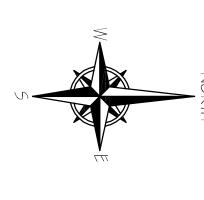
10400 LAKE MICHIGAN I PHONE: 586.752.0245 EMPIRE, MI 49630

SECOND FLOOR-0,0000 S.F. SQUARE FOOTAGE SUMMARY ATTIC AREA-0,000 S.F.

BASEMENT (FINISHED)- 0,000 S.

FIRST FLOOR- 824 S.F.

TOTAL LIVING AREA- 824 SQUARE FEET



SOUTH BAR LAKE

SITE

PROJECT DESCRIPTION

DESCRIBE AND EXPLAIN YOUR PROJECT IN THIS SPACE HERE. WRITE ABOUT THE DESIGN PROCESS, YOUR INSPIRATIONS, WHERE YOU MAY HAVE GOT YOUR IDEAS, WHY YOU SET-UP YOUR FLOOR PLAN AS YOU DID, ETC. YOUR DESCRIPTION MUST BE

WRITTEN IN COMPLETE SENTENCES
HAVE CORRECT PARAGRAPH STRUCTURE.
HAVE NO SPELLING OR GRAMMAR ERRORS.
FOLLOW STANDARD RULES OF CAPITALIZATION.

ALSO THIS TEXT IS IN DEF-POINTS- CHANGE IT TO THE TEXT LAYER OTHERWISE IT NOT SHOW UP WHEN PRINTING.;)

ZING, OR NEW ON SHALL TO PREVENT

CONSULTANT DOCUMENTATION

TCATIONS MAY BE SUPPL GNER SHALL , AND OPRIATE DATA AND EMENTED BILITY OF

N CONCEPT
N CONCEPT
TIONS. THE
ED FOR THE
NESS OF OTHER
DESTANTIATING
UIPMENT OR

. SITE GRADING THE SITE SHALL BE GRADED WITH A MINIMUM OF 6" FALL AT OF TEN FEET FROM THE BUILDING'S FOUNDATION.

GENERAL NOTES

S. UTILITY LEADS AND METERS
COORDINATE THE LOCATION/RELOCATION OF ALL UTILITY LEADS AND
METER LOCATIONS WITH SITE PLAN PREPARED BY OTHERS. . HEATING AND COOLING SYSTEM COORDINATE THE DESIGN AND LOCATION OF THE HEATING SYSTEM WITH THE FLOOR TRUSS DESIGN. HEATING AND COOLING SYSTEM AND FLOOR TRUSS DESIGN BY OTHERS AND COORDINATION TO BE PROVIDED BY THE BUILDER/APPLICANT.

STRUCTURAL ELEMENTS:
STRUCTURAL ELEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND BE COMPATIBLE WITH THE PERFORMANCE OF CONVENTIONAL FRAME WOOD SYSTEM.

TITLE SHEET

WEATHERING = SEVERE
FROST LINE DEPTH = 42 INCHES
TERMITE = SLIGHT TO MODERATE
DECAY = NONE TO SLIGHT
WINTER DESIGN TEMPERATURE = 6-DEGREES FAHRENHEIT

GENERAL ONDITIC Z

5. ATTIC VENTILATION -SEE ROOF PLAN-

C. MOISTURE VAPOR RETARDERS SHALL BE INSTALLED ON THE "WARM-IN-WINTER" SIDE OF THE THERMAL ENVELOPE.

INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM 84.

BASEMENT WALL:

R-19 MINIMUM OR INSULATION SUFFICIENT TO FILL THE CAVITY
R-11 BATT IN 2X4 STUD WALL AT 24" O.C.

CLIMATE ZONE EXTERIOR WALL: FENESTRATION: CEILINGS:

5A R-20 IN 2X6 STUD WALL U-FACTOR-0.35 R-38 (FULL HEIGHT OF UNCOMPRESSED R-38 EXTENDS OVER TOP OF WALL PLATE)

2015 MICHIGAN RESIDENTIAL CODE (MRC) FOR A SINGLE FAMILY DWELLING JACS JRAL PLANS AND SPECIFICATIONS ARE INTENDED H THE FOLLOWING CODES, AS MAY BE APPLICABL THE "PROJECT CODES"):

03. SCOPE OF THE PLANS

IT IS BEYOND THE SCOPE OF THE ARCHITECTURAL PLANS AND
SPECIFICATIONS TO INCORPORATE THE FULL TEXT OF THE APPLICAB
PROJECT CODES AND TO OTHERWISE DETAIL EVERY CONDITION AND
ASPECT THEREOF. ALL PERSONS, ENTITIES, CONTRACTORS, TRADES,
PRODUCT SUPPLIERS, OR OTHERS USING AND/OR RELYING ON THESE
PRODUCT SUPPLIERS, OR OTHERS USING AND/OR RELYING THESE
AND SPECIFICATIONS ARE ENCOURAGED TO REVIEW AND FAMILIARI
THEMSELVES WITH THE PROJECT CODES, AND ALL SUCH PARTIES ARI
DIRECTED TO RESOLVE ANY CODE QUESTION REGARDING THESE PLA
FAVOR OF THE APPLICABLE PROJECT CODES.

ES, ESE PLANS ARIZE ARE PLANS IN

NOTES AND SPECIFICATIONS

LL NOTES AND SPECIFICATIONS CONTAINED ON SHEET A-01 OF THESE LANS SHALL APPLY TO ALL OF THE FOLLOWING PLAN SHEETS AS NDICATED IN THE SHEET INDEX.

CONFLICTING NOTATIONS

F ANY GENERAL NOTATION CONFLICTS WITH ANY DETAIL NOTATION OR NOTE ON A PLAN OR ELEVATION, THEN THE STRICTEST SHALL APPLY. CONFIRM ALL CONFLICT RESOLUTIONS WITH THE ON SITE SUPERVISOR AND THE DESIGNER.

ER AND , BE R THE FALL BE . SAFETY GLAZING SAFETY GLAZING SHALI

A. DOORS AND SIDELITES INCLUDING DOORWALLS AND FRENCH DOORS.
B. TUB AND / OR SHOWER ENCLOSURES AND WINDOWS OVER TUBS.
C. GLAZING IN SKYLITES.
D. GLAZING IN WINDOWS WITHIN 24 INCHES OF A DOOR.
E. GLAZING IN WINDOWS MEETING ALL OF THE FOLLOWING:
1. INDIVIDUAL PANE OF MORE THAN 9 SQ. FT.
2. BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR.
3. TO EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR.
4. ONE OF MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING.

