

# OtR House II 2025 Bedroom Suite Additions

PERMIT 11/12/25

36516 Judd Road New Boston, Michigan 48164

ARCHITECT  
SILVERI ARCHITECTS  
FERNDALE, MICHIGAN

## Index

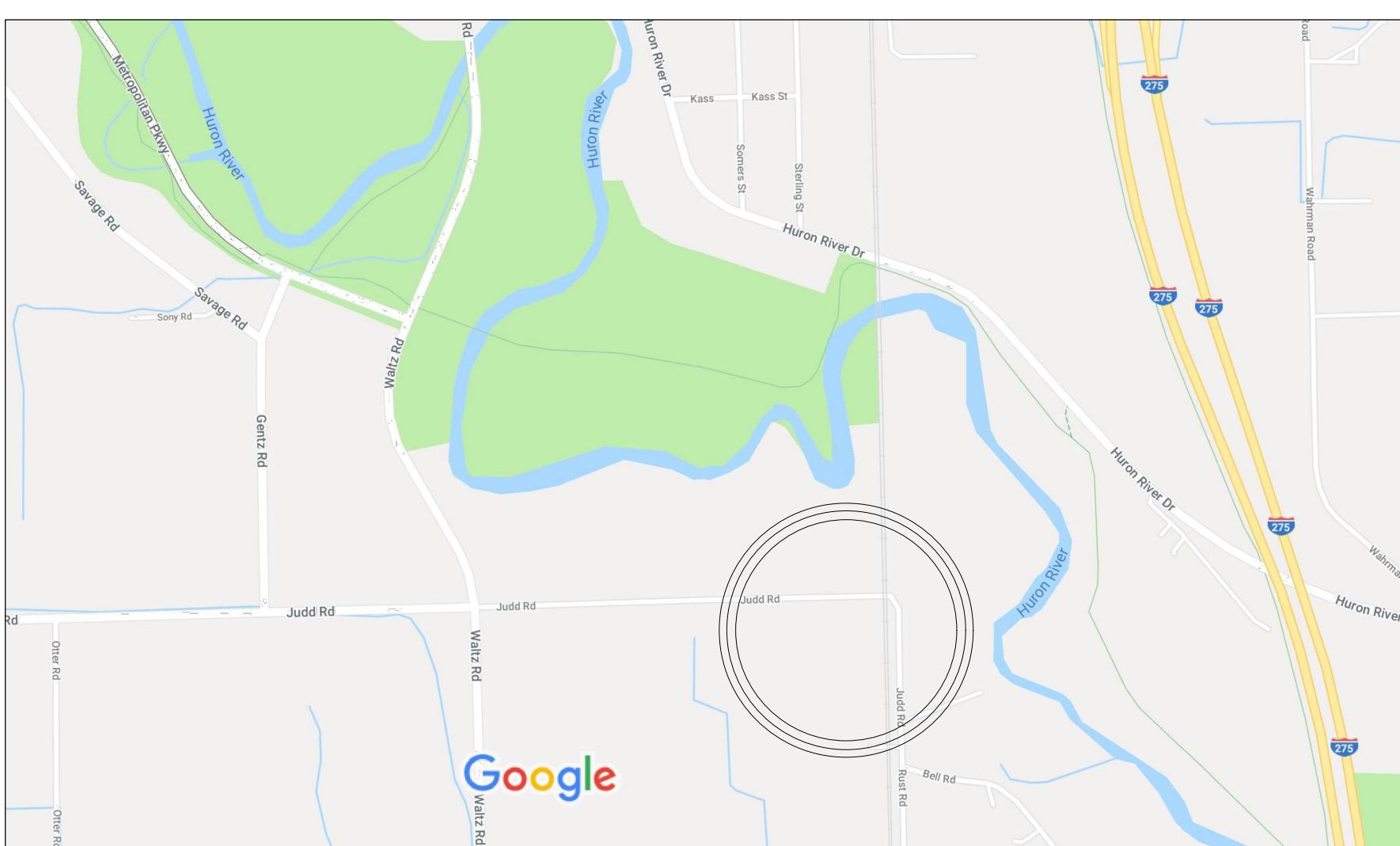
A0.0	TITLE SHEET, KEY PLAN	•
A0.1	SITE PLAN, SCHEDULES	•
A1.0	FLOOR PLAN, CEILING PLAN, DEMOLITION PLAN	•
A1.1	FOUNDATION PLAN, FRAMING PLAN	•
A2.1	EXTERIOR ELEVATIONS	•
A2.2	INTERIOR ELEVATIONS	•
A2.3	SECTIONS	•
A3.1	SPECIFICATIONS	•

