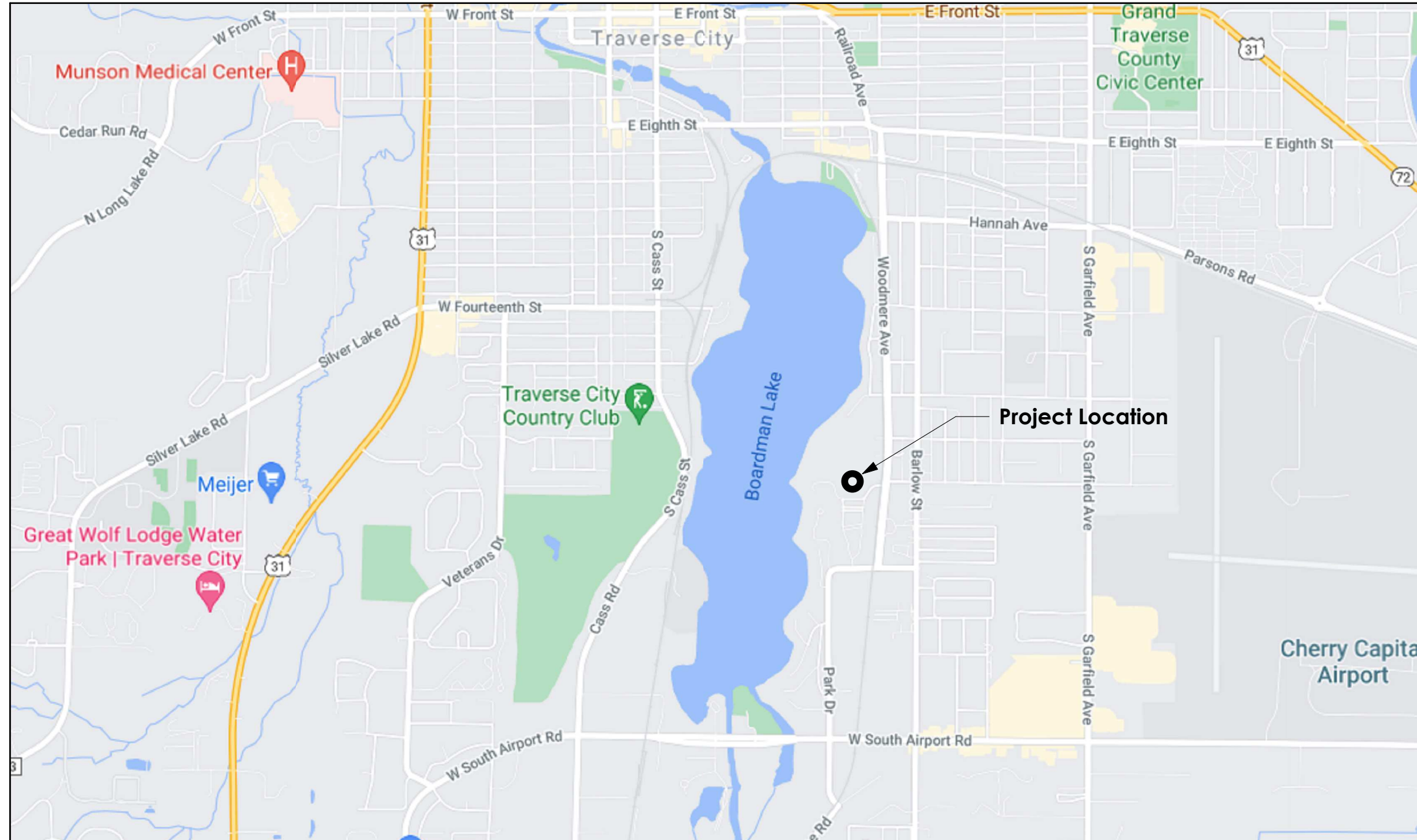
Traverse City, Michigan

Review Set #3 9/13/2021



## R-3 (Townhouse) - Michigan Residential Building Code

### Vicinity Map



Owner

Not for Construction

### Project Team Contact Information

<b>Owner</b> TBD	<b>Construction Manager</b> Rockford Construction 601 First Street NW Grand Rapids, MI 49504 Phone: 616.285.6933 Contact: Tony Cronkhite tcronkhite@rockfordconstruction.com	<b>Architectural Design</b> Rockford Construction 601 First Street NW Grand Rapids, MI 49504 Phone: 616.285.6933 Contact: Josh Strautz jstrautz@rockfordconstruction.com	<b>Structural Engineer</b> Hoffman Consultants LLC 4180 44th Street SE, Suite G Kentwood, Michigan 49512 Phone: 616.827.1586 Contact: Tim Hoffman thoffman@hoffmanconsultants.com
<b>Mechanical Engineer</b> Design Heating & Cooling Inc. 110 A, 54th Street Grand Rapids, MI 49548 Phone: 616.242.7511 Contact: Mike Carr mcarr@designheatingac.com	<b>Electrical Engineer</b> Westmaas Electric Company 3025 Sangra Ave SW Grandville, MI 49418 Phone: 616.247.1185 Contact: Scott Westmaas scottw@westmaas.com	<b>Plumbing Engineer</b> Design Heating & Cooling Inc. 110 A, 54th Street Grand Rapids, MI 49548 Phone: 616.242.7511 Contact: Kyle Lauckner klauckner@designheatingac.com	<b>Civil Engineer</b> Crain Engineering LLC 7622 Bott Road Buckley, MI 49620 Phone: 231.947.7255 Contact: Bill Crain crainengineeringllc@gmail.com

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### Project General Notes

- THE RESPONSIBLE PROJECT TEAM MEMBER SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS OR FIELD VERIFY ALL DIMENSIONS SHOWN WITHIN THE DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR OR TRADE SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL CORRECTIONS OR CLARIFICATIONS HAVE BEEN MADE.
- ALL ELEMENTS OF CONSTRUCTION SHALL COMPLY WITH ALL MICHIGAN COMMERCIAL BUILDING CODES, STANDARD BUILDING PRACTICES AND REGULATIONS OF ANY LOCAL / STATE OR INTERNATIONAL GOVERNING AUTHORITIES.
- ARCHITECTURAL DRAWINGS: PROJECT TEAM MEMBERS ARE RESPONSIBLE FOR A COMPLETE REVIEW. ELEMENTS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "CHANGE ORDERS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE PROJECT TEAM MEMBER SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE PROJECT TEAM MEMBER SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL INDIVIDUALS INVOLVED WITH THE PROJECT. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
- COMPLETENESS: ANY MATERIAL OR LABOR SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER, ARCHITECT OR CONSTRUCTION MANAGER.
- CONFLICTS WITHIN DRAWINGS: IN THE CASE OF CONFLICTING QUANTITIES / VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE PROJECT TEAM MEMBERS AS PART OF HIS / HER BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
- INCONSISTENCIES WITHIN DRAWINGS: IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE PROJECT TEAM MEMBER AS PART OF HIS / HER BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
- PERMITS: EACH PROJECT TEAM MEMBER SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABORS, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. PROJECT TEAM MEMBERS SHALL FORWARD TO THE ARCHITECT AND CONSTRUCTION MANAGER A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDAS WITH PLAN EXAMINERS COMMENTS AT NO COST TO THE ARCHITECT AND CONSTRUCTION MANAGER. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE PROJECT TEAM MEMBER AS PART OF HIS / HER BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE PROJECT TEAM MEMBER FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT AND CONSTRUCTION MANAGER.
- SUBSTITUTIONS: NO SUBSTITUTION OR ALTERNATE SELECTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT / CONSTRUCTION MANAGER AND THE PROJECT TEAM MEMBER HAS RECEIVED WRITTEN APPROVAL BY THE ARCHITECT.
- DOCUMENTATION: THE PROJECT TEAM MEMBER SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL NEATLY AND CORRECTLY ENTER IN A SEPARATE COLOR WITH REVISION CLOUDS, ANY DEVIATIONS ON THE DRAWINGS AND / OR SPECIFICATIONS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. THE PROJECT TEAM MEMBER WILL PROVIDE AN EXTRA SET OF CONSTRUCTION DOCUMENTS FOR REVISION AND AS-BUILT PURPOSES.
- PROTECTION: ALL PROJECT TEAM MEMBERS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES & ORDINANCES. ALL PROJECT TEAM MEMBERS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS COMPLETE.
- UPON COMPLETION OF THE JOB AND BEFORE FINAL APPROVAL, THE PROJECT TEAM MEMBERS WILL MAKE ANY FINAL CORRECTIONS TO DRAWINGS RELATED TO THEIR WORK CATEGORY AND SHALL CERTIFY TO THE ACCURACY OF EACH PRINT, THAT THE WORK IS COMPLETE ACCORDING TO ALL CONTRACT DOCUMENTS, AND THE CORRECTIONS TO THE DRAWINGS BY SIGNATURE THEREON AND DELIVER SAME TO THE ARCHITECT AND CONSTRUCTION MANAGER.
- DRAWINGS INDICATE THE MINIMUM STANDARDS. SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCE, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE PROJECT TEAM MEMBER SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER, ARCHITECT OR CONSTRUCTION MANAGER.
- ALL DIMENSIONS ARE TO FINISHED WALL SURFACE(S) OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
- PROJECT TEAM MEMBERS SHALL REMOVE ALL CONSTRUCTION DEBRIS RELATED TO THEIR WORK CATEGORY FROM THE JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE ORIGINAL PROJECT CONTRACT.
- ALL PROJECT TEAM MEMBERS ARE JOINTLY RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AT TIME OF TURN OVER.
- PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
- CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING TEAM MEMBERS MUST COORDINATE WITH OTHER TRADES TO ASSURE COMPATIBILITY INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: STRUCTURAL LOADING, POWER REQUIREMENTS AND CLEARING FOR INSTALLATION & MAINTENANCE.
- CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING TEAM MEMBERS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN TERMS OF BUT NOT LIMITED TO: ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES & ALL APPLICABLE MUNICIPAL AND OTHER GOVERNMENTAL APPROVALS.
- CONTRACT DOCUMENTS FOR CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL ENGINEERING CONSULTANTS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE MICHIGAN BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF THEIR RESPECTIVE PERMITS.
- INSULATION MATERIALS INSTALLED IN CONCEALED SPACES SUCH AS WALLS OR CEILINGS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT OF NOT MORE THAN 450.
- FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND BEAR THE LABEL OF AN APPROVED AGENCY.

