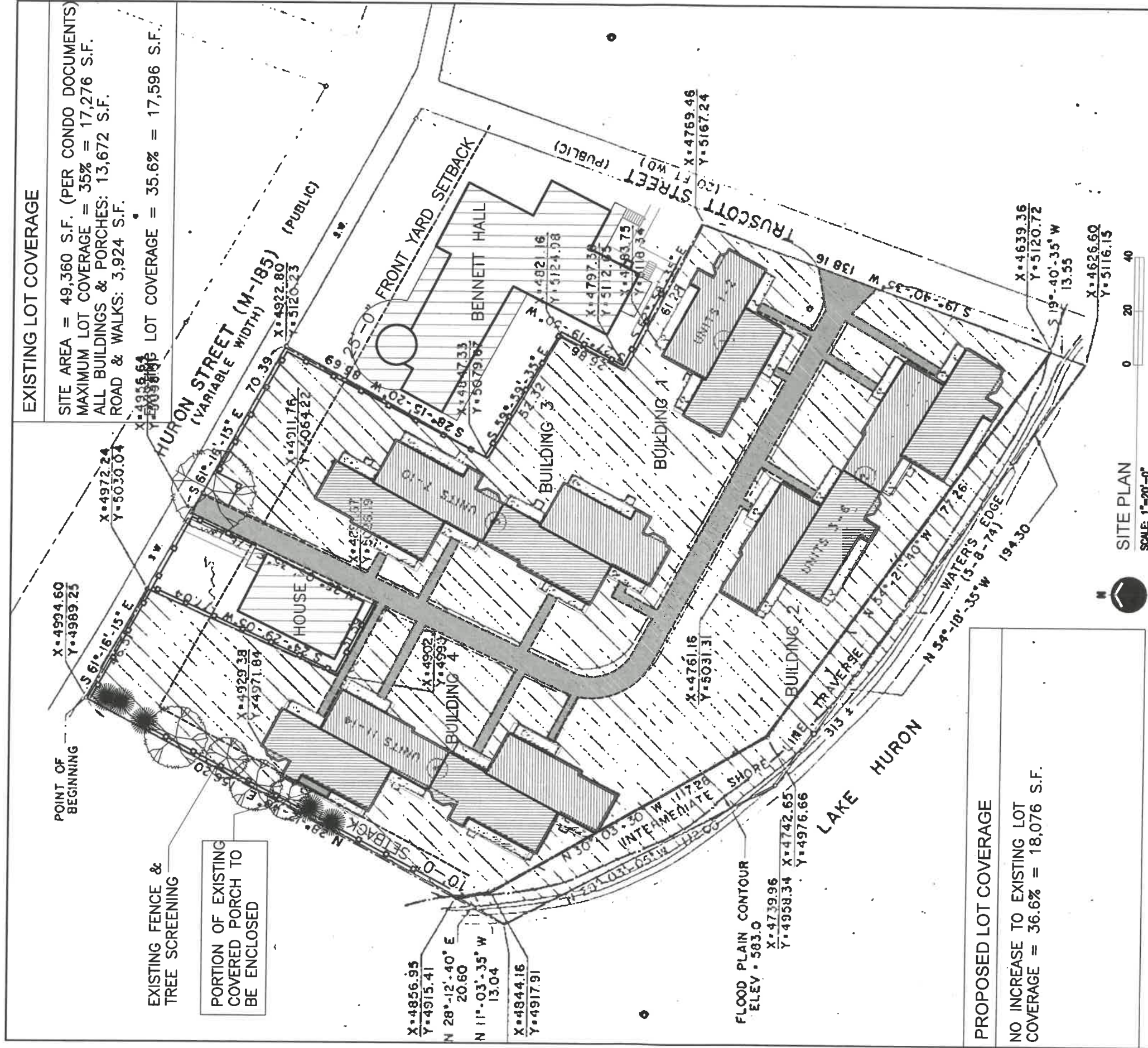
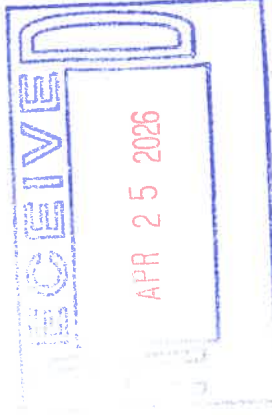


File No. R26-014-009

Exhibit H

Date 4-29-26

Initials KP



EXISTING LOT COVERAGE

SITE AREA = 49,360 S.F. (PER CONDO DOCUMENTS)
MAXIMUM LOT COVERAGE = 35% = 17,276 S.F.
ALL BUILDINGS & PORCHES: 13,672 S.F.
ROAD & WALKS: 3,924 S.F.

EXISTING FENCE & TREE SCREENING

PORTION OF EXISTING COVERED PORCH TO BE ENCLOSED

PROPOSED LOT COVERAGE

NO INCREASE TO EXISTING LOT COVERAGE = 36.6% = 18,076 S.F.

SITE PLAN
SCALE: 1"=20'-0"

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WALL LEGEND

-  EXISTING WALLS
-  NEW WALLS
-  REMOVED WALLS

PROPOSED WORK
AREA 1: 245 S.F.

ASSURE FOUNDATION BEARING
FOR ALL BEAM POINT LOADS,
& PROVIDE BLOCKING THRU
JOIST CAVITY.

UNIT 13

FOOTING PAD FP-20
MOLDED COMPOSITE BY PERMA-COLUMN
OR OTHER ICC APPROVED PRODUCT.
6x6 P.T. POST w/ SIMPSON BC60 HALF
BASE (REQ'D PER ICC-ESR-2147
REPORT.)
BRACE TOP & BOTTOM OF POST IN
BOTH DIRECTIONS AGAINST KICK-OUT.

MAINTAIN INTEGRITY OF COMMON FIREWALL

HANGER A: SIMPSON HHUS410
HANGER B: SIMPSON LUS410

UNIT 14

BEAM 3: 2 PLY 12"x17" LVL
HANGER

BEAM 1: 3 PLY 12"x17" LVL

BEAM 2: 2 PLY 12"x17" LVL

BUILDING CODE INFORMATION

2021 MICHIGAN REHABILITATION CODE
ALTERATION LEVELS 1 & 2
COMBINED WORK AREAS = 800 s.f. = 39.6%
CONDOMINIUM RESIDENCE-UNIT 14 BUILDING 4

CONSTRUCTION TYPE: 5B
UNIT AREA: HABITABLE: 2,020 SQ.FT.
HEIGHT: 30'-0"

ENERGY COMPLIANCE NOTES

ZONE 7
ROOF CEILING R-49 OR FILL CAVITY
WALLS R-21 OR FILL CAVITY
FLOOR R-38 OR FILL CAVITY R-19 MINIMUM
WINDOWS U=0.32
DOOR U= R-3.125

THESE VALUES EXCEEDS PRESCRIPTIVE ENERGY
CODE & PASSES REScheck 4.6.5 BY 0.0%
per MEC 2015.

ALL VAPOR BARRIERS TAPED AND SEALED.
ALL EXTERIOR DOORS WEATHERSTRIPPED.
ALL DOOR/WINDOW OPENINGS SEALED.
SEAL AROUND EXTERIOR WALL PENETRATIONS.
SEAL WALL PLATES TO FLOOR SHEATHING.

CM DETECTORS IF REQUIRED (CM)


CARBON MONOXIDE DETECTOR SHALL BE
INSTALLED OUTSIDE OF EACH SEPARATE
SLEEPING AREA IN THE IMMEDIATE VICINITY
OF THE BEDROOMS IN DWELLING UNITS WHERE
FUEL-FIRED APPLIANCES ARE INSTALLED OR
WHERE AN ATTACHED GARAGE IS PRESENT.

