GENERAL NOTES

2009 MICHIGAN RESIDENTIAL CODE

FOUNDATION:

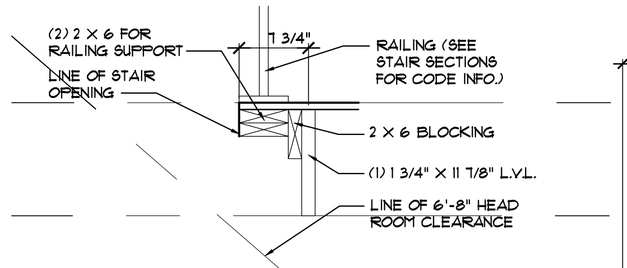
1. ALL POURED CONC. FTGS. SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE IN ACCORDANCE WITH 2009 MICHIGAN RESIDENTIAL CODE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 3000 P.S.F. IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 P.S.F. AT EACH JOBSITE IS RESPONSIBILITY OF CONTRACTOR AND SHALL MEET MINIMUM 2009 MICHIGAN RESIDENTIAL CODE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 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 PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING 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 OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. GRAVEL FILL USED AS FOOTINGS FOR WOOD AND PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.
6. PROVIDE VERTICAL REINFORCEMENT IN POURED CONCRETE WALLS AS REQUIRED PER TABLE R404.1.2(4) OR R404.1.2(8) IN THE 2009 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 + DESIGN LATERAL SOIL PROPERTIES.
7. ALL SLAB 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 DAMPPROOFED OR WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE PER SEC. R406 2009 MICHIGAN RESIDENTIAL CODE
10. ALL POURED CONC. WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE. BACKFILLING SHALL COMPLY WITH THE 2009 MICHIGAN RESIDENTIAL CODE

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 TO BE PROVIDED DURING THE CURING FOR TWO DAYS. THE BOTTOM OF ALL FOOTINGS MUST BE A MINIMUM OF 3'-6" BELOW GRADE.
2. ADD CONCRETE REINFORCEMENT SUPPORT PER R506.2.4 OF THE 2009 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 PLACEMENT.
3. ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
4. REINFORCING STEEL BARS SHALL BE DEFORMED 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 CRSI "MANUAL OF STANDARD PRACTICE". THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED 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. CONTROL JOINTS SHALL BE CUT INTO CONCRETE AT A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS. (EXAMPLE - 1" DEEP CUT FOR A 4" THICK SLAB)
6. CONTROL JOINTS SHALL BE CUT AS SOON AS THE SLAB CAN SUPPORT THE WEIGHT OF THE EQUIPMENT AND OPERATOR WITHOUT DAMAGE TO THE SLAB, BUT NO LONGER THAN 12 HOURS AFTER PLACEMENT.
7. CONTROL JOINTS TO BE CUT IN A 10'-0" X 10'-0" GRID PATTERN ON ENTIRE HOUSE SLAB.

MASONRY:

1. EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BOND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530.1-85, SECTION 2.3.3.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED, BLOCK SHALL BE CUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOOTHING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. DAMAGE UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN PLACE.
2. THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C476-91 GROUT OR PEA GRAVEL MIX FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 3000 PSI.
3. LINTELS (R703.7.3.) MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE VERTICAL 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 LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES.
4. MORTAR: ASTM C270-95 TYPE S PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE PARTS SAND PER ONE PART MIX.
5. MASONRY VENEER SUPPORT:
   A. WHERE MASONRY VENEER IS SUPPORTED BY A STEEL ANGLE, A MINIMUM 6" X 4" X 5/16" STEEL ANGLE SHALL BE PLACED WITH THE LONG LEG VERTICAL. THE ANGLE SHALL BE ANCHORED TO DOUBLE 2 X 4 STUD CONSTRUCTION AT MAXIMUM 16" ON CENTER WITH (2) 7/16" X 4" LAG SCREWS. A MINIMUM OF 2/3 THE O.A. THICKNESS OF THE STEEL ANGLE. THE HEIGHT OF THE MASONRY VENEER ABOVE THE STEEL ANGLE SHALL NOT EXCEED 12'-0". FLASHING AND WEEP HOLES SHALL BE LOCATED IN THE MASONRY VENEER IN ACCORDANCE WITH FIGURE R703.7.2.1 OF THE 2006 MICHIGAN RESIDENTIAL CODE. THE AIR SPACE BETWEEN MASONRY VENEER AND WOOD BACKING SHALL BE A MINIMUM OF 1 INCH BUT IS NOT TO EXCEED 4 1/2 INCHES. ROOF CONSTRUCTION WITH SLOPES FROM 1/12 TO 12/12 SHALL REQUIRE THE ADDITION OF MIN. 3 INCH X 3 INCH X 1/4" STEEL PLATE STOPS WELDED TO STEEL ANGLE AT MAXIMUM 24" O.C. OR 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 SUPPORTING CONSTRUCTION FOR THE STEEL ANGLE SHALL CONSIST OF A MINIMUM OF (3) 2 X 6 WOOD MEMBERS. THE (3) WOOD MEMBERS SHALL BE ANCHORED TO ABUTTING VERTICAL WALL CONSTRUCTION WITH A MINIMUM OF 3 3/8" DIA. X 9" LAG SCREWS TO EVERY WOOD STUD SPACE AND EACH ADDITIONAL ROOF MEMBER SHALL BE ANCHORED BY (2) 10d 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 HEIGHT OF THE MASONRY ABOVE THE STEEL ANGLE SHALL NOT EXCEED 12'-0". FLASHING AND WEEP HOLES SHALL BE LOCATED IN THE MASONRY VENEER IN ACCORDANCE WITH FIGURE R703.7.2.2 OF THE 2006 MICHIGAN RESIDENTIAL CODE. THE AIR SPACE BETWEEN MASONRY VENEER AND WOOD BACKING SHALL BE A MINIMUM OF 1 INCH BUT IS NOT TO EXCEED 4 1/2 INCHES. ROOF CONSTRUCTION WITH SLOPES FROM 1/12 TO 12/12 SHALL REQUIRE THE ADDITION OF MIN. 3 INCH X 3 INCH X 1/4" STEEL PLATE STOPS WELDED TO STEEL ANGLE AT MAXIMUM 24" O.C. OR PER BUILDING OFFICIALS APPROVAL.
6. A FLASHING INSPECTION IS REQUIRED PRIOR TO THE INSTALLATION OF A FULL WALL OF BRICK, AND SHALL COMPLY WITH THE 2009 MICHIGAN RESIDENTIAL CODE.
7. ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES + WEEP HOLES PER CURRENT CODES INCLUDING COMPLIANCE WITH THE 2009 MICHIGAN RESIDENTIAL CODE WHEN INSTALLING STONE AND MASONRY VENEERS.

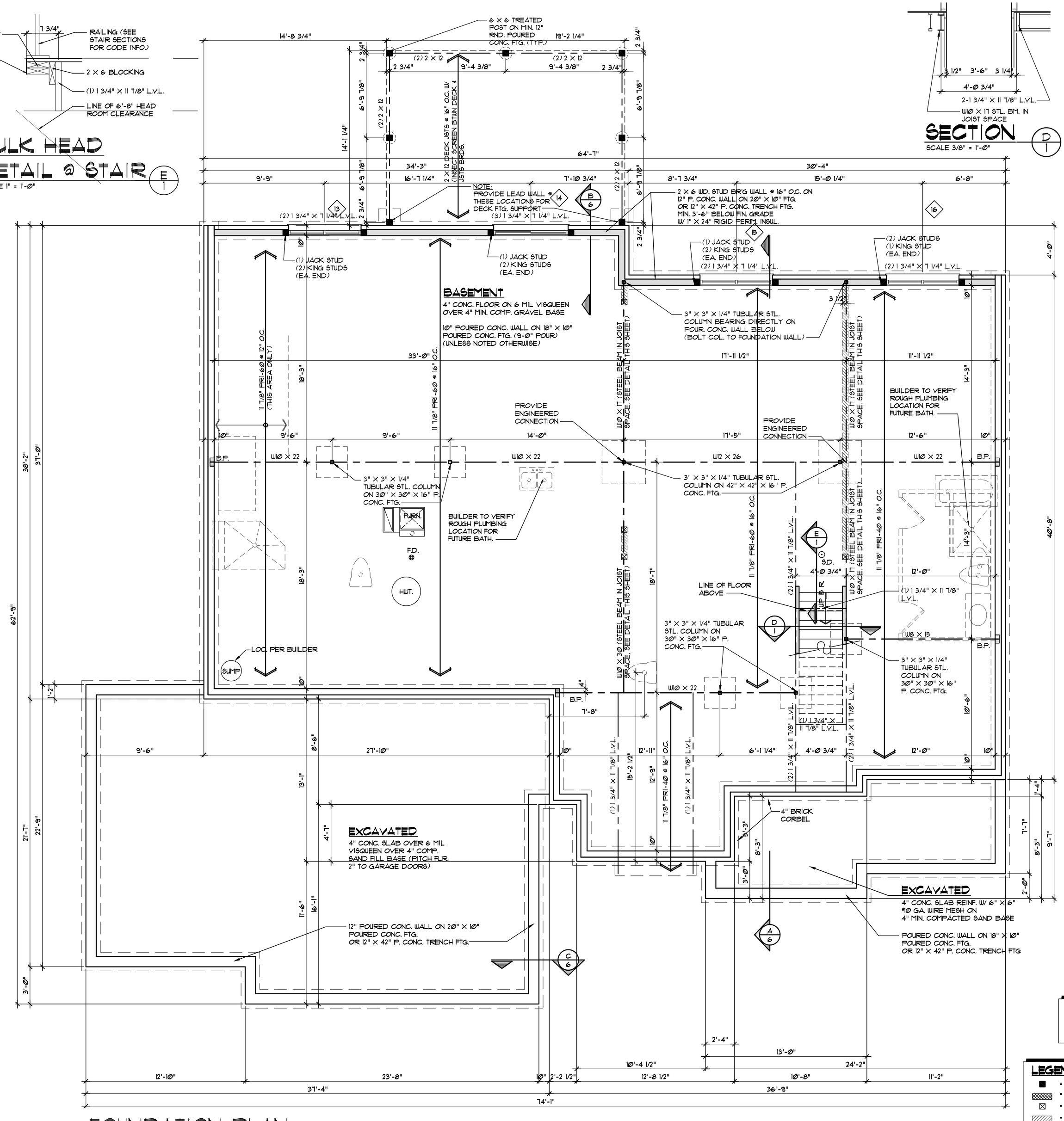


BULK HEAD DETAIL @ STAIR

SCALE 1" = 1'-0"

