

# BEYDOUN, FAMILY ADDITION

39821 GOLFVIEW DR  
NORTHVILLE, MI 48161-3971

PROPERTY DESCRIPTION:  
0110 LOT 10 FAIRWAYS OF MEADOWBROOK SUB T 1S  
R8E L 11 P 34 TO 36 UCR  
PARCEL NUMBER: 11 001 03 0010 000  
LOCATION ID: GOLF-039821-0000-01

SQUARE FOOTAGE SUMMARY	
- ZONING	
- TOTAL SITE AREA:	24,141 SQ. FT.
- MAIN FLOOR AREA:	3,290 SQ. FT.
- GARAGE AREA:	781 SQ. FT.
- FRONT PORCH AREA:	60 SQ. FT.
- SIDE PORCH AREA:	103 SQ. FT.
- REAR BALCONY AREA:	203 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE: 4,443 SQ. FT.	
- TOTAL FLOOR AREA:	
- BASEMENT FLOOR AREA:	1,156 SQ. FT.
- BASEMENT FLOOR AREA:	2,792 SQ. FT.
- NEW MAIN FLOOR ADDITION AREA:	639 SQ. FT.
- NEW BALCONY ADDITION AREA:	458 SQ. FT.
TOTAL BUILDING COVERAGE: 5,540 SQ. FT.	
ALLOWED BUILDING COVERAGE 24.1% X 25%: 6,035 SQ. FT.	
- PROPOSED GROSS LIVABLE AREA: 5,058 SQ. FT.	

**WARNING !!!**

THE LOCATIONS AND ELEVATIONS OF EXISTING STRUCTURE AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE TRUSSES COMPANY SHALL FIELD VERIFY THE EXACT LOCATION OFF THE EXISTING STRUCTURE BEFORE FABRICATION. HOWEVER AAA CONSULTING IS NOT LIABLE FOR ANY DIMENSION DISCREPANCY.

**DESIGN CRITERIA AND CODES:**

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MICHIGAN RESIDENTIAL CODE, LATEST EDITION AND IN ACCORDANCE WITH CITY CODE REQUIREMENTS. ALL LOADS SHALL BE IN ACCORDANCE WITH THE MINIMUM DESIGN FOR BUILDING AND OTHER STRUCTURES BY ASCE.
- MINIMUM DESIGN CODE LOADS SHALL BE AS FOLLOWS:
  - ROOF SNOW/LIVE LOADS: 25 PSF (GROUND SNOW) / SNOW DRIFTING ADDITIONAL
  - ROOF COLLATERAL LOAD DEAD LOAD: 15 PSF
  - WIND LOAD: 90 MPH (3 SEC GUST) 20 PSF
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE THEY DO NOT DEPICT THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BRACING, SHORING, ETC. TO PROTECT THE STRUCTURE DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL MI, C.S.A. AND LOCAL SAFETY REQUIREMENTS.
- THE COMPLETE DETAILS OF CONSTRUCTION ARE NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED COMPONENTS FOR THE STRUCTURE AND COMPLY WITH THE DESIGN INTENT OF THESE DRAWINGS. ADDITIONAL FEES/ COST WILL NOT BE PAID FOR ANY ITEMS THAT ARE NECESSARY TO COMPLETE THE WORK AND RESULT IN A SOUND CONSTRUCTED AND CODE COMPLIANCE STRUCTURE.
- IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONSULT A STRUCTURAL ENGINEER FOR ANY QUESTION REGARDING THE STRUCTURE OR FOR THE STRUCTURE CALCULATION NOTE OR SIZING OF FOOTING, BEAMS, AND POST. HOWEVER AAA CONSULTING IS NOT LIABLE FOR ANY PROBLEM RELATED TO STRUCTURE. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO START OF WORK.