## Applicable Codes

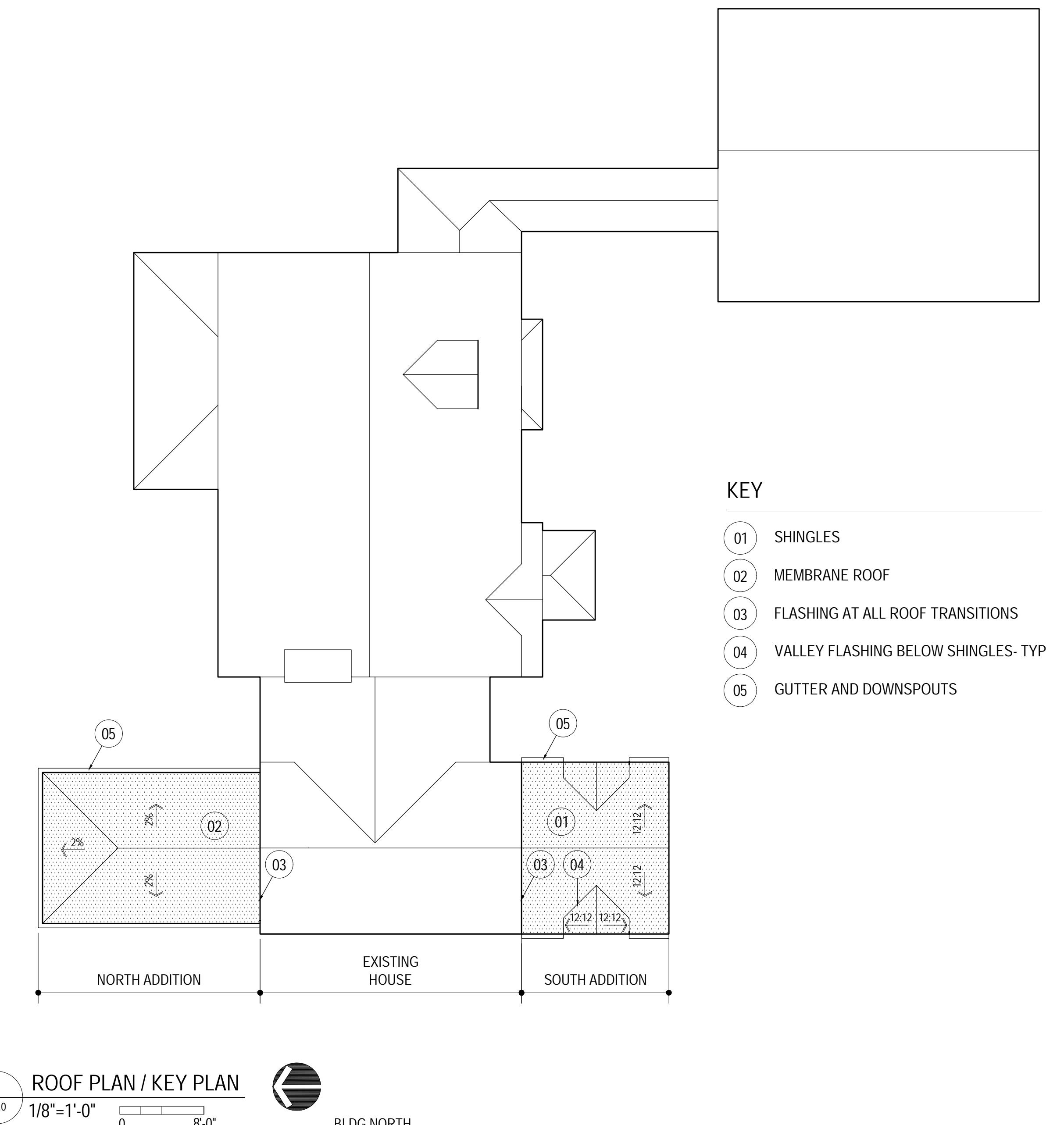
Michigan Residential Code 2015  
Michigan Energy Code

## Project Data

OWNER:	JOE AND CORTNEY RICHERT
	NEW BOSTON, MICHIGAN
PROPERTY ADDRESS:	36516 JUDD ROAD
	NEW BOSTON, MICHIGAN 48164
PROPOSED USE:	RESIDENCE
ADDITION DESCRIPTION:	ONE STORY WOOD FRAME, CRAWLSPACE.
ADDITION SQUARE FOOTAGE:	300 NORTH + 224 SOUTH = 524 GSF TOTAL



