



## Bulletin # 3

Project: Niles-Barnard House Renovation  
Project No: 0128-18-0020  
Date: July 6, 2020


The intent of this bulletin is to request quotation(s) from the contractor for the stated work. The quote is to include all costs and time for a complete installation. If further description or clarification is required, the Contractor shall contact the Architect for a written revision to this bulletin. Unless otherwise indicated, the Contractor shall submit an itemized quotation with labor and material breakdown within ten days of receipt of this bulletin.

This bulletin is for quotation only: it is not a directive to change the contract. If the bulletin or portions of the bulletin are accepted by the Owner the Architect shall issue a Change Order for acceptance by the Owner and Contractor describing the accepted changes.

### ITEM ONE

Refer to Sketch and Product Data "Attachment A"

*Add blocking, additional sill, and king studs to window, glue and screw with FastenMaster OlyLog,, or Simpson Quick Stik fasteners at window openings 109 (illustrated) and, 111.*

Materials \$	200.00
Labor \$	
Subcontractor \$	
Subcontractor Markup \$	
G C Markup \$	30.00
\$	230.00
Owner Approval	

### ITEM TWO

Refer to Sketch "Attachment B"

*Route space for single ply 1-3/4" x 9-1/2" LVL lintel installed flush with the inside face of studs extending 3/4" into existing 4x4 king stud, glue with construction adhesive meeting APA Specification AFG-01 and, toe screw w/ three FastenMaster TimberLOK or Head LOK self drilling screws and into full height stud each side at head of window openings 111, 110, 109 (illustrated,) 108, and door opening 105A.*

Materials \$	750.00
Labor \$	1,750.00
Subcontractor \$	
Subcontractor Markup \$	
G C Markup \$	375.00
\$	2,875.00
Owner Approval	



**ITEM THREE**

Refer to Sketch "Attachment C"

*Remove shims at areas indicated, glue and screw the blocking shims together, scrape the bark off the log where the shim will be in contact, glue the shim in place to the beam and the log joist using a pair of opposing wood wedges to ensure tightness. Use liquid nails or equivalent multi-purpose construction adhesive.*