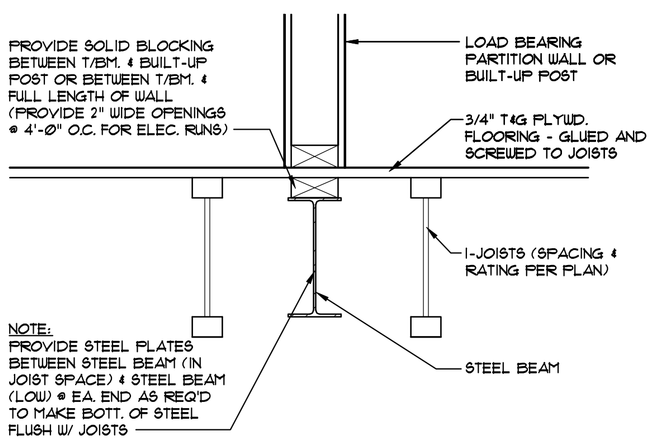
SECTION

SCALE 3/8" = 1'-0"



FOUNDATION PLAN

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



BEAM IN JOIST SPACE DETAIL

SCALE 1 1/2"= 1'-0"

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GENERAL PLAN NOTES:

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1. DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.
2. IF ALTERNATE WINDOW MANUFACTURER IS USED ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY. ANY VARIATIONS TO BE VERIFIED WITH ARCHITECT.
3. ALL BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. HAVE A MIN. CLEAR HEIGHT DIM. OF 24" AND A MIN. CLEAR OPENING WIDTH DIM. OF 20". EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2 OF THE 2009 MICHIGAN RESIDENTIAL CODE.
4. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA AS REQUIRED PER CODE. WINDOWS NOT MEETING THE MINIMUM CODE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. ALL SMOKE DETECTORS TO BE INTER-CONNECTED W/ BATTERY BACKUP IN COMPLIANCE WITH 2009 MICHIGAN RESIDENTIAL BUILDING CODE.
6. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
7. PROVIDE MIN. (2) 2 X 4 STUD BLOCKING UNDER ALL POINT LOADS FROM ABOVE ⊠ (UNLESS NOTED OTHERWISE).
8. IT IS 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 2009 MICHIGAN UNIFORM ENERGY CODE.
9. POURED WALL CONTRACTOR TO PROVIDE FOR A 20'-0" LONG (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 TO BE DETERMINED BY BUILDER IN FIELD.
10. BUILDER TO CONFIRM ALL FINISH FLOOR SELECTIONS FOR LOCATIONS, THICKNESS AND SETTING BED REQUIREMENTS. CONFIRM METHOD AND DIMENSIONS OF DROPPED FLOORS OR BUILT-UP OF OTHERS TO ACCOMMODATE ALL DISSIMILAR MATERIAL TRANSITIONS PRIOR TO ANY ROUGH FRAMING.

Window Schedule

Jeld-Wen Window Designations

Window Number	Unit Designation	Bottom Header Height
13	EWC36-T2-2 (EGRESS)	8'-0"
14	SCS2-6'-0" X 8'-0"	8'-0"
15	EWC36-T2-2 (EGRESS)	8'-0"
16	EWC36-T2-2 (EGRESS)	8'-0"

NOTE:
SEE STRUCTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS.

LEGEND:
- ■ = POINT LOAD
- ▩ = LOAD BEARING WALLS
- ⊠ = POINT LOAD FROM ABOVE
- ▨ = LOAD BEARING WALLS FROM ABOVE

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TR DESIGN GROUP
6001 Adams Road, Suite 202
Bloomfield Hills, MI 48304
248-792-3256 - Office
248-792-3380 - Fax
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Final Set:	12-07-12
Revisions:	4-15-13
SCREENED PORCH 4-16-13	
KITCHEN SKYLIGHT 5-07-13	
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Chkd:	M.D.G.
Job No.	12312
Sheet No.	1 OF 6

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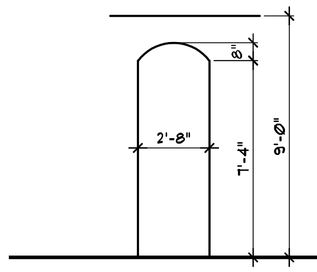
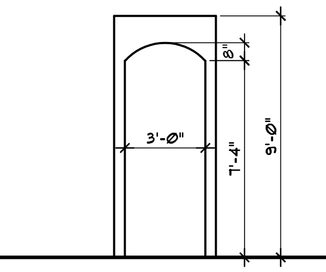
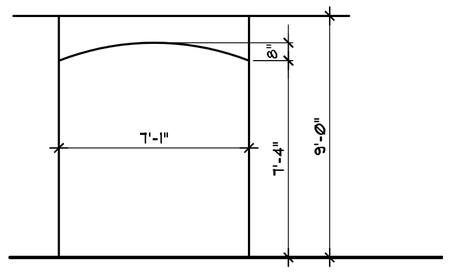


NICHE DETAIL 1/2
SCALE: 1/4" = 1'-0"



ARCH DETAIL 3/2
SCALE: 1/4" = 1'-0"



ARCH DETAIL 2/2
SCALE: 1/4" = 1'-0"

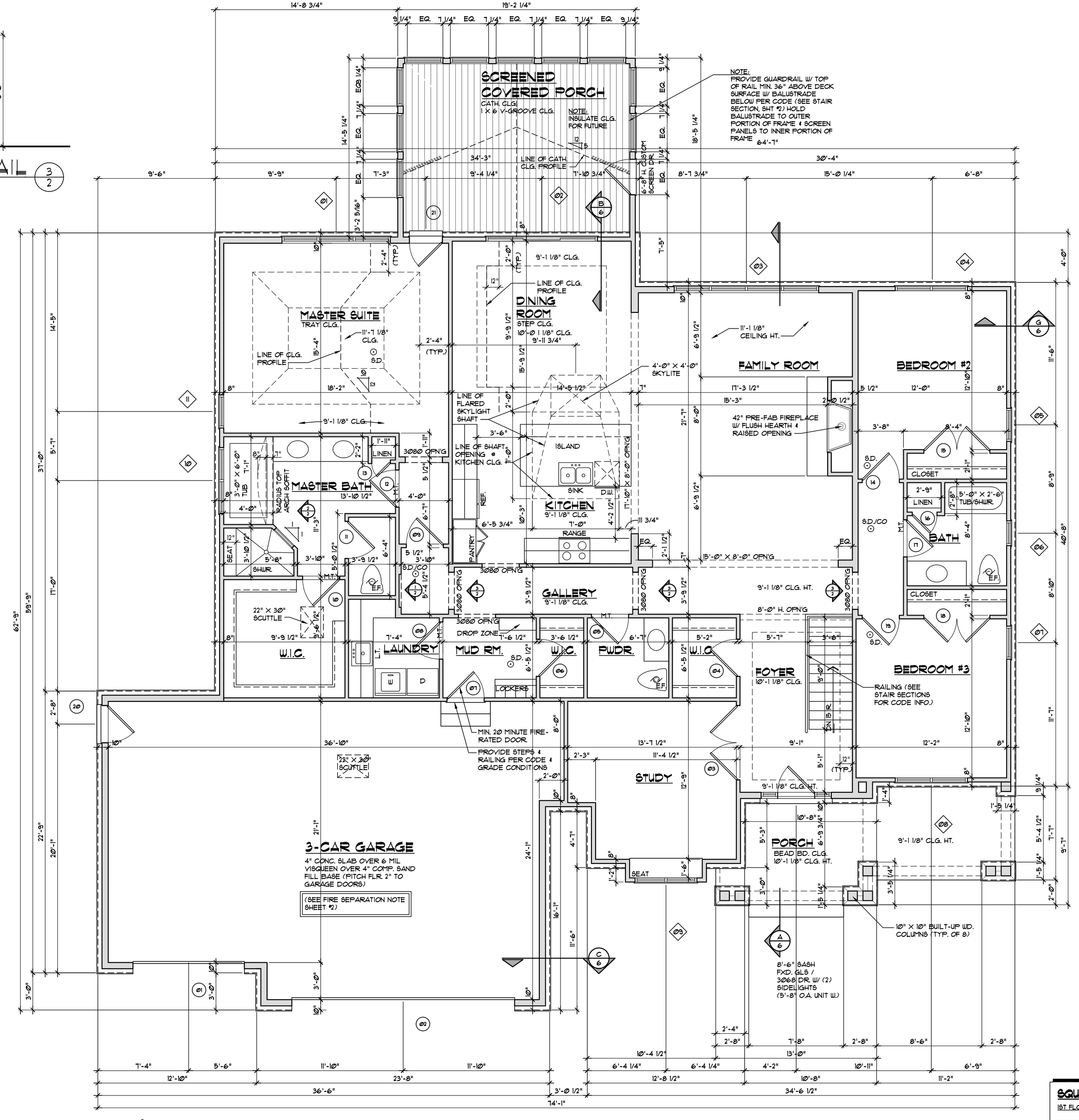
Window Schedule

Jeld-Wen Window Designations

Window Number	Unit Designation	Bottom Header Height
01	EWC3672-4 (EGRESS)	8'-0"
02	SC53-9'-0" X 8'-0"	8'-0"
03	EWC3624-4/ EWC3672-4	10'-0"
04	EWC3672-2 (EGRESS)	8'-0"
05	EWC3272	8'-0"
06	EWC2460	8'-0"
07	EWC3272	8'-0"
08	EWC3672-2 (EGRESS)	8'-0"
09	EWC3072-2	8'-0"
10	EWC3060-2 (TEMPERED)	8'-0"
11	EWC3072	8'-0"

Door Schedule

Door Number	Door Size	Swing Direction	Description
01	9'-0" x 8'-0"	NA	Overhead Garage Door
02	18'-0" x 8'-0"	NA	Overhead Garage Door
03	PR 3'-0" x 8'-0"	NA	Double Swing Door
04	3'-0" x 8'-0"	Left	Swing Door
05	3'-0" x 8'-0"	Right	Swing Door
06	3'-0" x 8'-0"	Right	Swing Door
07	3'-0" x 8'-0"	Left	Exterior Solid Core Swing Door
08	3'-0" x 8'-0"	Right	Swing Door
09	3'-0" x 8'-0"	Right	Swing Door
10	3'-0" x 8'-0"	Left	Swing Door
11	3'-0" x 8'-0"	Left	Swing Door
12	3'-0" x 8'-0"	Left	Swing Door
13	1'-6" x 8'-0"	Left	Swing Door
14	3'-0" x 6'-8"	Left	Swing Door
15	PR 2'-8" x 6'-8"	NA	Double Swing Door
16	2'-0" x 6'-8"	Right	Swing Door
17	3'-0" x 6'-8"	Left	Swing Door
18	PR 2'-8" x 6'-8"	NA	Double Swing Door
19	3'-0" x 6'-8"	Right	Swing Door
20	3'-0" x 6'-8"	Left	Exterior Solid Core Swing Door
21	2'-8" x 6'-8"	Left	Exterior Solid Core Swing Door



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2. IF DOORS & WINDOWS ARE NOT DIMENSIONED THEY ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR 12IN. & INCHES FROM PERPENDICULAR WALL FOR CASING
3. IF ALTERNATE WINDOW MANUFACTURER IS USED ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY. ANY VARIATIONS TO BE VERIFIED WITH ARCHITECT.
4. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL EMERGENCY ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA AS REQUIRED PER CODE. WINDOWS NOT MEETING THE MINIMUM CODE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. FIRE SEPARATION: GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING 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 AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
6. ALL SMOKE DETECTORS TO BE INTER-CONNECTED W/ BATTERY BACKUP IN COMPLIANCE WITH 2009 MICHIGAN RESIDENTIAL BUILDING CODE.
7. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
8. USE OF GYPSUM BOARD AS THE BASE OR BACKER FOR ADHESIVE APPLICATION SHALL CONFORM TO ASTM C 630 OR C 1178. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER 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-R702.3.8.1)
9. ALL INTERIOR PARTITION WALLS TO BE 3 1/2" STUD ONLY (UNLESS NOTED OTHERWISE)
10. 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)
11. BUILDER TO CONFIRM AND COORDINATE EXACT FIREPLACE MANUFACTURER AND MODEL WITH MANUFACTURER'S REQUIREMENTS.
12. BUILDER TO CONFIRM EXACT SLIDING DOOR PROVIDED AND COORDINATE ROUGH OPENING HEIGHT AND LOCATE ADJACENT WINDOWS TO MATCH.
13. SECTION E3902.11: ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH / 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)
14. WINDOW SILLS (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 THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING 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 IRC 2009. WINDOW MANUFACTURER TO VERIFY.

