PLANNING COMMISSION
AGENDA
Monday, March 27, 2023
Regular Meeting - Huntington Woods City Hall
26815 Scotia
7:00 p.m.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: **February 27, 2023**

5. Matter of Site Plan review of a new house by Jeremy Wolfe at 12787 Borgman

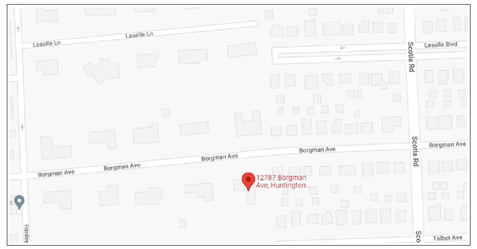
6. Matter of Site Plan review of a new house by Bradley Cohen at 10104 Ludlow

7. Matter of discussion of Planning Commission priority list, selection of additional work project.

8. 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/Documents may be viewed on the city website hwmi.org one week prior to the Meeting or available at City Hall. Comments or questions contact Hank Berry at 248-581-2637 or email hberry@hwmi.org.

12787 Borgman Ave., Huntington Woods, MI 48070



NORTH

LOCATION MAP
NOT TO SCALE

SCOPE OF WORK

NEW CONSTRUCTION TWO STORY HOUSE WITH CONCRETE FOUNDATION AND WOOD FRAMING.
NEW STUCCO EXTERIOR WITH STONE VENEER ACCENTS AND STANDING SEAM METAL ROOF.

BUILDING INFORMATION

☐ ZONE: R-1A ONE FAMILY DISTRICT

☐ SETBACKS:

FRONT YARD:	40.0' REQUIRED - 45.75' PROPOSED
SIDE YARD (1-SIDE):	20.0' REQUIRED - 20.45' PROPOSED
SIDE YARD (TOTAL):	40.0' REQUIRED - 48.9' PROPOSED
REAR YARD:	60.0' REQUIRED - 102.67' PROPOSED

☐ BUILDING HEIGHT: 2 STORIES, 30'-0" MAX. REQUIRED - 25'-3¼" PROPOSED

☐ LOT WIDTH: MIN. 160.0' REQUIRED - 162.11' PROVIDED

☐ LOT AREA: MIN. 30,000 SF REQUIRED - 34,545 SF PROVIDED

☐ MIN FLOOR AREA: 1,400 SF REQUIRED - PROPOSED FIRST FLOOR - 3,580 SF
PROPOSED SECOND FLOOR - 855 SF
PROPOSED SQUARE FOOTAGE - 4,435 SF

☐ MAX FLOOR AREA: 3,600 SF ALLOWED (W/ OUT BONUS)
+550 SF - CHARACTER BONUS (SEE BELOW)
+328 SF - LOT SIZE BONUS (SEE BELOW)
4,478 SF MAX. ALLOWED

4,435 SF. PROPOSED

☐ CHARACTER BONUS:

ROOF HEIGHT - NEW BUILD, LESS THAN 26':	+150 SF BONUS
FENESTRATION - 20% ON ELEVATION - SEE ELEVATIONS:	+150 SF. BONUS
ARCHITECTURAL DETAILS - ANY COMBO. OF 3 OR MORE DETAILS	+250 SF BONUS

☐ LOT SIZE BONUS:

1 SF FOR EVERY 14 SF OF LOT AREA OVER 30,000 SF UP TO A MAX OF 750 SF	34,545 SF - 30,000 SF = 4,545 SF 4,545 SF / 14 SF = 328 SF +328 SF BONUS

☐ ACCESSORY BUILDING:

PROPOSED ACCESSORY AREA:	200 SF *
MAX. ALLOWED	100 SF
PROPOSED ACCESSORY BUILDING HEIGHT:	14.5 FT
MAX. HEIGHT ALLOWED:	16 FT

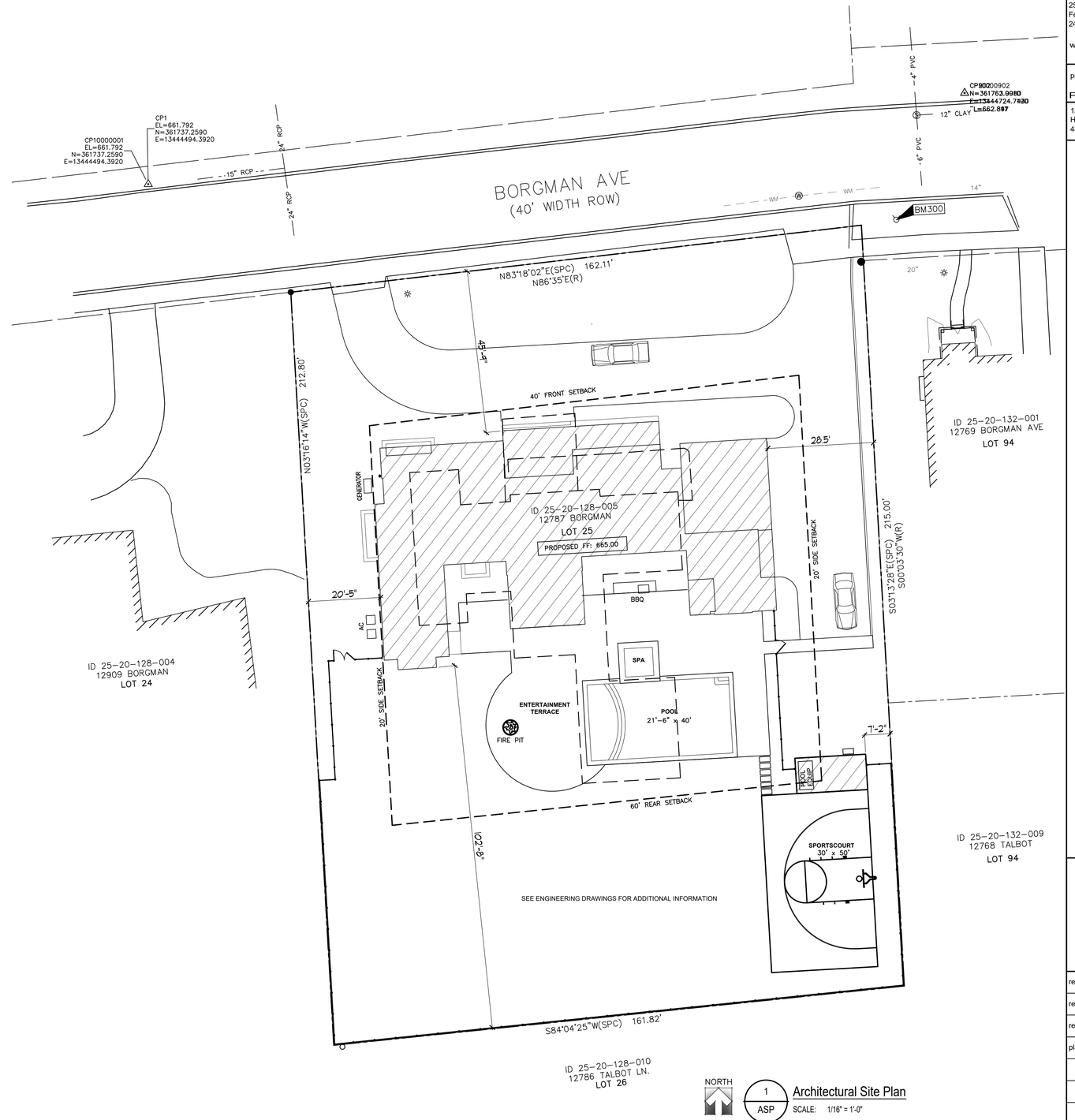
☐ MAX. LOT COVERAGE:

EXISTING LOT SIZE:	34,545 SF
15% MAX. ALLOWED	15% X 34,545 = 5,184 SF
PROPOSED HOUSE AREA, GARAGE, COVERED PORCHES AND ACC. BUILDING:	5,247 SF (15.14%) *

* REQUIRE APPROVAL BY ZONING BOARD OF APPEALS

DRAWING LIST

A0.0 - BUILDING INFORMATION
ARCHITECTURAL SITE PLAN
C1.0 - TOPOGRAPHIC AND BOUNDARY SURVEY
C4.0 - PRELIMINARY GRADING PLAN
C6.0 - PRELIMINARY UTILITY PLAN
C9.0 - DETAILS
L3 - PRELIMINARY LANDSCAPE PLAN
A1.0 - PROPOSED FOUNDATION FLOOR PLAN
A1.1 - PROPOSED FIRST FLOOR PLAN
A1.2 - PROPOSED SECOND FLOOR PLAN
A1.3 - PROPOSED ROOF PLAN
A2.0 - EXTERIOR ELEVATION
A2.1 - EXTERIOR ELEVATION
A2.2 - STREET VIEW / ELEVATION
AB 1.0 - ACCESSORY BUILDING PLANS AND ELEVATIONS



1 ASP **Architectural Site Plan**
SCALE: 1/16" = 1'-0"

Arik Green Design

Arik Green Design, LLC
2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:
Private Residence
12787 Borgman Ave.
Huntington Woods, MI
48070

review:	12.21.2022
review:	1.2.2023
review:	2.7.2023
planning commission:	3.3.2023

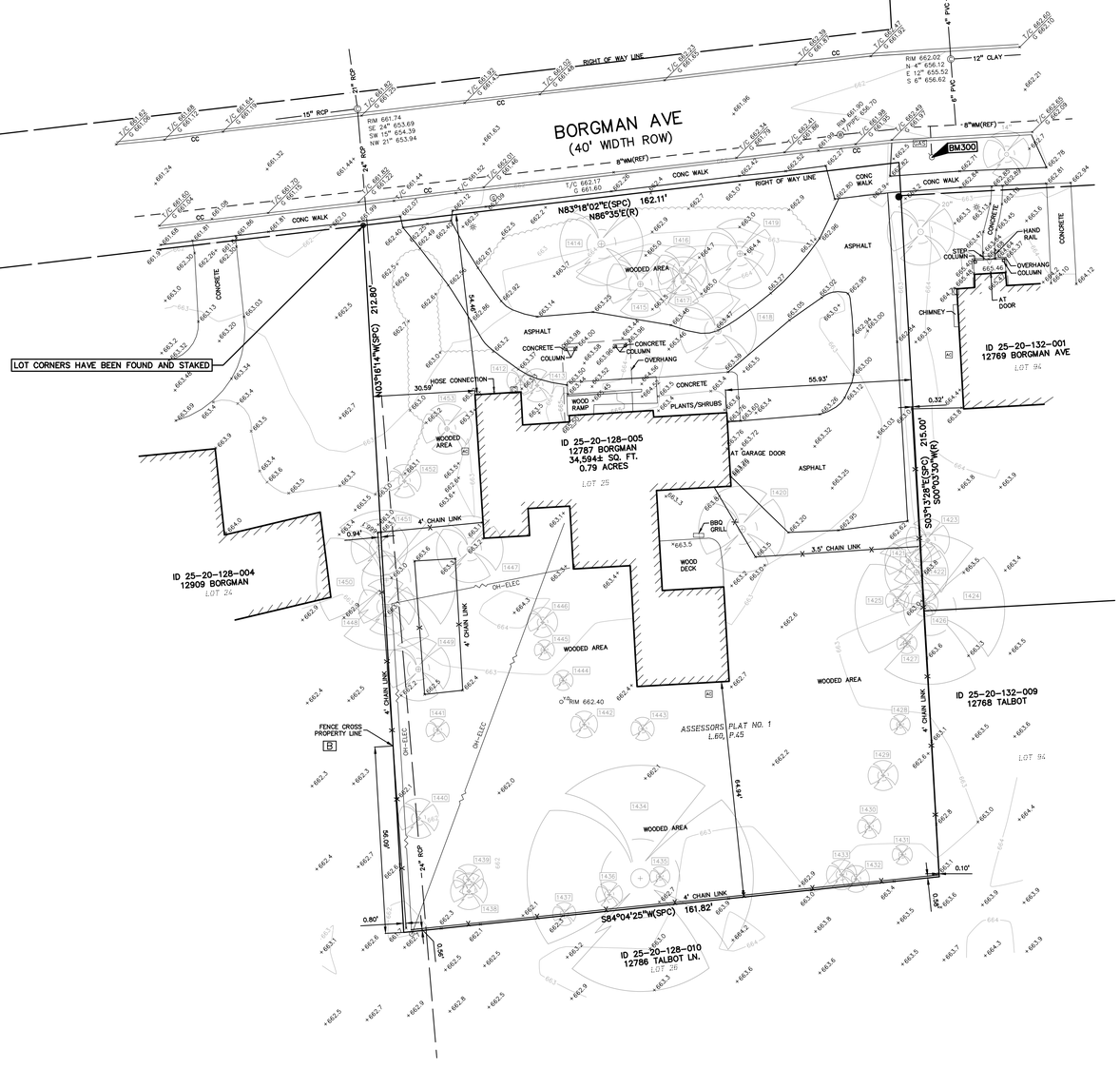
cover sheet
building information
arch. site plan

DWG. #:
A0.0

PLANNING COMMISSION CHECKLIST:

A BOUNDARY SURVEY PREPARED AND SEALED BY A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER TO BE DRAWN AT A MINIMUM SCALE OF 1" = 20' INCLUDING THE FOLLOWING INFORMATION:

- CERTIFICATION THAT THE LOT CORNERS HAVE BEEN FOUND AND STAKED,
- EXISTING AND PROPOSED GRADES ON THE SITE, AND GRADES OF ADJACENT PROPERTIES,
- THE DATE OF THE DRAWING(S),
- NORTH ARROW,
- NAME, ADDRESS AND TELEPHONE NUMBER OF THE SURVEYOR OR CIVIL ENGINEER,
- A SITE LOCATION MAP,
- STREET ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY,
- PROPERTY BOUNDARIES, DIMENSIONS AND SIZE (IN SQ. FT.),
- EXISTING AND PROPOSED BUILDINGS ON THE PROPERTY INCLUDING ALL DIMENSIONS,
- DISTANCES TO LOT LINES AND IMMEDIATELY ADJACENT BUILDINGS,
- FRONT AND SIDE YARD SETBACKS OF BUILDINGS ON EITHER SIDE OF SUBJECT PROPERTY,
- EXISTING AND PROPOSED STRUCTURES INCLUDING AIR CONDITIONERS, SWIMMING POOLS, DECKS, PORCHES, PATIOS ETC.,
- DRIVEWAYS AND PARKING AREAS ON THE PROPERTY,
- ROADS AND UTILITY LINES, AND
- TREES, INCLUDING TREES TO BE REMOVED AND TREES IN THE CITY'S RIGHT-OF-WAY.



LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
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- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

PEA GROUP
t: 844.813.2949
www.peagroup.com
45 W. GRAND RIVER SUITE 501
DETROIT, MI 48226

STATE OF MICHIGAN — EMIL SIMON BUNEK — License No. 6201058445 — LICENSED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION:

PARCEL ID 25-20-128-005
Land in the Township of Huntington Woods, County of Oakland, State of Michigan, described as follows:

T1N, R11E, SEC 20 ASSESSORS PLAT NO. 1 LOT 25 RECORDED IN LIBER 60 OF PLATS, PAGE 45 (OCR)

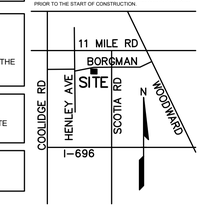
BENCHMARKS:
(GPS DERIVED- NAVD88)

BM #300
DIMPLE ON HYDRANT. ±39.5' NORTH AND ±7.5' WEST OF NORTHWEST CORNER OF THE HOUSE LOCATED AT 12762 BORGMAN AVENUE.
ELEV. - 664.982

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0681F DATED 9/29/2006.

NOTES:

SITE AREA = 34,595 +/-SF



JEREMY WOLFE
12786 BORGMAN AVE
HUNTINGTON WOODS, MICHIGAN 48070

12787 BORGMAN
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TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1412	MW	8	White Mulberry	Morus alba	Fair	
1413	FC	10	Flowering Cherry	Prunus spp.	Fair	
1414	WC	25	White Cedar	Thuja occidentalis	Fair	x2
1415	WC	20	White Cedar	Thuja occidentalis	Fair	
1416	MW	15	White Mulberry	Morus alba	Fair	
1417	BS	15	Blue Spruce	Picea pungens	Fair	
1418	NM	23	Norway Maple	Acer platanoides	Fair	
1419	BS	21	Blue Spruce	Picea pungens	Fair	
1420	AP	26	Domestic Apple	Malus sylvestris	Fair	
1421	E	14	American Elm	Ulmus americana	Dead	
1422	E	19	American Elm	Ulmus americana	Dead	
1423	E	13	American Elm	Ulmus americana	Dead	x1
1424	E	8	American Elm	Ulmus americana	Fair	x1
1425	E	7	American Elm	Ulmus americana	Fair	
1426	BO	45	Black Oak	Quercus velutina	Fair	
1427	E	6	American Elm	Ulmus americana	Fair	
1428	E	6	American Elm	Ulmus americana	Good	
1429	BP	9	Bradford Pear	Pyrus calleryanna	Dead	
1430	E	7	American Elm	Ulmus americana	Good	
1431	E	6	American Elm	Ulmus americana	Good	
1432	E	8	American Elm	Ulmus americana	Good	
1433	E	9	American Elm	Ulmus americana	Good	
1434	WW	68	Weeping Willow	Salix babylonica	Fair	
1435	E	6	American Elm	Ulmus americana	Poor	
1436	GA	8	Green Ash	Fraxinus pennsylvanica	Good	
1437	GA	7	Green Ash	Fraxinus pennsylvanica	Fair	
1438	BX	11	Box elder	Acer negundo	Fair	
1439	E	9	American Elm	Ulmus americana	Poor	APO on fence
1440	NM	12	Norway Maple	Acer platanoides	Good	x1
1441	GA	7	Green Ash	Fraxinus pennsylvanica	Fair	
1442	GA	8	Green Ash	Fraxinus pennsylvanica	Fair	
1443	GA	7	Green Ash	Fraxinus pennsylvanica	Good	
1444	E	6	American Elm	Ulmus americana	Good	
1445	E	6	American Elm	Ulmus americana	Very Poor	x1
1446	PB	9	Paper Birch	Betula papyrifera	Good	x2
1447	NS	20	Norway Spruce	Picea Abies	Good	
1448	EE	17	Siberian Elm	Ulmus pumila	Fair	x1 APO fence
1449	EE	19	Siberian Elm	Ulmus pumila	Fair	APO fence
1450	E	42	American Elm	Ulmus americana	Fair	
1451	E	17	American Elm	Ulmus americana	Good	APO fence
1452	MW	10	White Mulberry	Morus alba	Good	
1453	WC	15	White Cedar	Thuja occidentalis	Fair	

SURVEYOR'S NOTES:

A) BERING BASED ON MICHIGAN STATE PLANE COORDINATES SYSTEM, SOUTH ZONE.

