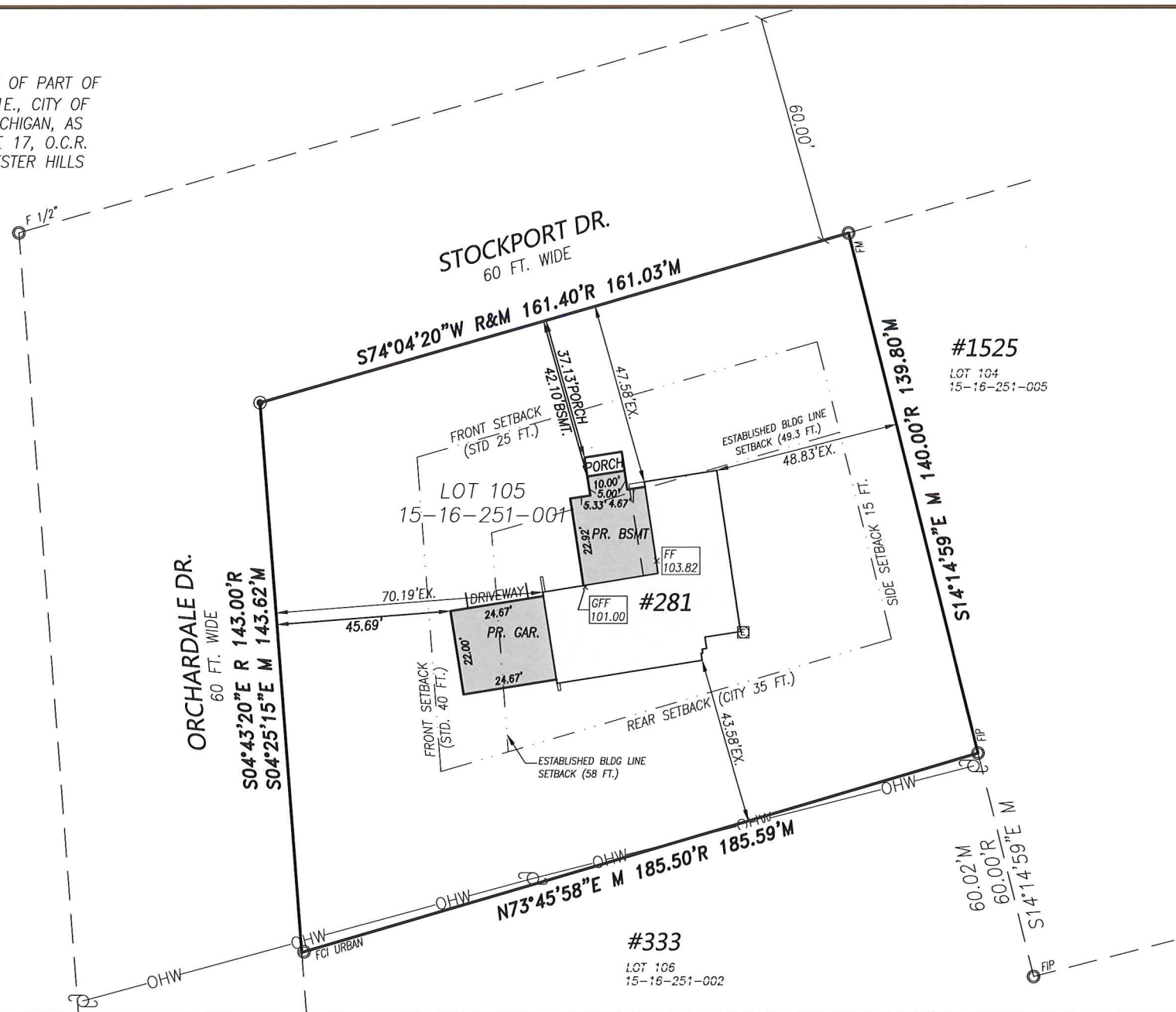
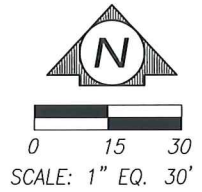


# SITE PLAN

LOT 105 OF "ROCHDALE" A SUBDIVISION OF PART OF THE E. 1/2 OF SECTION 16, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 67 OF PLATS, PAGE 17, O.C.R. ADDRESS: 281 ORCHARDALE DR., ROCHESTER HILLS SIDWELL: 15-16-251-001



## ZONING: R-1

FRONT SETBACK (STANDARD ZONING) 40 FT.  
ON CORNER LOT OTHER FRONT IS 25 FT.  
SIDE: 15 FT.  
REAR: 35 FT.  
ESTABLISHED BUILDING LINE FOR:  
STOCKPORT = 58 FT.  
ORCHARDALE = 49.3 FT.

#1525  
LOT 104  
15-16-251-005

#333  
LOT 106  
15-16-251-002



SCALE: 1"=30'	DRAWN: B.G.R.	NO.	DATE	DESCRIPTION	BY
DATE: 4/3/17	CHECK: G.H.R.	1	4-7-17	REV SETBACK LINES	GHR
JOB # 17-037	SHEET: 1 OF 1				

PREPARED FOR:  
**AMY BUNCH**  
281 ORCHARDALE DR.  
ROCHESTER HILLS, MI 48309

LEGAL DESCRIPTION:  
LOT 105 OF "ROCHDALE" A SUBDIVISION OF PART OF THE E. 1/2 OF SECTION 16, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 67 OF PLATS, PAGE 17, OAKLAND COUNTY RECORDS. ADDRESS: 281 ORCHARDALE DR., ROCHESTER HILLS SIDWELL: 15-16-251-001

**REICHERT SURVEYING INC.**  
P 248.651.0592 F 248.656.7099  
Mail@ReichertSurveying.com  
140 Flumerfelt Lane - Rochester, MI 48306

# BUNCH RENOVATION - ADDITION

281 ORCHARDALE ROAD, ROCHESTER HILLS, MI  
 RENOVATION - ADDITION



FRONT ELEVATION - AREA OF RENOVATION



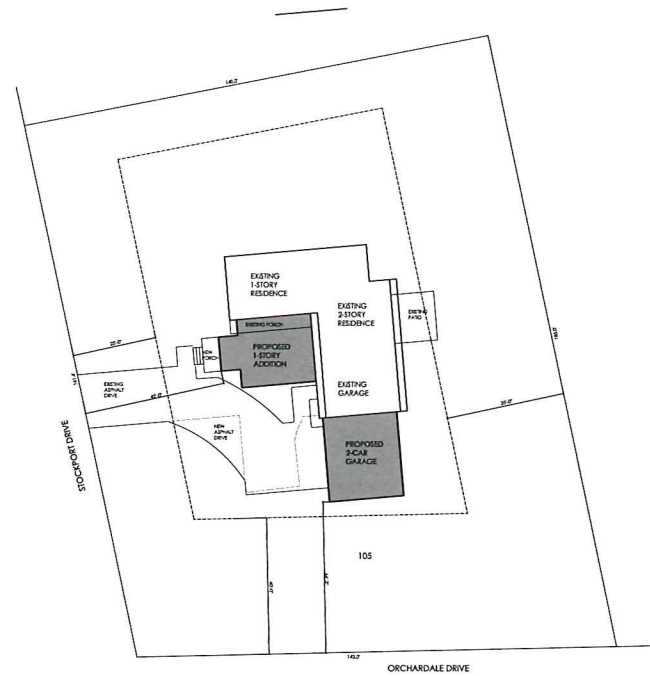
SIDE ELEVATION - AREA OF MODIFICATIONS



REAR ELEVATION - AREA OF ADDITION



SIDE ELEVATION - AREA OF ADDITION



**EGRESS WINDOW REQUIREMENTS:**  
 MINIMUM NET CLEAR OPENING 5.7 SQUARE FEET  
 MINIMUM NET CLEAR HEIGHT 24"  
 MINIMUM NET CLEAR WIDTH 20"  
 MAXIMUM SILL HEIGHT 44"

