

**CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, APRIL 16, 2024
7:30 PM**

The meeting will be held in the City Commission Room at City Hall, 151 Martin St. Birmingham, MI 48009. Should you have any statement regarding any appeals, you are invited to attend the meeting in person or virtually through ZOOM:

**[https://zoom.us/j/963 4319 8370](https://zoom.us/j/96343198370) or dial: 877-853-5247 Toll-Free,
Meeting Code: 963 4319 8370**

You may also provide a written statement to the Board of Zoning Appeals, City of Birmingham, 151 Martin Street,
P.O. Box 3001, Birmingham MI, 48012-3001 prior to the hearing

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) March 12, 2024 minutes

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	2694 DORCHESTER	BRIAN ALIMOV	24-05	DIMENSIONAL

6. CORRESPONDENCE

7. GENERAL BUSINESS

8. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

9. ADJOURNMENT

Title VI

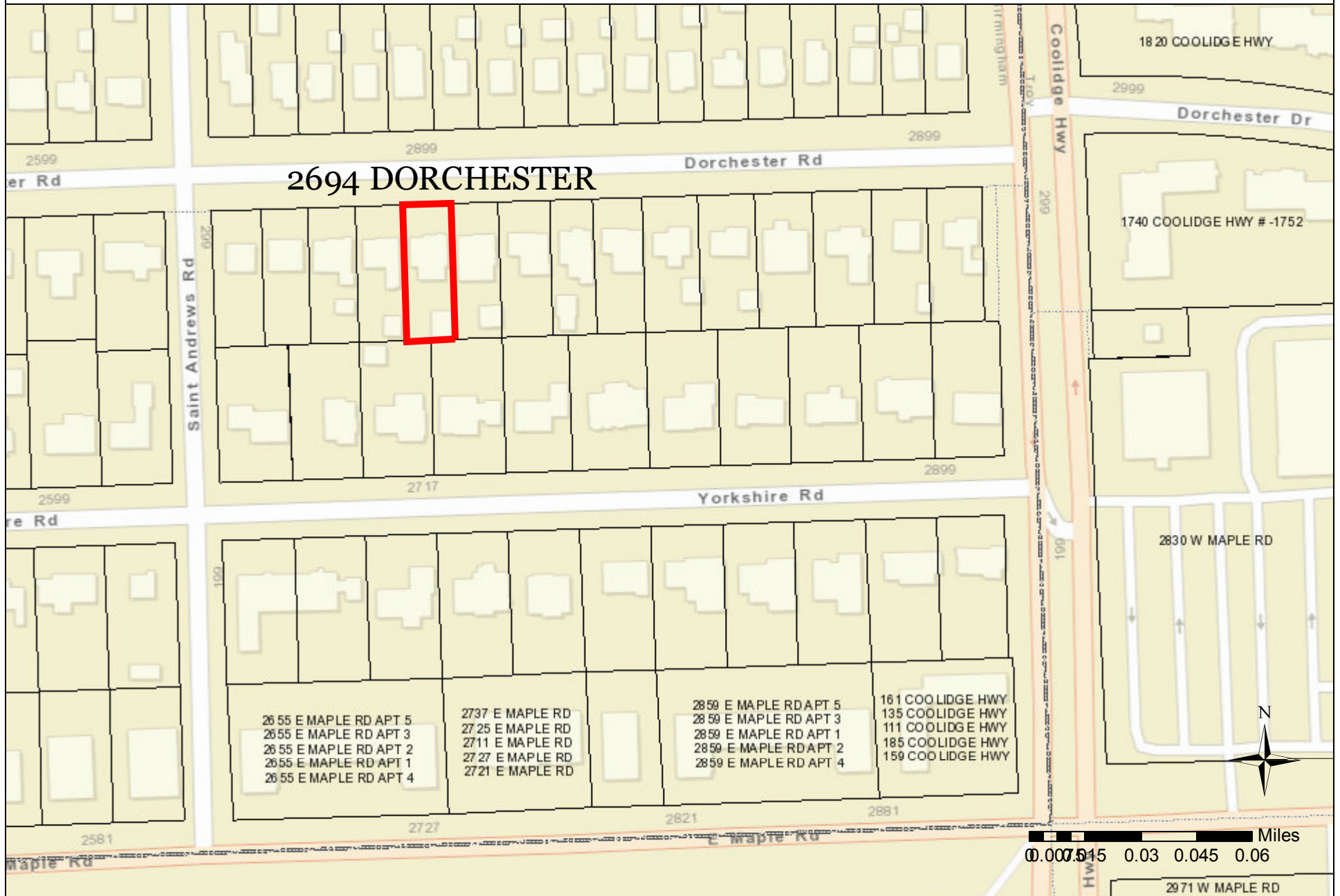
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

The public entrance during non-business hours is through the police department at the Pierce Street entrance only. Individuals requiring assistance entering the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

La entrada pública durante horas no hábiles es a través del Departamento de policía en la entrada de la calle Pierce solamente. Las personas que requieren asistencia entrando al edificio debe solicitar ayudan a través del sistema de intercomunicación en la puerta de entrada de estacionamiento en la calle de Henrietta.

APRIL 2024 BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, March 12, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

1. Call To Order

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, March 12, 2024. The meeting was convened at 7:30 p.m.

2. Rollcall

Present: Chair Erik Morganroth, Vice Chair Jason Canvasser; Board Members Kevin Hart, John Miller, Ron Reddy, Pierre Yaldo; Alternate Board Member Carl Kona

Absent: Board Member Richard Lilley

Staff: Building Official Johnson; City Transcriptionist Eichenhorn, Assistant Building Official Morad, Assistant Building Official Zielke

Chair Morganroth welcomed those present and reviewed the meeting's procedures. He noted that the members of the Board of Zoning Appeals are appointed by the City Commission and are volunteers who serve staggered three-year terms. They are a quasi-judicial board and sit at the pleasure of the City Commission to hear appeals from petitioners who are seeking variances from the City's Zoning Ordinance. Under Michigan law, a dimensional variance requires four affirmative votes from this board, and the petitioner must show a practical difficulty. A land use variance requires five affirmative votes and the petitioner has to show a hardship. He pointed out that this board does not make up the criteria for practical difficulty or hardship. That has been established by statute and case law. Appeals are heard by the board as far as interpretations or rulings. In that type of appeal the appellant must show that the official or board demonstrated an abuse of discretion or acted in an arbitrary or capricious manner. Four affirmative votes are required to reverse an interpretation or ruling.

Chair Morganroth took rollcall of the petitioners. All petitioners were in attendance.

3. Announcements

Announcements may be found in the evening's agenda packet.

4. Approval Of The Minutes Of The BZA Meetings Of February 13, 2024

T# 03-10-24

Motion by Mr. Canvasser

Seconded by Mr. Reddy to approve the minutes of the BZA meeting of February 13, 2024 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Canvasser, Hart

Nays: None

5. Appeals

T# 03-11-24

1) 508 W Lincoln Appeal 24-02

ABO Zielke presented the item, explaining that the owner of the property known as 508 W Lincoln was requesting the following variance to construct a swimming pool:

A. Chapter 126, Article 4, Section 4.03(D) of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed pool is 6.93 feet away from principal house. Therefore, a variance of 3.07 feet is being requested.

Staff answered informational questions from the Board.

Richard Scheck, owner, reviewed the letter describing why this variance was being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Public Comment

David Bloom made a comment regarding swimming pools and lot coverage.

In reply to Mr. Bloom's comment, it was noted that lot coverage was not part of the present variance request.

Motion by Mr. Miller

Seconded by Mr. Kona with regard to Appeal 24-02, A. Chapter 126, Article 4, Section 4.03(D) of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed pool is 6.93 feet away from principal house. Therefore, a variance of 3.07 feet is being requested.

Mr. Miller moved to approve the variance and tied approval to the plans, stating that granting the variance would result in substantial justice to the property owner in this case, that the utilities in the yard presented a hardship, and that approval would not be contrary to the spirit of the zoning ordinance or any public health, safety, or welfare issue. He continued that the specific circumstances of the site made strict application of the ordinance unreasonable and would prevent the property owner from using the property for a permitted purpose. He said the 10 foot width of the pool was reasonable, and its proposed location next to the garage reduced a concern about the pool being too close to the house.

Mr. Hart concurred with Mr. Miller. He added that under normal circumstances, the proposed pool could be located closer to 508 W Lincoln's northern neighbor. Granting this variance, consequently, would locate the pool at a further distance from the northern neighbor, and would result in substantial justice for said neighbor as well.

Motion carried, 5-2.

ROLL CALL VOTE

Yeas: Miller, Yaldo, Kona, Canvasser, Hart

Nays: Morganroth, Reddy

T# 03-12-24

**2) 705 Davis
Appeal 24-03**

ABO Zielke presented the item, explaining that the owner of the property known as 705 Davis was requesting the following variances to construct additions to the front and rear of the existing non-conforming home:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total combined setbacks be 14 feet or 25% of the lot width, whichever is greater. The required is 14.00 feet. The proposed is 13.47 feet. Therefore, a variance of 0.53 feet is being requested.

B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard shall be less than 5.00 feet. The existing and proposed is 4.47 feet. Therefore, a variance of 0.53 feet is being requested.

C. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The existing and proposed is 13.83 feet. Therefore, a variance of 0.17 feet is being requested.

Staff answered informational questions from the Board.

Brian Neeper, architect, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Motion by Mr. Reddy

Seconded by Mr. Canvasser with regard to Appeal 24-03, A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total combined setbacks be 14 feet or 25% of the lot width, whichever is greater. The required is 14.00 feet. The proposed is 13.47 feet. Therefore, a variance of 0.53 feet is being requested; B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard shall be less than 5.00 feet. The existing and proposed is 4.47 feet. Therefore, a variance of 0.53 feet is being requested; C. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between

principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The existing and proposed is 13.83 feet. Therefore, a variance of 0.17 feet is being requested.

Mr. Reddy moved to approve the variances and tied approval to the plans. He noted that this was a pre-existing non-conforming home which neighbors two pre-existing non-conforming homes. He stated it would be nearly impossible for the appellant to mitigate the non-conformities and still be able to create an addition.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Canvasser, Hart

Nays: None

T# 03-13-24

**3) 1982 Haynes
Appeal 24-04**

ABO Zielke presented the item, explaining that the owner of the property known as 1982 Haynes was requesting the following variance to construct a new home with a detached garage:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.00 feet. Therefore, a variance of 2.00 feet is being requested.

Staff answered informational questions from the Board.

Armando Ybarra, builder, reviewed the letter describing why this variance was being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Motion by Mr. Kona

Seconded by Mr. Reddy with regard to Appeal 24-04, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.00 feet. Therefore, a variance of 2.00 feet is being requested.

Mr. Kona moved to approve the variance and tied approval to the plans, noting that the non-conformities in the neighboring lot was creating a hardship for the owner of 1982 Haynes. He said this variance would improve the situation between the two properties, would result in substantial justice for both property owners, and would not be contrary to the spirit of the ordinance.

The Chair noted that the proposed home could be two feet wider, and that the appellant was choosing not to build to the maximum allowable width in order to minimize the variance.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Canvasser, Hart

Nays: None

- 6. Correspondence**
- 7. General Business**
- 8. Open To The Public For Matters Not On The Agenda**
- 9. Adjournment**

No further business being evident, the Board motioned to adjourn at 8:16 p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

2694 Dorchester (24-05)

Hearing date: April 16, 2024

Appeal No. 24-05: The owner of the property known **2694 Dorchester**, requests the following variance to construct a new home with an attached garage:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots be 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 13.00 feet on the west side. Therefore, a variance of 1.00 feet is being requested.

Staff Notes: This applicant is requesting a variance for the distance from the adjoining principal building on the adjacent lot to construct a new home with an attached garage.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

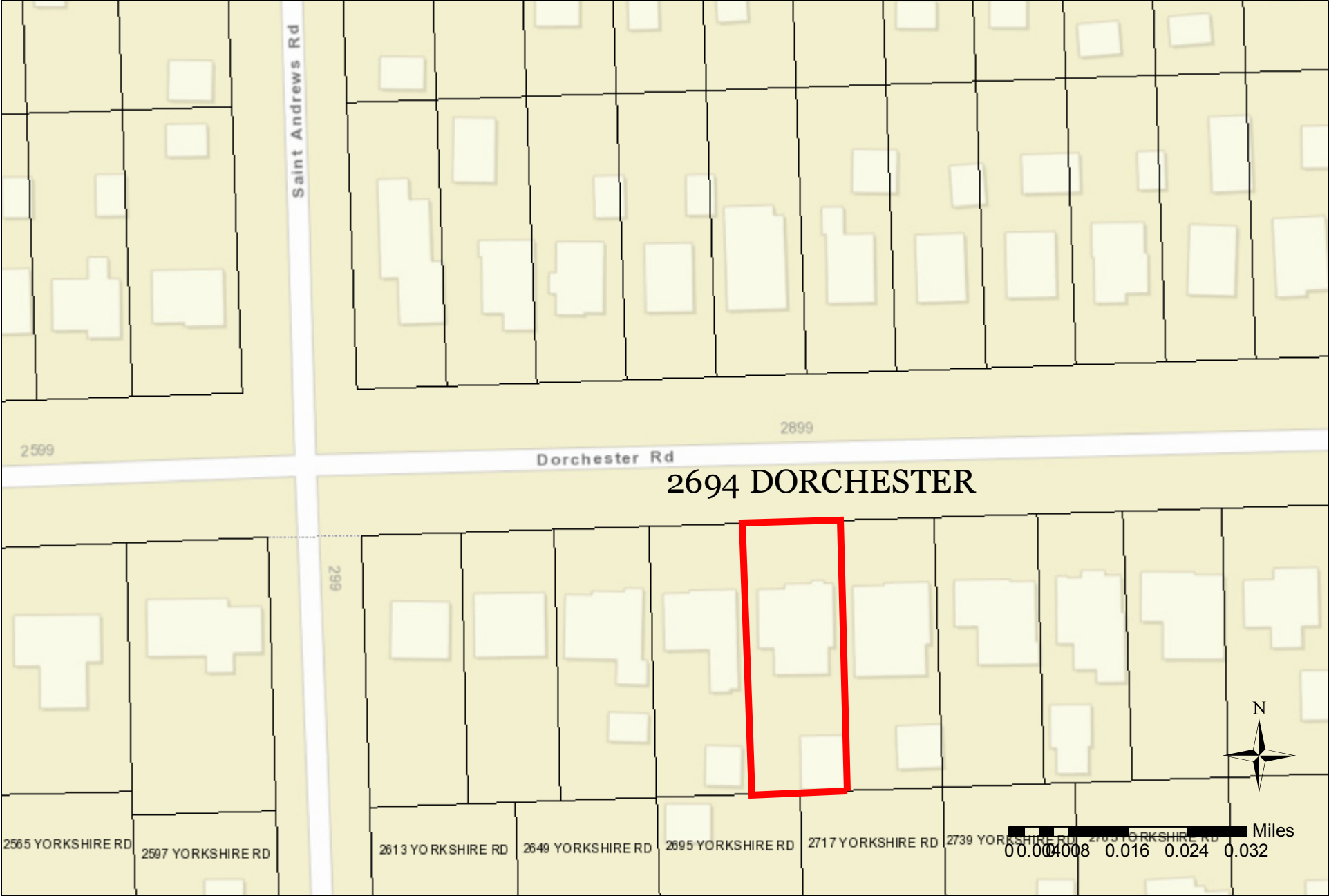
8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

