

GENERAL NOTES

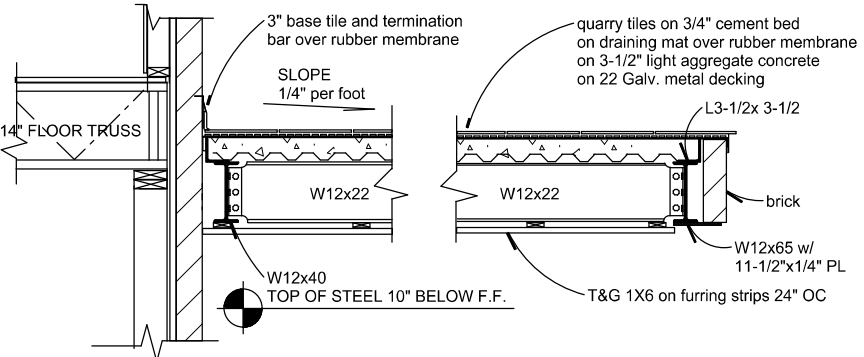
- All work to comply with all national, state and local codes, ordinances, laws and regulations that are applicable.
- The contractor shall notify Miss Dig (1-800-482-7171) at least 72 hours prior to the start of construction.
- The contractor shall obtain all required permits and call for required inspections.
- The contractor shall field verify the sizes, locations, elevations and details of existing conditions that affect the work and shall inform the architect/engineer of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.
- The contractor shall provide all shoring, bracing and underpinning and all other means required to protect and maintain the safety, integrity and stability of all new construction.
- The contractor shall familiarize himself with the existing conditions of the building including utilities, services, etc., and shall be fully responsible for any unauthorized disruption to the Owner's normal use of utilities, services, and the surrounding facilities.
- The contractor/owner shall familiarize himself with the construction documents and shall inform the architect/engineer of any discrepancies in dimensions, sizes and locations before proceeding with the work.
- The contractor/owner shall indemnify the architect from errors and omissions which can or may occur during the preparation of these documents.
- All contractors shall name designer/architect as additional insured on all insurance policies.
- Provide backup sump - water or battery operated.
- All framed walls in the basement shall be 2x4 wood studs @ 16" O.C. w/ R-13 batt insulation.

4" BRICK/STNE VENEER
BRICK TIES @ 16" O.C. EW
1" AIR SPACE
EXT. VAPOR BARRIER
1/2" OSB EXT. SHEATHING
2X6 WD. STUDS @ 16" O.C.
6" R-21 INSUL. W/V.B.
1/2" GYPSUM BD.

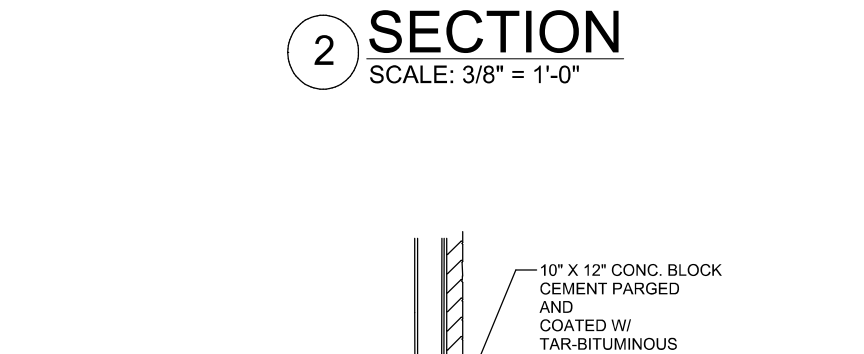
2X6 SOLE PLATE
3" CMU
2X6 P.T. BOTTOM PLATE
SILL SEAL
ANCHOR STRAPS @ 42" O.C.

PROVIDE CONT.
FABRIC FLASHING
& BRICK WEEPHOLES
@ 24" O.C.
#5 RODS @ 16" OC INTO
CMU - GROUTED SOLID

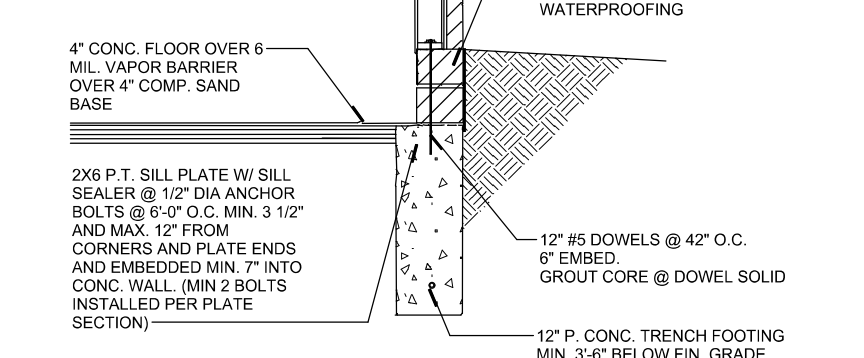
4" DRAIN TILE W/ MESH
FILTER IN PEA GRAVEL
CONNECTED TO SUMP
16" CONC. TRENCH FTG.
W/ (2) #5 RODS CONT. AT
TOP AND BOTTOM



