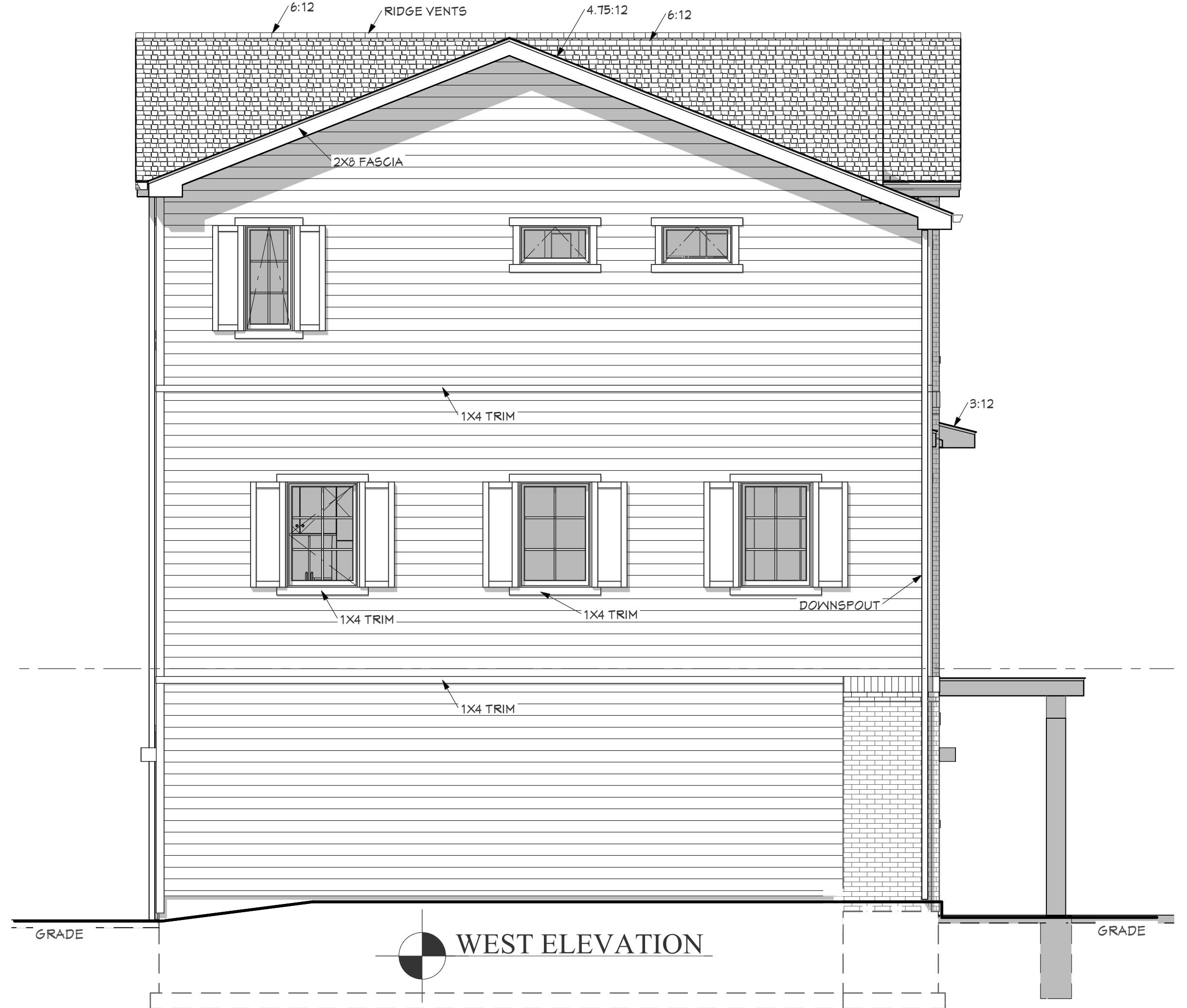


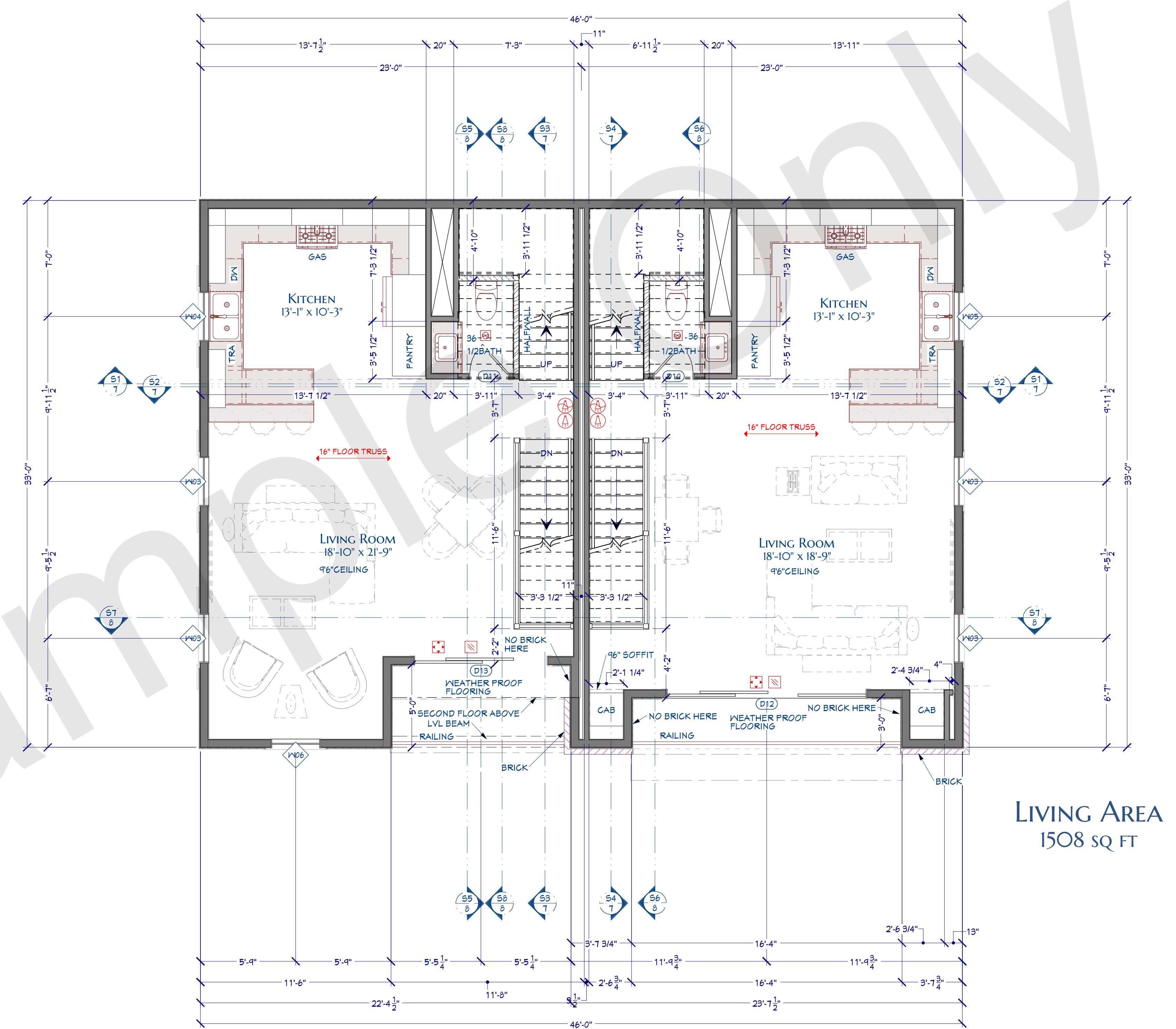
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537 Lovett Avenue SE  
GRAND RAPIDS, MI 49506

Owner Developer:  
**PARKVIEW TRIO LLC.**

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**CSF2293**  
PLOT DATE  
**3/3/2025**  
SQUARE FEET  
SEE FLOOR  
SCALE  
**1/4" = 1'-0"**  
SHEET  
**A - 1**

638 Fulton - Building D





638 Fulton - Building D

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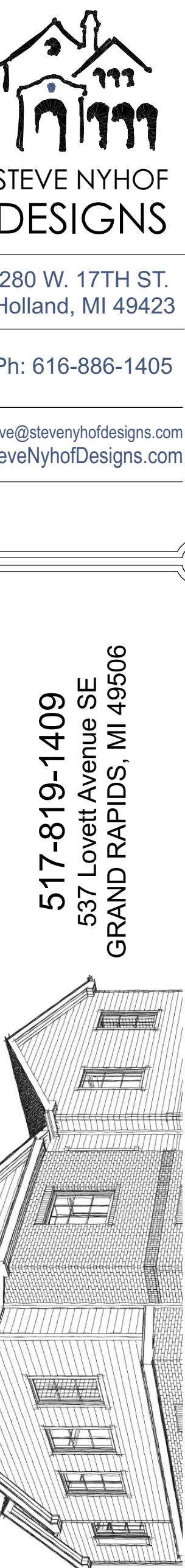
638 Fulton - Building D

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CSF2293  
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3/3/2025  
SQUARE FEET  
SEE FLOOR  
SCALE  
1/4" = 1'-0"  
SHEET  
A - 2