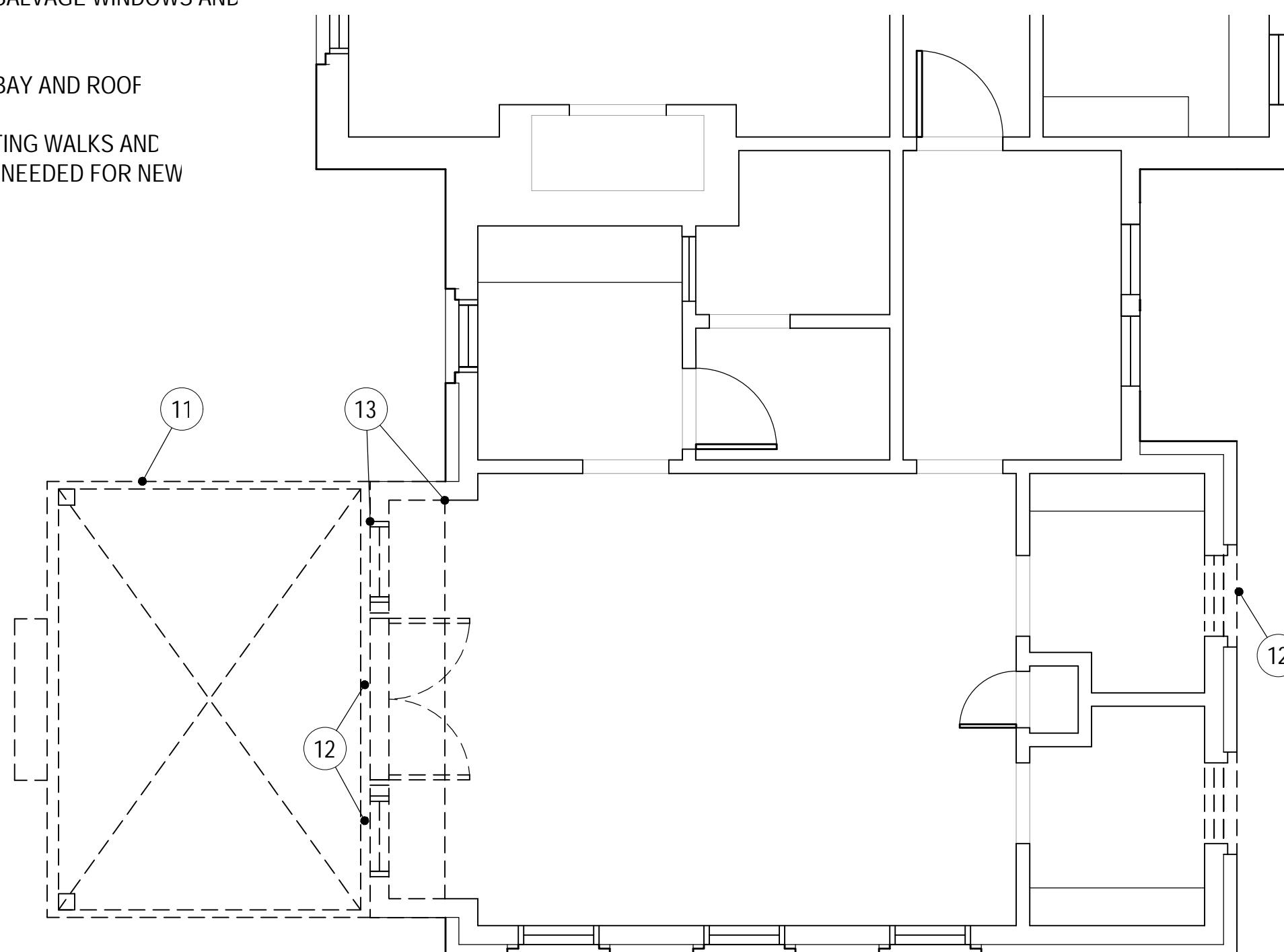
Judd Road, New Boston, Michigan





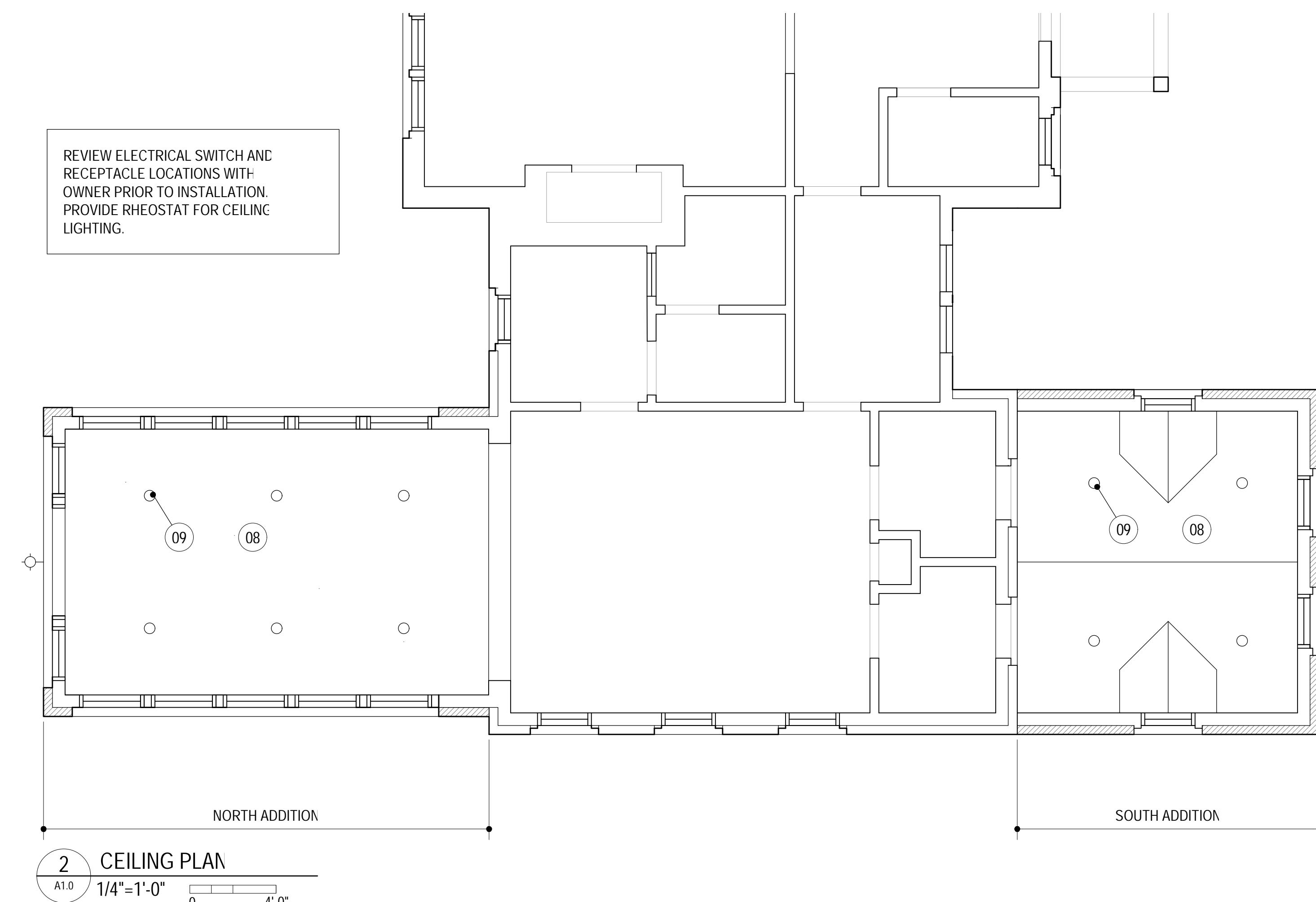
### DEMOLITION KEY

- 11 REMOVE PORCH
- 12 REMOVE AND SALVAGE WINDOWS AND DOORS
- 13 REMOVE BOX BAY AND ROOF
- 14 REMOVE EXISTING WALKS AND PAVEMENT AS NEEDED FOR NEW WORK



3 DEMOLITION PLAN

A1.0 1/4"=1'-0" 0 4'-0"



