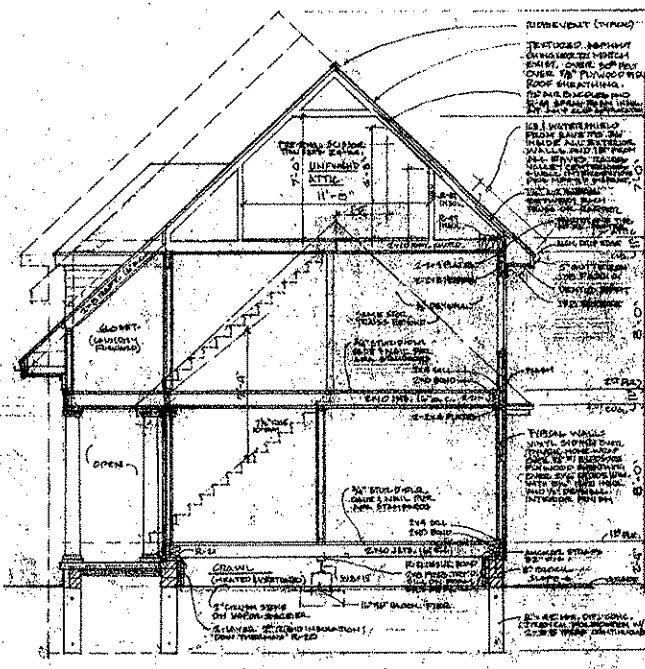
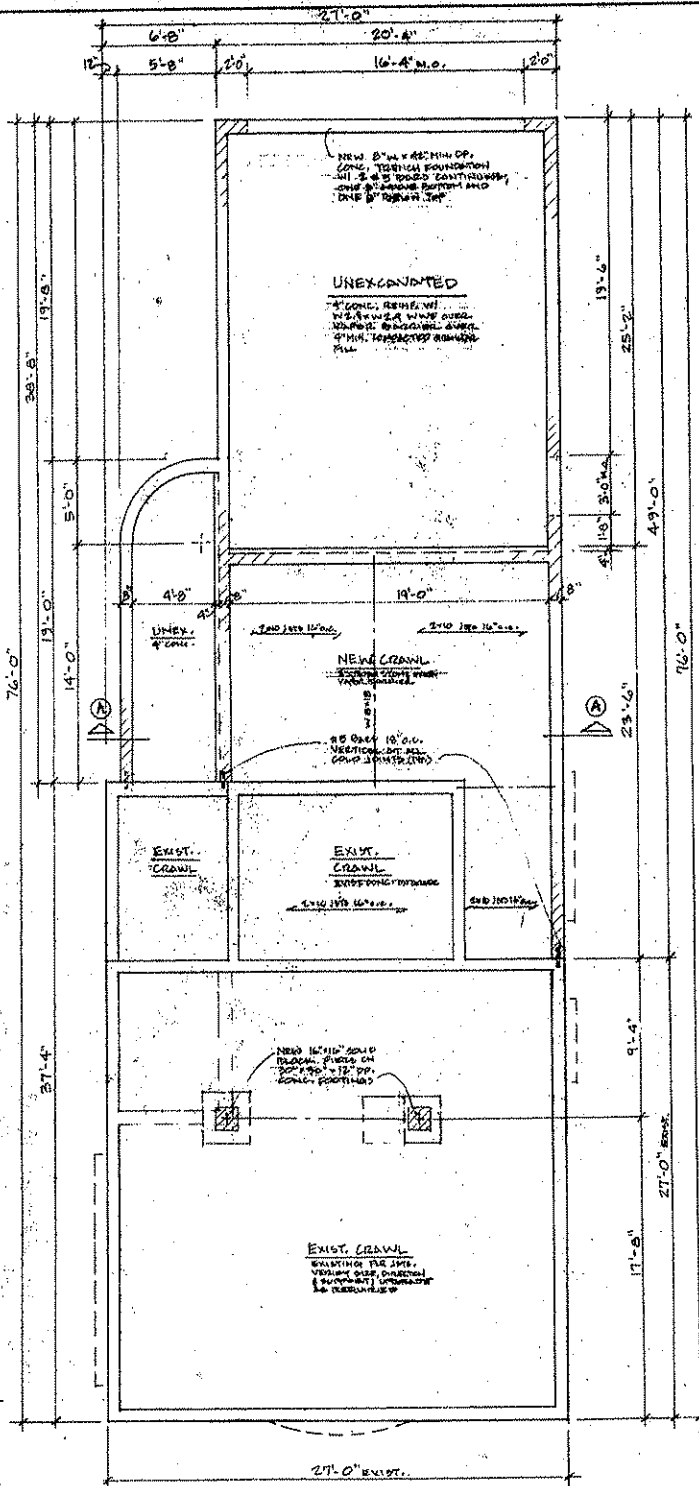


