

FIRST FLOOR: 1045 SQ. FT.  
GARAGE: 739 SQ. FT.  
WINDOW SIZES PER ANDERSEN  
FIRST 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. FIBER AND SLIDING PANELS OF SLIDING GLASS DOORS.
2. SHOWER BATH, TUB DOORS AND ENCLOSURES, GLAZING AND WITH THE LOWEST BLOCKING SIZE AS FOLLOWS TYPICAL NUMBER OTHERWISE NOTED.
3. BELLERS HALL AND BATH ENCLOSURES, GLAZING AND WITH THE LOWEST BLOCKING SIZE AS FOLLOWS TYPICAL NUMBER OTHERWISE NOTED.
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.

**MICHIGAN UNIFORM ENERGY CODE**

1. DETECTING BEAMS FOR REMOVAL/RELOCATION.
2. SEE ENERGY MANUAL FOR 2015 RELOCATION INSTRUCTIONS.
3. AIR LEAKAGE TEST SHALL BE DONE IN ACCORDANCE WITH 2015 WEBC / SECTION 402.2.2.
4. SEE ALL VENTILATION CODES IN THE 2015 WEBC / SECTION 402.2.3.

**MISCELLANEOUS**

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

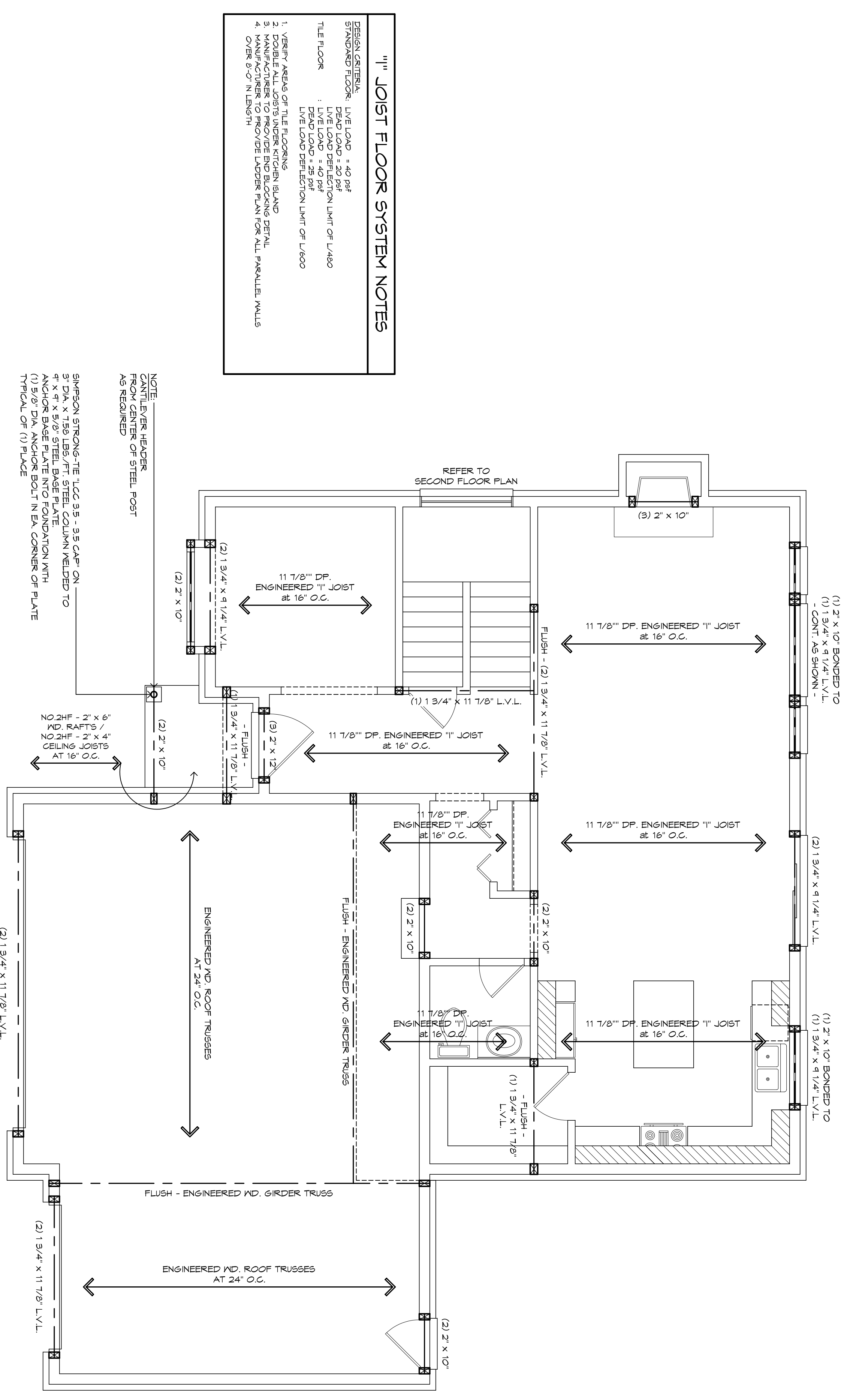
**WINDOW / EGRESS WINDOW REQUIREMENTS**

- WEBC 2015 - 8312.2
- 1. MIN. NET CLEAR OPENING : 20" (MIN. LOCATION)
  - 2. MIN. NET CLEAR WIDTH : 20" (MIN. LOCATION)
  - 3. MIN. NET CLEAR HEIGHT : 24" (MIN. LOCATION)
  - 4. MIN. NET CLEAR HEIGHT : 20" (MIN. LOCATION)

