## BUILDING DATA

**APPLICABLE CODES | RESIDENTIAL**
2015 MICHIGAN RESIDENTIAL BUILDING CODE
2015 MI ENERGY CODE & 2015 IECC WITH AMENDMENTS
CONSTRUCTION TYPE: 5B | RESIDENTIAL

**BUILDING AREA**
PROPOSED NEW RES. FOOTPRINT 3147 SF
PROPOSED NEW RES. FINISHED FLOOR AREA 2884 SF
PROPOSED NEW GARAGE AREA 760 SF

LOT SIZE: 9,583 SF

COUNTY JURISDICTION WASHTENAW COUNTY
ZONING, CITY OF ANN ARBOR
520 EBERWHITE BLVD, ANN ARBOR , MI 48103
PARCEL :

| Sheet | Title | Permit | | Permit Response | Permit w/ Struc Fin | Constr |
|---|---|---|---|---|---|---|
| C-1.01 | Cover Sheet | X | | | | |
| C-1.02 | Site Plan | X | | | | |
| A-1.01 | FNDTN/FRAMING | X | | | | |
| A-1.02 | FIRST/SECOND FLR PLAN | X | | | | |
| A-1.03 | ROOF/ROOF FRAMING PLAN | X | | | | |
| A-2.01 | Elevations | X | | | | |
| A-2.02 | Elevations | X | | | | |
| S-1.01 | SECTION | X | | | | |
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SITE AREA MAP

## GENERAL NOTES

1. THE ARCHITECT / DESIGNER HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS IN VIOLATION OF APPLICABLE LAWS OR REASONABLE BUILDING PRACTICES. ALL CONTRACTORS, SUBCONTRACTORS AND/OR MATERIAL SUPPLIERS SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY MATERIALS SPECIFIED OR INDICATED FOR INCLUSION IN THE PROJECT SITE THAT CONTAIN HAZARDOUS MATERIALS AND/ OR ASBESTOS.
2. WORK TO BE PERFORMED UNDER THE CONTRACT IS DEFINED BY ALL INFORMATION INCLUDED IN THIS SET OF CONSTRUCTION DRAWINGS AND ACCOMPANYING SPECIFICATIONS. CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND MANUFACTURER INSTALLATION AND WARRENTIED METHODS. THE ARCHITECT AND ITS AGENTS ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION MEANS, OR METHODS.
3. ALL LABOR, MATERIALS, FINISHED EQUIPMENT AND THE FINAL FINISHED PRODUCT AS OUTLINED AND REQUIRED BY THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AS PER THE GOVERNING STATE AND LOCAL CODES AND ANY AND ALL OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION. THE WORK SHALL INCLUDE ALL SITE DEVELOPMENT, SMOKE DETECTORS AND ANY AND ALL WORK REQUIRED BY THE INSPECTION AGENCIES HAVING JURISDICTION. THE ARCHTECT IS NOT REPSONSIBLE FOR ANY ERRORS AND OMISSIONS CONATINED WITHIN THE CONSTRUCTION OR CONTRACT DRAWINGS, BE IT IMPLIED OR OTHERWISE.
4. THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
5. FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
6. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND ITS AGENTS OR DESIGNER AND OWNER ANY DISCOVERED EXISTING CONDITION THAT APPEARS TO BE SUBSTANDARD. ALL WORK AFFECTED BY SUCH CONDITIONS SHALL STOP UNTIL ALL DISCREPANCIES ARE RESOLVED. SUCH CONDITION SHALL NOT BE COVERED OR CONCEALED BY NEW CONSTRUCTION WITHOUT APPOVAL OF ARCHITECT / DESIGNER.
7. BRACE ALL WALLS DURING CONSTRUCTION UNTIL FLOOR, AND ROOF, AND ROOF SYSTEMS HAVE BEEN INSTALLED.
8. SITE CONDITIONS: THE CONTRACTOR BY COMMENCING THE WORK ACCEPTS THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER PRIOR TO BEGINNING THE WORK.
9. DRAWINGS: ALL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT / DESIGNER OF ANY AMBIGUITY, INCONSISTENCY OF ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE GENERAL CONTRACTOR SHALL DISTRIBUTE
COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE THE DRAWINGS BY DISCIPLINE. **DO NOT SCALE DRAWINGS.**
10. THE GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE. THE PROJECT SITE SHALL BE CLEANED ON A DAILY BASIS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO HAVE THE ENTIRE CONTRACT AREA CLEAN AND SPOTLESS AT THE TIME OF TURN OVER TO THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE STRUCTURAL BLOCKING AT WALL AND CEILING FRAMING AS REQUIRED FOR ANCHORAGE OF ELEMENTS TO BE FASTENED OVER FINISHED SURFACES INCLUDING, BUT NOT LIMITED TO:
COUNTERTOPS, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, LIGHT FIXTURES, WALL MOUNTED EQUIPMENT,
SWITCH AND CONTROLS AND WALL HUNG FURNISHINGS.
12. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON-SITE AND CONFIRM SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS. ANY CONFLICT OR DISCREPANCIES IN DIMENSIONS OR ELEVATIONS AGAINST THE ON-SITE CONDITIONS SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK OR PROCUREMENT OF MATERIALS.
18. COORDINATE ALL WORK SHOWN ON THE FLOOR PLAN WITH MECHANICAL AND ELECTRICAL CONTRACTORS. THE MEP DRAWINGS PROVIDED REPRESENT SCOPE AND INTENT. THE RELATIVE CONTRACTORS ARE RESPONSIBLE FOR PROPER CODE INSTALLATION, BALANCING OF ALL SYSTEMS, VENTING, PROPER AND MOST EFFECTIVE PRACTICES FOR THE RELATED SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL OR PLUMBING WORK WITH THE ARCHITECTURAL WORK.
19. DIMENSIONS FROM EXTERIOR WALL ARE FROM FACE OF MASONRY WALL, CONCRETE WALL OR FACE OF EXTERIOR STUD

## STRUCTURAL DESIGN

FLOOR & ROOF FRAMING DESIGN NOTES
1. FLOOR FRAMING AND STRUCTURAL DESIGN MEETS OR EXCEEDS 40 PSF LL / 20 PSF DL. FLOOR DEFLECTION MEETS L/360 LIVE AND L/240 TOTAL LOAD.
2. ATTIC FLOOR FRAMING AND STRUCTURAL DESIGN MEETS OF EXCEEDS 30 PSF LL / 20PSF DL. FLOOR DEFLECTION MEETS L/360 LIVE AND L/240 TOTAL LOAD.
3. ROOF STRUCTURAL DESIGN MEETS OR EXCEEDS 20 PSF LL / 15 PSF DL. ROOF DEFLECTION MEETS L/360 LIVE AND L/240 TOTAL LOAD.
4. SUB-FLOOR SHEATHING SHALL BE EXTERIOR GRADE 3/4" T&G, GLUED AND SCREWED. SHEATHING IS REQUIRED FOR ANY LONGITUDINAL (DRAG) FORCES.
5. FLOOR JOISTS SPACED AT 16" O.C. UNLESS SHOWN OTHERWISE ON PLANS.
6. ROOF JOISTS PLACED AT 24" O.C. UNLESS SHOWN OTHERWISE ON PLANS.
7. FASTEN RATED SHEATHING TO ONE FACE OF STRUCTURAL WALL FRAMING.
8. FASTEN FLOOR JOISTS AND ROOF RAFTERS TO RIM JOIST AND RIDGE BEAM USING SIMPSON

