

CASE DESCRIPTION

2647 Dorchester

Hearing date: August 9, 2022

Appeal No. 22-39: The owner of the property known **2647 Dorchester**, requests the following variance to construct a new single-family home:

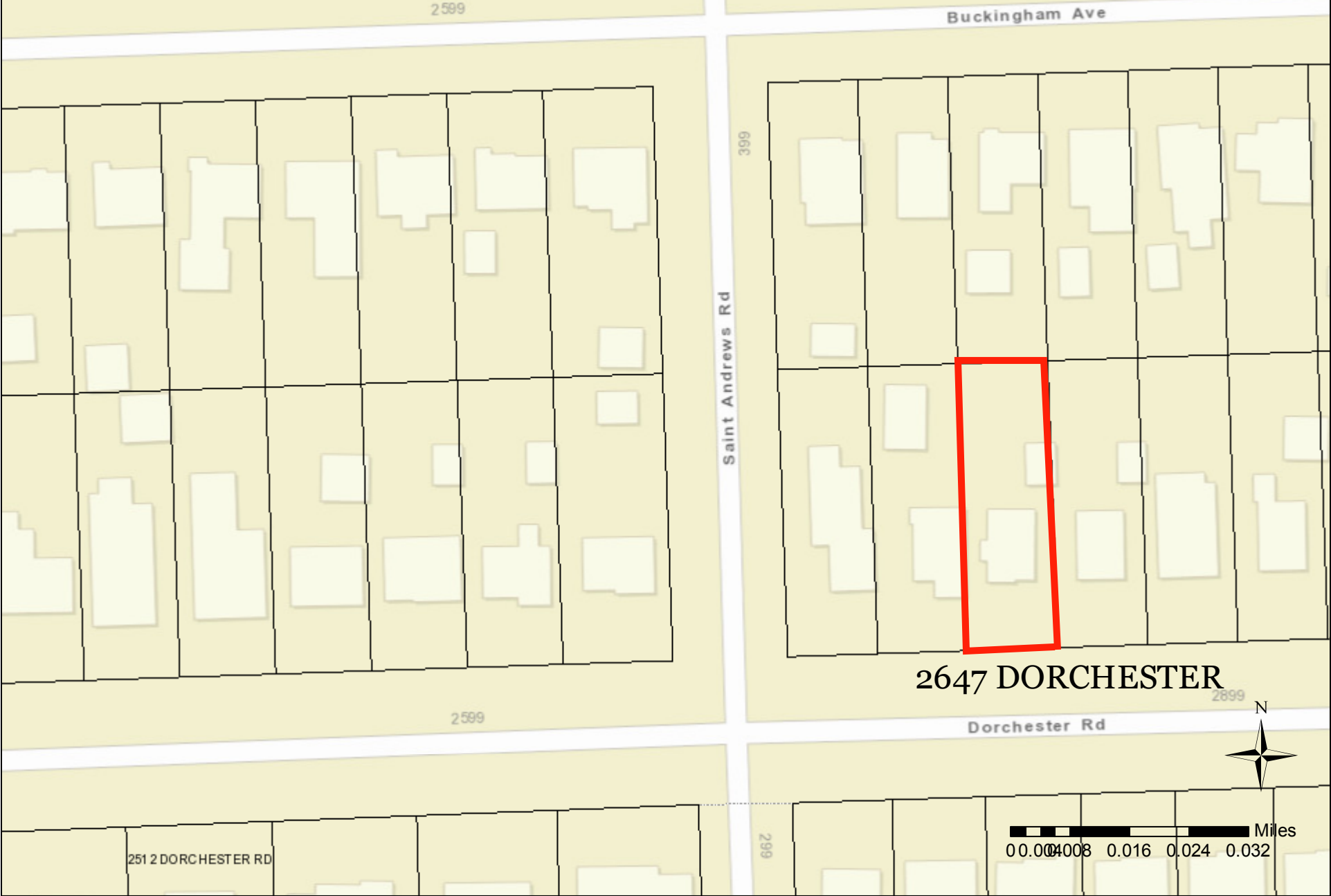
- A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.23 feet. Therefore, a variance of 1.77 feet is being requested.

Staff Notes: The applicant is looking to construct a new single family home on a lot that is 47.00 feet wide.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

2647 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

Application Date: 7/11/22

Hearing Date: 9.13.22

Received By: HT

Appeal #: 22.39

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

Address: <u>2647 Dorchester Rd.</u>	Lot Number: <u>42</u>	Sidwell Number: <u>20-30-476-020</u>
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II. OWNER INFORMATION:

Name: <u>Babi Construction Inc.</u>			
Address: <u>PO Box 974</u>	City: <u>Birmingham</u>	State: <u>MI</u>	Zip code: <u>48012</u>
Email: <u>Babibuilders@yahoo.com</u>		Phone: <u>248-217-2224</u>	

III. PETITIONER INFORMATION:

Name: <u>Same as above ↑↑</u>	Firm/Company Name:		
Address:	City:	State:	Zip code:
Email:	Phone:		

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. 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 **\$360.00** for single family residential; **\$560.00** 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:

- ☐ One original and nine copies of the signed application
- ☐ One original and nine copies of the signed letter of practical difficulty and/or hardship
- ☐ One original and nine copies of the certified survey
- ☐ 10 folded copies of site plan and building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, 10 copies 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: Raid Babi

Date: 7/12/22

Signature of Petitioner: Raid Babi

Date: 7/12/22

**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.

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.

Road Beh
Signature of Applicant

City of Birmingham BZA
RE: 2647 Dorchester Birmingham

Hello BZA,

This Letter describes the hardship and practical difficulty we are experiencing in designing our 2 houses at 2647 and 2663 Dorchester Rd. The neighbor directly to the west at 2635 Dorchester is the only house on the street that has its driveway on the left side of its house which greatly reduces the width of our house in order to meet the distance between structures. We are designing both 2647 and 2663 Dorchester houses at the same time and we would like them to complement each other instead of hindering with reduced setbacks.

Our currently designed house for 2647 proposes the side setbacks to be 10.50' for the driveway and 5.85' for a total side yard setback of 16.35'. 2.35' more than the 14 feet needed. The neighbor at 2635 Dorchester only has 6.38' for its side yard setback forcing us to make our house smaller.

We are requesting a variance of 1.77 Feet distance between structures for a total of 12.23 Feet between structures. We would like our house to compliment and flow with the other neighbors on the street.

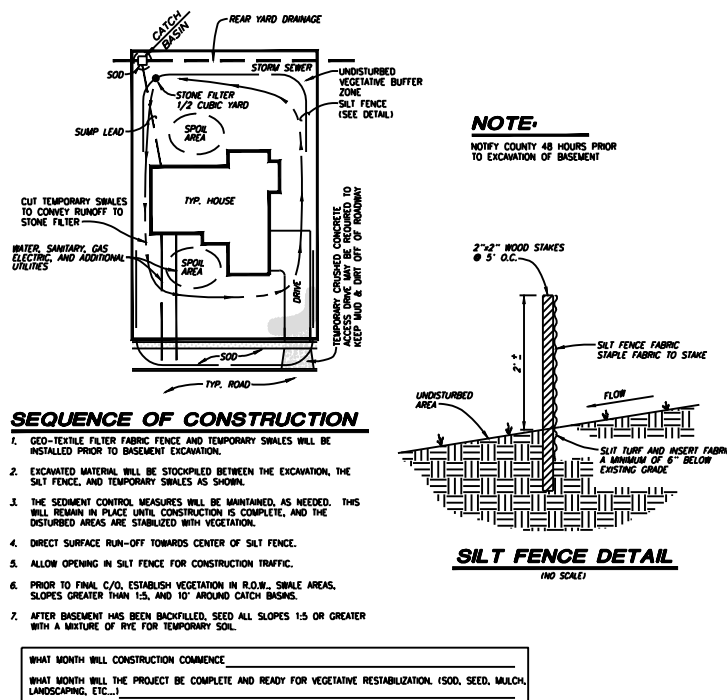
Requested Variance	Required	Proposed	Variance Amount
Variance A: Distance between structures	14 Feet	12.23 Feet	1.77 Feet

Thank You,

Ray Babi

Babi Construction Inc.

248-217-2224



LEGEND

	EXISTING CONTOURS
	EXISTING GRADE
	AS-BUILT GRADE
	PROPOSED GRADE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED SILT FENCE

TOPOGRAPHY LEGEND

	WATER MAIN
	STORM SEWER
	SANITARY SEWER
	EASEMENT
	EX. U.G. ELEC.
	EX. O.H. WIRES
	EX. U.G. TELE.
	EX. U.G. GAS
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	UTILITY MANHOLE
	END OF PIPE
	SANITARY MANHOLE
	CLEAN-OUT
	MANHOLE
	HYDRANT
	GATE VALVE WELL
	WATER VALVE
	WATER BOX
	VALVE
	LIGHT POLE
	AIR CONDITIONER
	MAIL BOX
	FENCE POST
	DOWN SPOUT
	SOIL BORING
	ELEC. TRANS. PAD
	UTILITY POLE
	GUY ANCHOR
	GUY POLE
	SIGN POST
	SPRINKLER HEAD
	GAS METER
	TELEPHONE RISER
	ELECTRICAL RISER
	CABLE TV RISER
	FINISHED FLOOR
	GARAGE FLOOR
	BAS. FLOOR
	CONC. CONCRETE
	SET MAG. MAIL
	SET IRON BAR
	FOUND IRON BAR
	FOUND C. MONUMENT

NOTE:

***CONTRACTOR TO CONFIRM BASEMENT WALL HEIGHT, FIRST FLOOR ELEVATION AND BASEMENT FLOOR ELEVATION PRIOR TO THE START OF CONSTRUCTION!!!

NOTE:

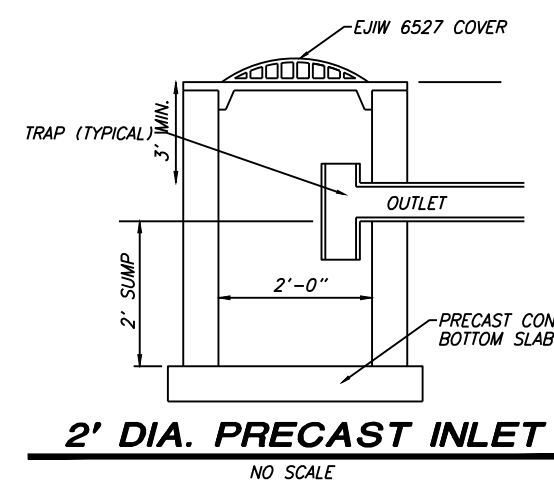
THE CONTRACTOR IS REQUIRED TO INSPECT THE EROSION MEASURES ON A WEEKLY BASIS AND AFTER EVERY RAINSTORM

CAUTION

CONTRACTOR TO VERIFY GROUND WATER PRIOR TO CONSTRUCTION.

ULC RECOMMENDS SOIL ANALYSIS TO BE PERFORMED BY A PROFESSIONAL.

