PLANNING COMMISSION
AGENDA
Monday, January 25, 2021
Virtual Meeting
7:00 p.m.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: October 26,November 23,2020

5. Matter of Site Plan Approval for an addition to the Muscat residence at 25823 Wyoming.

6. Matter of Site Plan Approval for an addition to the Abrams residence at 12959 Talbot Lane.

7. Matter of discussion of Solar Energy report and proposed ordinance with Environmental Committee (continued) .

8. Communications

a) Master Plan Update

b) Storm Water Management Ordinance change proposal

9.Public Participation

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed under "Public Partipation. Plans may be viewed on the city website one week prior to the Meeting.

Remote Planning Commission Meeting Set

The January 25, 2020 Planning Commission meeting will be held remotely. The meeting begins at 7 p.m. This is how to participate

Topic: Planning Commission

Time: Jan 25, 2021 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/82704047852?pwd=YjNWMkNmRzdSTHh2WHlGTE9GaW1OQT09

Meeting ID: 827 0404 7852

Passcode: 326561

One tap mobile

+13126266799,,82704047852#,,,,,,0#,,326561# US (Chicago)

+16465588656,,82704047852#,,,,,,0#,,326561# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

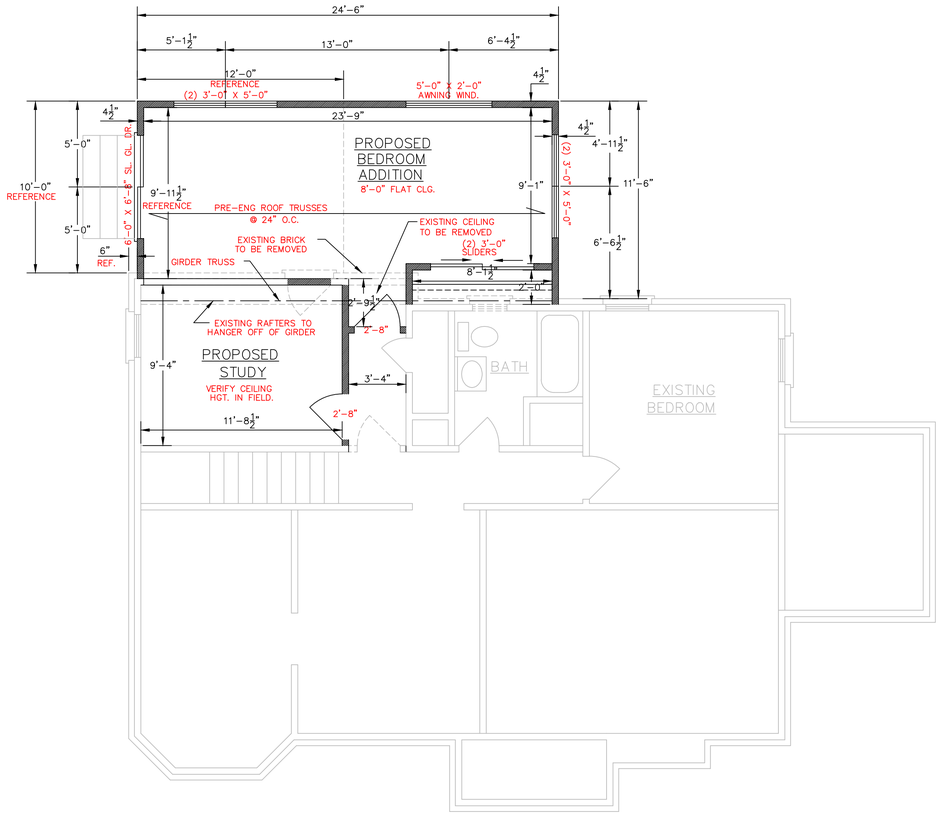
+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 827 0404 7852

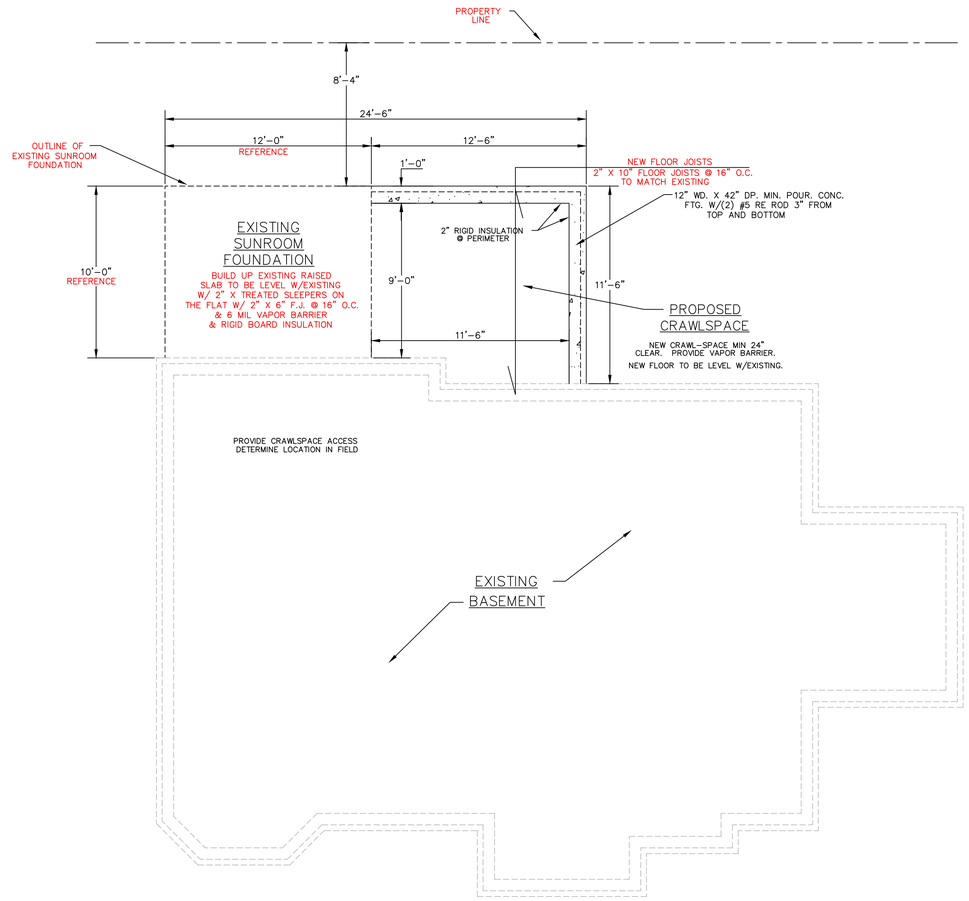
Passcode: 326561

Find your local number: https://us02web.zoom.us/u/kcOLX1KwEy



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE:
CONTRACTOR TO VERIFY ALL EXISTING NUMBERS AND CONDITIONS BEFORE CONSTRUCTION.

DO NOT SCALE DRAWINGS – USE DIMENSIONS. SCALING OF DRAWINGS IS DISCOURAGED AND CONSTRUCTION, ESTIMATION, OR CALCULATIONS BASED ON SCALED DIMENSIONS ARE DONE AT THE CONTRACTOR'S RISK.