B) FENCE CROSS PROPERTY LINE AS SHOWN ON SURVEY.

REVISIONS
- -

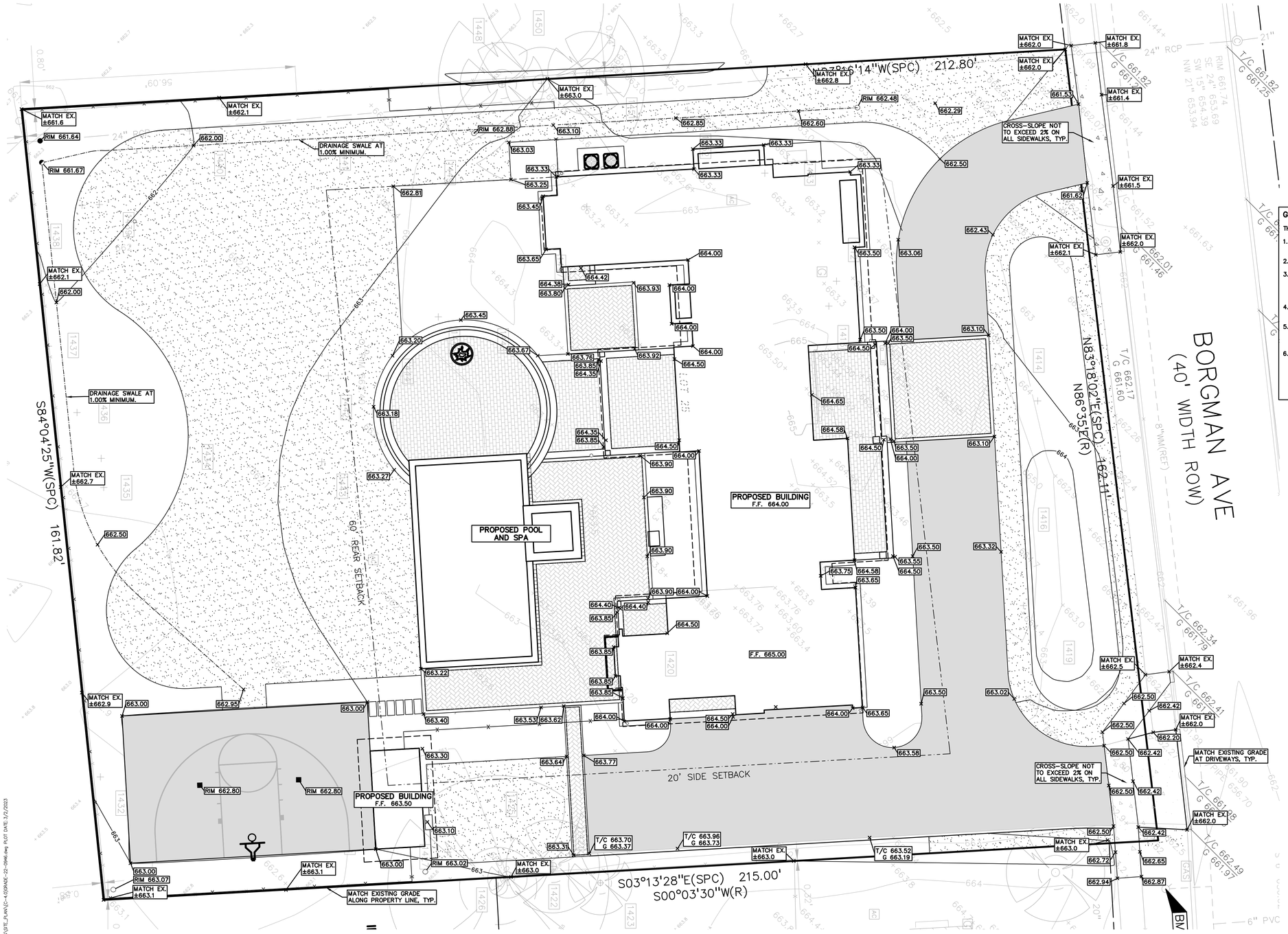
ORIGINAL ISSUE DATE:
March 2, 2023

DRAWING TITLE
TOPOGRAPHIC AND BOUNDARY SURVEY

PEA JOB NO.	2022-0946
P.M.	TDS
DN.	ANH
DES.	

DRAWING NUMBER:
C-1.0

S:\PROJECTS\2022\2022-0946 12787 BORGMAN\DWG\SRVB\JOB-22-0946.dwg PLOT DATE:3/2/2023 4:15 PM BY:Emil Bunek



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	G = GUTTER GRADE
T/P = TOP OF PAVEMENT	F.G. = FINISH GRADE
T/S = TOP OF SIDEWALK	RIM = RIM ELEVATION
T/W = TOP OF WALL	B/W = BOTTOM OF WALL

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF BIRMINGHAM AND OAKLAND COUNTY.
5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

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LOT COVERAGE CALCULATIONS

BUILDING AREA	5047 SF
ACCESSORY AREA	200 SF
BUILDING LOT COVERAGE	5247 SF
LOT AREA	34595 SF
LOT COVERAGE	15%
MAX COVERAGE	15%

PEA GROUP
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STATE OF MICHIGAN — EMIL SIMON BUNEK — License No. 6201058445 — LICENSED PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

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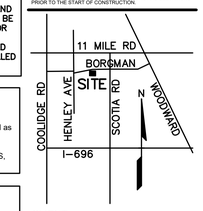


CLIENT
JEREMY WOLFE
12786 BORGMAN STREET
HUNTINGTON WOODS, OAKLAND COUNTY, MI

PROJECT TITLE
WOLFE AND DEROVEN RESIDENCE
12787 BORGMAN AVENUE
HUNTINGTON WOODS, OAKLAND COUNTY, MI

REVISIONS
PLANNING COMMISSION REVIEW 3/2/23

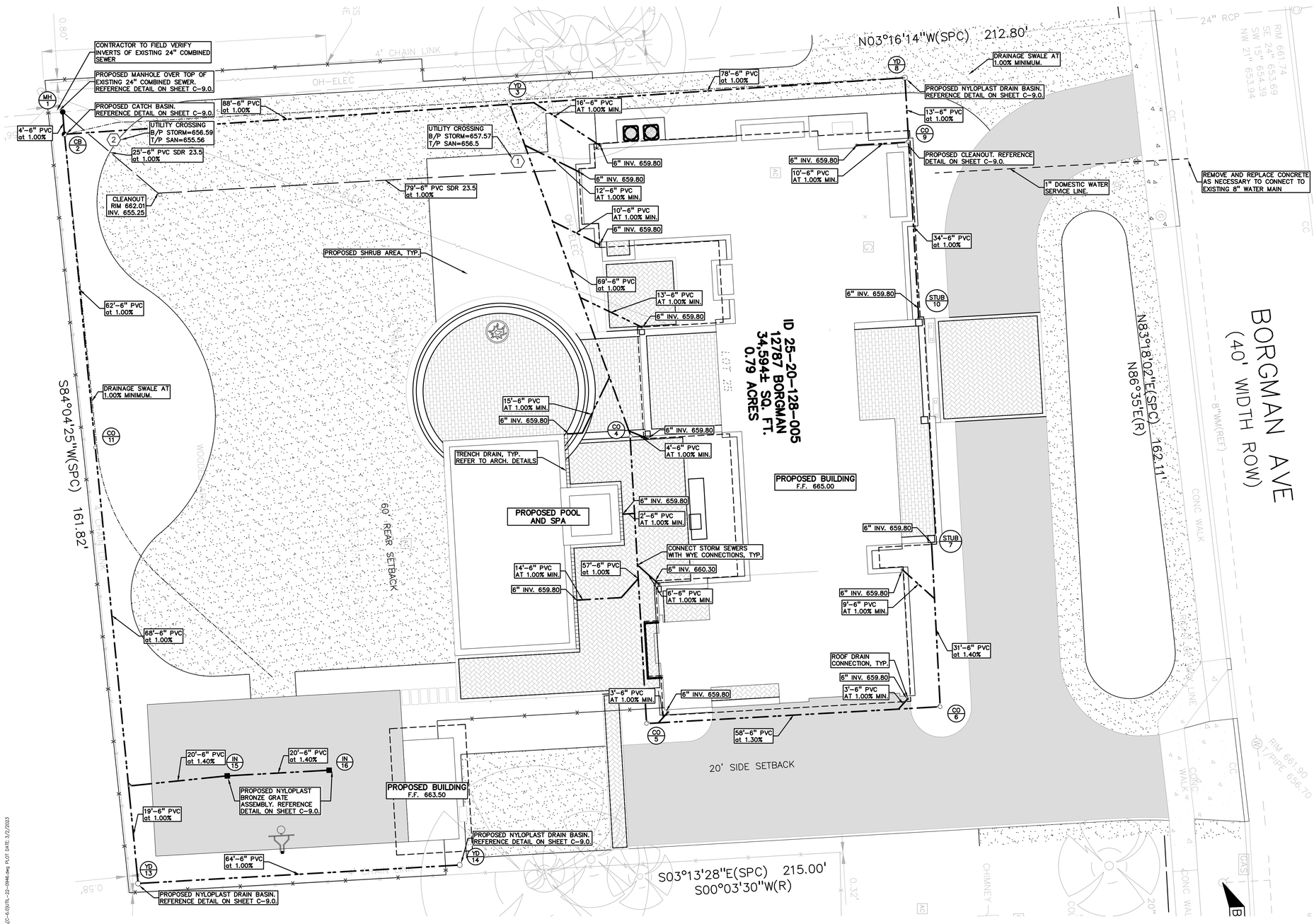
ORIGINAL ISSUE DATE:
MARCH 2, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2022-0946
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:
C-4.0

S:\PROJECTS\2022\2022-0946 12787 BORGMAN\DWG\SITE_PLAN\C-4.0\SHEET -22-0946.dwg PLOT DATE: 3/7/2023
BY: Charlie Rich



UTILITY LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION, PRIOR TO BIDDING.

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

STORM STRUCTURES		
MH	1	(5' DIA./0' SUMP) RIM = 661.64 6" E 656.50 6" NE 655.00 24" N 653.6± FIELD VERIFY
CB	2	(2' DIA./2' SUMP) RIM = 661.67 6" N 656.54 6" E 656.54 6" W 656.54
YD	3	(1' DIA./1' SUMP) RIM = 662.88 6" E 657.43 6" N 657.43 6" S 657.43
YD	8	(1' DIA./1' SUMP) RIM = 662.48 6" E 658.21 6" S 658.21
YD	13	(1' DIA./2' SUMP) RIM = 663.07 6" N 658.03 6" W 658.03
YD	14	(1' DIA./2' SUMP) RIM = 663.02 6" S 658.67
IN	15	(1' DIA./2' SUMP) RIM = 662.80 6" N 658.11 6" S 658.11
IN	16	(1' DIA./2' SUMP) RIM = 662.80 6" S 658.39

STORM CLEANOUTS	
4	C.O. IN BOX RIM. 663.80 INV. 658.12
5	C.O. IN BOX RIM. 663.89 INV. 658.69
6	C.O. IN BOX RIM. 663.57 INV. 659.45
9	C.O. IN BOX RIM. 663.28 INV. 658.34
11	C.O. IN BOX RIM. 662.36 INV. 657.16

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
EMIL SIMON BUNEK
License No. 6201058445
LICENSED PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

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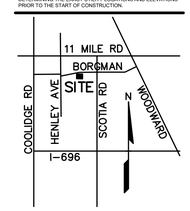

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PLANNING COMMISSION REVIEW 3/2/23

ORIGINAL ISSUE DATE:
MARCH 2, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

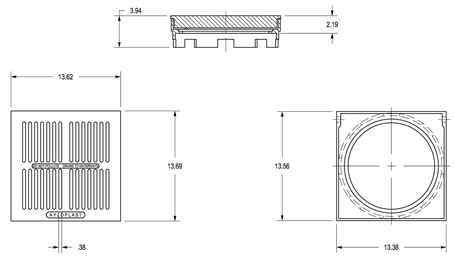
PEA JOB NO.	2022-0946
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:
C-6.0

S:\PROJECTS\2022\2022-0946 12787 BORGMAN\DWG\SITE PLAN\(C-6.0)TL-22-0946.dwg PLOT DATE 3/2/2023
BY: Charlie Rich

1299CGPB

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: FRAME SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: FRAME IS FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-128

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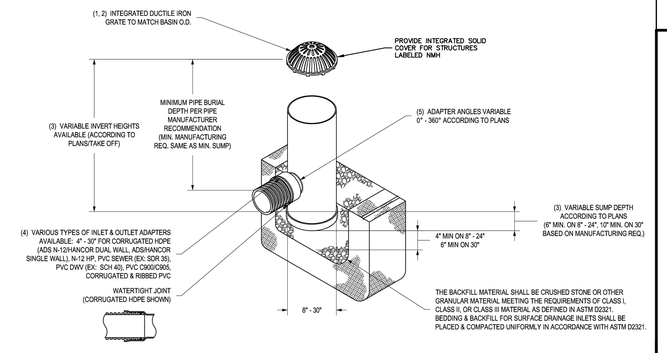
DRAWN BY	EBC	MATERIAL	DUCTILE IRON FRAME BRASS GRATE
DATE	03-06-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-26-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN BRONZE GRATE ASSEMBLY
DWG NO. 7001-110-205 REV D

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 6' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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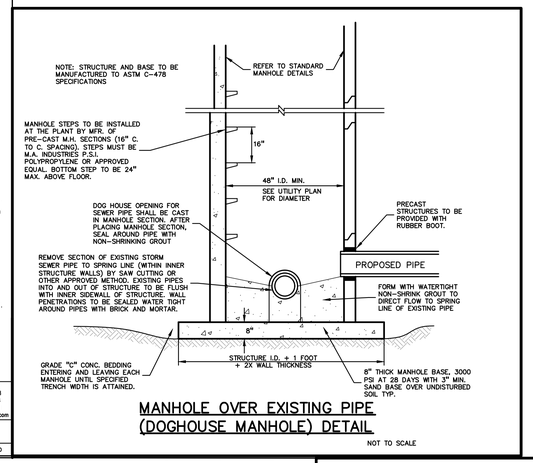
DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-397 REV D



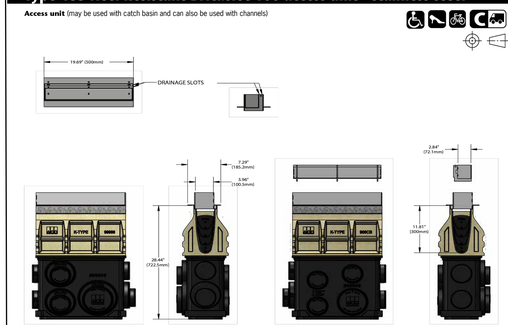
MANHOLE OVER EXISTING PIPE (DOGHOUSE MANHOLE) DETAIL

NOT TO SCALE

ACO DRAIN

Type 485 Heel Resistant Brickslot 100 access unit - stainless steel

Access unit (may be used with catch basin and can also be used with channels)



Description	Part No.	Overall Depth in	Overall Depth mm	Weight lbs.
Type 485 Heel Resistant Brickslot 100 Access Unit - 19.69" (0.5 m)	**138057**	4.06	*103*	11.0

Specifications

General
The surface drainage system shall be ACO Drain Brickslot, as manufactured by ACO, Inc. or equal approved.

Materials
The Brickslot top is manufactured from 11 gauge stainless steel.

The nominal clear opening for Brickslot is 7/8" (22.35 mm) with two – 5/16" (8 mm) slot openings and with a ¼" (6.35 mm) bar between the two openings. Overall width is 4.84" (123 mm). An offset slot helps prevent debris from being trapped. For use with KS100, MembraneDrain, SlabDrain (H100-10, H100-8, H100KS-8), and the KS100 Series 900 catch basin. See separate ACO Spec info sheet for channel details. Brickslot rests in the grate seating of the channel, the anti-shunt lugs help prevent lateral movement and the weight of covering material keeps the unit secured. Access units have frames that fit catch basins with a separate unit that can be removed for maintenance.

Installation
The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

ACO Specification Information

ACO, Inc.
Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll free: (800) 543-4764
Fax: (440) 639-7235

West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 421-9988
Toll Free: (888) 490-9552
Fax: (520) 421-9899

Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Toll free: (800) 543-4764
Fax: (803) 802-1063

Follow us on
Electronic Contact:
info@ACODrain.us
www.ACODrain.us

SPEC INFO ACO

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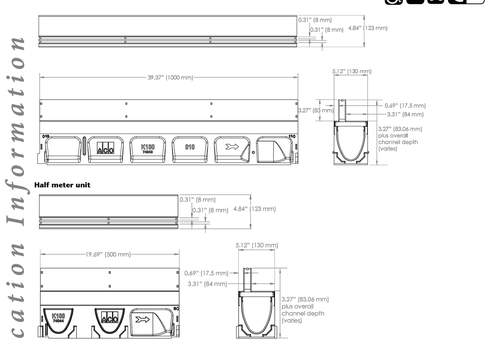
April 2018 www.ACODrain.us

ACO DRAIN

Type 472/473 Stainless Steel Heel Resistant Brickslot 100

One meter unit



Description	Part No.	Overall Depth in.	Overall Depth mm	Weight lbs.
Type 472/473 - Brickslot 100 - 39.37" (1m) Stainless Steel	**138055**	4.06	*103*	18.0
Type 472/473 - Brickslot 100 - 19.69" (0.5m) Stainless Steel	**138056**	4.06	*103*	9.2

Notes:
1. For use with KS100 channels and Series 900 catch basins.
2. Brickslot can also be used with SlabDrain H and HKS channels.

ACO Specification Information

ACO, Inc.
Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll free: (800) 543-4764
Fax: (440) 639-7235

West Sales Office
825 W. Beechcraft St.
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Tel: (520) 421-9988
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Fax: (520) 421-9899

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Fort Mill, SC 29708
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SPEC INFO ACO

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April 2018 www.ACODrain.us

ACO DRAIN

Type 472/473 Stainless Steel Heel Resistant Brickslot 100

Specifications

General
The surface drainage system shall be ACO Drain Brickslot, as manufactured by ACO, Inc. or equal approved.