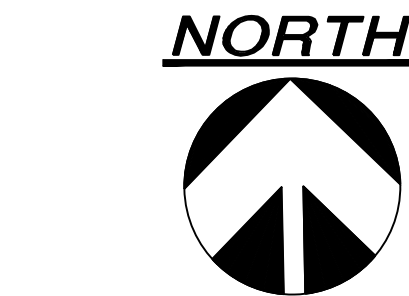
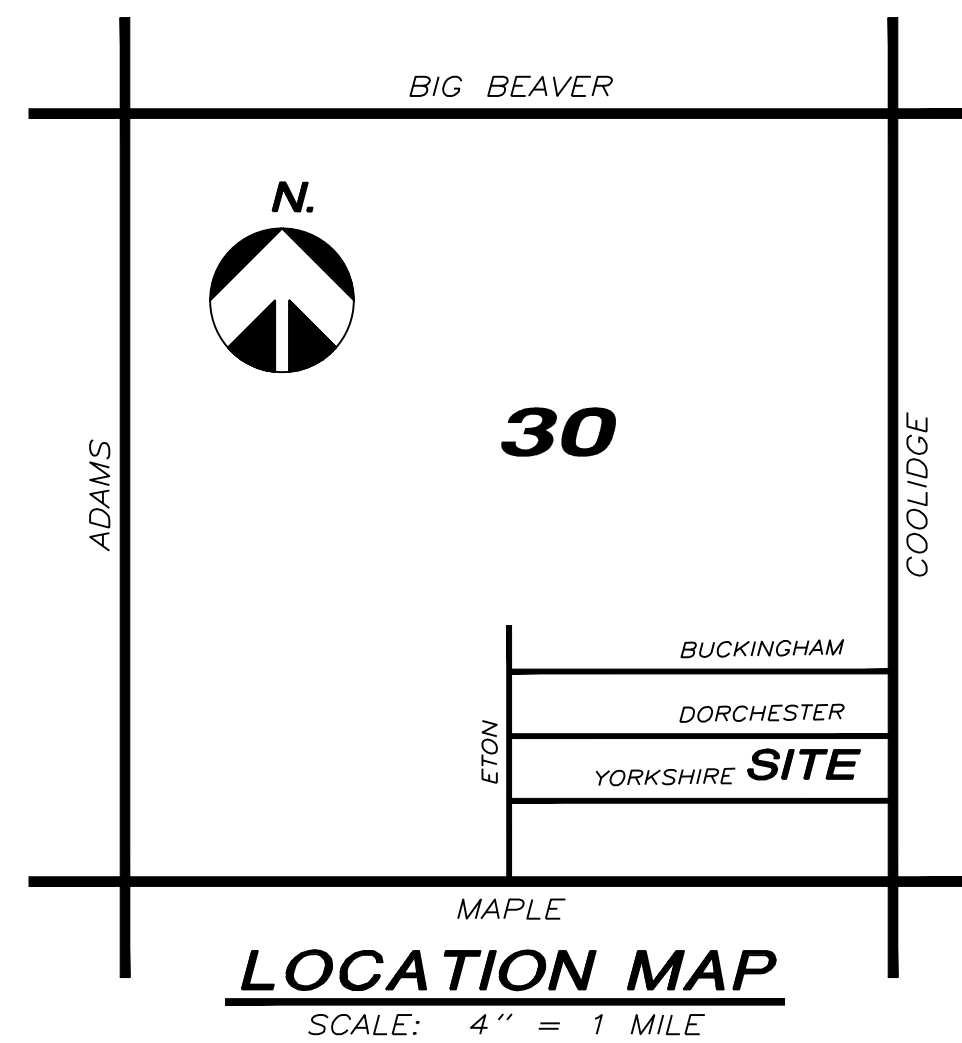
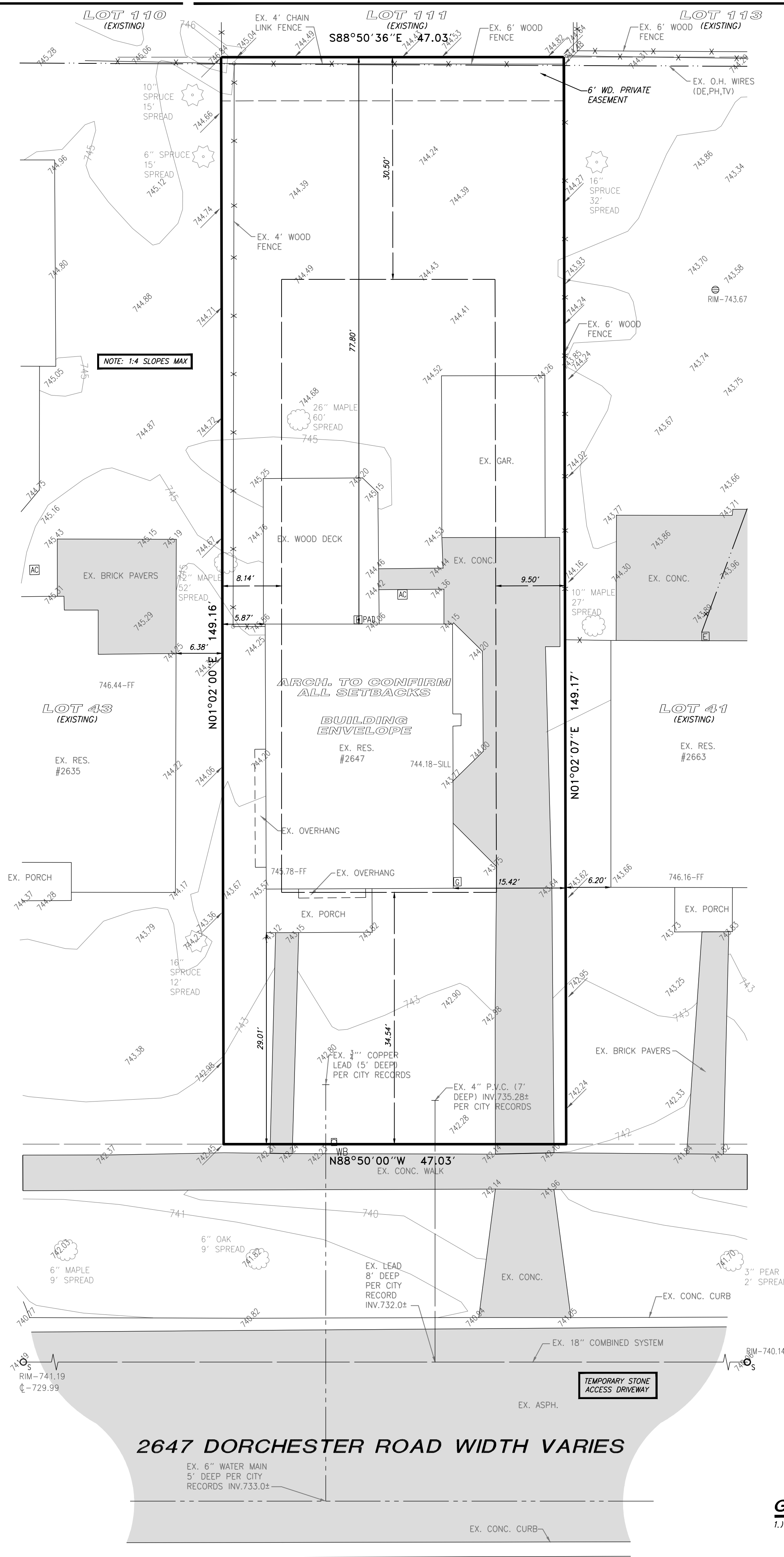
CONTRACTOR TO MONITOR EXCAVATION FOR SOIL/GROUND WATER CONDITIONS.



BENCHMARK
1/100-743.31

Surveyor's Certificate

I hereby certify that I have surveyed and mapped the land above platted and/or described on March 22, 2000 and that the ratio of closure on the unadjusted field observations of such survey was 1/50,000.



SCALE: 1"=10'

BENCHMARK

1. T/HYD. IN FRONT OF HSE. #2616 DORCHESTER ELEVATION=743.31 DATUM=CITY

CITY BM #33 SW CORNER OF COOLIDGE & YORKSHIRE

PARCEL ID
20-30-476-020

ZONED: R-2

AVERAGE SETBACK - 2647 DORCHESTER

STREET NAME	HOUSE #	SETBACK	EAVE HT.	PEAK HT.
DORCHESTER	2587	34.5'	9.2'	17.6'
DORCHESTER	2615	32.7'	18.7'	29.1'
DORCHESTER	2635	34.5'	19.0'	28.6'
DORCHESTER	2647**	36.5'	9.6'	18.8'
DORCHESTER	2663	35.2'	9.0'	22.0'
DORCHESTER	2681	37.4'	20.0'	31.4'
DORCHESTER	2711	34.2'	8.8'	21.6'
DORCHESTER	2735	33.3'	9.6'	21.7'

AREA COVERAGE

AREA OF LOT = 8,947 S.F.
AREA OF HOUSE = 2,700 S.F.
LOT COVERAGE = 30%
ARE OF DRIVE = 731 S.F.
OPEN SPACE = 61.6%
DO NOT INCLUDE PORCHES OR CANYLVER/NO BUMP OUTS 11-15-17

ATTENTION BUILDERS/CONTRACTORS

1. THIS DRAWING IS NOT INTENDED TO REPRESENT A BOUNDARY OR LOT SURVEY, AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES OR LOCATE IMPROVEMENTS.
 2. U.L.C. ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
 3. THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS. ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF FOUNDATION.
 4. UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.
 5. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.
 6. SETBACKS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE MUNICIPALITY. ANY DEED OR SPECIAL RESTRICTIONS - (I.E. SUBDIVISION RESTRICTIONS, HOUSE SIZE, BUILDING LOCATION, ETC.) MUST BE SUPPLIED TO U.L.C. IN WRITING WHEN PLOT PLAN IS ORDERED. U.L.C. WILL NOT BE RESPONSIBLE FOR INTERPRETING SUBDIVISION RESTRICTIONS.
 7. U.L.C. RECOMMENDS A 50' EXTRA ALLOWANCE TO ALL MINIMUM SETBACKS, WHERE THE OWNER / BUILDER DOES NOT FOLLOW THIS RECOMMENDATION. THE OWNER / BUILDER AGREES TO HOLD U.L.C. HARMLESS FOR STRUCTURE ENCROACHMENT (S) INTO THE MINIMUM SETBACK.
 8. UTILITY LEAD LOCATIONS AS SHOWN ARE APPROXIMATE. AS-BUILT LOCATIONS MUST BE OBTAINED FROM THE LOCAL MUNICIPALITY.
- URBAN LAND CONSULTANTS WILL SET HIGH GRADE/BRICKLEDGE CONTRACTOR TO USE GRADE SET ON SITE.**

GRADING NOTE

- 1.) ALL PROPOSED GRADING SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THIS LOT, AND SHALL NOT ENCROACH UPON ANY ADJACENT PROPERTIES.
 - 2.) SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED AROUND THE ENTIRE PERIMETER OF SOIL DISRUPTION PER THE COUNTY.
- NOTE:** SIDEWALK DRAINAGE SHALL NOT DRAIN ONTO ADJACENT LOT(S).