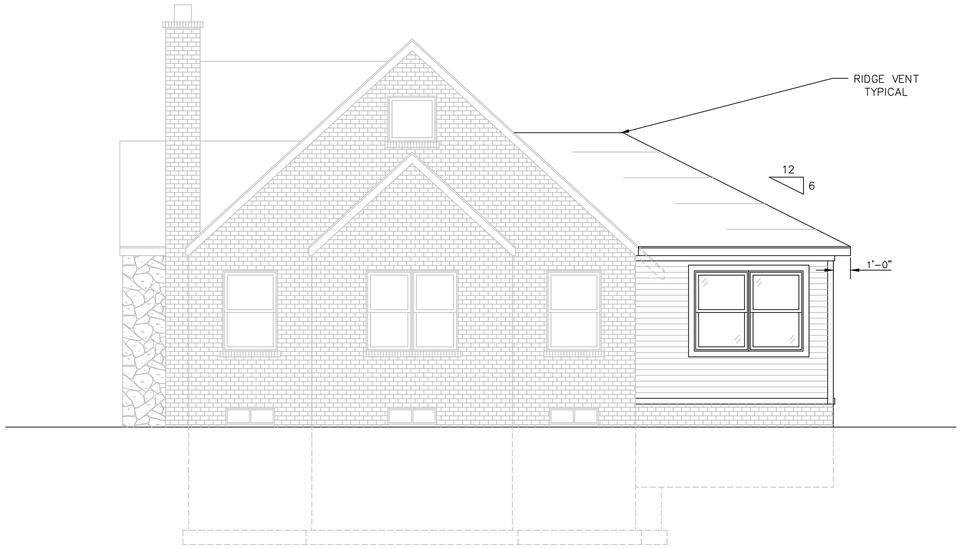
REVISIONS
12/9/20
12/30/20

C.J.R. DESIGN
LICENSED RESIDENTIAL BUILDER
3401 ROUNDTREE CIRCLE, CHINA TWP., MI
(810) 329-0169

PROPOSED ADDITION FOR:

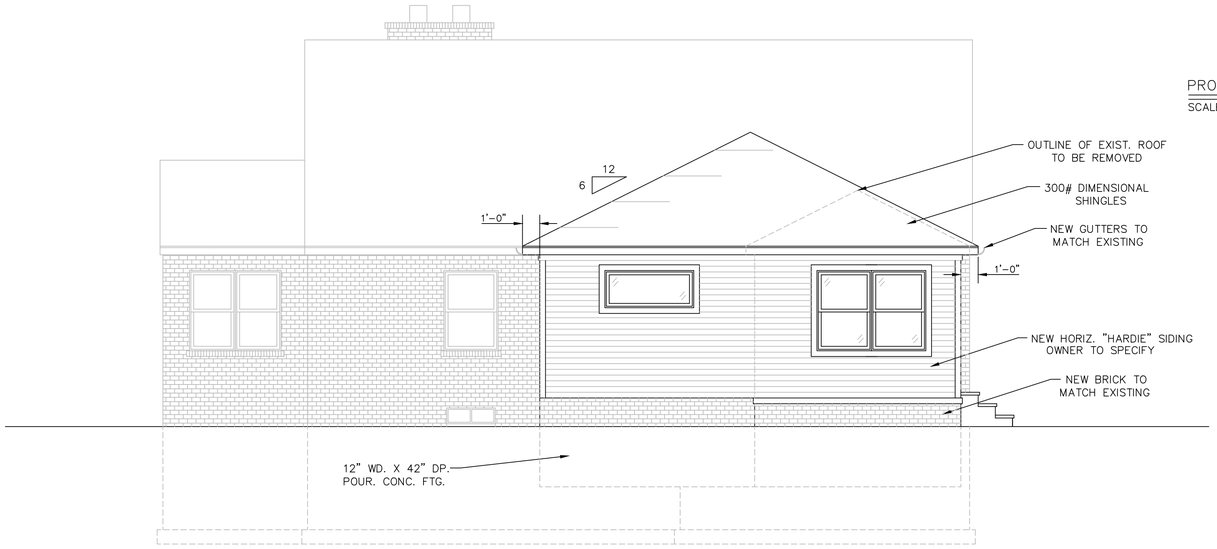
MR. MIKE MUSCAT
25823 WYOMING
HUNTINGTON WOODS, MI

DRAWN BY: CJR
CHECKED BY: CJR
DATE: 11/6/20
SCALE: 1/4" = 1'-0"
JOB NO:
SHEET A-1



PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

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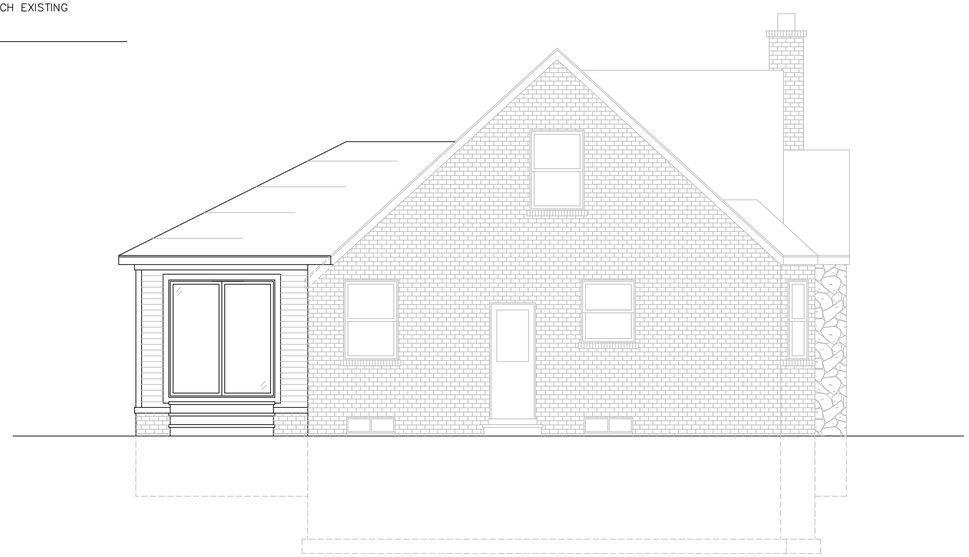


PROPOSED LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

REVISIONS
12/9/20
12/30/20

CJR DESIGN
CUSTOM RESIDENTIAL DESIGNER
3401 ROUNDTREE CIRCLE, CHINA TWP., MI
(810) 329-0169

PROPOSED ADDITION FOR:

MR. MIKE MUSCAT
25823 WYOMING
HUNTINGTON WOODS, MI

DRAWN BY: CJR
CHECKED BY: CJR
DATE: 11/6/20
SCALE: 1/4" = 1'-0"
JOB NO:
SHEET A-2

GENERAL BUILDING NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO MEET STANDARD CONSTRUCTION METHODS.
2. ALL CONTRACTORS SHALL VISIT THE SITE, INSPECT ALL EXISTING CONDITIONS, AND REVIEW DRAWINGS FOR ADDITIONAL WORK TO BE PERFORMED.
3. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND WITH THE OWNER.
4. EACH CONTRACTOR SHALL REMOVE AND DISPOSE OF HIS MATERIAL, DEBRIS, AND EQUIPMENT.
5. DESIGN LIVE LOADS
   ROOF 30 PSF
   FLOOR 40 PSF