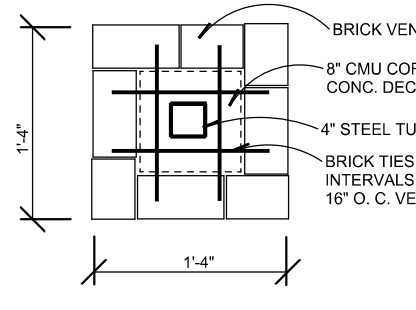
1 SECTION
SCALE: 3/8" = 1'-0"



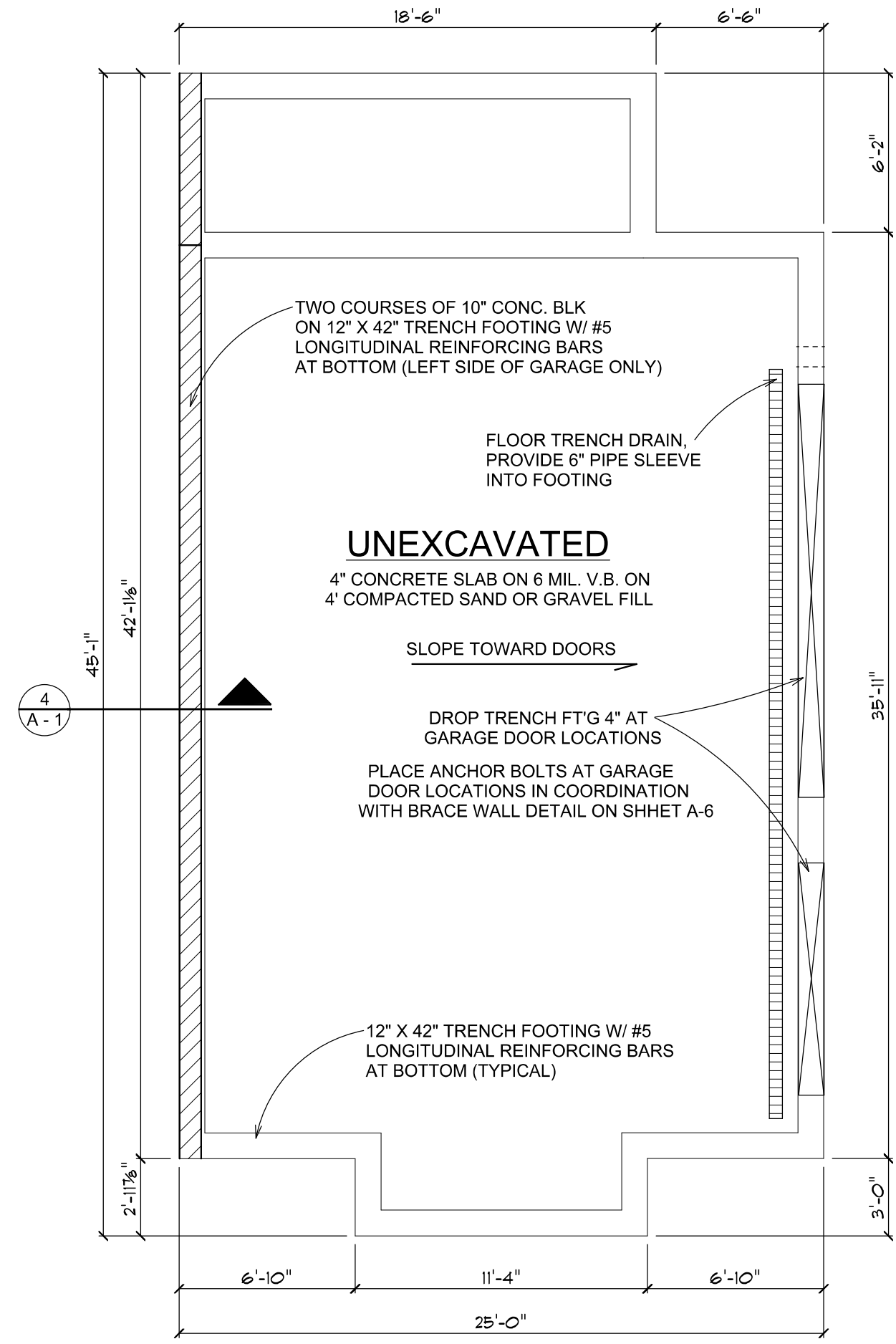
2 SECTION
SCALE: 3/8" = 1'-0"



