

FOUNDATION NOTES:

The building area shall be cleared of debris, topsoil, and organic material. Any existing fill shall be removed and replaced. New fill material shall be clean, well-graded granular material and placed in lifts of not more than 9", with each lift being compacted to a minimum of 95% of the maximum dry density as determined by ASTM designation D-1557 (Modified Proctor).

Concrete for foundations and slab on grade shall have minimum compressive strengths of 3,000 p.s.i. in 28 days. Minimum cement contents shall be 5.5 bags per yard. Air entrainment shall be used for concrete exposed to weather.

Reinforcing steel shall be deformed bars with yield strengths in accordance with A.S.T.M. A-615 grade 60. Welded wire fabric (mesh) shall conform to A.S.T.M. A-185 with minimum side and end laps of 8".

All reinforcing shall be fabricated and placed according to the "Manual of Std. Practice for Detailing Reinforced Concrete", A.C.I. 318-65 revised. Bends, splices and cover shall be in accordance with A.C.I. 318-77.

All foundations shall bear at depths shown or as recommended by a soils engineer. Bearing shall be in compacted virgin undisturbed soil with a minimum bearing capacity of 2,000 p.s.i. Compaction of the existing soil shall be in accordance with the recommendation of the soils engineer and shall be verified prior to placing concrete.

MASONRY NOTES:

All work shall conform to the "American Standard Building Code Requirements for Masonry", U.S. Department of Commerce National Bureau of Standards Miscellaneous Publication 211 (American Standards Association A41.1).

Provide 8" solid masonry under ends of walls bearing beams, joists and lintels unless noted otherwise.

All block masonry work below grade shall be 8" or 12" thick concrete block masonry filled with 3,000 PSI concrete with pea gravel aggregate.

WOOD FRAMING:

Stud Framing:

General: Provide stud framing where shown. Use 2" x 4" or 2"x6" wood studs 16" o.c. for exterior and bearing walls as shown; for other interior partitions, use 2" x 4" wood studs spaced 16" o.c. Provide single bottom plate and double top plate and double-top plates 2" thick by width of studs, except for anchor plates to supporting construction. Construct corners and intersections with not less than 3 studs; anchor to abutting masonry or concrete, if any. Provide miscellaneous blockings and framing as shown and as required for support of facing materials, fixtures, specialty items and trim.

Joist Framing:

General: Provide framing of sizes and on spacing shown. Support ends of each member with not less than 1-1/2" of bearing on wood or metal or 3" on masonry. Attach to wood bearing members by toe nailing or metal connectors; frame to wood supporting members with wood ledgers, or with metal connectors. Frame openings with headers and trimmers supported by metal joist hangers; double headers and trimmers where span of header exceeds four feet. Do not notch in middle third of joists; limit notches to not more than 1/6 depth of joist or locate closer than 2" from top or bottom. Provide alternate solid blocking (2" thick by depth of joist) at ends of joist unless nailed to header or band member.

Provide bridging between joists whose nominal depth-to-thickness ratio exceeds 5, at intervals of 8 feet. Use bevel cut 1" x 4" or 2" x 3" wood bracing, double-crossed and nailed both ends to joists.

LUMBER SPECIFICATIONS:

USAGE/ LOCATION	SIZE CLASSIFICATION	MATERIAL	DESIGN
Misc. Framing	2"x4" or 2"x6" studs	Hem-Fir #2 or better	Fb = 850 (S) Ft = 625 Fv = 150
Walls, Partitions, Joists	2"x12" joists		Fc+ = 405 Fc = 1,300 E = 1,200,000
Beams	2"x8"		

SELECTIONS OF THE FOLLOWING MATERIALS, EQUIPMENT AND FIXTURES ARE TO BE MADE BY THE OWNER / DEVELOPER.

INSTALLATION IS TO BE IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

. Window type, other than specified product and installation details.

. Exterior brick, to match existing, and block.

. Exterior siding and trim.

. Exact type of gutters and downspouts. Coordinate location of downspouts with the Owner.

. Sealant type and color.

. Floor finishes.

. Wall & ceiling finishes other drywall.

. Paint materials.

. Interior door and frame details.

. Kitchen and vanity cabinets type and detail.

. Plumbing fixtures.

. Electrical devices and light fixtures.

. HVAC equipment and systems.

