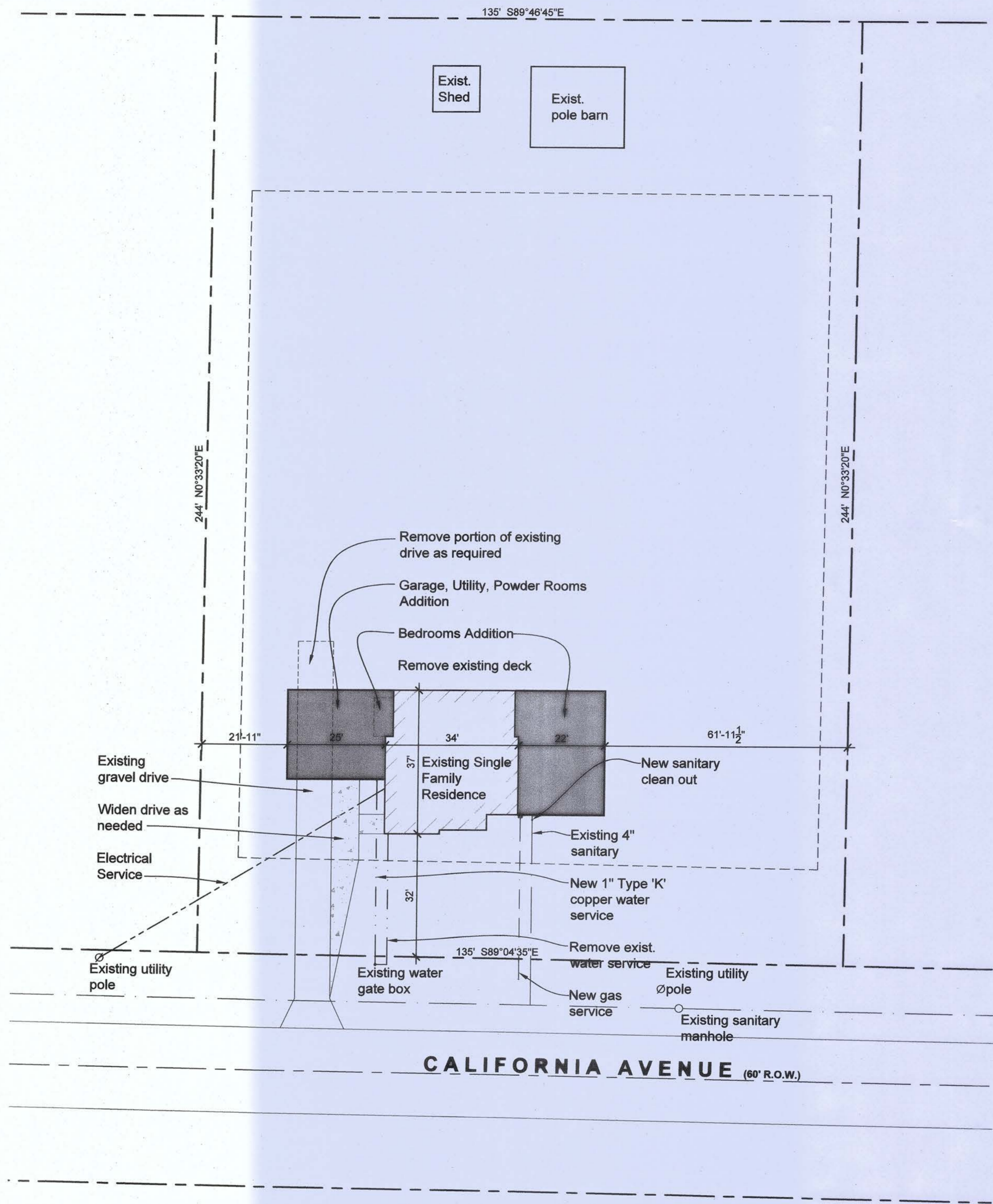


City of Romulus Department of Building & Safety 12600 South Wayne Road Romulus, MI 48174 734-942-7550		
Date	Type of Approval	Approved By
10/5/23	Building Approval	JS
	Mechanical Approval	
	Plumbing Approval	
	Electrical Approval	
	Foundation Only Appr.	

City of Romulus
Department of Building & Safety
12600 South Wayne Road
Romulus MI 48174
734-942-7550

All approvals of these plans are subject to field inspections and conformity with the current State of Michigan Construction Codes and applicable City Ordinances. A copy of the approved plans shall be on site and available to the inspector for review at all times during construction. Omissions of reference to any provision of the code shall not nullify any requirement of the code, nor exempt any structure from such requirement.



SITE PLAN
SCALE: 1"=20'-0"

LEGAL DESCRIPTION:

33A221 TO 226 LOTS 221 INCL ALSO E 1/2 ADJ VAC SECOND AVE
60 FT WD EUREKA GARDENS SUB T3S R9E L 57 P 100 WCR

LOT AREA: 40,260 s.f. or 0.924 Acre

ZONING: M2 - GENERAL INDUSTRIAL

MAXIMUM BUILDING HEIGHT:

M2: 45'
R1-A: 30' - 2 - Stories

SETBACKS:

M2: Front = 40'
Sides = 10' Each
Rear = 10'

R1-A: Front = 25'
Sides = 7' One side, 20' Total for Both
Rear = 35'

MAXIMUM LOT COVERAGE:

M2: 35% Buildings
75% Total Impermeable Surface

R1-A: 30%

D. S. WRIGHT & ASSOCIATES, P. C.
ARCHITECTURE & PLANNING
44456 CLARE BLVD, PLYMOUTH, MICHIGAN 48170
TELEPHONE • 734 377-4632

ASSOCIATE CONSULTANT

Site Plan	
ISSUED FOR	DATE
Building Permit	09/27/24
Utilities	11/21/24
Utilities	12/05/24

**Residence Addition & Remodeling for
Angela & Steven Goff**
34620 California Avenue
Romulus, Michigan 48174

APPROVED	DRAWING DATE 06/04/2024
CHECKED	DRAWN

PROJECT No.
24-663 .00

SHEET No.
C - 01



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.

