

BLAIRDAN, LLC

GENERAL NOTES

- THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF JDI, ARCHITECTS & PLANNERS. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF JDI, ARCHITECTS & PLANNERS IS STRICTLY PROHIBITED.
- JDI, ARCHITECTS & PLANNERS DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE MICHIGAN RESIDENTIAL CODE (2015 MIRC), 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 JDI, ARCHITECTS & PLANNERS.
- 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 JDI, ARCHITECTS & PLANNERS.
- 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.

DESIGN LOADS:

* WIND LOAD: 90 MPH (3 SECOND GUST)
FLOOR JOIST LOADING CRITERIA: EXT. DECK JOIST LOADING CRITERIA

FIRST FLOOR LOADING (WOOD/CARPET):
LIVE LOAD 40 P.S.F.
DEAD LOAD 15 P.S.F.
TOTAL LOAD 55 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/360

DECK LOADING:
LIVE LOAD 60 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 70 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

SECOND FLOOR LOADING (WOOD/CARPET):
LIVE LOAD 40 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 50 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/360

ROOF TRUSS LOADING CRITERIA (DIMENSIONAL SHINGLES):

TOP CHORD LIVE LOAD 25 P.S.F.
DEAD LOAD 17 P.S.F.
BOT. CHORD LIVE LOAD 0 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 52 P.S.F.
LIVE LOAD DEFLECTION L/240
TOTAL LOAD DEFLECTION L/180

FLOOR W/ CERAMIC TILE:

LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
TOTAL LOAD 65 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/360

NOTE:

- ADD 20 P.S.F. TO BOTTOM CHORD LIVE LOAD FOR UNINHABITABLE ATTICS WITH STORAGE
- ADD 40 P.S.F. TO BOTTOM CHORD LIVE LOAD FOR HABITABLE ATTIC TRUSSES.

FLOOR W/ MARBLE:

LIVE LOAD 40 P.S.F.
DEAD LOAD 35 P.S.F.
TOTAL LOAD 75 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/720

LUMBER NOTES:

- ALL CONVENTIONAL FRAMED FLOOR DECKS SHALL BE:
2 x 10 - #2 HEM FIR, OR BETTER
2 x 12 - #2 DOUGLAS FIR, OR BETTER.
- ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:

MATERIAL	Fb(Psi)	F1(Psi)	Fc(Psi) (PERP.)	E(Psi)
#2 SPRUCE PINE FIR	875	450	425	1,400,000
#2 HEM FIR	850	425	405	1,200,000
#2 DOUGLAS FIR-LARCH (2X12)	850	500	425	1,600,000

- ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION:	Fb(Psi)	Fc(Psi) (PARALLEL)	Fc(Psi) (PERP.)	E(Psi)
GIRDERS & BEAMS (LVL)	2,400	2,510	750	1,900,000
GIRDERS & BEAMS (PSL)	2,900	2,900	750	2,000,000
RIMBOARDS (LSL)	1,700	1,400	435	1,300,000
COLUMNS (PSL)	2,400	2,500	NA	1,800,000

- ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	Fb(Psi)	Fc(Psi) (PARALLEL)	Fc(Psi) (PERP.)	E(Psi)
GIRDERS & BEAMS (LVL, PSL)	2,400	2,400	740	1,700,000
COLUMNS (LSL)	1,600	1,550	560	1,500,000

- OPEN WEB FLOOR TRUSSES:

APPLICATION	Fb(Psi)
TOP & BOTTOM CHORDS	2,250
WEB MEMBERS	950

- ALL JOIST ARE TO BE PRODUCED IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) AND ENGINEERED WOOD ASSOCIATION (EWS) PERFORMANCE RATED JOIST STANDARDS REFERENCE TABLE #7 FOR APA / EWS CONSISTENT ENGINEERING DESIGN VALUES AND PROPERTIES AS RELATED TO BENDING STIFFNESS, MOMENT CAPACITY, SHEAR CAPACITY, INTERMEDIATE / END REACTIONS ALONG WITH COEFFICIENT OF SHEAR DEFLECTION.

TABLE R703.7.3.1 ALLOWABLE SPANS FOR LITELS SUPPORTING MASONRY VENEER A,B,C				
SIZE OF STEEL ANGLE (INCHES) A,C	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQ. REINFORCING BARS B
3 X 3 X 1/4"	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4"	8'-0"	6'-0"	4'-6"	1
5 X 3 X 5/16"	10'-0"	8'-0"	6'-0"	2
6 X 3 X 5/16"	14'-0"	9'-6"	7'-0"	2
2-6 X 3 X 5/16"	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