NOTE:
ALL FIRST FLOOR CEILING HEIGHTS TO BE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE
1ST FLOOR = 2613 SQUARE FEET

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DESIGN LOADS:

* WIND LOAD ——— 90 MPH (3 SECOND GUST)

FLOOR 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

EXT. DECK JOIST LOADING CRITERIA

DECK LOADING:
LIVE LOAD 60 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 70 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA (DIMENSIONAL SHINGLES):

TOP CHORD LIVE LOAD 25 P.S.F.
DEAD LOAD 17 P.S.F.
BOTT. CHORD LIVE LOAD 0 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 50 P.S.F.
LIVE LOAD DEFLECTION L/240
TOTAL LOAD DEFLECTION L/180

NOTE:
1. ADD 20 P.S.F. TO BOTTOM CHORD LIVE LOAD FOR UNINHABITABLE ATTICS WITH STORAGE
2. ADD 40 P.S.F. TO BOTTOM CHORD LIVE LOAD FOR HABITABLE ATTIC TRUSSES.

LUMBER NOTES:

1. ALL CONVENTIONAL FRAMED FLOOR DECKS SHALL BE:
   2 x 10 - #2 HEM FIR, OR BETTER
   2 x 12 - #2 DOUGLAS FIR, OR BETTER.
2. ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 15% MOISTURE CONTENT:
3. MATERIAL

MATERIAL	Fb(PSI)	Ft(PSI)	Fc(PSI) (PERP.)	E(PSI)
#2 SPRUCE PINE FIR	1,105	450	425	1,400,000
SOUTHERN YELLOW PINE	1,050	975	545	1,600,000
#2 HEM FIR	1,075	525	405	1,300,000
#2 DOUGLAS FIR-LARCH (2X12)	1,005	575	625	1,600,000

4. 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)	2,600	2,510	750	1,900,000
GIRDERS & BEAMS (PSL)	2,900	2,500	750	2,000,000
RIMBOARDS (LSL)	1,310	1,400	435	1,300,000
COLUMNS (PSL)	2,400	2,500	NA	1,800,000

5. 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, PSL)	2,400	1,300	740	1,700,000
COLUMNS (LSL)	1,600	1,550	560	1,500,000

6. OPEN WEB FLOOR TRUSSES:

APPLICATION	Fb(PSI)	
TOP & BOTTOM CHORDS	2,250	1.9E MSR LUMBER
WEB MEMBERS	1,150	1.4E LUMBER

7. ALL I-JOIST ARE TO BE PRODUCED IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) AND ENGINEERED WOOD ASSOCIATION (EWA) PERFORMANCE RATED I-JOIST STANDARDS REFERENCE TABLE #1 FOR APA / EWA CONSISTENT ENGINEERING DESIGN VALUES AND PROPERTIES AS RELATED TO BENDING STIFFNESS, MOMENT CAPACITY, SHEAR CAPACITY, INTERMEDIATE / END REACTIONS ALONG WITH COEFICIENT OF SHEAR DEFLECTION.
8. WHERE THREE (3) 18" OR DEEPER AND ALL FOUR (4) PLY BEAMS ARE SIDE LOADED (JOINTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTEN ALL PLIES TOGETHER WITH TWO (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. THE BOLTS SHALL BE LOCATED A MINIMUM OF 2 1/2" AND A MAXIMUM OF 3 1/2" FROM THE TOP OR BOTTOM OF THE BEAM.
9. BUILT-UP WOOD COLUMNS CONSISTING OF MULTIPLE STUDS SHALL HAVE EACH LAMINATION NAILED WITH 12d NAILS @ 8" O.C.

FRAMING:

1. NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, 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 ENVELOPE AS DESCRIBED IN SECTION R1403 & TABLE # R1703.4 OF THE 2009 MICHIGAN RESIDENTIAL CODE.
2. ALL WOOD 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 COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR TO A BEAM OR FOUNDATION BELOW. JOISTS, TRUSSES, PLYWOOD AND TJG 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 THE LOAD BEARRYING MEMBERS SHOWN IN THE PLANS IN LOCATIONS OTHER THAN UNDER THE STRUCTURAL ELEMENT THEY ARE INTENDED TO CARRY IS 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 ONE FLOOR AND A ROOF:

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

   WALLS SUPPORTING TWO FLOORS AND A ROOF:

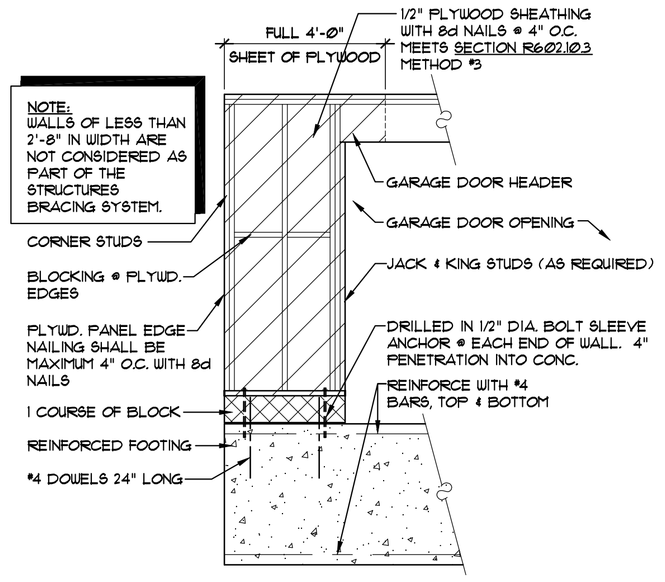
HEIGHT IN FEET	MINIMUM FRAME REQUIREMENT
WALLS UP TO 14 FEET	2 X 6 @ MAX. 16" O.C.

   NOTE:
   SEE SPECIAL DESIGN OR ENGINEER FOR WALL CONSTRUCTION TALLER THAN 20 FEET. WHEN OPENINGS IN WALLS EXCEED 6 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 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.
5. WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE ALLOWABLE LOAD CAPACITY OF THE HANGER SHALL BE EQUAL TO OR GREATER THAN THE LOAD SPECIFIED ON 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 (1) JACK STUD AND (1) KING STUD ON EACH SIDE OF ALL INT./EXT. WINDOWS AND DOORS 5'-4" WIDE OR LESS (UNLESS NOTED OTHERWISE)
8. PROVIDE WIND BRACING IN CONFORMANCE WITH 2009 MICHIGAN RESIDENTIAL CODE.
9. ALL L.V.L. BEAMS AND HEADERS TO HAVE A MINIMUM 2 STUD BEARING @ EACH END UNLESS NOTED OTHERWISE
10. I-JOIST LAYOUT AND DETAILS ARE FOR REFERENCE ONLY, AND ALL FLOOR SYSTEMS AND DETAILS SHALL BE VERIFIED WITH I-JOIST MANUFACTURER LAYOUT PLAN THAT IS COORDINATED WITH APPROVED ROOF TRUSS LAYOUT.
11. ALL FLUSH L.V.L.'S IN A DIMENSIONAL JOIST FLOOR SYSTEM ARE TO MATCH THE DEPTH OF JOIST.
12. ALL HOLES NOTCHES CUT OR BORED INTO I-JOISTS OR L.V.L.'S TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
13. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN LOCATIONS PER SEC. R602.8 OF 2009 MICHIGAN RESIDENTIAL CODE.
14. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER 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 EXCEPT 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 NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

TABLE R703.7.3.1
ALLOWABLE SPANS FOR LINTELS
SUPPORTING MASONRY VENEER A,B,C

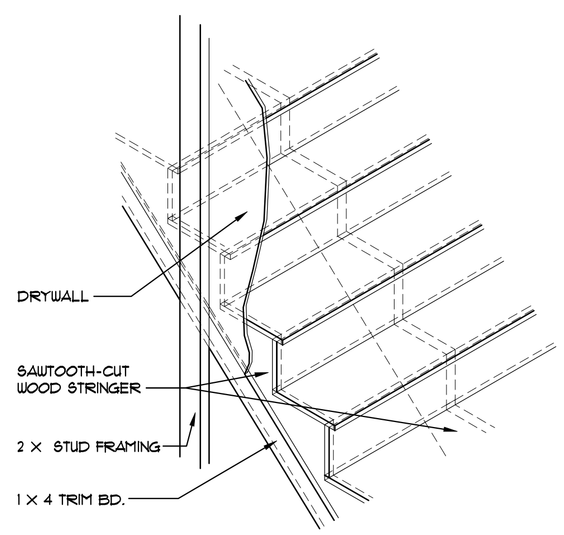
SIZE OF STEEL ANGLE (INCHES) A,C	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF ½" OR EQ. REINFORCING BARS B
3 X 3 X 1/4"	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4"	8'-0"	6'-0"	4'-6"	1
5 X 3½ X 5/16"	10'-0"	8'-0"	6'-0"	2
6 X 3½ X 5/16"	14'-0"	9'-6"	7'-0"	2
2-6 X 3½ X 5/16"	20'-0"	12'-0"	9'-6"	4

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
B. 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.
C. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.