DETECTOR MUST BE LISTED AS COMPLYING
WITH UL2034 AND SHALL BE INSTALLED IN
ACCORDANCE WITH MANUFACTURER'S
INSTALLATION INSTRUCTIONS

SMOKE DETECTORS (SD)

SMOKE DETECTORS SHALL BE HARD WIRED
WITH BATTERY BACK-UP AND SHALL BE
WIRED TO SOUND SIMULTANEOUSLY AND
INCLUDE ALL DETECTORS WITHIN ALL
LEVELS WITHIN THE RESIDENCE.

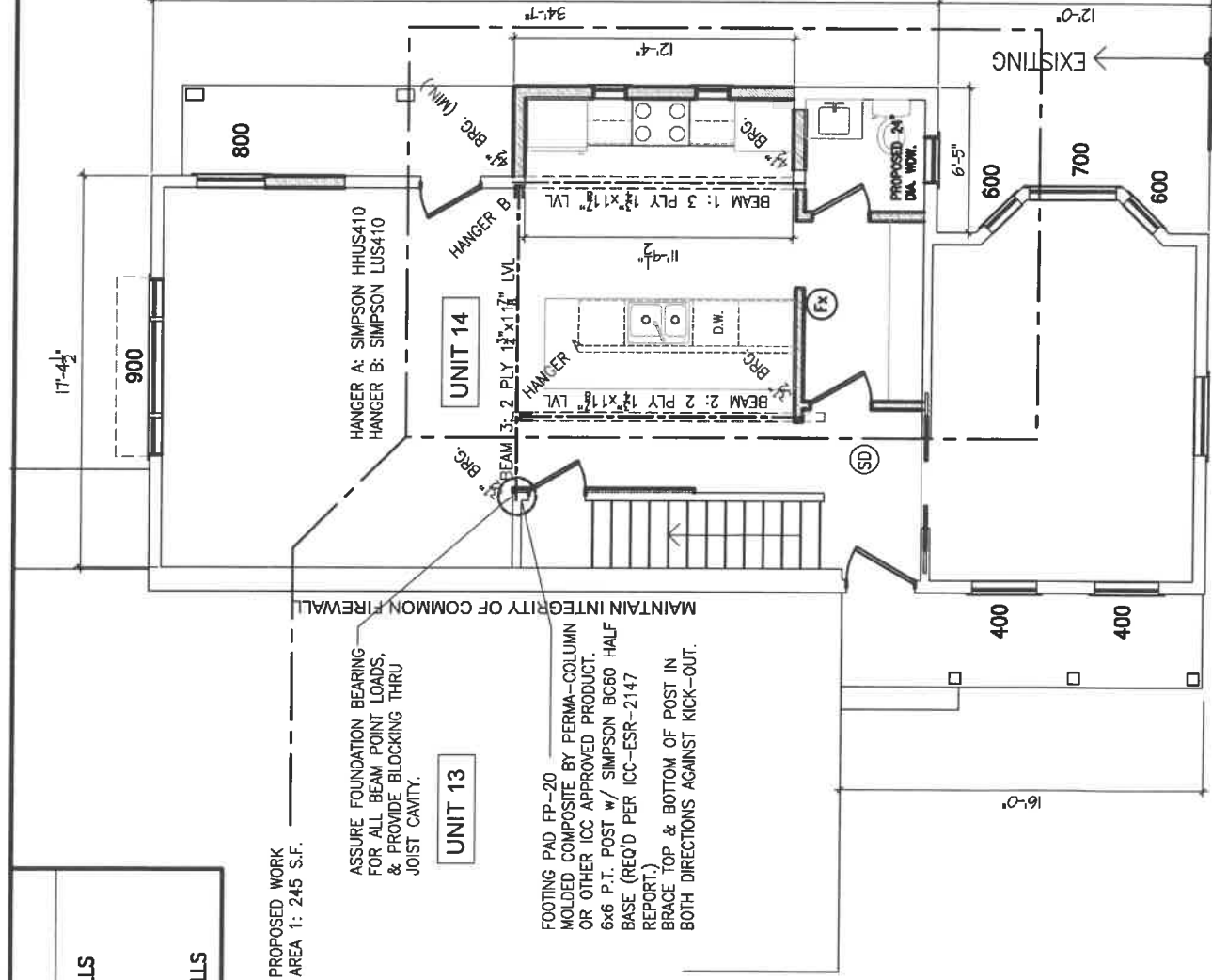
FIRE EXTINGUISHER

 FIRE EXTINGUISHER

FX. = PROVIDE (1) FIRE EXTINGUISHER
SIZE: 5#
TYPE: MULTI-PURPOSE DRY CHEMICAL.

STRUCTURAL NOTE:

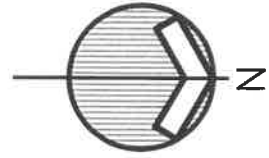
WITH ANY WALL OR BEAM MEMBER PROPOSED TO
BE REMOVED FIRST CAREFULLY INSPECT FRAMING
AFTER FINISH REMOVAL.
CONTACT ARCHITECT FOR ANY CONDITION THAT MAY
BE BEARING.
REPLACE OR REINFORCE ANY MEMBERS THAT HAVE
BEEN COMPROMISED DUE TO DRILLING, NOTCHING,
OR DETERIORATION.



PROP. 1st FLOOR PLAN

SCALE: 1" = 10'-0"

0 4 8 16



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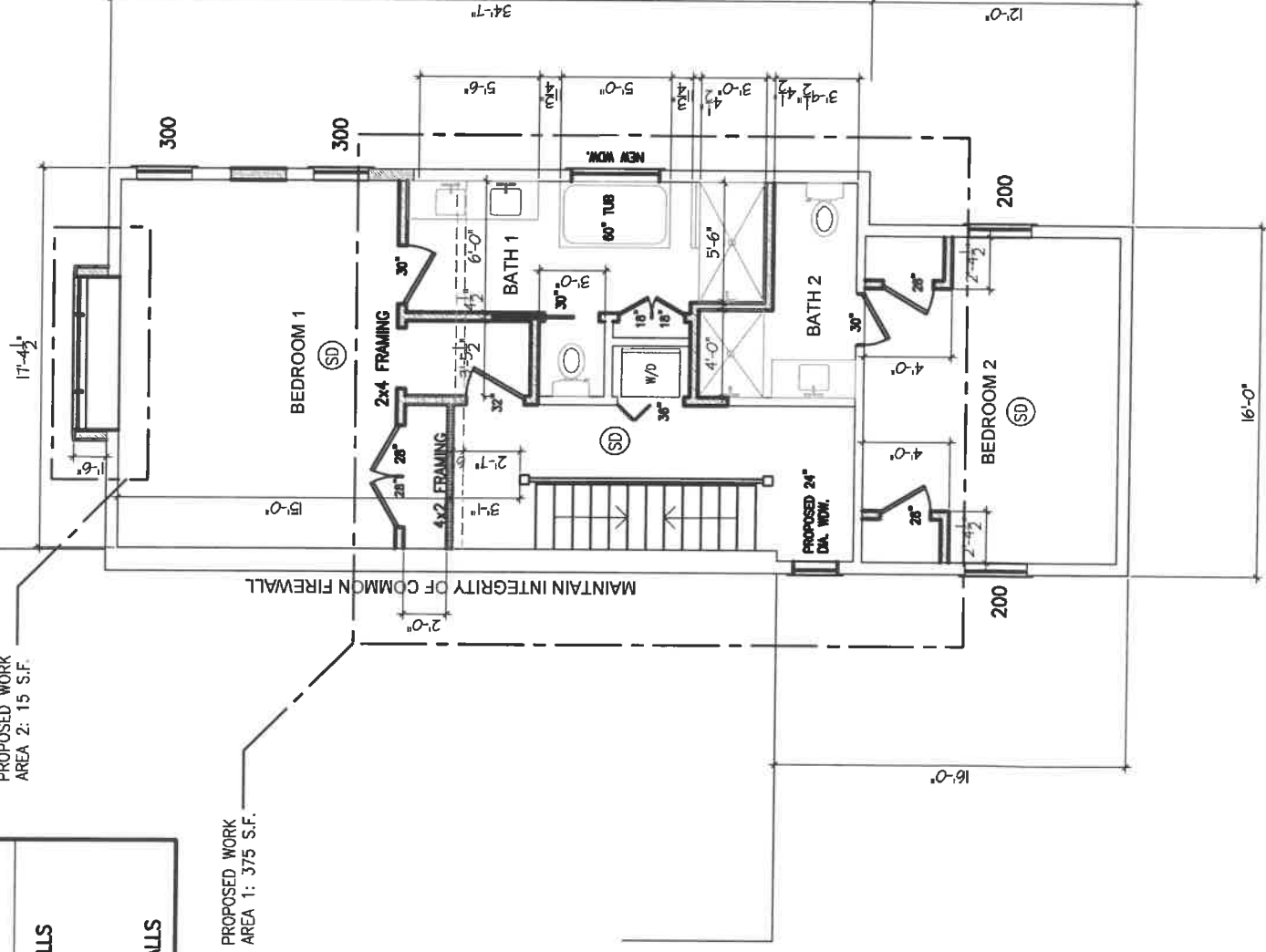
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WALL LEGEND

