

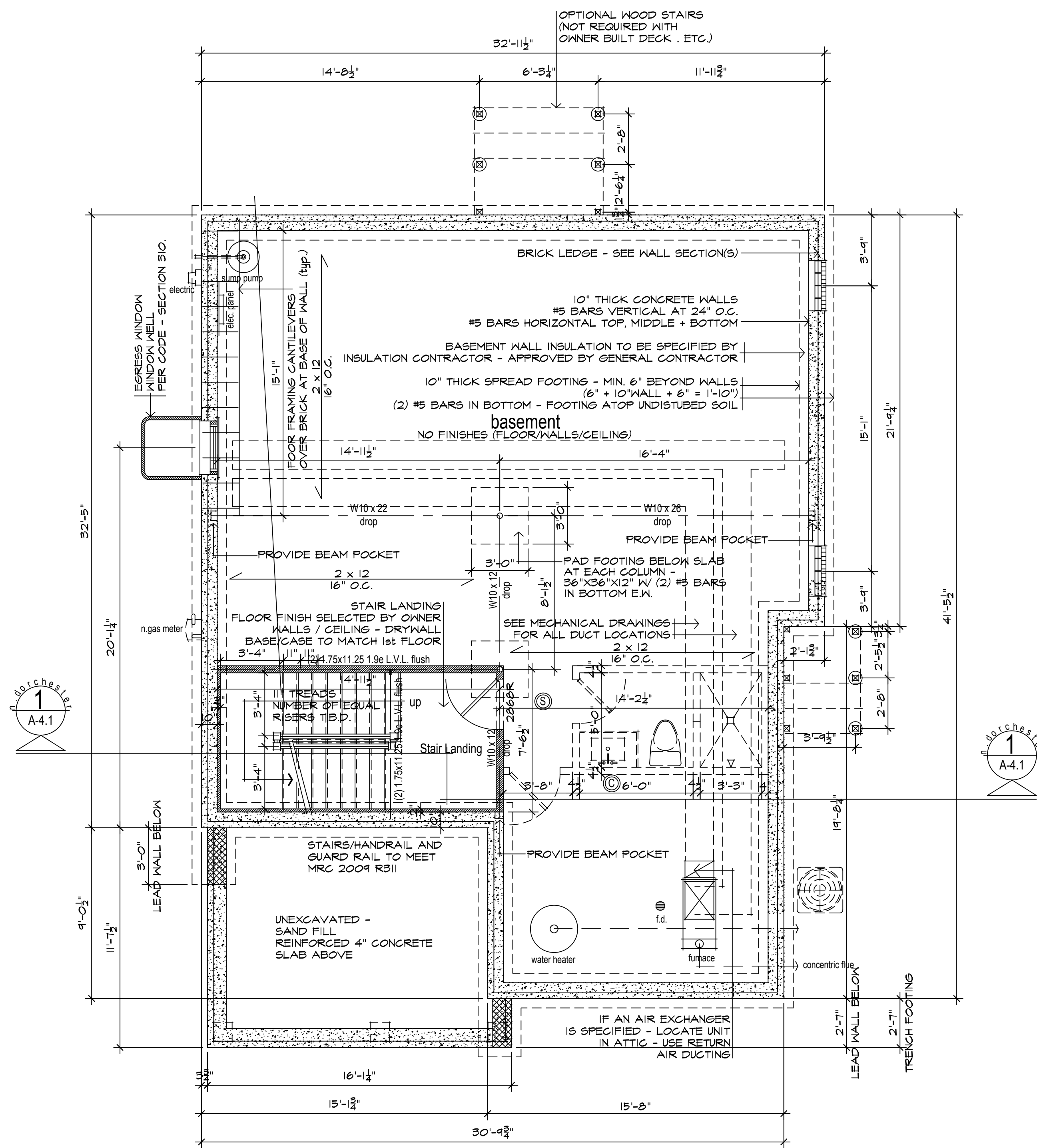
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 royal oak , michigan 48073  
 248.321.0640  
 jeff@jeffarchitect.com

**the WOODWARD**  
**Lot No.3**  
 lot number 22 . North Dorchester Road  
 Royal Oak . Michigan

permit . bid  
 05 December 2014  
 permit . bid revisions  
 19 April 2015  
 26 August 2015  
 construction  
 construction . revisions

**A-2.1**  
 basement  
 1st floor

DO NOT SCALE DRAWINGS  
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Basement = 1,195.24 square feet gross