   DESIGN STRESSES
   FRAMING LUMBER FB = 1400 PSI
   STONE CONCRETE (28 DAYS)
   FOUNDATION, SLAB 3000 PSI
   EXTERIOR CONCRETE 4000 PSI
   REINFORCING BARS
   (ASTM A615 GRADE 60) FY = 60,000 PSI
   WIRE MESH (ASTM A185) FS = 30,000 PSI
   STRUC. STEEL (ASTM A36) FY = 36,000 PSI
   SOIL BEARING CAPACITY
   MIN. ASSUMED 2500 PSF
6. THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY SOIL BEARING CAPACITY AT THE SITE. IT IS RECOMMENDED THAT SOIL BORING TEST BE PERFORMED BY A REPUTABLE TESTING AGENCY TO DETERMINE ACTUAL BEARING CAPACITY AT AND BELOW BEARING DEPTH.
7. ALL CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST ACI CODE AND ACI DETAILING MANUAL.
8. COMPACTION OF FILL UNDER SLABS – MIN 4" OF SAND OR GRAVEL FILL SHALL BE USED AND SHALL BE COMPACTED IN LAYERS OF 6" TO 8" WITH VIBRATORY TAMPING EQUIPMENT TO WITHIN 95% OF OPTIMUM LABORATORY DENSITY.
9. BASEMENT SLABS TO BE POURED OVER 4" MIN. COMPACTED GRAVEL FILL.
10. ALL POURED CONCRETE WALL AND COLUMN FOOTINGS SHALL REST ON UNDISTURBED SOIL. FOOTINGS ARE DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2500 PSF.
11. ALL FOOTINGS MUST BEAR MIN. 42" BELOW FINISH GRADE.
12. PROVIDE 2 – NO. 5 BARS CONTINUOUS IN ALL FOOTINGS DIRECTLY UNDER WALLS. PROVIDE NO. 5 BAR AT TOP AND BOTTOM OF ALL TRENCH FOOTINGS, CONTINUOUS.
13. PARGE ALL MASONRY WALLS AT ANY BELOW GRADE CONDITION.
14. ALL WALLS MUST BE ADEQUATELY BRACED BEFORE BACKFILL.
15. PROVIDE 2" x 24" RIGID PERIMETER INSULATION AT ALL CONDITIONED SLAB ON GRADE AREAS.
16. SILL SEAL TO BE PLACED BETWEEN SILL PLATE AND FOUNDATION AT BASEMENT AND HEATED CRAWL SPACES.
17. SILL PLATES SHALL BE ANCHORED TO FOUNDATION WITH 1/2" DIA. HOOKED BOLTS AT 6'–0" O.C. MAX., MIN. 2 PER SECTION, EMBEDDED 8" INTO CONCRETE AND 15" INTO GROUTED MASONRY.
18. PROVIDE MIN. 6" BLANKET INSULATION AT ALL BOND CONDITIONS AND BELOW ALL CANTILEVERED BAYS AND BOXES.
19. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED UNLESS NOTED OTHERWISE.
20. PROVIDE LADDERS UNDER IN–LINE PARTITIONS, AND ELSEWHERE AS REQUIRED, TO COORDINATE WITH PLUMBING AND HVAC. USE 2x4'S AT 16" O.C. WITH 2 x 4 LEDGER.
21. JOISTS AND RAFTERS
    CUTTING AND NOTCHING: NOTCH AT ENDS MAX 1/4" DEPTH. NOTCH AT TOP OR BOTTOM MAX. 1/6 DEPTH , NOT IN CENTER 1/3 OF SPAN.
    BORED HOLES: NOT WITHIN 2" OF TOP OR BOTTOM, NOR GREATER THAN 1/3 OF DEPTH. REFER TO T.J.I. SPECIFICATIONS.
22. ALL FRAMING FOR INTERIOR PARTITIONS SHALL BE 2x4 WOOD STUDS UNLESS OTHERWISE NOTED. VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.
23. PROVIDE STRAPPING AT ALL BAYS.
24. THE GENERAL CONTRACTOR SHALL VERIFY WITH PLUMBING, HEATING, AND ELECTRICAL CONTRACTOR THE NUMBER, SIZE, AND LOCATION OF ALL OPENINGS FOR THEIR WORK.
25. WHERE PARTITION SOLES OR PLATES ARE CUT MORE THAN HALF THEIR WIDTH, A METAL TIE, MIN. 18 GA. x 1–1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH MIN. 3–8D NAILS.
26. FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH HORIZONTAL AND VERTICAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND ROOF SPACE.
27. EXTERIOR WALLS SHALL BE BRACED WITH LET–IN BRACING OR OTHER APPROVED MATERIALS.
28. STAIR DIMENSIONS:
    MIN. WIDTH – 36"
    TREADS – 9" MIN. WITH 1" NOSING
    RISERS – 8 1/4", MAX.
    SPIRAL STAIRS – MIN. 6" TREADS, AND MIN. 9" AT 12" FROM NARROW EDGE
    WINDERS – MIN. 4" TREADS & AVERAGE 9"
    MAXIMUM DEVIATION BETWEEN ADJACENT TREADS OR ADJACENT RISERS ALLOWED IS 3/16", WHT MAX. 3/8" BETWEEN LARGEST AND SMALLEST.
29. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS OF 30" RISE OR MORE. HANDRAILS SHALL HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" TO 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
30. HANDRAILS AND GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4" DIA. OR LARGER.
31. PROVIDE 2 x 8 HORIZONTAL BLOCKING IN WALLS AT CABINETRY. COORDINATE EXACT LOCATION WITH CABINET MANUFACTURER.
32. ALL WALLS 1/2" GYPSUM DRYWALL (UNLESS NOTED OTHERWISE), PREPARED FOR PAINT FINISH AND/OR WALLCOVERING.
33. PROVIDE MOISTURE RESISTANT DRYWALL IN BATHTUB AND SHOWER COMPARTMENTS, AND OTHER AREAS WHERE MOISTURE MAY BE PRESENT.
34. GARAGE SHALL BE SEPARATED FROM ATTIC AND LIVING SPACE WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED TO GARAGE SIDE.
35. VERIFY AREAS TO RECEIVE FLOOR TILE AND ADJUST DOOR HEIGHTS AS REQUIRED.
36. DROP CEILINGS AND SOFFITS TO BE 7'–0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
37. KITCHEN SOFFIT (DROP CEILINGS) DIMENSIONS ARE FINISHED DIMENSIONS.
38. ATTIC ACCESS, MIN. 22" x 30", SHALL BE PROVIDED TO ANY CLEAR HEIGHT ATTIC OF 30" OR MORE.
39. IF NO WINDOW MANUFACTURER IS SPECIFIED, SIZES SHOWN ARE APPROXIMATE. WINDOW SUPPLIER TO PROVIDE STANDARD SIZES AS CLOSE AS POSSIBLE TO THOSE NOTED. VERIFY ALL UNIT TYPES AND SIZES WITH OWNER.
40. EGRESS WINDOWS SHALL BE PROVIDED IN ALL SLEEPING AREAS AS FOLLOWS: MAX. SILL HEIGHT 44" ABOVE FINISH FLOOR. MIN. NET CLEAR HEIGHT 24". CLEAR WIDTH 20". MIN CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR WINDOWS MIN. 5.0 SQ. FT. (HEIGHT AND WIDTH ARE INDEPENDENT MINIMUMS. MINIMUM AREA MUST BE MET IN ALL CASES.)
41. GLAZING CONTRACTOR TO PROVIDE THE APPROPRIATE SAFETY GLASS FOR ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
42. ALL PLUMBING, MECHANICAL VENT STACKS AND FURNACE FLUES TO BE OFFSET TO REAR ROOF LINE WHERE ALLOWABLE BY CODE.
43. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR OF BUILDING.
44. EACH FLOOR LEVEL (INCLUDING BASEMENT) SHALL BE PROVIDED WITH A MINIMUM OF ONE APPROVED, LISTED AND LABELED SMOKE DETECTOR PLUS ONE PER EACH BEDROOM. IT SHALL BE HARD WIRED IN ACCORDANCE WITH ALL APPLICABLE CODES.
45. DOWNSPOUT LOCATIONS TO BE DETERMINED IN FIELD BY THE CONTRACTOR BASED ON FINAL GRADE CONFIGURATION TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
46. SOFFIT AND ROOF VENT AREAS TO BE BALANCED FOR ADEQUATE ATTIC VENTILATION.
47. ENTIRE STRUCTURE SHALL BE FLASHED, CAULKED, AND SEALED TO PROTECT AGAINST MOISTURE PENETRATION.
48. VERTICAL RISE FROM EXTERIOR LAND TO EXTERIOR DOOR THRESHOLD MAX. 8–1/2".

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF N.E.C., LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS, INCLUDING THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
2. ALL ELECTRICAL SYSTEMS AND EQUIPMENT SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL BUILDING CODES.
3. COORDINATE ALL NEW UNDERGROUND ELECTRICAL WORK WITH NEW AND EXISTING UTILITIES BEFORE INSTALLATION.
4. ALL ELECTRICAL MATERIAL SHALL BE NEW AND BEAR THE "UL" LABEL OR LISTING.
5. FUSES SHALL BE "UL" LISTED, DUAL–ELEMENT, REJECTION TYPE.
6. ALL DUPLEX RECEPTACLES SHALL BE 125 VOLT, 15 AMP, GROUNDED TYPE.
7. SWITCHES SHALL BE 15 AMP, 120.277 VOLT, SINGLE, DOUBLE, ETC., AS INDICATED.
8. LIGHTING AND RECEPTACLE BRANCH CIRCUIT BREAKERS SHALL BE RATED FOR SWITCHING DUTY.
9. BUILDING AND CONSTRUCTION WIRE SHALL BE COPPER, TYPE THHN, THHWN, OR XHHW, 600 VOLTS.
10. FLUSH MOUNT ALL EQUIPMENT AND CONCEAL ALL CONDUIT OR WIRING IN WALLS AND CEILING SPACES IN FINISHED AREAS.
11. ALL CABINETS, MOTOR FRAMES, STARTERS, CONDUIT SYSTEMS, PANELS, ETC., SHALL BE THOROUGHLY GROUNDED IN ACCORDANCE WITH N.E.C. AND ALL LOCAL CODES.
12. TEST CIRCUITS AS SOON AS CONDUCTORS ARE INSTALLED AND MAKE FINAL OPERATING TEST WHEN WORK IS COMPLETE.
13. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS AND PROVIDE ROUGH–INS FOR ALL EQUIPMENT FURNISHED BY OTHERS.
14. THE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF HIS EQUIPMENT AND WORK WITH OTHER BUILDING TRADES TO AVOID INTERFERENCE BETWEEN HIS WORK AND THE WORK OF OTHER BUILDING TRADES.