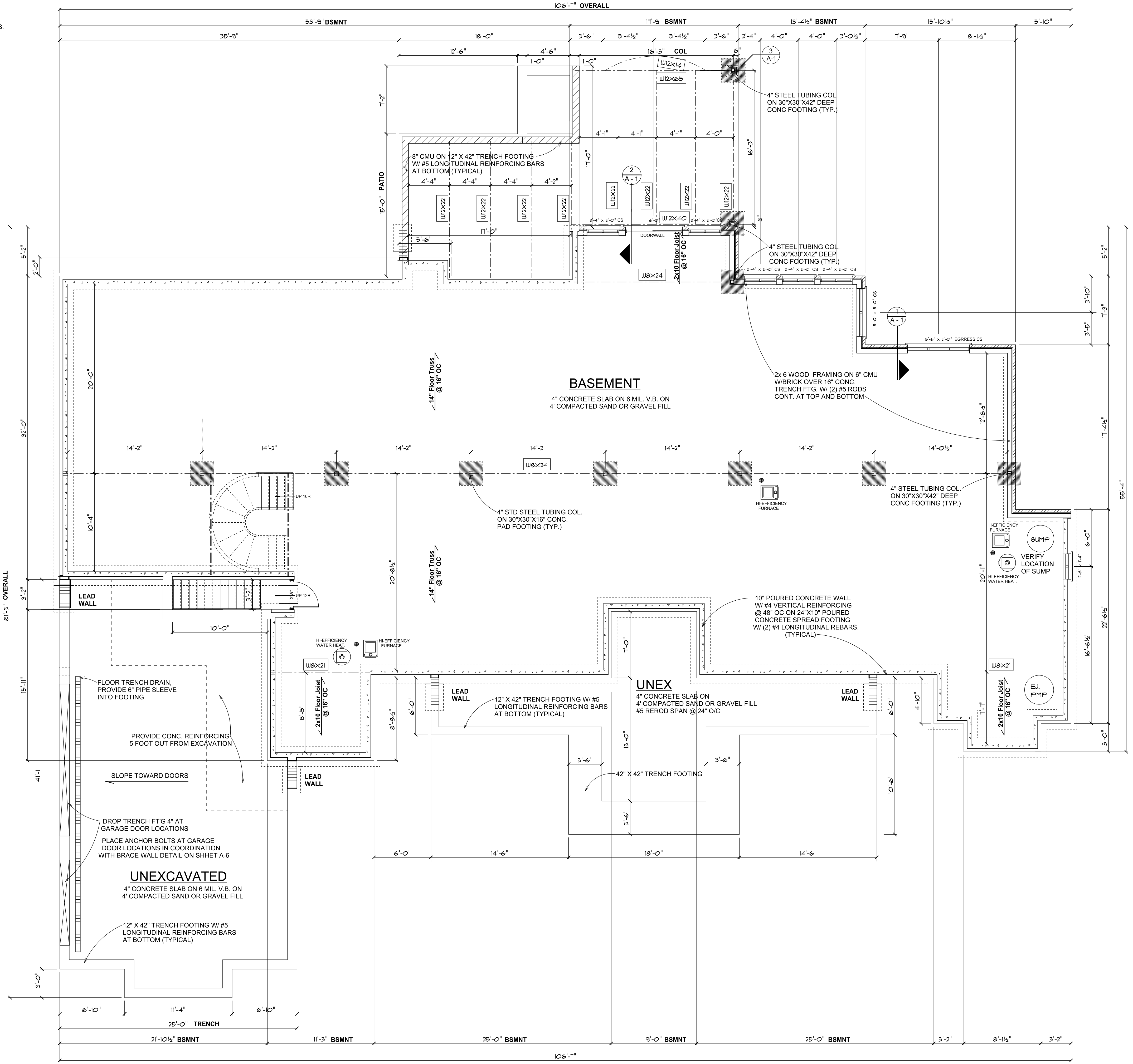
4 SECTION
SCALE: 3/8" = 1'-0"



3 DETAIL
SCALE: 3/4" = 1'-0"



GARAGE FOUNDATION PLAN
SCALE 3/16"=1'-0"



BASEMENT FOUNDATION PLAN
SCALE 3/16"=1'-0"

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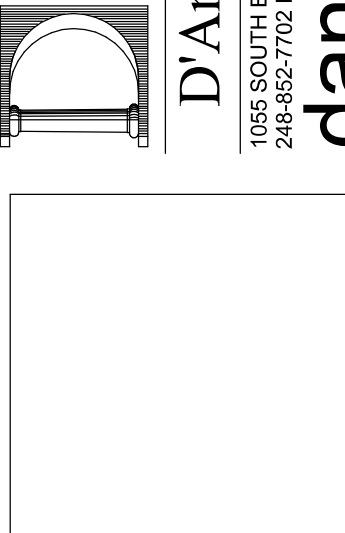
ISSUE DATE 1-9-19

DB F.D.

CB P.D.

