



DESIGN REVIEW BOARD MEETING

7:30 p.m. Monday, July 6, 2020

Videoconference Meeting

24255 Thirteen Mile Rd Suite 190

Bingham Farms, MI 48025

AGENDA

- I. Call To Order
- II. Approval of Agenda - M
- III. Approval Meeting Minutes of June 1, 2020 - M
- IV. Public Comment on Non-Agenda Items
- V. New Business - none
- VI. Old Business
 - a. 31279 Old Stage: New home plans - M
 - b. 30080 Bristol Lane: Changes to previously approved addition - M
- VII. Board Members' Comments
- VIII. Adjourn - M

APPLICANT REPRESENTATION REQUIRED AT THE MEETING

The mission of the Design Review Board is to preserve, protect and enhance the ecologically and historically unique environment and aesthetic charm of the Village and to promote the general public health, safety and welfare of the community (Chapter 153, Section 153.03 of the Village Charter).

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETING ACT)

The Village of Bingham Farms will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made at least five business days before the meeting. Individuals with disabilities requiring auxiliary aids or services should contact the village manager: 24255 Thirteen Mile, Suite 190, Bingham Farms MI 48025; 248-644-0044.



The meeting minutes of the **Design Review Board** of the Village of Bingham Farms, held at 24255 Thirteen Mile Road, Suite 190, Bingham Farms, MI, Monday **June 1, 2020**.

Board Members Present: Mike DeRonne, Jeff DuComb, Jan Freedman, Carl Grenadier, D.E. Hagaman, Jim Valiquett.

Absent: Pamela Georgeson

Others present: Administrator Ken Marten, Administrative Assistant Yevgeniy Malkin, Aaron Krabill, Haytham Obeid.

I. Call to order: By DuComb at 7:30 p.m.

II. Approval of Agenda: Motion by Hagaman, second by DeRonne to approve the agenda.

AYES: DuComb, DeRonne, Freedman, Grenadier, Hagaman, Valiquett.

NAYS: None.

ABSENT: Georgeson

III. Approval of Meeting Minutes: Motion by Grenadier, second by Freedman to approve May 4, 2020 meeting minutes.

AYES: DuComb, DeRonne, Freedman, Grenadier, Hagaman, Valiquett.

NAYS: None.

ABSENT: Georgeson

IV. Public Comment: None

V. New Business:

a. 31279 Old Stage Rd: New Home Plans. Haytham Obeid, builder, presented plans for the new home. Board discussed plans and offered design suggestions: add window(s) to south façade, change front porch column design, replace vinyl with different material such as Hardie board. Motion by Hagaman to table plans until July meeting pending resubmission. Second by Grenadier:

AYES: DuComb, DeRonne, Freedman, Grenadier, Hagaman, Valiquett.

NAYS: None.

ABSENT: Georgeson.

VI. Old Business

a. 31033 Cardinal Lane: Solar panel array installation. Owner Krabill presented landscaping plans to go around the proposed solar panel array. Motion by Grenadier to approve plans, second by DeRonne:

AYES: DeRonne, DuComb, Freedman, Grenadier, Hagaman, Valiquett.

NAYS: None.

ABSENT: Georgeson.

VII. Board member comments: None.

VIII. Adjournment: Motion by Hagaman, second by Freedman.

AYES: DuComb, DeRonne, Freedman, Grenadier, Hagaman, Valiquett.

NAYS: None.

ABSENT: Georgeson.

Adjourned: 9:38pm



Village Administrator Communication

To: Design Review Board
From: Administrator Ken Marten
Date: July 2, 2020

Re: Information regarding 31279 Old Stage - New Home

Dear Board Members:

At its June 1, 2020 meeting, the board reviewed plans for a new home at 31279 Old Stage. The property is presently vacant.

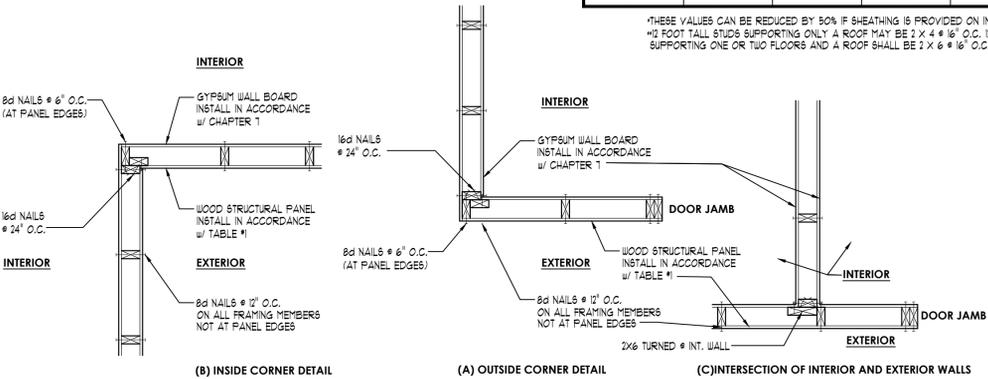
The board tabled a decision regarding approval and suggested several alterations regarding the home's design (see the June 1, 2020 minutes in this meeting's packet under agenda item III):

- Add window to the south façade. This is shown on page A-5 of the revised plans.
- Change the design of front porch columns. This is shown on page A-4 of the revised plans.
- Replace vinyl with a different material, such as Hardie board. This is shown in one of the color/materials attachments

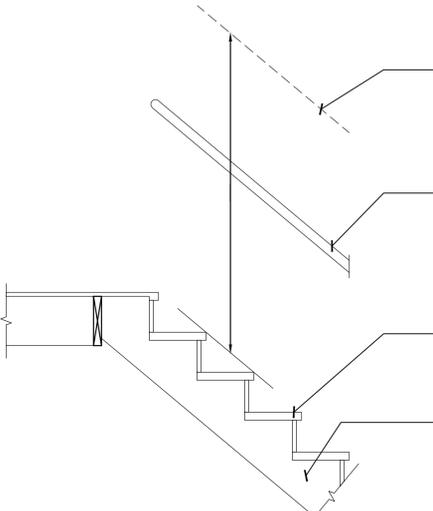
Builder Haytham Obeid and his clients will be present at the board's July 6 meeting.

| LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL TABLE #1 | | | | |
|--|-------------|--------------|----------------|---|
| LENGTH OF BRACED WALL PANEL (INCHES) | | | | MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT) |
| 8-FOOT WALL | 9-FOOT WALL | 10-FOOT WALL | 12-FOOT WALL** | |
| 48" | 54" | 60" | 72" | 100% |
| 32" | 36" | 40" | 48" | 85% |
| 24" | 27" | 30" | 36" | 65% |

*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR
**12 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2' X 4' @ 16" O.C. IF FOOT TALL STUDS
SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2' X 4' @ 16" O.C.



WALL BRACING DETAIL
NO SCALE

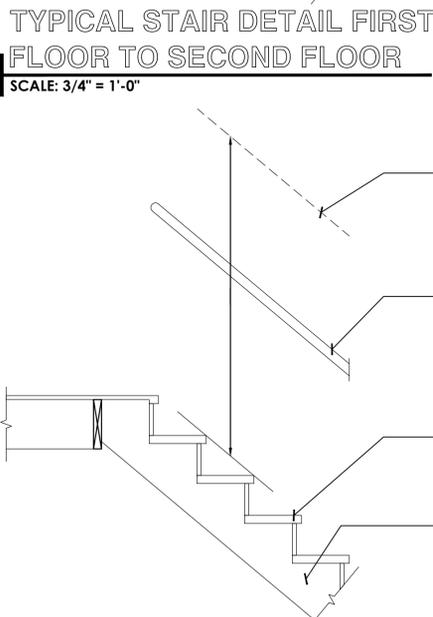


R311.5.2 HEADROOM
THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

R311.5.6 HANDRAILS
HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

R311.5.3 STAIR TREADS AND RISERS
TREADS W/ RISER HEIGHT # 1 3/8" EACH WITH A TREAD DEPTH OF 10.00" EACH NOSE TO NOSE W/ A NOSE OVERHANG OF 3/8" TO 1/2". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

TYPICAL STRINGERS
DOUBLE 2X2 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER



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TYPICAL STRINGERS
DOUBLE 2X2 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

TYPICAL STAIR DETAIL
BASEMENT TO FIRST FLOOR
SCALE: 3/4" = 1'-0"

GENERAL NOTES

WOOD TRUSS SPECIFICATIONS

- Design shall conform with the latest versions of (NDS), "National Design Specification for Wood Construction" by the American Forest & Paper Association, and Design Standard for Metal Plate Connected Wood Truss Construction by the American Institute of Steel Construction (AISC) and the local code jurisdiction.
- Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements.
- Maximum deflection of floor trusses shall be limited to 1/360 for total load and 1/480 for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total load and 1/360 for live load u.n.o.
- Adequate member shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection.
- Design loads:

FLOOR JOIST LOADING CRITERIA

FIRST FLOOR LOADING:
LIVE LOAD 40 P.S.F.
DEAD LOAD 15 P.S.F.
TOTAL LOAD 55 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

SECOND FLOOR LOADING:
LIVE LOAD 40 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 50 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

FLOOR W/CERAMIC TILE/MARBLE:
LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
TOTAL LOAD 65 P.S.F.
LIVE LOAD DEFLECTION L/240
TOTAL LOAD DEFLECTION L/360

EXT. DECK JOIST LOADING CRITERIA

DECK LOADING:
LIVE LOAD 30 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 40 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA
TOP CHORD LIVE LOAD 20 P.S.F.
DEAD LOAD 1 P.S.F.
BOTT. CHORD LIVE LOAD 10 P.S.F.
DEAD LOAD 1 P.S.F.
(UNINHABITABLE ATTICS W/OUT STORAGE)
LIVE LOAD 20 P.S.F.
DEAD LOAD 1 P.S.F.
(UNINHABITABLE ATTICS WITH STORAGE)

WIND LOAD 30 MPH OR AS REQUIRED BY CODE

* A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current "Michigan Residential Code" requirements.
** Add additional attic storage live loads per the current "Michigan Residential Code" requirements.
*** Tile, marble, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where appropriate.

HANDLING AND ERECTION SPECIFICATIONS

- Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.
- Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the erecting contractor. Temporary bracing during installation includes cross bracing between the trusses to prevent tipping or "doming" of the trusses.
- Permanent bracing shall be installed in accordance with the latest of the "National Design Standard", as published by the American Forest & Paper Association and A.I.R.-9 and D.S.B.-95 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise noted on the truss shop drawings. Bottom chords must be braced at intervals not to exceed 10' o.c. or as noted on the truss fabricator's drawings.
- Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.
- No loads shall be applied to the truss until all fastening and required bracing is installed.
- The supervision of the truss erecting shall be under the direct control of personnel experienced in the installation and proper bracing of wood trusses.
- Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

SOIL REQUIREMENTS & EARTH WORK AND CONCRETE

- All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.
- Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.n.o.
- Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing capacity.

R404.1.1 Backfill placement.
Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill.

R506.2.1 Fill.
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab and, except where approved, the fill depth shall not exceed 24 inches for clean sand or gravel and 8 inches for earth.

R506.2.3 Vapor retarder.
A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

- Concrete work shall conform to the requirements of ACI 301-96, "Specifications for Structural Concrete for Buildings" except as modified as supplemental requirements.
- Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise. (4 sacks) 4 water/cement ratio not to exceed 6 gallons per sack).
- The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

R405.1 Concrete or masonry foundations.
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.
Exception:
A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

STRUCTURAL STEEL SPECIFICATIONS

- Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other wise) designed and constructed per the 1993 AISC "Specifications For The Design, Fabrication, and Erection Of Steel For Buildings", and the latest edition of the AISC "Manual Of Steel Construction".
- Steel columns shall be ASTM A-501, Fy36 KSI. Structural tubing shall be ASTM A500, grade B, Fy46 KSI.
- Welds shall conform with the latest AWS D11 "Specifications For Welding In Building Construction", and shall utilize E70XX electrodes unless noted otherwise.
- Bolted connections shall utilize ASTM A-325 bolts tightened to a " snug fit" condition (unless noted otherwise).

REINFORCING STEEL SPECIFICATIONS

- Reinforcing bars, devals and ties shall conform to ASTM-615 grade 60 requirements and shall be free of rust, dirt, and mud.
- Welded wire fabric shall conform to ASTM A-95 and be positioned at the mid height of slabs U.N.O.
- Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary without delaying the concrete placement.
- Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.
- Welding of reinforcing steel is not allowed.

STAIRWAYS AND HANDRAILS

R311.1.1 Width.
Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 3'-1/2" (107 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides. The width of spiral stairways shall be in accordance with Section R311.9.1.
Exception: The width of spiral stairways shall be in accordance with Section R311.9.1.

R311.1.1 Handrails.
Handrails shall be provided on at least one side of each continuous run of treads or flights with four or more risers.

R311.1.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

- Exceptions:
- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
 - When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

SMOKE ALARMS

- R314.3 Smoke Alarms
Smoke alarms shall be installed in the following locations:
- In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

CARBON MONOXIDE DETECTOR

A Carbon monoxide device shall be located in the vicinity of the bedrooms, which may include 1 device capable of detecting carbon monoxide near all adjacent bedrooms. In areas within the dwelling adjacent to an attached garage, and in areas adjacent to any fuel-burning appliances, Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

FLASHING AND WEEPHOLES

R703.1.5 Flashing.
Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shell angles and lintels when masonry veneers are designed in accordance with Section R703.1. See Section R703.8 for additional requirements.

R703.1.6 Weepholes.
Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

R703.8 Flashing.
Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with ASTM T1. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

- Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections, I.T. At built-in gutters.

FIREPLACES

R100.10 Hearth extension dimensions.
Hearth extensions shall extend at least 16 inches (406 mm) in front of and at least 8 inches (203 mm) beyond each side of the fireplace opening. 1 or larger, 2 Where the fireplace opening is 6 square feet (0.6 m²) the hearth extension shall extend at least 20 inches (508 mm) in front of and at least 12 inches (305 mm) beyond each side of the fireplace opening.

EGRESS WINDOW REQUIREMENTS

- Min. net clear opening of 5.7 sq. ft. (second floor bedrooms)
- Min. net clear opening of 5.0 sq. ft. (first floor bedrooms only)
- Min. net clear opening ht. of 24 inches
- Min. net clear opening width of 20 inches
- Max. sill ht. above finish floor of 44 inches

AREAS THAT REQUIRE SAFETY GLAZING

R308.4 Hazardous locations.
The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous for the purposes of glazing.

R308.4.1 Glazing in doors.
Glazing in fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

- Exceptions:
- Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
 - Decorative glazing.

R308.4.3 Glazing adjacent to doors.
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
- Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an inswinging door.

- Exceptions:
- Decorative glazing.
 - Where there is an intervening wall or other permanent barrier between the door and the glazing.
 - Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
 - Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in windows.
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m²)
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
- The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
- One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

- Exceptions:
- Decorative glazing.
 - When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (750 N/m) without contacting the glass and be a minimum of 1/2 inches (38 mm) in cross sectional height.
 - Outboard panes in insulating glass units and other multiple glazing panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces, or other horizontal within 45 degrees (0.78 rad.) of horizontal surface adjacent to the glass exterior.

R308.4.4 Glazing in guards and railings.
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

R308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathrooms, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exceptions:
Glazing that is more than 60 inches (1524 mm) measured horizontally and in a straight line, from the user's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

R308.4.6 Glazing adjacent to stairs and ramps.
Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

- Exceptions:
- Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (750 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).
 - Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

R308.4.7 Glazing adjacent to the bottom stair landing.
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

Exception:
The glazing is protected by a guard complying with Section R312 and the place of the glass is more than 18 inches (457 mm) from the ground.

TK DESIGN & ASSOCIATES
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NO NOTICED DRAWING OR CALCULATED DIMENSIONS ONLY
CONSTRUCTION, DISCREPANCIES AND DESIGN CHANGES SHALL BE
REPORTED TO THE DESIGNER IN WRITING IMMEDIATELY
CALL 482.340 AT 484-482-7271 3 DAYS PRIOR TO ANY ERECTION
CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMITS HOLDER

| | |
|------------------|-------------------------|
| CLIENT / PROJECT | PINE COVE BUILDING |
| | 31279 OLD STAGE |
| | BINGHAM FARMS |
| | PALMETTO PLAN |
| | ELEVATION C GARAGE LEFT |

| | |
|----------|------------|
| JOB No. | WO 1598-20 |
| DRAWN: | PAP |
| CHECKED: | ECT |
| REVIEW | - |
| FINAL: | 6-17-20 |
| REVISION | - |

SCALE:
PER PLAN

SHEET #
GN1

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS^a

| MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet) | LOCATION OF HORIZONTAL REINFORCEMENT |
|--|--|
| ≤ 8 | One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story |
| > 8 | One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.
 a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength of 2,500 psi.
 b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

TABLE R404.1.2(B)
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS^{a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z}

| MAXIMUM WALL HEIGHT (feet) | MAXIMUM UNBALANCED BACKFILL HEIGHT ^a (feet) | MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES) | | | | | | | | | | | |
|---|--|---|----|----|----|-----------------------------|----|----|----|-------------------------------|----|----|----|
| | | Soil classes ^b and design lateral soil (psf per foot of depth) | | | | | | | | | | | |
| | | GW, GP, SW, SP 30 | | | | GM, GC, SM, SM-SC and ML 45 | | | | SC, ML-CL and inorganic CL 60 | | | |
| Minimum nominal wall thickness (inches) | | | | | | | | | | | | | |
| | | 6 | 8 | 10 | 12 | 6 | 8 | 10 | 12 | 6 | 8 | 10 | 12 |
| 5 | 4 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| | 5 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 6 | 4 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| | 5 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 7 | 4 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| | 5 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 8 | 4 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| | 5 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 9 | 4 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| | 5 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 10 | 4 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| | 5 | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa/m; 1 pound per square inch = 6.895 kPa/mm.
 a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
 b. Table values are based on reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.2.
 c. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or 3/8-inch.
 d. NR indicates no vertical reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center.
 e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches. Interpolation is not permitted.
 f. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or 3/8-inch.
 g. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4-inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2 inches for No. 5 bars and smaller, and not less than 2 inches for larger bars.
 h. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.
 i. Concrete shall have a specified compressive strength, f_c , of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote or in m.
 j. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f_c , is 4,000 psi.
 k. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f_c is 3,500 psi.
 l. See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

TABLE R403.1
MINIMUM WIDTH OF CONCRETE PRECAST OR MASONRY FOOTINGS (INCHES)^a

| | LOAD BEARING VALUE OF SOIL (PSF) | | | |
|---|----------------------------------|-------|-------|---------|
| | 1,500 | 2,000 | 3,000 | ≥ 4,000 |
| CONVENTIONAL LIGHT FRAME CONSTRUCTION | | | | |
| 1-STORY | 12 | 12 | 12 | 12 |
| 2-STORY | 15 | 12 | 12 | 12 |
| 3-STORY | 23 | 17 | 12 | 12 |
| 4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY | | | | |
| 1-STORY | 12 | 12 | 12 | 12 |
| 2-STORY | 21 | 16 | 12 | 12 |
| 3-STORY | 32 | 24 | 16 | 12 |
| 8-INCH SOLID OR FULLY GROUTED MASONRY | | | | |
| 1-STORY | 16 | 12 | 12 | 12 |
| 2-STORY | 29 | 21 | 14 | 12 |
| 3-STORY | 42 | 32 | 21 | 16 |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.
 a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength of 2,500 psi.