2694 DORCHESTER MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: 3/12/2024

Hearing Date: 4/16/2024

Received By: JZ

Appeal #: 24-05

Type of Variance:	☐ Interpretation	☒ Dimensional	☐ Land Use	☐ Sign	☐ Admin Review
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I. PROPERTY INFORMATION:

Address: <u>2694 Dorchester</u>	Lot Number:	Sidwell Number: <u>20-30-477 005</u>
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II. OWNER INFORMATION:

Name: <u>AB Homes LLC</u>			
Address: <u>P.O. Box 281</u>	City: <u>Birmingham</u>	State: <u>MI</u>	Zip code: <u>48012</u>
Email: <u>alimoffhomes@gmail.com</u>		Phone: <u>248-775 1111</u>	

III. PETITIONER INFORMATION:

Name: <u>Greentech Engineering</u>	Firm/Company Name: <u>on behalf of AB Homes LLC</u>		
Address: <u>51147 W. Pontiac</u>	City: <u>Wixom</u>	State: <u>MI</u>	Zip code: <u>48393</u>
Email: <u>jesse@greentechengineering.net</u>		Phone: <u>248-775 1111</u>	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is \$750.00 for single family residential; \$950.00 for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: [Signature]

Date: 03/12/24

Signature of Petitioner: Jesse Parkinson

Date: 03/12/24

**CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE**

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
 5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
 2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.
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3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
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B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.

A handwritten signature in dark ink, consisting of a series of loops and flourishes, positioned above a horizontal line.

Signature of Applicant

A second handwritten signature in dark ink, similar in style to the first, positioned below the horizontal line.

AB Homes LLC / Alimoff Building
PO Box 281
Birmingham, MI, 48012
248-775-1111

03/12/2024
City of Birmingham
Board OF Zoning Appeals
151 Martin St
Birmingham, MI, 48009

Dear Board of Zoning Appeals,

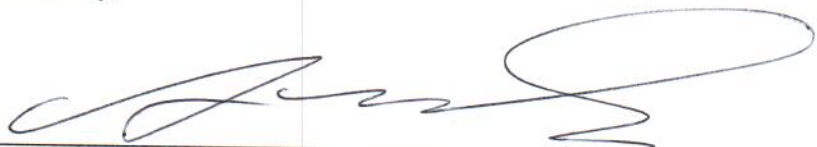
My name is Brian Alimov, I am licensed residential builder in Michigan and my company name is Alimoff Building & Development. I've been building homes along the "Woodward corridor" for almost a decade now. I came across this parcel, 2694 Dorchester, back in the spring of 2022.

I am asking for **1ft (one foot) variance** on the west side of the proposed new construction home because I believe that I have hardship that I didn't create. Both homes east and west of my lot are currently older style ranch homes that are not compliant with current side yard setback requirements. The house to the West of me sits **7.8ft** away from the property line instead of **9ft minimum** allowed in the current code and the house to the east sits **4.9ft** away from the property line instead of **5ft minimum** that's currently required. That unfortunately doesn't allow me to build a functional 2 car attached garage home and still be complaint with all the side yard setbacks requirements that the City of Birmingham requires nowadays. In my opinion, with the current "trend" of "Big Foot Homes" coming into the neighborhood over the last decade if not more, it is only a matter of time before the neighboring homes will be bought by a developer/builder to be demolished and the new home instead of it will have to be complaint with the current setback requirements.

I am asking BZA to kindly consider granting me a side yard **variance of 1ft** on the west side of my property in order for me to be able to build a modern and functional floor plan with attached garage.

Thank you for your time and consideration.

Sincerely,



Brian Alimov

ALIMOFF HOMES



2694 DORCHESTER BIRMINGHAM, MICHIGAN

GENERAL NOTES

- THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF JDI, ARCHITECTS & PLANNERS.
- ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF JDI, ARCHITECTS & PLANNERS IS STRICTLY PROHIBITED.
- JDI, ARCHITECTS & PLANNERS DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE MICHIGAN RESIDENTIAL CODE (2015 IRC), AND THE NATIONAL ELECTRIC CODE (NEC).
- ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF JDI, ARCHITECTS & PLANNERS.
- THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ELECTRICAL/PLUMBING INSTALLATION AND/OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY JDI, ARCHITECTS & PLANNERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS - DO NOT SCALE DRAWINGS! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
- ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK.

DESIGN LOADS:

WIND LOAD: 90 MPH (3 SECOND GUST)
FLOOR JOIST LOADING CRITERIA: EXIST. JOIST LOADING CRITERIA

FIRST FLOOR LOADING (WOOD/CARPET):
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 15 P.S.F.
TOTAL LOAD: 55 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/360

SECOND FLOOR LOADING (WOOD/CARPET):
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 10 P.S.F.
TOTAL LOAD: 50 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/360

FLOOR W/ CERAMIC TILE:
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 25 P.S.F.
TOTAL LOAD: 65 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/360

FLOOR W/ MARBLE:
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 35 P.S.F.
TOTAL LOAD: 75 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/720

LUMBER NOTES:

- ALL CONVENTIONAL FRAMED FLOOR DECKS SHALL BE:
2 x 10 - #2 HEM FIR, OR BETTER
2 x 12 - #2 DOUGLAS FIR, OR BETTER.
- ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:

MATERIAL	Fb(Psi)	Ft(Psi)	Fc(Psi) (PERP.)	E(Psi)
#2 SPRUCE PINE FIR	875	450	425	1,400,000
#2 HEM FIR	850	425	405	1,200,000
#2 DOUGLAS FIR-LARCH (2X12)	850	500	425	1,600,000

- ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION:	Fb(Psi)	Fc(Psi) (PARALLEL)	Fc(Psi) (PERP.)	E(Psi)
GIRDERS & BEAMS (LVL)	2,400	2,510	750	1,900,000
GIRDERS & BEAMS (PSL)	2,900	2,900	750	2,000,000
RIMBOARDS (LSL)	1,700	1,400	435	1,300,000
COLUMNS (PSL)	2,400	2,500	NA	1,800,000

- ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION:	Fb(Psi)	Fc(Psi) (PARALLEL)	Fc(Psi) (PERP.)	E(Psi)
GIRDERS & BEAMS (LVL, LSL)	2,400	1,700	740	1,700,000
COLUMNS (LSL)	1,600	1,550	560	1,500,000

- OPEN WEB FLOOR TRUSSES:

APPLICATION:	Fb(Psi)
TOP & BOTTOM CHORDS	2,250
WEB MEMBERS	950

- ALL JOIST ARE TO BE PRODUCED IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) AND ENGINEERED WOOD ASSOCIATION (EWS) PERFORMANCE RATED JOIST STANDARDS REFERENCE TABLE #7 FOR APA / EWS CONSISTENT ENGINEERING DESIGN VALUES AND PROPERTIES AS RELATED TO BENDING STIFFNESS, MOMENT CAPACITY, SHEAR CAPACITY, INTERMEDIATE / END REACTIONS ALONG WITH COEFFICIENT OF SHEAR DEFLECTION.

TABLE R703.7.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER A,B,C				
SIZE OF STEEL ANGLE (INCHES) A,C	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQ. REINFORCING BARS B
3 X 3 X 1/4"	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4"	8'-0"	6'-0"	4'-6"	1
5 X 3 X 5/16"	10'-0"	8'-0"	6'-0"	2
6 X 3 X 5/16"	14'-0"	9'-6"	7'-0"	2
2 1/2 X 3 X 5/16"	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

- DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 IN. & ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.

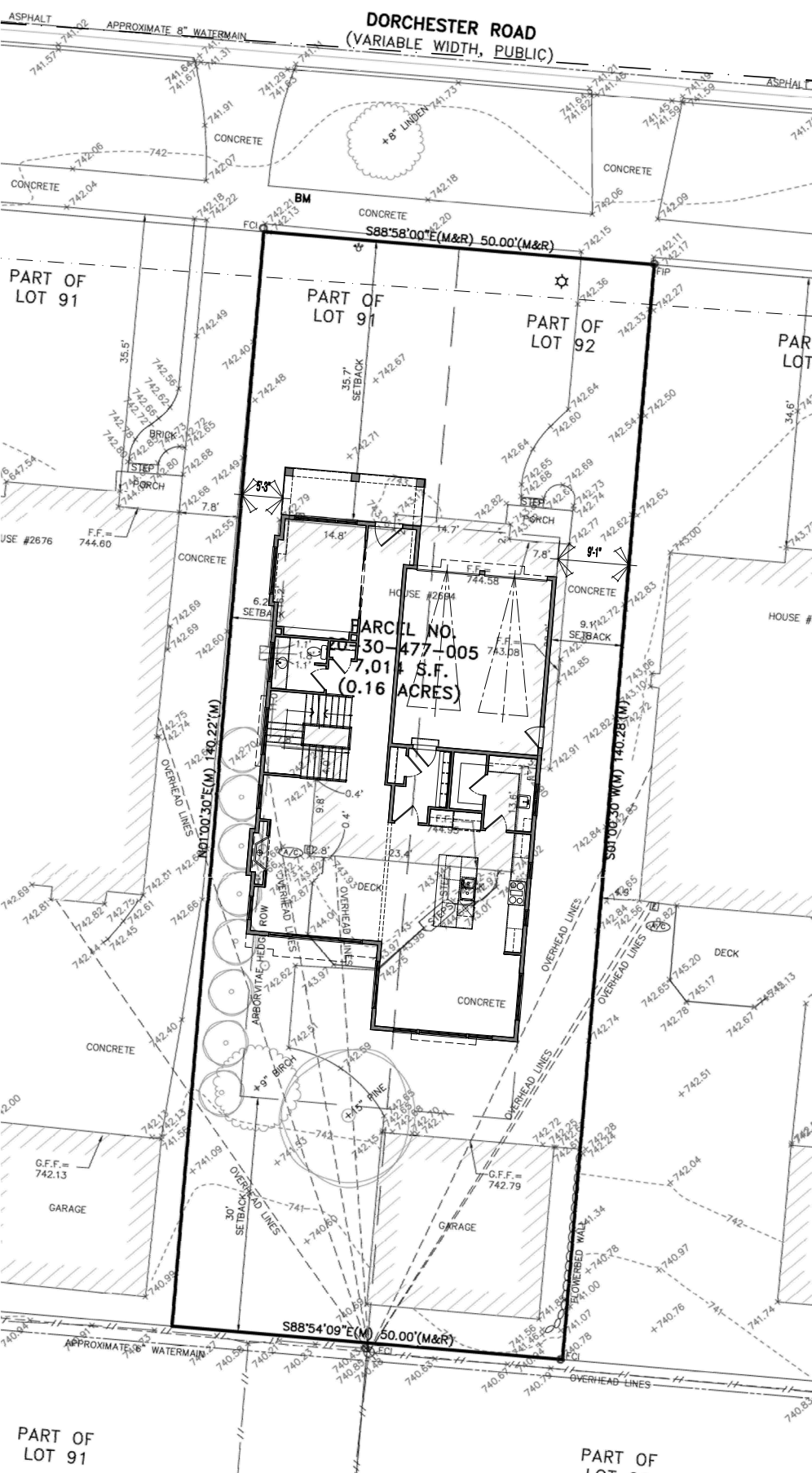
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

SITE NOTES

- FRONT SETBACK: 25.00ft (minimum)
- SEE PLOT PLAN FOR LOT SPECIFIC SETBACKS
- SIDE SETBACKS: 5.00ft (min.) w/ TOTAL OF MIN. 14.00ft, MIN. 14.00ft BETWEEN BLDGS.
- SEE PLOT PLAN FOR LOT SPECIFIC SETBACKS
- REAR SETBACK: 30'-0" (minimum)

- HEIGHT RESTRICTION: MAX. 28.00ft TO MID-POINT OF ROOF HEIGHT
- LOT COVERAGE: 40.00 percent
- MINIMUM OPEN SPACE: 30.00 percent
- MAXIMUM LOT COVERAGE: 7011.00sf
- ACTUAL LOT COVERAGE: 29.64 percent

HOUSE: 1593.38sf
GARAGE: 438.57sf
FRONT PORCH: 0.00sf
COVERED LANAI: 0.00sf
OTHER/ CANTILEVERS: 46.00sf
TOTAL: 2077.95sf
COVERAGE PERCENTAGE: 29.64 percent



