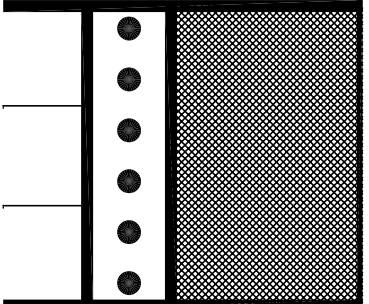
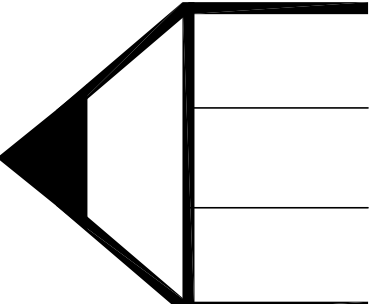




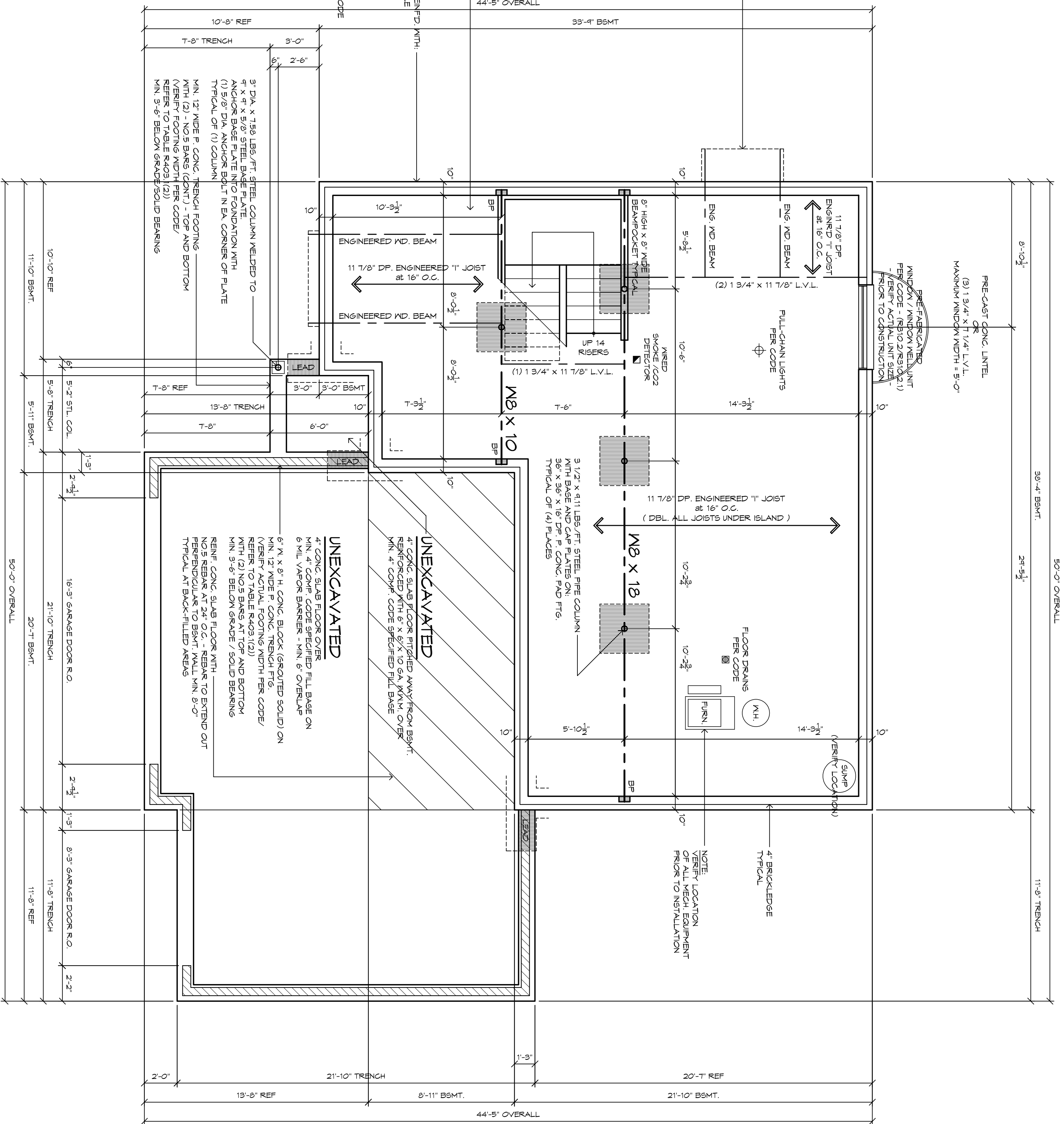
NOTE
FOURED CONC. WALLS SHALL BE VIBRATED N
MAX 20' LIFTS DURING THE POURING OPERATION
IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE

NOTE
FOURED WALL CONCRETOR TO PROVIDE
FOR A 20'-0" LONG (1/2" DIA. - NO 4 REBAR) ROD
INTO FOOTING AND UP THROUGH FOURED WALL
NEAR ELECTRICAL SERVICE LOCATION. (SEE
ELECTRICAL SERVICE LOCATION) (SEE
FOOTING AND WALL REINFORCEMENT)
ROD SHALL EXT WALL TO EXTERIOR (NEAR TOP OF WALL)
APPROX. 18" BELOW PROPOSED GRADE. (SEE CONC. WALL
REINFORCEMENT) (SEE CONC. WALL
FINAL LOCATION TO BE DETERMINED IN FIELD BY BUILDER.

1" JOIST FLOOR SYSTEM NOTES
DESIGN CRITERIA
STANDARD FLOOR
LIVE LOAD = 40 psf
DEAD LOAD = 20 psf
TILE FLOOR
LIVE LOAD = 25 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

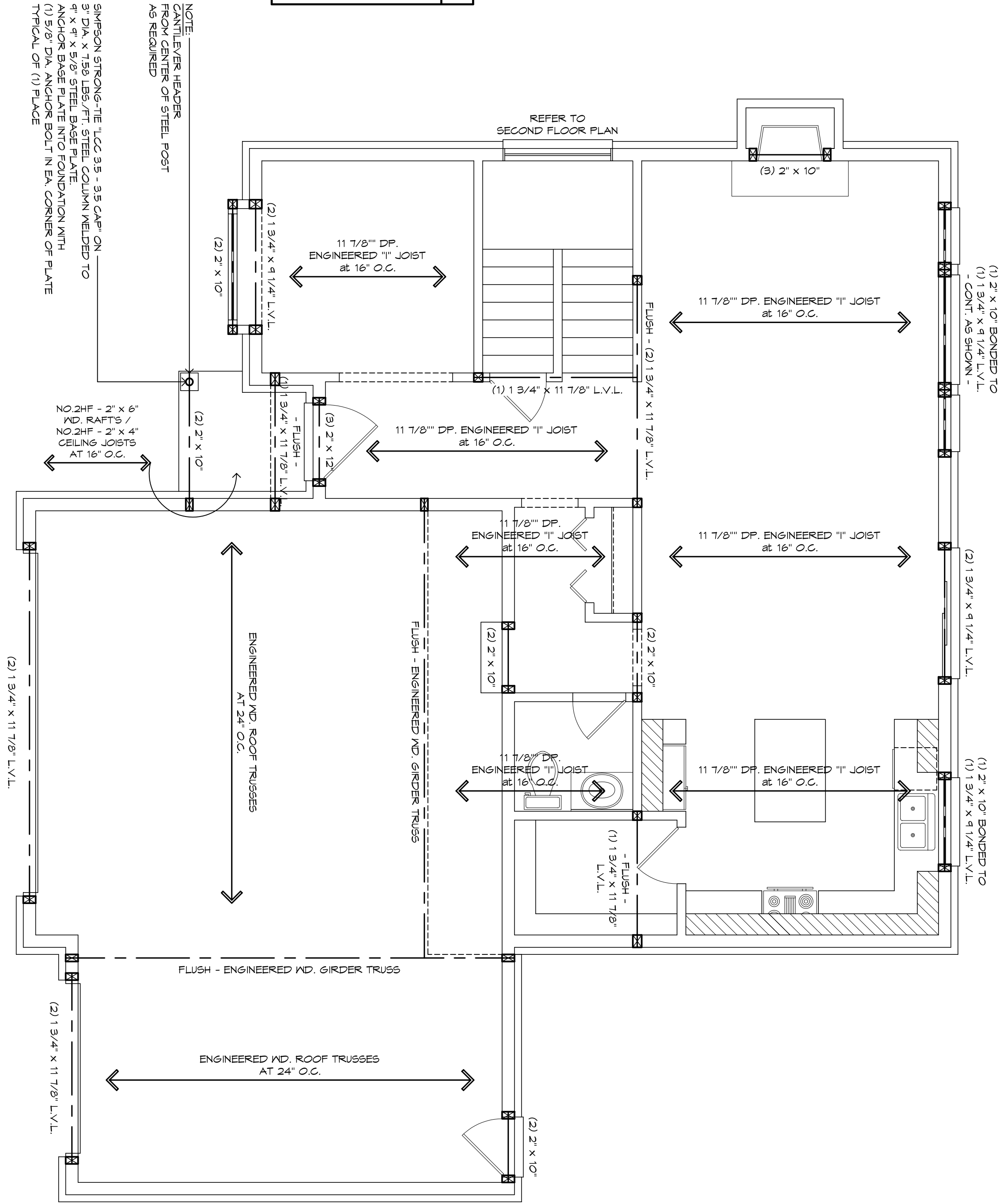
NOTE: IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED				
TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS				
CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)			
CRYSTALLINE BEDROCK	12,000			
SEDIMENTARY AND FOLIATED ROCK	4,000			
SANDY GRAVEL AND/OR 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
LOAD-BEARING VALUE OF SOIL (psf)				
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