ELECTRICAL LEGEND

⊕	15A 115V DUPLEX RECEPTACLE	⊕	HARD WIRED, INTERCONNECTED COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
⊕ _{WP}	15A 115V DUPLEX RECEPTACLE IN WEATHER PROOF BOX	⊕	WALL MOUNTED LIGHT FIXTURE
⊕ _{GFCI}	15A 115V GROUND FAULT CIRCUIT INTERRUPTER RECEPT.	⊕	CEILING RECESSED CAN LIGHT FIXTURE
⊕	30A 220V APPLIANCE RECEPTACLE	⊕	CEILING MOUNTED LIGHT FIXTURE
△	CAT3 TELEPHONE OUTLET	⊕	KEYLESS LAMP HOLDER w/ PULL CHAIN
\$	15A SINGLE POLE SWITCH	⊕	CEILING FAN
\$	15A 3-WAY SWITCH	⊕	120V CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE
\$	15A DIMMING SWITCH	⊕	120V CEILING MOUNTED EXHAUST FAN
⊕	JUNCTION BOX w/ 15A CIRCUIT		

CONSTRUCTION NOTES:

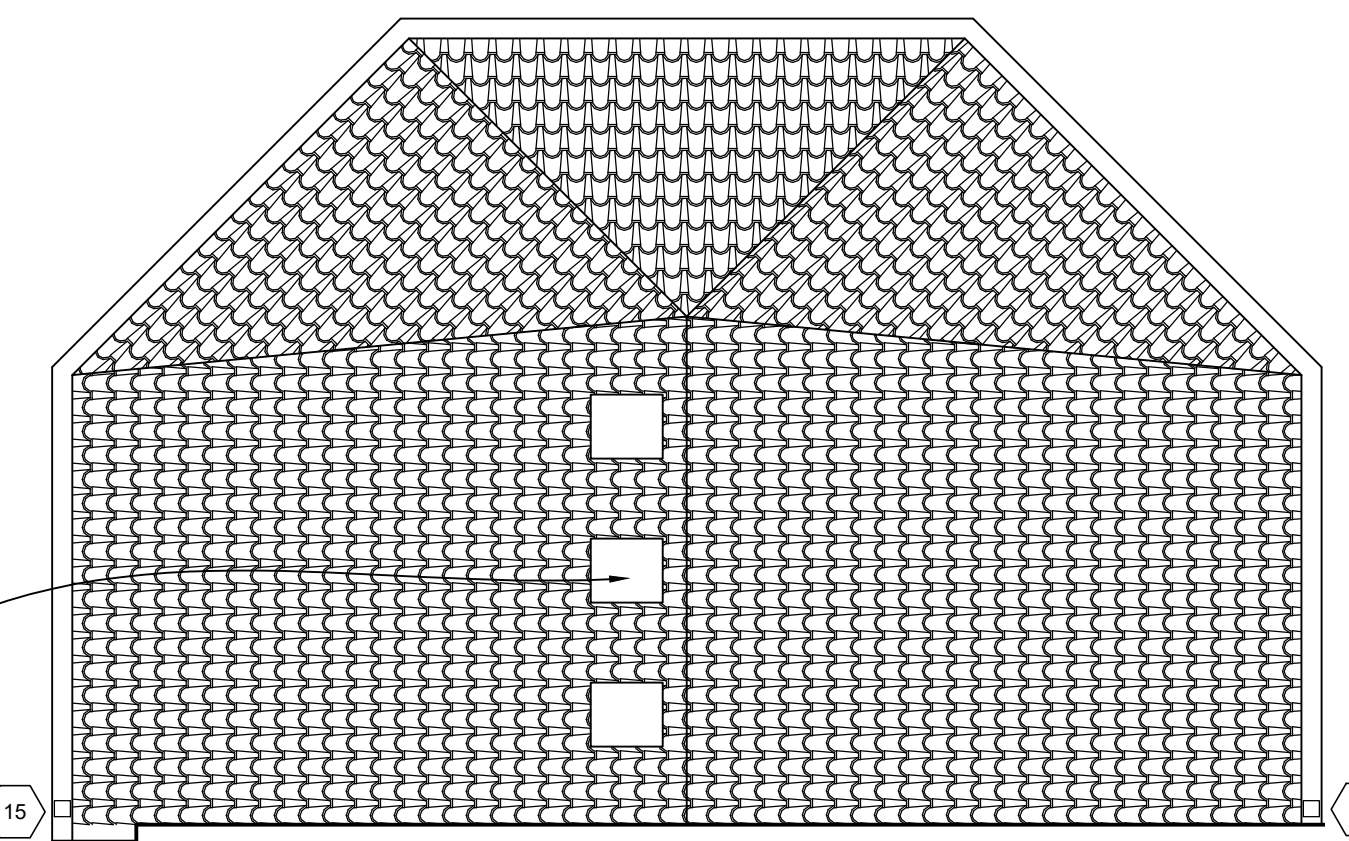
- 01 New crawl space access panel in existing window opening.
- 02 Crawl space with environmental control.
- 03 Two layers of R-7 rigid insulation board.
- 04 Polyethylene vapor barrier, cover with 1/2"-2" sand, stone or concrete slurry mix.
- 05 #5 Dowels @ 12" o.c. vertically.
- 06 New 2'-6"x6"-8" door & frame. Door to match existing doors or as selected by the Owner.
- 07 Hat shelf & pole as selected by the Owner.
- 08 New 2'-6"x6"-8" door & frame. Door to match existing doors or as selected by the Owner.
- 09 New 1/2" drywall on 2"x furring on existing studs. Thicken wall to accommodate 5/2" wide beam above.
- 10 New Andersen 400 series WoodWright double-hung window model WDH2432.
- 11 New Andersen 400 series WoodWright double-hung window model 3-WDH2432.
- 12 Relocated A/C condensing unit.
- 13 1 1/8" x 360 TJI Floor joists @ 16" o.c.
- 14 2"x Wood hip tray ceiling trusses @ 24" o.c.
- 15 Gutter and downspout.
- 16 For garbage disposer.
- 17 New fitch beam (3) 2"x8" with (2) 1/2"x7" steel plates. Beam to be flush with new and existing ceiling.
- 18 Triple stud bearing.
- 19 New Andersen 400 series WoodWright double-hung window model 2-WDH2032.

