**CODE SUMMARY**

APPLICABLE CODES: 2015 Michigan Residential Code

ARCHITECTURAL SITE INFORMATION WAS TAKEN FROM TOPOGRAPHIC SURVEY BY, LAND SPECIALISTS, LAND SURVEYORS. PROJECT ORDER NO. 19-038, FIELD BOOK NO. 45/22. DATED, 06/23/2019.

MAX FLOOR AREA PER DWELLING UNIT ALLOWED:
UP TO 1,900 SF WITHOUT ANY BONUS
UP TO 2,350 SF WITH LOT SIZE BONUS
UP TO 2,500 SF WITH CHARACTER BONUS
UP TO 2,950 SF WITH CHARACTER AND LOT BONUS

1,900 SF + 281 SF + 150 SF + 100 SF + 150 SF + 30 SF = 2,611 SF (IF ALLOWED MAX BY PLANNING COMMISSION)

LOT SIZE BONUS BONUS:
1 SF FOR EVERY 12 SF OF LOT AREA OVER 6,000 SF WITH A MAX OF 350 SF
3,375 SF / 12 SF = (+ 281.25 SF LOT BONUS REQUIRED)

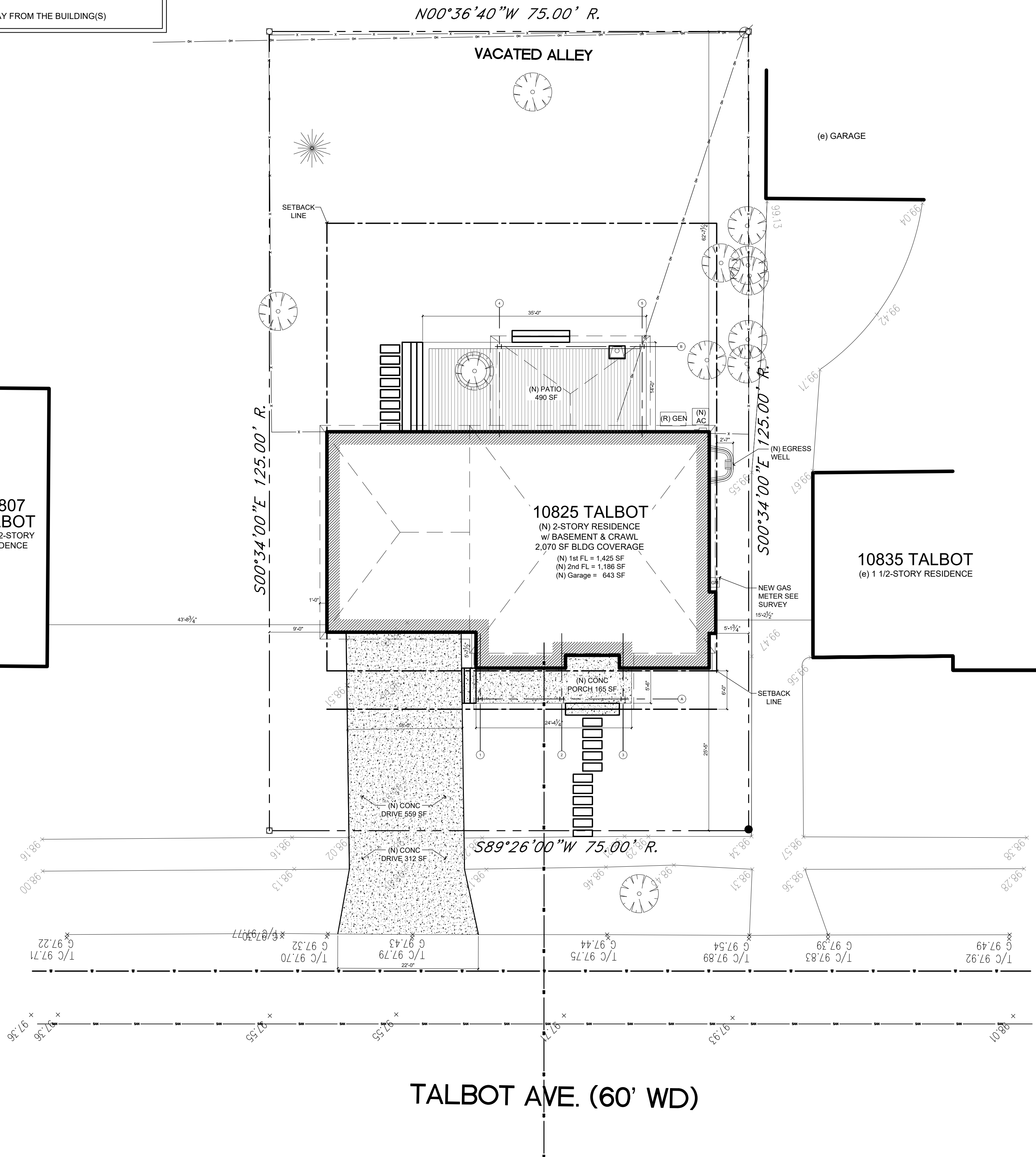
CHARACTER BONUS:
ROOF HEIGHT:
NEW SECOND FLOOR: ROOF HEIGHT OF 26' OR LESS = 150 SF ELLIGBLE (+ 150 SF REQUIRED)
STEPPED IN SECOND FLOOR:
3-FOOT STEP-IN ON FRONT ELEVATION AND AT LEAST ONE OTHER ELEVATION = 100 SF ELLIGBLE
(+100 SF REQUIRED; FRONT AND GARAGE SIDE)
FENESTRATION:
20% OR MORE FENESTRATION PER ELEVATION = 150 SF ELLIGBLE (+150 REQUIRED)

ARCHITECTURAL DETAILS:
ANY COMBINATION OF 3 OR MORE: QUOINS, MUNTIN BARS, KEYSTONES OVER WINDOWS AND DOORS, SHUTTERS, PULLED BRICK DETAILS, BRICK ROWLOCKS OR SOLDIER COURSING, TRIM BOARDS FOR SIDED WALL WINDOWS, NATURAL MATERIALS, WOOD WINDOWS (CAN BE CLAD), SIDING OTHER THAN VINYL ON PERMITTED SIDED PROJECTS, OR ANY OTHER ARCHITECTURAL DETAILED AS DEEMED APPROPRIATE BY THE PLANNING COMMISSION. = ELLIGIBLE FOR UP TO 250 SF AS DETERMINED BY THE PLANNING COMMISSION (+ 250 ALLOWED / + 30 REQUIRED)

10807
TALBOT
(e) 1 1/2-STORY
RESIDENCE

10835 TALBOT
(e) 1 1/2-STORY RESIDENCE

S89°26'00"W
50.00' R.&M.

