

Robertson Brothers
Proposed Contemporary Elevations
Richmond

11-13-18





17'

40'

24'



16'-6"

23'

40'

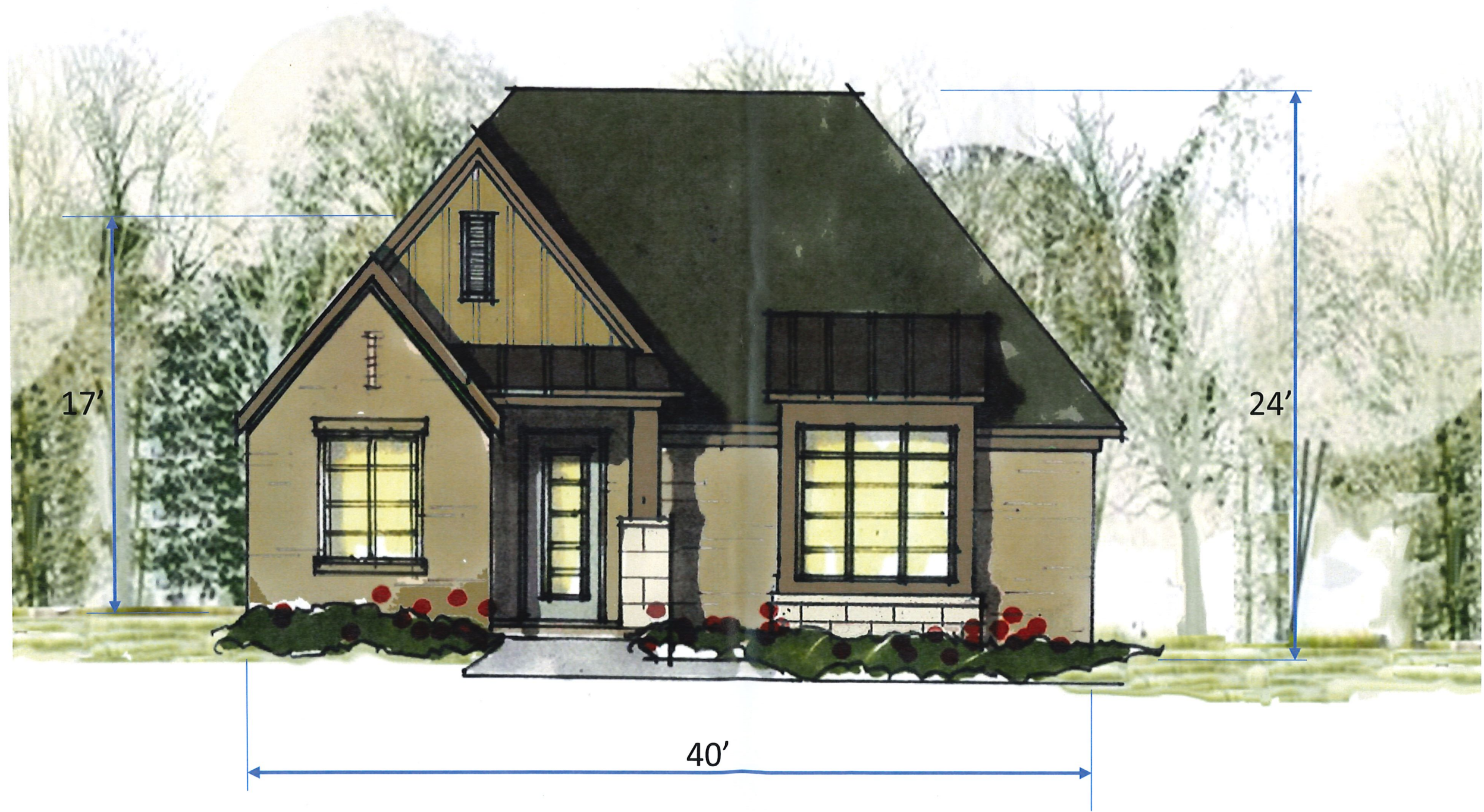




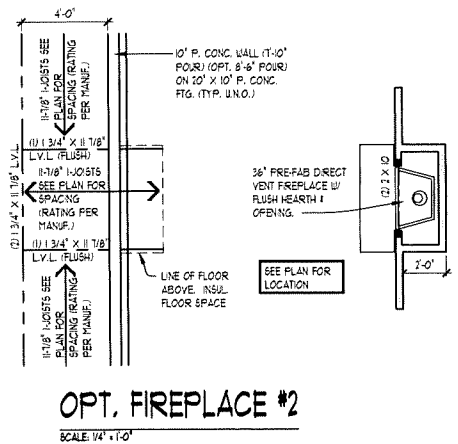
16'

22'

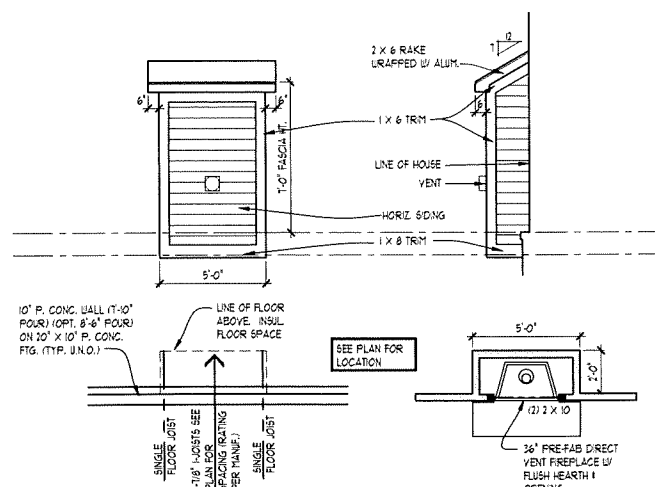
40'