2 CEILING PLAN

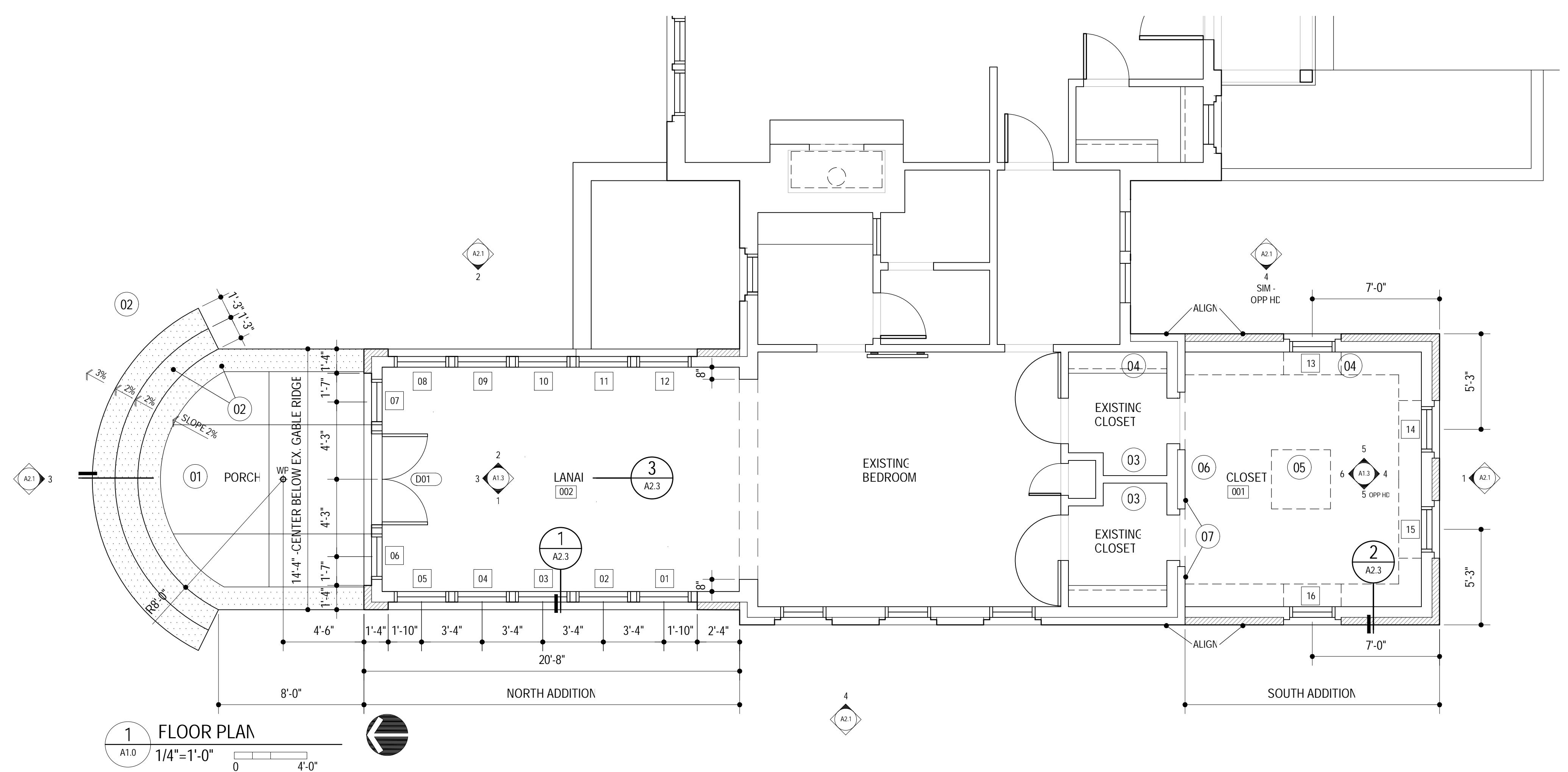
A1.0 1/4"=1'-0" 0 4'-0"

### KEY

- 01 CONCRETE PORCH
- 02 STONE PORCH BORDER AND STEPS (SHADeD AREA)
- 03 NEW BUILT-IN 15" DEEP WARDROBE STORAGE
- 04 SHELF AND HANGER ROD
- 05 OPTIONAL BACK TO BACK DRESSER OR SEAT
- 06 MIRROR
- 07 EXISTING LIMESTONE VENEER TO REMAIN
- 08 GYPSUM BOARD CEILING PAINTED-TYP
- 09 RECESSED LED LIGHT FIXTURE-TYP

### SYMBOLS

- 00 WINDOW CODE- REFER TO SHEET A.01
- 000 DOOR CODE- REFER TO SHEET A.01



1 FLOOR PLAN

A1.0 1/4"=1'-0" 0 4'-0"

ISSUE  
REVIEW 2  
PERMIT

PROJECT  
On the Riverbend HOUSE II  
36516 Judd Road  
New Boston, MI

TITLE  
FLOOR PLAN, CEILING PLAN,  
DEMOLITION PLAN

SHEET  
A1.0

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DATE  
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## KEY

- 01 FOUNDATION
- 02 LINE OF FOOTING BELOW
- 03 CRAWL SPACE ACCESS
- 04 MASONRY SHELF
- 05 EXISTING CRAWLSPACE FOUNDATION TO REMAIN

## FRAMING GENERAL NOTES

HDR: BUILT UP HEADERS SHALL BE ATTACHED WITH CONSTRUCTION GLUE AND GRK SCREWS AT 10" O.C. STAGGERED. BUILT UP HEADERS SHALL HAVE THE FOLLOWING CONSTRUCTION UNLESS NOTED OTHERWISE:  
2X6 WALL - (3) 2X10 + (2) 1/2" PLYWOOD FOR 5 1/2" TOTAL WIDTH

ALL HEADERS SHALL HAVE A MINIMUM (2) 2X JACK STUDS AT BEARING ENDS.

FOOR DL = 22 PSF, ROOF LL = 40 PSF.