**SITE PLAN DATA**

ZONING DISTRICT:			R-1D SINGLE-FAMILY RESIDENTIAL								
	LOT MINIMUMS		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		FRONT YARD	SIDE YARDS (IF ONE SIDE YARD 1/4 TOTAL FOR BOTH)		REAR YARD	PROPOSED FLOOR AREA	
	AREA (SQ. FT.)	WIDTH (FT)	(PERCENT)	STORY	FEET (OVERALL)	NORTH (FT.)	EAST (FT.)	WEST (FT.)	SOUTH (FT.)		
REQUIRED	6,000	50'-0"	30.0%	2	26'-0"	25'-0"	9'-0"	5'-0"	30'-0"		
PROVIDED	9,375	75'-0"	22.08%	2	25'-4"	25'-5"	9'-0"	5'-1 3/4"	62'-7 1/2"	2,611 BOTH FLR. 643 / GARAGE	

DRAWING INDEX

SHEET: AS.101
A.100 Architectural Site Sketch
A.101 Foundation and Basement Plan
A.102 First Floor Demo & Floor Plan
A.201 Second Floor Demo & Floor Plan & Roof Plan
A.202 Exterior Elevations
A.301 Building Sections
1 of 1 Plot Plan

Alteration of and Addition to
10825 Talbot Ave
Huntington Woods, MI

eA Project # 19.016

SITE PLAN REVIEW

March 31, 2021

OWNER REVIEW

March 11, 2021

OWNER REVIEW

February 24, 2021

ISSUE / REVISION DATE

Architectural
Site Sketch

AS.101

SYMBOL LEGEND	
	EXHAUST FAN, ROUTE TO EXTERIOR
	SMOKE ALARM
	COMBINATION SMOKE ALARM & CARBON MONOXIDE DETECTOR

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE w/ UL 217 AND INSTALLED IN ACCORDANCE w/ THE PROVISIONS OF MRC15 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

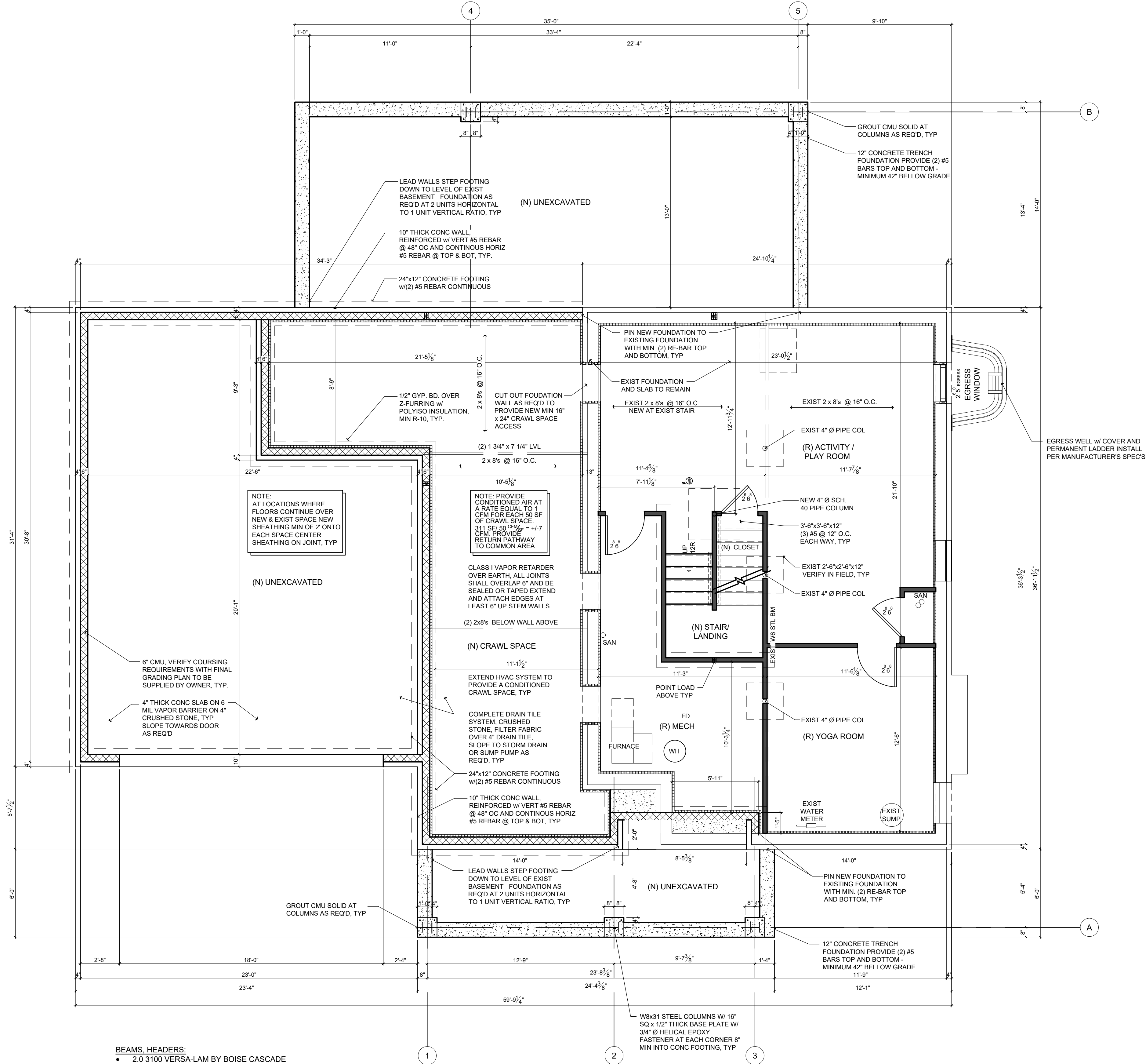
SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT

SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BACK-UP POWER FROM A BATTERY

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING w/ UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE w/ MRC15 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED PER 2015 MICHIGAN RESIDENTIAL CODE
- ALL WOOD EXPOSED TO THE WEATHER, IN CONTACT WITH THE GROUND OR ENTERING EXTERIOR MASONRY WALLS SHALL BE PRESERVATIVE TREATED (P.T.)
- ALL FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
- ALL STRUCTURAL CONNECTORS & HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS DISCOVERED, COORDINATE WITH ARCHITECT TO RESOLVE THE ISSUE TO ACHIEVE THE INTENT OF THE DRAWINGS.
- COORDINATE WITH OWNER ALL ACTUAL FINISHES AND MATERIAL SAMPLES
- ELECTRICAL SHALL BE DESIGN/BUILD PER LATEST NEC. COORDINATE FIXTURES, SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER. LIGHTING SHALL BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
- DATA SHALL BE DESIGN/BUILD. COORDINATE SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER.
- HEATING VENTILATION AIR CONDITIONING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
- PLUMBING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
- ALL DIMENSIONS ARE TO FACE OF NEW STUDS (ROUGH FRAMING), FACE OF BRICK OR FACE OF SHEATHING, FACE OF EXISTING FINISHED WALLS TO REMAIN, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS
- ALL WINDOWS WITH SILLS 24" OR LESS A.F.F. AND 6'-0" OR MORE ABOVE EXTERIOR GRADE SHALL HAVE WINDOW OPENING CONTROL DEVICES PER MRC 312.2
- EXIST WINDOW SIZES SHOWN ON PLANS ARE FOR ESTIMATING PURPOSES ONLY. ALL NEW WINDOW SIZES TO BE FIELD MEASURED BY WINDOW MANUFACTURER/INSTALLER AS REQUIRED.