SHEET **A-1**

PROJECT NO. 19012



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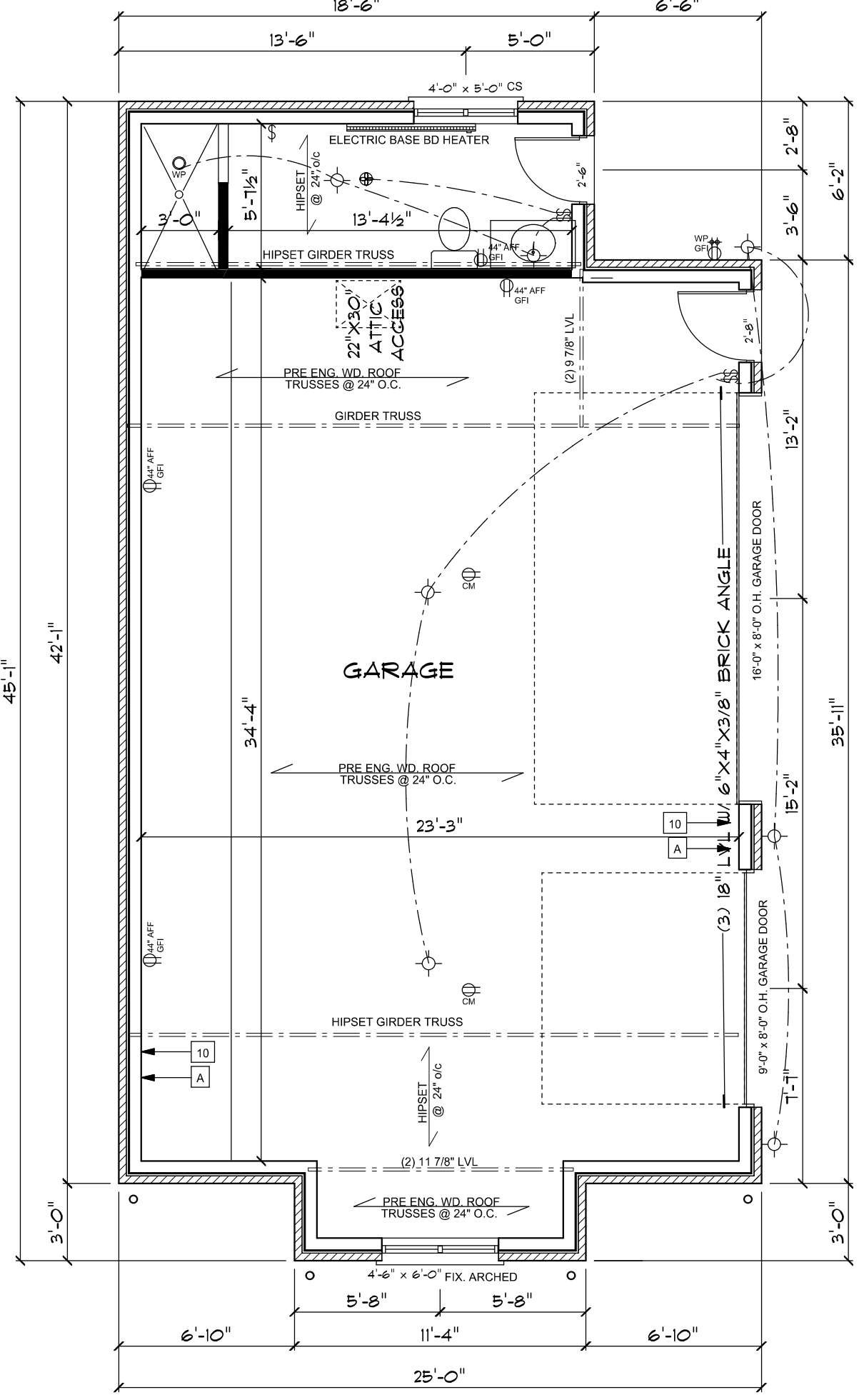
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SHEET

