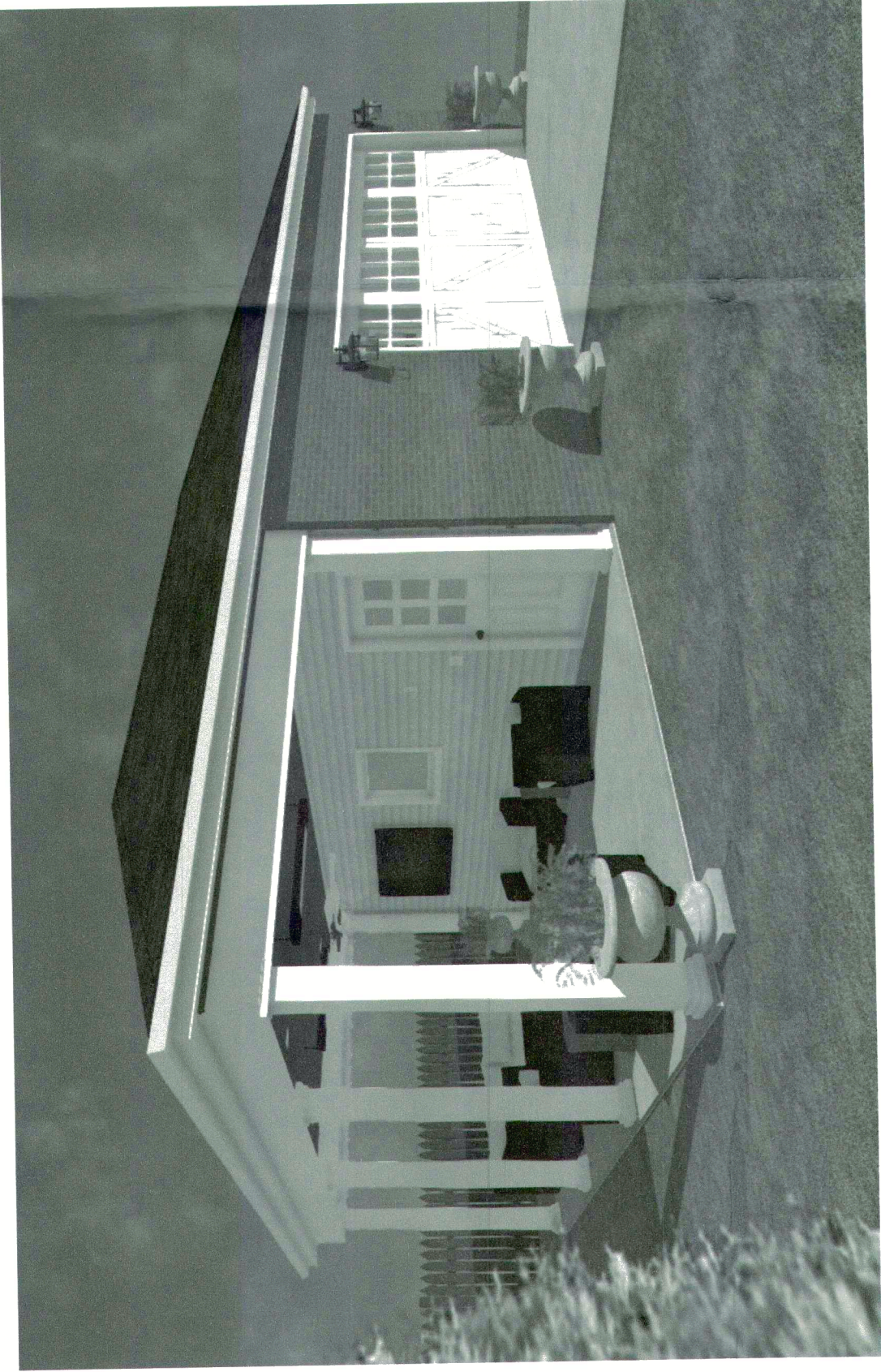