NOTE: 2015 WEBC 8312.2.1 WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 7' ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWER PART OF THE CLEAR OPENING OF THE WINDOW IN WHICH THE WINDOW IS LOCATED, OPERABLE SECTIONS OF WINDOWS SHALL NOT BE MORE THAN 18" ABOVE THE FINISHED GRADE. OPERABLE SECTIONS OF WINDOWS AND DOORS SHALL NOT BE MORE THAN 18" ABOVE THE FINISHED GRADE.

**HANDRAILS / GUARDRAILS**

1. HANDRAIL HEIGHT: 34" MINIMUM - 38" MAXIMUM
2. HANDRAIL PORTION OF HANDRAIL TO HAVE CIRCULAR CROSS-SECTION
3. MINIMUM 36" HIGH GUARDRAILS TO BE REQUIRED WHEN RAISED FLOOR SURFACES ARE LOCATED MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW
4. GUARDRAILS SHALL BE 4" CIRCULAR OR 2" X 4" SQUARE ANY OPENING IN GUARDRAILS SHALL BE COVERED WITH A RAILING
5. ALL HANDRAILS / GUARDRAILS SHALL MEET WEBC 2015 TABLE 803.1.5
6. GUARDRAILS SHALL BE COVERED WITH A RAILING
7. GUARDRAILS SHALL BE COVERED WITH A RAILING



**1 1/2" JOIST FLOOR SYSTEM NOTES**

DESIGN ASSUMPTIONS:  
 UNFINISHED FLOOR: LIVE LOAD = 40 PSF  
 FINISHED FLOOR: DEAD LOAD = 20 PSF  
 LIVE LOAD = 40 PSF  
 TIE FLOOR: DEAD LOAD = 25 PSF  
 LIVE LOAD DEFLECTION LIMIT OF L/600

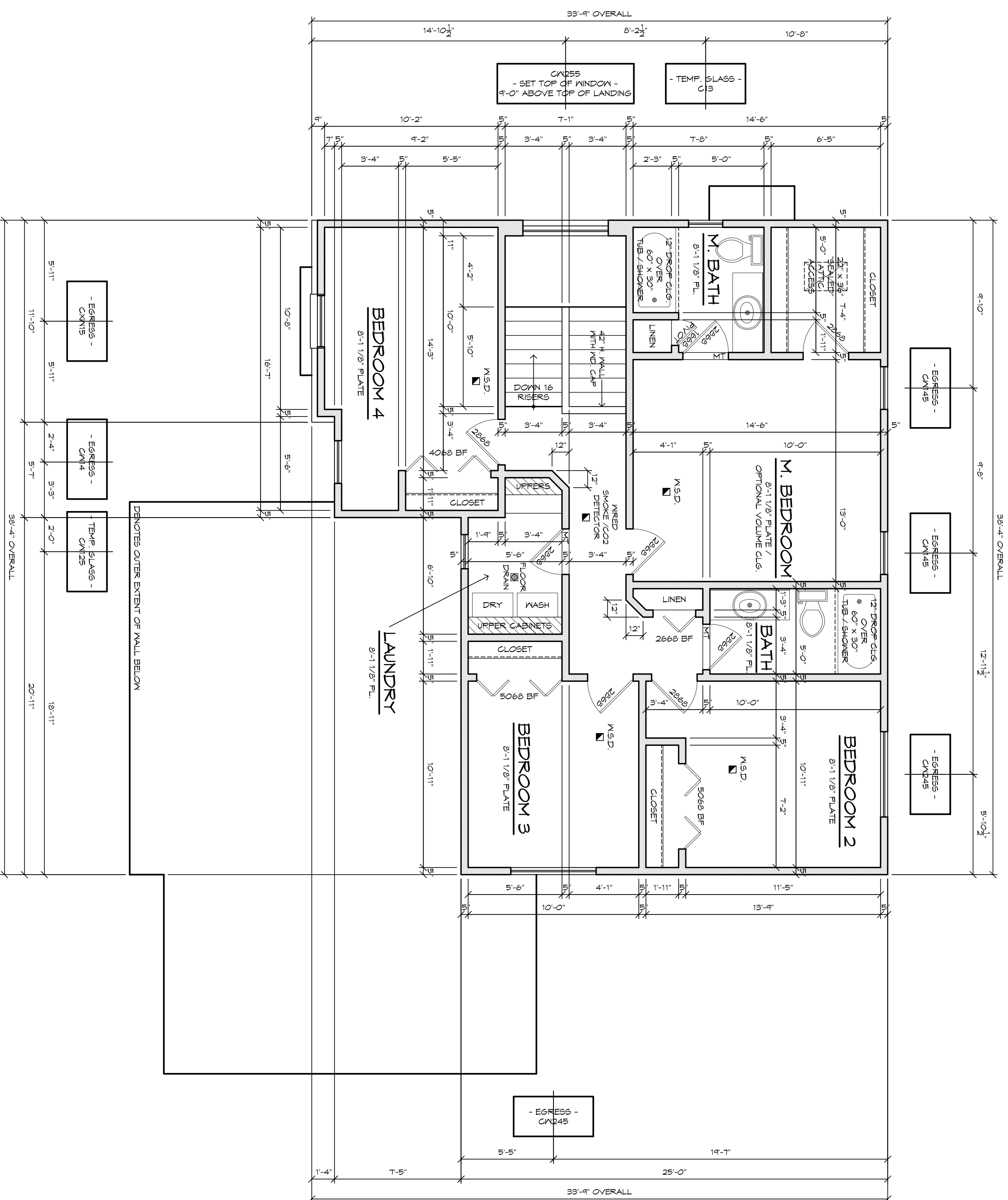
1. VERIFY AREAS OF THE FLOORING
2. VERIFY AREAS TO PROVIDE PROPER DETAIL
3. VERIFY AREAS TO PROVIDE PROPER DETAIL
4. VERIFY AREAS TO PROVIDE LADDER PLAN FOR ALL PARALLEL WALLS OVER 8'-0" IN LENGTH