BEAMS, HEADERS:

- 2.0 3100 VERSA-LAM BY BOISE CASCADE
- #2 OR BETTER SPRUCE-PINE-FIR DIM LUMBER

FLOOR JOISTS

- AJS 190 SERIES I-JOIST BY BOISE CASCADE
- 1 1/8" BOISE CASCADE RIM BOARD OSB
- L/480 4x2 ENGINEERED FLOOR TRUSSES
- 2.0 3100 VERSA-LAM BY BOISE CASCADE

ROOF RAFTERS, TRUSSES:

- ENGINEERED ROOF TRUSSES, SCHEMATIC DESIGN PROVIDED TO SHOW DESIGN INTENT
- #2 OR BETTER SPRUCE-PINE-FIR DIM LUMBER

POSTS & COLUMNS:

- #2 OR BETTER SPRUCE-PINE-FIR DIM LUMBER
- GROUND CONTACT RATED P.T. POSTS
- 1.8 2750 VERSA-LAM BY BOISE CASCADE

DESIGN LOADS:

- 40 PSF FLOOR LIVE LOAD
- 15 PSF FLOOR DEAD LOAD
- 16 PSF ROOF LIVE LOAD
- 15 PSF ROOF DEAD LOAD
- 25 PSF SNOW LOAD
- 15 PSF WALL DEAD LOAD

1ST FL DESIGN LOADS

LIVE LOAD: 40 PSF
DEAD LOAD: 20 PSF
TOTAL LOAD: 60 PSF

LOAD AT TILE AREAS +28 PSF
TOTAL LOAD L/480: 88 PSF

ALL AREAS WITH TILE SHALL HAVE TOTAL LOAD DIFFLECTION MAX L/480

NOTE: FOUNDATION DESIGN BASED UPON ASSUMED 2,500 PSF SOIL BEARING CAPACITY. SHOULD FIELD CONDITIONS VARY, THE DESIGN WILL NEED FURTHER REVIEW.

NOTE: ALL BUILDING PRODUCTS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND PER LOCAL BUILDING CODE.

NOTE: GC TO VERIFY ALL BEARING LOCATIONS TO "STACK" ON STRUCTURE BELOW, EXCEPT AS DESIGNATED (TRANSFER)



1
A.100

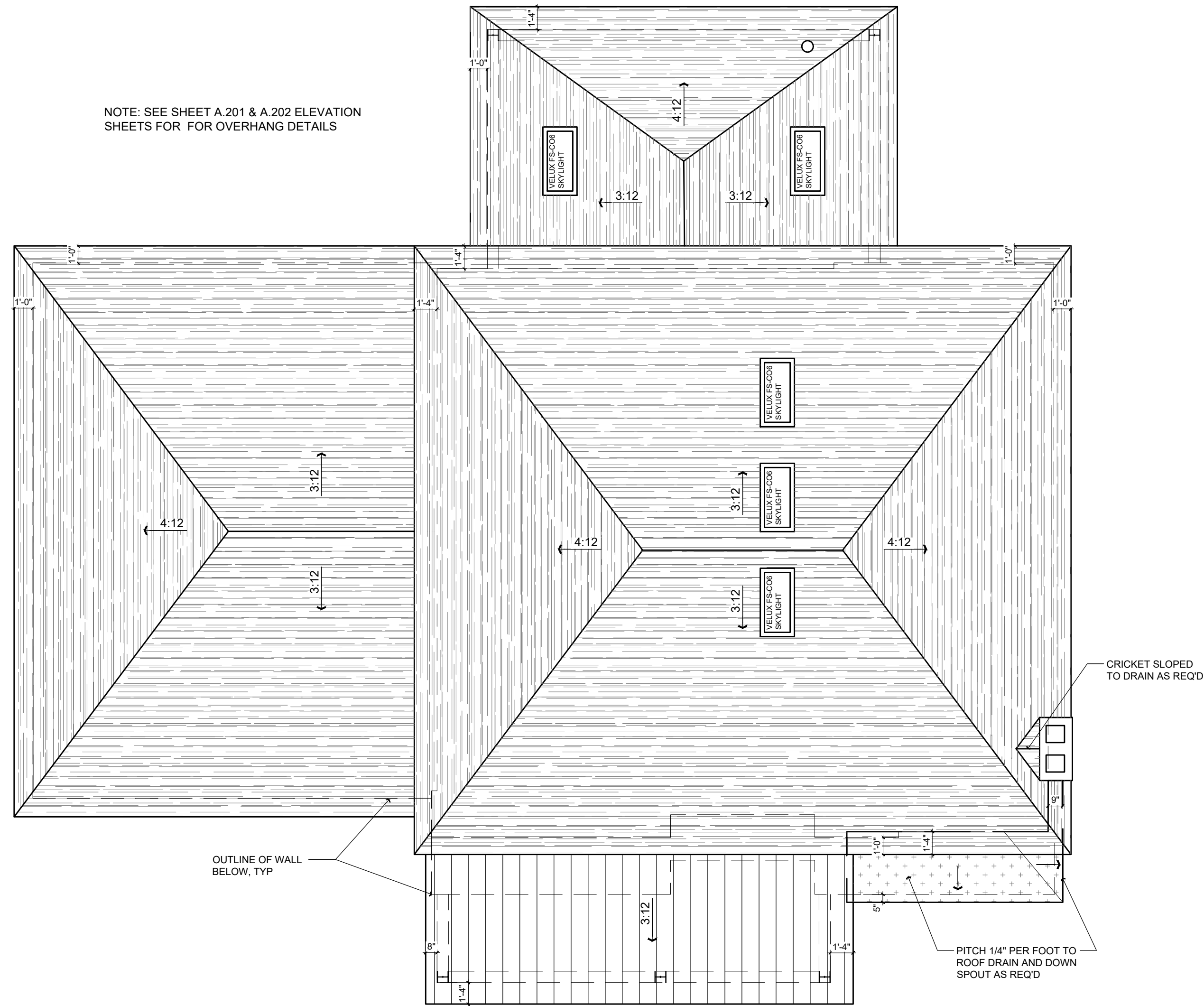



BASEMENT & FOUNDATION PLAN




PFP.008

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

910 SF



NOTE: SEE SHEET A.201 & A.202 ELEVATION
SHEETS FOR OVERHANG DETAILSNOTE:
METAL & MEMBRANE ROOFING COMPLETE w/ ALL
REQ'D ACCESSORIES AND UNDERLAYMENT. SHALL
BE INSTALLED PER MANUFACTURER'S GUIDELINESNOTE:
INSTALL SELF-ADHERING ICE & WATER SHIELD,
• 36\"/> - SHINGLE ROOF
 - MEMBRANE ROOF
 - METAL ROOF