## SITE PLAN NOTES

1. SETBACKS PER ZONING ORDINANCE - SCIO TOWNSHIP, A-1 AGRICULTURAL (RURAL RESIDENTIAL) "RESIDENTIAL SINGLEFAMILY"
2. RESTORATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE SITE, LANDSCAPING ETC. TO ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION. WHERE LAWN AND PLANTINGS HAVE BEEN DISTURBED, THE CONTRACTOR SHALL PLANT NEW TO COMPENSATE FOR DISTURBED AREAS.
3. CONTRACTOR TO PROVIDE NECESSARY SITE AND ROAD PROTECTION AS WELL AS ANY CLEAN OFF AREA REQUIRED BY LOCAL AUTHORITY.

## GRADING NOTES

1. SOIL TYPES OF EXPOSED LAND AREA O BE FIELD VERIFIED. ANY INCOMPETENT OR UNSTABLE SOIL SHALL COMMENT THE HALT OF CONSTRUCTION UNTIL SAID SOIL AND CONDITIONS CAN BE PROPERLY REVIEWED AND INSPECTED BY A GEOTECHINCAL ENGINEER.
2.. ALL NATURAL FEATURES: TREES + SLOPES NOT IMPACTED BY CONSTRUCTION AND SCHEDULED FOR REWORK OR REMOVAL SHALL REMAIN AND BE PROTECTED.
3. INTENTED SLOPES AND GRADES RELATIVE TO EXCAVATION AND FOUNDATIONS TO BE DETERMINED AT STAKING OF SITE. ANY DEVIATIONS SHALL BE COMMUNICATED TO ARCHITECT.

## ENERGY CODE COMPLIANCE NOTES

SEE 2015 IECC WITH AMENDMENTS FOR COMPLETE CODE, TABLE 402.1.1 AND NOTES REFERENCED BELOW ENVELOPE
1. AIR BARRIER AND THERMAL BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS MEETING AAMA/WDMA/CSA 101/I.S.2/A440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
3. IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE <2.0 CFM LEAKAGE AT 75 PA.
4. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
5. BLOWER DOOR TEST @ 50 PA. < 5 ACH IN CLIMATE ZONES 1-2, AND < 3 ACH IN CLIMATE ZONES 3-8.
FENESTRATION
6. U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE. INSULATION
7. SLAB EDGE INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8. ALL INSTALLED INSULATION IS LABELED OR THE INSTALLED R-VALUES PROVIDED.
9. FLOOR INSULATION INSTALLED PER MANUFACTURE'S INSTRUCTIONS, AND IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR.
10. WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
11. CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
12. ANY AND ALL THERMAL BARRIERS IN FLOOR AND FOUNDATION WILL BE DETAILED TO DESCRIBE EXTENT AND SCOPE.

## CAST—IN—PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF
3,000 PSI
2. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED 5% +/- 1%
3. CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE. PLACE ALL CONCRETE WITHOUT ADDING WATER TO THE TRANSIT MIX CONCRETE. (SLUMP = 3" TO 4")
4. ALL REINFORCING SHALL CONFORM TO ASTM A-615 GRADE 60 FABRICATED AND ERECTED ACCORDING TO THE ACI STANDARDS. "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" ACI 315 - LATEST EDITION OF "MANUAL OF ENGINEERING AND PLACING DRAWINGS CONCRETE STRUCTURES", ACI 315R - LATEST EDITION.
5. WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A185 AND HAVE A MINIMUM SIDE AND END LAP OF 8 INCHES.
6. ALL REINFORCEMENT SHALL BE FREE OF MUD. ALL REINFORCEMENT SHALL BE PLACED AND SECURELY TIED IN PLACE, SUFFICIENTLY AHEAD OF CONCRETING TO ALLOW INSPECTION AND CORRECTION AS NECESSARY WITHOUT DELAYING CONCRETING OPERATIONS. SPLICE ALL BARS 24" DIA. OR 18" DIA. MINIMUM.
7. ALL POURED CONCRETE WALL TO BE BACK FILLED WITH GRAVEL AND OR RIVER ROCK OR OTHER SUITABLE BACKFILL MATERIAL THAT IS NOT CLAY OR IN FROZEN WALLS ARE TO BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF BUILDING IS IN PLACE.
8. CONTRACTOR TO ENSURE PROPER SETTING CONDITION OF TEMPERATURE, MOISTURE CONTROL
COMPACTNESS OF SUBGRADE AND PROPER USE OF ALL FORMWORK.

## FOOTINGS

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO OWNER BEFORE PROCEEDING WITH THE WORK.
2. PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATION TO PROTECT SIDES OF EXCAVATION.
3. COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FOR SAFETY PROVISIONS.
4. IN ALL CASES FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3,000 PSF VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. IF SOIL CONDITIONS APPEAR TO BE INCONSISTENT WITH SAID REQUIRMENTS, THEN A QUALIFIED SOILS ENGINEER SHALL INVESSTIGATE AND TEST ID DEEMED NECESSARY.

## WOOD CONSTRUCTION

1. ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF FABRICATION OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCY.
2. ALL LUMBER, FRAMING AND TRUSSES SHALL CONFORM TO APPLICABLE SECTIONS OF LATEST SPECIFICATIONS OF NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION, TRUSS JOIST CORPORATION, NATIONAL FOREST PRODUCTS ASSOCIATION, AND AMERICAN WOOD PRESERVERS ASSOCIATION.

A. ALL FLUSH BEAM - JOIST CONNECTION SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER.
B. ALL POST-BEAM CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL STRAP OR EQUIVALENT METAL PRODUCT AS APPROVED BY ENGINEER AND (1) TOE NAIL (16D) FOR EACH 1,000 # AXIAL LOAD OR EACH SUPPORT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND / OR TWO (2) TOE NAIL FOR EACH 1000# AXIAL LOAD OR EACH SUPPORT STUD.
C. ALL LUMBER BEARING SHALL PROVIDE SUFFICIENT AREAS SO AS TO NOT EXCEED 400 PSI.
D. ALL SHEATHING STUDS SHALL BE LIMITED TO 2,000# AXIAL LOAD.
E. ALL BUILT-UP POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND / OR
BOLTED PER NDS.