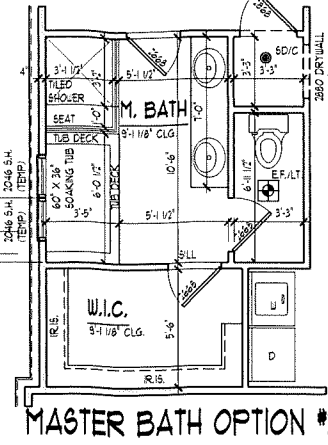




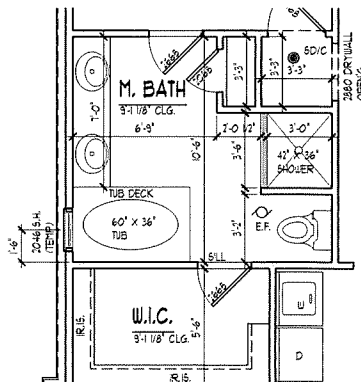
OPT. FIREPLACE #2
SCALE: 1/4" = 1'-0"



OPT. FIREPLACE #1
SCALE: 1/4" = 1'-0"

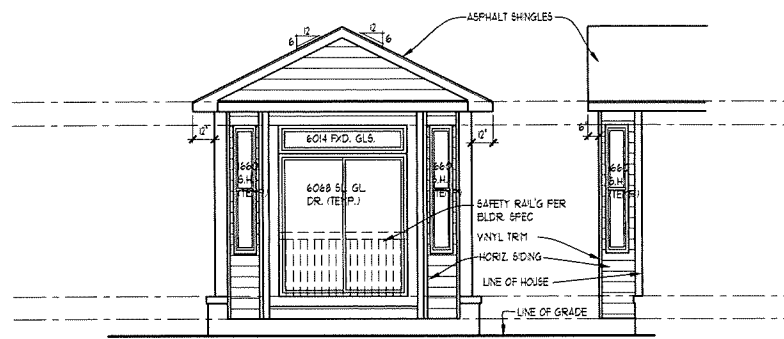


MASTER BATH OPTION #2
SCALE: 1/4" = 1'-0"