FOR EXCEPTIONS AND/ OR MORE SPECIFIC REQUIREMENTS REGARDING GLAZING REFER TO THE PROJECT CODES NOTED HEREIN.

THE INSTALLATION OF EQUIPMENT AND PRE-FAB UNITS
THE INSTALLATION OF EQUIPMENT AND PRE-FABRICATED UNITS SUCH AS, BUT
NOT LIMITED TO: FIREPLACES, CHIMNEYS, MECHANICAL AND ELECTRICAL
EQUIPMENTACCESSORIES, AND APPLIANCES SHALL BE IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. ALL PRE-FAB UNITS,
EQUIPMENT, AND APPLIANCES SHALL BE NEW AND IN PERFECT CONDITION WHEN
INSTALLED AND PUT INTO SERVICE AND SHALL BE TESTED AND BEAR THE LABEL
OF AN APPROVED TESTING AGENCY SUCH AS, BUT NOT LIMITED TO: (UL)
UNDERWRITERS LABORATORY OR AS OTHERWISE APPROVED BY THE PROJECT
CODES.

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGRE BEND AND 6 FEET FOR EACH 90 DEGREE BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. BATHROOM EXHAUST FANS SHALL EXHAUST TO OUTSIDE AIR.

12. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND IN THE IMMEDIATE "HALL" AREA OUTSIDE OF THE SLEEPING ROOMS, ALL SMOKE DETECTORS SHALL BE "HARD-WIRED" TO THE ELECTRICAL SYSTEM AND HAVE BATTERY BACK-UP POWER SOURCE. A MINIMUM OF ONE SMOKE DETECTORS SHALL BE INSTALLED IN THE IMMEDIATE AREA OUTSIDE OF ALL SLEEPING ROOMS IN HOMES WITH ATTACHED GARAGES AND/OR GAS FIRED APPLIANCES.

13. GROUND-FAULT CIRCUIT INTERRUPTERS (GF1) ARE REQUIRED FOR ELECTRICAL SAFETY IN ALL BATHROOMS, KITCHENS, BASEMENTS, GARAGES, AND OUTDOOR RECEPTACLES. ARC FAULT CIRCUIT IN BEDROOMS

I. GROUNDING ELECTRODE SYSTEM
PROVIDE BONDING FOR ALL ELECTRODES IN THE HOME USED FOR
GROUNDING THE ELECTRICAL SERVICE INCLUDING REINFORCING STEEL
(REBAR) IN ACCORDANCE WITH THE PROJECT CODE(S).

TO BE

7. ATTIC ACCESS
A READILY-ACCESSIBLE OPENING NOT LESS THAN 22" X 30" SHALL BE PROVIDED TO ANY ATTIC HAVING CLEAR HEIGHT OF OVER 30" AND AN AREA GREATER THAN 30 SQUARE FEET.

8. DOOR AND EMERGENCY WINDOW EGRESS
A.ONE ENTRY DOOR INTO EACH DWELLING UNIT SHALL BE 3'-0" WIDTH.ALL OTHER DOORS SHALL BE A MINIMUM OF 2'-0" CLEAR WIDTH EXCEPT DOORS INTO SPACES LESS THAN 10 SQ. FT.

02. BUILDING OFFICIAL
THE BUILDING OFFICIAL IS HEREBY REQUESTED (A) TO CONFIRM THAT
THESE PLANS ARE CONSISTENT WITH THE APPLICABLE PROJECT CODES,
AND (B) TO RETURN A NOTED SET OF PLANS TO THE APPLICANT UPON
ISSUANCE OF ANY PERMIT, AND (C) TO PROMPTLY NOTIFY THE DESIGNER
AND THE APPLICANT IF THESE PLANS AND SPECIFICATIONS ARE SUSPECTED
(OR DETERMINED) TO BE INCONSISTENT WITH THE APPLICABLE PROJECT
CODES.

B. EMERGENCY MEANS OF EGRESS FROM BEDROOMS SHALL BE PROVIDED BY A WINDOW WITH A NET CLEAR OPENING OF 5.0 SQ. FT.(FOR GRADE FLOOR BEDROOM WINDOWS) OR 5.7 SQ. FT. FOR SECOND STORY WINDOWS. CLEAR OPENING SHALL BE OBTAINABLE THROUGH NORMAL OPERATION OF THE WINDOW FROM THE INSIDE. THE MINIMUM CLEAR HEIGHT SHALL BE 24" AND THE MINIMUM CLEAR WIDTH SHALL BE 20" AND THE MAXIMUM SILL HEIGHT SHALL BE 44"ABOVE THE FINISH FLOOR.

D. ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED WITH DOOR AND WINDOW MANUFACTURERS FOR ROUGH OPENING SIZES AND COMPLIANCE WITH THE PROJECT CODES INDICATED HEREIN. . BASEMENTS WITH HABITABLE SPACE SHALL HAVE ONE EMERGENCY EGRESS /INDOW OR A DOOR FROM THE HABITABLE SPACE. IF THE HABITABLE SPACE IS. LEEPING ROOM, THE EMERGENCY EGRESS WINDOW OR A DOOR SHALL BE OCATED IN THE SLEEPING ROOM, AND ALL OTHER ADJACENT HABITABLE AREAS RE NOT REQUIRED TO HAVE EMERGENCY EGRESS, EXCEPT OTHER SLEEPING OOMS. ALL HABITABLE SLEEPING ROOMS IN A BASEMENT SHALL EACH HAVE NE EMERGENCY EGRESS WINDOW OR A DOOR.

E. ALL WINDOWS GREATER THAN 72" ABOVE GRADE AND WITHIN 24 INCHES OF THE FLOOR SURFACE SHALL HAVE EITHER A FALL PREVENTION DEVICE PER ASTM 2090 OR BE EQUIPPED WITH A SELF-ACTING, OPENING LIMITING DEVICE THAT PROHIBITS THE FREE PASSAGE OF A 1 INCH SPHERE. THE OPENING LIMITING DEVICE SHALL RELEASABLE FOR EMERGENCY ESCAPE AND RESCUE WITHOUT THE NEED FOR SPECIAL KEYS, TOOLS, OR KNOWLEDGE.