SYMBOL LEGEND	
	EXHAUST FAN, ROUTE TO EXTERIOR
	SMOKE ALARM
	COMBINATION SMOKE ALARM & CARBON MONOXIDE DETECTOR

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BACK-UP POWER FROM A BATTERYSINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING w/
UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE w/ MRC15 AND
MANUFACTURER'S INSTALLATION INSTRUCTIONSSIMPSON LSTA15, EACH
SIDE OF HEADER, ATTACH
DIRECTLY TO FRAMING
MEMBERS, TYP @ UPSET
RIMBOARD / HEADERSCONTINUOUS TOP PLATE
NO SPLICES w/ NO
SPLICES WITHIN 48\"/>CONTINUOUS PLATE /
RIMBOARD DETAIL TYP

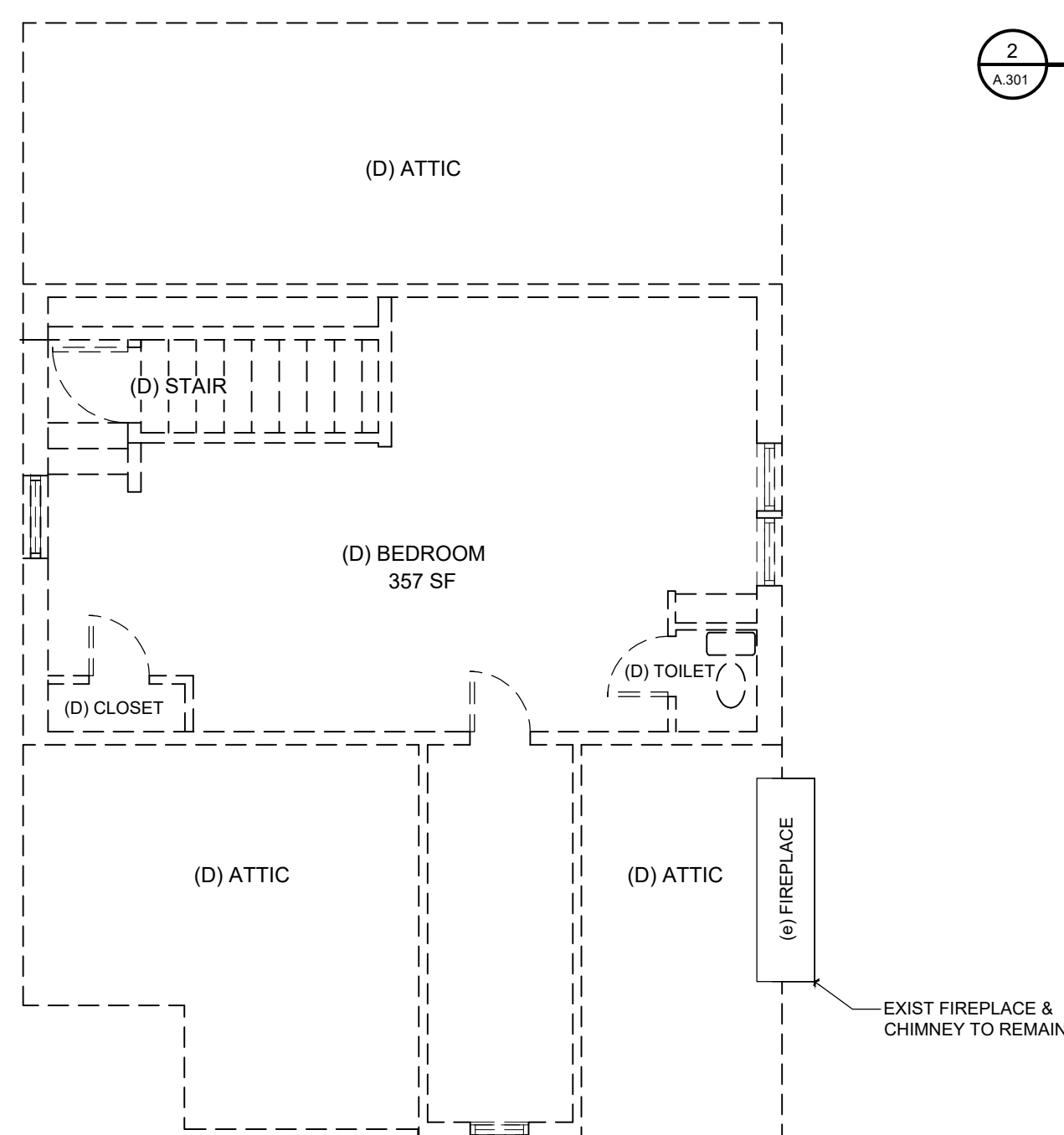
SCALE: 3/4\"/>

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 - ALL WINDOWS WITH SILLS 24\"/>
 - WINDOW SIZES SHOWN ON PLANS ARE FOR ESTIMATING PURPOSES ONLY. ALL NEW WINDOW SIZES TO BE FIELD MEASURED BY WINDOW MANUFACTURER/INSTALLER AS REQUIRED.