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

| MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE | MAXIMUM PONY WALL HEIGHT (feet) | MAXIMUM TOTAL WALL HEIGHT (feet) | MAXIMUM OPENING WALL HEIGHT (feet) | TENSION STRAP CAPACITY REQUIRED (pounds) ^a | | | | | | | |
|--|---------------------------------|----------------------------------|------------------------------------|---|-------|-------|-------|-------|-------|-------|----|
| | | | | Ultimate Design Wind Speed V_u (mph) | | | | | | | |
| | | | | 110 | 115 | 130 | 110 | 115 | 130 | | |
| 2 x 4 No. 2 Grade | 0 | 10 | 18 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,050 | | |
| | | | | 9 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,750 | |
| | | | | 16 | 1,000 | 1,025 | 2,050 | 2,075 | 2,500 | 3,950 | |
| | 1 | 10 | 18 | 1,000 | 1,275 | 2,375 | 2,400 | 2,850 | DR | | |
| | | | | 9 | 1,000 | 1,000 | 1,475 | 1,500 | 1,875 | 3,125 | |
| | | | | 16 | 1,775 | 2,175 | 3,525 | 3,550 | 4,125 | DR | |
| | | 2 | 10 | 18 | 2,075 | 2,500 | 3,950 | 3,975 | DR | DR | |
| | | | | | 9 | 1,150 | 1,500 | 2,650 | 2,675 | 3,175 | DR |
| | | | | | 16 | 2,875 | 3,375 | DR | DR | DR | DR |
| | 2 | 12 | 18 | 3,425 | 3,975 | DR | DR | DR | DR | | |
| | | | | 9 | 2,275 | 2,750 | DR | DR | DR | DR | |
| | | | | 12 | 3,225 | 3,775 | DR | DR | DR | DR | |
| 4 | | 12 | 18 | 1,000 | 1,000 | 1,700 | 1,700 | 2,025 | 3,050 | | |
| | | | | 9 | 1,825 | 2,150 | 3,225 | 3,225 | 3,675 | DR | |
| | | | | 16 | 2,200 | 2,550 | 3,725 | 3,750 | DR | DR | |
| 2 x 6 Stud Grade | 2 | 12 | 18 | 1,450 | 1,750 | 2,700 | 2,725 | 3,125 | DR | | |
| | | | | 9 | 2,050 | 2,400 | DR | DR | DR | DR | |
| | | | | 16 | 3,350 | 3,800 | DR | DR | DR | DR | |

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
 a. DR = Design Required.
 b. Straps shall be installed in accordance with manufacturer's recommendations.

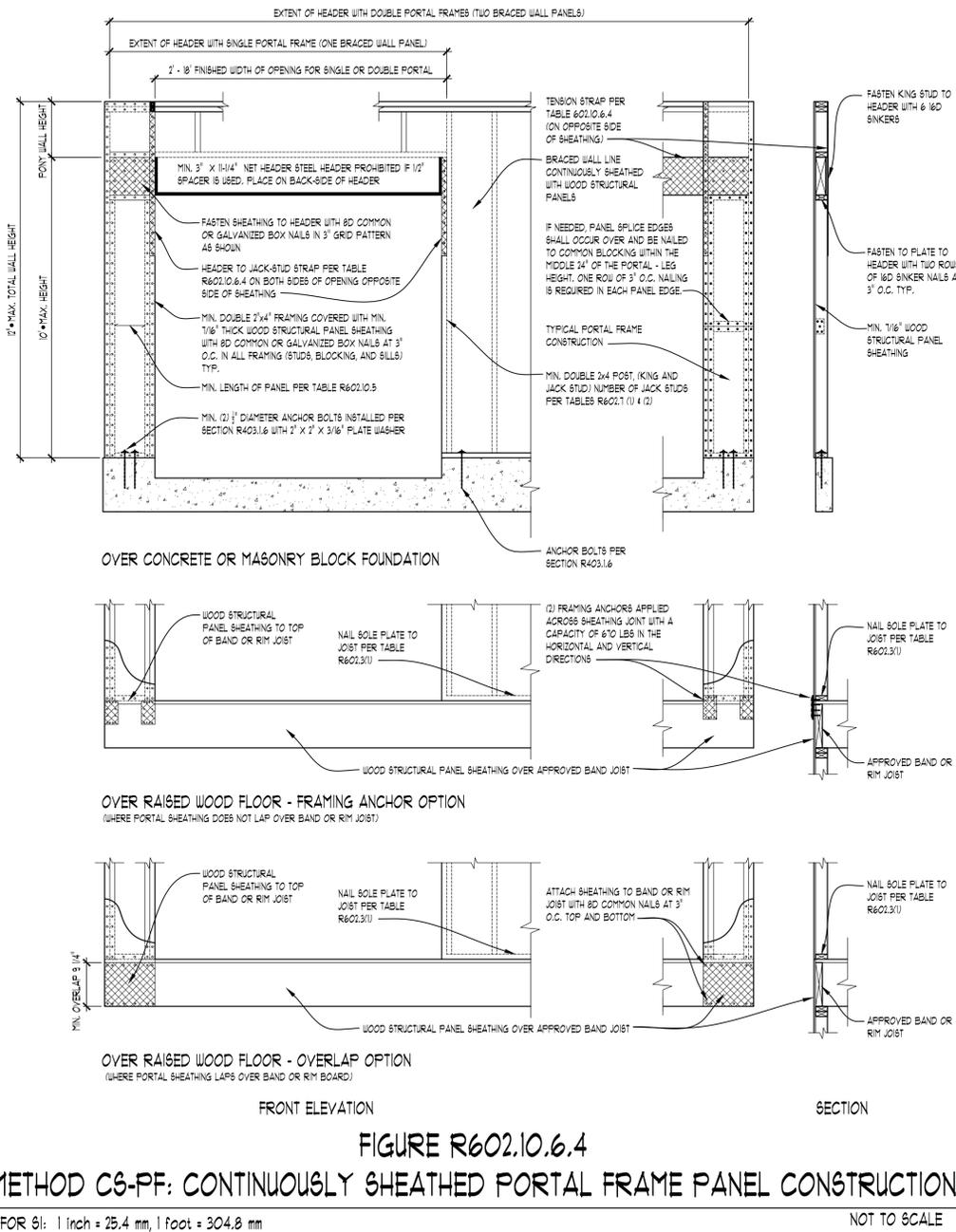


TABLE R602.3.1
MAXIMUM ALLOWABLE LENGTH OF WOOD STUDS EXPOSED TO WIND SPEEDS OF 100 MPH OR LESS IN SEISMIC DESIGN CATEGORIES A, B, C, AND D1 b, c

| HEIGHT (FEET) | ON-CENTER SPACING (INCHES) | | | |
|----------------------------------|----------------------------|------|------|------|
| | 24 | 16 | 12 | 8 |
| SUPPORTING A ROOF ONLY | | | | |
| >10 | 2x4 | 2x4 | 2x4 | 2x4 |
| 12 | 2x6 | 2x4 | 2x4 | 2x4 |
| 14 | 2x6 | 2x6 | 2x6 | 2x4 |
| 16 | 2x6 | 2x6 | 2x6 | 2x4 |
| 18 | NA a | 2x6 | 2x6 | 2x6 |
| 20 | NA a | NA a | 2x6 | 2x6 |
| 24 | NA a | NA a | NA a | 2x6 |
| SUPPORTING ONE FLOOR AND A ROOF | | | | |
| >10 | 2x6 | 2x4 | 2x4 | 2x4 |
| 12 | 2x6 | 2x6 | 2x6 | 2x4 |
| 14 | 2x6 | 2x6 | 2x6 | 2x6 |
| 16 | NA a | 2x6 | 2x6 | 2x6 |
| 18 | NA a | 2x6 | 2x6 | 2x6 |
| 20 | NA a | NA a | 2x6 | 2x6 |
| 24 | NA a | NA a | NA a | 2x6 |
| SUPPORTING TWO FLOORS AND A ROOF | | | | |
| >10 | 2x6 | 2x6 | 2x4 | 2x4 |
| 12 | 2x6 | 2x6 | 2x6 | 2x6 |
| 14 | 2x6 | 2x6 | 2x6 | 2x6 |
| 16 | NA a | NA a | 2x6 | 2x6 |
| 18 | NA a | NA a | 2x6 | 2x6 |
| 20 | NA a | NA a | NA a | 2x6 |
| 22 | NA a | NA a | NA a | NA a |
| 24 | NA a | NA a | NA a | NA a |

a. Design required.
 b. Applicability of this table assumes the following:
 Snow load not exceeding 25 psf, but not less than 1310 psf determined by multiplying the AF&PA NDS tabular base design value by the repetitive use factor, and by the size factor for all species except southern pine, E not less than 1.4 by 106 psf, tributary dimensions for floors and roofs not exceeding 4 feet, maximum span for floors and roofs not exceeding 12 feet, eaves not greater than 2 feet in dimension and exterior sheathing. Where the conditions are not within these parameters, design is required.
 c. Utility, standard, stud and no. 3 grade lumber of any species are not permitted.

TABLE R602.3.5
SIZE, HEIGHT AND SPACING OF WOOD STUDS^{a, b, c}

| STUD SIZE (INCHES) | BEARING WALLS | | | | NONBEARING WALLS | |
|--------------------|---|--|---|--|---|--------------------------|
| | Laterally unsupported stud height ^a (feet) | Maximum spacing when supporting roof and ceiling only (inches) | Maximum spacing when supporting one floor, roof and ceiling only (inches) | Maximum spacing when supporting two floors, roof and ceiling only (inches) | Laterally unsupported stud height ^a (feet) | Maximum spacing (inches) |
| 2x3 b | - | - | - | - | 10 | 16 |
| 2x4 | 10 | 24 | 16 | - | 24 | 24 |
| 3x4 | 10 | 24 | 24 | 16 | 24 | 24 |
| 2x5 | 10 | 24 | 24 | - | 24 | 24 |
| 2x6 | 10 | 24 | 24 | 16 | 24 | 24 |

a. Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall. Increases in unsupported height are permitted where justified by analysis.
 b. Shall not be used in exterior walls.
 c. Shall not be used in exterior walls.

TABLE R703.7.3
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER^{a, b, c}

| SIZE OF STEEL ANGLE a, c (inches) | NO STORY ABOVE | ONE STORY ABOVE | TWO STORIES ABOVE | NO. OF 3" OR EQUIVALENT REINFORCING BARS c |
|-----------------------------------|----------------|-----------------|-------------------|--|
| 3x3x1/2 | 6'-0" | 4'-6" | 3'-0" | 1 |
| 4x3x1/2 | 8'-0" | 6'-0" | 4'-6" | 1 |
| 5x3x1/2 | 10'-0" | 8'-0" | 6'-0" | 2 |
| 6x3x1/2 | 14'-0" | 9'-6" | 7'-0" | 2 |
| 2-6x3x1/2 | 20'-0" | 12'-0" | 9'-6" | 4 |

a. Long leg of angle shall be placed in a vertical position.
 b. Depth of reinforcing lintels shall not be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.
 c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements may be used.

TYPICAL CONVENTIONAL ROOF FRAMING
 * RIDGE BEAM SIZE WILL BE EQUAL TO THE RAFTER CUT EDGE *

| RAFTER SPANS | 0'-0" - 4'-0" | 4'-0" - 8'-0" | 8'-0" - 12'-0" | 12'-0" - 16'-0" |
|--------------|---------------|---------------|----------------|-----------------|
| LUMBER SIZE | 2x4 | 2x6 | 2x8 | 2x12 |

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CLIENT / PROJECT
 PINE COVE BUILDING
 31279 OLD STAGE
 BINGHAM FARMS
 PALMETTO PLAN
 ELEVATION C
 GARAGE LEFT

JOB No. WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

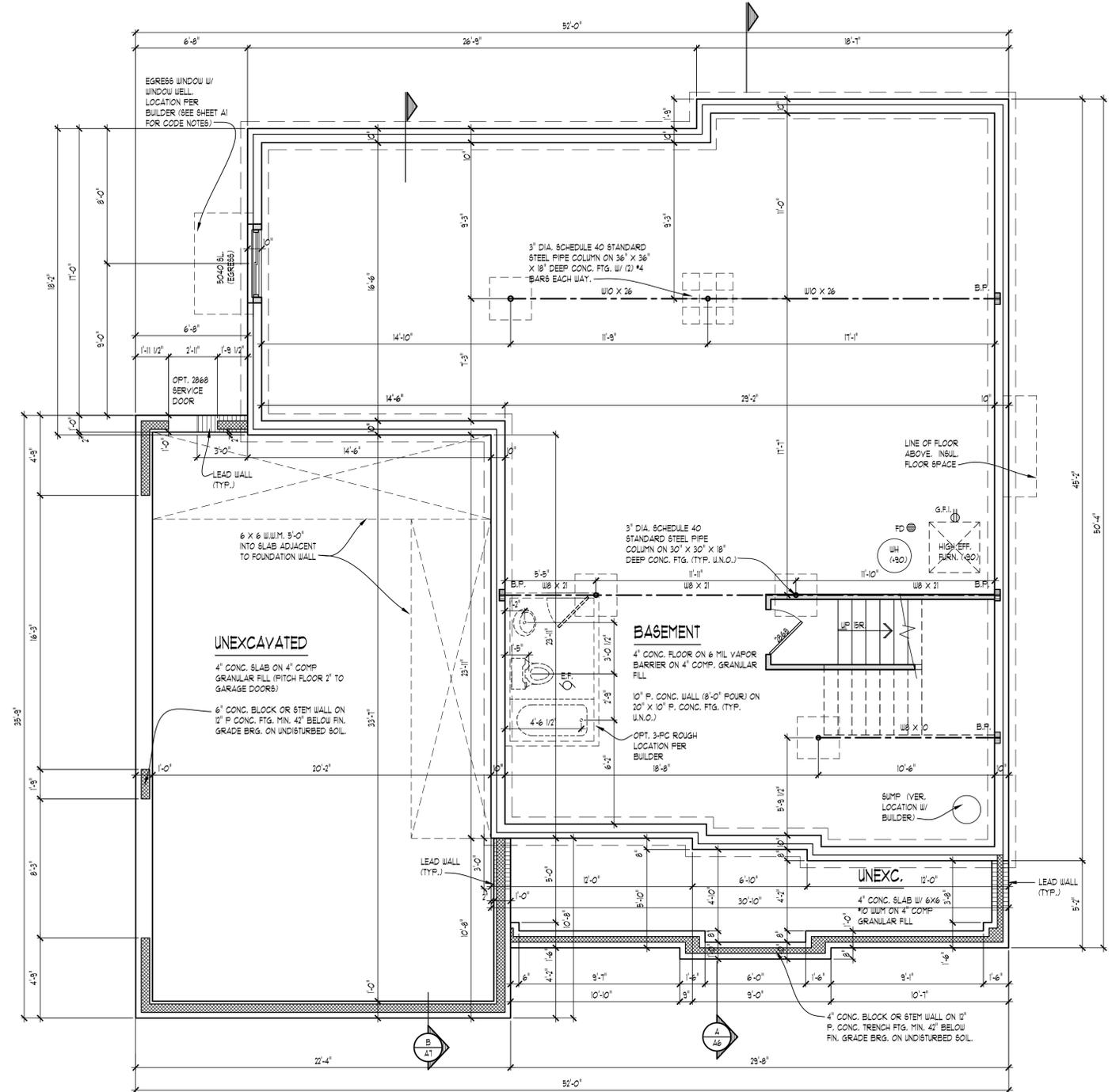
SCALE:
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SHEET #
 GN2

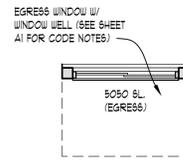
FOUNDATION NOTES

NOTE:
HOUSE FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY.
GARAGE FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY.

- ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 18" DEEP CONC. FTG. TOP OF CONCRETE FTG. TO BE 4" BELOW FINISH BASEMENT SLAB. (TYPICAL UNLESS NOTED OTHERWISE)
- WHERE STEEL BEAMS REST ON FOUNDATION WALLS, SIZE BEAM POCKET APPROPRIATELY AND SHIM AS REQUIRED.
- AS REQUIRED DROP FLOOR SHEATHING 3/4" FOR MUDSET TILE INSTALLATION
- VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE LADDERING UNDER ANY WALL RUNNING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GROUT SOLID * BEARING CONDITIONS WHERE BLOCK IS USED.
- PROVIDE 2' X 24' (MIN. R-10) RIGID PERIMETER INSULATION AT ALL BASEMENT SLABS THAT ARE LESS THAN 42" BELOW EXTERIOR FINISHED GRADE



NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).



NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

OPT. EGRESS WINDOW WELL DETAIL

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

EGRESS WINDOW WELL

OPT. WINDOW WELL TO BE FILLED W/ PEA GRAVEL DOWN TO TOP OF HOUSE DRAIN TILE. THE DRAIN INTO HOUSE DRAIN TILE FROM BOTTOM OF WINDOW WELL.

RAILING OR METAL REMOVABLE GRATE & LADDER OVER TOP (AS CODE REQUIRES)

WINDOW WELLS WITH A DEPTH GREATER THAN 44" BELOW GRADE SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

WINDOW WELL SHALL HAVE HORIZONTAL DIMENSIONS THAT PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MIN. HORIZONTAL PROJECTION AND WIDTH OF 36".

NOTE:
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

NOTE:

WOOD BEAM
STEEL BEAM

BRG. WALL
BRG. WALL ABOVE
BRG. WALL & BRG. WALL ABOVE

POINT LOAD
POINT LOAD FROM ABOVE

FOUNDATION PLAN

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



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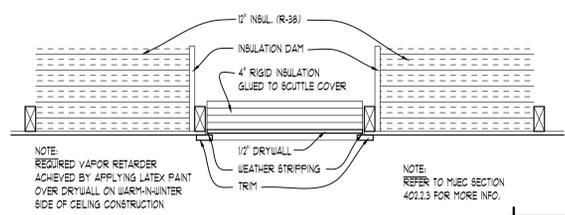
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CLIENT / PROJECT
PINE COVE BUILDING
31279 OLD STAGE
BINGHAM FARMS
PALMETTO PLAN
ELEVATION C
GARAGE LEFT

JOB No.: WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

SCALE:
PER PLAN

SHEET #
A1



NOTE: REQUIRED VAPOR RETARDER ACHIEVED BY APPLYING LATEX PAINT OVER DRYWALL ON WARM-IN-WINTER SIDE OF CEILING CONSTRUCTION

NOTE: REFER TO MISC SECTION 402.23 FOR MORE INFO.

ATTIC ACCESS DETAIL

SCALE: 1" = 1'-0"

NOTE: PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE: PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE: PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

PLAN NOTES

INTERIOR WALLS:
1/2" GYP/WALL BOARD ON EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE).

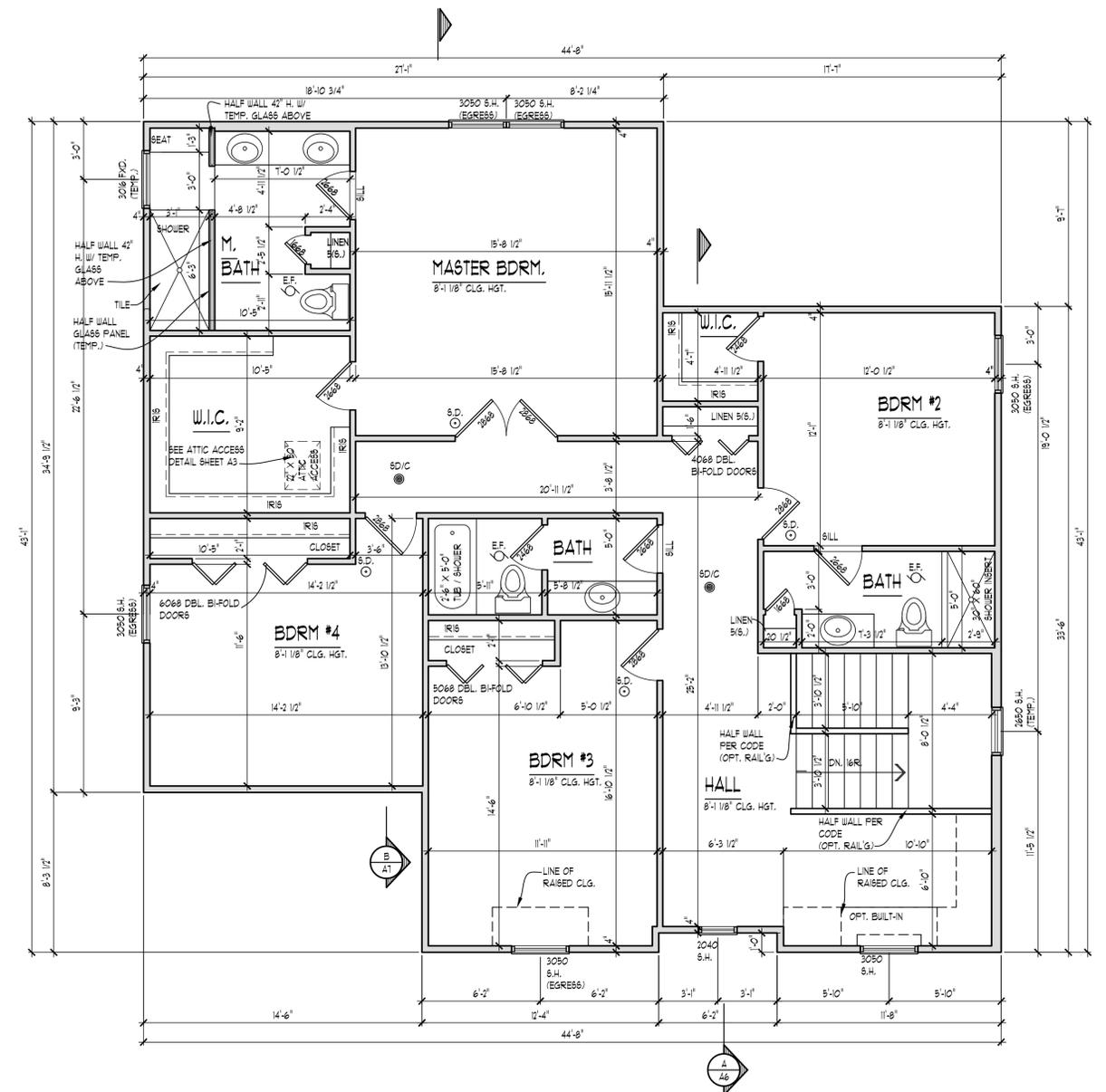
EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2X4 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION 1/2" GYP/WALL BOARD (GLUE & SCREW). WALL TO BE 4" THICK WITH SIDING AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE).

