Hello,

Thank you for considering my project. I have been living in this house since July 2004, and after initially considering building a garage decided against it. Let me explain why I have decided, almost 20 years later, that a garage is necessary for the safety of my property, and myself. The decision was not made lightly, as the cost of the garage is a significant part of my earnings last year.

In the span of about 15 months, beginning in July 2020, thieves broke into my Chevy Equinox three times and stole the airbag while it was parked behind my home. Three times. The last time, it obviously happened in the middle of the day. Obviously, these brazen thieves would continue to return as long as I had an airbag in my car. Since the last theft in October 2021, I have parked my car in a garage several blocks away. Any time I want to drive anywhere, I have to walk several blocks. No matter the weather. No matter the time of day, meaning that sometimes I am walking home alone late at night. As a woman, old enough to be a grandmother, I am acutely aware of the potential peril, but I cannot keep replacing my airbag. Each time, the damage to the car costs a few thousand dollars, in addition to the inconvenience.

My car insurance rates, already high, increased as a result of the airbag theft. Parking on the street in front of the house has also proved a problem, as my car has been hit twice while parked there since October 2021. And of course there is the danger that the airbag will be stolen again, as thieves continue to target Chevys parked on the streets of West Village. I considered getting a new car, but that is very expensive these days, thanks to the same supply chain problems that seem to make airbag theft a lucrative business. A garage is actually cheaper than a new car.

The place where I would build the garage undoubtedly had a carriage house on it in the past, as there is the remnant of concrete in the area. There has not been a structure since at least the mid 1980s (according to my neighbors). In addition, the proposed garage will allow me to charge an electric car without having to resort to the measures my neighbors have, with extension cords running back to their cars. I have spoken to almost all of my long-time alley neighbors, who have expressed delight for me given the issues I've had. No one has voiced a complaint or concern.

I am proposing to use vinyl because the fancier material increases the cost by about 25 percent. Under either proposal, I would use colors that are consistent with the house (which is badly in need of painting).

Please, let me know if there is any additional information you need to approve this project. I will provide it promptly. And I beg of you: please, please let me build a garage. After walking back and forth, 8 minutes each way, to my car for a year and a half any time I want to drive somewhere. I cannot continue to live like this.

Thank you.



 PROPERTY LINE RIGHT OF WAY CENTER LINE BUILDING SETBACK EXISTING BUILDING PROPOSED GARAGE	<image/>	CONSULTING ARCHITECTS / ENGINEERS West End Avenue Waterford, Michigan 48328 phone: 602 434 6751 email: pweir@consultant.com
	Site Address 7939 East Lafayette Detroit, MI 48214 <b>TAX ID Number</b> 17-00083.003L T2-00083.003L R-2 - Two Family Residential Setbacks	Plot Plan
	REAR - 30 ft SIDES - 4 ft (14' total of 2) Legal Description Lot 23 and the East 5 feet of Lot 22, "Bewicks Subdivision", as recorded in Liber 21, Page 39 of Plats, Wayne County Records,	Proprietor: Alvarez Concepts, LLC 970 Highland Avenue Lincoln Park, MI 48146
	wayne County, Michigan	Project Location: 7938 East Lafayette Detroit, MI 48214
		Issued for○preliminary ✓ constructionApril 15, 2023○as - built
		revisions $\overrightarrow{A}$ Ø4-26-23 REVISE PER REVIEW DATED Ø4-25-23
		COPYRIGHT 2023 All Rights Reserved Arch-a-Tech Do not scale the print, use figured dimensions only. In the absence of a written contract, acceptance of these documents ( drawing and written material ) by the owner or his agents, shall herein constitute the original and unpublished work of Paul A. Weir, designer. Plans and the same may not be duplicated or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of the Architect.,
SHEET IN: A-1 P A-2 P A-3 W,	DEX Lot Plan Roposed Plan / Elevations All Section / General Notes	Job No. 23-017 <b>A-1</b> Sheet 1 of 3



## GENERAL NOTES

1.) ALL WALLS ARE TO BE CONSTRUCTED USING 2" × 4" WOOD STUDS @ 16"0c..

2.) ALL INTERIOR WALLS AND CEILINGS ARE TO HAVE 1/2" DRYWALL, PRIMED FINISH.