Materials \$ \_\_\_\_\_

Labor \$ 2,400.00 \_\_\_\_\_

Subcontractor \$ \_\_\_\_\_

Subcontractor Markup \$ \_\_\_\_\_

G C Markup \$ 360.00 \_\_\_\_\_

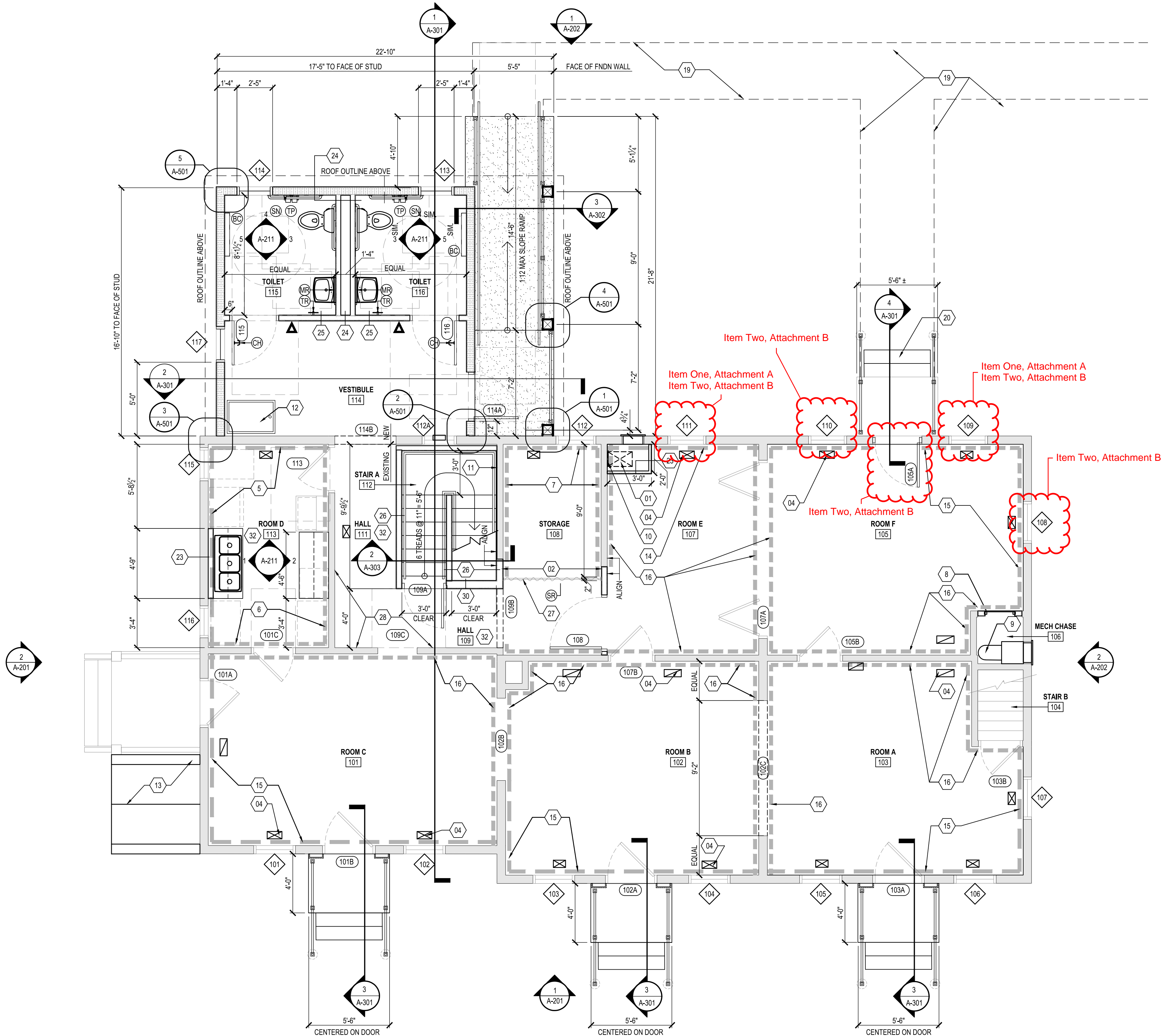
\$ 2,760.00 \_\_\_\_\_

Owner Approval \_\_\_\_\_

Sincerely,  
OHM Advisors

\_\_\_\_\_  
Vincent Verna, Project Coordinator

DRAWING PATH: P:\125\_0165\0128160\20 Niles-Barnard House Renovations\Drawings\Arch\2Arch Desktop\New Facilities Project\Sheets\Plans-A-102 FIRST FLOOR PLAN.dwg Dec 04, 2019 - 10:25am  
COPYRIGHT 2019 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM




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

## GENERAL PLAN NOTES

1. FIRST FLOOR REFERENCE ELEVATION 100'-0" = 694.67.
2. ALL WALL DIMENSIONS ARE TO FINISHED FACE OF WALL, ROUGH OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK/CONCRETE OR FACE OF SHEATHING, UNO.
3. REFER TO CODE PLAN DRAWINGS (G-001) FOR LOCATIONS AND EXTENTS OF RATED ASSEMBLIES, AS WELL AS FIRE EXTINGUISHER LOCATIONS. IF PARTITION DESIGNATION DISCREPANCY OCCURS BETWEEN THE CODE DRAWING AND THE FLOOR PLANS, PROVIDE THE PARTITION TYPE INDICATED WITH THE MOST STRINGENT REQUIREMENTS.
4. REFER TO PROJECT INFORMATION SHEET (A-001) FOR MATERIAL, REFERENCE SYMBOLS AND ABBREVIATIONS.
5. REFER TO DRAWING A-001 FOR TOILET ACCESSORIES AND MOUNTING DIAGRAMS.
6. REFER TO DRAWING A-801 FOR DOOR INFORMATION AND DETAILS.
7. REFER TO A-802 FOR PUNCHED WINDOW TYPES AND DETAILS.
8. REFER TO AI DRAWINGS FOR ROOM FINISHES.
9. WHERE NEW WALL CONSTRUCTION ABUTS EXISTING, IN-LINE, ON PLANS, DIRECTLY ALIGN NEW FINISH WALL SURFACE(S) WITH EXISTING.