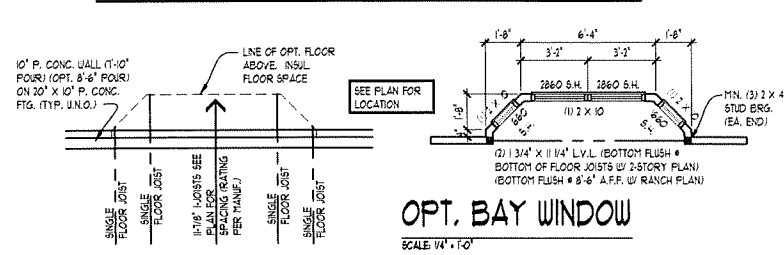
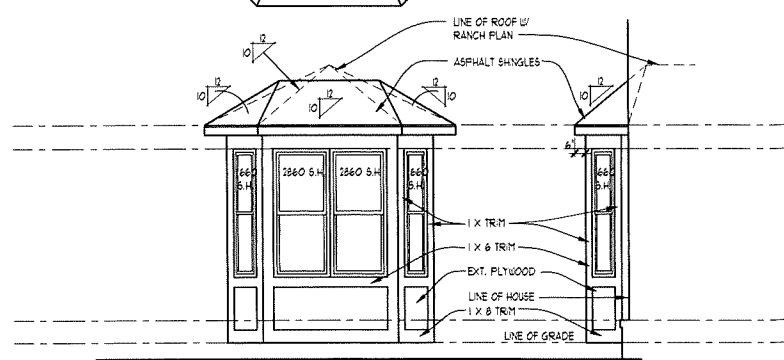
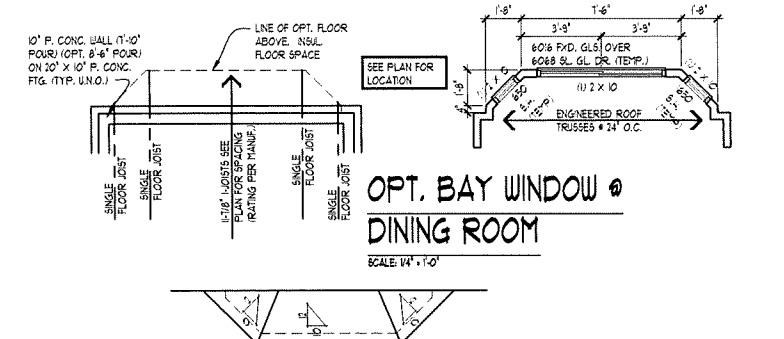


MASTER BATH OPTION #1
SCALE: 1/4" = 1'-0"