**TEMPERED GLASS AREAS:**  
 - FIXED AND SLIDING DOOR PANELS  
 - SHOWER AND BATHTUB DOOR ENCLOSURES  
 - PANELS OF GLAZING IN EXCESS OF 9 SQUARE FEET WITH LOWEST EDGE LESS THAN 18" ABOVE FINISHED FLOOR LEVEL  
 - ANY OTHER AREA PER CODE NOT LISTED

DO NOT SCALE DRAWINGS  
 USE FIGURED DIMENSIONS ONLY

**SITE PLAN (AS PROVIDED BY OWNER)**  
 SCALE: 1" = 20'-0"



LOCATION MAP (from www.google.com)

**MECHANICAL NOTES:**

1. ALL WORK TO CONFORM TO A.S.H.R.A.E. REQUIREMENTS.
2. DUCT WORK TO BE BLOWN OUT OR VACUUMED AFTER FABRICATION AND INSTALLATION AND PRIOR TO OWNER MOVE-IN.

**ELECTRICAL NOTES:**

1. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
2. CONTRACTOR TO LOCATE TRANSFORMER OR COORDINATE SERVICE WITH DETROIT Edison.
3. ELECTRICAL PANEL, CIRCUIT BREAKER TYPE, PAINTED STEEL CABINET AND DOOR WITH EACH CIRCUIT LABELED ACCORDINGLY.

**WOOD SPECIFICATIONS:**

1. WOOD CONSTRUCTION TO BE GOVERNED BY THE LATEST EDITION OF THE ATC MANUAL AND NDS (NATIONAL DESIGN STANDARDS) AS PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION)
2. LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING PROPERTIES:  
 Fb=2,600 psi, Fv=285 psi, E=1,900,000 psi,  
 Fc=750 psi, UNO.
3. LAMINATED WOOD BEAMS (GLULAM) SHALL BE VISUALLY GRADED WESTERN SPECIES 24F-V6 ATC DESIGNATION WITH THE FOLLOWING STRUCTURAL PROPERTIES: Fb=2,400 psi, Fv=145 psi, E=1,400,000 psi.
4. STUDS SHALL BE SPFTUD (M/F) OR BETTER GRADE (UNO) AT MOISTURE CONTENT (MC) 19% MAXIMUM.
5. STRUCTURAL DIMENSIONED LUMBER SUCH AS HEADERS AND JOISTS SHALL BE A MINIMUM OF #2 Hem Fir AT MC 19% MAXIMUM.
6. AT EACH WALL OPENING ADD ONE HALF OF THE TOTAL NUMBER OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND USE ONE TRIMMER STUD BELOW THE HEADER AT EACH END (UNO).
7. COLUMNS AND CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. REPEAT COLUMNS ON LOWER FLOORS BELOW UPPER COLUMN (UNO). BLOCK SOLID BELOW ALL COLUMNS TO SOLID BEARING BELOW.
8. NOTCHING OR DRILLING STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.
9. CONNECTION NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED STEEL HANGERS SIZED FOR THE CARRIED LOAD AND THE MEMBER SIZE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (i.e. A DOUBLE 2x10 MUST HAVE A SIMPSON U-210-2 HANGER, OR EQUAL), ETC.)
10. ALL EXTERIOR WALL AND ROOF SHEATHING SHALL BE APA RATED SHEATHING, EXPOSURE 1, WITH PROPER SPAN INDEX AND INSTALLED PER APA INSTALLATION GUIDE REQUIREMENTS (NAILING, SPACING, BLOCKING, STORAGE, HANDING AND PROTECTION, ETC.) (UNO).
11. PRESERVATION TREATMENT:
  - A. ALL STRUCTURAL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR LESS THAN 6" ABOVE GRADE, OR EXPOSED TO WEATHER, SHALL BE PRESURE TREATED TO A MINIMUM OF 0.40 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAT COPPER ARSENATE (ACA), OR CHROMATE COPPER ARSENATE (CCA), OR APPROVED EQUAL TREATMENT.
  - B. ALL LUMBER AT OR BELOW GRADE SHALL BE PRESURE TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR CHROMATE COPPER ARSENATE (CCA), OR APPROVED EQUAL TREATMENT.
  - C. ALL TREATED LUMBER WHICH IS CUT, DRILLED OR NOTCHED SHALL BE TREATED (DRILLED OR EXPOSED SURFACES) BY ONE OF THE PRESERVATIVES LISTED ABOVE.
12. THIS PLAN DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR FOLLOWING MINIMUM GUIDELINES SET FORTH IN THE CURRENT MICHIGAN BUILDING CODE.

**GENERAL NOTES:**

1. ALL WORK TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, WHERE INCONSISTENT, MOST STRINGENT CODE APPLIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, INCLUDING SIZE, LOCATION, ELEVATION, AND DETAILS THAT AFFECT THE WORK, AND SHALL INFORM THE OWNER, ARCHITECT AND/OR ENGINEER OF ANY CONDITIONS THAT DIFFER FROM THE RECORDING WITH THE WORK.
4. CONTRACTOR WILL FAMILIARIZE HIMSELF WITH THE CONSTRUCTION DOCUMENTS AND SHALL INFORM THE OWNER, ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, LOCATIONS AND/OR SIZES PRIOR TO THE START OF WORK.
5. CONTRACTOR WILL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS OF THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO UTILITIES AND SERVICES, AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES AND SERVICES.
6. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING AND UNDERPINNING AND ANY OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, STABILITY AND INTEGRITY OF ALL NEW CONSTRUCTION.
7. CONTRACTOR SHALL INDEMNIFY THE ARCHITECT AND ENGINEER FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THESE DOCUMENTS.
8. THE PURPOSE OF THESE DOCUMENTS IS TO OBTAIN PRIMARY BUILDING PERMITS. ALL OTHER CONSTRUCTION TRADES SHALL OBTAIN THEIR OWN PERMIT FOR ANY OTHER APPLICABLE TRADES, SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, ETC.

**FOUNDATION NOTES:**

1. SOIL BEARING PRESSURE IS ASSUMED AT 1,500 P.S.F. IF ADVERSE CONDITIONS ARE FOUND, NOTIFY OWNER, ARCHITECT AND/OR ENGINEER IMMEDIATELY.
2. CONCRETE TO BE 3,000 P.S.I AT 28 DAYS.
3. ALL BUILDING FOUNDATIONS TO BE 42" MINIMUM DEPTH AND DOWN TO UNDISTURBED SOIL.
4. ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (PCI 315 LATEST AS) (B) REINFORCING BARS ARE TO BE DEFORMED, NEW BILLET STEEL MEETING ASTM A615 G60.

**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE "CONSTRUCTION GRADE" 1,200 P.S.I. OR BETTER.
2. ALL PRE-ENGINEERED WOOD TO BE 2,000 P.S.I. OR BETTER.
3. ROOF TRUSS DIAGRAMS/SHOPS TO BE SUBMITTED TO CONTRACTOR AND ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
4. ALL WALLS TALLER THAN 10' SHALL BE FRAMED IN 2x6 STUDS.