Premier Place Condominiums - New Buildings

Traverse City, Michigan

Cover Sheet

Drawing Set	Date
Review Set #1	8/20/2021
Review Set #2	8/26/2021
Site Plan Review Set	9/3/2021
Review Set #3	9/13/2021

Project number	220032
Date	8/20/2021
Drawn by	EV
Checked by	JS
Scale	

CS



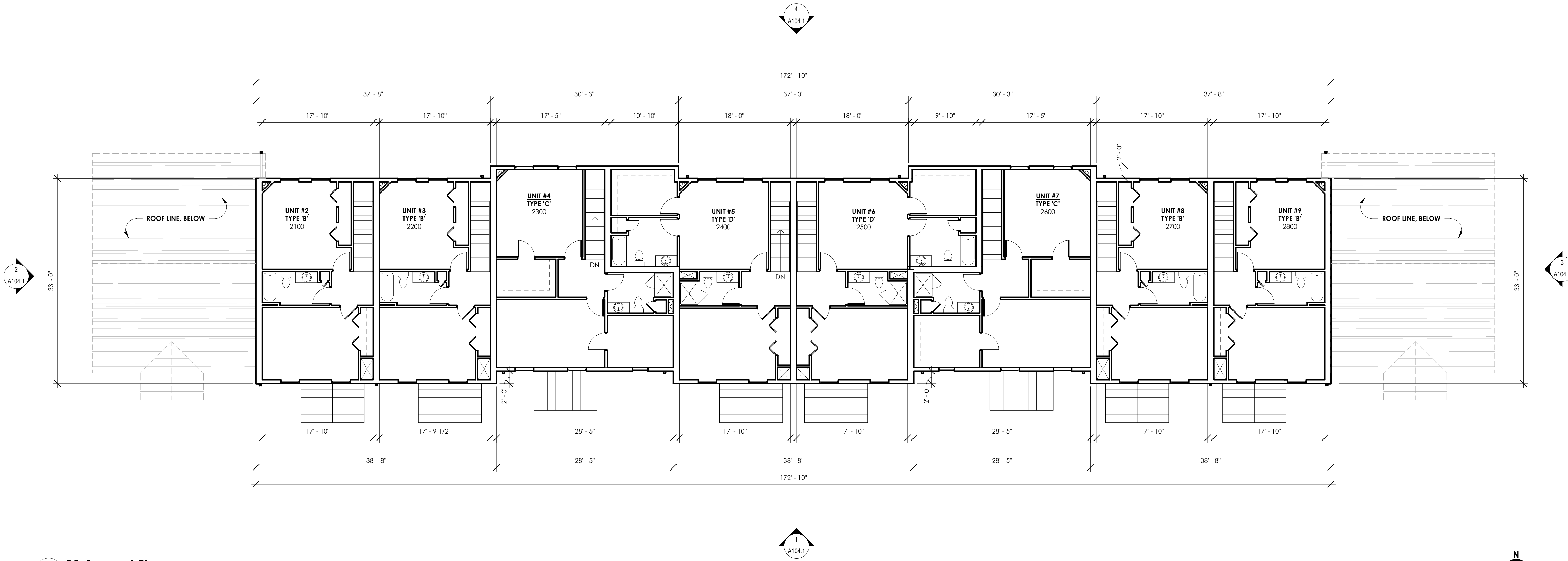
Owner

Not for Construction

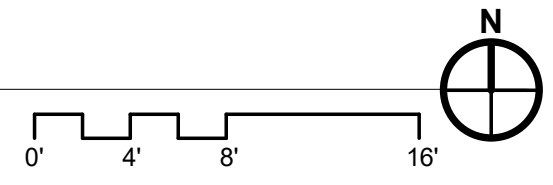
**Premier Place Condominiums - New Buildings**

Traverse City, Michigan

**Overall Second Floor**



**1 02-Second Floor**  
 1/8" = 1'-0"



Drawing Set	Date
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Drawn by	EV
Checked by	JS
Scale	1/8" = 1'-0"

**A101.2**

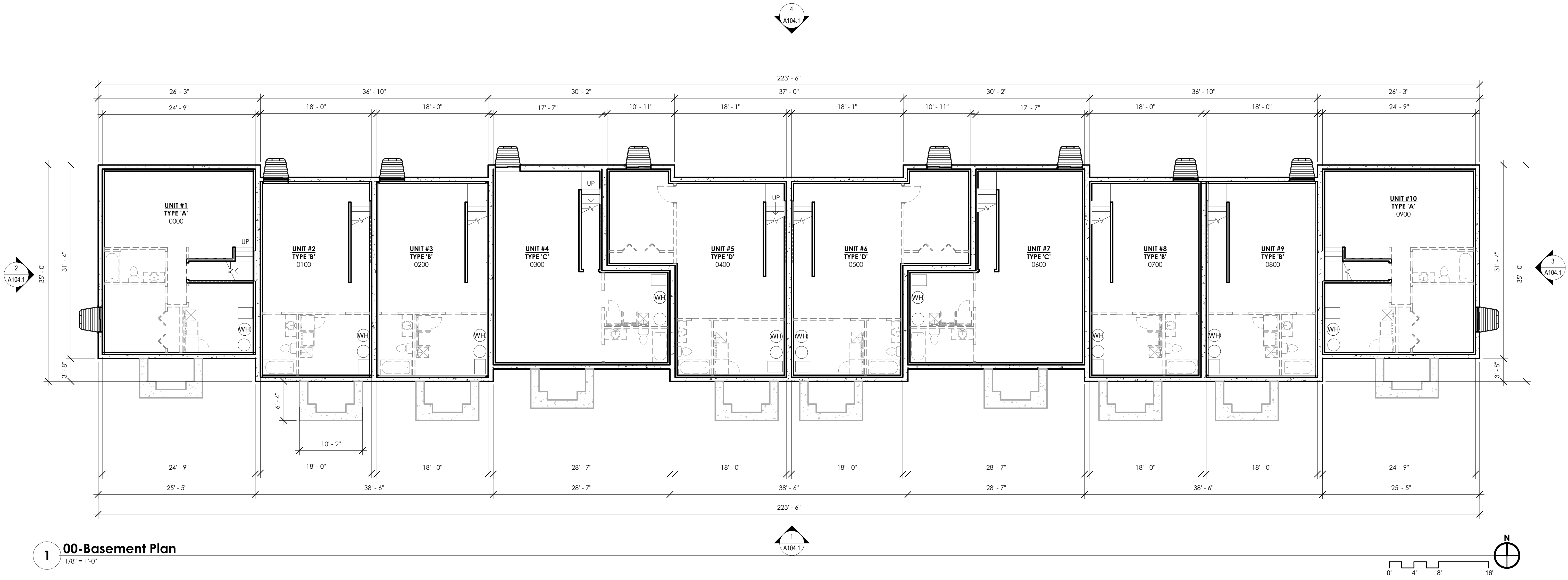
Owner

Not for Construction

**Premier Place Condominiums - New Buildings**

Traverse City, Michigan

**Overall Basment**



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Project number	220032
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Drawn by	EV
Checked by	JS
Scale	1/8" = 1'-0"