GENERAL NOTES

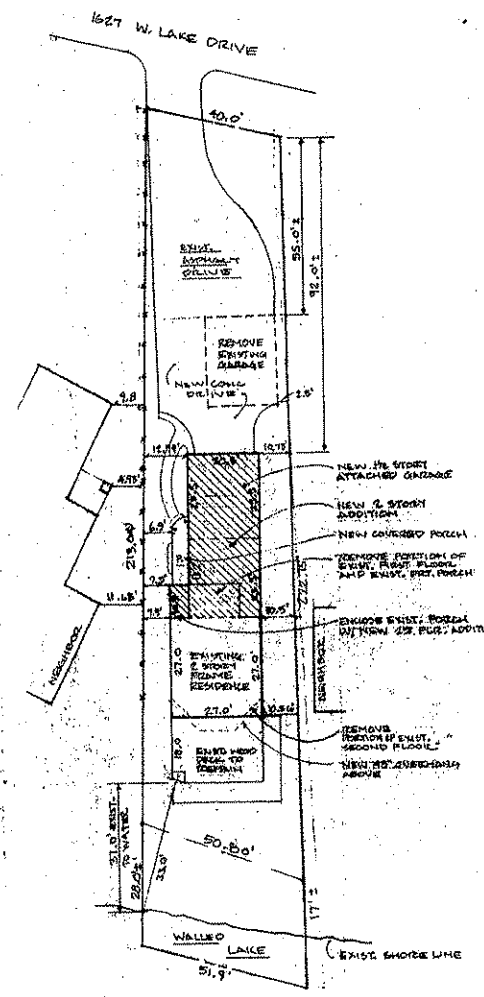
- 1. ALL NEW WORK TO CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND OTHER REGULATORY RESTRICTIONS.
- 2. VERIFY ALL DIMENSIONS, ROOF PITCHES, ETC. W/ EXISTING STRUCTURE. IF DISCREPANCIES ARISE, NOTIFY DESIGNER BEFORE CONTINUING WORK.
- 3. FOOTINGS TO BE MIN. 4" DEEP AND BEAR ON UNDISTURBED SOIL. RECONSTRUCTION OF FOUNDATIONS SHOWN.
- 4. FINISH GRADE ALL AREAS DISTURBED BY CONSTRUCTION TO LEVELS COMPATIBLE WITH ADJACENT TOPOGRAPHY. GRADE SO THAT WATER FLOWS AWAY FROM BUILDING AND TO ESTABLISHED DRAINAGE COURSES.
- 5. VERIFY LOCATION OF ALL UTILITIES AND PROTECT DURING CONSTRUCTION. EACH INDIVIDUAL UTILITY IS IDENTIFIABLE TO VERIFY LOTS OF EXISTING UTILITIES RELOCATED AS REQUIRED.
- 6. ALL STRUCTURAL STEEL TO CONFORM TO ASTM-36.
- 7. WOOD JOIST JOISTS PROVIDE SOLID BLOCKING TO ALL JOIST JOISTS AT ALL HEADERS AND BEAMS. DOUBLE JOIST OR LADDER UNDER ALL WALLS & PARTITIONS.
- 8. WOOD STUDS: GABLE/END WALLS: STUD GRADE; KILN DRIED; MOISTURE CONTENT 19%.
- 9. FRAMING LUMBERS: FLOOR: 2" x 10" S.P. # 2 OR BETTER; E.A. 2" x 10" S.P. # 2 OR BETTER; WALL: 2" x 4" S.P. # 2 OR BETTER; ROOF: 2" x 6" S.P. # 2 OR BETTER; TRUSS: 2" x 6" S.P. # 2 OR BETTER; 2" x 6" S.P. # 2 OR BETTER; 2" x 6" S.P. # 2 OR BETTER.
- 10. LAMINATED VENEER LUMBER (LVL): SPAN; MICRO LAM; PARALLAM; 1 1/2" x 8" OR 1 1/2" x 10" OR 1 1/2" x 12" AS INDICATED; 1 1/2" x 8" S.P. # 2 OR BETTER; 1 1/2" x 10" S.P. # 2 OR BETTER; 1 1/2" x 12" S.P. # 2 OR BETTER.
- 11. INSULATION: ALL WALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS; DO NOT CRACKS ANY LUMBER. PROVIDE SMALL SPACE THE ENGINEER WOOD ASSOCIATION (AWO) TRACERMARK & CONFORM TO U.S. PRODUCT STANDARD (PS-20) (LVL) PROVIDE FOR CONSTRUCTION & INDUSTRY PRACTICE.
- 12. PRE-FABRICATED WOOD TRUSSES: SHALL BE ENGINEERED AND MANUFACTURED BY A LICENSED TRUSS FABRICATOR. PROVIDE SHOP DRAWINGS FOR BUILDING REVIEW. SEE SECTIONS FOR TRUSS LOTS & DETAILS, SHEET # 4.
- 13. WOOD JOINTS (IF UTILIZED) TO BE G.P. OR EQUAL; INSTALL PER MANUFACTURER'S INSTRUCTIONS. COMPLETE ALL WALL CONNECTIONS. PROVIDE SHOP DRAWINGS FOR BUILDING REVIEW. SEE SECTIONS FOR TRUSS LOTS & DETAILS, SHEET # 4.
- 14. JOIST HANGERS: SIMPSON STRONG-TIES; ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
- 15. PROVIDE HURRICANE TIES AT ALL RAFTERS & TRUSSES.
- 16. HVAC DESIGN/BUILD BY HVAC CONTRACTOR.
- 17. ELECTRICAL DESIGN/BUILD BY ELECTRICAL CONTRACTOR. RELOCATE EXIST. ELECTRICAL METERS; UPGRADE AS REQ.
- 18. RELOCATE EXIST. GAS METERS.