## NEW WORK PLAN KEYNOTES

1. MECHANICAL DUCT, REFER TO MECHANICAL DRAWINGS FOR SIZE AND ROUTING.
2. PROVIDE 2X STUD FRAMING, INFILL WITH GYPSUM BOARD EACH SIDE, ALIGN WITH FACE OF ADJACENT EXISTING FINISH.
3. FOUNDATIONS / FOOTINGS, REFER TO STRUCTURAL DRAWINGS.
4. MODIFY EXISTING FLOOR OPENING TO BE REUSED FOR NEW MECHANICAL GRILLE, PATCH OVERSIZED OPENINGS WITH WOOD TO MATCH EXISTING ADJACENT SURFACE. REFER TO MECHANICAL DRAWINGS FOR SIZING.
5. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON EXISTING FINISH (PLASTER OR FIBERBOARD) ABOVE WAINSCOT REFER TO DETAIL 8/A102 MOLDING TRANSITION DETAIL.
6. PROVIDE 1/4" GYPSUM BOARD ON EXISTING PLASTER WALLS ABOVE WAINSCOT, REFER TO DETAIL 8/A102 FOR BASE AND MOLDING TRANSITION DETAIL.
7. PROVIDE FRP BOARD w/ 5/8" PLYWOOD BACKING ON EXISTING FINISH.
8. ACCESS PANEL- JL INDUSTRIES, TMW FLUSH ACCESS PANEL OR APPROVED EQUAL, SIZE 22"x30"
9. RELIEF AIR DUCT AND GRILLE TO EXTERIOR, REFER TO MECHANICAL DRAWINGS.
10. PATCH LOCATION OF PLUMBING ACCESS PANEL WITH NEW WALL.
11. PROVIDE NEW 5/8" GYPSUM BOARD AT EXISTING EXPOSED STUD WALL.
12. 24"x36" ACCESS PANEL TO CRAWL SPACE, REFER TO DETAIL 8/A-302.
13. RECONSTRUCT HATCH COVER TO BASEMENT, MATCH REMOVED EXISTING IN DESIGN AND CONSTRUCTION.
14. PROVIDE 5/8" GYPSUM BOARD WHERE PLASTER REMOVED AND LATH TO REMAIN.
15. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON EXISTING FINISH (PLASTER OR FIBERBOARD) REFER TO DETAIL 8/A102 FOR BASE AND MOLDING TRANSITION DETAIL.
16. PROVIDE 1/4" GYPSUM BOARD ON EXISTING PLASTER WALLS, REFER TO DETAIL 8/A102 FOR BASE AND MOLDING TRANSITION DETAIL.
17. NEW DOMESTIC WATER HEATER, REFER TO MECHANICAL DRAWINGS.
18. NEW FURNACE, REFER TO MECHANICAL DRAWINGS.
19. SIDEWALK BY OTHERS.
20. PROVIDE NEW CONCRETE STEPS AND METAL HAND / GUARDRAILS. REFER TO DETAIL 3/A-301
21. INFILL EXISTING STAIRWAY OPENING.
22. RIDGE VENT.
23. 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD ONE SIDE.
24. 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD ONE SIDE, ACOUSTIC BATTING.
25. 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD EACH SIDE, ACOUSTIC BATTING.
26. 2X4 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD EACH SIDE.
27. CLOSET ROD: EPCO ROUND MOUNTING FLANGE CLOSET ROD SUPPORT (EPC-857-ORB.) OIL RUBBED BRONZE OR APPROVED EQUAL, 1-3/16" ROD, BLACK, MOUNT @ 7'4" AFF. PROVIDE BLOCKING IN WALL FOR ATTACHMENT.
28. CLEAN EXISTING WALLS, PATCH PENETRATIONS, PROVIDE TWO LAYERS OF SKIM COAT OVER EXISTING WALLS TO PROVIDE LEVEL 4 FINISH.
29. ENERGY RECOVERY UNIT, REFER TO MECHANICAL.
30. 2X6 STUD TO UNDERSIDE OF CEILING WITH 5/8" GYPSUM BOARD EACH SIDE.
31. EAVE VENT - HARDPLANK VENTED SOFFIT PANEL.
32. PROVIDE 1/2" PLYWOOD UNDERLAYMENT ON TOP OF BASE LAYER OF FLOORING.

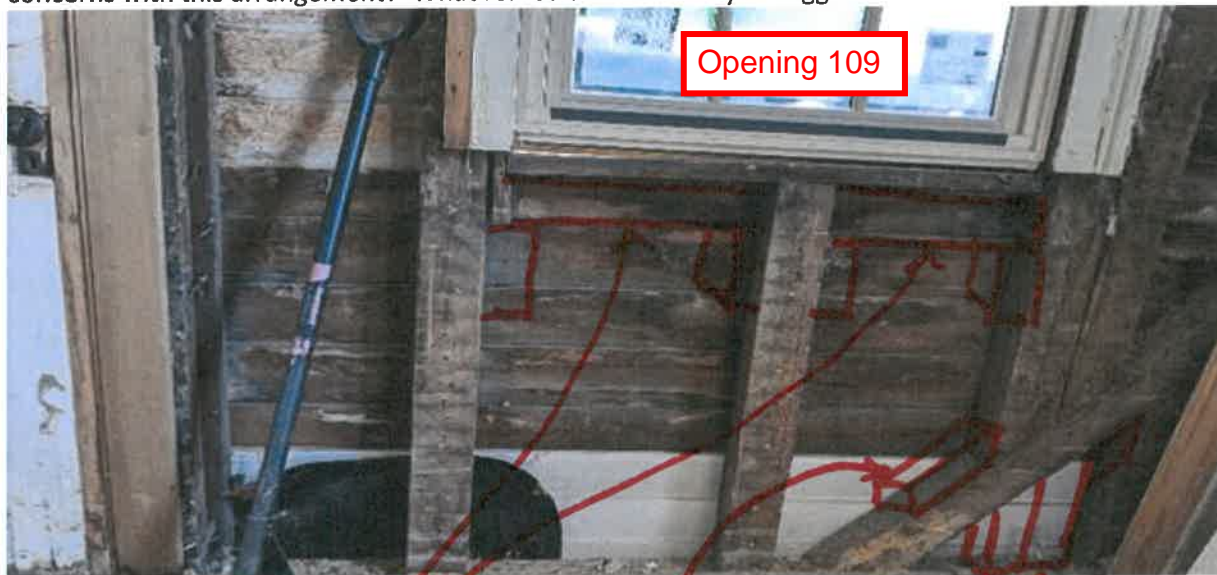
 ARCHITECTS ENGINEERS PLANNERS 34000 Plymouth Road Livonia, MI 48150 PH 734.522.6711   F 734.522.6427 OHM-ADVISORS.COM			
		SEAL	
REVISIONS		09/30/2019 12/09/2019	
1 ISSUED FOR BIDS		2 ISSUED FOR PERMIT	
DATE		PROJ. NUMBER	ARCH
12/09/2019		0125-18-0020	C.O.
PROJ. MGR		CAD	V.V.
City of Troy, Michigan Niles-Barnard House Renovation 60 W. Vautels Road FIRST FLOOR PLAN			
SHEET A-102			