NTS





WALL SCONCE INFORMATION













	<section-header>CODE CODELIANCEMICHIGAN BUILDING CODE 2015MICHIGAN RESIDENTIAL CODE 2015MICHIGAN RESIDENTIAL CODE 2015MICHIGAN FLUMBING CODE 2015MICHIGAN MECHANICAL CODE 2016MICHIGAN KIEL GAS CODE 2016MICHIGAN KIEL GAS CODE 2016MICHIGAN KIEL GAS CODE 2016MICHIGAN REHABILITATION CODE FOR BUILDINGSMICHIGAN UNIFORM ENERGY CODE 2016A. Residential-International Energy Conservation Code 2015 ( One and Two family )INTERNATIONAL FIRE CODE 2015</section-header>	CONSULTING ARCHITECTS / ENGINEERS West End Avenue Waterford, Michigan 48328 phone: 602 434 6751 email: pweir@consultant.com
	=	Floor Plan Elevations
D)E C D E	TEXTURED ASPHALT SHINGLES RIDGE VENT 5" CONTINUOUS GUTTER METAL DRIP EDGE I" x 8" COMPOSITE, FASCIA	Proprietor: Alvarez Concepts, LLC 970 Highland Avenue Lincoln Park, MI 48146
	FINISH GRADE I" × 6" TRIM VINYL SIDING, Ply-Gem Mastic "QUEST", DBL. 5" EXPOSURE, COLOR / STYLE BY OWNER SCREENED, GABLE END VENT CONCRETE FOOTING, 42" BELOW GRADE (MIN) MAXIM "WESTLAKE", SINGLE LIGHT, I5" TALL, LED, OUTDOOR WALL SCONCE	Project Location: 7938 East Lafayette Detroit, MI 48214
	DIE CAST ALUMINUM, BLACK	Issued for○preliminary construction✓April 15, 2023○as - builtdrawn designed approvedA. Vandelay P. Weir
		revisions $\overrightarrow{A}$ Ø4-26-23 REVISE PER REVIEW DATED Ø4-25-23
)		COPYRIGHT 2023 All Rights Reserved Arch-a-Tech Do not scale the print, use figured dimensions only. In the absence of a written contract, acceptance of these documents ( drawing and written material ) by the owner or his agents, shall herein constitute the original and unpublished work of Paul A. Weir, designer. Plans and the same may not be duplicated or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of the Architect.,
	=	Job No. 23-017 <b>A-2</b> Sheet 2 of 3

#### GENERAL REQUIREMENTS

- 1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE STATE, LOCAL AND COUNTY BUILDING, ZONING, ELECTRICAL MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING DISCREPANCIES IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES OF SAME SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT, DETAIL NOTED "TYPICAL" IMPLY THAT ALL CONDITIONS ARE TREATED
- SIMILARLY 4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS. LOCATE ALL SPECIAL CONDITIONS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, PLUMBING, STRUCTURAL FASTENERS,
- SLEEVES, ETC. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE
- REQUIRED CODES THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM ANY ERRORS DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO STARTING THE WORK. 8. ALL MANUFACTURERS PRODUCT SPECIFICATIONS AND/OR WARNINGS FOR PRODUCTS OR MATERIALS USED IN
- CONSTRUCTION MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE APPROPRIATENESS OF ALL PRODUCTS SUBSTITUTED. ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT
- DOCUMENTS SHALL BE THE LATEST EDITION. 10. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