**SHEETING, SHORING AND BRACING:**

- TEMPORARY SHEETING, SHORING, GUYING AND TIEDOWNS OF THE WORK AND STRUCTURE DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AAA CONSULTING ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURE THAT MAY BE AFFECTED BY THE NEW CONSTRUCTION SHALL BE BRACED AND PROTECTED AS REQUIRED.
- CONTRACTOR TO FIELD CHECK ALL REQUIRED DIMENSIONS AND REPORT ALL DISCREPANCIES TO ENGINEER AND ALL RELEVANT TRADES. CONTRACTOR TO ENSURE ALL OTHERS TRADES ARE IN PLACE BEFORE COMMENCING POURING CONCRETE, FABRICATING STEEL ETC.
- LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURE (EXISTING FOOTING, WALL, FIG., STRUCTURAL STEEL, BLOCK WALL ETC.) ARE APPROXIMATE. GENERAL CONTRACTOR TO TAKE ALL PRECAUTIONS WHEN EXCAVATING AND INSTALLING NEW STRUCTURE.

**EXTERIOR FINISH NOTES:**

- DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.
- FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN 1/2" PER FOOT OF RUN FOR 4' MIN.

**SCOPE OF WORK:**

RESIDENTIAL REMODELING OF EXISTING TWO STORY SINGLE FAMILY HOME IN NORTHVILLE, MICHIGAN. ALL NEW CONSTRUCTION SHALL CONFORM TO LAST EDITION OF MICHIGAN RESIDENTIAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL.

**CONTRACTOR NOTES:**

ALL CONSTRUCTION SITES SHALL BE MAINTAINED IN A SAFE CONDITION AND PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS SHALL BE PROTECTED BY CHAIN LINK FENCE UNTIL THE REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL.

G.C. MUST REVIEW ALL UTILITY TAPS/ ENTRANCES INTO BUILDING WITH EACH INDIVIDUAL TRADE ON SITE TO ENSURE COORDINATION OF ALL PIPING LOCATIONS, INVERTS AND CONNECTIONS. ALL DEVIATIONS/SUBSTITUTIONS MUST BE APPROVED BY THE INSPECTOR.

CONTRACTOR / CIVIL ENGINEER ARE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL SITE ENGINEERING INCLUDING BUT NOT LIMITED TO DRAINAGE, RETAINING WALL DESIGN, ERCA REQUIREMENTS, UTILITIES SETBACK DIMENSIONS, FINAL GRADING, SOIL CAPACITY, ETC.....

AAA CONSULTING HAS NOT BEEN CONTRACTED FOR THE ABOVE MENTIONED SERVICES OR ANY SITE SERVICES AND WILL NOT BE HELD LIABLE OR RESPONSIBLE. ANY CONCERNS OR QUESTIONS REGARDING THESE ISSUES SHOULD BE DIRECTED TO THE CONTRACTOR OR CIVIL ENGINEER.

**DEFERRED SUBMITTALS:**

- THE LISTED ITEMS ARE TO BE SUBMITTED TO AAA CONSULTING FOR REVIEW PRIOR TO FABRICATION AND TO BE SUBMITTED TO THE MUNICIPALITY FOR PERMIT.
- ROOF TRUSS DESIGN SHOP DRAWINGS.
  - WINDOW AND DOOR SCHEDULE AND SHOP DRAWINGS.
  - HVAC DESIGN SHOP DRAWINGS BY MECHANICAL DESIGN BUILD CONTRACTOR.
  - ELECTRICAL DESIGN SHOP DRAWINGS BY DESIGN BUILD CONTRACTOR.
  - PLUMBING DESIGN SHOP DRAWINGS BY DESIGN BUILD CONTRACTOR.

AAA CONSULTING HAS BEEN ONLY CONTRACTED FOR THE CONTENT OF THIS DRAWINGS. AAA CONSULTING IS NOT LIABLE OR RESPONSIBLE FOR CONTRACTORS CONSTRUCTION DETAILS, QUALITY OF CONSTRUCTION, SPECIFICATIONS AND CONSTRUCTION TECHNIQUES THAT SHOWN OR NOT SHOWN ON THESE SPECIFIC DRAWINGS. THIS DISCLAIMER INCLUDES BUT IS NOT LIMITED TO: WATERPROOFING, VENTILATING, SOIL CAPACITY, INSULATION, STRUCTURAL DESIGN / DETAILS AND CONNECTIONS, MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS, QUALITY OF MATERIALS, QUALITY OF CONSTRUCTION OR OTHER CONSTRUCTION SPECIFICATIONS. ANY CONCERNS OR QUESTIONS REGARDING THESE ISSUES SHOULD BE DIRECTED TO THE GENERAL CONTRACTOR.

