

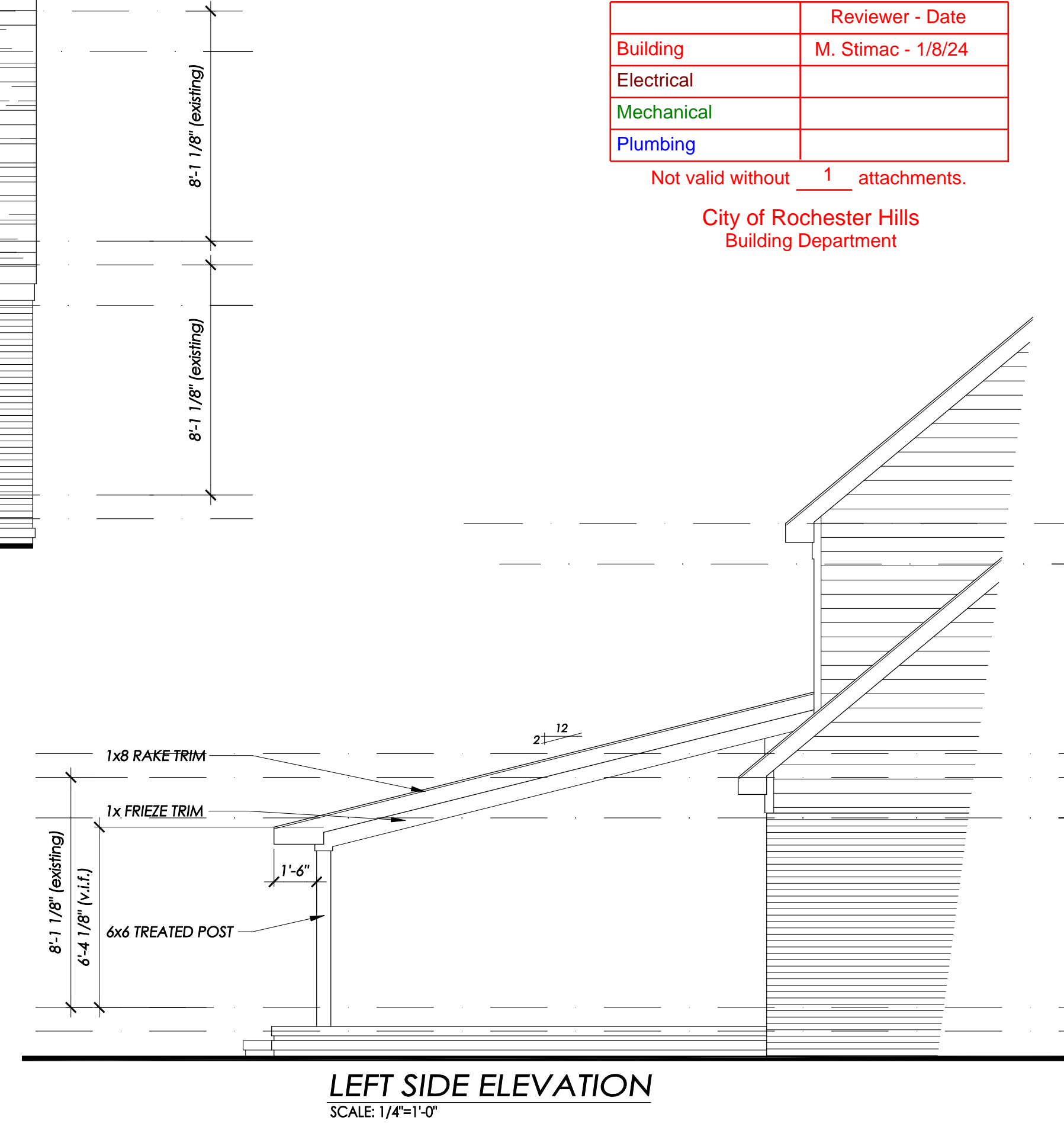
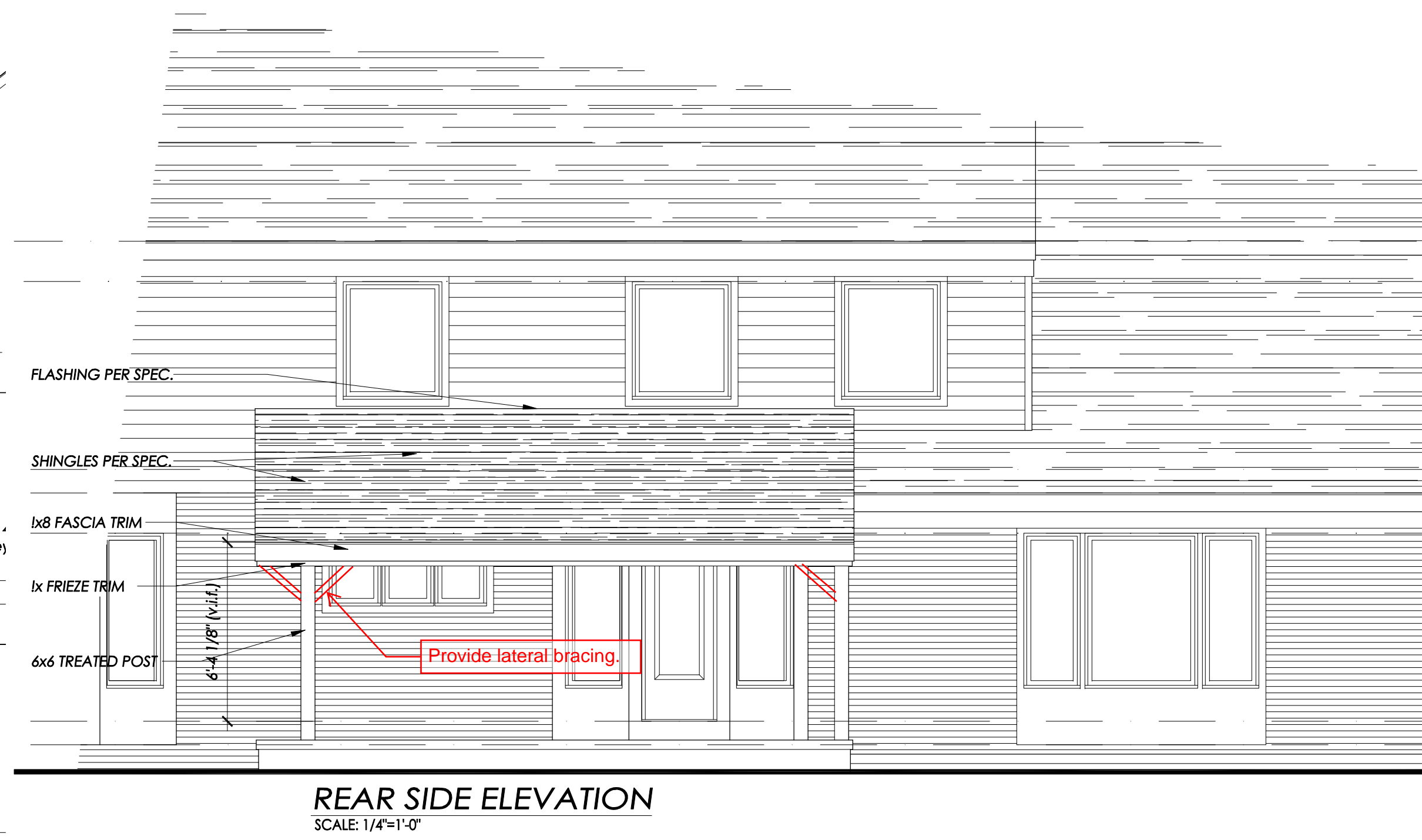
