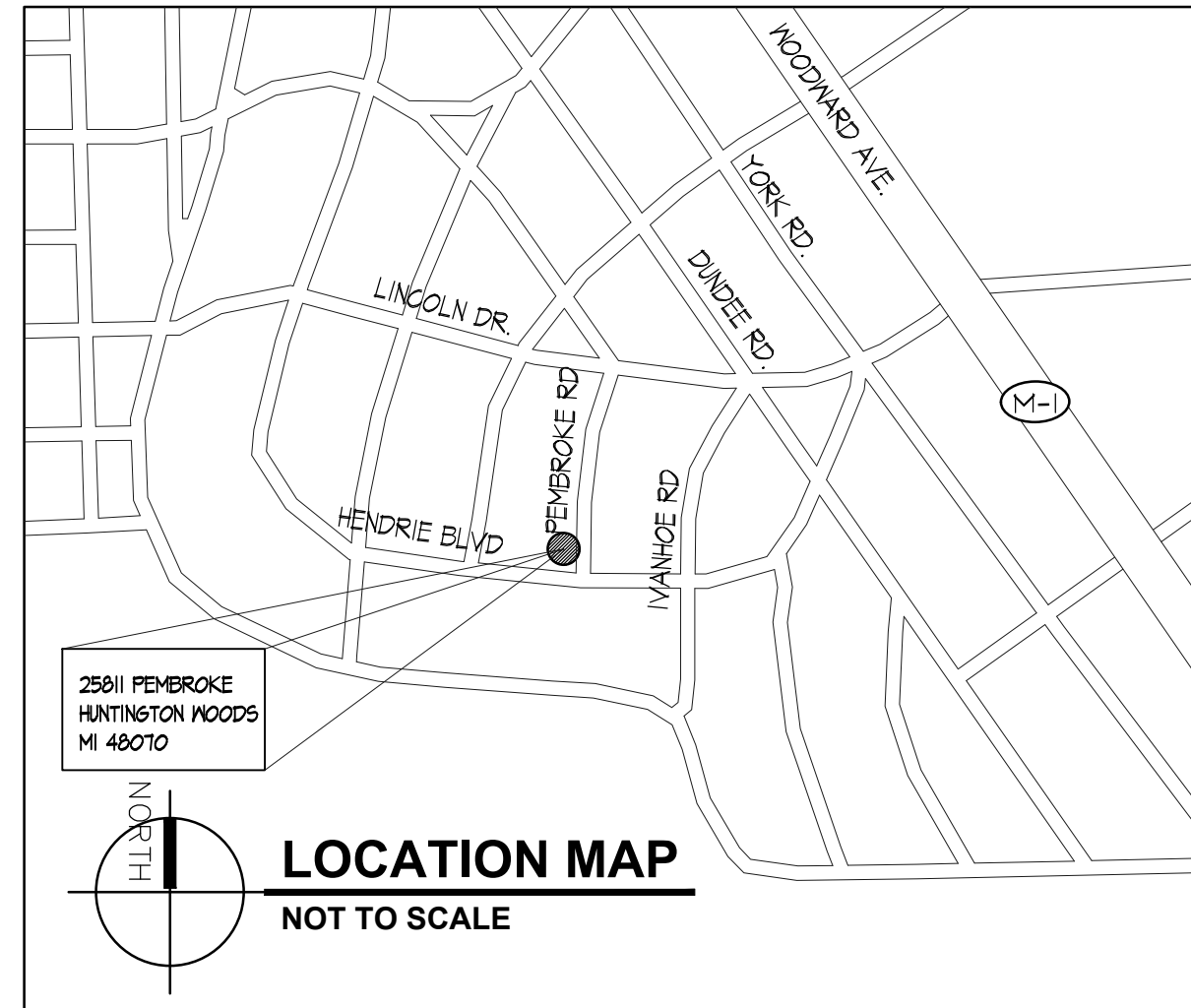


25811 Pembroke, Huntington Woods, MI 48070



SCOPE OF WORK
FIRST FLOOR ADDITION AND SECOND FLOOR INTERIOR RENOVATION AND ADDITION OVER GARAGE.