**GENERAL DEMOLITION NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF ALL DEMOLITION AND REMOVAL DEMOISH PORTIONS OF EXISTING BUILDING AND RELATED CONSTRUCTION AS NECESSARY TO MAKE WAY FOR NEW CONSTRUCTION. SELECTIVE DEMOLITION SHALL INCLUDE SUCH WORK AS:
- REMOVAL OF ITEMS SHOWN TO BE REMOVED, SUCH AS WALLS, CEILING, WINDOWS, DOORS, FINISHES, EQUIPMENT AND OTHER ITEMS.
  - REMOVAL OF ITEMS NOT SHOWN TO BE REMOVED, BUT WHICH MUST BE REMOVED TO ALLOW NEW WORK TO PROCEED. ITEMS WHICH ARE TO REMAIN IN THE FINISHED WORK SHALL BE REINSTALLED AFTER THEIR JOINTS AND FINISHES MADE TO MATCH ADJACENT WORK.
  - REMOVAL OF EXISTING SURFACE FINISHES AS NEEDED FOR NEW WORK.
  - REMOVAL OF ABANDONED ITEMS OR ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED LINES, STORED BUILDING MATERIALS.
  - REMOVAL OF EXPOSED MECHANICAL AND ELECTRICAL LINES AND EQUIPMENTS WHICH NO LONGER FUNCTION.
  - CUTTING AND REMOVAL TO PERMIT THE PERFORMANCE OF NEW WORK.
  - REMOVAL OF DANGEROUS CONDITIONS, SUCH AS WATER DAMAGED STRUCTURAL MEMBERS.
  - REMOVAL OF UNSUITABLE OR EXTRANEUS/IRRELEVANT OR UNRELATED MATERIALS SUCH AS, ABANDONED FURNISHINGS, GREASE BULDP, ROTTED WOOD, DETERIORATED CONCRETE NOT SHOWN TO REMAIN.
  - REMOVAL WORK SHALL BE PERFORMED AS NOT TO REMOVE MORE THAN IS NECESSARY AND SO AS NOT TO DAMAGE THE ADJACENT WORK.
  - PROVIDE SHORING, NEEDLING, OR BRACING AS NEEDED FOR REMOVAL.
  - CONTRACTOR SHALL ASSIGN THE WORK OF DEMOLITION, REMOVAL, CUTTING AND PATCHING TO TRADES UNDER HIS SUPERVISION SO AS TO CAUSE THE LEAST DAMAGE TO EACH TYPE OF WORK ENCOUNTERED, AND SO AS RETURN THE BUILDING AS MUCH AS POSSIBLE TO THE APPEARANCE OF NEW WORK.
  - REMOVE DEBRIS PROMPTLY FROM THE SITE. ALL DEMOLISHED MATERIAL, EXCEPT THAT LISTED OR MARKED BY THE OWNER FOR RETENTION, BECOMES PROPERTY OF THE CONTRACTOR. LOAD DEMOLISHED MATERIALS DIRECTLY ON TRUCKS FOR REMOVAL/DISPOSE OF DEBRIS LEGALLY. DO NOT BURN ON SITE. DO NOT ALLOW DEBRIS TO ENTER SEWERS. DO NOT LET PULLED DEBRIS ENDANGER STRUCTURE SUPPRESS DUST. PREVENT UNSANITARY CONDITIONS, WASHOUTS, EROSION, STAINING OR SILTING OF THE SITE AND NEIGHBORING PROPERTY.

**EXISTING SETBACK**

- FRONT YARD SETBACK:	35'-0" FT.
- SIDE YARD SETBACK:	MIN 35'-0" TOTAL 15'-0" FT.
- BACK YARD SETBACK:	43'-0" FT.
- MAX. HEIGHT FROM GRADE LEVEL:	35'-0" FT.

**LIST OF DRAWINGS**

A-1.0	EXISTING SITE PLAN.
A-2.0	EXISTING FLOOR PLAN.
A-3.0	PROPOSED BASEMENT PLAN.
A-4.0	PROPOSED MAIN FLOOR PLAN.
A-5.0	EXISTING AND PROPOSED ELEVATION.
A-6.0	PROPOSED SECTION AND DETAIL.
A-7.0	PROPOSED FOUNDATION AND FRAMING PLAN.
A-8.0	PROPOSED ROOF FRAMING PLAN.