- TRUSSES TO BEAR ON EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2015 IRC SECTION R302.5.1).
- VENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL, ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GARAGE WALLS TO BE 2X6 STUDS IF OVER 10'-6" TALL.

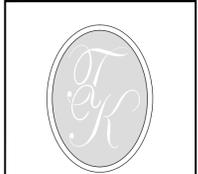
NOTE: ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE: DOOR & WINDOW LOCATIONS: ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CABING UNLESS NOTED OTHERWISE

NOTE: VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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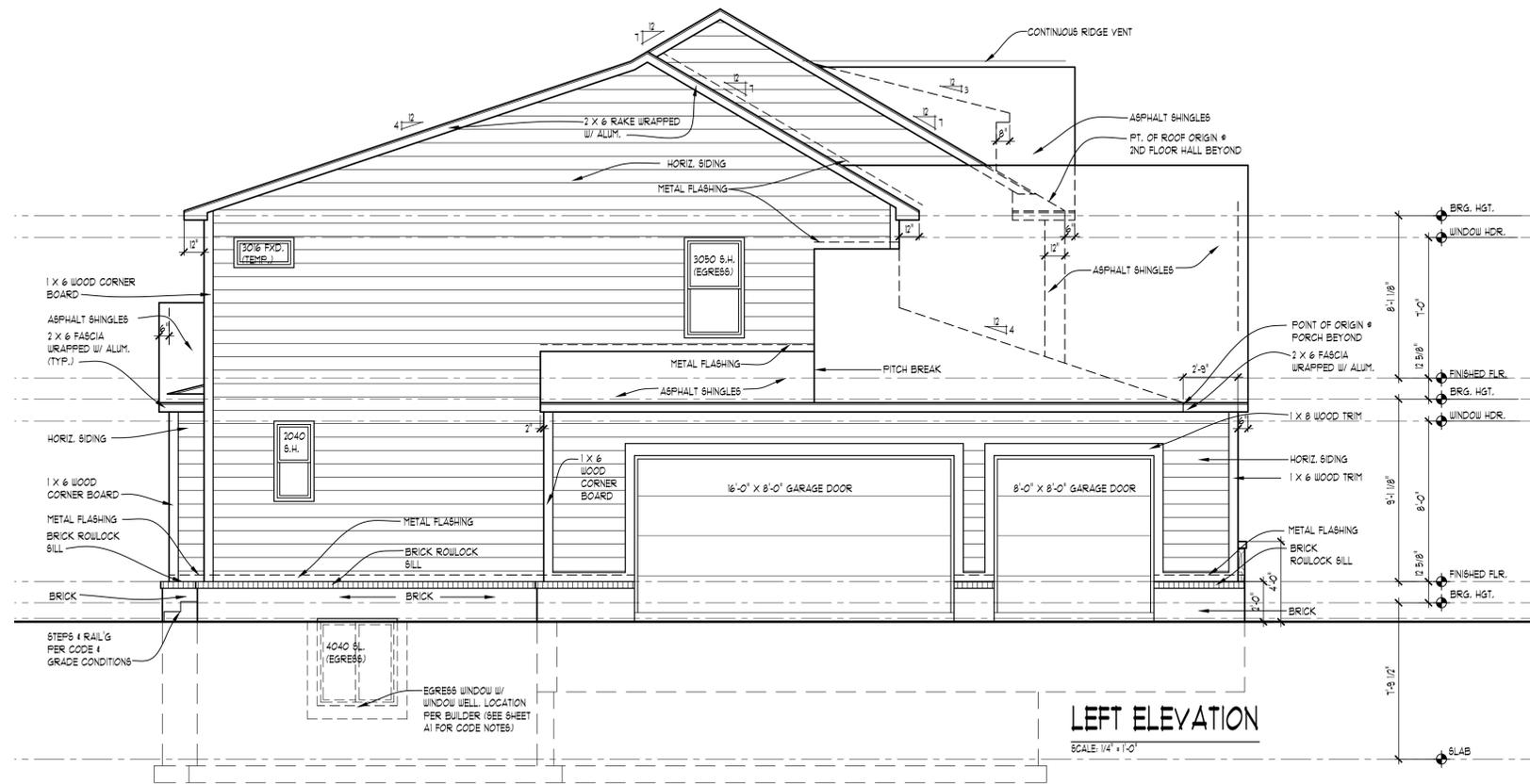
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CLIENT / PROJECT
PINE COVE BUILDING
31279 OLD STAGE
BINGHAM FARMS
PALMETTO PLAN
ELEVATION C
GARAGE LEFT

JOB No. WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

SCALE: PER PLAN

SHEET #
A3



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.

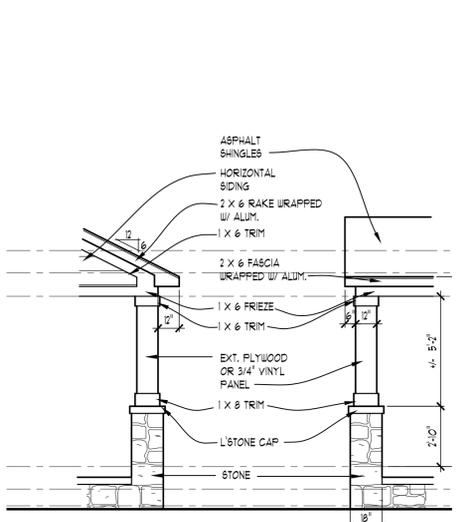
TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

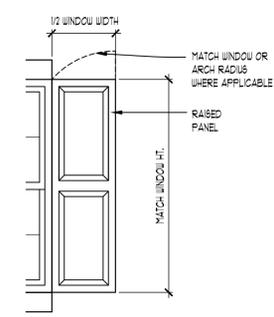
NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

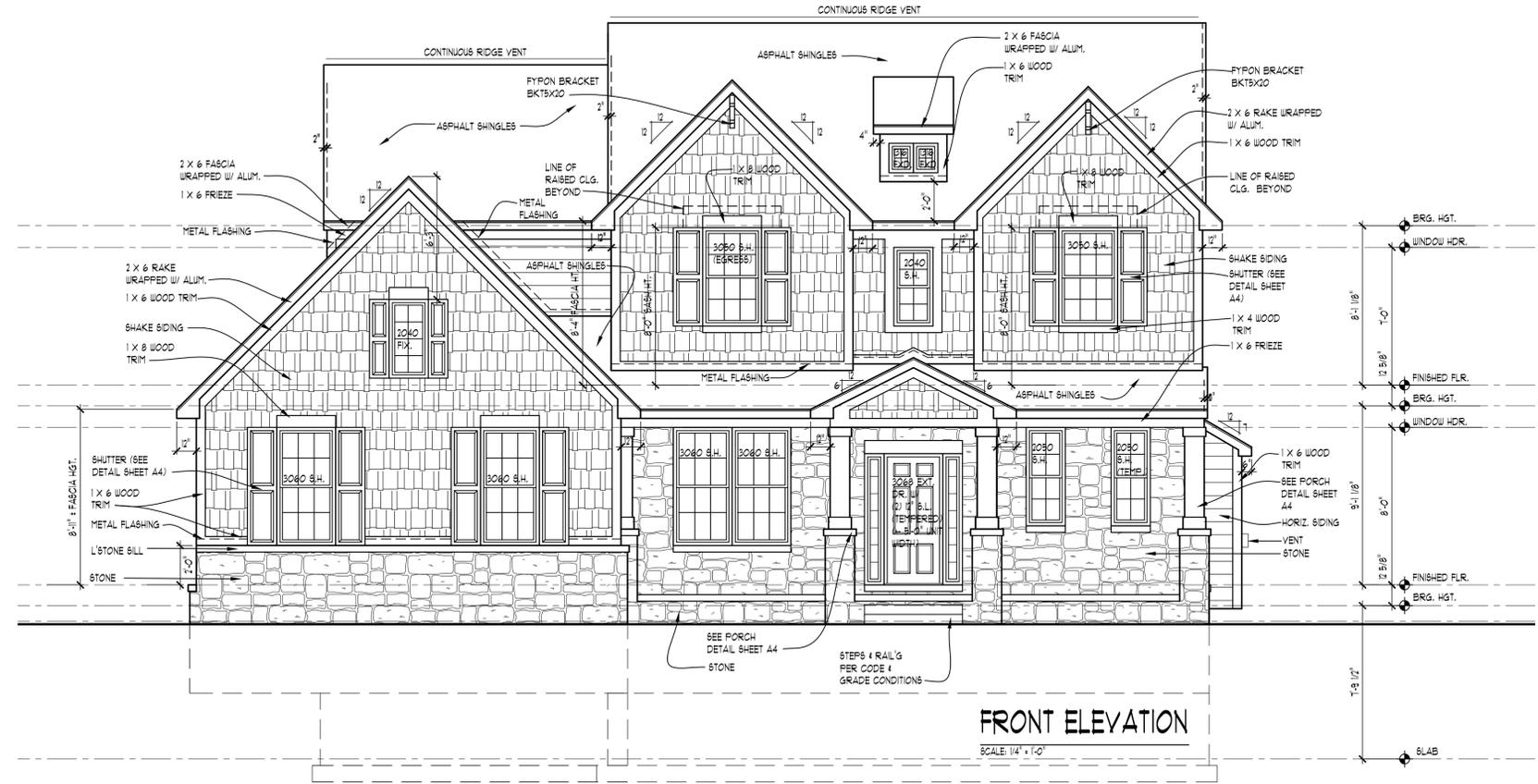
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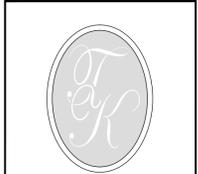
PORCH DETAIL
SCALE: 1/4" = 1'-0"



SHUTTER DETAIL
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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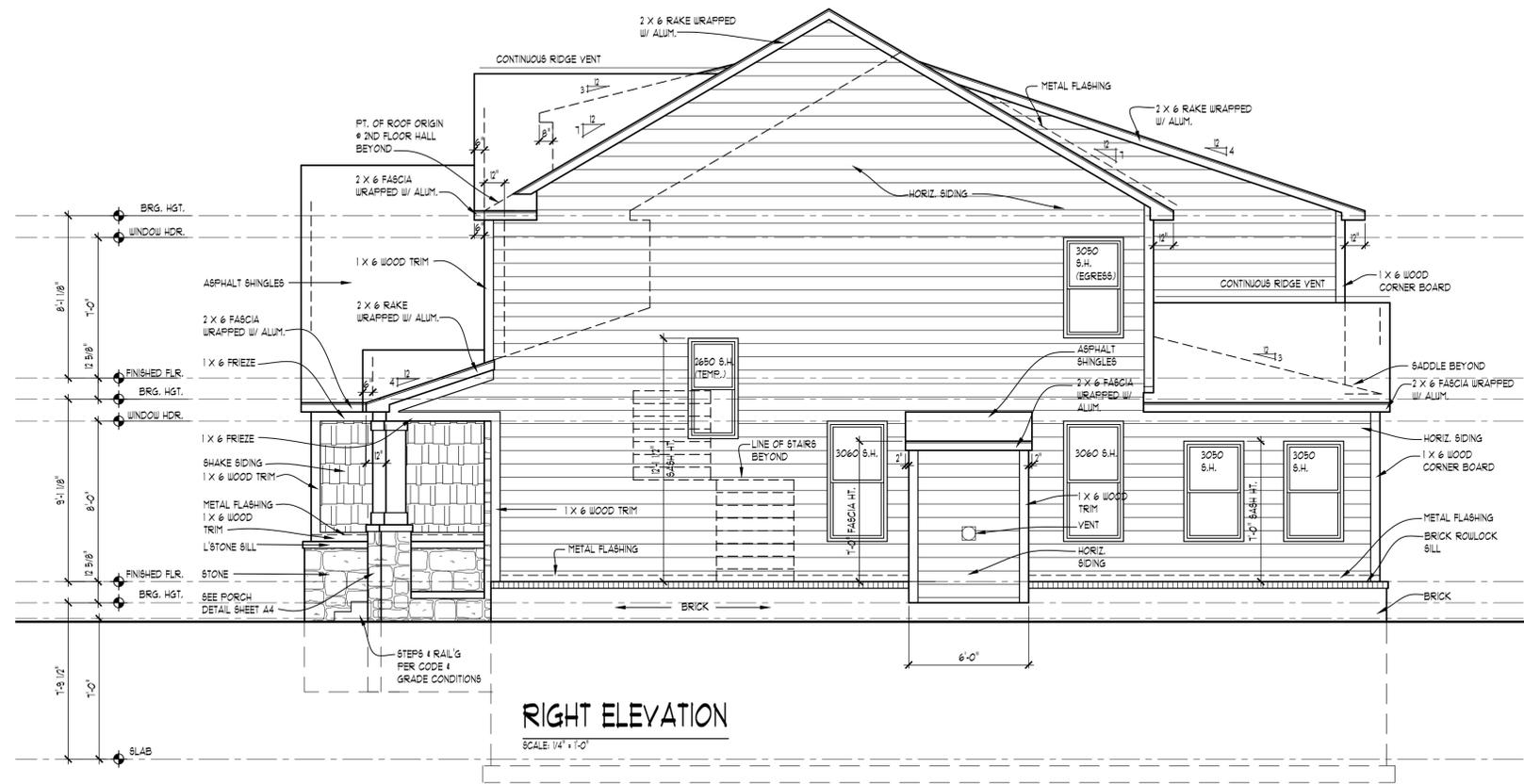
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31279 OLD STAGE
BINGHAM FARMS
PALMETTO PLAN
ELEVATION C
GARAGE LEFT

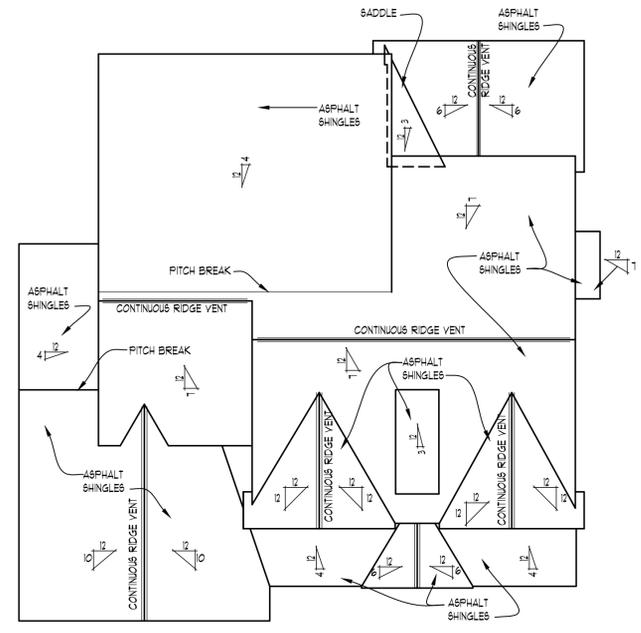
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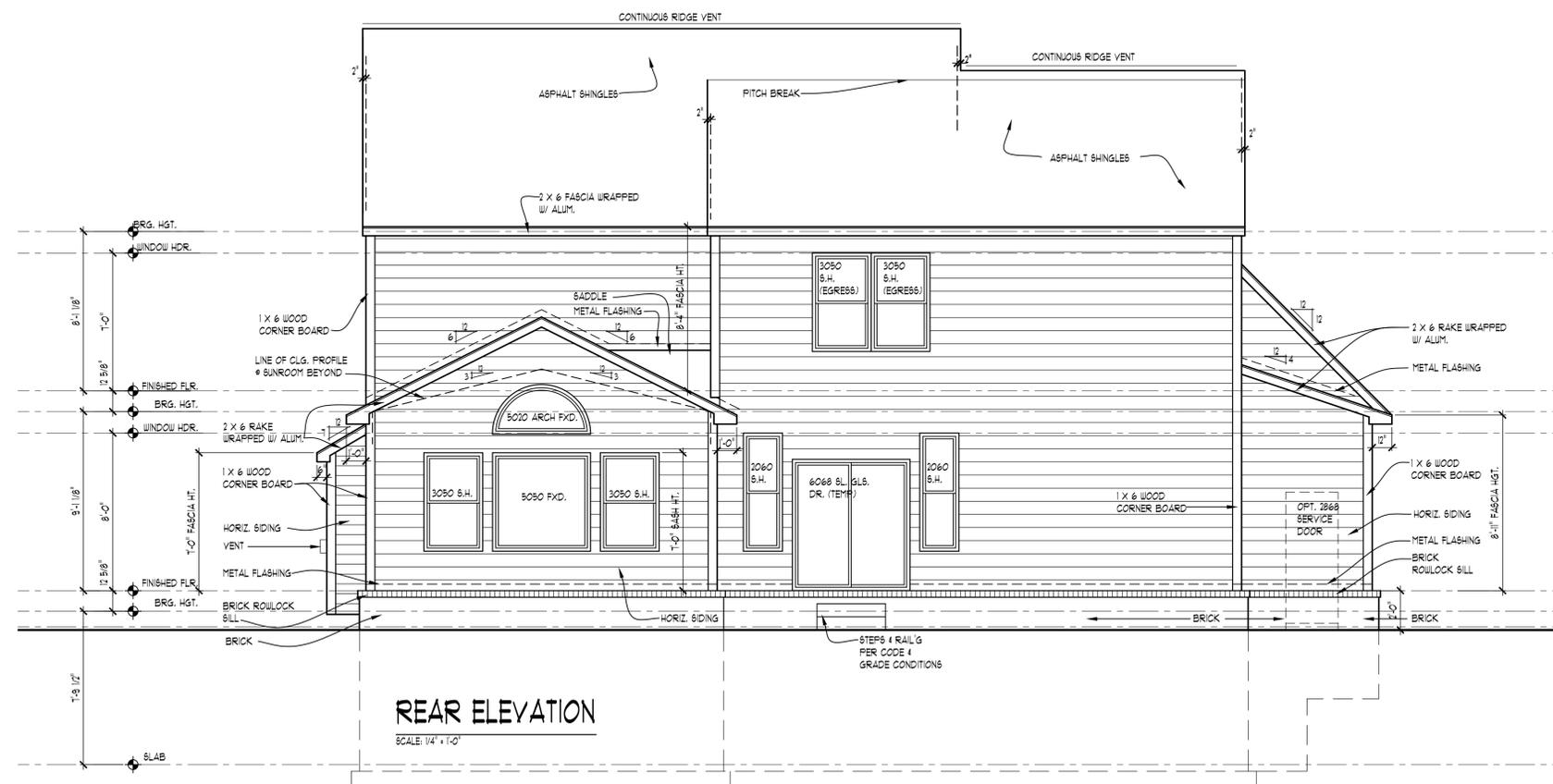


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATIONS:
 AREA OF ATTIC OVER HEATED SPACE = 1881 SQ. FT.
 1881/50 = 10.58 (SQ. FT. REQ'D)
 10.58 x 144" = 1524" (SQ. INCH CONVERSION)
 RIDGE VENTING:
 1924" x 0.75" = 886" (SQ. INCHES REQ'D)
 886" / 18" = 38" (LINEAR FT. OF RIDGE VENT REQ'D)
 EAVE OR CORNICE VENTING:
 1924" x 0.55" = 838" (SQ. INCHES REQ'D)



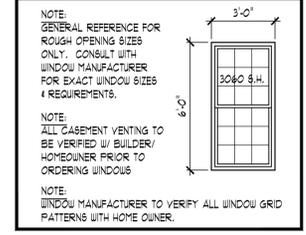
REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

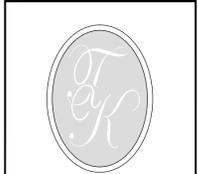
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.