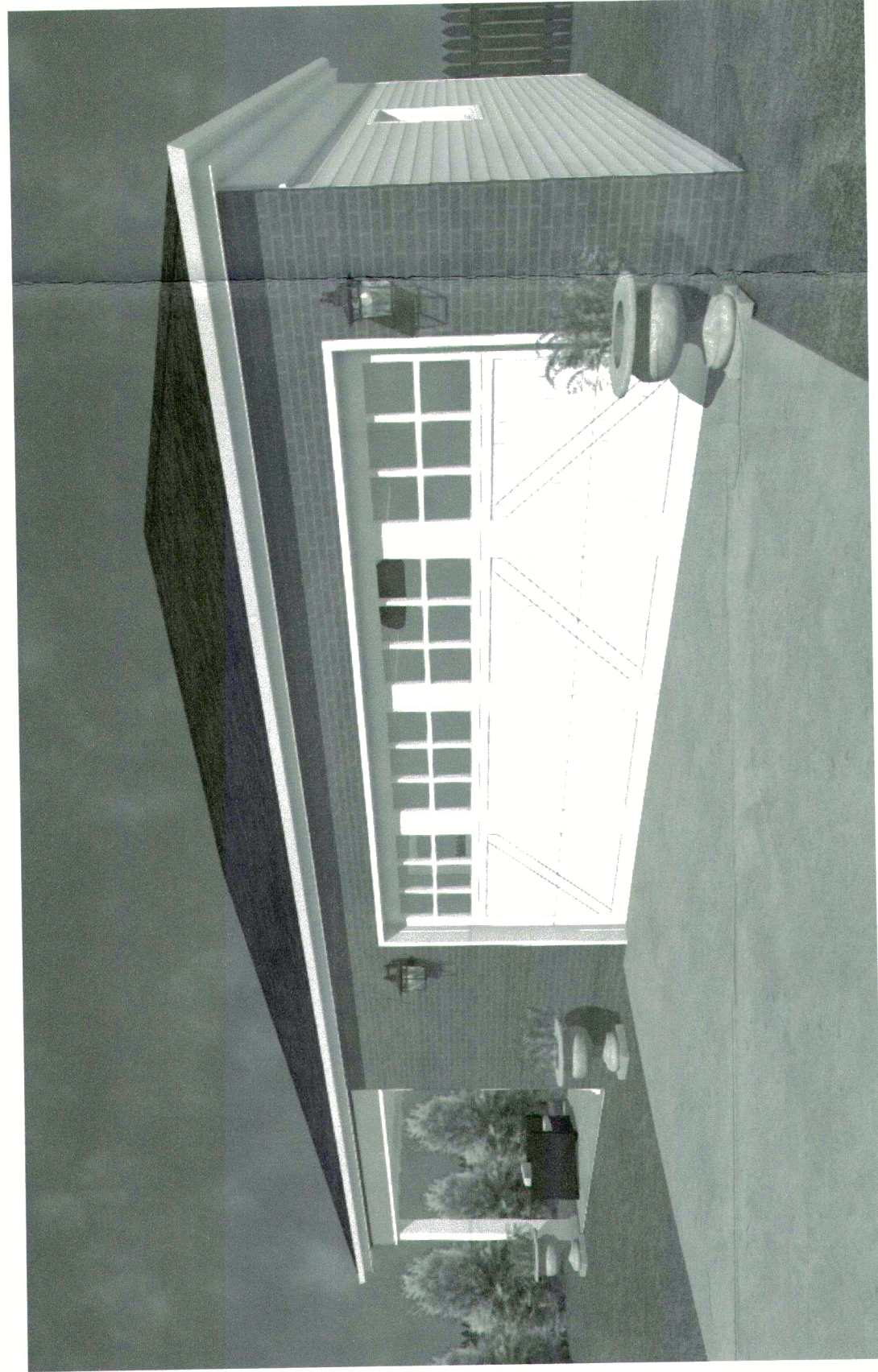