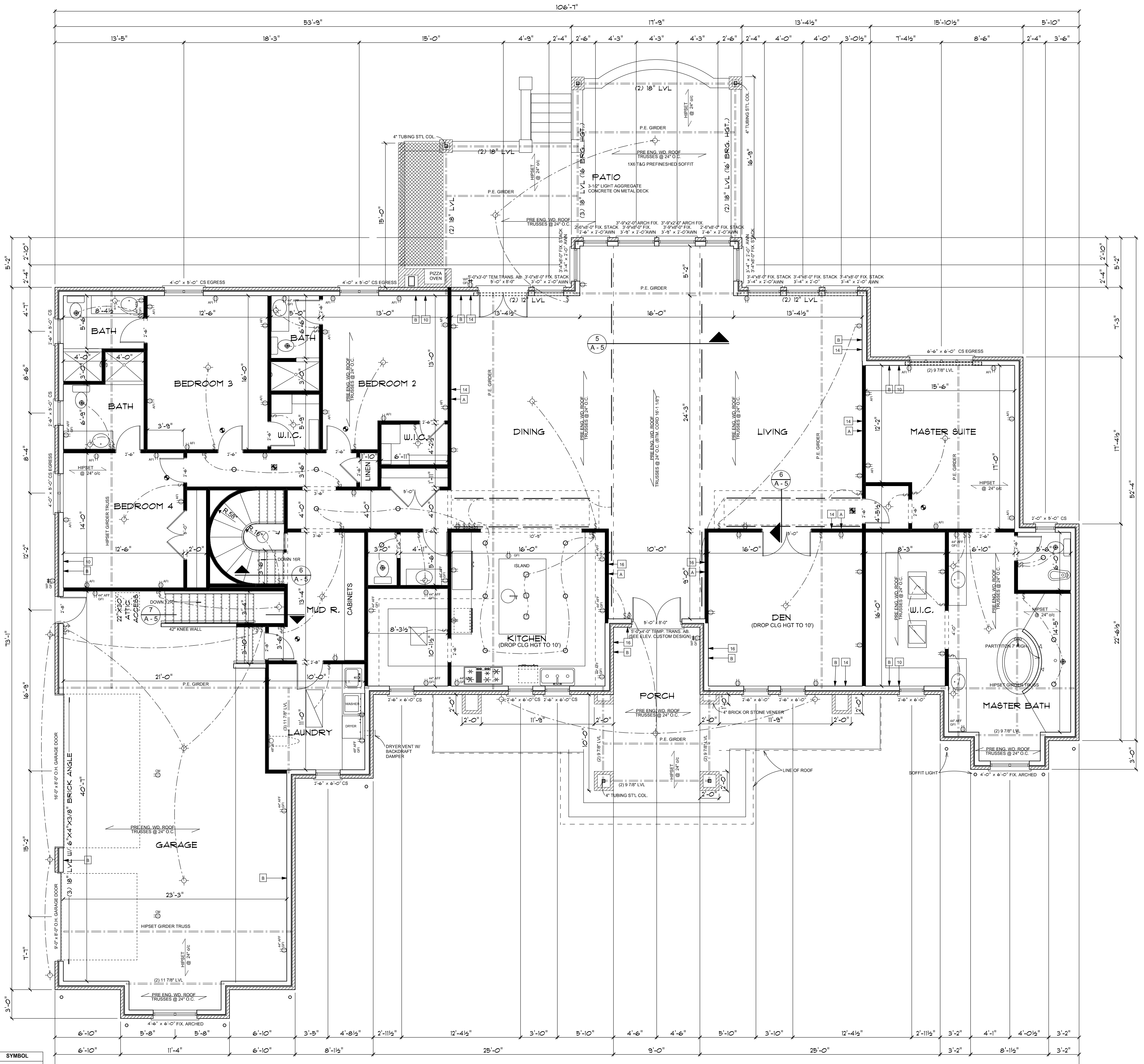
A-2

PROJECT NO. 19012

- GENERAL NOTES**
- All work to comply with all national, state and local codes, ordinances, laws and regulations that are applicable. NAMELY THE 2015 MICHIGAN RESIDENTIAL CODE AND THE 2015 MICHIGAN ENERGY CONSERVATION CODE.
 - The contractor shall notify Miss Dig (1-800-482-7171) at least 72 hours prior to the start of construction.
 - The contractor shall obtain all required permits and call for required inspections.
 - The contractor shall field verify the sizes, locations, elevations and details of existing conditions that affect the work and shall inform the architect/engineer of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.
 - The contractor shall provide all shoring, bracing and underpinning and all other means required to protect and maintain the safety, rigidity and stability of all new construction.
 - The contractor shall familiarize himself with the existing conditions of the building including utilities, services, etc., and shall be fully responsible for any unauthorized disruption to the Owner's normal use of utilities, services and the surrounding facilities.
 - The contractor/owner shall familiarize himself with the construction documents and shall inform the architect/engineer of any discrepancies in dimensions, sizes and locations before proceeding with the work.
 - The contractor/owner shall indemnify the architect from errors and omissions which can or may occur during the preparation of these documents.
 - All contractors shall name designer/architect as additional insured on all insurance policies.
 - Provide backup pump - water or battery operated.
- PLUMBING NOTES**
- All work to be done in accordance with the latest edition of the National Plumbing Code and all applicable codes.
 - Changes executed by the Plumbing Contractor to the owner for one (1) year warranty against defects in workmanship, materials and operation.
 - All piping shown diagrammatically only, exact locations will be determined at job site.
 - Finish all drain lines 1/2" per foot unless otherwise noted.
 - All PVC piping to be Schedule 40.
- MECHANICAL NOTES**
- All work to conform to A.S.H.R.A.E. requirements.
 - Work to be done or vacuumed after fabrication and installation.
 - Guarantee by the Mechanical Contractor to the owner for One (1) year warranty against defects in workmanship, materials, and operation.
- ELECTRICAL NOTES**
- All work to be done in accordance with the latest edition of the National Electric Code.
 - Contractor to locate transformer or service with Consumer Power Co.
- FOUNDATION NOTES**
- Soil bearing pressure is assumed at 1500 p.s.f. If adverse conditions are found, notify architect/engineer.
 - All interior concrete to be 2500 p.s.i. at 28 days.
 - All exterior wall concrete to be 3000 p.s.i. at 28 days.
 - All exterior concrete to be 2500 p.s.i. at 28 days.
 - All building fabrications to be 42" minimum depth and solid basalt.
 - All fabrications and placing of reinforcing bars shall follow the A.C.I. manual approved practice for designing reinforced concrete structures (A.C.I. 315 (latest A310) reinforcing bars are to be utilized, new steel steel meeting ASTM A618 Grade 60).
 - All reinforcing steel within concrete walls / foundations shall be bonded together and serve as a grounding electrode system - coordinate with electrical contractor.
- STRUCTURAL NOTES**
- All framing lumber to be "Construction Grade" 1900 p.s.i. or better.
 - All pre-engineering wood to be 2800 p.s.i. or better.
 - Roof trusses lay out to be submitted for approval prior to fabrication (if applicable).
 - Staircases and all wood in contact with concrete shall be pressure treated.
- REG 7** Lateral restraint at supports. Joints shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches (51 mm) nominal thickness, or by adjustment to a full-depth header, band or rimpost, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation.