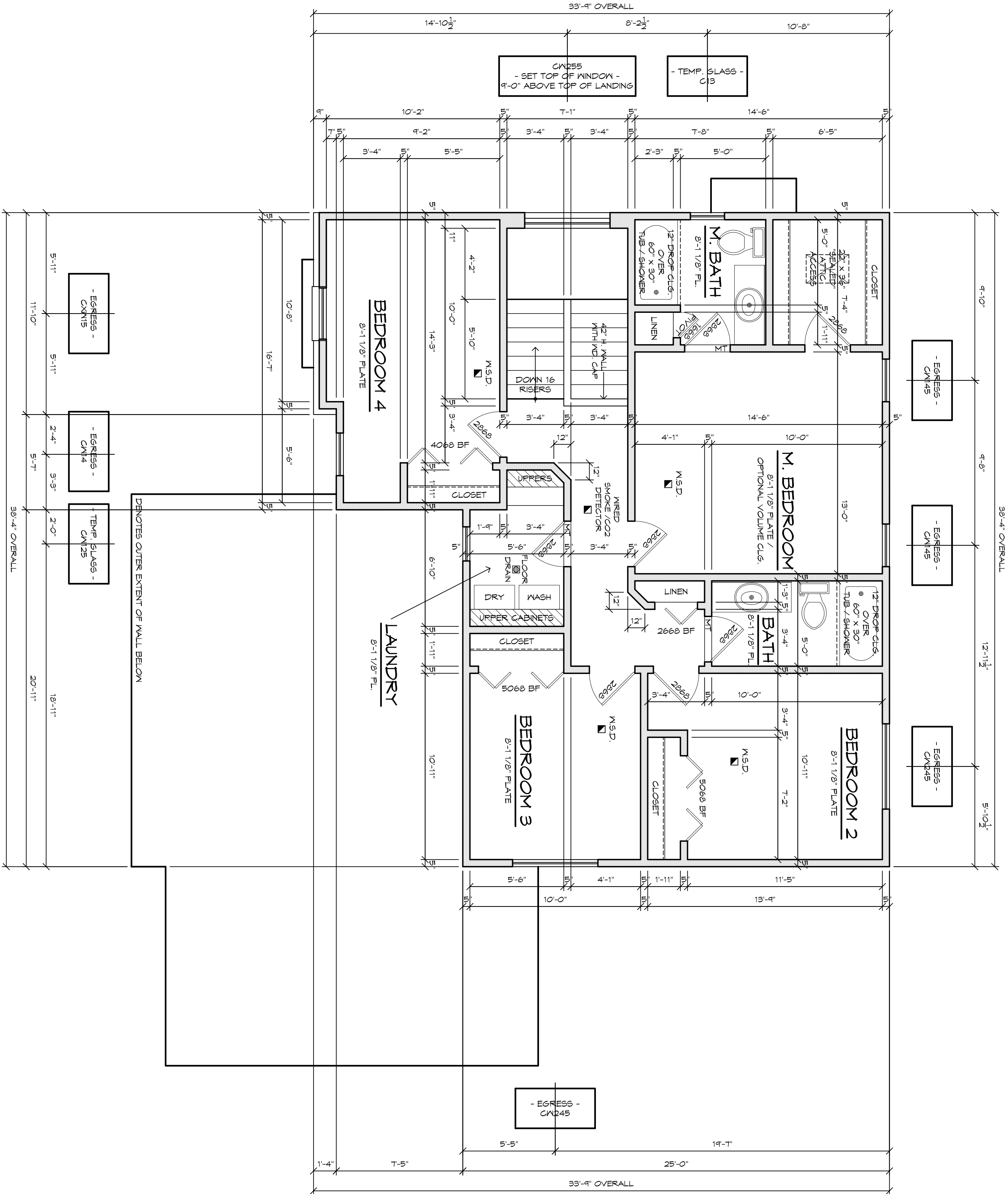
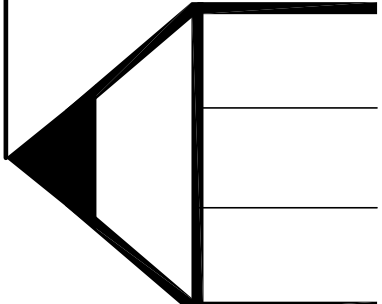
1/4" = 1'-0"