#### SITE WORK

- PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS COMPACTION, GEOLOGICAL REPORTS AND SITE GRADING PLANS APPROVED BY THE OWNER AND BUILDING DEPARTMENT. IN ABSENCE OF THE NECESSARY SUBSURFACE SURVEY, THE CONTRACTOR SHALL PROVIDE A LICENSED SOILS ENGINEER TO INVESTIGATE THE SITE AND SUBMIT A REPORT OF THIS WORK TO THE ARCHITECT, IF A DISCREPANCY FROM THE PRESUMED SOIL BEARING CAPACITY EXISTS, THE CONTRACTOR SHALL NOT PLACE FOUNDATIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OR OTHER BUILDER-APPROVED ENGINEERING SOURCE.
- PRESUMPTIVE SOIL BEARING CAPACITY IS 2.500 PSF ON UNDISTURBED SOIL. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL. THE BOTTOM OF THE FOOTINGS SHALL BE A MINIMUM OF 42""BELOW FINISHED GRADE. 3. NO EXCAVATIONS SHALL BE MADE WHOSE DEPTH BELOW FOOTING IS GREATER THAN 1/2 THE HORIZONTAL
- DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING. ALL BACKFILL AT STRUCTURES SLABS SHALL BE CLEAN GRANULAR FILL IN ACCORDANCE WITH ASTM D-1557.
- ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE OR SAND CAPABLE OF SUPPORTING 1,000 PSF.
- 6. DO NOT BACKFILL UNTIL CONCRETE HAS CURED, BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS. BRACING TO BE PROVIDED BY CONTRACTOR.

#### CONCRETE

- 1. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH CURRENT ACI-318 STANDARDS. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- REINFORCING STEEL SHALL CONFORM TO ASTM-A615 GRADE 60. WELDED WIRE FABRIC SHALL BE 6×6-10/10 AND CONFORM WITH STM-185, GLASS REINFORCED CONCRETE MAY BE USED IN PLACE OF WIRE MESH. 4. IN ON-GRADE CONCRETE SLABS THE W.W.F. REINFORCEMENT SHALL BE LOCATED MIDWAY IN THE SLAB
- THICKNESS.
- 5. ALL EXTERIOR CONCRETE IS TO BE AIR-ENTRAINED.
- 6. PROVIDE REINFORCING BARS AT FOOTING LOCATIONS WHERE INDICATED. BARS SHALL HAVE A MINIMUM OF 3" CONCRETE COVER, UNLESS NOTED OTHERWISE. PROVISIONS MUST BE TAKEN TO PROTECT ALL CONCRETE WORK FROM FROST DAMAGE.
- WALL SILL PLATES (PT), MIN, OF 2"X6" MEMBERS, FOUNDATION ANCHORAGE SHALL BE PROVIDED BY THE INSTALLATION OF ANCHOR BOLTS OR OTHER APPROVED ANCHORING METHOD. ANCHOR BOLTS SHALL BE A MINIMUM DIAMETER OF 1/2" EMBEDDED IN FOUNDATION TO A DEPTH OF NOT LESS THAN 8" OF POURED CONCRETE AND 15" IN GROUTED UNIT MASONRY. MIN. TWO ANCHOR BOLTS PER SECTION OF PLATE, PLACED 12" FROM THE END OF EACH SECTION OF PLATE, SPACED A MAX. OF 6 FT. ON CENTER FOR I AND 2 STORY BUILDINGS AND NOT MORE THAN 4 FT. ON CENTER FOR BUILDINGS OVER 2 STORIES IN HGT.
- 9. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER MEMBRANE COMPLYING WITH ASTM D-2103 WHERE INDICATED ON THE DRAWINGS 10. BEAM POCKETS WITH A MINIMUM OF 4" BEARING AND HEIGHT AND WIDTH AS REQUIRED BY BEAM. PROVIDE PRESSURE TREATED LUMBER BENEATH FULL BEARING OF WOOD BEAMS BEARING ON CONCRETE OR MASONRY.

#### METALS, STRUCTURAL & MISCELLANEOUS

- STEEL WORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C. CONNECTIONS SHALL BE BOLTED OR WELDED, BOLTS SHALL CONFORM TO ASTM A 325 AND BE A MINIMUM OF 3/4" DIAMETER UNLESS NOTED
- OTHERWISE 2. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDIBILITY TO CONFORM TO ASTM -501.
- 3. ALL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RED OXIDE PINT OR EQUAL 4. ERECTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR STABILITY UNTIL STUD WALLS, FLOOR
- UNDERLAYMENT, ROOF TRUSSES, FLOOR FRAMING, AND SHEATHING ARE IN PLACE. 5. STEEL LINTEL FOR NON-BEARING EXTERIOR MASONRY WALL AND EXTERIOR MASONRY PARTITIONS SHALL BE: FOR EACH 4" THICKNESS OF WALL AND OPENING:
- \*LESS THAN 4'-0" USE 1 ANGLE 3-1/2" × 3-1/2" × 5/16"
- \*4'-0" TO 6'-0" USE 1 ANGLE 4" × 3-1/2" × 5/16"
- \*6'-0" TO T'-6" USE 1 ANGLE 5" × 3-1/2" × 5/16" \*7'-0" TO 9'-4" USE 1 ANGLE - 6" × 3-1/2" × 5/16"
- LINTELS IN PAIRS SHALL BE BOLTED TOGETHER WITH 3/4" DIAMETER BOLTS AT 18" O.C. BEARING SHALL BE 6" MINIMUM, BUT NOT LESS THAN 1" FOR EACH FOOT OF SPAN.