DETACHED GARAGE PLAN
SCALE 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

CONNECTION CRITERIA	
BRACING METHOD	CRITERIA
CONTINUOUS SHEATHING METHOD-WOOD STRUCTURAL PANEL (CS-WP)	80 COMMON (2 1/2" X 0131 NAILS AT 3" SPACING (PANEL EDGES) AND AT 6" SPACING (INTERMEDIATE SUPPORTS) REFER TO TABLE R902.3(3) FOR EXTERIOR AND R902.3(1) FOR INTERIOR
LET-IN-BRACING (LUB)	WOOD: 2-8 NAILS PER STUD INCLUDING TOP AND BOTTOM PLATE. METAL: PER MANUFACTURER
CONTINUOUS SHEATHING METHOD-CONTINUOUS PORTAL FRAME (CS-PF)	84 COMMON (2 1/2" X 0131 NAILS AT 3" SPACING (PANEL EDGES) AND AT 6" SPACING (INTERMEDIATE SUPPORTS) MINIMUM 3/8" PANEL THICKNESS
08	SCREWS @ 16" MAX SPACING TYPE W OR S 1 5/8" #6-REFER TO TABLE R702.3.5

ELECTRICAL	SYMBOL	ELECTRICAL	SYMBOL
LIGHT FIXTURE	☉	OUTLET GFI	⊕
RECESSED FIXTURE	○	OUTLET 220V	⊕
LIGHT FIXTURE	☉	OUTLET CLG MOUNTED	⊕
FAN	⊕	OUTLET W.P. GFI	⊕
OUTLET	⊕	SWITCH	⊕
OUTLET 44 INCH AFF GFI	⊕	SWITCH 3-WAY	⊕
OUTLET ARC-FAULT	⊕	SWITCH 4-WAY	⊕
GARBAGE DISPOSAL	⊕	WIRED SMOKE/CO DETECTOR	⊕
LED COVE LIGHTING	—	WIRED SMOKE DETECTOR	⊕
		SOFFIT RECESSED LED WITMER	○
		BASEBOARD HEATER	—

NOTATION SCHEDULE

NOTATION	DESCRIPTION
A	2X4 NOMINAL WALL CONSTRUCTION (TYP) - SEE WALL SECTION FOR DENOTATION OF ALL ASSEMBLAGE ELEMENTS
B	2X6 NOMINAL WALL CONSTRUCTION - SEE WALL SECTION FOR DENOTATION OF ALL ASSEMBLAGE ELEMENTS
10	10'-0" NOMINAL / 10'-1 1/8" ACTUAL PLATE HEIGHT (TYP)
14	14'-0" NOMINAL / 14'-1 1/8" ACTUAL PLATE HEIGHT (TYP)
16	16'-0" NOMINAL / 16'-1 1/8" ACTUAL PLATE HEIGHT (TYP)
	CONVENTIONAL FRAMING - 2X8 RAFTERS AND 2X6 CEILING JOISTS

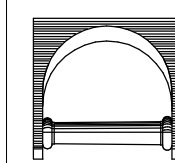
AREA TABULATION
 FIRST FLOOR: 4,240 SQ. FT.
 ATTACHED GARAGE: 963 SQ. FT.
 DETACHED GARAGE: 1,045 SQ. FT.
 BASEMENT: 3,955 SQ. FT.