BRACED GARAGE WALL DETAIL FOR 4'-0" TO 1'-4" WIDTH

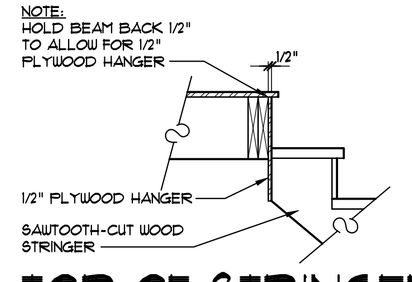
SCALE 3/8" = 1'-0"



SAWTOOTH-CUT STRINGER

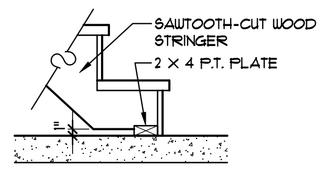
SCALE: 3/4" = 1'-0"

NOTE:
HOLD BEAM BACK 1/2" TO ALLOW FOR 1/2" PLYWOOD HANGER



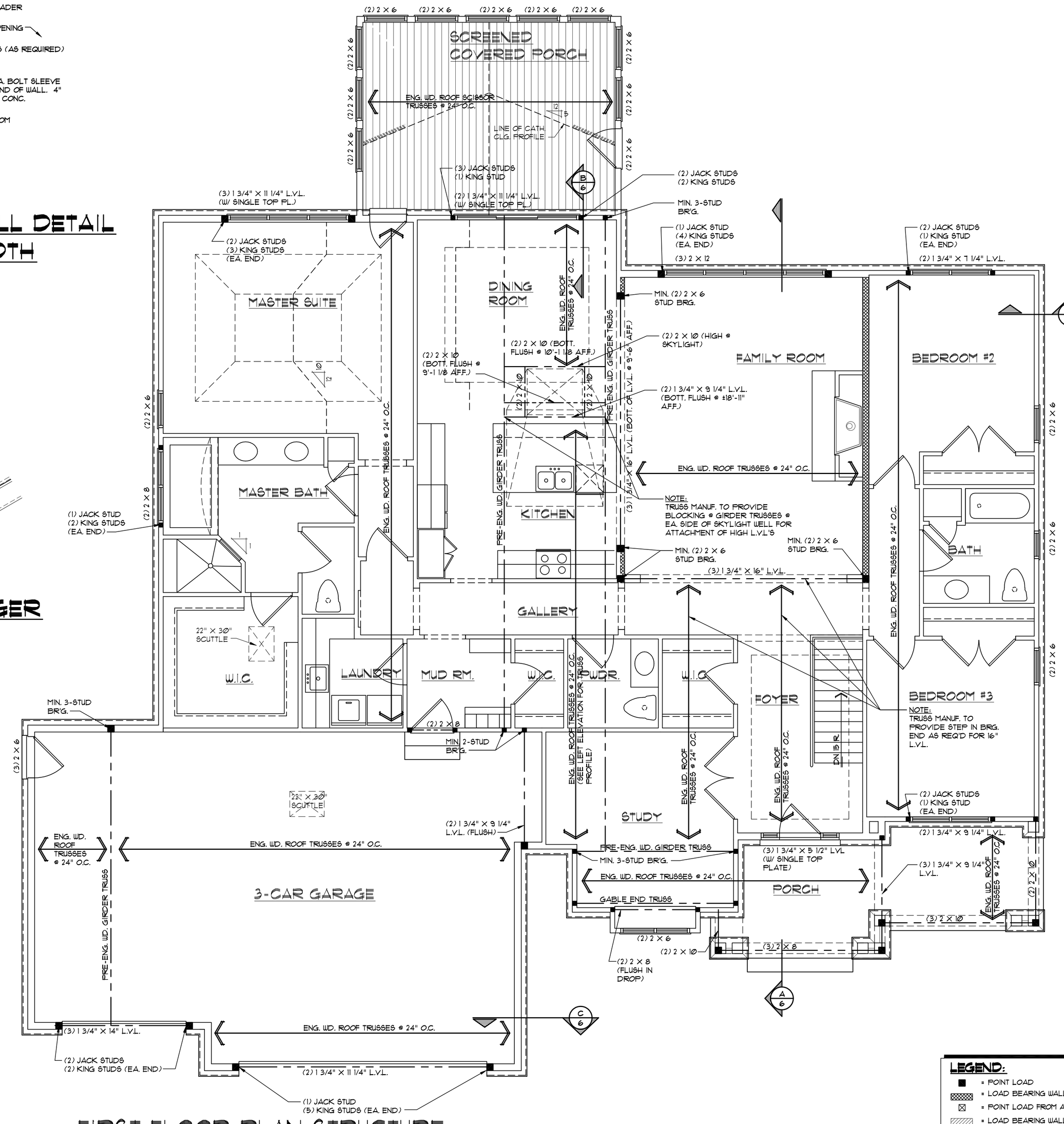
TOP OF STRINGER

SCALE: 3/4" = 1'-0"



STRINGER @ SLAB

SCALE: 3/4" = 1'-0"



FIRST FLOOR PLAN STRUCTURE

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

LEGEND:
■ = POINT LOAD
▩ = LOAD BEARING WALLS
⊠ = POINT LOAD FROM ABOVE
▨ = LOAD BEARING WALLS FROM ABOVE

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GENERAL PLAN NOTES:

2009 MICHIGAN RESIDENTIAL CODE

1. DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.
2. TRUSS MANUFACTURER TO MAXIMIZE OPEN AREA IN ALL ATTIC TRUSSES.
3. BUILDER TO CONFIRM ALL FINISH FLOOR SELECTIONS FOR LOCATIONS, THICKNESS AND SETTING BED REQUIREMENTS. CONFIRM METHOD AND DIMENSIONS OF DROPPED FLOORS OR BUILT-UP OF OTHERS TO ACCOMMODATE ALL DISSIMILAR MATERIAL TRANSITIONS PRIOR TO ANY ROUGH FRAMING.
4. ALL POINT LOADS FROM ROOF GIRDERS, JACK STUDS, 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.
5. 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.
6. LOCATION OF GIRDER TRUSSES TO BE VERIFIED W/ FINAL TRUSS MANUFACTURER LAYOUT. ANY VARIATIONS OVER HEADERS FROM WHAT IS INDICATED TO BE VERIFIED WITH ARCHITECT.
7. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC 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.

Main Street HOMES

TR DESIGN GROUP
6001 Adams Road, Suite 202
Bloomfield Hills, MI 48304
248-792-3256 - Office
248-792-3380 - Fax
www.TR-DesignGroup.com

MAINSTREET HOMES
PRESERVE
LOT# 86

Review Set:	11-08-12
Permit:	11-19-12
Final Set:	12-07-12
Revisions:	4-15-13
SCREENED PORCH 4-16-13	
KITCHEN SKYLIGHT 5-07-13	

Drwn: T.J.
Chkd: M.D.G.
Job No. 12312
Sheet No. 3 OF 6

"THE" RESIDENTIAL DESIGN GROUP

Door Schedule

Door Number	Door Size	Swing Direction	Description
01	9'-0" x 8'-0"	NA	Overhead Garage Door
02	18'-0" x 8'-0"	NA	Overhead Garage Door
10	3'-0" x 6'-8"	Left	Exterior Solid Core Swing Door

Window Schedule

Jeld-Wen Window Designations

Window Number	Unit Designation	Bottom Header Height
08	EWC36T2-2 (EGRESS)	8'-0"
09	EWC3072-2	8'-0"
10	EWC3066-2 (TEMPERED)	8'-0"
11	EWC3072	8'-0"
12	EWC2040	16'-6"

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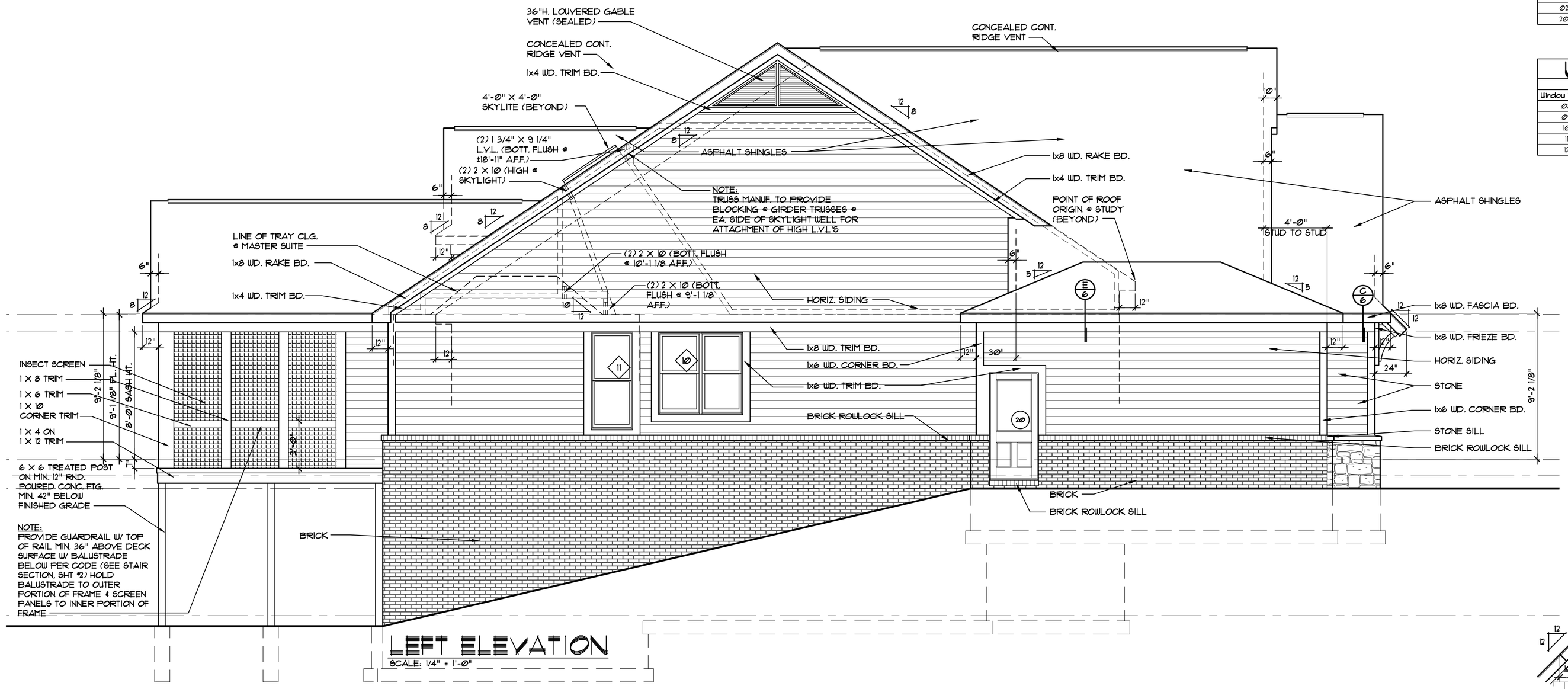
GENERAL ELEVATION NOTES:

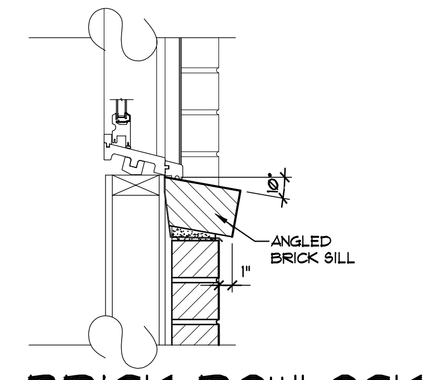
2009 MICHIGAN RESIDENTIAL CODE

1. AREAS THAT REQUIRE SAFETY GLAZING:
   a. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
   b. GLAZING IN STORM DOORS.
   c. FIXED OR OPERABLE GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 22" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
   d. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS.
   e. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
   f. FIXED OR OPERABLE GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS:
      f.a. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THEN 9 SQ. FT.
      f.b. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
      f.c. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
      f.d. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   g. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
   h. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 MM) OF THE TOP AND BOTTOM OF STAIRWAYS IN THE DIRECTION OF TRAVEL WITHIN 60 INCHES ABOVE THE WALKING SURFACE.
2. EGRESS WINDOW REQUIREMENTS:
   a. MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (SECOND FLOOR BEDROOMS)
   b. MIN. NET CLEAR OPENING OF 5.0 SQ. FT. (FIRST FLOOR BEDROOMS ONLY.)
   c. MIN. NET CLEAR OPENING HT. OF 24 INCHES
   d. MIN. NET CLEAR OPENING WIDTH OF 20 INCHES
   e. MAX. SILL HT. ABOVE FINISH FLOOR OF 44 INCHES
3. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC 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 NON-VISUALLY OFFENSIVE LOCATIONS. DO NOT LOCATE DOWNSPOUTS ON FRONT FACADE OF HOUSE OR ALONG FRONT FACING PORCH COLUMNS.
5. BUILDER TO CONFIRM AND COORDINATE ALL WINDOW VENTING
6. WINDOW SILLS (R612) - 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 SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH DIA SPHERE CANNOT PASS. PER SECTION R612.2 OF MICHIGAN IRC 2009. WINDOW MANUFACTURER TO VERIFY.



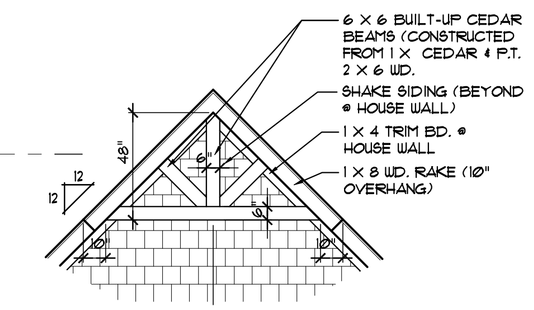
LEFT ELEVATION

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



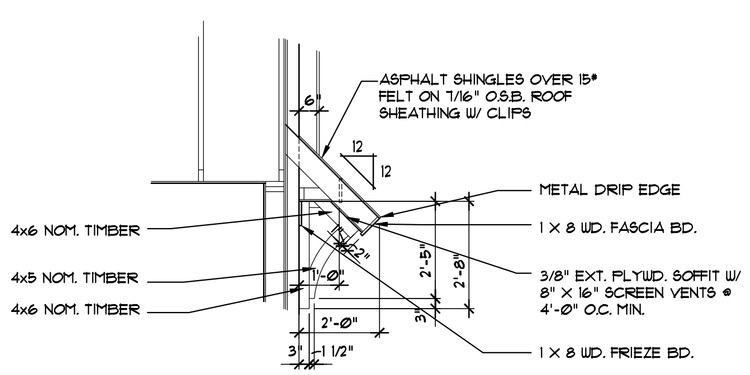
BRICK ROWLOCK WINDOW SILL

SCALE: 1 1/2" = 1'-0"



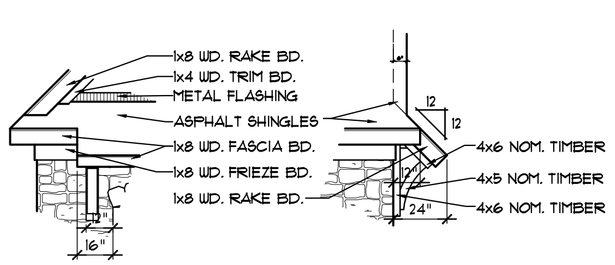
GABLE DETAIL (1/7)

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



GARAGE OVERHANG SECTION

SCALE 3/8" = 1'-0"

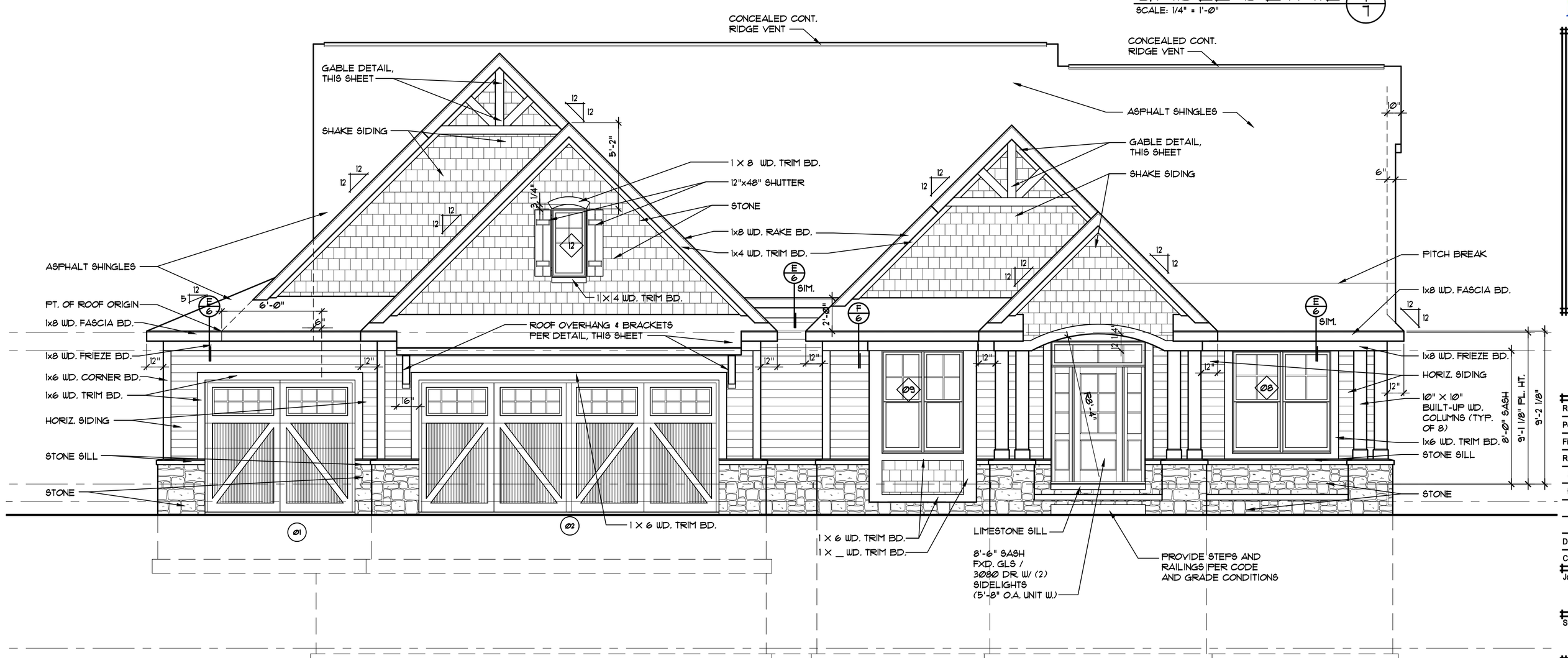


FRONT ELEVATION

LEFT SIDE ELEVATION

GARAGE OVERHANG DETAIL

SCALE 1/4"=1'-0"



FRONT ELEVATION

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

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6001 Adams Road, Suite 202
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MAINSTREET HOMES
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Sheet No. 4 OF 6