**A101.3**

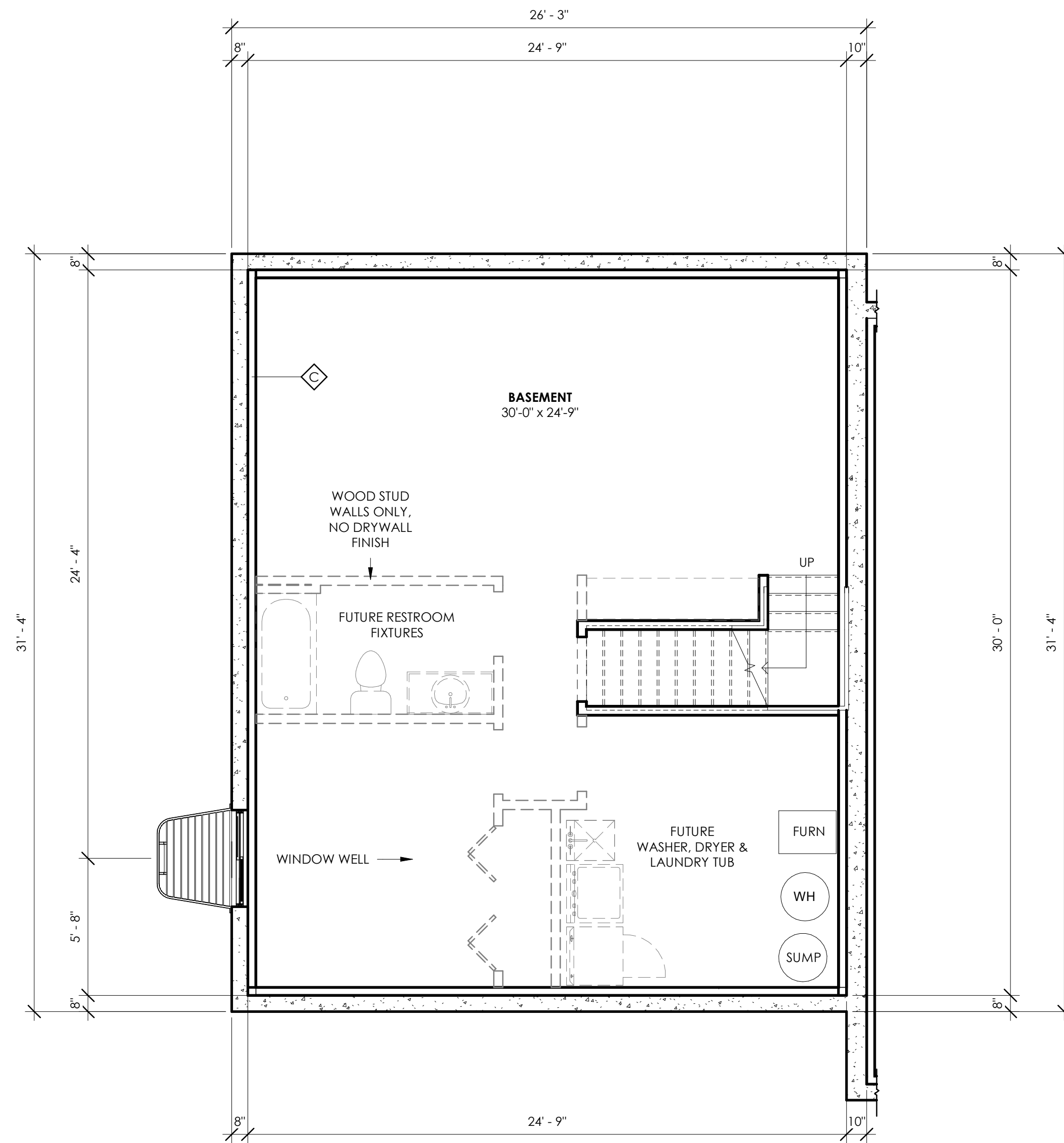
Owner

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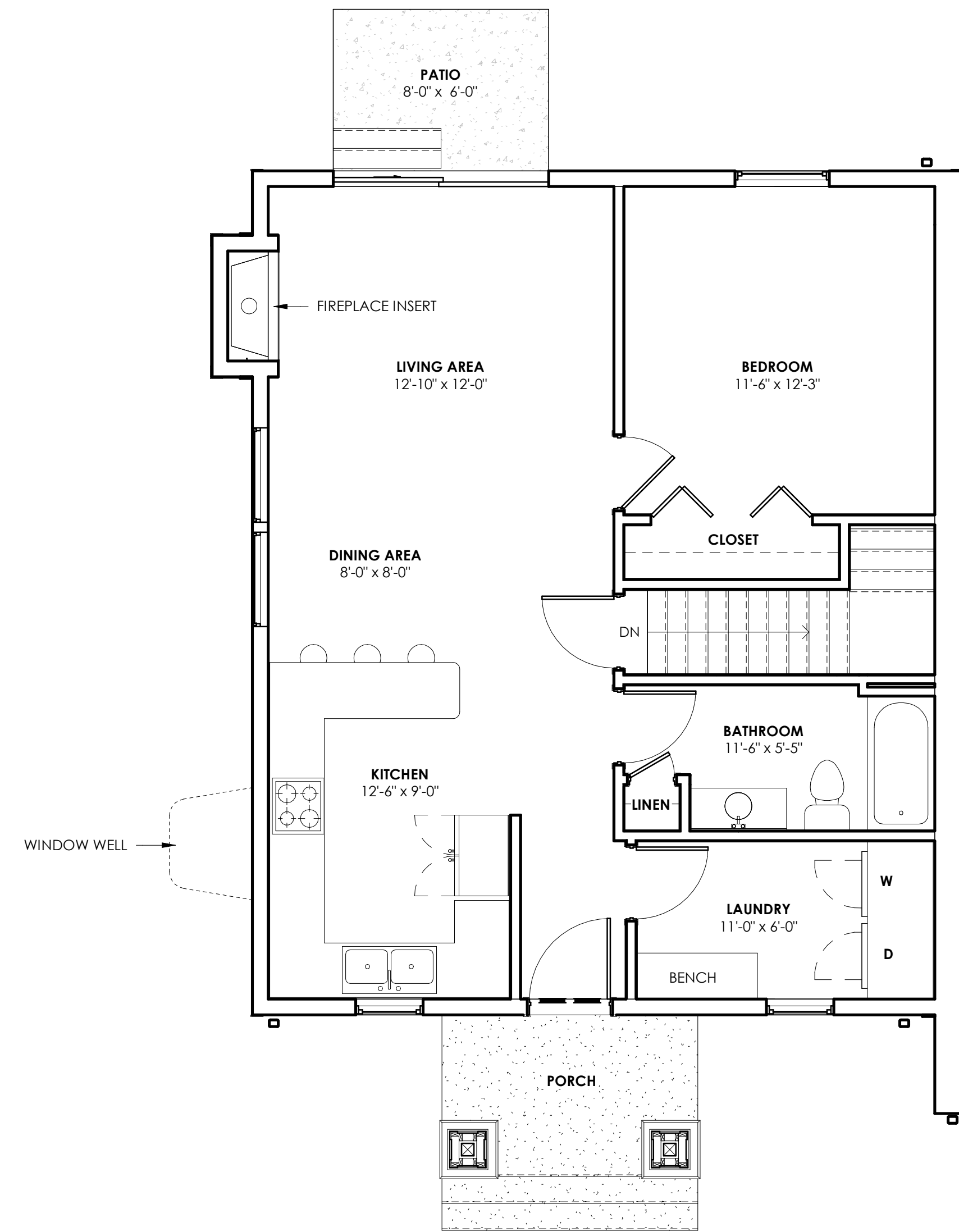
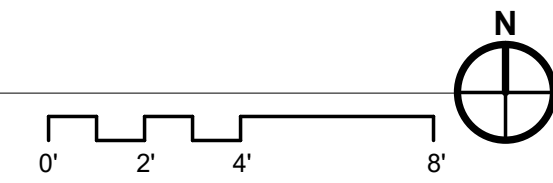
**Premier Place Condominiums - New Buildings**

Traverse City, Michigan

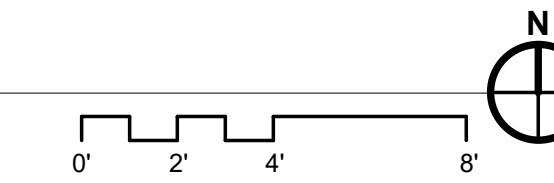
**Enlarged Unit A**



**1 A0-Unit A Basement**  
 1/4" = 1'-0"



**2 A1-Unit A First Floor**  
 1/4" = 1'-0"



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Drawn by	EV
Checked by	JS
Scale	1/4" = 1'-0"

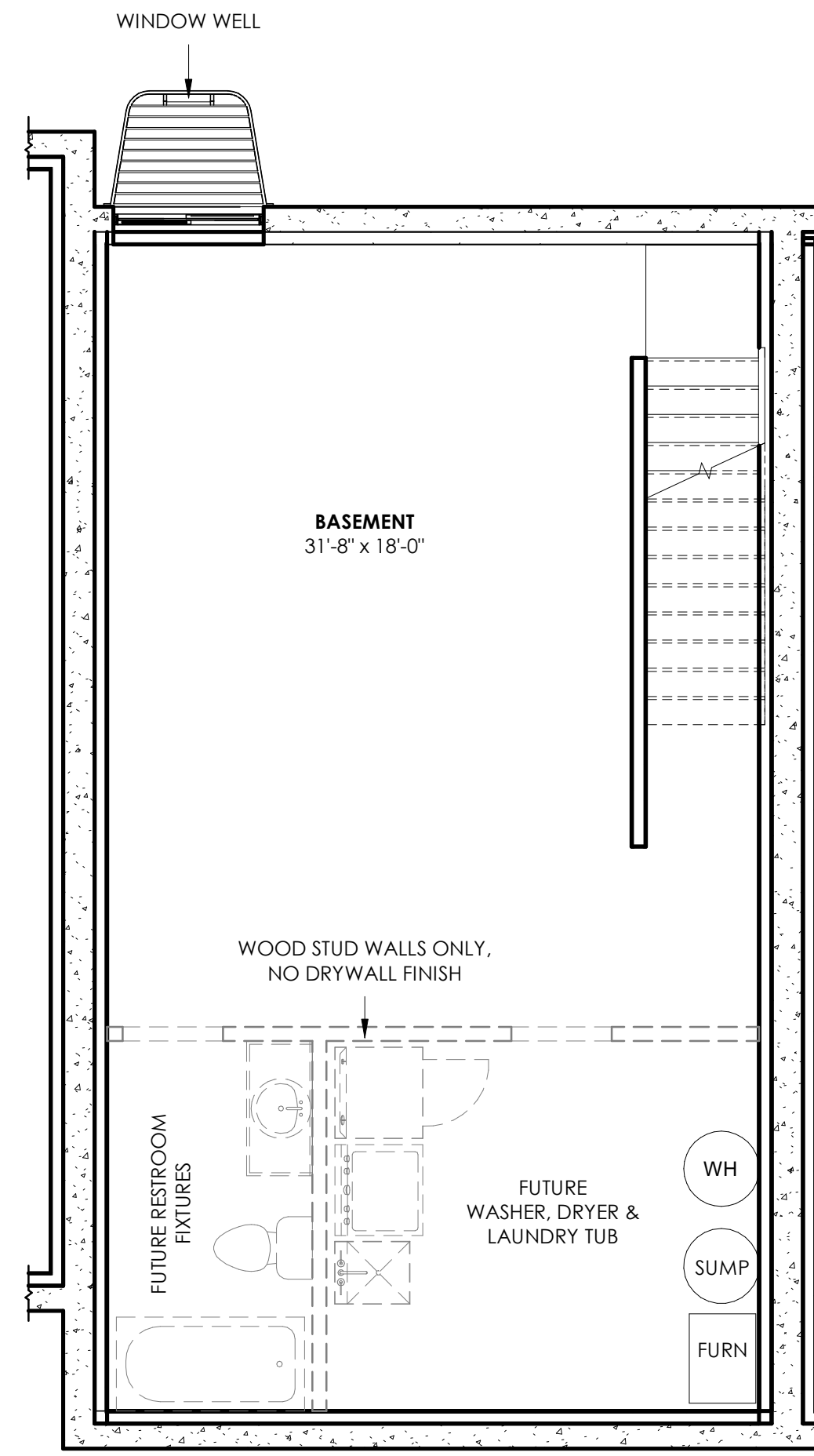
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Owner