TYPICAL WINDOW DESIGNATION



NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS

VI(a)



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 FAX: (248)-446-1961

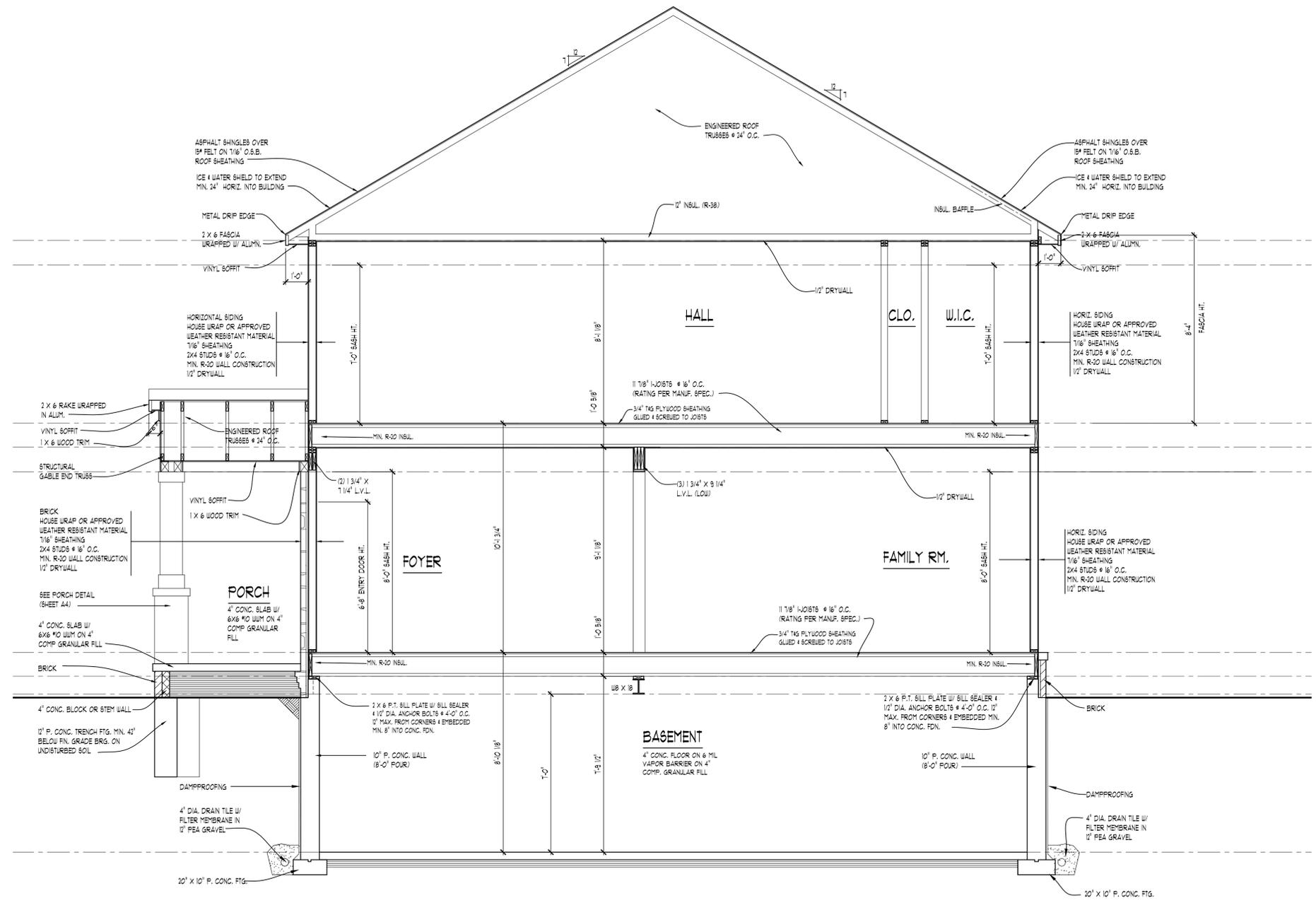
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 CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE
 REPORTED TO THE DESIGNER IN WRITING IMMEDIATELY.
 CALL (248) 446-1961 24 HOURS PRIOR TO ANY EXCAVATION
 CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE PROFESSIONAL

CLIENT / PROJECT
 PINE COVE BUILDING
 31279 OLD STAGE
 BINGHAM FARMS
 PALMETTO PLAN
 ELEVATION C
 GARAGE LEFT

JOB No. WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW
FINAL: 6-17-20
REVISION

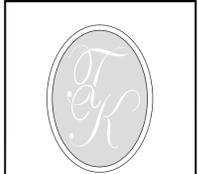
SCALE:
PER PLAN

SHEET #
A5



BUILDING SECTION
SCALE: 3/8" = 1'-0"

A
A1-A3



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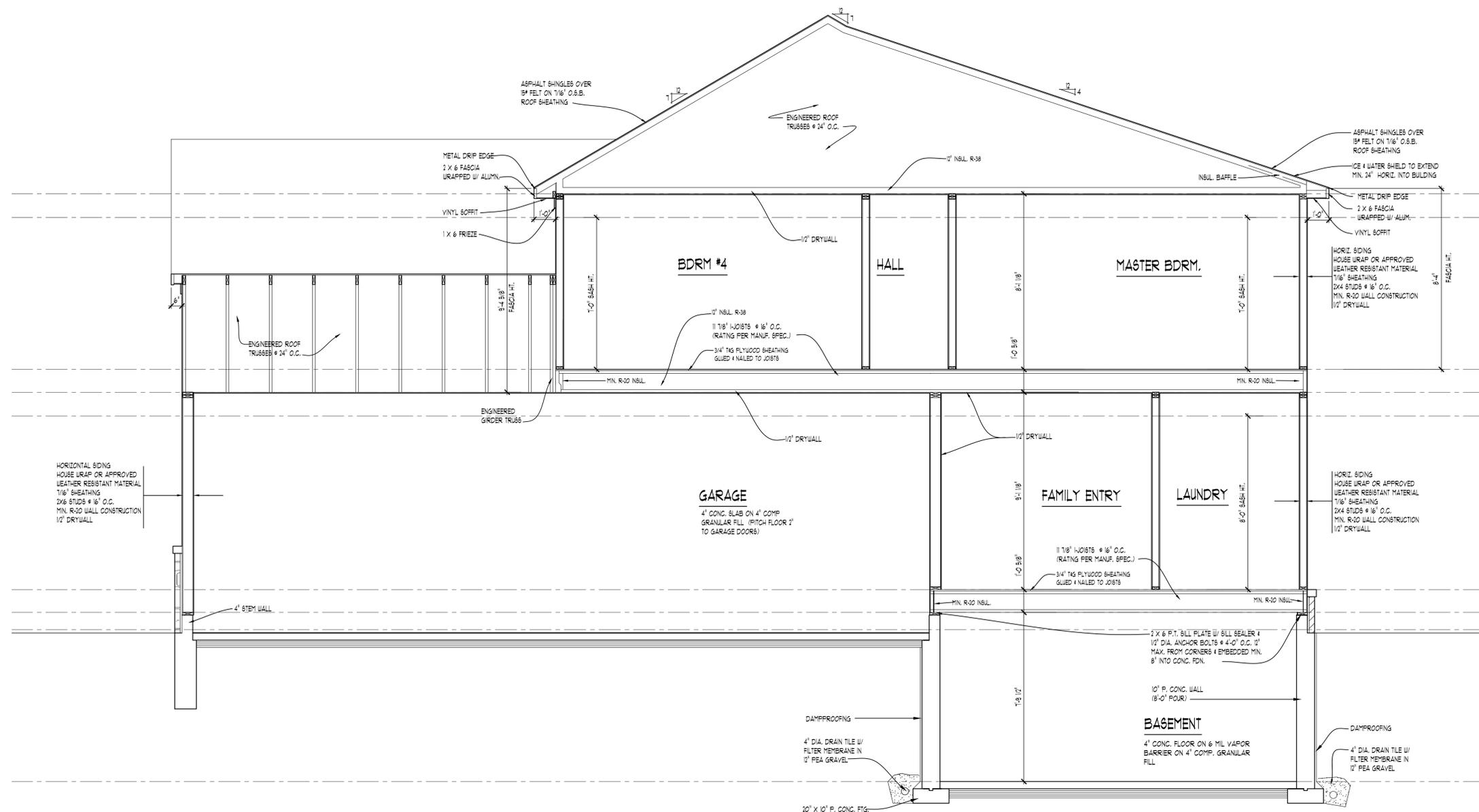
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REPORTED TO THE DESIGNER IN WRITING IMMEDIATELY.
CALL (248) 446-1960 AT 48 HOURS PRIOR TO ANY EXCAVATION
CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE PROFESSIONAL

CLIENT / PROJECT
PINE COVE BUILDING
31279 OLD STAGE
BINGHAM FARMS
PALMETTO PLAN
ELEVATION C
GARAGE LEFT

JOB No. WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

SCALE:
PER PLAN

SHEET #
A6



BUILDING SECTION
SCALE: 3/8" = 1'-0"
B
A1-A3


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| | |
|------------------|----------------------------|
| CLIENT / PROJECT | PINE COVE BUILDING |
| | 31279 OLD STAGE |
| | BINGHAM FARMS |
| | PALMETTO PLAN |
| | ELEVATION C GARAGE LEFT |
| JOB No. | WO 1598-20 |
| DRAWN: | PAP |
| CHECKED: | ECT |
| REVIEW: | - |
| FINAL: | 6-17-20 |
| REVISION: | - |
| SCALE: | PER PLAN |
| SHEET # | A7 |

NOTE:
 PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
 PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS.

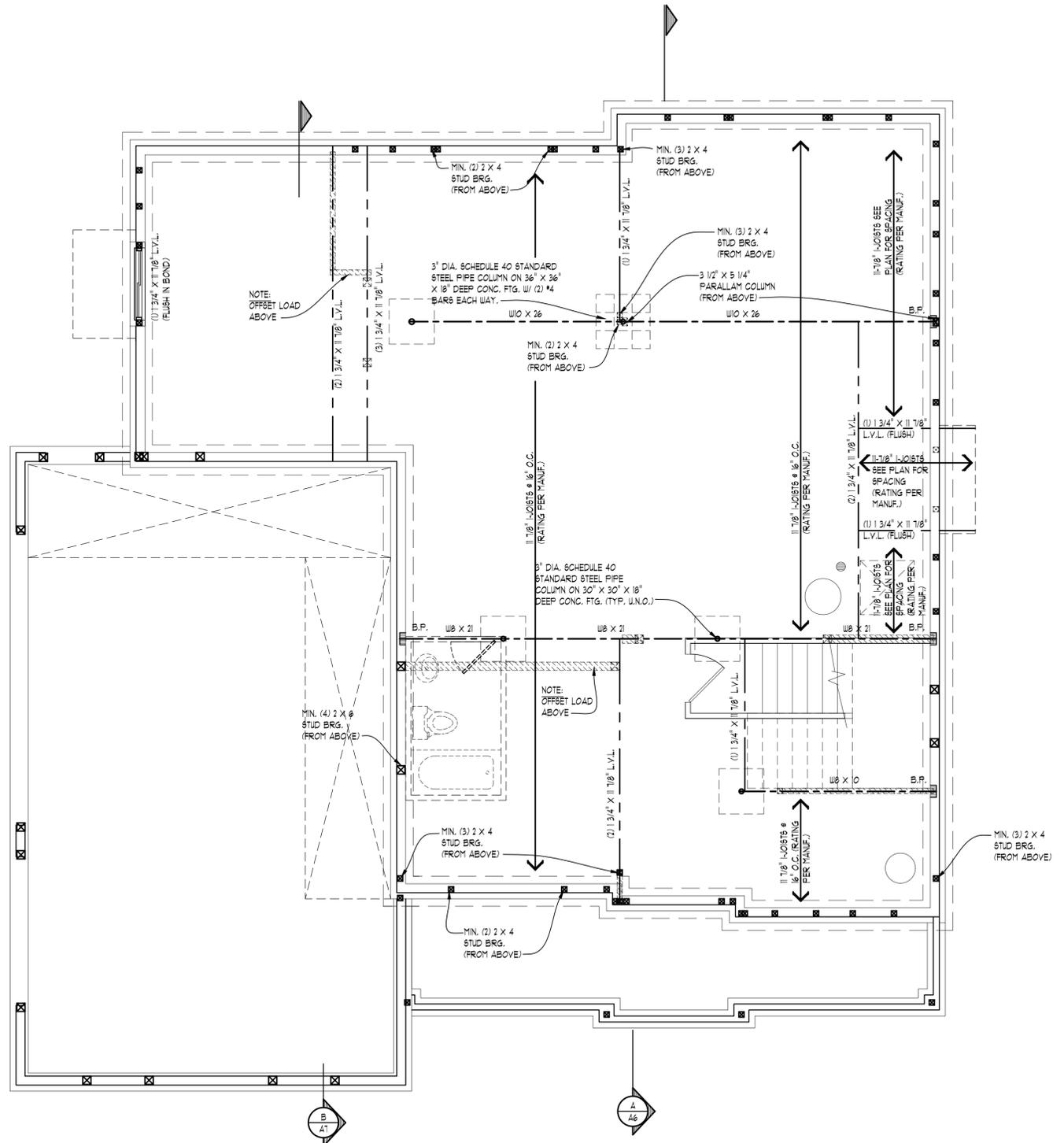
NOTE:
 GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL).

NOTE:
 WOOD BEAM
 STEEL BEAM

BRG. WALL
 BRG. WALL ABOVE
 BRG. WALL & BRG. WALL ABOVE

POINT LOAD
 POINT LOAD FROM ABOVE

- STRUCTURAL SHEATHING NOTES:**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 100 M.P.H. OR LESS
 - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 IRC CODE
 - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1(2)
 - EXTERIOR BRACED WALL PANELS (BWFP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.4 (I.N.O.)
 - ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
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- PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING AT INTERMEDIATE SUPPORTS.
 - R403.1.6. WALLS 2' TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)
 - SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAUN OR LAMINATED VENEER LUMBER (L.V.L.)



FOUNDATION PLAN STRUCTURE

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



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CLIENT / PROJECT
 PINE COVE BUILDING
 31279 OLD STAGE
 BINGHAM FARMS
 PALMETTO PLAN
 ELEVATION C
 GARAGE LEFT

JOB No.: WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

SCALE:
 PER PLAN

SHEET #
S1

NOTE:
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NOTE:
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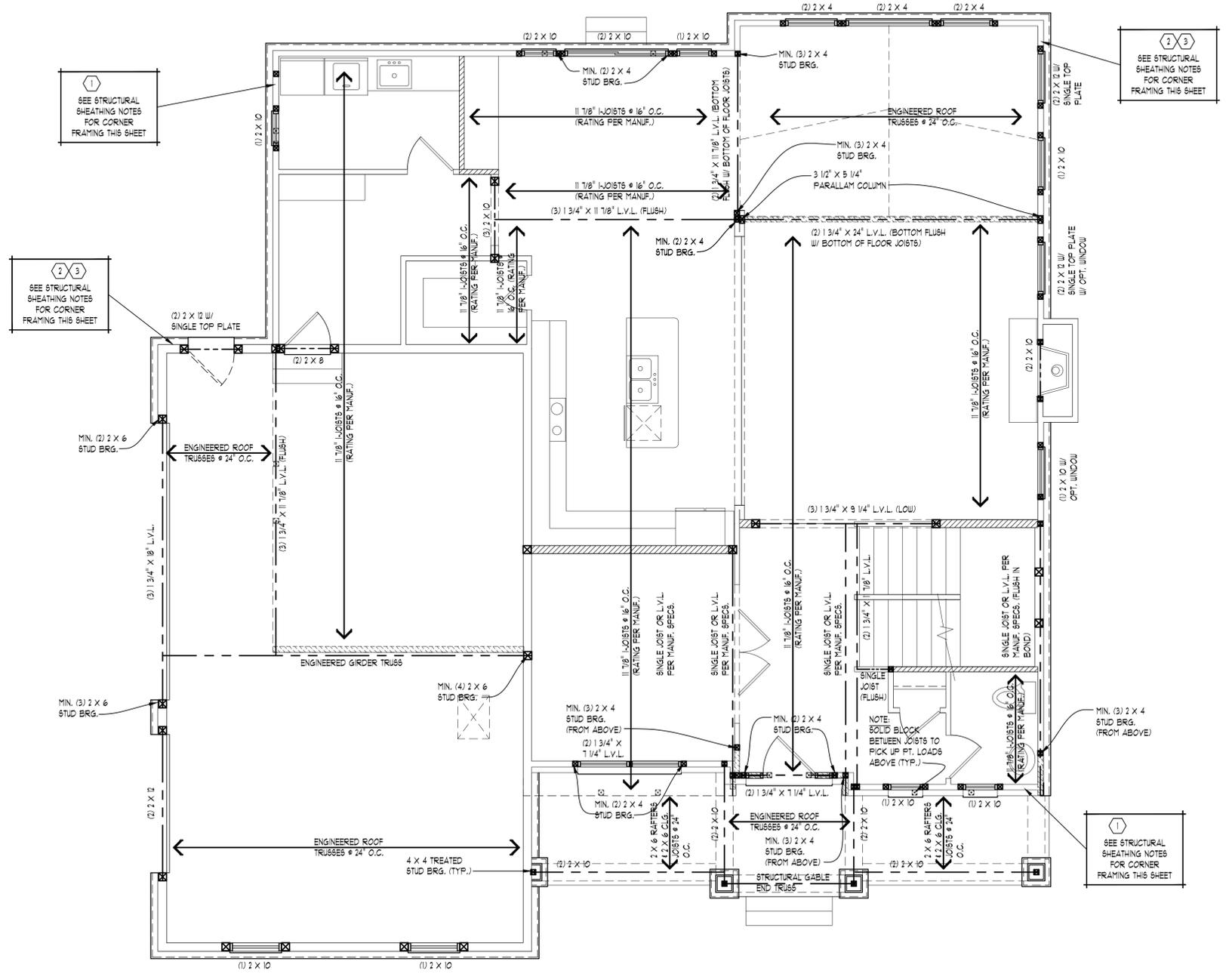
NOTE:
 PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:
 GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

NOTE:
 WOOD BEAM
 STEEL BEAM
 BRG. WALL
 BRG. WALL ABOVE
 BRG. WALL & BRG. WALL ABOVE
 POINT LOAD
 POINT LOAD FROM ABOVE

STRUCTURAL SHEATHING NOTES:
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CLIENT / PROJECT
 PINE COVE BUILDING
 31279 OLD STAGE
 BINGHAM FARMS
 PALMETTO PLAN
 ELEVATION C
 GARAGE LEFT