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ELEC	ELECTRIC or ELECTRICAL	JT	JOINT	R	RISER	T&G	TONGUE AND GROOVED
A/C	AIR CONDITIONING	ELEV	ELEVATION	JST	JOIST	REF	REFERENCE	TOC	TOP OF CONCRETE
ALT	ALTERNATE	EQ	EQUAL	KIT	KITCHEN	REFR	REFRIGERATOR	TOP	TOP OF FOUNDATION
ARCH	ARCHITECT or ARCHITECTURAL	EXH	EXHAUST	LAV	LAVATORY	REFR	REFRIGERATOR or REINFORCED or	TYP	TYPICAL
BSMT	BASEMENT	EXT	EXTERIOR	LICHT	LIGHT	UNF	UNFINISHED	UNF	UNFINISHED
BLK	BLOCK	FO	FACE OF	LINTL	LINTEL	RA	RETURN AIR	UNO	UNLESS NOTED OTHERWISE
BKG	BLOCKING	FIN	FINISH	LVR	LOUVER	REV	REVISIONS or REVISED	VERT	VERTICAL
BD	BOARD	PRF	PREFACE	MFR	MANUFACTURE or MANUFACTURER	RD	ROOF DRAIN	WH	WATER HEATER
BLDG	BUILDING	FLR	FLOOR or FLOORING	MAS	MASONRY	RFG	ROOFING	WC	WATER CLOSET
CAB	CABINET	FD	FLOOR DRAIN	MATL	MATERIAL	RM	ROOM	WN	WINDOW
CPT	CARPET	FLUOR	FLUORESCENT	MAX	MAXIMUM	RO	ROUGH OPENING	W/	WITH
CSMT	CASEMENT WINDOW	FTG	FOOTING	MECH	MECHANICAL	SCHED	SCHEDULE	W/O	WITHOUT
CLO	CLOSET	FND	FOUNDATION	HC	MEDICINE CABINET	SD	SMOKE DETECTOR	WD	WOOD
CIR	CIRCLE	FUR	FURR or FURRED or FURRING	MTL	METAL	SECT	SECTION	WI	WROUGHT IRON
CIRC	CIRCUMFERENCE	GA	GAUGE	MIN	MINIMUM	SGD	SLIDING GLASS DOOR		
CLR	CLEAR or CLEARANCE	MIR	MIRROR	MISC	MISCELLANEOUS	SHT	SHEET		
COL	COLUMN	GFI	GROUND FAULT CIRCUIT	MOD	MODULAR	SH	SINGLE HUNG WINDOW		
CMU	CONCRETE MASONRY UNIT	GFVWP	GROUND FAULT CIRCUIT-WEATHER	MULL	MULLION	SM	SINGLE HUNG WINDOW		
CONC	CONCRETE	GL	GLASS GLAZING	NTS	NOT TO SCALE	SL	SLIDING WINDOW		
CONST	CONSTRUCTION	GYP BD	GYPSPUM WALLBOARD or DRYWALL	OC	ON CENTER	SC	SOLID CORE		
CONT	CONTROL or CONSTRUCTION JOINT	HDW	HARDWARE	OA	OVERALL	SPKR	SPEAKER		
CJ	CONSTRUCTION JOINT	HDR	HEADER	OH	OVERHEAD	SPEC	SPECIFICATIONS		
CY	CUBIC YARD	HVAC	HEATING-VENTILATING-AIR	OPT	OPTIONAL	SQ	SQUARE		
DET	DETAIL	COND	CONDITIONING	PB	PUSH BUTTON	STD	STANDARD		
DIA	DIAMETER	HGT	HEIGHT	PNL	PANEL	STL	STEEL		
DM	DIMENSION	HC	HOLLOW CORE	PAR	PARTITION	STOR	STORAGE		
DW	DISH WASHER	HORIZ	HORIZONTAL	PED	PEDESTAL	STRUCT	STRUCTURAL		
DOOR	DOOR	HB	HOSE BIBB	PL	PLATE	TEL	TELEPHONE		
DH	DOUBLE HUNG	INSUL	INSULATE or INSULATED or INSULATION	PVC	POLYVINYL CHLORIDE	TV	TELEVISION		
DS	DOWNSPOUT	INT	INTERIOR	PREFAB	PREFABRICATE or PREFABRICATED	THR	THRESHOLD		

SQUARE FOOTAGE:

FIRST FLOOR: 1616.19 SQUARE FEET
SECOND FLOOR: 2003.82 SQUARE FEET

TOTAL: 3620.01 SQUARE FEET

FINISHED LOWER LEVEL: 1275.01 SQUARE FEET

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General Notes

DO NOT SCALE DRAWINGS USE
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project number

drawn JDI

checked

approved

issued for date
prelim. review 2024-0305
review 2024-0307

sheet

G-0.0

DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.

2. WINDOW SIZES NOTED IN PLAN & ELEVATION ARE ASSUMED. ROOMS OPENING DENOTED IN WINDOW. UNLESS NOTED OTHERWISE. VARIATIONS TO BE VERIFIED WITH ARCHITECT.

3. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE & RESCUE WINDOWS HAVE A CLEAR OPENING AREA AS REQUIRED BY LOCAL CODE. WINDOWS NOT MEETING THE MINIMUM CODE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

4. ALL SMOKE DETECTORS TO BE INTER-CONNECTED W/ BATTERY BACKUP IN COMPLIANCE WITH 2015 MICHIGAN RESIDENTIAL BUILDING CODE.

5. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

6. PROVIDE MIN. (2) 2 X 4 STUD BLOCKING UNDER ALL POINT LOADS FROM ABOVE (UNLESS NOTED OTHERWISE).

7. IF THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL AN HVAC SYSTEM THAT IS PROPERLY SIZED AS A TOTAL SYSTEM WITH THE BUILDING ENVELOPE TAKING INTO ACCOUNT GEOGRAPHIC LOCATION AND SOLAR ORIENTATION. IT IS ALSO THE RESPONSIBILITY OF THE BUILDER TO PROVIDE EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF THE 2015 MICHIGAN ENERGY CODE.

8. BUILDER TO CONFIRM ALL FINISHES OF SELECTIONS FOR LOCATIONS, THICKNESS AND SETTING BED REQUIREMENTS. CONFIRM METHOD AND DIMENSIONS OF DROPPED FLOORS OR BUILT-UP OF OTHERS TO ACCOMMODATE ALL DIMENSIONAL MATERIAL TRANSITIONS PRIOR TO ANY ROUGH FRAMING.

9. IF DOORS & WINDOWS ARE NOT DIMENSIONED THEY ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4" INCHES FROM PERPENDICULAR WALL FOR CASING.

10. FIRE SEPARATION: GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY EITHER BY A WALL WITH 5/8" THICK GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/JOIST ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AREA BY A TYPIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OVERLIED TO THE GARAGE SIDE.

11. USE OF GYPSUM BOARD AS THE BASE OR BACKER FOR ADHESIVE APPLICATION SHALL CONFORM TO ASTM C 630 OR C 1108. ALL JOINTS SHALL BE REINFORCED WITH A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT OR WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. (SECTION R702.3.8-702.3.8.1)

12. ALL INTERIOR PARTITION WALLS TO BE 3 1/2" STUD / 1/2" JOIST UNLESS NOTED OTHERWISE

13. ALL EXTERIOR WALLS TO BE 4" (3 1/2" STUD / 1/2" SHEATHING) OR 6" (5 1/2" STUD / 1/2" SHEATHING) (UNLESS NOTED OTHERWISE)

14. BUILDER TO CONFIRM AND COORDINATE EXACT FIREPLACE MANUFACTURER AND MODEL WITH MANUFACTURER'S REQUIREMENTS.

15. BUILDER TO CONFIRM EXACT SLIDING DOOR PROVIDED AND COORDINATE ROUGH OPENING HEIGHT AND LOCATE ADJACENT WINDOWS TO MATCH.

16. SECTION E590.2.11: TO BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN RESIDENTIAL BUILDINGS SHALL BE PROTECTED BY A COMBINATION TYPE OR CONDITION / FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE ARC-FAULT BRANCH CIRCUIT INTERRUPTER DEVICES SHALL BE COMBINATION TYPE. (SEE M.E.C. FOR EXCEPTIONS)

17. WINDOW SIZES [R612.2]: WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE. IF THE WINDOW IS LOCATED BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH DIA. SPHERE CANNOT PASS. PER SECTION R612.2 OF MICHIGAN RESIDENTIAL CODE: WINDOW MANUFACTURER TO VERIFY.

18. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE

19. ALL STUDS AT EXTERIOR AND INTERIOR WALLS SHALL BE 2x4 UNLESS OTHERWISE NOTED

20. ALL STUDS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE

21. PROVIDE DOUBLE 2x10 PLATES AT ALL LOAD BEARING WALLS.

22. PROVIDE A 1-3/8" OR LARGER SIZED CORE WOOD DOOR. SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR. OR 20 G. DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.

23. PROVIDE 5/8" DRYWALL TYPIC AT ALL LOAD BEARING WALLS.

24. PROVIDE 1/2" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.

25. PROVIDE THERMOFLEX SHEETING AND BATT INSULATION FILING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.

26. BASEMENTS, BASEMENT ATTICS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE EMERGENCY ESCAPE OR RESCUE OPENING IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. WHERE THE BASEMENT CONTAINS / OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE OR RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. THE EMERGENCY ESCAPE OR RESCUE OPENING SHALL HAVE A CLEAR 5.7 SQUARE FEET OF OPEN AREA / A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR OR 8.0 SQUARE FEET OF OPEN AREA. IF THE WINDOW IS LOCATED BETWEEN THE FLOOR AND 8.0 SQUARE FEET OF OPEN AREA, THE MINIMUM CLEAR OPENING WIDTH SHALL BE AT LEAST 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF AT LEAST 24" ABOVE THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE, SECTION R308.

27. PROVIDE NECESSARY SHEATHING, SHORING, BRACING, AND ALL TEMPORARY SUPPORTS AS REQUIRED DURING EXCAVATIONS TO PROPERLY SUPPORT SIZES OF EXCAVATIONS. PER MIOSHA.

28. PROTECT ALL EXISTING WORK AND WORK IN PROGRESS.

29. COMPLY FULLY WITH REQUIREMENTS OF MIOSHA AND OTHER REGULATORY AGENCIES FOR ALL SAFETY PROVISIONS.

30. THE ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF FABRICATION.

31. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

32. ROOF TRUSS MANUFACTURER TO SUPPLY THE ARCHITECT WITH TRUSS SHOP DRAWINGS PRIOR TO FABRICATION.

33. ALL WINDOW NUMBERS REFER TO GENERIC SIZES. IF A MANUFACTURER WITH VARYING SIZES IS USED, ALL SHAPES AND SIZES SHALL MATCH IN ALL DIMENSIONS. EVERY SLEEPING RM. SHALL BE PROVIDED WITH AN OPERABLE EGRESS WINDOW. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. THE MINIMUM CLEAR OPENING WIDTH SHALL BE AT LEAST 20" AND MINIMUM NET CLEAR OPENING WIDTH SHALL BE AT LEAST 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF AT LEAST 24" ABOVE THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE, SECTION R308.

34. ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES AND WEEP HOLES PER CURRENT CODE. AS OUTLINED IN THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R703.

35. ALL STAIRWAYS, STAIRWAY GUARDS, HANDRAILS, BALUSTERS, HEADROOM DIMENSIONS, RISERS AND TREADS SHALL COMPLY WITH ALL CODE REQUIREMENTS. AS OUTLINED IN THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE, SECTIONS R311 & R312.

36. PROPERLY VENTILATE ROOF SO THERE IS A CROSS-VENTILATION WITH ROOF VENTS AND SOFFIT VENTS PER SECTION R903 OF THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE. PROVIDE AN UNDERLAMENT OF 15# FIBERGLASS FIBERFELT SHINGLES AND A LAYERED DRAINAGE ICE AND WATER SHIELD FROM EAVE TO MIN. 24" PAST EXTERIOR WALL LINE OF BUILDING. SEE WALL SECTION FOR ICE SHIELD DETAIL.

37. THE CONTRACTOR SHALL PROVIDE WRITTEN CHANGE ORDERS DOCUMENTING ADDITIONAL WORK, OR DELETION OF WORK, PRIOR TO THE CHANGE EFFECT ON THE JOB.

38. PROPERLY VENTILATE CRAWL SPACES PER STATE MECHANICAL CODE.

39. BATH PANS TO BE VENTED TO EXTERIOR

40. PROVIDE ELECTRICALLY POWERED SMOKE DETECTORS ON EACH LEVEL, IN EACH BEDROOM, AND BEDROOM HALLWAYS. UNITS ARE TO BE WIRED SO IF ONE SMOKE DETECTOR, ALL THEY SOUND. ALL SHALL HAVE BATTERY BACK UP PER MICHIGAN RESIDENTIAL BUILDING CODE SECTION R514.

41. FIRESTOP ALL DROPS & CHASES, ELECTRICAL, PLUMBING & HEATING, APPROVED FIRESTOP MATERIAL. REQUIRED FOR ALL DROPS & FLOOR OR CEILING PENETRATIONS AS OUTLINED IN THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE.

42. TRUSS MANUFACTURER TO MAXIMIZE OPEN AREA IN ALL TRUSS TRUSSES.

43. ALL POINT LOADS FROM ROOF OR GARDEN, JACK STDS, OR BEAM SUPPORTS, WHETHER WOOD OR STEEL, CANNOT BEAR ONTO SHEATHING ALONE. PROVIDE BLOCKING EQUAL TO OR GREATER THAN THE POINT LOAD TO SUPPORT ABOVE. POINT LOAD SUPPORTS MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

44. ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-ENGINEERING OF THE STRUCTURE TO ACCOMMODATE TRUSSES.

45. LOCATION OF ORDER TRUSSES TO BE VERIFIED W/ FINAL TRUSS MANUFACTURER LAYOUT. ANY VARIATIONS OVER HEADERS FROM WHAT IS INDICATED TO BE VERIFIED WITH ARCHITECT.

46. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTEMPT TO LIMIT THE NUMBER OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE HOUSE AND BE PAINTED TO MATCH THE ROOF COLOR.

ALL POURED CONCR. FTGS. SHALL TO A MINIMUM PROST DEPTH AS PRESCRIBED BY THE 2015 MICHIGAN RESIDENTIAL CODE AND/OR ANY LOCAL CODE ENFORCEMENT TEND. FOOTINGS SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. IF ANY OTHER MATERIAL MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS, ALLOWABLE SOIL BEARING CAPACITY OF 3000 P.S.F. IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF ANY P.S.F. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOIL ENGINEER.

2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER COLLECTION OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A HAZARD. LOUIS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET.

3. IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A LOCATION WHERE A TEST MAY BE REQUIRED. SUCH A TEST SHALL BE CONDUCTED BY AN APPROVED METHOD.

4. ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.

5. FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND 408 OF THE 2015 MICHIGAN RESIDENTIAL CODE. THE SUPPORTING SOILS, FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS AS DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. GROUND FILL USED FOR FOOTINGS FOR WOOD AND PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R303.

6. PROVIDE VERTICAL REINFORCEMENT IN POURED CONCRETE WALLS AS REQUIRED PER THE 2015 MICHIGAN RESIDENTIAL CODE. THIS TABLE ESTABLISHES REINFORCEMENT REQUIREMENTS AS DETERMINED BY MAXIMUM WALL HEIGHT / MAXIMUM UNBALANCED BACKFILL HEIGHT, ALONG WITH CONCRETE WALL THICKNESS & DETERMINATION OF SOIL CLASSIFICATION & TYPE OF FINISH GRADE.