SECTION THRU A-A 1/8" = 1'-0"



FOUNDATION PLAN 1/8" = 1'-0"



SITE PLAN 1" = 20'-0" LOT # 12 SUPERVISOR'S PLAT # 2

SITE PLAN INFORMATION TAKEN FROM SURVEY # P-29108, DATED 12-4-19 BY LANDSCAPE CONSULTANT AND FIELD MEASUREMENTS

ISSUED FOR	DATE
OWNER REVIEW	04-19-01
2ND SET REVIEW	10-14-01
CITY PLAN OFFICE	11-17-01

620 N. Milford Rd.
Milford, MI 48381
248-684-4649
www.mjwhehlan.com Fax: 248-685-0179

M.J. WHEHLAN
CONSTRUCTION

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:

JIM & DIANA TESORERO

1627 WEST LAKE DRIVE, NOVI, MI 48057

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

FILE NAME: TESORERO

DRAWN BY: CAO

JOB # W-2255

SHEET TITLE

- SITE PLAN
- FOUNDATION PLAN
- GENERAL NOTES

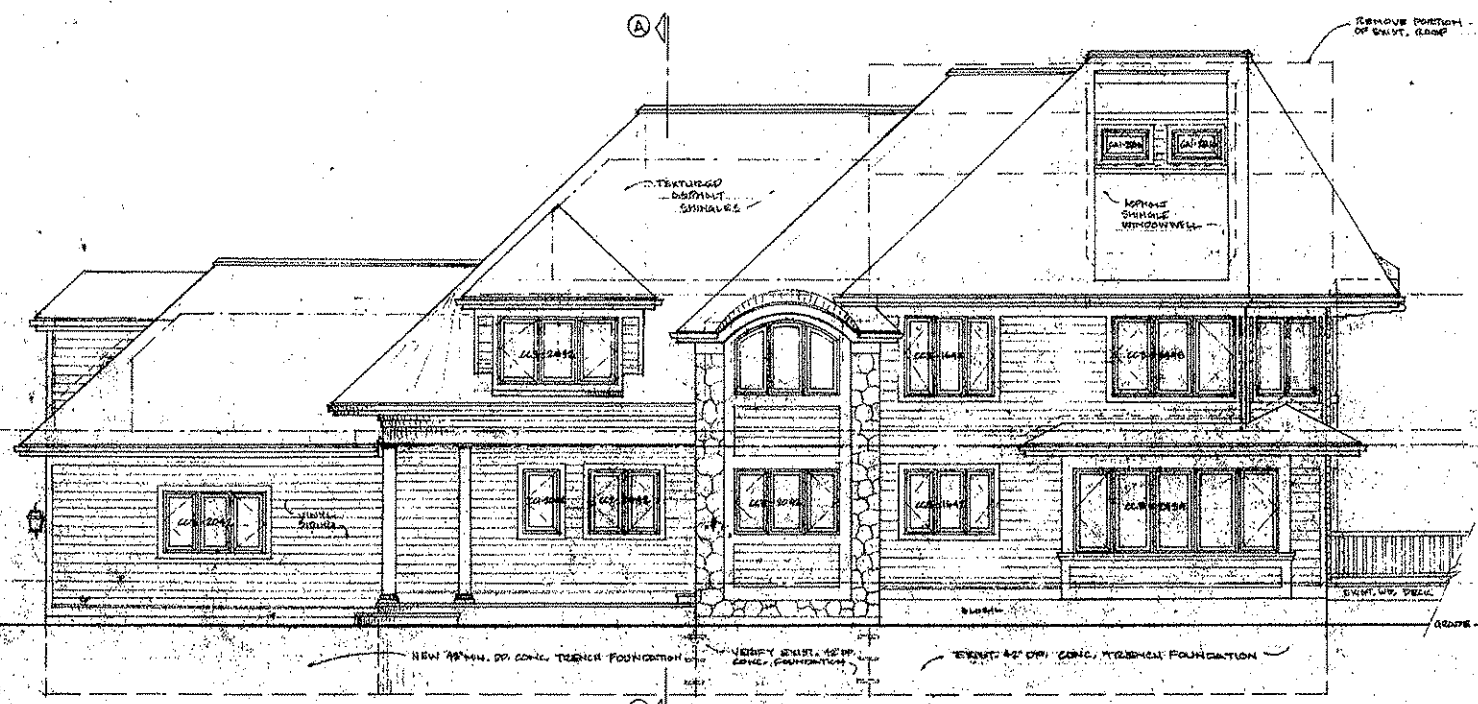
SHEET # 1 OF 3

ISSUED FOR	DATE
OWNER	6-19-09
BY	11-18-09

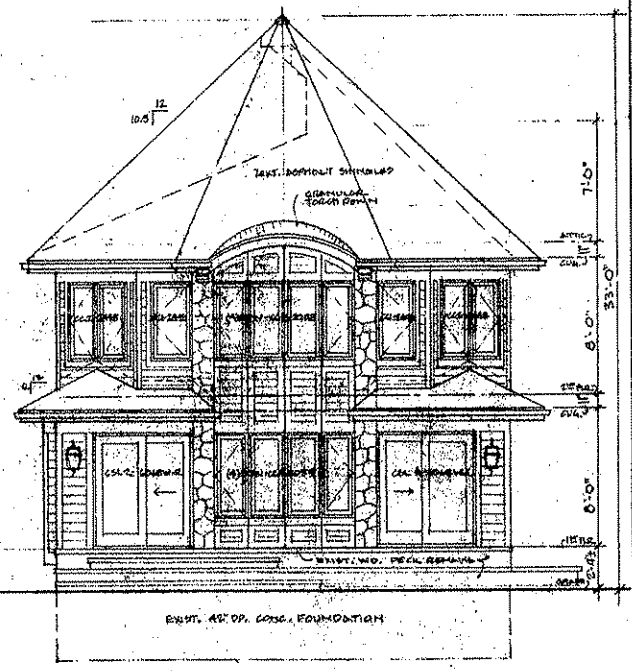
620 N. Milford Rd.
 Milford, MI 48381
 248-684-4649
 Fax: 248-685-0179