JOB No.: WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

SCALE:
 PER PLAN

SHEET #
 S2

NOTE:
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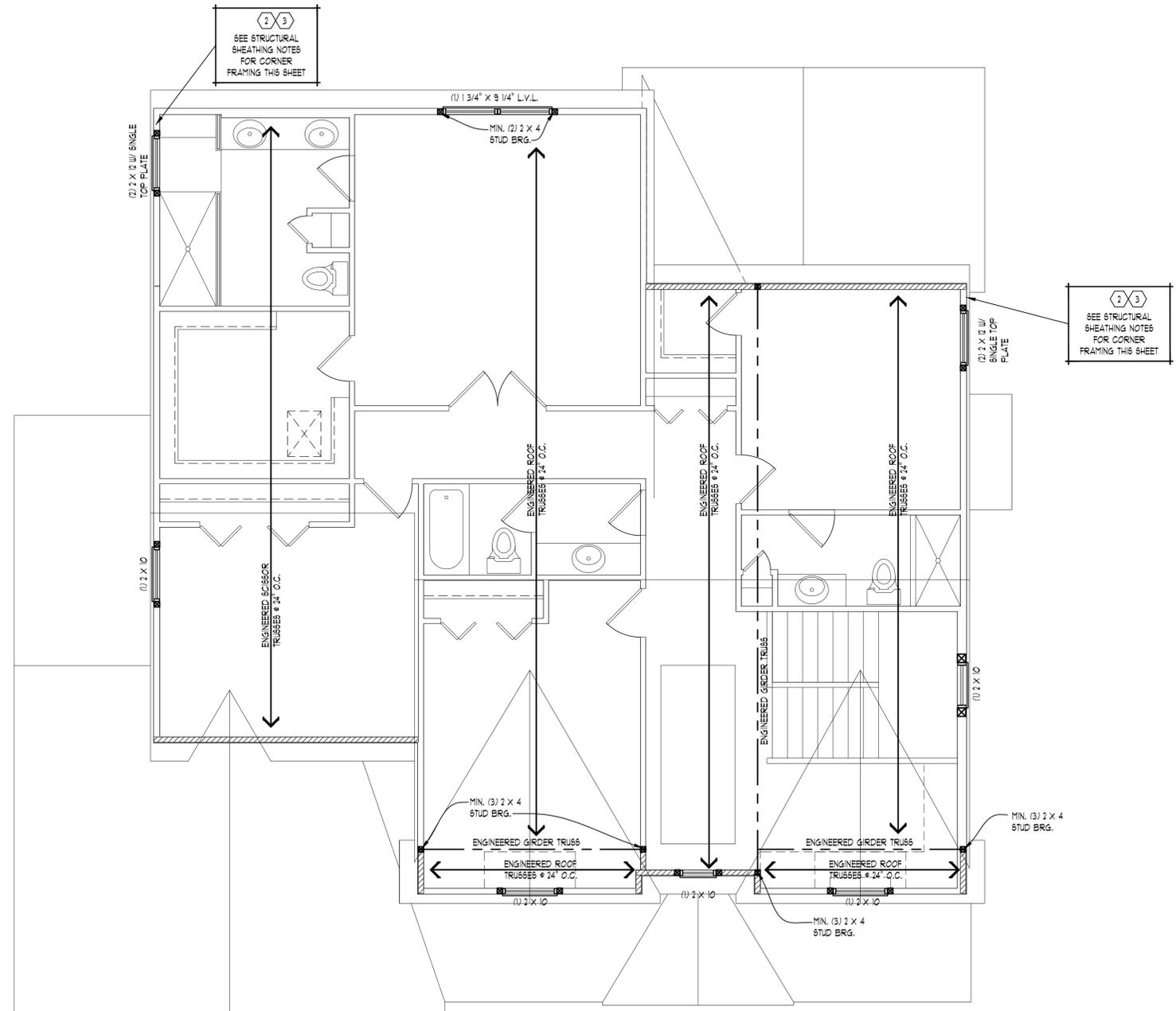
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 POINT LOAD
 POINT LOAD FROM ABOVE

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 (3) SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-3 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAUN OR LAMINATED VENEER LUMBER (L.V.L.)



SECOND FLOOR PLAN STRUCTURE
 SCALE: 1/4" = 1'-0"



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 31279 OLD STAGE
 BINGHAM FARMS
 PALMETTO PLAN
 ELEVATION C
 GARAGE LEFT

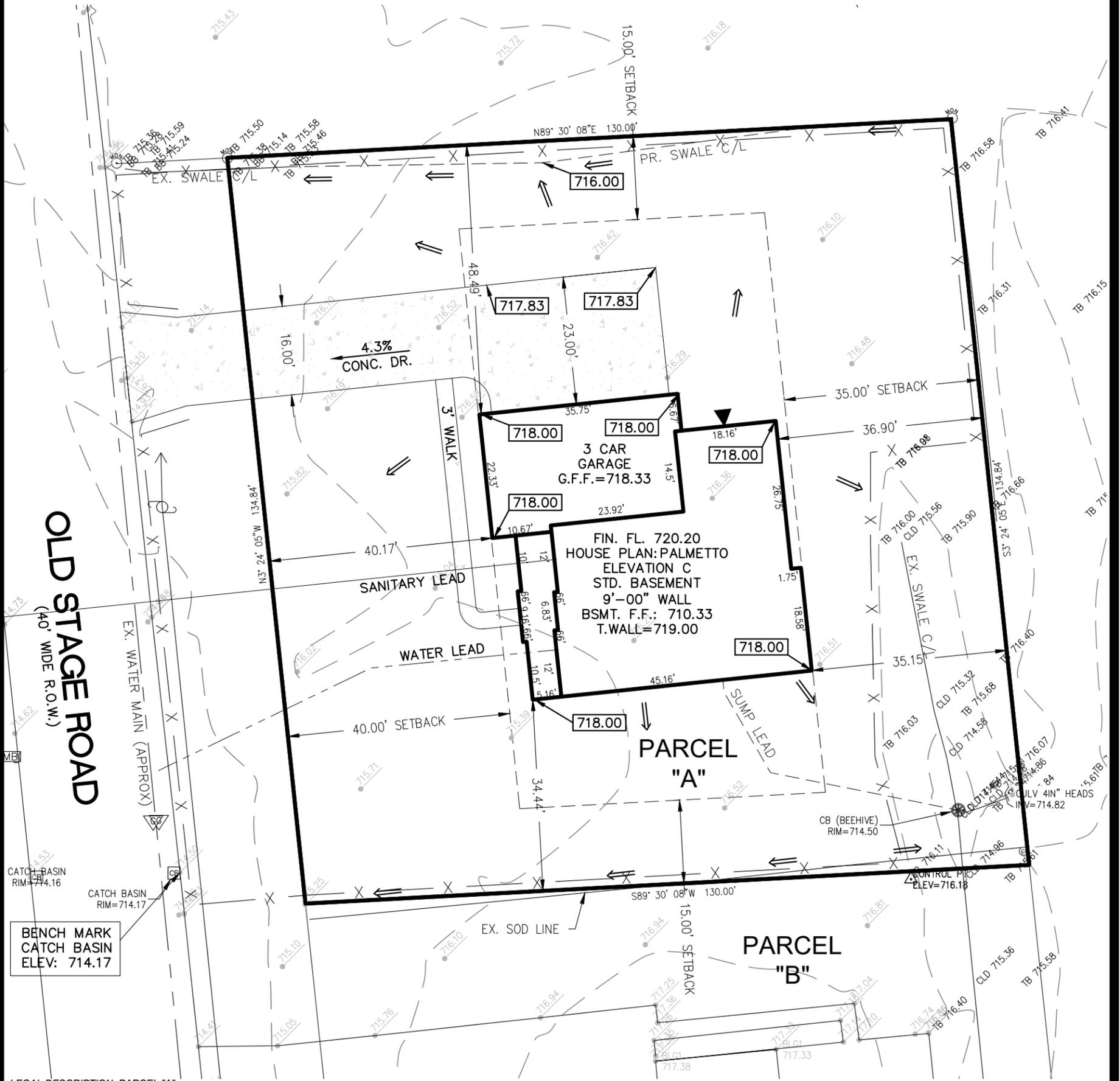
JOB No.: WO 1598-20
DRAWN: PAP
CHECKED: ECT
REVIEW: -
FINAL: 6-17-20
REVISION: -

SCALE:
 PER PLAN

SHEET #
 S3

| LEGEND | | | | | |
|--------|----------------|-------------|----------------------|--|---|
| | SUMP LEAD | 1001.00 | SPOT ELEVATION | | CATCH BASIN |
| | SANITARY LEAD | 1001.00(AB) | RECORD DRAWING | | MANHOLE |
| | WATERMAIN LEAD | 1001.5 | PROPOSED GRADE | | HYDRANT |
| | DRAINAGE ARROW | 1001.00 | AS-BUILT INFORMATION | | FOUNDATION CONTRACTOR TO VERIFY EGRESS WELL LOCATION(S) |
| | SILT FENCE | | YARD INLET FILTE | | |

VI(a)



LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND BEING A PART OF LOT 8 OF SUPERVISOR'S PLAT NO. 18, A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF BINGHAM FARMS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED BY "GEORGETOWN GREEN NO. 3" A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF BINGHAM FARMS, OAKLAND COUNTY, MICHIGAN, AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4, THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 4, ALSO BEING THE EAST LINE OF SAID LOT 8 OF SUPERVISOR'S PLAT NO. 18, N03°24'05"W 359.21 FEET TO THE POINT OF BEGINNING; THENCE S89°30'08"W, 130.00 FEET; THENCE N03°24'05"W 134.84 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE TO THE SOUTH LINE AND A FOUND IRON AT THE SOUTHWEST CORNER OF LOT 155 OF "GEORGETOWN GREEN NO. 3"; THENCE ALONG SAID SOUTH LINE OF SAID LOT 155, N89°30'08"E 130.00 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 155, ALSO BEING ON THE NORTH AND SOUTH 1/4 LINE AND THE EAST LINE OF SAID LOT 8; THENCE S03°24'05"E 134.84 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CONTAINING 17,506 SQ. FT.

NOTE: BUILDING CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION MEASURES, PER PITTSFIELD TOWNSHIP STANDARDS. THROUGHOUT CONSTRUCTION. SILT FENCE SHALL BE PLACED ALONG SIDE YARD LINES AS NECESSARY, TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES. *THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

NOTE: THE UMLOR GROUP ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION VERIFY AS-BUILT HOME LEAD LOCATION WITH MUNICIPALITY. NO FIELD WORK HAS BEEN DONE AT THIS TIME.



PAPER SIZE: 11X17

PARCEL "A" PLOT PLAN

31279 OLD STAGE RD.
BINGHAM FARMS, MI
SIDWELL NO: 24-04-379-003

PART OF SECTION 4
TOWN 1 NORTH - RANGE 10 EAST
VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY, MICHIGAN

Date: 5-4-2020
Project No.: 200401

PINE COVE BUILDING CO.
3596 WEST MAPLE RD. SUITE 230
BLOOMFIELD HILLS, MI 48301
PH: 248-882-2543



49287 WEST ROAD, WIXOM, MI 48393
PH: (248) 773-7656, FAX: (866) 690-4307

31279 OLD STAGE RD, BINGHAM FARMS
EXTERIOR COLOR SELECTIONS (as of 6/30/20)

BRICK – MERIDIEN PORT HURON QUEEN

- <https://www.meridianbrick.com/brick/port-huron/>



STONE – ARRIS-CRAFT CITADEL TRADITIONAL GREY

- <https://www.arriscraft.com/products/arriscraft/traditional-grey-citadel/#sizes>



ROOF SHINGLE – GAF TIMBERLINE NATURAL SHADOW CHARCOAL
- <https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-natural-shadow>



JAMES HARDIE SIDING – JAMES HARDIE BOOTHBAY BLUE

- <https://www.jameshardie.com/color-and-design/explore-house-siding-colors/boothbay-blue?loc=refresh&loc=refresh>



BOOTHBAY BLUE





EXTERIOR TRIM – PAINTED WHITE

FRONT DOOR – PAINTED BLACK

SHUTTERS – BLACK



Village Administrator Communication

To: Design Review Board
From: Administrator Ken Marten
Date: July 1, 2020

Re: Information regarding 30800 Bristol addition

Dear Board Members:

At its May 6, 2019 meeting, the Design Review Board approved plans for a the above address for a rear porch and garage addition. The following language is from the minutes of that meeting:

Rear covered porch and free standing garage modification at 30080 Bristol Ln: Architect Mike Gordon presented plans, colors and materials. The front of the house will be updated: bricks siding will be washed with creamy gray paint, new roof gables and new front porch columns will be installed. All windows will be replaced and stay the same material and color. Garage doors will be brown vinyl with a wooden appearance.

Action: Motion by Hagaman, second by DeRonne to approve plans, colors and materials at 30080 Bristol Lane as presented. Approved unanimously.

The homeowners and builder have submitted for board approval modifications to that plan, which are included in your meeting packet.

Note that the original plans included a change in home colors. The homeowner has decided to not alter the home colors, and the modified plan matches the existing color scheme.



prantzos design LLC.

architecture · planning
design build

19653 tanglewood Cir.
clinton township, mi. 48038

p · 586-413-7187
f · 586-226-3051

e · dprantzos@hotmail.com

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project:

HELMICK ADDITION
3000 BRISTOL LANE
BINGHAM FARMS MI. 48025

client:

MR & MRS TROY HELMICK
3000 BRISTOL LANE
BINGHAM FARMS, MI. 48025

sheet title

FOUNDATION PLAN

issue:

- preliminary
- construction
- record

date issued

CONTRACTOR'S REVIEW 05/15/12

PROGRESS REVIEW 05/26/12

OUT FOR PERMITS 05/29/12

date: 05/11/12

drawn by: D.P

checked by: D.P

job#: 20001

sheet #

A-1

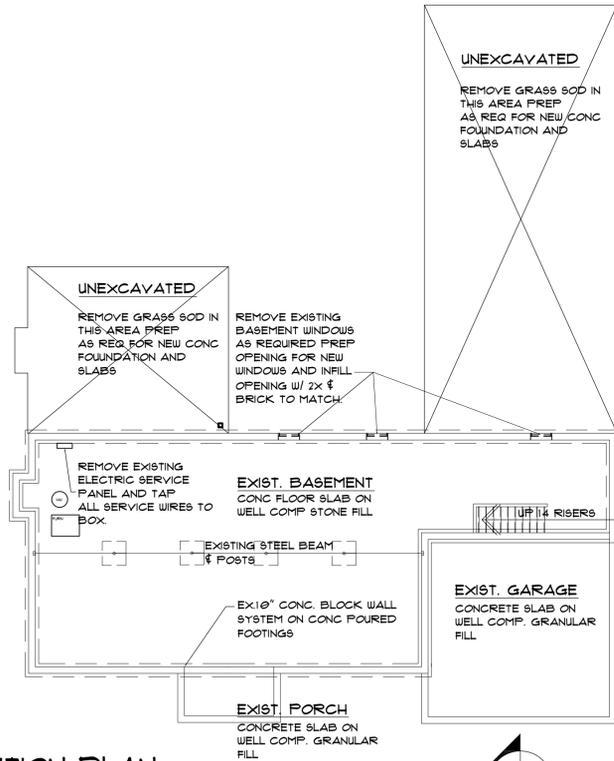
of 5 sheets

GENERAL DEMOLITION NOTES

- THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM LIMITED SITE OBSERVATION. CONTRACTOR SHALL VERIFY, ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION AND NOTIFY THE DESIGNER IN WRITING OF DISCREPANCIES REQUIRING REDESIGN OR SUPPLEMENTAL INFORMATION.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH APPLICABLE REGULATIONS.
- DEMOLITION CONTRACTOR TO COORDINATE AND REVIEW ALL CONSTRUCTION DOCUMENTS AND DETERMINE THE EXTENT OF DEMOLITION WORK AND BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK.
- REVIEW WITH OWNER MATERIAL AND EQUIPMENT TO BE REMOVED OR REUSED PRIOR TO THE START OF DEMOLITION.
- PROTECT ALL EXISTING WALLS, ETC. THAT ARE TO REMAIN FOR THE DURATION OF CONSTRUCTION. PATCH AND REPAIR ANY DAMAGED PORTIONS OF THE EXISTING AREA AS REQUIRED TO MATCH ADJACENT EXISTING CONDITIONS AND REQUIRED TO INSTALL NEW MATERIALS OR FINISHES.
- PROVIDE TEMPORARILY BARRICADE AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT PERSONAL AND THE GENERAL PUBLIC DUE TO SELECTIVE DEMOLITION WORK.
- PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FEE AND SAFE PASSAGE OF PERSONAL AND THE GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF THE BUILDING.
- PROVIDE DUST AND DEBRIS BARRIERS TO ADEQUATELY SEAL OFF CONSTRUCTION ACTIVATES FROM ADJACENT SPACES THAT ARE TO REMAIN OCCUPIED AND/OR UNAFFECTED.
- MAINTAIN EXISTING UTILITY SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION, CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS THAT WILL IMPACT OWNERS.
- DEMOLITION CONTRACTOR TO REMOVE ALL DEBRIS FROM SITE.

FOUNDATIONS:

- SOIL LOAD BEARING CAPACITY IS PRESUMED TO BE A MINIMUM OF 3000 PSI UNLESS A SOILS TEST IS PERFORMED AND RESULTS FORWARDED TO THE DESIGNER.
- CONCRETE SHALL BE MONOLITHICALLY POURED AND SHALL HAVE A STRENGTH OF 4000 PSI FOR SLAB AND 3000 PSI FOR FOOTINGS 28 DAYS.
- ALL BUILDING FABRICATIONS TO BE 42" MINIMUM DEPTH AND EXTENDED TO SOLID BEARING.
- ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315 LATEST A318) REINFORCING BARS ARE TO BE DEFORMED, NEW BILLET STEEL MEETING ASTM A615 GR60.
- BUILDER/ CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO DETAILING AND FABRICATION OF STRUCTURAL ELEMENTS (JOISTS, TRUSSES, BEAMS)
- THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE THE STRUCTURE AS REQUIRED.
- PROVIDE SOLID WOOD BLOCKING OVER BEAMS AND BEARING WALL'S TO BOTTOM OF SUB FLOOR TO SUPPORT POINT LOAD'S FROM ABOVE
- REFER TO CONSTRUCTION DETAILS, SECTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL INTERIOR WOOD FRAMING TO HAVE PRESERVATIVE TREATED BOTTOM PLATES.
- CONTRACTOR SHALL INSPECT AND VERIFY THE CONDITION OF EXISTING FOUNDATION TUCK POINT REPAIR AS REQUIRED TO MEET NEW WALL CONSTRUCTION.