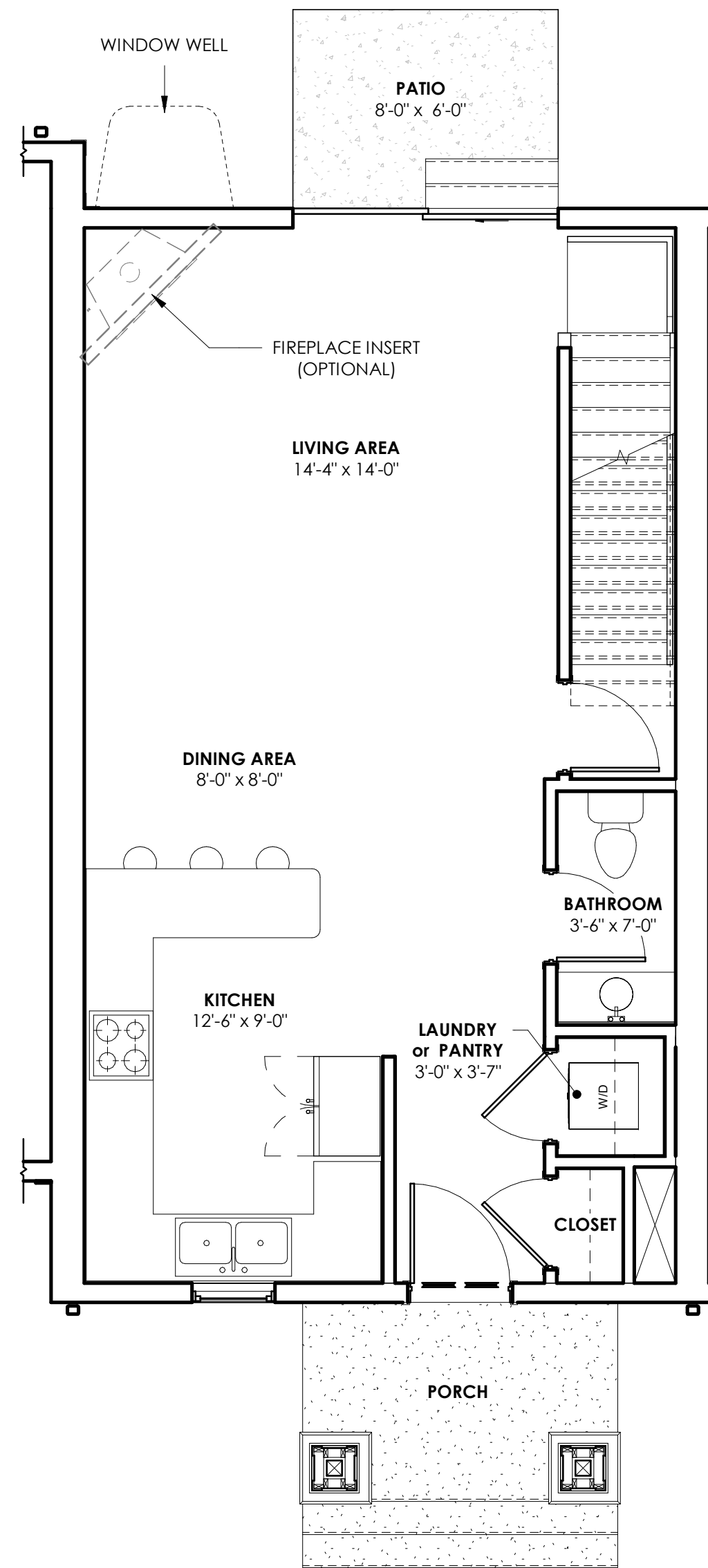
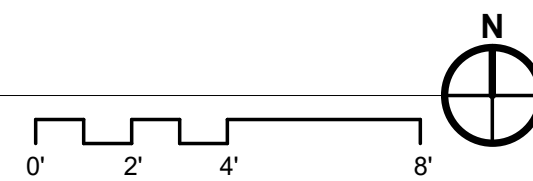
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**Premier Place Condominiums - New Buildings**  
 Traverse City, Michigan

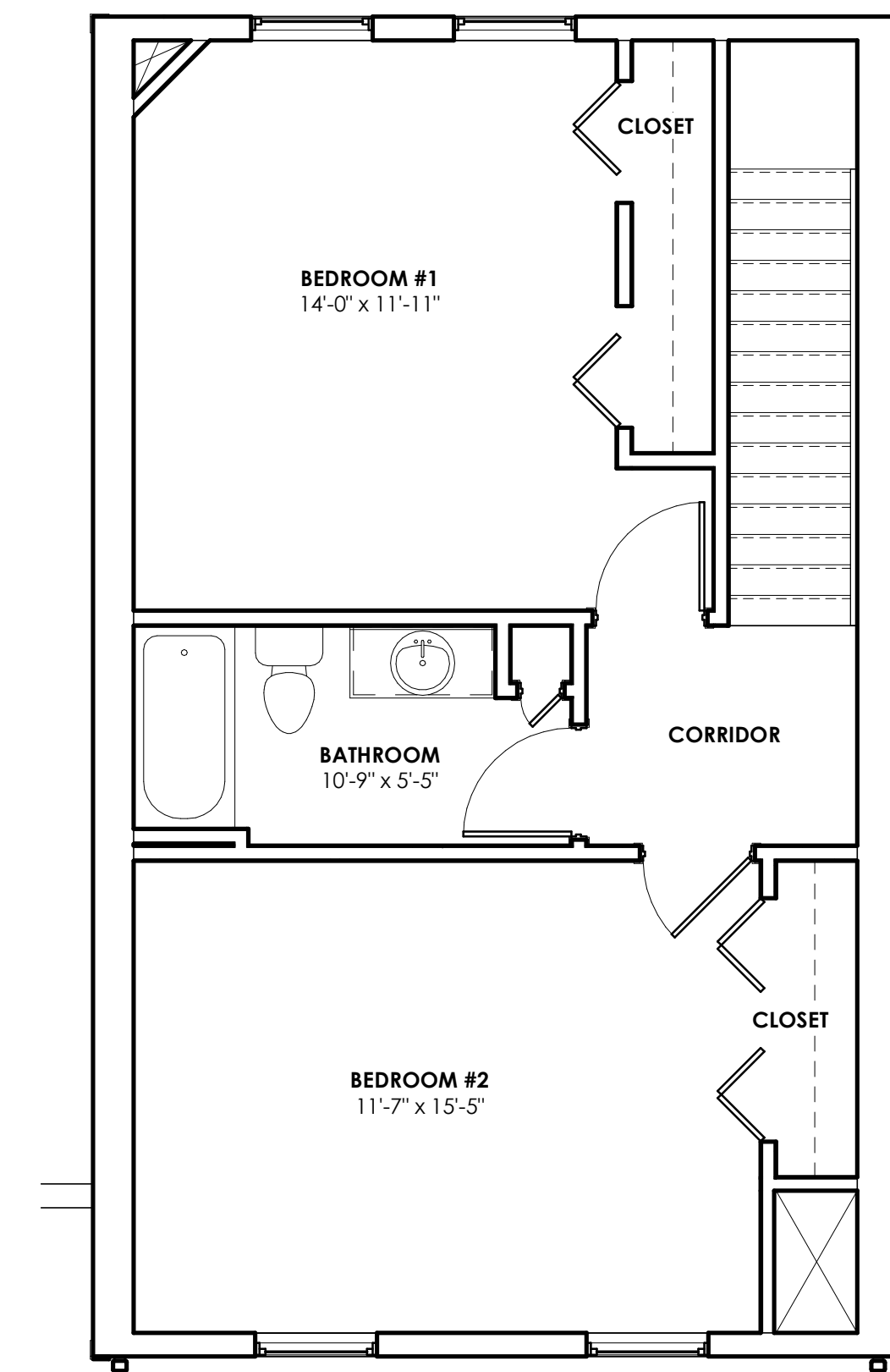
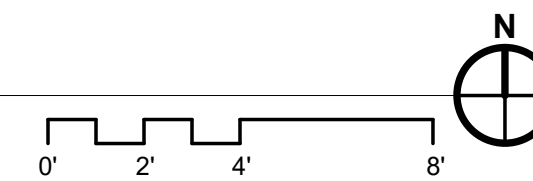
**Enlarged Unit B**