SHALL BE PROVIDED IN THE FOLLOWING AREAS

WEEP HOLES SHALL BE PLACED 32" O.C. MAXIMUM, 3/16" MINIMUM DIAMETER AND SHALL BE LOCATED IN THE FIRST COURSE ABOVE GRADE AND AT ALL THROUGH WALL FLASHING. PROVIDE FLASHING AT THE TOP OF WINDOWS AND DOORS, DOOR AND WINDOW SILLS, CHIMNEYS, ROOF AND WALL INTERSECTIONS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE PORCHES, DECKS AND STAIRS ATTACH TO WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION AND AT THE FIRST COURSE ABOVE GRADE. UNLESS OTHER WISE NOTED, USE L 5X3-1/2X5/16 L.L.V. STEEL LINTEL FOR 4". NOMINAL BRICK VENEER SPANNING OPENINGS UP TO 6'-0" WITH 2 STORIES ABOVE, 8'-0" WITH ONE STORY ABOVE, OR 10'-0" WITH NO STORY ABOVE.

ANCHOR MASONRY VENEER WITH METAL CORRUGATED TIES, MINIMUM 7/8' WIDE AND 22 GAUGE SPACED NOT MORE THAN 24" O.C. EACH WAY, AND WITHIN 12" OF ALL OPENINGS.

04. DESIGN CRITERIA

FLOOR LOADING:

LIVE LOAD = 30 PSF (2ND FLOOR SLEEPING ROOMS)

40 PSF (ALL OTHER FLOORS)

DEAD LOAD W/ CARPET = 15 PSF (1ST FLOOR), 10 PSF (2ND FLOOR)

DEAD LOAD W/ TILE= 20 PSF

ROOF LOADING: LIVE LOAD = 30 PSF DEAD LOAD = 17 PSF BALCONY LOADING: LIVE LOAD = 60 PSF (BALCONIES ARE CANTILEVERED AND SUPPORTED WITHOUT POSTS) DECK LOADING: LIVE LOAD = 40 PSF (DECKS ARE SUPPORTED BY THE BUILDING AND POSTS ON THE OPPOSITE SIDE)

4x 3x 1/4 5x 31/2 x 3/6 6x 31/2 x 3/16

4'-6" 6'-0" 7'-0"

ENGINEERING: STRUCTURAL ELEMENTS TO BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL BE COMPATIBLE THE PERFORMANCE OF THE CONVENTIONAL FRAME WOOD SYSTEM SHOWN HEREIN. DEFLECTION: FLOORS AND CEILINGS = L/360 OTHER STRUCTURAL MEMBERS = L/240

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA BASIC WIND SPEED = 90 MPH WIND LOAD IMPORTANCE FACTOR I = 1 WIND EXPOSURE CATEGORY = B GROUND SNOW LOAD = 25 PSF SEISMIC DESIGN CRITERIA = B

A. NATURAL LIGHT AND VENTILATION, EACH HABITABLE ROOM SHALL BE PROVIDED WITH GLAZING NOT LESS THAN 8% OF THE FLOOR AREA AND A MINIMUM OF 4% ABLE TO OPEN TO THE OUTDOORS FOR VENTILATION, UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED.

C. BATHROOMS SHALL BE PROVIDED WITH A MINIMUM OF 3 SQ. FT. OF GLAZED WINDOW, OF WHICH ½ SHALL BE ABLE TO OPEN, EXCEPT THAT ARTIFICIAL ILLUMINATION AND MECHANICAL VENTILATION MAY BE PROVIDED, AT 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS, EXHAUSTED DIRECTLY TO THE OUTDOORS. ALL HABITABLE ROOMS SHALL HAVE A HEATING SYSTEM CAPABLE OF AINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A DINT 3 FT. ABOVE FLOOR AND 2 FT. FROM EXTERIOR WALLS.

4. FLAME SPREAD AND SMOKE DENSITY WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASS- NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. TESTING SHALL BE IN ACCORDANCE WITH ASTM 84. INSULATION

A. THE APPLICANT SHALL FOLLOW THE PRESCRIPTIVE REQUIREMENTS FOR INSULATION AND FENESTRATION THAT MEET OR EXCEED THE MINIMUM REQUIREMENTS SET FORTH IN THE MI UNIFORM ENERGY CODE AS FOLLOWS: D. ARTIFICIAL LIGHTING SHALL BE PROVIDED WITH AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES AT 30 INCHES ABOVE THE FLOOR STAIRWAYS SHALL BE ILLUMINATED AT NOT LESS THAN 1 FOOT CANDLE AT THE CENTER OF THE TREADS AND LANDINGS. ALL CONCRETE SLABS SHALL BE PLACED ON COMPACTED OR SELF-COMPACTING GRANULAR FILL BASE AND SLABS BELOW HABITABLE SPACE SHALL HAVE A 6-MIL SOLI-GAS-RETARDER.

MINIMUM COMPRESSIVE STRENGTH (PSI AT 28 DAYS) OF CONCRETE SHALL BE AS FOLLOWS: CONCRETE
LLL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.

D) PORCHES, CARPORTS, GARAGE SLABS, AND STEPS EXPOSED TO WEATHER= 3,500 PSI C) BASEMENT WALLS, FOUNDATION WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER= 3,000 PSI B)BASEMENT SLABS AND OTHER INTERIOR SLABS ON GRADE (EXCEPT GARAGE SLABS) = 2,500 PSI

ALL REINFORCING BARS, DOWELS, AND TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE A MINIMUM 36 BAR DIAMETER OVERLAP AND BE FABRICATED AND PLACED IN ACCORDANCE WITH ACI RECOMMENDATIONS. ALL CONCRETE EXPOSED TO WEATHER (INCLUDING BASEMENT WALLS WITHOUT BRICK) SHALL BE AIR ENTRAINED. AIR CONTENT SHALL BE BETWEEN 5 AND 7 PERCENT.

REINFORCED CONCRETE TRENCH FOOTINGS SHALL HAVE CORNER BARS AT ALL INTERSECTIONS OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINFORCING. PROVIDE (2) #5 DIAGONAL RE-BARS AT CORNERS OF WALL OPENINGS.

ALL CONCRETE REINFORCING SHOWN IN THE PLANS AND DETAILS HEREIN IS RECOMMENDED TO MINIMIZE DIFFERENTIAL SETTLEMENT OF THE STRUCTURE. PLAIN CONCRETE (UN-REINFORCED) FOOTINGS AND WALLS MAY BE PERMITTED IF CONSTRUCTED IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE CODE (MRC), SECTION R403, FOOTINGS AND TABLE 404.1(1) PLAIN CONCRETE FOUNDATION WALLS.