INDICATES LOCATION OF SOLID BLOCKING TO BEARING BEAM  
 BLOCKING SIZE 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

**FIRST FLOOR STRUCTURAL LAYOUT**

1/4" = 1'-0"





SECOND FLOOR: 1026 SQ. FT.  
 WINDOW SIZES PER: AMBERGEN  
**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. FIBED AND SLIDING PANELS OR SLIDING TYPE DOORS.
2. SHOWER/BATH TUB DOORS AND ENCLOSURES (GLASS AND/ OR FIBER GLASS).
3. EGRESS WINDOWS AND ENCLOSURES (GLASS AND/ OR FIBER GLASS).
4. ALL OTHER AREAS SPECIFIED BY CODE.

**CONSTRUCTION**

1. ALL WALLS 10'-0" OR HIGHER SHALL BE BUILT IN ACCORDANCE TO 2019 MICHIGAN RESIDENTIAL CODE / TABLE 602.3(5)
2. INDICATES LOCATION OF SOLID BLOCKING TO PREVENT BEARING BELOW BLOCKING SIZE AS FOLLOWS: TYPICAL WALLS OVERHANG BEARING (2) 2" x 12" HEADERS OR GREATER + NAIL (3) JACK STUDS AT EACH END

**MICHIGAN UNIFORM ENERGY CODE**

1. SEE DETAIL PLAN FOR WINDOW SPECIFICATIONS
2. SEE ENERGY ANALYSIS FOR WINDOW PERFORMANCE
3. AIR LEAKAGE TEST SHALL BE DONE IN ACCORDANCE WITH THE 2019 MIBC / SECTION 402.2.3
4. SOLAR GLASS COEFFICIENT SHALL BE THE 2019 MIBC / SECTION 402.2.3

**MISCELLANEOUS**

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2019 MICHIGAN RESIDENTIAL CODE

**WINDOW / EGRESS WINDOW REQUIREMENTS**

- MIBC 2019 - RESID.
- |                           |               |                           |
|---------------------------|---------------|---------------------------|
| 1. MIN. NET CLEAR OPENING | 5'-0" SQ. FT. | (ANY LOCATION)            |
| 2. MIN. NET CLEAR HEIGHT  | 24"           | (GRADE LEVEL WINDOW ONLY) |
| 3. MIN. NET CLEAR WIDTH   | 20"           |                           |
| 4. MINIMUM NET HEIGHT     | 44"           |                           |
- MIBC 2019 - RESID.
- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 32" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST OPERABLE POINT OF THE WINDOW, THE WINDOW SHALL BE PROVIDED WITH AN OPERABLE SECTION OF WINDOW IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT BEHIND OPERABLE PARTITIONS OR OPERABLE SECTIONS OF WALLS. OPERABLE SECTIONS OF WINDOWS SHALL BE PROVIDED WITH A MINIMUM NET CLEAR HEIGHT OF 32" AND A MINIMUM NET CLEAR WIDTH OF 20".