- ▬ EXISTING WALLS
- ▬ NEW WALLS
- - - REMOVED WALLS

PROPOSED WORK
AREA 2: 15 S.F.

PROPOSED WORK
AREA 1: 375 S.F.



GENERAL NOTES:

MAINTAIN EXTERIOR DOORS.
INTERIOR DOORS SHALL BE 24" WIDE MINIMUM.

DIMENSIONS NOTE:
SHOWN TO FINISH DRYWALL

FLOORING NOTE:
VINYL PLANK FLOORING
THROUGHOUT EXCEPT TILE
FLOORS IN BATHROOMS

BATHROOM NOTES:
TILED FLOORS
TILED SHOWERS

DRYWALL NOTE:
REPLACE ALL MISSING DRYWALL VOIDS AT
REMOVED WALL STUDS & CEILING TOP PLATE
INTERSECTIONS w/ MATCHING THICKNESS.
USE TYPE "X" DRYWALL AT COMMON WALLS.

TRIM NOTE:
ALL BASEBOARDS AND DOOR &
WINDOW CASINGS TO BE REPLACED

HEATING NOTE:
MAINTAIN RADIANT HEATING

WINDOW NOTES:

REHAB NOTE #1:
PER 2021 MICHIGAN REHAB CODE SECTION
505.3:
EGRESS REPLACEMENT WINDOWS ARE EXEMPT
FROM THE REQUIRED EGRESS SIZES UNDER THE
FOLLOWING CONDITIONS:

1. THE REPLACEMENT SIZE SHALL BE THE
LARGEST MANUFACTURER'S UNIT THAT WILL
FIT THE EXISTING ROUGH OPENING.
2. THE WINDOW IS PERMITTED TO BE OF THE
SAME OPERATING TYPE (DOUBLE HUNG) AS
THE EXISTING UNIT AND THE SASH MUST
PROVIDE THE EQUIVALENT OR GREATER
OPENING AREA AS THE EXISTING.

THE REPLACEMENT WINDOWS SHALL BE PROVIDED
WITH WINDOW OPENING CONTROL HARDWARE
WHERE THE SILL OF THE WINDOW IS 24" OR
LESS ABOVE THE FLOOR AND GREATER THAN 72"
ABOVE THE GRADE.

FLAME SPREAD REQUIREMENTS

INTERIOR WALL AND CEILING FINISH REQUIREMENTS

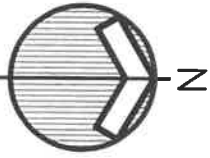
ROOMS CLASS C FINISHES
FLAME SPREAD INDEX: 76-200
SMOKE DEVELOPED INDEX: 0-450

CORRIDOR: NOT APPLICABLE

STAIRS/EXITS: NOT APPLICABLE

INTERIOR FLOOR FINISH REQUIREMENTS:

CLASS II NOT REQUIRED
CLASS DOC FF-1 IN ALL SPACES.



PROP. 2nd FLOOR PLAN

SCALE: 1" = 10'-0"

0 4 8 16

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WALL LEGEND

EXISTING WALLS



NEW WALLS

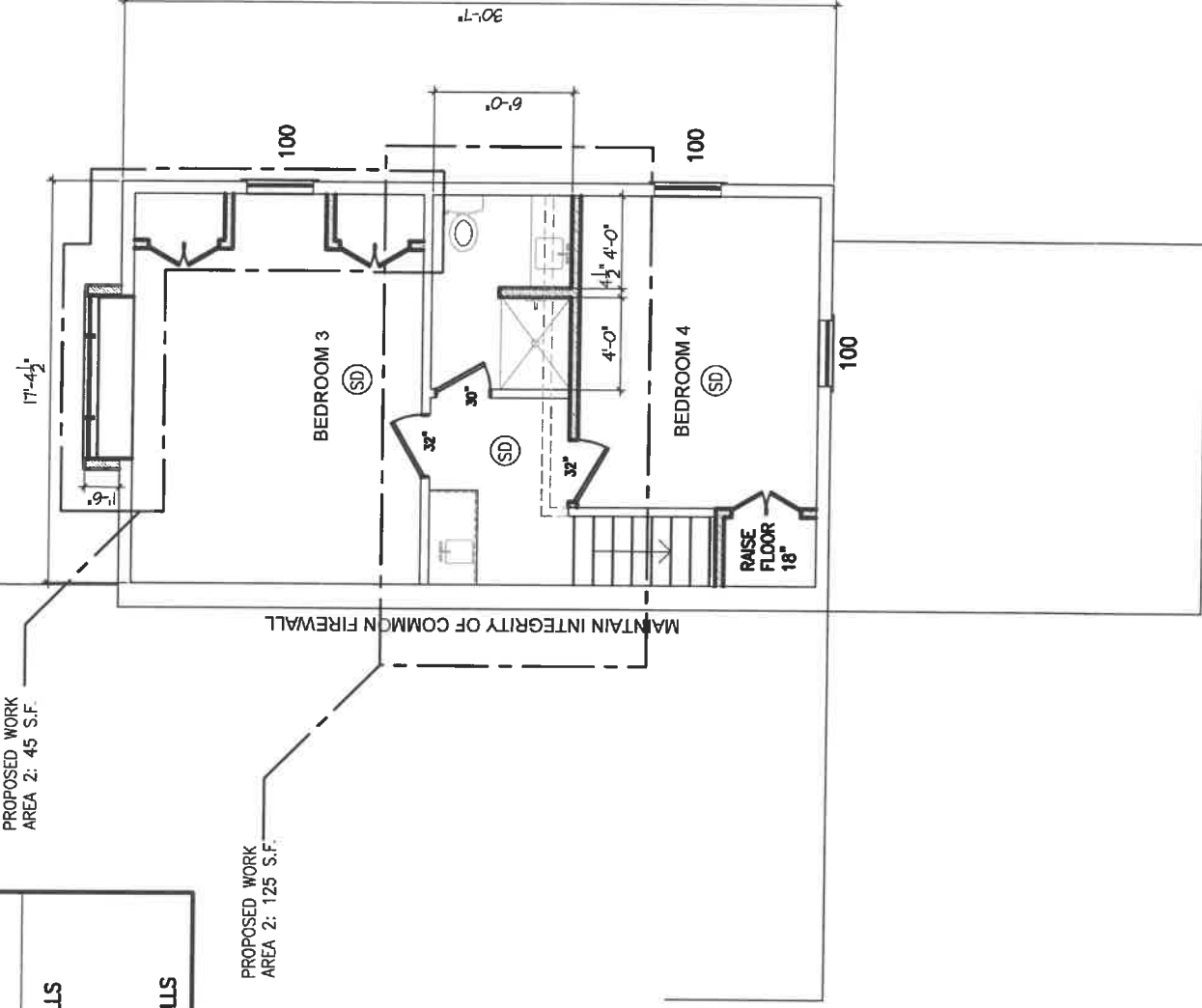


REMOVED WALLS



PROPOSED WORK
AREA 2: 45 S.F.