**PLUMBING NOTES:**

1. PLUMBING SUBCONTRACTOR RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES. FIXTURES ARE SHOWN FOR LOCATION ONLY, AND SHOULD BE COORDINATED IN THE FIELD DURING CONSTRUCTION.
2. FITCH ALL DRAIN LINES 1/8" PER FOOT UNLESS NOTED OTHERWISE.
3. ALL PIPING SHALL RUN CONCEALED UNLESS NOTED OTHERWISE.
4. ALL PVC PIPING TO BE SCHEDULE 40.

**LIST OF DRAWINGS:**

- COVER
- DEMOLITION PLAN D-1
- FOUNDATION A-1
- FIRST FLOOR PLAN A-2
- ROOF AND SECOND FLOOR PLAN A-3
- ELEVATIONS A-4
- ELEVATIONS A-5
- SECTION A-6
- SECTION AND DETAILS A-7
- ELECTRICAL AND POWER PLAN E-1

SQUARE FOOTAGE:  
 EXISTING FIRST FLOOR AND GARAGE: 1,583 sqft  
 FIRST FLOOR ADDITION: 510 sqft  
 NEW GARAGE ADDITION: 545 sqft  
 2,638 sqft = GROSS SQUARE FOOTAGE  
 ESTIMATED LOT: 23,942sf

**GENERAL NOTES AND SPECIFICATIONS**

APPLICABLE CODE:  
 2009 MICHIGAN RESIDENTIAL CODE

**SITE NOTES:**

1. CONTRACTOR TO CONTACT MISS DIG 1-800-402-7171, 72 HRS PRIOR TO EXCAVATION
2. CONTRACTOR MUST INSTALL SOIL EROSION PROTECTION PRIOR TO ISSUANCE OF PERMIT. MAINTAIN DURING CONSTRUCTION. PROTECT EXISTING TREES TO REMAIN.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL OFF-SITE UTILITY CONNECTIONS AND THEIR LEADS, AND INSTALLING THEM INTO NEW BUILDING. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND FEES. COORDINATE ALL UTILITY LOCATIONS AT FOOTINGS OR FOUNDATION WALLS.
4. GENERAL CONTRACTOR MUST REVIEW SITE PRIOR TO SUBMITTING ESTIMATE TO REVIEW EXISTING SITE CONDITIONS. GENERAL CONTRACTOR MUST PROVIDE STAKE OUT OF FOOTPRINT BY REG. LAND SURVEYOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OR PROTECTION OF ALL TREES AND VEGETATION AT HOUSE AS DIRECTED BY OWNER.
5. EXACT HOUSE PLACEMENT (STAKE-OUT) TO BE APPROVED BY OWNER PRIOR TO EXCAVATION.
6. GENERAL CONTRACTOR MUST GRUB SITE AS REQUIRED AND SAVE ALL TOP SOIL. REMOVE EXCESS DIRT AND SPILLS.
7. ANY HIDDEN CONDITIONS DISCOVERED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO INADEQUATE SOILS IS TO BE REPORTED IMMEDIATELY AND CONSTRUCTION IN THE AFFECTED AREA HALTED.
8. DEWATERING: PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE. REMOVE WATER TO PREVENT SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.
9. CONTRACTOR SHALL PROVIDE SOIL BORINGS TO VERIFY THE EXACT MAKE-UP AND COMPRESSIVE STRENGTH OF SOILS PRIOR TO ANY FIELD WORK OR EXCAVATIONS

**BUNCH RENOVATION - ADDITION**  
 281 ORCHARDALE ROAD, ROCHESTER HILLS, MI  
 RENOVATION - ADDITION

**Project #1612**

SCOPE OF DEMOLITION:

REMOVE SECTIONS OF WALL AS INDICATED TO PREPARE FOR ADDITIONAL CONSTRUCTION TO EXISTING HOUSE. EXISTING GARAGE WILL BECOME PART OF THE RESIDENCE, AND A NEW GARAGE WILL BE CONSTRUCTED. REMOVE EXISTING FLOORPLAN TO INCLUDE ENLARGED FAMILY ROOM, DINING ROOM, RELOCATED KITCHEN, PANTRY, RENOVATED HOME OFFICE, ENLARGED PLAYROOM, NEW MAIN AND SECONDARY ENTRY, RELOCATION OF LAUNDRY ROOM AND ADDITION OF STORAGE AND MUDROOM.

PREPARE SITE FOR NEW CONSTRUCTION. PROTECT ALL EXISTING TO REMAIN. ENSURE SAFETY OF EXISTING STRUCTURE AND UTILITIES. COORDINATE WITH CITY AND OTHER LOCAL AUTHORITIES AS REQUIRED.

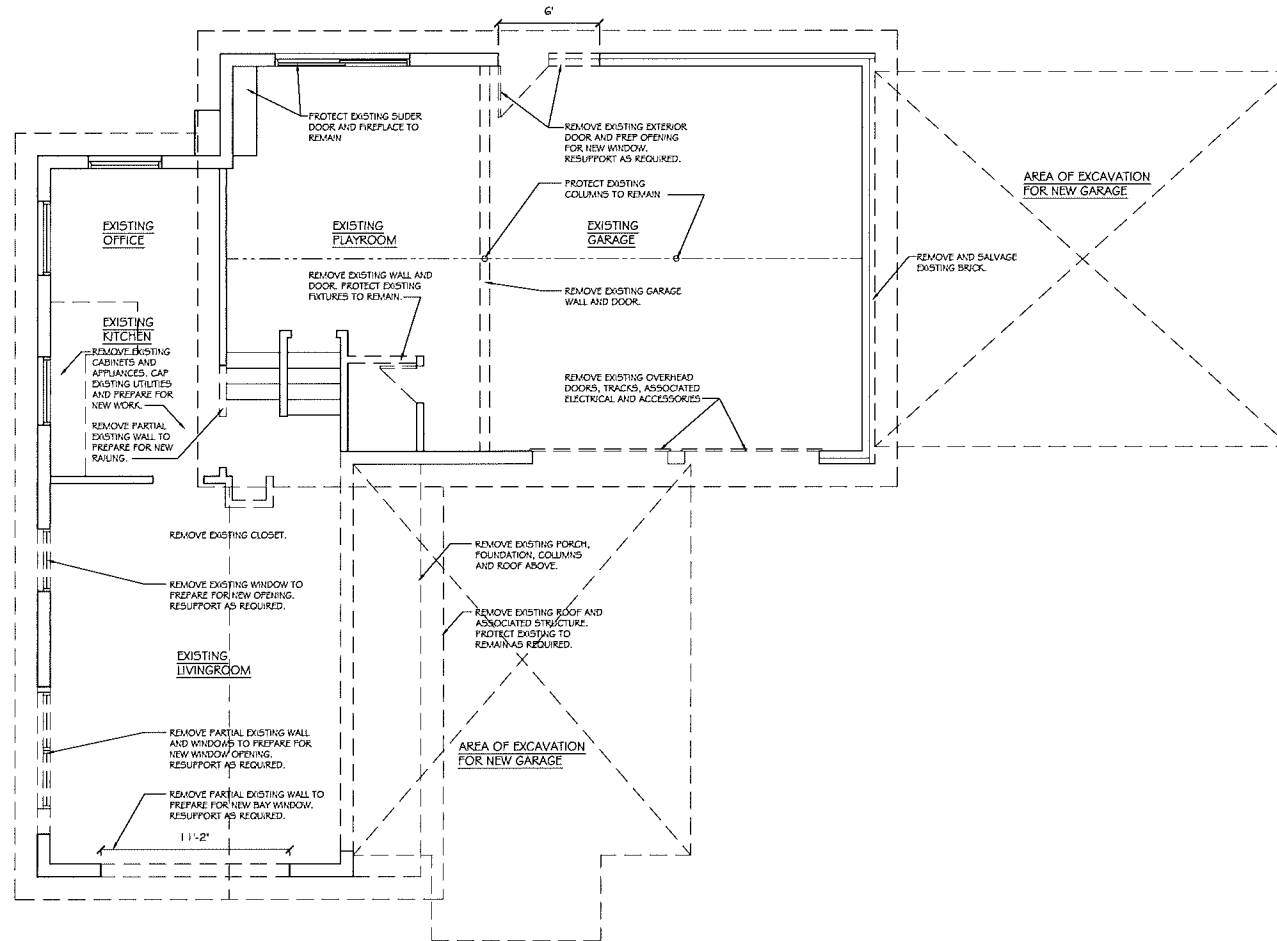
PROJECT

**Bunch  
 Residence**  
 Renovation/ Addition

281 Orchardside Road  
 Rochester Hills, MI

DEMOLITION NOTES:

1. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO START OF DEMOLITION AND MUST MAKE EVERY EFFORT TO PROTECT THEM OR RELOCATE AS REQUIRED. DISCONNECT AND RELOCATE/UPGRADE AS REQUIRED.
2. GENERAL CONTRACTOR MUST VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING ESTIMATE.
3. GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS, TAP FEES, BONDING, AND INSURANCES (WORKERS, VEHICLES, GENERAL PROPERTY). PROVIDE VERIFICATION TO OWNER.
4. GENERAL CONTRACTOR MUST MAINTAIN A SAFE, CLEAN WORKSITE. MUST KEEP STREET FREE OF DEBRIS AND DISPOSE OF ALL DEBRIS IN A TIDELY, LEGAL MANNER. STAGING OF MATERIALS MUST BE CONTAINED ON SITE. WORKMANS PARKING MUST BE DONE IN A LEGAL MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS OR THE SURROUNDING NEIGHBORS.
5. GENERAL CONTRACTOR MUST OBTAIN AUTHORIZATION BY OWNER FOR ANY EXTERIOR METER LOCATIONS AND COORDINATE WITH UTILITY COMPANIES. PROVIDE SCREENING AS REQ'D BY LOCAL ORDINANCE.
6. ALL WORK MUST CONFORM TO ALL STATUTES OF THE INTERNATIONAL BUILDING CODE (SECTION IN EFFECT AT THE TIME OF PERMIT), ALL STATE, COUNTY AND LOCAL ORDINANCES AND CURRENT BARBER FEE REGULATIONS. IF DISCREPANCIES IN DRAWINGS APPEAR, WORK MUST BE PERFORMED PER CODE.
7. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, ELECTRICAL SERVICE, HEATING UNITS, WEATHER PROTECTION, TOILET UNIT, FIRE EXTINGUISHERS, CRUSHED CONCRETE STAGING DRIVE, SAFETY BARRICADES AND SIGNAGE.
8. ALL UTILITIES TO BE CUT, CAPPED, LABELED AND RELOCATED AS REQUIRED.
9. VERIFY ALL POINTS OF EXIST. BRG AND PROVIDE TEMPORARY SUPPORT/ SHORING AS REQ'D UNTIL ALL EXISTING BEARING CONDITIONS ARE INSTALLED AND TRANSFERRED TO PERMANENT SUPPORT. VERIFY CAPACITY OF EXIST. LOAD CARRYING MEMBERS.
10. PROTECT EXISTING FACILITIES ON OWNERS PROPERTY IN A MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS AND ADJOINING PROPERTY.
11. PROVIDE BRACING AND SHORING AS REQUIRED TO MAINTAIN SIDES AND TO PROTECT ADJACENT STRUCTURES. PROVIDE BARRICADES/ WARNING LIGHTS AS REQUIRED BY LOCAL AUTHORITIES.
12. THE BUILDING DESIGN ENGINEER/ DESIGNER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO REMOVE THE DESIGNATED PORTION OF THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING/BRACING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING AND BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT BY THE CONTRACTOR IS PROOF OF ACCEPTANCE OF THE ABOVE MENTIONED ITEMS.
13. FIELD MODIFICATIONS OR CUTTING OF PRE-ENGINEERED TRUSSES/ STL BAR JOISTS IS STRICTLY PROHIBITED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT AND DETAILS FROM A LICENSED PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN TRUSS/ BAR JOIST DESIGN AND MODIFICATIONS.
14. DISPOSE OF EXCESS MATERIALS AND DEBRIS IN A LEGAL MANNER. PROVIDE TEMPORARY SUPPORT/ BRACING AND ENCLOSURE AS REQUIRED.
15. IN-ORGANIC MATERIAL SHALL NOT BE LEFT TO BE COVERED WITH NEW BACKFILL.
16. BACKFILL EXCAVATIONS AS PROVVETLY AS WORK PERMITS. USE GRANULAR SOIL MATERIAL. DO NOT BACKFILL AGAINST UNSUPPORTED WALLS. IF BACKFILLING OPERATIONS ARE TO OCCUR PRIOR TO NEW WALL CONSTRUCTION, CONTRACTOR MUST TEMPORARILY SHORKE AND BRACE ACCORDINGLY.
17. GRADING: UNIFORMLY GRADE AREAS AS INDICATED. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE AND TO PREVENT PONDING (5% SLOPE MAXIMUM - VERIFY IN FIELD) ALLOW FOR 4" PLACEMENT OF TOPSOIL. PROVIDE NEW SUB-GRADE DRAINAGE AND CATCH BASINS AS REQ'D TO PROVIDE ADEQUATE ON-SITE DRAINAGE.
18. CONTRACTOR TO PATCH, REPAIR AND/OR REPLACE ANY EXISTING CONSTRUCTION DAMAGED DURING OR DUE TO RENOVATION WITH MATERIALS AND FINISHES TO MATCH EXISTING ADJACENT MATERIAL FINISH.



SHEET TITLE

DEMOLITION PLANS

DATE

02-05-17 75% OWNER REVIEW  
 02-19-17 90% OWNER REVIEW  
 04-06-17 BIDS AND PERMITS

DO NOT SCALE  
 DRAWINGS  
 USE FIGURED  
 DIMENSIONS  
 ONLY

JOB NO.

1612

SHEET NO.

D-1



**DOOR SCHEDULE**

1	3'-0" x 6'-8" EXTERIOR DOOR
2	4'-0" x 6'-8" WOOD BI-FOLD DOOR
3	2'-6" x 6'-8" FRENCH DOOR
4	2'-8" x 6'-8" WOOD DOOR
5	2'-2" x 6'-8" WOOD DOOR
6	3'-0" x 6'-8" WOOD DOOR
7	NOT USED
8	3'-0" x 6'-8" WOOD DOOR
9	3'-0" x 6'-8" WOOD DOOR
10	3'-0" x 6'-8" WOOD DOOR
11	3'-0" x 6'-8" EXTERIOR DOOR
12	3'-0" x 6'-8" EXTERIOR DOOR
13	16'-0" x 7'-0" GARAGE DOOR WITH OPERATOR

**WINDOW SCHEDULE**

1	(3) 3'-0" x 4'-8" GANGED DOUBLE HUNG
2	2'-0" x 4'-8" DOUBLE HUNG
3	1'-6" x 3'-8" DOUBLE HUNG
4	2'-0" x 3'-0" DOUBLE HUNG
5	2'-0" x 4'-8" DOUBLE HUNG
6	3'-0" x 4'-8" DOUBLE HUNG
7	3'-0" x 4'-8" DOUBLE HUNG
8	2'-0" x 3'-0" DOUBLE HUNG
9	(3) 3'-6" x 2'-0" GANGED DOUBLE HUNG
10	(2) 3'-0" x 4'-8" GANGED DOUBLE HUNG
11	3'-2" x 3'-2" DOUBLE HUNG
12	(2) 3'-0" x 4'-8" GANGED DOUBLE HUNG