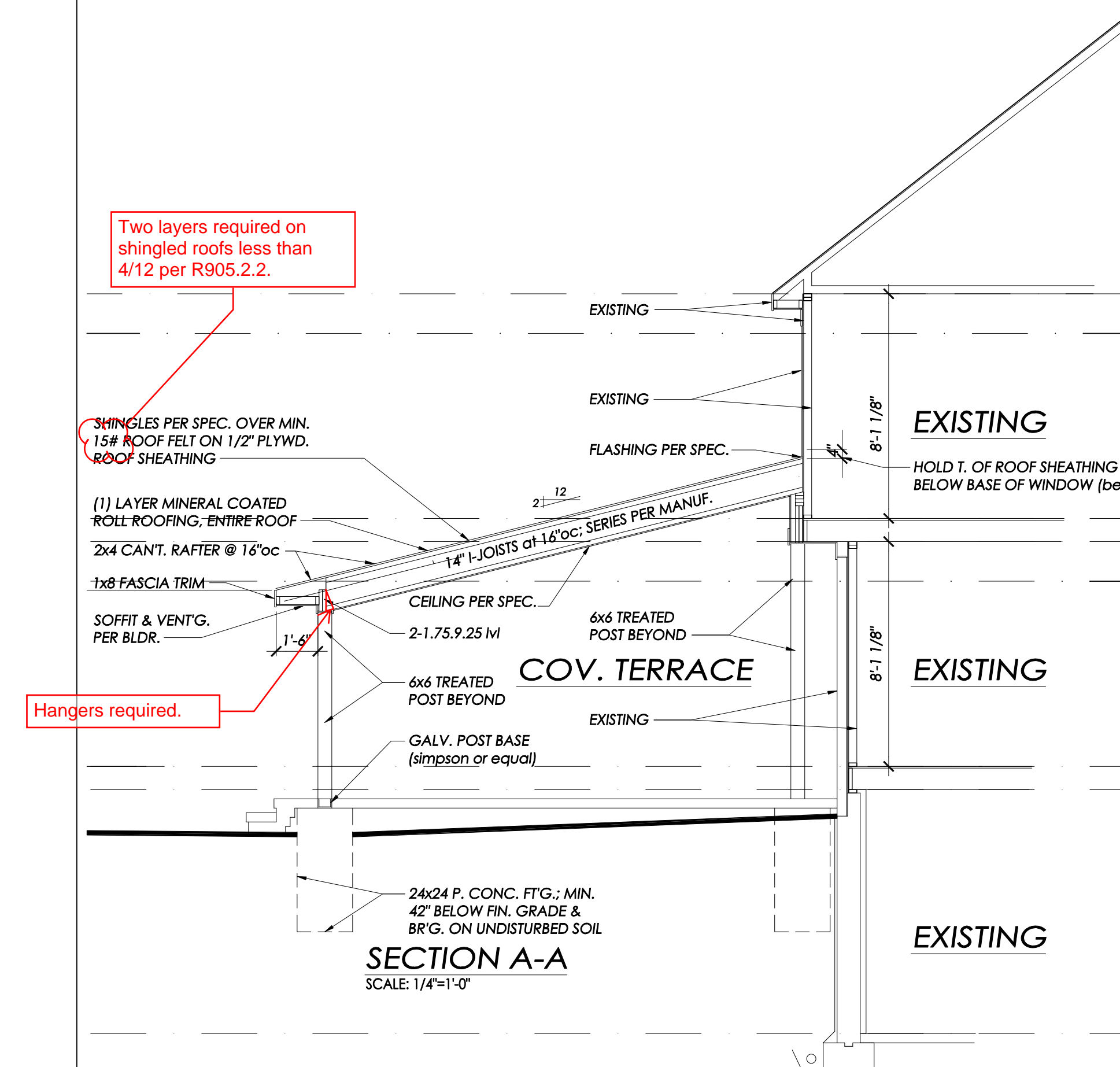
Building Permit Reviewed for Code Compliance