PROPOSED WORK
AREA 2: 125 S.F.



PROP. 3rd FLOOR PLAN

SCALE: 1" = 10'-0"



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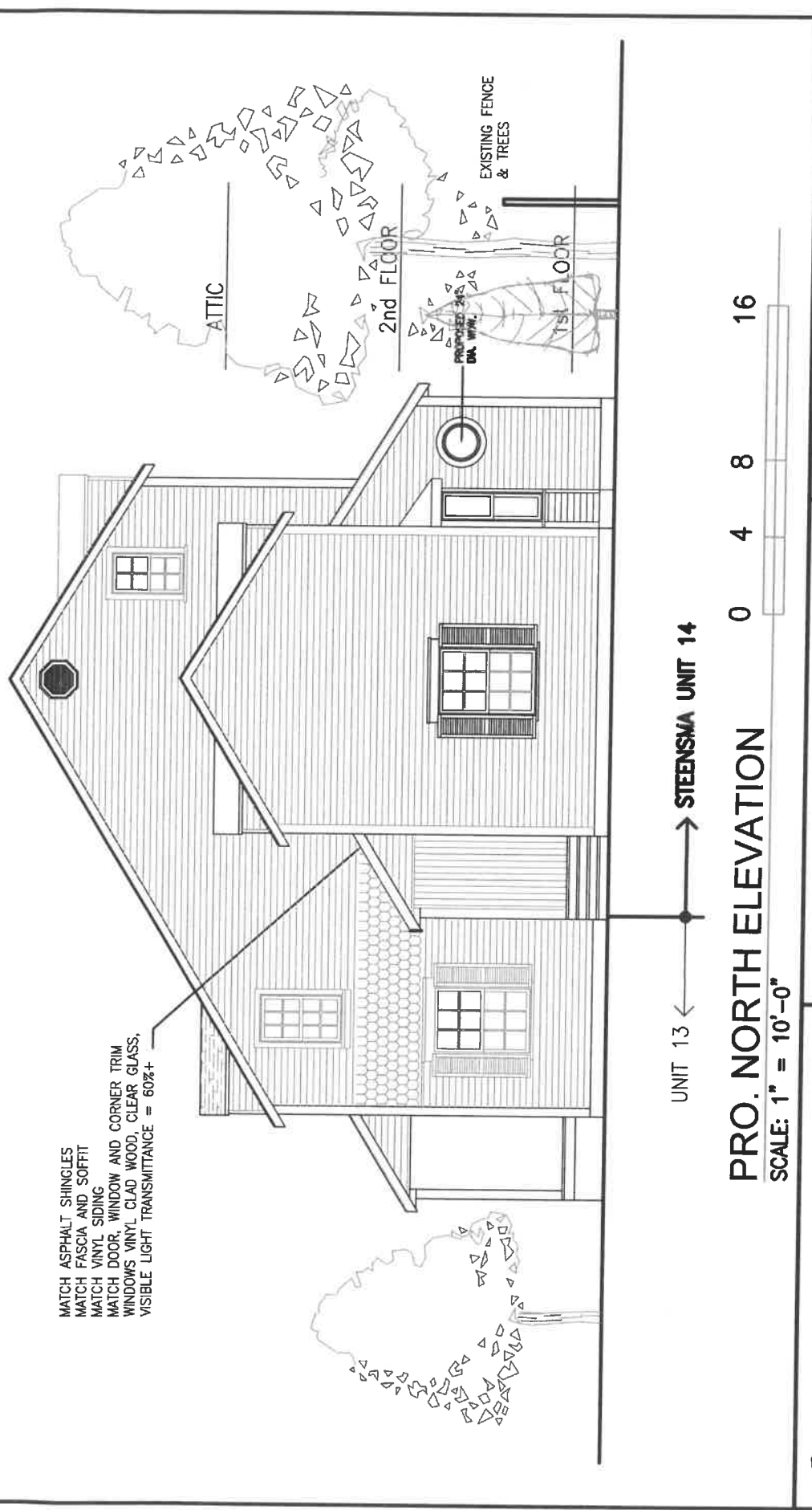
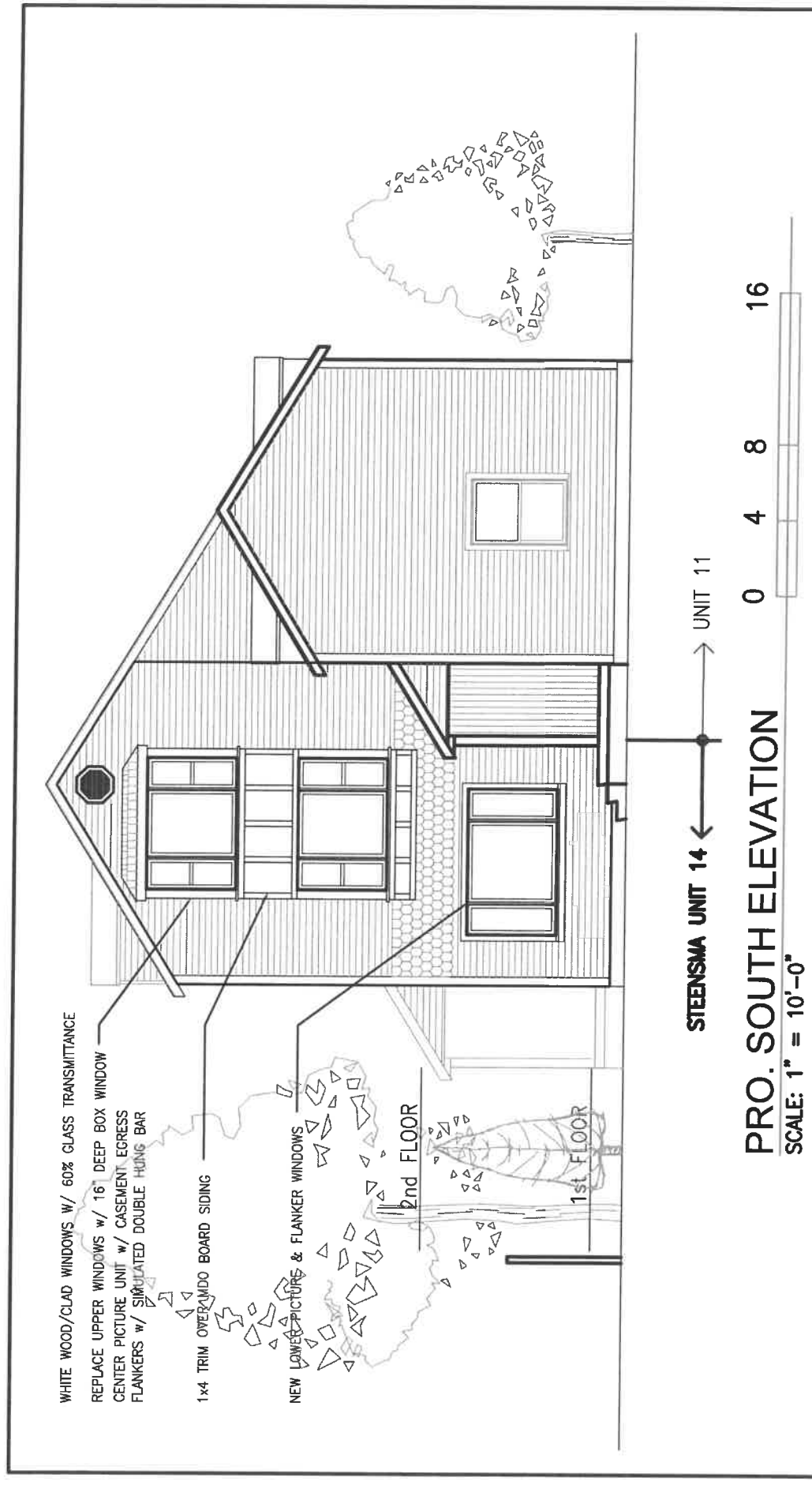
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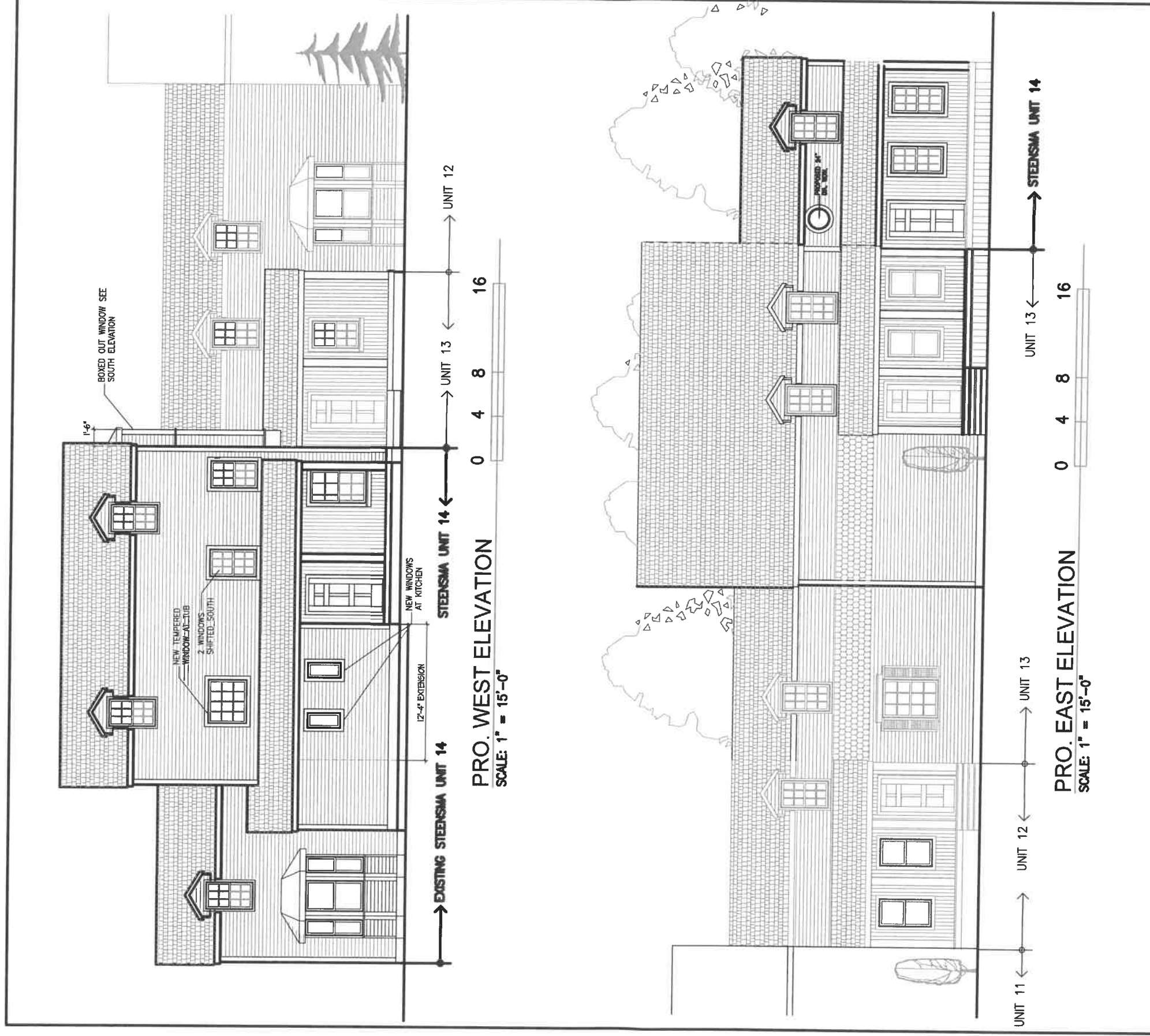