BUILDING INFORMATION

ZONE: R-1B ONE FAMILY DISTRICT

SETBACKS: (ALL EXISTING TO REMAIN)

FRONT YARD: 40' REQUIRED - 26.3' EXISTING (VARIANCE REQUEST)
SIDE YARD (1-SIDE): 5.0' REQUIRED, 5.2' EXISTING
SIDE YARD (TOTAL): NON-APPLICABLE, CORNER LOT
REAR YARD: 35.0' REQUIRED, 32.2' EXISTING (VARIANCE REQUEST)

BUILDING HEIGHT: 2.5 STORIES, 35'-0" MAX. REQUIRED, 30'-2 1/8" EXISTING TO REMAIN

LOT WIDTH: MIN. 60.0' REQUIRED, 70.0' PROVIDED

LOT AREA: MIN. 9,000 SF REQUIRED, 125.0' x 70.0' PROVIDED

MIN FLOOR AREA: 1,300 SF REQUIRED

EXIST. FIRST	1,474 SF
PROP. FIRST	283 SF
EXIST. SECOND	1,471 SF
PROP. SECOND	406 SF
TOTAL	3,634 SF

MAX FLOOR AREA: 3,000 SF ALLOWED (IN OUT BONUS)

+ (ROOF HEIGHT)	150.0 SF
+ (ARCH DETAIL)	250.0 SF
+ (LOT SIZE)	12.0 SF
TOTAL ALLOWED (IN BONUS)	3,412.0 SF

CHARACTER BONUS:

ROOF HEIGHT:	ADDITION TO BE LESS OR EQUAL TO EXIST. ROOF	+150 SF BONUS (SEE ELEVATION)
ARCHITECTURAL:	ANY COMBO. OF 3 OR MORE DETAILS	+250 SF BONUS (SEE ELEVATION)

LOT SIZE BONUS:

1 SF FOR EVERY 4 SF OF LOT AREA OVER 9,000 SF UP TO A MAX OF 812 SF	413 SF - 9,000 SF = 113 SF
	113 SF / 4 SF = 12 SF
	+12 SF BONUS

MAX. LOT COVERAGE:

EXISTING LOT SIZE:	4,113 SF
ACTUAL HOUSE & GARAGE PER SURVEY:	2,047 SF
ADDITIONAL GARAGE PER ORDINANCE:	112 SF
PROPOSED ADDITION:	113 SF
TOTAL:	2,272 SF
	2,272 SF / 4,113 SF = 24.4%
	25% MAX. ALLOWED

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE CODE AND ORDINANCE (MICHIGAN RESIDENTIAL CODE 2006)
- THE S.G. IS REQUIRED TO FAMILIARIZE HIM / HER SELF WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ALL OF THE CONSTRUCTION DETAILS AND METHODOLOGIES PRESENTED PRIOR TO CONSTRUCTION. ANY QUESTIONS AND CONCERNS WILL BE DOCUMENTED AND PRESENTED IN A PRE-CONSTRUCTION MEETING.
- THE S.G. IS RESPONSIBLE TO SET UP AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGNER AND HOME OWNER TO COVER ALL QUESTIONS, CONCERNS, POTENTIAL DISCREPANCIES AND ALTERNATES.
- IN EVENT OF ANY DISCREPANCY IN THESE DOCUMENTS, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE DESIGNER.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY CHANGE ORDERS OR ADDENDUMS RESULTING FROM CHANGE OF MIND, ERROR'S, OMISSIONS, OR DISCREPANCIES CAUSING ADDITIONAL WORK BY THE CONTRACTOR WITHOUT PROPER NOTIFICATION IN COMPLETE COMPLIANCE WITH THESE DOCUMENTS AND PRIOR WRITTEN CONSENT BY THE DESIGNER.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND PROPER ASSEMBLY OF THE STRUCTURE WITHOUT VERIFYING ALL AS-BUILT CONSTRUCTION MEASUREMENTS. THE STRUCTURE MUST MATCH EXACTLY TO THE PROPOSED DRAWING DIMENSIONS. ANY NECESSARY ADJUSTMENTS OR COORDINATION TO THE STRUCTURE TO DUE DISCREPANCIES IN THE AS-BUILT CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SELECTED GENERAL CONTRACTOR.
- THE DESIGNER WILL NOT BE RESPONSIBLE FOR PROVIDING ANY INFORMATION REGARDING EXISTING OR PROPOSED HVAC, PLUMBING OR ELECTRICAL SYSTEMS OR ENGINEERING. ALL PROPOSED SYSTEMS TO BE COORDINATED WITH THE DESIGNER.