AT HEADERS TO SUPPORT LIMESTONE VENEER, PROVIDE L5 X 3 1/2 X 1/4" (LLV) BRICK ANGLE WITH 5/16" DIAMETER X 3 1/8" GRK SCREWS @ 16" O.C. INTO HEADER.

TYPICAL POST: (2) 2X6 OR 2X STUD POST WITH NUMBER OF PLIES EQUAL TO SUPPORTED GIRDERS OR HEADER UNLESS NOTED OTHERWISE.

ROOF SHEATHING SHALL BE 1/2" APA RATED T&G OSB. ATTACH TO WOOD FRAMING WITH CONSTRUCTION GLUE AND 8D NAIL @ 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING.

EXTERIOR WALL SHEATHING SHALL BE 1/2" APA RATED T&G OSB. ATTACH TO WOOD FRAMING WITH 8D NAIL @ 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING.

FLOOR SHEATHING SHALL BE 3/4" APA RATED T&G PLYWOOD. ATTACH TO WOOD FRAMING WITH CONSTRUCTION GLUE AND 2" #8 WOOD SCREWS OR 8D NAIL @ 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING.

## FOUNDATION GENERAL NOTES

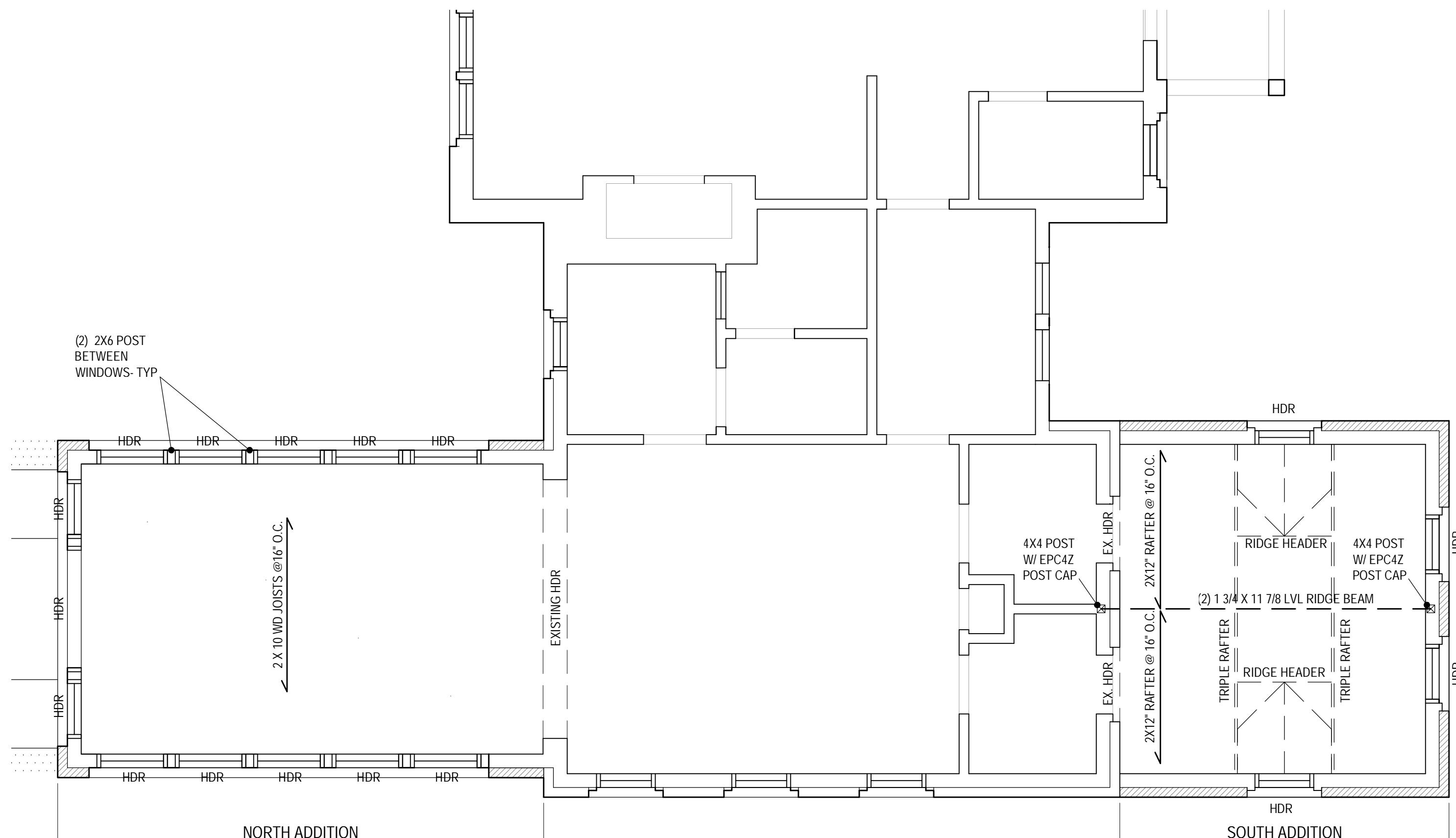
FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2,000 PSF. ALLOWABLE SOIL BEARING PRESSURE SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED SOILS ENGINEER.

PROVIDE EMBEDDED ANCHOR BOLTS AT BEARING WALLS. USE 5/8" DIAMETER x 12" @ 6'-0" O.C. AND WITHIN 12" OF END OR CORNER OF WALLS.