MAIN FLOOR  
STEVE NYHOF  
DESIGNS  
280 W. 17TH ST.  
Holland, MI 49423  
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steve@stevenyhofdesigns.com  
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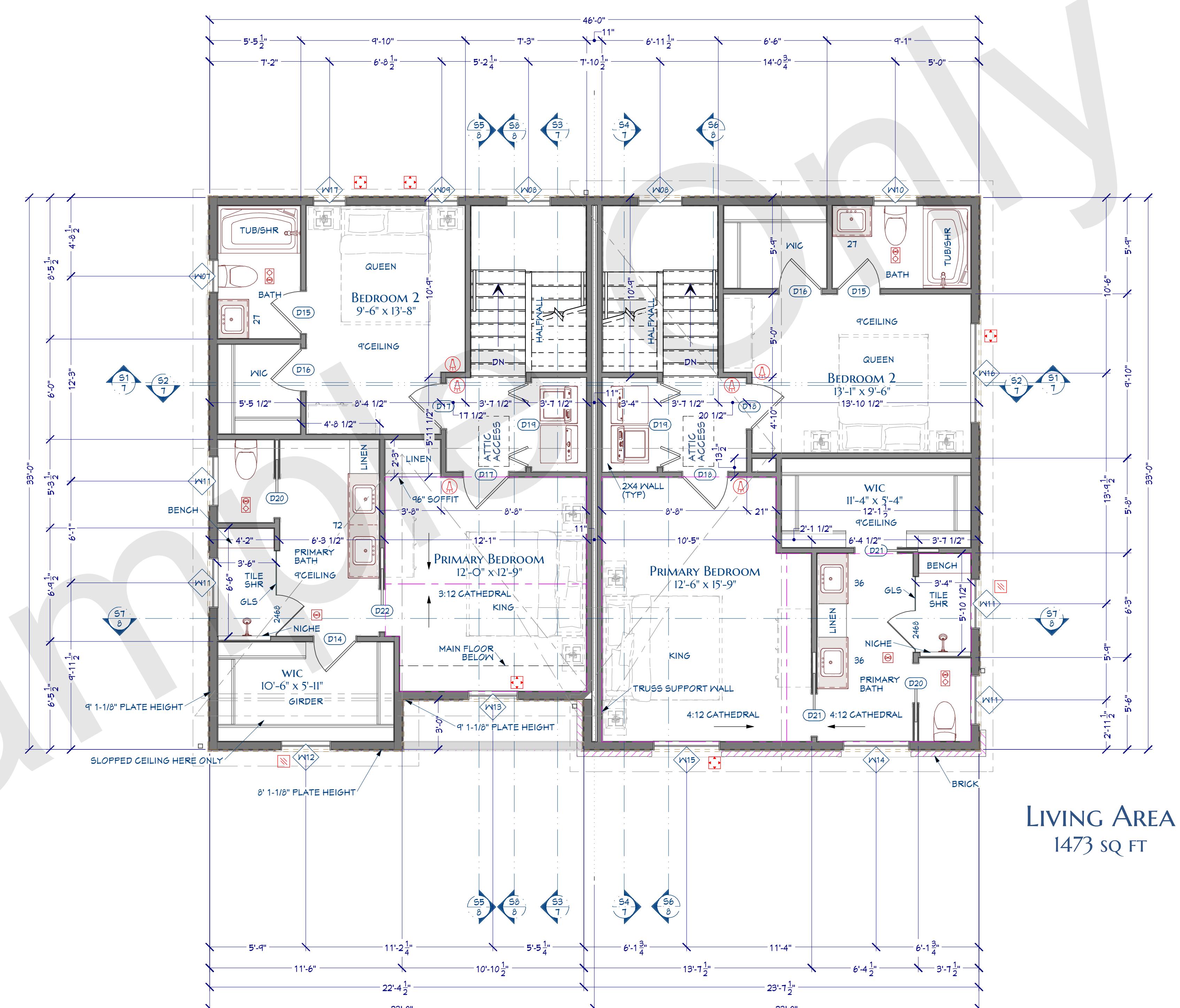
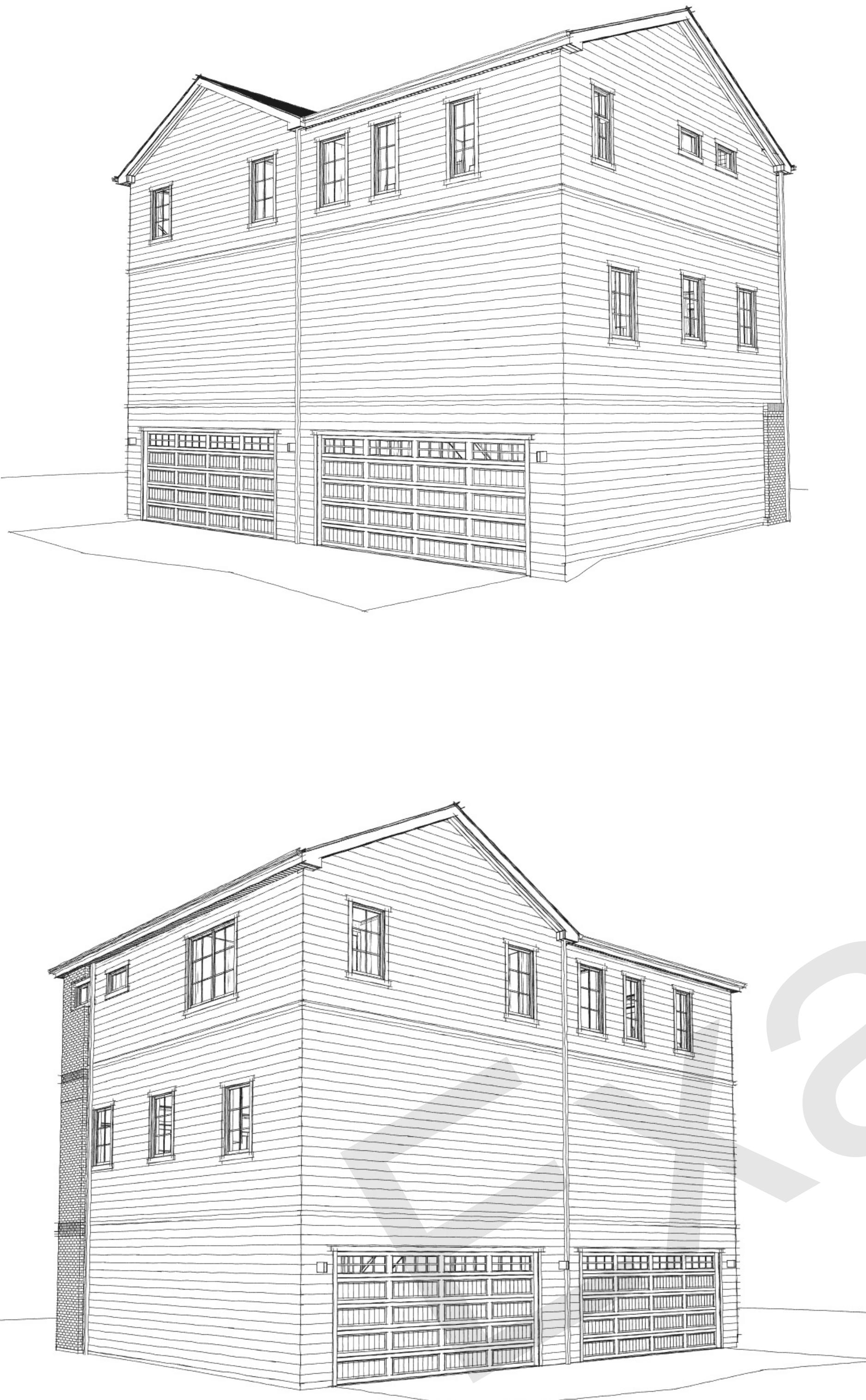
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PARKVIEW TRIO LLC.



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537 Lovett Avenue SE  
GRAND RAPIDS, MI 49506

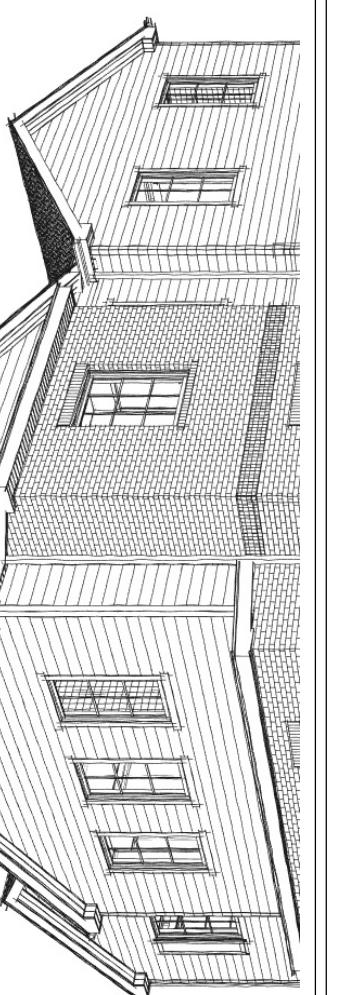
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3/3/2025  
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SEE FLOOR  
SCALE  
1/4" = 1'-0"  
SHEET  
A - 3