**PROPOSED HOME ADDITION**

39821 GOLFVIEW DR  
NORTHVILLE, MI 48161-3971

OWNER/DEVELOPER:  
KASSEM BEYDOUN

39821 GOLFVIEW DR  
NORTHVILLE, MI 48161-3971

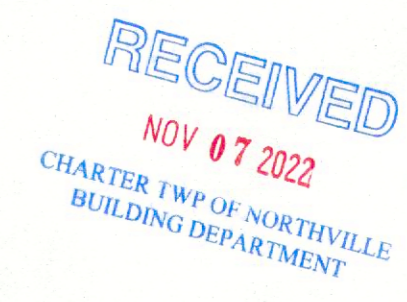
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**AAA CONSULTING**  
PLAN-DESIGN-BUILD

5465 SCHAEFER  
DEARBORN MI 48126  
TEL: (313)815-0943  
EMAIL: AAA.CONSULTING@HOTMAIL.COM

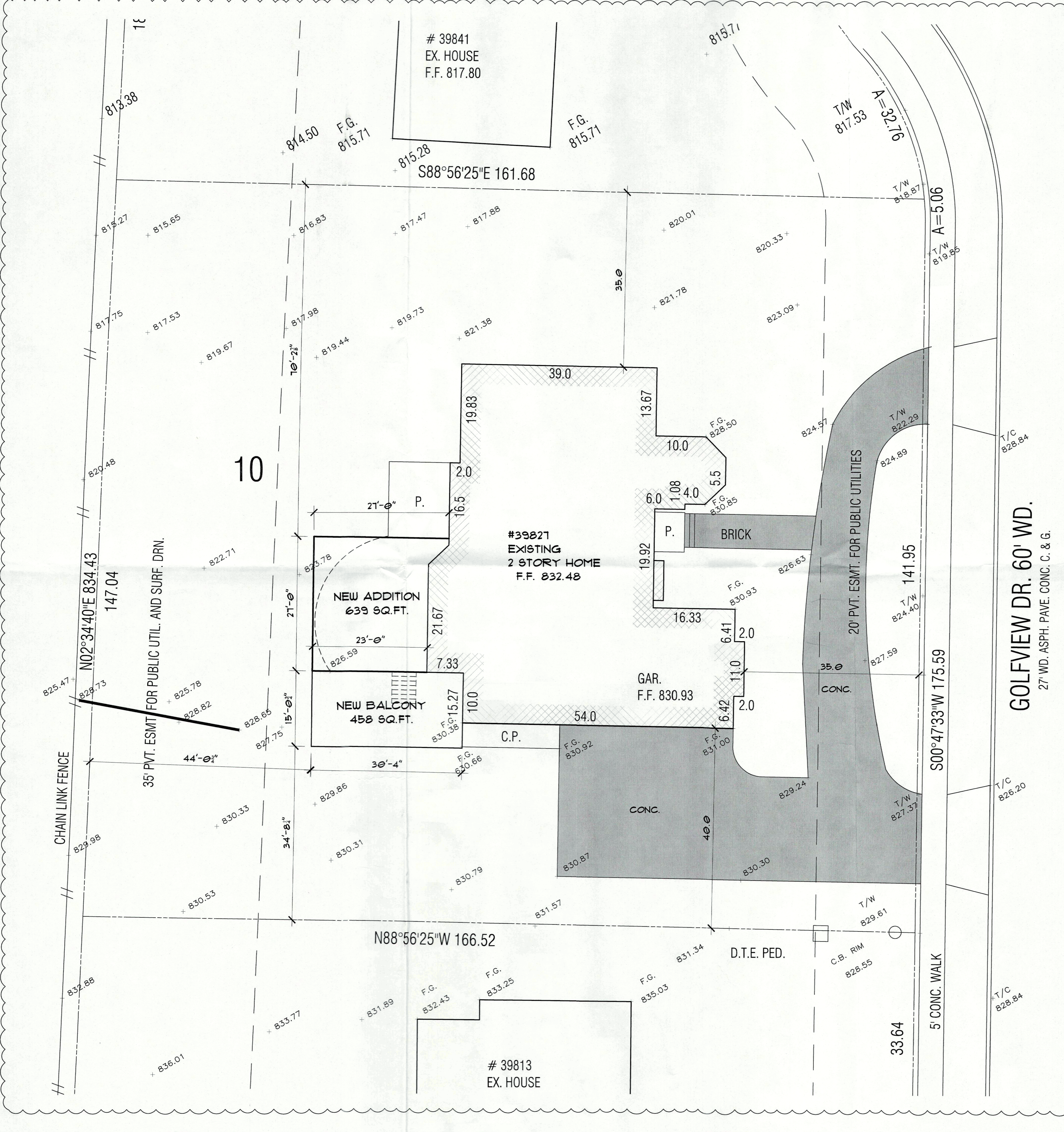
ISSUED:  
02/09/2021 ISSUED FOR OWNER COMMENT  