DEMOLITION PLAN

SCALE
3/32"=1'-0"

3,337.00 SQ.FT. EXISTING
1,284.00 SQ.FT. NEW GARAGE ADDITION
918.75 SQ.FT. NEW PATIO ADDITION

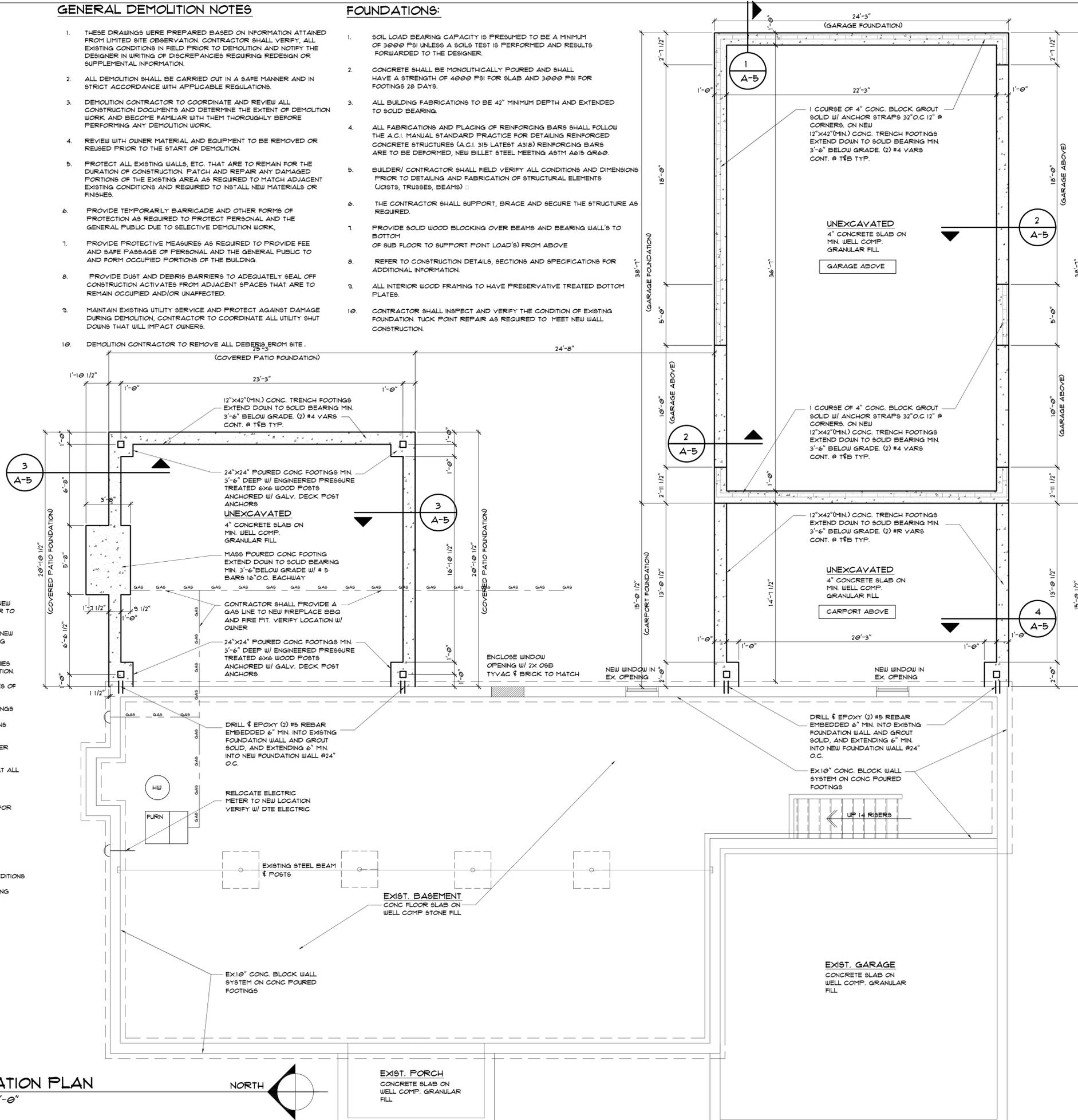


GENERAL NOTES:

- BUILDER IS ADVISED TO HAVE A LICENSED SURVEYOR LOCATE AND STAKE ALL NEW CONSTRUCTION. BUILDER TO VERIFY REQUIRED SETBACKS ARE PROVIDED PRIOR TO CONSTRUCTION.
- BUILDER IS ADVISED TO REVIEW ALL EXISTING CONDITIONS PRIOR TO BEGINNING NEW CONSTRUCTION AND SHOULD NOTIFY THE DESIGNER OF ANY CONDITIONS REQUIRING DESIGN MODIFICATION.
- BUILDER IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM TO COMPLETE THEIR INSTALLATION.
- BUILDER SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES OF OCCUPANCY.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF. SEAL ALL PENETRATIONS AT VENTS, PIPES, DUCTS, CABLES, ETC. AS REQ'D.
- BUILDER TO PROTECT ALL EXISTING UTILITIES ABOVE AND BELOW GROUND. BUILDER WILL REPAIR ALL DAMAGE TO EXISTING CONDITIONS.
- BUILDER SHALL KEEP A SET OF APPROVED CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
- DO NOT SCALE DRAWINGS- USE DIMENSIONS ONLY.
- CONTRACTOR OR OWNER SHALL OBTAIN PERMIT FOR CONSTRUCTION AND CALL FOR REQUIRED INSPECTIONS.
- ALL WORK TO COMPLY WITH ALL NATIONAL, LOCAL AND STATE CODES, REGULATIONS AND LAWS THAT ARE APPLICABLE.
- CONTRACTOR OR OWNER SHALL NOTIFY "MISS DIG" (1800 402-1111) AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR OR OWNER SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS OF THE BUILDING INCLUDING SERVICES, AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNERS NORMAL USE OF THE BUILDING UTILITIES, SERVICES, AND THE SURROUNDING FACILITIES.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK, AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES IN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL BRACING, SHORING AND UNDERPINNING INCLUDING ALL OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE STABILITY A SAFETY AND INTEGRITY OF ALL NEW CONSTRUCTION.
- OWNER SHALL SELECT ALL PAINTS, MOLDINGS, APPLIANCES MOLDINGS, TRIM AND PLUMBING FIXTURES AND MILLWORK, OWNER SHALL ALSO SELECT DOOR AND WINDOW STYLES AND MANUFACTURES UNLESS NOTED ON THE PLANS.
- THE CONTRACTOR AND OWNER SHALL FAMILIARIZE HIMSELF WITH THE CONSTRUCTION DOCUMENTS AND SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES IN DIMENSIONS LOCATION AND SIZE BEFORE PROCEEDING WITH WORK.

FOUNDATION PLAN

SCALE 1/4"=1'-0"



EXIST. PORCH
CONCRETE SLAB ON
WELL COMP. GRANULAR
FILL

VI(b)



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HELMICK ADDITION
30000 BRISTOL LANE
BINGHAM FARMS

client:

MR. & MRS. TROY HELMICK
30000 BRISTOL LANE
BINGHAM FARMS

sheet title

FLOOR PLAN

issue:

- preliminary
- construction
- record

date issued

CONTRACTORS REVIEW 04/01/20

PROGRESS REVIEW 05/26/20

OUT FOR PERMITS 05/29/20

date: 04/03/20

drawn by: D.P

checked by: D.P

job#: 20001

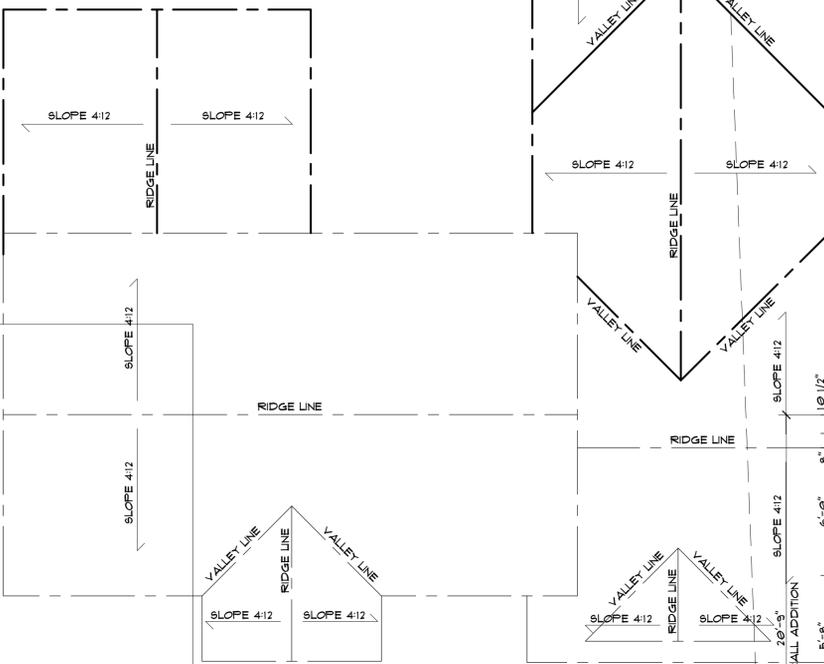
sheet #

A-2

of 4 sheets

FLOOR PLAN NOTES:

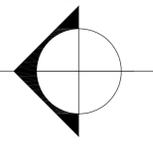
1. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY.
2. ALL ANGLED WALLS TO BE 45° OR UNLESS NOTED OTHERWISE
3. ALL NEW EXTERIOR WALLS ARE TO BE 2"x4" 16" O.C. DIMENSIONAL LUMBER W/ 1/16" O.S.B. UNLESS NOTED OTHERWISE
4. ALL GYPSUM BOARD IS TO BE 1/2" MIN. AND APPROPRIATE FOR AREA OF USE (FIRE RESISTANT, ETC.)
5. ALL ARCH OPENINGS TO BE 1'-0" HIGH D.W. OPENING O.N.O.
6. EXT. WINDOW HEAD HEIGHTS TO BE 6'-8" A.F.F. AND 6'-10" @ BOTTOM OF HEADER (TYP. O.N.O.)
7. ALL PASSAGE DOORS HEADERS ARE TO BE 6'-8"
8. ALL NEW FLOOR PLATE HEIGHTS GARAGE ONLY ARE TO BE 10'-0" A.F.F.
9. PROVIDE ADEQUATE VERTICAL BRACING AT ENDS OF HEADERS FROM ABOVE
10. BRACED WALL PANELS SHALL BE CONNECTED TO FLOOR FRAMING AND FOUNDATION IN ACCORDANCE WITH SECTION R601.0.2 OF THE IRC.
11. ALL TRUSSES AND/OR RAFTERS ARE TO BE ATTACHED TO WALL TOP PLATES W/ SIMPSON H-1 HURRICANE TIES
12. ALL STRUCTURAL ROOF SHEATHING TO BE MINIMUM NOMINAL 1/2" SHEATHING ATTACHED TO THE TRUSSES/ RAFTERS WITH PANEL NAIL SPACING OF 8D NAILS AT 6" O.C. AT THE EDGES AND 12" O.C. AT THE FIELD.
13. BRACED WALL SEGMENTS 5'-0" WIDE OR MORE SHALL HAVE DOUBLE STUDS AT EACH END
14. SUPPLY TRUSS DRAWINGS TO DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION (IF APPLICABLE).
15. SEE WALL SECTIONS ON THIS SHEET A-5 FOR COMPLETE DIMENSIONS AND NOTATION OF STRUCTURAL COMPONENTS
16. ROOF DESIGN (LIVE LOAD 20 PSF)
(DEAD LOAD 15 PSF)
(TOTAL LOAD 35 PSF)
17. ALL DIMENSIONS PROVIDED ARE TO FINISH WALL OR AS NOTED.



ROOF PLAN

SCALE 1/8"=1'-0"

NORTH



FRAMING SPECIFICATIONS:

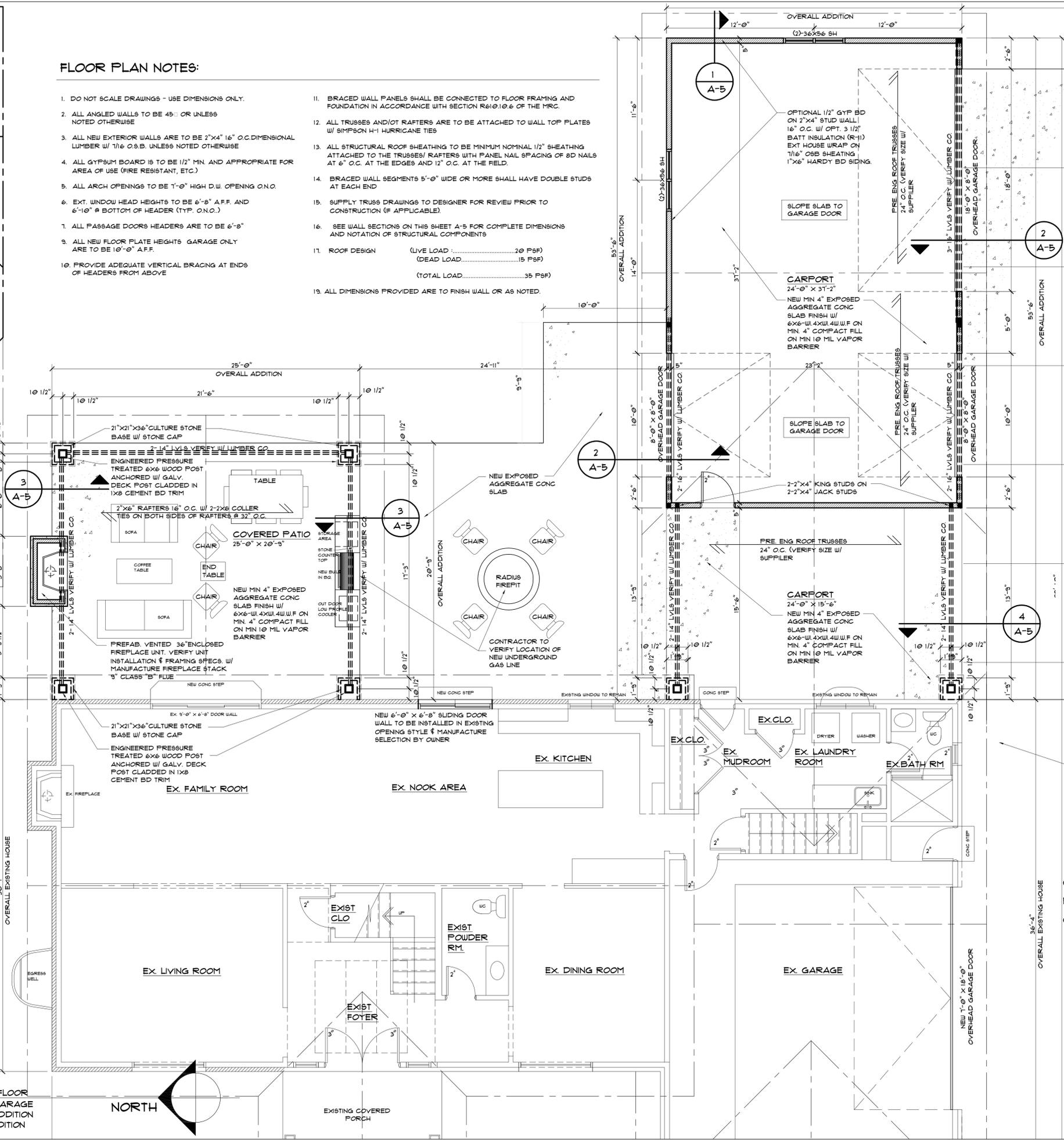
1. ROUGH FRAMING TO BE ACCORDING TO NATIONAL LUMBER MANUFACTURES ASSOCIATION RECOMMEND PRACTICE FOR WOOD FRAMING
2. ALL JOISTS AND HEADERS SHALL BE # 2 HEM FIR S4S WITH MIN. FBX=1200 PI FOR SINGLE MEMBERS AND MIN. E=1,600,000 UNLESS NOTED OTHERWISE ON PLAN.
3. STUDS SHALL BE S4S STUD GRACE OR BETTER. MIN. FBX=115 AND MIN E=1,400,000
4. ALL FLUSH FRAMING CONNECTIONS TO BE WITH "TACO" OR EQUAL FRAMING CONNECTORS, POST CAPS, JOIST HANGERS OR BEAM HANGERS.
5. ALL "MICRO-LAM" HEADERS ARE GIVEN IN NOMINAL SIZE, FASTEN MULTIPLE MEMBERS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. STRUCTURAL PROPERTIES FB 2850 PSF, FV= 285 PSF, E=2,000,000 PSF
6. PROVIDE SOLID BEARING UNDER ALL BEAMS AND HEADERS (FULL WIDTH)
7. TRUSS DESIGNING, INSTALLATION AND BRACING TO BE DONE ACCORDING TO SHOP DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. TOP TRUSS CHORDS SHOULD BE DESIGNED FOR MINIMUM 30 PSF LIVE LOAD. BOTTOM CHORDS SHOULD BE DESIGNED FOR MINIMUM 10 PSF LIVE LOAD. ALL TRUSSES SHOULD COMPLY WITH BOCA BUILDING CODES.
8. ALL PRE-ENGINEERING WOOD TO BE 2800 P.S.I. AT 28 DAYS.
9. ROOF TRUSSES LAYOUT TO BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
10. ALL LUMBER AT OR BELOW GRADE SHALL BE PRESSURE TREATED

FLOOR PLAN

SCALE 1/4"=1'-0"

2,387.45 SQ.FT. EXISTING FIRST FLOOR
1,284.00 SQ.FT. W/ ATTACHED GARAGE
528.64 SQ.FT. NEW GARAGE ADDITION
NEW PATIO ADDITION

NORTH



36'-4" OVERALL EXISTING HOUSE

NEW 1'-0" X 15'-0" OVERHEAD GARAGE DOOR

53'-6" OVERALL ADDITION

53'-6" OVERALL ADDITION

53'-6" OVERALL ADDITION

12'-0" OVERALL ADDITION

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30000 BRISTOL LANE
BINGHAM FARMS MI. 48025

client:

MR & MRS TROY HELMICK
30000 BRISTOL LANE
BINGHAM FARMS, MI. 48025

sheet title

ELEVATIONS

issue:

- preliminary
- construction
- record

date issued

| | |
|--------------------|----------|
| CONTRACTORS REVIEW | 04/13/20 |
| OWNERS REVIEW | 05/05/20 |
| PROGRESS REVIEW | 05/26/20 |
| OUT FOR PERMITS | 05/29/20 |

date: 04/08/20

drawn by: D.F

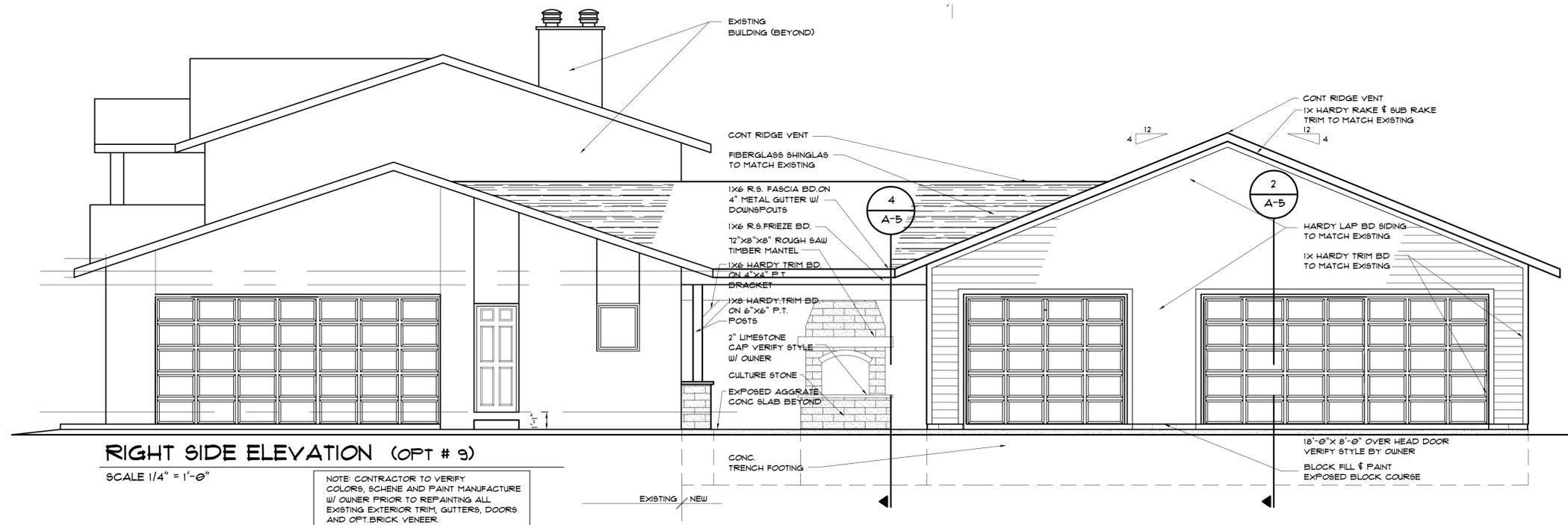
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job#: 20001

sheet #

A-3

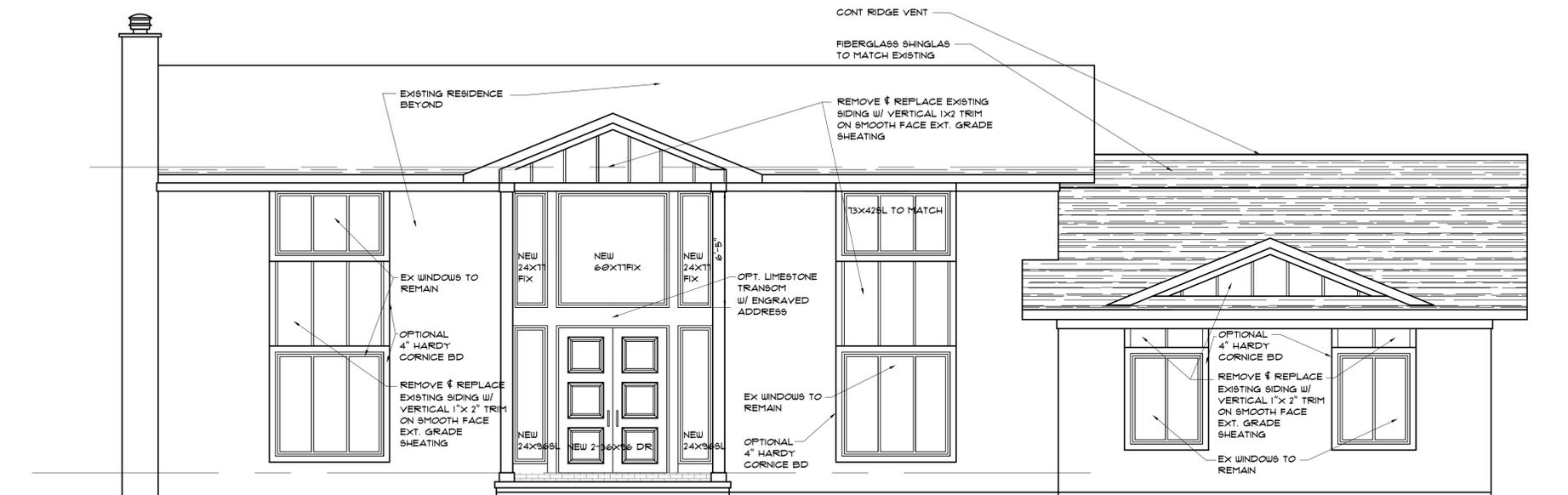
of 5 sheets



RIGHT SIDE ELEVATION (OPT # 9)

SCALE 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY
COLORS, SCHEME AND PAINT MANUFACTURE
W/ OWNER PRIOR TO REPAINTING ALL
EXISTING EXTERIOR TRIM, GUTTERS, DOORS
AND OPT. BRICK VENEER.