#### CARPENTRY

- 1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED HEREIN, UNLESS SPECIFICALLY MODIFIED IN THE CONSTRUCTION DOCUMENTS.
- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: STANDARDS MANUAL
- NATIONAL FOREST PRODUCTS ASSOCIATION: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION WESTERN WOOD PRODUCTS ASSOC .: STANDARD GRADING RULES FOR WESTERN LUMBER. TRUSS PLAN INSTITUTE: DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES TIP-14 AMERICAN PLYWOOD ASSOCIATION: GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHING FOR WALLS AND ROOFS
- AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS 2. ALL STRUCTURAL LUMBER SHALL BE HEM FIR #2 (MINIMUM) STRESS GRADE LUMBER OF SPF #2 UNLESS NOTED OTHERWISE
- Fb=1,400 psi Fv=75 psi E=1,600,000 psi 3. ALL GLUE-LAMINATED BEAMS SHALL CONFORM TO A.I.T.C. SPECIFICATIONS Fb=2,400 psi Fv=165 psi
- E=1600000 bsi
- ALL EXTERIOR IX TRIM TO BE GEORGIA PACIFIC "PRIMETRIM" OR SYNTHETIC WOOD "TREX" OR EQUAL 5. DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND METAL CONNECTORS SHALL BE IN ACCORDANCE
- WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS: DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (ROOF) TIP-85.
- DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED PARALLEL CHORD WOOD TRUSSES (FLOOR)
- PCT-80. 8. ALL MEMBERS OF ALL TRUSSES TO BE FABRICATED FROM STRESS GRADE LUMBER HAVING FOLLOWING MINIMUM PROPERTIES: FB=1,400 PSI FT=50 PSI FCLL=1,100 PSI FCI=345 PSI
- 9. THE DESIGN LOADS FOR WOOD TRUSSES ARE AS FOLLOWS: ROOF FLOORS TOP CHORD LIVE = 30 PSF
- ASSEMBLY AREAS (DECK) TOP CHORD DEAD = 10 PSF = 10 PSF
- ASSEMBLY AREAS (DECK) BOLT CHORD DEAD = 05 PSF = 50 PSF KITCHEN AREAS ATTIC STORAGE = 20 PSF DL = 10 PSF
- POINT LOADS \*ALL POINT LOADS, PARTIAL, UNIFORM LOADS, OR COMBINATION THEREOF SHALL BE DETERMINED BY THE TRUSS MANUFACTURERS AND ACCOUNTED FOR IN THE DEGIGN OF THE TRUSSES. THE TRUSS SYSTEM SHALL BE ENGINEERED TO ACCEPT ALL IMPOSED LOADS AS DICTATED ABOVE.
- 10. HANGERS, FRAMING, ANCHORS AND FASTENERS: PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED. NAILS TO BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. "HECKMANN" OR "SIMPSON" CONFORMING TO THE REQUIREMENTS INDICATED SHALL BE PROVIDED. ALL ANGLES AND ANCHORS SHALL BE GALVANIZED.
- 11. USE PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR MASONRY. ALL HEADERS AT BEARING CONDITIONS SHALL BE SIZED AS SHOWN ON THE CONSTRUCTION DOCUMENTS. 13. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS, RUNNING PARALLEL TO FLOOR FRAMING OR AS
- SPECIFIED 14. ROOF SHEATHING TO BE AS NOTED ON THE DRAWINGS, EXCEPT AS DESIGNED BY ENG. FLR. SYST.
- 15. FLOOR SHEATHING TO BE 3/4" T & G INTERIOR/EXTERIOR GLUE GLS PLYWOOD, OSB OR EQUAL.
- 16. WALL SHEATHING TO BE AS NOTED ON THE DRAWINGS. 17. ALL TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROF. ENG. AND SEALED CALCS. ARE TO BE SUBMITTED FOR APPROVAL. 18. PROVIDE CONTINUOUS BLOCKING OR CROSS BRIDGING LINES AT 8'-0" O.C. MAX. SPACING, PROVIDE A MIN. OF
- I LINE OF BRIDGE. 19. ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