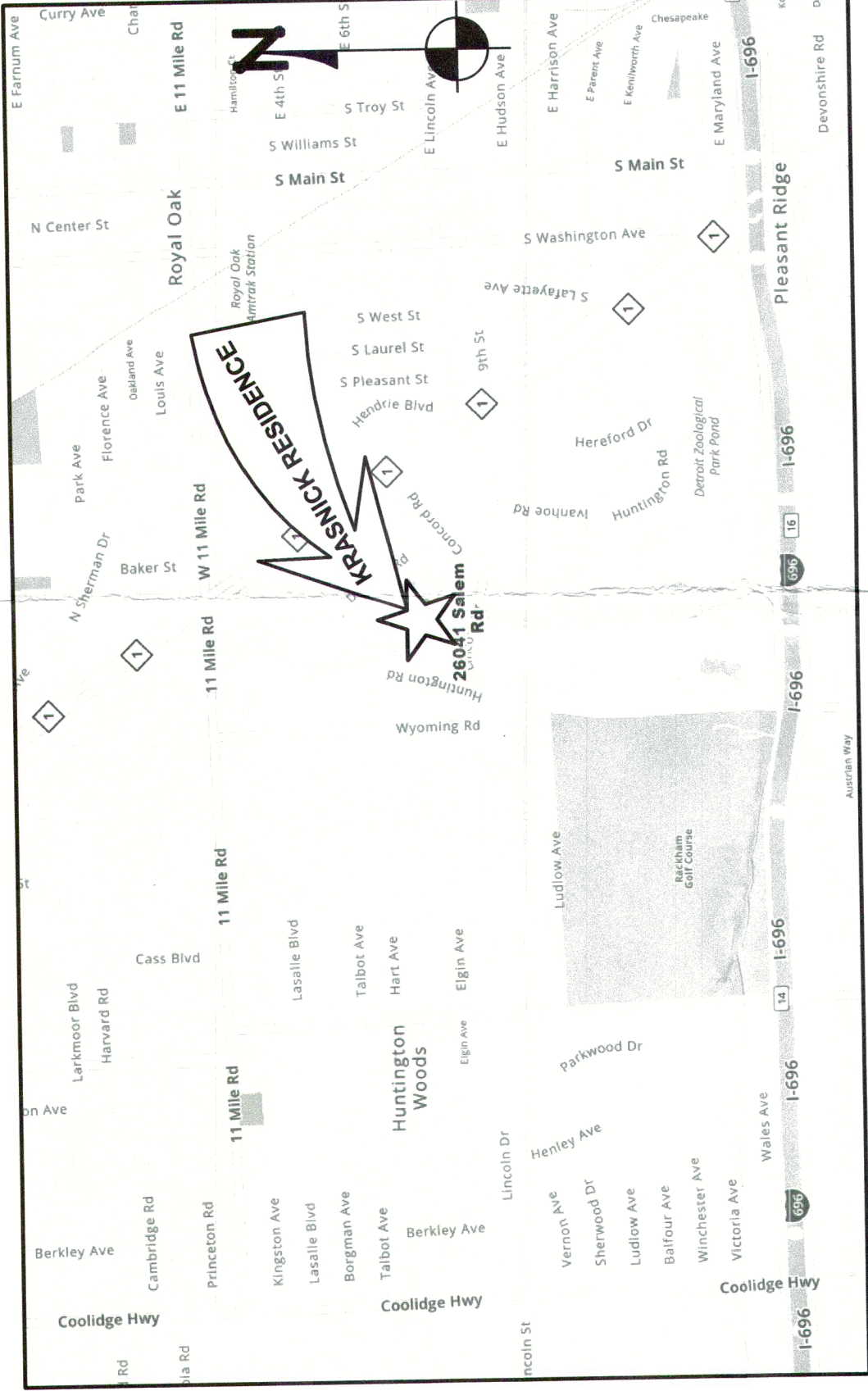
Jane & Bobby Krasnick Residence

26041 Salem Road, Huntington Woods, MI 48070



PROPOSED GARAGE 3D PERSPECTIVES

NOT TO SCALE



VICINITY MAP

ZONE: R-1C

GENERAL NOTES

Smoke Alarms:
Smoke alarms shall be installed in the following locations:
1. In each sleeping room & in the immediate vicinity outside of each separate sleeping area.
2. On each additional story of the dwelling. Including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit as per Section R314.3.3 of the 2015 Michigan Residential Code.