WOOD TRUSS NOTES

DESIGN INFORMATION

DESIGN SHALL MEET WITH THE LATEST REVISION OF NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS OF THE NATIONAL FOREST PRODUCT ASSOCIATION AND DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE (T.P.I.)

HANDLING AND ERECTION

HANDLING AND ERECTION ARE NOT THE RESPONSIBILITY OF THE TRUSS FABRICATOR OR CR DESIGN. TRUSSES ARE TO BE HANDLED WITH PARTICULAR CARE DURING BUILDING, LOADING, DELIVERY, UNLOADING, AND INSTALLATION TO AVOID DAMAGE AND WEAKENING. IF TRUSSES ARE TO BE STOCKPILED OR STORED PRIOR TO ERECTION, THEY SHALL BE SET (BANDED TOGETHER) IN A VERTICAL POSITION OFF OF THE GROUND AND BRACED SO THEY WILL NOT BE SUBJECTED TO UNUSUAL BENDING OR TIPPING OVER. TEMPORARY AND PERMANENT BRACING FOR HOLDING TRUSSES IN A STRAIGHT AND PLUMB POSITION AND FOR RESISTING LATERAL FORCES SHALL BE DESIGNED AND INSTALLED BY OTHERS.

1. ALL TRUSSES AND OTHER ROOF STRUCTURAL COMPONENTS SALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. THEY SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING AND TRUSS FABRICATING EQUIPMENT, UNDER THE REQUIREMENTS SET FORTH BY THE TRUSS PLATE INSTITUE (T.P.I.) AND AS THE LOCAL CODE MAY REQUIRE OVER AND ABOVE THAT OF T.P.I. AND OPEN TO INSPECTION BY CONTRACTOR AND OWNER'S REPRESENTATIVE DURING BUSINESS HOURS.
2. EACH TRUSS SHALL BE PERMANENTLY STAMPED WITH THE NAME AND ADDRESS OF THE TRUSS FABRICATOR.
3. EACH TRUSS SHALL BE CLEARLY MARKED AND/OR FLAGGED INDICATING THE POINTS OF PICK–UP AND BEARING.
4. ALL TRUSSES SHALL BE BANDED TOGETHER FOR SHIPMENT TO THE JOB SITE.
5. CAREFUL HANDLING IS ESSENTIAL AND ERECTION BRACING IS ALWAYS REQUIRED.
6. TEMPORARY BRACING DURING INSTALLATION INCLUDES CROSS BRACING BETWEEN TRUSSES TO AVOID TOPPLING AND DOMINOLNG.
7. THE SUPERVISION OF ERECTION OF TRUSSES SHALL BE UNDER THE CONTROL OF PERSONS EXPERIENCED IN THE INSTALLATION OF TRUSSES. PROFESSIONAL ADVICE SHALL BE SOUGHT IF NEEDED.
8. CONCENTRATION OF CONSTRUCTION LOADS GREATER THAN THE DESIGN LOADS SHALL NOT BE APPLIED TO TRUSSES AT ANY TIME.
9. NO LOADS OTHER THAN THE WEIGHT OF THE ERECTORS SHALL BE APPLIED TO TRUSSES UNTIL AFTER ALL FASTENING AND BRACING IS COMPLETED.
10. PERMANENT BRACING: THE TOP CHORD MUST BE BRACED BY ROOF SHEATHING OR CONTINUOUS LATERAL BRACING SPACED A MAXIMUM OF 3'–0" O.C. THE BOTTOM CHORD MUST BE BRACED BY RIGID CEILING OR CONTINUOUS LATERAL BRACING SPACED A MAXIMUM OF 10'–0" O.C. ANY OTHER BRACING INDICATED IS NECESSARY AND MUST BE INSTALLED BY THE CONTRACTOR AS PART OF THE PERMANENT STRUCTURE.
11. LIFTING OF TRUSSES: DURING ERECTION, CARE SHALL BE EXERCISED TO KEEP HORIZONTAL BENDING OF THE TRUSSES TO A MINIMUM. ALL TRUSSES ARE TO BE LIFTED IN A VERTICAL POSITION AND IN A MANNER DESCRIBED HEREIN. EXCESSIVE FLATWISE BENDING OF TRUSSES IS NOT PERMISSIBLE. TRUSSES ARE NOT DESIGNED TO BEND IN THIS FASHION AND DAMAGE MAY RESULT IN CHORD SPLITTING AND/OR CONNECTOR PLATE PULL–OUT. A SPREADER BAR, AT LEAST EQUAL TO ONE HALF THE TRUSS LENGTH IS TO BE USED IN A LIFTING SLING. SLING LINES SHALL CONNECT VERTICALLY DOWNWARD FROM THE TWO ENDS AND THE MIDPOINT OF THE SPREADER BAR TO THE TRUSS TO BE LIFTED FORMING A 3–POINT PICK UP OF THE TRUSS.

MATERIAL AND FABRICATION

CONNECTORS ARE TO BE 20 GAGE GALVANIZED STEEL PRESSED INTO EACH FACE OF TRUSS. THE PLATE CONSISTS OF PROJECTING TEETH PUNCHED OUT IN PARALLEL ROWS. CONNECTOR PLATE SPECIFICATIONS:
400 PSI HOLDING CAPACITY IN SOUTHERN PINE
428 PLI SHEAR RESISTANCE
800 PLI TENSION VALUE
FOR A PAIR OF PLATES WITH TEETH PROPERLY EMBEDDED.

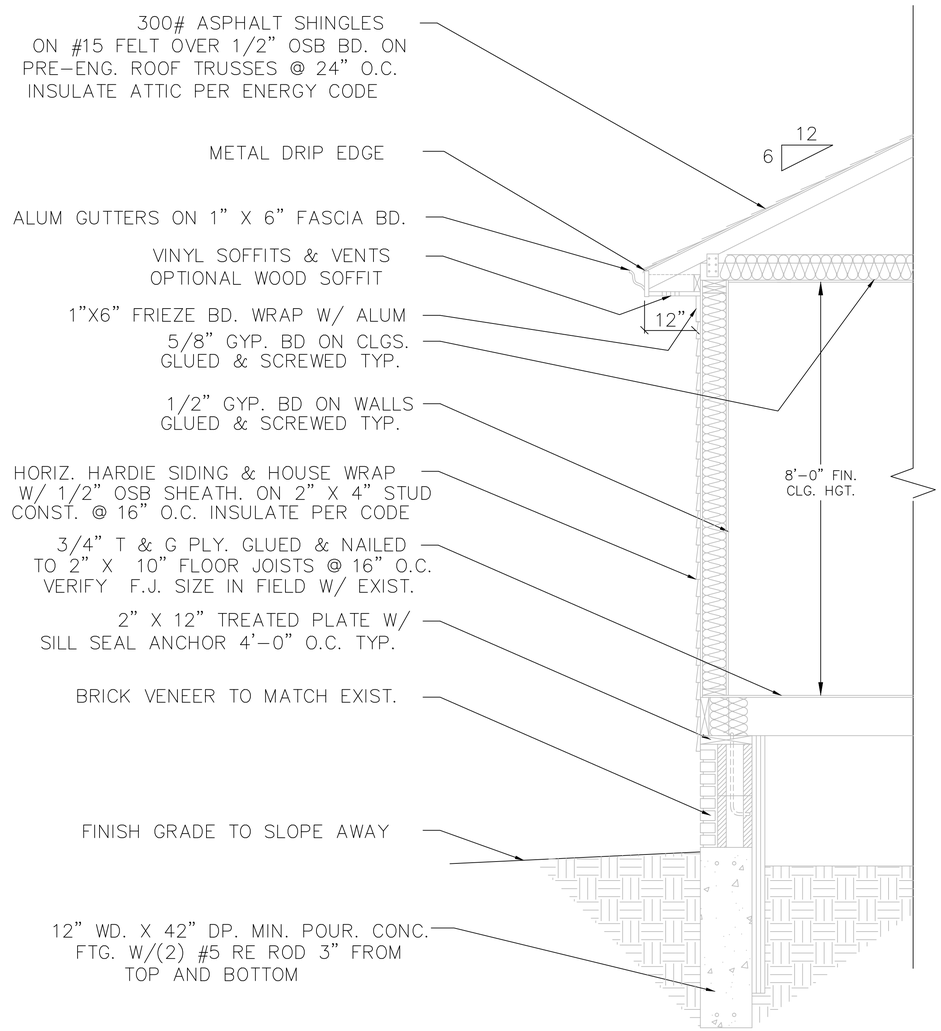
1. TRUSS PLATES TO BE 1/3 OVERSIZE AT ALL CONNECTIONS.