**From:** Vincent Verna <Vincent.Verna@ohm-advisors.com>  
**Sent:** Monday, June 22, 2020 11:02 AM  
**To:** Steve Rudner  
**Subject:** Niles Barnard window headers

Good morning Steve,

Following up on your inspection report that requested header conditions for the windows in rooms E and F. The few that were inspected (tape measure dropped behind trim) appear to be 1x similar to the rough sills. Do you have concerns with this arrangement? What remedial actions do you suggest?



Window rough sill condition (head condition similar)

Best regards,

VINCENT VERNA Assoc. AIA  
PROJECT COORDINATOR

OHM Advisors®  
D (734) 466-4496 C (586) 295-8039 O (734) 522-6711

Advancing Communities®

OHM-Advisors.com | twitter | facebook | vimeo | linkedin

**Award Winning By Design:** Engineering News-Record (ENR)'s Top 500 Design Firms, 2019 | Gallup Great Workplace Award 2019 | Zweig Group Hot Firm List, 2019 | Zweig Group Best Firms to Work For, 2019



# OlyLog<sup>®</sup>

## LOG HOME FASTENER

### FEATURES

- Installs faster and easier than lags and spikes
- No predrilling
- Draws warped logs down
- Removable and reusable
- Eliminates jarring and damage caused by a sledgehammer

### DESCRIPTION

OlyLog is the first threaded log home fastener which requires no predrilling and is ACQ approved.

### INSTALLATION INSTRUCTIONS

Use a 1/2", high torque, low RPM drill. Install OlyLog perpendicular to the log. Countersink minimum of 1/4".

**LENGTHS:** 2 1/2", 4", 6", 8", 9", 10", 12", 14", 16"

### PACKAGING QUANTITIES

250 pc box, 500 pc box (2 1/2" only)



OlyLog SKU Selection Guide		
LENGTH	PACKAGING QTY	SKU
2 1/2"	500 pc box	LOG212
4"	250 pc box	LOG004
6"	250 pc box	LOG006
8"	250 pc box	LOG008
9"	250 pc box	LOG009
10"	250 pc box	LOG010
12"	250 pc box	LOG012
14"	250 pc box	LOG014
16"	250 pc box	LOG016



# LogHog<sup>®</sup>

## HEAVY DUTY LOG HOME FASTENER

### FEATURES

- Installs much faster and easier than lags and spikes
- Countersinks into log —allows log to settle naturally
- No predrilling
- Removable and reusable
- Eliminates jarring and damage caused by a sledgehammer
- Corrosion resistance guaranteed. ACQ Approved

### DESCRIPTION

LogHog is an extra heavy-duty log home fastener, engineered for specific log home construction applications. The LogHog, with its oversized head, thicker diameter and additional thread, offers increased draw-down and holding power. This fastener is corrosion resistant guaranteed.

### INSTALLATION INSTRUCTIONS

Use a 1/2", high torque, low RPM drill. Install LogHog perpendicular to the log. Countersink minimum of 1/4".

**LENGTHS:** 7", 9", 10", 11", 12", 13", 15"

### PACKAGING QUANTITIES

150 pc box (15" only), 250 pc box



LogHog SKU Selection Guide		
LENGTH	PACKAGING QTY	SKU
7"	250 pc box	LHOG007
9"	250 pc box	LHOG009
10"	250 pc box	LHOG010
11"	250 pc box	LHOG011
12"	250 pc box	LHOG012
13"	250 pc box	LHOG013
15"	150 pc box	LHOG015

For technical support or to place an order: 800-518-3569 or [www.FastenMaster.com](http://www.FastenMaster.com)