3. FASTEN ALL LVL BEAMS WITH 3-16D NAILS @ 12" O.C. EACH SIDE, STAGGERED, GLUE AND NAIL, UNLESS NOTED ON DRAWINGS OTHERWISE.
4. LUMBER FOR RAFTER, STUDS AND BLOCKING SHALL BE DOUGLAS FIR. #2 DENSE OR SOUTHERN PINE #1, OR BETTER, WITH AS ALLOWABLE BENDING
LVL BEAMS SHALL BE 1.75" WIDE PER PLY AND HAVE AND ALLOWABLE BENDING STRESS OF 3,100 PSI., E=2,000,000 PSI OR HIGHER, DEFLECTION OF L/960 AND SHALL BE JOINED TOGETHER PER MANUFACTURES SPECIFICATION.
5. MIN. PSL COLUMN PROPERTIES SHALL BE: 1.8X10E6 PSI, FB=2,400 PSI TRUSS JOIST PARALLAM OR EQUAL.
6. NAILING SCHEDULE FOR PLYWOOD DECK AND SHEATHING.

A. 10D NAILS @6" O.C., AT DIAPHRAGM BOUNDARY ALONG END
SUPPORTING MEMBER, UNLESS NOTED OTHERWISE.
B. 10D NAILS @12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
C. PROVIDE BLOCKING AT UNSUPPORTED EDGES OF PLYWOOD WHERE
NOTED ON DRAWINGS NAILED WITH 10D NAILS @4" O.C. AT DIAPHRAGM
BOUNDARIES AND CONTINUOUS PANEL EDGES, 6" O.C. AT PANEL EDGES.

7. FOR ALL ROOFS AN D FLOOR FRAMING MEMBERS AND WALL STUDS, PROVIDE ONE LINE OF BEARING FOR EACH EIGHT FOOT SPAN. PROVIDE METAL DIAGONAL CORNER BRACING AND WIND BRACING PER CURRENT CODE.
8. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR WOOD TRUSS DURING CONSTRUCTION.
9. ROOF TRUSS MANUFACTURE (IF APPLICABLE TO JOB) TO SUPPLY CONTRACTOR WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. TRUSS MANUFACTURE SHALL INDICATE ANY CHANGES TO DRAWINGS THAT WOULD REQUIRE CHANGES TO THE SUPPORTING STRUCTURE.
10. ALL STAIRWAYS, STAIR GUARDS, HANDRAILS, BALUSTERS, HEADROOM, RISERS AND TREADS TO COMPLY WITH CURRENT CODE.
11. ALL WINDOWS & DOOR HEADERS TO BE (3) 2X10 @2X6 WALLS & (2) 2X12 @2X4 WALLS, UNLESS OTHERWISE NOTED.

## STEEL

1. YIELD STRESS AND TYPE OF STEEL. FOR WIDE FLANGE SHAPES: ASTM A992 WITH YIELD STRESS OF 50,000 PSI. FOR S SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ASTM A36 WITH YIELD STRESS OF 36,000 PSI. FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ASTM A500 WITH YIELD STRESS OF 46,000 PSI.
2. BOLTS: USE CARBON CARBON OR ALLOY STEEL ASTM A325, 3/4" DIA. OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WEDGE STYLE ANCHOR +/- HILTI KWIK BOLT 3. NUTS: CARBON STEEL MEETING ASTM A%63. WASHERS: HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS.
3. ANCHOR RODS: ASTM F1554, GRADE 36.

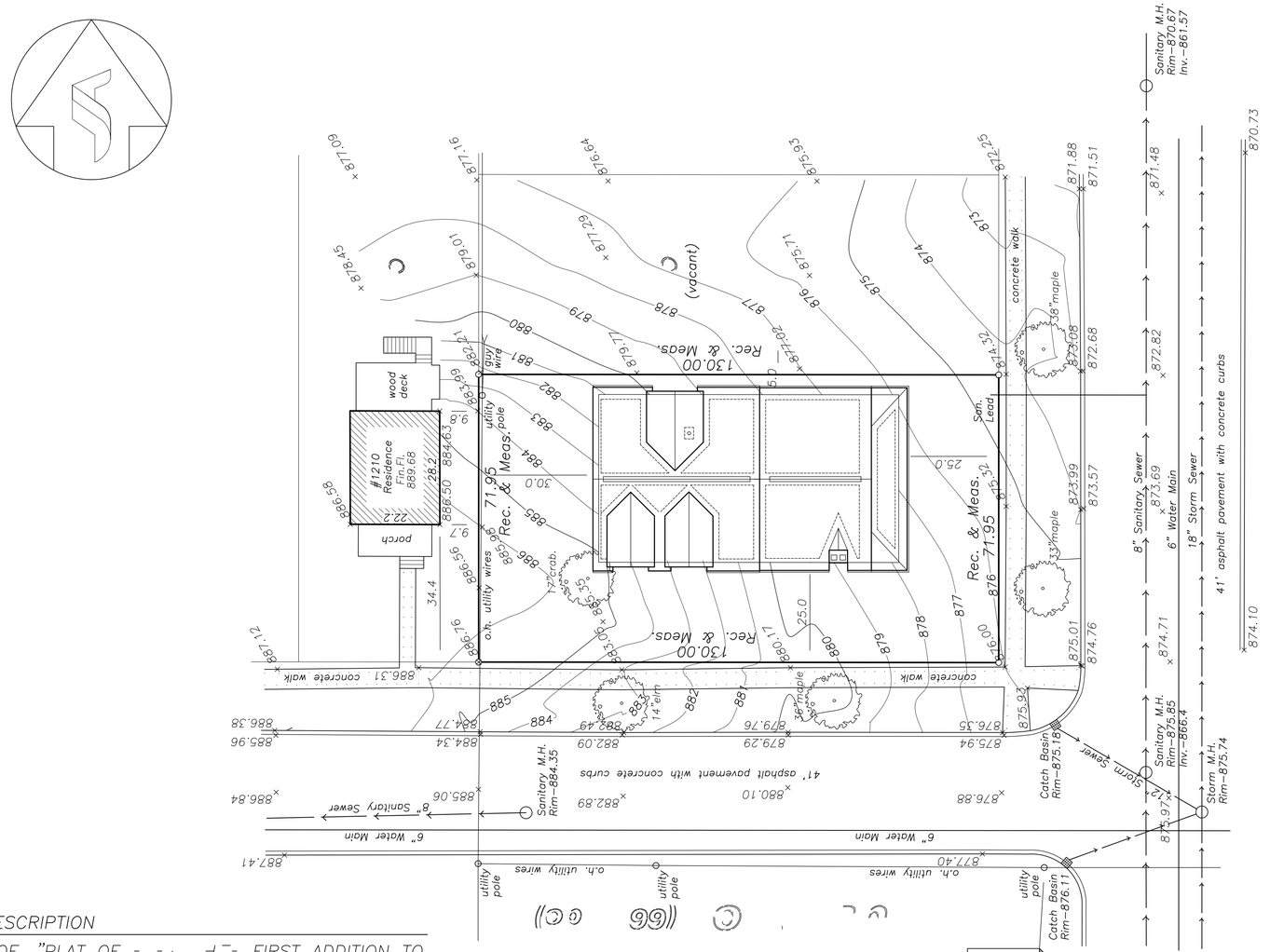
### General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