**HANDRAILS / GUARDRAILS**

1. HANDRAIL HEIGHT: 34" MINIMUM - 38" MAXIMUM
2. HANDRAIL PORTION OF HANDRAIL TO HAVE CIRCULAR CROSS SECTION
3. MINIMUM 36" HIGHS HANDRAILS REQUIRED WHEN RAISED FLOOR SURFACES ARE LOCATED MORE THAN 30" INCHES ABOVE FLOOR OR GRADE BELOW
4. BOLLARDS SHOWN WITH SPACING OF 44" CANNOT PASS THROUGH ANY OPENING
5. ALL HANDRAILS / GUARDRAILS SHALL MEET MIBC 2019 TABLE 603.15
6. SEE THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL

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 St. Clair Township, Michigan  
 client: **St. Clair Investment Group L.L.C.**  
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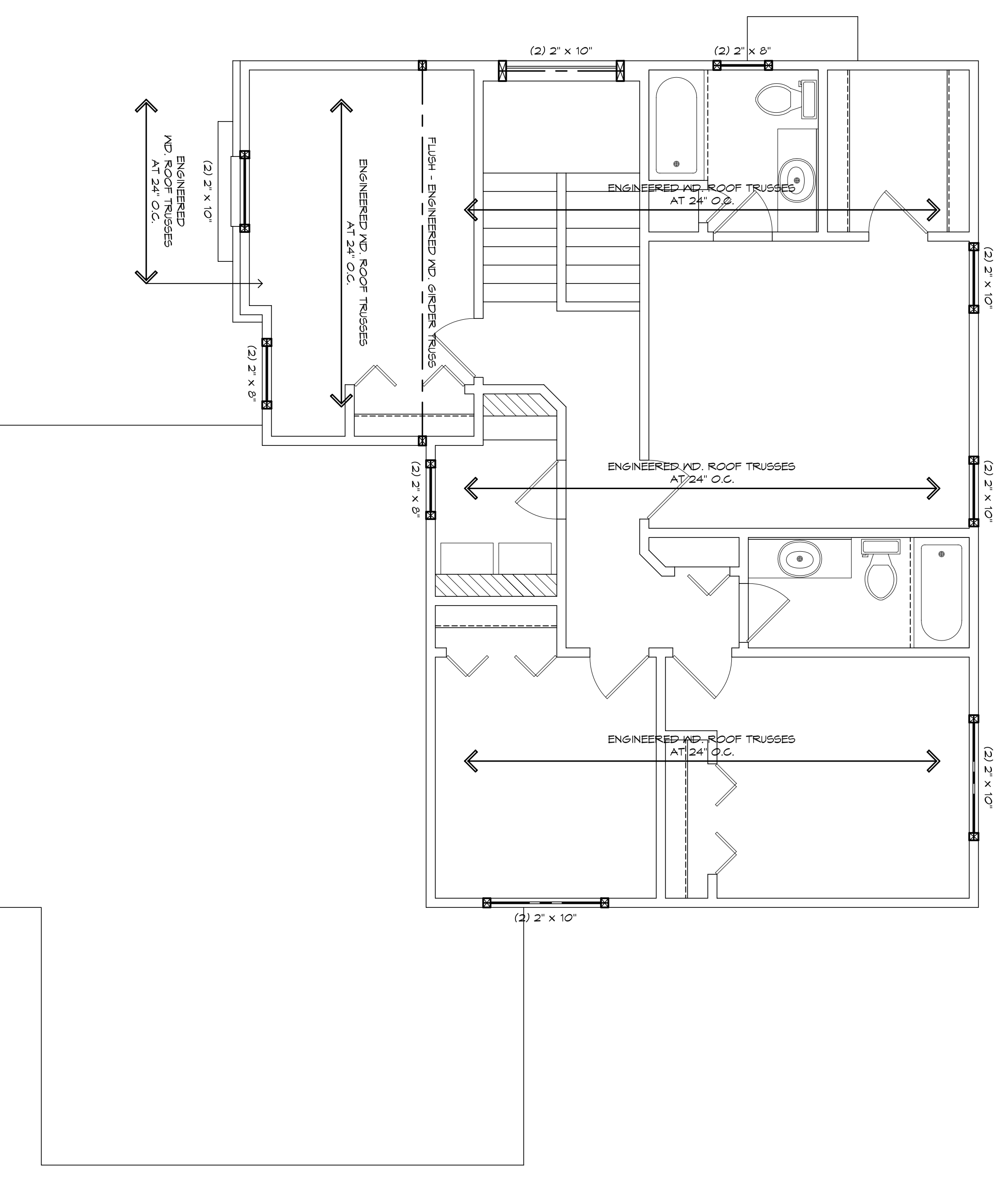
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 TDR-19007  
 issued:  
 25 March 2019 - Bills

drawn by:  
 GSK  
 checked by:  
 GOD  
 sheet no:



INDICATES LOCATION OF SOLID BLOCKING TO BEING BELOW BLOCKING SIZE 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"