CRAWLSPACES: IN COMPLIANCE WITH SECTION 408. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT OR CELLAR) SHALL BE PROVIDED WITH VENTILATION OPENING THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENING SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF SAID BUILDING. EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. ALL FLOOR JOISTS SHALL E LATERAL LOADING ON BAS REQUIRED WHERE JOISTS A WITHIN 5'-0" OF CORNERS.

BE FASTENED TO THE SILL PATE TO RESIST HE SEMENT WALLS. PERPENDICULAR BLOCKING IS ARE PARALLEL TO BASEMENT WALLS EXCEPT

10. FLOOR JOISTS

FLOOR JOISTS THAT ARE NO JOISTS, #2 CONSTRUCTION OT ENGINEERED FLOOR TRUSSES SHALL BE 2X10 GRADE SPRUCE, PINE, FIR (WITHOUT SPLITS) OR

CANTILEVERS:
- MINIMUM BACKSPAN = 6 FI
- SOLID BLOCKING REQUIRI
- CANTILEVERS SHALL HAV
- CONNECTIONS (HANGERS)
SHALL RESIST MINIMUM 50
CROSSBRIDGING/ BLOCKING
- RECOMMENDED AT MID-SP.
CROSS BRIDGING FOR 2X10'S

03. MASONRY

ALL MASONRY WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ACI, AND NCMA RECOMMENDATIONS AND SPECIFICATIONS.

ALL BLOCK MASONRY SHALL CONFIRM TO ASTM C90 OR C145 TYPE N-1,MORTAR SHALL BE TYPE-S.

SUPPORTING CAN SPAN ROOF ONLY 4'-0" ONE STORY HEADERS ROUGH FRAMING 2-2x6 2x8 -2x10 2-2x12

ALLOWABLE SPANS MASOI		TWO STORIES
FOR LINTELS S NRY VENEER		4'-6"
UPPORTING		6" 6'-8""
	ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER	ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

STRUCTURAL NO

D5. FRAMING

BEARING WALL STUDS SHALL BE SPRUCE, PINE, FIR, #2 OR BETTER. BEARING WALL WINDOW AND DOOR HEADERS SHALL BE SPRUCE, PINE, FIR. #2, OR BETTER (MUST BE 2-2X10'S UNLESS OTHERWISE NOTED ON PLANS). ALL WALL PLATE MATERIALS SHALL PROVIDE A MINIMUM OF 425 PSI (FC) PERPENDICULAR TO THE GRAIN. ALL TOP WALL PLATE SPLICES SHALL BE NAILED WITH (8) 16D NAILS.

THE DESIGN SOIL BEARING CAPACITY IS 2000 PSF MINIMUM FOR THIS STRUCTURE. THE FOOTING SIZES DETAILED HEREIN WERE BASED ON SOILS OF THIS CAPACITY OR GREATER. IF SOILS OF LESSER CAPACITY ARE ENCOUNTERED AT TIME OF EXCAVATION, THE BUILDER AND DESIGNER SHALL BE NOTIFIED. THE DESIGNER SHALL REDESIGN THE FOOTING SIZE BASED ON THE ACTUAL SOIL BEARING CAPACITY ESTABLISHED BY A SOIL TEST DONE BY QUALIFIED PROFESSIONAL. IN THE ABSENCE OF A SOILS TEST, THE SOIL BEARING CAPACITY AND THE FOOTING SIZE SHALL BE ESTABLISHED BY CHAPTER 14 OF THE CURRENT MICHIGAN RESIDENTIAL CODE. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOILS OR ENGINEERED FILL FREE FROM FROST AND ORGANIC MATTER.

IF THE PROJECT HAS EXISTING FOUNDATION, VERIFY WITH ENGINEER THAT EXISTING FOOTING SIZES CAN SUPPORT THE PROPOSED NEW STRUCTURE. ALL METAL STRAP SILL PLATE ANCHORS SHALL BE PLACED AND EMBEDDED IN THE TRENCH FOOTINGS AND BE CONTINUOUS THRU THE BLOCK COURSE(S) AND ATTACH TO THE WALL SILL PLATE.

06. ENGINEERED LUMB

JUMBER (LVL) SHALL BE 1.9 E, 2600 FB, 285 FV 4 BEAMS SHALL BE 24F-V4 DF/DF OR BETTER. IF A 4 AT DOES NOT MEET OR EXCEED THESE RESPONSIBILITY OF THE PARTY PROPOSING THE DOCUMENTATION AND ENGINEERING SUFFICIENT STRUCTURAL CAPACITY FOR THE SUPPROVAL PRIOR TO MAKING THE SUBSTITUTION.

PROVIDE CONTINUOUS SOLID WOOD BLOCKING TO STEEL BEAM(S) AND CONCRETE FOUNDATION BEARING AT ALL POINT LOADS AND/ OR BUILT UP COLUMNS.

ALL WOOD IN CONTACT WITH CONCRETE AND/ OR WITHIN 8" OF SOILS SHALL BE PRESERVATIVE TREATED LUMBER AND SHALL CONFORM TO AWPA STANDARDS AND BE LABELED.

DR BETTER, ALL GLUE-LAM JUBSTITUTION IS MADE TH SPECIFICATIONS, IT IS THE SUBSTITUTION TO PROVIDE CALCULATIONS SHOWING SESIGNER'S REVIEW AND A

A) BASEMENT WALLS, FOOTINGS, AND CONCRETE NOT EXPOSED TO THE WEATHER = 3,000 PSI

CORRESPONDENCE REGARDING QUESTIONS AND INTERPRETATIONS FROM SUB-BIDDERS SHALL BE IN WRITING AND DIRECTED THROUGH THE CLIENT AND/OR THE PRIME BIDDER AS MAY BE DIRECTED BY THE CLIENT. THE DESIGNER SHALL CORRESPOND ONLY WITH THE CLIENT AND SHALL ISSUE WRITTEN RESPONSES, IF ANY, TO THE CLIENT FOR DISTRIBUTION TO THE PRIME BIDDER AND/OR SUB-BIDDERS. ANY DISCREPANCIES, CONFLICTS, AND/OR ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE PRIME BIDDER AND CLIENT IN ORDER TO NOTIFY THE DESIGNER. THE DESIGNER, SHALL AT ITS SOLE DISCRETION, DETERMINE IF AN ADDENDUM NEED BE ISSUED.