Drawings completed for Perspective Consulting Group

# COVER SHEET

| | |
|---|---|
| Project | Sheet C-1.01 |
| Date | |
| Scale | |




## LEGAL DESCRIPTION

LOT OF, "PLAT OF - - \ -| ¯- FIRST ADDITION TO THE CITY OF ANN ARBOR", PART OF THE SOUTHEAST 1/4 OF SECTION 30, T.2S., R.6E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS ON PAGE 14, WASHTENAW COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NAVD88 BENCH MARK
SPIKE IN NE FACE OF UTILITY POLE
ELEVATION = 878.14

## LEGEND

| | |
|---|---|
| 000.00 | = EXISTING ELEV. |
| 000.00 | = PROPOSED ELEV. |
| | = DRAINAGE COURSE |
| | = SILT FENCE |
| F.G. | = BRICK LEDGE |
| | = EXISTING CONTOUR |

Zoning:
R1C – Residential

Setbacks:

| | |
|---|---|
| Front | – 25' |
| Side | – 5' |
| Side total | – 10' |
| Rear | – 30' |

*Check title policy for subdivision deed restrictions that may affect setback requirements.*

PREPARED FOR: MEGAN CHRIST
2317 DEVON CIRCLE
ANN ARBOR, MI 48105
(847) 702-2507


JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax
by


REVISIONS

DATE 08 MAR 18
JOB NO. 19-02-006
SCALE
DRAWN JRN
CHECKED JGE
SHEET 1 OF 1

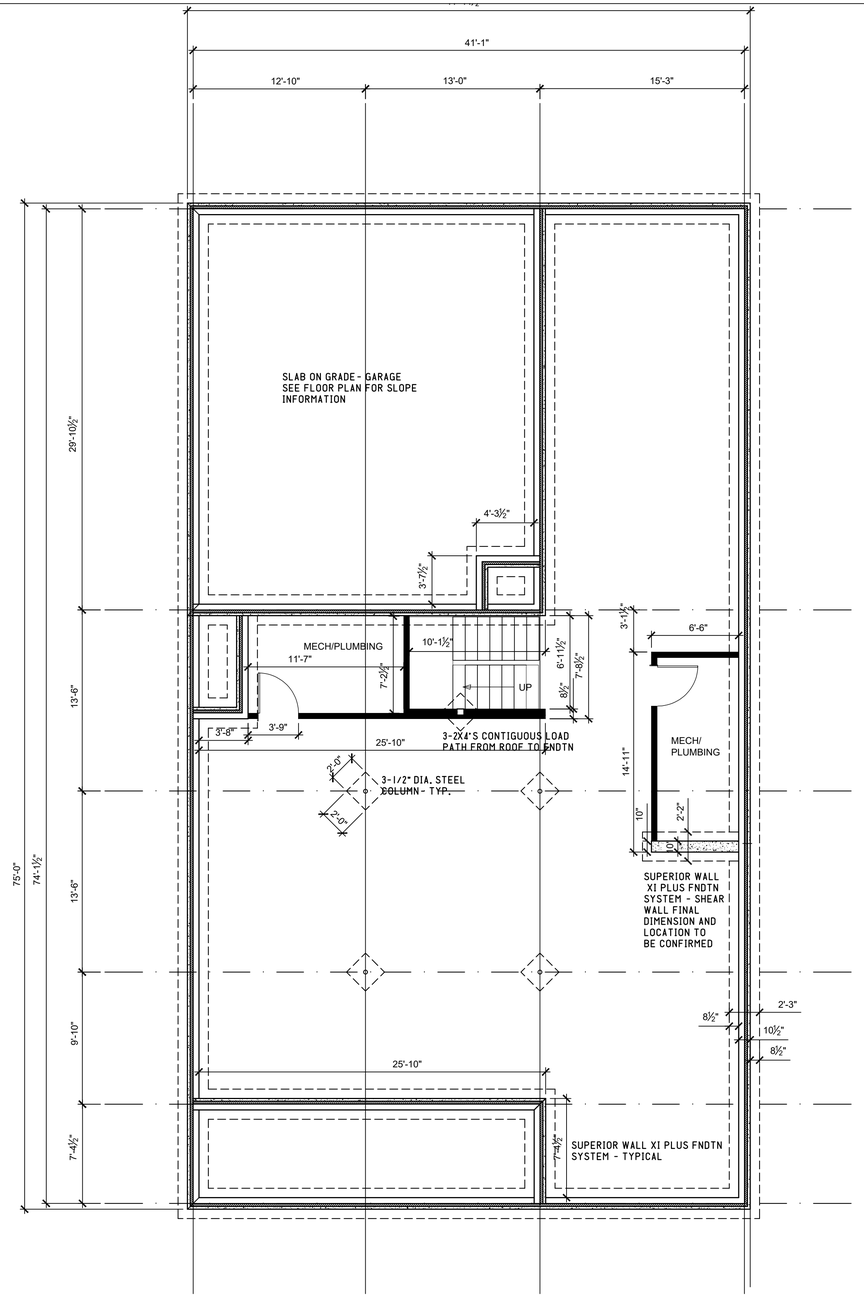
General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

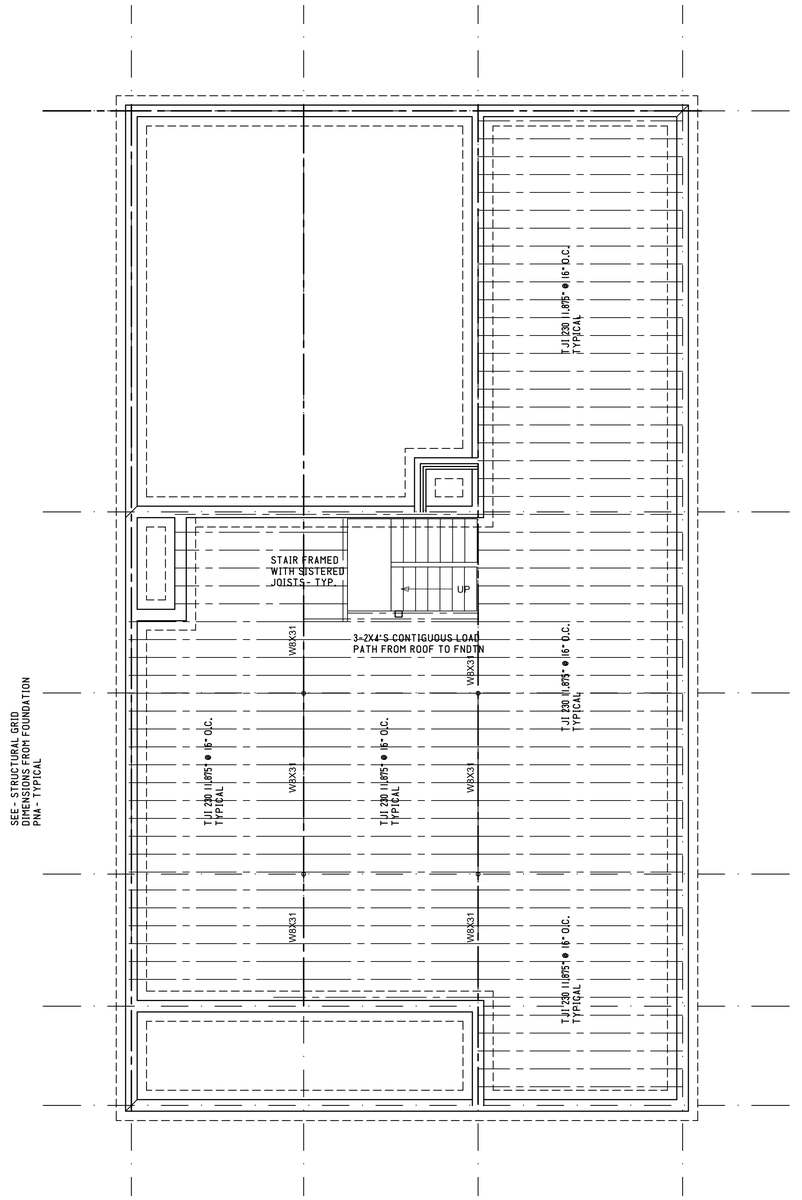
Drawings completed for Perspective Consulting Group