### OPENING SIZE HEADER UP TO 4'-0" (2) 2"x6"

4'-Ø" TO 6'-Ø" (2) 2"x8" 6'-0" TO 9'-0" (2) 2"x10"

### THERMAL AND MOISTURE PROTECTION

- SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.
- 2. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH ARCHITECTURAL SHEET METAL MANUAL BY SMACNA. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 203 AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
- 4. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A 625, 0.20 % COPPER, 26 GAGE (0.173"): ASTM A 55, DESIGNATION G 90 HOT-DIP GALVANIZED, MILL PHOSPATIZED. BACKPAINT FLASHING 2/BITUMINOUS COATING (OR EQ) WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS
- MATERIALS OR DISSIMILAR METALS. 6. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF WOOD BEAMS THROUGH
- EXTERIOR WALLS, EXTERIOR OPENINGS (WINDOWS), EXTERIOR MATERIAL CHANGES (CEDAR TO BRICK), AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT AND WEATHERPROOF PERFORMANCE. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROGION-REGISTANT METAL OR COPPER AND SHALL EXTEND AT LEAST II" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN
- END LAP OF NOT LESS THAN 4".
- 8. ROOF SHINGLES SHALL BE AS SPECIFIED BY OWNER AND SHALL MATCH EXISTING AS CLOSE AS POSSIBLE. 9. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREAS SHALL BE NOT LEGS THAN 2/3 OF ONE PERCENT (1%) OF THE HORIZONTALLY PROJECTED ROOF AREA, OR 1/3 OF ONE PERCENT (1%) IF AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE
- REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. 10. PROVIDE AND INSTALL 5-1/2" THICK GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-19 IN ALL EXTERIOR STUD WALLS.
- PROVIDE AND INSTALL 9-1/2" THICK GLASS FIBER BATT & BLOWN INSULATION WITH AN INSULATION-ONLY VALUE OF R-30 IN ROOF OR CEILING, CRAWL SPACE, FLOOR JOINT AND IN FLOORS OVER UNHEATED SPACES AS SHOWN ON DRAWINGS.
- 12. PROVIDE RIGID INSULATION EXTRUDED POLYSTYRENE, R-10 IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WHERE SHOWN ON DRAWINGS. PROVIDE AND INSTALL BATT INSULATION AT WINDOW SHIM SPACES. FIT INSULATION TIGHT WITHIN SPACE AND TIGHT TO AND BEHIND MECHANICAL AND ELECTRICAL SERVICES WITHIN
- THE PLANE AND INSULATION, LEAVE NO GAPS OR VOIDS. 15. INSTALL TYPE 15 FELT OR TYVEK OR OTHER APPROVED BUILDING PAPER (PER "UL" STANDARD SPEC 55A REV, 061 1975) UNDER EXTERIOR TRIM AND SIDING, APPLY SO AS TO FORM A WALL MEMBRANE, OVERLAP EACH
- COURSE BELOW 2 INCHES MINIMUM HORIZONTAL JOINTS AND 6 INCHES MINIMUM AT VERTICAL JOINTS. PROVIDE SEALANTS AND CAULKING MEETING APPLICABLE SPECIFICATIONS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR.
- PROVIDE AND INSTALL A 4-MIL POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D 2103 WHERE SHOWN ON THE DRAWINGS. 18. GUTTERS AND DOUNSPOUTS AS SELECTED BY BUILDER, DOUNSPOUTS AND SPLASH LOCATIONS SHALL BE