FRONT ELEVATION (OPTION #4)

SCALE 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY
COLORS, SCHEME AND PAINT MANUFACTURE
W/ OWNER PRIOR TO REPAINTING ALL
EXISTING EXTERIOR TRIM, GUTTERS, DOORS
AND OPT. BRICK VENEER.

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30000 BRISTOL LANE
BINGHAM FARMS, MI. 48025

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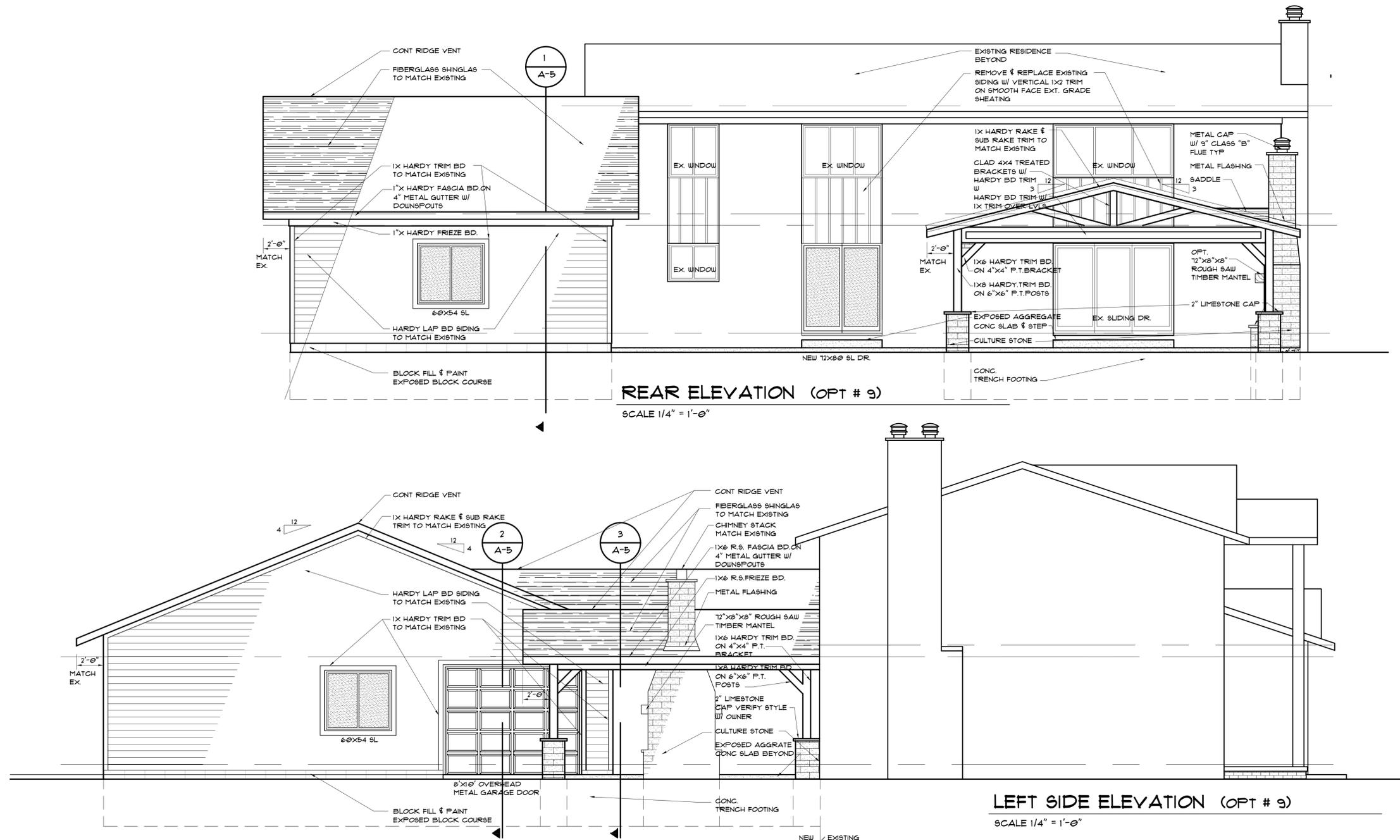
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|--------------------|----------|
| CONTRACTORS REVIEW | 04/13/20 |
| OWNERS REVIEW | 05/05/20 |
| PROGRESS REVIEW | 05/26/20 |
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checked by: D.P
job#: 20001

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A-4

of 5 sheets





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WALL SECTIONS

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- construction
- record

date issued

OUT FOR PERMITS 05/29/20

date: 05/28/20

drawn by: D.P

checked by: D.P

job#: 20001

sheet #

A-5

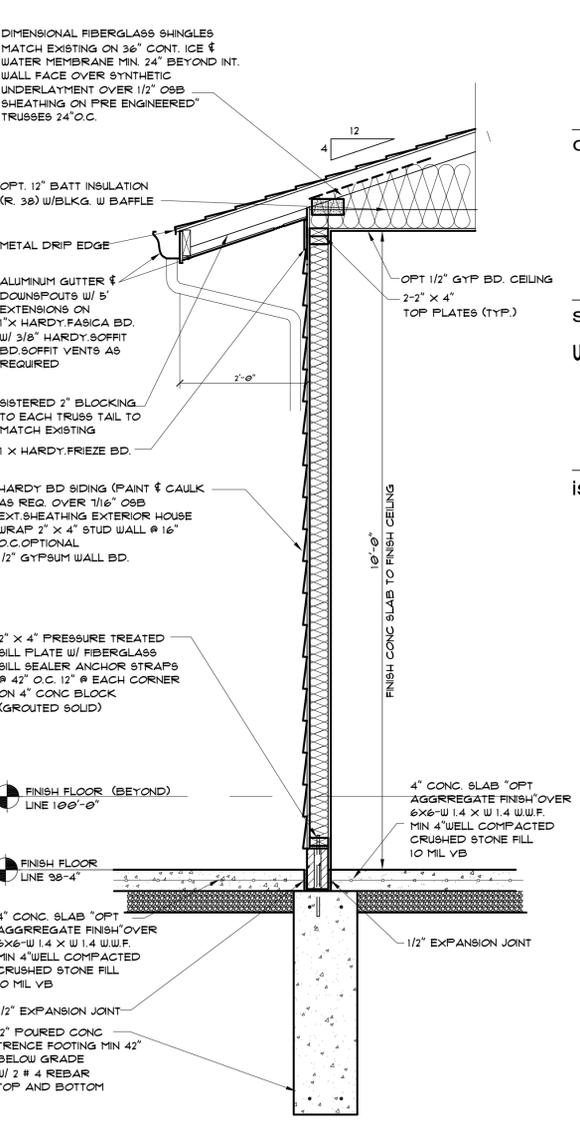
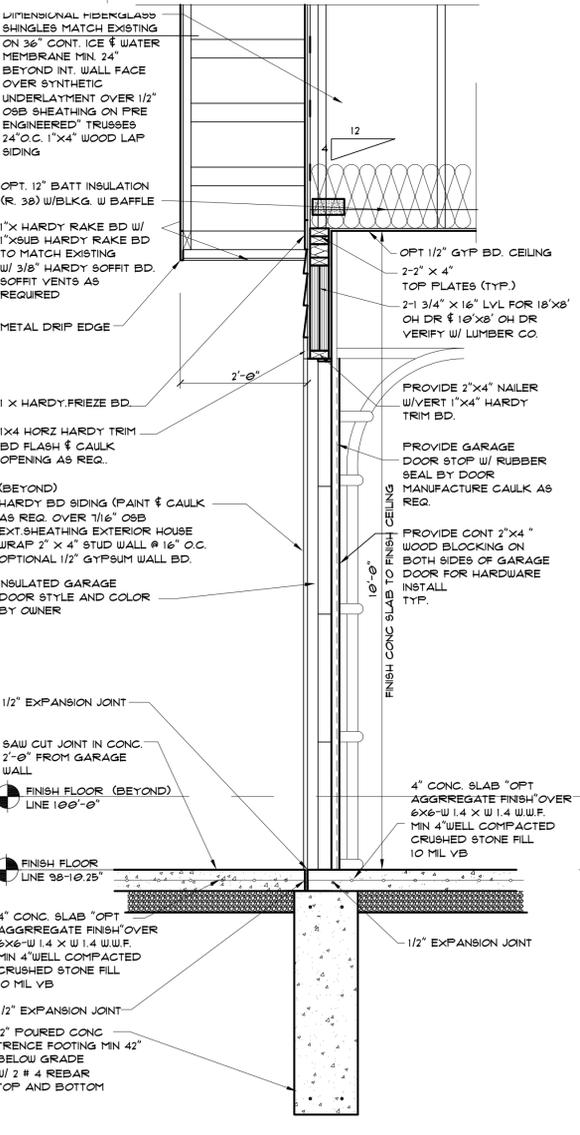
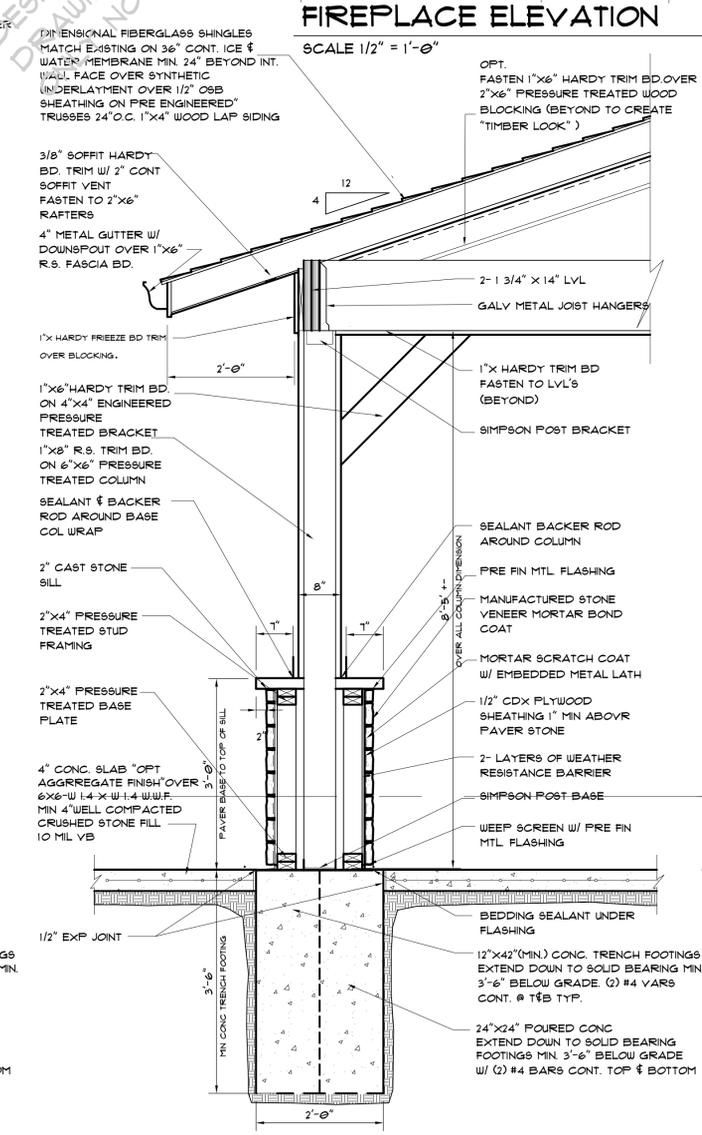
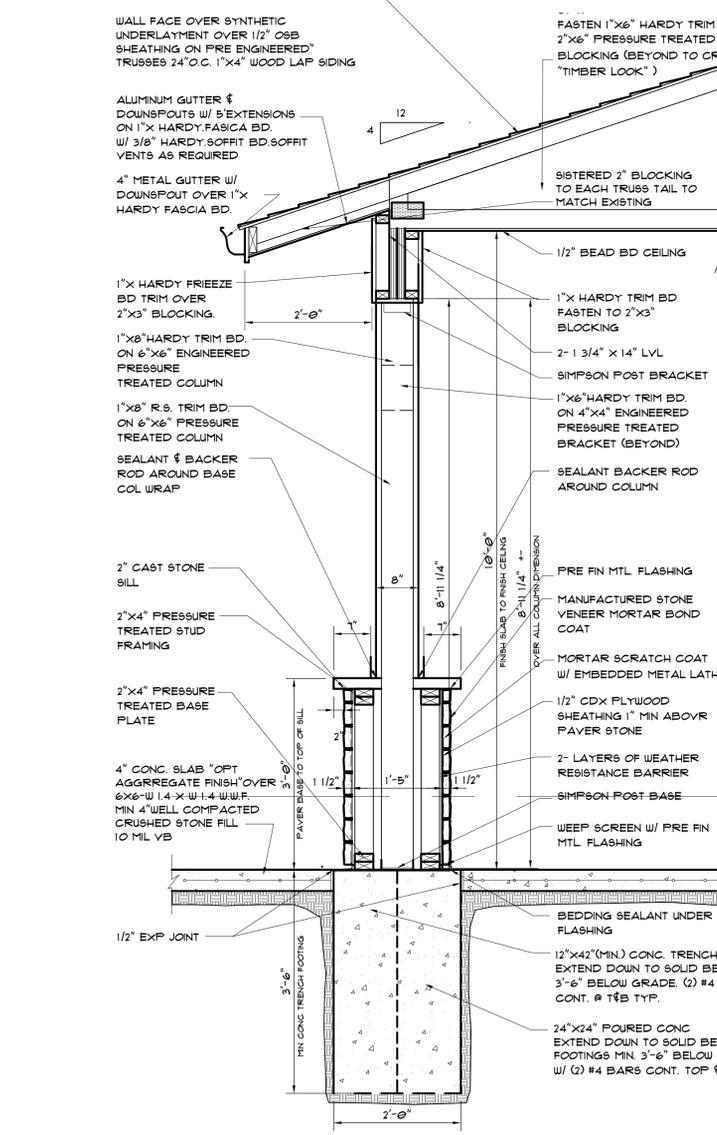
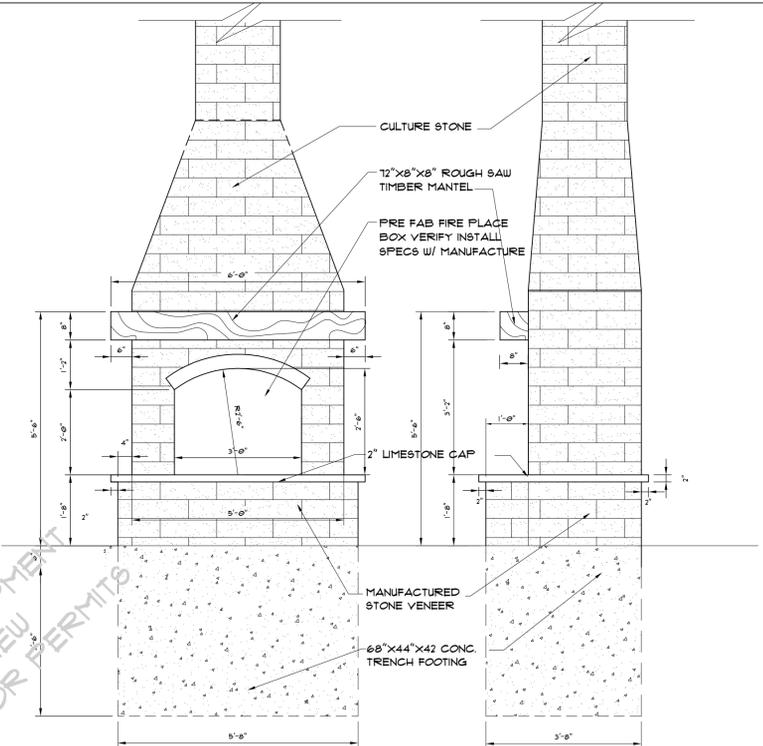
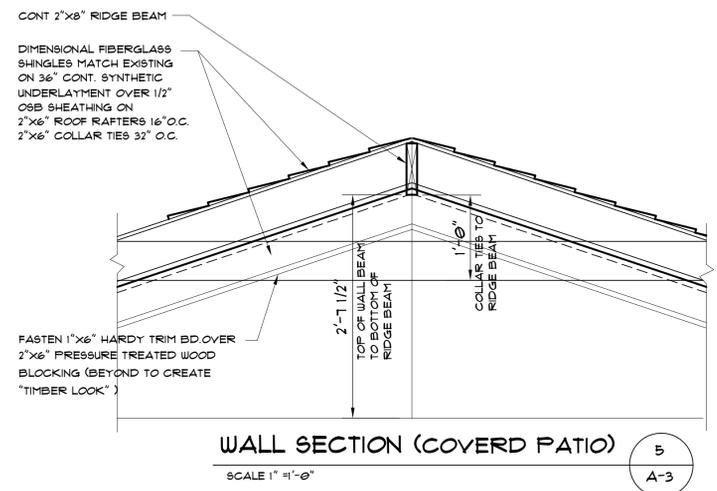
of 5 sheets

FRAMING SPECIFICATIONS:

1. ROUGH FRAMING TO BE ACCORDING TO NATIONAL LUMBER MANUFACTURES ASSOCIATION RECOMMEND PRACTICE FOR WOOD FRAMING
2. ALL JOISTS AND HEADERS SHALL BE # 2 HEM FIR. 845 WITH MIN. FBX1100 P1 FOR SINGLE MEMBERS AND MIN. E= 1,600,000 UNLESS NOTED OTHERWISE ON PLAN.
3. STUDS SHALL BE S4S STUD GRACE OR BETTER. MIN. FBX1175 AND MIN. E=1,400,000
4. ALL FLUSH FRAMING CONNECTIONS TO BE WITH "TACO" OR EQUAL FRAMING CONNECTORS, POST CAPS, JOIST HANGERS OR BEAM HANGERS.
5. ALL "MICRO-LAM" HEADERS ARE GIVEN IN NOMINAL SIZE, FASTEN MULTIPLE MEMBERS ACCORDING TO MANUFACTURES RECOMMENDATIONS STRUCTURAL PROPERTIES FB 2850 P5I, FV= 285 P5I, E=2,000,000 P5I
6. PROVIDE SOLID BEARING UNDER ALL BEAMS AND HEADERS (FULL WIDTH)
7. TRUSS DESIGNING, INSTALLATION AND BRACING TO BE DONE ACCORDING TO SHOP DRAWINGS AND MANUFACTURES RECOMMENDATIONS AND INSTRUCTIONS. TOP TRUSS CHORDS SHOULD BE DESIGNED FOR MINIMUM 30 PSF LIVE LOAD. BOTTOM CHORDS SHOULD BE DESIGNED FOR MINIMUM 10 PSF LIVE LOAD. ALL TRUSSES SHOULD COMPLY WITH BOCA BUILDING CODES.
8. ALL PRE-ENGINEERING WOOD TO BE 2000 P. 81. AT 28 DAYS.
9. ROOF TRUSSES LAYOUT TO BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
10. ALL LUMBER AT OR BELOW GRADE SHALL BE PRESSURE TREATED

BUILDING SECTION NOTES:

1. BUILDER IS ADVISED TO CAREFULLY REVIEW CONSTRUCTION DETAILS. PRIOR TO BEGINNING WK AND SHALL NOTIFY THE DESIGNER OF ANY CONDITIONS REQUIRING DESIGN MODIFICATIONS
2. TRUSS HEEL HEIGHT, BUILDER TO INSPECT & DETERMINE REQUIRED HEEL HEIGHT OF ALL TRUSSES WITH RESPECT PRIOR TO ORDERING TRUSSES AND ASSOCIATED MATERIALS.
3. DIMENSIONS OF CONSTRUCTION ARE GIVEN IN IN REFERENCE ONLY. THE BUILDER SHALL REVIE CONSTRUCTION PROJECT AND DIMENSIONS PRIOR TO BEGINNING WORK AND SHALL NOTIFY T DESIGNER OF ANY CONDITIONS REQUIRING DESIGN MODIFICATION.
4. FIRE STOP ALL CHASES & MECHANICAL ELECTRICAL AND PLUMBING PENETRATIONS / OPENN



WALL SECTION @ (CARPORT) SCALE 3/4" = 1'-0"

WALL SECTION @ (COVERD PATIO) SCALE 3/4" = 1'-0"

WALL SECTION (GARAGE) SCALE 3/4" = 1'-0"

WALL SECTION (GARAGE) SCALE 3/4" = 1'-0"



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client:

MR & MRS RICK MAJEWSKI
49293 PROUST DR.
MACOMB, MI. 48311

sheet title

**ELECTRICAL PLAN
1ST FLOOR**

issue:

- preliminary
- construction
- record

date issued

| | |
|-----------------|----------|
| OWNER REVIEW | 05/14/20 |
| OWNER REVIEW | 05/26/20 |
| PROGRESS REVIEW | 05/26/20 |
| OUT FOR PERMITS | 05/29/20 |

date: 05/12/20
drawn by: D.P
checked by: D.P
job#: 20001

sheet #

E-1

of 1 sheets

ELECTRICAL LEGEND

| | | | | | |
|-----------------|---------------------------|------------------|---------------------------------------|------------------|--|
| ⊙ | SINGLE POLE SWITCH | ⊙ _{W/P} | WATERPROOF LED LIGHT FIXTURE | ⊙ _{W/P} | WATERPROOF OUTLET |
| ⊙ ^D | SINGLE POLE DIMMER SWITCH | ⊙ | DUPLEX RECEPTACLE OUTLET | ● | DIRECT CONNECTION |
| ⊙ ³ | 3 WAY SWITCH | ⊙ | HIGH MOUNTED DUPLEX RECEPTACLE OUTLET | ○ | RECESSED LED LIGHTING FIXTURE |
| ⊙ | LED LIGHT FIXTURE | ⊙ | 220 OUTLET | ▭ | 1' x 4' LED LIGHT FIXTURE |
| ⊙ _{WS} | LED WALL FIXTURE | ⊙ | GROUND FAULT INTERCEPTOR OUTLET | ▭ | CEILING MOUNTED INFARED HEATER W/ HINGE JOINTS |
| ⊙ _{CF} | CEILING FAN PREP. | ⊙ _{GFI} | | ▭ | GARAGE DOOR KEY PAD |
| | | | | ⊙ | CABLE TV CONNECTION |

ELECTRICAL:

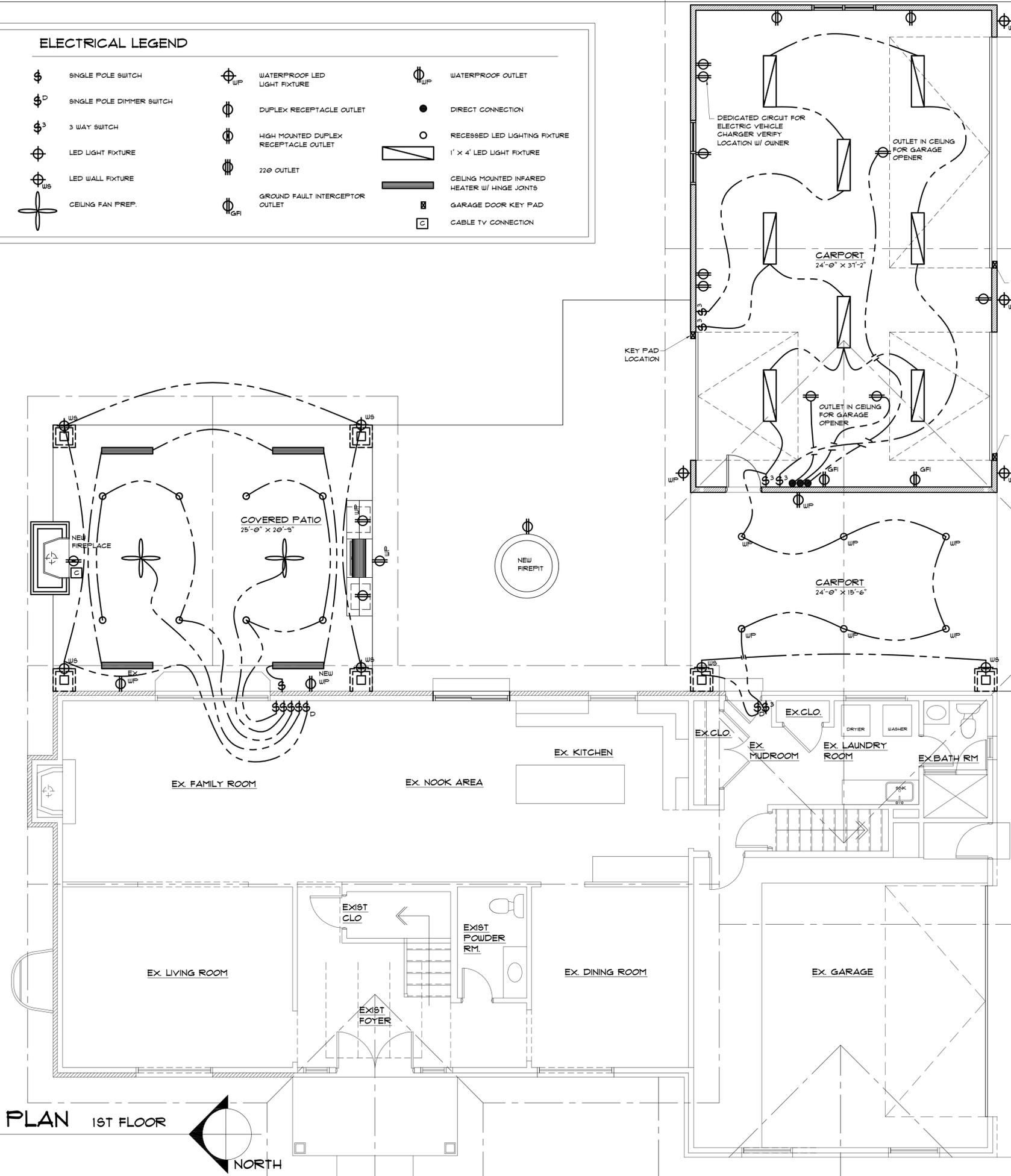
- ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY STATE AND LOCAL REGULATIONS.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS, PAY ALL ASSOCIATED FEES AND ARRANGE FOR ALL ELECTRICAL INSPECTIONS AT THE COMPLETION OF THE JOB. THE ELECTRICAL CONTRACTOR SHALL FURNISH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL TO THE OWNER AND GENERAL CONTRACTOR.
- THE ELECTRICAL CONTRACTOR MUST FIELD VERIFY ALL LOCATIONS AND HEIGHT REQUIREMENTS OF KITCHEN EQUIPMENT, DEVICES, DISCONNECTS AND OTHER ELECTRICAL ITEMS WITH OWNER AND TRADES.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL LIGHT FIXTURES AND LAMPS AS SHOWN ON THE DRAWINGS.
- ELECTRICAL PANELS: CIRCUIT BREAKER TYPE, PAINTED STEEL CABINET AND DOOR, FILLED OUT DIRECTORY.
- A MINIMUM OF 50% OF ALL PERMANENT INSTALLED LIGHTING FIXTURES MUST USE CFL OR OTHER HIGH EFFICACY LAMPS.
- CARBON MONOXIDE ALARMS MUST BE INSTALLED IN THE IMMEDIATE VICINITY OF SLEEPING AREAS IN UNITS WITH FUEL FIRED APPLIANCES AND /OR ATTACHED GARAGES.
- RECESSED LIGHTS MUST BE INSULATION RATED AND SEALED AT CEILING PENETRATION PER CODE.
- PROVIDE ARC FAULT PROTECTION FOR BRANCH CIRCUIT INTERRUPTERS IN ALL HABITABLE SPACES EXCEPT KITCHENS, INCLUDING HALLWAYS, CLOSETS, LAUNDRY ROOMS AND SIMILAR SPACES.
- ALL KITCHEN AND BATHROOMS OUTLETS SHALL BE PROTECTED WITH GROUND FAULTED INTERRUPTERS EITHER RECEPTACLE TYPE OR CIRCUIT BREAKER TYPES. GFI OUTLETS SHALL ALSO BE PROVIDED IN THE GARAGE AND WATERPROOF OUTLET RECEPTACLES MOUNTED OUTDOORS.
- ALL 125 VOLT 15 & 20 AMP RECEPTACLES INSTALLED IN DWELLING UNITS ON OUTSIDE OF DWELLING UNITS AND ATTACHED GARAGES SHALL BE LISTED TAMPER RESISTANCE RECEPTACLES.
- ALL 125 VOLT 15 & 20 AMP RECEPTACLES INSTALLED IN GARAGES MUST HAVE GROUND FAULT CIRCUIT INTERRUPTER.
- MINIMUM ELECTRICAL SERVICE SHALL BE 100 AMP.
- CONTRACTOR TO LOCATE TRANSFORMER OR SERVICE WITH CONSUMER POWER CO.
- GUARANTEE BY THE ELECTRICAL CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR WARRANTING AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND OPERATIONS.

PLUMBING:

- ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE LATEST LOCAL CODES AND ORDINANCES.
- ALL PIPING SHOWN DIAGRAMMATICALLY ONLY, EXACT LOCATIONS WILL BE DETERMINED AT JOB SITE.
- ALL PVC PIPING TO BE SCHEDULE 40.
- PITCH ALL DRAIN LINES 1/8" PER FOOT UNLESS OTHERWISE NOTED.
- GUARANTEE BY THE PLUMBING CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR WARRANTING AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND OPERATIONS.

MECHINCAL:

- ALL MECHANICAL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF A.S.H.R.A.E.
- MECHANICAL LIGHTING AND VENTILATION SHALL BE PROVIDED IN ALL BATHROOMS WITHOUT WINDOW GLAZING.
- DUCT WORK TO BE BLOWN OR VACUMED AFTER FABRICATION AND INSTALLATION
- GUARANTEE BY THE MECHANICAL CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR WARRANTING AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND OPERATIONS.



ELECTRICAL PLAN 1ST FLOOR

SCALE 1/4" = 1'-0"



HELMICK ADDITION

30080 BRISTOL LANE
BINGHAM FARMS, MI. 48025

May 29, 2020 Building Submittal

SHEET LIST

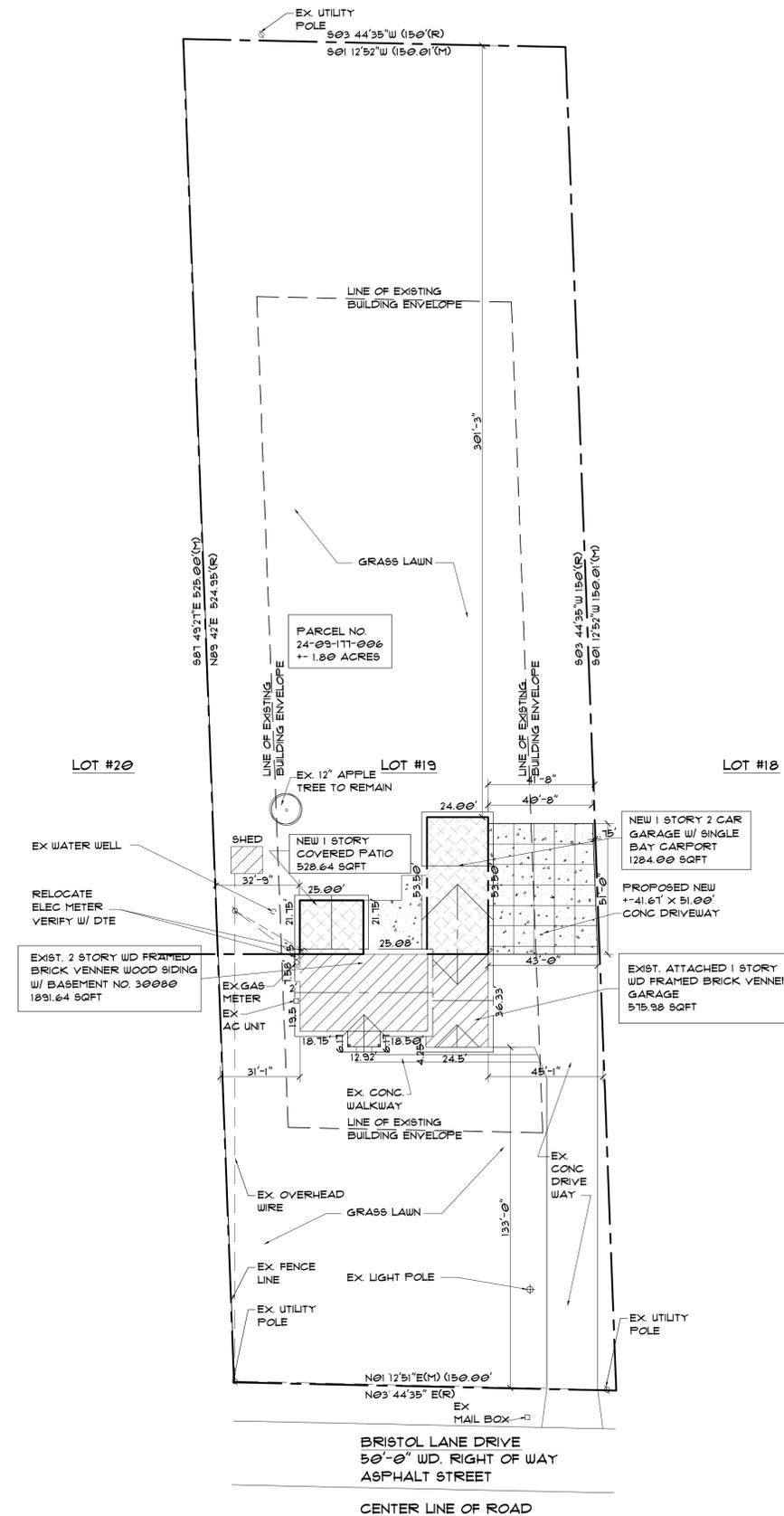
- S-1.....SITE PLAN
- A-1.....FOUNDATION PLAN / DEMOLITION PLAN GENERAL NOTES
- A-2.....FLOOR PLANS / ELECTRICAL PLAN / NOTES
- A-3.....ELEVATIONS/ NOTES
- A-4.....WALL SECTION / DETAILS/ NOTES
- E-1.....ELECTRICAL PLAN

| PROPERTY DESCRIPTION |
|--|
| 30080 BRISTOL LANE BINGHAM FARMS MI. 48025 (OCCUPIED LOT) LOT # 19 OF THE BERKSHIRE WOODS SUB TIN, R 10E, SEC 9 SUPERVISOR'S BINGHAM FARMS, OAKLAND COUNTY, MICHIGAN. |

| ZONING AND SETBACK |
|--|
| NOTE: THIS PROPERTY IS ZONED AS EXISTING (R-1) SINGLE FAMILY MINIMUM ZONING LOT SIZE PER UNIT 60,000 SQFT. . IN STORES (2) . IN FEET (21 FEET) |
| SET BACKS: FRONT.....(00.0') SIDE YARDS.....(25.0') REAR.....(00.0') |
| NOTE: SETBACK AND ZONING INFORMATION WAS OBTAINED FROM THE MUNICIPALITY CLIENT MUST VERIFY ALL INFORMATION, BEFORE CONSTRUCTION. |

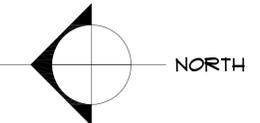
| RESIDENTIAL SQUARE FOOTAGE |
|---|
| (OCCUPIED LOT) 2 STORY WOOD FRAMED BRICK RESIDENCE 30080 BRISTOL LANE BINGHAM FARMS MI. 48025 |
| EXISTING HOUSE / GARAGE 1ST FLOOR AREA ONLY + EX. SHED + NEW COVERED PATIO ADDITION + PROPOSED GARAGE / CARPORT 1ST FLOOR ONLY = TOTAL BUILDING COVERAGE. |
| EX HOUSE = 1,891.64 SQFT + EX GARAGE = 575.98 SQFT + EX SHED = 131.25 SQFT + PROPOSED COVERED PATIO = 528.64 SQFT + PROPOSED GARAGE / CARPORT = 1284.00 SQFT = TOTAL SQFT.....4,542.76 SQFT. |

| LOT COVERAGE |
|--|
| TOTAL BUILDING COVERAGE IS4,542.76 SQFT. LOT COVERAGE 18,610.21 SQFT |
| TOTAL RESIDENTIAL COVERAGE OVER LOT NEW RESIDENTIAL COVERAGE = 4,328.76 SQFT / 18,610.21 SQFT |
| TOTAL RESIDENTIAL COVERAGE OVER LOT = 6% |
| MAXIMUM PERCENTAGE OF LOT AREA COVERED BY ALL BUILDINGS: (40%) |
| NOTE: UTILITY INFORMATION WAS OBTAINED FROM THE MUNICIPALITY NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF THOSE RECORDS, CONTRACTOR MUST VERIFY ALL FIELD LOCATIONS, SIZE AND ALL LEADS OF MAINS BEFORE CONSTRUCTION. |



SITE PLAN

SCALE = 1" = 30'-0"



prantzos design LLC.

architecture . planning
design build

19653 tanglewood Cir.
clinton township, mi. 48038

p · 586-413-7187
f · 586-226-3051

e · dprantzos@hotmail.com

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project:

HELMICK ADDITION
30080 BRISTOL LANE
BINGHAM FARMS

client:

MR. & MRS. TROY HELMICK
30080 BRISTOL LANE
BINGHAM FARMS

sheet title

FLOOR PLAN

issue:

- preliminary
- construction
- record

date issued

PROGRESS REVIEW 05/22/20

OUT FOR PERMITS 05/29/20

date: 05/21/20

drawn by: D.P

checked by: D.P

job#: 20001

sheet

S-1

of 1 sheets