# SITE PLAN

Project
Date
Scale
Sheet C-1.02




1 LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"




2 FOUNDATION/FRAMING PLAN
SCALE: 3/16" = 1'-0"

N

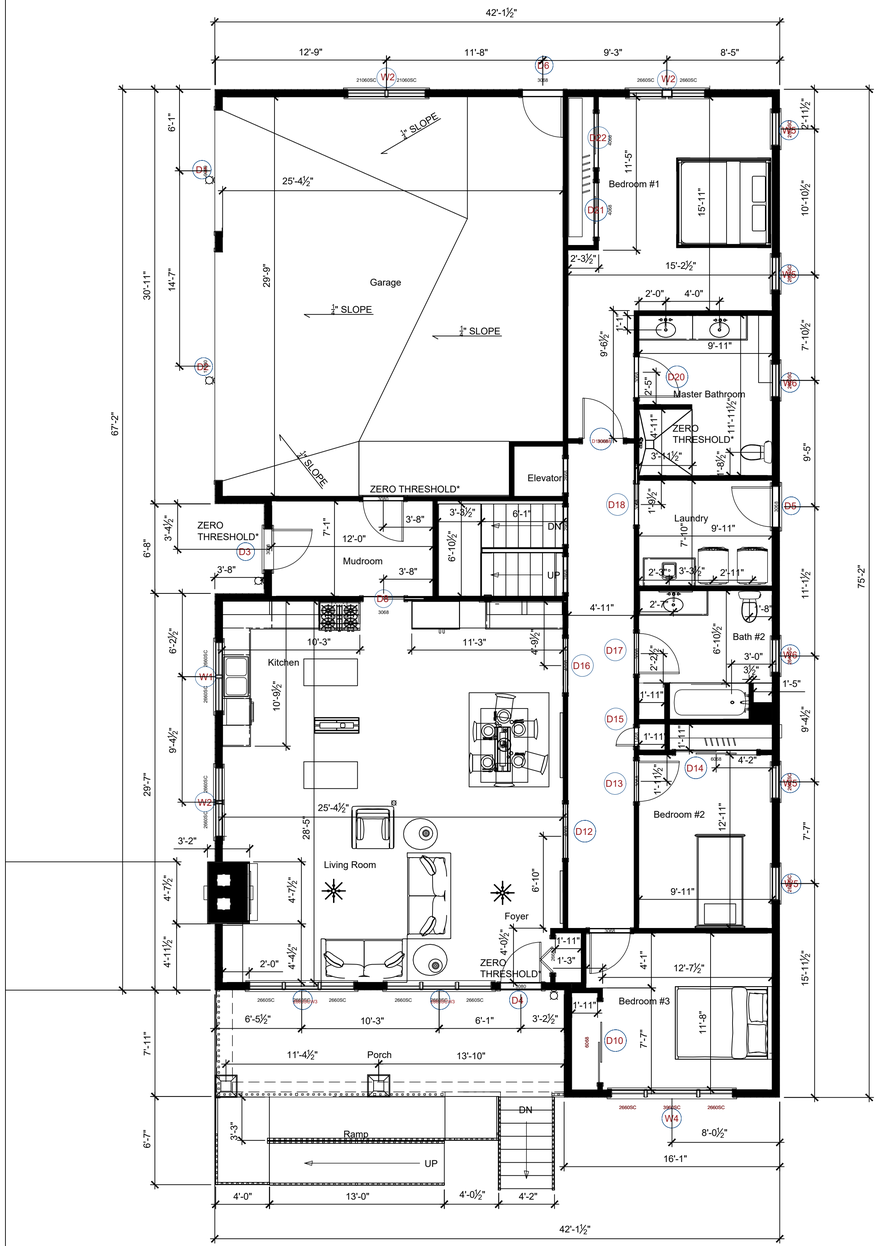
General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

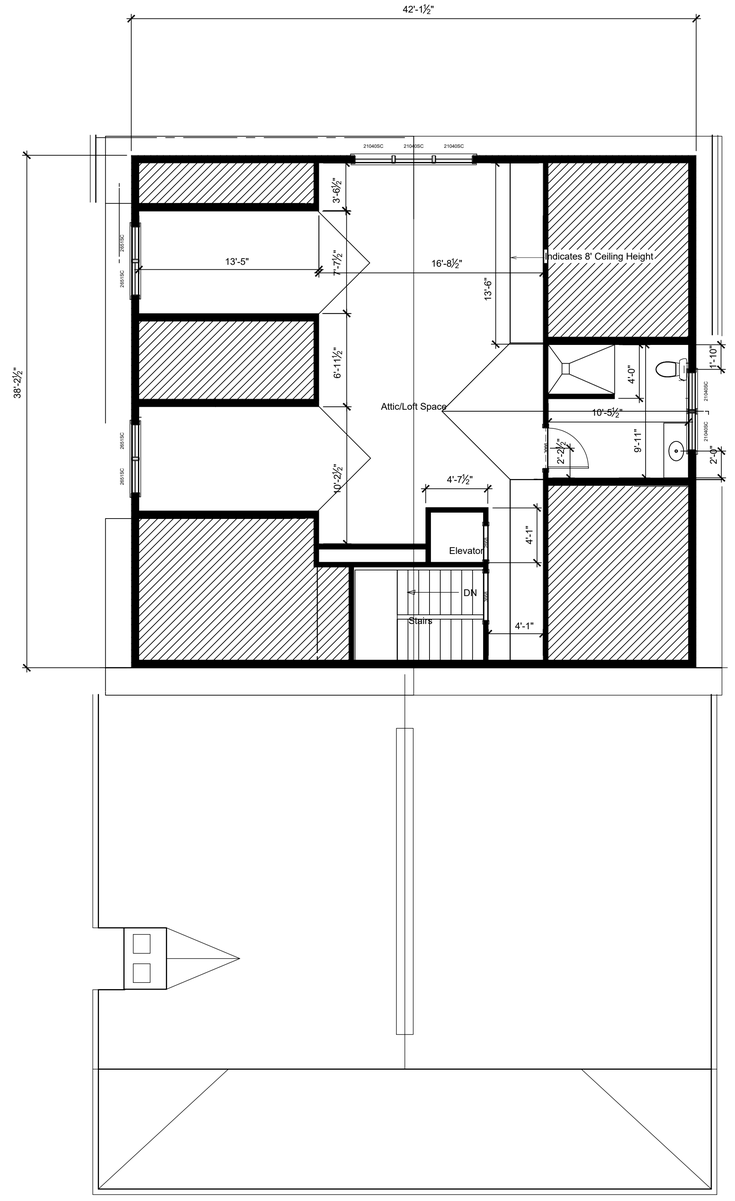
Drawings completed for Perspective Consulting Group