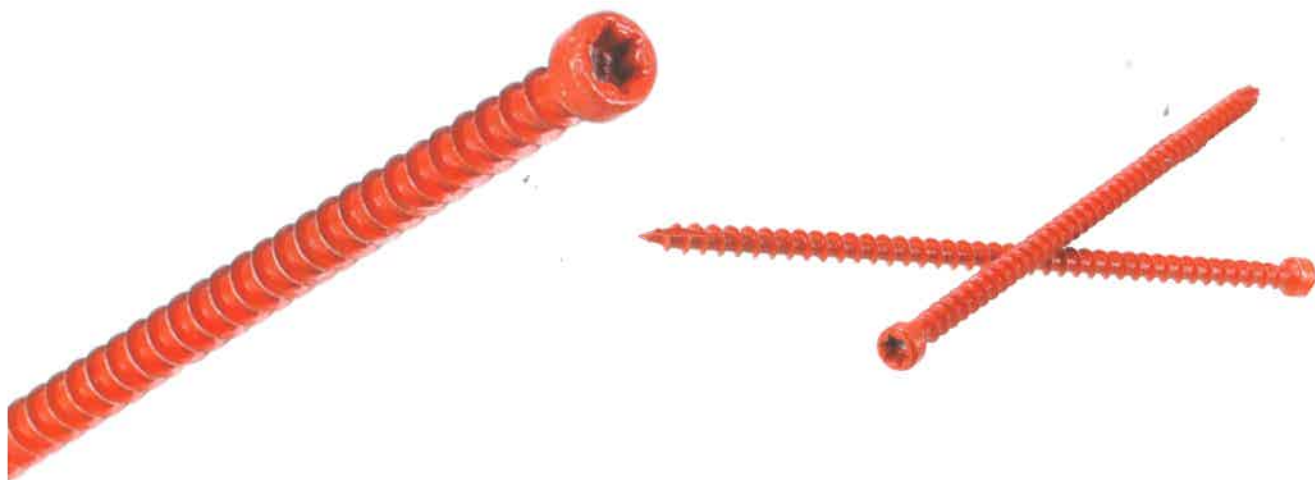
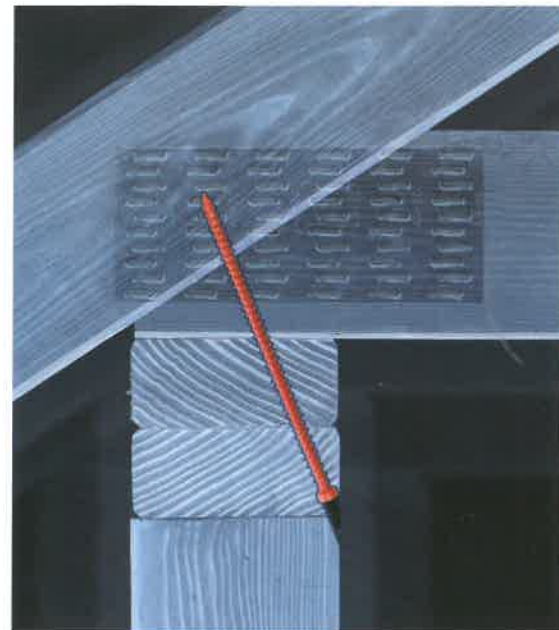
## Raising the Bar on Overhead Fastening

### A Proven Connection

The Quik Stik system was designed for installing the Strong-Drive® SDWC Truss screw (sold separately). The Strong-Drive SDWC Truss screw provides a connection that fastens rafters and trusses to top plates.

Strong-Drive SDWC Truss screw features:

- The fully threaded shank engages the entire length of the fastener, providing a secure connection
- 6-lobe drive recess provides a secure connection between the driver bit and the SDWC cap head for consistent drive performance
- Drives easily without splitting wood
- Orange topcoat for easy inspection of code-listed 6" truss screws
- The SDWC is tested in accordance with ICC-ES AC233 (screw) and AC13 (wall assembly and roof-to-wall assembly) for uplift and lateral loads between wall plates and vertical wall framing and between the top plate and the roof rafters or trusses
- Codes/Standards: IAPMO UES ER-262



#### SDWC15600-KT contains:

- (50) Strong-Drive SDWC screws
- (1) Matched-tolerance driver bit (Part no. BIT30T-RT1; also sold separately)



#### SDWC15600B-KT contains:

- (500) Strong-Drive SDWC screws
- (2) Matched-tolerance driver bits (Part no. BIT30T-RT1; also sold separately)

SIMPSON

Strong-Tie

© 2018 Simpson Strong-Tie Company Inc. F-F-QUIKSTIK18

## Rafter/Truss-to-Top-Plate Connections

Attachment A

Strong-Tie

These instructions apply to rafter/truss-to-top-plate connections. Allowable loads for Installations 1–5 are shown below.

**Note:** SDWC screws install best with a minimum 18V (if cordless) drill using the matched-tolerance bit included in the SDWC15600KT or Quik Stik system using the included bit.