3 ROOF PLAN

A.102 SCALE: 3/16\"/>



1 SECOND FLOOR DEMO PLAN

A.102 SCALE: 3/16\"/>

FRAMING REPLACEMENT GENERAL NOTES

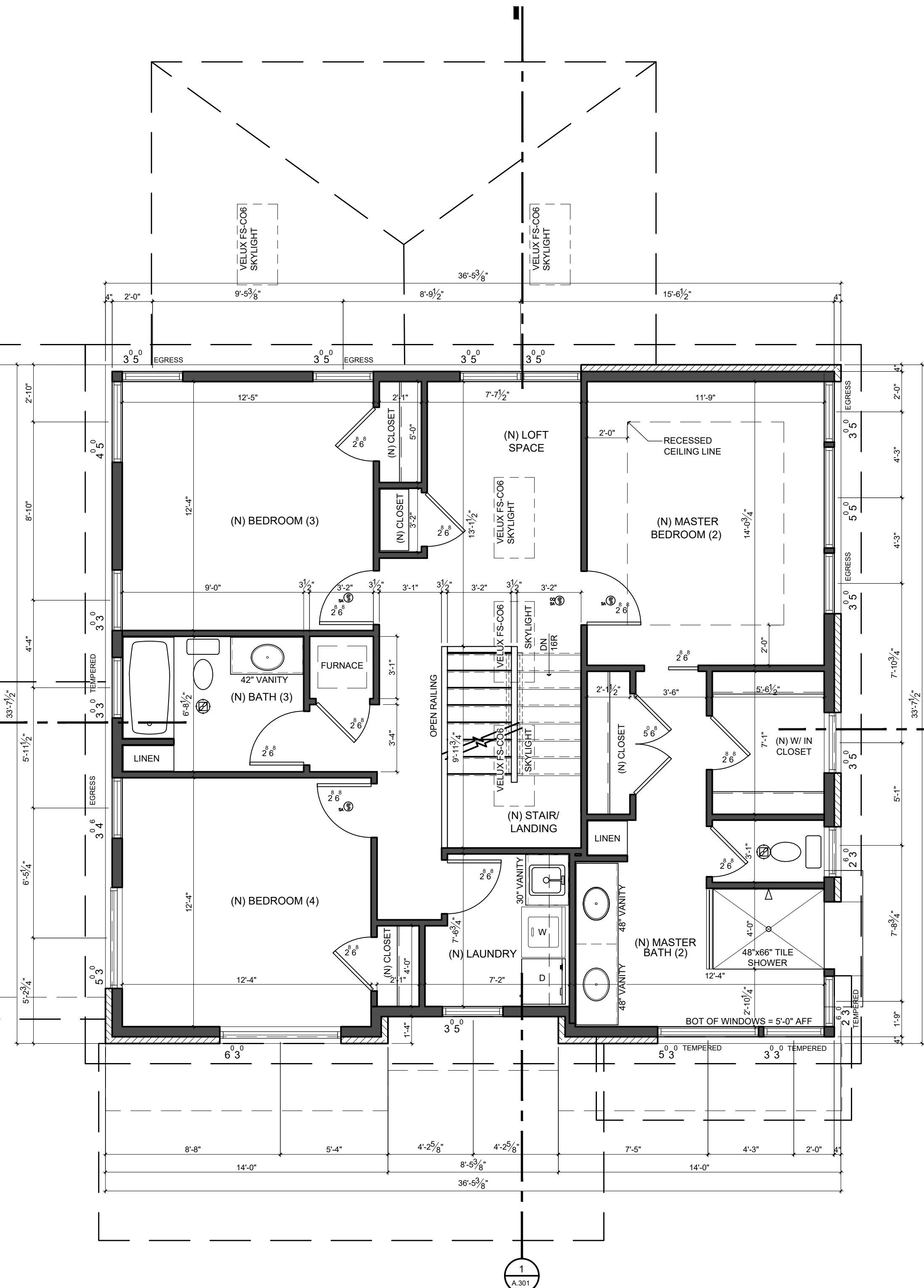
DO NOT REMOVE MORE THAN +/-8\"/>



2 SECOND FLOOR PLAN PFP.220

A.102 SCALE: 1/4\"/>

1,186 SF

Alteration of and Addition to
10825 Talbot Ave
Huntington Woods, MI

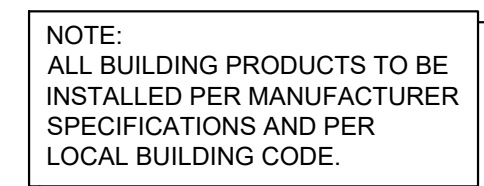
eA Project # 19.016

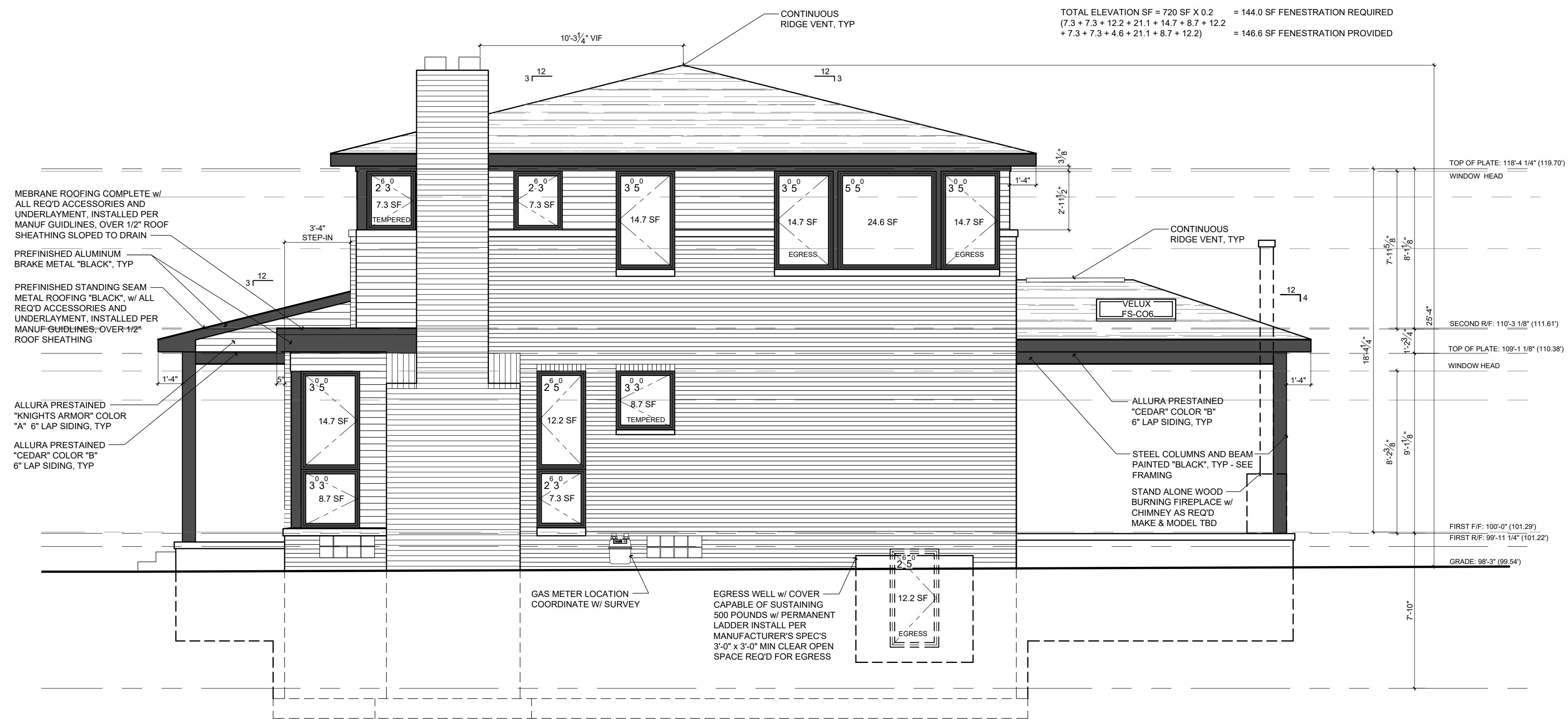
SITE PLAN REVIEW
March 31, 2021
OWNER REVIEW
March 11, 2021
OWNER REVIEW
February 24, 2021