**WALL LEGEND**

1	3/4" GYPSUM BOARD BOTH SIDES OF 2x4 AT 16" O.C. USE 1/2" WATER RESISTANT GYPSUM BOARD IN BATHROOMS. NOTE: PROVIDE WOOD BLOCKING IN WALLS TO RECEIVE APPLIED FIXTURES, RAILINGS, CABINETS, ETC. NOTE ON PLANS WHERE 2x6 STUDS ARE USED.
2	4" NOM. BRICK, 1" AIR SPACE, 2x6 WOOD STUDS AT 16" O.C. WITH CELLULOSE INSULATION AND 1/2" GYPSUM BOARD ONE SIDE
3	3/4" GYPSUM BOARD BOTH SIDES OF 2x6 AT 16" O.C. WITH CELLULOSE INSULATION FOR A 1-HOUR FIRE-RATED WALL

- 4 APPROVED SMOKE DETECTOR REQUIRED IN ALL SLEEPING AREAS. ADJACENT TO ALL SLEEPING AREAS AND ON ALL LEVELS. INTERCONNECTED WITH BATTERY BACK-UP, PER SECTION S14.3.
- 5 PROVIDE CARBON MONOXIDE DETECTORS PER SECTION K315.1.
- 6 PROVIDE ATTIC ACCESS IN LOCATION PER OWNER'S DIRECTION

**MATERIALS:**  
 NOTES: CONFIRM ALL MANUFACTURERS, COLORS, STYLES AND FINISHES WITH OWNER PRIOR TO ORDERING

**ROOF:** - SHINGLES TO MATCH EXISTING

**SHAKE:** -

**BRICK:** - MATCH EXISTING

**STONE:** - CONFIRM FINAL SELECTION WITH OWNER

WINDOW TRIM AT SHAKES TO BE SAME COLOR AS THE SHAKES. PROVIDE STONE SURROUND AT WINDOWS IN STONE

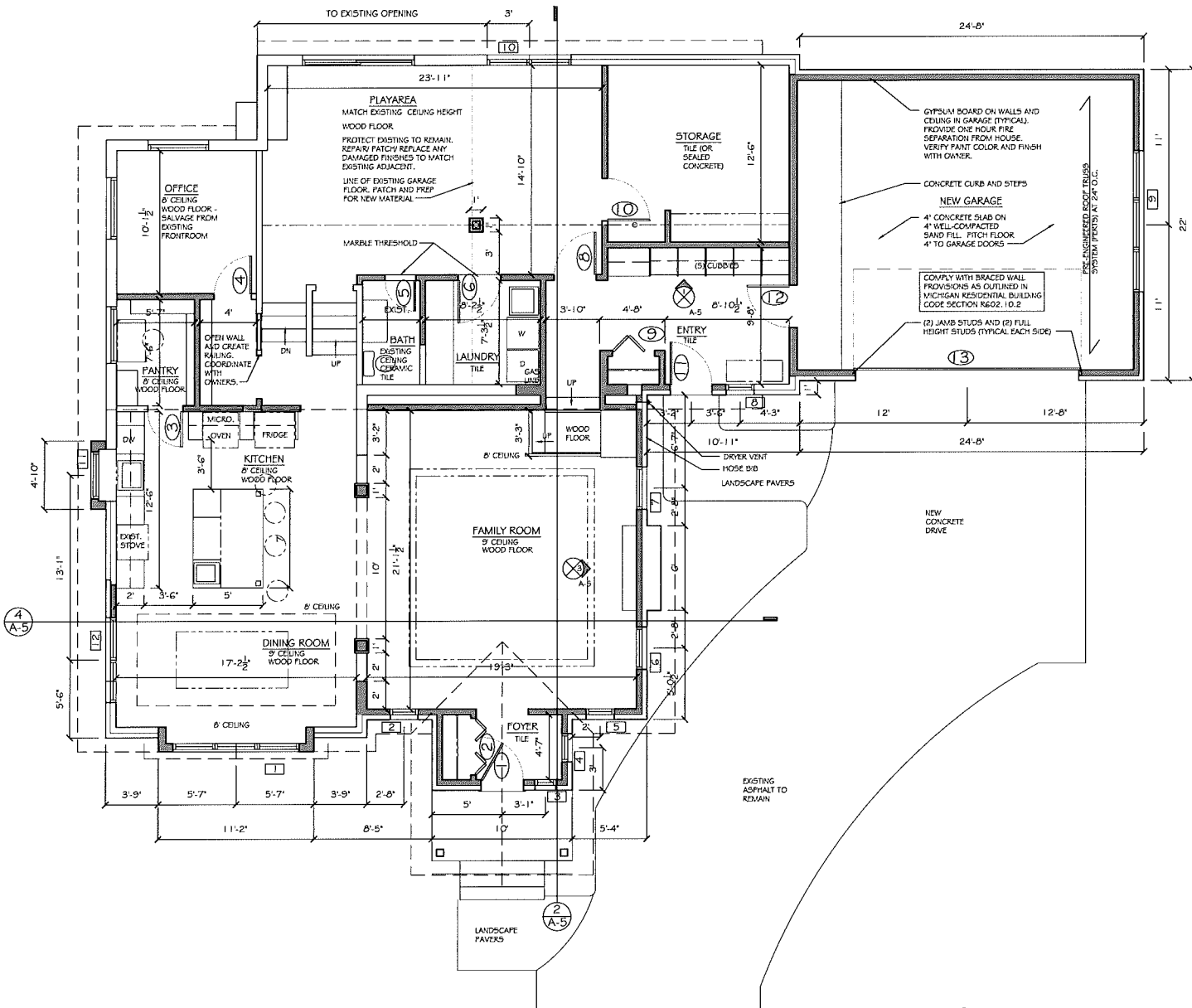
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 FIRST FLOOR PLAN

DATE  
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 02-19-17 90% OWNER REVIEW  
 04-06-17 BIDS AND PERMITS

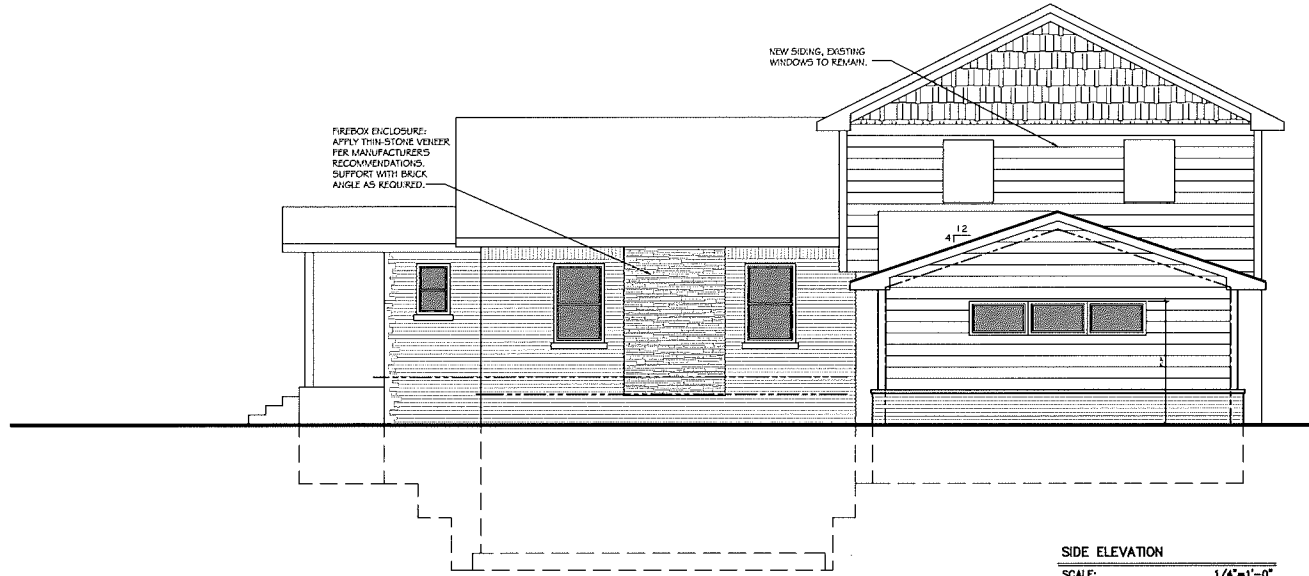
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JOB NO.  
 1612