07. WALL BRACING
THE BRACED WALL METHO
CONTINUOUS SHEATHING-S
WALLS EXCEPT AS OTHERW
BE A MINIMUM 16" O.C., NAILED
MAXIMUM 16" O.C. IN THE
MINIMUM (3) 16D NAILS IN 1
SYSTEM. ALL STRAPS AND 1
EQUAL AND SHALL MEET O
PLANS AND BE INSTALLED

O8. ENGINEERED ROOF THE THE ROOF FRAMING SYSTEM TRUSS MANUFACTURER AND TRUSS MANUFACTURER SHEARING POINTS AND/OR IN REQUIRED FOR THE ROOF A POINT, STRUCTURAL MEMB DESIGNER'S PLANS CONFLIC DESIGNER SHALL BE PROMITHE TRUSS MANUFACTURED BRACED IN ACCORDANCE VINDICATED IN THE TRUSS SIPROVIDED BY THE MANUFATHE SITE.

BY A QUALIFIED ERED ENGINEER. ANY ADDITIONAL RT THAT MAY BE FANY BEARING ED ON THE PACKAGE, THE E MATTER WITH ALLED AND SCIFICATIONS AS LAGRAMS TO BE TRUSSES TO

ALL ROOF TRUSSES SHALL METAL STRAP ANCHORS TH ALL TRUSSES AND RAFTER: PLATE OF ALL BRACED WAT TRUSS/RAFTER. PROVIDE WATTERS WITH GREATER THAT 6" O.C.

ENGINEERED WOOL

MOISTURE ENTERING, OR CONDENSATION OCCURRING IN ANY MATERIAL AND/OR ASSEMBLY SHALL BE DIRECTED TO THE EXTERIOR.

ALL WORK AND MATERIALS PROVIDED SHALL BE DESIGNED AND/OR APPROVED AS MAY BE APPLICABLE FOR THE INTENDED PURPOSE AND LOCATION OF INSTALLATION AND SHALL ACCOMMODATE WITHOUT DAMAGE OR FAILURE, THE WEATHERING CONDITIONS AND SEASONAL TEMPERATURE CYCLES OF THE AREA.

ALL WORK SHALL BE COMPLETED AND INSTALLED IN ACCORDANCE WITH HE APPLICABLE PROJECT CODES AND/OR THE LATEST ACCEPTED RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES BY THE NAHB AS APPLICABLE.

PERFORMANCE REQUIREMENTS

LL BIDDERS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ROVIDING A FIRM BID THAT INCLUDES SUFFICIENT ALLOWANCE TO MAKE HEIR PORTION OF THE WORK COMPLETE AND OPERABLE, FITTING WITH HE WORK OF OTHER CONTRACTORS, AND THE CLIENT AND IN OMPLIANCE WITH THE PERFORMANCE REQUIREMENTS BELOW.

MING PLANS, DETAILS, AND SPECIFICATIONS
T MANUFACTURER. ALL FLUSH BEAMS,
RS, BLOCKING, BRACING, AND ON-CENTER SPACING
RS SHALL BE DESIGNED BY THE I-JOIST
INTO CONSIDERATION ALL LOADS IMPOSED ON
MING PLANS SHALL BE SUBMITTED TO THE
IOR TO CONSTRUCTION. TO ENSURE FUNCTIONALITY, COMPATIBILITY, AND CONSISTENCY IN COLOR, APPEARANCE, AND INSTALLATION, PRODUCTS SHALL BE COORDINATED THROUGH A SINGLE SOURCE MANUFACTURER WHERE PRACTICAL. CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSED PRODUCT AND/OR BIDDER AND REQUEST A SPECIFIC PRODUCT OR MANUFACTURER TO BE RE-BID. . QUALITY ASSURANCE MATERIALS SHALL BE OBTAINED FROM REPUTABLE AND EXPERIENCED MANUFACTURERS OF PRODUCTS THAT PROVIDE WARRANTIES TO THE CLIENT. SAMPLE WARRANTY(S) SHALL BE SUBMITTED WITH THE BID.

ALL PRODUCTS SHALL MEET OR EXCEED THE REQUIREMENTS AND STANDARDS OF THE PROJECT CODES AND PERFORMANCE GUIDELINES NOTED HEREIN.

4. PRODUCT HANDLING
THE DELIVERY, STORAGE, AND HANDLING OF ALL PRODUCTS AND/OR
MATERIALS SHALL BE COORDINATED THROUGH THE CLIENT AND THE
CLIENTS GENERAL CONTRACTOR AND SHALL BE THE RESPONSIBILITY OF
THE SUB-CONTRACTORS UNLESS OTHERWISE STATED IN THE BID. . SUBMITTALS
SUB-BIDDERS SHALL PROVIDE THE FOLLOWING SUBMITTALS AS APPLICABLE TO THE PRODUCT(S) MATERIAL(S) AND/OR SYSTEM(S) INCLUDED IN THE BID:

'DATA, INCLUDING MATERIAL DESCRIPTIONS, DIMENSIONS FILES WINGS SHOWING 1 AVOVE WINGS SHOWING LAYOUT, LOCATION OF
/ASSEMBLIES, DIMENSIONS, PENETRATIONS, TRIM,
/G STRUCTURE/BACKING REQUIRED (IF ANY), AND
TON METHODS.
MPLES FOR SELECTION AND APPROVAL BY OWNER AND NG LAYOUT, LOCATION OF
DIMENSIONS, PENETRATIONS, TRIM,
3/BACKING REQUIRED (IF ANY), AND

PRODUCTS/ADJULT
SUPPORTING STRUCTURE/BACKING RECORD
INSTALLATION METHODS.

3. COLOR SAMPLES FOR SELECTION AND APPROVAL BY OWNER AND ARCHITECT.

4. SAMPLES SHALL BE MINIMUM 4" LONG OR LARGER PIECES SHOWING ACTUAL PRODUCT, COLOR, AND FINISH.

5. CERTIFICATES DOCUMENTING PRODUCT/SYSTEM COMPLIES WITH APPLICABLE PROJECT CODES AND REQUIREMENTS.

6. COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

7. COPY OF WARRANTY AS NOTED ABOVE. ADDITIONAL REQUIREMENTS

HE CLIENT AND PRIME BIDDER MAY INCLUDE ADDITIONAL

HE CLIENT AND PRIME BIDDER MAY INCLUDE ADDITIONAL

HE CLIENT AND PRIME BIDDER MAY INCLUDE ADDITIONAL

HE CLIENTS, TERMS AND CONDITIONS, WHICH SHALL BE IN ADDITIONAL

THOSE HEREIN, HOWEVER IN NO CASE SHALL THE REQUIREMENTS

OTED HEREIN BE REDUCED, OR ANY SUB-BIDDER BE RELIEVED OF

AVOVIDING ANY OF THE SUBMITTALS REQUIRED HEREIN.