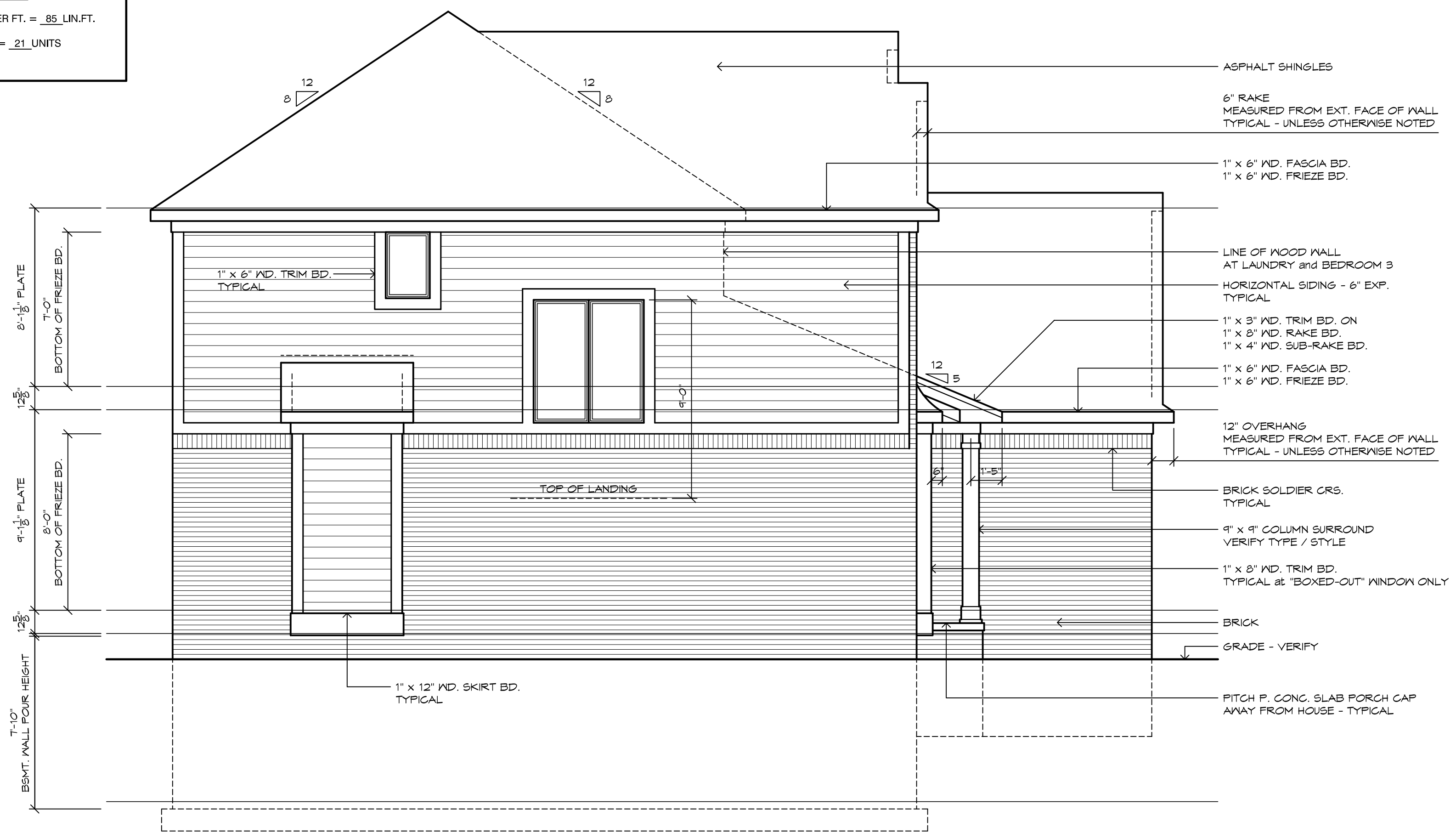




**FRONT ELEVATION - A**

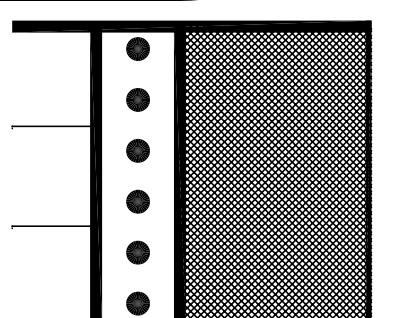
1/4" = 1'-0"

ROOF VENTILATION CALCULATIONS	
<b>PROPOSED VENTED AREA:</b>	
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.	
<b>VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.</b>	
CONTINUOUS SOFFIT TYPE = 68.00 SQ.IN. PER FT. = 11 LIN.FT.	
LOUVER TYPE - 8' x 16" = 65.00 SQ.IN. EACH = 11 UNITS	
<b>VENTED AREA REQUIRED - RIDGE = 1028.16 SQ.IN.</b>	
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"