- GENERAL:**
- UNO UNLESS NOTED OTHERWISE.
 - W/B-A WITH BRICK ANGLE.
 - ALL 1ST FLOOR CEILING SHALL HAVE A 10'-0" PLATE HEIGHT UNLESS NOTED OTHERWISE.
 - TRUSS MANUFACTURER MUST SUBMIT TRUSS SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ACTUAL TRUSSES.
 - ALL HEADERS MEMBERS TO BE 2X10 OR BETTER UNLESS NOTED OTHERWISE.
 - SEE WALL SECTIONS SHT. A-4 FOR COMPLETE NOTATION AND DIMENSIONS OF STRUCTURAL COMPONENTS.
- 7. SEE EXTERIOR ELEVATIONS ON SHEETS A-2,3 FOR WINDOW & DOOR STYLES & CHARACTERISTICS**
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED.
 - MUNICIPALITY SHALL APPROVE STAIR PRIOR TO CONSTRUCTION.
- 08 OPENINGS:**
- F. FIXED. CS. CASEMENT. T. TRANSOM. A. FINING. SL. SLIDING. DR. H. DOUBLE HUNG. SH. SINGLE HUNG UNO.
 - ALL 1ST FLOOR DOORS SHALL BE 8'-0" HIGH UNO.
 - ALL WINDOWS SHALL BE HUNG AT 8'-0" UNLESS NOTED OTHERWISE.
- 05 METALS:**
- ALL BRICK ANGLES TO BE 3"X4"X1/2" UNLESS NOTED OTHERWISE.

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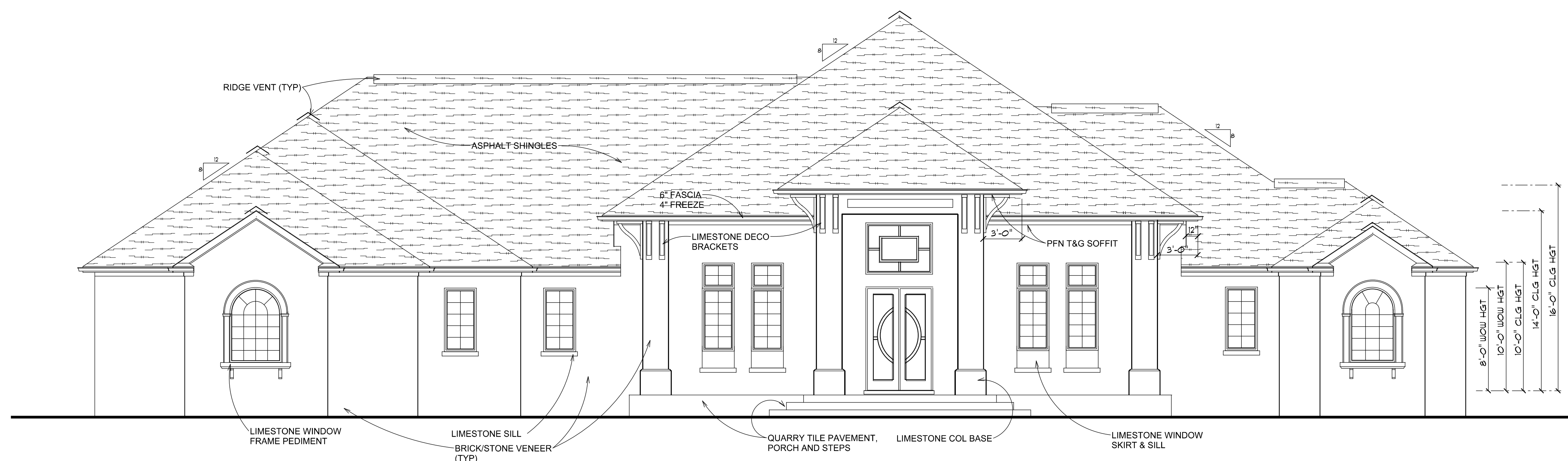