Lintels supporting cinder block walls to be lightweight concrete f'c = 2,500 PSI reinforced with deformed bars as follows unless otherwise noted:

- A. 4" x 8" units (1) #4 T & B
B. 6 x 8" and 8" x 8" units (2) #4 T & B
C. 12" x 8" units (3) #4 T & B

Lintels for brick masonry to be steel angles, minimum 3/2"x3/2"x3/4".

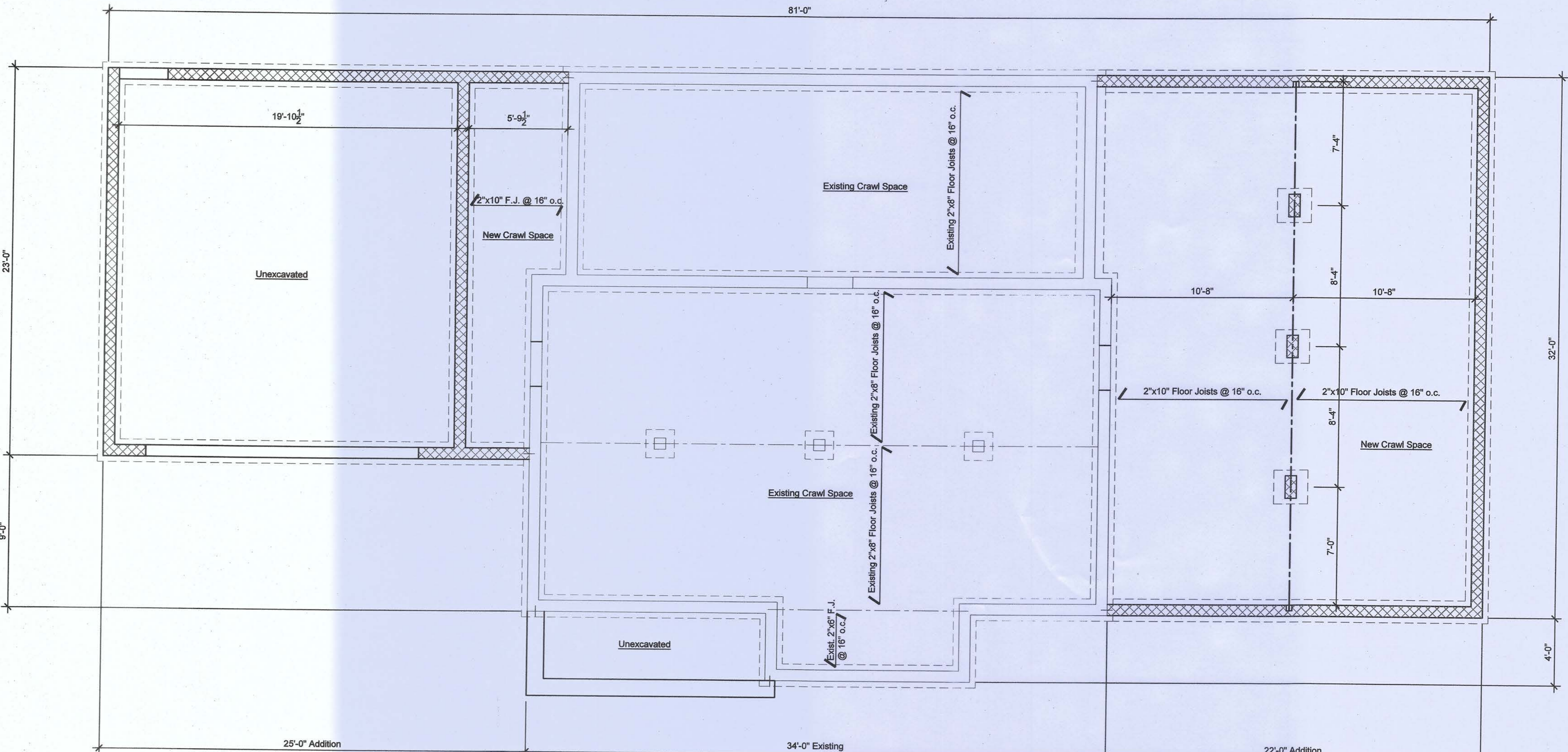
All block masonry work below grade shall be 12" thick concrete block masonry filled with 3,000 PSI concrete with pea gravel aggregate.

In masonry walls, provide truss type reinforcing fabricated with single pair of 9 gauge side rods and continuous 9 gauge diagonal cross-rods spaced not more than 16" o.c. Install at not more than 16" o.c. vertically.

Brick veneer shall be tied to frame backing wall with heavily galvanized two-piece assemblies, wire size .1875", shape triangular, tie length to extend with 1" of veneer face. Place 16" o.c. vertically and 24" horizontally.