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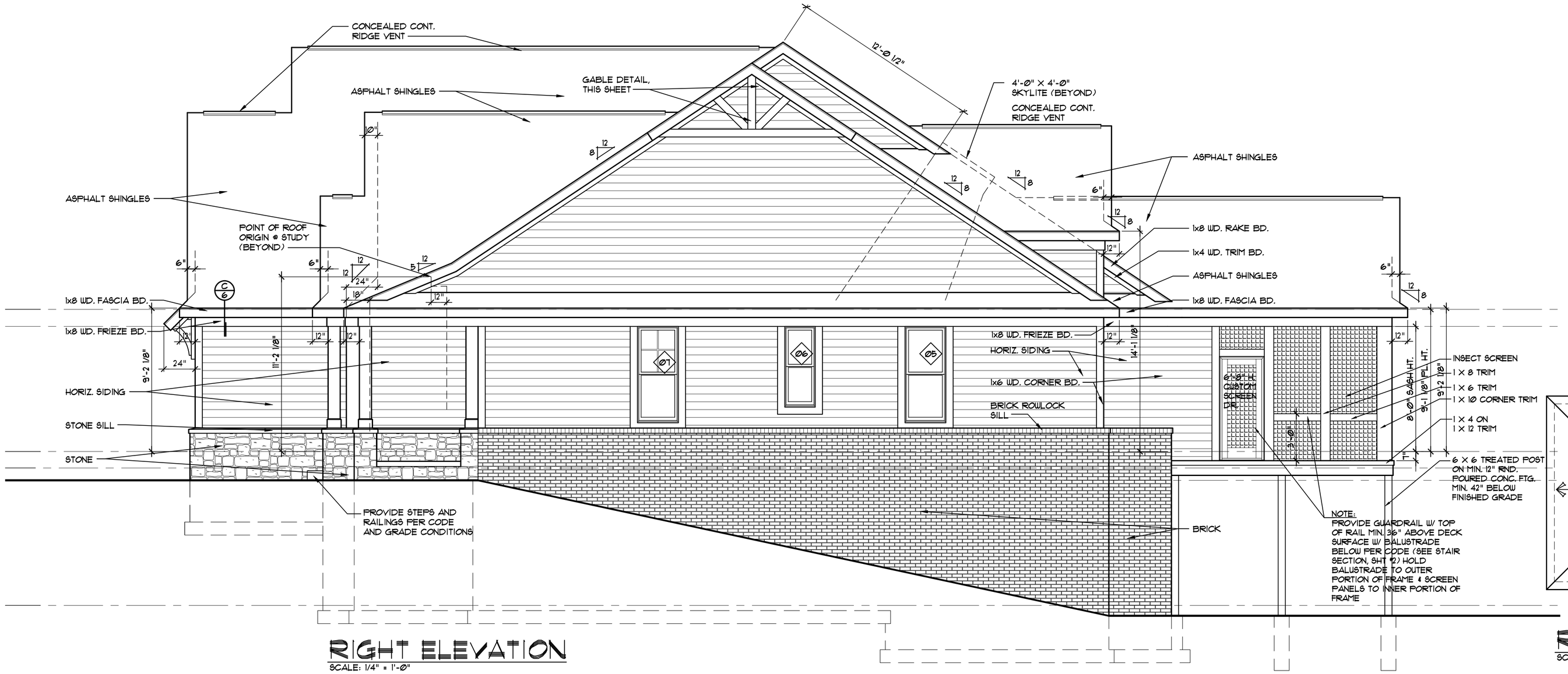
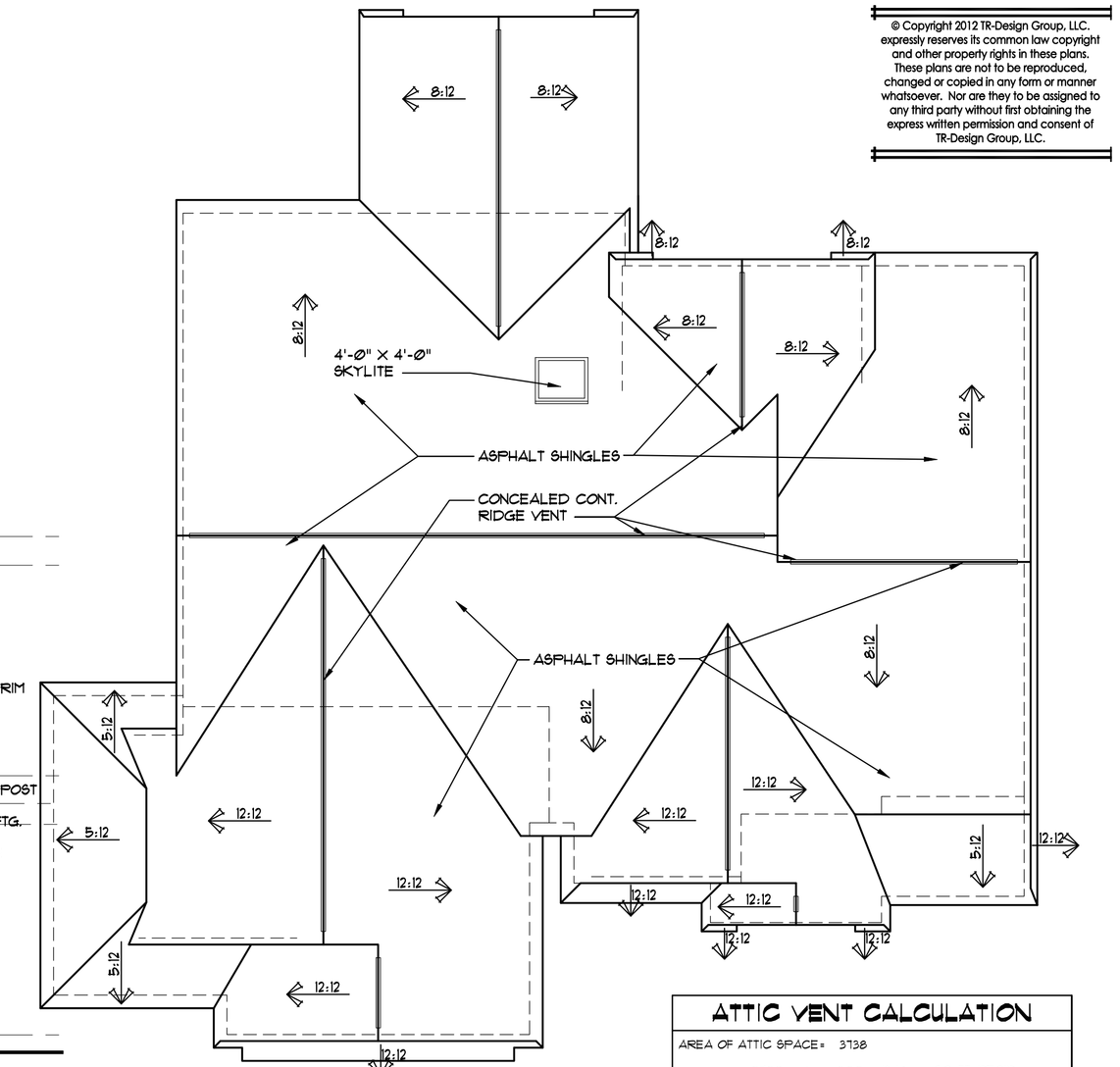


RIGHT ELEVATION

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



ROOF PLAN

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

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ATTIC VENT CALCULATION

AREA OF ATTIC SPACE= 3738

3738 / 300= 12.46 SQ. FT. REQ'D

12.46 X 144= 1794.24 SQ. IN. CONVERSION

1794.24 X 2/3= 1196.16 SQ. IN. CONVERSION

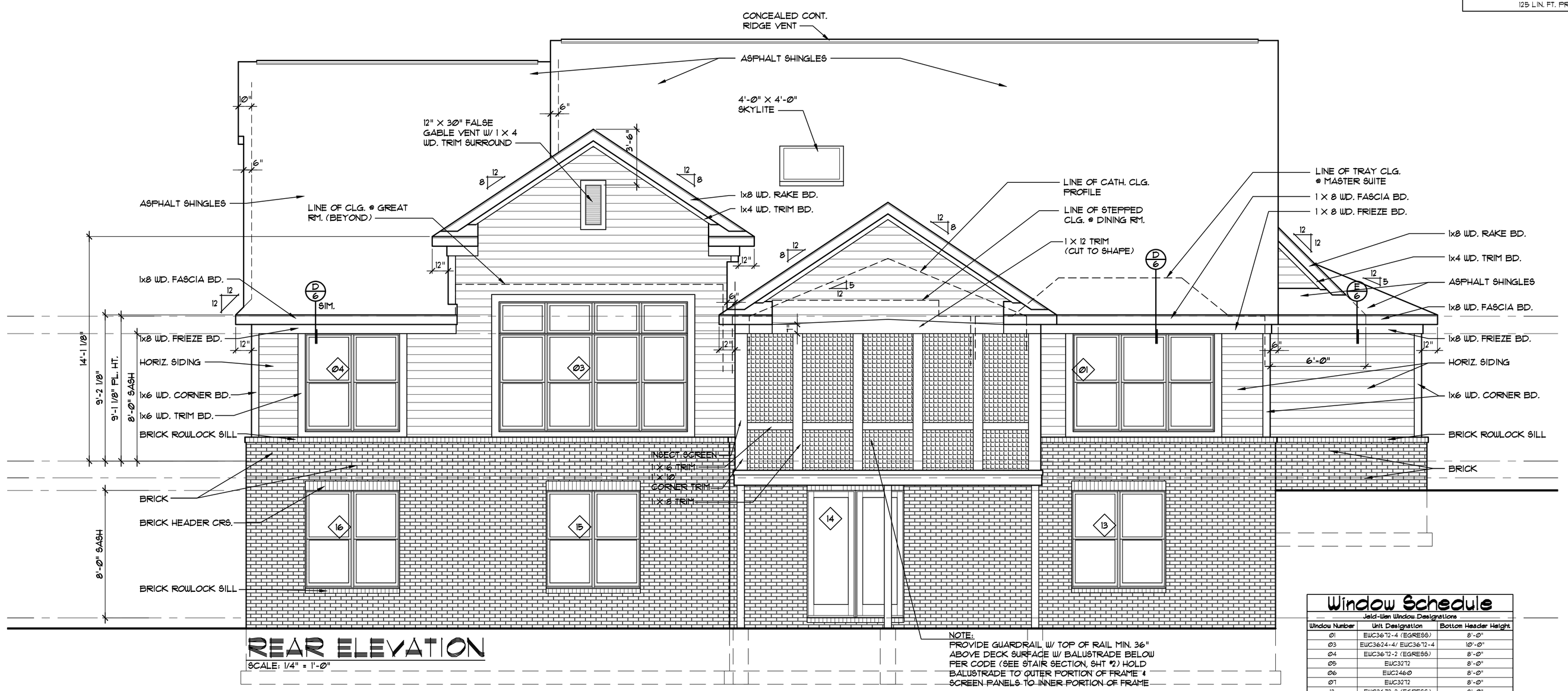
1196.16 / 18= 66.45 LIN. FT. OF RIDGE VENT REQ'D

125 LIN. FT. PROVIDED @ RIDGE

GENERAL ELEVATION NOTES:

2009 MICHIGAN RESIDENTIAL CODE

1. AREAS THAT REQUIRE SAFETY GLAZING:
   a. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
   b. GLAZING IN STORM DOORS.
   c. FIXED OR OPERABLE GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 23" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
   d. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS.
   e. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
   f. FIXED OR OPERABLE GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS:
      f.a. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THEN 9 SQ. FT.
      f.b. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
      f.c. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
      f.d. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   g. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
   h. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 MM) OF THE TOP AND BOTTOM OF STAIRWAYS IN THE DIRECTION OF TRAVEL WITHIN 60 INCHES ABOVE THE WALKING SURFACE.
2. EGRESS WINDOW REQUIREMENTS:
   a. MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (SECOND FLOOR BEDROOMS)
   b. MIN. NET CLEAR OPENING OF 5.0 SQ. FT. (FIRST FLOOR BEDROOMS ONLY)
   c. MIN. NET CLEAR OPENING HT. OF 24 INCHES
   d. MIN. NET CLEAR OPENING WIDTH OF 20 INCHES
   e. MAX. SILL HT. ABOVE FINISH FLOOR OF 44 INCHES
3. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC 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 NON-VISUALLY OFFENSIVE LOCATIONS. DO NOT LOCATE DOWNSPOUTS ON FRONT FACADE OF HOUSE OR ALONG FRONT FACING PORCH COLUMNS.
5. BUILDER TO CONFIRM AND COORDINATE ALL WINDOW VENTING
6. WINDOW SILLS (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 THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING 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 IRC 2009. WINDOW MANUFACTURER TO VERIFY.



