

3627 LINCOLN PORCH

HDC REVIEW



LOCATION REFERENCE
SCALE: NOT TO SCALE

PROJECT OWNER:
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PROJECT INFORMATION
-
PROJECT DESCRIPTION
CONSTRUCT NEW FRONT PORCH ON
EXISTING MASONRY BASE

ADDRESS:
3627 LINCOLN STREET
DETROIT, MI 48208

LEGAL DESCRIPTION:
W LINCOLN 54 HODGES BROS SUB L1
P308 PLATS, W C R 6/53 50 X 124

PARCEL ID:
06005788

PARCEL USE CODE:
41110

APPLICABLE CODES
2015 Michigan Residential Code
City of Detroit Zoning Code

HISTORIC DISTRICT
WOODBIDGE FARMS

CONSTRUCTION TYPE:
III-B

ZONING REVIEW
-
PRIMARY STRUCTURE REQ's

MAX BLDG. HEIGHT: 35'-0"
MAX. LOT COVERGAE: 35%

MIN. LOT WIDTH: 55'-0"
MIN. LOT AREA: 6,000 SF

FRONT YARD SETBACK: 20'-0"
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 4' MIN. / 14' COMB.

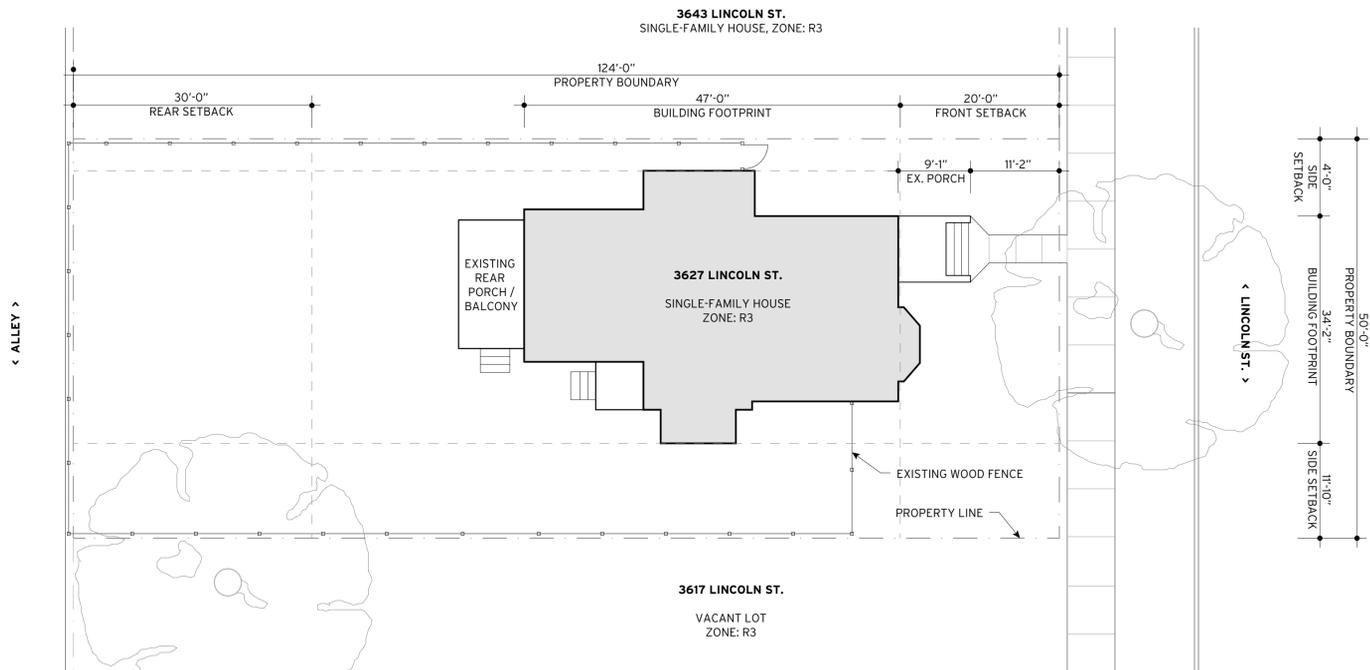
EXISTING BUILDING

USE: SINGLE FAMILY
RESIDENTIAL

LOT SIZE:
LOT WIDTH: 50'-0"
LOT DEPTH: 124'-0"

EX. HEIGHT: 29'-6"

EX. FOOTPRINT: 1184 SQFT.
EX. HOUSE AREA: 2051 SQFT.
EX. LOT COVERAGE: 19%



SITE PLAN
SCALE: 3/32" : 1'-0"