638 Fulton - Building D

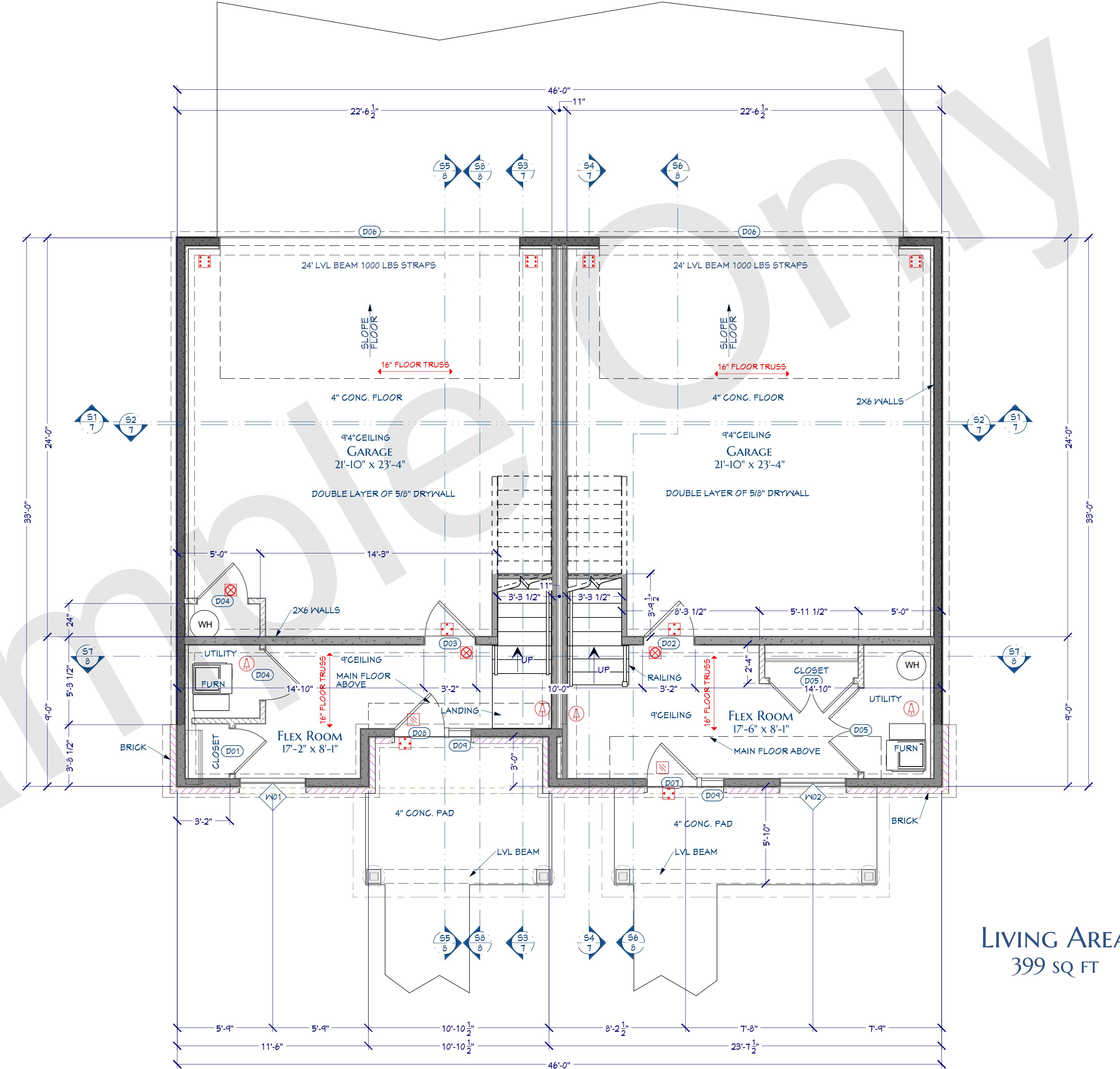
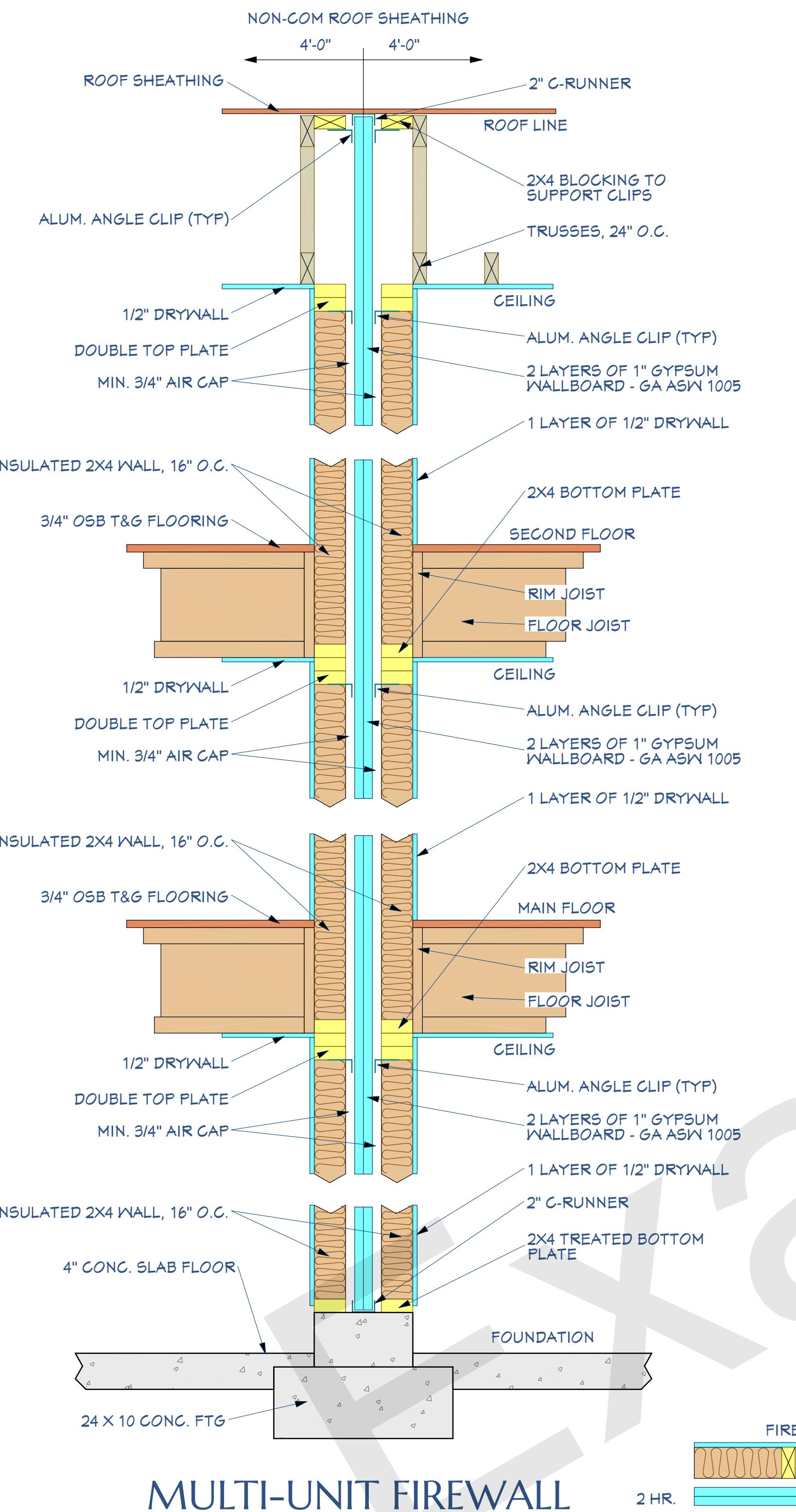
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537 Lovett Avenue SE  
GRAND RAPIDS, MI 49506



Owner Developer:  
PARKVIEW TRIO LLC.

638 Fulton - Building D

FILE NUMBER  
CSF2293  
PLOT DATE  
3/3/2025  
SQUARE FEET  
SEE FLOOR  
SCALE  
1/4" = 1'-0"  
SHEET  
A - 4





# KEVE NYHOF DESIGNS

10 W. 17TH ST.  
Grand Rapids, MI 49423

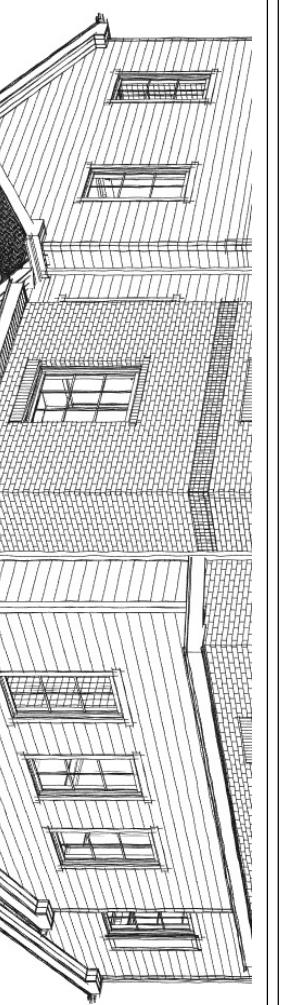
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616-886-1405

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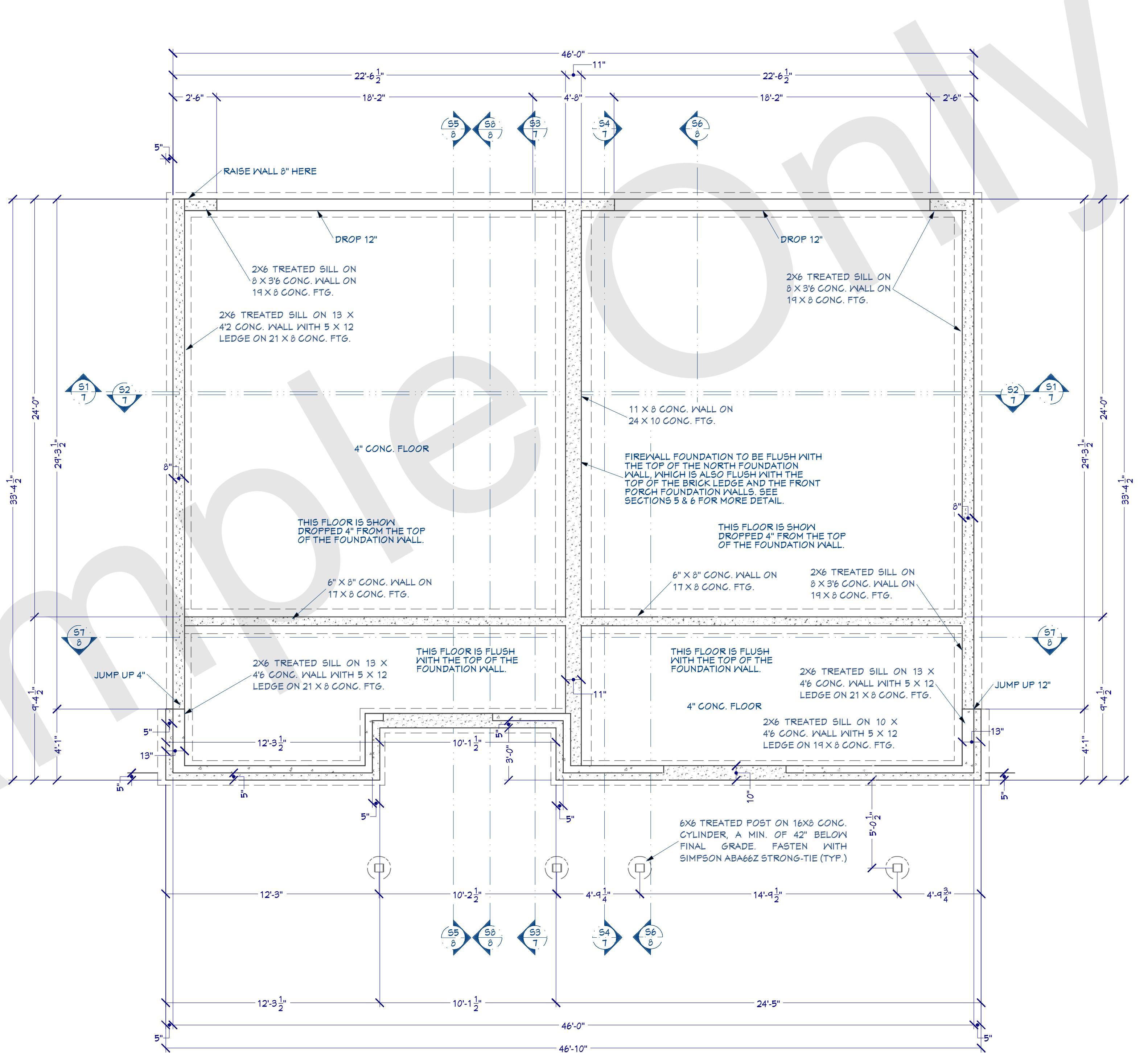
Owner Developer:  
**PARKVIEW TRIO I**

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# 38 Fulton - Building D

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BUILDER/CONTRACTOR AND/OR CUSTOMER AGREES BY THE PURCHASE AND COMPLETED ORDER OF THESE PLANS TO THE STRUCTURAL, FOUNDATIONAL AND CONTRACTORAL STATEMENTS BELOW.