PLOT PLAN

LOT 42 PEMBROOK MANOR
PART OF THE S.E. 1/4 OF SECTION 30
T.2N., R.11E., CITY OF BIRMINGHAM,
OAKLAND COUNTY, MICHIGAN

BY:

ADDITIONS AND/OR REVISIONS

DATE

220226-9208

Job No.

Date 4-1-22

Scale 1" = 20'

Drawn AK

Check R. LINDH

Sheet 1 OF 1

Fid. Bk.

BABI CONSTRUCTION

DEREK BABI
P.O. BOX 974
BIRMINGHAM, MICHIGAN 48012
248-506-6927

PHONE 586 731-8030

URBAN LAND CONSULTANTS
PLANNERS LAND SURVEYORS
8800 23 MILE ROAD
SHELBY TWP., MI 48316-4516



Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

 3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location
of underground utilities

GENERAL STRUCTURAL NOTES:

(REFER ONLY TO NOTES APPLICABLE TO THE PROJECT)

DESIGN CRITERIA:

- BUILDING CODES USED FOR DESIGN:
2015 MICHIGAN RESIDENTIAL CODE (MRC)
- FLOOR LIVE AND DEAD LOADS:
40 psf LIVE
15 psf DEAD FOR WOOD LINOLEUM AND CARPET FLOORING
25 psf DEAD FOR THIN SET CERAMIC FLOORING
35 psf DEAD FOR MARBLE / GRANITE FLOORING
- MINIMUM DEFLECTION CRITERIA:
L/240 LIVE AND L/180 TOTAL FOR ROOF COMPONENTS
L/100 LIVE AND L/360 TOTAL FOR FLOOR COMPONENTS WITH RIGID FLOORING (eg. TILE/ MARBLE)
L/480 LIVE AND L/360 TOTAL FOR FLOOR COMPONENTS WITH FLEXIBLE FLOORING (eg. CARPET)
- ROOF LIVE AND SNOW LOADS:
FLAT-ROOF SNOW LOAD Pg = 25 psf
FLAT ROOF DEAD Spsf
- WIND LOADS:
ULTIMATE WIND SPEED 115 MPH
WIND IMPORTANCE FACTOR Iw = 1.0
BUILDING CATEGORY II
WIND EXPOSURE B
- DESIGN STRENGTHS:
CONCRETE:
CLASS STRENGTH AT 28 DAYS (F'c) LOCATION
A 3000 INTERIOR SLABS
B 3500 FOOTINGS & FOUNDATION WALLS
C 3000 AIR-ENTRAINED EXTERIOR SLABS & WALLS
CONCRETE REINFORCEMENT:
WELDED WIRE FABRIC: ASTM A615/A615M-02S (Fy = 60 KSI)
ASTM A425-01
STRUCTURAL STEEL:
ANCHOR RODS: ASTM A307-02
ALTERNATIVELY - F554-99 GR 36 MAY BE USED
MASONRY:
NORMAL WEIGHT Fm = 1500 PSI

FOUNDATIONS AND EARTHWORK:

- WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS.
- PROVIDE A MINIMUM OF 6 INCHES OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE.
- PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED.
- THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF: 1500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF THE SOIL.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT.
- WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY.
- BOTTOM OF EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42 INCHES BELOW FINAL OUTSIDE GRADE REGARDLESS OF ELEVATION SHOWN ON PLAN.
- ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
- NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE, FROST OR ORGANIC MATERIAL.
- WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- BASEMENT WALLS ARE DESIGNED TO BE LATEROALLY RESTRAINED BY CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF BASEMENT WALL. IF WALL IS BACKFILLED PRIOR TO PLACEMENT OF BASEMENT CONCRETE FLOOR, DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.

CONCRETE:

- THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.
- REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60).
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A655.
- CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS.
- CONCRETE COVERAGE FOR REINFORCEMENT, UNO. ON DRAWING:
FOOTINGS 3"
SLABS ON GRADE 2" CENTER OF SLAB
WALLS EXPOSED TO EARTH 1 1/2"
COLUMN TIES 1 1/2"
- COMPRESSION LAP SPICES FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MINIMUM.
- TENSION LAP SPICES SHALL BE AS DETAILED. USE CLASS 'B' SPICES UNO.
- ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES.
- BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS.
- CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" ± 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED.
- ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 BARS PLACED AROUND ALL OPENINGS. EXTEND BARS 2'-0" BEYOND EACH FACE OF OPENING. PLACE (2) #5 x 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

MASONRY:

- GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF: 1 PART CEMENT, 2 1/2 PARTS FINE AGGREGATE, 2 PARTS FEA GRAVEL, FC + 3000 PSI AT 28 DAYS, GROUT SHALL BE 10" DEEP, GROUT SOLID ALL CELLS CONTAINING REINFORCING.
- MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 3 GAUGE DUR-O-WALL D/A 3000 TRUSS TYPE OR EQUAL REINFORCING LOCATED AT EVERY OTHER COURSE UNO.
- PLACE FULL HEIGHT VERTICAL BAR AT EACH CORNER WALL END AND AT EACH SIDE OF EACH OPENING AND CONTROL JOINT (MIN) IN REINFORCED WALLS. BAR SIZE TO MATCH SIZE OF WALL REINFORCING.
- LAP ALL VERTICAL REINFORCING SPICES 48 BAR DIAMETERS; 24" FOR #4 BARS, 30" FOR #5 BARS AND 36" FOR #6 BARS.
- ANCHOR BEAMS AND LINTELS TO WALL.
- MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4 FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 530). IF CLEANOUTS ARE PROVIDED AT EACH GROUTED CORE WALLS MAY BE GROUTED IN 8 FOOT LIFTS FOLLOWING THE HIGH-LIFT GROUTING PROCEDURE PER ACI 530).
- THE PROCEDURES OF ACI 530) FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES F.

STRUCTURAL STEEL:

- YIELD STRESS AND TYPE OF STEEL:
FOR WIDE FLANGE SHAPES: ASTM A992 WITH YIELD STRESS OF 50,000 PSI.
FOR S SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ASTM A36 WITH YIELD STRESS OF 36,000 PSI.
FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ASTM A500 WITH YIELD STRESS OF 46,000 PSI.
- BOLTS: USE CARBON OR ALLOY STEEL ASTM A325, 3/4" DIA. OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WELDED STYLE ANCHOR HILTI Kwik Bolt 3. NUTS: CARBON STEEL MEETING ASTM A563 WASHERS: HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS.
- ANCHOR RODS: ASTM F1954, GRADE 36.

MISCELLANEOUS:

- THE BUILDER OF THIS PLAN MAY USE A 3rd PARTY ENGINEER TO PROVIDE STRUCTURE, AND WILL HOLD HARMLESS AND INDEMNIFY ORIGINAL ENGINEER / ARCHITECTURAL DESIGNER FOR ANY LIABILITY FOR CHANGES MADE TO THE STRUCTURE.
- PREFABRICATED I-JOISTS OR METAL PLATED WOOD FLOOR TRUSSES SHALL BE DESIGNED TO SUPPORT THEIR OWN WEIGHT PLUS THE SUPERIMPOSED DEAD AND LIVE LOADS STATED IN THE GENERAL NOTES AND 2015 MICHIGAN RESIDENTIAL CODE. MANUFACTURER SPACING, BRIDGING, BLOCKING, AND DETAILING SHALL BE DESIGNED BY THE FLOOR SYSTEM PROVIDER SUCH THAT IT MEETS THE DESIGN CRITERIA IN SECTION 4. AS A MINIMUM, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR REVIEW THE DESIGN LAYOUT AND COMPONENT CALCULATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, PRIOR TO USE IN THE STRUCTURE.
- MIN LVL (MICROLAM) PROPERTIES SHALL BE: E = 2.9 x 10⁶ psi, Fv = 2,850 psi, Fv = 285 psi, Fv = 285 psi, WIDTH OF LVL IS 17 1/8".
- MIN PSL COLUMN PROPERTIES SHALL BE: E = 1.8 x 10⁶ psi, Fv = 2,400 psi TRUS JOIST PARALLEL OR EQUAL.
- WALLS SHALL BE BRACED ACCORDING TO 2015 MRC.
- TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BCS1's (LATEST EDITION) 'GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES'.
- ALL POINT LOADS SHALL BE CONTINUOUSLY BLOCKED THROUGHOUT THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- THE STRUCTURAL DESIGN IS BASED ON THE BUILDING IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS ARE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO COMPLETION OF THE BUILDING.
- DO NOT SCALE DRAWINGS.
- ALL 4 PLY OR MORE LVL'S SHALL BE BOLTED TOGETHER PER MANUFACTURER RECOMMENDATIONS.

GENERAL NOTES:

- DOUBLE EVERY JOIST UNDER CERAMIC TILE WHEN USING DIMENSIONAL LUMBER.
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
- ALL POURED CONCRETE FOOTING TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 P.S.F. MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
- UNEXCAVATED GARAGE SLAB SHALL COMPLY W/ TABLE R402.2 4" CONCRETE SLAB MIN 3500 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4" MIN WELL COMPACTED SAND BASE.
- ALL POURED CONCRETE WALLS WITH A BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED VERTICALLY WITH #5 BARS 32" O.C. AND HORIZONTALLY WITH ONE (1) #4 BAR # 12" FROM TOP AND # THE THIRD-POINT OF THE WALL UNLESS NOTED OTHERWISE ON DRAWINGS.
- TYPICALLY ALL PINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL INSPECTION.
- PROVIDE 4" PERFE DRAIN TILE CONT. AT BASEMENT FIG. 12' (MIN) PEASTONE WITH 2" BELOW DRAIN TILE. CONNECT TO SUMP AND STORY SEWER AS REQUIRED.
- BUILDER AND SUB BRICK CONTRACTORS TO PROVIDE WEEP HOLES RESTING ON THE FLASHING SPACED 32" O.C. MAX (24" PREFERRED) AT HEAD DETAILS OF WINDOWS, DOORS, BASEMENT WINDOWS AND GARAGE DOORS. ALSO PROVIDE FLASHING TO FACE OF BRICK W/ MIN 8" VERTICAL LEG AND FORM END DRAINS (LAP UNDER AIR/MOISTURE BARRIER). MICHIGAN RESIDENTIAL CODE 2015 SEC. 103.15 - 103.8. A PRE-BRICK INSPECTION WILL BE REQ'D PRIOR TO BRICK INSTALLATION FOR FLASHING INSPECTION.
- ALL ENGINEERED WOOD FLOOR TRUSSES TO BE # DENSE KD. WITH 2" BY 6" CONTINUOUS RIBBON BRACING ON BOTTOM CORD 8'-0" O.C. (MINIMUM 2 PER SPAN) WELL NAILED TO TRUSSES. PROVIDE DRAFTSTOPPING.
- ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- ALL FLOOR JOISTS TO BE #2 OR BETTER HEM FIR WITH 1' X 3' CROSS BRIDGING 8'-0" O.C. (UNO.)
- PROVIDE 15 POUND FELT AT UNTREATED EXPOSED LUMBER.
- PROVIDE 2x6 WOLMANIZED PRESSURE TREATED GILL PLATE ON GILL SEALER WITH 1/2" ANCHOR BOLTS # 6'-0" O.C. AND LOCATED NOT MORE THAN 12" INCHES AND NOT LESS THAN 3 1/4" INCHES FROM ENDS OF EACH PLATE SECTION. EXCEPT WHERE USE ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" ANCHOR BOLTS.
- PROVIDE METAL FLASHING, COUNTER FLASHING AND STEPPED FLASHING WHERE NOTED AND AT ALL PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS.
- PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MFG.
- DO NOT DRILL KITCHEN CORD DOUBLERS.
- PROVIDE A 1" MIN. SOLID CORE FIRE-RATED DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRE-RATED R302.5).
- ALL WINDOW NUMBERS REFER TO GENERIC WINDOW SIZES. VERIFY SIZES WITH WINDOW MANUFACTURER USED. ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY.
- ALL BEDROOM WINDOWS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS 12" ABOVE FINISH GRADE. SHALL HAVE THE BOTTOM OF THE OPENING LOCATED A MIN. OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015 SEC. R6.12.
- AREAS THAT REQUIRE TEMPERED GLASS:
A. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
B. SHOWER AND BATHTUB DOORS AND ENCLOSURES (IF APPLICABLE).
C. PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ. FT. WITH LOWEST EDGE LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL.
D. ALL OTHER AREAS AS CODE REQUIRES PER 2015 MICHIGAN RESIDENTIAL CODE.
- WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHT IS TO BE NOT LESS THAN 34" AFF. AND MORE THAN 38" AFF. PER R311.1.1) GUARD RAIL IS TO BE NOT LESS THAN 36" AFF. PER R312.2
- PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY PER SECTION R311.1.1 OF THE (MRC-2015) 2015 MICHIGAN RESIDENTIAL CODE. HANDRAIL GRIP TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE SECTION R311.1.3 HANDRAIL SHALL BE CONTINUOUS WHERE ADJACENT TO WALLS SHALL HAVE A SPACE OF MIN 1/2" BETWEEN WALLS AND THE HANDRAIL. PER R311.1.2
- ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOT CANDLE OF LIGHT.
- 6'-8" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
- PROVIDE A BATH FAN WHERE SHOWN ON PLAN AND VENT FAN TO EXTERIOR AS REQUIRED. VENT MECHANICAL EXHAUST DIRECTLY OUTSIDE PER R302.3. (MRC-2015)
- TYPICAL ALL HABITABLE ROOMS TO HAVE PROPER LIGHT, VENTILATION AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODES.
- PROVIDE ELECTRICAL SMOKE DETECTORS IN ALL SLEEPING AREAS, HALLWAYS, AND MECHANICAL ROOMS ON ALL FLOOR LEVELS INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED TOGETHER SO AS WHEN ONE SOUNDS THEY ALL SOUND AND HAVE BATTERY BACKUP PER SEC. R314 OF 2015 MICHIGAN RESIDENTIAL CODE.
- FIRESTOP ALL DROPS AND CHASES, ELECTRICAL, PLUMBING AND HVAC.
- VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK. VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE FIRE-WIRING SECURITY. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER, AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL ELECTRICAL CODES.
- WHERE APPLICABLE, VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER.
- VERIFY SIZE OF FIREPLACE UNIT WITH BUILDER/OWNER. CONTRACTOR TO VERIFY ROUGH OPENING SIZE OF SELECTED UNIT, WITH MANUF. SPECS. PRIOR TO BUILDING. CONSTRUCT CHIMNEY PER CHAPTER 10 OF THE 2015 MRC.
- PROVIDE 5/8" DRYWALL ON THE GARAGE SIDE OF WALLS COMMON TO RESIDENCE AND GARAGE. APPLY 5/8" TYPE 'X' DRYWALL TO GARAGE CEILING AREAS BELOW HABITABLE ROOMS PER MRC 2015 TABLE R302.6.
- LOWER LEVEL AREA CONSIDERED UNHABITABLE. ANY FUTURE ALTERATIONS TO MODIFY LOWER LEVEL TO A HABITABLE SPACE SHALL COMPLY STRICTLY TO THE 2015 MICHIGAN RESIDENTIAL CODE. EGRESS WINDOWS PROVIDED, AS REQUIRED, IN COMPLIANCE W/ MRC 2015 SEC. R310.1 - R310.5.
- CHIMNEY TERMINATION MUST PROJECT 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'-0" ABOVE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH THE ROOF.
- ROOF VENTILATION WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
- NOT USED.
- NOT USED.

- PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCEMENT GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALL TILES AND PANELS. BACKERS MUST COMPLY W/ ASTM C 1248, C 1315, C178 OR C 1778 AND BE INSTALLED PER MANUF. RECOMMENDATIONS. MRC 2015 SEC. R102.4.2.
- PROVIDE NON-ABSORBENT FINISH TO THE SURFACE OF ALL BATHING AREAS W/ WALL MOUNTED SHOWER HEADS, A MIN. OF 6'-0" ABOVE FINISH FLOOR PER MRC 2015 SEC. R301.2.
- PROVIDE 2-LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 24" INSIDE BUILDING. 2-LAYERS MUST BE CEMENTED TOGETHER. VERIFY WITH BUILDING DEPARTMENT.
- PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN) AS REQUIRED. VERIFIED BY CALCULATION 1/50 OF AREA VENTILATION REQ'D PER SEC. R806.2.
- FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R6-02.3 (1) WOOD STRUCTURAL PANELS, SUPERFLOOR ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING BUILDING MATERIALS OF 15/16 - 1/2" USE 6d COMMON NAIL (SUPERFLOOR WALL) # 6" FROM EDGES 12" INTERMEDIATE SUPPORTS AND USE 8d COMMON NAILS FOR ROOF 6" FROM EDGES 12" INTERMEDIATE.
- BUILDER /OWNER TO PROVIDE WATERPROOFING TO CODE SUBMIT INFORMATION ON APPROVED PRODUCTS.
- ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHOULD REVIEW THE DRAWING AND INDICATE TO ARCHITECT PRIOR TO FABRICATION ANY CHANGES IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.
- THE ROOF TRUSS MANUFACTURER TO FURNISH SHOP DRAWING TO THE DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.
- ROOF TRUSS DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS.
- BUILDER/TRUSS MFG. TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2015 AND SHALL INCLUDE AT MINIMUM, THE INFORMATION SPECIFIED BELOW:
1. SOLE OR DEPTH SPAN AND SPACING
2. LOCATION OF ALL JOINTS
3. REQUIRED BEARING WIDTHS
4. DESIGN LOADS AS APPLICABLE
4.1. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
4.2. TOP CHORD DEAD LOAD
4.3. BOTTOM CHORD LIVE LOAD
4.4. BOTTOM CHORD DEAD LOAD
4.5. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
4.6. CONTROLLING WIND AND EARTH QUAKE LOADS
5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE
6. EACH REACTION FORCE AND DIRECTION
7. JOINT CONNECTOR TYPE AND DESCRIPTION E.G. SIZE (THICKNESS OR GAUGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERACE
8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.

- CONNECTION REQUIREMENTS FOR:
9.1. TRUSS-TO-TRUSS GIRDER
9.2. TRUSS FLY TO FLY
9.3. FIELD SPICES
9.4. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON THE SUPPLEMENTAL DOCUMENTS.
12. REQ'D PERMANENT TRUSS MEMBER BRACING, BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER.

NOTE:

ALL CODES SHALL COMPLY WITH THE MICHIGAN BUILDING CODES, INTERNATIONAL BUILDING CODES WHERE APPLICABLE, 2015 MICHIGAN RESIDENTIAL CODE. THEY SHALL ALSO COMPLY WITH ANY JURISDICTION CODES IN THEIR RESPECTIVE COUNTY, CITY, VILLAGE, OR TOWNSHIP AND THEIR PROVISIONS AND ORDINANCES.

NOTE:

GENERAL NOTES INDICATED ABOVE ARE JUST A SMALL PORTION OF OUR STANDARD NOTES 4 THE 2015 MICHIGAN RESIDENTIAL CODE BUT THE CODE IS MUCH BROADER 4 SHOULD BE STRICTLY FOLLOWED BY BUILDERS, TRADES 4 CRAFTSMAN.

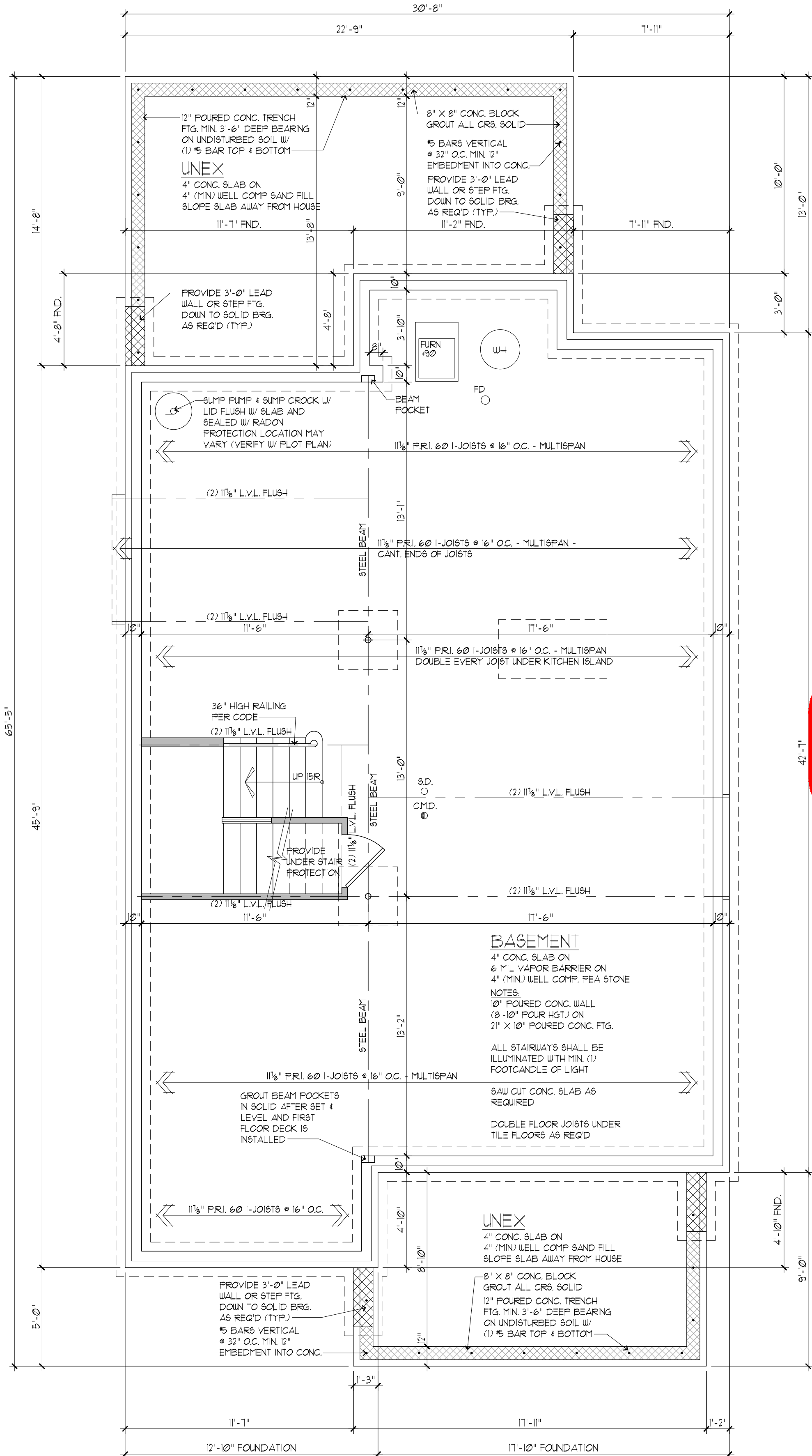
DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. BUILDER RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED BUILDER IS TO CONTACT DESIGNER AND SALES COUNSELOR.