SYMBOL LEGEND

Window Symbol	Downspout & Run Off Direction
Door Symbol	Appliance I.D.
Cabinet Tag	Plumbing I.D.
Construction Keynote	Detail/ Page No.
Revision Area	Grade Datum Point

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FIN.	FINISHED
A.R.F.	ABOVE ROUGH FLOOR	EXIS.	EXISTING
BM	BEAM	FL. JST.	FLOOR JOIST
BLDG	BUILDING	HEATING & COOLING UNIT	
CABT.	CABINET	INSUL.	INSULATION
CLG	CEILING	LVL	LAMINATED VENEER LUMBER
CONC	CONCRETE	MAX	MAXIMUM
C.M.U.	CONCRETE MASONRY UNIT	MIN	MINIMUM
DN	DIMENSION	O.C.	ON CENTER
DN	DOWN	REQ'D	REQUIRED
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	Sq. Ft.	SQUARE FOOT
ELEV	ELEVATION	TYP	TYPICAL
F.F.E.	FINISHED FLOOR ELEVATION	V.I.F.	VERIFY IN FIELD

SCOPE OF WORK

DEMOLISH EXISTING GARAGE AND BUILD NEW GARAGE WITH A SIDE COVERED PORCH

ZONING AND BUILDING CODE INFORMATION

ZONE:	R-1C	SETBACK FOR GARAGE:	REQ'D:	EXISTING:	PROPOSED:
BUILDING CODE:	2015 Mich. Res. Code	LOT AREA:	NA	7,545 SF	NA
MECHANICAL CODE:	2015 Mich. Res. Code	FRONT YARD SETBACK:	6'-0"	6'-0"	6'-0"
PLUMBING CODE:	2015 Mich. Res. Code	REAR YARD SETBACK:	3'-0"	3'-0"	3'-0"
ELECTRICAL CODE:	2015 Mich. Res. Code	SIDEYARD SETBACK:	16'-0" MAX.	+/-14'-6"	+/-14'-11"
FUEL CODE:	2015 Mich. Res. Code	STRUCTURE HEIGHT:	1,620 SF(60%)	1,195 SF	1,618 SF(44.94%)
ENERGY CODE:	2015 Mich. Uniform Code	REAR YARD COVERAGE:	2,263 SF(90%)	2,195 SF	2,491 SF(93%)

SQUARE FOOTAGE:

SQUARE FOOTAGE	EXISTING	PROPOSED
FIRST FLOOR:	NA	NA
SECOND FLOOR:	NA	NA

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF BLOOMFIELD HILLS, MI.

BUILDERS LICENSE: 2102104912, EXP. 05/31/2020

FED ID: 38-503-2635 - MESC: 1199107

NORKMAN COMP. ALLIED INSURANCE - EXP. 1/1/2020

SHEET LEGEND

SHEET:	DESCRIPTION:	DATE:	BY:	CHECKED:	DATE:
A-1	COVER SHEET & SITE INFO	1.1.2021			
A-2	SITE, PLANS, ELECT. & ELEVATIONS				
A-3	BUILDING SECTION & WALL DETAILS				

JOB NO.

4749

Issue Date:

10/10/2021

Issue For:

PRESENTATION

VARIANCE SET

SHEET NO.

A-1

DETACHED GARAGE
RENOVATION

OWNER:
JANE & BOBBY KRASNICK
26041 SALEM ROAD
HUNTINGTON WDS, MI 48070

MainStreet
— DESIGN BUILD —
595 S. OLD WOODWARD AVE. BIRMINGHAM, MI 45004
PHONE: (248) 644-6500 FAX: (248) 644-2655