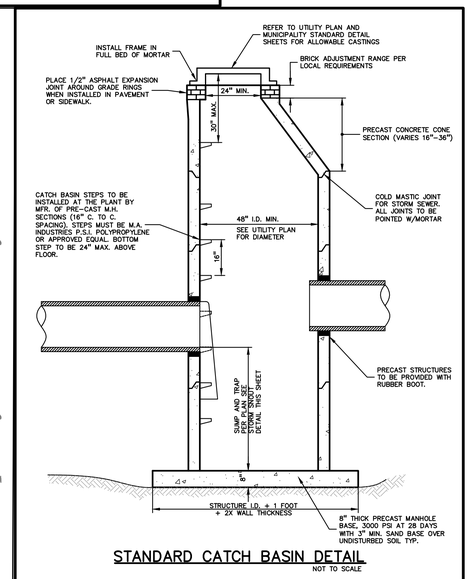
Materials
The Brickslot top is manufactured from 11 gauge stainless steel.

The nominal clear opening for Brickslot is 7/8" (22.35 mm) with two – 5/16" (8 mm) slot openings and with a ¼" (6.35 mm) bar between the two openings. Overall width is 4.84" (123 mm). An offset slot helps prevent debris from being trapped. For use with KS100, MembraneDrain, SlabDrain (H100-10, H100-8, H100KS-8), and the KS100 Series 900 catch basin. See separate ACO Spec info sheet for channel details. Brickslot rests in the grate seating of the channel, the anti-shunt lugs help prevent lateral movement and the weight of covering material keeps the unit secured. Access units have frames that fit catch basins with a separate unit that can be removed for maintenance.

Installation
The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

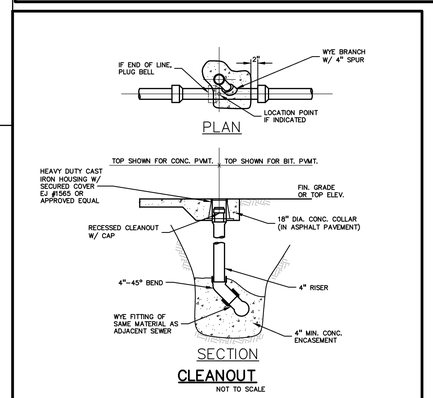
ACO Specification Information

April 2018 www.ACODrain.us



STANDARD CATCH BASIN DETAIL

NOT TO SCALE



CLEANOUT

NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

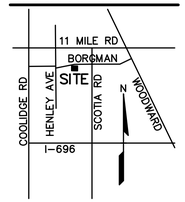
STATE OF MICHIGAN
EMIL SIMON BUNEK
License No. 6201058445
REGISTERED PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THEIR ACCURACY. THE CONTRACTOR OR THEREOF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
JEREMY WOLFE
12786 BORGMAN STREET
HUNTINGTON WOODS, OAKLAND COUNTY, MI

PROJECT TITLE
WOLFE AND DEROVEN RESIDENCE
12787 BORGMAN AVENUE
HUNTINGTON WOODS, OAKLAND COUNTY, MI

REVISIONS
PLANNING COMMISSION REVIEW 3/2/23

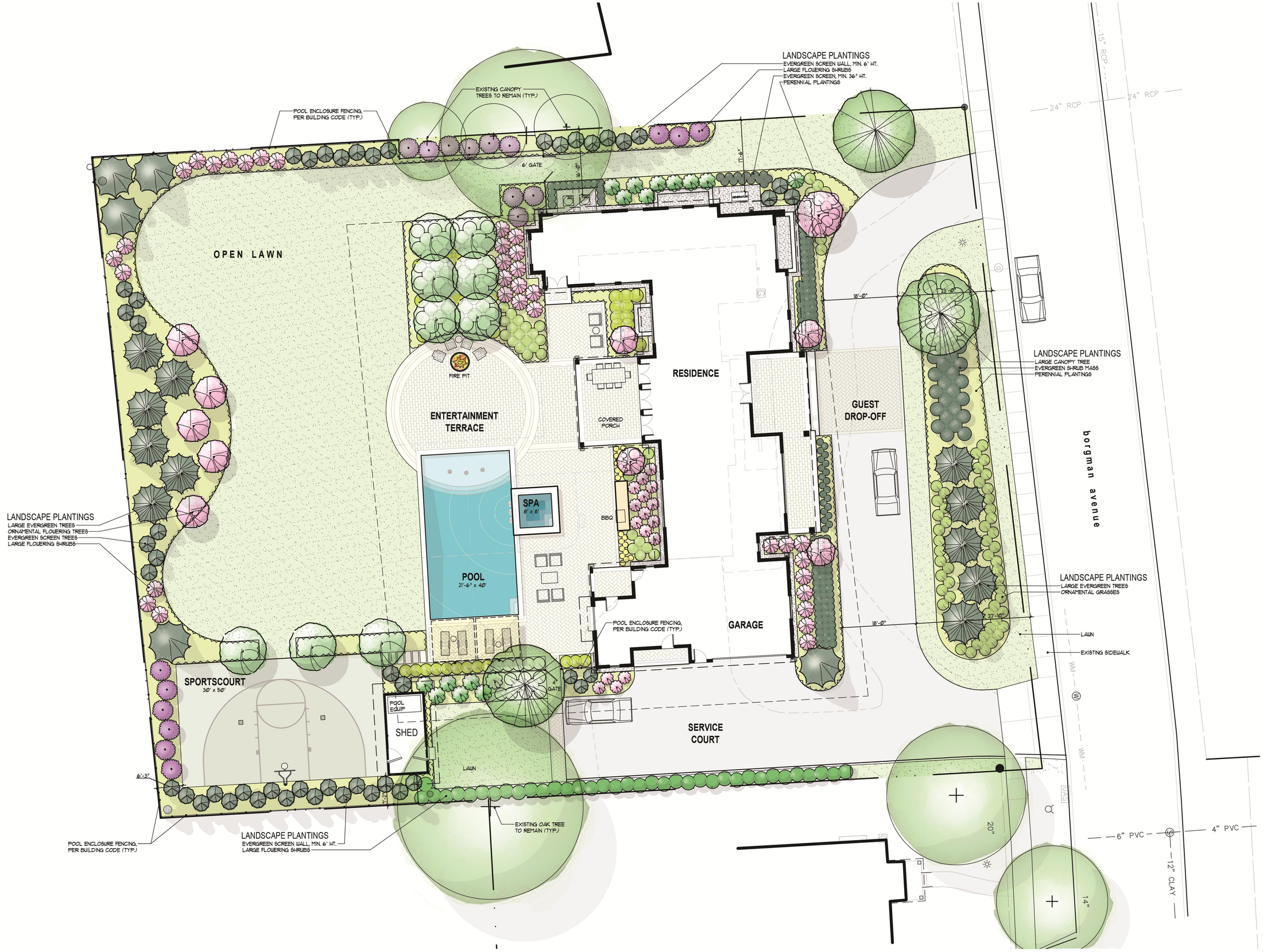
ORIGINAL ISSUE DATE:
MARCH 2, 2023

DRAWING TITLE
DETAILS

PEA JOB NO.	2022-0946
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:
C-9.0

S:\PROJECTS\2022\2022-0946 12787 BORGMAN\DWG\SITE_PLAN\C-9.0DETAIL-22-0946.dwg PLOT DATE: 3/2/2023
BY: Charlie Rich



LANDSCAPE ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

www.mjdul.com

Wolfe + Deroven Residence
12787 Borgman Ave
Huntington Woods, Michigan

PROJECT

Landscape Development
Preliminary Landscape Plan

SHEET TITLE

STATE OF MICHIGAN
MICHAEL J. DUL
LANDSCAPE ARCHITECT
NO. 781
REGISTERED LANDSCAPE ARCHITECT

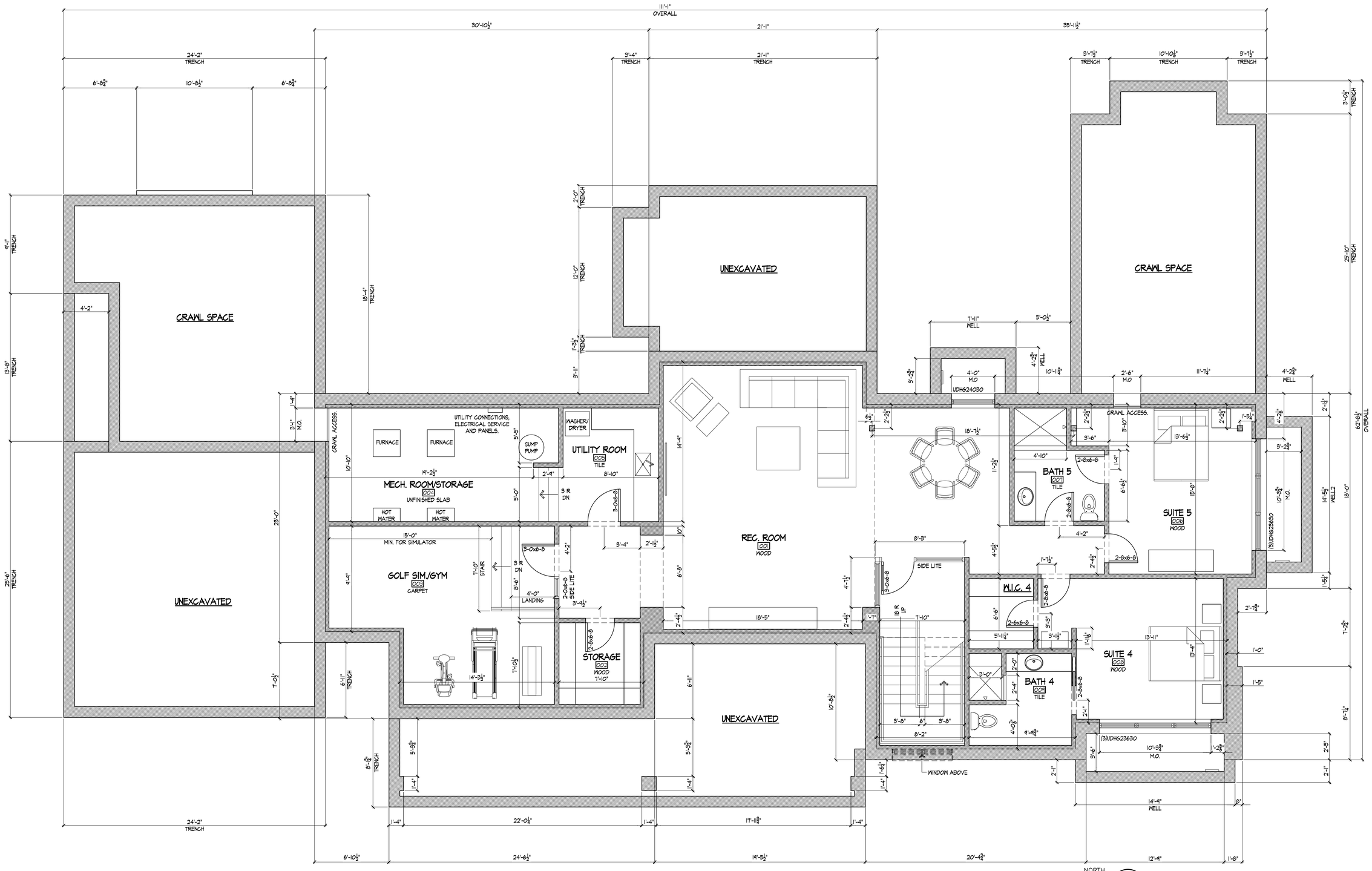
1"=10'-0"

NORTH

SCALE

PROJECT NUMBER:	22125
DRAWN:	T. Shoemaker
CHECKED:	M. Dul
DATE:	January 6, 2023
REVISIONS:	January 11, 2023 March 3, 2023 Planning Commission

L3



1 / A1.0 Basement Floor Plan

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

Arik Green Design

Arik Green Design, LLC

2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:

Private Residence

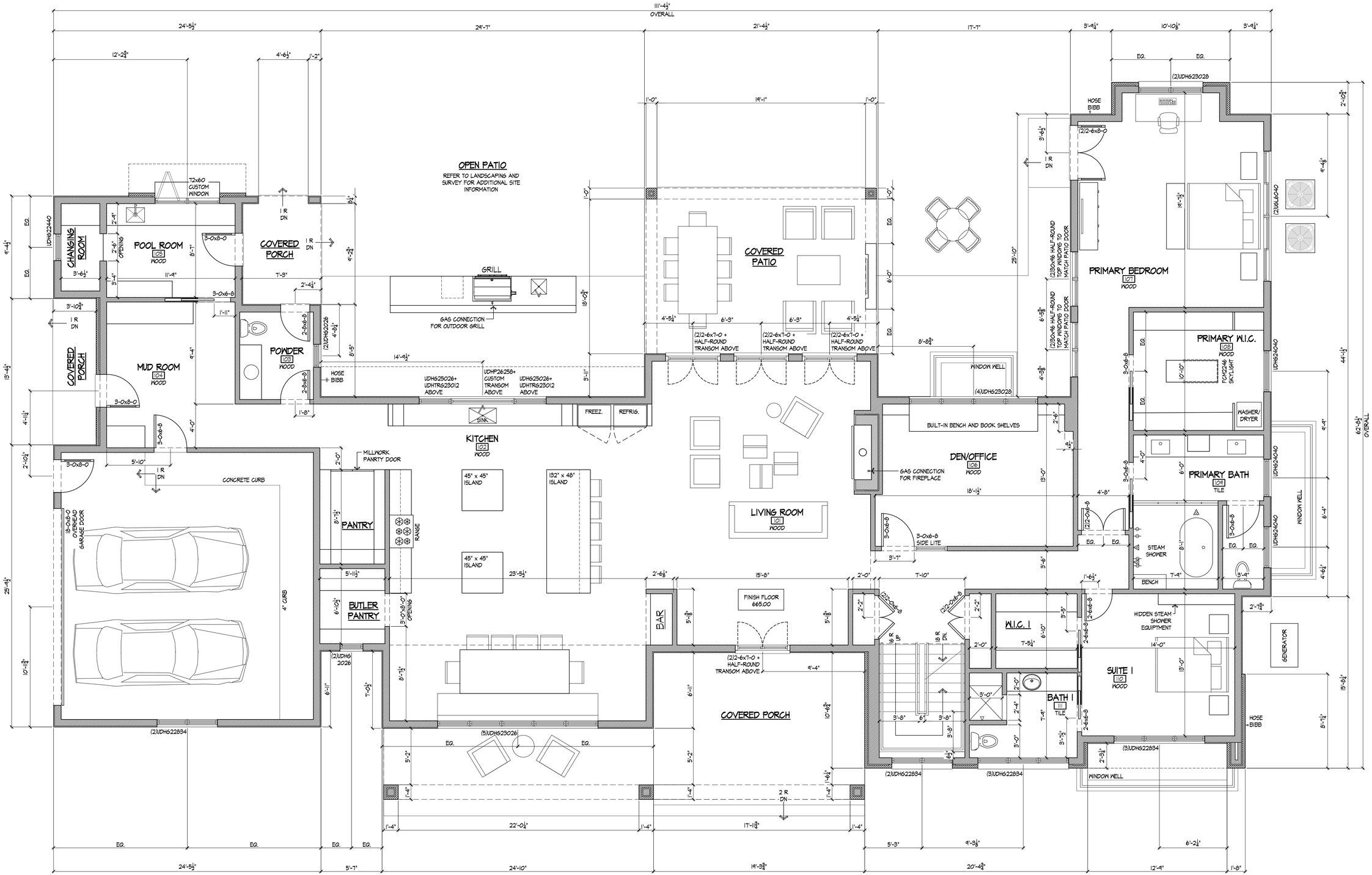
12787 Borgman Ave.
Huntington Woods, MI
48070

review:	12.01.2022
review:	12.12.2022
review:	12.21.2022
review:	1.2.2023
planning commission:	3.3.2023

basement floor plan

DWG. #:

A1.0



NORTH

1 / A1.1 First Floor Plan

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

Arik Green Design

Arik Green Design, LLC
2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:

Private Residence

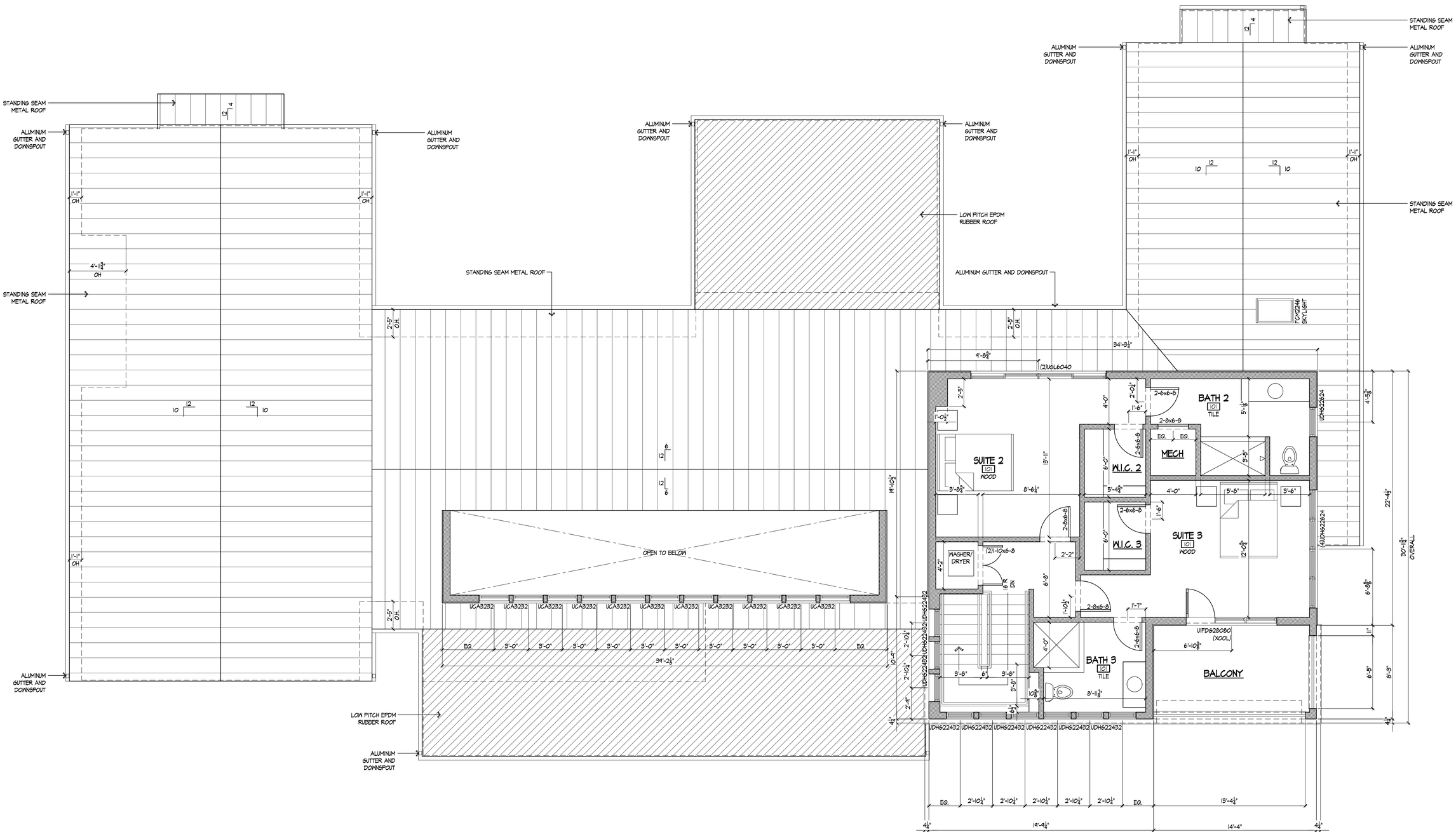
12787 Borgman
Huntington Woods
Michigan 48070

review:	10.12.2022
review:	11.17.2022
review:	12.01.2022
review:	12.12.2022
review:	12.21.2022
review:	1.2.2023
review:	2.7.2023
planning commission:	3.3.2023

proposed floor plan

DWG. #:

A1.1



1 A1.2 Second Floor Plan

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

Arik Green Design

Arik Green Design, LLC

2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:

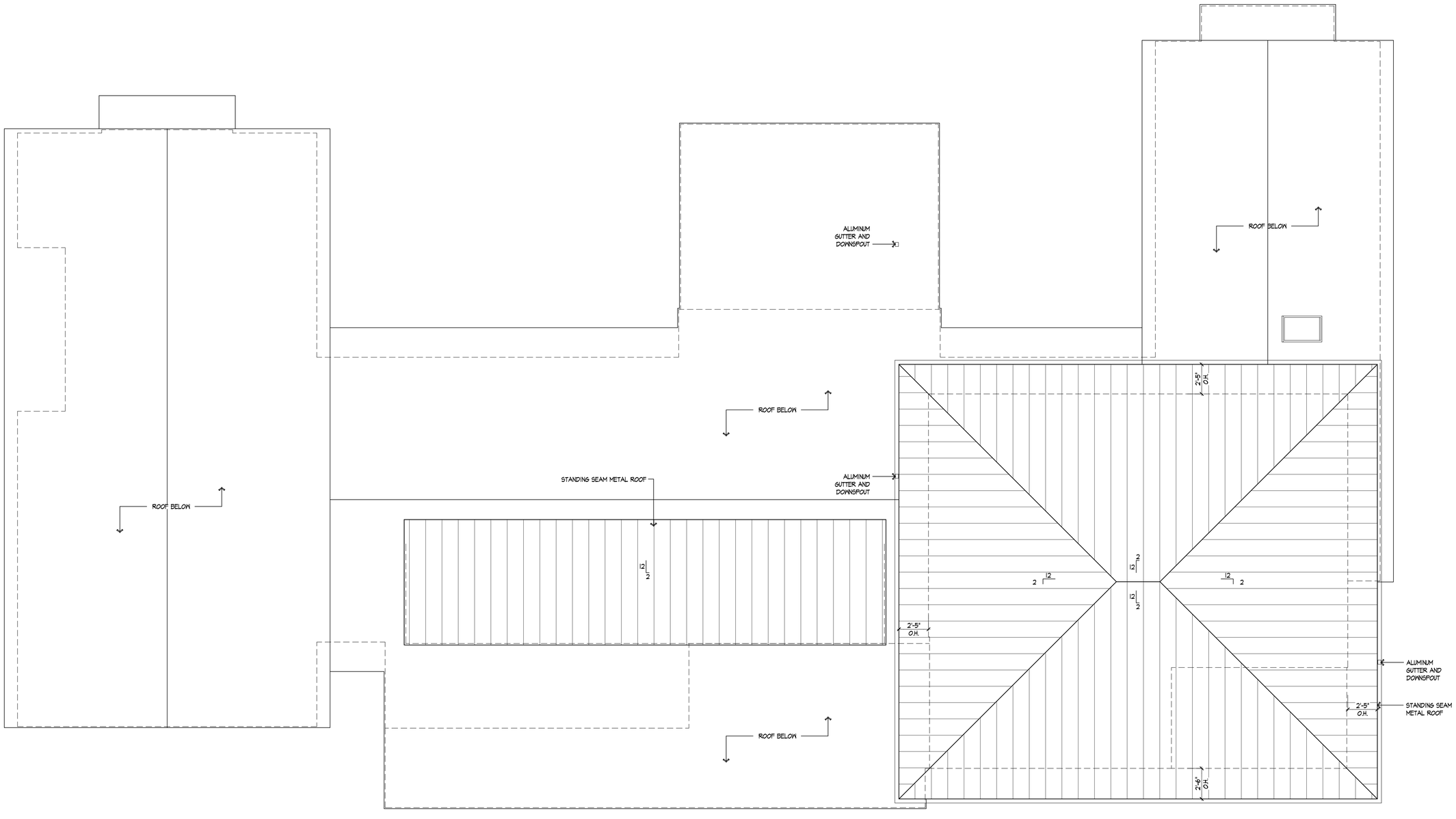
Private Residence

12787 Borgman
Huntington Woods
Michigan 48070

review:	10.12.2022
review:	11.17.2022
review:	12.12.2022
review:	12.21.2022
review:	1.2.2023
review:	1.2.2023
planning commission	3.3.2023

second floor plan

DWG. #: A1.2



NORTH

1 / A1.3 **Roof Plan**

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

Arik Green Design

Arik Green Design, LLC

2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:

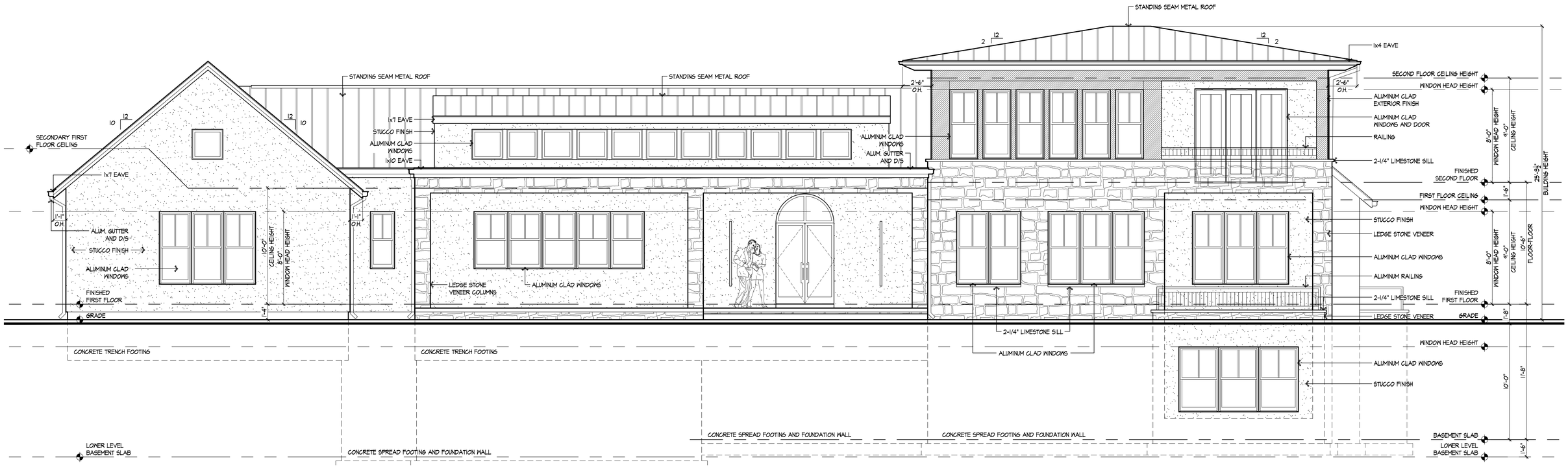
Private Residence

12787 Borgman
Huntington Woods
Michigan 48070

review:	12.21.2022
review:	1.2.2023
planning commission:	3.3.2023

roof plan

DWG. #: A1.3



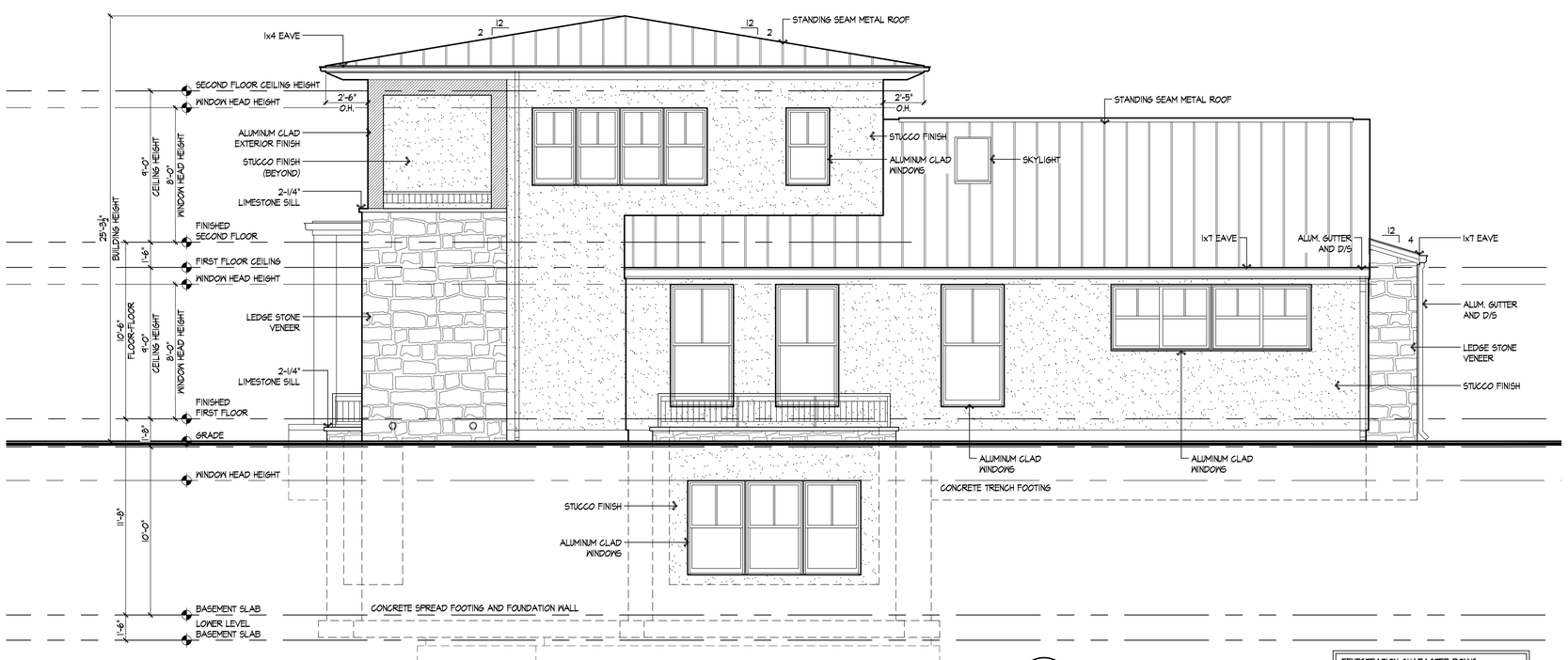
1 A2.0 **Proposed Front / North Elevation**

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

FENESTRATION CHARACTER BONUS:	
PROPOSED ELEVATION:	2,074.12 SF
PROPOSED FENESTRATION:	545.84 SF
TOTAL PERCENTAGE:	28.13 %

EXTERIOR FINISHES

- ☐ STONE - HALQUIST 85% TUMBLED BROOKFIELD FULL COLOR W/ 15% JUMPERS 15% DIMENSIONAL CHALET BUFF.
- ☐ LIMESTONE SILLS AND CAPS - COMANCHE SMOOTH LIMESTONE
- ☐ STUCCO - SAND PEBBLE TEXTURE STUCCO COLOR - BENJAMIN MOORE 960 DOVE WING (OFF-WHITE)
- ☐ STANDING SEAM METAL ROOF - ULTRA SEAM CHARCOAL GRAY
- ☐ ALUMINUM GUTTERS AND DOWN SPOUTS - CHARCOAL GRAY
- ☐ WINDOWS AND DOORS - MARVIN ULTIMATE OR SIMILAR, ALUMINUM CLAD, BLACK
- ☐ ALUMINUM CLAD - BLACK
- ☐ ALUMINUM RAILING - BLACK



2 A2.0 **Proposed West Elevation**

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

FENESTRATION CHARACTER BONUS:	
PROPOSED ELEVATION:	917.77 SF
PROPOSED FENESTRATION:	308.28 SF
TOTAL PERCENTAGE:	33.59 %

Arik Green Design

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2560 Wolcott
Ferndale Michigan 48220
248.496.2792
www.arikgreendesign.com

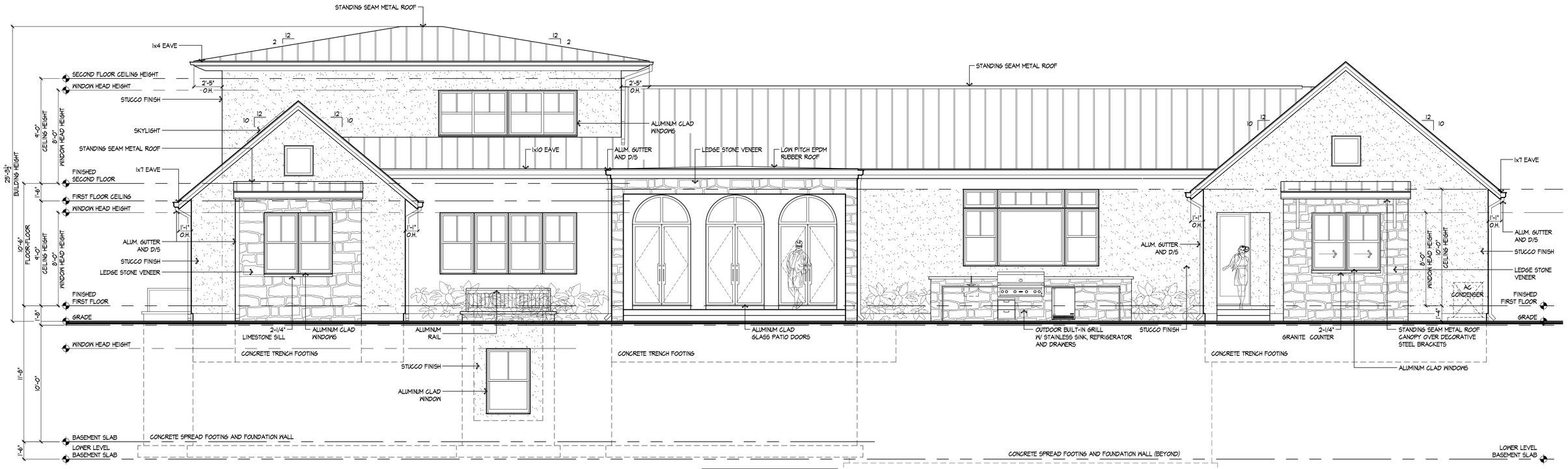
Artisan Engineering, LLC
Al Decker
2256 Hawk Ridge Dr.
Traverse City, MI 49686

project:
Private Residence
12787 Borgman Ave.
Huntington Woods, MI
48070

review:	12.21.2022
review:	1.2.2023
planning commission:	3.3.2023

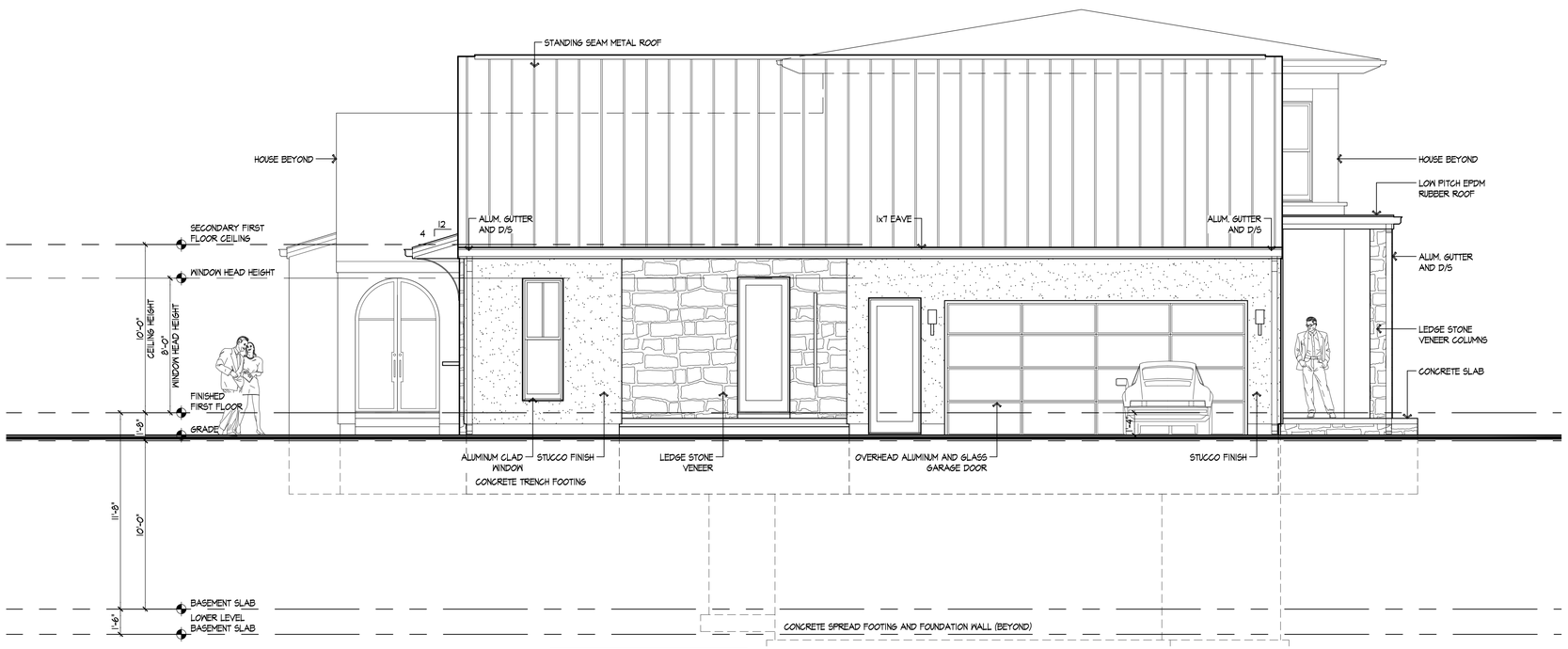
exterior elevation

DWG. #:
A2.0



1 / A2.1 **Proposed Rear/ South Elevation**
SCALE: 1/4" = 1'-0"