ANCHOR BOLTS:

Provide 1/2" x 9" long anchor bolts, minimum 7" embedment, for new pressure treated sill plates. Bolts to be 12" from corners or splices and spaced 48" o.c.



FOUNDATION PLAN

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

CONSTRUCTION NOTES: (This sheet)

Presumed existing beam and supports.

New W8x13 steel beam with 4"x4"x8 1/2" beam pockets at each end with 4"x4"x8 1/2" bearing plate.

8"x16" solid masonry blocks for beam bearing on 24" square concrete footing with (2) #5 bars each way.

Dowel new masonry into existing with #5 bars @ 12" o.c.

At all crawl space walls provide 3" R-13 rigid perimeter insulation board. Provide heating vents from new ductwork.

At all crawl spaces provide 6 mil poly. vapor barrier. Cover with 2" crushed stone or gravel.

New 8" Masonry block grouted solid on 16"x10" concrete footing with (2) #5 bars continuous.

Existing foundation walls, repair as required.

New 12"x42" trench footing for porch with (2) #5 bars top and bottom continuous. Dowel into existing footing with #5 dowels @ 16" o.c. vertically.

Hold masonry down for new door.

Provide 16"x32" access from existing crawl space to new crawl space.

DEMOLITION NOTES (this sheet):

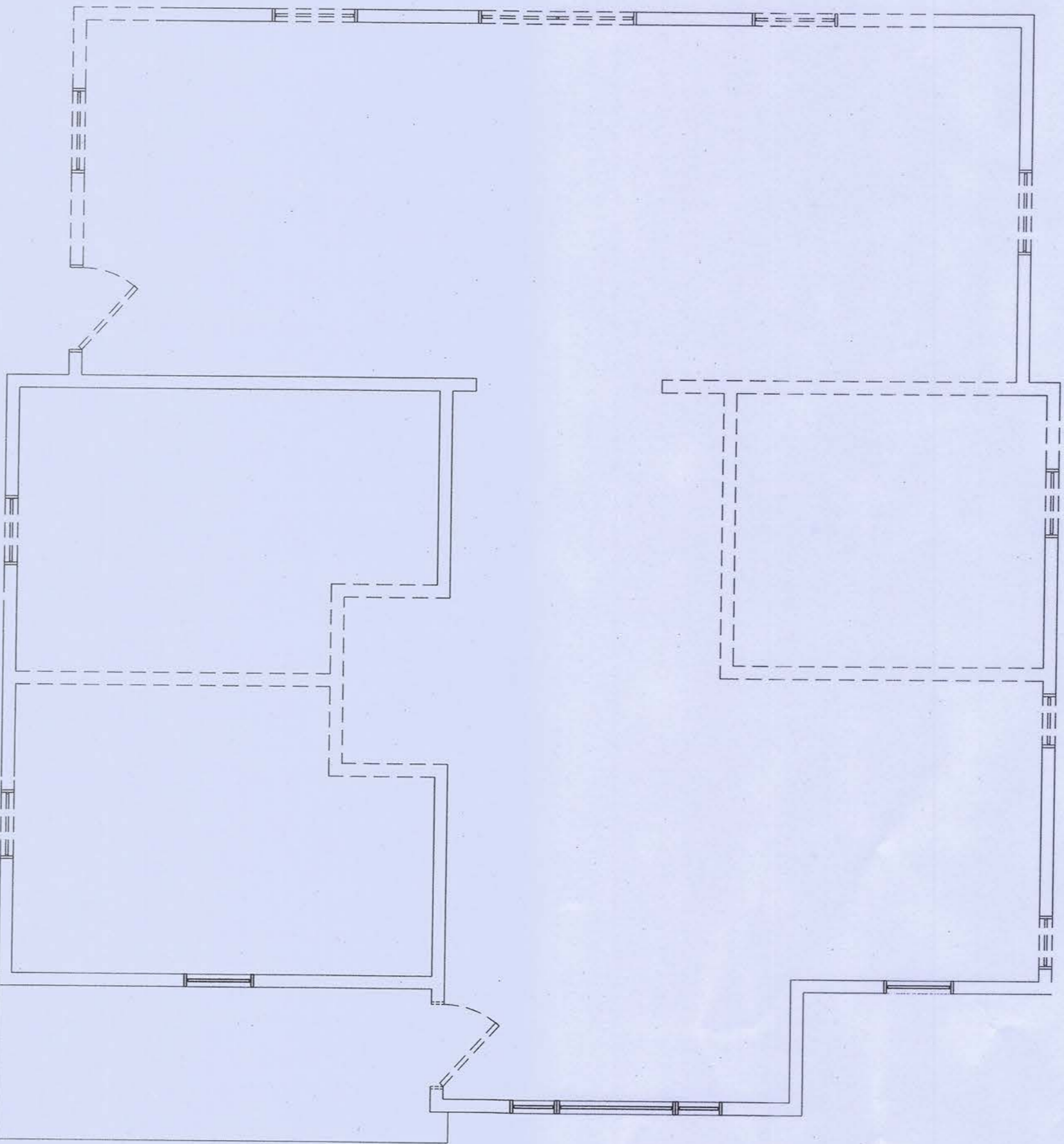
1. Remove existing roof, roof sheathing, and roof structure completely.
2. Dashed lines indicate walls, doors & frames, and windows to be removed.
3. Existing kitchen and bathrooms to be removed completely.
4. Verify with Owner replacement of any window not shown as removed.
5. Remove all existing electrical devices and plumbing fixtures.
6. Remove all drywall, trims and casings.