# FOUNDATION &LOWER STRUCTURAL

| Project | Sheet |
|---|---|
| Date | A-1.01 |
| Scale: 3/16"=1'-0" | |




**1** FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"




**2** SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

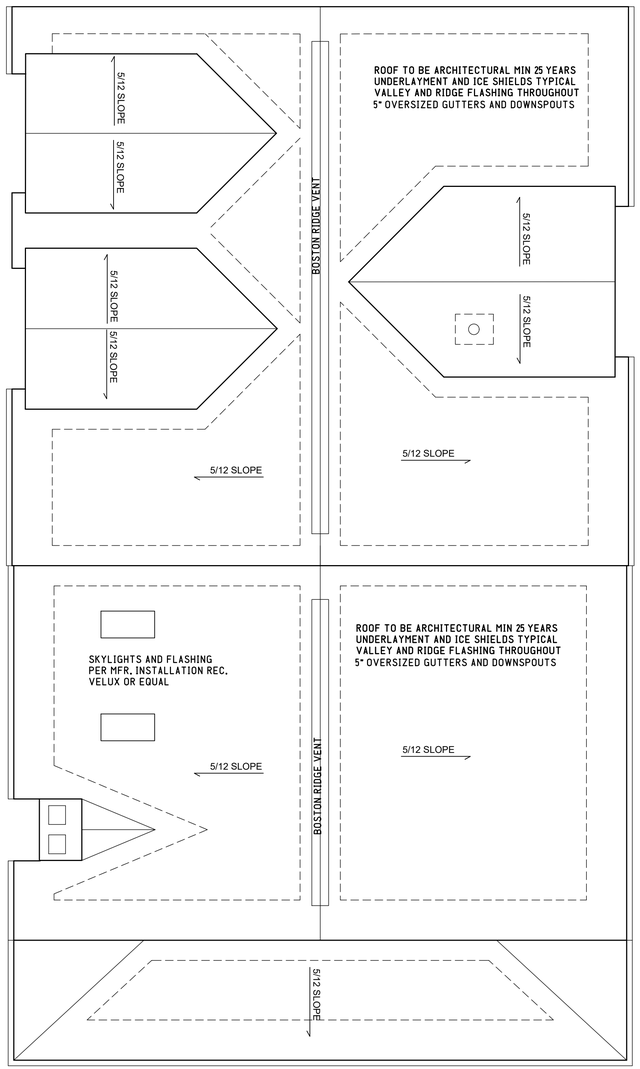
General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

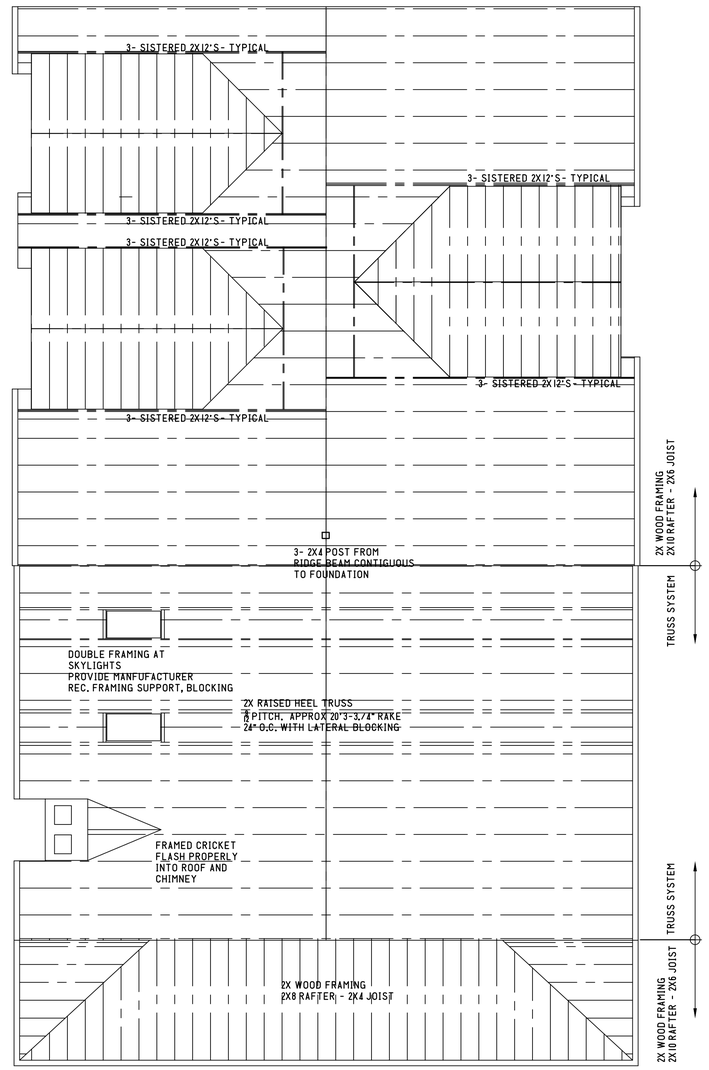
Drawings completed for Perspective Consulting Group

# FLOOR PLANS

| Project | Sheet |
|---|---|
| Date | A-1.02 |
| Scale: 3/16"=1'-0" | |




**1** ROOF PLAN
SCALE: 3/16" = 1'-0"




**1** ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

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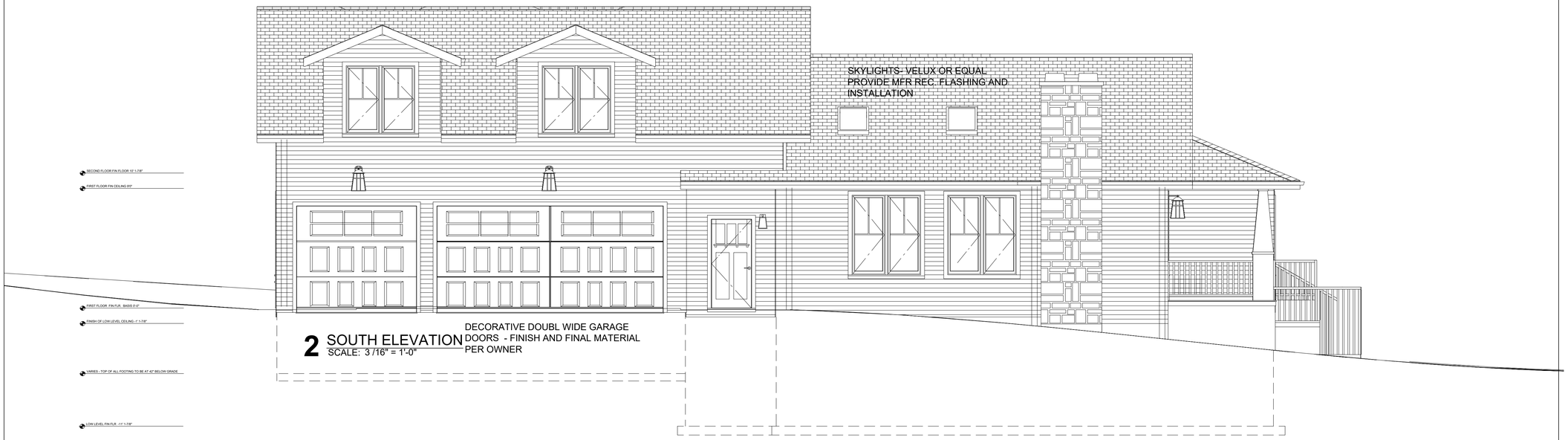
General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