FENESTRATION CHARACTER BONUS:	
PROPOSED ELEVATION:	1,752.06 SF
PROPOSED FENESTRATION:	436.66 SF
TOTAL PERCENTAGE:	24.92 %



2 / A2.1 **Proposed East Elevation**
SCALE: 1/4" = 1'-0"

FENESTRATION CHARACTER BONUS:	
PROPOSED ELEVATION:	512.45 SF
PROPOSED FENESTRATION:	212.71 SF
TOTAL PERCENTAGE:	41.51 %

Arik Green Design

Arik Green Design, LLC
2560 Wolcott
Ferndale Michigan 48220
248.496.2792
www.arikgreendesign.com

Artisan Engineering, LLC
Al Decker
2256 Hawk Ridge Dr.
Traverse City, MI 49686

project:
Private Residence
12787 Borgman Ave.
Huntington Woods, MI
48070

review:	12.21.2022
review:	1.2.2023
planning commission:	3.3.2023

exterior elevation

DWG. #: A2.1

1 A2.2 Street View / Elevation
SCALE: 3/32" = 1'-0"

Arik Green Design

Arik Green Design, LLC

2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:

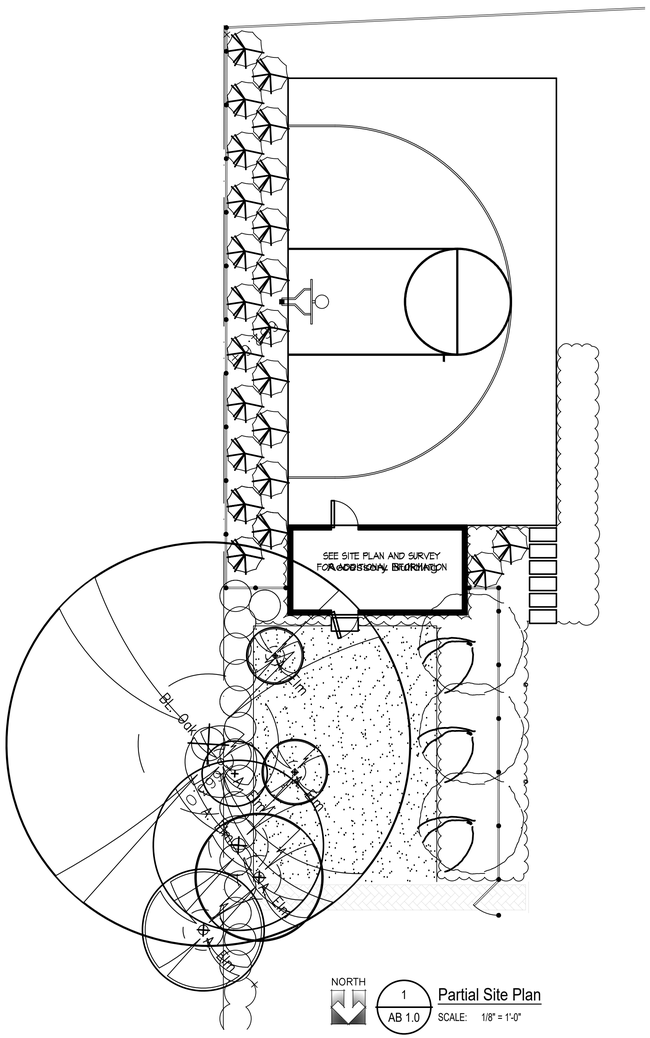
Private Residence

12787 Borgman Ave.
Huntington Woods, MI
48070

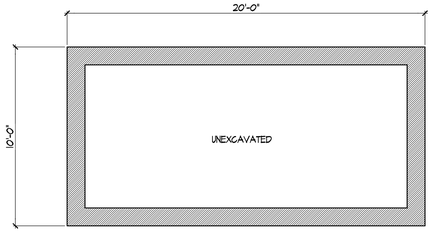
planning commision: 3.3.2023

street view / elevation

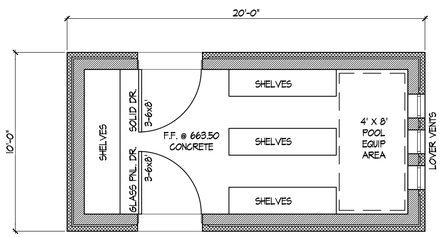
DWG. #:
A2.2



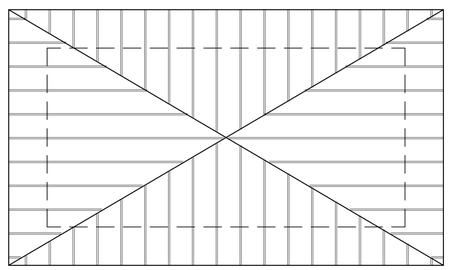
1 / AB 1.0 Partial Site Plan
SCALE: 1/8" = 1'-0"



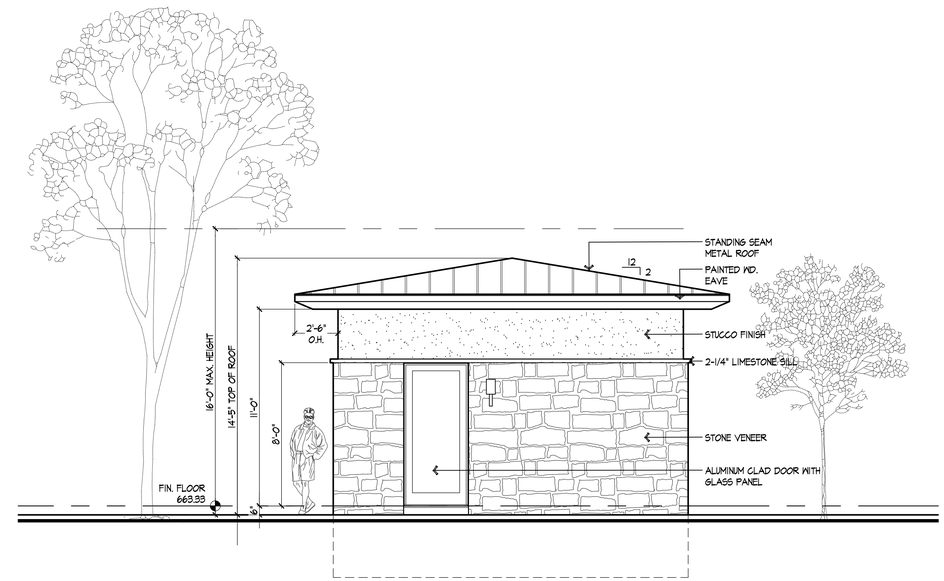
2 / AB 1.0 Accessory Building Foundation Plan
SCALE: 1/4" = 1'-0"



3 / AB 1.0 Accessory Building Floor Plan
SCALE: 1/4" = 1'-0"

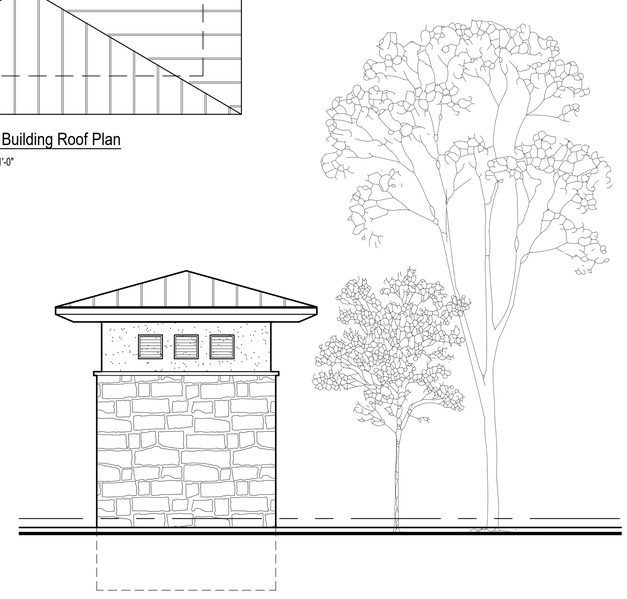


4 / AB 1.0 Accessory Building Roof Plan
SCALE: 1/4" = 1'-0"

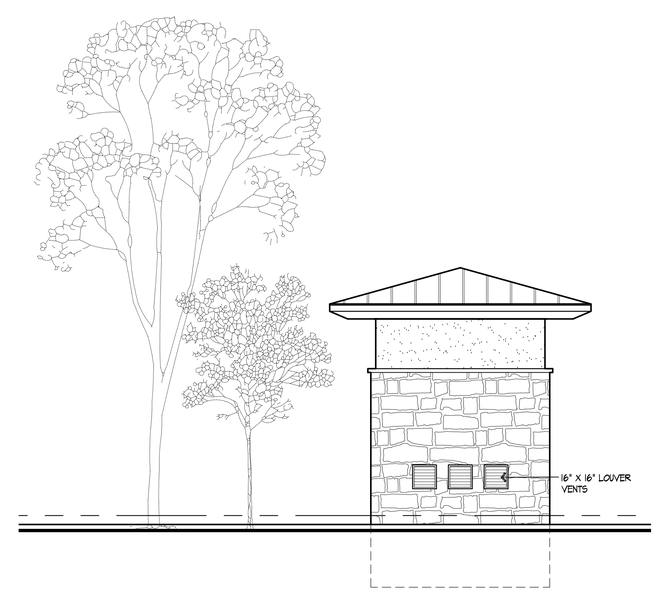


5 / AB 1.0 Accessory Building North Elevation
SCALE: 1/4" = 1'-0"

South Elevation is the Same as North Elevation;
Mirrored Image



6 / AB 1.0 Accessory Building East Elevation
SCALE: 1/4" = 1'-0"



7 / AB 1.0 Accessory Building West Elevation
SCALE: 1/4" = 1'-0"

Arik Green Design

Arik Green Design, LLC
2560 Wolcott
Ferndale Michigan 48220
248.496.2792

www.arikgreendesign.com

project:

Private Residence

12787 Borgman Ave.
Huntington Woods, MI
48070

review: 2.2.2023

planning commission: 3.3.2023

accessory building
plans and elevations

DWG. #:
AB1.0

project information

Cohen Residence Custom Plan
10104 Ludlow Avenue
Huntington Woods, MI

front elevation

front elevation concept

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

structural notes

-soils, footings, & slabs

all poured concrete footings shall extend to a minimum depth of 42" below proposed finished grade in accordance with 2015 michigan residential code, and shall bear on virgin, undisturbed soil. additional depth may be required as dictated by soil conditions. refer to sheet A1 for table r403.1(2) mrc 2015 soils table for prescriptive footing widths. verification of allowable soil bearing capacity at each jobsite is responsibility of contractor and shall meet minimum 2015 michigan residential code for the prescribed footing width per the mrc 403.1(2) table. questionable soil conditions are to be investigated by a qualified soils engineer.

provide vertical reinforcement in poured concrete walls as required per table r404.1.2(4) in the 2015 michigan residential code. this table establishes reinforcement requirements as determined by maximum wall height / maximum unbalanced backfill height, along with concrete wall thickness & determination of soil classification & design lateral soil properties.

all poured conc. walls to be backfilled with suitable type backfill material that is not wet clay or in frozen chunks and be well braced until conc. is thoroughly cured and additional weight of the building is in place. backfilling shall comply with the 2015 michigan residential code

add concrete reinforcement support per r506.2.4 of the 2015 michigan residential code for all slabs on ground, to ensure that reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

all concrete slabs shall be placed on compacted or self-compacting granular fill base. all basements shall have a 6 mil PVC vapor barrier placed between either the sub-grade and the base or the base and the slab.

all metal strap sill plate anchors shall be placed and embedded in the poured concrete walls and trench footings and be continuous thru the block course(s) and attach to the wall sill plate per manufacturers installation requirements and specifications.

-concrete

all concrete work shall be done in accordance with the latest A.C.I. and N.C.M.A. recommendations and specifications.

minimum concrete strength for footings shall be 3000 p.s.i. at 28 days unless otherwise noted. slabs and walls shall be 4000 p.s.i. minimum unless otherwise noted with 6% + 1% entrained air where exposed to weather.

all reinforcing bars, dowels, and toes shall conform to ASTM A615 grade 60. reinforcing steel shall be continuous and shall have a minimum 36 bar diameter overlap and be fabricated and placed in accordance with ACI recommendations.

reinforced concrete walls and trench footings shall have corner bars at all intersections of the same size and spacing as the main horizontal reinforcing. provide (2) #5 diagonal bars at corners of wall openings.

-masonry

all masonry work shall be done in accordance with the latest ACI and NCMA recommendations and specifications.

all block masonry shall conform to ASTM C90 or C145 type N-1, mortar types shall be type-s.

provide flashing at (1) top of windows and doors (2) chimneys (3) door and window sills (4) at roof intersections and (5) at the first brick/block course above grade.

unless otherwise noted, use L5x3-1/2x5/16 L.L.V. steel lintel for 4" nominal brick veneer spanning openings up to 6'-0" with 2 stories above, 8'-0" width with one story above, or 10'-0" with no stories above.

weep holes, at 33" o.c. maximum, 3/16" minimum diameter shall be provided in the first course above grade and all through wall flashing.

a flashing inspection is required prior to the installation of a full wall of brick, and shall comply with the 2015 michigan residential code

-design 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/600
total load deflection l/360

second floor loading:
live load 40 p.s.f.
(sleeping areas 30 p.s.f.)
dead load 10 p.s.f.
total load 50 p.s.f.
live load deflection l/480
total load deflection l/360

floor w/ceramic tile:
live load 40 p.s.f.
dead load 25 p.s.f.
total load 65 p.s.f.
total load deflection:
l/480 min. (ceramic)

floor w/stone tile:
live load 40 p.s.f.
dead load 35 p.s.f.
total load 75 p.s.f.
total load deflection:
l/720 min. (stone)

deck loading:
live load 50 p.s.f.
dead load 10 p.s.f.
total load 60 p.s.f.
live load deflection l/360
total load deflection l/240

roof truss loading criteria

top chord live load 30 p.s.f.
dead load 7 p.s.f.

bottom chord live load 10 p.s.f.
(uninhabitable attics w/out storage)

bottom chord live load 20 p.s.f.
(uninhabitable attics with storage)
dead load 10 p.s.f.

bottom chord live load 40 p.s.f.
(habitable attics with storage)
dead load 10 p.s.f.

notes:
1. simple span 11 7/8" i-joists shall not span greater than 17'-6".
2. provide double floor joists under kitchen islands.
3. provide dbl. flr. joists under all parallel partition walls above.
4. provide single-ply LVL (min.) under fireplace & hearth edges above.

-framing

bearing wall studs shall be spruce, pine, fir. #2, or better. bearing wall window and door headers shall be spruce, pine fir. #2, or better (must be (2) 2x10's unless otherwise noted on plans). all wall plate materials shall provide a minimum of 425 psi Fc perpendicular to the grain.

all conventional framing headers, beams and rafters 2 x 10 and less to be #2 or better hem fir. all 2 x 12's to be #2 or better douglas fir.

provide wind bracing in conformance with 2015 michigan residential code.

-engineered lumber

structural lumber is 1.9E (TJM) truss joist macmillan microlam lvl, 1.5E (TJM) timberstrand lsl, or industrial grade 24F-V4 df/df glue-lam beam as noted on the plans. if another manufacturer is substituted it is the supplier's responsibility to calculate loading and supply members of equal capacity.

-engineered roof trusses

roof truss framing indicated on drawings is our assumed layout. truss manufacturer shall review the drawings and indicate to designer, prior to fabrication, any change in bearing conditions that would require re-framing of our structure to accommodate trusses. the roof truss framing layout shall be prepared and bear the seal of a registered engineer.

roof truss design by truss manufacturer to conform to all minimum design load requirements and builder to brace roof trusses as required by manufacturers detailed drawings.

-engineered floor joists

floor joist framing as indicated on drawings is our assumed layout. a framing plan prepared by the i-joist manufacturer/supplier shall be submitted to the designer for review and approval prior to fabrication and construction. all components, spacing, and accessories to the floor joist system shall be designed, engineered, and specified by the supplier and documented on the framing plan. the framing plan, as noted in the construction documents, shall be referenced for all framing. flush structural beams, and other components not specified on the architectural plans. all holes notches cut or bored into i-joist's or l.v.l.'s to be in accordance with manufacturer's requirements. all laminated veneer lumber (l.v.l.) to have a modulus of elasticity of 1.9 (e=1.9) and are to be joined together per manufacturers specifications. all laminated strand lumber (timberstrand/ l.s.l.) to have a modulus of elasticity of 1.5 (e=1.5) and are to be joined together per manufacturers specifications. all l.v.l. beams and headers to have a minimum 2 stud bearing @ each end unless noted otherwise

general notes

-foundation drainage

provide a continuous 4" min. diameter perforated drain tile on each side of basement wall footings. drain tiles shall discharge by gravity or mechanical means into an approved drainage system. provide gravel or crushed stone around all drains at least 12 inches beyond these edge of the footing, 6 inches of cover, and 2 inches below all drain tiles. for additional site specific requirements. ideal soil conditions are assumed by the designer and may vary, see soils analysis by others.

-site grading

the site shall be graded with a minimum of 6" fall at a distance of ten feet from the building foundation. see grading plan by others for specific grading diagrams.

-attic ventilation

attic ventilation shall be provided in the ration of 1 sq. ft. (net) of ventilation per 300 s.f. (net) of attic space. 50% of venting shall be provided by soffit-type venting and 50% provided by roof vents placed a minimum of 30" above soffit venting.

-attic access

a readily-accessible opening 22"x30" or greater shall be provided at any attic area with a clear height of over 30" and an area greater than 30 sq. ft and sealed/gasketed per MUEC 2015.

-door and window notations

all door and window notations refer to generic window sizes. refer to general contractor and/or owner for final door and window manufacturer specifications.

-door and emergency window egress

1. one entry door into each dwelling unit shall be a minimum of 36" in width. all other doors shall shall be a minimum of 24" clear width except door into spaces less than 10 sq. ft.