02/28/2021 ISSUED FOR OWNER APPROVAL  
03/11/2022 ISSUED FOR CITY PERMIT  
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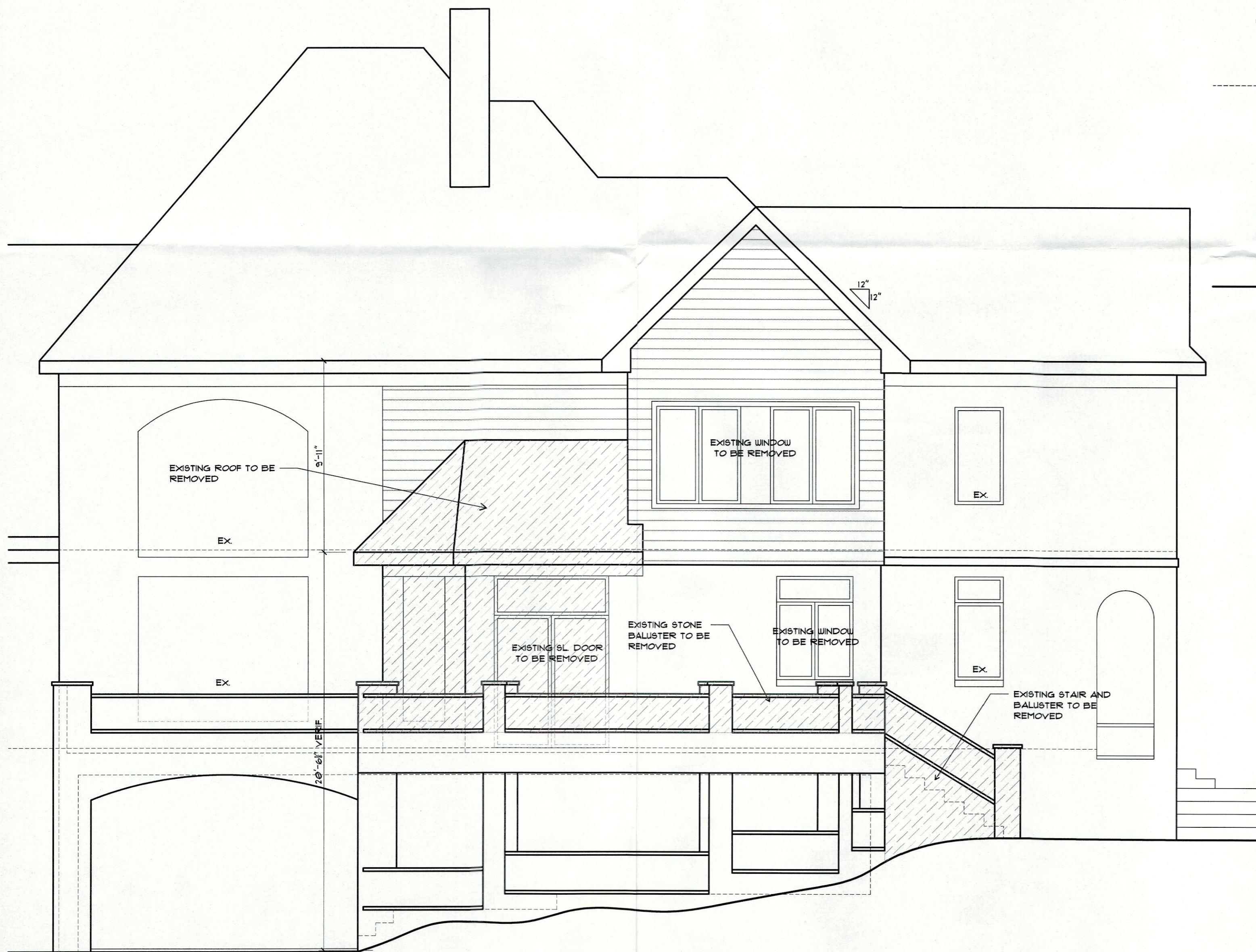
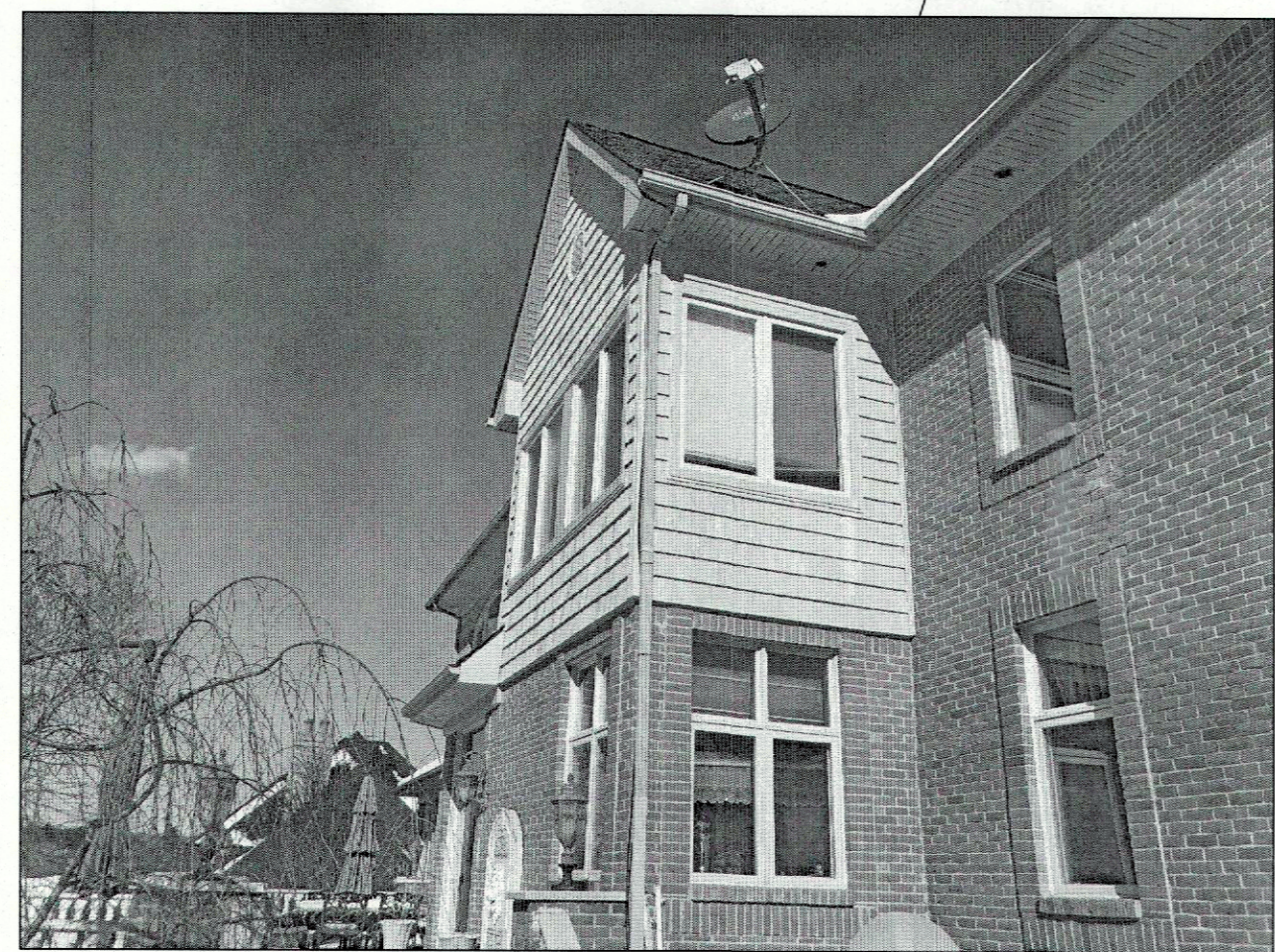