M.J. WHELAN
 CONSTRUCTOR

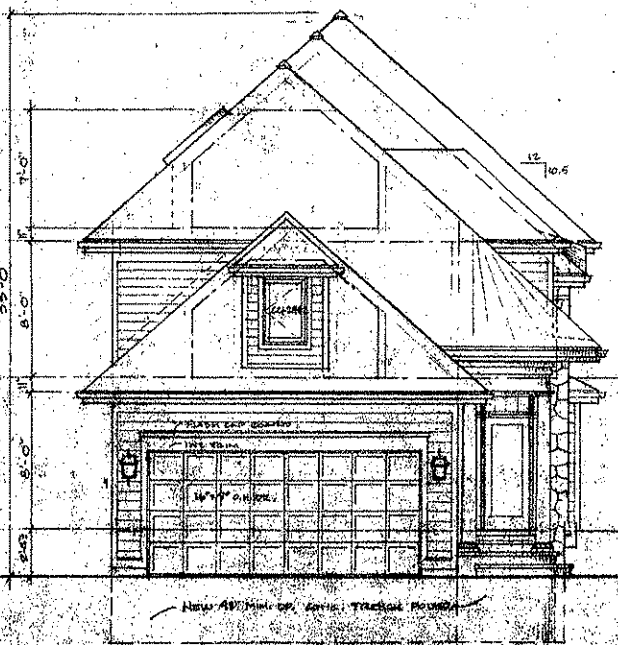
www.mjwhelan.com



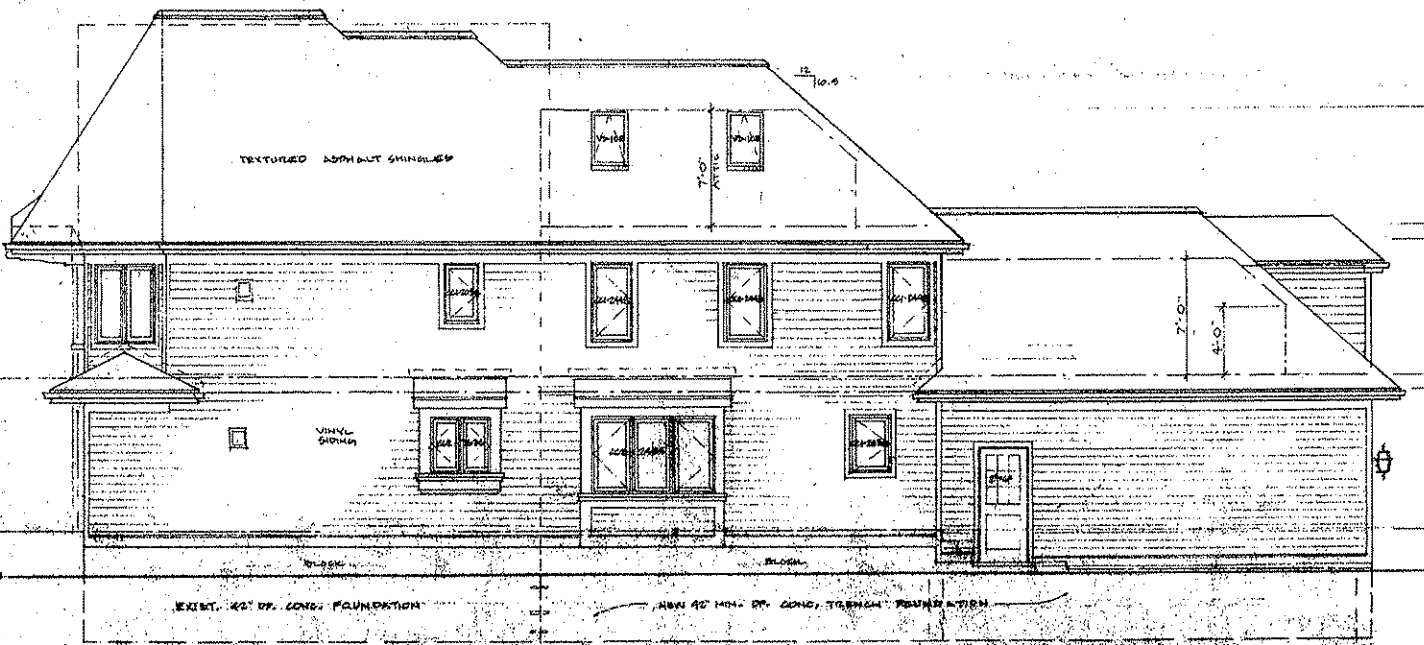