2. emergency means of egress from bedrooms shall be provided by a window with a net clear opening of 5.0 sq. ft. (for at grade bedroom windows) or 5.7 sq. ft. for second story windows and above. clear opening shall be obtainable through normal operation of the window from the inside. the minimum clear height shall be 24" and the minimum clear width shall be 20" and the maximum sill height shall be 44" above finish floor.

3. all basements and every sleeping room shall have at least one operable emergency escape and rescue opening. such opening shall open directly into a public street, public alley, yard or court. where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. where emergency escape and rescue openings are provided they shall have a sill height of not more than 44" above the floor. have a net clear opening of 5.7 sq. ft., have a min. clear height dim. of 24" and a min. clear opening width dim. of 20". emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section r310.2 of the 2015 michigan residential code.

4. all door and window sizes are approximate and must be verified with the door and window manufacturer for rough opening sizes and compliance to the 2015 michigan residential code.

5. in dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor room in which the window is located. glazing between the floor and 24 inches shall be fixed or or have openings through which a 4 inch diameter sphere cannot pass

-safety glazing

safety glazing shall be provided in the following areas:
1. doors and sidelites including doorwalls and french doors.
2. tub and/or shower enclosures and windows over tubs.
3. glazing in skylites.
4. glazing in widows within 24 inches of a door.
5. glazing in windows meeting all of the following requirements:
   a. individual pane of more than 9 sq. ft.
   b. bottom edge of glazing less than 18" above the floor
   c. top edge of glazing more than 36" above the floor.
   d. one or more walking surfaces within 36" horizontally of the plans of glazing.

-installation of equipment and pre-fab units

the installation of equipment and pre-fabricated units such as, but not limited to: fireplaces, chimneys, mechanical and electrical equipment/accessories, and appliances shall be in accordance with manufacturer's specifications and applicable codes. all pre-fab units and equipment shall be tested and listed by an approved agency (most commonly U.L.)

-exhaust systems

the maximum length of a clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. the maximum length of the duct shall be reduced by 2.5 feet for each 45-degree bend and 5 feet for each 90 degree bend. the maximum length of the exhaust duct does not include the transition duct.

-smoke/carbon monoxide detectors

smoke detectors shall be installed in all sleeping rooms and in the immediate "hall" area outside sleeping rooms. detectors shall be interconnected and "hard-wired" with battery back-up power supply. provide a minimum of one smoke detector per floor.

for new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

-landings at doors

there shall be a floor or landing on each side of each exterior door . where a stairway of 2 or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side.

a landing at an exterior door shall not be more than 7 3/4" below the top of the threshold. the width of each landing shall not be less than the door served. every landing shall have a min. dimension of 36" measured in the direction of travel.

exception: a floor landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

-stairway illumination (r303.7)&(r303.8)

all interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. for interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candles measured at the center of treads and landings. exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

-electrical branch circuits (section e3802.12)

all branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms shall be protected by a combination type or branch feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit. arc-fault circuit interrupter shall be combination type.

-electrical service grounding

poured wall contractor to provide for a 20'-0" long (1/2" dia. - #4 rebar) rod into footing and up through poured wall near electrical service location for grounding of electrical service. rod shall leave wall on exterior near top of wall approximately 18" below proposed grade. leave approx. 24" exposed outside of conc. wall. final location to be determined by builder in field.

general notes

-water resistant gypsum backer board (r702.4.2 & r702.4.3)

cement, fiber cement-cement and glass mat gypsum board per r702.4.2 in compliance with astm c 1288, c 1325 or c 1178 and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. to comply with 2015 michigan residential code

water-resistant gypsum backer board shall not be used over a vapor retarder in a shower or bathtub compartment, where there will be direct exposure to water, or in areas subject to continuous high humidity

-areas of dropped floors

verify areas of dropped floors (i.e. ceramic tile) with general contractor

-fire separation

garage space beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch type x gypsum board or equivalent. where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent. all other garage space shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side.

-water resistive barrier

no. 15 asphalt felt, free from holes and breaks, complying with astm d 226 for type 1 felt or other approved water-resistive barrier shall be applied over sheathing of all exterior walls including walls where living space abuts a garage. such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches where joints occur, felt shall be lapped not less than 6 inches. the felt or other approved material shall be continuous to the top of the walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in section r703.1 & table # r703.4 of the 2015 michigan residential code.

general conditions

-codes

these plans are intended to be consistent with the following codes as may be applicable (collectively, the "project codes"):

2015 MICHIGAN RESIDENTIAL CODE (MRC)
SINGLE FAMILY DWELLING

-building official

the building official is hereby requested to (a) confirm that these plans are consistent with applicable project codes, (b) to return a noted set to applicant upon issuance of any permit and (c) to promptly notify cranbrook custom homes l.l.c. and the applicant if these plans are suspected (or determined) to be inconsistent with applicable project codes or municipal requirements.

-scope of the plans

it is beyond the scope of these plans to incorporate the full text of applicable project codes and to otherwise detail every aspect thereof. all persons, companies, trades, and others using and/or otherwise relying on these plans are encouraged to review and familiarize themselves with the project codes, and all such parties are directed to resolve and code question regarding these plans in favor of applicable project codes.

-dimensions, notes, and specifications

all dimensions, notes, and specifications contained on sheet TS of these plans shall apply to all of the plan sheets contained within the sheet index only. all dimensions and notations are to rough frame unless otherwise noted (confirm all dimensions with general contractor.

-conflicting notations

if any general note conflicts with any detail or note on the plans or in the specifications, the strictest shall govern. confirm all conflicts and conflict resolutions with the site supervisor (i.e. general contractor)

-safety requirements

the safety code requirements of MI O.S.H.A., O.S.H.A., and MI D.E.Q. shall be determined and provided by the building company and shall be enforced by the site supervisor and shall apply to all persons entering and/or working on site.

-temporary structural bracing

temporary bracing, guying, and tiedowns of the structure during construction shall be the responsibility of the erector and the contractor. the designer and the engineer assume no responsibility for the absence, presence, or adequacy or any temporary bracing. all existing structures that may be affected by the construction shall be adequately protected and/or braced as required.

sheet index

no.	title
TS	general notes
A1	foundation plan
A2	first level floor plan
A2a	first level plan (structure)
A3	second level floor plan
A3a	second level plan (structure)
A4	wall section/details
A5a	front/left elevation
A6	rear/right elevation
A7	building sections
E1	lower level electrical plan
E2	first level electrical plan
E3	second level electrical plan

square footage

first floor:	1509 sq. ft.	habitable area:	
second floor:	1271 sq. ft.	first floor:	1037 sq. ft.
total:	2780 sq. ft.	second floor:	596 sq. ft.
		total:	1633 sq. ft.

these are to stud exterior calculations

(r202) habitable space
a space in a building for living, sleeping, eating or cooking. bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces

MUNICIPAL REVIEW SET - 02.27.2023

Cranbrook CUSTOM • HOMES

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do not scale drawings - use noted dimensions only

[project information]

[location]

Cohen Residence Custom Plan
10104 Ludlow Avenue
Huntington Woods, MI

[general contractor]

cranbrook custom homes, l.l.c.
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51237 danview technology ct.
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dad323@comcast.net

[document submittals]

01.14.2023	[review]
01.18.2023	[client review]
02.14.2023	[appraisal]
	[c.c.h. review]
	[permit/const.]
	[revised]
	[revised]
	[revised]
	[revised]
	[revised]

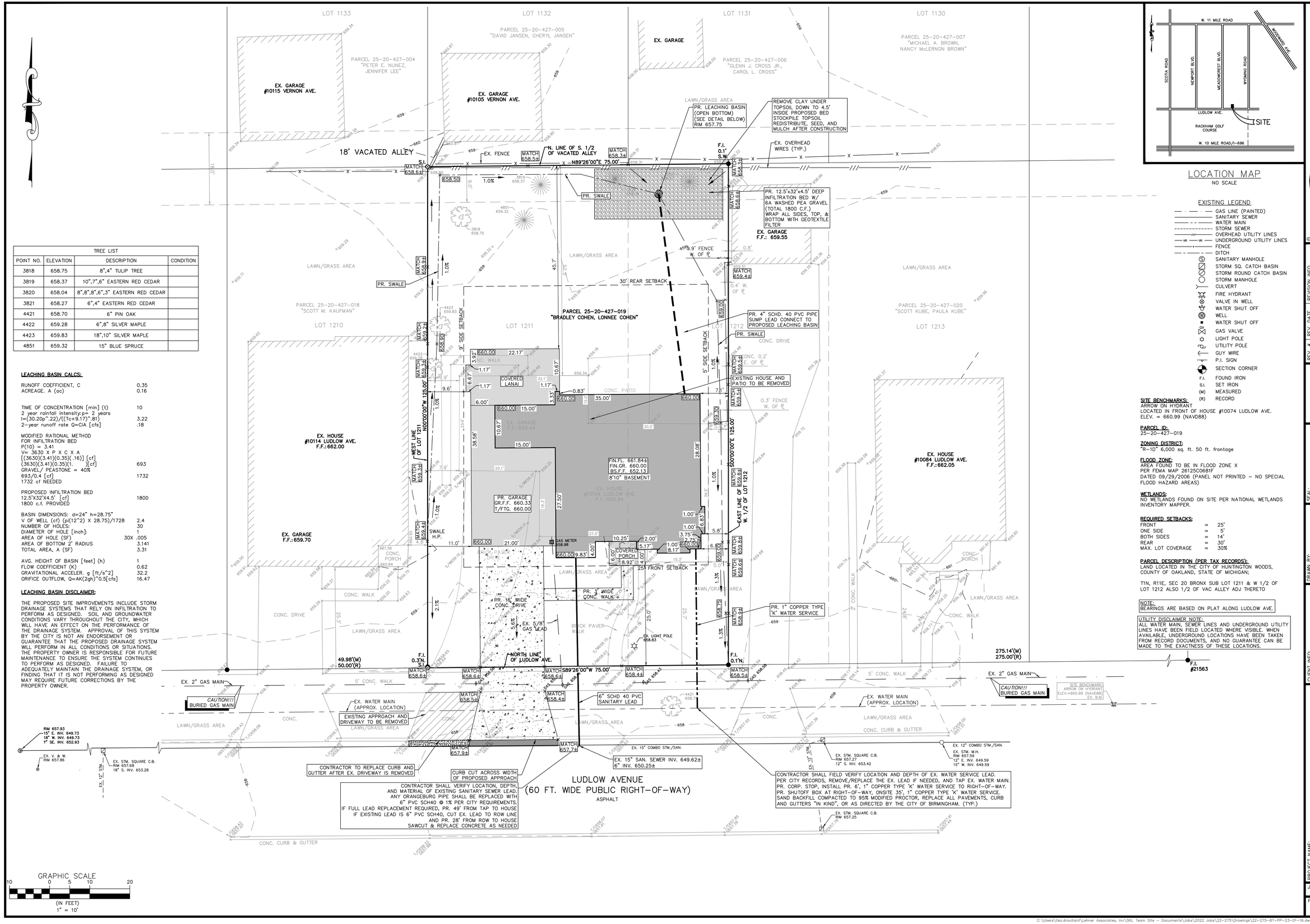
[project number]

22.120

[sheet number]

TS

▪ CRAFTSMANSHIP ▪ DESIGN ▪ EXPERIENCE ▪



TREE LIST			
POINT NO.	ELEVATION	DESCRIPTION	CONDITION
3818	658.75	8",4" TULIP TREE	
3819	658.37	10",7",6" EASTERN RED CEDAR	
3820	658.04	8",8",8",6",3" EASTERN RED CEDAR	
3821	658.27	6",4" EASTERN RED CEDAR	
4421	658.70	6" PIN OAK	
4422	659.28	6",8" SILVER MAPLE	
4423	659.83	18",10" SILVER MAPLE	
4851	659.32	15" BLUE SPRUCE	

LEACHING BASIN CALCS:

RUNOFF COEFFICIENT, C	0.35
ACREAGE. A (ac)	0.16
TIME OF CONCENTRATION [min] (t)	10
2 year rainfall intensity.p= 2 years	
I=(30.20p^.22)/((Tc+9.17)^.81)	3.22
2-year runoff rate Q=CIA [cfs]	.18
MODIFIED RATIONAL METHOD	
FOR INFILTRATION BED	
P(10) = 3.41	
V= 3630 X P X C X A	
[(3630)(3.41)(0.35)(.16)] [cf]	
(3630)(3.41)(0.35)(1.)[cf]	693
GRAVEL/ PEASTONE = 40%	
693/0.4 [cf]	1732
1732 cf NEEDED	
PROPOSED INFILTRATION BED	
12.5'X32'X4.5' [cf]	1800
1800 c.f. PROVIDED	
BASIN DIMENSIONS: d=24" h=28.75"	
V OF WELL (cf) (pi(12^2) X 28.75)/1728	2.4
NUMBER OF HOLES:	30
DIAMETER OF HOLE [inch]:	1
AREA OF HOLE (SF)	30X .005
AREA OF BOTTOM 2' RADIUS	3.141
TOTAL AREA, A (SF)	3.31
AVG. HEIGHT OF BASIN [feet] (h)	1
FLOW COEFFICIENT (K)	0.62
GRAVITATIONAL ACCELER. g [ft/s^2]	32.2
ORIFICE OUTFLOW, Q=AK(2gh)^0.5[cfs]	16.47

LEACHING BASIN DISCLAIMER:

THE PROPOSED SITE IMPROVEMENTS INCLUDE STORM DRAINAGE SYSTEMS THAT RELY ON INFILTRATION TO PERFORM AS DESIGNED. SOIL AND GROUNDWATER CONDITIONS VARY THROUGHOUT THE CITY, WHICH WILL HAVE AN EFFECT ON THE PERFORMANCE OF THE DRAINAGE SYSTEM. APPROVAL OF THIS SYSTEM BY THE CITY IS NOT AN ENDORSEMENT OR GUARANTEE THAT THE PROPOSED DRAINAGE SYSTEM WILL PERFORM IN ALL CONDITIONS OR SITUATIONS. THE PROPERTY OWNER IS RESPONSIBLE FOR FUTURE MAINTENANCE TO ENSURE THE SYSTEM CONTINUES TO PERFORM AS DESIGNED. FAILURE TO ADEQUATELY MAINTAIN THE DRAINAGE SYSTEM, OR FINDING THAT IT IS NOT PERFORMING AS DESIGNED MAY REQUIRE FUTURE CORRECTIONS BY THE PROPERTY OWNER.

LOCATION MAP
NO SCALE

EXISTING LEGEND

- GAS LINE (PAINTED)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH
- SANITARY MANHOLE
- STORM SQ. CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WATER SHUT OFF
- WELL
- WATER SHUT OFF
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD

SITE BENCHMARKS:
ARROW ON HYDRANT
LOCATED IN FRONT OF HOUSE #10074 LUDLOW AVE.
ELEV. = 660.99 (NAVD88)

PARCEL ID:
25-20-427-019

ZONING DISTRICT:
"R-1D" 6,000 sq. ft. 50 ft. frontage

FLOOD ZONE:
AREA FOUND TO BE IN FLOOD ZONE X
PER FEMA MAP 26125C0681F
DATED 09/29/2006 (PANEL NOT PRINTED – NO SPECIAL FLOOD HAZARD AREAS)

WETLANDS:
NO WETLANDS FOUND ON SITE PER NATIONAL WETLANDS INVENTORY MAPPER.

REQUIRED SETBACKS:

FRONT	=	25'
ONE SIDE	=	5'
BOTH SIDES	=	14'
REAR	=	30'
MAX. LOT COVERAGE	=	30%

PARCEL DESCRIPTION (PER TAX RECORDS):
LAND LOCATED IN THE CITY OF HUNTINGTON WOODS, COUNTY OF OAKLAND, STATE OF MICHIGAN;

T1N, R11E, SEC 20 BRONX SUB LOT 1211 & W 1/2 OF LOT 1212 ALSO 1/2 OF VAC ALLEY ADJ THERETO

NOTE:
BEARINGS ARE BASED ON PLAT ALONG LUDLOW AVE.

UTILITY DISCLAIMER NOTE:
ALL WATER MAIN, SEWER LINES AND UNDERGROUND UTILITY LINES HAVE BEEN FIELD LOCATED WHERE VISIBLE. WHEN AVAILABLE, UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS, AND NO GUARANTEE CAN BE MADE TO THE EXACTNESS OF THESE LOCATIONS.