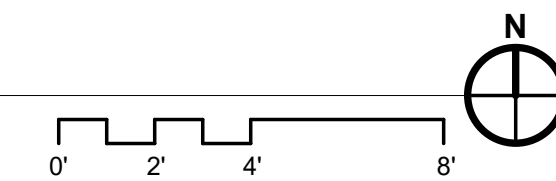
**1 B0-Unit B Basement**  
 1/4" = 1'-0"



**2 B1-Unit B First Floor**  
 1/4" = 1'-0"



**3 B2-Unit B Second Floor**  
 1/4" = 1'-0"



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Drawn by	EV
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Scale	1/4" = 1'-0"

**A102.2**

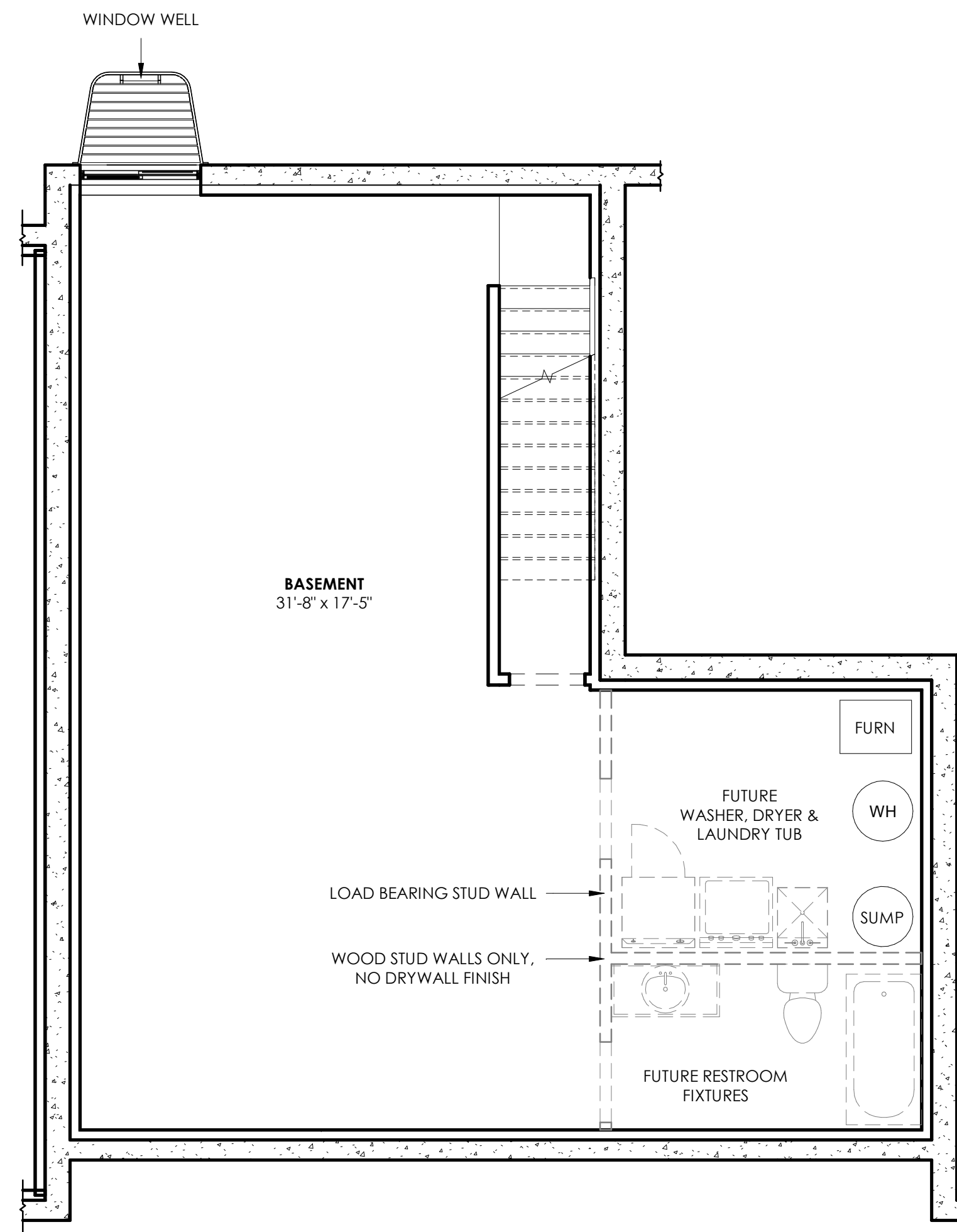
Owner

Not for Construction

**Premier Place Condominiums - New Buildings**

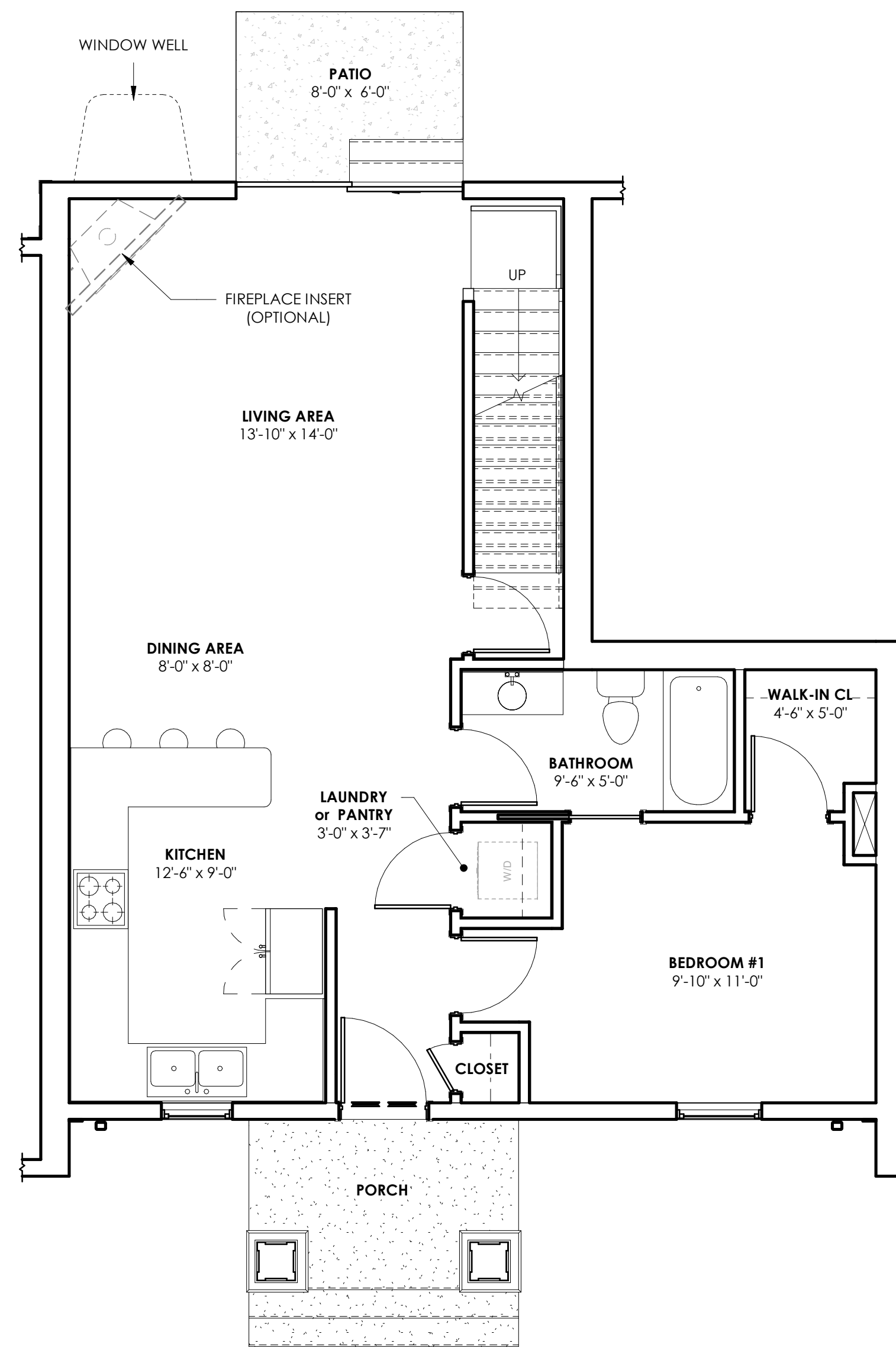
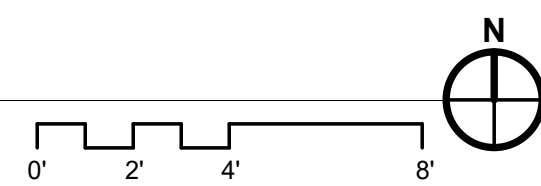
Traverse City, Michigan