Drawings completed for Perspective Consulting Group

# ROOF, ROOF FRAMING PLAN

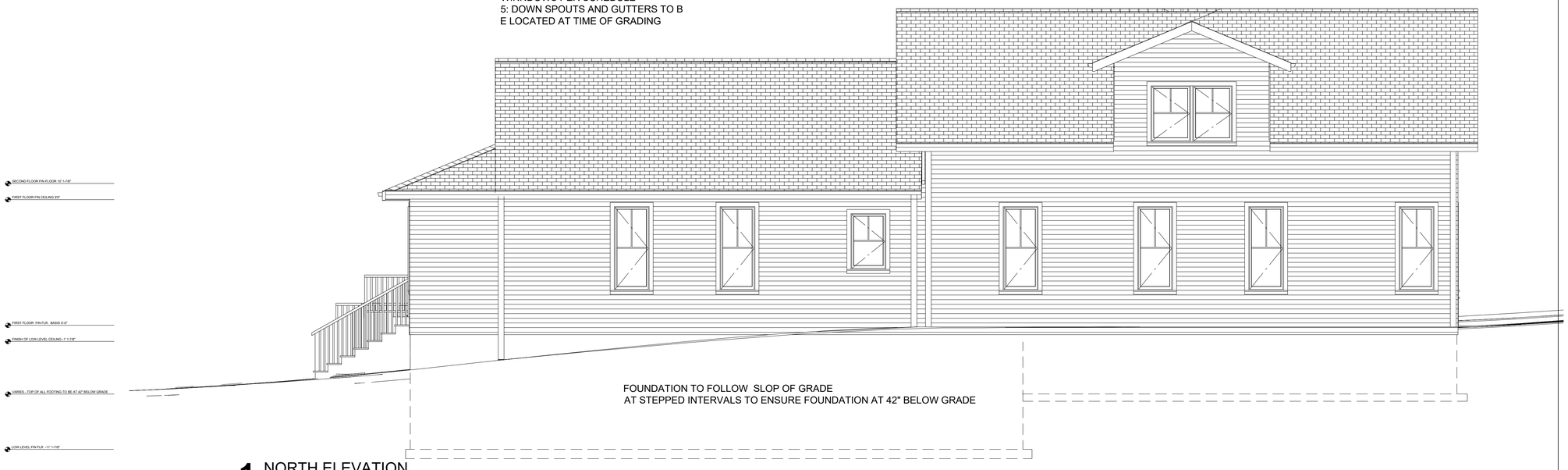
| | |
|---|---|
| Project | Sheet A-1.03 |
| Date | |
| Scale VARIES | |




**2** SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

DECORATIVE DOUBL WIDE GARAGE
DOORS - FINISH AND FINAL MATERIAL
PER OWNER

ELEVATION NOTES:
30 YEAR ASPHALT ROOF
BOSTON RIDGE VENT
SIDING- 7" HARDIBOARD - FIN PER OWNER
WITH ALL TRIM, FASCIA, AND ACCESSORIES
CULTURED STONE VENEER WHERE SHOWN
FINISH GRADE AND ESTABLISHED BENCHMARKS TO DICTATE
FACADE BREADTH AND SCOPE
WINNDOWS PER SCHEDULE
5: DOWN SPOUTS AND GUTTERS TO B
E LOCATED AT TIME OF GRADING




FOUNDATION TO FOLLOW SLOP OF GRADE
AT STEPPED INTERVALS TO ENSURE FOUNDATION AT 42" BELOW GRADE

**1** NORTH ELEVATION
SCALE: 3/16" = 1'-0"

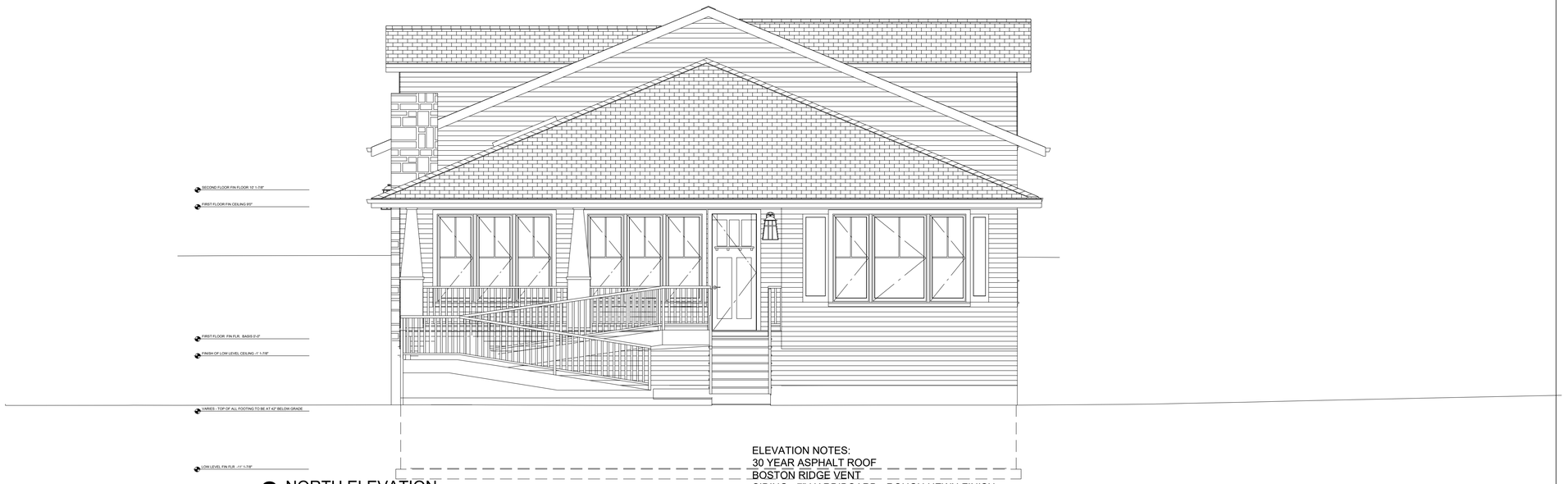
General Notes

| | | |
|---|---|---|
| | | |
| | PERMIT | 4.3.19 |
| No. | Revision/Issue | Date |