DRAWING TITLE:  
EXISTING AND PROPOSED  
ARCHITECTURAL SITE PLAN

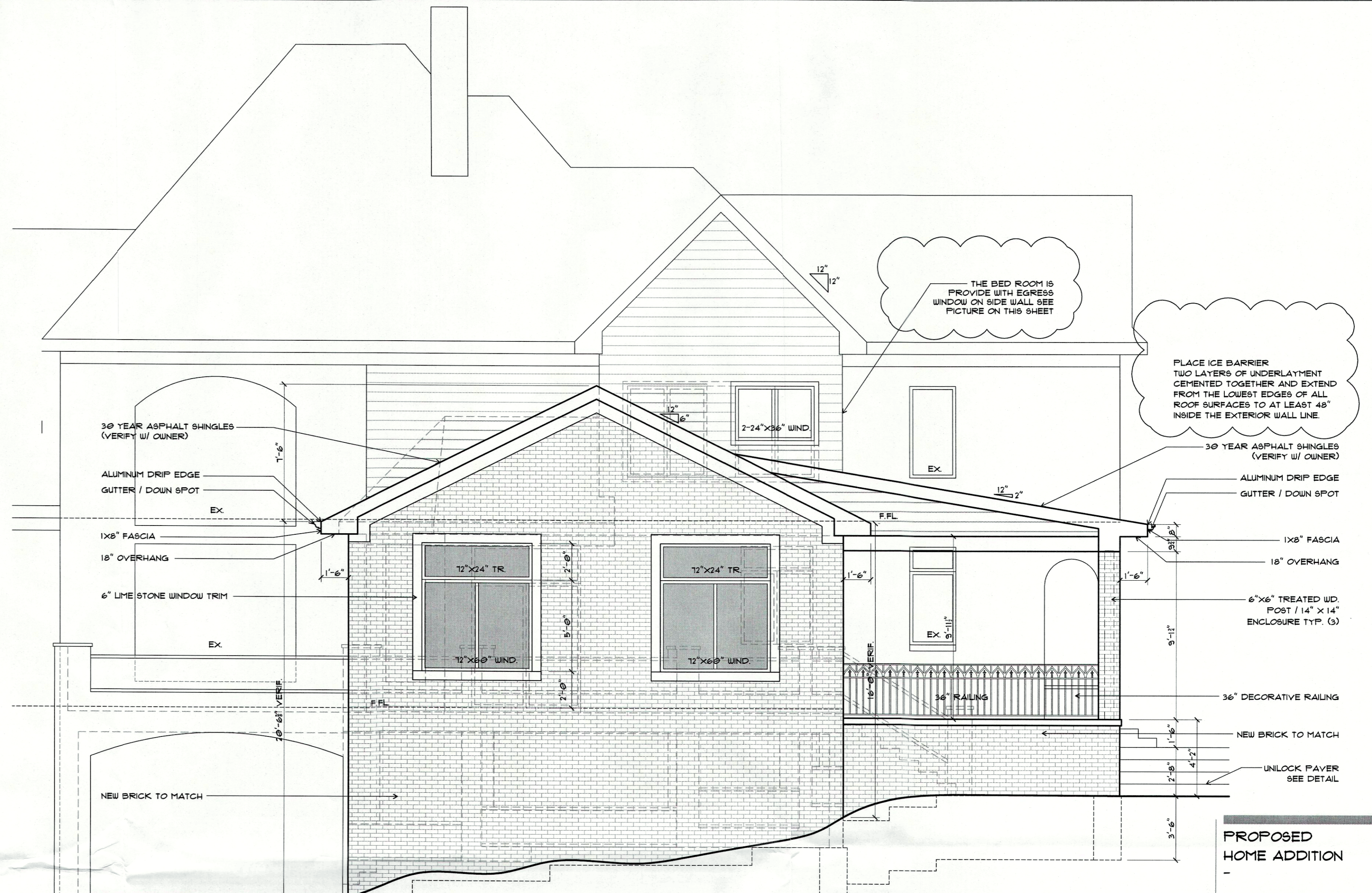
DRAWING SCALE: AS SHOWN  
DATE: FEBRUARY 12-2022