**Enlarged Unit C**



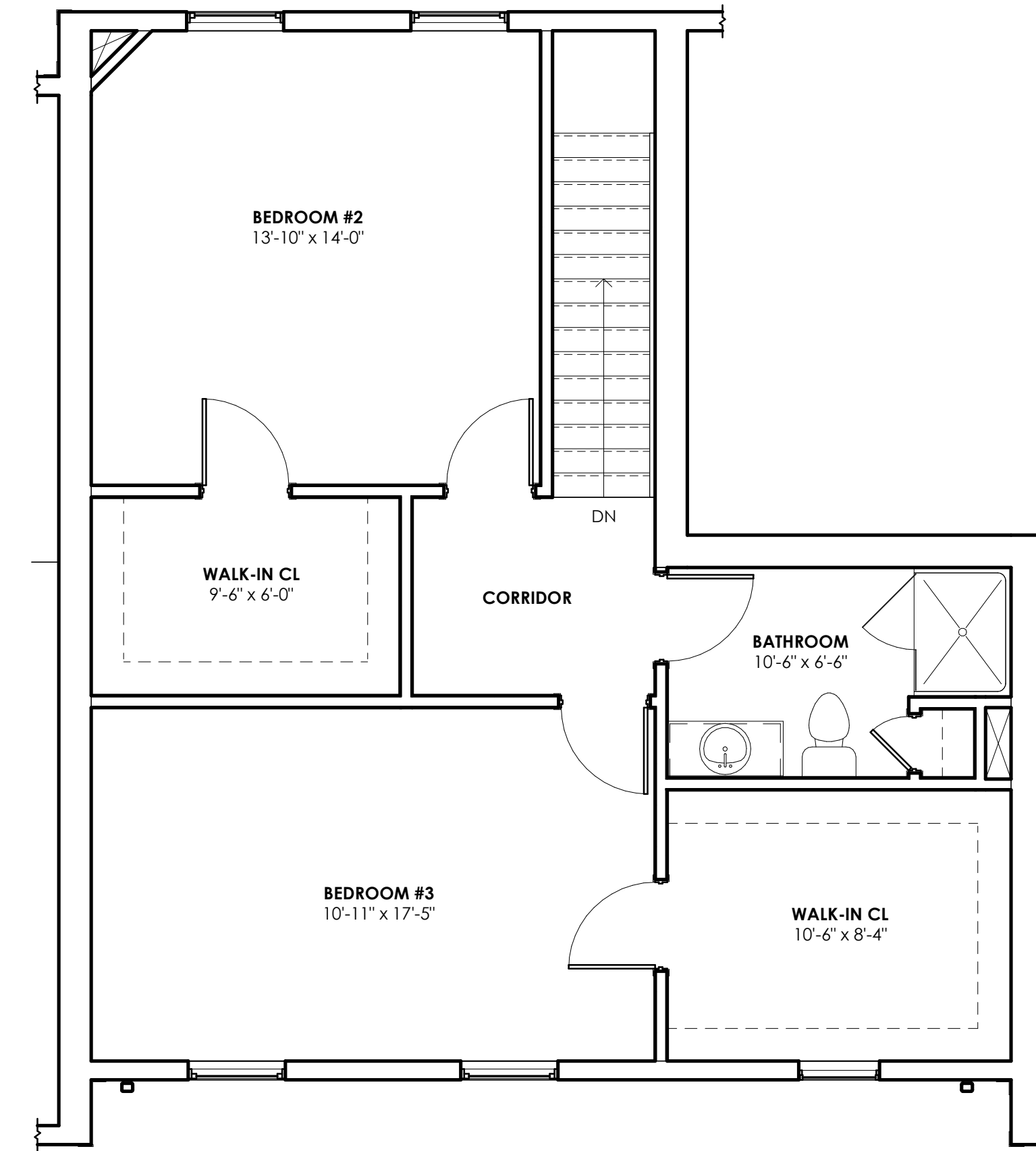
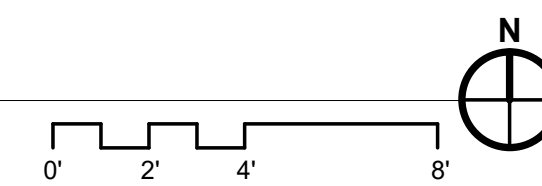
**1 C0-Unit C Basment**

1/4" = 1'-0"



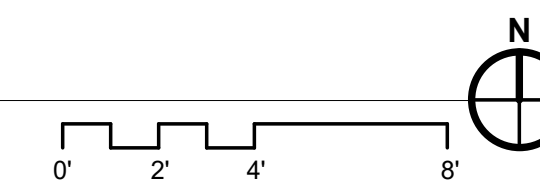
**2 C1-Unit C First Floor**

1/4" = 1'-0"



**3 C2-Unit C Second Floor**

1/4" = 1'-0"



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Scale	1/4" = 1'-0"

**A102.3**

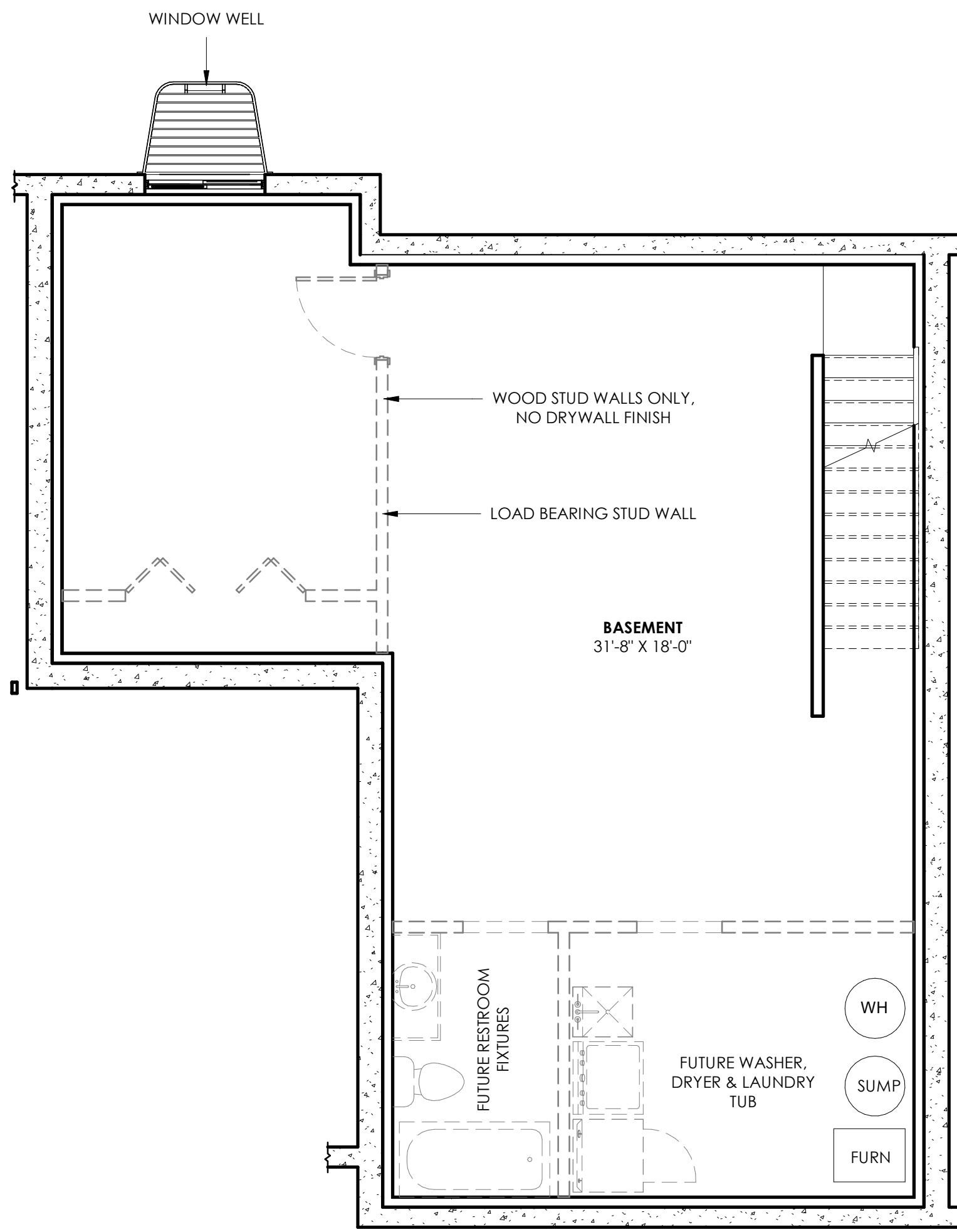
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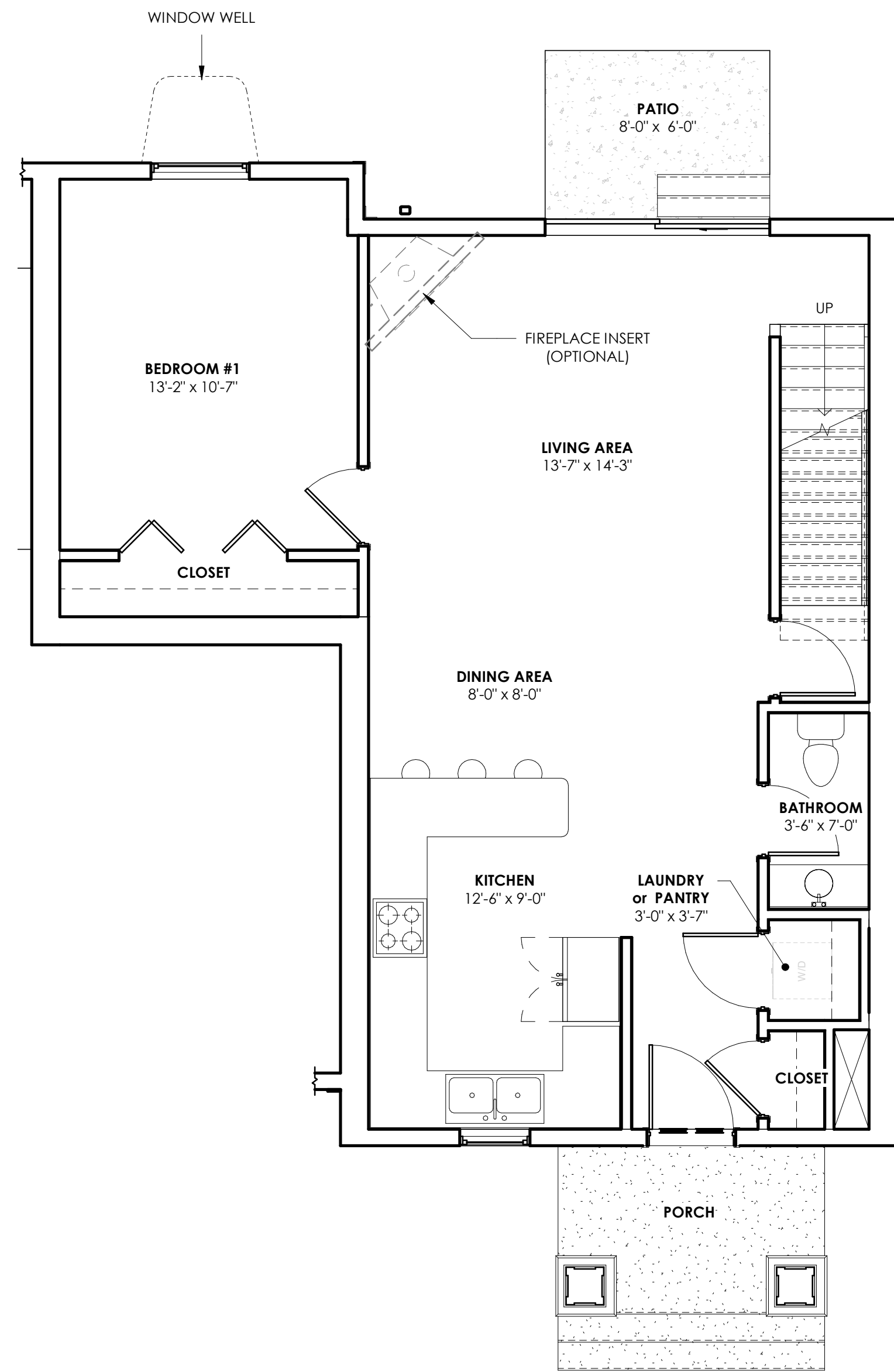
**Premier Place Condominiums - New Buildings**