• SOUTH ELEVATION • 16'x11'-0"



• EAST ELEVATION • 16'x11'-0"



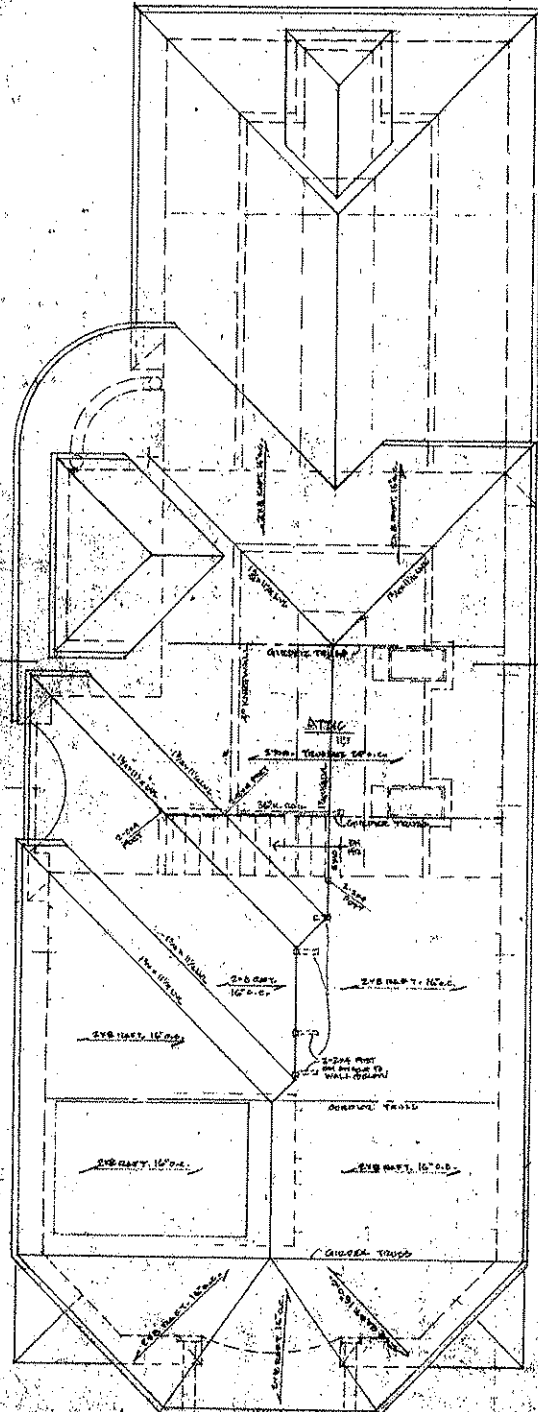
• WEST ELEVATION • 16'x11'-0"