### Allowable Roof-to-Wall Connection Loads — DFL, SP, SPF, HF

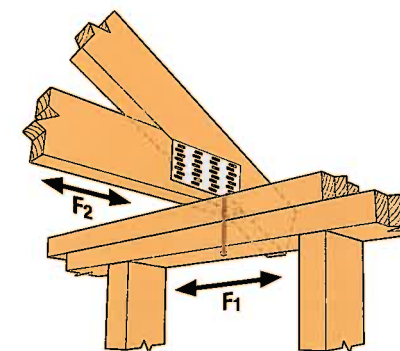
Model No.	Minor Diameter (in.)	Length (in.)	Thread Length (in.)	Allowable Loads (lb.)					
				DF/SP			SPF/HF		
				Uplift	F <sub>1</sub>	F <sub>2</sub>	Uplift	F <sub>1</sub>	F <sub>2</sub>
SDWC15600	0.152	6	5¾	615	130	225	485	115	190

1. Loads have been increased for wind and earthquake loading ( $C_D = 1.6$ ), no further increases allowed; reduce where other loads govern.
2. Allowable loads are for SDWC installed per the installation instructions. SDWC screws are shown installed on the interior side of the wall. Installation on the exterior side of the wall is also acceptable.
3. An SDWC screw may be used in each ply of two- or three-ply rafters or trusses. The allowable uplift load for each screw shall be multiplied by 0.90, but may be limited by the capacity of the plate or the connection between the top plate to the framing below. SDWC screws in multi-ply assemblies must be spaced a minimum of 1½" o.c.

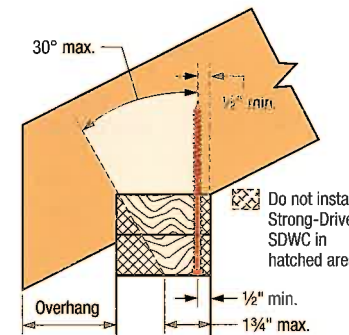
4. Loads assume a minimum overhang of 3½".
5. For uplift connection load path, the Designer shall verify complete continuity of the uplift path.
6. When the screw is loaded simultaneously in more than one direction, the allowable load must be evaluated using the following unity equation:  $(\text{Design Uplift} \div \text{Allowable Uplift}) + (\text{Design } F_2 \div \text{Allowable } F_2) \leq 1.0$
7. Top plate, stud and top plate splice fastened per applicable Building Code.
8. Table loads do not apply to trusses with end-grain bearing.

### Installation 1 Instructions — Rafter/Truss Offset from Stud: Fasten Straight up Through Double Top Plate

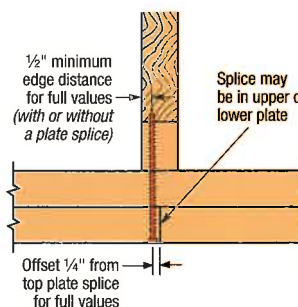
These instructions apply only if the rafter/truss is offset from the stud below.



Optional SDWC Installation — Truss Offset from Stud (rafter offset from stud similar)



Allowable Installation Range (rafter/truss offset from stud only)



Min. Edge Distance for Top Plate Splice



**Installation Steps:** Position the Quik Stik head directly under the top plate so that the screw is pointing toward the centerline of the rafter/truss.