7. ALL WALL PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.

8. ALL MASONRY CHIMNEY FOOTINGS SHALL HAVE A MINIMUM OF 12 INCH PROJECTION LARGER THAN FOOTPRINT BY 18 INCHES THICK.

9. CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPROOFED OR WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE PER SEC. R406 2015 MICHIGAN RESIDENTIAL CODE.

10. ALL POURED CONC. WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN PROCEPT RUNS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS APPLIED. BACKFILL SHALL BE BACKFILLED BY AN APPROVED AGENCY USING AN APPROVED METHOD.

11. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND STRUCTURAL DRAWINGS OCCUR, CONTACT THE STRUCTURAL ENGINEER.

12. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.

13. SURFACE WATER TO DRAIN AWAY FROM STRUCTURE, THE GRADE SHALL FALL A MINIMUM OF 5" WITHIN THE FIRST 10 FEET (OR FOR IMPROVED SURFACE DRAINAGE, AS SPECIFIED IN THE ADOPTED EDITION OF CODE OR APPLICABLE LOCAL CODES).

14. GARAGE SLAB SHALL SLOPE .A MIN. OF 2" AWAY FROM STRUCTURE.

15. CONCRETE SToops AND PORCH/PATIO SLABS SHALL SLOPE .MIN. OF 1/4" PER FOOT AWAY FROM STRUCTURE.

16. POURED WALL CONTRACTOR TO PROVIDE FOR A 20'-0" LONG (1 1/2" DIA. #4 REBAR) ROD INTO FOOTING AND UP THROUGH POURED WALL NEAR ELECTRICAL SERVICE LOCATION FOR GROUNDING OF ELECTRICAL SERVICE. ROD SHALL LEAVE WALL ON EXTERIOR NEAR TOP OF WALL APPROX. 18" BELOW PROPOSED GRADE. LEAVE APPROX. 24" EXPOSED OUTSIDE OF CONC. WALL. FINAL LOCATION IS TO BE DETERMINED BY BUILDER IN FIELD.

17. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.

18. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 MRC.

19. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 12" AND SEALED.

20. BASEMENT WALLS ARE DESIGNED TO STAND VERTICALLY FROM THE BASEMENT SLAB TO THE FLOOR DECK. THEREFORE, THE BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL THE BASEMENT SLAB AND FIRST FLOOR DECK ARE COMPLETED.

21. NO MODIFICATIONS TO THE FOUNDATION WALL DESIGN (SUCH AS ADDING A BLOCK SHALL BE ALLOWED WITHOUT PRIOR CONSENT FROM THE DESIGNER.

CONCRETE: 1. CONCRETE SHALL BE 3000 PSI IN 28 DAYS UNLESS NOTED OTHERWISE. NO CONCRETE SHALL BE POURED IN TEMPERATURES BELOW 40 DEGREES FAHRENHEIT UNLESS HEAT IS TO BE PROVIDED DURING THE CURING FOR TWO DAYS. EXTEND ALL FOOTINGS TO MINIMUM PROST DEPTH PER THE 2015 MICHIGAN RESIDENTIAL CODE AND/OR ANY LOCAL CODE. 2. ADD CONCRETE REINFORCEMENT SUPPORT PER R556.2-4 OF THE 2015 MICHIGAN RESIDENTIAL CODE FOR ALL SLABS ON GROUND, TO ENSURE THAT REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE CEMENTATION. 3. ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE. 4. REINFORCING STEEL BARS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM A305 AND/OR A408 AND FORMED OF ASTM A615-78 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRS' MANUAL OF STANDARD PRACTICE". THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE MAINTAINED OVER REINFORCING BARS: - a. EXPOSED TO EARTH 3" - b. EXPOSED TO WEATHER 1 1/2" - c. SLABS NOT EXPOSED TO WEATHER - d. BEAMS AND COLUMNS 1 1/2" 5. ALL REINFORCING BARS, ANCHOR BOLTS, MUDDL ANCHORS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. 6. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REBAR OR OTHER ANCHORS. 7. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301, AND 318. FOR CONTROL JOINTS IN SLABS, SPACE SAW CUTS AT MAXIMUM 12 FEET ON CENTER FOR 4" SLAB DEPTH UNLESS OTHERWISE NOTED ON THE DRAWINGS. SAW CUTS SHALL NOT BE PLACED PARALLEL, UNDER BEARING WALLS. STRUCTURAL STEEL: 1. ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. ARE TO BE ASTM A-36 (UNLESS NOTED OTHERWISE) DESIGNED AND CONSTRUCTED PER THE LATEST EDITION OF THE AISC' MANUAL OF STEEL CONSTRUCTION. ALL WIDE FLANGE AND CHANNELS SHALL BE PERFORMED TO ASTM A992. 2. ALL STEEL PIPE COLUMNS SHALL BE ASTM A513, P-36 K31. ALL STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B, P-F46. 3. ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST A518 D1.1. STRUCTURAL WELDING CODE, AND SHALL UTILIZE E70XX ELECTRODES UNLESS NOTED OTHERWISE. WELDING SHALL BE DONE BY CERTIFIED WELDERS. 4. ALL STEEL CONNECTIONS SHALL UTILIZE ASTM A-325 BOLTS TIGHTENED TO A "SNUG TIGHT" CONDITION (UNLESS NOTED OTHERWISE). 5. THE STEEL ERECTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY GUYS, BRACES, RAILS, AND OTHER CONNECTIONS REQUIRED FOR THE SAFE AND PROPER INSTALLATION OF ALL BUILDING ELEMENTS UNTIL THE STRUCTURE IS PERMANENTLY BRACED. THE FABRICATOR AND ERECTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH OSHA REQUIREMENTS. 6. ALL STRUCTURAL STEEL SHALL BE COATED WITH RUST PREVENTIVE FINISH. THE MINIMUM PLATE THICKNESS SHALL BE 3/8". MINIMUM BOLT DIAMETER SHALL BE 3/4". MINIMUM WELD BE 1/4".

1. ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. ARE TO BE ASTM A-36 (UNLESS NOT OTHERWISE) DESIGNED AND CONSTRUCTED PER THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. ALL WIDE FLANGE AND CHANNELS SHALL BE ASTM A-36, 12" OR GREATER. ALL OTHERS SHALL BE ASTM A-36, 8" OR GREATER.
2. ALL STEEL PIPE COLUMNS SHALL BE ASTM A513, P-36 K31. ALL STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B, P-46 K36.
3. ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST AISC D1.1 STRUCTURAL WELDING CODE, AND SHALL UTILIZE E70XX ELECTRODES UNLESS NOT OTHERWISE. WELDING SHALL BE DONE BY CERTIFIED WELDERS.
4. ALL WELDED CONNECTIONS SHALL UTILIZE ASTM A-325 BOLTS TIGHTENED TO A "SNUG TIGHT" CONDITION. (UNLESS NOT OTHERWISE).
5. THE STEEL ERECTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY GUYS, BRACES, SHORING, ETC. TO BE USED IN THE CONSTRUCTION OF THE STRUCTURE. THE ERECTOR SHALL BE RESPONSIBLE FOR ALL BUILDING ELEMENTS UNTIL THE STRUCTURE IS PERMANENTLY BRACED. THE FABRICATOR AND ERECTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. ALL STRUCTURAL STEEL SHALL BE GALVANNEAL WITH RUST PREVENTIVE FINISH. THE MINIMUM PLATE THICKNESS SHALL BE 3/8". MINIMUM BOLT DIAMETER SHALL BE 3/4". MINIMUM WELD BE 1/4".

NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR WATER-RESISTIVE BARRIER SHALL BE APPLIED THUS ONLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES WHERE JOINTS OCCUR; FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF THE WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL DEVELOPE AS DESCRIBED IN SECTION R703.1 & TABLE # R703.4 OF THE 2009 MICHIGAN RESIDENTIAL CODE.

ALL WOOD J-I JOISTS AND OPEN WEB JOISTS MUST BE BRACED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS PER DETAILS SHOWN ON PLANS. LOAD BEARING PARTITIONS, JACKS, BEAMS AND COLUMNS SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR TO A BEAM OR FOUNDATION BELOW. JOISTS, TRUSSES, PLYWOOD AND TAG O.S.B. CANNOT CARRY CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATION WITH BLOCKING AND/ OR BEAMS. NOTE: ALL BEAMS AND DOUBLE JOISTS, ETC. HAVE BEEN SHOWN FOR A LOAD BEARING PURPOSE. PLACEMENT OF BLOCKING OR BRACING IS SHOWN IN THE PLANS IN LOCATIONS OTHER THAN UNDER THE STRUCTURAL ELEMENTS. THEY ARE INTENDED TO CARRY THE RESPONSIBILITY OF THE CONTRACTOR. EXACT BEAM LOCATIONS ARE NOT TO BE SCALED FROM THE FRAMING PLANS.

3. WOOD STUD WALL CONSTRUCTION REQUIREMENTS BASED EXPOSURE TO WIND SPEEDS OF 100 MPH OR LESS

EXTERIOR WALL CONSTRUCTION (W/ 1/2" EXTERIOR SHEATHING):

WALLS SUPPORTING A ROOF ONLY:

HEIGHT IN FEET	MINIMUM FRAME REQUIREMENT
12 FEET OR LESS	2 X 4 @ MAX. 16" O.C.
OVER 12 FEET	2 X 6 @ MAX. 16" O.C.

WALLS SUPPORTING TWO FLOORS AND A ROOF:

HEIGHT IN FEET	MINIMUM FRAME REQUIREMENT
10 FEET OR LESS	2 X 4 @ MAX. 16" O.C. & 2 X 6 @ 12" O.C.
OVER 10 FEET	2 X 6 @ MAX. 16" O.C.

WALLS SUPPORTING TWO FLOORS AND A ROOF:

HEIGHT IN FEET	MINIMUM FRAME REQUIREMENT
WALLS UP TO 14 FEET	2 X 6 @ MAX. 16" O.C.

NOTE:
SEE SPECIAL DESIGN OR ENGINEER FOR WALL CONSTRUCTION TALLER THAN 20 FEET, WHEN OPENINGS IN WALLS EXCEED 4 FEET IN WIDTH OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS.

4. SEE TABLE R602.3(1) OF THE CODE FOR A FASTER SCHEDULE FOR STRUCTURAL MEMBERS.

- LEADER. THE ALLOWABLE LOAD CAPACITY OF THE HANGER SHALL BE EQUAL TO OR GREATER THAN THE LOAD SPECIFIED IN THE PLAN. WHERE NO LOAD IS SPECIFIED THE "LIGHTEST" AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.
6. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND IS TO BE GROUND CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.
7. PROVIDE WIND BRACING IN CONFORMANCE WITH 2015 MICHIGAN RESIDENTIAL CODE.
8. J-OIST LAYOUT AND DETAILS ARE FOR REFERENCE ONLY, AND ALL FLOOR SYSTEMS AND DETAILS SHALL BE VERIFIED WITH J-OIST MANUFACTURER LAYOUT PLAN THAT IS COORDINATED WITH APPROVED ROOF TRUSS LAYOUT.
9. ALL HOLES NOTCHES CUT OR BORED INTO J-OISTS OR LVL'S TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
10. FREELOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FREELOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN LOCATIONS PER SEC. 802.02 OF 2015 MICHIGAN RESIDENTIAL CODE.
11. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, AND BE NO GREATER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED.
12. AT THE ENDS OF THE MEMBERS, THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL BE NO CLOSER THAN 2 INCHES TO THE NOTCH.
13. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 15% MAXIMUM MOISTURE CONTENT, ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2005 EDITION OF THE NDS SUPPLEMENT TABLES 4A, 4D AND 5A.
14. ALL FRAMING LUMBER USED FOR EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE CONSTRUCTION GRADE NUMBER 2 OR BETTER LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY. ALL NON-SOUTHERN PINE PRESURE TREATED, SPRUCE PINE FIR OR GRADE 1 IS ACCEPTABLE FOR NON-BEARING INTERIOR PARTITIONS.
15. ALL BEARING WALLS USE GRADE NO. 2 OR BETTER FOR STUDS AND POSTS.
16. ALL STUDS AND NON-BEARING COMPONENTS SHALL USE GRADE NO. 2 OR BETTER.
17. ENGINEERED LUMBER, SHALL BE LEVEL PRODUCTS OR EQUAL, TYPE, SIZE PER PLANS, MULTIPLE PLIES TO BE NAILED AS MANUFACTURER'S REQUIREMENTS.
18. ALL EXTERIOR WALLS TO BE CONSIDERED BRACED WALLS UNLESS NAIL OR BLOCK AS NECESSARY FOR BRACED WALLS.

1. **WOOD TRUSSES**

A. DESIGN - WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE, THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/PRI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R101.1.

B. BRACING - TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIED BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION (BCSI 1-53) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED TO WOOD TRUSSES.

2. **ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.**

3. **TRUSSES SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTORS HAVING A RESISTANCE TO PULL-OUT AND TENSION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. PER SPECIFICATION 6802.10.5 OF 2009 INTERNATIONAL RESIDENTIAL CODE.**

4. **TRUSS MANUFACTURERS MUST BE ABLE TO INSTANTLY VERIFY TRUSS MANUFACTURER'S REQUIREMENTS. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ARCHITECT TO PROVIDE AN ADEQUATE CONNECTOR.**

5. **TRUSS MANUFACTURER TO HOLD TRUSS LENGTH BACK 1/2" FROM EA. END (FOR SHEATHING TO EXTEND PAST PLATE)**

6. **TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.**

7. **TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.**

8. **FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT _____ VOLUME AREA UNLESS OTHERWISE NOTED.**

9. **ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS _____ FROM FLOOR TO CEILING.**

10. **PROVIDE BRACING AND BLOCKING PER HB-911 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.**

11. **TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS INCLUDING THE BRACING _____ OF ALL GABLE TRUSSES.**

3. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATITC TO LIMIT THE NUMBER OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE HOUSE AND BE PAINTED TO MATCH THE ROOF COLOR.
4. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TO ALLOW DRAINAGE TO FLOW AWAY FROM HOUSE, ADJACENT STRUCTURES AND COMMON PROPERTY LINES. LOCATE DOWNSPOUTS IN USUALLY OBTENSIVE LOCATIONS. DO NOT LOCATE DOWNSPOUTS ON FRONT FACADE OF HOUSE OR ALONG ROOF FACING PORCH COLUMNS.
5. BUILD TO CONFORM AND COORDINATE ALL WINDOW VENTING
6. WINDOW SALLS [R12.2] - WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED: MORE THAN 72 INCHES ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES ABOVE THE FINISHED FLOOR SHALL BE NON-OPERABLE GLAZING. OPERABLE GLAZING CANNOT PASS PER SECTION R12.2 OF THE 2015 MICHIGAN RESIDENTIAL CODE. WINDOW MANUFACTURER TO VERIFY.