TYPICAL HEADER SIZES ABOVE WINDOW & DOOR OPENINGS

WIDTH OF OPENING	SIZE OF HEADER
UP TO BUT NOT MORE THAN 3'	(2) 2 X 4'S #2 GRADE (MIN.)
3' BUT NOT MORE THAN 5'	(2) 2 X 6'S #2 GRADE (MIN.)
5' BUT NOT MORE THAN 7'	(2) 2 X 8'S #2 GRADE (MIN.)
7' BUT NOT MORE THAN 8'–6"	(2) 2 X 10'S #2 GRADE (MIN.)
8'–6" BUT NOT MORE THAN 10'	(2) 2 X 12'S #2 GRADE (MIN.)
OVER 10'–0"	ENGINEERING REQUIRED

NOTE: WHERE EXTREME LOAD BEARING REQUIREMENTS ARE TO BE MET OVER HEADER OPENINGS, A CALCULATED LOAD BEARING HEADER MY BE REQUIRED.

NOTE:
ELECTRICAL GROUND TO BE MIN. 20" TO PANEL



WALL SECTION
SCALE: 3/4" = 1'–0"

NOTE:
WIDTH OF FOOTING TO BE DETERMINED BY SOIL CONDITIONS AND CURRENT MICHIGAN RESIDENTIAL CODE.

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REVISIONS
12/9/20
12/30/20

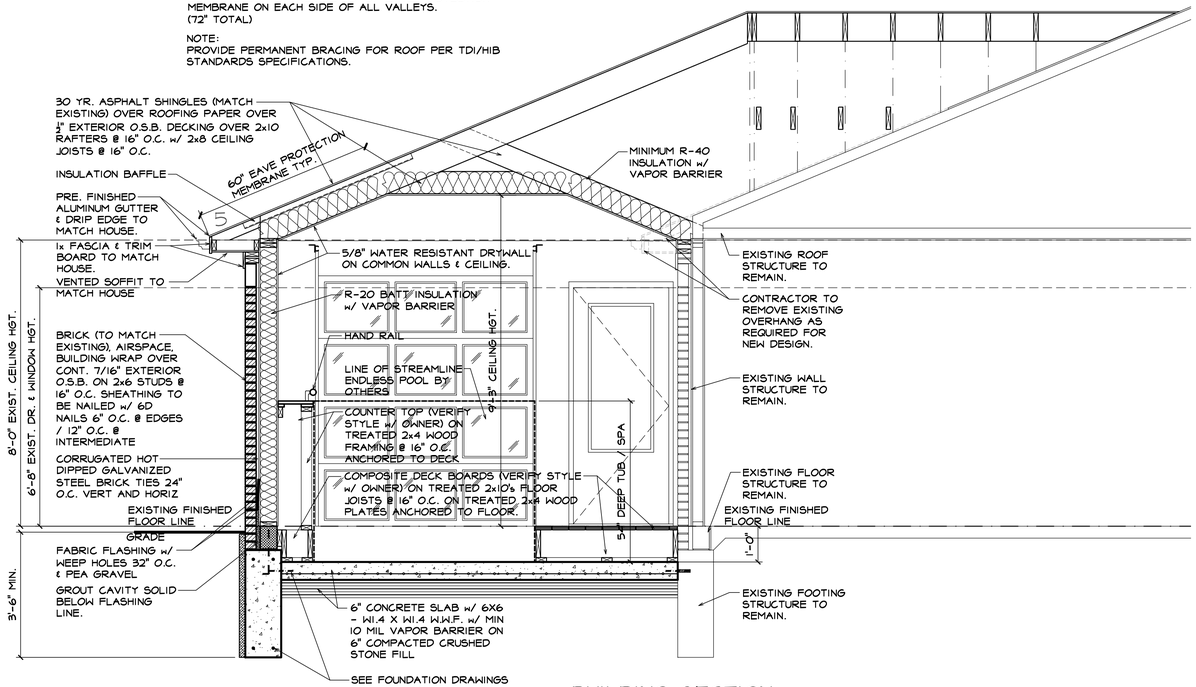
3401 ROUNDTREE CIRCLE, CHINA TWP., MI
(810) 329–0169

PROPOSED ADDITION FOR:
MR. MIKE MUSCAT
25823 WYOMING
HUNTINGTON WOODS, MI

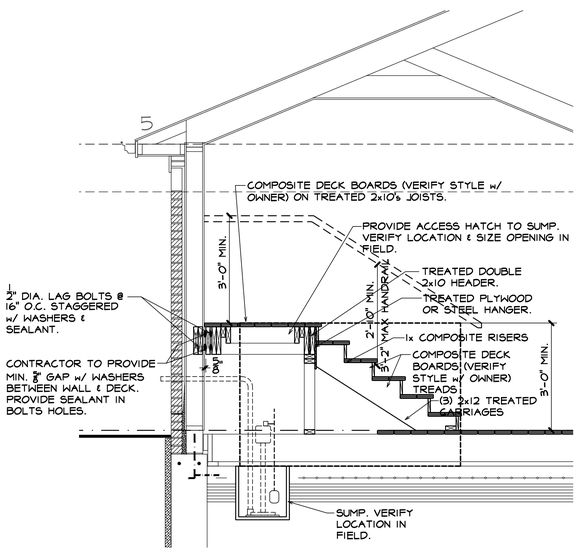
DRAWN BY: CJR
CHECKED BY: CJR
DATE: 11/6/20
SCALE: 1/4" = 1'–0"
JOB NO:
SHEET A–3

NOTE:
CONTRACTOR TO PROVIDE 36" OF EAVE PROTECTION MEMBRANE ON EACH SIDE OF ALL VALLEYS. (72" TOTAL)

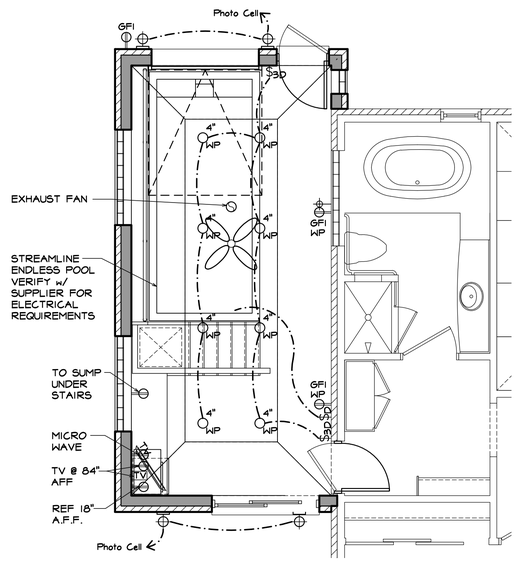
NOTE:
PROVIDE PERMANENT BRACING FOR ROOF PER TDI/HIB STANDARDS SPECIFICATIONS.