1" JOIST FLOOR SYSTEM NOTES	
DESIGN ASSUMPTIONS: STANDARD FLOOR	LIVE LOAD = 40 PSF DEAD LOAD = 20 PSF ON LIMIT OF L-480
TILE FLOOR	LIVE LOAD = 40 PSF DEAD LOAD = 20 PSF ON LIMIT OF L-480
	LIVE LOAD = 25 PSF LIVE LOAD DEFLECTION LIMIT OF L-600
1. VERIFY AREAS OF TILE FLOORING	
2. MANUFACTURER TO PROVIDE PROPER BLOCKING DETAIL	
3. MANUFACTURER TO PROVIDE PROPER BLOCKING DETAIL	
4. MANUFACTURER TO PROVIDE LADDER PLAN FOR ALL PARALLEL WALLS OVER 8'-0" IN LENGTH	

FIRST FLOOR STRUCTURAL LAYOUT

1/4" = 1'-0"



SECOND FLOOR: 1026 SQ.FT.
WINDOW SIZES PER: AMERICAN
SECOND FLOOR PLAN
NOTE: CABINET LAYOUT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY
VERIFY ACTUAL CABINET LAYOUT WITH BUILDER

1/4" = 1'-0"

REQUIRED AREAS FOR TEMPERED GLASS

1. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
2. SHOWER/BATH TUB DOORS AND ENCLOSURES, GLAZED AND WITH THE LOWEST EDGE FINISH TO THE FINISHED FLOOR LEVEL.
4. ALL OTHER AREAS SPECIFIED BY CODE.

CONSTRUCTION

1. ALL WALLS 10'-0" OR HIGHER SHALL BE BUILT IN ACCORDANCE TO 2015 MICHIGAN RESIDENTIAL CODE / TABLE 602.3(5).
2. ☒ INDICATES LOCATION OF SOLID BLOCKING TO DIRECT BEAMS BELOW BLOCKING. SEE AS FOLLOWS: TYPICAL WALLS OVERWALL NOTED (2) 2" x 12" HEADER OR GREATER = N/A. (3) JACK STUDS AT EACH END

MICHIGAN UNIFORM ENERGY CODE

1. SEE ENERGY RATING FOR ENERGY RATIONING.
2. SEE ENERGY ANALYSIS FOR 2015 MICHIGAN RESIDENTIAL CODE.
3. AIR LEAKAGE TEST SHALL BE DONE IN ACCORDANCE TO THE 2015 MICHIGAN RESIDENTIAL CODE / SECTION 402.2.3
4. SEAL ALL ACCESS HOLES FOR THE 2015 MICHIGAN RESIDENTIAL CODE

MISCELLANEOUS

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE

WINDOW / EGRESS WINDOW REQUIREMENTS

MNC 2015 - RESID.
1. MIN. NET CLEAR OPENING : 5.7 SQ.FT. : (ANY LOCATION)
2. MIN. NET CLEAR OPENING : 5.7 SQ.FT. : (GRADE FLOOR WINDOW ONLY)
3. MIN. NET CLEAR HEIGHT : 24"
4. MIN. NET CLEAR WIDTH : 20"
5. MINIMUM SILL HEIGHT : 48"

MNC 2015 - RESID.
1. OPERABLE WINDOW: WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWER PART OF THE CLEAR OPENING ON THE SURFACE SHALL BE THE MINIMUM OF THE FINISHED GRADE OR SURFACE IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT REMAIN OPENED THAT ALLOW INFLUX OF AIR OR RAIN. WHERE SECTIONS OPENED ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR.