TITLE	NO.
HEET INDEX	S
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TITLE SHEET	TITLE	HEET INDEX	

TITLE SHEET	ISSUED FOR:	ÓR DR	
PLANS & DETAILS	DESCRIPTION: BIDDING	DATE: 05.20.25	
ELEVATIONS & SCEDULES	AUTH:	DATE:	
	DESCRIPTION:	DATE:	
	AUTH:	DATE:	

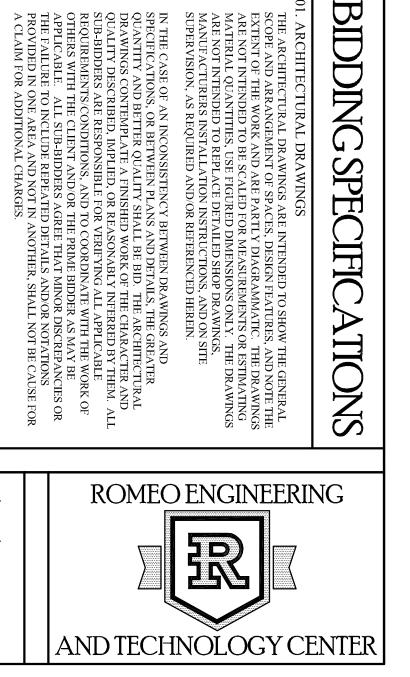
A-03

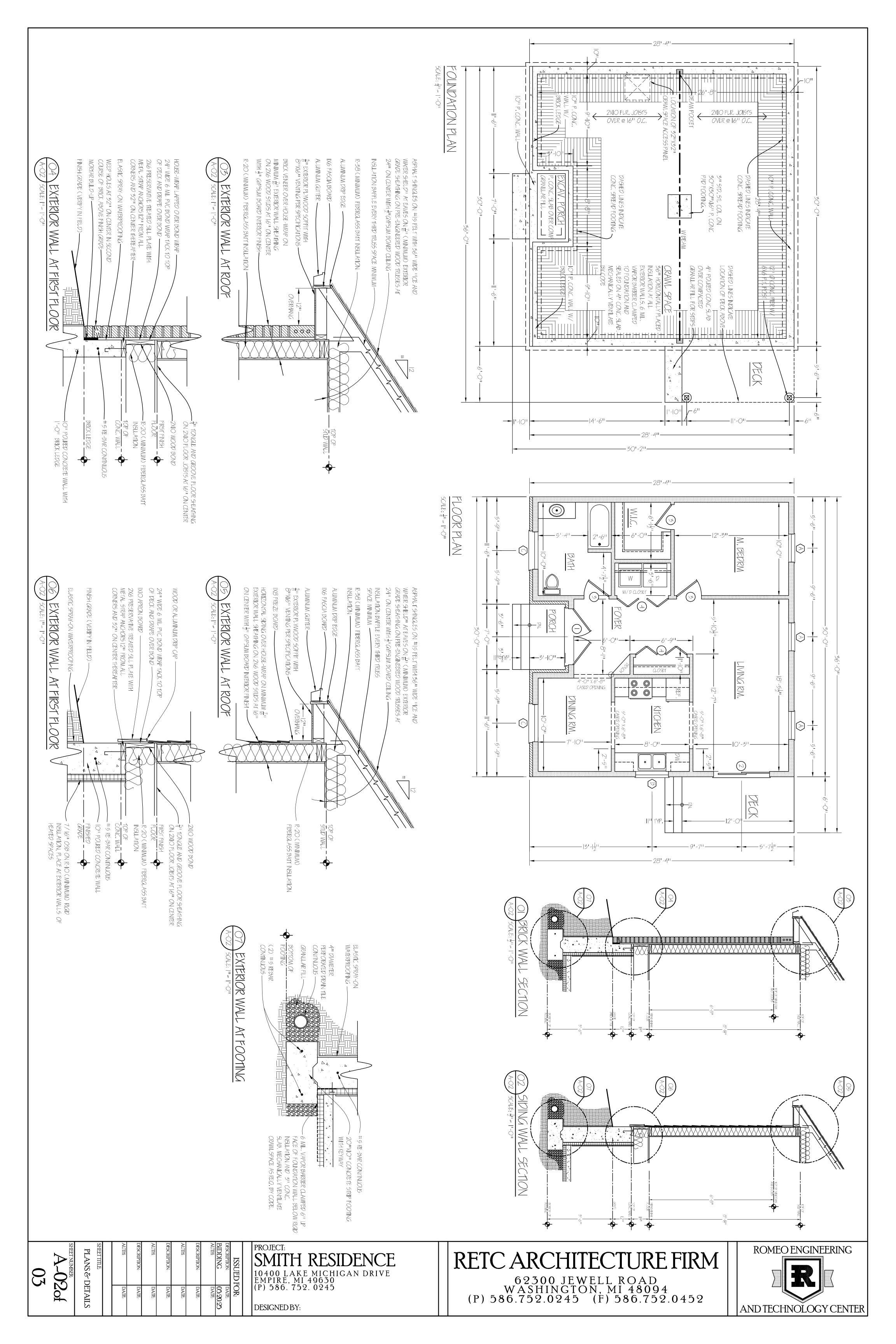
A-02

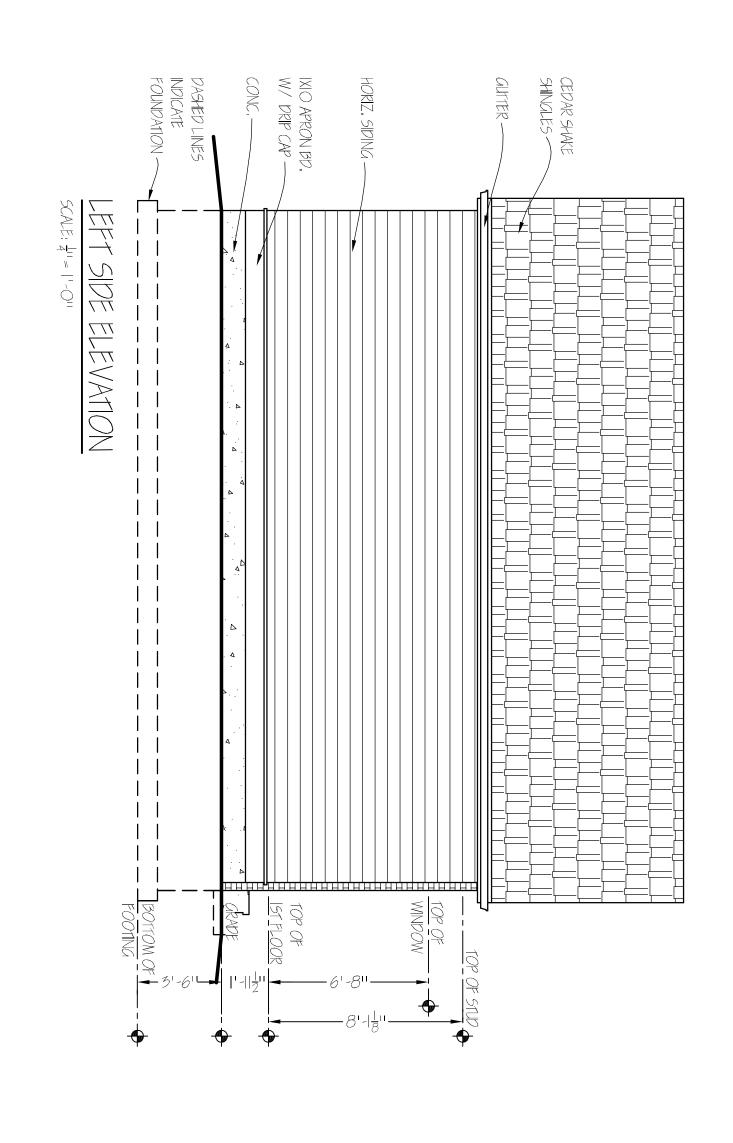
PROJECT: SMITH RESIDENCE 10400 LAKE MICHIGAN DRIVE EMPIRE, MI 49630 (P) 586. 752. 0245