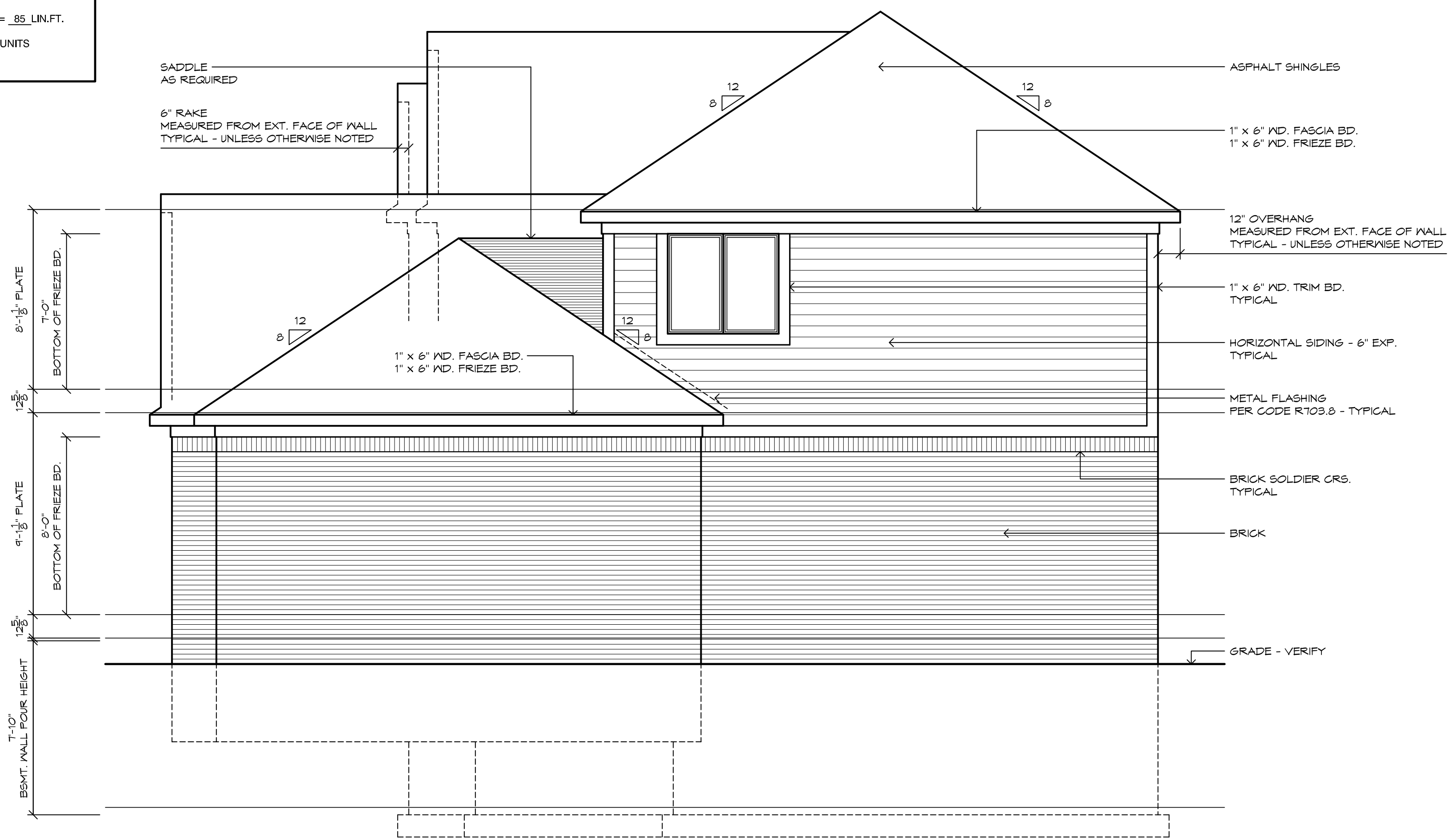


**REAR ELEVATION - A**

1/4" = 1'-0"

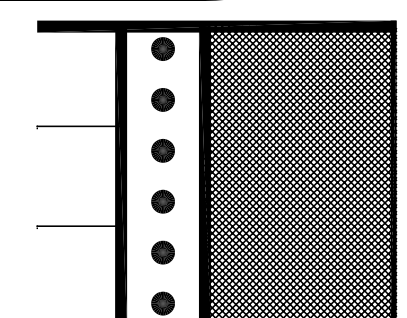
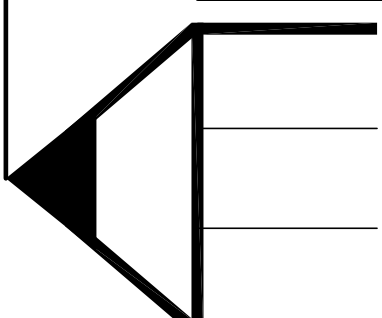
**ROOF VENTILATION CALCULATIONS**

**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 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 - A**

1/4" = 1'-0"