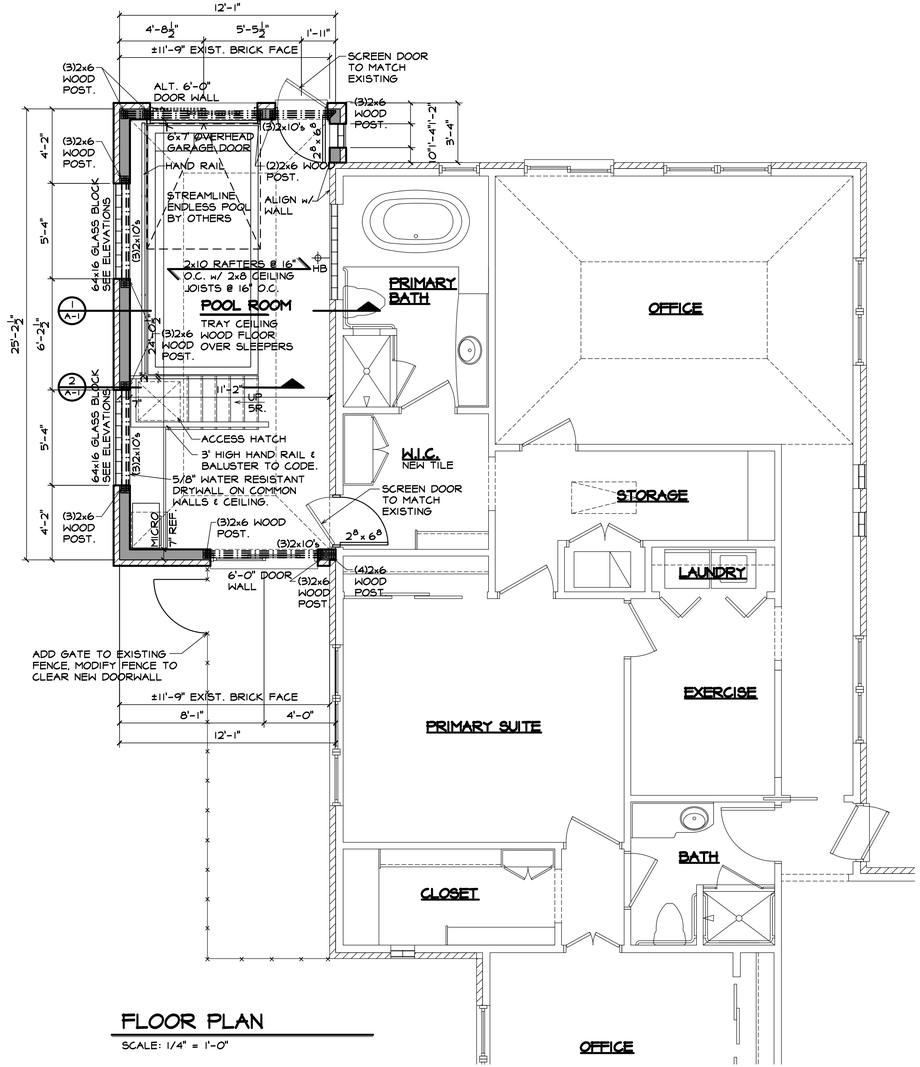
BUILDING SECTION
SCALE: 1/2" = 1'-0"



STAIR SECTION
SCALE: 1/2" = 1'-0"



REFLECTED CEILING / LIGHTING PLAN
SCALE: 1/4" = 1'-0"



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

Electrical Legend

	Duplex Receptacle
WP	Waterproof Receptacle
GFI	Duplex Receptacle With Ground Fault Interupter Switch
TV	Cable TV Connection
	Wall Mounted LED Fixture
WP	Recessed Water Proof LED Fixture
$	Switch
$3	3-Way Switch
$4	4-Way Switch
$S	Switch With Sensor
$D	Switch With Dimmer
	Exhaust Fan
	Ceiling Mounted Fan

NOTE:
MICHIGAN RESIDENTIAL CODE 2015 (MRC 2015)

NOTE:
CONTRACTOR TO MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR MRC 2015 CHAPTER 11 FOR INSULATION

NOTE:
CONTRACTOR TO PROVIDE FIRE STOPPING PER MRC 2015 CODE

NOTE:
CONTRACTOR TO EXTEND ALL PIPE VENTS & AIR INTAKES TO BACK SIDE OF HOUSE.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

NOTE:
CONTRACTOR TO VERIFY WINDOW MANUFACTURER BEFORE ORDERING NEW WINDOWS

NOTE:
CONTRACTOR TO REPAIR ALL WALLS, FLOOR & CEILINGS AS REQUIRED FOR NEW DESIGN.

NOTE:
PROVIDE SOLID BRIDGING AT JOIST END @ EVERY OTHER JOIST SPACE. TYP.

NOTE:
MINIMUM HEADER SIZE TO BE (2) 2X10'S w/ (1) 2x6 JACK & (1) 2x6 KING FOR OPENINGS UP TO SIX FOOT IN LENGTH UNLESS NOTED OTHERWISE.

NOTE:
ALL DIMENSIONS TO FINISHED FRAME ADD 5" FOR BRICK.

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net
info@mga-architects.net

Client:
Nina Abrams
12959 Talbot Lane
Huntington Woods, MI.

Project Title:
Abrams Residence
12959 Talbot Lane
Huntington Woods, MI.

Sheet Title:
Floor Plan

Project Number: 20236
Drawn By: RW
Checked By: RJC
Approved By: AJM
Date: 9-18-2020

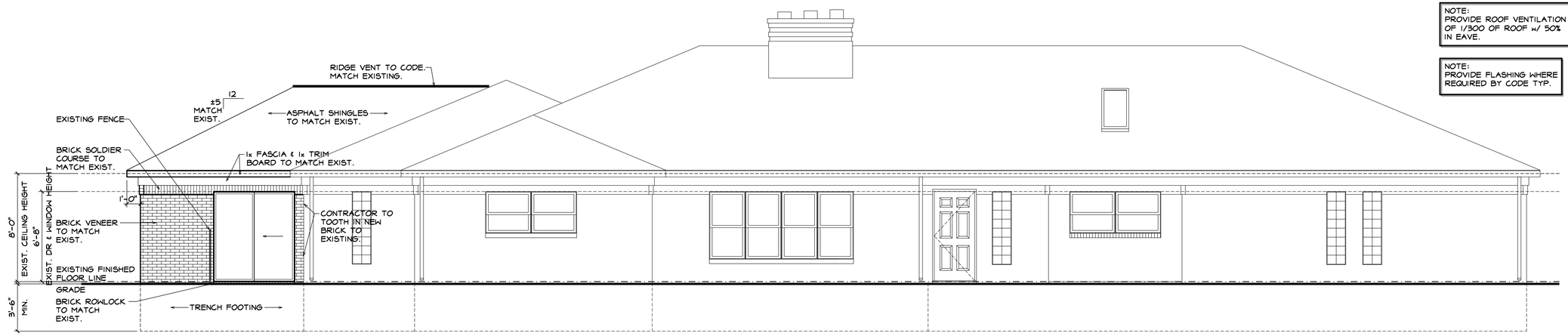
Issued:
Owner Review 9-18-2020
Owner Review 10-13-2020

Sheet Number:
A-1

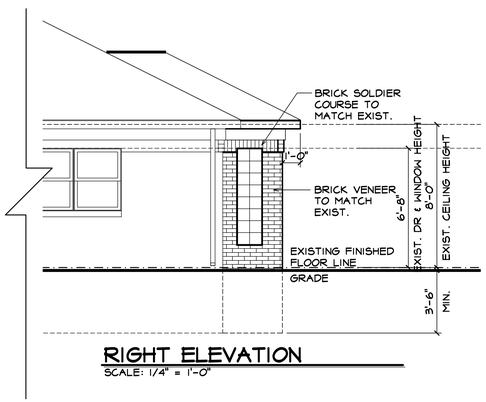
PRELIMINARY NOT FOR CONSTRUCTION

NOTE:
PROVIDE ROOF VENTILATION TOTAL OF 1/300 OF ROOF w/ 50% IN EAVE.

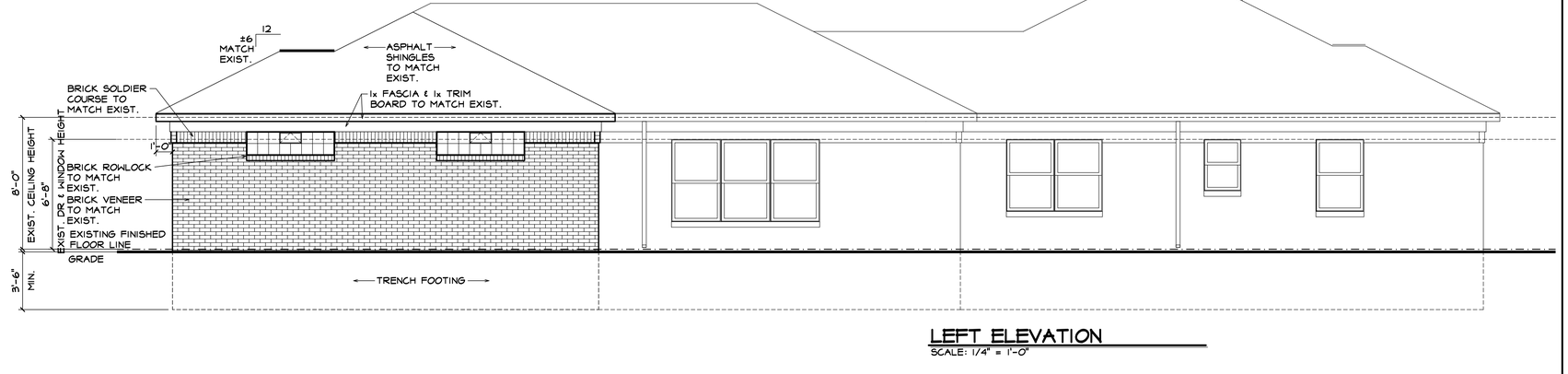
NOTE:
PROVIDE FLASHING WHERE REQUIRED BY CODE TYP.