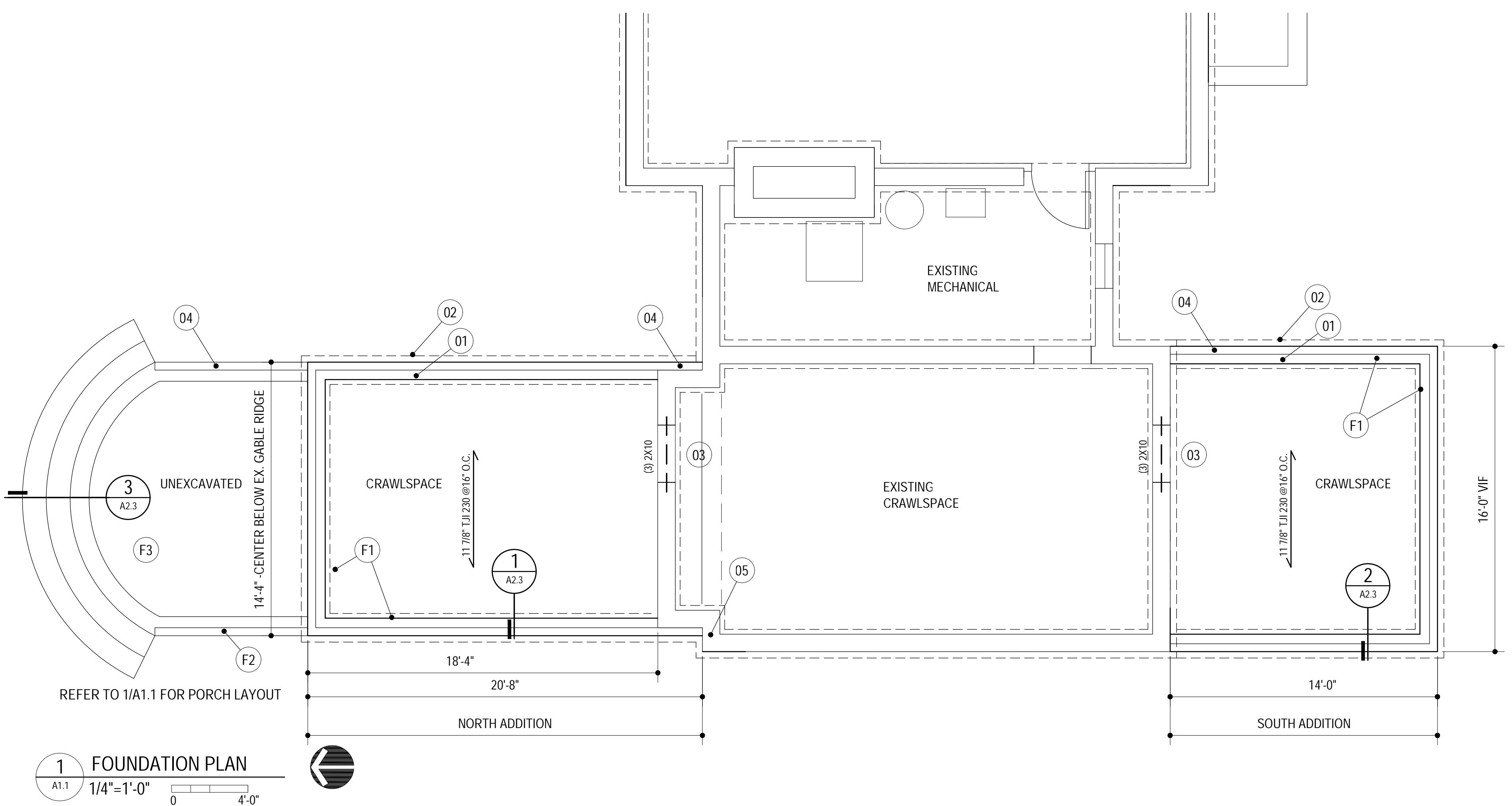
CONTRACTOR SHALL BE AWARE OF AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, VAULTS, ETC. DUE CARE SHALL BE EXERCISED DURING EXCAVATION SUCH THAT EXISTING UTILITIES ARE NOT DAMAGED.

## FOUNDATION KEY

- F1 12" CONC WALL W/ #5 @14" O.C. VERTICAL AND #5 @12" O.C. HORIZONTAL ON 18" W X 12" D STRIP FOOTING W/ (2) #5 CNT. PROVIDE DOWELS #5 @14" O.C. 36" X 12" TYP. (TYP CRAWLSPACE)
- F2 12" W TRENCH FOOTING TO CRAWLSPACE FOUNDATION DEPTH W/ (3) #5 T&B
- F3 4" CONCRETE SLAB W/ 6X6 W1.4 X X W1.4 WWF OVER 8" GRANULAR FILL.