Drawings completed for Perspective Consulting Group

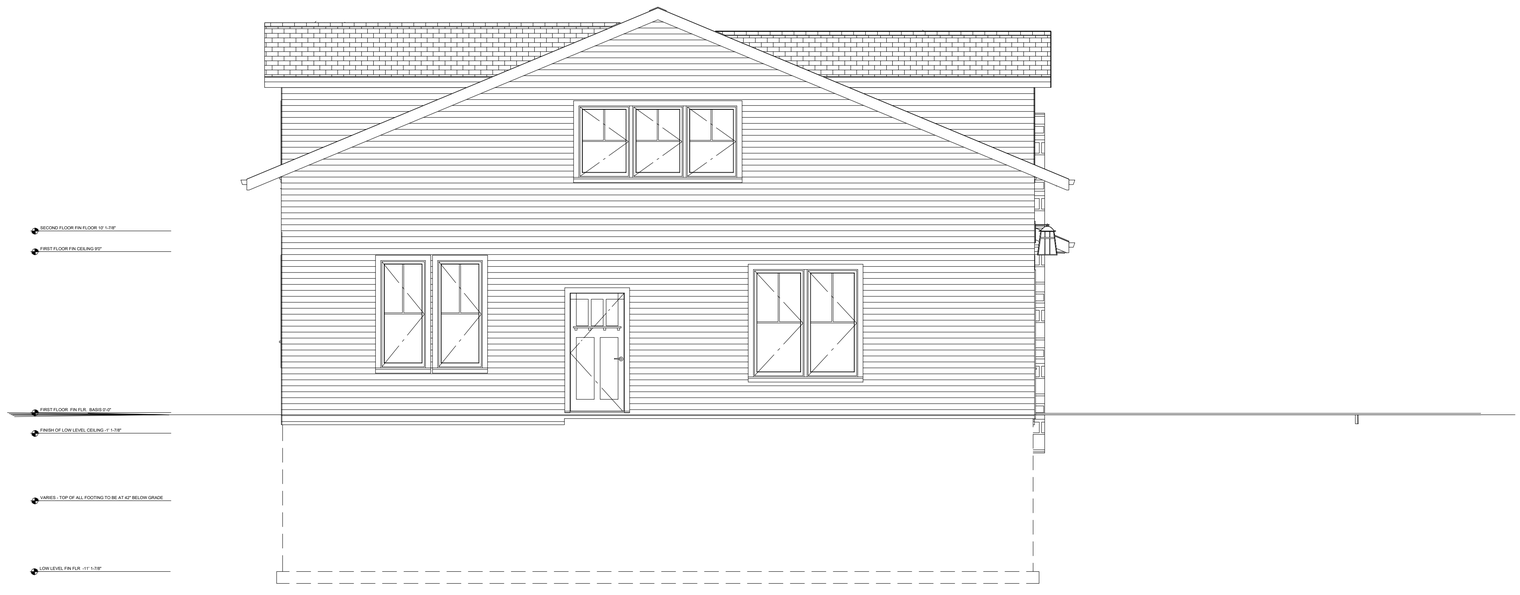
# ELEVATIONS

| | |
|---|---|
| Project | Sheet A-2.01 |
| Date | |
| Scale 1/4"=1'-0" | |




**2** NORTH ELEVATION
SCALE: 3 /16" = 1'-0"

ELEVATION NOTES:
30 YEAR ASPHALT ROOF
BOSTON RIDGE VENT
SIDING- 7" HARDIBOARD - ROUGH HEWN FINISH
WITH ALL TRIM, FASCIA, AND ACCESSORIES
CULTURED STONE VENEER WHERE SHOWN
FINISH GRADE AND ESTABLISHED BENCHMARKS TO DICTATE
FACADE BREADTH AND SCOPE
WINNDOWS PER SCHEDULE
5: DOWN SPOUTS AND GUTTERS
TO BE LOCATED AT TIME OF GRADING




**1** SOUTH ELEVATION
SCALE: 3 1/6" = 1'-0"

General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

Drawings completed for Perspective Consulting Group

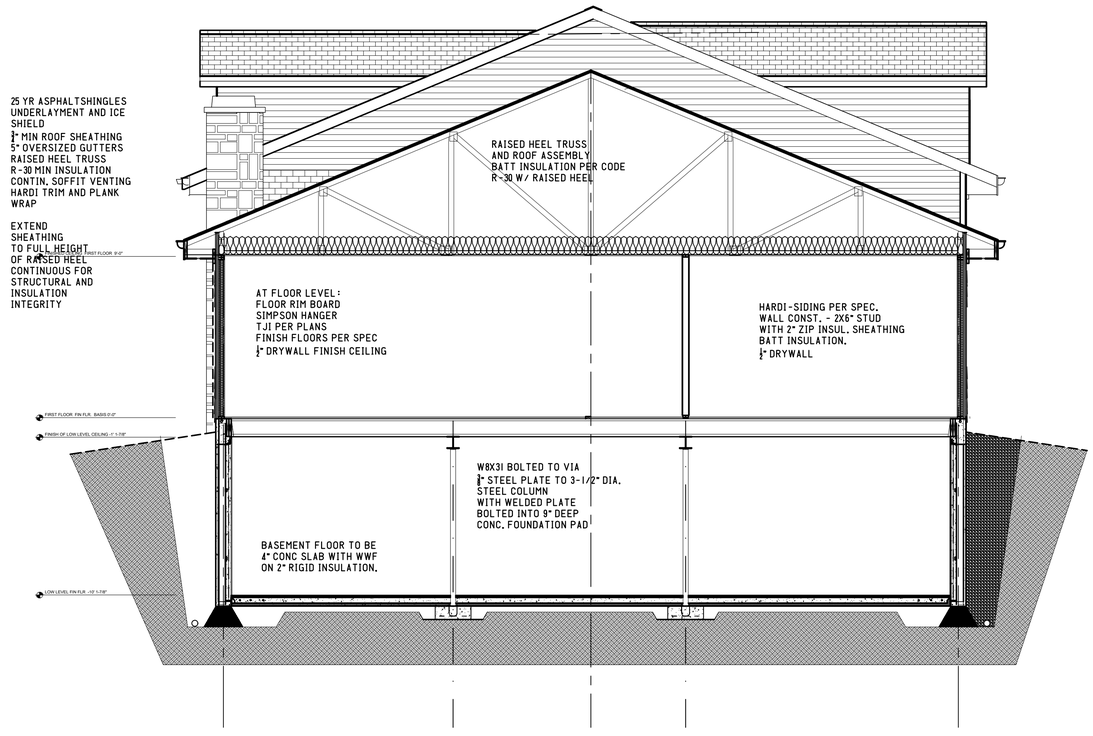
# ELEVATIONS

Project

Date

Scale
1/4"=1'-0"

Sheet
A-2.02




**1** LATITUDE SECTION
SCALE: 1/4" = 1'-0"

General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | PERMIT | 6.21.19 |

Drawings completed for Perspective Consulting Group

# SECTIONS

| | |
|---|---|
| Project | Sheet S-1.01 |
| Date | |
| Scale 1/4"=1'-0" | |