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.
Roof Ground Snow Load = 25# s.f.



DEMOLITION PLAN

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

Demolition & Foundation Plans

SHEET TITLE	DATE
ISSUED FOR	08/27/24
Construction	01/09/25
Building Review	

PROJECT

APPROVED	DRAWING DATE
	08/04/2024
CHECKED	DRAWN

PROJECT No.
24-663 .01
SHEET No.

A - 01

Residence Addition & Remodeling for

Angela & Steven Goff

34620 California Street
Romulus, Michigan 48174

D. S. WRIGHT & ASSOCIATES, P. C.

ARCHITECTURE & PLANNING

44466 CLARE BLVD. PLYMOUTH, MICHIGAN 48170

TELEPHONE • 734 377-4632

ASSOCIATE CONSULTANT

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 plate and double-top plates 2" thick by width of studs, except for anchor plates to supporting construction. Provide sill plates as shown and anchor with 1/2" anchor bolts with minimum 7" embedment. Provide bolts starting 12" from any corner and spaced at 48" o.c. Construct corners and intersections with not less than 3 studs; anchor abutting masonry or concrete, if any. Provide miscellaneous blocking 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 VALUES (psi)
Misc. Framing	2"x4" or 2"x6" studs	Hem-Fir #2 or better	Fb = 850 (S) Fb = 975 (R) Ft = 625 Fv = 150 Fc+ = 405 Fc = 1,300 E = 1,200,000
Walls, Partitions	2"x10 or 2"x12" joists		
Joists			

TRUSS NOTES:

MATERIALS

Wood Trusses shall be fabricated by an authorized Truss Plate Institute Manufacturer and in accordance with "Design Specifications for Light Metal Plate Connected Wood Trusses" (TPI-74), TPI Quality Control Manual QCM-77, and "National Design Specifications for Stress Grade Lumber and Its Fastenings" (NFPFA).

Provide sway bracing, cross-bracing, strut bracing, bottom chord restraint and all anchorage accessories s required.

DESIGN

The wood truss shall be custom designed to fit the dimensions indicated on the plans. All designs shall be in accordance with allowable values assigned by the building code approval, except that snow load shall be verified with local building codes. Complete design calculation showing internal layout, member forces and stress control points are to be available upon request for each truss design. The design of the wood truss system, including trusses, bracing, ties, bridging and anchors, is to be under the supervision of a Professional Engineer, registered in the state where the work occurs.

LUMBER STANDARD

Comply with PS 20 and with applicable rules of the respective grading inspecting agencies for species and grade of lumber indicated.

FABRICATOR'S QUALIFICATIONS

Provide trusses by a firm which has a record of successfully fabricating trusses similar to type indicated.

SHOP DRAWINGS

Submit shop drawings showing species, sizes, and stress grades of lumber to be used; pitch, span, camber, configuration and spacing for each type of truss required; type, size, material, finish, design value, and bearing and anchorage details and loads the truss is design to support. Show recommended o.c. nailing for plywood deck. Show all permanent bracing, bridging and ties required.

Provide shop drawings which have been signed and stamped by a structural engineer licensed to practice in the state where the work occurs.

ROOFING DECKING:

MATERIALS

Provide 1/2" plywood decking or 1/2" OSB decking with 1" clips per code.

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 and installation details.
- Exterior brick and block.
- Exterior siding and trim.
- Exact type of gutters and downspouts. Coordinate location of downspouts with the Owner.
- Sealant type.
- Roof shingles.
- Floor finishes.
- Wall & ceiling finishes other drywall.
- Paint materials.
- Exterior & interior door and frame details.
- Kitchen and vanity cabinets type and detail.
- Plumbing fixtures.
- Light fixtures.
- HVAC equipment and systems.
- Electrical equipment and systems.

DOOR SCHEDULE					
	DR. NO.	DOOR		THRESH.	REMARKS
		SIZE	MAT.		
First Floor	101	3'-0" x 6'-4" x 19"	SL	Alum.	Remove exteri. door and frame, widen opening
	102	Pair 3'-0" x 6'-4" x 19"	Wd.	-	Bi-pass doors
	103	2'-4" x 6'-4" x 19"	Wd.	-	
	104	2'-4" x 6'-4" x 19"	Wd.	-	
	105	Pair 3'-0" x 6'-4" x 19"	Wd.	-	Bi-pass doors
	106	2'-4" x 6'-4" x 19"	Wd.	-	
	107	2'-4" x 6'-4" x 19"	Wd.	-	
	108	2'-4" x 6'-4" x 19"	Wd.	Mar.	
	109	1'-4" x 6'-4" x 19"	Wd.	-	
	110	2'-4" x 6'-4" x 19"	Wd.	-	
Second Floor	111	2'-4" x 6'-4" x 19"	Wd.	-	
	112	2'-4" x 6'-4" x 19"	Wd.	Mar.	
	113	2'-4" x 6'-4" x 19"	Wd.	Mar.	Pocket Door
	114	2'-4" x 6'-4" x 19"	Wd.	-	
	115	2'-4" x 6'-4" x 19"	Wd.	Mar.	
	116	Pair 2'-4" x 6'-4" x 19"	Wd.	-	Bi-pass doors
	117	2'-4" x 6'-4" x 19"	SL	Alum.	1/2 Hour rated
	118	3'-0" x 6'-4" x 19"	SL	Alum.	1/2 Hour rated
	119	2'-4" x 6'-4" x 19"	SL	Alum.	
	120	16'-0" x 7'-0" x 2"	SL	-	Insulated overhead door