FLASHING [707.8]
APPROVED CORROSION-RESISTIVE FLASHING SHALL BE APPLIED SINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS.

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE EXTERIOR SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO COVINGS, WITH PROJECTING UPS ON BOTH SIDES UNDER STUCCO COVINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SELLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS
7. AT BUILT-UP GUTTERS.

EXCUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING-BOND PATTERN UNLESS OTHERWISE SPECIFIED. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 600-18B SECTION 2.3.3.2 IF NOT OTHERWISE SPECIFIED OR BY THE CONTRACT DOCUMENTS. JOINTS SHALL BE FINISHED TO MATCH ADJACENT JOINTS. STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOUCHUP WILL NOT BE PERMITTED EXCEPT WHERE SPECIALLY APPROVED. DAMAGE UNITS ARE TO BE CUT OUT AND REPLACED.

D. FILLER CELLS AND BOND BREAK BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED IN ACCORDANCE WITH ACI 600-18B 7.4.7.1 GROUT OR FEA GRAVEL MIX FOR MASONRY WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.

E. LINTELS [R703.7.3] MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE. VENEER ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS AND THE ALLOWABLE SPAN SHALL NOT EXCEED THE VALUES SET FORTH IN THE TABLE (R703.7.3.1). THE LINTEL SHALL HAVE A LENGTH OF SPAN BEING OF NOT LESS THAN 4 INCHES.

F. MORTAR: ASTM C270 TYPE S PREPARED/CURED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS ADMIXTURES WITH MORE THAN THREE PARTS PER ONE PART MIX.

MASONRY VENEER SUPPORT:

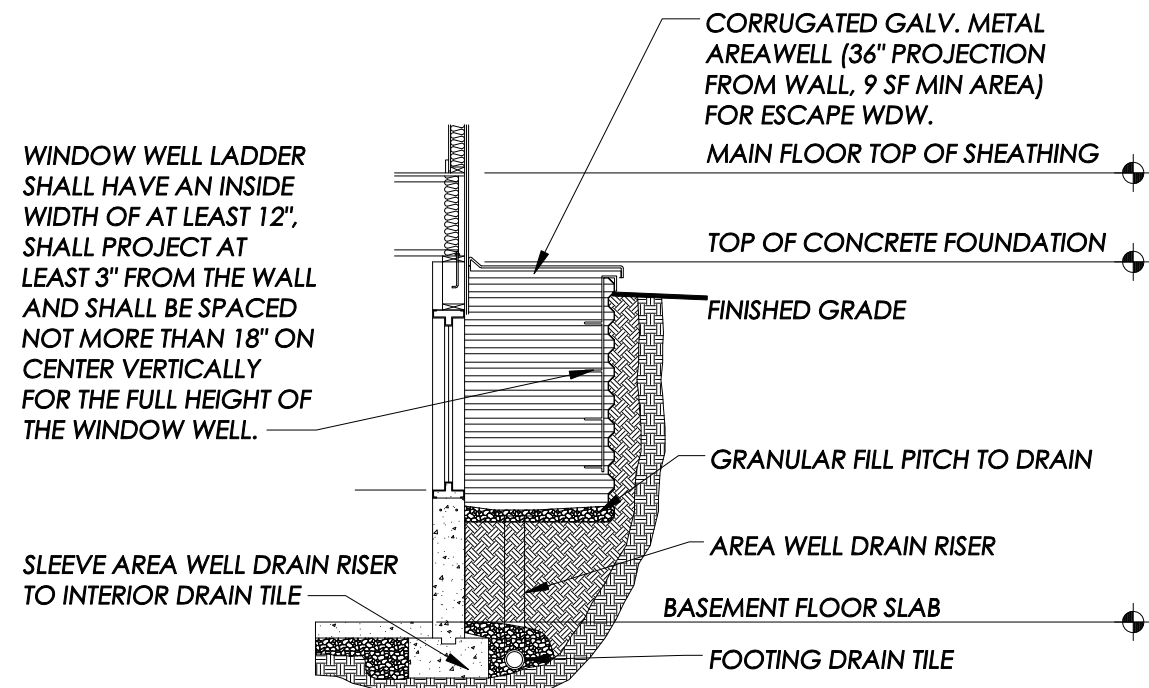
A. WHERE MASONRY VENEER IS SUPPORTED BY A STEEL ANGLE, A MINIMUM OF 6" X 4" S16 STEEL ANGLE SHALL BE PLACED WITH THE LONG LEG VERTICAL. THE ANGLE SHALL BE DOUBLED AT 5/16" X 2 1/2" STUD CONSTRUCTION AT 16" O.C. ON CENTER. THE ANGLE SHALL BE WELDED TO THE STUDS AT 1/2" O.D. THE O.A. THICKNESS OF THE MASONRY VENEER MUST BEAR ONTO THE STEEL ANGLE. THE HEIGHT OF THE MASONRY VENEER ABOVE THE STEEL ANGLE SHALL NOT EXCEED 12"-8". FLASHING AND WEAP HOLES SHALL BE LOCATED IN THE MASONRY VENEER BETWEEN THE STEEL ANGLE AND STUDS AT 16" O.C. ON CENTER. THE ANGLE SHALL BE WELDED TO THE STUDS AT 1/2" O.D. THE MASONRY VENEER AND WOOD BACKING SHALL BE A MINIMUM OF 1 INCH BUT NOT TO EXCEED 4 1/2 INCHES. ROOF CONSTRUCTION WITH SLOPES FROM 7/12 TO 12/12 SHALL REQUIRE THE ADDITION OF MP 3, 3 INCH X 3 INCH X 1/4" STEEL PLATE STOP WELDS TO EACH STUD AT 16" O.C. PER BUILDING OFFICIALS' APPROVAL.

B. WHERE MASONRY VENEER IS SUPPORTED BY ROOF CONSTRUCTION, A STEEL ANGLE IS PLACED DIRECTLY ON TOP OF ROOF CONSTRUCTION AND NOT ATTACHED TO ABUTTING VERTICAL WALL CONSTRUCTION. THE SUPPORT CONSTRUCTION FOR THE STEEL ANGLE SHALL CONSIST OF A MINIMUM OF (3) 2 X 6 WOOD MEMBERS, THE (3) WOOD MEMBERS SHALL BE ANCHORED INTO THE WALLS AT 16" O.C. ON CENTER. THE ANGLE SHALL BE WELDED TO THE 2 X 6'S USING 5/16" X 2 1/2" STUD SCREWS TO EVERY WOOD STUD SPACE AND EACH ADDITIONAL ROOF MEMBER SHALL BE ANCHORED BY (2) 10G NAILS AT EACH STUD SPACING. A MINIMUM OF 2/3 OF THE O.A. THICKNESS OF THE MASONRY VENEER MUST BEAR ONTO THE STEEL ANGLE. THE ANGLE SHALL BE WELDED TO THE STUDS AT 1/2" O.D. THE O.A. THICKNESS OF THE FLASHING AND WEAP HOLES SHALL BE LOCATED IN THE MASONRY VENEER IN ACCORDANCE WITH FIGURE R703.7.2.2 OF THE 2009 MICHIGAN RESIDENTIAL CODE. THE AIR SPACE BETWEEN MASONRY VENEER AND WOOD BACKING SHALL BE A MINIMUM OF 1/2" TO 1" AND SHALL BE MAINTAINED THROUGHOUT THE ENTIRE WALL. WOOD BACKING 7/12 TO 12/12 SHALL REQUIRE THE ADDITION OF MP 3, 3 INCH X 3 INCH X 1/4" STEEL PLATE STOP WELDS TO STEEL ANGLE AT MAXIMUM 24" O.C. OR PER BUILDING OFFICIALS' APPROVAL.

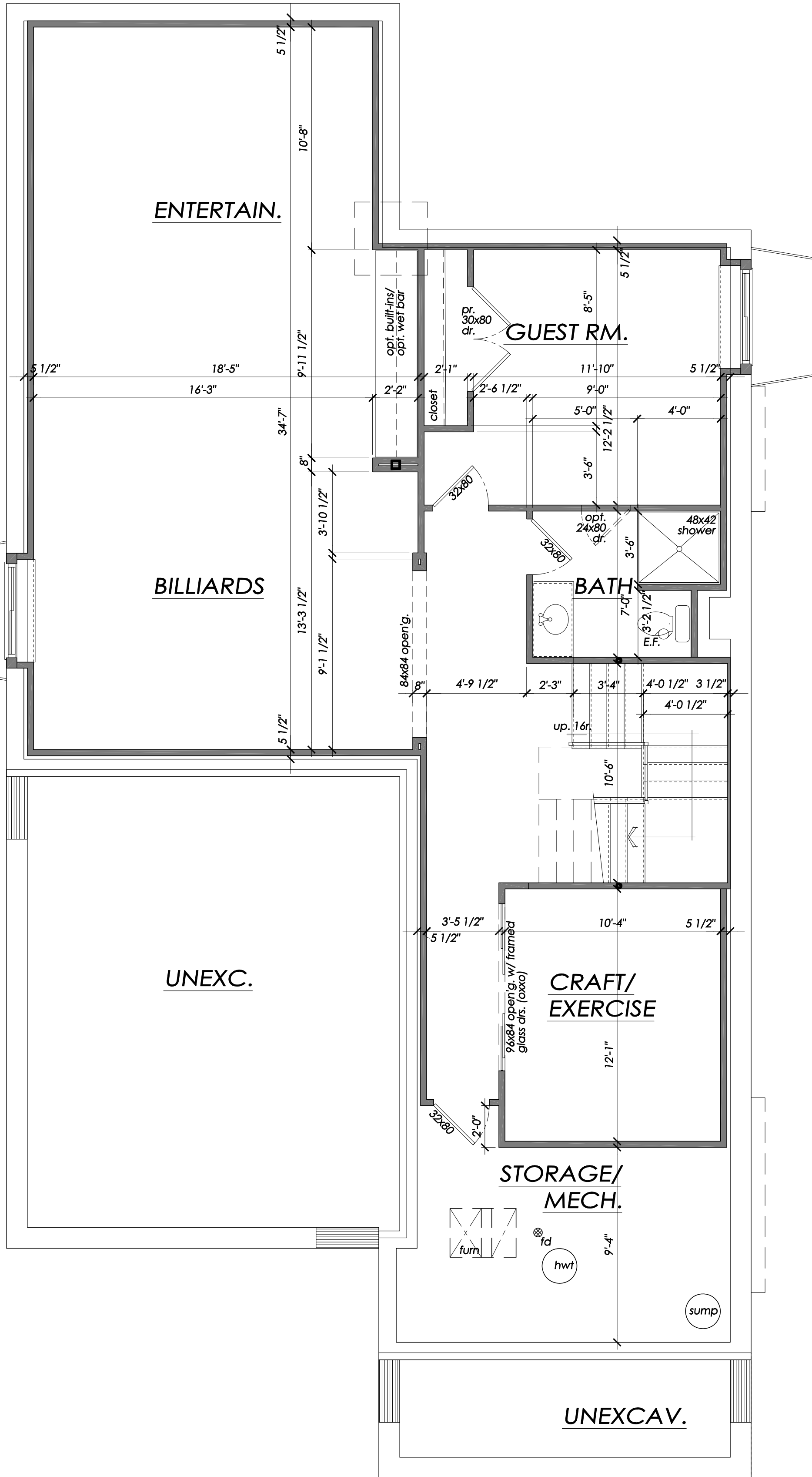
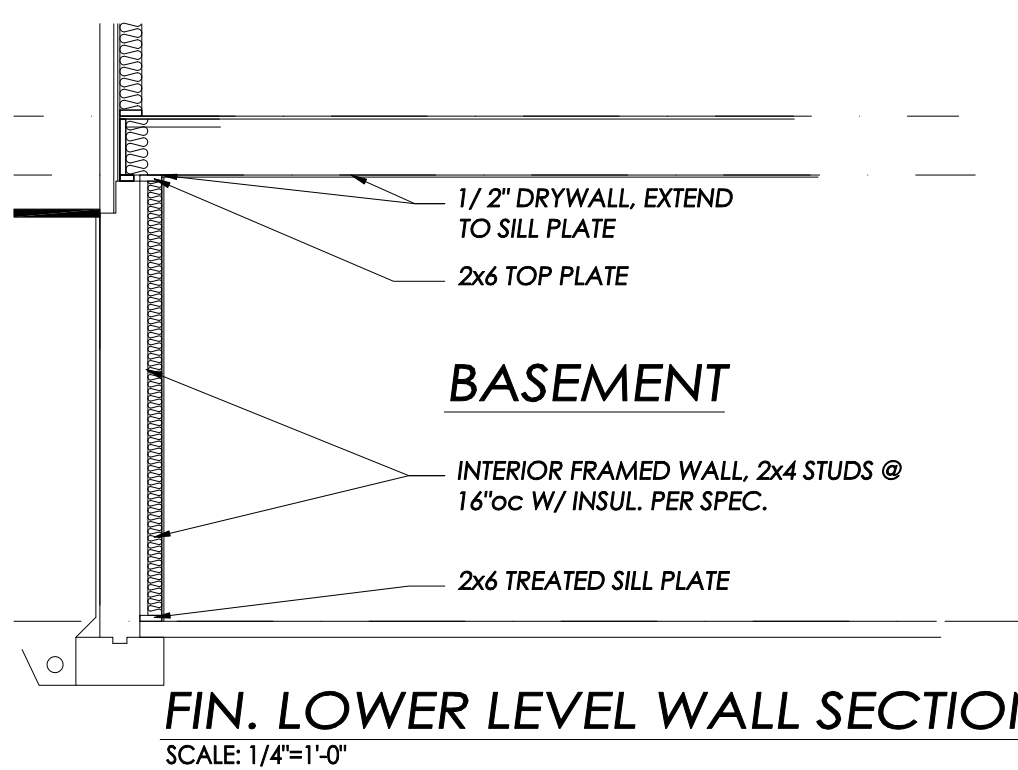
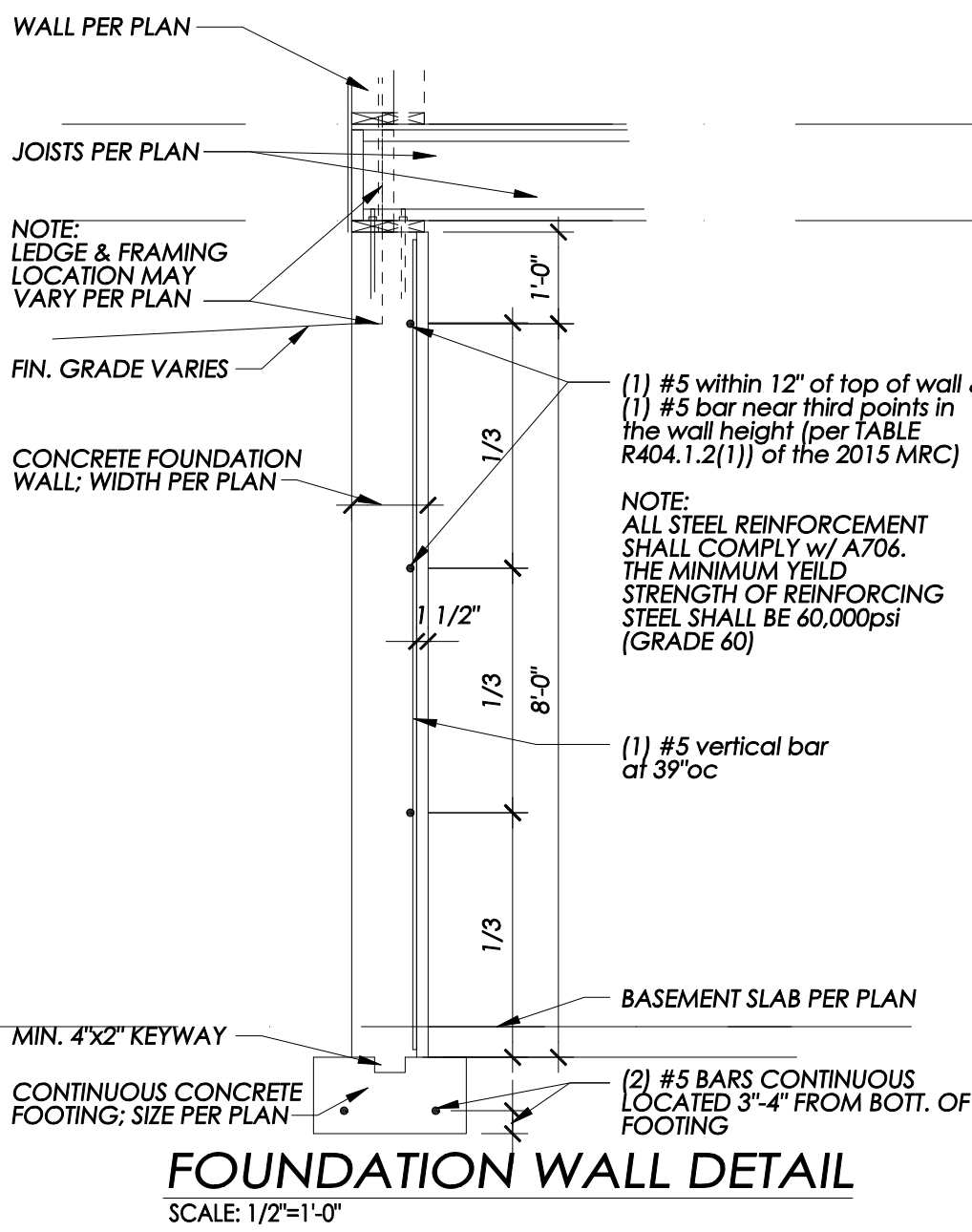
C. A FLASHING INSPECTION IS REQUIRED PRIOR TO THE INSTALLATION OF A FULL WALL OF BRICK, AND SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE.