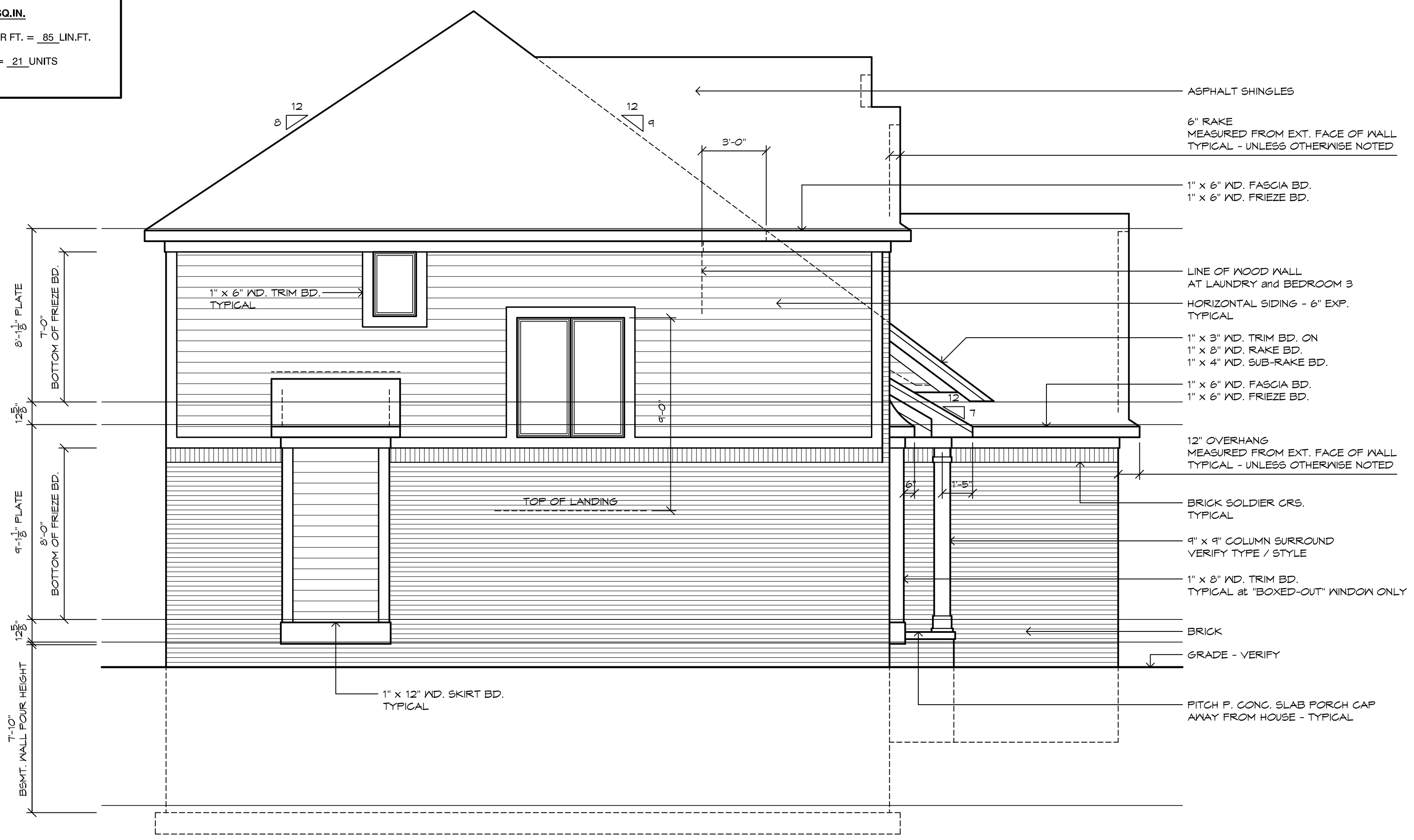


**FRONT ELEVATION - B**

1/4" = 1'-0"

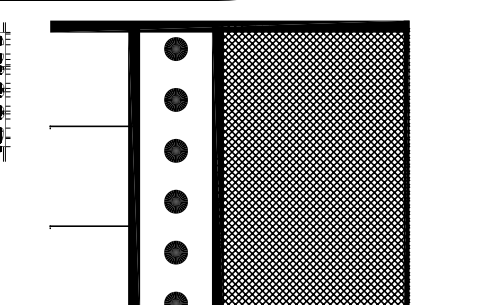
**ROOF VENTILATION CALCULATIONS**

**PROPOSED VENTED AREA:**  
 VENT AREA RATIO: 1 to 150  
 ATTIC AREA = 1,798 SQ.FT. (1 / 150)  
 VENT AREA = 11.99 SQ.FT. x 144 = 1,713.60 SQ.IN.  
 40% SOFFIT = 685.44 SQ.IN. - 60% RIDGE = 1,028.16 SQ.IN.  
**VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.**  
 CONTINUOUS SOFFIT TYPE = .68 SQ.IN. PER FT. = 11 LIN.FT.  
 LOUVER TYPE - 8' x 16' = .65 SQ.IN. EACH = 11 UNITS  
**VENTED AREA REQUIRED - RIDGE = 1,028.16 SQ.IN.**  
 CONTINUOUS RIDGE TYPE = .12 SQ.IN. PER FT. = 85 LIN.FT.  
 LOUVERED ROOF TYPE = .50 SQ.IN. EACH = 21 UNITS