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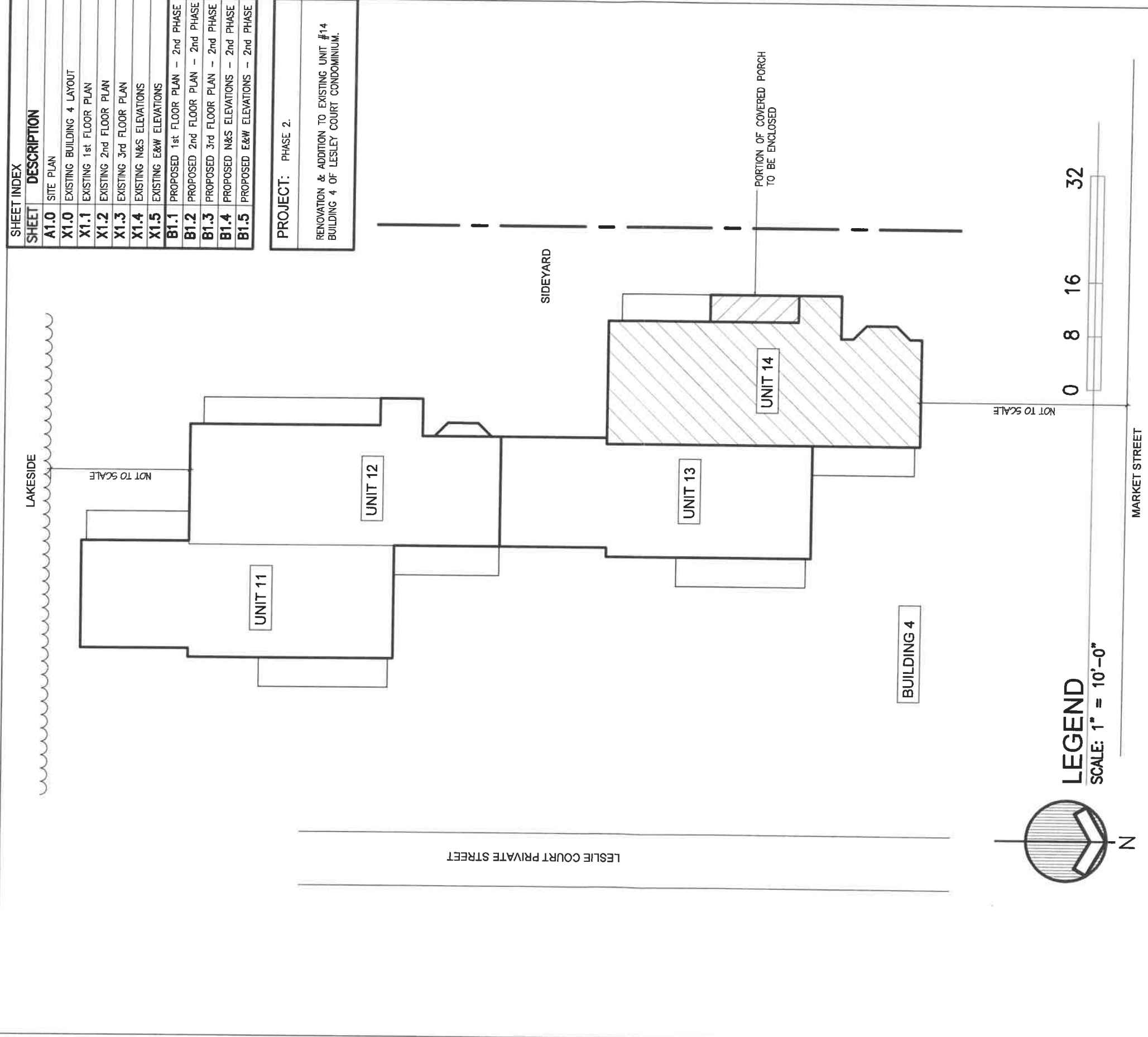
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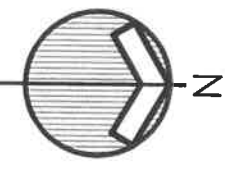
SHEET INDEX	
SHEET	DESCRIPTION
A1.0	SITE PLAN
X1.0	EXISTING BUILDING 4 LAYOUT
X1.1	EXISTING 1st FLOOR PLAN
X1.2	EXISTING 2nd FLOOR PLAN
X1.3	EXISTING 3rd FLOOR PLAN
X1.4	EXISTING N&S ELEVATIONS
X1.5	EXISTING E&W ELEVATIONS
B1.1	PROPOSED 1st FLOOR PLAN - 2nd PHASE
B1.2	PROPOSED 2nd FLOOR PLAN - 2nd PHASE
B1.3	PROPOSED 3rd FLOOR PLAN - 2nd PHASE
B1.4	PROPOSED N&S ELEVATIONS - 2nd PHASE
B1.5	PROPOSED E&W ELEVATIONS - 2nd PHASE