**STRUCTURAL NOTES:**  
ROOF PITCH AND HEELS (OPENING CLEARANCES) TO BE DETERMINED BY BUILDER/CONTRACTOR. ROOF LAYOUT MAY NEED VERIFICATION BY ENGINEER. ROOF TRUSSES AND/OR RAFTERS, GIRDER TRUSS, LAMINATED, MICRO LAM, AND/OR STEEL BEAMS, FLOOR JOIST, 2X4 WALL AND/OR 2X6 WALL CONSTRUCTION OR ANY OTHER SUPPORTING STRUCTURE MUST BE APPROVED BY THE CONTRACTOR AND/OR ENGINEER OR LUMBER COMPANY.

**FOUNDATION WALL NOTES:**  
ALL CONC. FOOTINGS, CONC. WALLS, STEPPED WALLS BECAUSE OF DROPPED FLOORS, SERVICE DOORS AND BRICK LEDGE SIZES TO BE DETERMINED AND APPROVED BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR. DAYLIGHT, WALKOUT AND FROST WALL LOCATION AND SIZES TO BE DETERMINED AND APPROVED ON SITE BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR.

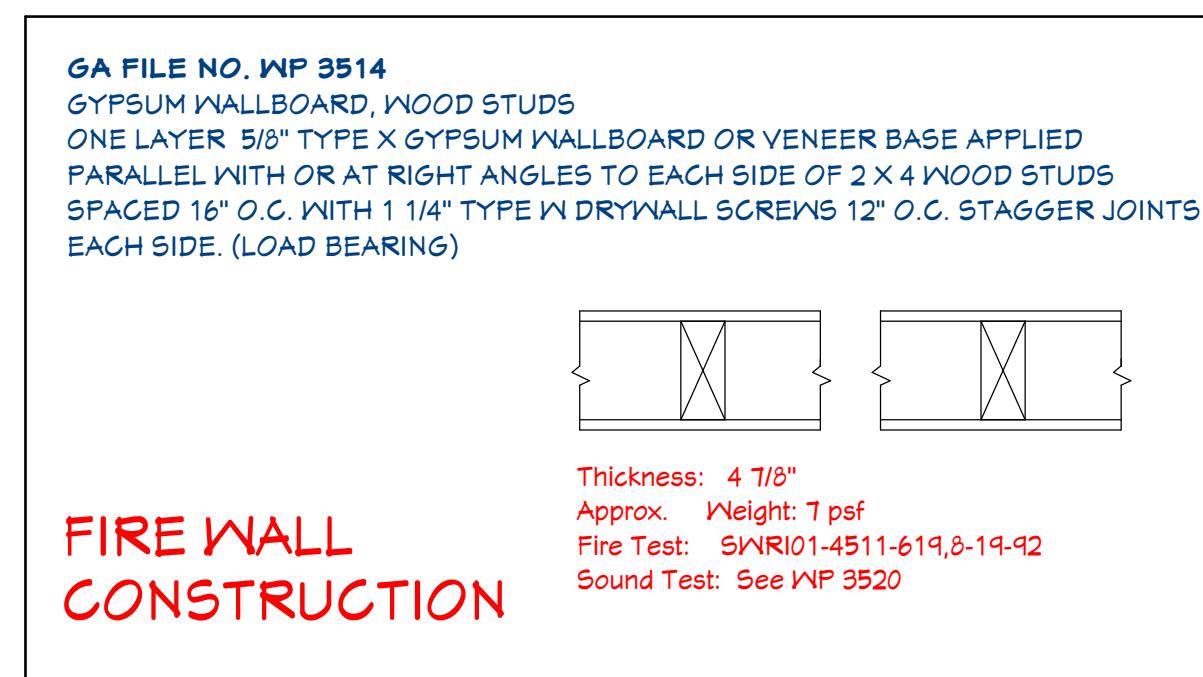
**CONTRACTOR NOTES:**  
ALL CONTRACTORS SHALL VERIFY & COORDINATE ALL DIMENSIONS ON DRAWING, AS WELL AS REVIEW & COORDINATE PLANS WITH EXTERIOR BLDG. ELEVATIONS, SECTIONS AND DETAILS BEFORE COMMENCING WITH CONSTRUCTION. IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS, SECTIONS & DETAILS IT SHALL BE BROUGHT TO THE ATTENTION OF STEVE NYHOF DESIGNS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS WHO FAIL TO VERIFY, REVIEW & COORDINATE THE WORK SHALL TAKE FULL RESPONSIBILITY OF THE WORK SHOULD THAT PORTION OF THE WORK BE IMPROPERLY LOCATED OR CONSTRUCTED.

**DIMENSIONS ON THE FLOOR PLANS:**  
ALL DIMENSIONS ON THE PLAN ARE TO THE FRAMING (STRUCTURE), UNLESS NOTED OTHERWISE.

## SYMBOL LEGEND

SYMBOL	DESCRIPTION
Ⓐ	CARBON MONOXIDE DETECTOR
Ⓐ	SMOKE DETECTOR
Ⓐ	ARCHED DOOR OR OPENING
Ⓐ	SAFETY (TEMPERED) GLASS
Ⓐ	20 MIN FIRE DOOR
Ⓐ	EGRESS
Ⓐ	CS-PF OR PFH CONTINUOUS PORTAL FRAME
Ⓐ	TRANSOM OVER DOOR OR WINDOW
Ⓐ	FLOOR DRAIN
Ⓐ	LOAD POINT
Ⓐ	ZERO-STEP

## COMMON GARAGE TO HOUSE WALL



### FIRE WALL CONSTRUCTION

## ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
Ⓐ	CEILING FAN
Ⓐ	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
Ⓐ	CEILING FIXTURES: SURFACE/PENDANT, RECESSED
Ⓐ	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
Ⓐ	CHANDELIER LIGHT FIXTURE
Ⓐ	FLUORESCENT LIGHT FIXTURE
Ⓐ	240V RECEPTACLE
Ⓐ	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
Ⓐ	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
Ⓐ	SWITCHES: DIMMER, TIMER
Ⓐ	AUDIO VIDEO: CONTROL PANEL, SWITCH
Ⓐ	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
Ⓐ	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
Ⓐ	TELEPHONE JACK
Ⓐ	INTERCOM
Ⓐ	THERMOSTAT
Ⓐ	DOOR CHIME, DOOR BELL BUTTON
Ⓐ	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
Ⓐ	ELECTRICAL BREAKER PANEL

## WINDOW/DOOR ABBREVIATIONS

EACH WINDOW AND DOOR UNIT SIZE AND ABBREVIATION WILL BE DISPLAYED BY THE UNIT IN PLAN AND/OR ELEVATION VIEWS. IF THE WINDOW OR DOOR IS MULLED TO OTHER UNITS, SUCH AS A TRANSOM OVER A DOOR, THE UNIT WILL SHOW BOTH THE DOOR AND WINDOW SIZES BY THAT UNIT.

A 3 UNIT SINGLE HUNG WINDOW MULLED TOGETHER INTO ONE UNIT WILL HAVE NO SPACE BETWEEN THE WINDOWS AND DISPLAY AS... 3050SH 3050SH 3050SH FOR EXAMPLE.

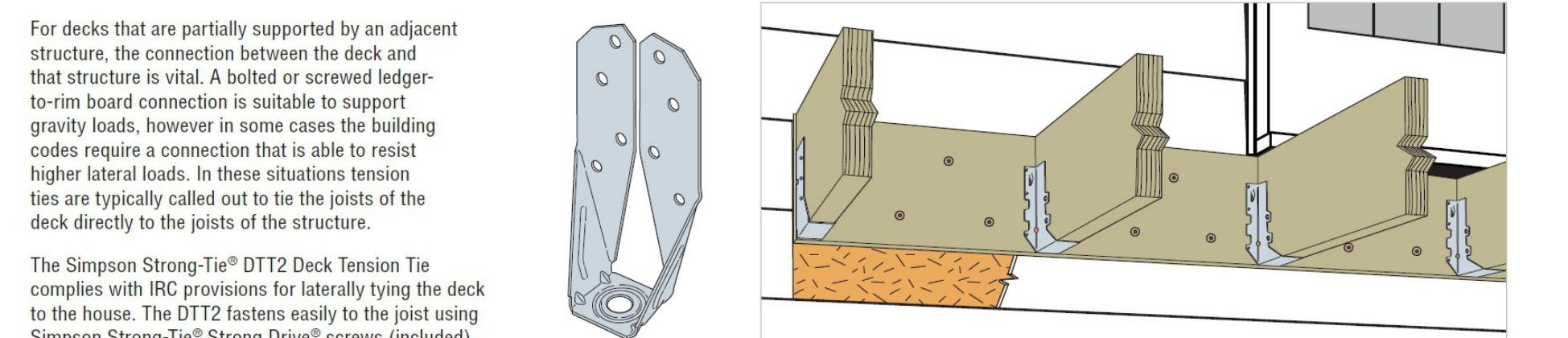
WINDOWS THAT SHOW A SPACE BETWEEN THE UNITS FOR EXAMPLE, WILL ALSO SHOW 3", 4.5" OR 6" BETWEEN THEM. THESE ARE SINGLE WINDOW UNITS SEPARATED BY STUDS AND ARE NOT MULLED.