THESE CONSTRUCTION DOCUMENTS ARE A GRAPHIC REPRESENTATION FOR THE PROPOSED PROJECT. DIMENSIONS OF ROOMS, WINDOWS OR FIXTURES MAY VARY BETWEEN MANUFACTURERS AND INSTALLATION. BUILDER TO MAKE EVERY ATTEMPT TO MATCH DIMENSIONS AS DRAWN.

WINDOW DESIGNATIONS ARE APPROXIMATE. EXACT SIZES ARE PER THE MANUFACTURER'S SPECIFICATIONS.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
TABLE R601.3.1 OF MRC 2015				
SIZE OF ANGLE IRON**	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQ. REIN. BARS*
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 1/2 X 5/8	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/8	14'-0"	9'-6"	7'-0"	2
(2) 6 X 3 1/2 X 5/8	20'-0"	12'-0"	9'-6"	4

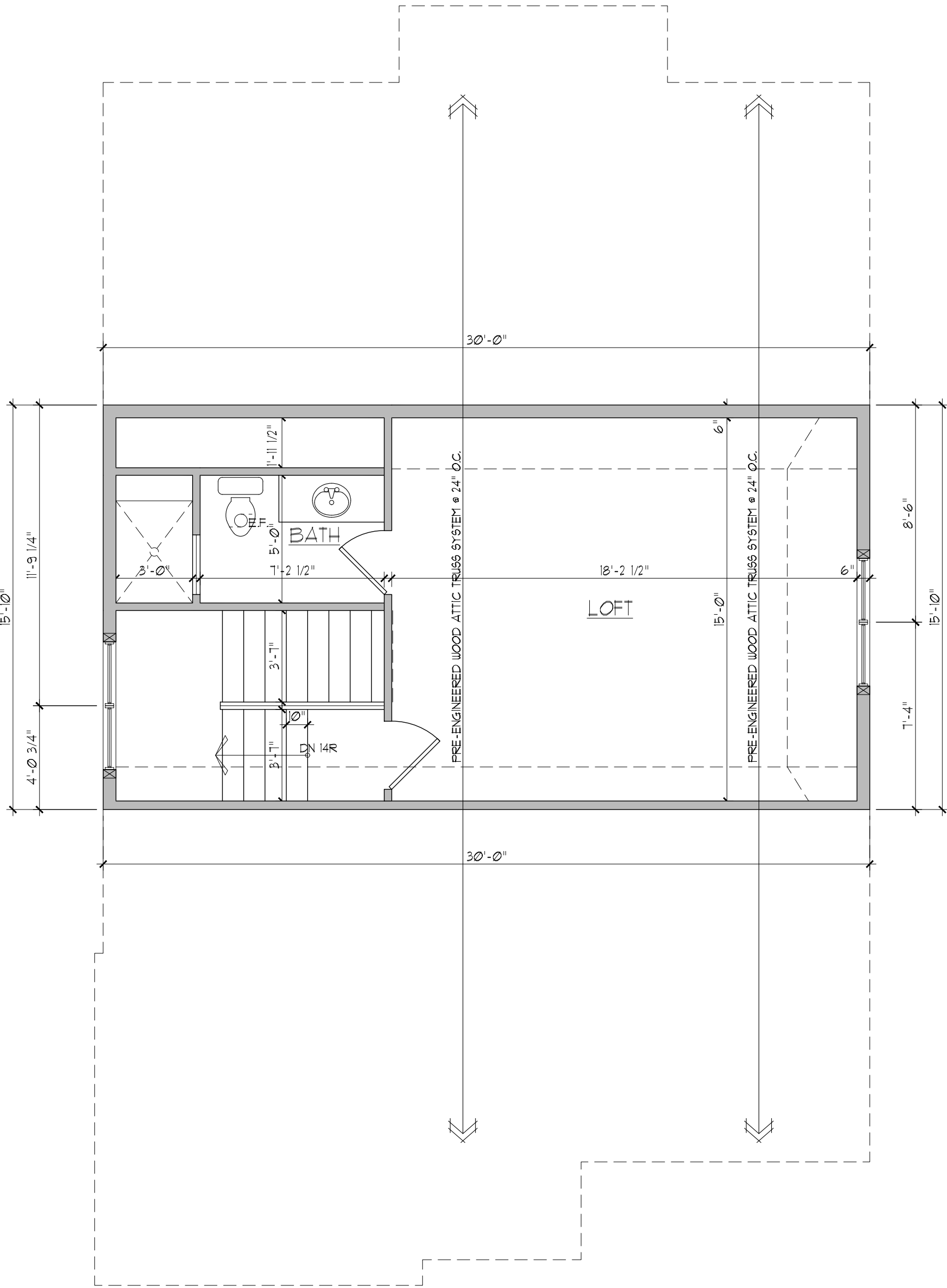
- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION
- DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS, MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.



2015 ENERGY EFFICIENCY TABLE									
TABLE N100.1 - INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT									
CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE*	FLOOR R-VALUE	BASEMENT WALL* R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE* WALL R-VALUE
5A	0.32	0.55	38	20 OR 13-6"	13/11	30"	10/13	10, 2 FT.	15/15
6A	0.32	0.55	49	20 OR 13-6"	15/20	30"	15/15	10, 4 FT.	15/15
7	0.32	0.55	49	20 OR 13-6"	15/21	38"	15/15	10, 4 FT.	15/15

- a. R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUES SPECIFIED IN THE TABLE.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLITES.
- c. "15/15" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/15" MAY BE MET WITH R-15 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- e. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- f. FIRST VALUE IS CAVITY INSULATION SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING. SO "15-6" MEANS R-15 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40% OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE MAY BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- g. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

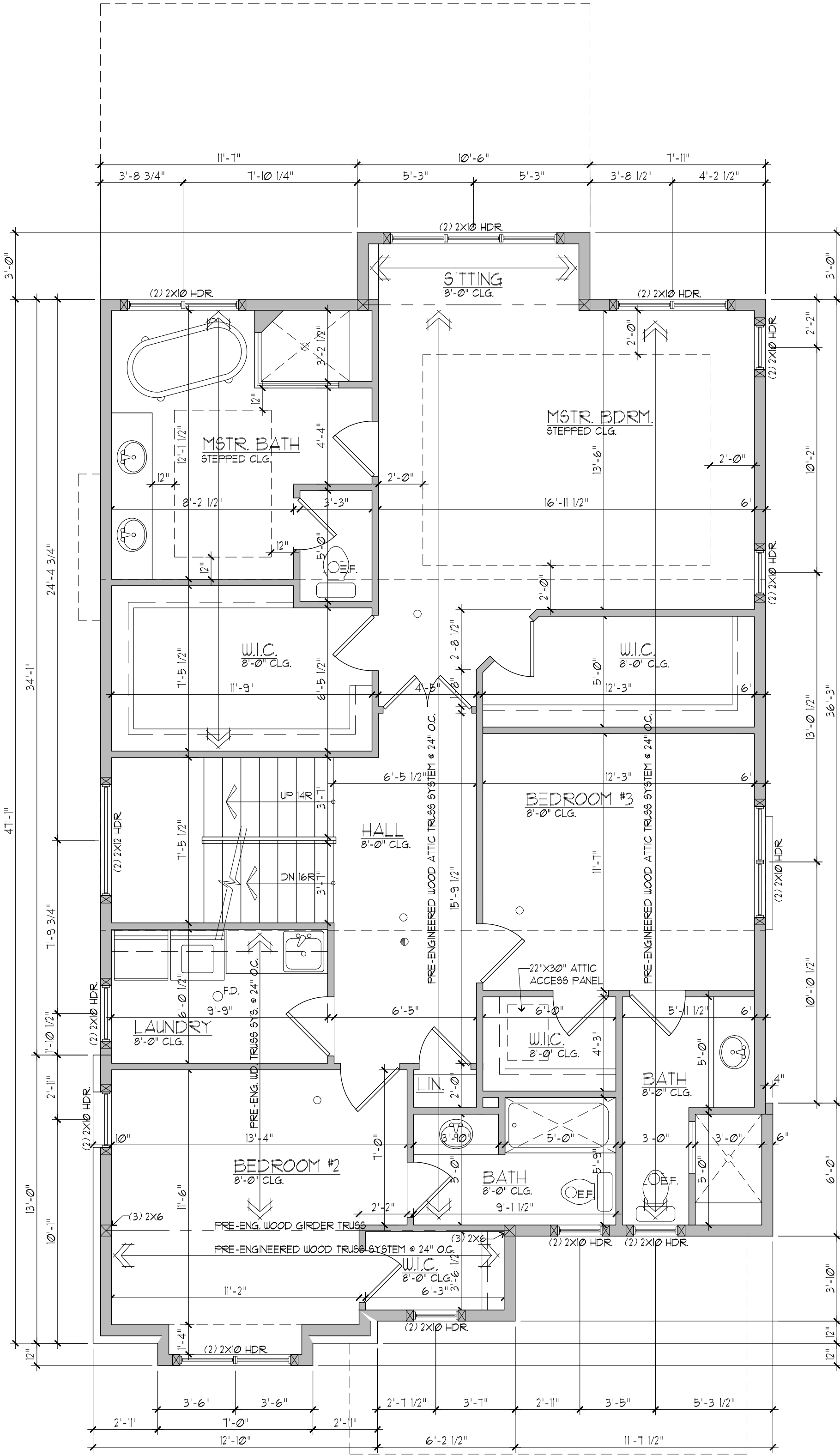
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THIRD FLOOR PLAN

375 SQ FT

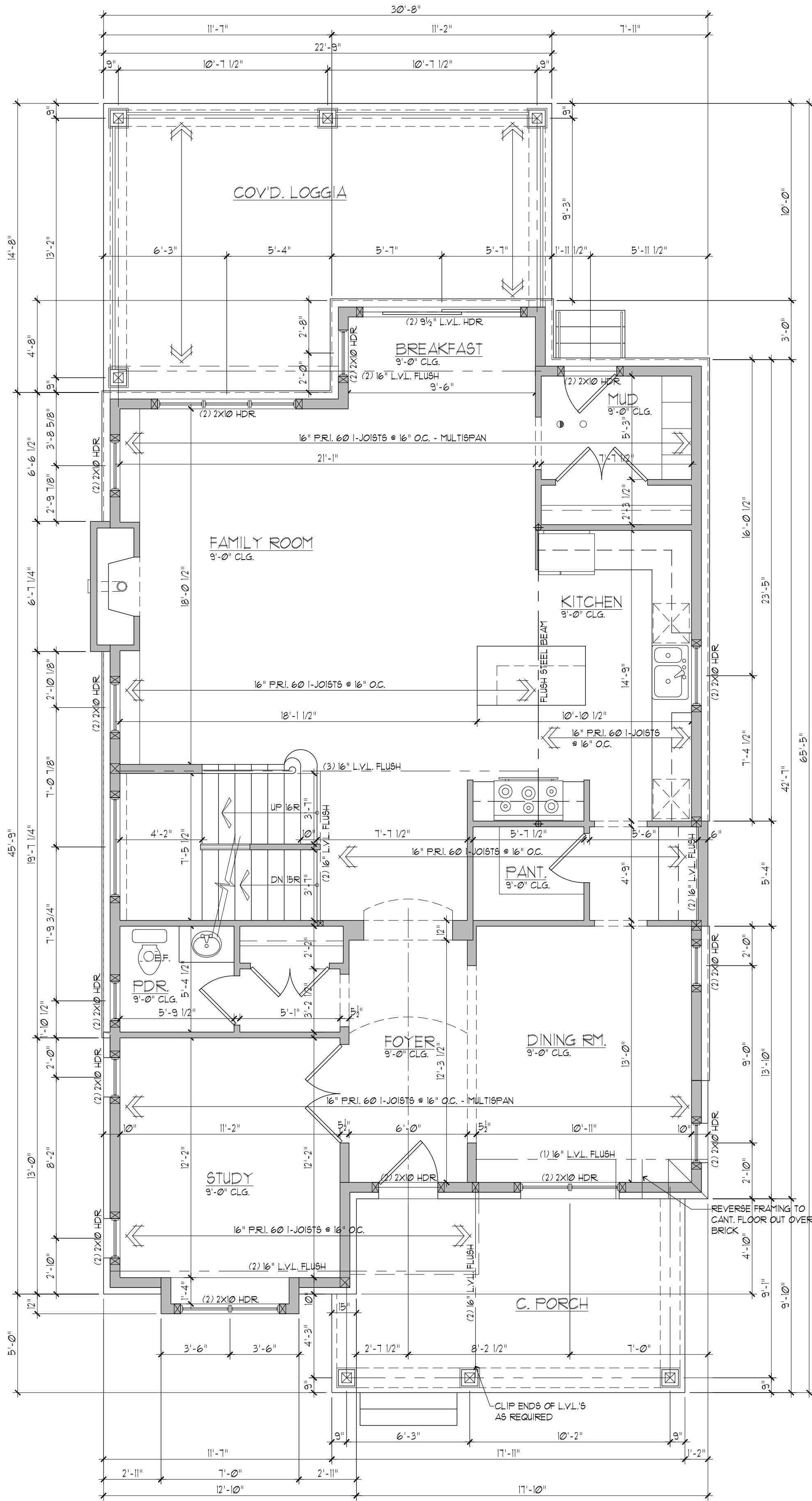
SCALE: 1/4\"/>



SECOND FLOOR PLAN

1381 SQ FT (FIRST)
1311 SQ FT (SECOND)
2693 TOTAL SQ FT
+ 375 SQ FT. (LOFT)

SCALE: 1/4\"/>



FIRST FLOOR PLAN

1381 SQ FT (FIRST)
1311 SQ FT (SECOND)
2693 TOTAL SQ FT
+ 375 SQ FT. (LOFT)

SCALE: 1/4\"/>

SD. ○ BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTER-CONNECTED) WITH BATTERY BACK-UP

CHD. ● CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/UL934 AND INSTALLED PER MANUF. SPECIFICATIONS

NOTE: ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOTCANDLE

☒ INDICATES TYPICAL - (1) STUD BEARING (UNLESS OTHERWISE NOTED ON PLAN)

NOTE: BUILDER TO COORDINATE ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING, ETC.) W/ HOMEOWNER PRIOR TO CONSTRUCTION

NOTE: INTERIOR WALL DIMENSIONS ARE FROM STUD TO STUD. EXTERIOR WALLS INCLUDE SHEATHING

NOTE: MINIMUM THREE STUD SPACING AT ALL DOOR JAMBS - CARPENTER TO VERIFY CASING SIZE WITH BUILDER

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BABI CONSTRUCTION

2663 DORCHESTER
BIRMINGHAM, MI

Review Set: 06.02.22

Permit Set: .

Revisions: .

Final Set: .

Drawn By: C.T.

Checked By: D.D.

Job No:

22-217

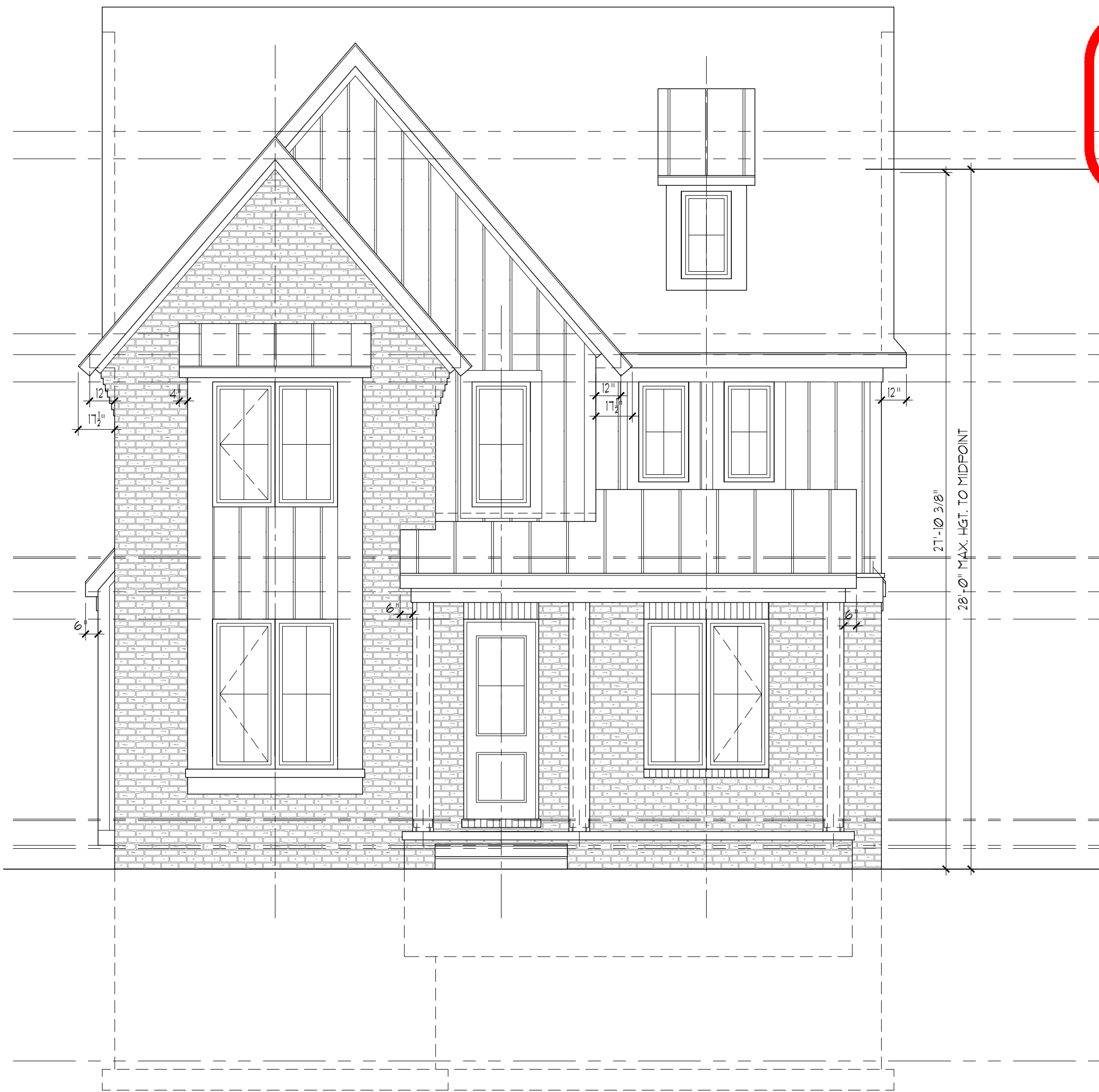
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LEFT ELEVATION

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



FRONT ELEVATION

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

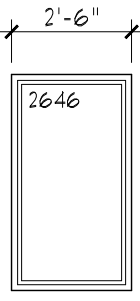
NOTE: ANY WINDOWS WITH BOTTOM SILL LOWER THAN 24" FROM FINISH FLOOR AND EXCEEDING 12" FROM FINAL GRADE MUST BE NON-EGRESS AND OR NON-OPERABLE.

TYPICAL WINDOW DESIGNATION

NOTE: WINDOW SIZES AS NOTED ON DRAWINGS INDICATE ROUGH OPENING SIZES AND ARE FOR GENERAL REFERENCE ONLY.

CONSULT WITH WINDOW MANUFACTURER FOR EXACT SPECIFICATIONS.

SH — SINGLE HUNG WINDOW
DH — DOUBLE HUNG WINDOW
SL — SLIDING WINDOW
C — CASSEMENT WINDOW
FIG — FIXED INSULATED GLASS



NOTE:
ALL TRIM TO BE PACKED OUT
W/ 1 1/8" OSB SHEATHING

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RIGHT ELEVATION

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



REAR ELEVATION

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

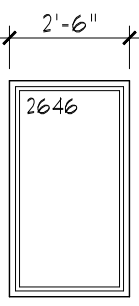
NOTE: ANY WINDOWS WITH BOTTOM SILL LOWER THAN 2'-4" FROM FINISH FLOOR AND EXCEEDING 1' FROM FINAL GRADE MUST BE NON-EGRESS AND OR NON-OPERABLE.

TYPICAL WINDOW DESIGNATION

NOTE: WINDOW SIZES AS NOTED ON DRAWINGS INDICATE ROUGH OPENING SIZES AND ARE FOR GENERAL REFERENCE ONLY.

CONSULT WITH WINDOW MANUFACTURER FOR EXACT SPECIFICATIONS.