Alum. = Aluminum - F. G. = Fiberglass - H. M. = Hollow Metal - Mar. = Marble - SL = Steel - Wd. = Wood

WINDOW SCHEDULE						
	ANDERSEN SERIES 100 WINDOWS					
	NO.	TYPE	UNIT	HAND.	MAT.	HEAD HGT.
First Floor	E	Existing	-	-	Clad	Exst.
	W1	Single Hung	3050	-	Clad	6'-4"
	W2	Single Hung	2540	-	Clad	6'-4"
	W3	Single Hung	2540	-	Clad	6'-4"
	W4	Sliding	5030	R	Clad	6'-4"
Second Floor	W5	Sliding Patio Door	Narrowline NLGD6088R	R	Clad	6'-4"

Refer to elevations for operable window swings.
Match existing windows exterior & interior finish.
*Egress Compliant

CONSTRUCTION NOTES:

- Provide triple stud bearing at the end of beam or girder truss, continuous to foundation or beam below.
- 3 1/2" x 1 1/2" 1.9E LVL Microlam header.
- (2) 2"x10" Wrap with 1"x trim.
- 6"x6" Cedar post, finish with clear sealer.
- 2"x6" Roof joists @ 16" o.c. with 2"x6" ceiling joists @ 16" o.c.
- 4" fiber reinforced concrete slab on 6 mil. poly vapor barrier w/ min. 4" comp. stone base.
- 4" fiber reinforced concrete slab barrier w/ min. 4" comp. stone base.
- Provide 24"x24" crawl space access hatch in floor.
- Provide 22"x30" attic access.
- For range hood.
- For garbage disposal.
- Provide 1-layer 5/8" Type 'X' drywall on garage side of wall, continuous from concrete floor to roof deck.
- 36"x48" Concrete landing
- Install new window from existing right jamb, looking from the exterior, provide new header and support jamb studs as needed.

GENERAL NOTES:

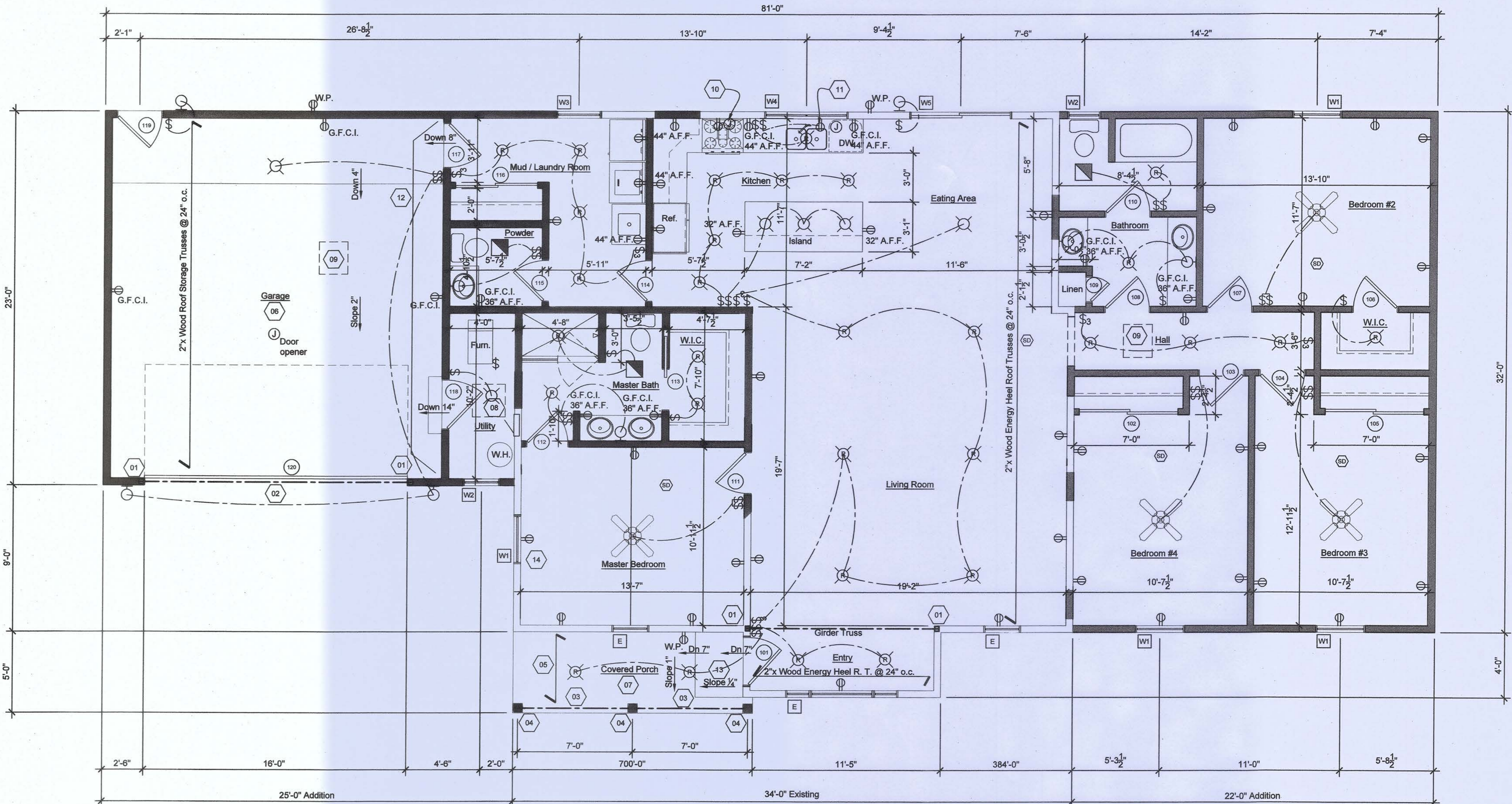
- All residence exterior walls are 5" thick unless noted otherwise.
- All interior walls are 4 1/2" thick unless noted otherwise.
- All door and window headers minimum (2) 2"x10.
- Provide minimum (2) 2"x4" or (2) 2"x6" bearing under all double joists, girders, and beams, unless otherwise noted.
- Provide hat shelf & pole in all closets and (5) shelves in linen closets, as selected by the Owner.
- New exterior hose bibs to be frost free.
- Attic Ventilation:
Provide a minimum net free ventilation of 1/50 of the area of the attic.
Attic area = 2,415 s.f. / 150 = 16.1 s.f. of net free ventilation required. 8.1 s.f. of ridge or roof venting and 8.1 s.f. of vented soffits.
- Provide ice & water shield 6'-0" above edge of roofs.