FIXED GLASS: FX - SINGLE HUNG: SH - DOUBLE HUNG: DH - SINGLE CASEMENT: CS - DOUBLE CASEMENT: DC - TRIPLE CASEMENT: TC - SINGLE AWNING: AN - DOUBLE AWNING: FA - TRIPLE AWNING: TA - PASS-THROUGH (NO GLASS): PT

SLIDING WINDOWS, ALSO KNOWN AS GLIDING OR GLIDERS: SL - RIGHT SLIDING: RS - TRIPLE SLIDING: TS

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## DECK FASTENING DETAIL



The DTT22 Deck Tie is a multi-purpose connector ideal for lateral load and deck-post connection. It features a ZMAX® coating for added moisture resistance. For stainless steel model use the DTT22SS.

One of the most common causes for deck failure is ledgers that pull away from the primary structure, resulting in complete collapse.

The Simpson Strong-Tie® Strong-Drive® SDWS and SDWH structural wood screws provide an easy-to-install, high-strength alternative to lag screws and through-bolts. They are ideal for securely attaching ledgers to structural wood members, are easy to drive, have self-tapping fasteners, and are coated for many exterior and preservative-treated wood applications.

**Strong-Drive® Structural Wood Screw**

**SDWS**

U.S. Patents 5,897,280, 7,101,133.

• 4CUT™ tip, serrated thread, and knurled shank reduce installation torque

• Identification on all screw heads

• Low-profile washer head provides excellent bearing area and a clean look

Code listed per IAPMO UES ER-192.

For stainless-steel ledger fastening, use the Strong-Drive® SDS structural wood screw (page 21).

Code listed per IAPMO UES ER-192.

1 1/2" minimum from top of ledger and band joist

6' from end of ledger

On-center spacing of SDWS or SDWH wood screws

3" minimum row spacing

1 1/2" minimum from bottom of ledger and band joist

3" from end of ledger

1 1/2" minimum from top of ledger and band joist

6' from end of ledger

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3" minimum row spacing

1 1/2" minimum from bottom of ledger and band joist

3" from end of ledger

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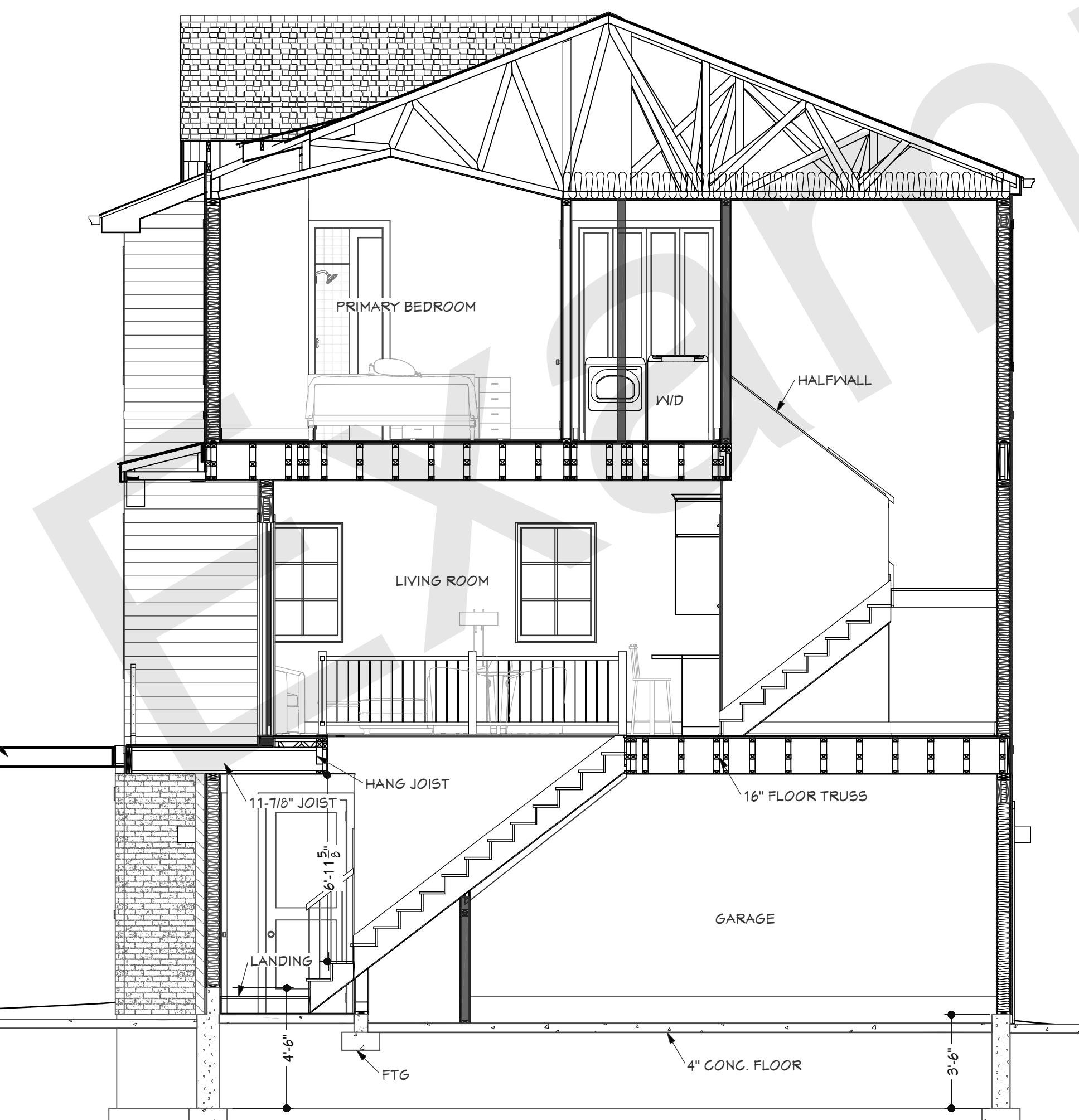
6' from end of ledger