Reviewed Plans Including All Attachments
Shall be on Site

Building	Reviewer - Date
Electrical	M. Stimac - 1/8/24
Mechanical	
Plumbing	

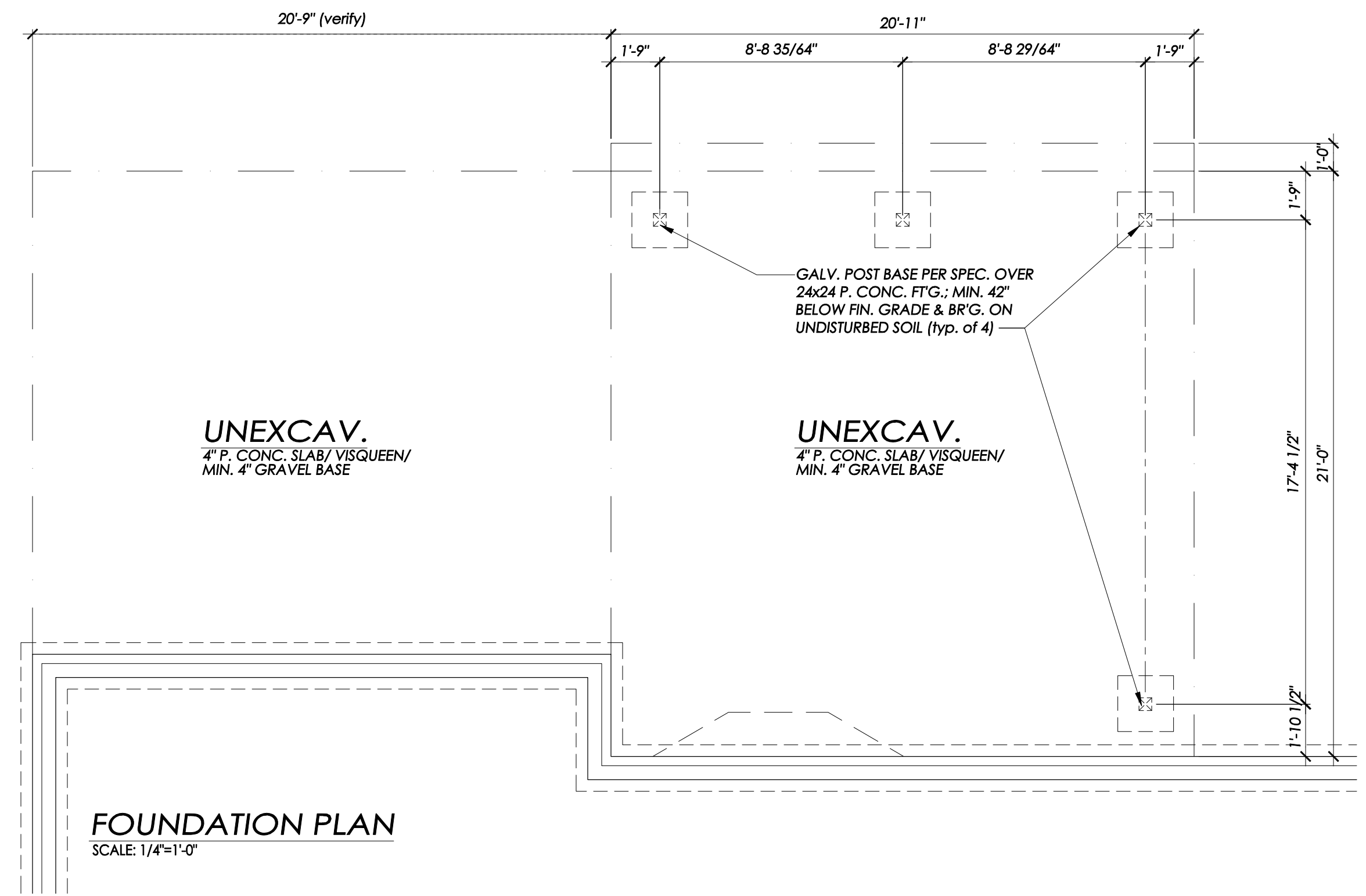
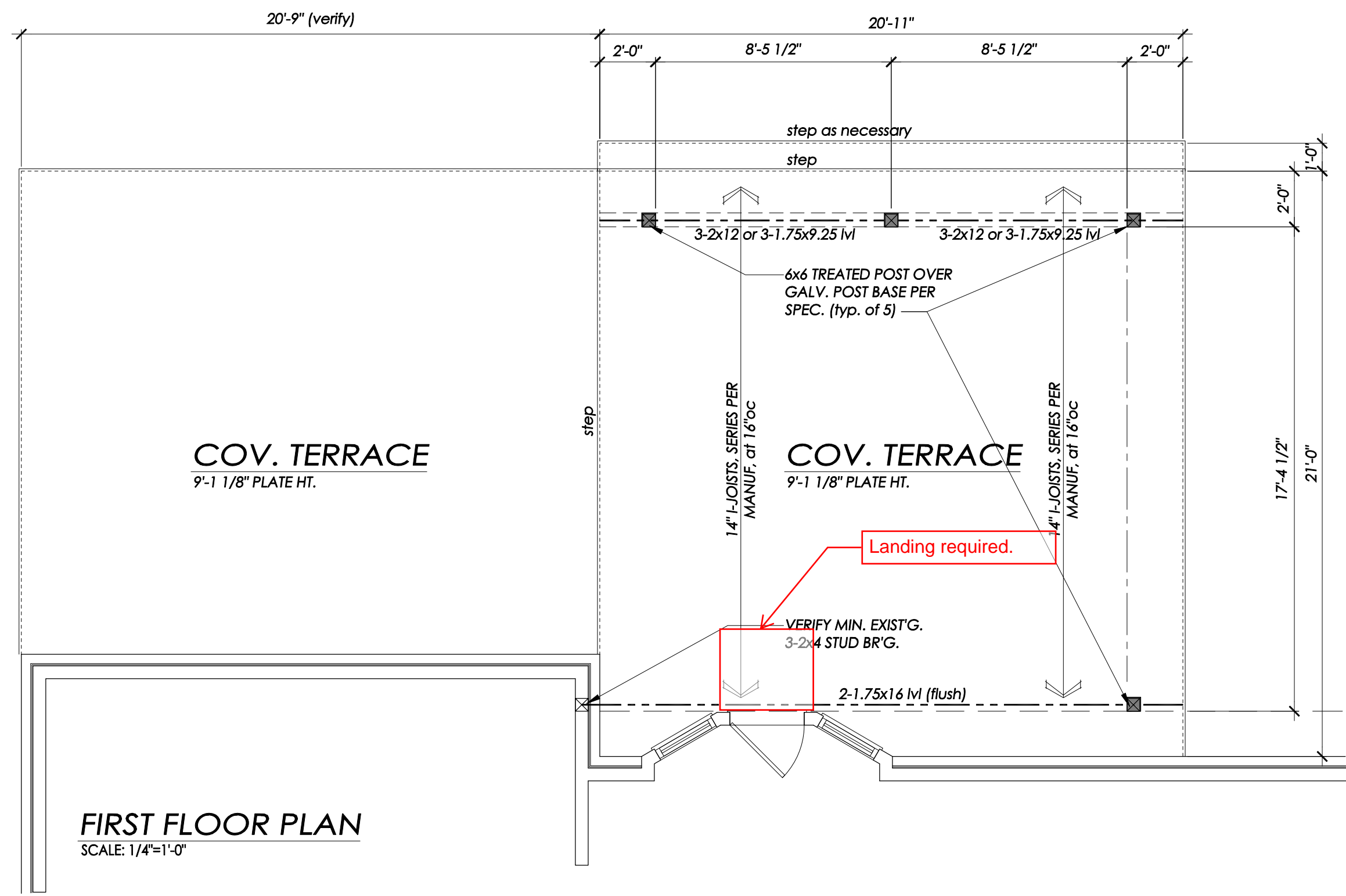
Not valid without 1 attachments.