PROJECT: PHASE 2.

RENOVATION & ADDITION TO EXISTING UNIT #14
BUILDING 4 OF LESLEY COURT CONDOMINIUM.



LEGEND
SCALE: 1" = 10'-0"



0 8 16 32

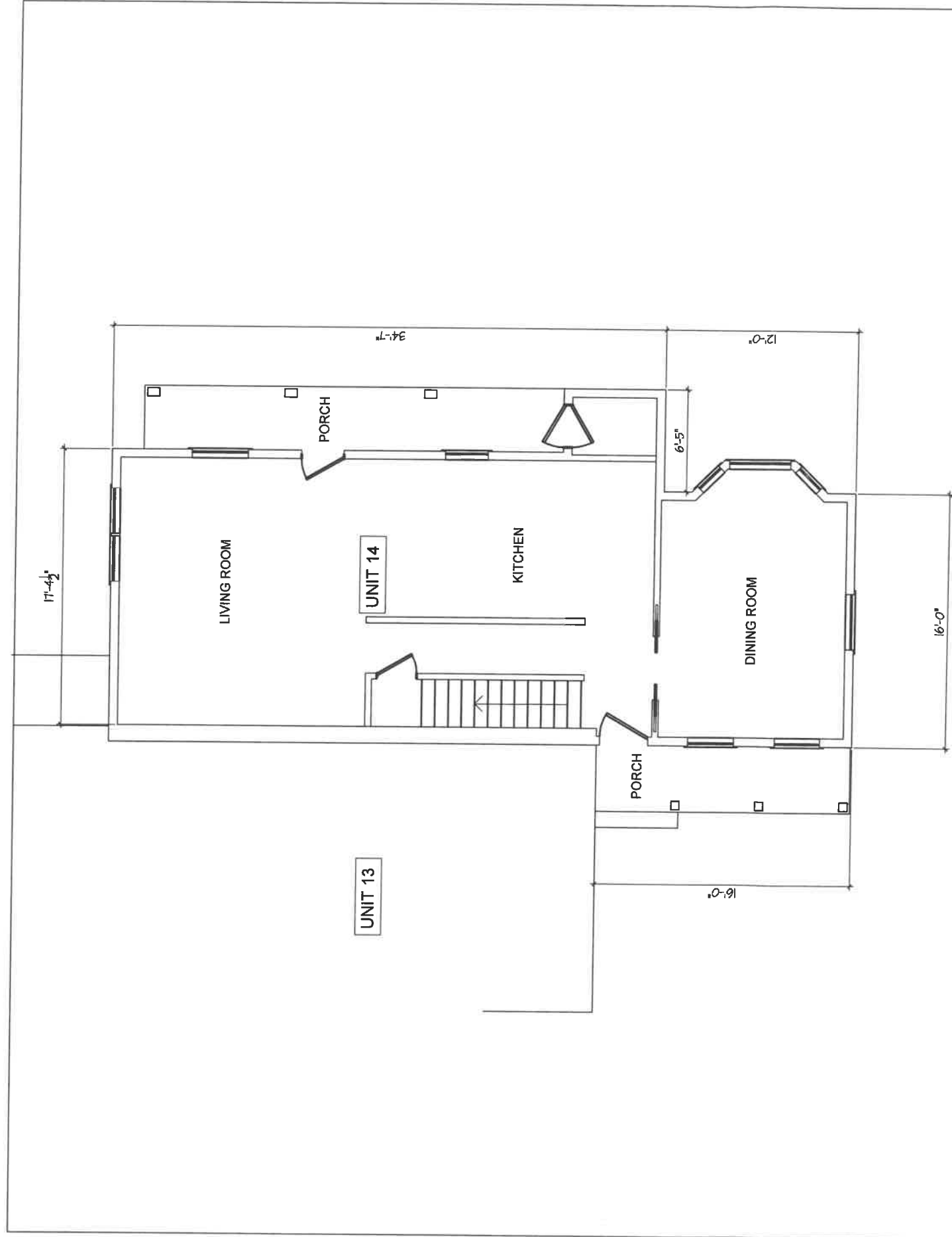
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EXIST. 1st FLOOR PLAN

SCALE: 1" = 10'-0"