INSULATION REQUIREMENTS:

Crawl Space: 2" Rigid - R-10
Exterior Walls: R-15 Batt + 1" Zip Sheathing - R-3.8
Total R-18.8

DEFERRED SUBMITTALS:

- Signed and sealed truss drawings are to be provided to the building department prior to the start of rough framing.
- Signed and sealed laminate beam drawing or letter from a licensed engineer are to be provided to the building department prior to the start of rough framing.
- Provide 'U' factor of the utilized windows to the building department.
- Provide manufacturer standard door and window head and sill flashing details to the building department.



FIRST FLOOR PLAN

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

First Floor Plan

SHEET TITLE

ISSUED FOR

DATE

Building Permit

08/27/24

Building Review

01/09/25

Residence Addition & Remodeling for
Angela & Steven Goff

34620 California Street
Romulus, Michigan 48174

APPROVED

DRAWING DATE

06/04/2024

CHECKED

DRAWN

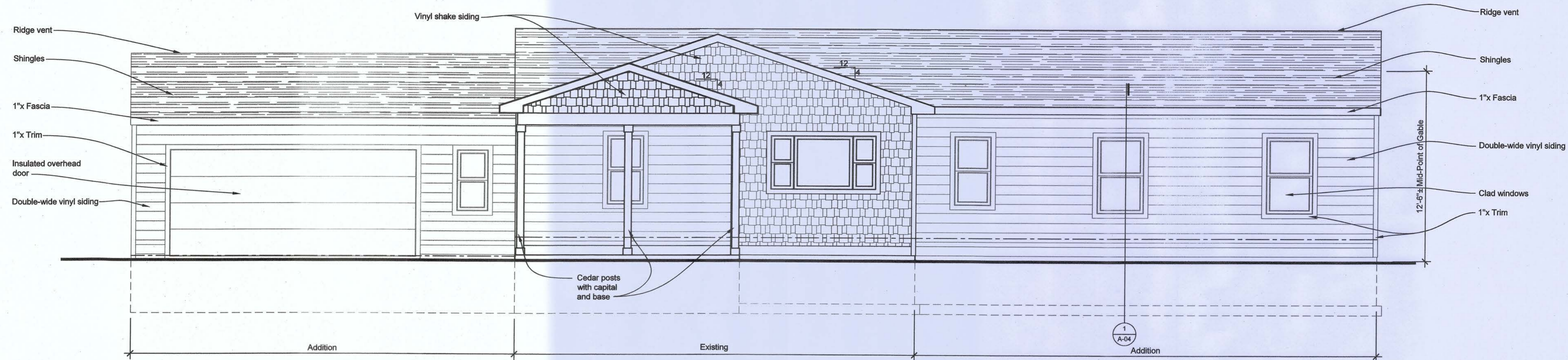
PROJECT No.