DRAWING LIST

A0.0 - COVER SHEET
A0.1 - SITE PLAN
A1.0 - PROPOSED FOUNDATION AND FIRST FLOOR PLAN
A1.1 - PROPOSED SECOND FLOOR PLAN AND ROOF PLAN
A2.0 - EXTERIOR ELEVATIONS
A2.1 - EXTERIOR ELEVATIONS

FIRE STOPPING

FIRE SPREAD SHALL BE CONTAINED WITHIN ALL CONCEALED SPACES BY FIRE-STOPPING AND DRAFT-STOPPING, PER IRC 2006 R602.2. FIRE-STOPPING SHALL OCCUR AT ALL INTERSECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, SUCH AS SOFFITS/CEILING DROPS, AND IN ALL CONCEALED SPACES IN STUD WALLS/PARTITIONS. DRAFT-STOPPING SHALL OCCUR IN ALL ATTICS AND CONCEALED ROOF SPACES SUCH THAT THE SPACE CAN BE DIVIDED INTO APPROXIMATELY EQUAL AREAS NOT GREATER THAN 500 SF. DRAFT-STOPPING SHALL BE INSTALLED PARALLEL TO THE MAIN FRAMING MEMBERS.



PRELIMINARY SPECIFICATIONS
ANY ALTERATION TO SPECIFICATIONS TO BE APPROVED BY DESIGNER AND OWNER

- INSULATION**
SPRAY ON EXPANDED FOAMED INSULATION (ICYNENE) OR SIMILAR
R-21 EXTERIOR WALLS INSULATION
FIBERGLASS BATT INSULATION FOR R-44 IN CEILING
PROVIDE INSULATION AROUND NEW MASTER BATH AND TOILET ROOM
- ROOFING**
ASPHALT SHINGLES ROOF TO MATCH EXISTING AND APPROVED BY OWNER AND DESIGNER. NEW SHINGLES OVER FELT PAPER OVER ROOF SHEATHING. PROVIDE FLASHING AT ALL VALLEYS, ICE WATER SHIELD AND DRIP EDGE AT ALL EAVES.
- CARPENTRY**
FRAMING LUMBER SHOULD BE FIRST GRADE SPRUCE PINE OR FIR. SILL PLATE WILL BE WEATHER TREATED SECURED WITH ANCHOR BOLTS AND WILL BE SET IN FULL BED OF SILL SEALER. FLOOR JOIST SHALL BE SET WITH FULL BEARINGS ON PLATE, NAILED THROUGH AND TOE-NAILED TO ADJACENT FRAMING MEMBER STUDS. EXTERIOR AND INTERIOR WILL BE 2 X 4, 16' O.C. AND SECURELY SPIKED TO PLATES AT ADJACENT JOINTS. 5/8" PLYWOOD ROOF SHEATHING OVER ROOF RAFTERS. INSTALL SUB FLOOR WITH 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED. PROVIDE WOOD BLOCKING FOR WALL MOUNT TV, CABINETS ETC.
- GUTTERS**
5" K1 STYLE ALUMINUM SEAMLESS GUTTERS WITH 3" X 4" DOWNSPOUTS, TO MATCH EXISTING.
- MASONRY**
INSTALL EXTERIOR MASONRY WALLS PER PLAN. WALL WILL BE BUILT USING BRICK SIZE AND COLOR TO MATCH EXISTING. PROVIDE SAMPLE FOR APPROVAL. BRICK WINDOW SILLS TO MATCH EXISTING. MASONRY WITH METAL TIES OVER MIN. 1" AIRSPACE OVER BUILDING WRAP OVER SHEATHING AND FRAMING. PROVIDE BASE FLASHING AND KEEP HOLES 32" O.C.
- SHEET METAL WORK**