City of Rochester Hills
Building Department



GENERAL NOTES & SPECIFICATIONS

- THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF TIMOTHY E. JAHN, AIA. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF TIMOTHY E. JAHN, AIA IS STRICTLY PROHIBITED.
- TIMOTHY E. JAHN, AIA DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE MICHIGAN RESIDENTIAL CODE (2015 MRC), AND THE NATIONAL ELECTRIC CODE (NEC). ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF TIMOTHY E. JAHN, AIA.
- THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY TIMOTHY E. JAHN, AIA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS - DO NOT SCALE DRAWINGS!! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
- ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/ OR FABRICATION OF THE WORK.
- BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
- BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR WATERPROOFING / DAMPPROOFING MATERIALS.
- CALCULATIONS FOR COLUMN PADS BASED ON 2000 PSF SOIL BEARING.
- THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229 MM) ACCORDANCE WITH SECTION R314.2 - M.R.C. 2015
- HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS IN ACCORDANCE WITH SECTION R315.1 - M.R.C. 2015
- HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED ACCORDING TO MRC-311.5.6 AND MRC-312.1
- ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 3 OR MORE RISERS FROM A POINT ABOVE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND HAND RAIL.
- STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN MRC R502.8.
- THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES (38MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76MM) ON MASONRY OR CONCRETE OR AS OTHERWISE SPECIFIED IN MRC R502.6
- JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.



Architects & Planners

JDi

JDi-Architecture.com
Macomb Twp, MI
586.604.9343

Project: 484 Streamview Terrace Addition

builder: Allied Construction

sheet description: Foundation/ First Floor Plan & General Notes

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

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project number

drawn JDI

checked JDI

approved JDI

issued for date

review 2023-1220

review 2023-1221

final review 2023-1222

bid/ permit 2023-1229

sheet

A-1



CITY OF ROCHESTER HILLS RESIDENTIAL PLAN REVIEW



DATE: 1/8/24
JOB ADDRESS: 484 Streamview Ct

PERMIT NUMBER: PB2024-0009

The following are **2015 Michigan Residential Building Code** requirements that are not shown on your plans. The items that are checked below apply to your plans and shall be considered part of the requirements for approval of your construction documents. It is the responsibility of the permit holder to see that these and all Building Code requirements are adhered to during construction. **City Approved Plans with truss drawings and energy calculations (if applicable) shall be on site for all inspections.**