S.H. = SINGLE HUNG WINDOW
D.H. = DOUBLE HUNG WINDOW
S. = SLIDING WINDOW
C. = CASEMENT WINDOW
F.I.G. = FIXED INSULATED GLASS



NOTE:
ALL TRIM TO BE PACKED OUT
W/ 1/8" OSB SHEATHING

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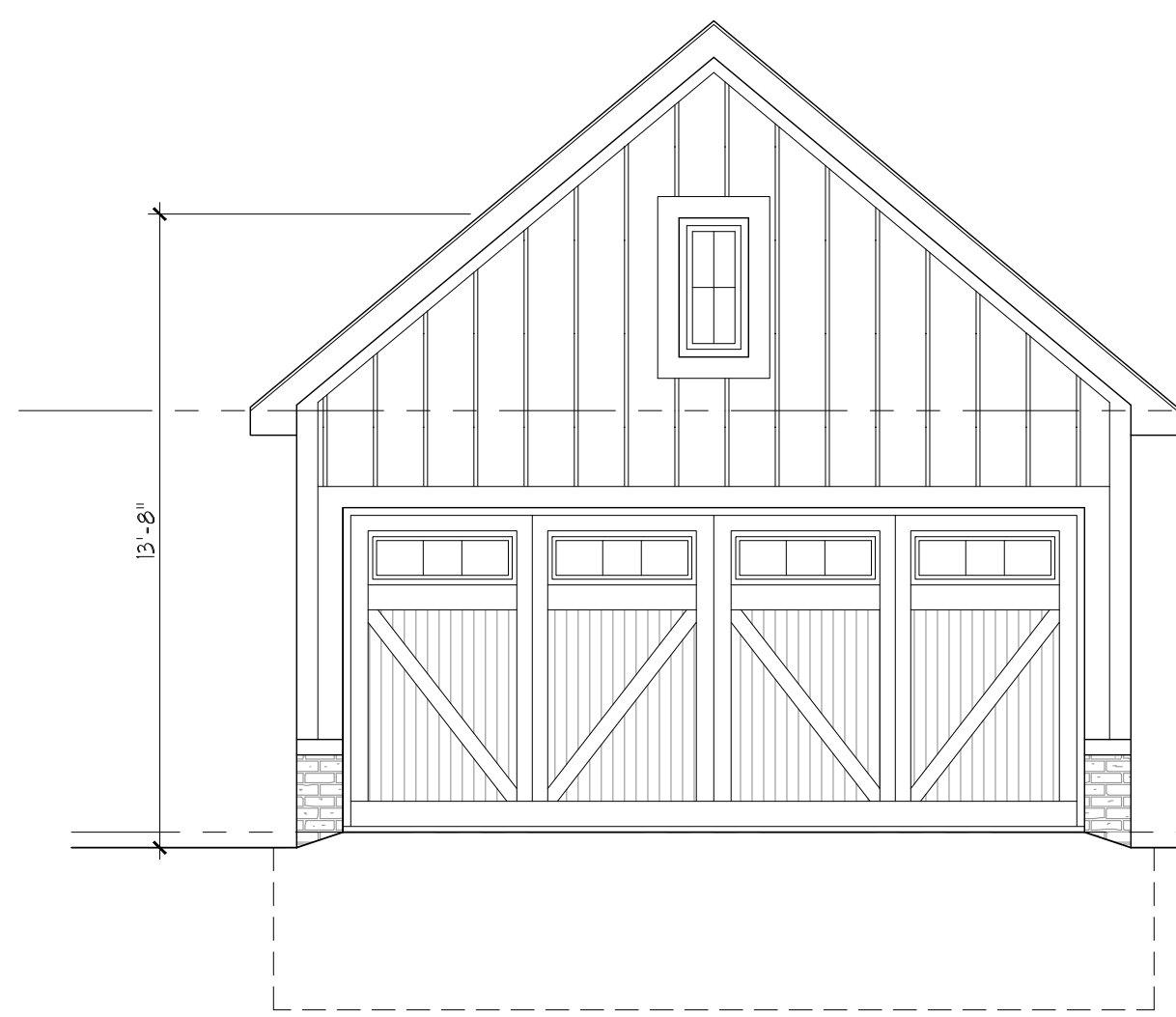
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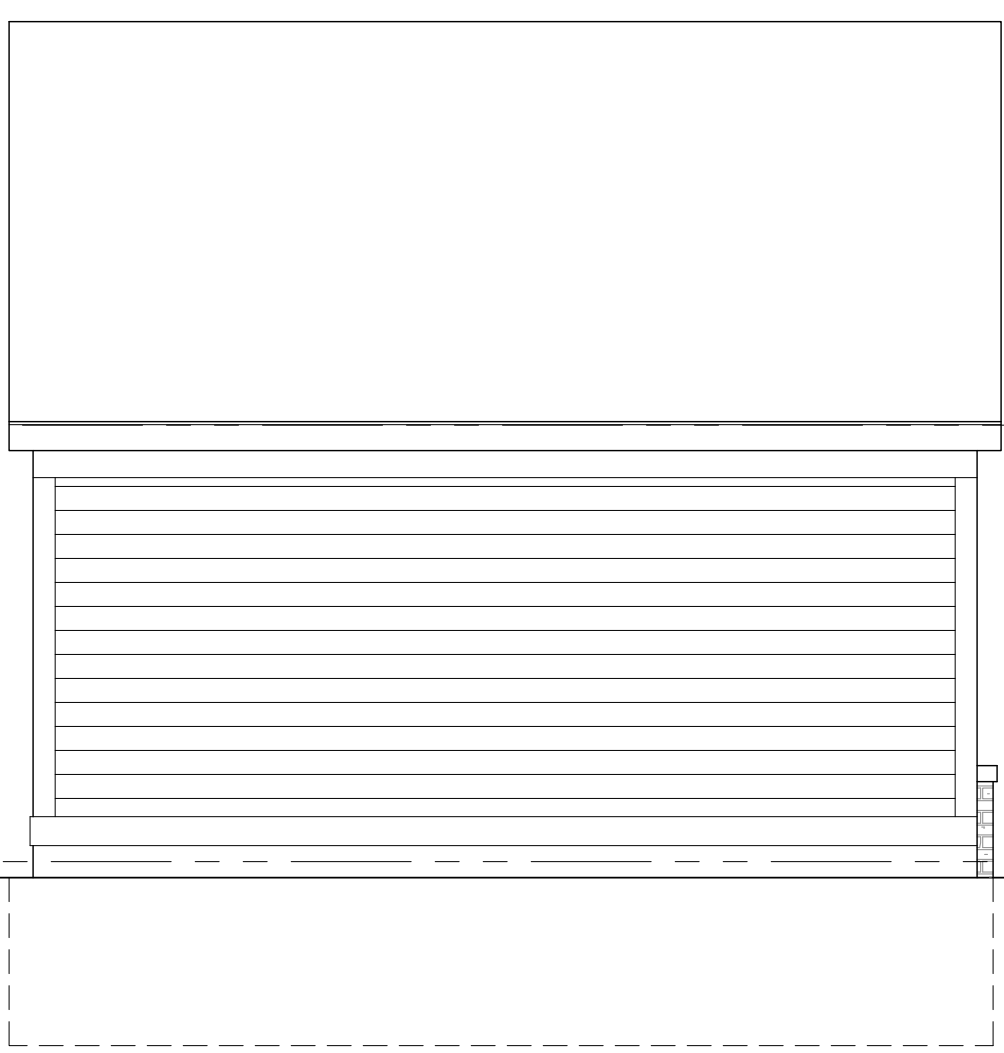
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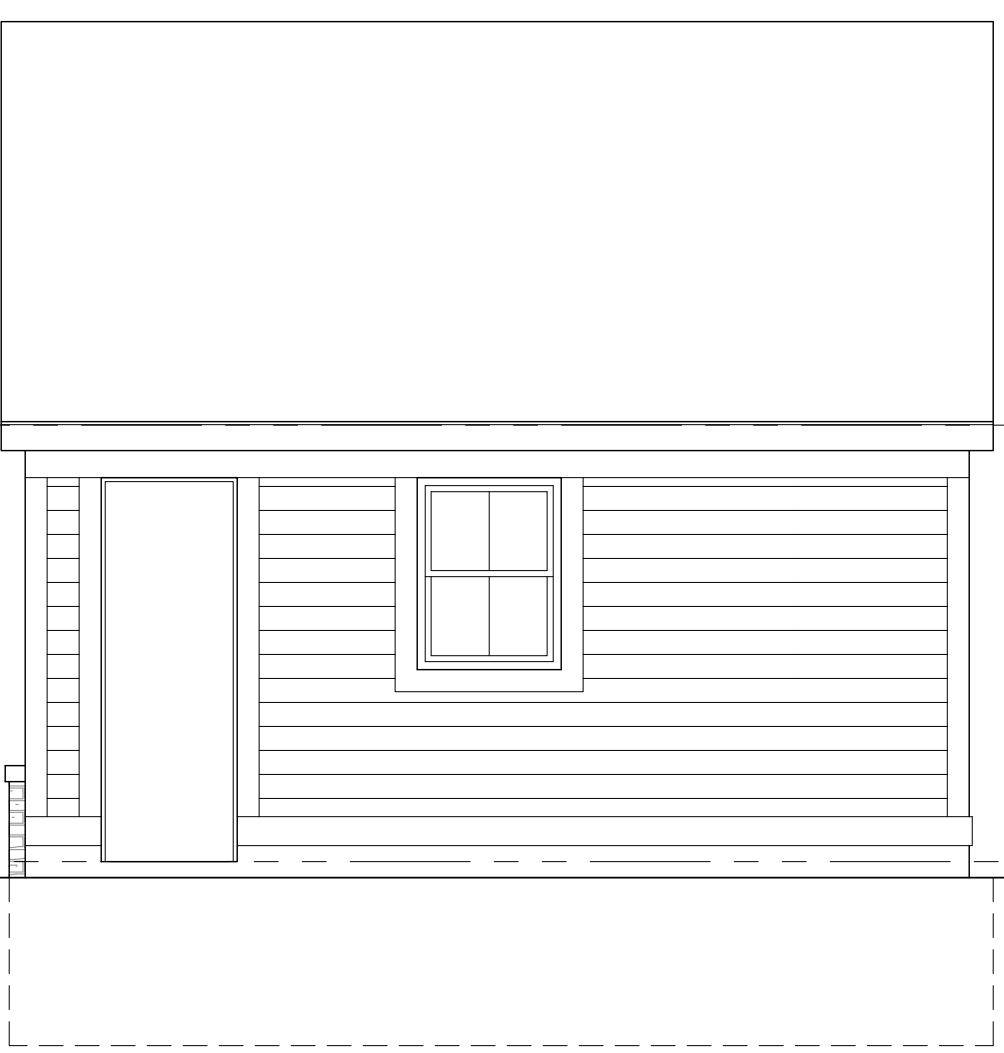
GARAGE FRONT ELEVATION

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



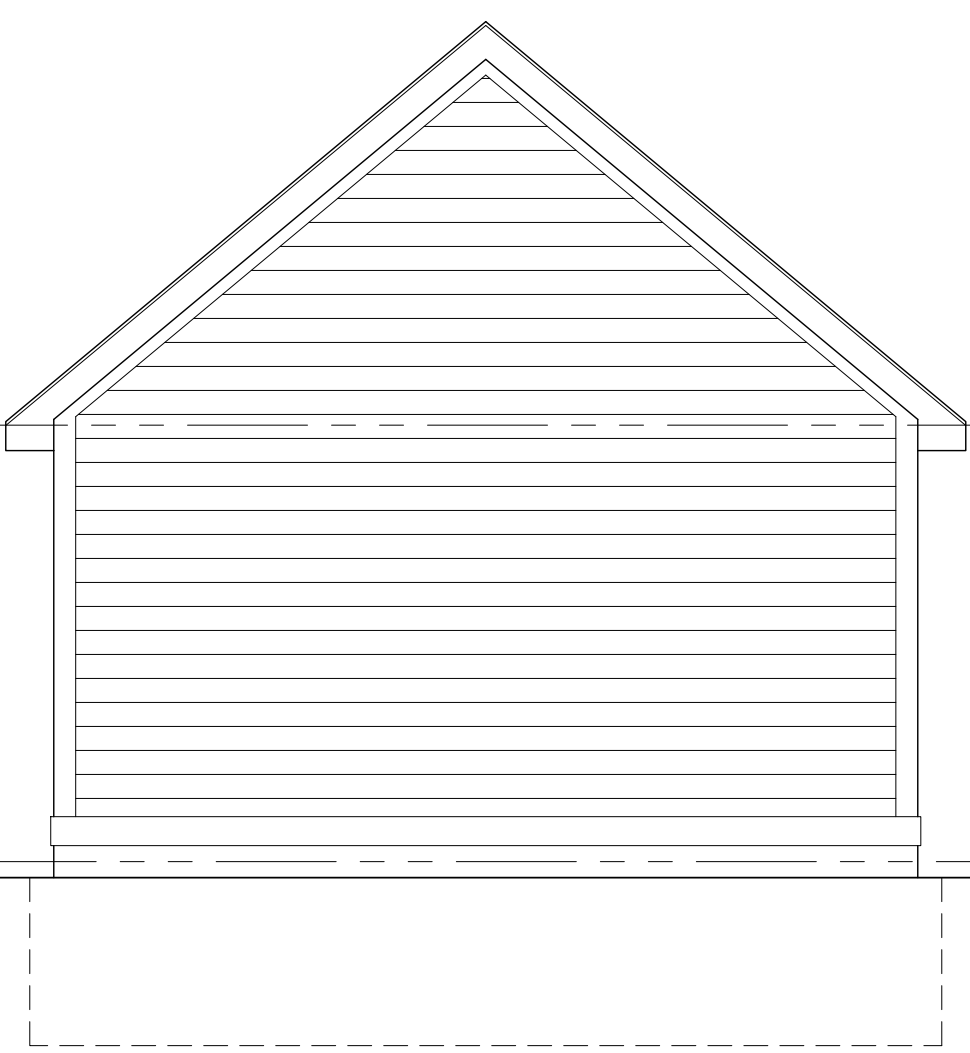
GARAGE LEFT ELEVATION

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



GARAGE RIGHT ELEVATION

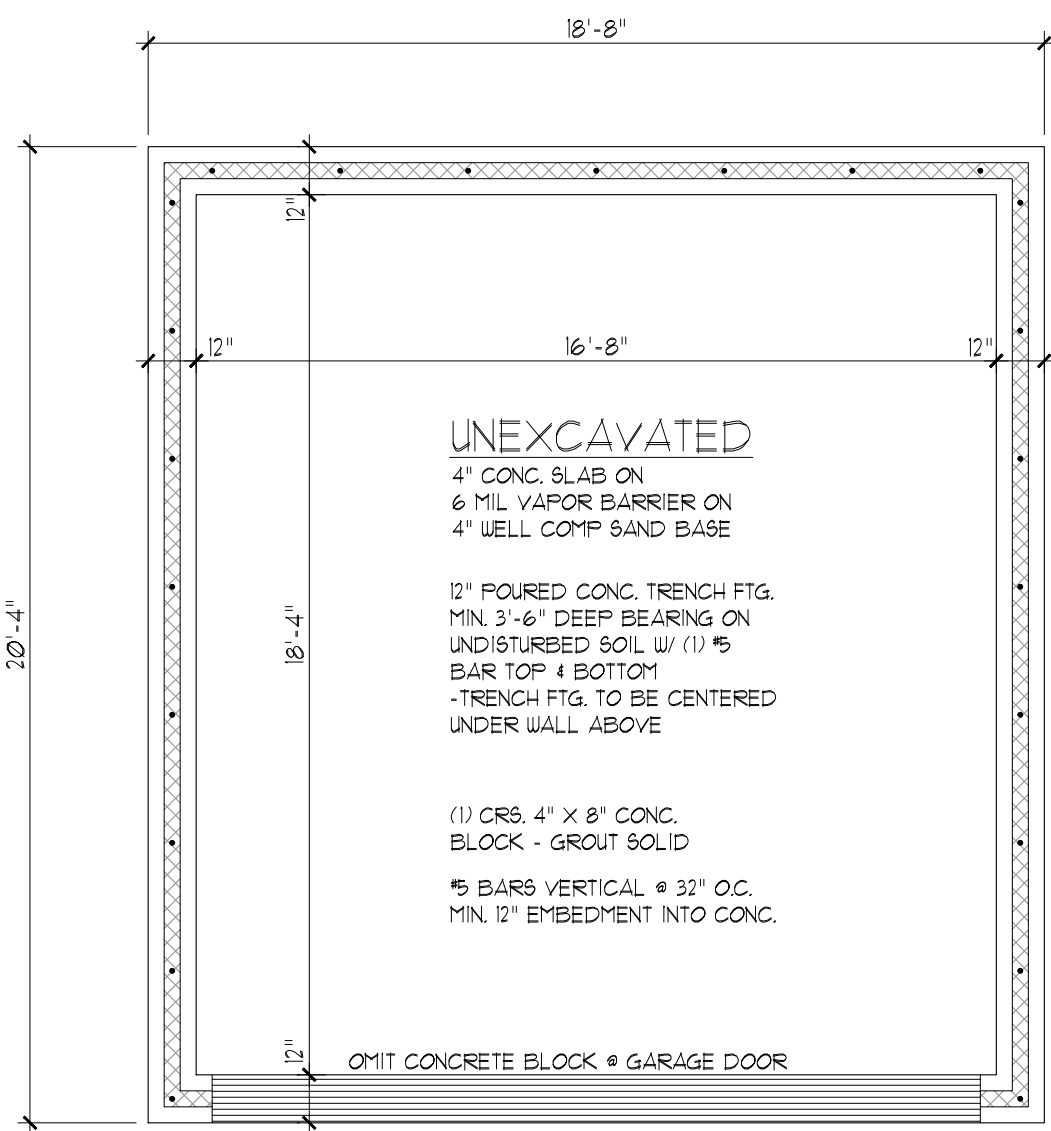
SCALE: 1/4" = 1'-0"



GARAGE REAR ELEVATION

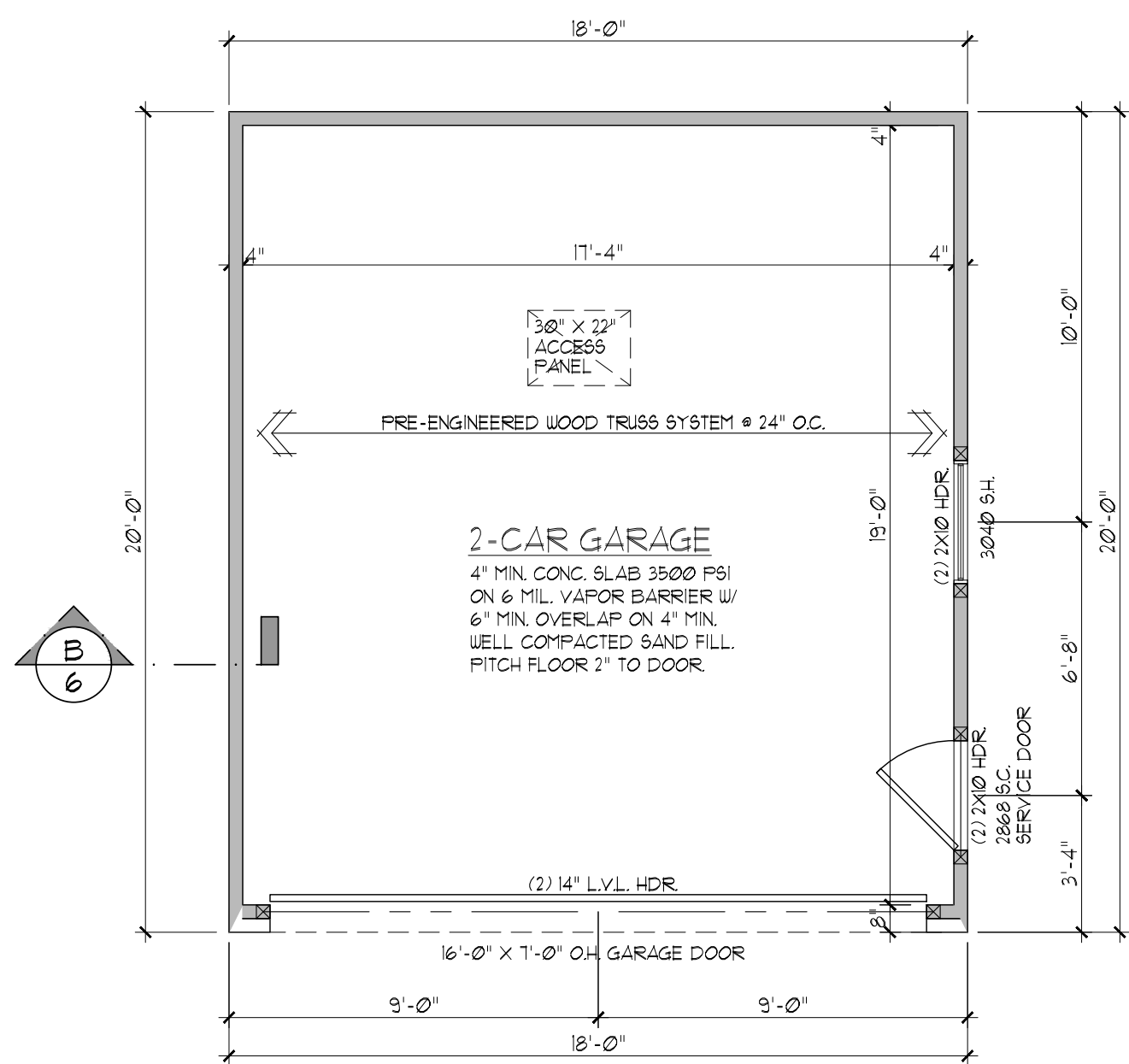
SCALE: 1/4" = 1'-0"

FOR REVIEW
ONLY



GARAGE FOUNDATION PLAN

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



GARAGE FLOOR PLAN

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



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BABI CONSTRUCTION

2663 DORCHESTER
BIRMINGHAM, MI

Review Set: 06.02.22

Permit Set: .

Revisions: .

Final Set: .

Drawn By: C.T.

Checked By: D.D.

Job No:

22-217

Sheet No:

6 OF 7