GENERAL NOTES:

1. All new exterior walls without brick are 7" thick unless noted otherwise.
2. All existing exterior walls with brick are 9" thick unless noted otherwise.
3. All new interior walls are 4 1/2" thick unless noted otherwise.
4. All existing interior walls are 5" thick unless noted otherwise.
5. All new door and window headers minimum (2) 2"x12".
6. Prior to the removal of any walls, verify and shore existing 2nd floor or roof structure.
7. Verify type of closet shelving and hat shelf poles with Owner.
8. *Verify rough opening with window manufacturer.

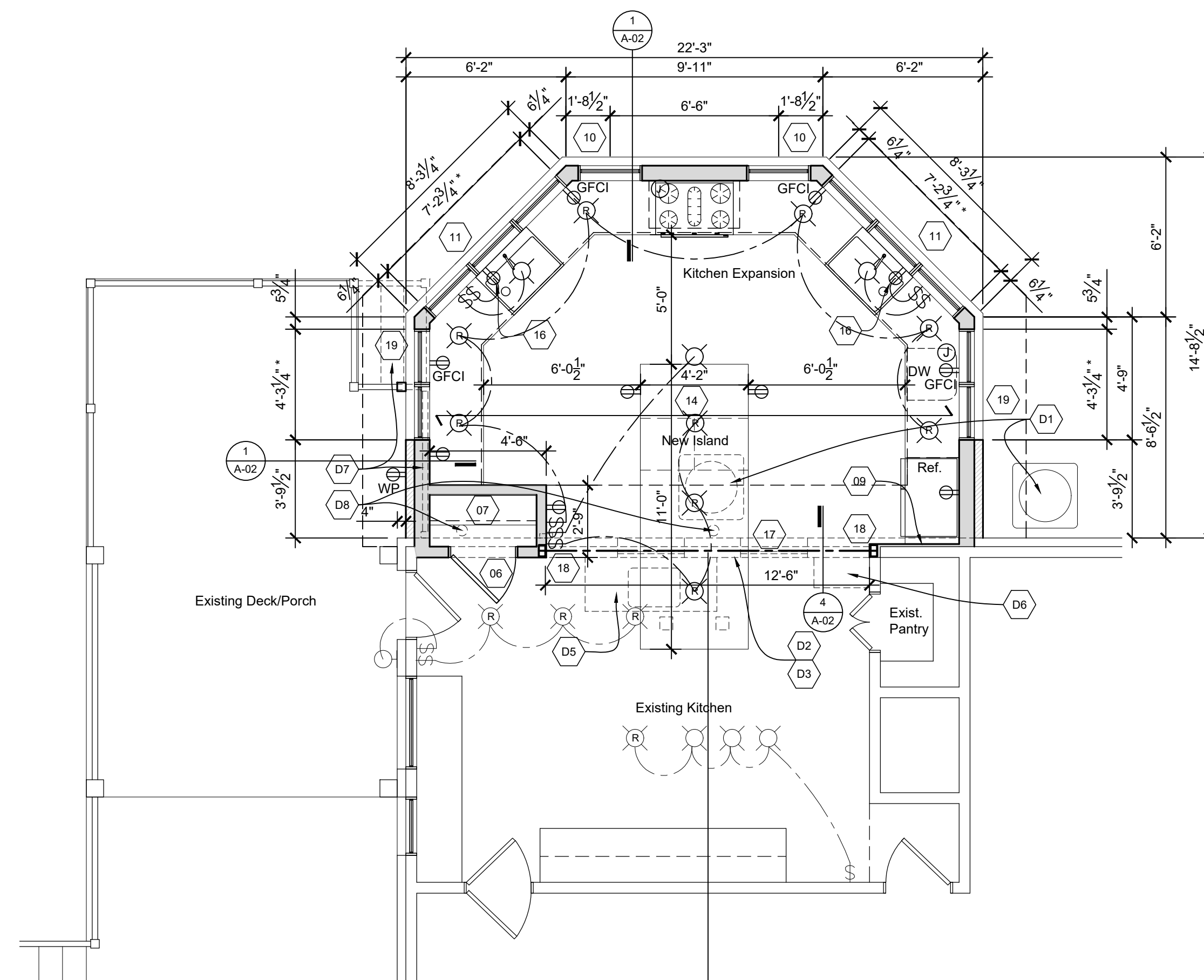
DEMOLITION NOTES:

- D1 Remove and relocate existing A/C condensing unit.
- D2 Remove brick veneer and exterior sheathing.
- D3 Remove existing windows and wall.
- D4 Remove existing basement windows.
- D5 Remove existing counter top and cabinets.
- D6 Remove existing counter.
- D7 Remove existing deck steps, railings, balusters, and posts. Save railing, balusters, and posts for reuse.
- D8 Shorten existing downspouts and spill on new roof.



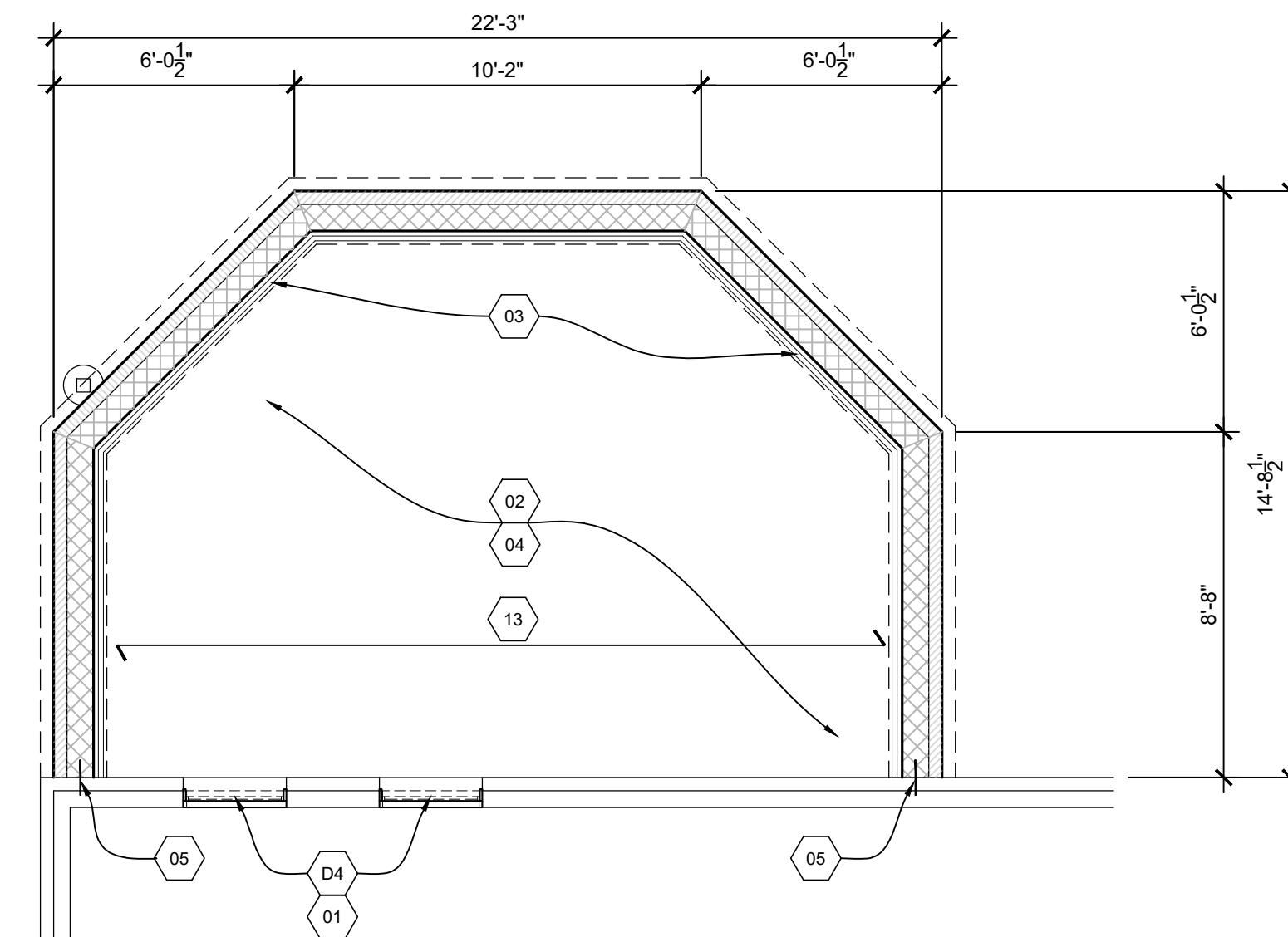
Roof Plan

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



Floor Plan

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



Foundation Plan

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

DESIGN NOTES:

These residential plans are designed to and all new construction shall comply with:

2015 Michigan Residential Code

First Floor Live Load = 40# s.f.
Second Floor Live Load = 30# s.f.
Roof Ground Snow Load = 25# s.f.

Plans and Notes

REVISION	DATE
Construction	06/17/20
Owner Revisions	07/06/21
Owner Revisions	11/23/21