777 SQ. FT.



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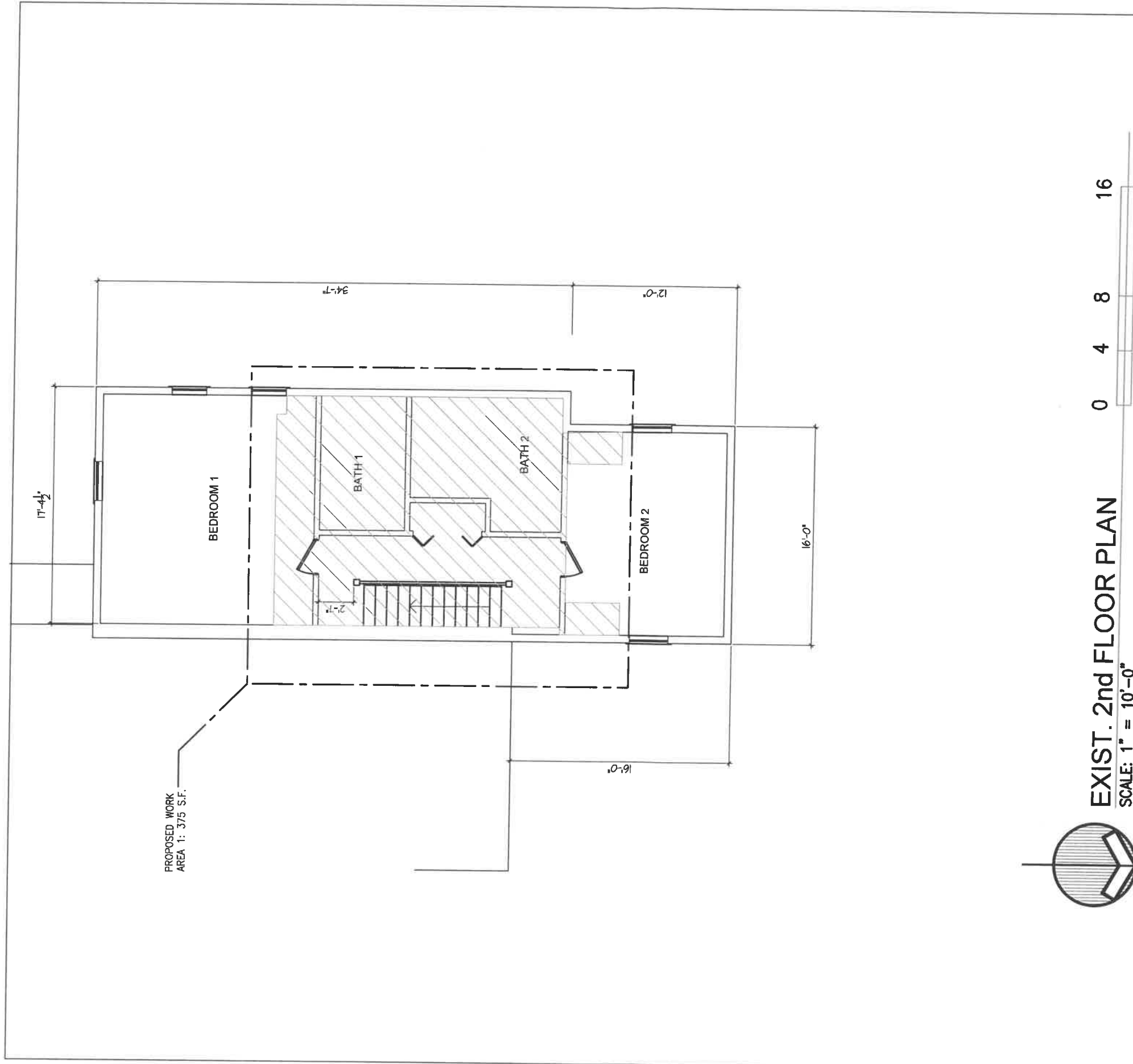
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EXIST. 2nd FLOOR PLAN

SCALE: 1" = 10'-0"

746 SQ. FT.

0 4 8 16

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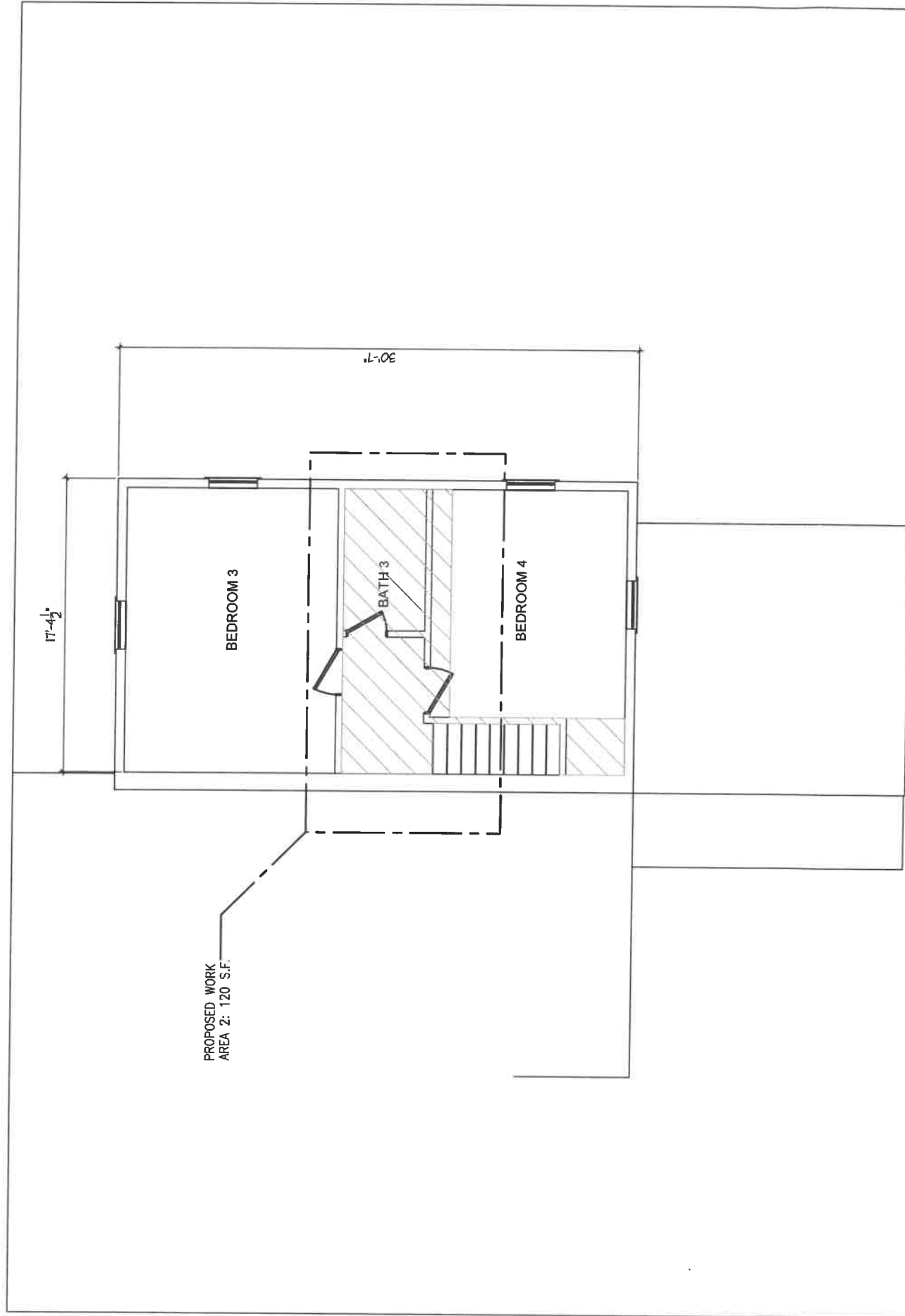
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EXIST. 3rd FLOOR PLAN

SCALE: 1" = 10'-0"

497 SQ. FT.



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EX. SOUTH ELEVATION
SCALE: 1" = 10'-0"