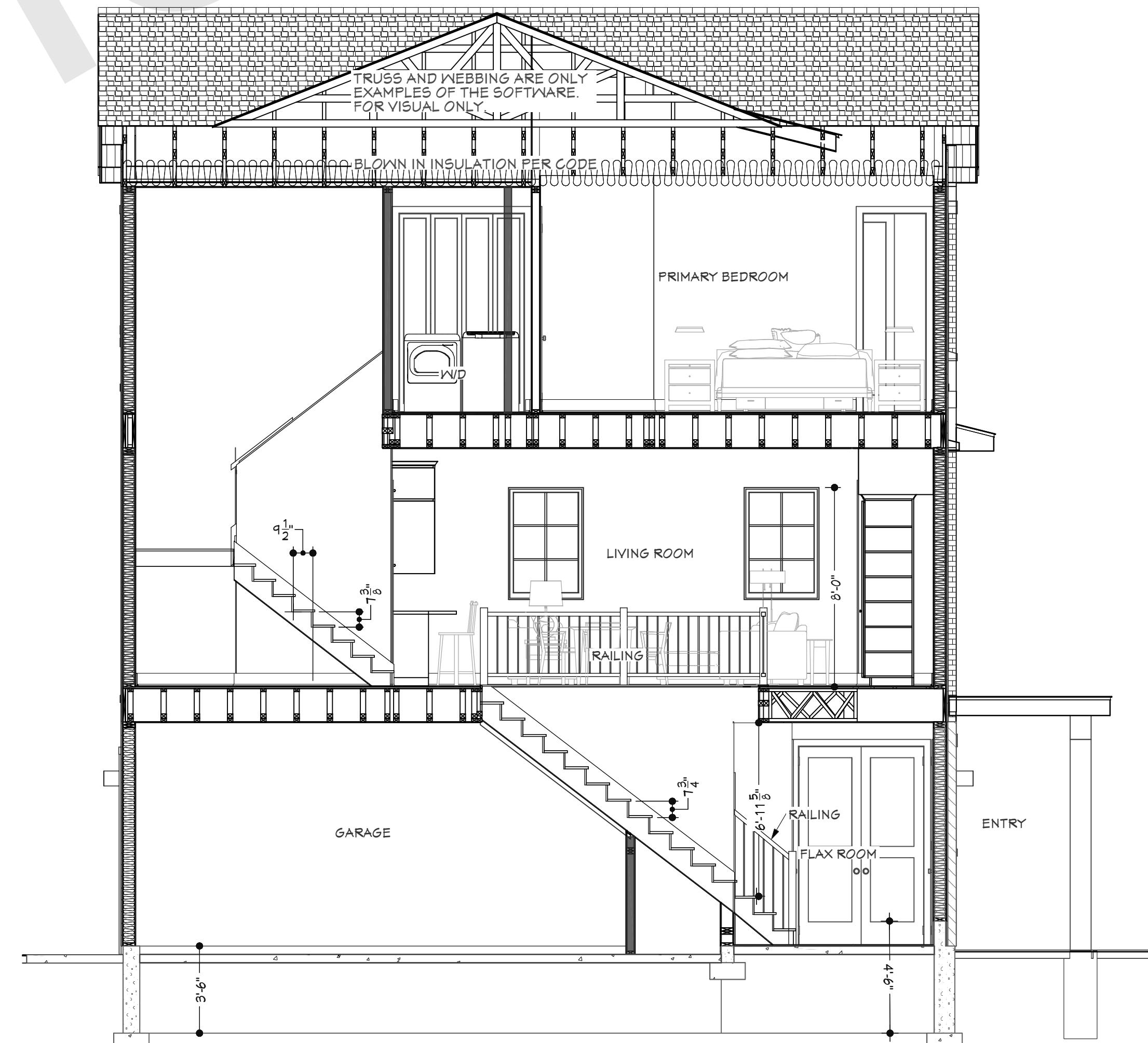
## Cross Section 1



## Cross Section 2



## Cross Section 3



## Cross Section 4

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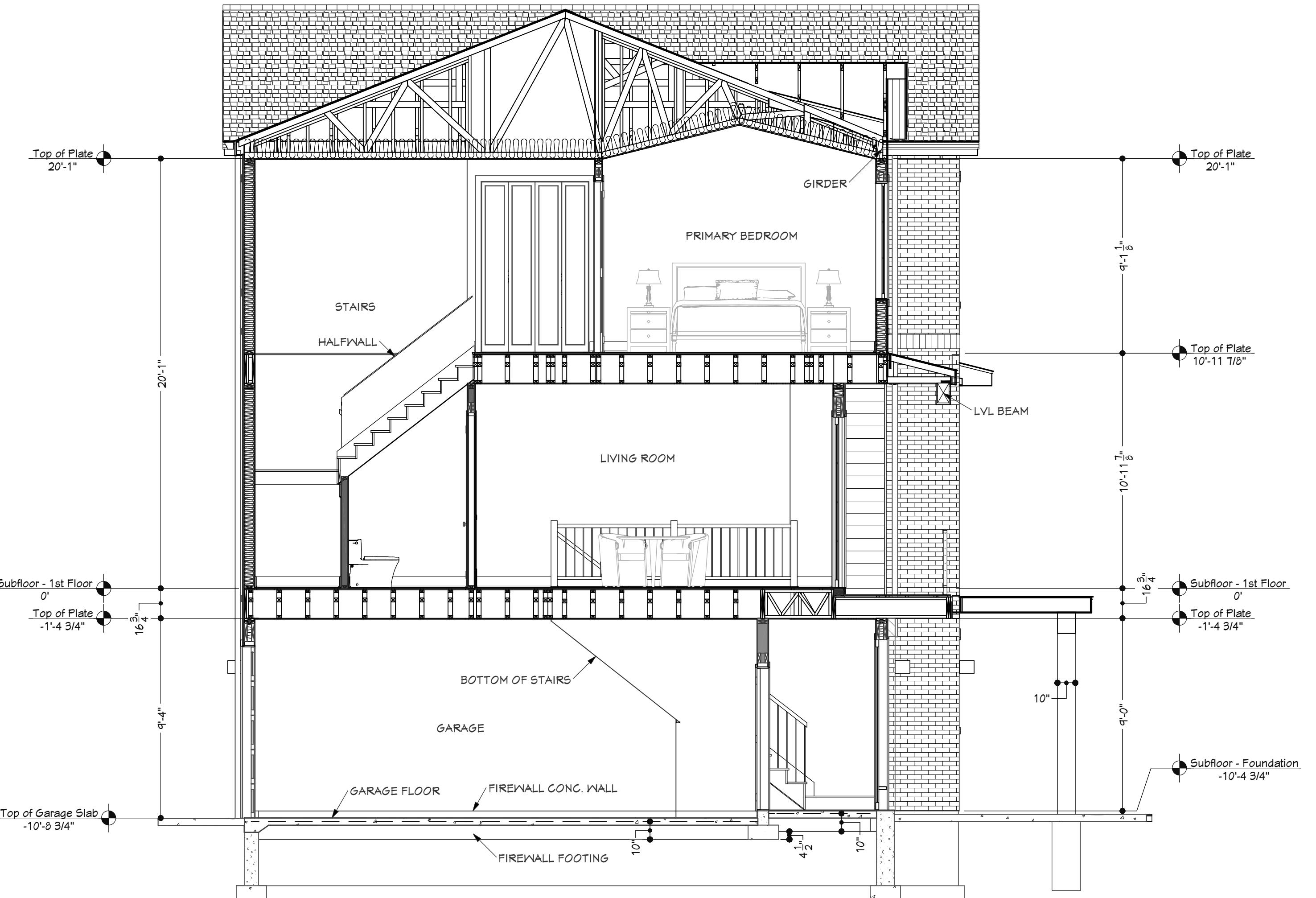
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537 Lovett Avenue SE  
GRAND RAPIDS, MI 49506

Owner Developer:  
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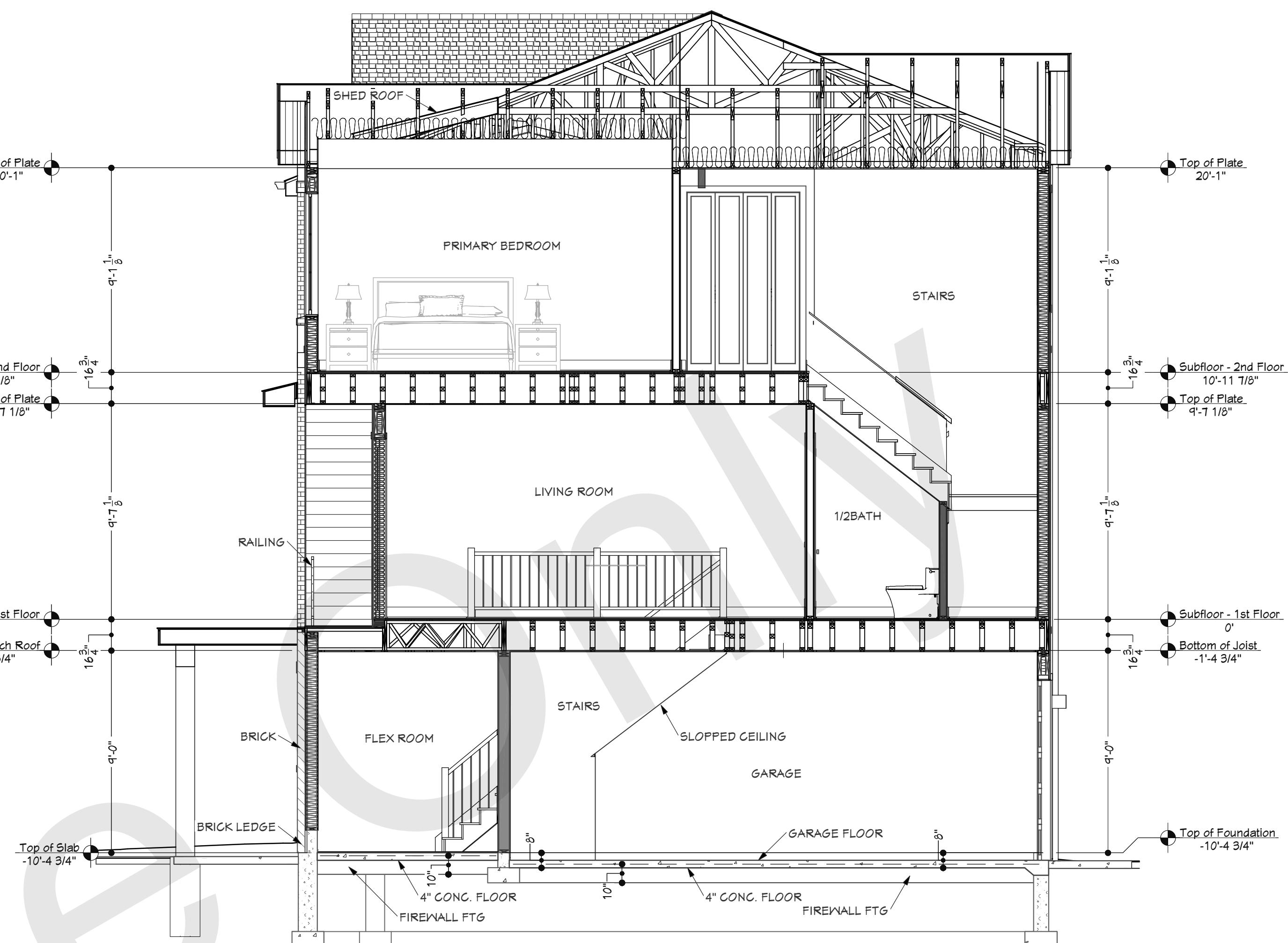
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1/4" = 1'-0"  
SHEET