Residence Addition for Kevin Prihod
605 Chicago Blvd.
Detroit, MI 48202

APPROVED	DRAWING DATE
	05/22/2020

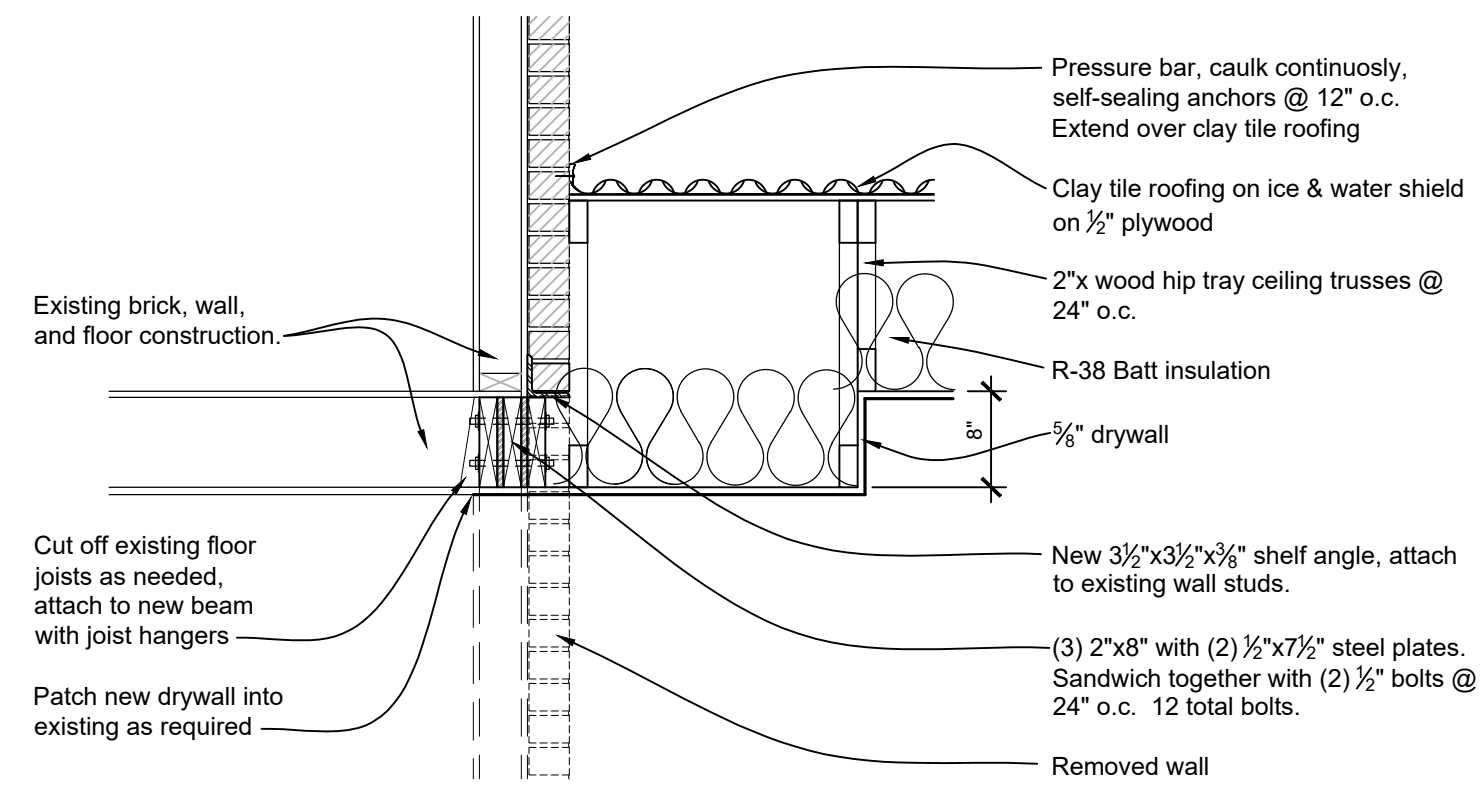
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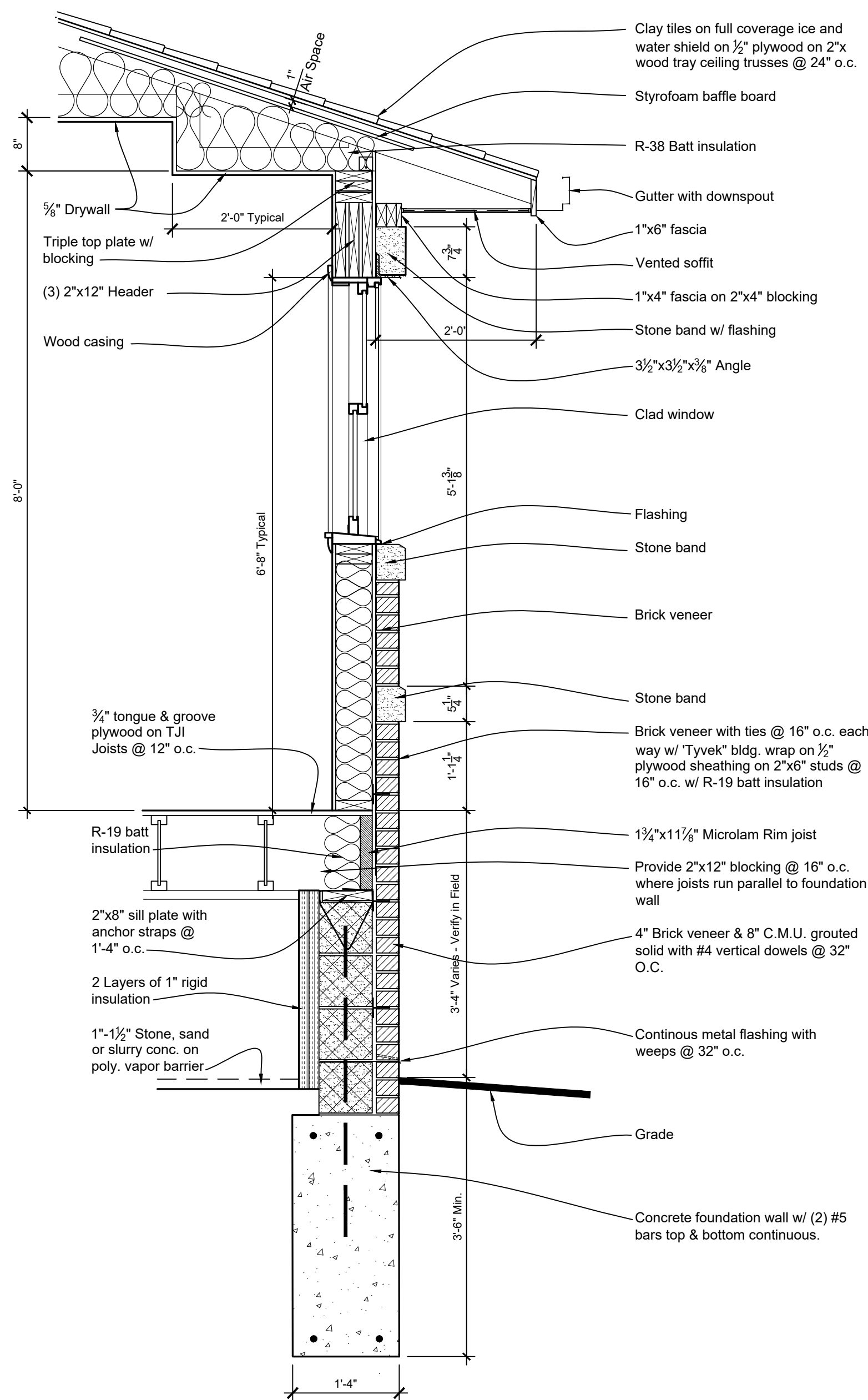