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COVER SHEET

G-000

FOUNDATION NOTES

- FOUNDATIONS AND FOOTINGS HAVE BEEN DESIGNED BASED ON A MINIMUM SOIL-BEARING CAPACITY OF 2,000 PSF.
- ALL FOOTINGS SHALL NOT EXTEND THROUGH NON-ENGINEERED FILL SOILS, SOILS CONTAINING A SIGNIFICANT AMOUNT OF ORGANIC SUBSTANCES, OR EXCESSIVELY WEAK SOILS.
- MINIMUM FOOTING DEPTH SHALL BE 3'-6" BELOW FINISHED GRADE. BOTTOMS OF FOUNDATION EXCAVATIONS SHALL BE FLAT LEVEL PLANES AND SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO PLACING CONCRETE.
- PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS.
- FILL SOILS PLACED NEAR WALL CONSTRUCTION SHALL BE PLACED AND COMPACTED EQUALLY ON EACH SIDES OF THE WALL SIMULTANEOUSLY TO PREVENT EXCESSIVE LATERAL PRESSURE AND DAMAGE TO FOUNDATION WALLS.
- WHERE FOUNDATION WALL IS TO BE CONCRETE MASONRY UNIT WALL CONSTRUCTION, FULLY GROUT REINFORCED CELLS WITH SCHEDULED REINFORCING.
- ALL BLOCK SHALL BE TYPE 'N-1'; MORTAR TO BE 'TYPE S'; INSTALL HORIZONTAL WIRE (LADDER) REINFORCING AT 16" O.C. (VERTICALLY) IN ALL MASONRY WALLS.
- INSTALL THREE (3) #5 REINFORCING BARS WITH 3" OF COVER AT BOTTOM OF ALL SPREAD FOOTINGS, REFER TO WALL SECTIONS.
- INSTALL #5 VERTICAL REINFORCING RODS THRU ALL CMU COURSES AT 32" O.C. WITH 9" EMBEDMENT (MINIMUM) INTO FOOTING - FULLY GROUT ALL CELLS.
- ALL REINFORCING BARS, DOWELS, AND TIES SHALL CONFORM TO ASTM 1615 GRADE 60, REINFORCING STEEL SHALL BE KEPT CLEAN AND FREE OF DIRT OR MUD.
- ALL WELDED WIRE FABRIC, WHERE USED, SHALL CONFORM WITH ASTM A185 AND SHALL BE POSITIONED AT THE MID-HEIGHT OF THE SLAB.
- ALL REINFORCING SHALL BE PLACED AND SECURELY TIED IN PLACE TO AHEAD OF PLACING CONCRETE TO ALLOW INSPECTION AND CORRECTION IF NECESSARY WITHOUT DELAYING POURING OPERATIONS.

CONCRETE PAVING NOTES

- EXISTING PAVING IS TO BE PROTECTED WHERE REQUIRED TO PREVENT DAMAGE. PATCH, REPAIR, AND REPLACE ANY ROADWAY, ALLEY, OR WALKWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED DURING THE CONSTRUCTION PROCESS ACCORDING TO AN EXISTING OR BETTER CONDITION THAN ENCOUNTERED.
- CONCRETE PAVING SHALL BE OF THE TYPE, THICKNESS, AND CROSS SECTIONS AS INDICATED ON THE PLANS AND AS FOLLOWS: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MIN. 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1-1/2 TO 3 IN.
- ALL CONCRETE SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150, AGGREGATE SHALL CONFORM TO ASTM C33.
- CONCRETE ADMIXTURES SHALL BE USED TO FACILITATE CONCRETE PLACEMENT, AID DIFFICULT PLACING CONDITIONS, OR ASSIST IN ATTAINING SPECIFIED CONCRETE QUALITIES. ADMIXTURES SHALL HAVE LESS THAN 0.05 CHLORIDE IONS.
 - AIR ENTRAINMENT PER ASTM C260
 - WATER REDUCER PER ASTM C494, TYPE A
 - WATER REDUCER / ACCELERATOR PER ASTM C494
 - WATER REDUCER / RETARDER PER ASTM C494
 - SUPERPLASTICIZER PER ASTM C494
- CONCRETE MIXES SHALL BE PROPORTIONED PER SECTION 3.9 OF AMERICAN CONCRETE INSTITUTE 301.
- ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST ACI STANDARDS AND RECOMMENDATIONS. FREE FALL SHALL NOT EXCEED 10 FEET FOR ALL CONCRETE CONTAINING HIGH-RANGE WATER REDUCER AND 5 FEET FOR ALL OTHER CONCRETE. PROVIDE ELEPHANT TRUNK, TRIMIES, OR OTHER PLACING EQUIPMENT FOR OPENINGS IN SIDES OF FORMS AS REQUIRED TO LIMIT FREE FALL.
- ALL EXPOSED CONCRETE CORNERS AND EDGES SHALL BE CHAMFERED 3/4"
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB, GUTTER, ETC. SHALL BE SPRAY-CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT-POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAW-CUT OPERATION, PER FEDERAL SPECIFICATION 55-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY
- FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- EXISTING CONCRETE, DEBRIS, TOPSOIL, AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHALL BE INSTALLED AT THE END OF ALL INTERSECTION RADII