ISSUE / REVISION DATE

Second Floor
Plan & Demo

A.102

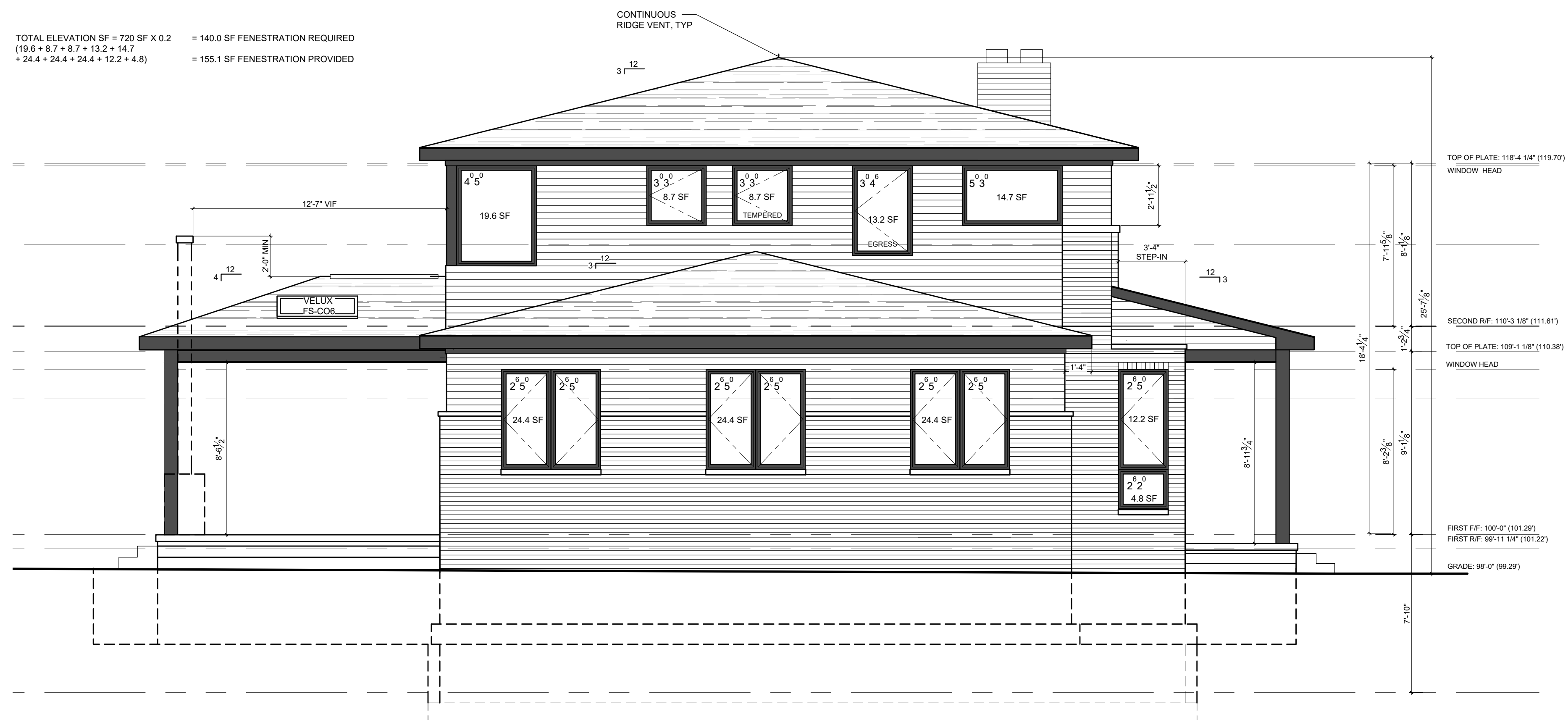




1 SIDE (WEST) ELEVATION

A.202 SCALE: 1/4" = 1'-0"

NOTE:
ALL BUILDING PRODUCTS TO BE
INSTALLED PER MANUFACTURER
SPECIFICATIONS AND PER
LOCAL BUILDING CODE.



2 SIDE (EAST) ELEVATION

A.202 SCALE: 1/4" = 1'-0"