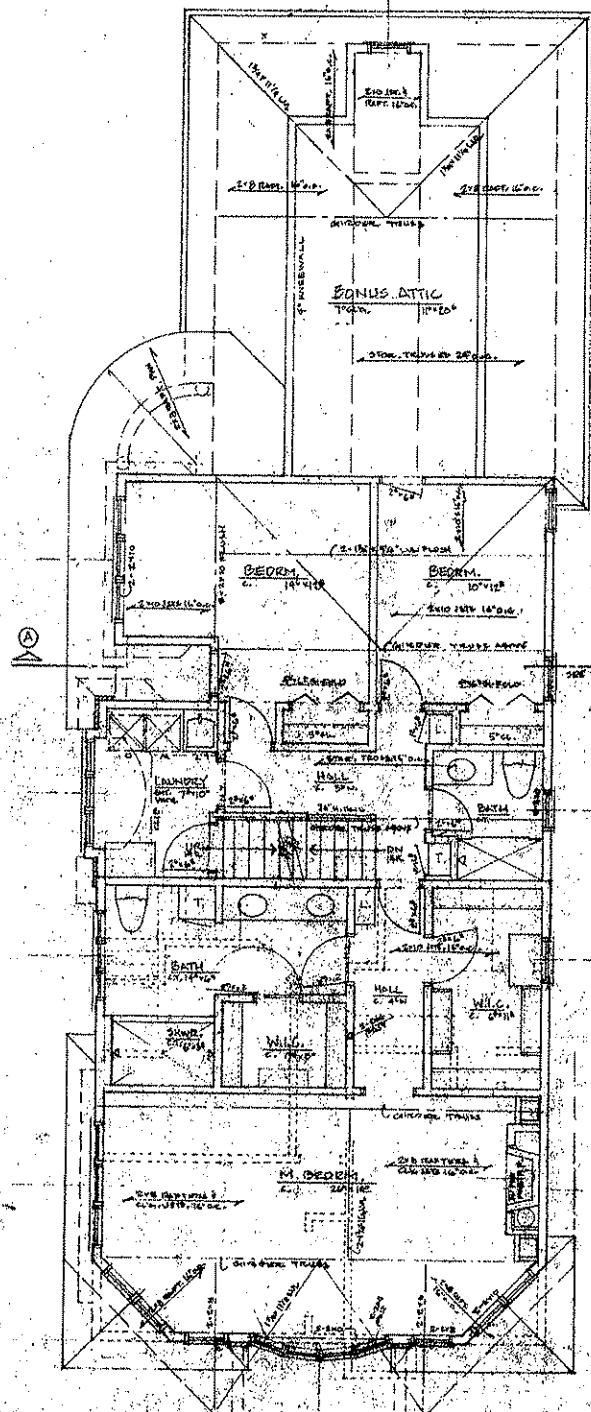
• NORTH ELEVATION • 16'x11'-0"