A - 8

638 Fulton - Building D



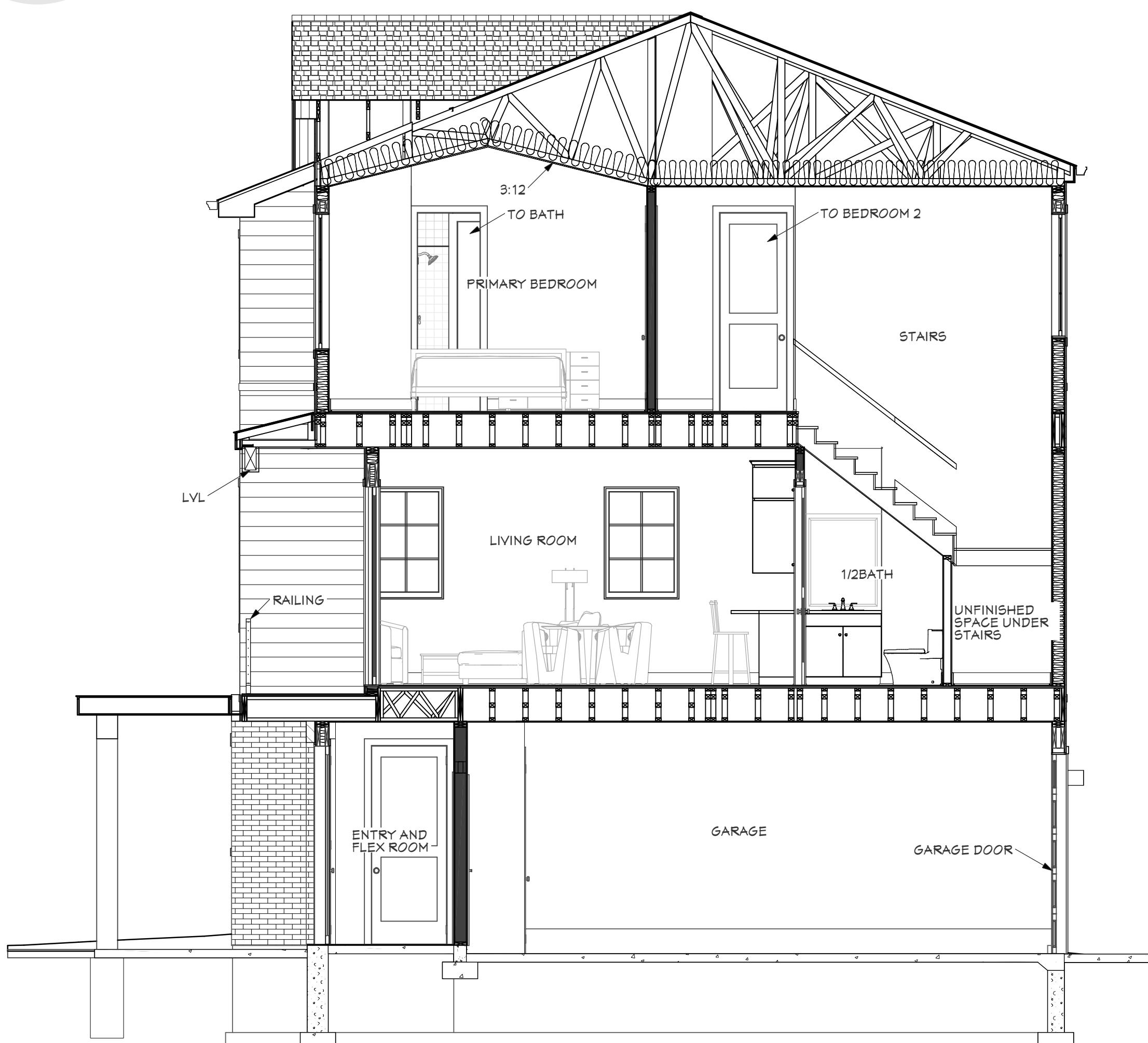
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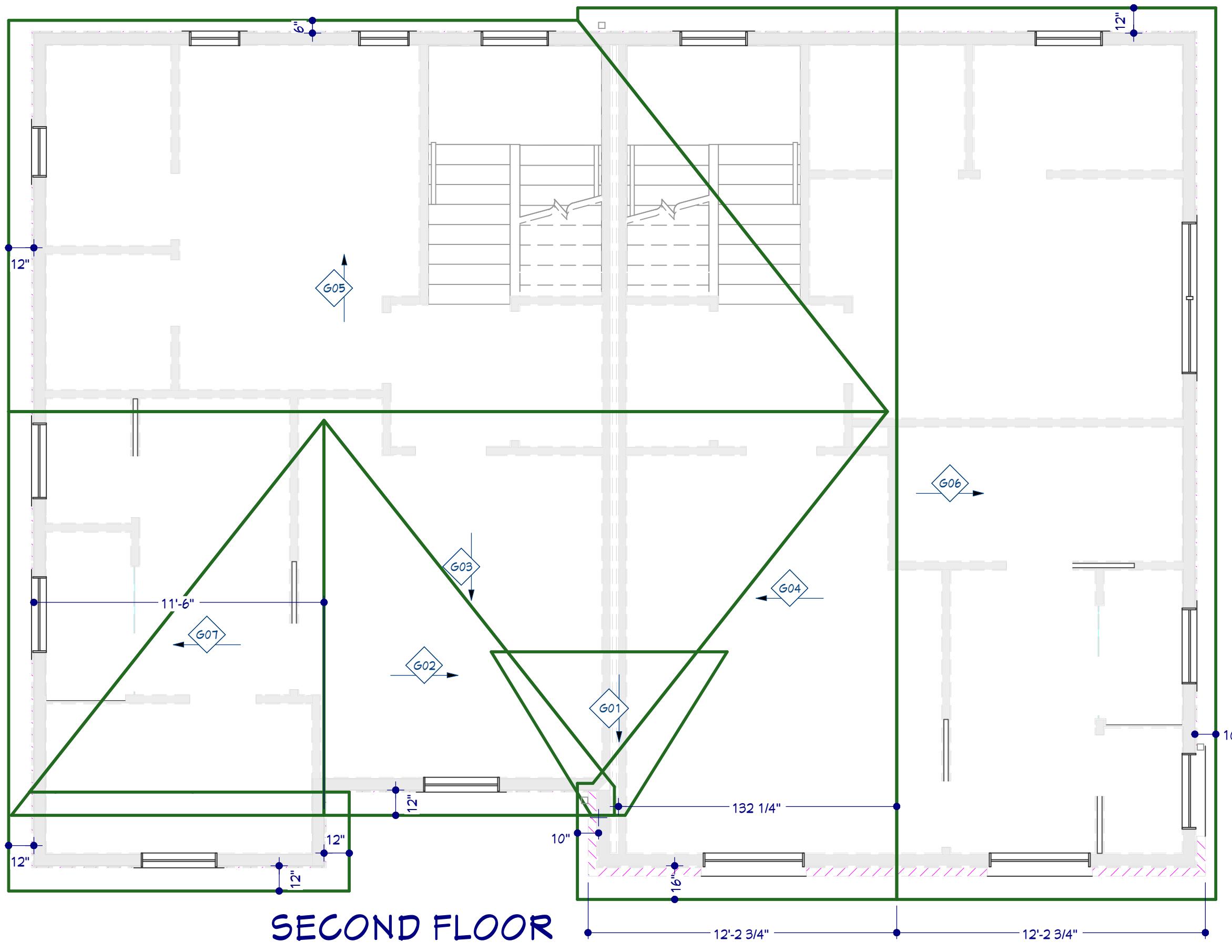
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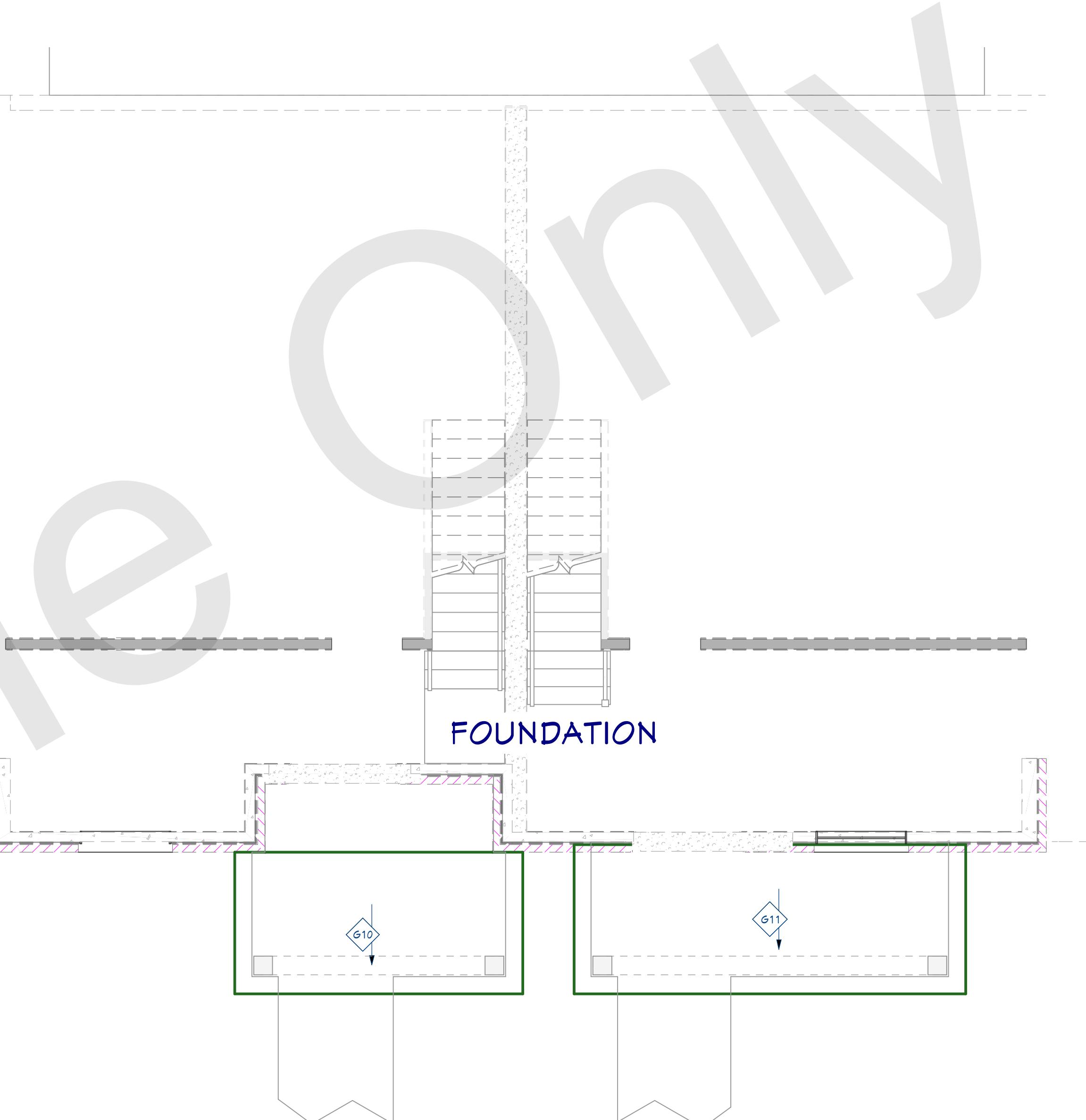
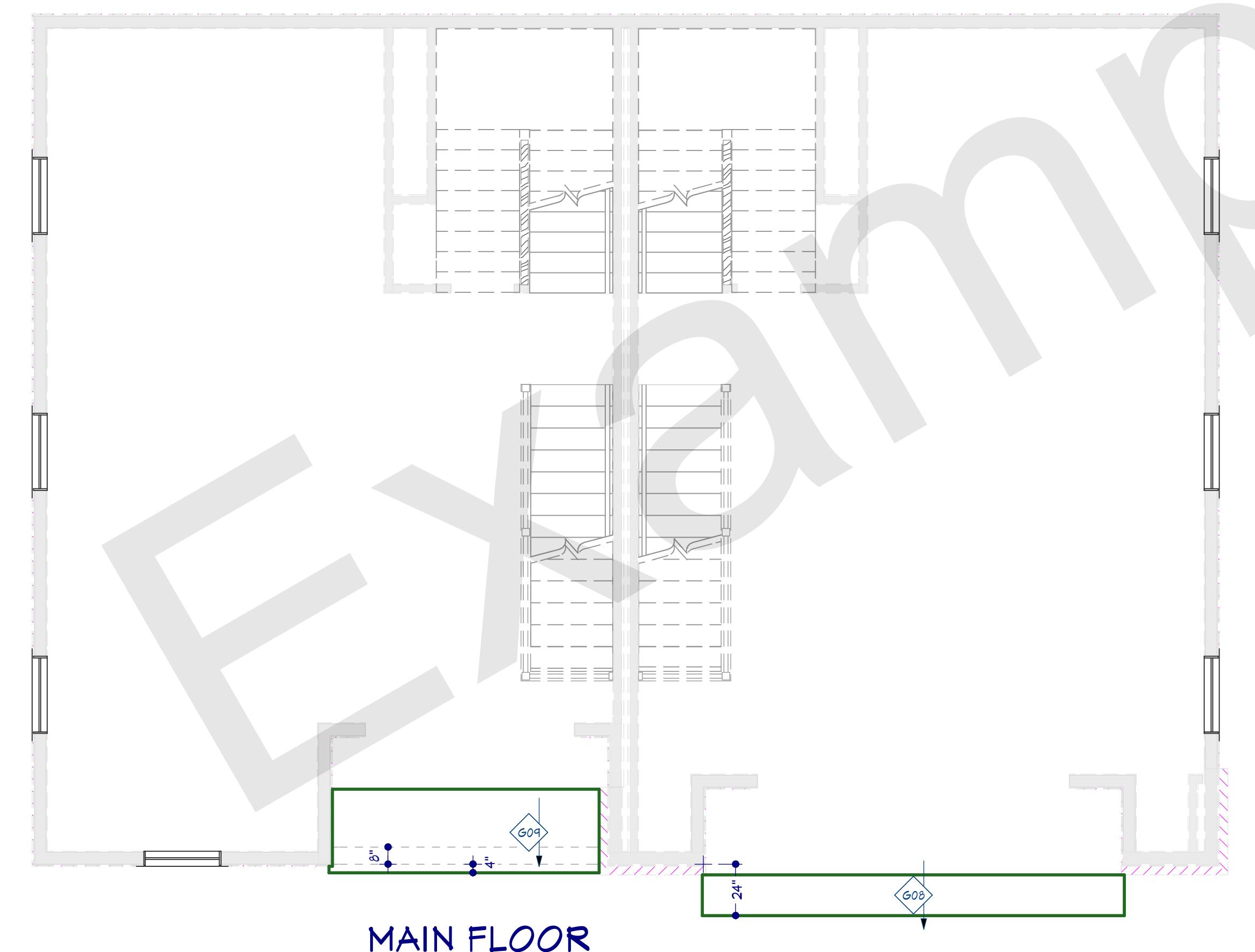
Cross Section 7