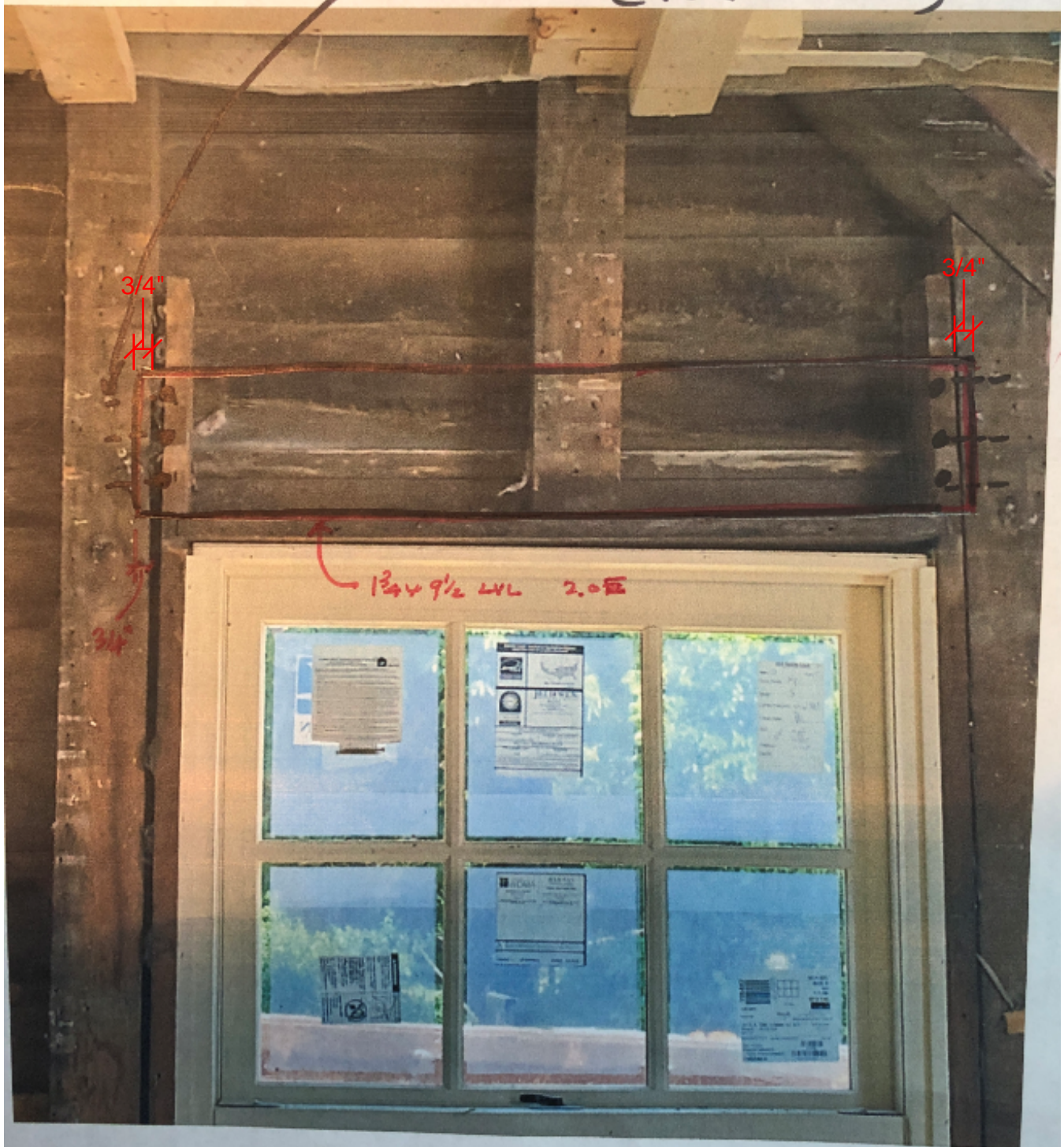
Ensure the Quik Stik centerline guide is vertically perpendicular to the top plate.

Drive the SDWC Truss screw straight up through the top plates and into the rafter/truss until the head is flush with the board's surface.

© 2018 Simpson Strong-Tie Company Inc. F-F-QUIKSTIK18



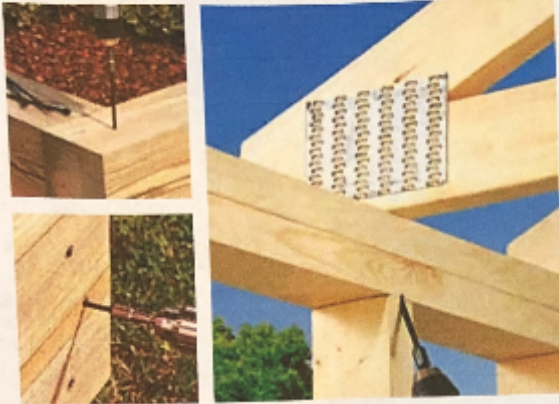
FASTENMASTER 6# LAG  
TIMBERLOK OR HEAD LOK  
SCREWS (TOE SCREWS)



ROUT HEADER INTO  
EXISTING FRAMING SO IT  
IS FLUSH W/ INTERNAL  
FACE OF STUDS

## TimberLOK®

### HEAVY DUTY WOOD SCREW & RAFTER/TRUSS TO TOP PLATE CONNECTION



#### FEATURES

- No predrilling
- Faster and easier than 3/8" lag screws
- Countersinking head style
- Guaranteed corrosion resistance
- ACQ approved
- IBC/IRC code compliant. ICC-ES ESR-1078
- Free bit in every package

**LENGTHS:** 2 1/2", 4", 6", 8", 10"

#### PACKAGING QUANTITIES

12 pc clamshell, 50 pc box, 250 pc bucket,  
500 pc bucket (2 1/2" only)



## HeadLOK®

### HEAVY DUTY FLATHEAD FASTENER



#### FEATURES

- No predrilling
- Faster and easier than 3/8" lag screws
- Non-countersinking head style
- Guaranteed corrosion resistance
- ACQ approved
- IBC/IRC code compliant  
ICC-ES ESR-1078
- Free SpiderDrive® bit in every package