HANDRAILS / GUARDRAILS

1. HANDRAIL HEIGHT: 34" MINIMUM - 38" MAXIMUM
2. HANDRAIL PORTION OF HANDRAIL TO HAVE CIRCULAR CROSS-SECTION
3. MINIMUM 36" HIGH GUARDRAILS REQUIRED WHEN RAISED FLOOR SURFACES ARE LOCATED MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW
4. BOLLARDS SPACED BETWEEN GUARDRAILS SHALL NOT PASS THROUGH ANY OPENING
5. ALL HANDRAILS / GUARDRAILS SHALL MEET MNC 2015 TABLE 602.1.5
6. SECTIONS OF GUARDRAILS SHALL HAVE COMPLETION TO THE TOP RAIL OF 2X4S VERTICAL IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.



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The Drawing Room

project:
The Addison
St. Clair Township, Michigan
client:
St. Clair In
67500 Mound Rd. - Washington

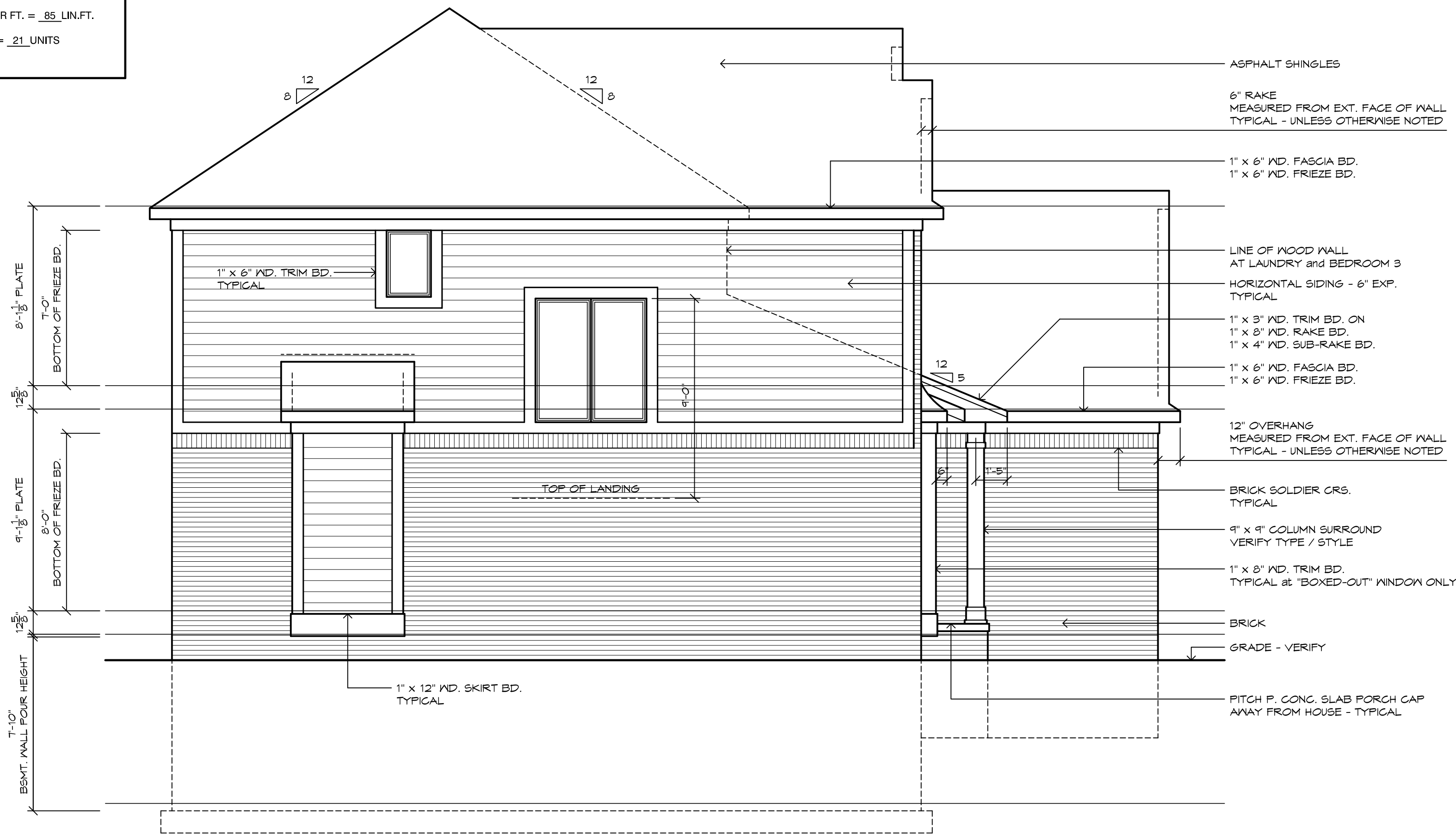
☐ Preliminary	☒ Bids ☐ Permits ☐ Construction
☐ Bids	
☐ Permits	
☐ Construction	
job no:	TDR-19007
issued:	25 March 2019 - Bids
drawn by:	CZAR
checked by:	GOD
sheet no:	