Cross Section 8



ROOF SURFACE SQ.FT. AREA SCHEDULE				
NUMBER	FLOOR	PITCH	QTY	SQ.FT. AREA
G01	2	3 : 12	1	35.71
G02	2	6 : 12	1	107.95
G03	2	4 3/4 : 12	1	340.24
G04	2	6 : 12	1	287.2
G05	2	4 3/4 : 12	1	478.03
G06	2	6 : 12	1	499.56
G07	2	6 : 12	1	108.51
G08	1	3 : 12	1	26.78
G09	1	3 : 12	1	34.77
G10	0	0 : 12	1	79.42
G11	0	0 : 12	1	113.82
TOTALS:				2111.99



# 638 Fulton - Building D

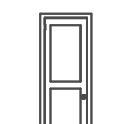
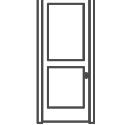
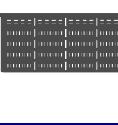
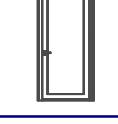
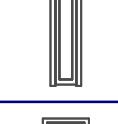
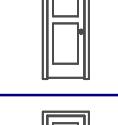
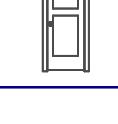
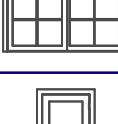
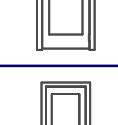
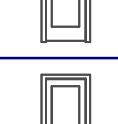
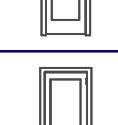
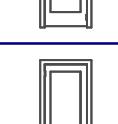
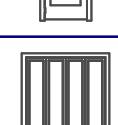
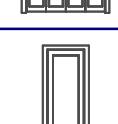
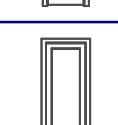
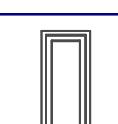

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 Ph: 616-886-1405  
 steve@stevenhofdesigns.com  
 SteveNyhofDesigns.com

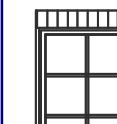
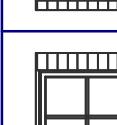
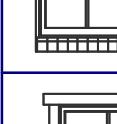
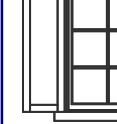
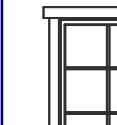
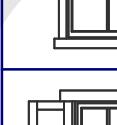
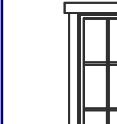
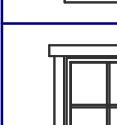
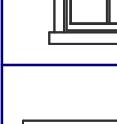
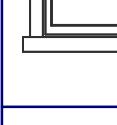
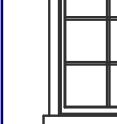
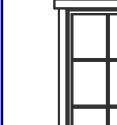
**WINDOW AND DOOR SCHEDULE**  
 517-819-1409  
 537 Lovett Avenue SE  
 GRAND RAPIDS, MI 49506

Owner Developer:  
**PARKVIEW TRIO LLC.**

FILE NUMBER  
**CSF2293**  
 PLOT DATE  
**3/3/2025**  
 SQUARE FEET  
**SEE FLOOR**  
 SCALE  
**1/4" = 1'-0"**  
 SHEET  
**A - 10**

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DOOR SCHEDULE								
VIEW	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
	D01	2880	1	0	2880 R IN	34"X98 1/2"	HINGED-DOOR P03	2"X6"X37" (2)
	D02	3068	1	0	3068 L EX	38"X83"	EXT. HINGED-SLAB	2"X6"X41" (2)
	D03	3068	1	0	3068 R EX	38"X83"	EXT. HINGED-SLAB	2"X6"X41" (2)
	D04	3080	2	0	3080 L IN	38"X98 1/2"	HINGED-DOOR P03	2"X6"X41" (2)
	D05	5080	2	0	5080 L/R IN	62"X98 1/2"	DOUBLE HINGED-DOOR P03	2"X8"X65" (2)
	D06	18 X 8 GARAGE DOOR	2	0	18080	218"X99"	GARAGE-CLOPAY WITH GLASS 18X8	1 1/2"X11 7/8"X224" (2)
	D07	3080	1	0	3080 R EX	36"X96"	EXT. HINGED-PANEL	2"X6"X39" (2)
	D08	3080	1	0	3080 L EX	36"X96"	EXT. HINGED-PANEL	2"X6"X39" (2)
	D09	S/L	2	0	1480 EX	16"X96"	EXT. FIXED-GLASS PANEL	2"X6"X19" (2)
	D10	2480	1	1	2480 L IN	30"X98 1/2"	HINGED-DOOR P03	2"X6"X33" (2)
	D11	2480	1	1	2480 R IN	30"X98 1/2"	HINGED-DOOR P03	2"X6"X33" (2)
	D12	12080 SLIDING DR	1	1	12080 R EX	146"X99"	EXT. TRIPLE SLIDER-GLASS PANEL	2"X12"X149" (2)
	D13	8080 SLIDING DR	1	1	8080 R EX	98"X99"	EXT. SLIDER-GLASS PANEL	2"X12"X101" (2)
	D14	2668	1	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P03	2"X6"X35" (2)
	D15	2680	2	2	2680 L IN	32"X98 1/2"	HINGED-DOOR P03	2"X6"X35" (2)
	D16	2680	2	2	2680 R IN	32"X98 1/2"	HINGED-DOOR P03	2"X6"X35" (2)
	D17	2880	2	2	2880 L IN	34"X98 1/2"	HINGED-DOOR P03	2"X6"X37" (2)
	D18	2880	2	2	2880 R IN	34"X98 1/2"	HINGED-DOOR P03	2"X6"X37" (2)
	D19	5080	2	2	5080 L/R	62"X98 1/2"	4 DR. BIFOLD-PANEL	2"X6"X65" (2)
	D20	2480PK	2	2	2480 L	56 7/8"X98 1/2"	POCKET-PANEL	2"X6"X59 7/8" (2)
	D21	2680PK	2	2	2680 L	61 1/4"X98 1/2"	POCKET-PANEL	2"X6"X64 1/4" (2)
	D22	2680PK	1	2	2680 R	61 1/4"X98 1/2"	POCKET-PANEL	2"X6"X64 1/4" (2)

WINDOW SCHEDULE									
VIEW	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER
	W01	4848SC	1	0	4040SC	49"X49"		SINGLE CASEMENT-HL	2"X8"X55" (2)
	W02	4848SC	1	0	4040SC	49"X49"		SINGLE CASEMENT-HR	2"X8"X55" (2)
	W03	3654FX	4	1	3046FX	37"X55"		FIXED GLASS	2"X6"X43" (2)
	W04	3654SC	1	1	3046SC	37"X55"		SINGLE CASEMENT-HL	2"X6"X43" (2)
	W05	3654SC	1	1	3046SC	37"X55"		SINGLE CASEMENT-HR	2"X6"X43" (2)
	W06	3666SC	1	1	3056SC	37"X67"		SINGLE CASEMENT-HR	2"X6"X43" (2)
	W07	2454AW	1	2	2046AW	25"X55"		SINGLE AWNING	2"X6"X31" (2)
	W08	3260FX	2	2	2850FX	33"X61"		FIXED GLASS	2"X6"X39" (2)
	W09	2460SC	1	2	2050SC	25"X61"	YES	SINGLE CASEMENT-HL	2"X6"X31" (2)
	W10	3254SC	1	2	2846SC	33"X55"		SINGLE CASEMENT-HR	2"X6"X39" (2)
	W11	3620AW	4	2	3018AW	37"X21"		SINGLE AWNING	2"X6"X43" (2)
	W12	3654SC	1	2	3046SC	37"X55"		SINGLE CASEMENT-HR	2"X6"X43" (2)
	W13	3666SC	1	2	3056SC	37"X67"	YES	SINGLE CASEMENT-HR	2"X6"X43" (2)
	W14	4866FX	1	2	4056FX	49"X67"		FIXED GLASS	2"X8"X55" (2)
	W15	4866SC	1	2	4056SC	49"X67"	YES	SINGLE CASEMENT-HL	2"X8"X55" (2)
	W16	7260DC	1	2	6050DC	73"X61"	YES	DOUBLE CASEMENT-LHL/RHR	2"X10"X79" (2)
	W17	2460SC	1	2	2050SC	25"X61"	YES	SINGLE CASEMENT-HR	2"X6"X31" (2)

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