Alteration of and Addition to
10825 Talbot Ave
Huntington Woods, MI

eA Project # 19.016

SITE PLAN REVIEW

March 31, 2021

OWNER REVIEW

March 11, 2021

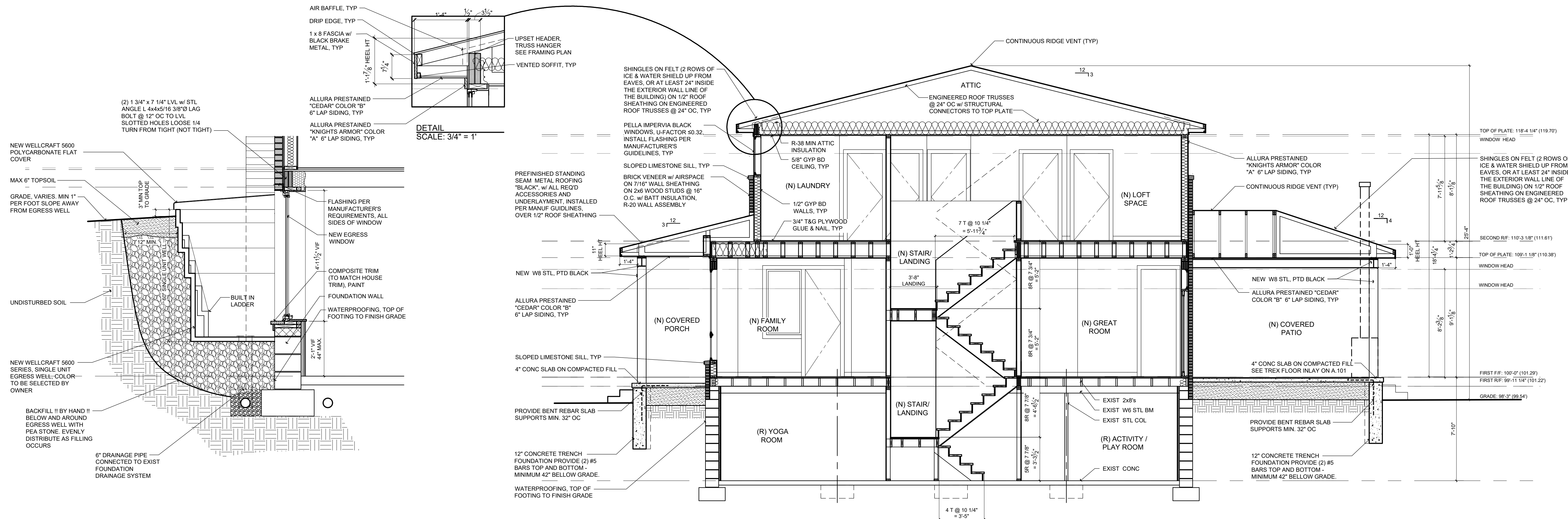
OWNER REVIEW

February 24, 2021

ISSUE / REVISION DATE

Exterior
Elevations

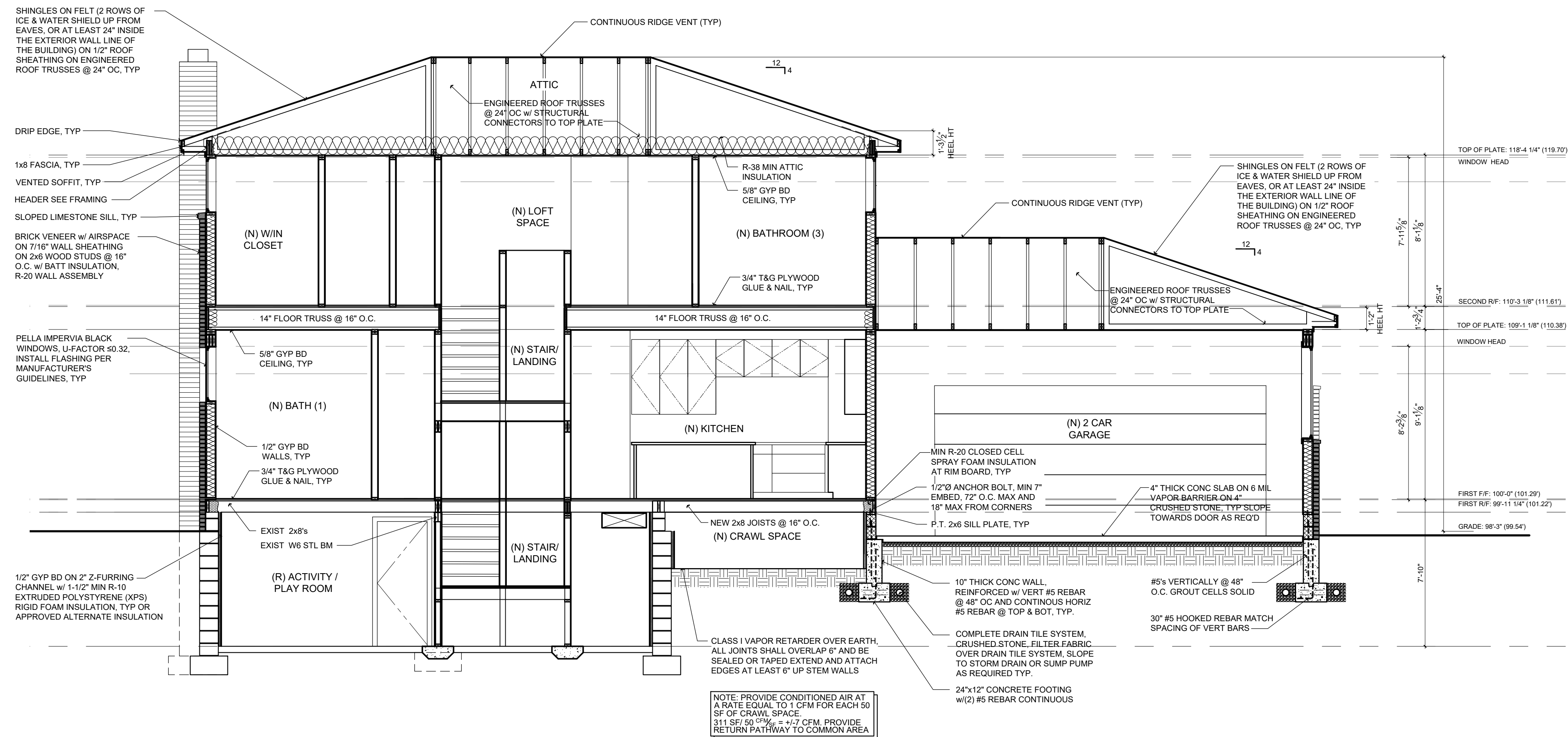
A.202



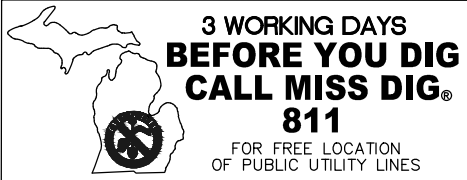
3 EGRESS WELL SECTION
A.301 SCALE: 1/2" = 1'

1 BUILDING SECTION
A.301 SCALE: 1/4" = 1'-0"

NOTE:
ALL BUILDING PRODUCTS TO BE
INSTALLED PER MANUFACTURER
SPECIFICATIONS AND PER
LOCAL BUILDING CODE.



2 BUILDING SECTION
A.301 SCALE: 1/4" = 1'-0"



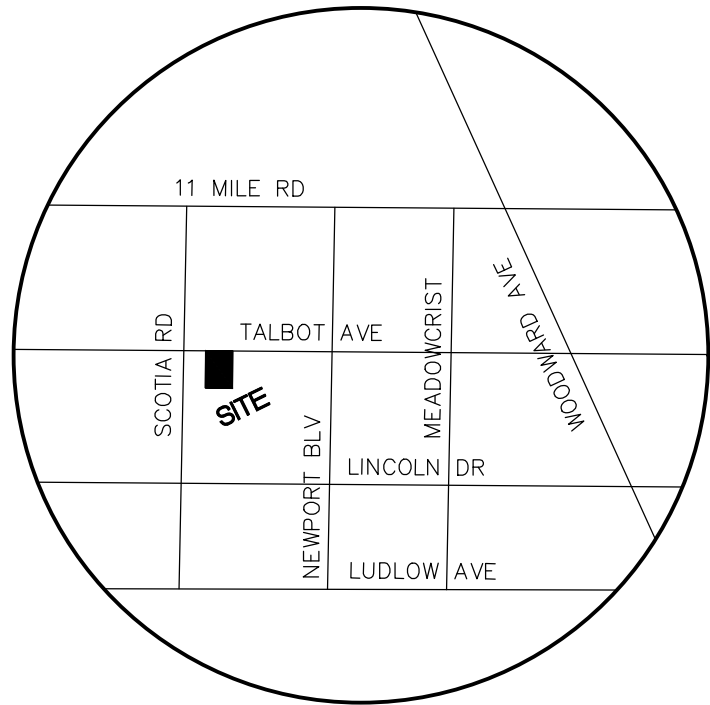
SURVEYORS NOTES

1- MATCH EXISTING GRADES
ALONG PROPERTY LINES.