- FOOTINGS** - All footings, new and existing, shall be a min. 42" below grade, resting on solid undisturbed soil. When additions are constructed to an existing structure, verification of the existing footing depth is required prior to construction.
- FOOTINGS** - Footings next to basements shall extend to the bottom of the basement foundation for a distance of not less than 3' from the basement wall.
- BASEMENT FLOOR BASE** - Base shall be 4" minimum gravel, crushed stone, or clean graded sand. A 6-mil vapor-barrier is required between the concrete slab and the base.
- CRAWL SPACE ACCESS** - If located in a wall shall be 16" by 24". If located in a floor shall be 18" by 24" and gasketed or weatherstripped.
- CRAWL SPACE VENTILATION** - Shall be provided - a min. 1 sq. ft. of ventilation per 150 sq. ft. of crawl area. Openings may be reduced if an approved Class 1 vapor retarder is installed over the ground surface. One vent opening shall be within 3' of each corner of the building.
- FOUNDATION ANCHORAGE** - 1/2" anchor bolts with nuts and washers or equivalent are required 6' o.c. There shall be a min. of 2 bolts per plate section with 1 bolt not more than 12" or less than 7 bolt diameters from each end of the plate section.
- SOLID SUPPORT REQUIRED** - Provide solid support for all concentrated loads down to the foundation or beam/girder designed to support the load.
- CALCULATIONS** - Calculations used to determine the sizes of all pre-engineered beams, trusses, and headers shall be on site for the rough building inspection.
- WALLS** - 2x4 walls shall be a maximum of 10' in height if supporting more than a roof and stud spacing is 24" o.c.
- BRACED WALL PANELS** - Braced wall panels shall be properly supported by & connected to the floor framing. Rafters & roof trusses shall be properly attached to the top plate of braced wall panels. Additional blocking between rafters & roof trusses is required when the top of the rafters or roof trusses exceeds 9-1/4" above the top plate. Horizontal joints in braced wall panels shall occur over and be fastened to blocking of a minimum 1-1/2" thickness unless the bracing length is at least twice the length required.
- MASONRY VENEER** - Shall be attached to the supporting wall with metal ties, No. 22 U.S. gauge by 7/8" corrugated 24" o.c. horizontally and vertically or by strand wire ties, not less than No. 9 U.S. gauge with a hook embedded in the mortar joint. Metal ties shall be embedded in mortar or grout and extending into the veneer a minimum of 1-1/2", with not less than 5/8" mortar or grout cover to outside face.
- FLASHING** - Flashing shall be located beneath the first course of masonry above the finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels. Flashing shall also be located at all exterior window and door openings in such a manner as to be leak proof. Flashings are required under and at the ends of masonry, wood or metal copings and sills, and continuously above all projecting wood trim.
- WEEPHOLES** - Shall be provided in the outside wythe of masonry walls at a maximum spacing of 33" on center. Weep holes shall not be less than 3/16" in diameter. Weep holes shall be located immediately above the flashing.
- WOOD** - Wood in contact with concrete slabs on grade & foundation wall sills within 8" of grade shall be decay resistant type.
- WOOD** - Wood siding, sheathing, and wall framing on the exterior of a building having a clearance less than 6" from the ground or less than 2" measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather shall be decay resistant type.
- EMERGENCY EGRESS WINDOWS** - Basements, habitable attics, and every sleeping room, shall contain at least 1 operable emergency egress window with a minimum opening of 5.7 sq. ft. (grade level, 5 sq. ft.); 24" clear height; 20" clear width; 44" maximum sill height. Egress windows under decks and porches shall have a path no less than 36" clear to a yard or court.
- WINDOW WELLS** - Window wells shall be a minimum 9 sf in area. The minimum horizontal projection and width shall be 36". The emergency egress leading to the window well shall be able to fully open. Window wells deeper than 44" shall have permanent ladders or steps.