REAR ELEVATION

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

Window Schedule

Jeld-Wen Window Designations

Window Number	Unit Designation	Bottom Header Height
01	EUC3672-4 (EGRESS)	8'-0"
03	EUC3624-4/ EUC3672-4	10'-0"
04	EUC3672-2 (EGRESS)	8'-0"
05	EUC3272	8'-0"
06	EUC2460	8'-0"
07	EUC3272	8'-0"
13	EUC3672-2 (EGRESS)	8'-0"
14	SC82-6'-0" X 8'-0"	8'-0"
15	EUC3672-2 (EGRESS)	8'-0"
16	EUC3672-2 (EGRESS)	8'-0"

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TR DESIGN GROUP

6001 Adams Road, Suite 202
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MAINSTREET HOMES
PRESERVE
LOT# 86

Review Set:	11-08-12
Permit:	11-19-12
Final Set:	12-07-12
Revisions:	4-15-13
SCREENED PORCH 4-16-13	
KITCHEN SKYLIGHT 5-07-13	
Drwn:	T.J.
Chkd:	M.D.G.
Job No.	12312
Sheet No.	5 OF 6

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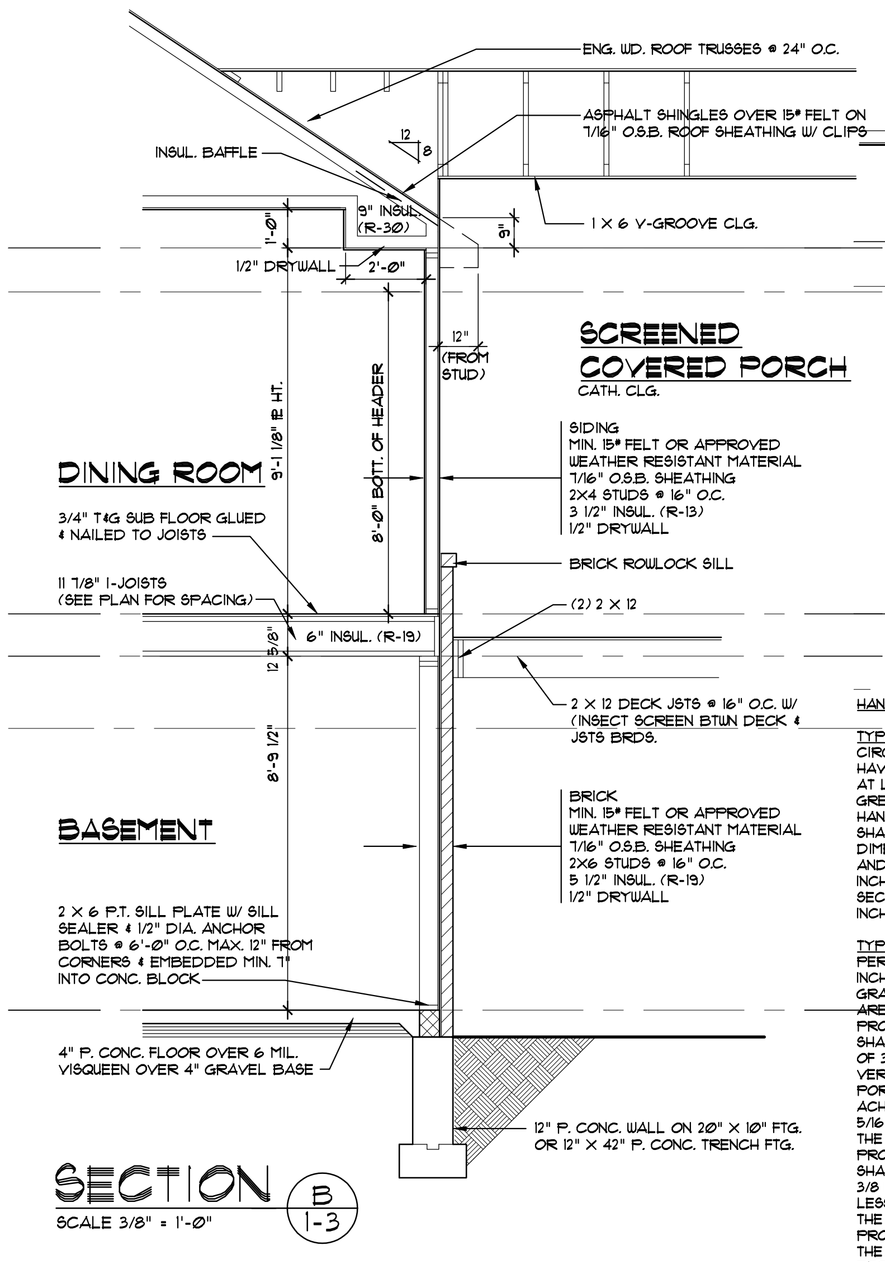
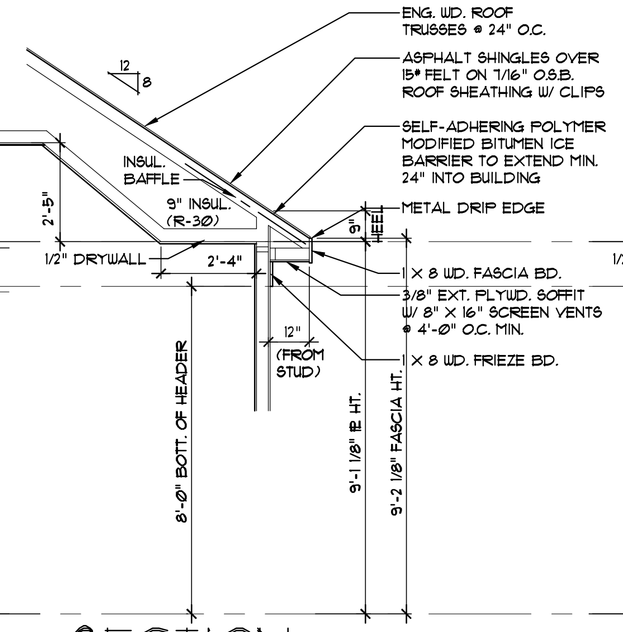
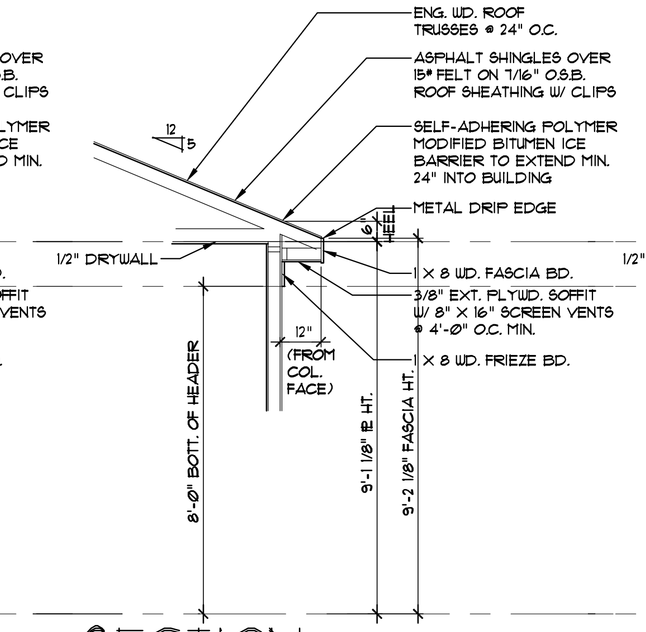


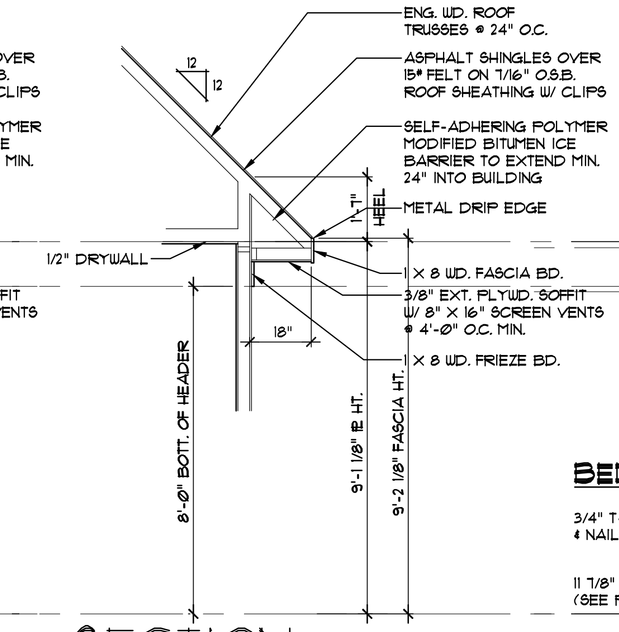
SECTION B 1-3
SCALE 3/8" = 1'-0"



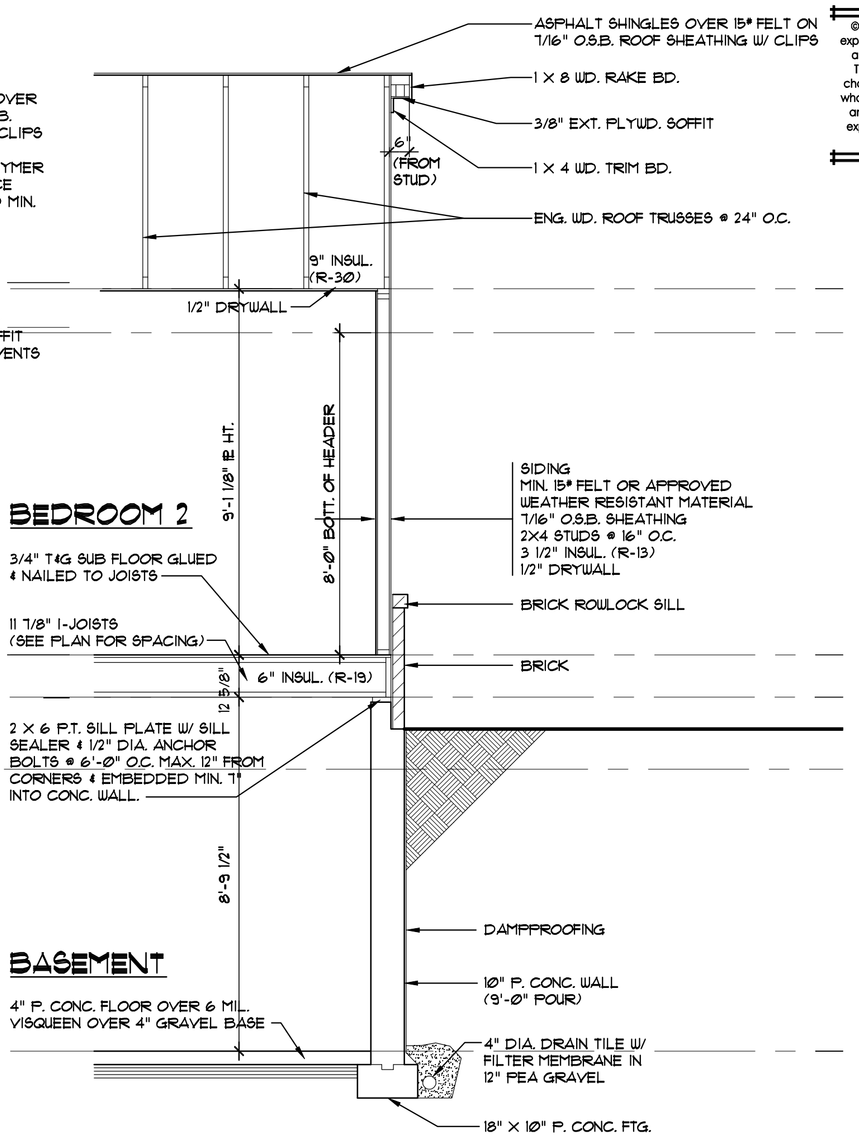
SECTION D 1-3
SCALE 3/8" = 1'-0"