2 FRAMING PLAN  
A1.1 1/4"=1'-0" 0 4'-0"



1 FOUNDATION PLAN  
A1.1 1/4"=1'-0" 0 4'-0"

## KEY

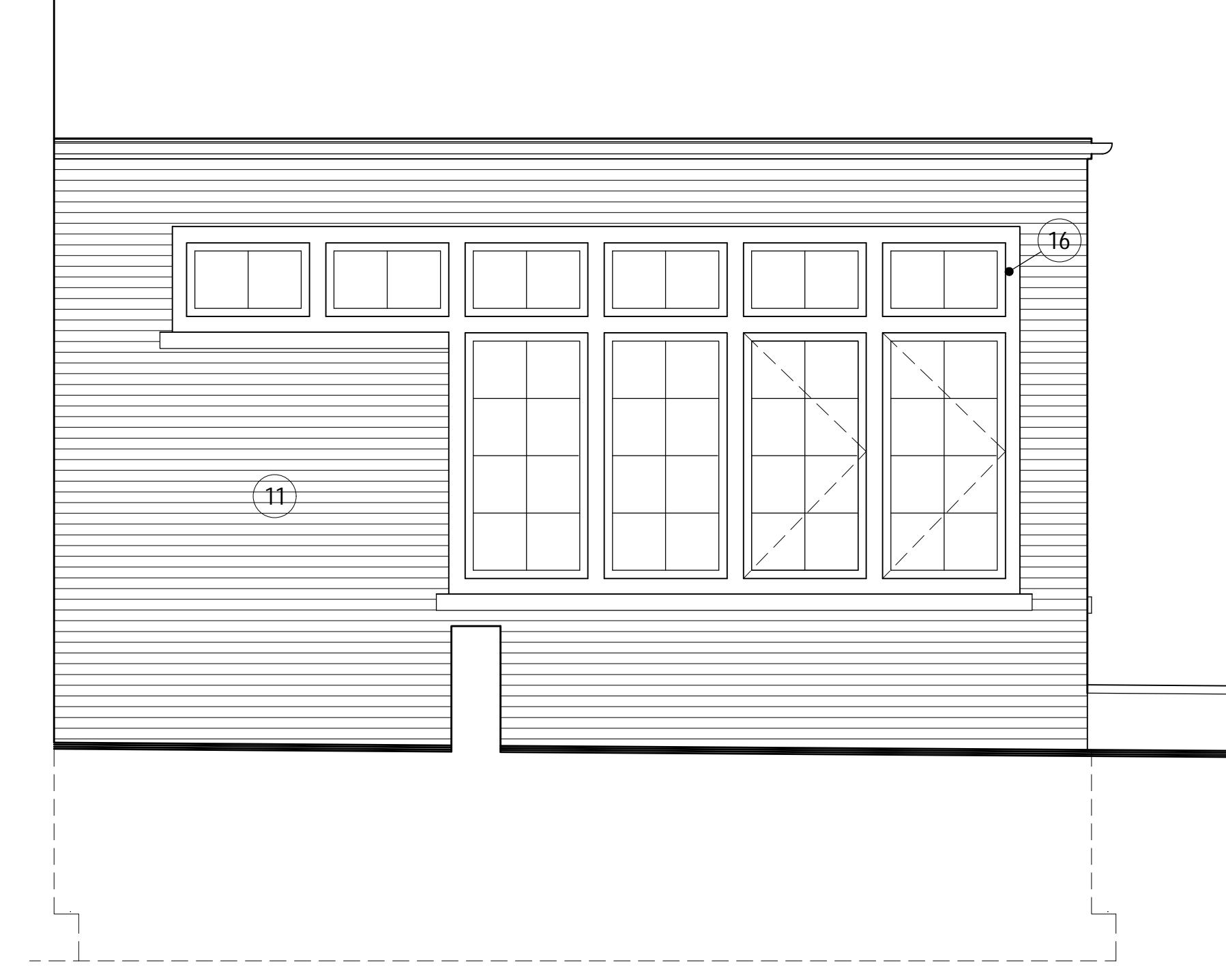
- (11) FULL BED VENEER LIMESTONE
- (12) GUTTER AND DOWNSPOUT
- (13) SHINGLE ROOF
- (14) LIMESTONE CAP
- (15) OUTLINE OF FOUNDATION
- (16) HARDI-BOARD TRIM PAINTED
- (17) TOOTH IN NEW MASONRY AT EXISTING MASONRY-TYP
- (18) CONCRETE / MASONRY OPEN PORCH



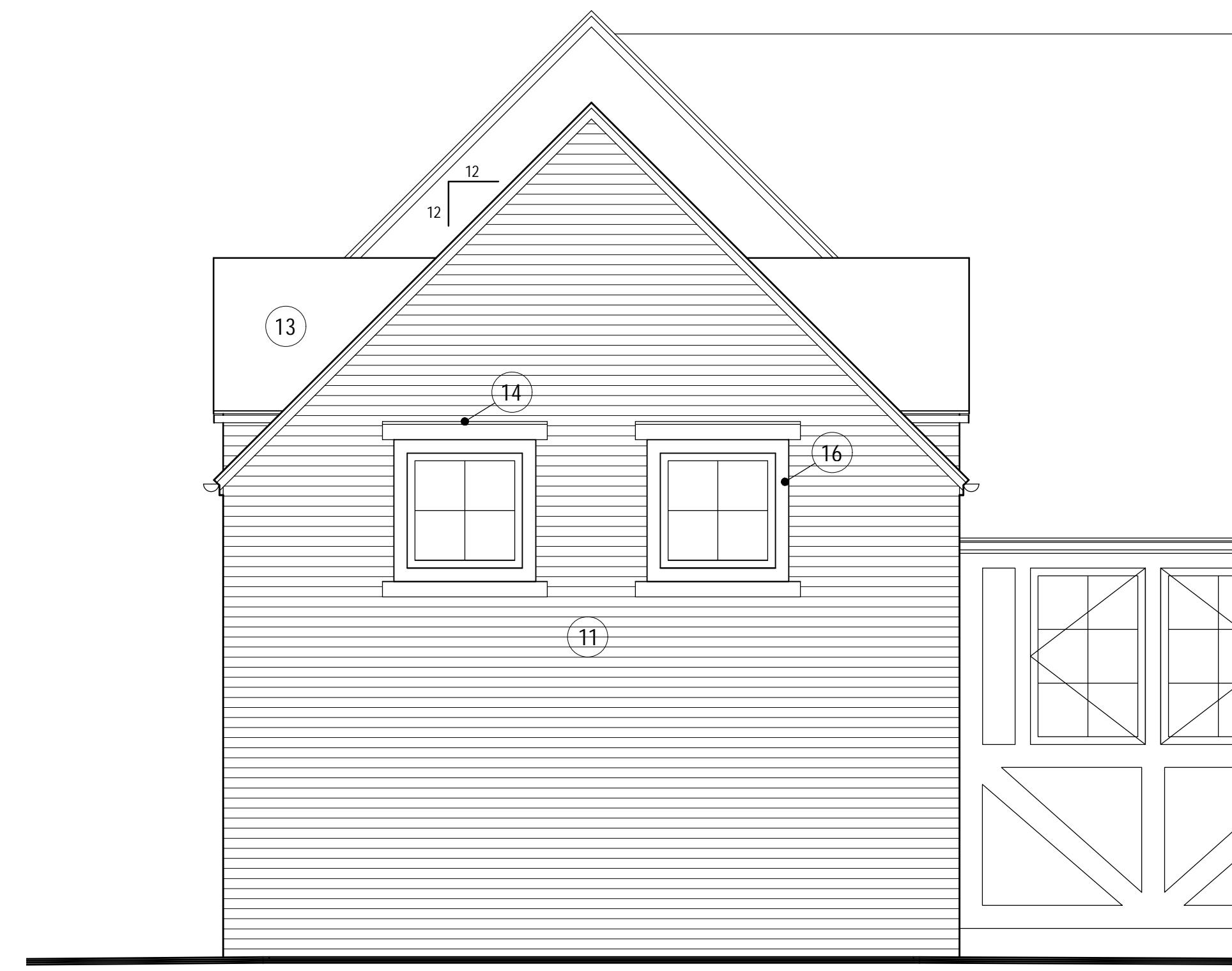
4 WEST ELEVATION  
A2.1 3/8"=1'-0" 0 4'-0"