WOOD CONSTRUCTION NOTES

- WOOD CONSTRUCTION SHALL BE GOVERNED BY THE APPLICABLE CODE AND LATEST EDITIONS OF THE AITC MANUAL AND NDS (NATIONAL DESIGN STANDARDS) AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: FB=2800 PSI, FV=285 PSI, E=2,000,000 PSI
- LAMINATES STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: GRADE 2500, FB=175E, FB=2500 PSI, FV=410 PSI, E=1,750,000 PSI
- PARALLAMS (LAM) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: FB=2900 PSI, FC=2900 PSI, E=2,000,000 PSI
- ALL OTHER LUMBER SHALL BE SPRUCE-PINE-FIR WITH: FB=875 PSI, FV=175 PSI, E=1,400,00 PSI STUDS: NO. 1 / NO. 2 OR BETTER JOISTS AND RAFTERS: NO. 1 / NO. 2 OR BETTER BEAMS AND GIRDERS: NO. 1 OR BETTER
- STUDS SHALL BE SPF/STUD (WWPA) OR BETTER GRADE, O.O.N AT MC 19% MAXIMUM
- ALL ENGINEERED LUMBER (LVL, LSL, LAM) SHALL BE PROVIDED BY EITHER TRUS JOIST, BOISE CASCADE, GEORGIA PACIFIC, LOUISIANA PACIFIC, OR RED BUILT.
- ALL RAFTERS, JOISTS, AND HEADERS SHALL BEAR ON A MINIMUM OF 3-1/2" WIDTH.
- WOOD FASTENING SHALL BE PER TABLE 2304.10.1 MBC 2015, UNLESS NOTED AS MORE CONSERVATIVE ON DRAWINGS OR MORE CONSERVATIVE OPTION WHERE CONFLICTS EXIST.
- ALL METAL STRAPS IN WOOD TRUSSES SHALL CONFORM TO THR TRUSS PLATE INSTITUTE REQUIREMENTS.
- STUDS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING UNLESS METAL OR WOOD SIDE PIECES ARE PROVIDED TO STRENGTHEN THE MEMBER (I.E. SIMPSON S5 STUD SHOES)
- ALL STRUCTURAL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, LESS THAN 8" ABOVE GRADE, OR EXPOSED TO THE WEATHER, SHALL BE PRESSURE-TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR APPROVED EQUAL TREATMENT.
- ALL LUMBER AT OR BELOW GRADE SHALL BE PRESSURE-TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENATE (ACA), OR APPROVED EQUAL TREATMENT.
- ALL MULTIPLE BEAMS SHALL BE NAILED WITH 2 ROWS OF 5/16" DIA. GRK SCREWS AT 10" O.C. STAGGERED AT TOP AND BOTTOM WITH PL PREMIUM BRAND CONSTRUCTION ADHESIVE INSTALLED BETWEEN EACH SUCCESSIVE MEMBER.
- ALL HEADER SHALL HAVE A MINIMUM OF (2) 2X JACK STUDS AT BEARING ENDS, AND MINIMUM OF (2) 2X KING STUDS AT BEARING ENDS.
- NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR CONSENT OF THE ARCHITECT.
- ALL CONNECTIONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED STEEL HANGERS SIZED FOR THE CARRIED LOAD MEMBER SIZE.
- ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE
- ALL MECHANICAL FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR MECHANICALLY DEPOSITED ZINC-COATED FASTENERS. HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153, WITH 2-OUNCES OF ZINC COATING PER SQUIRE FOOT (MIN).MECHANICALLY DEPOSITED ZINC-COATED FASTENERS SHALL MEET ASTM B695 CLASS 55 OR GREATER.
- ALL MECHANICAL CONNECTORS IN CONTACT WITH PRESSURE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED CONNECTORS. ALL HOT-DIP GALVANIZED CONNECTORS SHALL MEET ASTM A653, CLASS G185 WITH 1.85-OUNCES OF ZINC COATING PER SQUARE FOOT (MIN.) OR TYPE 304 AND 316 STAINLESS STEEL PRODUCTS.
- FASTENERS AND CONNECTORS USED TOGETHER SHOULD BE OF THE SAME TYPE (E.G. HOT-DIP NAILS WITH HOT-DIP JOIST HANGERS).
- ALL MECHANICAL CONNECTORS IN CONTACT WITH PRESSURE-TREATED WOOD AND NOT MEETING THE ABOVE CORROSION PROTECTION REQUIREMENTS SHALL BE ISOLATED FROM CONTACT WITH THE WOOD BY MEANS OF THREE LAYERS OF 15-LBS FELT PAPER.
- ALL POSTS SHALL EXTEND TO SOLID BEARING. REPEAT POSTS ON LOWER FLOORS BELOW UPPER POSTS BLOCK SOLID ALL POSTS TO SOLID BEARING BELOW.
- ROOF SHEATHING SHALL BE 1/2" OSB WITH PANEL RATING OF 32/16 ATTACHED TO FRAMING WITH EXTERIOR GLUE AND 8D NAILS AT 6" O.C. EDGE AND 12" O.C. FIELD NAILING