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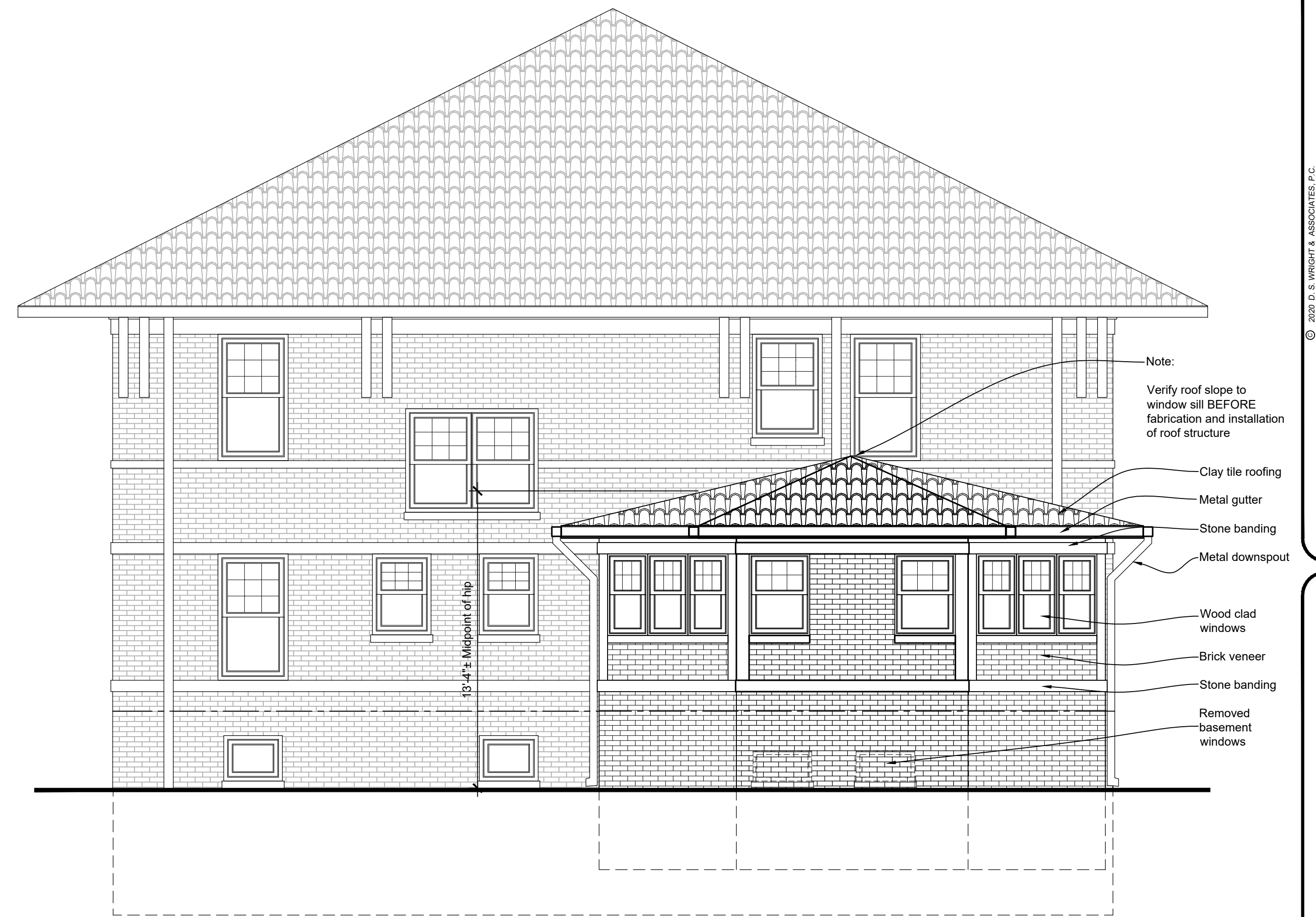
ASSOCIATE ARCHITECT