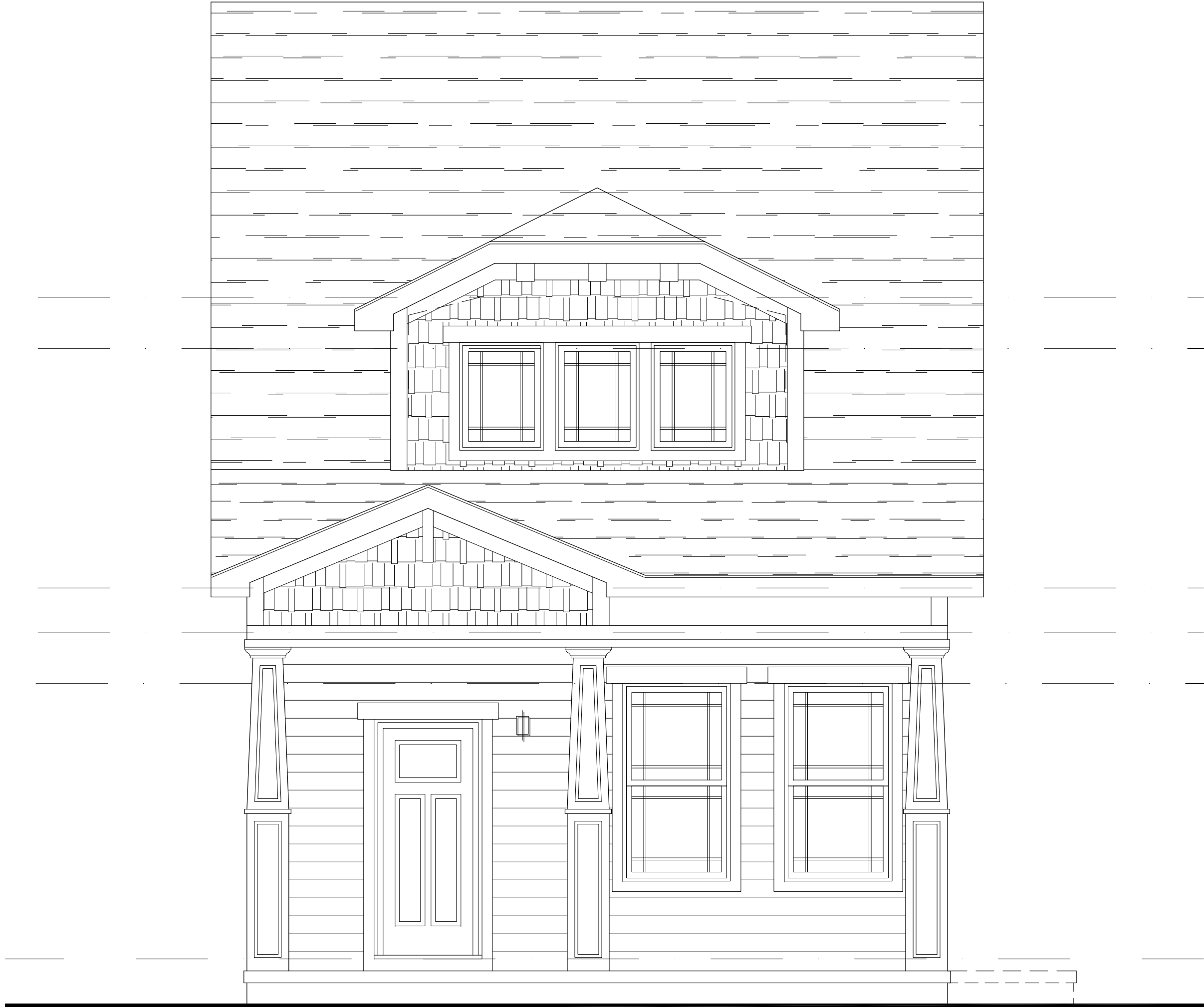
- DEPTH OF REINFORCED LITELS SHALL NOT BE LESS THAN 8 IN. & ALL CELLS OF HOLLOW MASONRY LITELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.

- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

SQUARE FOOTAGE:

FIRST FLOOR: 936 SQUARE FEET
SECOND FLOOR: 577 SQUARE FEET

TOTAL: 1513 SQUARE FEET

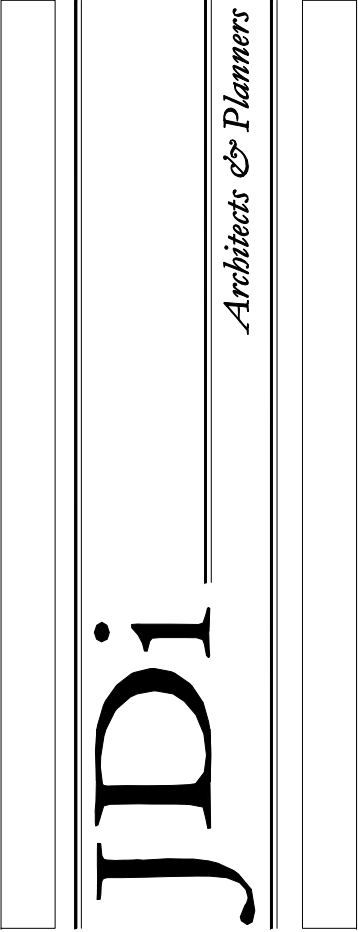


PLAN 002 - BELLAIRE CRAFTSMAN ELEVATION

ADDRESS:

1711 FISCHER STREET
DETROIT, MICHIGAN

ABBREVIATIONS											
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRIC or ELECTRICAL	JT	JOINT	R	RISER	T&G	TONGUE AND GROOVED		
A/C	AIR CONDITIONING	ELEV	ELEVATION	JST	JOIST	REF	REFERENCE	TOC	TOP OF CONCRETE		
ALT	ALTERNATE	EQ	EQUAL	KIT	KITCHEN	REFR	REFRIGERATOR	TOP	TOP OF FOUNDATION		
ARCH	ARCHITECT or ARCHITECTURAL	EXH	EXHAUST	LAV	LAVATORY	REFR	REINFORCE or REINFORCED or	TYP	TYPICAL		
BSMT	BASEMENT	EXT	EXTERIOR	LIT	LIGHT	UNF	UNFINISHED	UNF	UNFINISHED		
BLK	BLOCK	FO	FACE OF	LNTL	LINTEL	RA	RETURN AIR	UNO	UNLESS NOTED OTHERWISE		
BLCG	BLOCKING	FIN	FINISH	LVR	LOUVER	REV	REVISIONS or REVISED	VERT	VERTICAL		
BD	BOARD	PRF	PREFACE	MFR	MANUFACTURE or MANUFACTURER	RD	ROOF DRAIN	WH	WATER HEATER		
BLDG	BUILDING	FLR	FLOOR or FLOORING	MAS	MASONRY	RFG	ROOFING	WC	WATER CLOSET		
CAB	CABINET	FD	FLOOR DRAIN	MATL	MATERIAL	FO	FLOOR	WN	WINDOW		
CPT	CARPET	FLUOR	FLUORESCENT	MAX	MAXIMUM	RO	ROUGH OPENING	WTH	WITH		
CSMT	CASEMENT WINDOW	FTG	FOOTING	MECH	MECHANICAL	SCHED	SCHEDULE	W/O	WITHOUT		
CLO	CLOSET	FND	FOUNDATION	MC	MEDICINE CABINET	SD	SMOKE DETECTOR	WD	WOOD		
CIR	CIRCLE	FUR	FURR or FURRED or FURRING	MTL	METAL	SECT	SECTION	WI	WROUGHT IRON		
CIRC	CIRCUMFERENCE	GA	GAUGE	MIN	MINIMUM	SGD	SLIDING GLASS DOOR				
CLR	CLEAR or CLEARANCE	GDO	GARAGE DOOR OPENER	MIR	MIRROR	SH	SHEATHING				
COL	COLUMN	GFI	GROUND FAULT CIRCUIT	MISC	MISCELLANEOUS	SHT	SHEET				
CMU	CONCRETE MASONRY UNIT	GFWP	GROUND FAULT CIRCUIT-WEATHER	MOD	MODULAR	SH	SINGLE HUNG WINDOW				
CONC	CONCRETE	PROOF	PROOF	MULL	MULLION	SH	SINGLE HUNG WINDOW				
CONST	CONSTRUCTION	GL	GLASS GLAZING	NTS	NOT TO SCALE	SL	SLIDING WINDOW				
CONT	CONTINUOUS	GYP BD	GYPSEUM WALLBOARD or DRYWALL	OC	ON CENTER	SC	SOLID CORE				
CJ	CONTROL or CONSTRUCTION JOINT	HDW	HARDWARE	OA	OVERALL	SPKR	SPEAKER				
CF	CUBIC FOOT	HDR	HEADER	OH	OVERHEAD	SPEC	SPECIFICATIONS				
CY	CUBIC YARD	HVAC	HEATING-VENTILATING-AIR	COND	CONDITIONING	SQ	SQUARE				
DET	DETAIL	COND	CONDITIONING	PB	PUSH BUTTON	STD	STANDARD				
DIA	DIAMETER	HGT	HEIGHT	PNL	PANEL	STL	STEEL				
DN	DIMENSION	HC	HOLLOW CORE	PAR	PARTITION	STOR	STORAGE				
DW	DISH WASHER	HORIZ	HORIZONTAL	PED	PEDESTAL	STRUCT	STRUCTURAL				
DR	DOOR	HB	HOSE BIB	PL	PLATE	TEL	TELEPHONE				
DH	DOUBLE HUNG	INSUL	INSULATE or INSULATED or INSULATION	PVC	POLYVINYL CHLORIDE	TV	TELEVISION				
DS	DOWNSPOUT	INT	INTERIOR	PREFAB	PREFABRICATE or PREFABRICATED	THR	THRESHOLD				



JDi-Architecture.com
Macomb Twp, MI
586.604.9343

builder:
BLAIRDAN, LLC
c/o GOC Acquisitions, llc
6001 Cass Avenue
Detroit, Michigan 48202

project:
Plan 002 - Bellaire
Craftsman Elevation
1711 Fischer Street
Detroit, Michigan

sheet description:
General Notes

DO NOT SCALE DRAWINGS USE
FIGURED DIMENSIONS ONLY

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part or whole, without prior
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project number

drawn JDI

checked JDI

approved JDI

issued for date
review 2022-0903
final review 2022-0912
final 2022-0929
lot spec. 2022-0930
elect. updates 2022-1030

sheet
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