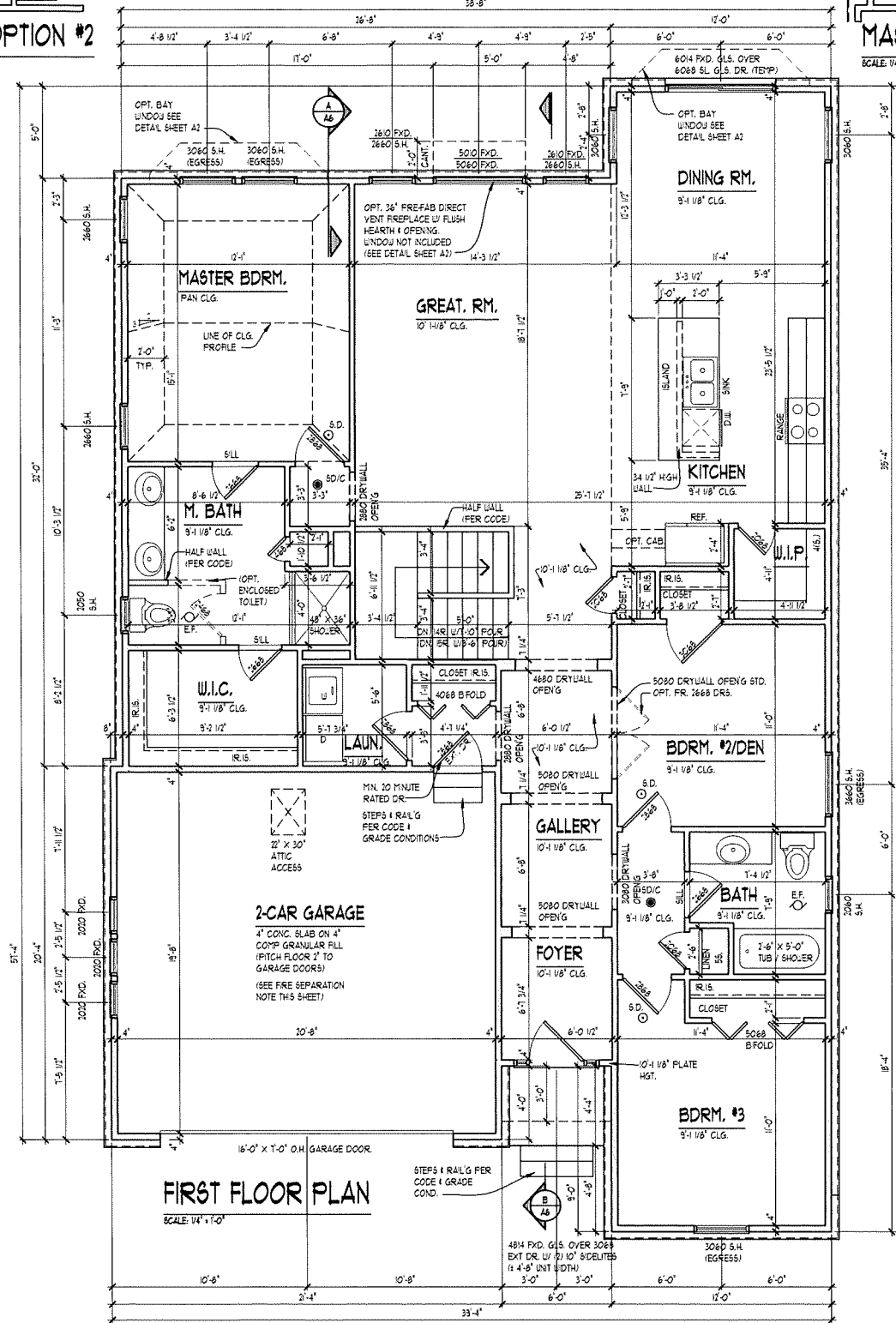
- PLAN NOTES**
- INTERIOR WALLS:**
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3/2" THICK TYPICAL (UNLESS NOTED OTHERWISE).
- EXTERIOR WALLS:**
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2x4 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 4" THICK WITH SIDING AND 2" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE).
- TRUSSES TO BEAR ON EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE.
 - OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 203 NRC SECTION R302.5.1).
 - VENT ALL EXHAUST FANS TO EXTERIOR.
 - WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
 - INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
 - USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
 - ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL. ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
 - PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
 - PROVIDE SOLASH BLOCKS UNDER ALL BEARING CONDITIONS.
 - GARAGE WALLS TO BE 2x6 STUDS P. OVER 10'-8" TALL.



OPT. BAY WINDOW @ DINING ROOM
SCALE: 1/4" = 1'-0"



OPT. BAY WINDOW
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL SMOKE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASTING UNLESS NOTED OTHERWISE.

NOTE:
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER.

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS.

FIRE SEPARATION NOTE
FIRE SEPARATION (R302.6) GIBBS SPACE BETWEEN 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. DROP CLG. UNDER FLR. ABV. ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDG.

AREA SUMMARY:

OVERALL FLOOR AREA	176 S.F.
FIRST FLOOR	176 S.F.
TOTAL AREA	176 S.F.

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CLIENT / PROJECT

ROBERTSON BROTHERS
RICHMOND GARAGE LEFT

JOB No. 14-201

DRAWN: ECT

CHECKED: ECT

REVIEW:

FINAL: 7-14-14

REVISION: 11-4-15

REVISION: 7-8-16

REVISION: 4-28-17

SCALE:
PER PLAN

SHEET #
A2