G. ALL MASONRY VENEER WALLS BE PROVIDED WITH WALL TIES & WEAP HOLES PER CURRENT CODES INCLUDING COMPLIANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE WHEN INSTALLING STONE AND MASONRY VENEERS.

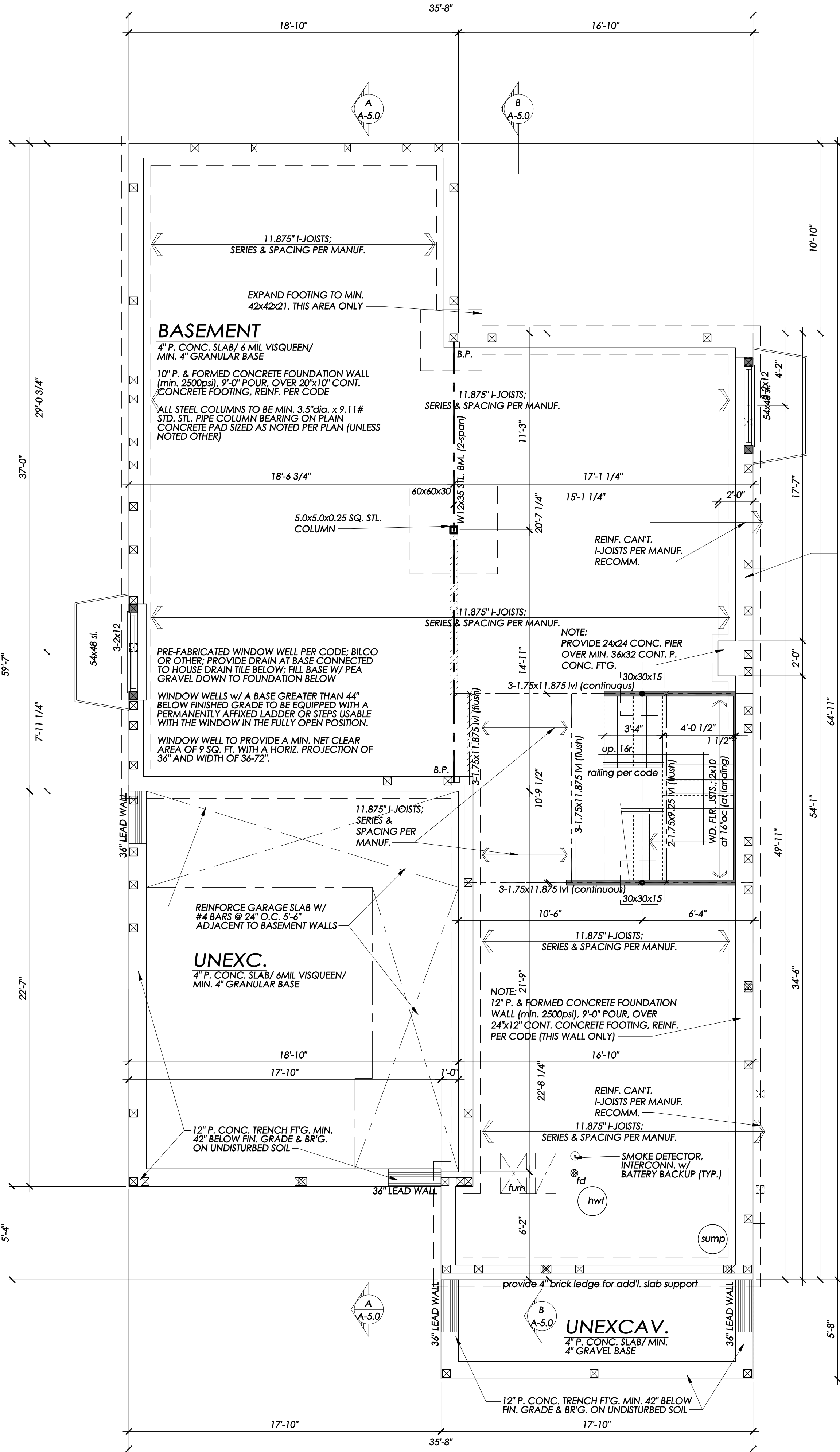
- 1.1. **SPACED GLAZING TO BE REQUIRED AT THE FOLLOWING LOCATIONS PER THE 2015 MICHIGAN RESIDENTIAL CODE:**
FIXED OR OPERABLE GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24" OF THE
FIXED OR OPERABLE BOTTOM EDGE IS LESS THAN 18" ABOVE THE WALKING SURFACE.
- 1.2. **GLAZING FOR DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, & SHOWERS.**
- 1.3. **GLAZING AT ALL WALLS.**
- 1.4. **FIXED OR OPERABLE GLAZING WITH AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR WITH A WALKING SURFACE WITHIN 36" OF THE GLAZING.**
2. **MINIMUM EGRESS WINDOW REQUIREMENTS PER THE 2015 MICHIGAN RESIDENTIAL CODE:**
 - 2.1. **MINIMUM NET OPENING OF 5.7 SQ. FEET AT FIRST FLOOR BEDROOMS (7.5 SQUARE FEET AT SECOND FLOOR BEDROOMS)**
 - 2.2. **MINIMUM NET OPENING HEIGHT OF 20" AND WIDTH OF 20"**
 - 2.3. **SILL HEIGHT TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR**
3. **EGRESS WINDOW REQUIREMENTS:**
 - 3.1. **MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (SECOND FLOOR BEDROOMS ONLY)**
 - 3.2. **MIN. NET CLEAR OPENING OF 5.0 SQ. FT. (FIRST FLOOR BEDROOMS ONLY)**
 - 3.3. **MIN. NET CLEAR OPENING HT. OF 24 INCHES**
 - 3.4. **MIN. NET CLEAR OPENING WIDTH OF 20 INCHES**
 - 3.5. **MAX. SILL HT. ABOVE FINISH FLOOR OF 44 INCHES**



BSMT. WINDOW WELL DETAIL
SCALE: 1/4"=1'-0"



FINISHED LOWER LEVEL
SCALE: 1/4"=1'-0"



BASEMENT FOUNDATION PLAN
SCALE: 1/4"=1'-0"

PRE-FABRICATED WINDOW WELL PER CODE: BILCO OR OTHER; PROVIDE DRAIN AT BASE CONNECTED TO HOUSE DRAIN TILE BELOW; FILL BASE W/ PEA GRAVEL DOWN TO FOUNDATION BELOW.

WINDOW WELLS w/ A BASE GREATER THAN 44" BELOW FINISHED GRADE TO BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

WINDOW WELL TO PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A HORIZ. PROJECTION OF 36" AND WIDTH OF 36-72".

NOTE: 12" P. & FORMED CONCRETE FOUNDATION WALL (min. 2500psi), 9'-0" POUR, OVER 24"x12" CONT. CONCRETE FOOTING, REINF. PER CODE (THIS WALL ONLY)

I-JOIST NOTES:
DOCUMENTATION SUPPLIED BY I-JOIST MANUFACTURER/ SUPPLIER SUPERCEDES ARCHITECTURAL LAYOUT, VERIFY INCONSISTANCIES W/ ARCHITECT IMMEDIATELY

MAX. LIVE LOAD DEFLECTION = L/480
MAX. TOTAL LOAD DEFLECTION = L/360

MAX. LIVE LOAD DEFLECTION = L/720 (AREAS TO BE MARBLE OR GRANITE - VERIFY W/ HOMEOWNER)

FIRST FLOOR LOADING:
LIVE LOAD: 40 LBS./ SQ. FT.
DEAD LOAD: 15 LBS./ SQ. FT.
TOTAL LOAD: 55 LBS./ SQ. FT.

NOTE:
ALL TRENCH FOOTINGS LOCATED ADJACENT TO POURED BASEMENT WALLS TO BE CONTINUOUS DOWN TO CONT. P. CONC. FOOTING AT WALL BASE FOR A MINIMUM DISTANCE OF 3'-0" FROM THE BASEMENT WALL

ALL FOOTINGS ARE DESIGNED FOR 2000 P.S.F. IT IS THE RESPONSIBILITY OF THE BUILDER TO FIELD TEST THE SOIL AND TO CONTACT THE ARCHITECT AND/ OR ENGINEER IF THE SOIL CAPACITY IS UNDER 2000 P.S.F.

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builder: Almorff Homes

project: 2694 Dorchester
Birmingham, Michigan

sheet description: Slab & Basement Foundation Plans and Details

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project number

drawn JDI

checked

approved

issued for date
prelim. review 2024-0305
review 2024-0307

sheet
A-0.0

EGRESS WINDOW REQUIREMENTS

- MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (SECOND FLOOR BEDROOMS)
- MIN. NET CLEAR OPENING OF 5.0 SQ. FT. (FIRST FLOOR BEDROOMS ONLY)
- MIN. NET CLEAR OPENING HT. OF 24 INCHES
- MIN. NET CLEAR OPENING WIDTH OF 20 INCHES
- MAX. SILL HT. ABOVE FINISH FLOOR OF 44 INCHES

GLAZING REQUIREMENTS

SAFETY GLAZING TO BE REQUIRED AT THE FOLLOWING LOCATIONS PER THE 2015 MICHIGAN RESIDENTIAL CODE:

FIXED OR OPERABLE GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24" OF THE DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.

GLAZING FOR DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, & SHOWERS.