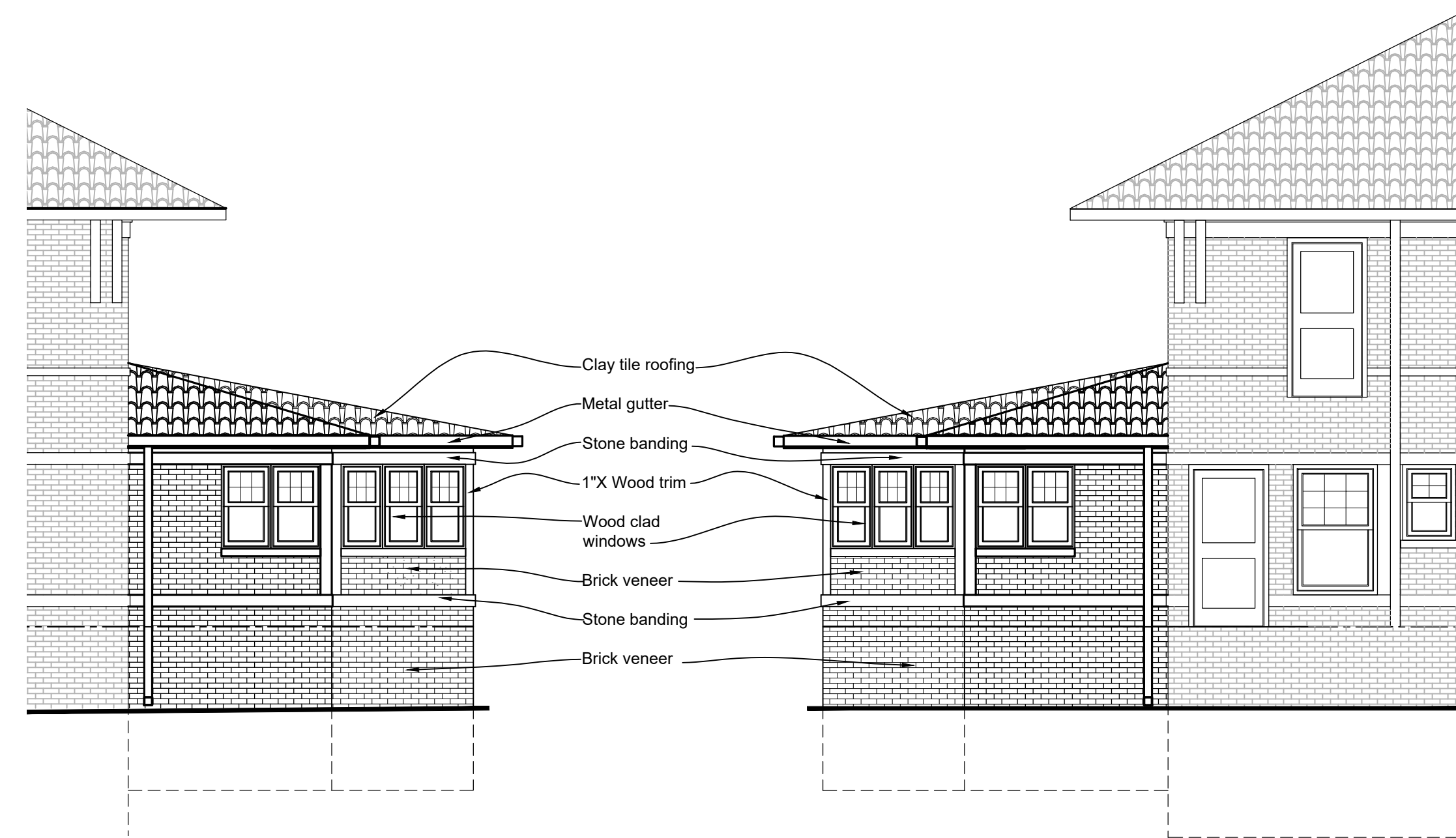
2 Beam Detail
Scale: 1/2"=1'-0"



1 Typical Section
Scale: 3/4"=1'-0"



West Elevation
Scale: 1/4"=1'-0"



North Elevation
Scale: 1/4"=1'-0"

South Elevation
Scale: 1/4"=1'-0"

Elevation Notes:

- All fascia's and trim to be covered with pre-finished metal, match existing
- Windows: Andersen 400 Series Woodwright Windows, color white.
- Brick: Sioux City Brick, color Fine Arts Velour, big standard, if available.
- Gutters and Downspouts: Match existing gutters & downspouts.
- Verify ALL colors and materials with the Owner.
- Verify all vertical masonry dimensions with existing building.

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Elevations & Details

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