NO CHANGES TO EXTERIOR BEYOND LIKE FOR LIKE WINDOW REPLACEMENTS



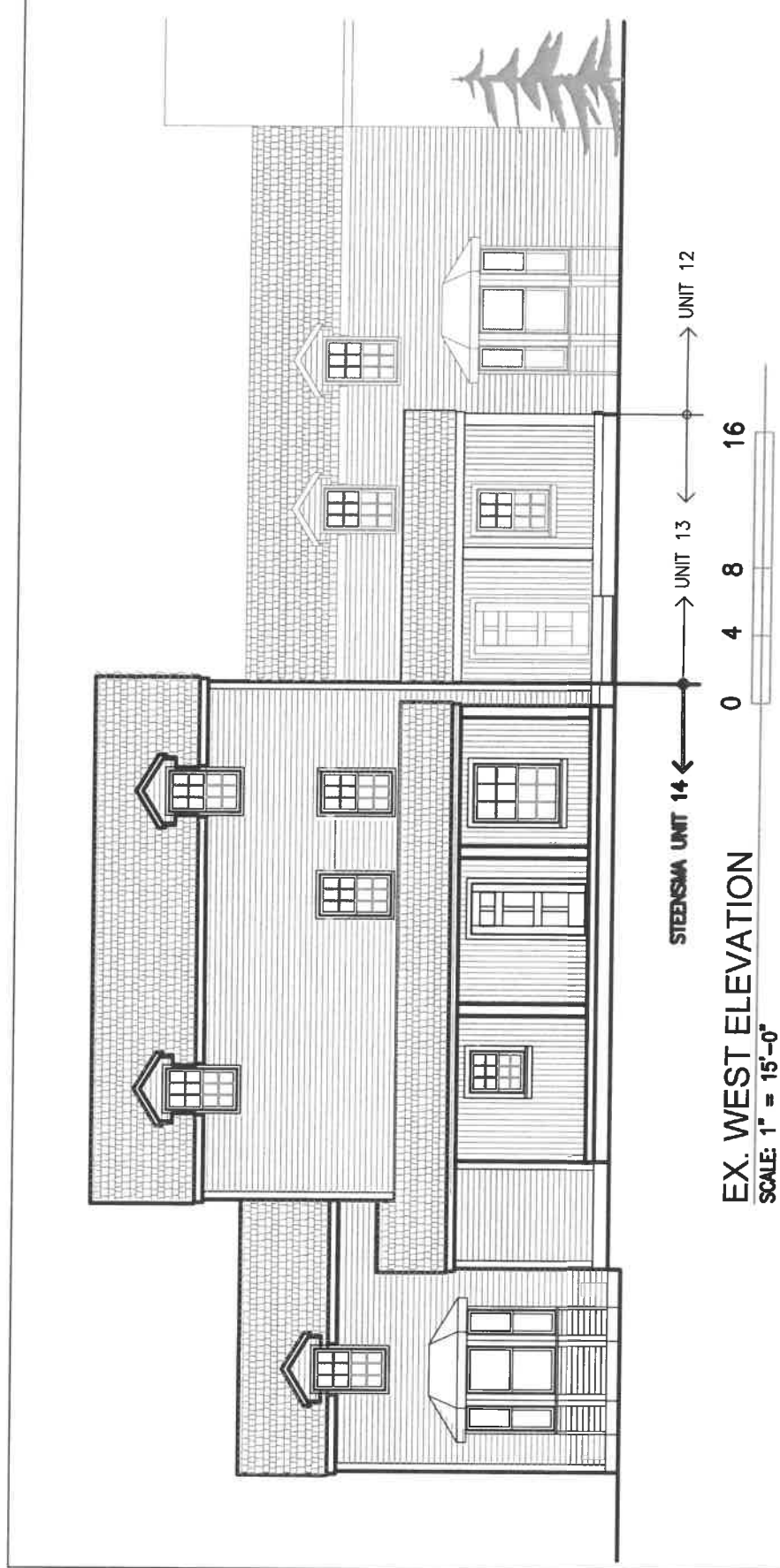
EX. NORTH ELEVATION
SCALE: 1" = 10'-0"

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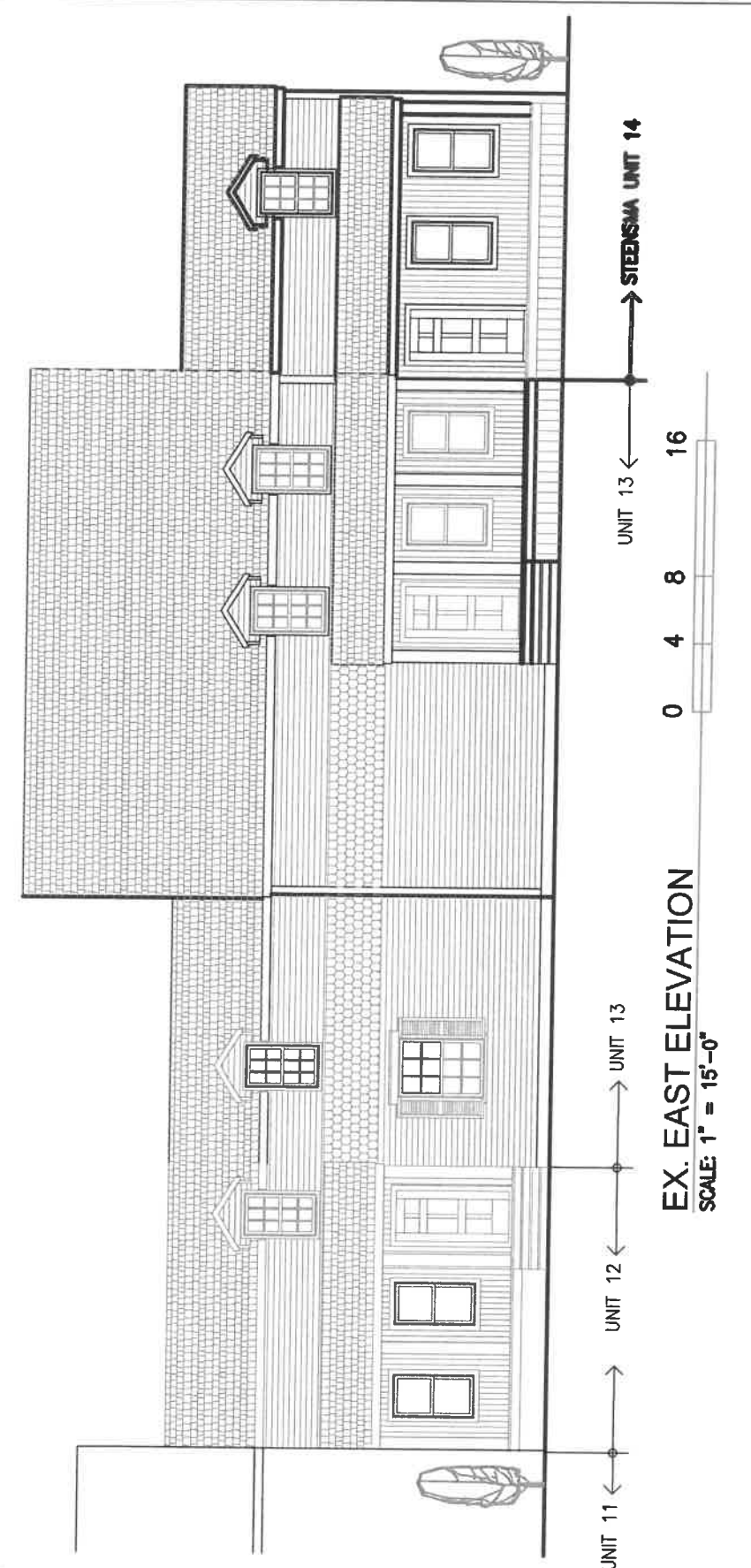
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EX. WEST ELEVATION
SCALE: 1" = 15'-0"

NO CHANGES TO EXTERIOR BEYOND LIKE FOR LIKE WINDOW REPLACEMENTS



EX. EAST ELEVATION
SCALE: 1" = 15'-0"

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