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF
JIM & DIANA TESORERO
 1627 WEST LAKE DRIVE, NOVI, MI 48957

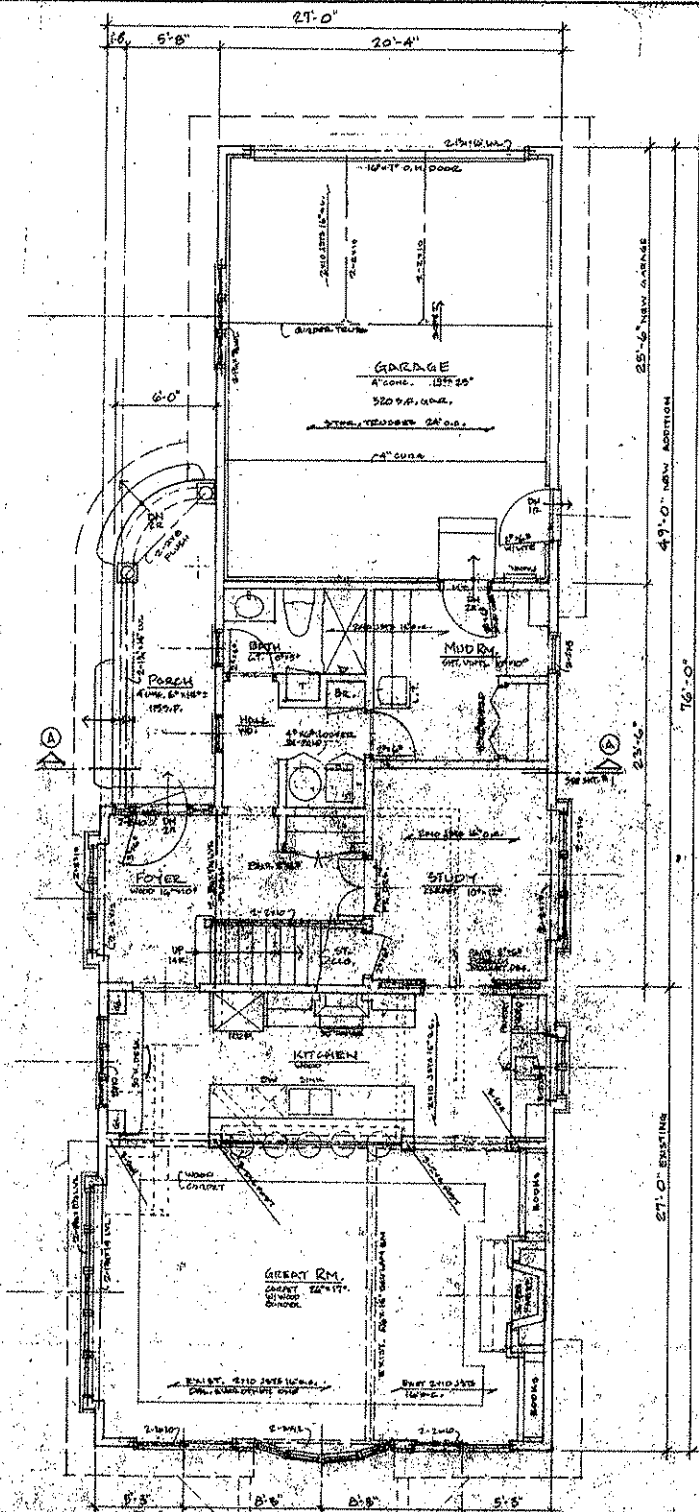
SCALE: 3/8" = 1'-0"
 FILE NAME: TESORERO
 DRAWN BY: CAD
 JOB #: W-2255
 SHEET TITLE
 • ELEVATIONS



ROOF/ATTIC PLAN
 THIS IS AN UNFINISHED ATTIC



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ISSUED FOR	DATE
OWNER REVIEW	10-1-01
PERMITS	10-1-01

620 N. Milford Rd.
 Milford, MI 48381
 248-684-4649
 www.mjwheelan.com Fax: 248-685-0179

M.J. WHEELAN
 CONSTRUCTION

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:
JIM & DIANA TESORO
 1627 WEST LAKE DRIVE, NOVI, MI 48357

SCALE: 1/4" = 1'-0"
 FILE NAME: TESORO
 DRAWN BY: CMO
 08-A-W-2295
 SHEET TITLE:
 • 1ST FLR. PLAN
 • 2ND FLR. PLAN
 • ROOF/ATTIC PLAN
 SHEET #
 2 OF 3

SITE PLAN

PREPARED FOR:

M.J. Whelan Construction


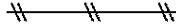
PROPERTY DESCRIPTION:

Lot 12 of SUPERVISOR'S PLAT #2, City of Novi, Oakland County, Michigan, as recorded in Liber 54A, Page 57, Oakland County Records.