3 NORTH ELEVATION  
A2.1 3/8"=1'-0" 0 4'-0"



2 EAST ELEVATION  
A2.1 3/8"=1'-0" 0 4'-0"



1 SOUTH ELEVATION  
A2.1 3/8"=1'-0" 0 4'-0"

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TITLE  
EXTERIOR ELEVATIONS

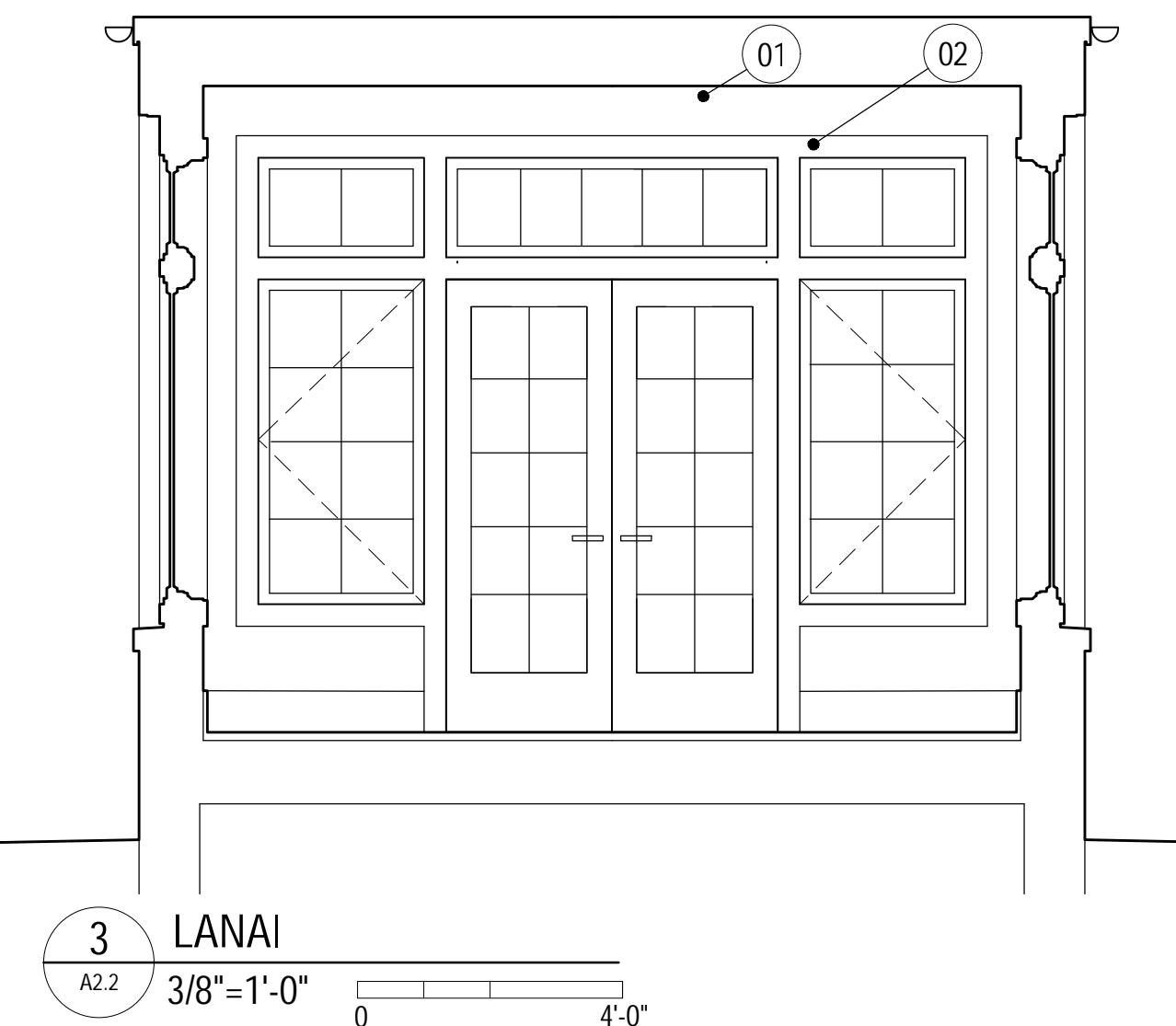
SHEET  
A2.1

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KEY

- 01 GYP BD PAINTED
- 02 WOOD TRIM PAINTED
- 03 WOOD WALL BASE PAINTED- TYP
- 04 BUILT IN MILLWORK (BY OTHERS)
- 05 BUILT IN SHELF AND HANGER ROD (BY OTHERS)
- 06 RIDGE BEAM- SEE FRAMING PLAN



## ALTERNATE WINDOW SIZE