- WINDOW SILLS** – Where the opening of an openable window is located more than 72" above the finished grade or surface below within 36" of the exterior wall measured horizontally, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located.
- LANDINGS** – A landing or floor is required on each side of an exterior door. A landing at the exterior door (except the required exit door) is not required if you have stairway of two or less risers and the door does not swing over the stairway. The landing at an exterior doorway shall not be more than 7-3/4" below the top of the threshold, provided the door, other than an exterior storm door or screen door, does not swing over the landing. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.
- GARAGES** – Solid or honeycomb core steel doors not less than 1-3/8" thick, solid wood doors at least 1-3/8" thick, or 20-minute fire rated door or equivalent are required between the house and the garage. Common walls between the house and garage shall be separated by 1/2" gypsum board or equivalent (applied to garage side). Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent. The garage floor shall slope toward the overhead door.
- REQUIRED EXIT DOOR** - Shall be side hinged, a min. 36" in width, and a min. 6'-8" in height. All other exterior and interior doors are required to be a minimum 24" wide and 6'-6" in height.
- VINYL SIDING OVER FOAM PLASTIC SHEATHING** – Foam plastic sheathing applied directly to wood framing and acting as a backer for vinyl siding shall require a minimum siding fastener penetration of 1-1/4" into wood framing.
- VAPOR RETARDERS** – Class I (sheet polyethylene or unperforated aluminum foil) or Class II (kraft-faced fiberglass batts) vapor retarders shall be provided on the interior side of frame walls. Class III vapor retarders (latex or enamel paint) shall be installed on the interior side of frame walls when insulating sheathing having a Class I or II perm rating is installed on the exterior side of the wall. Class I or II vapor retarders shall not be installed on the interior side of framed basement walls or the below grade portion of any frame wall.
- SAFETY GLAZING LABELING** – Each pane of glazing installed in hazardous locations shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. Glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing not in doors or enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers may be tested in accordance with ANSI Z97.1
- SAFETY GLAZING** -- Safety Glazing is required in all fixed or operable panels within 24" of a swinging, sliding, or bi-fold door in the same plane as the door. Safety Glazing is required on a wall perpendicular to the plane of the door in a close position and within 24" of the hinge side of an in-swinging door.
- SAFETY GLAZING (CON'T)** -Safety Glazing is required in fixed panels over 9 sq. ft. and nearer than 18" to the floor or walking surface and with a top edge greater than 36" above floor and within 36" horizontal of walking surface, in shower or tub enclosures, and within 5 ft. of a tub or shower.
- HANDRAILS** - Shall be not less than 34" nor greater than 38" measured vertically from the nosing of the tread and shall be provided on at least one side of stairways with four or more risers. Handrails must be continuous the full length of the stair, and ends must return to walls or terminate in newel posts. Handrails must be graspable.
- GUARDRAILS** - Open side of stairs shall have guardrails not less than 34" in height. Spacing between vertical members shall be less than 4-3/8" between the members. Raised floors exceeding 30" above the floor or grade below at any point within 36" horizontally to the edge of the open side shall have a guardrail not less than 36" in height. Spacing between vertical members shall be less than 4" between the members. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6" cannot pass through.
- STAIRS** - Shall be a min. 36" clear in width. Treads shall be a min. 9" in width; risers shall be 8-1/4" max height. A min. 6'8" clear headroom height is required. Stairs with solid risers shall have nosings not less than 3/4" or more than 1 1/4". The greatest riser height shall not exceed the smallest by more than 3/8" over the entire run of the stairway, including the step to grade. The greatest tread depth shall not exceed the smallest by more than 3/8" over the entire run of the stairway. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" including nosing at the level of floors and landings. Winder treads shall have a minimum tread depth of 10" measured at a point 12" from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6" at any point. Within any flight of stairs, the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than 3/8". Stairways with 6 or more risers require illumination. Switches to control the illumination shall be at the top and the bottom of the stairway. **Please Note: riser heights shall be measured from hard surface to hard surface exclusive of carpets, rugs or runners.**
- ELEVATORS** – Elevators shall comply with State of Michigan Elevator Division and all Code requirements.
- TRUSS AND RAFTER CONNECTORS** - All roof trusses and rafters shall be connected to top wall plates with approved connectors.
- ROOF COVERING** – Roof slopes of 4" in 12" or greater are required to have one layer of 15# felt over the entire roof and one layer of ice & water shield from the eaves to a line 24" inside the exterior wall.
- ATTIC ACCESS** - Shall be a min. 22" x 30". Attic access in garages with habitable spaces above shall be protected the same as the ceiling. Attic access openings shall be gasketed or weatherstripped. Framing or baffles shall be installed to retain and protect the adjacent insulation. A minimum unobstructed headroom of 30" is required from the framing around the access opening to the underside of the roof framing.