DRAWING SYMBOLS

	EXTERIOR ELEVATION
	DETAIL CALLOUT
	SECTION TAG
	INTERIOR ELEVATION
	LEVEL REFERENCE
	WALL TYPE TAG
	KEYNOTE TAG
	WINDOW TAG
	ROOM TAG
	DOOR TAG

ABBREVIATIONS

V.I.F.	VERIFY IN FIELD
O.C.	ON CENTER
DIA.	DIAMETER
U.O.N.	UNLESS OTHERWISE NOTED
PTD.	PAINTED
V.TO.	VENT TO OUTSIDE
U.S.	UNDERSIDE
A.F.F.	ABOVE FINISH FLOOR
A.G.	ABOVE GRADE
TYP.	TYPICAL
H	HEIGHT
W	WIDTH
D	DEPTH
MAT'L	MATERIAL
REQ'D	REQUIRED
SIM.	SIMILAR
CLG.	CEILING
EX.	EXISTING
MTD.	MOUNTED
T.M.E.	TO MATCH EXISTING
STD.	STANDARD
OCC.	OCCUPANT
ABV.	ABOVE
W.C.	WATER CLOSET (BATHROOM)
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
PT.	PRESSURE-TREATED
V.W.O	VERIFY WITH OWNER
P.B.O.	PROVIDED BY OWNER
CONT.	CONTINUOUS
EQ.	EQUAL (FOR DIMENSIONS)

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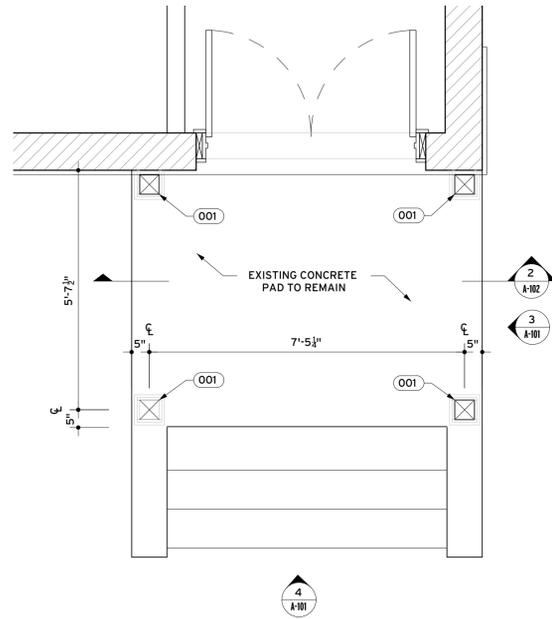
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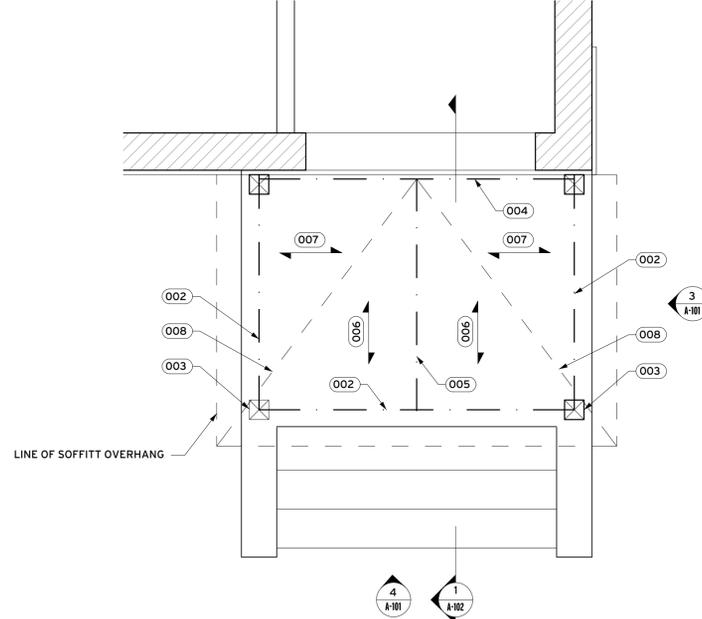
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GENERAL NOTES & SPECIFICATIONS

