

PHASE 1 - PLAN A
LAUNDRY ROOM - OPTION

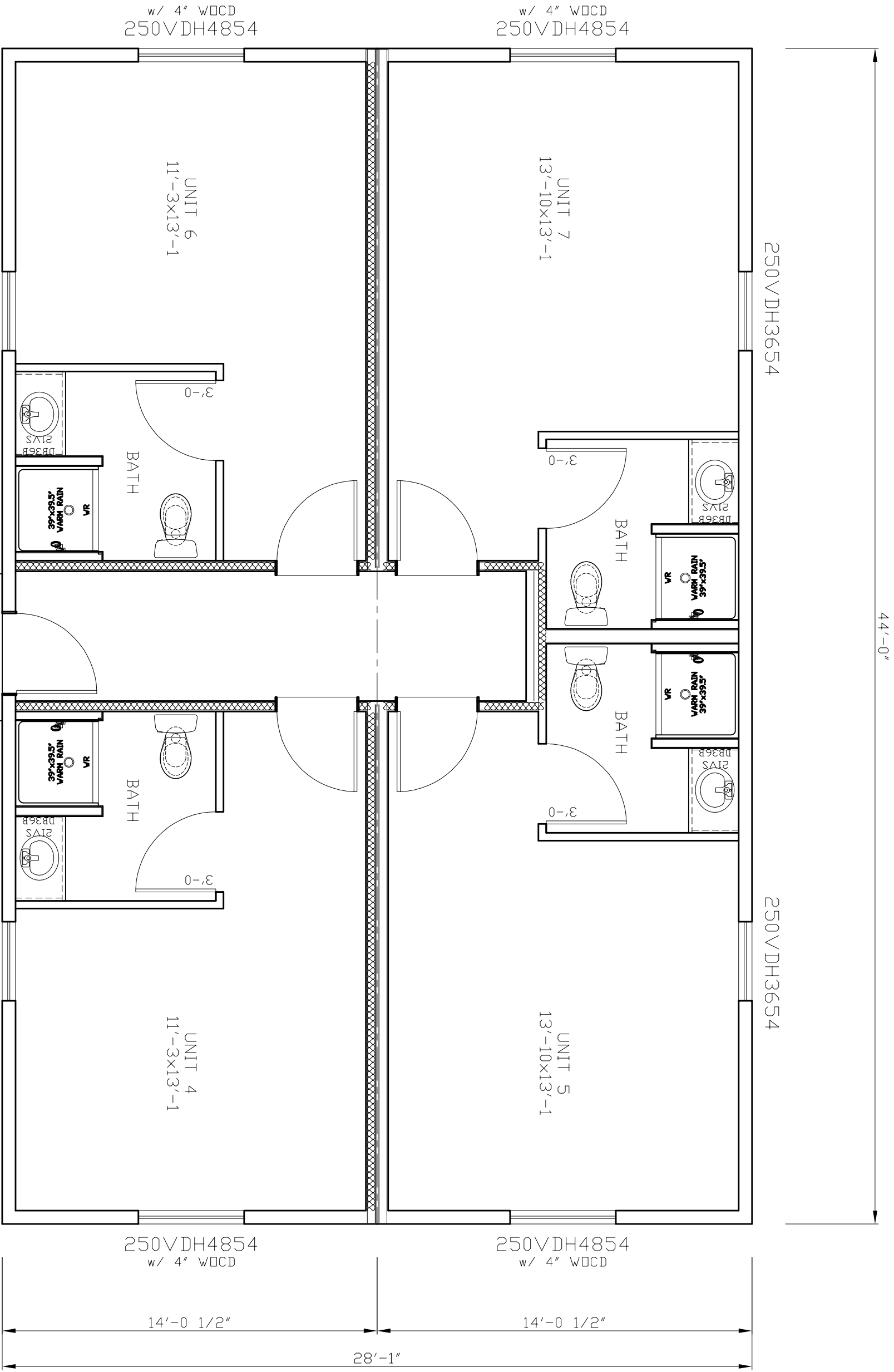
JOB #C1808
DRAWING SCALE 1/4" = 1'-0"

revision 7/5/22 APS 7/26/22 APS	proj title	contact person PD date 6/3/22 originator PD sht no A1	1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800 FAX: 906-774-5813
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1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800 FAX: 906-774-5813

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2nd FLOOR PLAN

JOB #C1808

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

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revision 7/5/22 APS 7/26/22 APS	proj title	contact person PD	date 6/3/22	originator PD	sht no A2
1	2nd FLOOR PLAN	RYAN SPENCER			
2	EMPLOYEE HOUSING				
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1. Unless Dickinson Homes, Inc. acts as prime contractor, it provides this Foundation drawing as a service, and shall assume no liability or responsibility for foundation design and/or construction. Builder/Dealer and site contractor shall check and verify all dimensions for accuracy prior to commencement of foundation construction.
2. All foundation and slab work shall comply with local building codes.
3. Basement insulation shall be installed in compliance with local building codes and heat loss energy calculations.