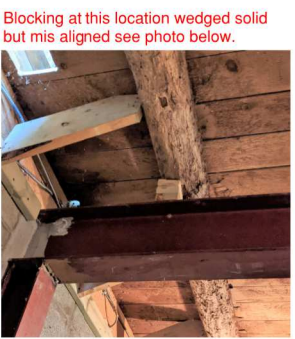
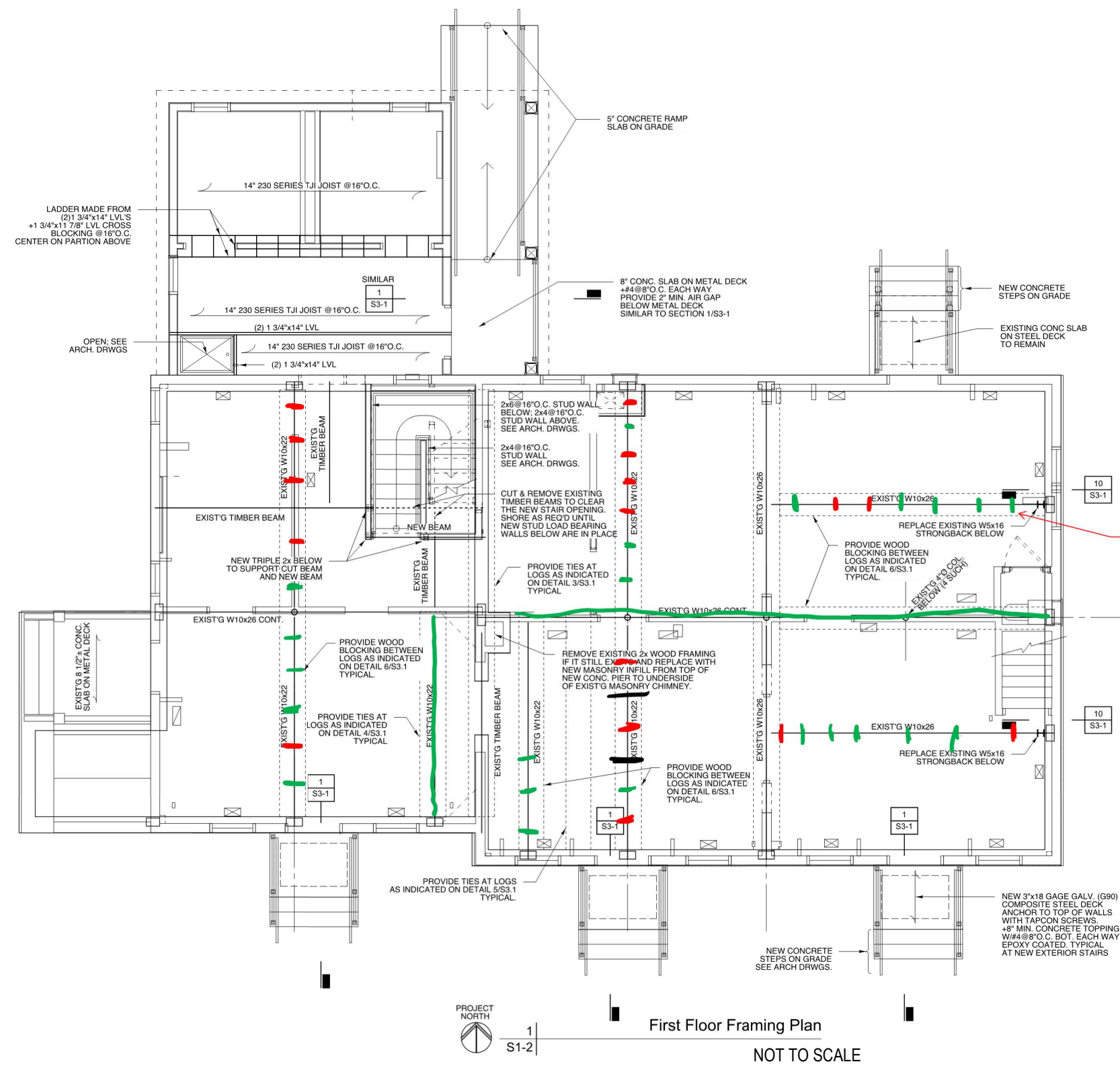
**LENGTHS:** 2 7/8", 4 1/2", 6"

#### PACKAGING QUANTITIES

12 pc clamshell, 50 pc box, 250 pc bucket,  
500 pc bucket (2 7/8" only)







Blocking at this location wedged solid but mis aligned see photo below.

- KEY**
- Indicates Existing Beam Solidly Bearing NO WORK REQUIRED
  - Indicates Solidly Wedged Blocking NO WORK REQUIRED
  - Indicates Loose Blocking (16 Locations)
- Remove shims at areas indicated, glue and screw the blocking shims together, scrape the bark off the log where the shim will be in contact, glue the shim in place to the beam and the log joist using a pair of opposing wood wedges to ensure tightness. Use liquid nails or equivalent multi-purpose construction adhesive.

First Floor Framing Plan  
NOT TO SCALE