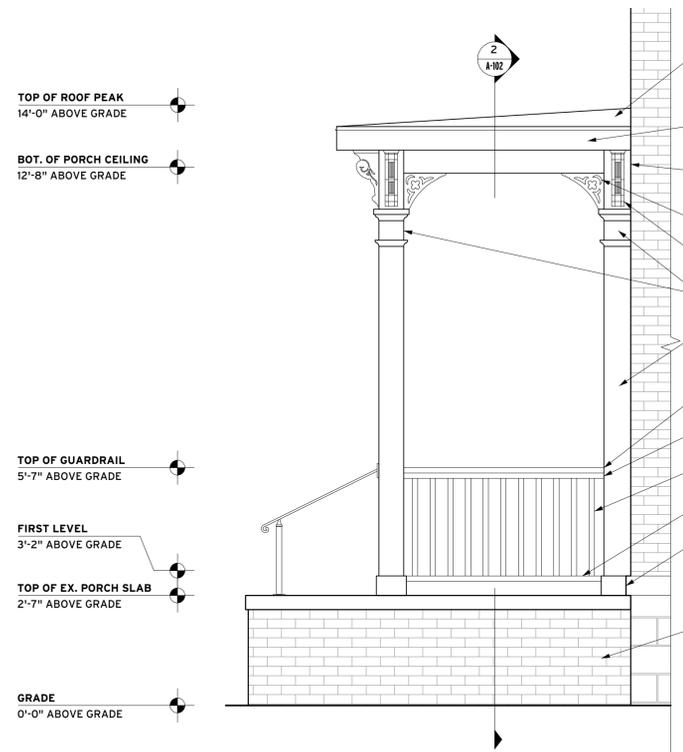
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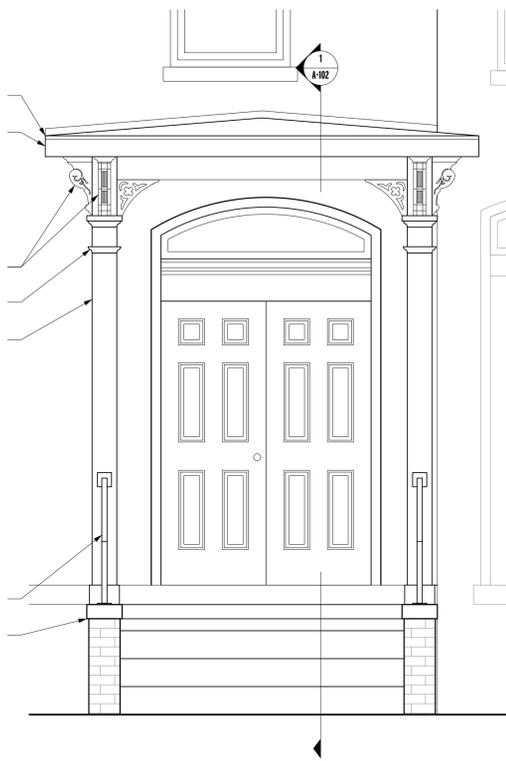
1 PORCH BASE PLAN
SCALE: 1/2"=1'-0"



2 PORCH ROOF PLAN
SCALE: 1/2"=1'-0"



3 PORCH SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 PORCH FRONT ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES

- 001 6x6 PRESSURE-TREATED WOOD POST ATTACHED WITH SIMPSON POST BASE (ABU66Z) EMBEDDED INTO EXISTING SLAB WITH 8" LONG 1/2" DIA. EXPANSION ANCHOR.
- 002 TWO (2) 2x8 BEAM
- 003 ATTACH BEAM TO TOP OF POST WITH SIMPSON POST CAP (#BC46) - ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTION AND REQUIRED FASTENERS.
- 004 TWO (2) 2x6 PRESSURE-TREATED LEDGER BEAM FASTENED TO BRICK FACE WITH 8" LONG 1/2" DIA. EXPANSION ANCHORS @ 16" O.C. MAX.
- 005 THREE (3) 2x6 BEAM CENTERED ON CEILING
- 006 2x6 CEILING JOISTS @ 16" O.C. UNDER 2x6 ROOF RAFTERS SLOPED 3/4" : 1'-0"
- 007 2x6 ROOF RAFTERS SLOPED 3/4" : 1'-0"
- 008 TWO (2) 2x6 AT HIP ROOF RIDGES