SEIBER KEAST LEHNER
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248.308.3331
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

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REV. #	REV. DATE	REVISION INFO.
1	01-16-23	REV. PP PER CLIENT
2	01-25-23	REV. PP PER CLIENT

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LAYOUT:
LAYOUT SIZE: 24x36-L
SCALE: 1" = 10'

CLIENT INFO:
CRANBROOK CUSTOM HOMES
COSIMO LOMBARDO
1500 S. WOODWARD AVE, STE. 200
SHELBY TWP., MI 48315
(248) 953-2571
cosimo@lombardohomes.com

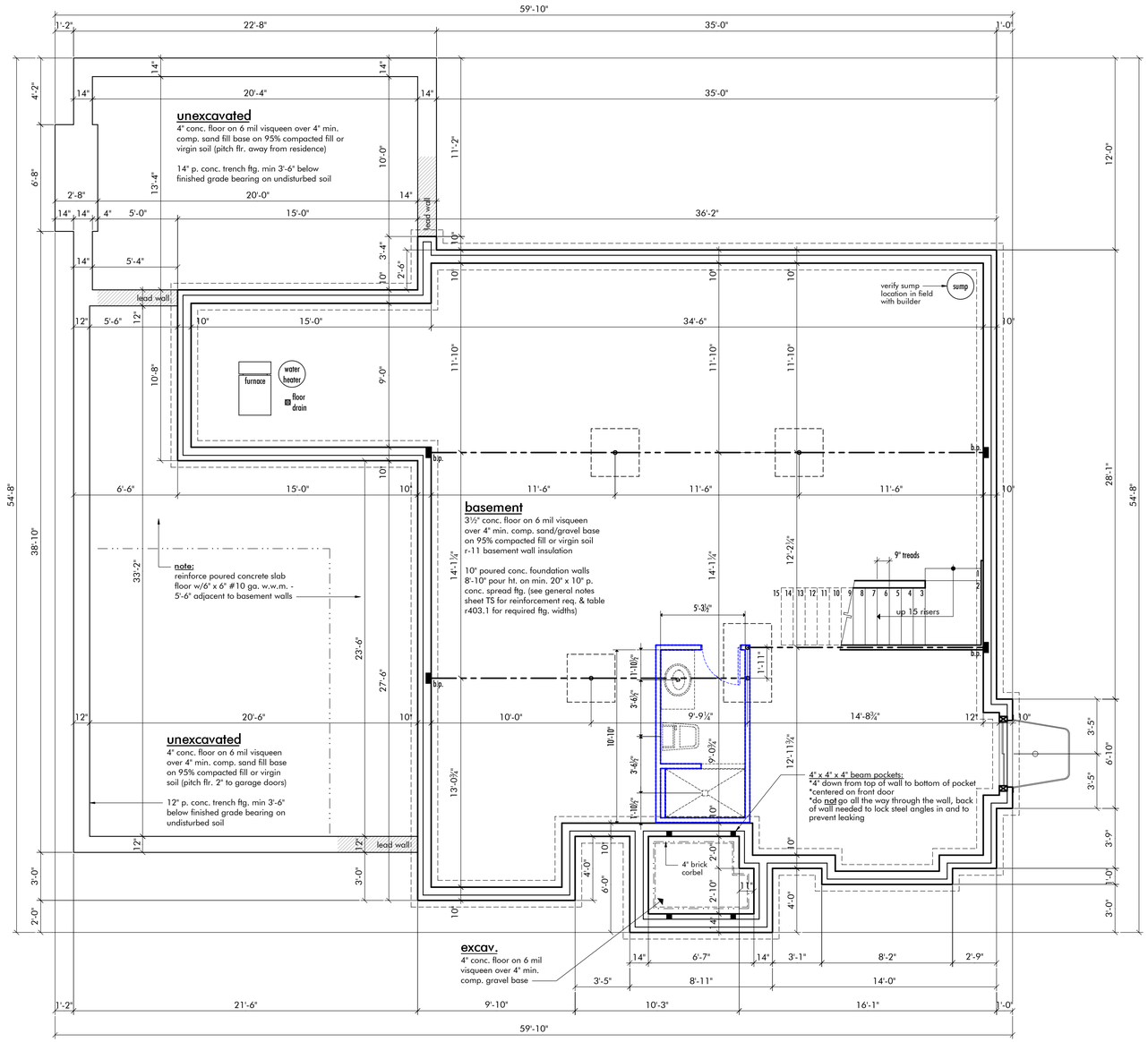
PROJECT NAME:
PARCEL #25-20-427-019
10104 LUDLOW AVE.
PART OF LOTS 1211-1212 OF "BRONX SUBDIVISION", PART OF THE EAST 1/2 OF SECTION 20, T.1N., R.11E., CITY OF HUNTINGTON WOODS, OAKLAND COUNTY, MI

SHEET TITLE:
BOUNDARY / TOPOGRAPHIC
TREE SURVEY & PLOT PLAN

JOB No.: 22-275

PAGE No.: 1

C:\Users\lisa.drouillard\Lehner Associates, Inc\SKL Team Site - Documents\Jobs\2022 Jobs\22-275\Drawings\22-275-BT-PP-23-01-16.dwg 1/25/2023 1:34 PM lisa.drouillard



basement/foundation plan

scale : 1/4" = 1'-0" 8'-10" pour

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[location]

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[general contractor]

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drawn by: david de rouin
cell: 248.895.4279
office: 586.281.6573
dad323@comcast.net

[document submittals]

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[sheet number]

A1 7

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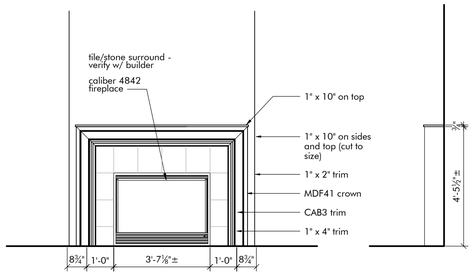
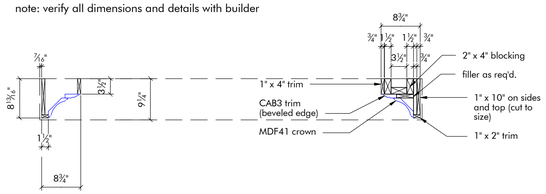


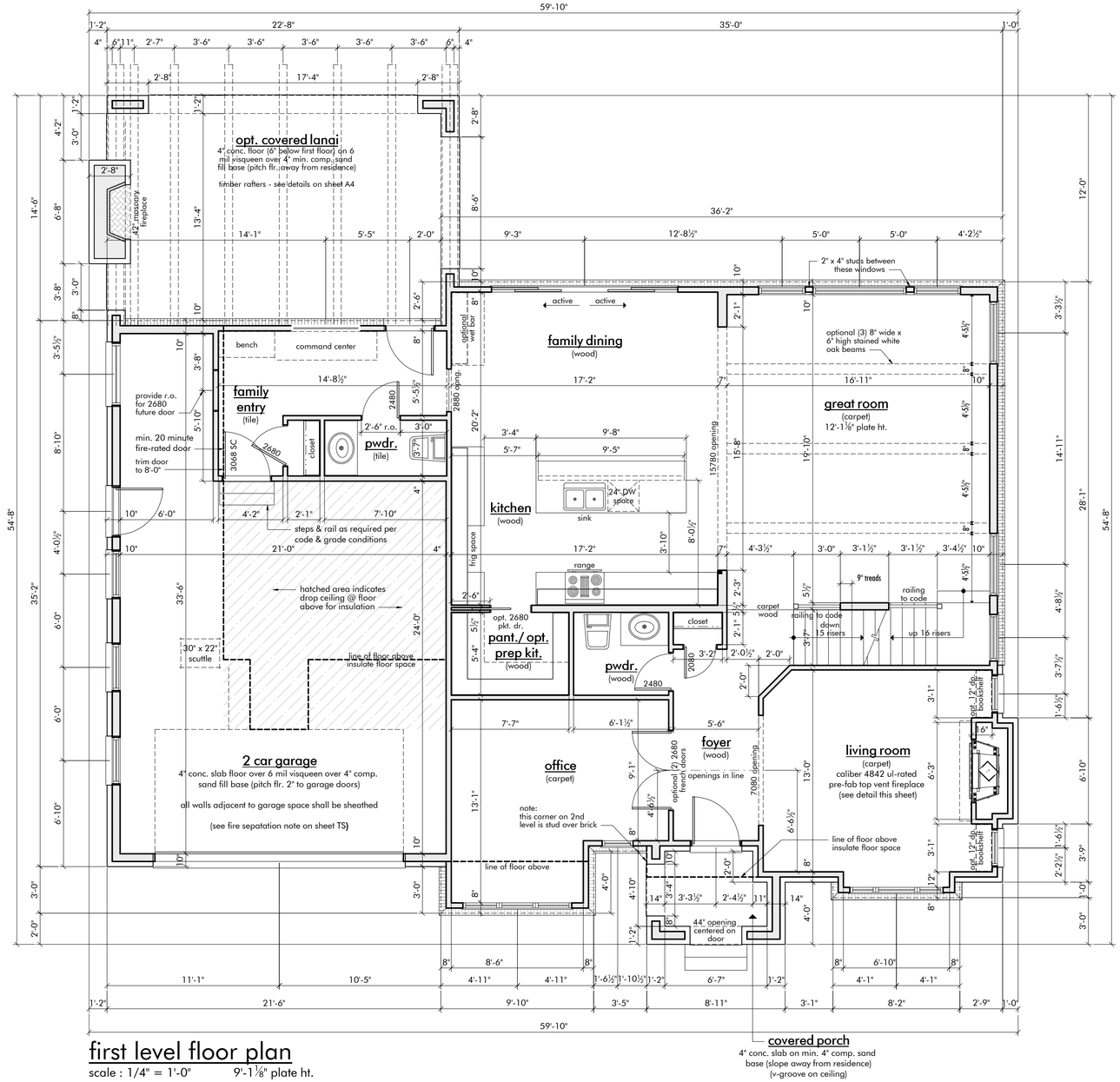
living room fireplace detail

scale : 3/8 " = 1'-0"
note: verify all dimensions and details with builder



living room fireplace surround detail

scale : 3/4 " = 1'-0"
note: verify all dimensions and details with builder

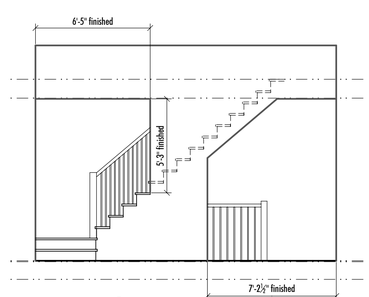


first level floor plan

scale : 1/4" = 1'-0" 9'-1⅛" plate ht.

covered porch

4" conc. slab on min. 4" comp. sand base (slope away from residence)
(v-groove on ceiling)



view of staircase

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

plan notes:

-first floor plate height: 9'-1 1/8"
-first floor door and window height: 8'-0"
-second floor plate height: 8'-1 1/8"
-second floor door and window height: 7'-0"
-2" x 4" interior walls unless otherwise noted
-2" x 4" exterior walls (first floor) unless otherwise noted
-2" x 4" exterior walls (second floor) unless otherwise noted
-all angled walls @ 45° unless otherwise noted
-all square openings shall be cased (first floor)
-all square openings shall be drywalled (second floor)
-all radius arches shall be drywalled w/ rounded corner bead
-drop floors at tile/stone areas on first floor - see builder

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dad323@comcast.net

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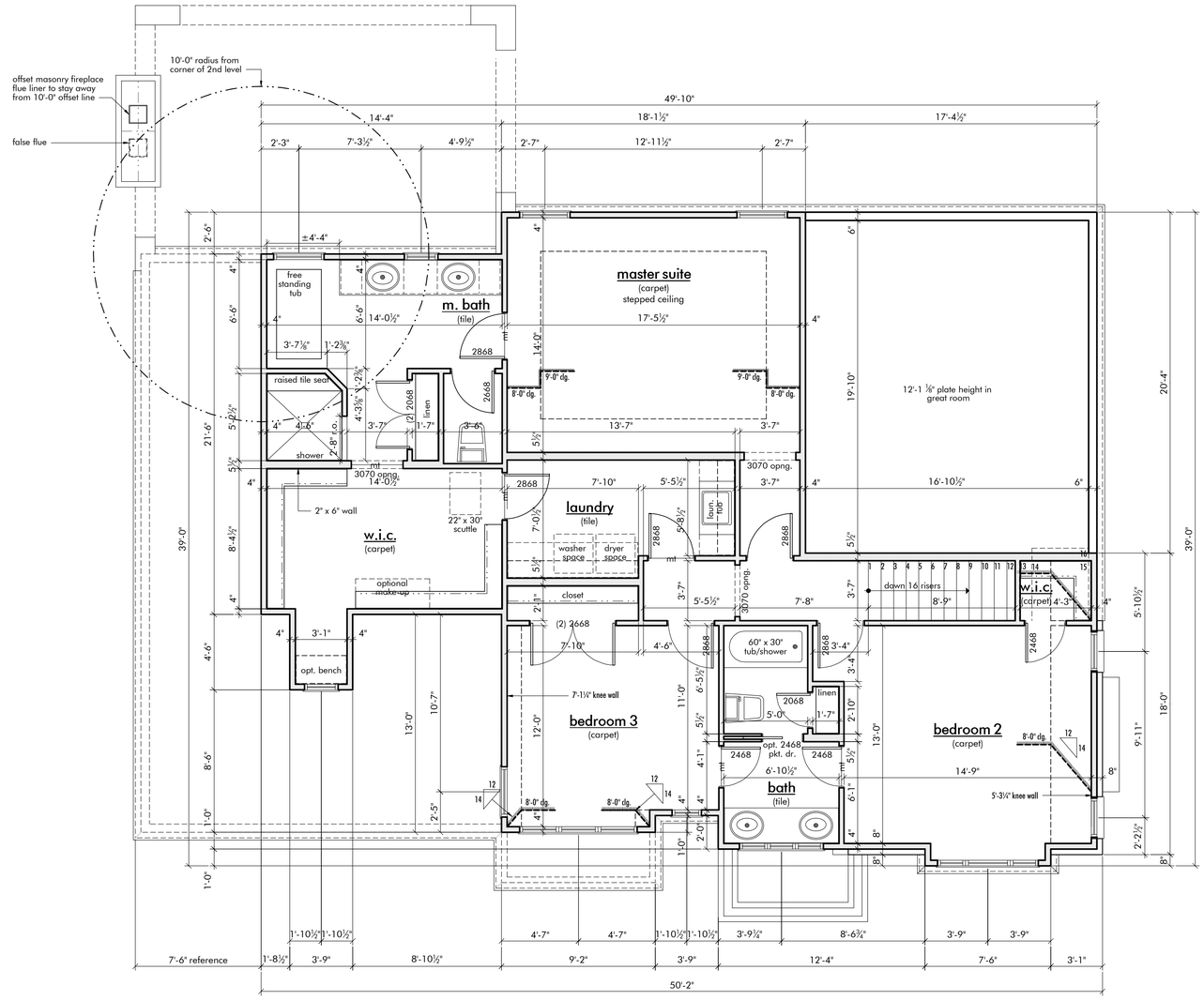

cohen residence
second level floor plan

scale : 1/4" = 1'-0" 8'-1⅛" plate ht.

plan notes:

-first floor plate height: 9'-1 1/8"
-first floor door and window height: 8'-0"
-second floor plate height: 8'-1 1/8"
-second floor door and window height: 7'-0"
-2" x 4" interior walls unless otherwise noted
-2" x 4" exterior walls (first floor) unless otherwise noted
-2" x 4" exterior walls (second floor) unless otherwise noted
-all angled walls @ 45° unless otherwise noted
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-all radius arches shall be drywalled w/ rounded corner bead
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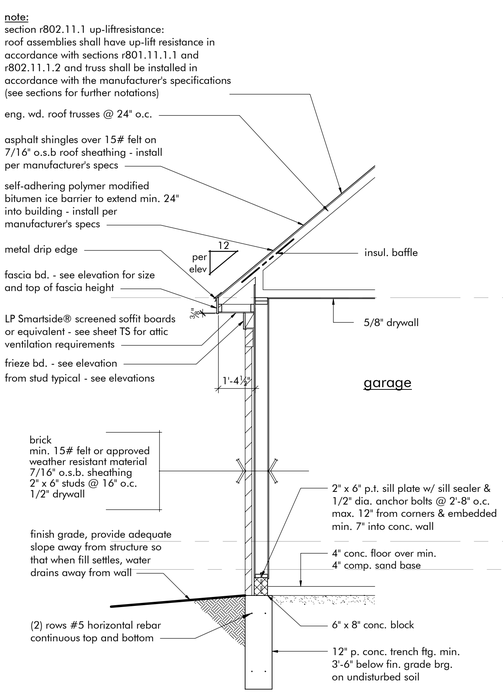
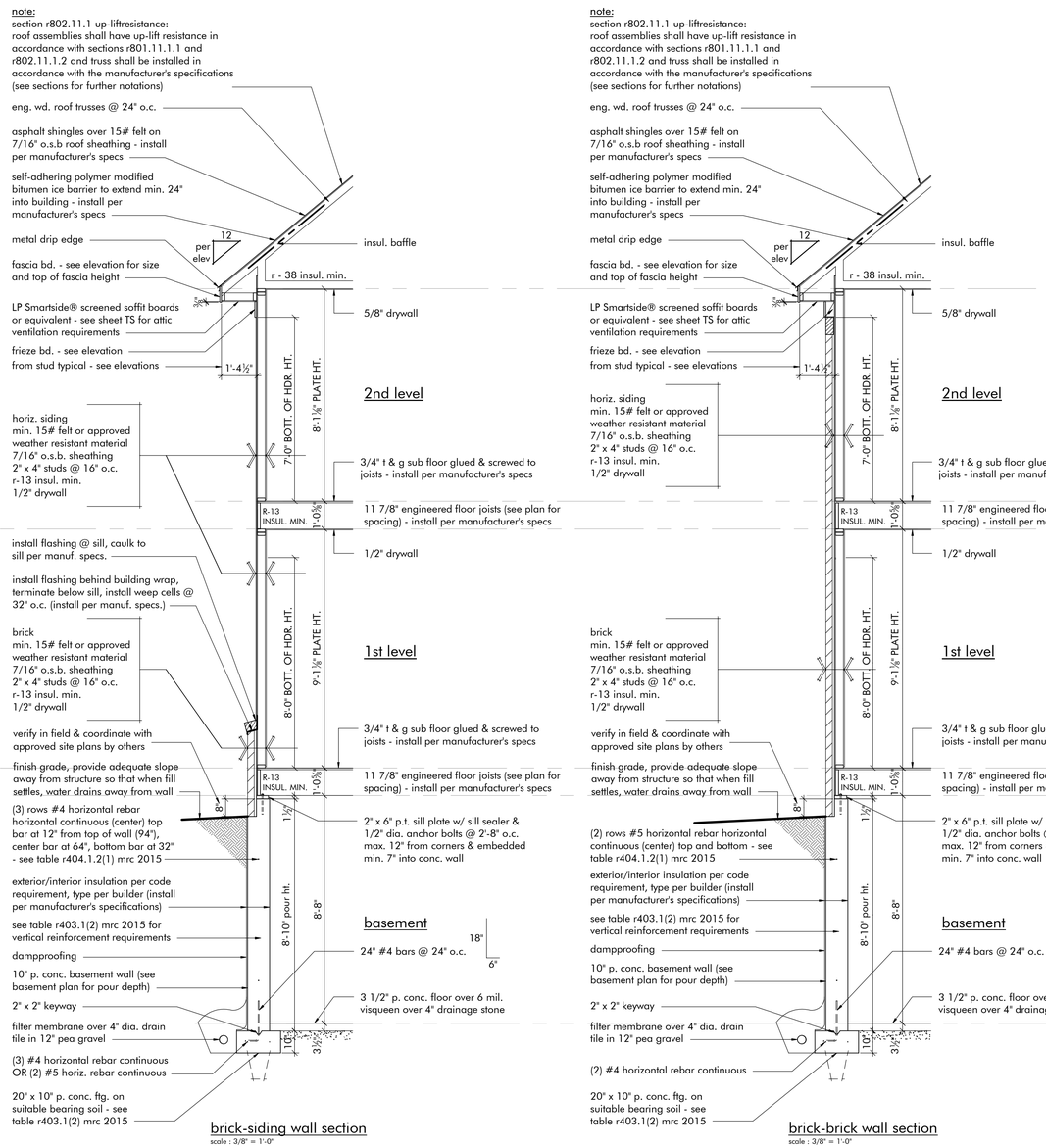