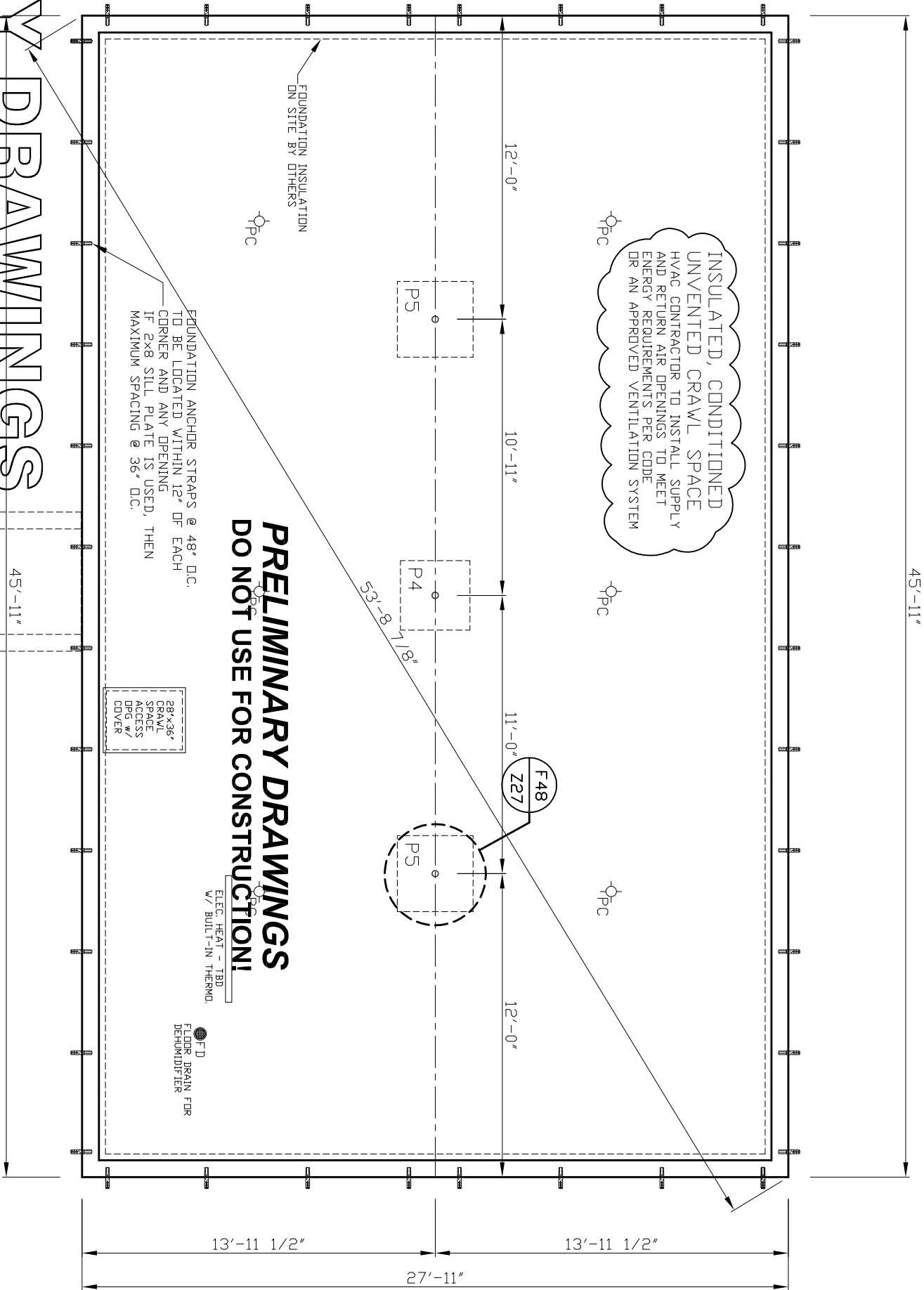
SOIL BEARING CAPACITY: 2,500 PSF			
70# GS. TOTAL LOAD	PAD FOOTING	PAD (REBAR) REINFORCING	
P1	9,552#	24"x24"x10"	NOT REQUIRED
P2	11,817#	27"x27"x12"	NOT REQUIRED
P3	14,781#	30"x30"x12"	NOT REQUIRED
P4	17,715#	33"x33"x14"	NOT REQUIRED
P5	20,880#	36"x36"x16"	NOT REQUIRED
P6	28,971#	42"x42"x12"	(8) #4 EACH WAY
P7	37,480#	48"x48"x14"	(10) #4 EACH WAY
P8	47,436#	54"x54"x14"	(12) #4 EACH WAY