PROVIDE AND INSTALL ALL SHEET METAL WORK CONSISTING OF ALL FLASHING AT ALL NEW OPENINGS, AT FOUR SIDES. CHIMNEY FLASHING INCLUDING COUNTER FLASHING SHALL BE MADE OF ALUMINUM FITTINGS UNDER COURSE OF SHINGLES AND ALL WELL SOLDERED AND GULKED. PROVIDE METAL FLASHING AT ALL NEW ROOF VALLEYS. MINIMUM 12" EACH SIDE. PROVIDE AND INSTALL EXHAUST FANS PER PLAN. EXHAUST WILL VENT TO EXTERIOR OF HOME. VERIFY LOCATION AND CONDITION OF EXISTING EXHAUST FANS. PROVIDE FLASHING AS REQUIRED
- WEATHER STRIPING AND CAULKING**
INSTALL WEATHER STRIPING AT ALL EXTERIOR OPENINGS, CAULK AND EXPANSION JOINT MATERIAL WILL BE APPLIED TO ALL JOINTS WHERE DIFFERENT MATERIALS MEET.
- PLUMBING**
MATERIAL AND LABOR FOR ALL ROUGH AND TRIM WORK PER PLAN. INSTALL TOILETS, FAUCETS, TUBS, SINKS AND SHOWERS.
- ELECTRICAL**
PROVIDE MATERIAL AND LABOR FOR ALL ROUGH AND FINISH. INSTALL ALL LIGHT FIXTURE. SEE PLAN FOR LIGHTING AND ELECTRICAL NOTES.
- DRYWALL AND PLASTER**
PROVIDE 1/2" GYPSUM BOARD, TAPE AND MUD, READY FOR PAINT. PROVIDE 1/2" MOISTURE RESISTANT GEMENT BOARD AT ALL TUB SURROUND, SHOWERS SOAP NICHES.
- MILLWORK**
INTERIOR MILLWORK TO BE PRIMED AND PAINTED POPLAR WOOD, PRIMED AND PAINTED. ALL INTERIOR DOOR TO BE SOLID CORE OR M.D.F. 6'-8", STANDARD STYLE TO MATCH EXISTING. HINGES TO MATCH HARDWARE. DOOR HARDWARE TO BE "SCHLAGE" T1 SERIES WITH STANDARD FINISH. PROVIDE AND INSTALL.
- PAINT**
COLOR TO BE DETERMINED FROM A "BENJAMIN MOORE" COLOR CHART, CLASSIC COLOR OR BASE #1 CHART. PROVIDE SAMPLE FOR OWNER APPROVAL PRIOR TO INSTALLATION. CEILING TO BE FLAT FINISH. WALLS TO BE EGG SHELL FINISH. TRIM AND WINDOW INTERIOR TO BE SATIN FINISH (ALTERNATE- SEMI GLOSS). ALL BUILT-INS TO BE FURNITURE GRADE PAINT FINISH.
- TV AND PHONE**
INSTALL TWO TV LOCATIONS AND TWO PHONE, (CAT-5E) LOCATIONS, FINAL LOCATION TO BE DETERMINED
- HARDWOOD FLOORING**
INSTALL MIXED OAK FLOORING SELECT GRADE. SAND NEW FLOOR THROUGHOUT, STAIN MINIMUM TWO COATS OF POLYURETHANE. COLOR TO BE DETERMINED. PROVIDE SAMPLE FOR OWNER APPROVAL.
- CERAMIC FLOOR / WALL TILE**
INSTALL TILE IN MASTER BATH, SHOWER WALLS, AND SOAP NICHES. PROVIDE UNDERLAYMENT, MASTIC, LABOR, AND GROUT. ALLOW FOR BRICK PATTERN AND INLAY INSTALLATION.
- ALLOWANCES**
PROVIDE ALLOWANCE FOR: LIGHT FIXTURES (OTHER THAN RECESSED CANS), PLUMBING FIXTURES, GRANITE COUNTER TOPS, CABINETS AND HARDWARE, BUILT-IN CABINETS AND HARDWARE (MASTER CLOSET - STAIN FINISH) CERAMIC TILE, FRAME-LESS SHOWER DOORS (EURO-STYLE), MIRRORS, CLOSET SHELVING.
- EXISTING DRIVEWAY AND SITE**
SPECIAL CARE IS TO BE TAKEN TO PROTECT EXISTING DRIVEWAY AND SITE AS REQUIRED. ALL LANDSCAPING IS TO BE PROTECTED PRIOR TO CONSTRUCTION. YARD AND LAWN SHALL BE REPAIRED AS NECESSARY AFTER EXCAVATION AS REQUIRED.