GLAZING AT ALL RAILINGS

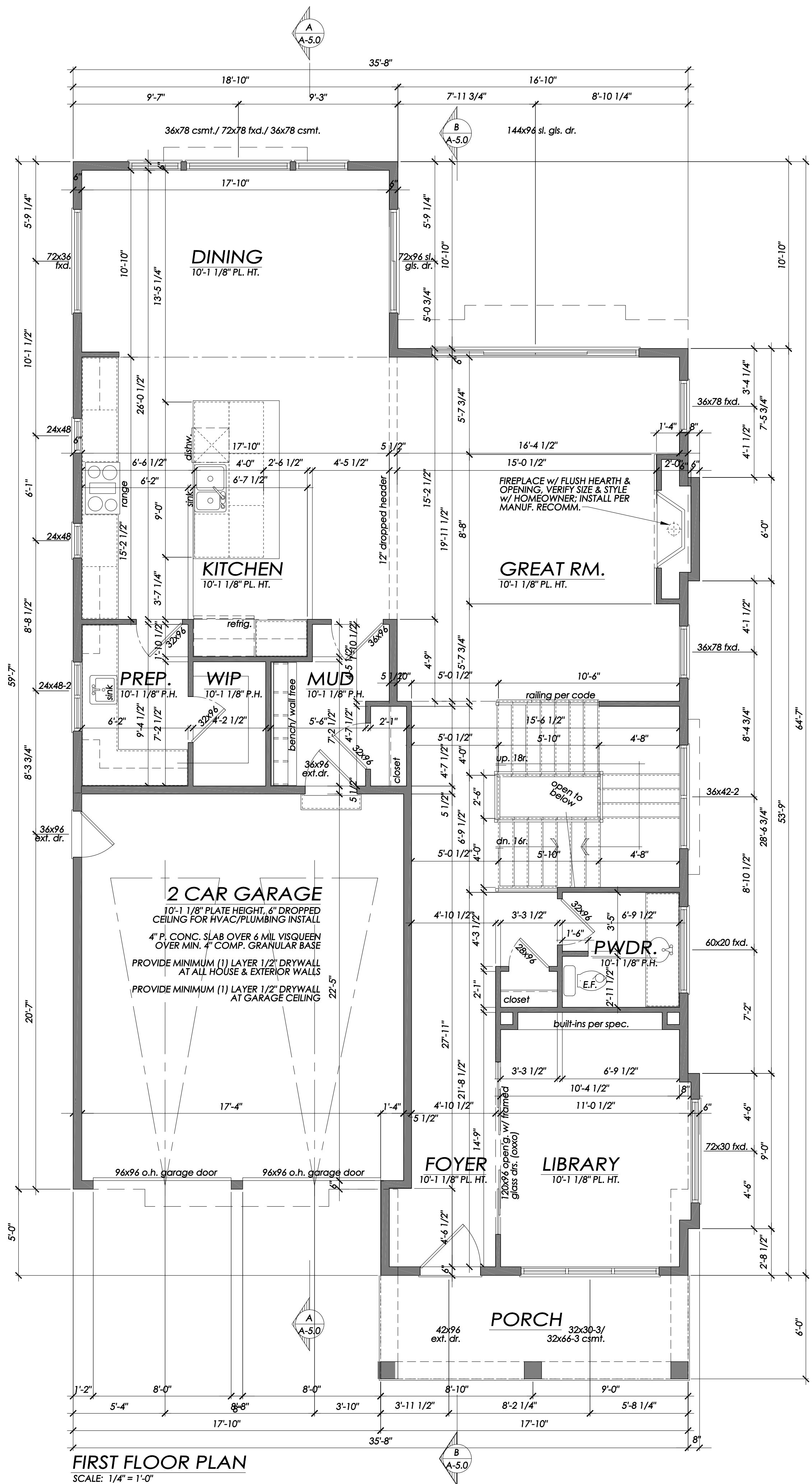
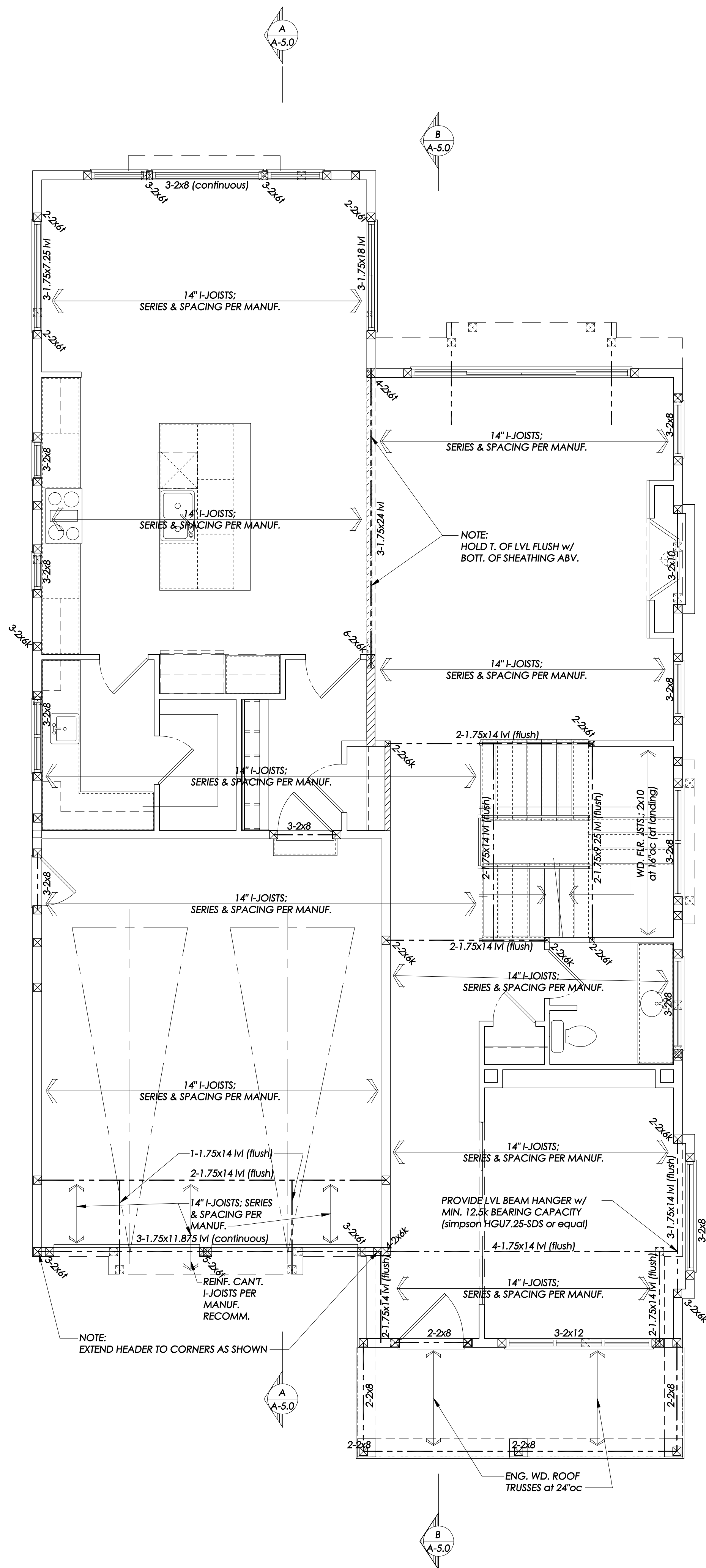
FIXED OR OPERABLE GLAZING WITH AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR WITH A WALKING SURFACE WITHIN 36" OF THE GLAZING.

MINIMUM EGRESS WINDOW REQUIREMENTS PER THE 2015 MICHIGAN RESIDENTIAL CODE:

MINIMUM NET OPENING OF 5.0 SQUARE FEET AT FIRST FLOOR BEDROOMS (5.7 SQUARE FEET AT SECOND FLOOR BEDROOMS)

MINIMUM NET OPENING HEIGHT OF 24" AND WIDTH OF 20"

SILL HEIGHT TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR



JDi

JDi-Architecture.com
Macomb Twp, MI
586.604.9343

builder:
Almoff Homes

project:
2694 Dorchester
Birmingham, Michigan

sheet description:
First Floor Plans

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EGRESS WINDOW REQUIREMENTS

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GLAZING AT ALL RAILINGS

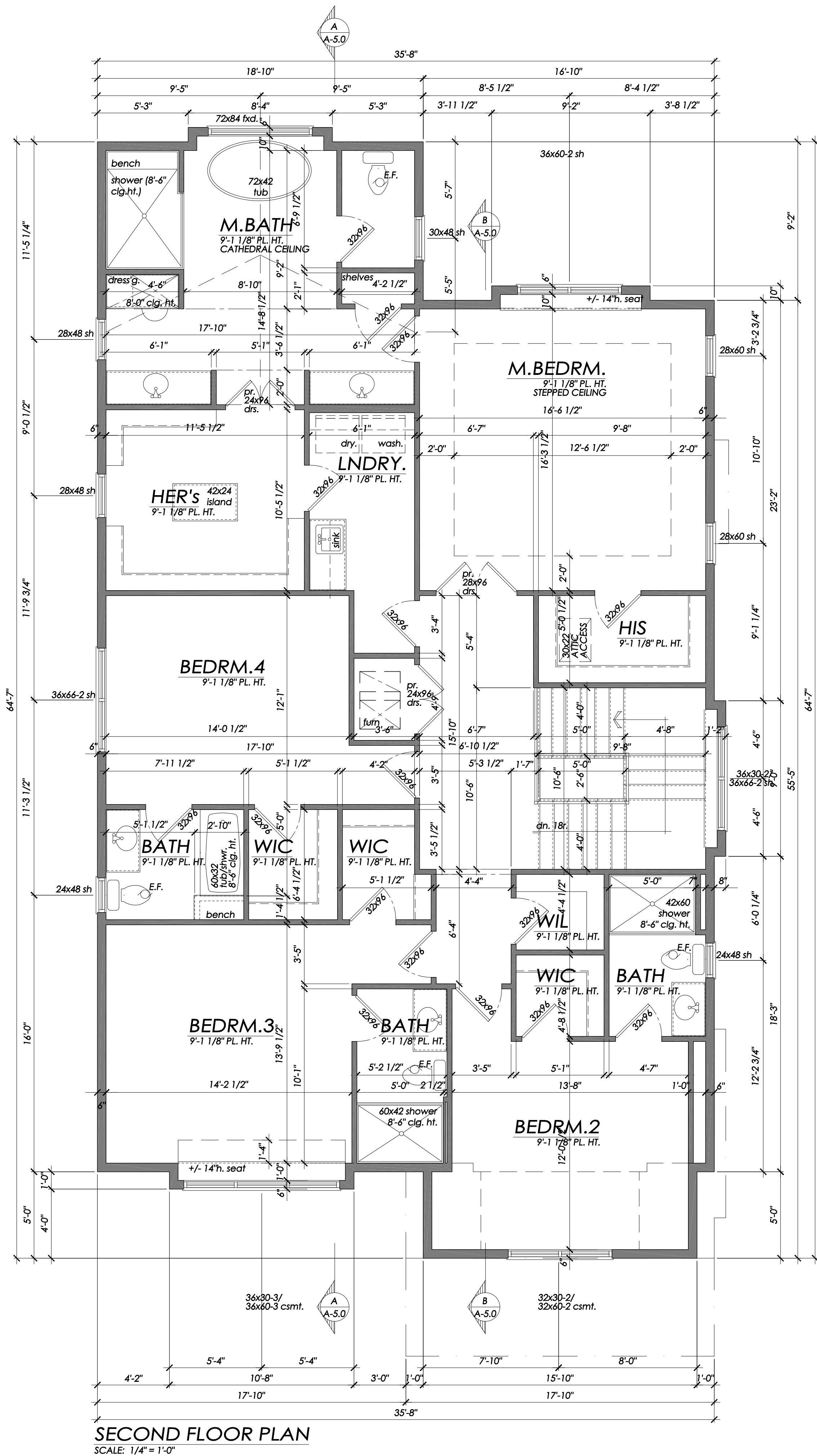
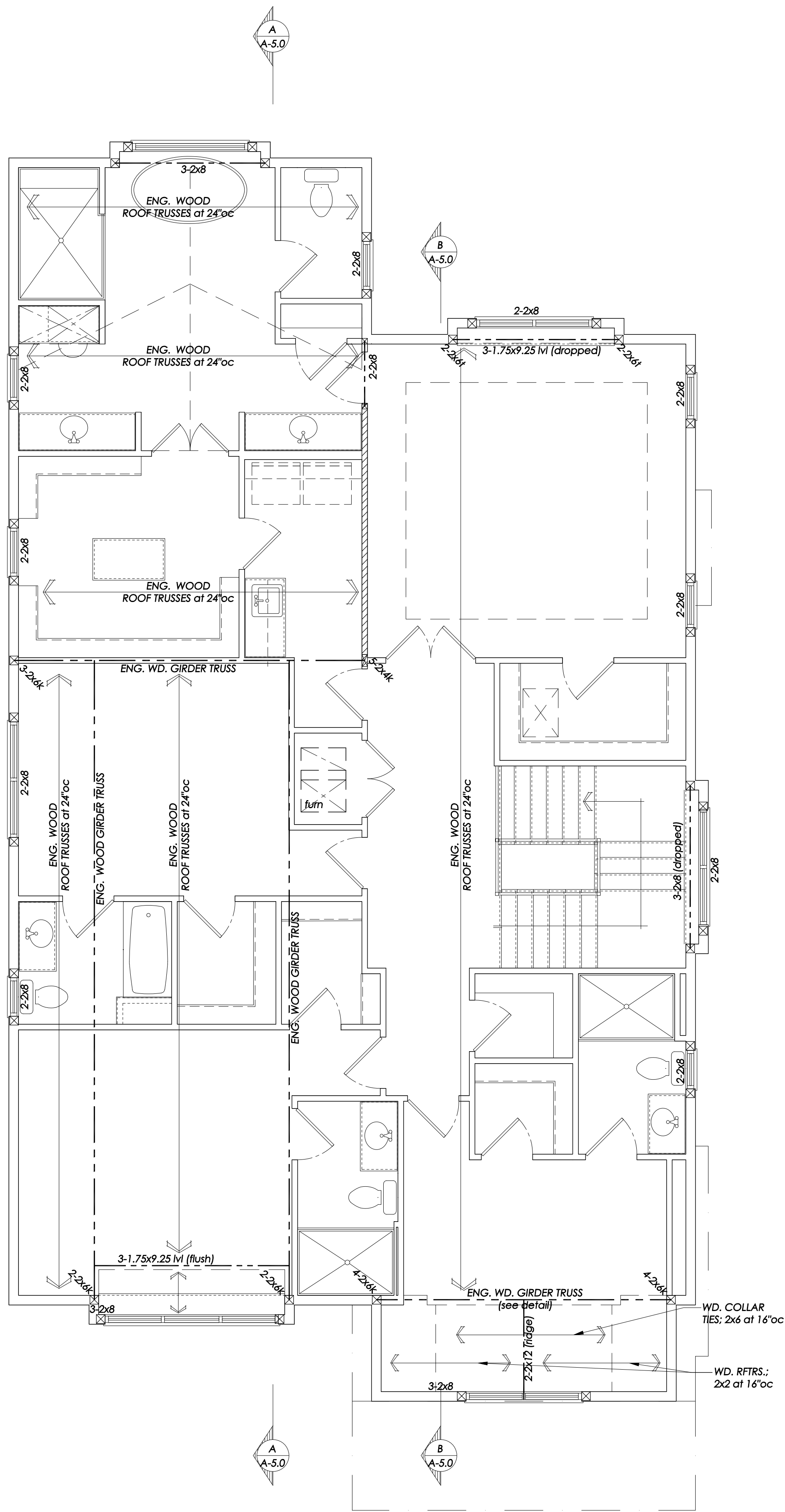
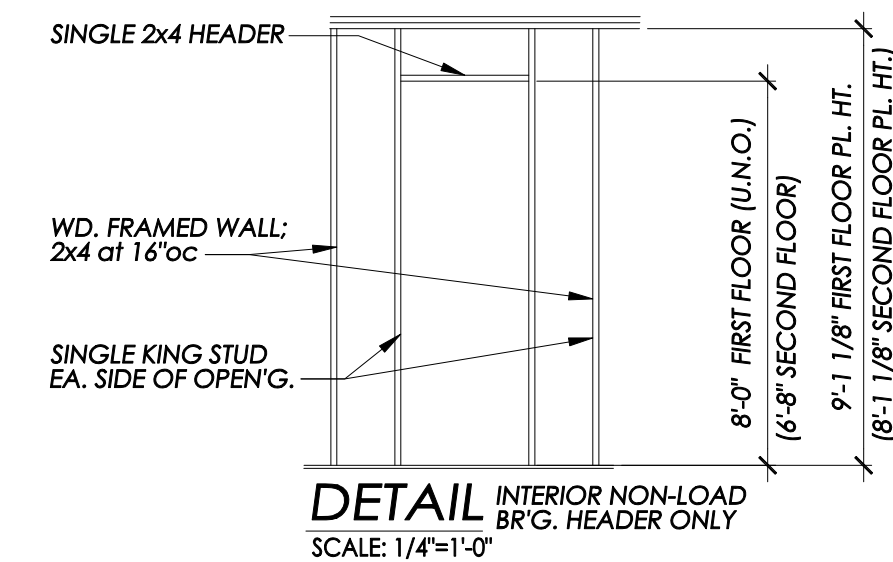
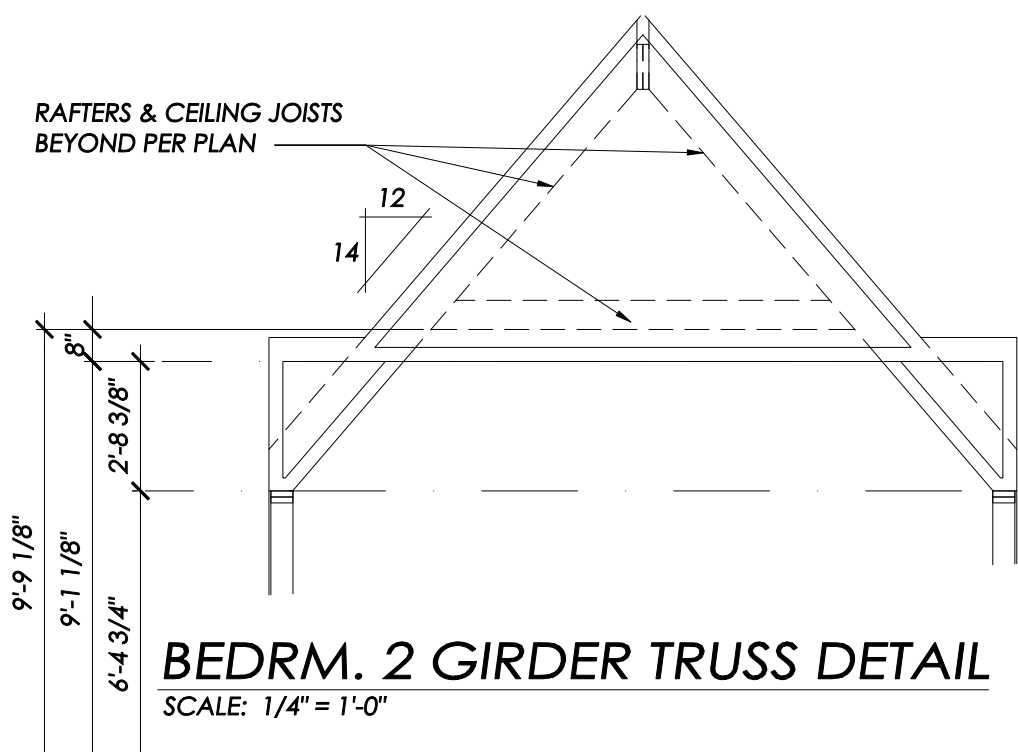
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JDi