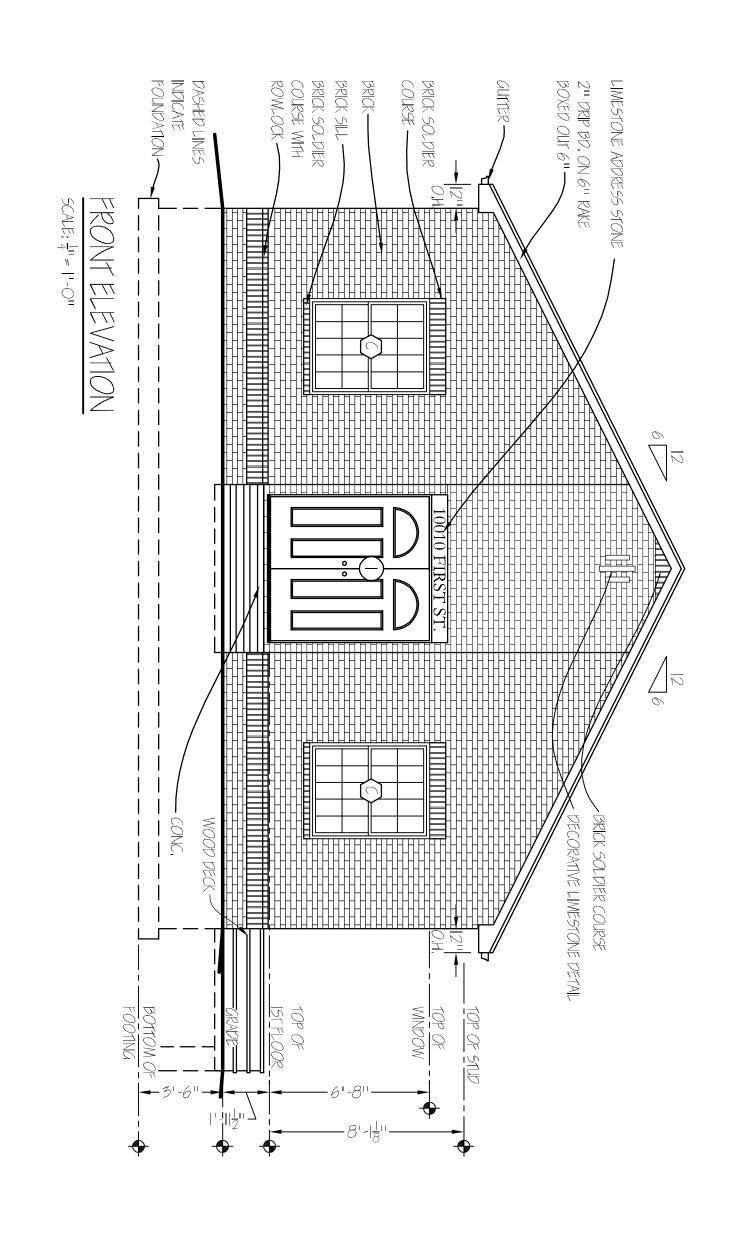
DESIGNED BY: JULIET SMITH

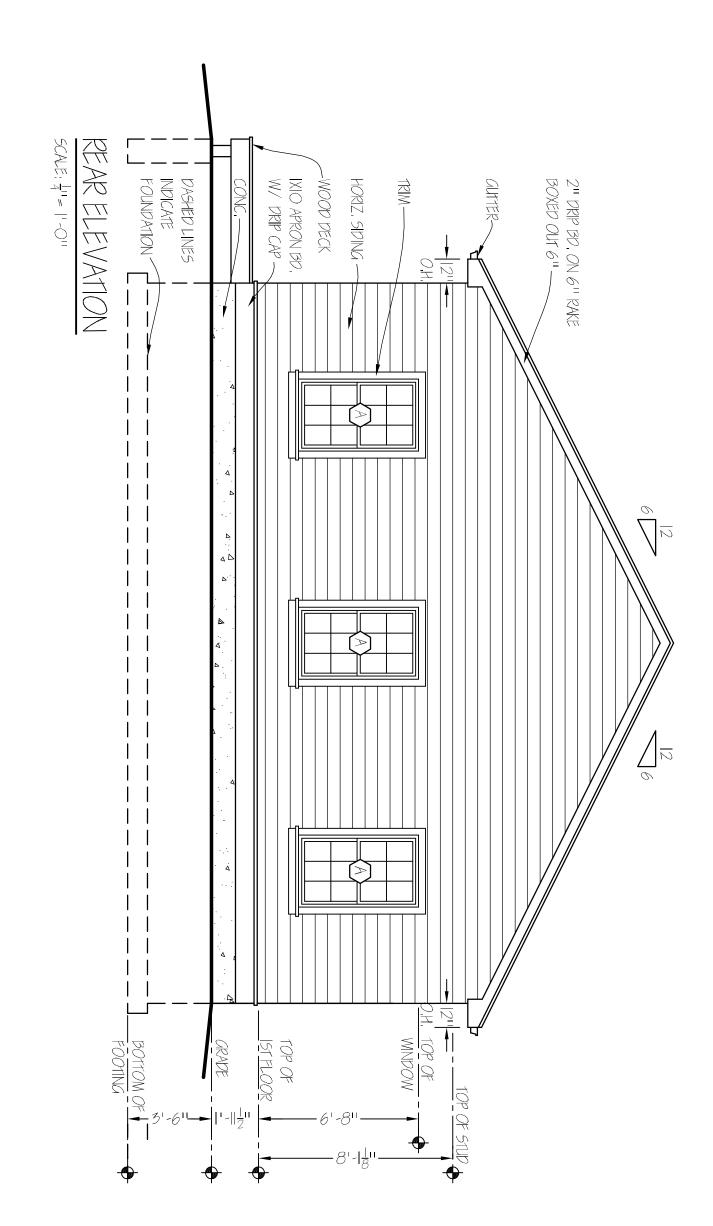
ECTURE FIRM 62300 JEWELL ROAD WASHINGTON, MI 48094 (P) 586.752.0245 (F) 586.752.0452

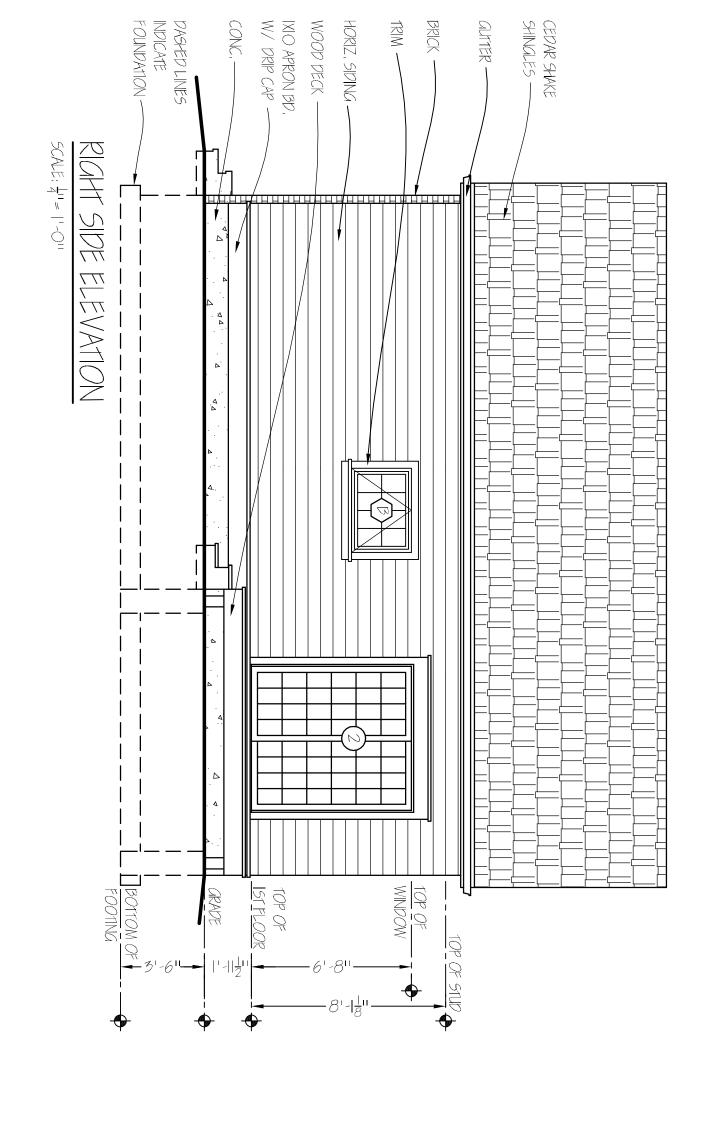












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2	M	_	_	QUANITY		2	_	N	QUANITY	
1 378704 400M	WOOD PASSA	SLIDING PATIC	METAL EXTER	DESCRIPTIC		DOUBLE-HUNG	AWNING	SINGLE-HUNG	TYPE	
WOOD DOUBLE BI-FOLD / ROCKPORT	WOOD PASSAGE / ROCKPORT	SLIDING PATIO DOOR/SITELINE	METAL EXTERIOR/CAMBRIDGE	DESCRIPTION/ MODEL		48" X 60"	42" X 30"	36" X 60"	ROUGH OPENING SIZ	
5'-6" \ 6'-8"	2'-8" X 6'-8"	6'-0" X 6'-8"	(2) 51-011 X 61-811	3/2/5	DOOR SCHEDULE	JELD-WEN	JELD-WEN	JELD-WEN	ROUGH OPENING SIZE MANUFACTURE NAME PRODUCT NUMBER	WINDOW SCHEDULE
JELD-WEN	JELD-WEN	JELD-WEN	JELD-WEN	MANUFACTURE NAME		MDH4860	MAW4250	MSH3660		
STAINED, DARK CHERRY	STAINED, DARK CHERRY	PTD., DARK BLUE, SOLAR WINDOW FILM	PTD., DARK BLUE	REMARKS		SCREENS, INSULATING GLASS, SEE ELEV. FOR GRILLE PATTERN	SCREENS, INSULATING GLASS, SEE ELEV. FOR GRILLE PATTERN, SOLAR WINDOW FILM	SCREENS, INSULATING GLASS, SEE ELEV. FOR GRILLE PATTERN, SOLAR WINDOW FILM	REMARKS	

	03
of	SHEET NUMBER: A_0.7
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DATE: 05.20.25	DESCRIPTION: BIDDING
FOR:	ISSUED F

PROJECT:
SMITH RESIDENCE
10400 LAKE MICHIGAN DRIVE
EMPIRE, MI 49630
(P) 586. 752. 0245

DESIGNED BY:



