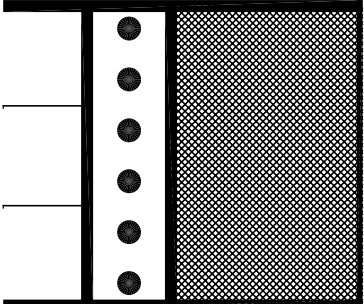




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The Addison II
St. Clair Township, Michigan
client:
St. Clair Investment Group L.L.C.
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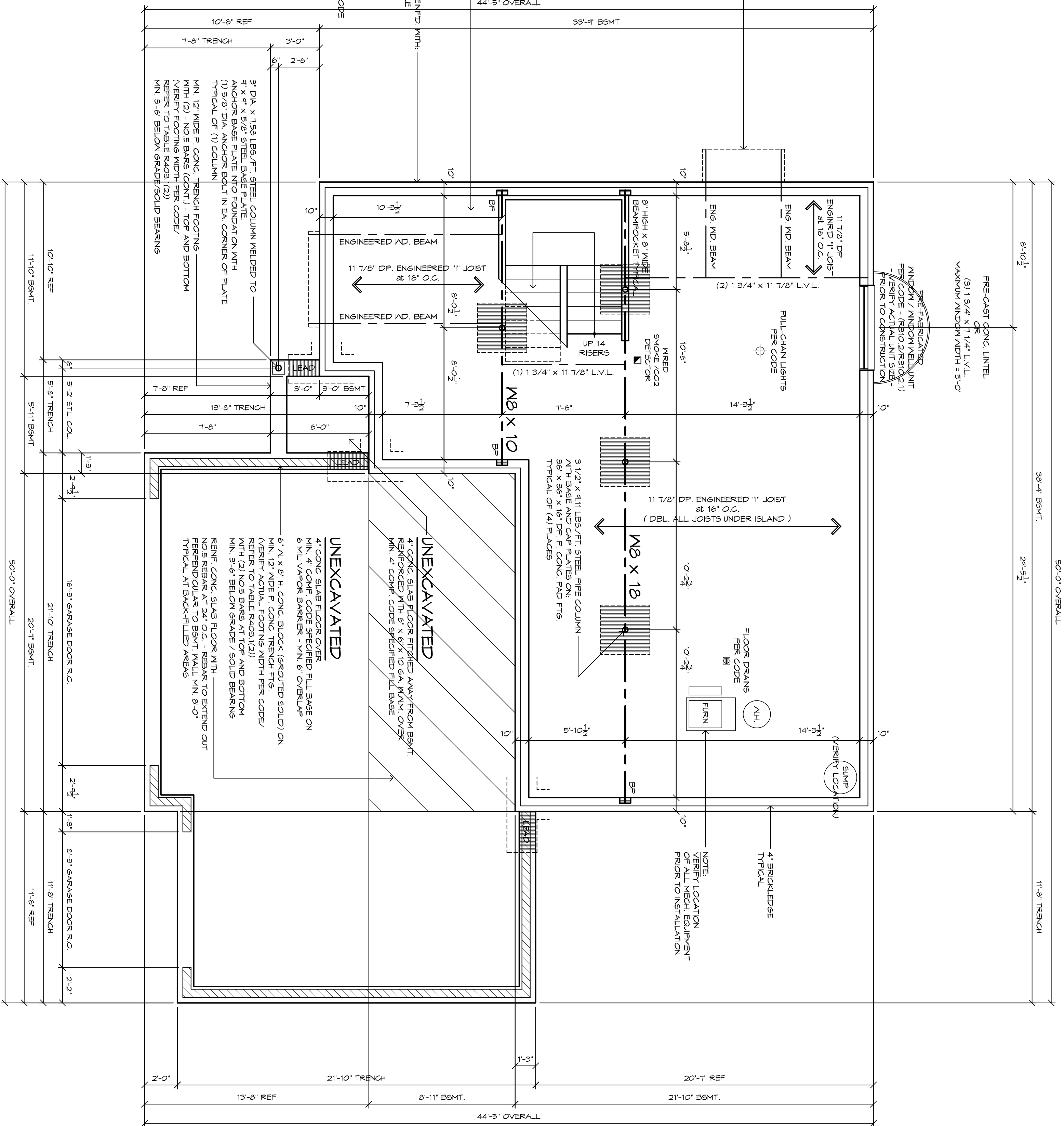
1 - Preliminary
2 - Site
3 - Permits
4 - Construction
job no:
TDR-19007
issued:
25 March 2019 - Bids
drawn by:
checked by:
designed by:
G.O.D.
sheet no:

NOTE
FOURED CONC. WALLS SHALL BE VIBRATED N
MAX 20' LIFTS DURING THE POURING OPERATION
N ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE

1" JOIST FLOOR SYSTEM NOTES
DESIGN CRITERIA
STANDARD FLOOR
LIVE LOAD = 40 psf
DEAD LOAD = 20 psf
TILE FLOOR
LIVE LOAD = 25 psf
DEAD LOAD = 40 psf
LIVE LOAD DEFLECTION LIMIT OF L/600
1. VERIFY AREAS OF TILE FLOORING
2. VERIFY AREAS OF TILE FLOORING
3. VERIFY AREAS OF TILE FLOORING
4. VERIFY AREAS OF TILE FLOORING

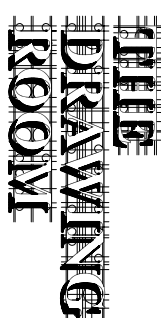
NOTE: IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED				
TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS				
CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)			
CRYSTALLINE BEDROCK	12,000			
SEDIMENTARY AND FOLIATED ROCK	4,000			
SANDY GRAVEL, BRD/GR GRAVEL (SM AND GP)	3,000			
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, and CLAYEY GRAVEL (SM, SP, SW, GW, and GC)	2,000			
CLAY, SANDY CLAY, SILTY CLAY CLAYEY SILT, SILT, SANDY SILT (CL, ML, MH, and CH)	1,500			

TABLE R403.1 MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (inches)				
(psf)	1,500	2,000	3,000	4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION				
1 - STORY	12	12	12	12
2 - STORY	15	12	12	12
3 - STORY	23	17	12	12
4 - INCH BRICK VENEER OVER LIGHT FRAME OR 8 - INCH HOLLOW CONCRETE MASONRY				
1 - STORY	12	12	12	12
2 - STORY	21	16	12	12
3 - STORY	32	24	16	12
8 - INCH SOLID OR FULLY GROUTED MASONRY				
1 - STORY	16	12	12	12
2 - STORY	24	21	14	12
3 - STORY	42	32	21	16



BASEMENT / FOUNDATION PLAN

1/4" = 1'-0"



email:

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proj
T
St.
clie
S
675

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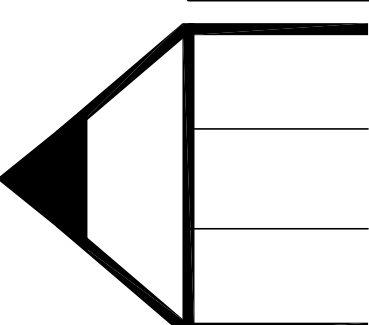


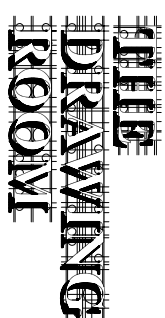
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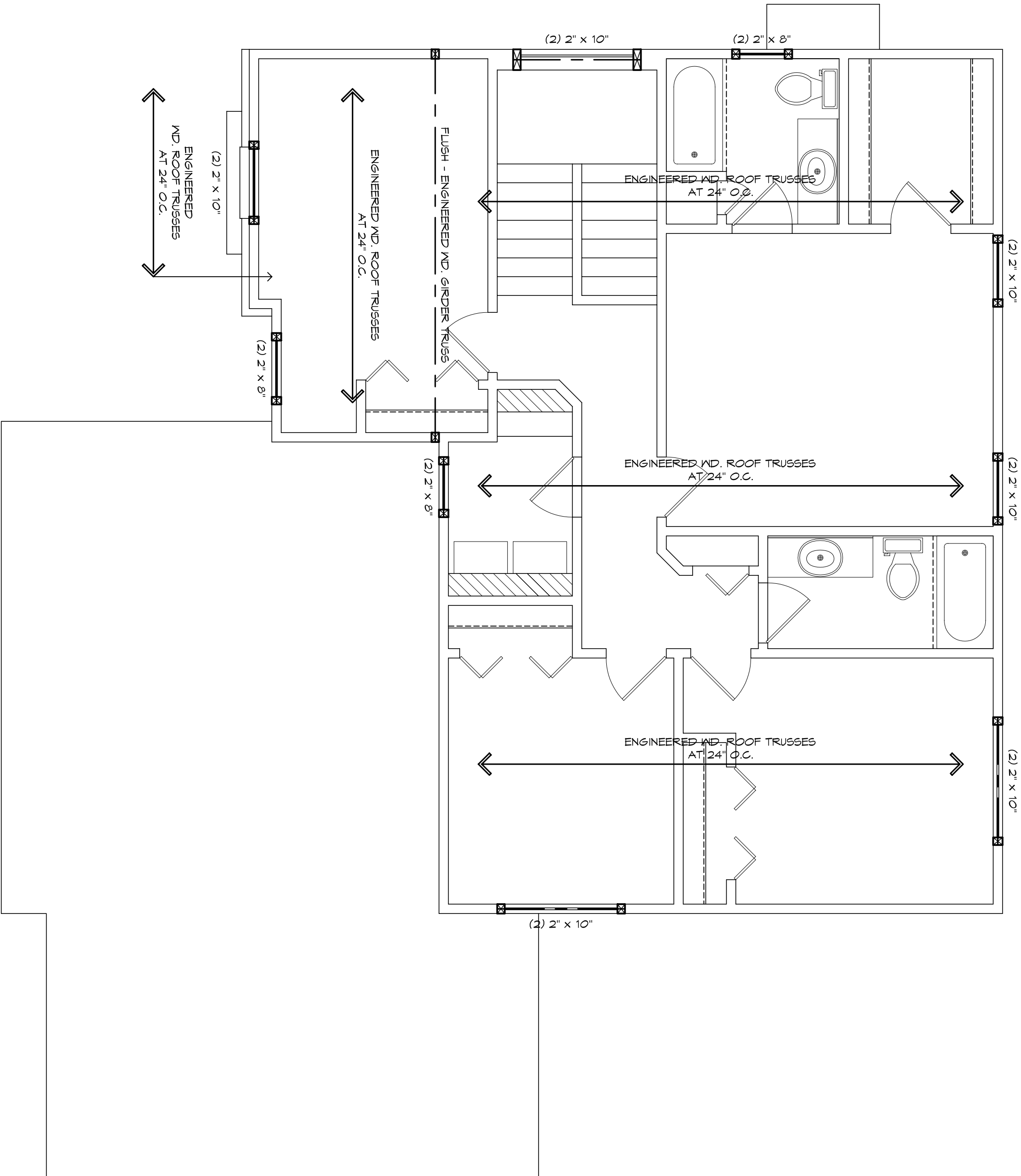
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INDICATES LOCATION OF SOLID BLOCKING TO BE PLACED BELOW
BLOCKING SPECIFIED AS FOLLOWS:
(2) 2" x 10" HEADER OR LESS = MIN. (2) JACK STUDS AT EACH END
(2) 2" x 12" HEADER OR GREATER = MIN. (3) JACK STUDS AT EACH END
TYPICAL UNLESS OTHERWISE NOTED

SECOND FLOOR STRUCTURAL LAYOUT

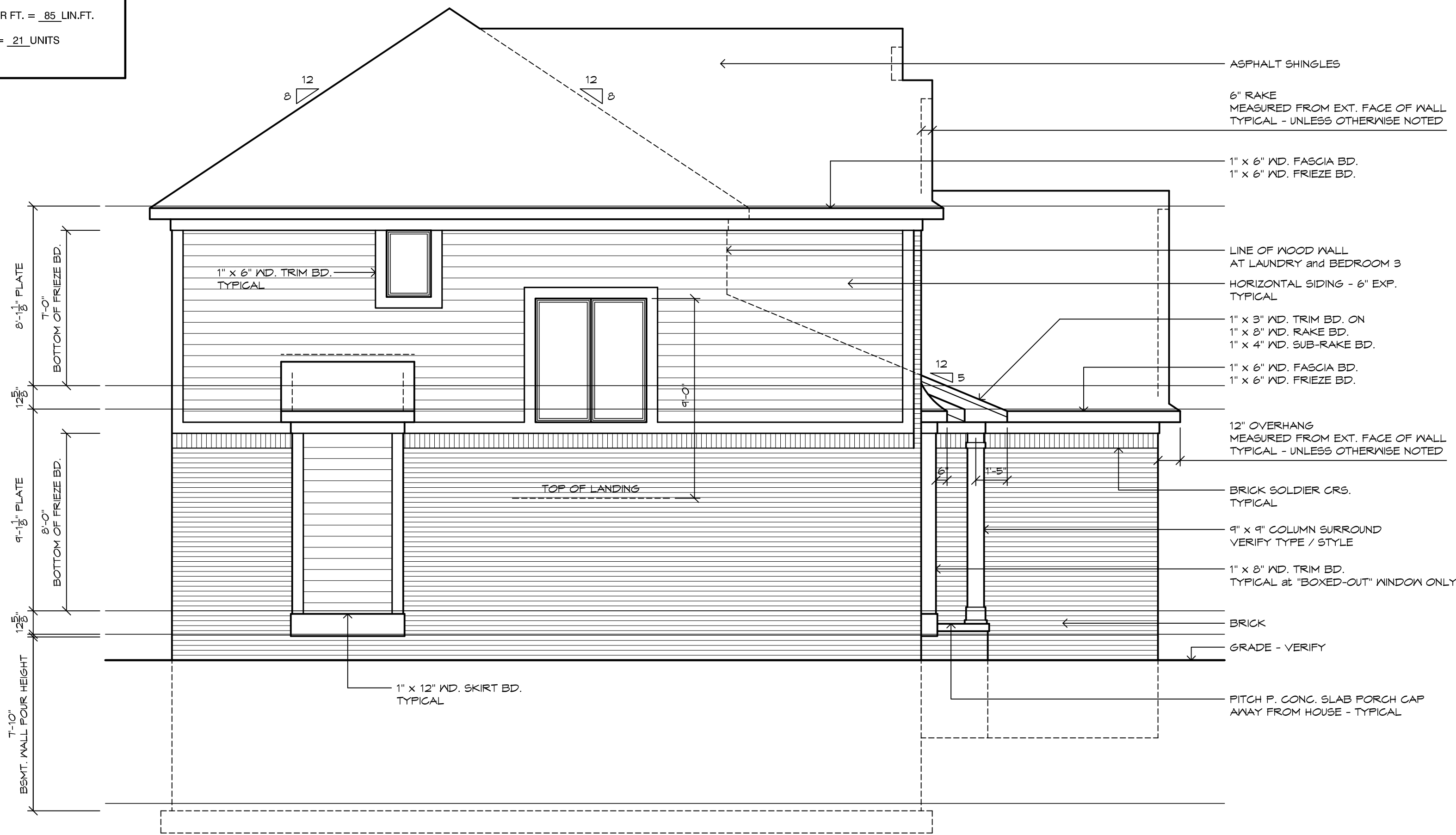
1/4" = 1'-0"



FRONT ELEVATION - A

1/4" = 1'-0"

ROOF VENTILATION CALCULATIONS
PROPOSED VENTED AREA:
VENT AREA RATIO: 1 to 150
ATTIC AREA = 1798 SQ.FT. (1 / 150)
VENT AREA = 11.99 SQ.FT. x 144 = 1713.60 SQ.IN.
40% SOFFIT = 685.44 SQ.IN. - 60% RIDGE = 1028.16 SQ.IN.
VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.
CONTINUOUS SOFFIT TYPE = 68.00 SQ.IN. PER FT. = 11 LIN.FT.
LOUVER TYPE - 8" x 16" = 65.00 SQ.IN. EACH = 11 UNITS
VENTED AREA REQUIRED - RIDGE = 1028.16 SQ.IN.
CONTINUOUS RIDGE TYPE = 12.228 SQ.IN. PER FT. = 85 LIN.FT.
LOUVERED ROOF TYPE = 50.00 SQ.IN. EACH = 21 UNITS



LEFT SIDE ELEVATION - A

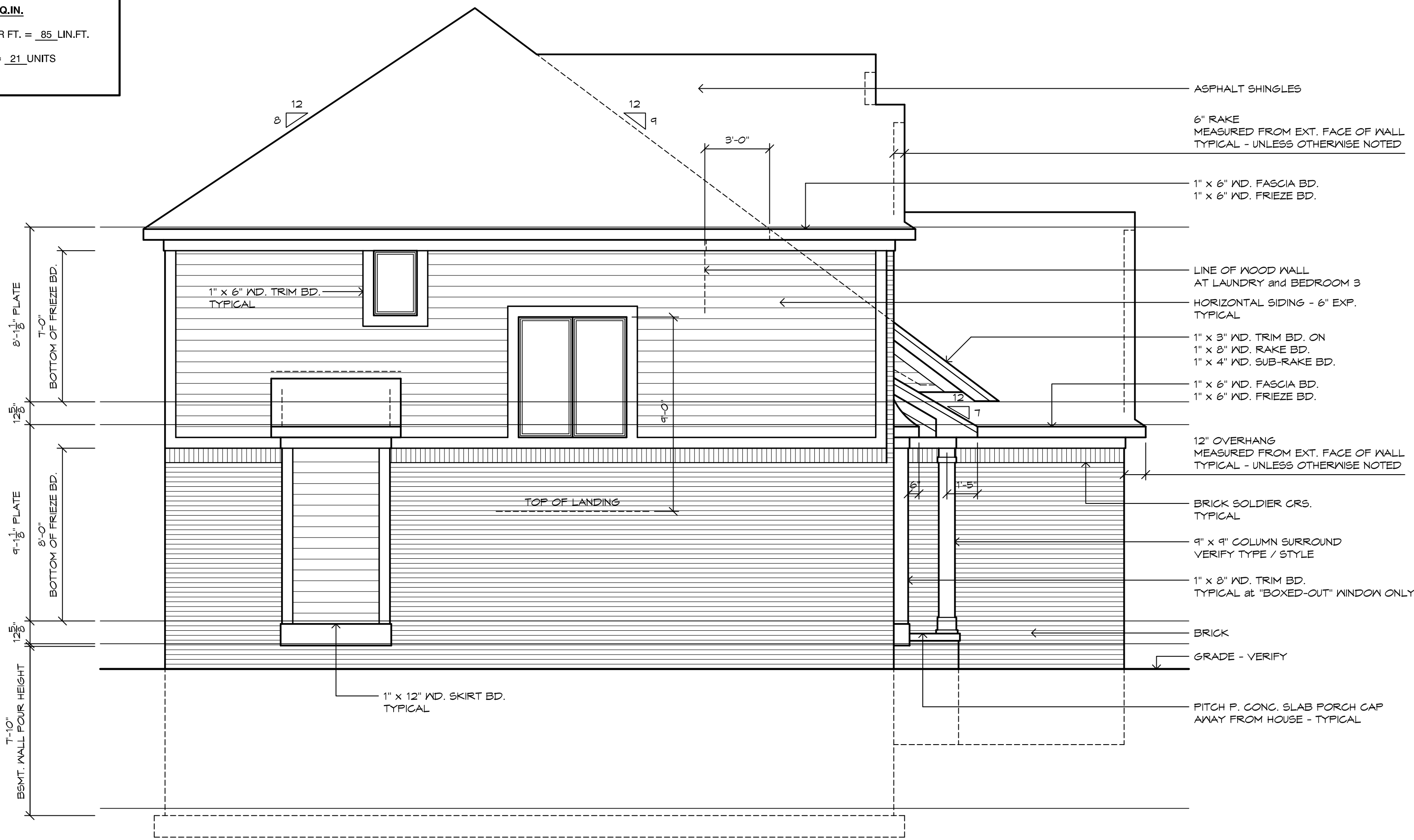
1/4" = 1'-0"



FRONT ELEVATION - B

1/4" = 1'-0"

ROOF VENTILATION CALCULATIONS
PROPOSED VENTED AREA:
VENT AREA RATIO: 1 to 150
ATTIC AREA = .1798 SQ.FT. (1 / 150)
VENT AREA = .11.99 SQ.FT. x 144 = .1713.60 SQ.IN.
40% SOFFIT = .685.44 SQ.IN. - 60% RIDGE = .1028.16 SQ.IN.
VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.
CONTINUOUS SOFFIT TYPE = .68.00 SQ.IN. PER FT. = .11 LIN.FT.
LOUVER TYPE - 8" x 16" = .65.00 SQ.IN. EACH = .11 UNITS
VENTED AREA REQUIRED - RIDGE = 1028.16 SQ.IN.
CONTINUOUS RIDGE TYPE = .12.228 SQ.IN. PER FT. = .85 LIN.FT.
LOUVERED ROOF TYPE = .50.00 SQ.IN. EACH = .21 UNITS



LEFT SIDE ELEVATION - B

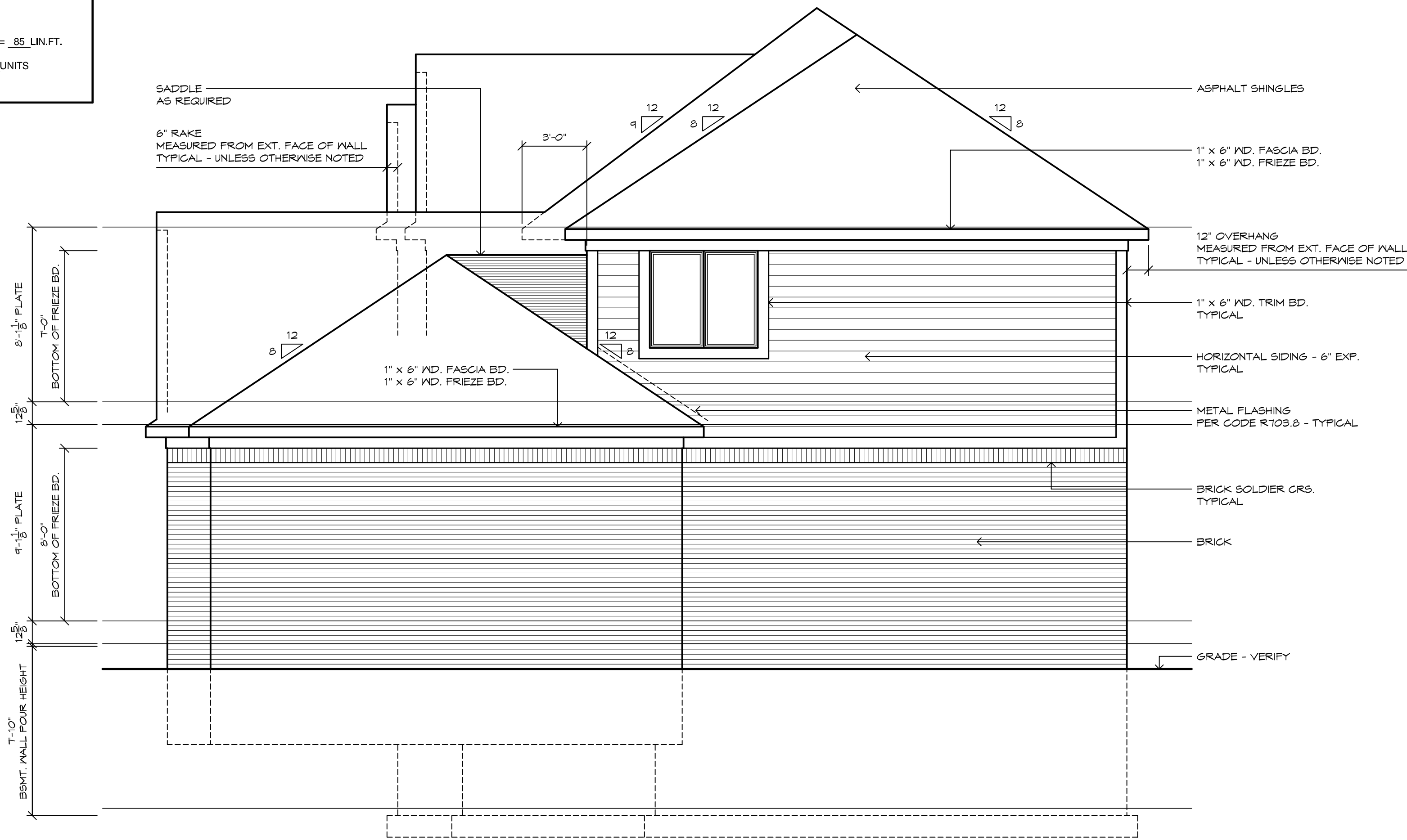
1/4" = 1'-0"



REAR ELEVATION - B

1/4" = 1'-0"

ROOF VENTILATION CALCULATIONS	
PROPOSED VENTED AREA:	
VENT AREA RATIO: 1 to 150	
ATTIC AREA = .1798 SQ.FT. (1 / 150)	
VENT AREA = .11.99 SQ.FT. x 144 = .1713.60 SQ.IN.	
40% SOFFIT = .685.44 SQ.IN. - 60% RIDGE = .1028.16 SQ.IN.	
VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.	
CONTINUOUS SOFFIT TYPE = .68.00 SQ.IN. PER FT. = .11 LIN.FT.	
LOUVER TYPE - 8" x 16" = .65.00 SQ.IN. EACH = .11 UNITS	
VENTED AREA REQUIRED - RIDGE = 1028.16 SQ.IN.	
CONTINUOUS RIDGE TYPE = .12.228 SQ.IN. PER FT. = .85 LIN.FT.	
LOUVERED ROOF TYPE = .50.00 SQ.IN. EACH = .21 UNITS	



RIGHT SIDE ELEVATION - B

1/4" = 1'-0"