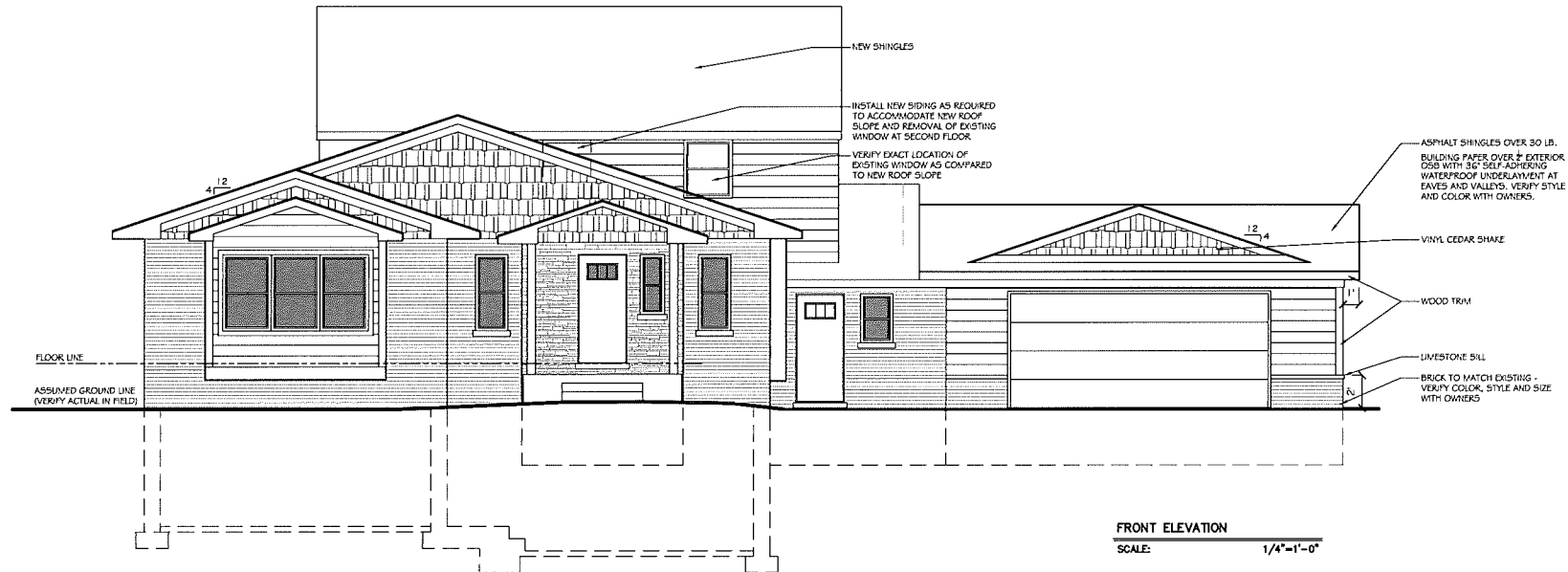
SHEET NO.  
 A-2



PROJECT  
**Bunch  
 Residence**  
 Renovation/ Addition  
 281 Orchardale Road  
 Rochester Hills, MI



**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



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

SHEET TITLE  
 ELEVATIONS

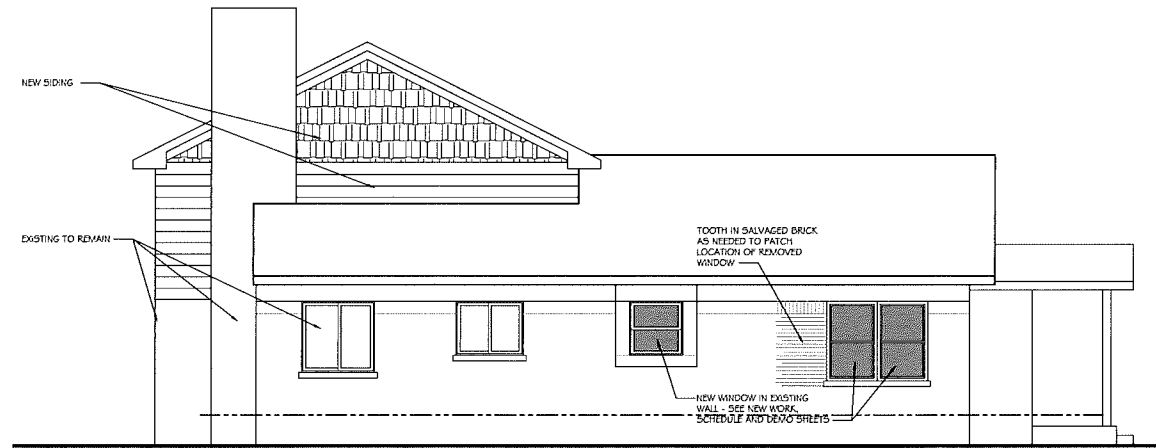
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 04-06-17 BIDS AND PERMITS

**DO NOT SCALE  
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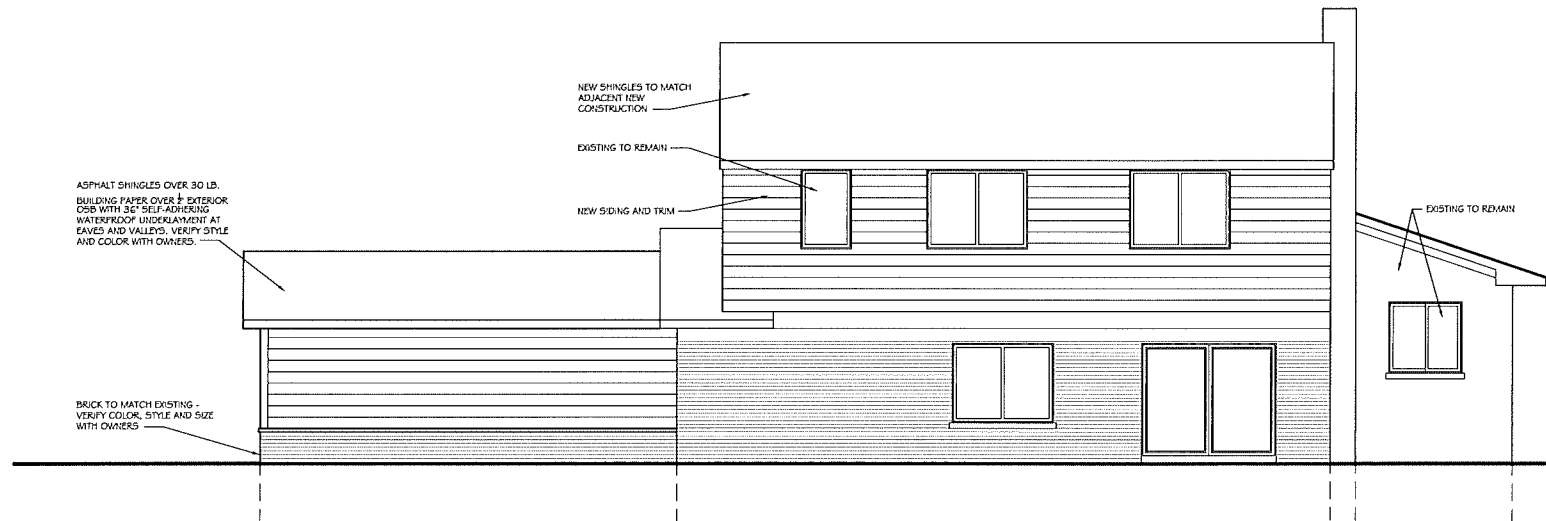
JOB NO.  
 1612