STRUCTURAL NOTES

CONCRETE

- MINIMUM CONCRETE STRENGTH TO BE 4000 P.S.I. @ 28 DAYS, UNO. ; WITH 6% + 1% ENTRAINED, UNO. WHERE EXPOSED.
- ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I. 3' CONCRETE FOR PATCHING EXISTING SLABS SHALL BE EPOXY BASED HIGH STRENGTH (MIN. 4000 P.S.I.) CONTRACTOR TO SUBMIT PRODUCT DATA FOR REVIEW.

MASONRY

- ALL MASONRY WORK IS TO BE IN ACCORDANCE WITH THE LATEST BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (A.C.I. 530/ASCE 5) AND SPECIFICATIONS FOR MASONRY STRUCTURES (A.C.I. 530/ASCE 6) AND N.C.M.A.
- MORTAR SHALL BE TYPE "S" (1800 P.S.I.) CONFORMING TO ASTM C-270, UNO. TYPE "N" MORTAR SHALL BE USED FOR TUCK POINTING TO BRICK.
- ALL EXISTING JOINTS REQUIRING TUCK POINTING SHALL BE CUT BACK TO A DEPTH OF 1/2" MINIMUM.
- PRIOR TO TUCK POINTING, ALL MORTAR JOINTS SHALL BE THOROUGHLY BRUSHED OUT REMOVING ALL DUST AND DIRT.
- PRE-MOISTEN JOINT STRUCTURE AND WHILE THE SURFACE IS STILL DAMP, THE JOINT SHALL BE TUCK POINTED USING A MIXTURE AS SPECIFIED.
- ALL MORTAR SHALL BE PRESSED INTO THE PREPARED JOINT STRUCTURE UNTIL THE JOINT IS PACKED FULL IN MAXIMUM 1/4" LAYERS. JOINT SHAPE SHALL MATCH EXISTING.
- ALL CRACKED AND BROKEN UNITS SHALL BE REMOVED AND REPLACED, WITH NEW JOINTS STRUCK TO MATCH EXISTING.

SHORING

- ALL SHORING SHALL BE PERFORMED BY EXPERIENCED CONTRACTORS.
- SHORE ALL AREAS PRIOR TO REMOVAL OF ANY STRUCTURAL SUPPORT TO INSURE STRUCTURAL INTEGRITY.
- MAINTAIN SHORING UNTIL NEW PERMANENT STRUCTURE IS IN PLACE AND SECURE TO MAINTAIN STRUCTURAL INTEGRITY.
- REMOVE SHORING AFTER NEW WORK IS IN PLACE AND CONNECTED.

WOOD

- WOOD CONSTRUCTION SHALL BE PER AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARDS AND SPECIFICATIONS, AND NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY NATIONAL FOREST PRODUCTS ASSOCIATION.
- ALL LUMBER FRAMING MEMBERS ARE TO HAVE THE FOLLOWING MINIMUM BASE DESIGN VALUES IN ACCORDANCE WITH THE LATEST ISSUE OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NAFA):
F_b = 850 P.S.I.
F_v = 75 P.S.I.
E = 1,200,000
NO. 2 OR BETTER
- PROVIDE DOUBLE STUD AT EACH END OF WOOD HEADERS, TYPICAL, UNLESS NOTED OTHERWISE.
- ALL LAMINATED VENEER LUMBER (L.V.L.) TO HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES BASED ON AITC GRADING STANDARDS :
F_b = 2800 P.S.I.
F_v = 285 P.S.I.
E = 1,800,000
- UNLESS OTHERWISE NOTED, PROVIDE (2) 2 x 8 HEADER FOR OPENINGS IN STUD WALLS FOR SPANS UP TO 3'-0" MAXIMUM.

review: 03.06.2020

review: 03.12.2020

Z.B.A.: 06.09.2020

cover sheet, project info., and notes

DWG. #: **A0.0**