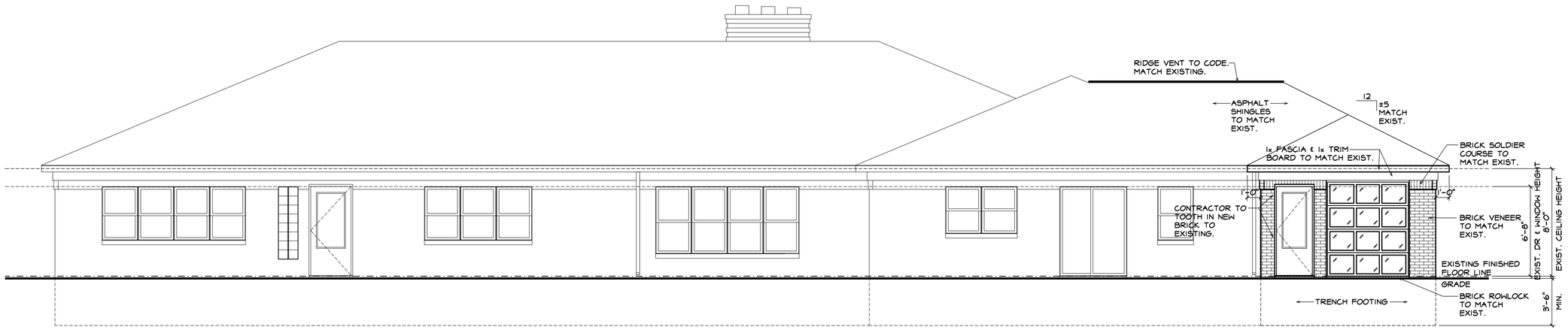
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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Client:
Nina Abrams

12959 Talbot Lane
Huntington Woods, MI.

Project Title:
Abrams Residence

12959 Talbot Lane
Huntington Woods, MI.

Sheet Title:
Elevations

Project Number: 20236
Drawn By: RW
Checked By: RJC
Approved By: AJM
Date: 9-18-2020

Issued:
Owner Review 9-18-2020
Owner Review 10-13-2020

Sheet Number:
A-2

PRELIMINARY NOT FOR CONSTRUCTION

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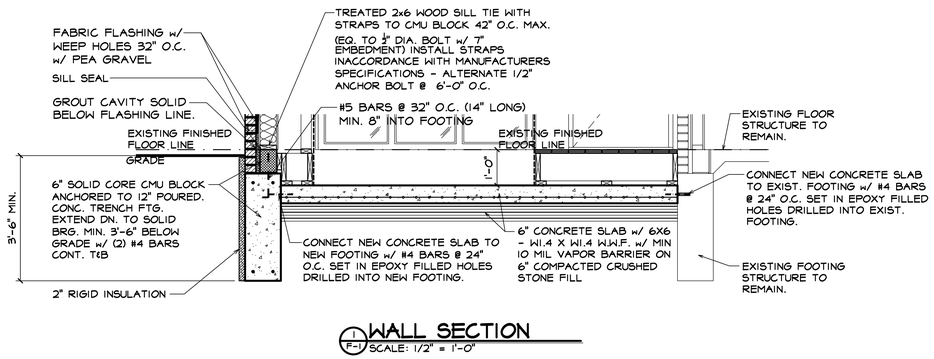
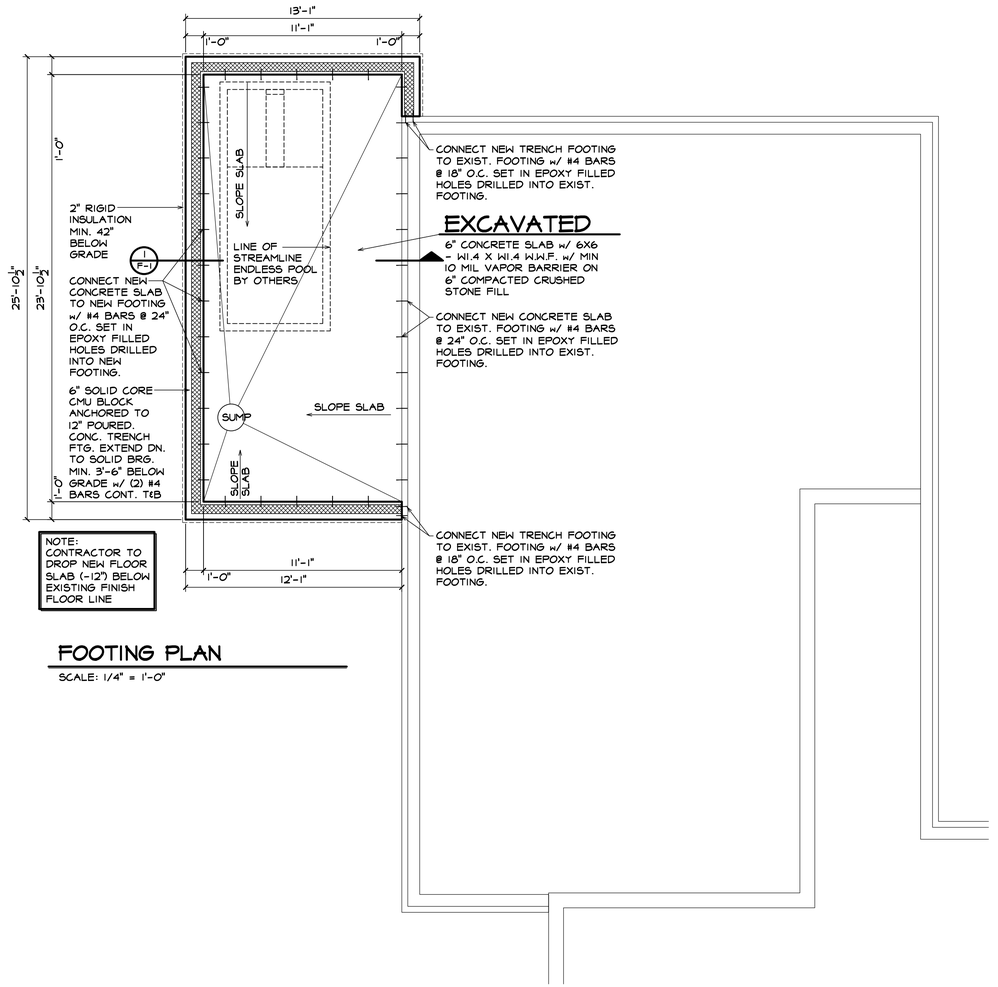


1/F-1 WALL SECTION

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



NOTE:
CONTRACTOR TO DROP NEW FLOOR SLAB (-12") BELOW EXISTING FINISH FLOOR LINE

FOOTING PLAN

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

CONCRETE SPECIFCATIONS

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301-89, "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS," EXCEPT AS MODIFIED BY SUPPLEMENTAL REQUIREMENTS.
2. ALL CONCRETE SHALL HAVE A MINIMUM OF 3000 PSI, 28 DAY COMPRESSIVE STRENGTH, U.N.O., (5.17 LBS. OF CEMENT PER CUBIC YARD MINIMUM (5.5 SACKS) & WATER/CEMENT RATIO NOT TO EXCEED 6 GALLONS PER SACK). EXTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM OF 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, AND 4% AIR ENTRAINMENT.