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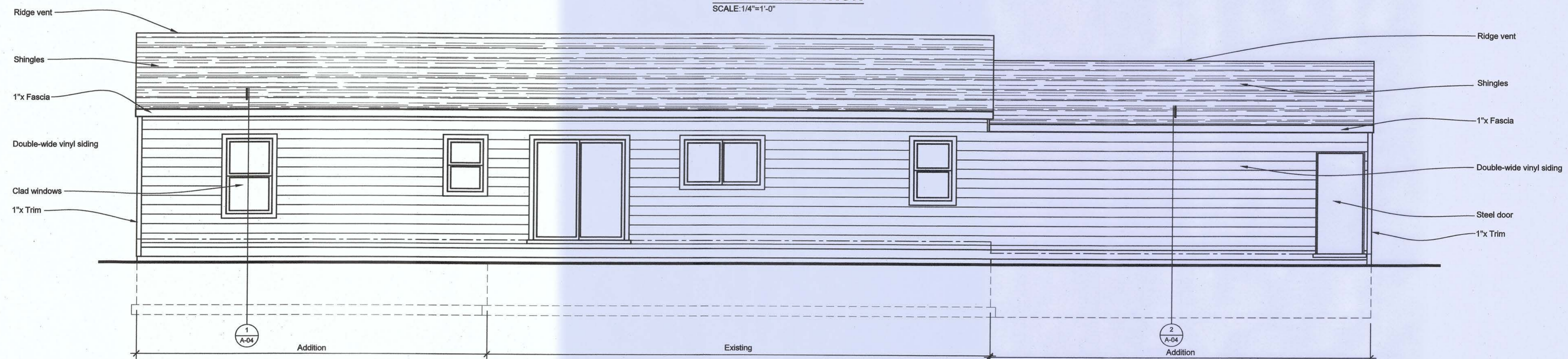
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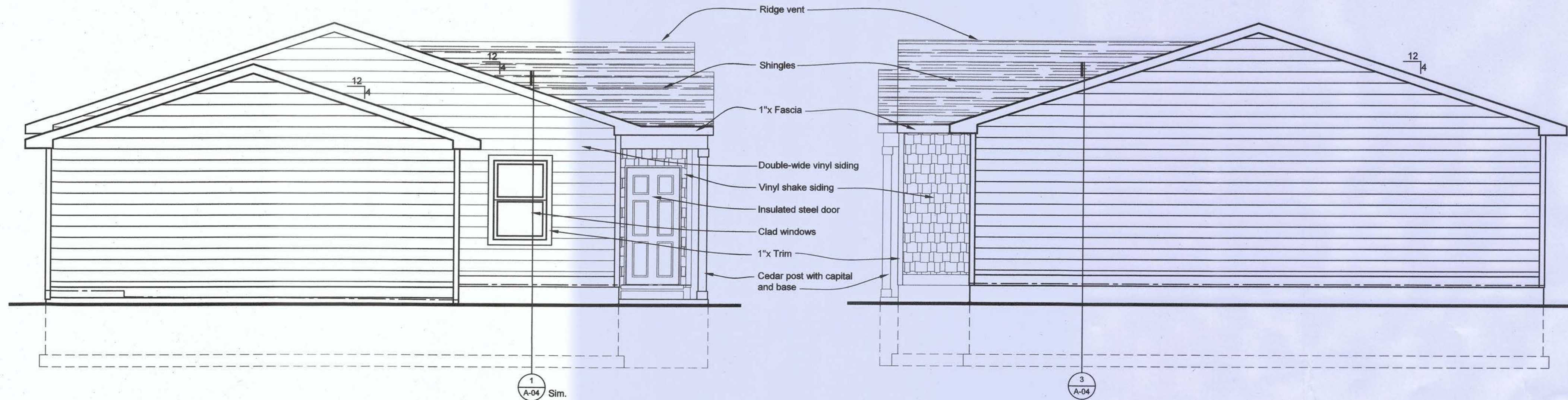
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ARCHITECTURE & PLANNING
44466 CLARE BLVD, PLYMOUTH, MICHIGAN 48170
TELEPHONE • 734 377-4632



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



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



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

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

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ASSOCIATE CONSULTANT

Elevations

SHEET TITLE

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Building Review

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01/09/25

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34620 California Street
Romulus, Michigan 48174