**LEFT SIDE ELEVATION - B**

1/4" = 1'-0"





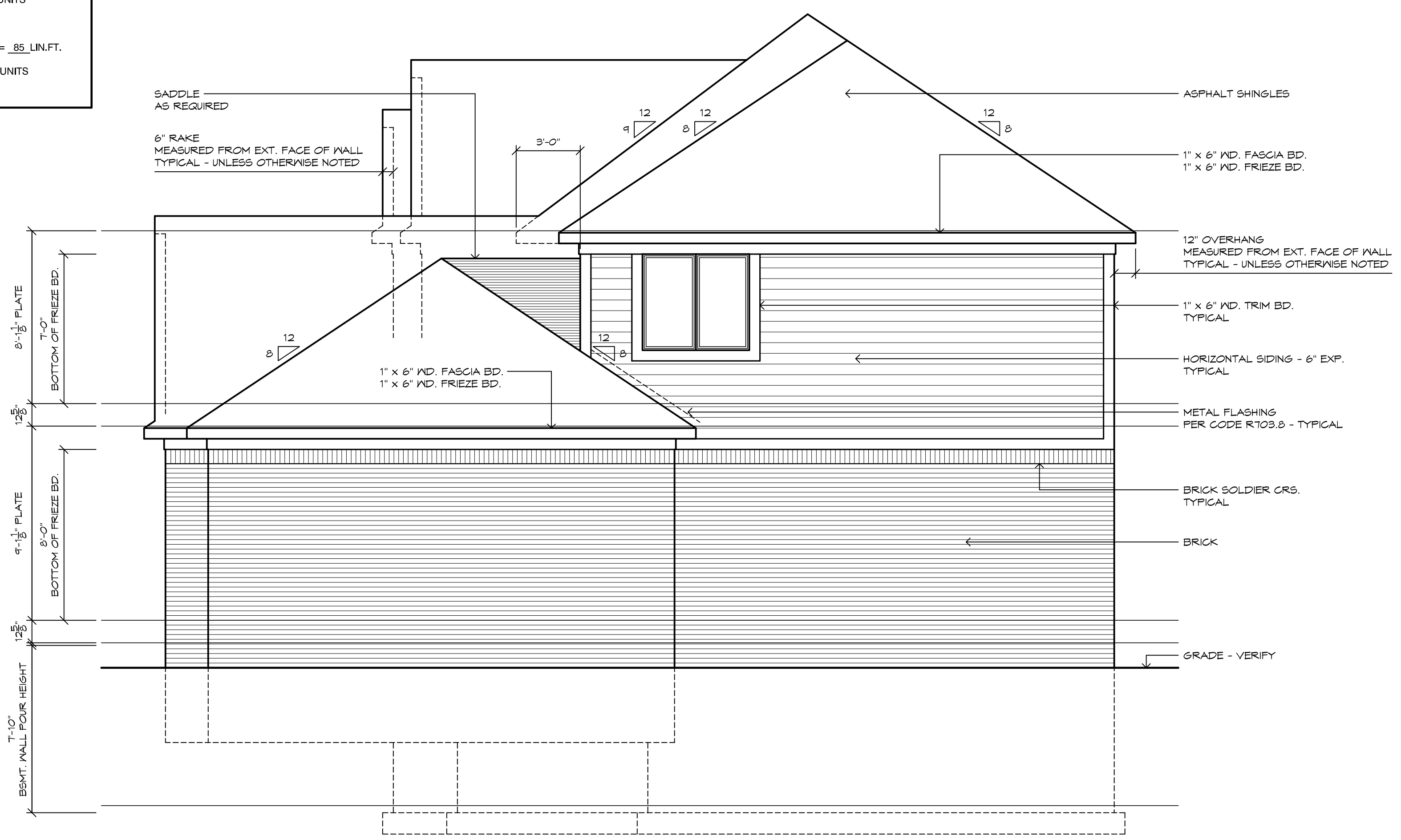


**REAR ELEVATION - B**

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 = .1199 SQ.FT. x 144 = .171360 SQ.IN.  
 40% SOFFIT = .68544 SQ.IN. - 60% RIDGE = .102816 SQ.IN.  
**VENTED AREA REQUIRED - SOFFIT = 685.44 SQ.IN.**  
 CONTINUOUS SOFFIT TYPE = .6800 SQ.IN. PER FT. = .11 LIN.FT.  
 LOUVER TYPE - 8" x 16" = .6500 SQ.IN. EACH = .11 UNITS  
**VENTED AREA REQUIRED - RIDGE = 1028.16 SQ.IN.**  
 CONTINUOUS RIDGE TYPE = .12228 SQ.IN. PER FT. = .85 LIN.FT.  
 LOUVERED ROOF TYPE = .5000 SQ.IN. EACH = .21 UNITS



**RIGHT SIDE ELEVATION - B**

1/4" = 1'-0"