REINFORCING STEEL SPECIFICATIONS

1. ALL REINFORCING BARS, DOWELS, AND TIES SHALL CONFORM WITH ASTM-615 GRADE 60 REQUIREMENTS AND SHALL BE FREE OF RUST, DIRT AND MUD.
2. ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185 AND BE POSITIONED AT THE MID HEIGHT OF SLABS, U.N.O.
3. ALL 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.
4. EXTEND ALL REINFORCING BARS A MINIMUM OF 36" AROUND ALL CORNERS AND LAP BARS AT ALL SPLICES A MINIMUM OF 24", U.N.O.
5. WELDING OF REINFORCING STEEL IS NOT ALLOWED.

WOOD SPECIFICATIONS

1. WOOD CONSTRUCTION SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE AITC MANUAL AND NDA (NATIONAL DESIGN STANDARDS AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 1991 EDITION).
2. LAMINATED VENEER LUMBER (SUCH AS MICROLAM) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: FB=2800 PSI, FV= 285 PSI, E=2,000,000 PSI.
3. LAMINATED WOOD BEAMS (GLU-LAMS) SHALL BE VISUALLY GRADED WESTERN SPECIES 24F-V8 AITC DESIGNATION WITH THE FOLLOWING STRUCTURAL PROPERTIES: FB=2400 PSI, FV= 165 PSI, E= 1,800,000 PSI.
4. STUDS SHALL BE SPF/STUD (WWPA) OR BETTER GRADE, U.N.O. AT MC 19% MAXIMUM.
5. STRUCTURAL DIMENSION LUMBER AS HEADERS AND JOISTS SHALL BE A MINIMUM OF #2 HEM FIR AT MC 19% MAXIMUM.
6. ALL STRUCTURAL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR LESS THAN 8" ABOVE GRADE SHALL BE PRESSURE TREATED TO A MINIMUM OF 0.40 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR CODE APPROVED EQUAL FOR USE.
7. ALL LUMBER AT OR BELOW GRADE SHALL BE PRESSURE TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR CHROMATED COPPER ARSENATE (CCA), OR APPROVED EQUAL TREATMENT.
8. ALL TREATED LUMBER WHICH IS CUT, DRILLED OR NOTCHED SHALL BE FIELD TREATED (BRUSHED ON EXPOSED SURFACES) BY ONE OF THE PRESERVATIVES LISTED ABOVE.
9. AT EACH WALL OPENING ADD ONE HALF THE TOTAL NUMBER OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND ADD 1 JACK STUD BELOW THE HEADER, U.N.O.
10. NOTCHING AND DRILLING OF L.V.L. MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.
11. ALL CONNECTONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PRE-FABRICATED STEEL HANGERS SIZED FOR THE CARRIED LOAD AND MEMBER SIZE (I.E. A DOUBLE 2X10 MUST HAVE A SIMPSON U-210-2 HANGER (OR EQUAL) ETC.)

NOTE:
FOUNDATION REINFORCING SHALL BE GROUNDED PER THE BUILDING AND ELECTRICAL CODES AND A GROUNDING ROD IS TO BE INSTALLED

MICHIGAN RESIDENTIAL CODE 2015 (MRC 2015)

NOTE:
CONTRACTOR TO MEET THE MINIMUM OR EXCEED MUEC 401.2 CODE COMPLIANCE.

NOTE:
CONTRACTOR TO PROVIDE FIRE STOPPING PER MRC 2015 CODE

NOTE:
PROVIDE SOLID BRIDGING AT JOIST END @ EVERY OTHER JOIST SPACE. TYP.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

NOTE:
CONTRACTOR TO VERIFY WINDOW MANUFACTURER BEFORE ORDERING NEW WINDOWS

NOTE:
CONTRACTOR TO REPAIR ALL WALLS, FLOOR & CEILINGS AS REQUIRED FOR NEW DESIGN.

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Client:
Nina Abrams

12959 Talbot Lane
Huntington Woods, MI.

Project Title:
Abrams Residence

12959 Talbot Lane
Huntington Woods, MI.

Sheet Title:
Footing Plan

Project Number: 20236
Drawn By: RW
Checked By: RJC
Approved By: AJM
Date: 9-18-2020

Issued:
Owner Review 9-18-2020
Owner Review 10-13-2020

Sheet Number:
F-1

PRELIMINARY NOT FOR CONSTRUCTION

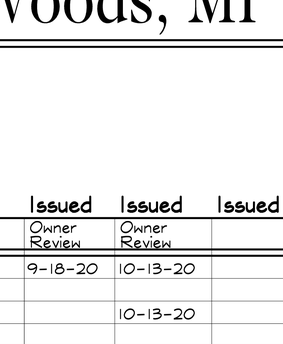
Abrams Residence

Huntington Woods, MI

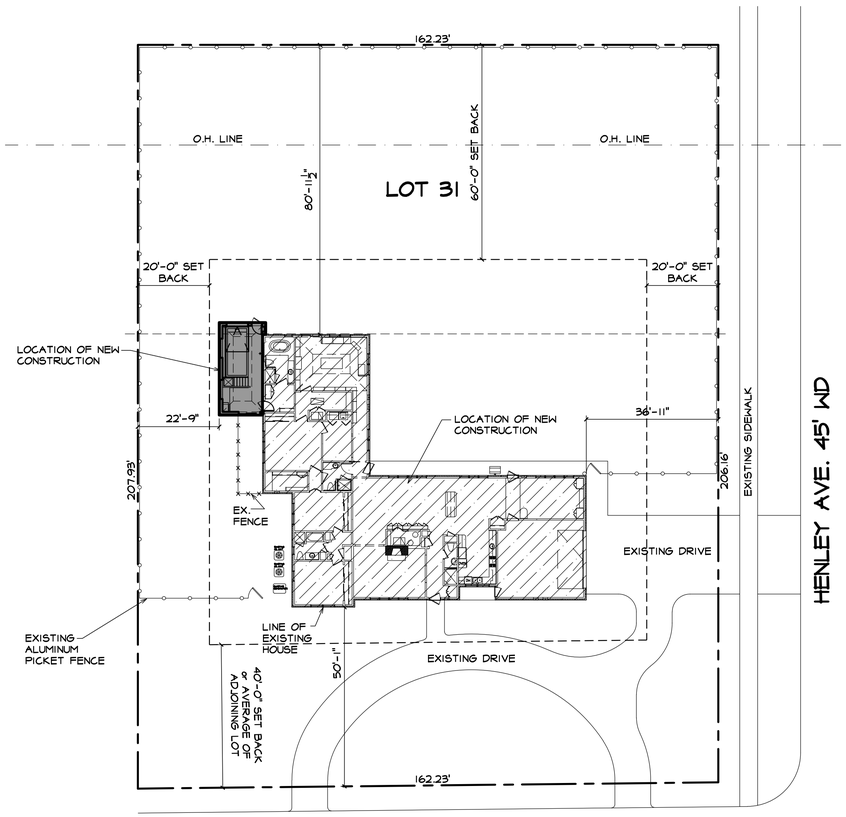
Drawing Schedule	Issued	Issued	Issued	Issued	Issued
	Owner Review	Owner Review			
SP-1 Cover Sheet / Site Plan	9-18-20	10-13-20			
F-1 Footing Plan		10-13-20			
A-1 Floor Plan	9-18-20	10-13-20			
A-2 Elevations	9-18-20	10-13-20			

PROPERTY DESCRIPTION:
LOT 31 OF ASSESSOR'S PLAT NO.1 BEING A PLAT OF PART OF THE E. ½ OF N.W. ¼ OF SECTION 20, T. 1 N., R. 11 E., CITY OF HUNTINGTON WOODS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS.

R-1A RESIDENTIAL
MAXIMUM HEIGHT 30' TO PEAK
MAXIMUM LOT COVERAGE 15%
EXISTING LOT COVERAGE 12%
PROPOSED LOT COVERAGE 13%
DRIVEWAY FRONT LOT COVERAGE 22%



North
Location Map
Scale: N.T.S.



North
Site Plan
Scale: 1" = 20'-0"

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Client:
Nina Abrams

12959 Talbot Lane
Huntington Woods, MI.

Project Title:
Abrams Residence

12959 Talbot Lane
Huntington Woods, MI.

Sheet Title:
Title Sheet & Site Plan

Project Number: 20236
Drawn By: RW
Checked By: RJC
Approved By: AJM
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Issued:
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Owner Review 10-13-2020

Sheet Number:
SP-1

PRELIMINARY NOT FOR CONSTRUCTION