EUCLID CORNERS

RESIDENTIAL TOWNHOUSES



owner

PREMIER GROUP ASSOCIATES 535 Griswold, Suite 1420 Detroit, MI 48226 313.963.1700 (t)

civil engineer

2430 Rochester Court, Suite 100 Troy, MI 48083 248.689.9090 (t)

structural engineer PINNACLE CONSULTING ENGINEERS, INC 6400 Lakeshore Street West Bloomfield, MI 48323 248.766.4010 (t)

architect

THOMAS ROBERTS ARCHITECT, LLC 2927 4th Street Wyandotte, MI 48192 734.250.4032 (t)

3250 W Big Beaver Rd, Suite #305 Troy, MI 48084 248.247.1193 (t)

DF	RAWII	NG INDEX
2020-09-18 Site Plan Review	Sh eet Numb er	Sheet Name
•	-	Cover Sheet
	Civil	
•	C1	Existing Conditions Survey
•	02	Proposed Demolition Plan
•	C3	Proposed Site Plan
•	C4	Proposed Grading & Utility Plan
	Architect	ural
•	A001	Exterior Renderings - For Reference Only
•	A002	Exterior Renderings - For Reference Only
•	A101	Architectural Site Plan
•	A201	First Floor Plan
•	A202	Second Floor Plan
•	A203	Third Floor Plan
•	A204	Roof Plan
•	A401	Exterior Bevations
•	A402	Exterior Bevations

509 / 515 EAST EUCLID STREET, DETROIT, MICHIGAN 48202

Code Summary

OVERALL DESCRIPTION: NEW CONSTRUCTION 2-3 STORY BUILDING ON EXISTING 0.25 ACRE SITE. RESIDENTIAL TOWNHOUSE DEVELOPMENT INCLUDING (5) ONE-BEDROOM AND (3) TWO-BEDROOM SINGLE-FAMILY DWELLING UNITS. ALL UNITS INCLUDE AN ATTACHED ONE-VEHICLE GARAGE WITH ADDITIONAL GUEST SPACES IN THE PARKING LOT ALONG THE REAR PUBLIC ALLEY. A COMMON OUTDOOR RECREATION AREA IS LOCATED AT THE STREET FRONT CORNER OF THE PROPERTY.

SCOPE & APPLICATION:

THE PROVISIONS OF THE 2015 MICHIG AN RESIDENTIAL CODE SHALL APPLY TO TOWNHOUSES NOT MORE THAN 3 STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS.

SINGLE-FAMILY DWELLING UNITS CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON NOT LESS THAN TWO SIDES.

BUILDING PLANNING:

EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND SHALL BE SEPARATED BY A 2-HOUR FIRE-RESISTANCE-RATED WALL AS S⊟MBLY.

- THE FIRE-RESISTANCE-RATED WALL ASSEMBLY SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. THE FIRE-RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL ASSEMBLY.
- PARAPETS AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALLS ARE NOT REQUIRED.
- ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AND THE ROOF DECKING OR SHEATHING IS OF NONCOMBUSTIBLE MATERIALS OR APPROVED FIRE-RETARDANT-TREATEAD WOOD FOR A DISTANCE OF 4'-0" ON EACH SIDE OF THE WALL OR WALLS, OR ONE LAYER OF 5.8" TYPE X GYP SUM BO ARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY NOT LESS THAN 2X LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4'-0" ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4'-0" OF THE COMMON WALLS.
- ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS MORE THAN 2'-6" ABOVE THE LOWER ROOF. THE COMMON WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL HAVE NOT LESS THAN A 1-HOUR FIRE-RESISTANCE
- EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT, WITH THE FOLLOWING EXCEPTIONS.
- FOUNDATIONS SUPPORTING EXTERIOR WALLS OR COMMON WALLS.
- STRUCTURAL ROOF AND WALL SHEATHING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING.
- NONSTRUCTURAL WALL AND ROOF COVERINGS.
- FLASHING AT TERMINATION OF ROOF COVERING OVER COMMON
- COMMON WALLS SEPARATING TOWNHOUSES