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builder:
Almoff Homes

project:
2694 Dorchester
Birmingham, Michigan

sheet description:
Second Floor Plans

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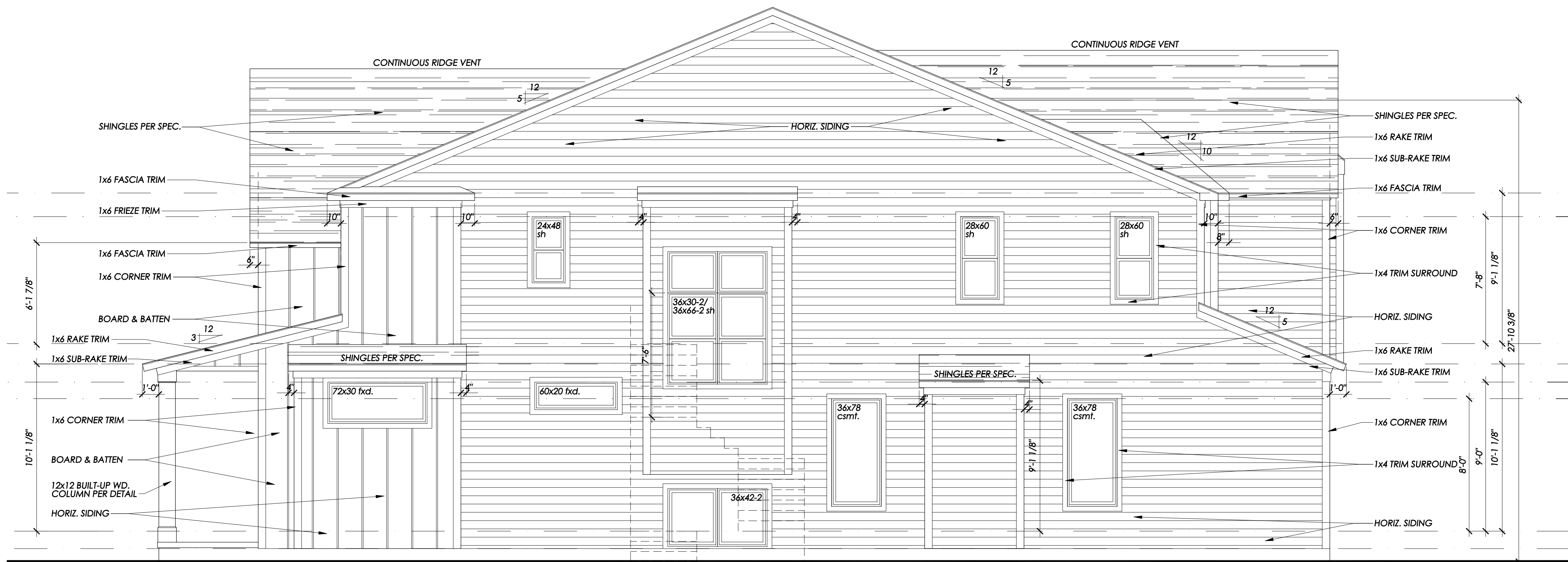
drawn JDI

checked

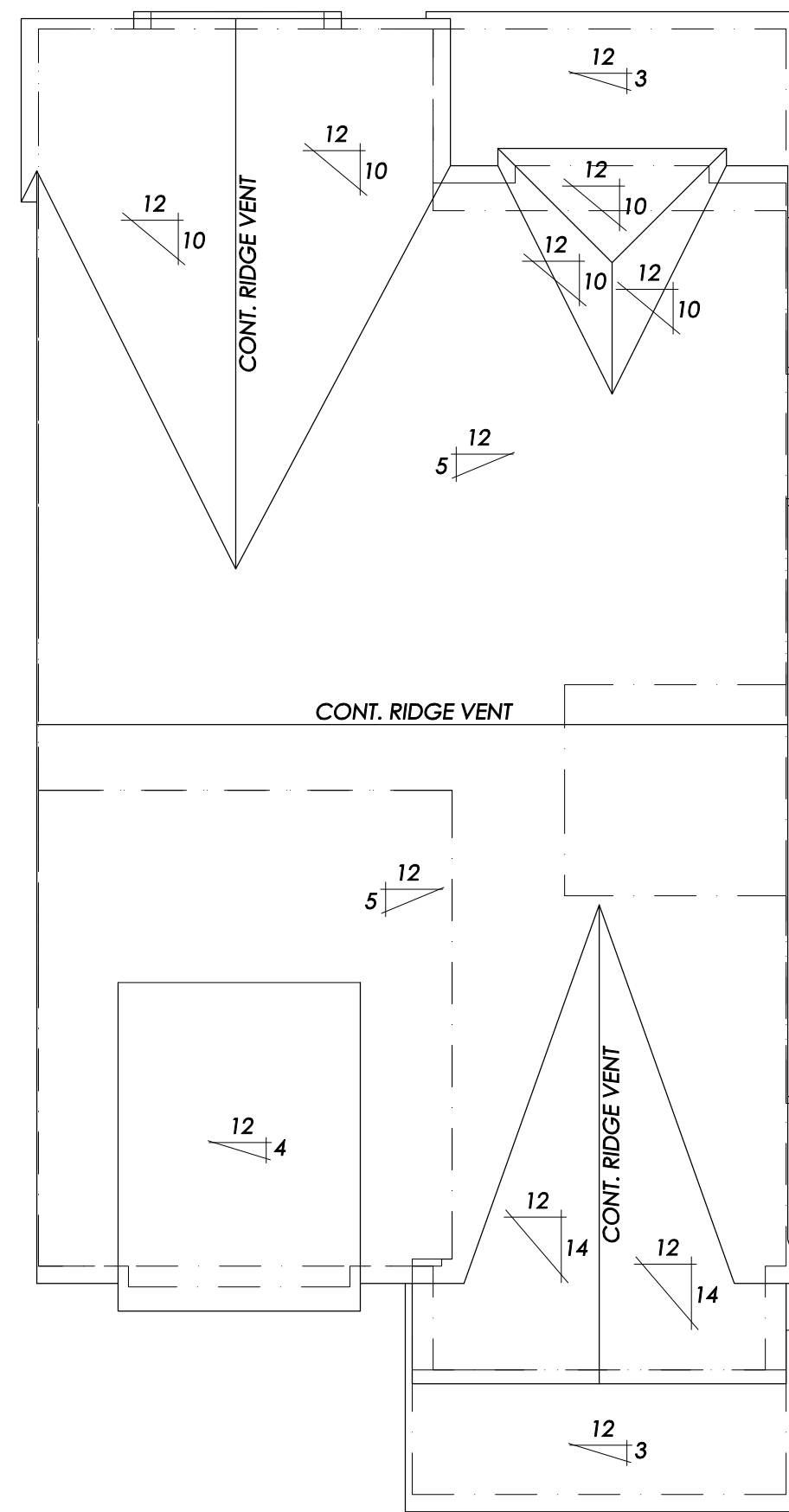
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review 2024-0307

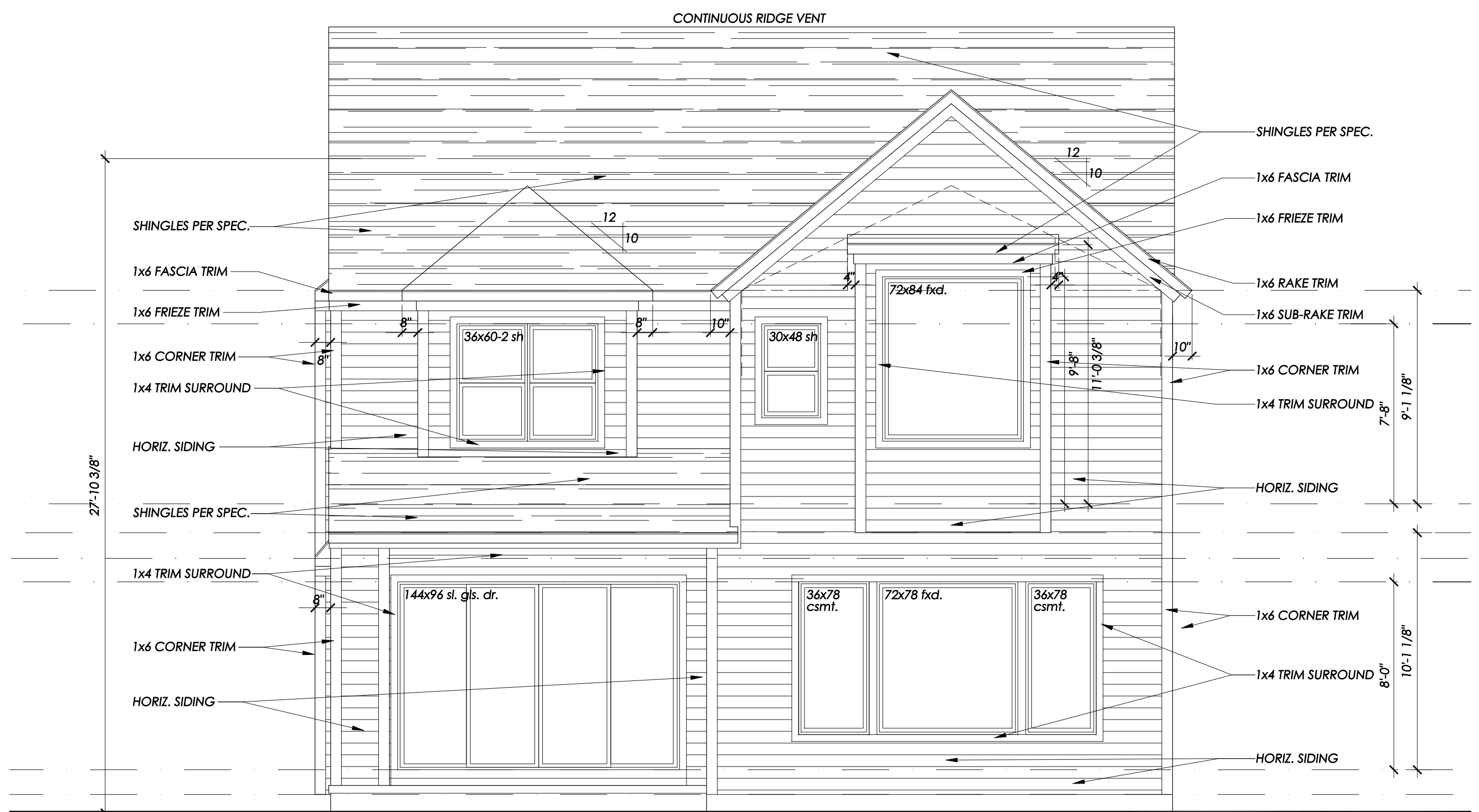
sheet
A-2.0



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



SCHEMATIC ROOF PLAN
SCALE: 1/8"=1'-0"



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