SHEET NO.  
 A-3

PROJECT  
**Bunch  
 Residence**  
 Renovation/ Addition  
 281 Orchardale Road  
 Rochester Hills, MI



**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



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

SHEET TITLE  
 ELEVATIONS

DATE  
 02-05-17 75% OWNER REVIEW  
 02-19-17 90% OWNER REVIEW  
 04-06-17 BIDS AND PERMITS

DO NOT SCALE  
 DRAWINGS  
 USE FIGURED  
 DIMENSIONS  
 ONLY

JOB NO.  
 1612

SHEET NO.  
 A-4

PROJECT  
**Bunch  
Residence**  
Renovation/ Addition  
281 Orchardale Road  
Rochester Hills, MI

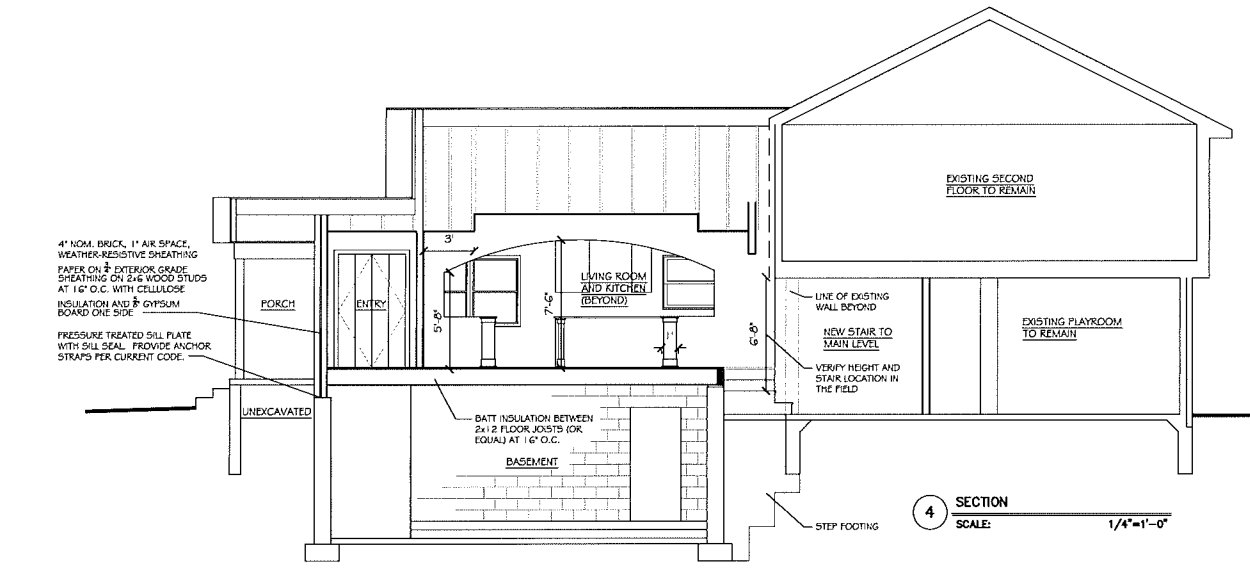
SHEET TITLE  
SECTIONS, DETAILS AND  
INTERIOR ELEVATIONS

DATE  
02-05-17 75% OWNER REVIEW  
02-19-17 90% OWNER REVIEW  
04-06-17 BIDS AND PERMITS

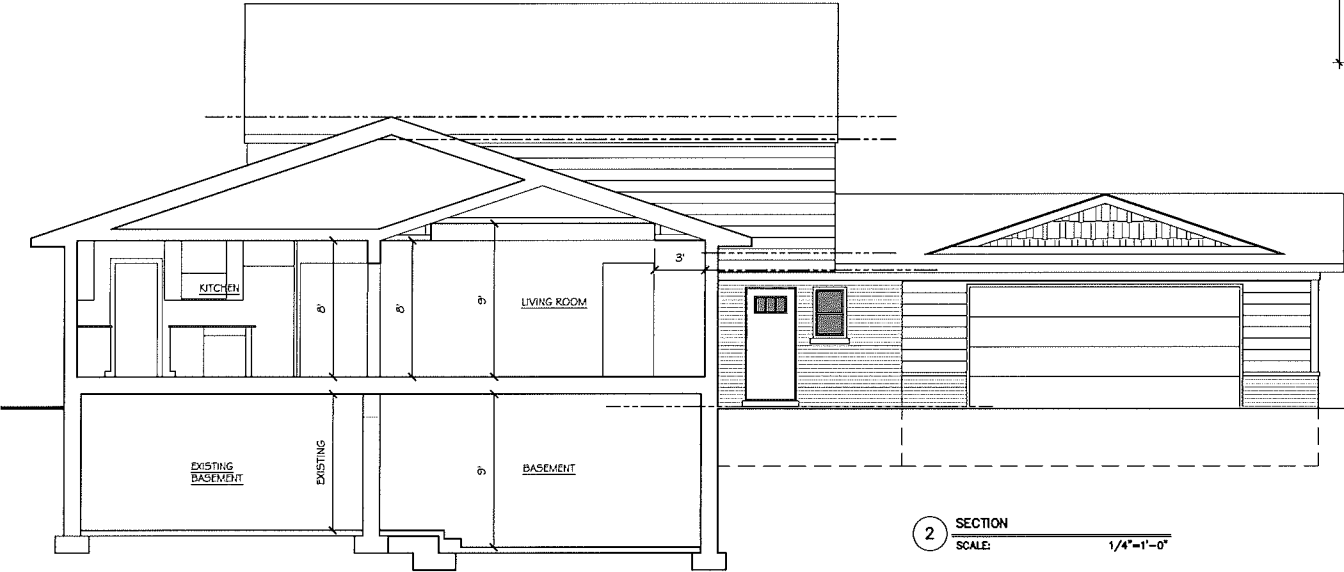
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JOB NO.  
1612

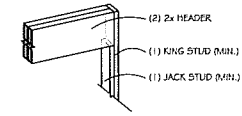
SHEET NO.  
A-5



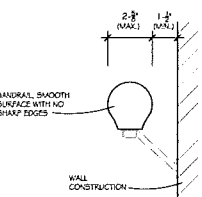
4 SECTION  
SCALE: 1/4"=1'-0"



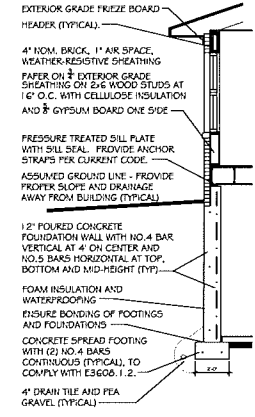
2 SECTION  
SCALE: 1/4"=1'-0"