Traverse City, Michigan

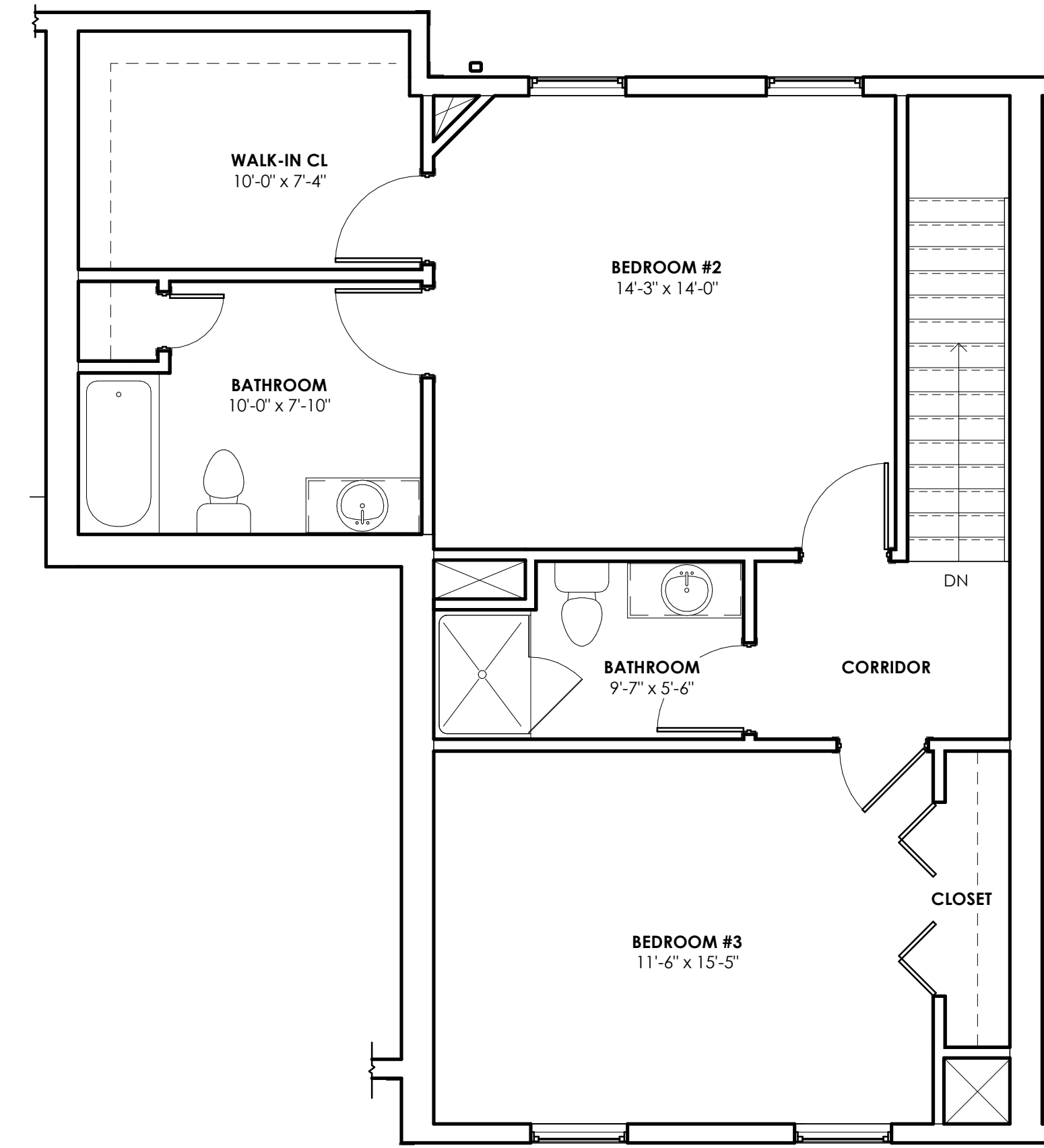
**Enlarged Unit D**



1 D0-Unit D Basement  
 1/4" = 1'-0"



2 D1-Unit D First Floor  
 1/4" = 1'-0"



3 D2-Unit D Second Floor  
 1/4" = 1'-0"

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Review Set #3	9/13/2021

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Drawn by	EV
Checked by	JS
Scale	1/4" = 1'-0"

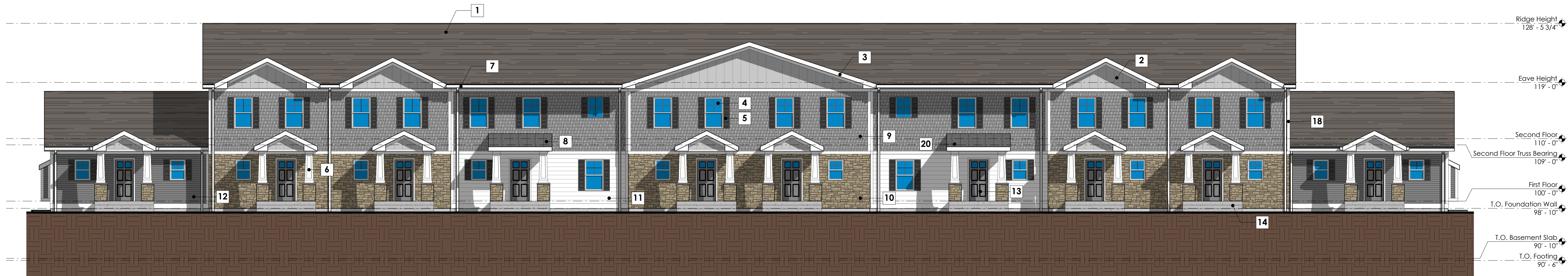
**A102.4**



Owner

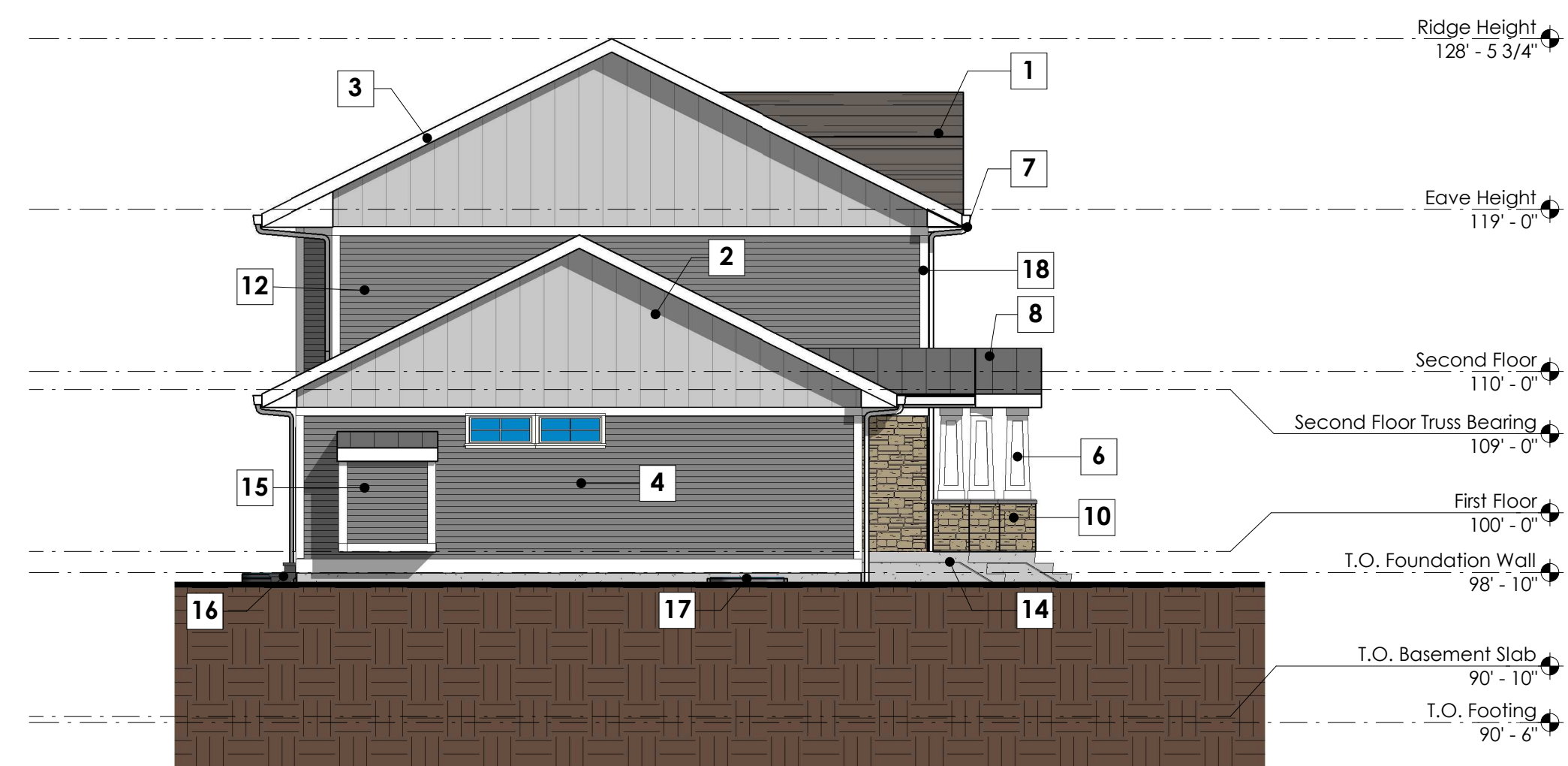
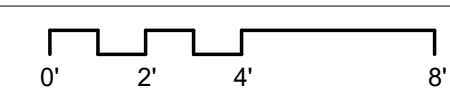
Not for Construction