FRONT ELEVATION - A

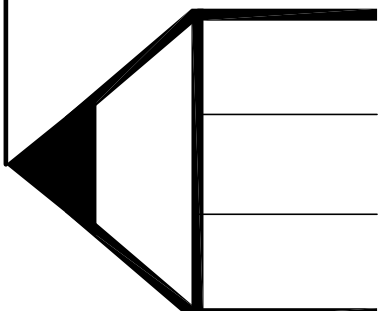
1/4" = 1'-0"

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"



of 9

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Checked by:	CLK
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Issued:	25 March 2019 - Bills
Job no:	TDR-19007
Permits:	Construction
Preliminary:	
Site:	

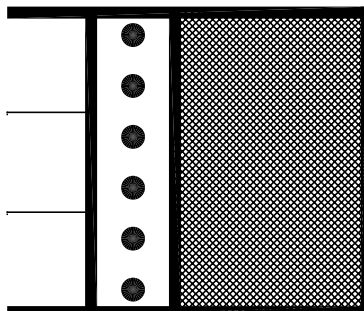
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St. Clair Township, Michigan
client:
St. Clair Investment Group L.L.C.
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**THE
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ROOM**





REAR 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.

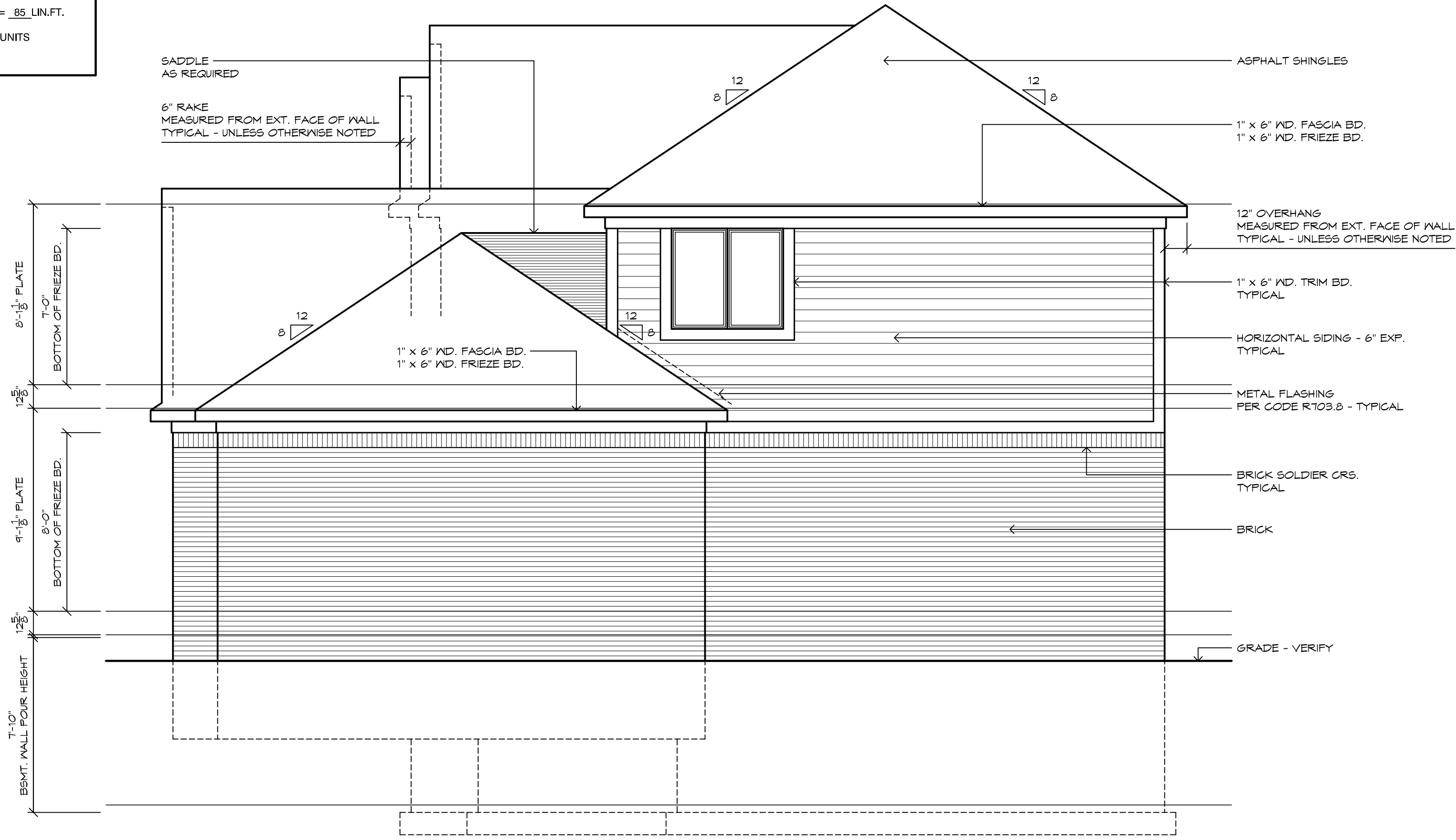
CONTINUOUS SOFFIT TYPE = 68.00 SQ.IN. PER FT. = 11 UNITS.