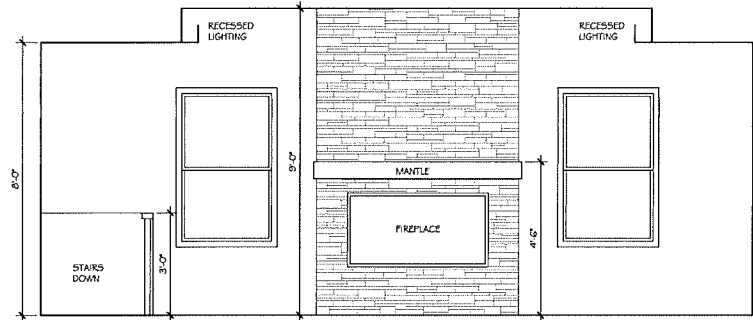
TYPICAL HEADER DETAIL  
SCALE: NTS



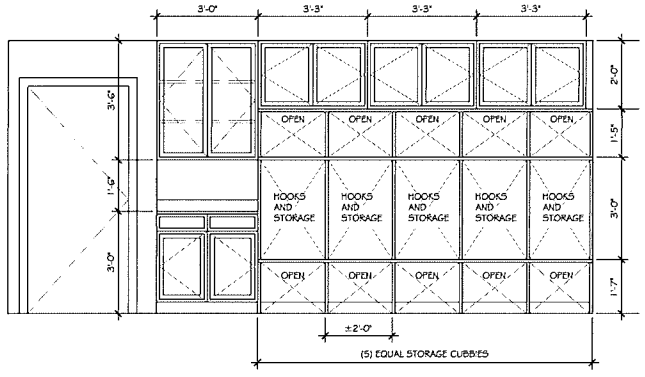
TYPICAL HANDRAIL DETAIL  
SCALE: NTS



TYPICAL WALL SECTION  
SCALE: NTS



3 INTERIOR ELEVATION  
SCALE: 1/2"=1'-0"



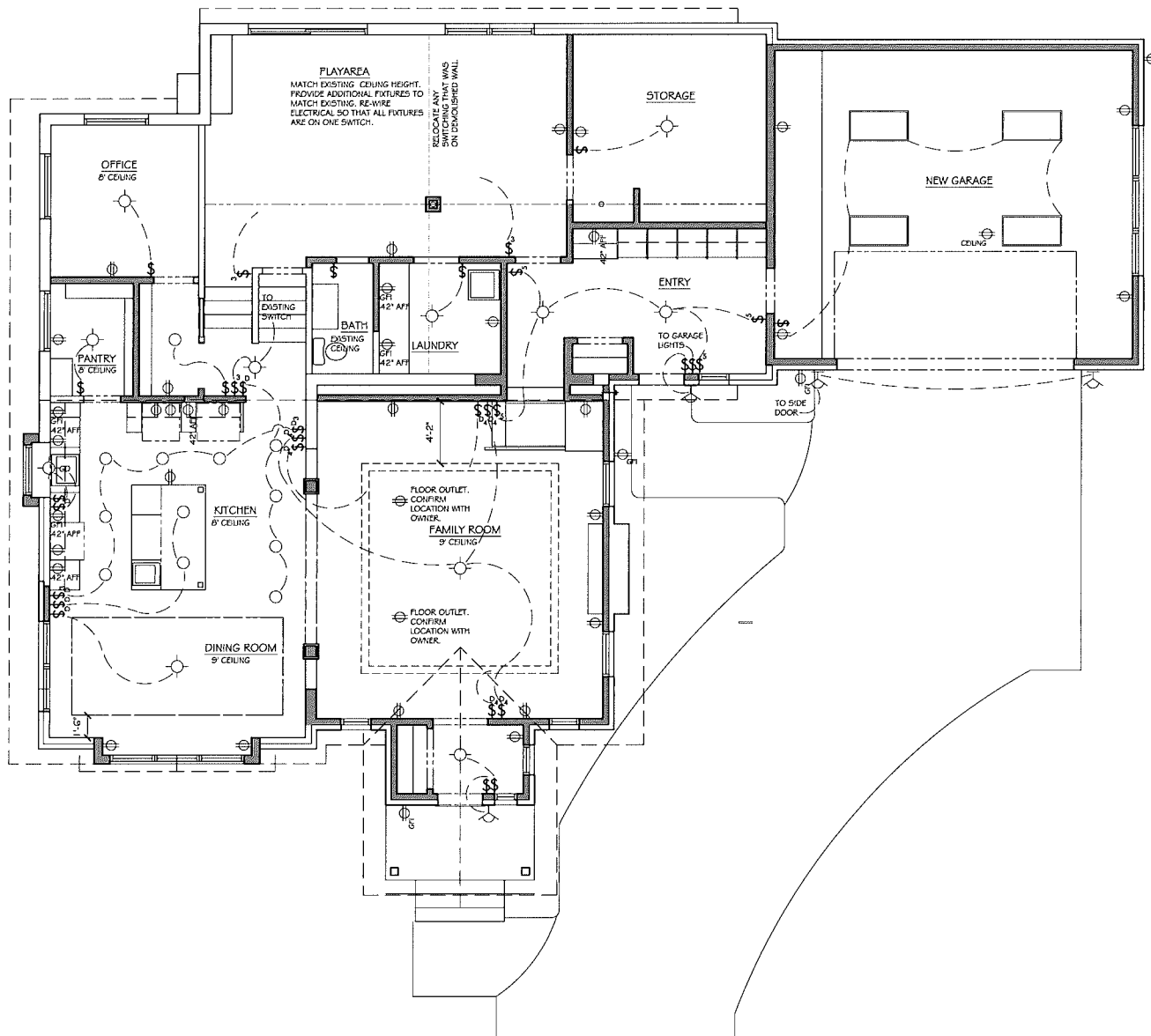
1 INTERIOR ELEVATION  
SCALE: 1/2"=1'-0"



- POWER/LIGHTING LEGEND**  
 NOTE: VERIFY ALL FIXTURES WITH OWNER PRIOR TO INSTALLATION.
- ◻ EXISTING TO REMAIN
  - ⊠ WALL-MOUNTED FIXTURE
  - ⊗ CEILING FAN WITH INTEGRAL LIGHTING FIXTURE; SWITCH FAN AND LIGHT SEPARATELY
  - ⊕ CEILING-MOUNTED FIXTURE
  - RECESSED LIGHTING
  - FIXTURE APPROVED FOR INSTALLATION IN SHOWER/CLOSET CEILING
  - FIXTURE APPROVED FOR INSTALLATION IN GARAGE - VERIFY WITH OWNER

**PROJECT**  
**Bunch Residence**  
 Renovation/ Addition  
 281 Orchardale Road  
 Rochester Hills, MI

- ⊖ EXHAUST FAN
  - ⊕ DUPLEX OUTLET
  - ⊕ QUAD OUTLET
  - ⊕ GFI OUTLET; MOUNT AT 42" A.F.F.
  - ⊕ SWITCH
  - D ON DIMMER
- APPROVED SMOKE DETECTOR REQUIRED IN ALL BEDROOMS. INTERCONNECTED WITH BATTERY BACKUP.



**SHEET TITLE**  
 FIRST FLOOR POWER AND ELECTRICAL PLAN

**DATE**  
 02-05-17 75% OWNER REVIEW  
 02-19-17 90% OWNER REVIEW  
 04-06-17 BIDS AND PERMITS

DO NOT SCALE  
 DRAWINGS  
 USE FIGURED  
 DIMENSIONS  
 ONLY

**JOB NO.**  
 1612

**SHEET NO.**  
 E-1