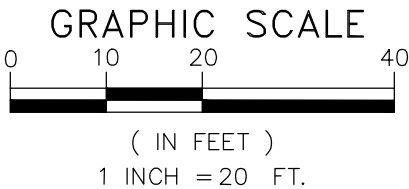
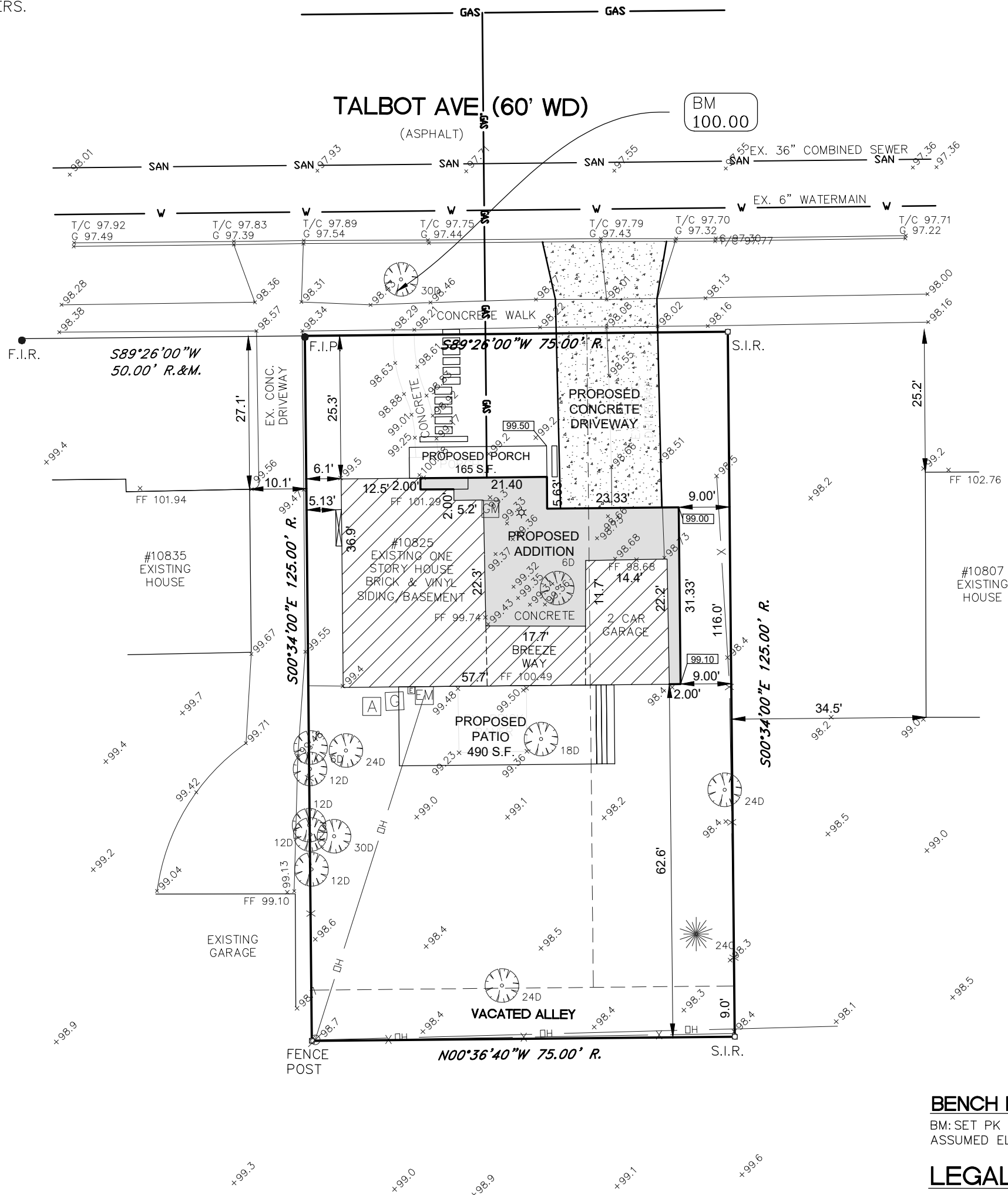
2- ALL EROSION AND SEDIMENT
CONTROL WORK SHALL CONFORM
TO THE STANDARDS AND
SPECIFICATIONS OF THE CITY OF
HUNTINGTON WOODS AND
OAKLAND COUNTY.

3- ALL HOUSE DIMENSIONS
SHOWN HEREON ARE OUTSIDE
WALLS DIMENSIONS. CLIENT MUST
VERIFY ALL DIMENSIONS PRIOR
TO CONSTRUCTION.

4- COORDINATE WITH UTILITY
COMPANIES THE RE-LOCATING
OF ELECTRIC AND GAS METERS.



LOCATION MAP
NOT TO SCALE



BENCH MARK

BM: SET PK NAIL IN WEST FACE OF 30" TREE WEST SIDE OF TALBOT AVE. IN-FRONT OF PROPERTY.
ASSUMED ELEVATION 100.00

LEGAL DESCRIPTION

1/2 LOT 516 AND ALL OF LOT 517 AND VACATED ALLEY IN THE BRONX SUBDIVISION, CITY OF
HUNTINGTON WOODS, OAKLAND COUNTY, MI

BOUNDARY CERTIFICATION

I hereby certifies that I surveyed the above described property, for the purpose of establishing
outline boundaries, and that the boundaries and corners of said property are as indicated herein.

A CURRENT TITLE POLICY HAS NOT BEEN
FURNISHED AT TIME OF SURVEY.
THEREFORE EASEMENTS AND/OR
ENCUMBRANCES AFFECTING SUBJECT
PARCEL MAY NOT BE SHOWN.

LEGEND

- R. — RECORD
- M. — MEASURED
- F.I.P. — FOUND IRON PIPE
- F.I.R. — FOUND MONUMENT
- F.P. — FENCE POST
- Ø — UTILITY POLE
- 12D — 12" DECIDUAS TREE
- 24C — 24" CONIFER TREE
- EM — ELEC. METER
- ☆ — LIGHT POST
- GM — GAS METER
- G — GENERATOR
- — ELECTRIC BOX
- A — AIR CONDITION
- 99.3 — EX. GRADE
- X — FENCE LINE
- W — EX WATERMAIN
- SAN — EX SEWER
- DH — EX OVERHEAD LINES
- GAS — EX GAS LINES

SITE CRITERIA

- ADDRESS: 10825 TALBOT AVE.
- PARCEL ID NO.: 25-20-251-005
- ZONING: R-1D (ONE FAMILY DISTRICT)
- AREA OF PARCEL: 9375 S.F.
- AREA OF EXISTING HOUSE AND BREEZE WAY = 1093 S.F.
- AREA OF EXISTING GARAGE = 324 S.F.
- AREA OF PROPOSED ADDITION = 332 S.F.
- AREA OF PROPOSED GARAGE ADDITION = 319 S.F.
- TOTAL COVERAGE AREA = 2068 S.F. = 22%
- MAX LOT COVERAGE = 30%
- MAXIMUM BUILDING HEIGHT = 30.0 FEET
- MINIMUM SETBACKS:
 - FRONT: 25.0 FEET
 - REAR: 30.0 FEET
 - SIDE : 5.0 FEET
 - TOTAL SIDE: 14.0 FEET



AYMAN TAMIMI, PS NO. 55485

PLOT PLAN
10825 TALBOT
HUNTINGTON WOODS, MI 48070

UTILITY NOTE:
ALL WATER MAIN, STORM SEWER, SANITARY
SEWER AND PUBLIC LIGHTING UTILITIES AS
SHOWN HEREON ARE TAKEN FROM THE BEST
AVAILABLE RECORDS AS DISCLOSED BY THE
VARIOUS UTILITY COMPANIES AND/OR
MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN
BY US AS TO THE ACCURACY OR
COMPLETENESS THEREOF.

DATE:	BY	REVISIONS

ORDER NO.	19-038
FIELD BOOK	45/22
SURVEY BY	A.T.
DRAWN BY	A.T.

LAND SPECIALISTS	
21418 EWING DR. MACOMB, MI. 48044	LAND SURVEYORS PH(586)703-1794
SCALE 1"=20'	FOR CHARLES GARLING
DATE 3-30-2021	

SHT. NO.
1 OF 1