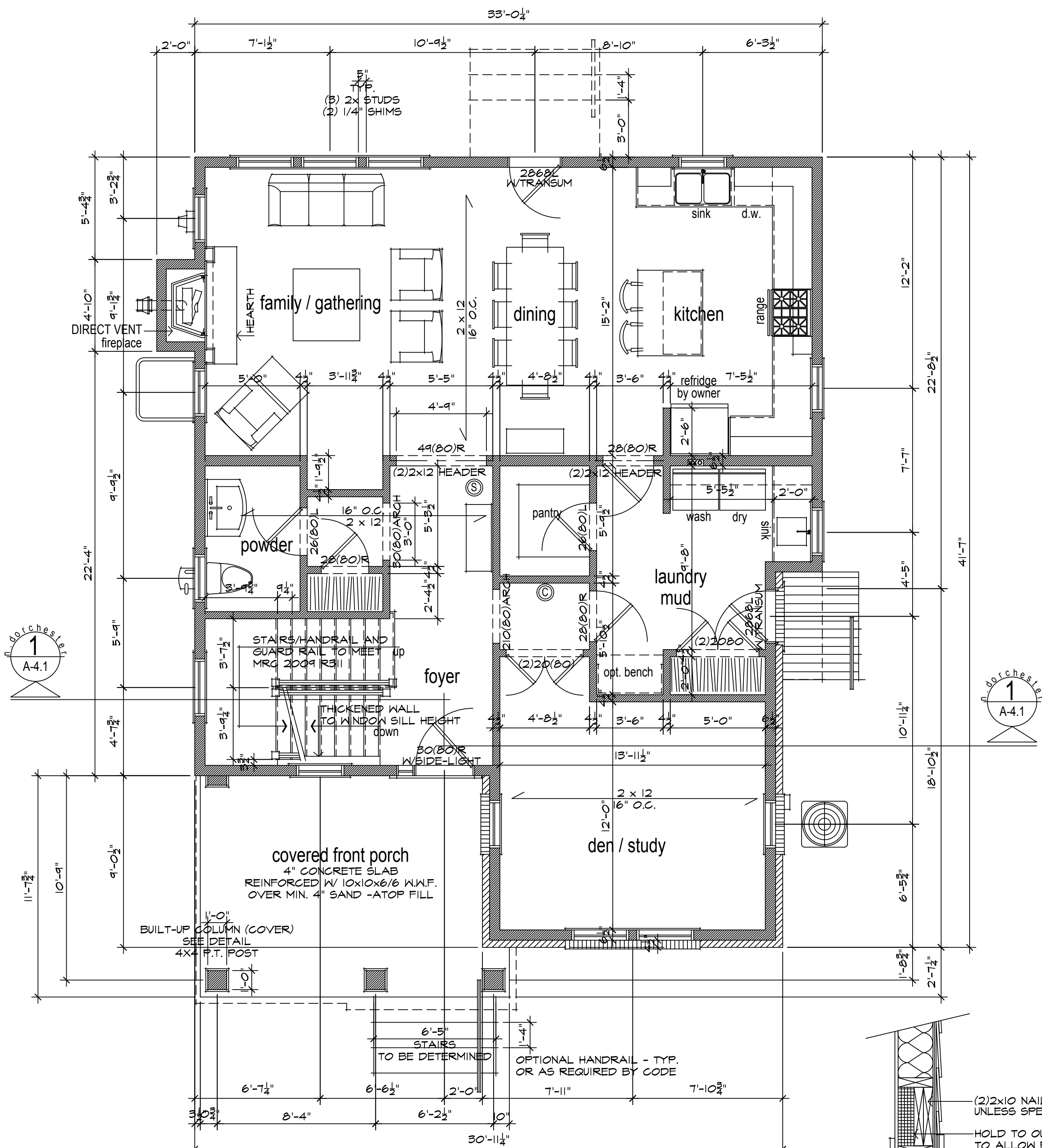
**Basement / Foundation - 1st floor framing**

called north 1/4" = 1'-0"

- Ⓢ A SMOKE DETECTION SYSTEM INCLUDING SMOKE DETECTORS SHALL MEET SECTION R-314 OF THE 2009 MICHIGAN RESIDENTIAL CODE.
- Ⓢ CARBON MONOXIDE ALARM SYSTEM SHALL MEET SECTION R-315 OF THE 2009 MICHIGAN RESIDENTIAL CODE.

PROVIDE CONCRETE-ENCASED ELECTRODE(S) PER E3508.1.2

**E3508.1.2 Concrete-encased electrode.** An electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet of one or more bare or zinc-galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 1/2 inch diameter, or consisting of at least 20 feet of bare copper conductor not smaller than 4 AWG shall be considered as a grounding electrode. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means.



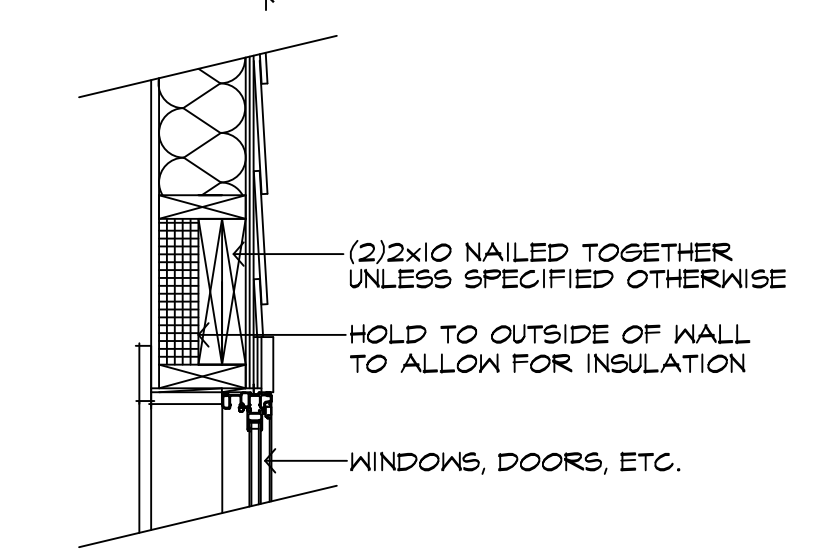
First Floor = 1,195.24 square feet + 2nd floor = 1,208.84 square feet = 2,404.08 square feet gross

**1st Floor Plan - 2nd floor framing**

called north 1/4" = 1'-0"

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SAFETY GLAZING TO BE INSTALLED AT ALL SPECIFIC HAZARDOUS LOCATIONS AS INDICATED IN 2006 IBC, SECTION R308 - SEE R308.4 HAZARDOUS LOCATIONS



**exterior wall - header**

typical unless noted otherwise  
 INSTALL HEADERS ABOVE ALL EXTERIOR OPENINGS - REQUIRED FOR LATERAL (WIND) LOADING

DO NOT DUPLICATE THIS DRAWING  
 without the expressed written consent of the architect

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