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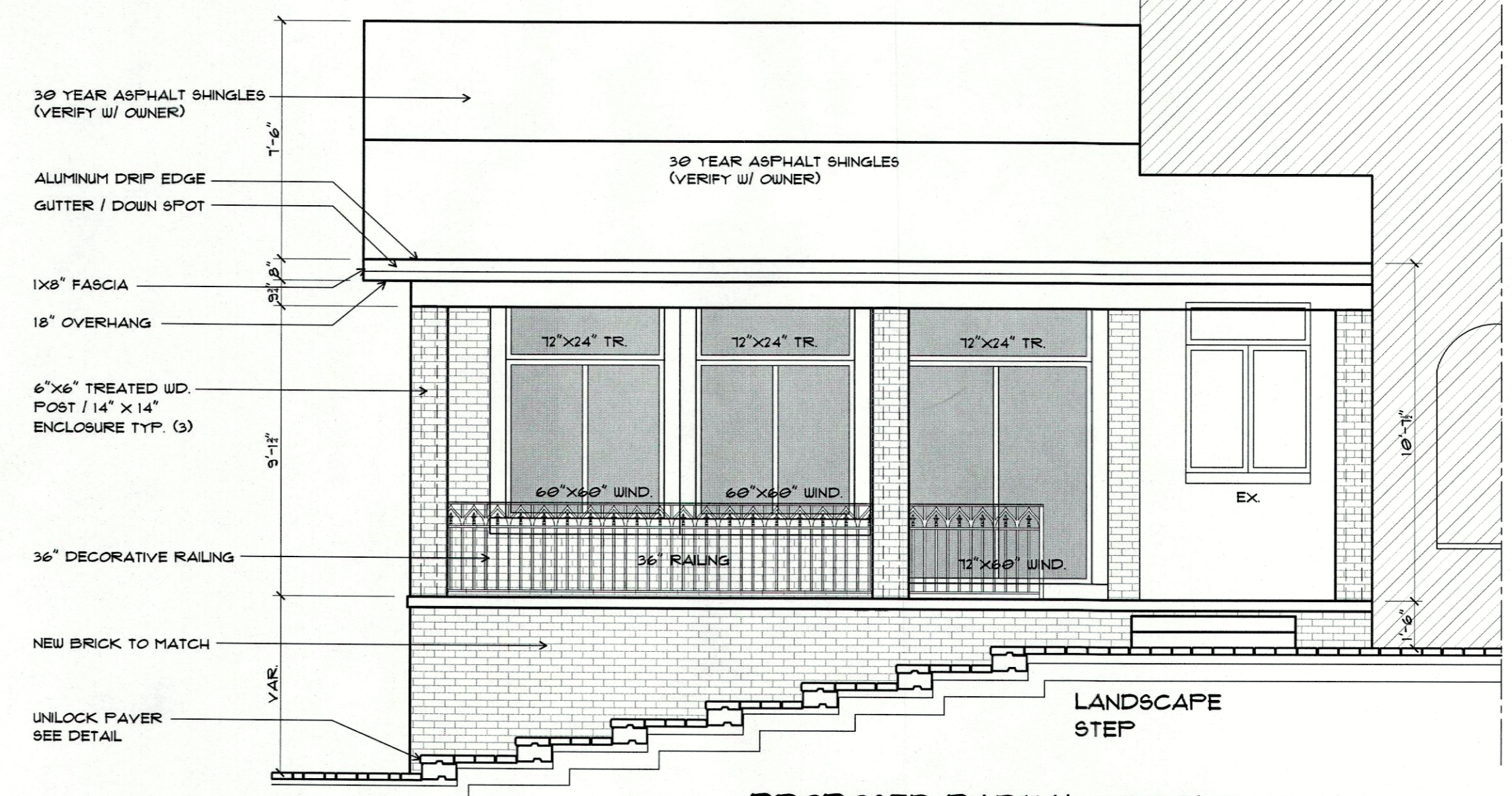




EXISTING PARTIAL REAR ELEVATION  
SCALE: 1/4"=1'-0"



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



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

**PROPOSED HOME ADDITION**

39821 GOLFVIEW DR  
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KASSEM BEYDOUN

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PLAN-DESIGN-BUILD

5405 SCHAEFER  
DEARBORN MI 48126  
TEL: (313)815-0543  
EMAIL: AAA.CONSULTING@GMAIL.COM

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