SYMBOLS

- JOIST SPAN DIRECTION
- NEW BEAM
- EXISTING BRICK MASONRY WALL

DESIGN LOADS

THIS BUILDING HAS BEEN DESIGNED TO CONFORM TO THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE

- ROOF LOADS:**
- A. DEAD LOAD: 20 PSF
 - B. LIVE LOAD: 20 PSF

- FLOOR LOADS:**
- A. DEAD LOAD: 20 PSF
 - B. LIVE LOAD: 40 PSF

- WIND LOADS:**
- A. OCCUPANCY CATEGORY: II
 - B. BASIC WIND SPEED: V = 115 MPH
 - C. IMPORTANCE FACTOR: Iw = 1.00
 - D. EXPOSURE: B
 - E. INTERNAL PRESSURE: 0.18

- SNOW LOADS:**
- A. GROUND SNOW: Pg = 25 PSF
 - B. FLAT ROOF SNOW: Pf = 12.6 PSF
 - C. EXPOSURE FACTOR: 1.0
 - D. IMPORTANCE FACTOR: 1.00
 - E. THERMAL FACTOR: 1.00

- SEISMIC LOADS:**
- A. IMPORTANCE FACTOR: 1.25
 - B. OCCUPANCY CATEGORY: II
 - C. DESIGN CATEGORY: A
 - D. SHORT PERIOD PEAK SPECTRAL ACC: Ss=0.075
 - E. 1-SECOND PERIOD PEAK SPECTRAL ACC: S1=0.026
 - F. MAPPED SPECTRAL RESPONSE COEFFICIENTS: SDS=0.08, SD1=0.042

GENERAL NOTES

1. IF CONFLICTS EXIST BETWEEN THESE DRAWINGS AND THE PHYSICAL CONDITIONS, CONTACT THE ARCHITECT UPON DISCOVERY PRIOR TO FURTHER PHYSICAL CONSTRUCTION.
2. ALL ASSEMBLIES ARE TO PERFORM ACCORDING TO THE ASSEMBLY DETAILS, ASSOCIATED UL RATINGS, AND ASTM STANDARDS AND SPECIFICATIONS.
3. PROJECT DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.
4. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF ALL OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING REQUIRED FOR A SAFE STRUCTURE.
6. COORDINATE STAIR AND LANDING LOCATIONS IN FLOOR FRAMING ASSEMBLIES WITH STAIRS AND WALL LOCATIONS ABOVE.
7. LOADING APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS.
8. FOUNDATIONS AND FOOTINGS HAVE BEEN DESIGNED BASED ON A MINIMUM SOILD CAPACITY OF 2000 PSF.
9. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING PROPERTIES: Fb = 2600 psi, Fv = 285 psi, E = 2,000,000 psi
10. STUDS SHALL BE SPF #1/#2 STUD (WWPA) OR BETTER GRADE, AT MAX. 19% MOISTURE CONTENT.
11. STRUCTURAL DIMENSIONAL LUMBER SUCH AS HEADERS SHALL BE MIN. OF #2 HEM FIR AT MAX. 19% MOISTURE CONTENT.
12. WOOD FASTENING SHALL BE PER TABLE 2304.10.1 MBC 2015, UNLESS NOTED MORE CONSERVATIVE ON DRAWINGS.
13. STUDS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING UNLESS METAL OR WOOD SIDE PIECES ARE PROVIDED TO STRENGTHEN THE MEMBER.
14. ALL LUMBER AT OR BELOW GRADE, OR EXPOSED TO THE WEATHER, SHALL BE PRESSURE-TREATED TO A MIN. OF 0.40 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARESENATE (ACA) OR EQUAL TREATMENT.
15. ALL MULTI-PLY BEAMS SHALL BE NAILED WITH TWO ROWS OF 16D NAILS AT 12" O.C. STAGGERED WITH PL PREMIUM CONSTRUCTION ADHESIVE INSTALLED BETWEEN MEMBERS.