SECTION E 1-3
SCALE 3/8" = 1'-0"



SECTION F 1-3
SCALE 3/8" = 1'-0"

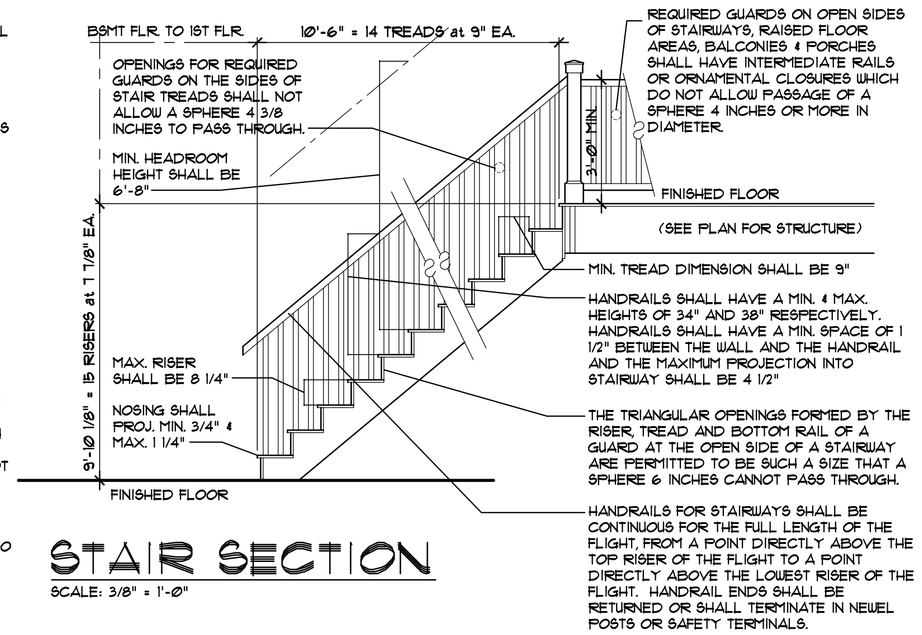


SECTION G 1-3
SCALE 3/8" = 1'-0"

HANDRAILS

TYPE I, HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES.

TYPE II, HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.



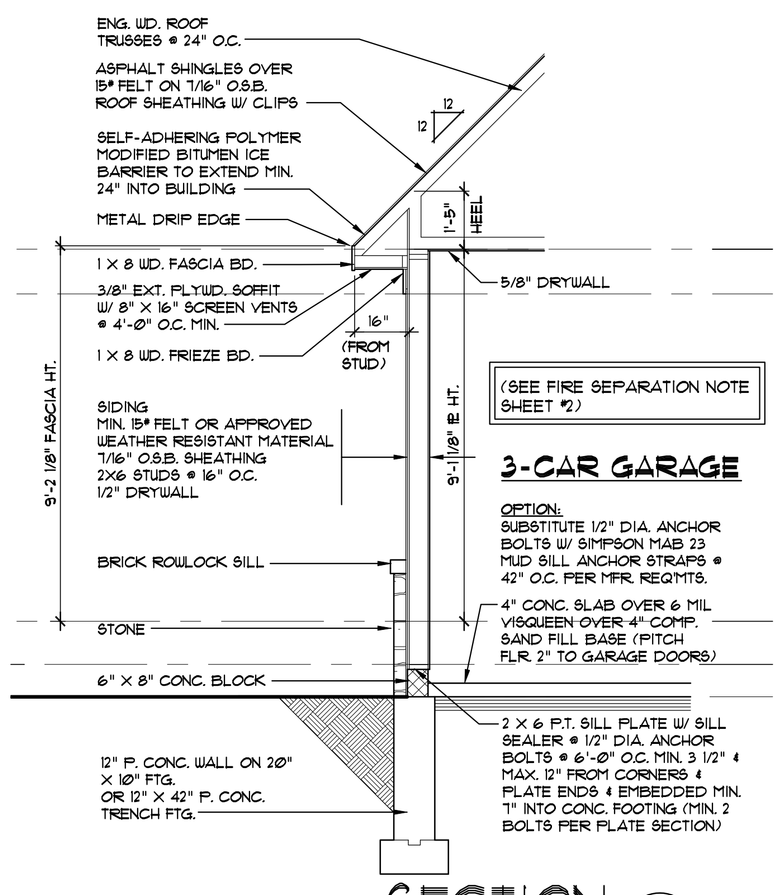
REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES & PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

HANDRAILS SHALL HAVE A MIN. & MAX. HEIGHTS OF 34" AND 38" RESPECTIVELY. HANDRAILS SHALL HAVE A MIN. SPACE OF 1 1/2" BETWEEN THE WALL AND THE HANDRAIL AND THE MAXIMUM PROJECTION INTO STAIRWAY SHALL BE 4 1/2"

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE SUCH A SIZE THAT A SPHERE 6 INCHES CANNOT PASS THROUGH.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

STAIR SECTION
SCALE: 3/8" = 1'-0"



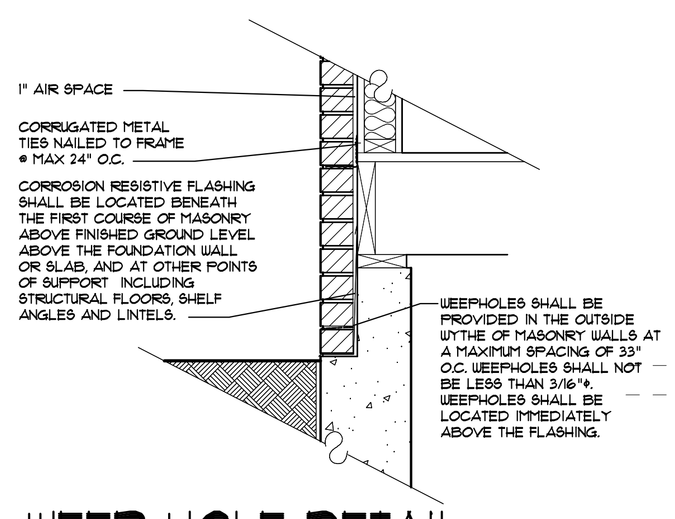
(SEE FIRE SEPARATION NOTE SHEET #2)

3-CAR GARAGE

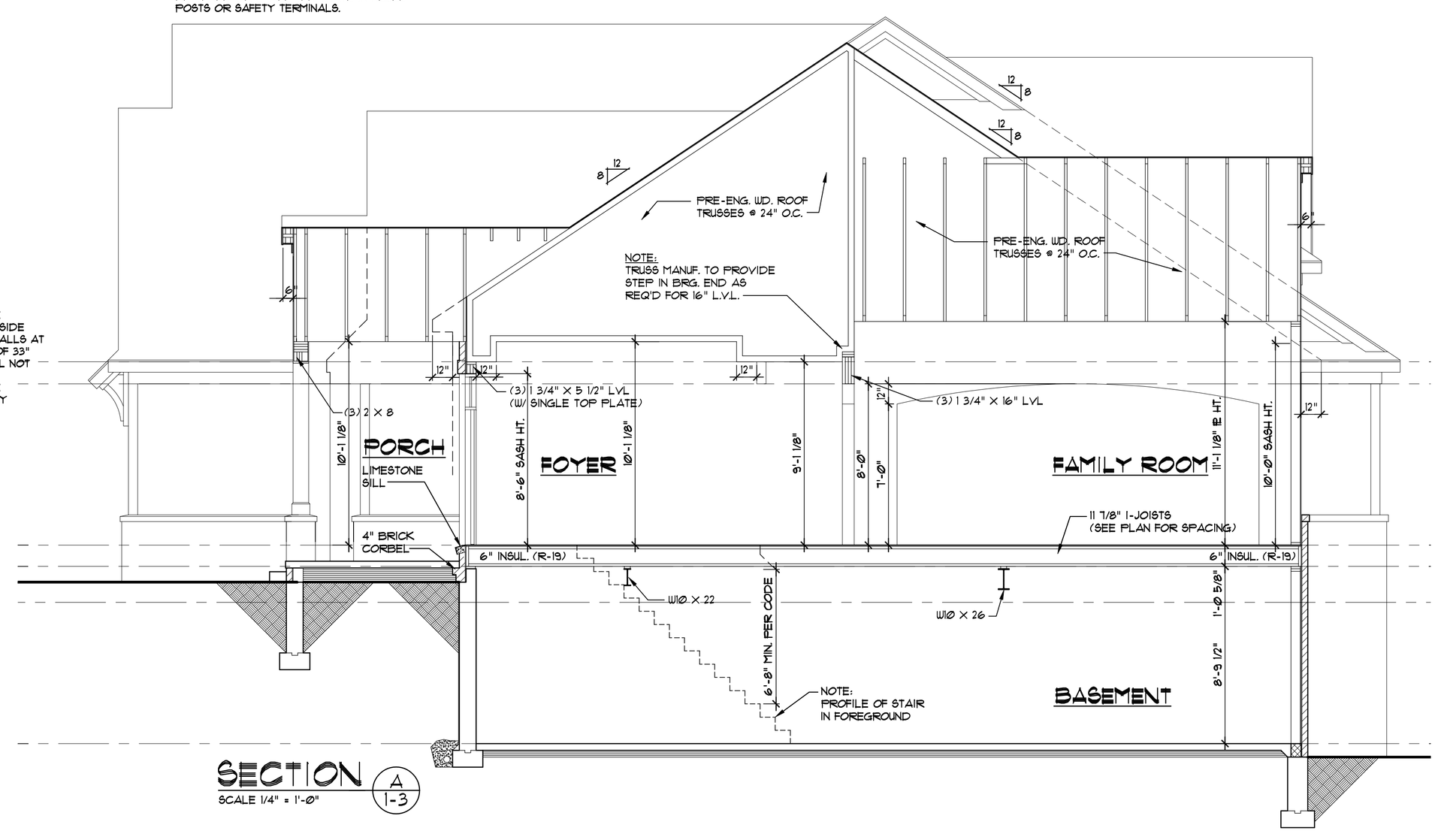
OPTION:
SUBSTITUTE 1/2" DIA. ANCHOR BOLTS W/ SIMPSON MAB 23 MUD SILL ANCHOR STRAPS @ 42" O.C. PER MFR. REQ'MTS.

4" CONC. SLAB OVER 6 MIL VISQUEEN OVER 4" COMP. SAND FILL BASE (PITCH FLR. 2" TO GARAGE DOORS)

SECTION C 1-3
SCALE 3/8" = 1'-0"



WEEP HOLE DETAIL
SCALE 1" = 1'-0"



SECTION A 1-3
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