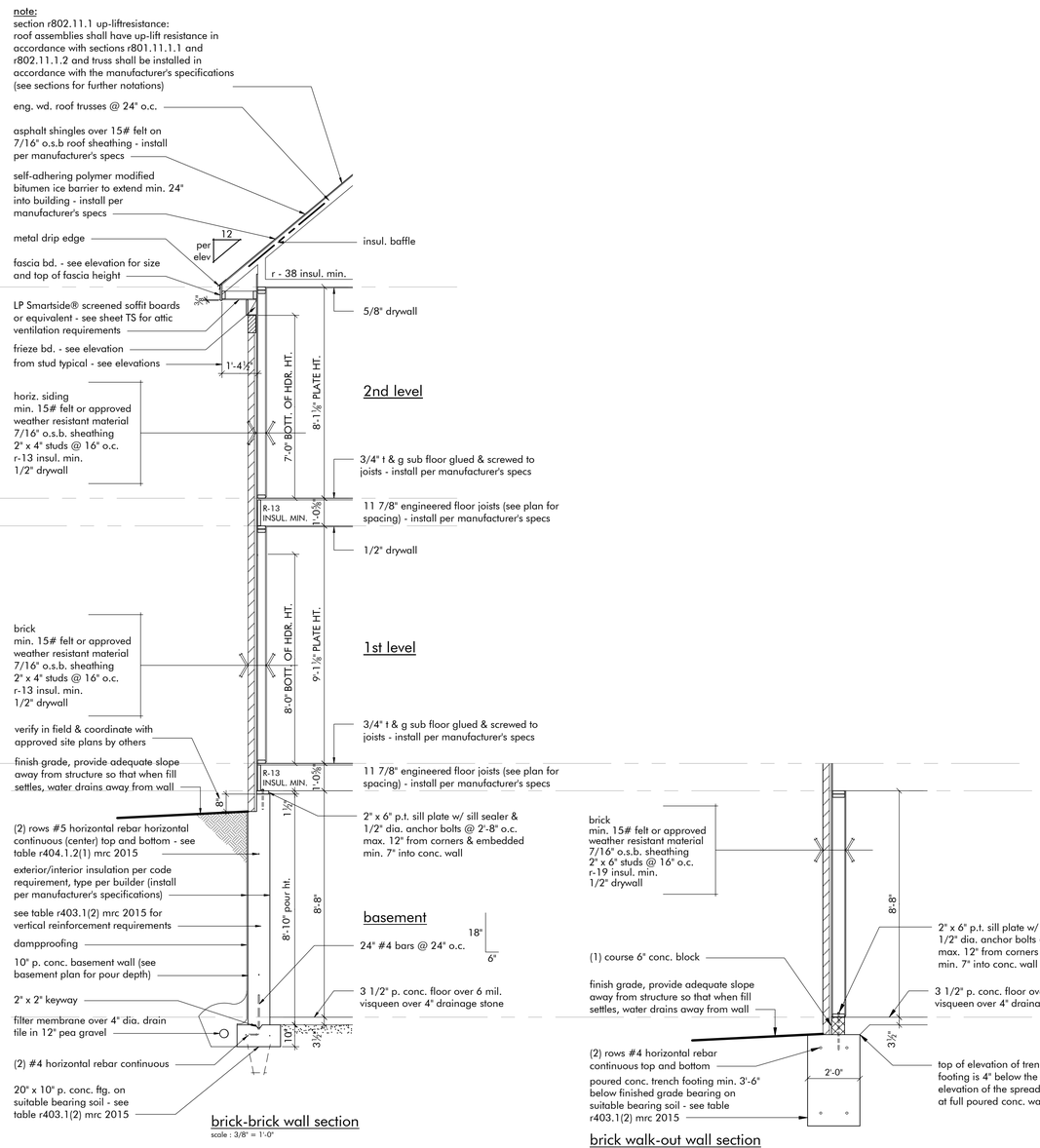
garage wall section

scale : 3/8" = 1'-0"



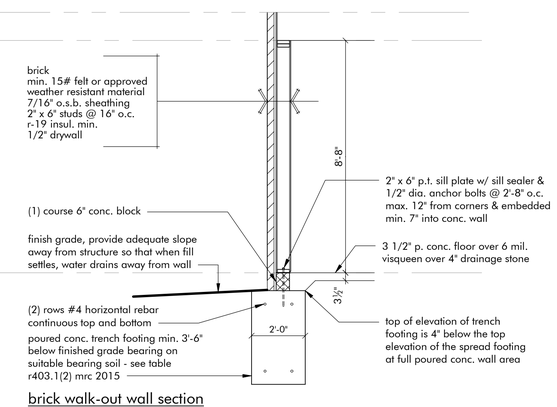
brick-siding wall section

scale : 3/8" = 1'-0"



brick-brick wall section

scale : 3/8" = 1'-0"



brick walk-out wall section

scale : 3/8" = 1'-0"

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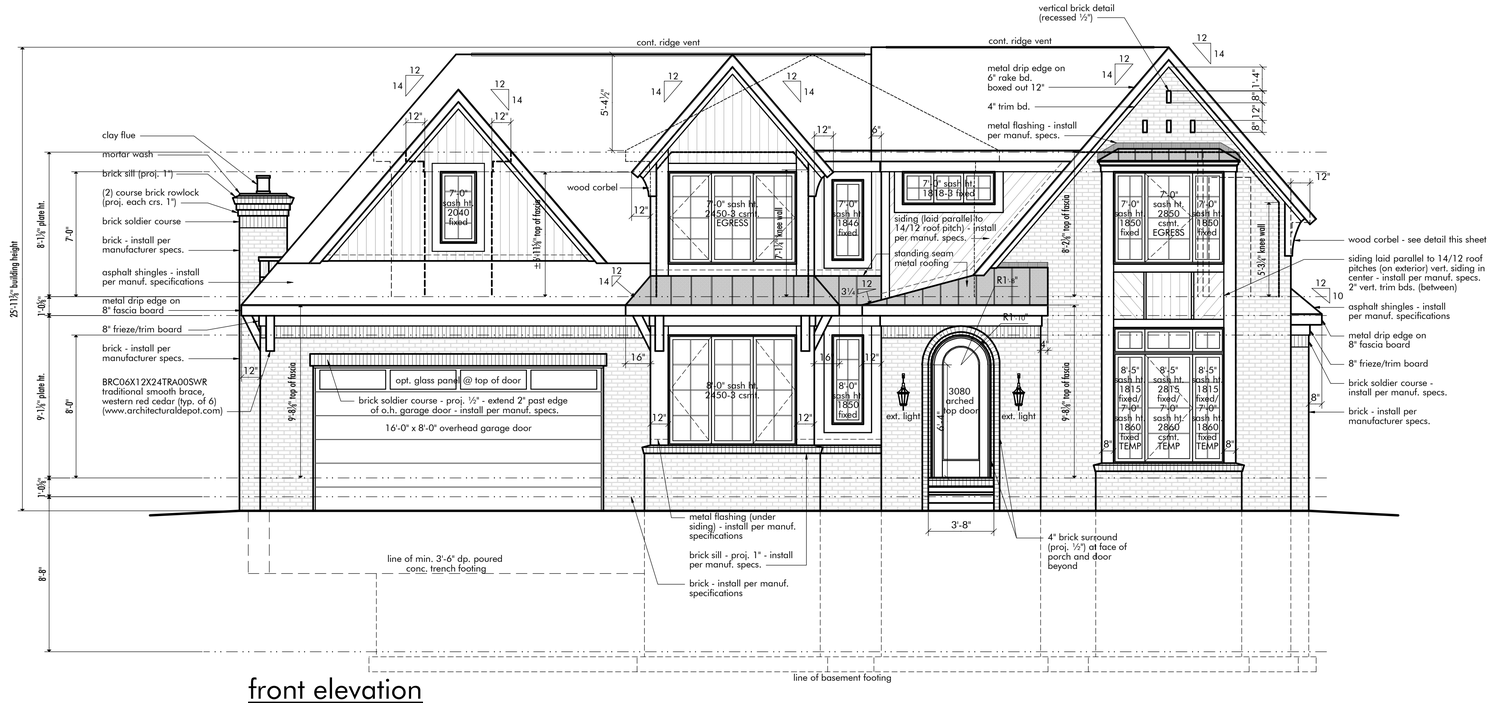
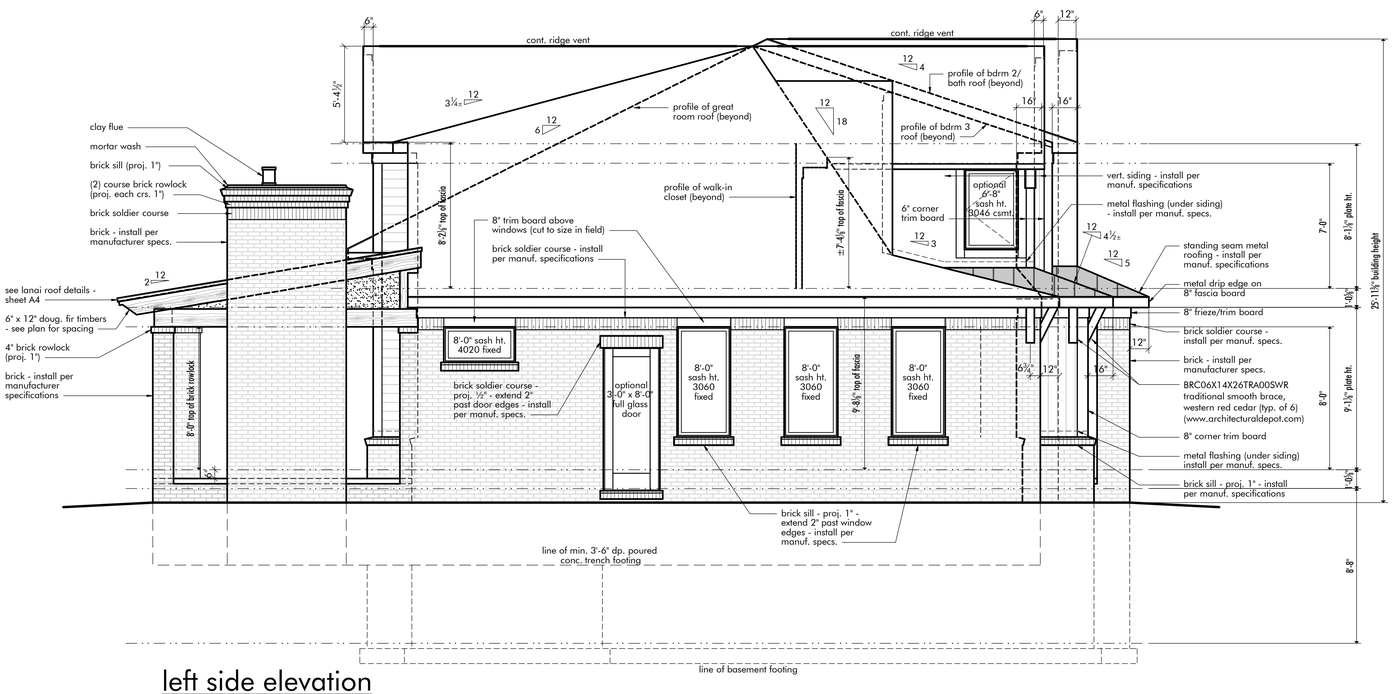


front elevation

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

1000 sq. ft. (20% = 200 sq. ft.)
241.75 sq. ft. fenestration (includes top panel of overhead garage door and front door)



left side elevation

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

489 sq. ft. (20% = 98 sq. ft.)
102.375 sq. ft. fenestration

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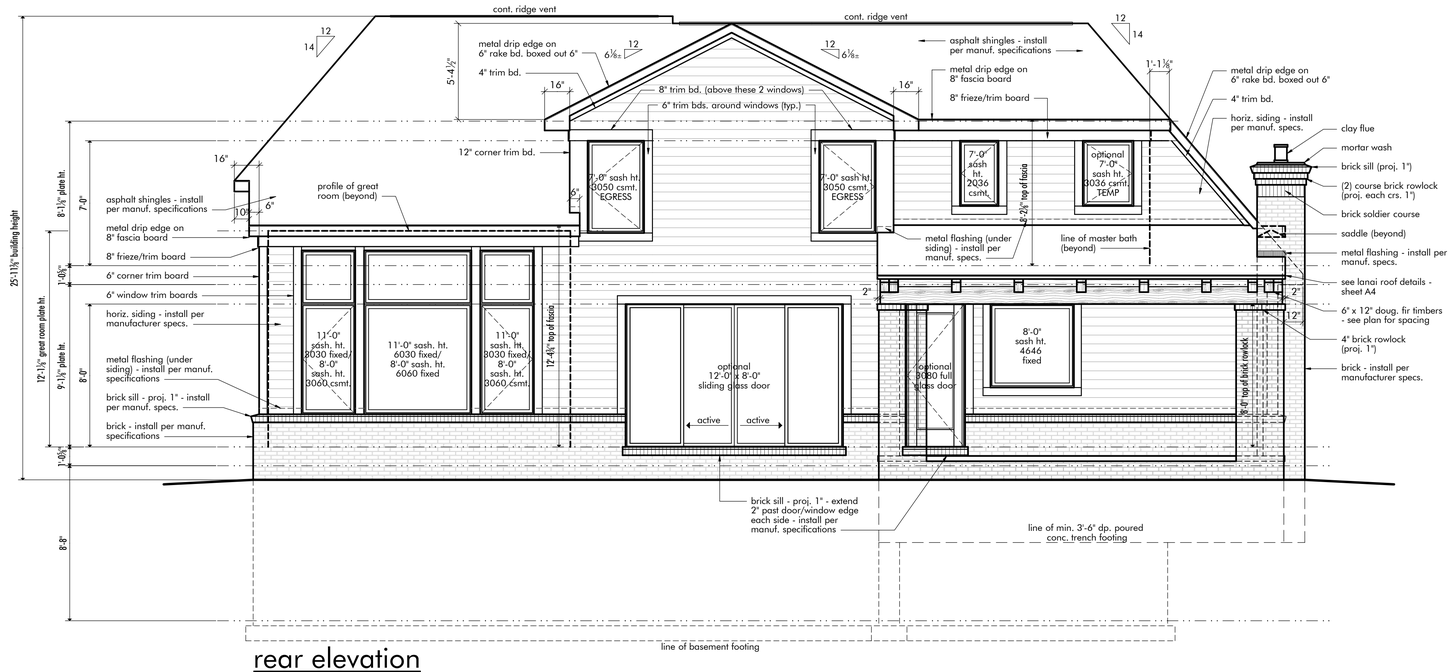
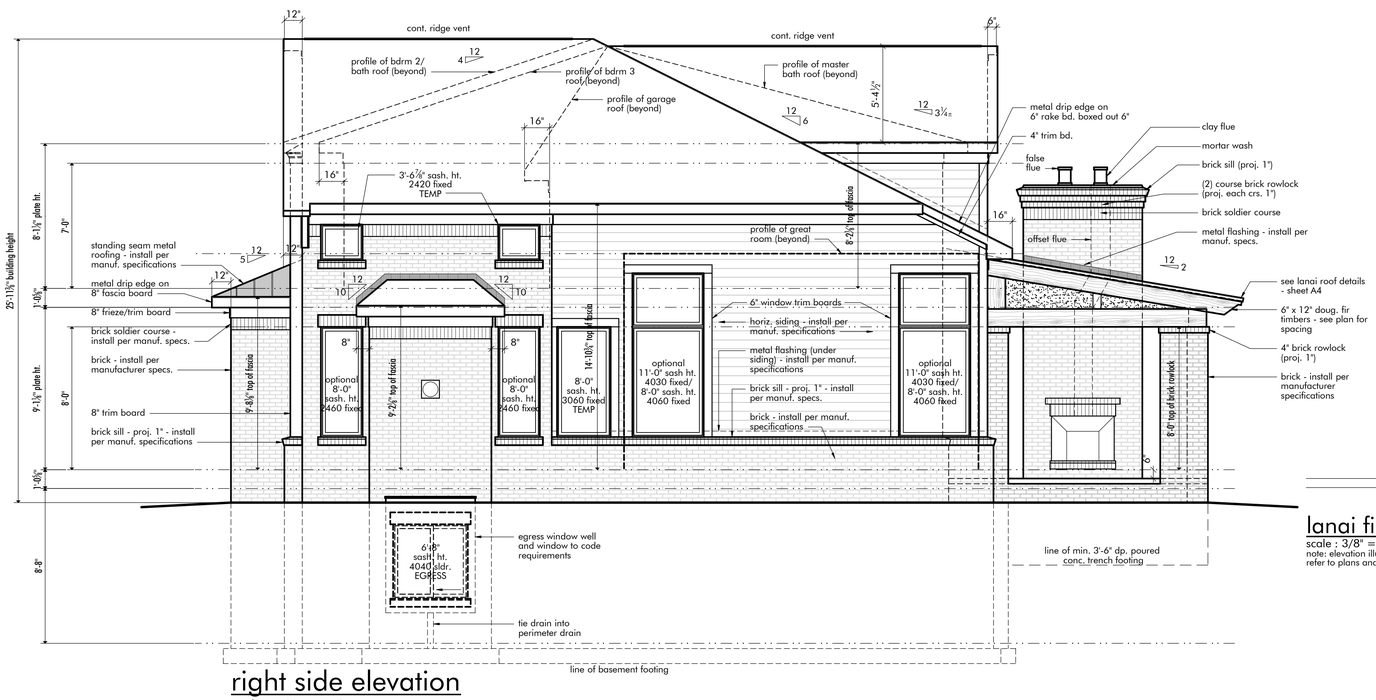


rear elevation

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

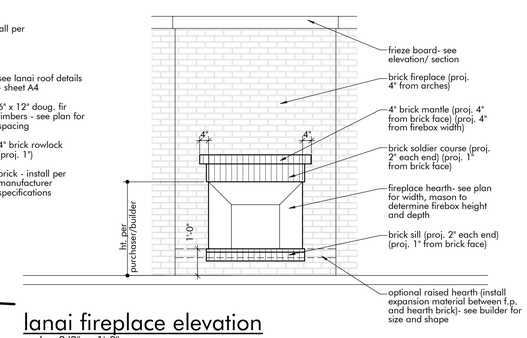
928 sq. ft. (20% = 185.60 sq. ft.)
307.25 sq. ft. fenestration



right side elevation

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

623 sq. ft. (20% = 125 sq. ft.)
129.75 sq. ft. fenestration
(does NOT include basement window)



lanai fireplace elevation

scale : 3/8" = 1'-0"

note: elevation illustrates a typical interior elevation of lanai fireplace- refer to plans and elevation for conditions specific to this plan

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