Zoning: R-4
 Setbacks
 Front = 30'
 Side = 10' (Minimum)
 25' (Total 2 Sides)
 Rear = 35'

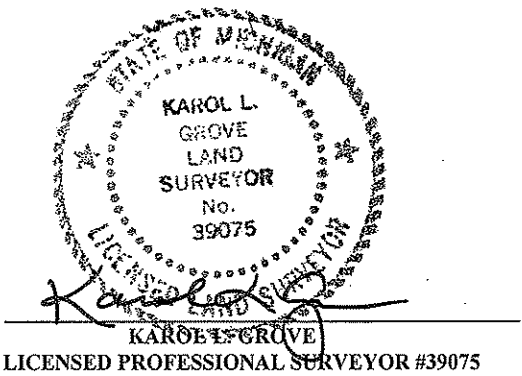
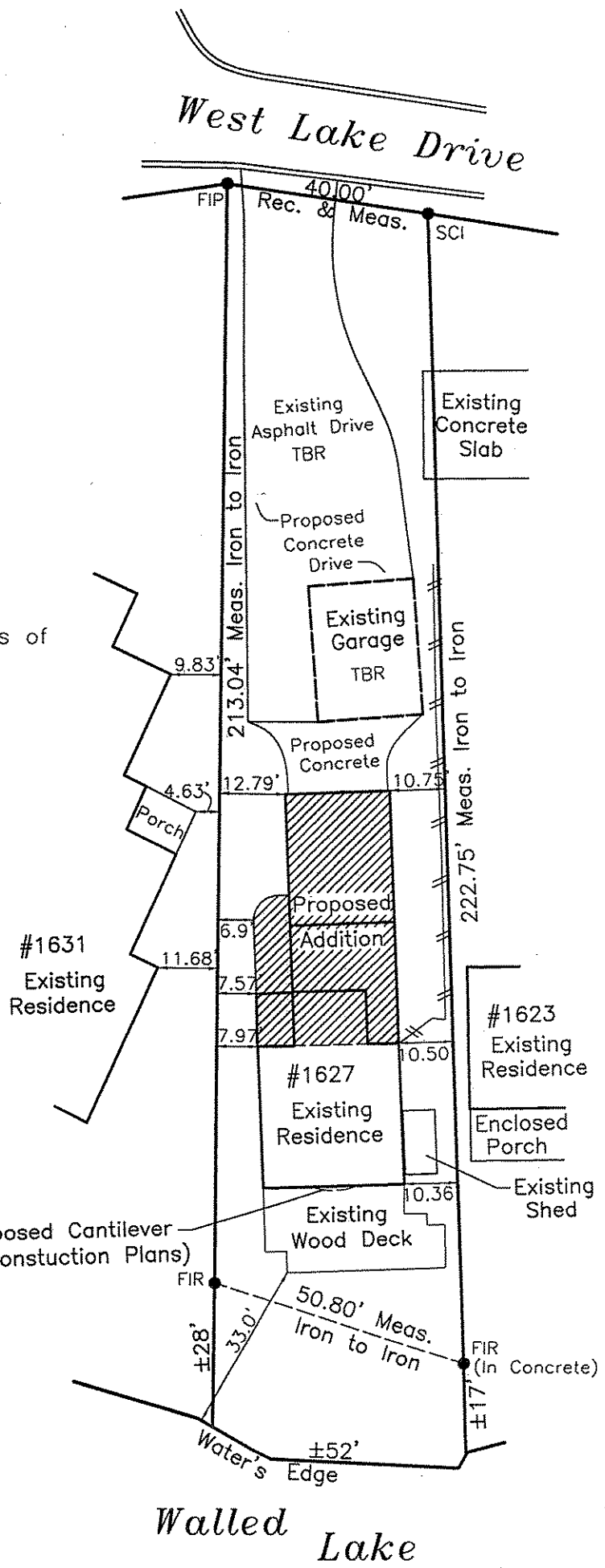
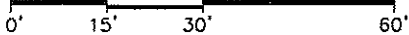
Note:
 No titlework was supplied by client, therefore all easements of record may not be shown.


LEGEND

	PROPOSED ADDITION
	EXISTING FENCELINE
TBR	TO BE REMOVED
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
SCI	SET CAPPED IRON
REC	RECORDED
MEAS.	MEASURED



SCALE: 1" = 30' - 0"



		4237 CURTIS ROAD HIGHLAND, MI 48357	
		PH: 248-887-3722 FAX: 248-889-8876	
LAND SURVEYING INC.		DATE: 22 October 2009 JOB NO: 09-1645 SHEET: 1 OF 1	
FIELD: NC/KG DRAWN: KG CHECKED: KG	DATE: 22 October 2009 JOB NO: 09-1645 SHEET: 1 OF 1		

Revised 11-12-09: Added dimension for proposed house.