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 UNITS.

LOUVERED ROOF TYPE = 50.00 SQ.IN. EACH = 21 UNITS



RIGHT SIDE ELEVATION - A

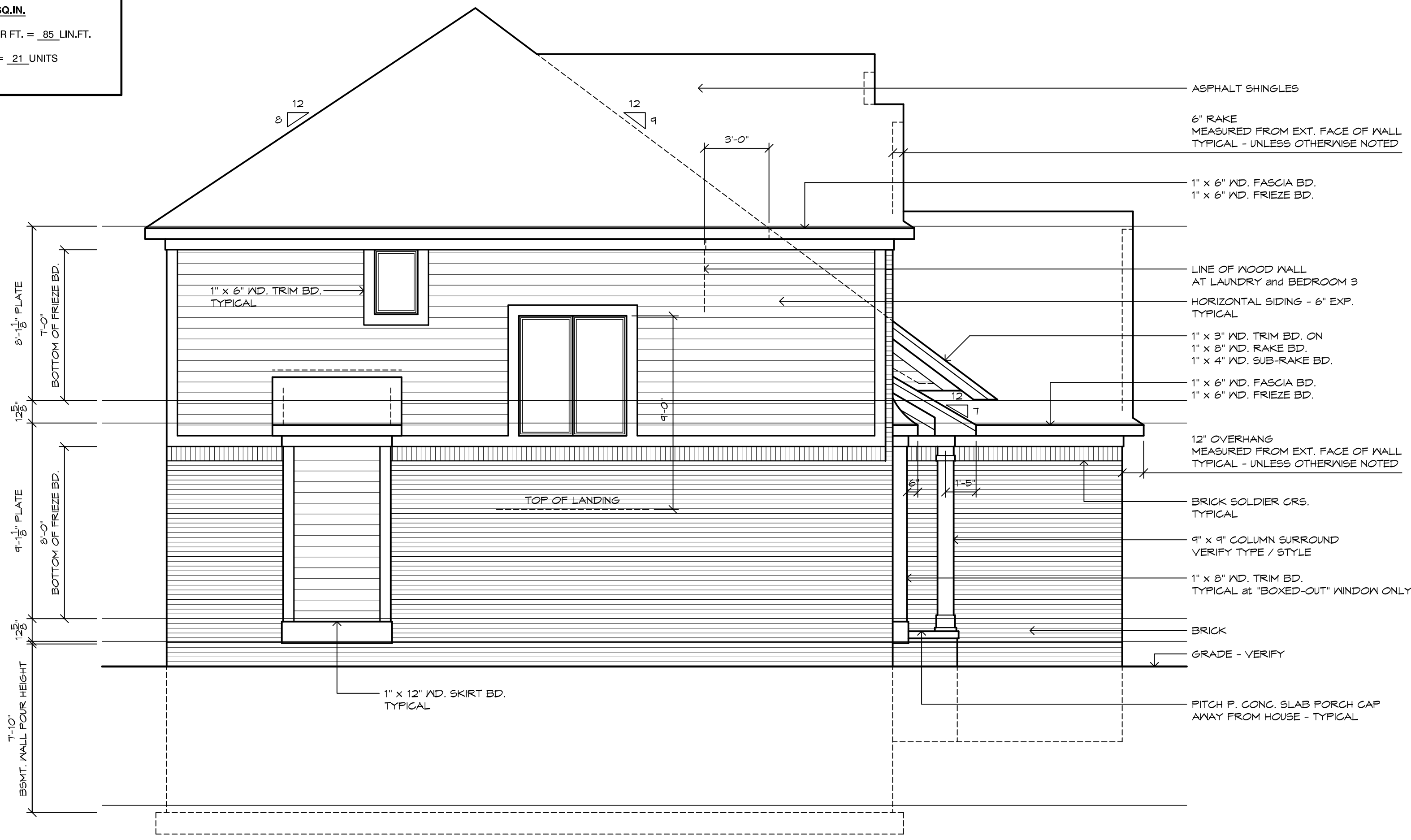
1/4" = 1'-0"



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 = .1713.80 SQ.IN.