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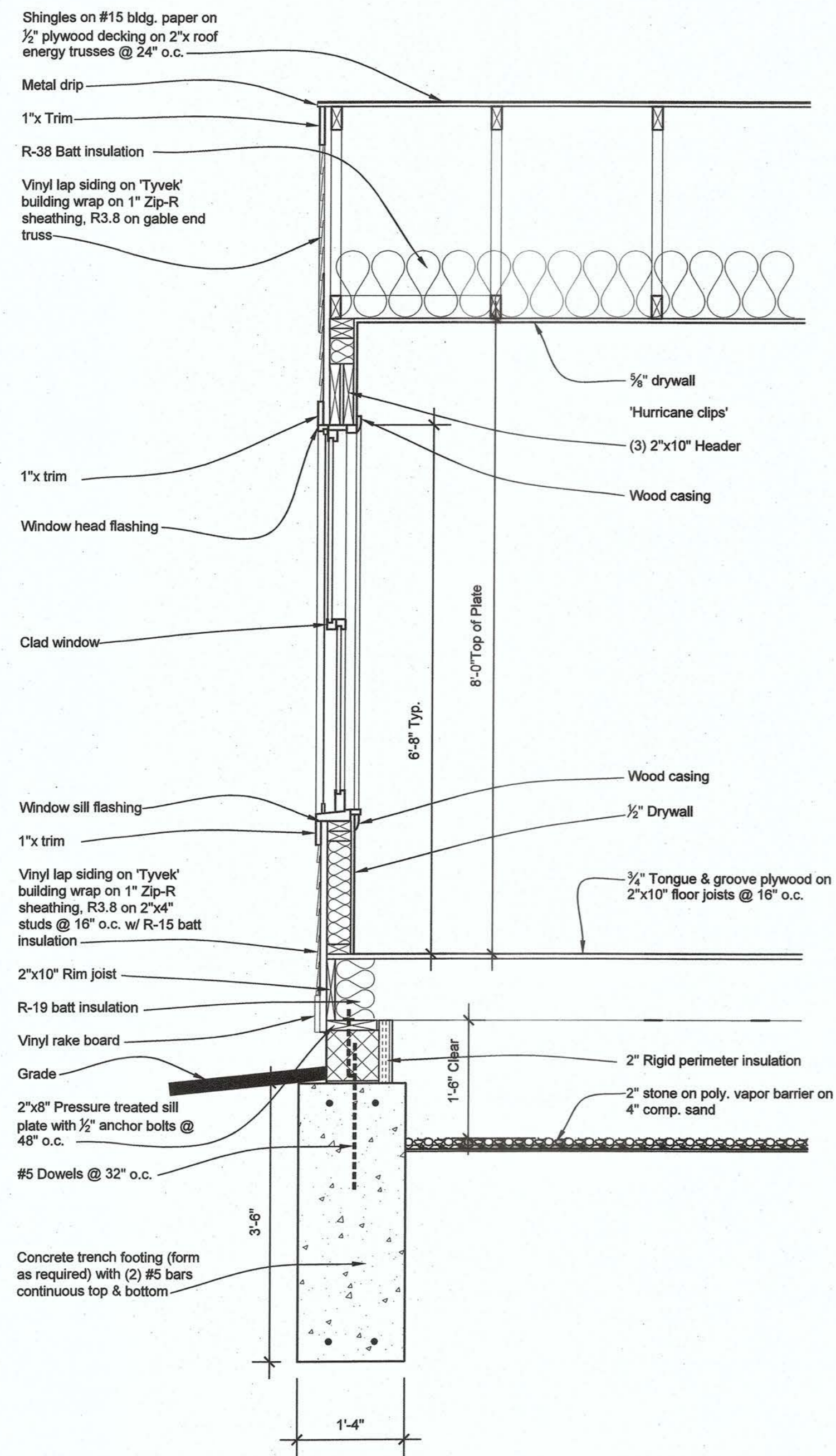
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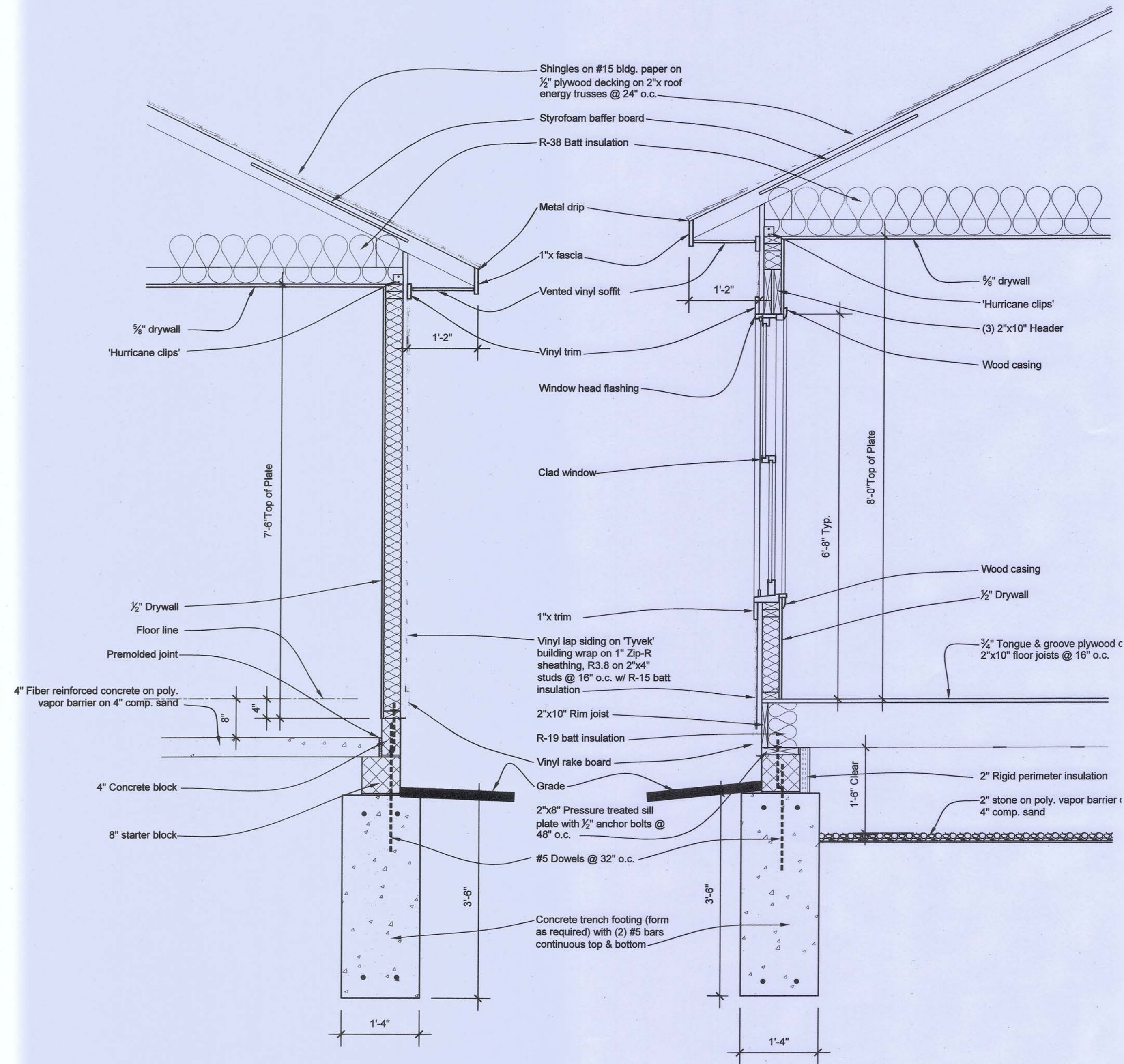
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SHEET No.

A - 03



3
A-03 SCALE: 3/4"=1'-0"



2
A-03 SCALE: 3/4"=1'-0"

1
A-03 SCALE: 3/4"=1'-0"

Wall Details

SHEET TITLE

ISSUED FOR

DATE

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Building Review

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Romulus, Michigan 48174

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A - 04