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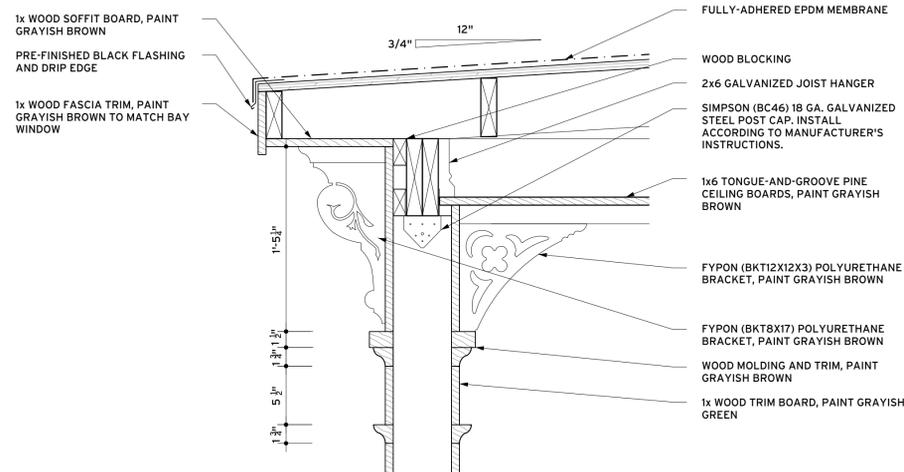
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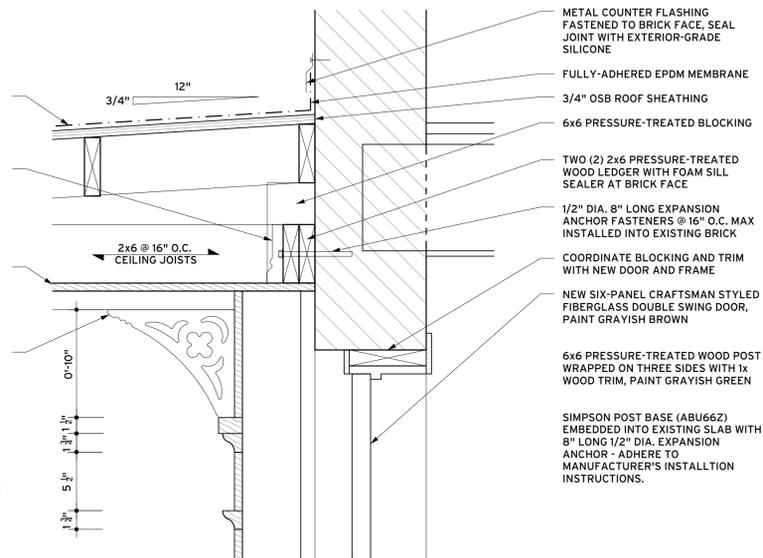
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PORCH PLANS AND ELEVATIONS

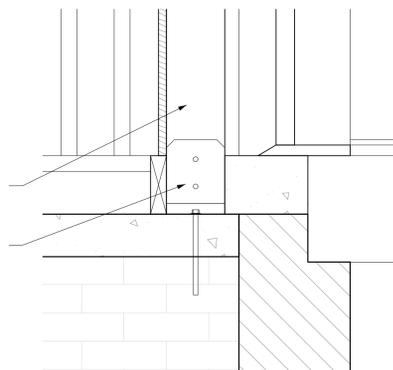
A-101



3 PORCH EAVE DETAIL
SCALE: 1-1/2"=1'-0"



4 PORCH ROOF LEDGER DETAIL
SCALE: 1-1/2"=1'-0"



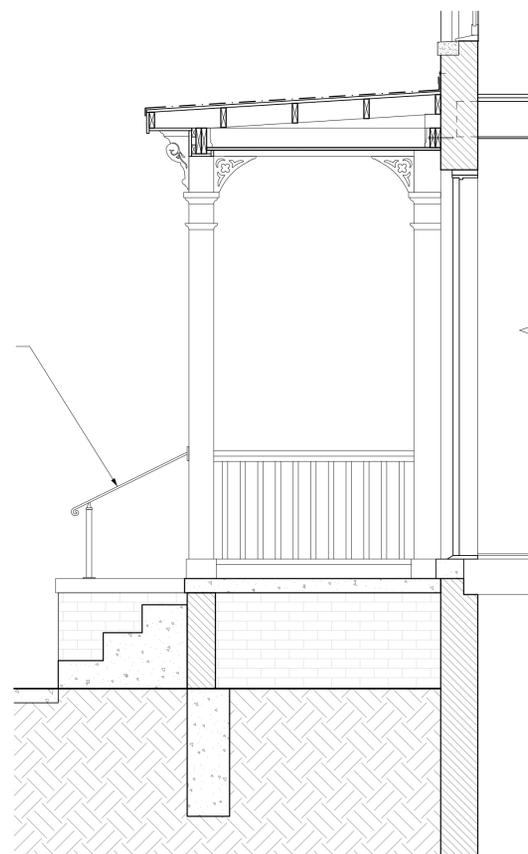
5 POST BASE DETAIL (TYPICAL)
SCALE: 1-1/2"=1'-0"