4. It is recommended that soils analysis be conducted by a soils engineer based upon site borings to determine unusual conditions such as poor bearing values and high water table. The purpose of the soil analysis is to determine special foundation design requirements for construction and drainage. It is recommended that detailed foundation drawings to be designed and prepared by a structural engineer, taking into consideration the soils analysis based upon site borings at the site.
6. the design of footings and column pad sizes, unless it is known that the soil is sandy gravel and/or gravel, a value of 3,000 psf will be used.
7. The bottoms of footings and pads shall be at the level of undisturbed earth, or on fill, below the frost line or a design using frost protected footings/foundations.
8. Fill, clean sand or clean gravel placed in layers no more than 6" thick and compacted to 95% maximum density.
9. Backfill, use of existing soils on site to be placed against foundation walls. Backfill is not compacted and will settle in time.
- 9a. A minimum three-foot perimeter of undisturbed soil shall be provided around and under the concrete column pads.
10. Sidewalks, driveways, and any hard surface shall be placed on suitable soils that are compacted.

LIMITED PURPOSE FOUNDATION DRAWING

11. Concrete shall have an ultimate compressive strength of not less than 3,000 psi at 28 days. Porches, carport slabs, steps exposed to the weather and garage floor slabs shall have an ultimate compressive strength of not less than 3,500 psi at 28 days.
12. The concrete cover over foundation reinforcement rods shall comply with local codes.
13. Soil in crawl spaces shall be covered with a 6 mil vapor barrier or local building code requirements.
14. Crawl space ventilation shall comply with all local building codes.

15. When applying exterior board type insulation, the thickness of the board must be subtracted from each side of the foundation wall where applied to maintain the outside dimensions of the foundation walls as noted on the drawing.