- SPECIAL ROOF FRAMING** - An inspection is required prior to the installation of roof sheathing.
- HIP AND VALLEY RAFTERS** - Shall be supported from the ridge down to a bearing partition. Cut ends of rafters shall be fully supported at the wall and at the ridge.
- ROOF VENTILATION** - A min. of 1 square foot of ventilation is required for each 150 square feet of the attic floor area. Ventilation may be reduced to 1 square foot for every 300 square feet of attic floor area when both high (not more than 50% and not less than 40% of the ventilation required) and low vents are used.
- MASONRY CHIMNEYS** - Shall have 2" clearance from all combustibles from the floor through the roof.
- MASONRY FIREPLACES** - All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2" from the front face and sides of a masonry fireplace and not less than 4" from the back face of a masonry fireplace. The air space shall not be filled, except to provide fire blocking.
- FACTORY BUILT AND MASONRY FIREPLACES** - Exterior air intake shall be 6 square inches minimum for combustion air.
- HEARTHES** - Hearths shall extend not less than 20" from the face and not less than 12" to each side of the opening when the fireplace opening is 6 sf. or larger. These dimensions may be reduced to not less than 16" and 8" when the opening is less than 6 sq. ft. The hearth extension shall be of an approved noncombustible material reinforced to carry its own weight and all imposed loads.
- CHIMNEYS** - Shall extend 2' higher than any roof or wall within 10' of the chimney but not less than 3' above the roof at the point of penetration.
- FACTORY BUILT CHIMNEYS AND FIREPLACES** - Shall be installed per manufacturer's instructions. **Note:** A Mechanical Permit and a gas pressure test are required.
- GROUND FAULT INTERRUPTERS (GFI)** - Required for electrical protection in bathrooms, kitchens, exterior outlets, outlets in garages, accessory structures, and unfinished portions of basements, laundry areas, and kitchen dishwashers..
- SMOKE ALARMS** - Shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedroom, on each additional story of the dwelling, including basements, and in habitable attics. All alarms shall be interconnected. Smoke alarms shall be hard wired with battery back up. All Smoke alarms shall be installed per manufacturer's installation instructions.
- SMOKE ALARMS NEAR COOKING EQUIPMENT-**
Photoelectric smoke alarms shall not be installed within 6 feet horizontally from a permanently installed cooking appliance. Ionization type smoke alarms shall not be installed closer than 10 feet horizontally from a permanently installed cooking appliance if equipped with a alarm-silencing switch, and 20 feet from a permanently installed cooking appliance if not equipped with a alarm-silencing switch.

- SMOKE ALARMS - ALTERATIONS, REPAIRS & ADDITIONS** - Where work requiring a Building Permit occurs in existing dwellings, smoke alarms shall be provided as noted above. When interior finishes have to be removed or holes drilled to fish wires, interconnection and hard-wiring of smoke alarms is not required and 5 year non-rechargeable battery operated smoke alarms may be used.
- SMOKE ALARMS - HOUSES CONSTRUCTED BEFORE NOVEMBER 6, 1974** - The power source for smoke alarms may be AC power with a battery backup, 5-year non-rechargeable battery, or rechargeable battery able to supply power for 5 years.
- CARBON MONOXIDE ALARMS** - Carbon monoxide alarms shall be installed per manufacturer's installation instructions outside sleeping areas in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. The power source for Carbon Monoxide Alarms shall be AC power with battery backup.
- CARBON MONOXIDE ALARMS - ALTERATIONS, REPAIRS, & ADDITIONS** - Where work requiring a building permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide detectors shall be provided. The power source shall be permitted to be battery, or AC power with battery backup.
- FLOOR REGISTERS** - Floor registers located in rooms or spaces containing water closets shall be located a minimum of 3' from the water closet.
- ADDRESSING** - Addressing shall be visible from the road. The address shall have Arabic numbers and alphabetical letters (if street name is used) on a contrasting background. The address shall be a minimum 4" high with a stroke width of 1/2" and numbers shall not be spelled out. A monument, pole, or other sign is required when the address is not visible from the Public Right-of-Way.

Plan No.: --
 Builder/Homeowner: Allied Construction and Resoration
 Reviewed by: M. Stimac