SYMBOLS

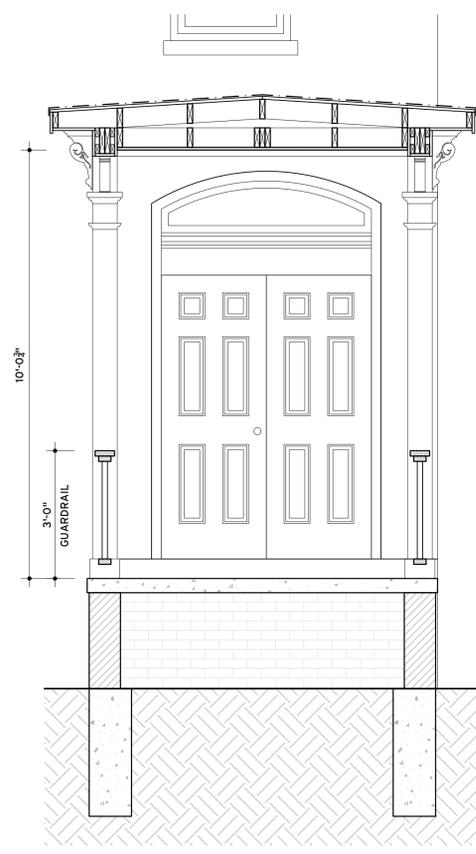
	CONCRETE
	RIGID INSULATION BOARD
	BRICK MASONRY
	PLYWOOD
	SOLID WOOD
	GYPSUM WALLBOARD
	FIBERGLASS BATT INSULATION
	POLY-EXPANDABLE FOAM INSULATION

- GENERAL NOTES**
1. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL, OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
 2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO APPROVAL BY THE ARCHITECT.
 3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT.
 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION.
 5. ALL ASSEMBLIES ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS, AND THE SPECIFICATIONS.
 6. COORDINATE ALL BUILDING ASSEMBLIES AND MATERIAL TRANSITIONS WITH ALL ASSOCIATED TRADES.
 7. FIRE-SEAL / FIRE-CAULK SEALANT IS TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES PER APPLICABLE CODES.
 8. ALL WET LOCATIONS ARE TO RECEIVE CEMENTITIOUS TILE BACKER BOARD. COORDINATE WITH SCHEDULED FINISH LOCATIONS.
 9. REFER TO FINISH SCHEDULE FOR ALL MATERIALS.

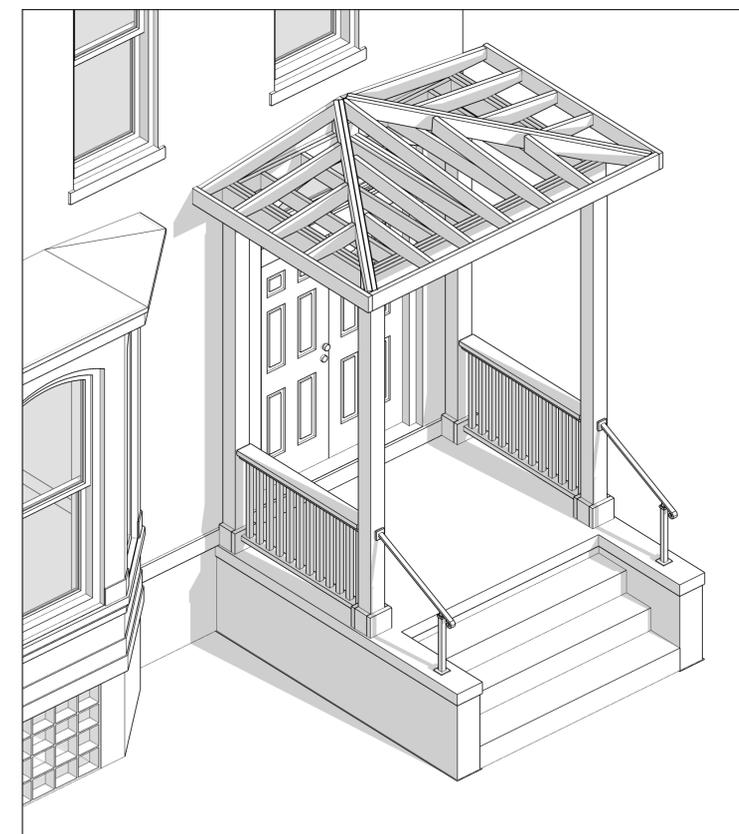
- TOP OF ROOF PEAK
14'-0" ABOVE GRADE
- BOT. OF PORCH CEILING
12'-8" ABOVE GRADE
- WROUGHT IRON HANDRAIL
(VEVOR #LTF52BBGTYMLFS001V0)
- TOP OF GUARDRAIL
5'-7" ABOVE GRADE
- FIRST LEVEL
3'-2" ABOVE GRADE
- TOP OF EX. PORCH SLAB
2'-7" ABOVE GRADE
- GRADE
0'-0" ABOVE GRADE
- BOTTOM OF FOOTING
-3'-6" BELOW GRADE



1 FRONT PORCH SECTION
SCALE: 1/2"=1'-0"



2 FRONT PORCH SECTION
SCALE: 1/2"=1'-0"



6 PORCH FRAMING DIAGRAM
SCALE: NOT TO SCALE

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A-102