### DRAINAGE. DOORS, WINDOWS, AND GLASS

- REFERENCE STANDARDS FOR METAL DOORS, WOOD DOORS AND WINDOWS SHALL BE AS FOLLOWS: A. UNDERWRITER'S LABORATORIES, INC.: BUILDING MATERIALS DIRECTORY. B. NATIONAL FIRE PROTECTION AGGOC .: PAMPHLET NO 80 STANDARD FOR FIRE DOORS AND WINDOWS.
- C. NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION: 1.5., 1078: WOOD FLUSH DOORS. 2FOOT D. AGTM E283, AGTM E 331, 2. GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FIXED GLASS PANELS, SLIDING GLASS DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE BOCA CODE AND SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (16 CFR 1201). 3. ALL DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY
- WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION, ALL MANUFACTURED
- WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTED ASTM E2283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED. PROVIDE WATHERPROOF THRESHOLD AT ALL EXTERIOR SWING DOORS.
- PROVIDE DOORS, WINDOWS AND GLAZING SIZES AS INDICATED ON DRAWINGS.
- EXTERIOR ENTRY DOORS (INCLUDING HOUSE TO GARAGE) UNLESS OTHERWISE NOTED, SHALL BE 1-3/4" THICK INSULATED UNITS AS SPECIFIED BY BUILDER. ALL OPERABLE WINDOWS SHALL HAVE INTEGRAL SCREENS.

#### FINISHES

- PROVIDE AND INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH AMERICAN STANDARDS SPECIFICATIONS FOR THE APPLICATION OF FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION: APPLICABLE PARTS THEREOF ARE HEREBY MAKE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN \_OCAL CODES. OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE
- FOLLOWED APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION
- INSTRUCTIONS 3. ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES, TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
- 4. ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC. 5. APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE, APPLICATION RATE SHALL
- BE THAT RECOMMENDED BY THE MANUFACTURER, APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION. 6. ALL EXTERIOR AND INTERIOR PAINT SHALL BE AS MFG. BY SHERWIN WILLIAMS PAINT CO. OR APPROVED EQUAL. PROVIDE PAINT AND STAIN FROM SHERWIN WILLIAMS' STANDARD COLOR SELECTIONS OR APPROVED EQUAL. 1. PROVIDE AND INSTALL FIRE-RETARDANT GYPSUM WALLBOARD, GRADE X, CLASS 1, 5/8" THICK AT ALL
- REQUIRED RATED WALLS SUCH AS, BUT NOT LIMITED TO, BEARING, STAIR, FLOOR ASSEMBLIES AND GARAGE WALLS.
- 8. PROVIDE AND INSTALL SW OR REGULAR GYPSUM WALLBOARD 5/8" THICK AT ALL WALLS AND CEILINGS UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED. CONTRACTOR SHALL PROVIDE ALL TRIM ACCESSORIES, FINISH SPECIFICATIONS. SEE DIVISION 1, PARAGRAPH #1.

### ELECTRICAL

- CONTRACTOR SHALL PROVIDE AND INSTALL ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL WIRING, RELATED FIXTURES, ELECTRICAL HEAT ELEMENTS AND CONTROL ALL WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE AND STATE AND LOCAL CODES AND ORDINANCES, SUBCONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES, TERMINAL HOOK-UP IS REQUIRED OF ALL FIXTURES AND APPLIANCES, MOTORS, FANS, AND CONTROLS, ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY DIAGRAMMATIC, LOCATION OF OUTLETS AND EQUIPMENT IS APPROXIMATE. EXACT ROUTING OF WIRING, LOCATIONS OF OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS, WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE READILY ACCESSIBLE.
- 3. ANY WIRING LOCATED WITH PLANTING AREAS SHALL BE PLACED AT A MINIMUM OF 18 INCHES BELOW FINISH GRADE.
- 4. ALL ELECTRICAL EQUIPMENT, AND BREAKERS SHALL BE PROPERLY LABELED. LIGHT CIRCUITS SHALL BE AS PER CODE. RECEPTACLE CIRCUITS SHALL BE AS PER CODE. MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED BY UNDERWRITER'S LABORATORIES, INC. AND BEAR
- THEIR LABEL WHERE STANDARDS HAVE BEEN ESTABLISHED AND THE LABEL SERVICE IS REGULARLY FURNISHED. 8. VERIFY AND LOCATE ALL RECEPTACLES PRIOR TO INSTALLATION OF DRYWALL. INSTALL RECEPTACLES AS PER CODE.
- 10. INSTALL LIGHT SWITCHES AS PER CODE. PROVIDE GFI OUTLETS WHERE REQUIRED BY CODE. 14. PROVIDE LIGHTING RECEPTACLES PER OWNER'S SELECTION.