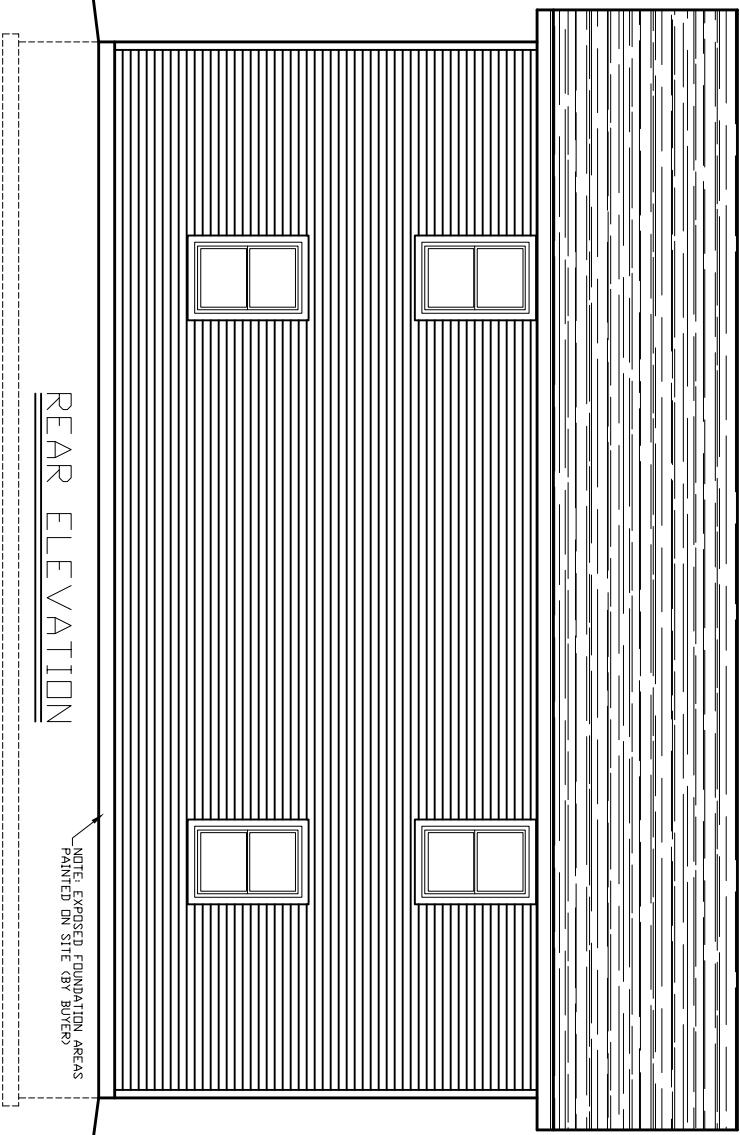
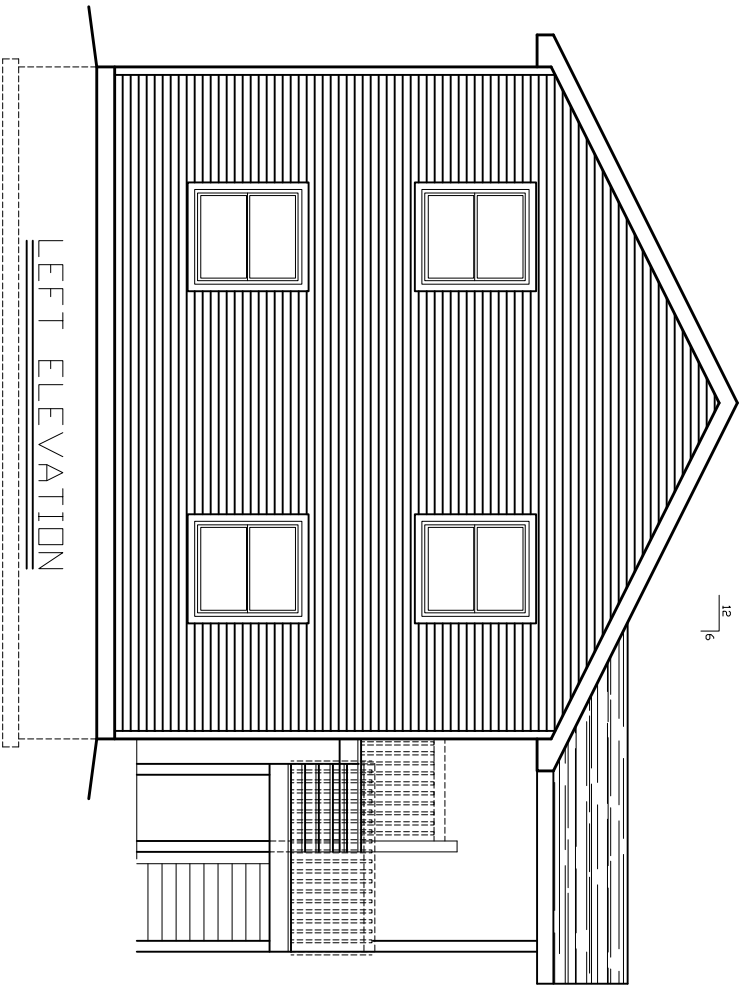
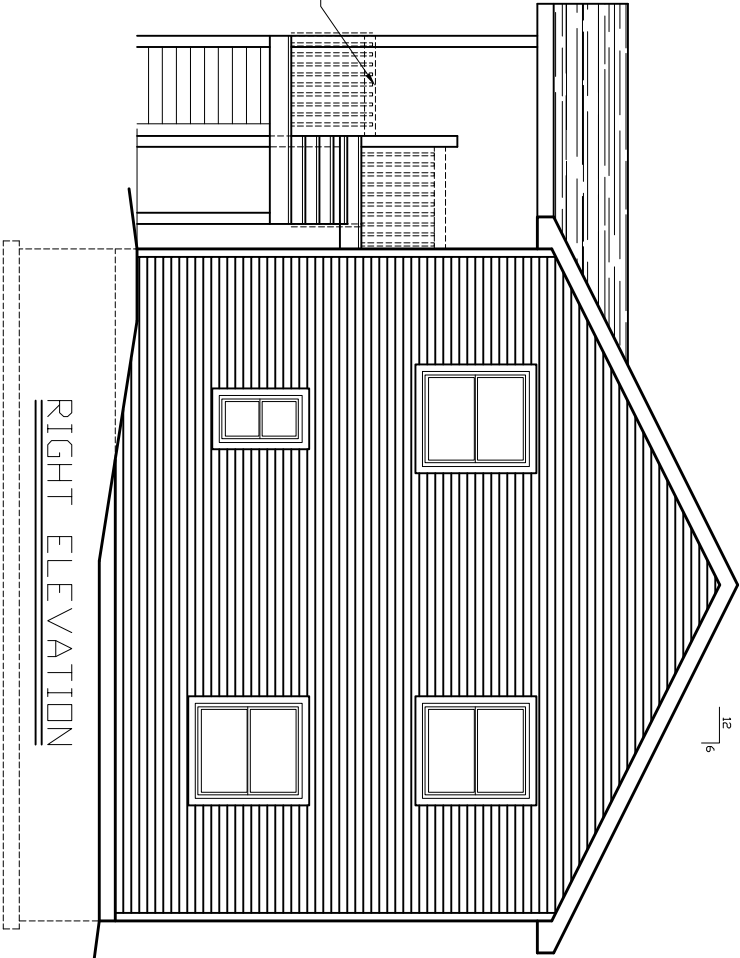
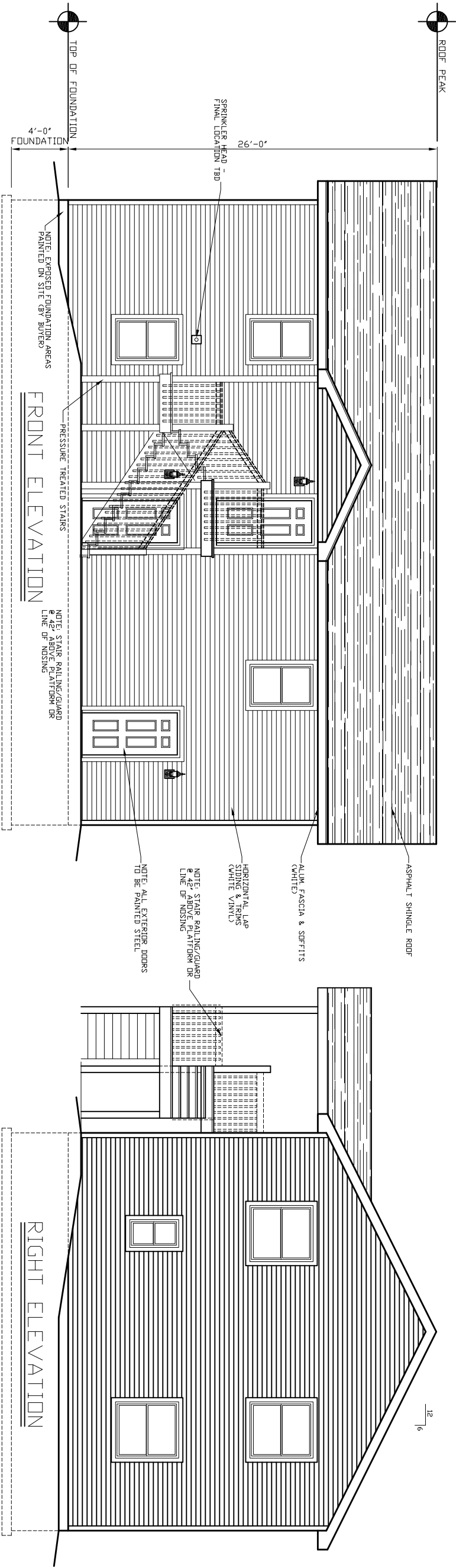
PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION!

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION!

JOB #C1808

DRAWING SCALE 3/16" = 1'-0"

revision 7/5/22 APS 7/26/22 APS		proj title
MICT RYAN SPENCER EMPLOYEE HOUSING FOUNDATION PLAN		
contact person	PD	
date	6/3/22	
originator	PD	
shet no	A3	



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revision
7/5/22 APS
7/26/22 APS

proj title

MICT
RYAN SPENCER
EMPLOYEE HOUSING
EXTERIOR ELEVATIONS

contact
person
PD

date
6/3/22

originator
PD

sht no
A4

JOB #C1808

DRAWING SCALE 1/8" = 1'-0"