**Premier Place Condominiums - New Buildings**  
 Traverse City, Michigan  
**Exterior Elevations**



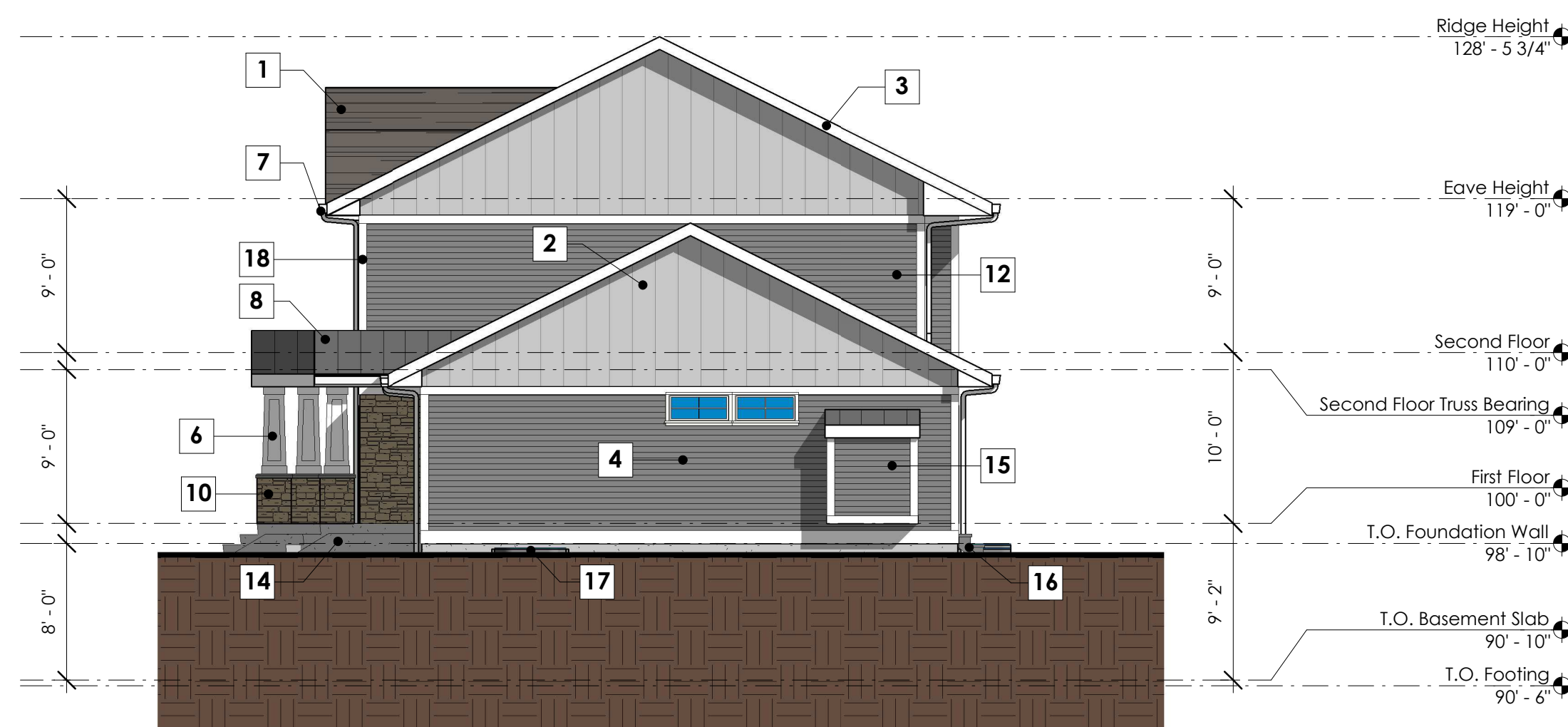
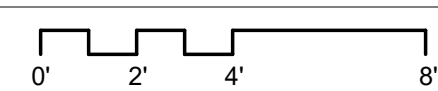
**1 South Elevation**

1/8" = 1'-0"



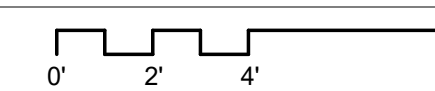
**2 West Elevation**

1/8" = 1'-0"

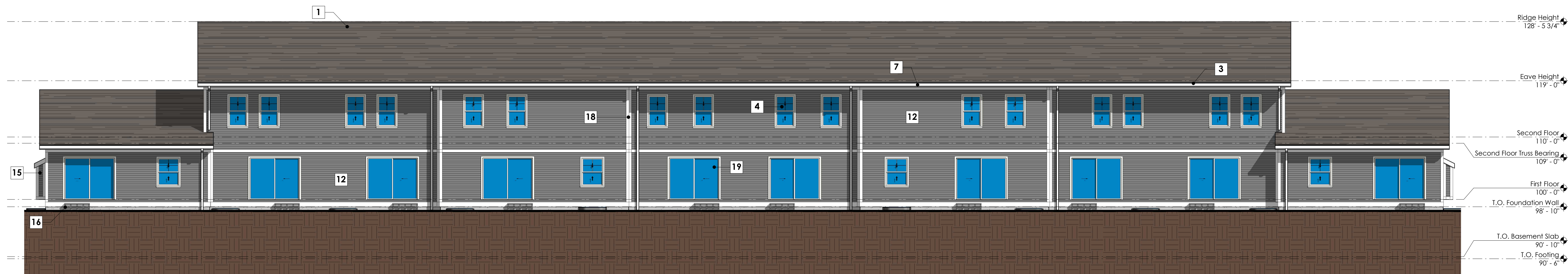


**3 East Elevation**

1/8" = 1'-0"

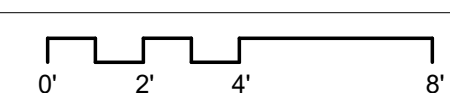


Exterior Materials Legend		
Label	Material	Color
1	Asphalt Shingle w/ Continuous Ridge Vent	TBD
2	Board and Batten Siding	TBD
3	Aluminum wrapped fascia w/ drip edge and vented soffit	TBD
4	Vinyl Exterior Windows	TBD
5	Pre-Finished Shutters	TBD
6	Pre-Finished Exterior Trim	TBD
7	Pre-Finished Aluminum Gutter w/ Downspout	TBD
8	Standing Seam Roof	TBD
9	Pre-Finished Shake Siding	TBD
10	Stone Veneer	TBD
11	8" Horizontal Lap Siding	TBD
12	4" Horizontal Lap Siding	TBD
13	Insulated Exterior Entry Door	TBD
14	Cash-in-place Conc. Porch	TBD
15	Fireplace Insert - Optional	TBD
16	Pressure Treated Lumber Stairs	TBD
17	Egress Window Well	TBD
18	Pre-Finished Corner Trim	TBD
19	8' Sliding Glass Door	TBD
20	Pre-Finished Snow Jacks	TBD



**4 North Elevation**

1/8" = 1'-0"



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**A104.1**

Owner

Not for  
 Construction



**Premier Place Condominiums - New Buildings**

Traverse City, Michigan

**Exterior Rendering**

Drawing Set	Date
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Scale	

**A109.1**

**\*COLORS AND MATERIALS ARE CONCEPTUAL - FINAL MATERIALS AND COLOR TBD\***

Owner

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Traverse City, Michigan

**Exterior Rendering**



**\*COLORS AND MATERIALS ARE CONCEPTUAL - FINAL MATERIALS AND COLOR TBD\***

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**A109.2**

Owner

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 Construction

**Premier Place Condominiums - New Buildings**

Traverse City, Michigan

**Exterior Rendering**



**\*COLORS AND MATERIALS ARE CONCEPTUAL - FINAL MATERIALS AND COLOR TBD\***

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**A109.3**