1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN± AMERICAN

DETERMINED BY CONTRACTOR (AND APPROVED BY BUILDER) SO AS TO PROVIDE POSITIVE ROOF AND SITE

ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF. 13. INSTALL RECEPTACLES IN KITCHEN AND BATHROOMS ABOVE WORK TOP UNLESS OTHERWISE NOTE ON PLANS. 15. PROVIDE NEW 504 SUN-PANEL TO BE TIED TO MAIN PANEL LOCATED IN MAIN RESIDENCE.

# CONSTRUCTION NOTES

- CODES. MICHIGAN UNIFORM ENERGY CODE AND ALL LOCAL ORDINANCES AND MUNICIPAL STANDARDS. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE PERMIT HOLDER(S) OF THE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- CHANGES IN THE FIELD AS SHOWN.
- 3. THE DRAWINGS ARE SCHEMATIC ONLY, DO NOT SCALE DRAWINGS. CONTRACTOR(S) MUST USE FIGURED DIMENSIONS FOR CONSTRUCTION PURPOSES. IF CONFLICTS ARISE BETWEEN DIMENSIONS OR COORDINATION TRADE WORK, CONTACT THE ARCHITECT FOR INTERPRETATION. 4. BUILDER/CONTRACTOR(S) SHALL BE RESPONSIBLE FOR FOLLOWING ALL STANDARDS OF 0.S.H.A. AND MI.O.S.H.A. THROUGH OUT THIS PROJECT. 5. FIELD VERIFY THE LOCATION OF ALL BURIED UTILITIES AND OTHER UNDERGROUND SERVICES AND SYSTEMS PRIOR TO THE START OF ANY EXCAVATION OR GRADING WORK BY NOTIFYING MISS DIG (800-482-7171) A MINIMUM OF THREE(3) WORKING DAYS PRIOR TO THE STAR OF ANY WORK. BUILDER AND EXCAVATION CONTRACTOR SHALL MAKE PROVISIONS TO ADEQUATELY
- PROTECT, REMOVE AND REINSTALL OR REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES. THE CONTRACTOR/ BUILDER SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ALL EXISTING UTILITIES. 6. CONCRETE WORK TO COMPLY WITH THE FOLLOWING STANDARDS: AMERICA CONCRETE INSTITUTE (ACI) 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS". CONCRETE DESIGN MIX: 3,500 P.S.I. 28 DAY COMPRESSIVE STRENGTH: NORMAL WEIGHT NON-AIR ENTRAINED CONCRETE, WATER-CEMENT RATIO: MAXIMUM: CEMENT FACTOR 564 L.B./C.Y. MINIMUM± SLUMP: 4
- INCHES MAXIMUM. 1. ALL FOOTINGS TO BE MINIMUM OF 42 INCHES DEEP BELOW PROPOSED FINISH GRADE ELEVATIONS AND BOTTOM OF FOOTINGS TO BE ON UNDISTURBED VIRGIN SOILS. 8. ALL EMBEDDED STRUCTURAL STEEL RODS, PINS, ANCHOR BOLTS, STRAPS AND REINFORCING SHOWN ARE THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR.
- 9. ERECT, SUPPORT, BRACE, AND MAINTAIN CONCRETE FORM WORK TO SUPPORT VERTICAL, LATERAL, STATIC AND DYNAMIC LOADS THAT MIGHT BE APPLIED UNTIL CONCRETE STRUCTURE CAN SUPPORT SUCH LOADS. MAINTAIN FORM WORK CONSTRUCTION TOLERANCES AND IRREGULARITIES COMPLYING WITH ACI 347 LIMITS.
- SPACING, MATERIAL GRADE, EMBODIMENT AND PROJECTION. ALL FOUNDATION WALLS AND FOOTINGS TO HAVE GALVANIZED METAL ANCHOR STRAPS OR " DIA, ANCHOR BOLTS AT 32" O.C. ANCHOR BOLTS SHALL BE SET ACCURATELY TO A
- TOLERANCE OF +/- INCH ON DIMENSIONS WITHIN SPACING OF AN INDIVIDUAL ANCHORAGE. 12. INTERIOR GRANULAR FILL SAND OR PEA GRAVEL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO 35% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.O. T-180.
- 13. ALL FOUNDATION WALL AND FOOTING SILL PLATES TO BE PRESSURE TREATED WOOD. ALL PRESSURE TREATED WOOD LUMBER, COLUMNS, JOIST, SILLS, PLATES, ETC. TO BE TREATED IN ACCORDANCE WITH AWPA 22, AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.60 RETENTION.
- BE #2 OR BETTER SPF (SPRUCE, PINE, FIR) WITH DESIGN VALUES OF Fb: 1,150 P.S.I. AND E: 1,400,000 P.S.I. UNLESS OTHERWISE NOTED. 15. ROUGH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTE (AWI) "AMERICAN WOODWORK QUALITY STANDARDS". SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES
- WITH MEMBERS PLUMB AND TRUE TO LINE CUT AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION COPE AND SCRIBE AS REQUIRED FOR ACCURATE FIT, SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED OR PER AWI. 16. PROVIDE WIND BRACING AND SHEAR WALLS IN CONFORMANCE WITH ALL CURRENT CODES.
- 17. ALL ROOFING TO HAVE CONTINUOUS RIDGE VENT AND SOFFIT VENTING FOR PROPER ATTIC VENTILATION PER BUILDING CODE. ATTIC VENTILATION SHALL NOT BE LESS THAN 1: 150 OF AREA SPACE. 18. ALL ROOF SHEATHING TO BE SPACED PER MANUFACTURER'S SPECIFICATIONS.
- 19. ALL ROOFING SHINGLES TO HAVE #15 FELT PAPER UNDERLAYMENT AND "ICE AND WATER SHIELD" POLYMER MODIFIED BITUMEN SHEET UNDERLAYMENT EXTENDING FROM THE LOWEST EDGE OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. 20. BUILDER TO VERIFY ALL MATERIALS, SURFACES, FINISHES AND COLORS WITH THE OWNER. 3.000# P.S.I.