40% SOFFIT = .685.44 SQ.IN. - 60% RIDGE = .1028.16 SQ.IN.

VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.

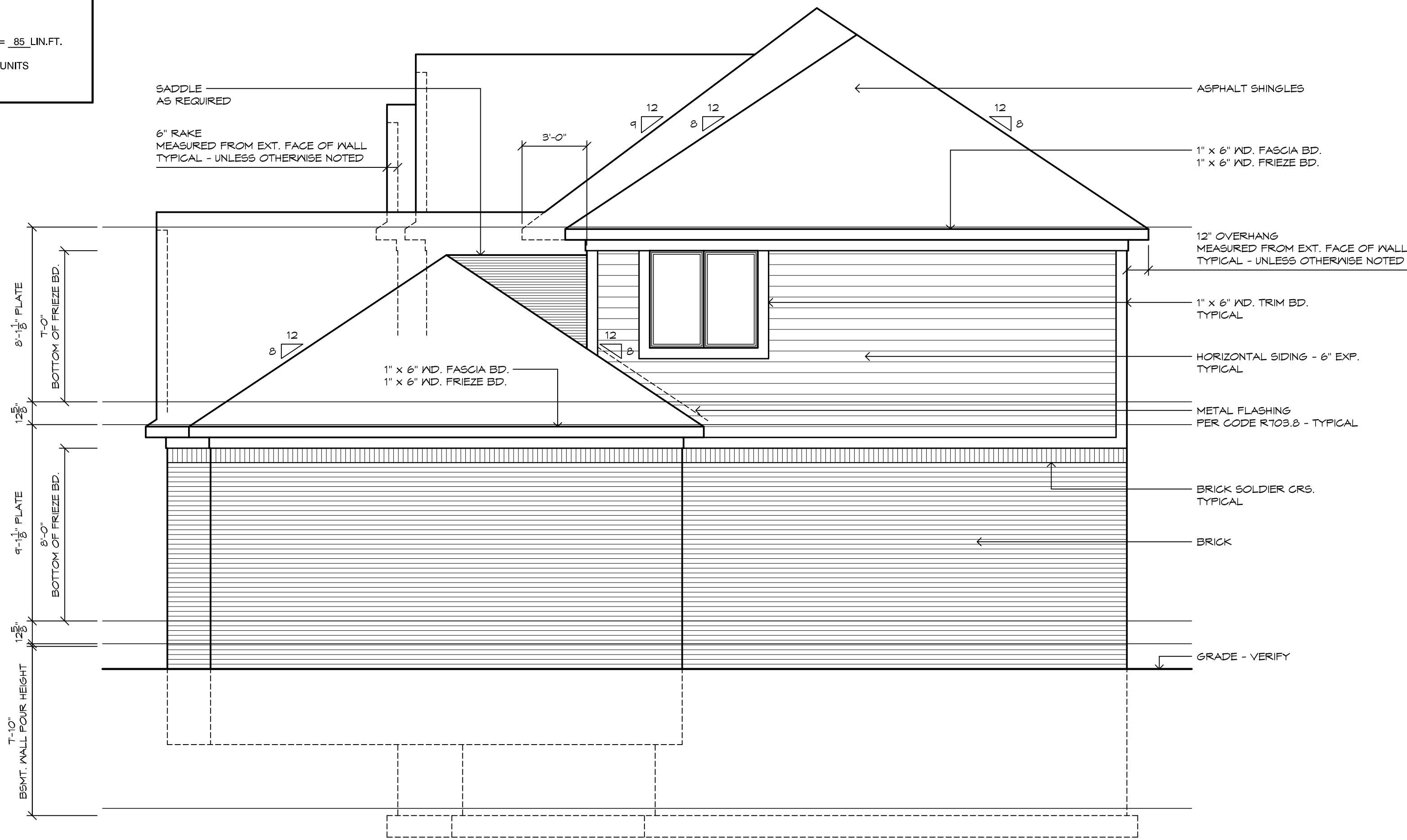
CONTINUOUS SOFFIT TYPE = .68.00 SQ.IN. PER FT. = .11 LIN.FT.

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"