21.	DESIGN LOADS: SOIL	BEARING CAPACITY:		
LIVE (SNOW) LOAD: 30 P.S.F. P.S.F.				
	DEAD LOAD-ROOF:	10 P.S.F.		
	DEAD LOAD-CEILING:	2 P.S.F.		
	TOTAL ROOF LOAD:	42 P.S.F.		
22.	ALL WINDOWS SHALL BE	ANDERSON 400 SERIES.		



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CURRENT GOVERNING CODES INCLUDING 2015 MICHIGAN RESIDENTIAL CODE, MICHIGAN MECHANICAL, PLUMBING AND ELECTRICAL 2. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CHANGES MADE NECESSARY BY LOCAL CODES, ORDINANCES, FIELD, OR STRUCTURAL CONDITIONS, OR BY SUBSTITUTIONS OF OR

10. THE TOP OF THE FOUNDATION SHALL BE SQUARE, LEVEL AND SMOOTH. ALL ANCHOR BOLTS, STRAPS AND REINFORCEMENT SHALL BE INSTALLED AS SHOWN, INCLUDING DIAMETER,

14. ROUGH LUMBER TO COMPLY WITH PS20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND APA "PERFORMANCE RATED PANELS". ALL ROUGH CARPENTRY STRUCTURAL LUMBER SHALL



# Wall Section General Notes

## Proprietor:

Alvarez Concepts, LLC 970 Highland Avenue Lincoln Park, MI 48146

Project Location: 7938 East Lafayette Detroit, MI 48214

### Issued for

 $\bigcirc$  preliminary  $\checkmark$  construction ○ as - built

April 15, 2023

drawn designed approved A. Vandelay P. Weir

revisions

Ø4-26-23 REVISE PER REVIEW DATED Ø4-25-23

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