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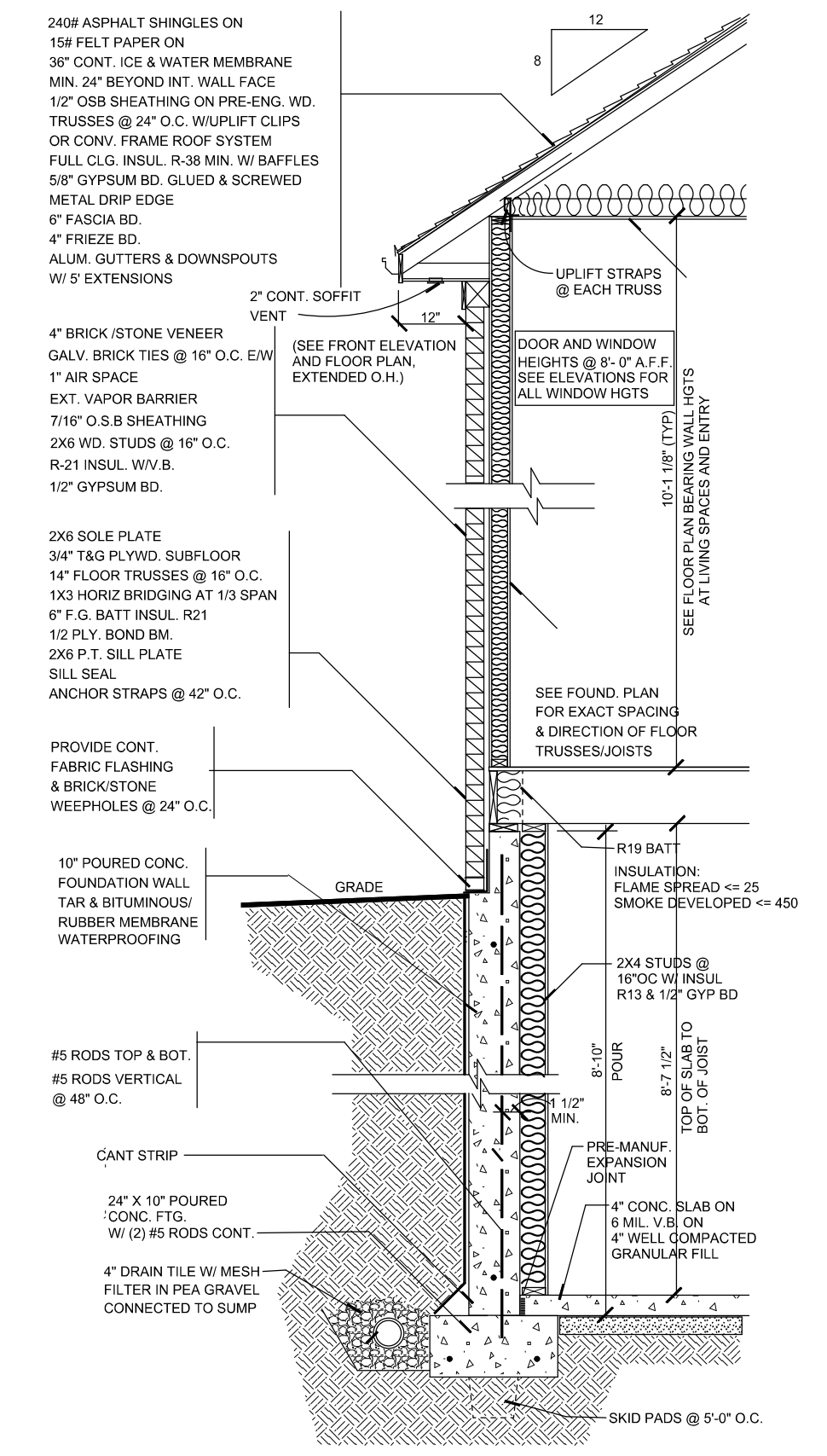
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SHEET **A-3**
PROJECT NO. 19012



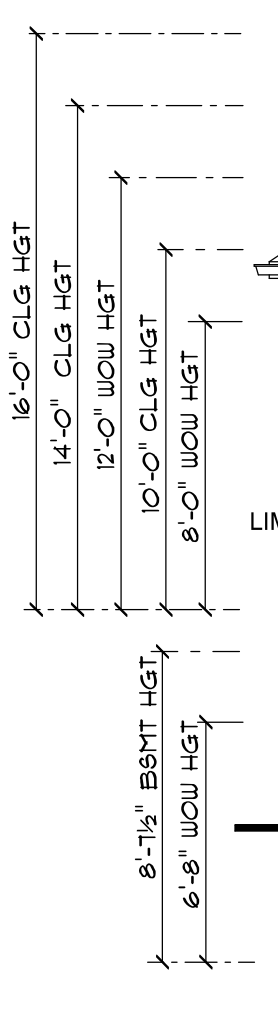
FRONT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"



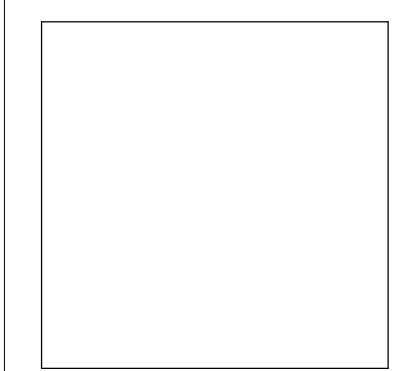
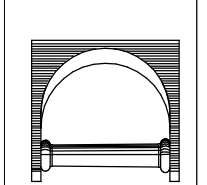
HOUSE WALL SECTION (TYP)
SCALE: 3/8" = 1'-0"



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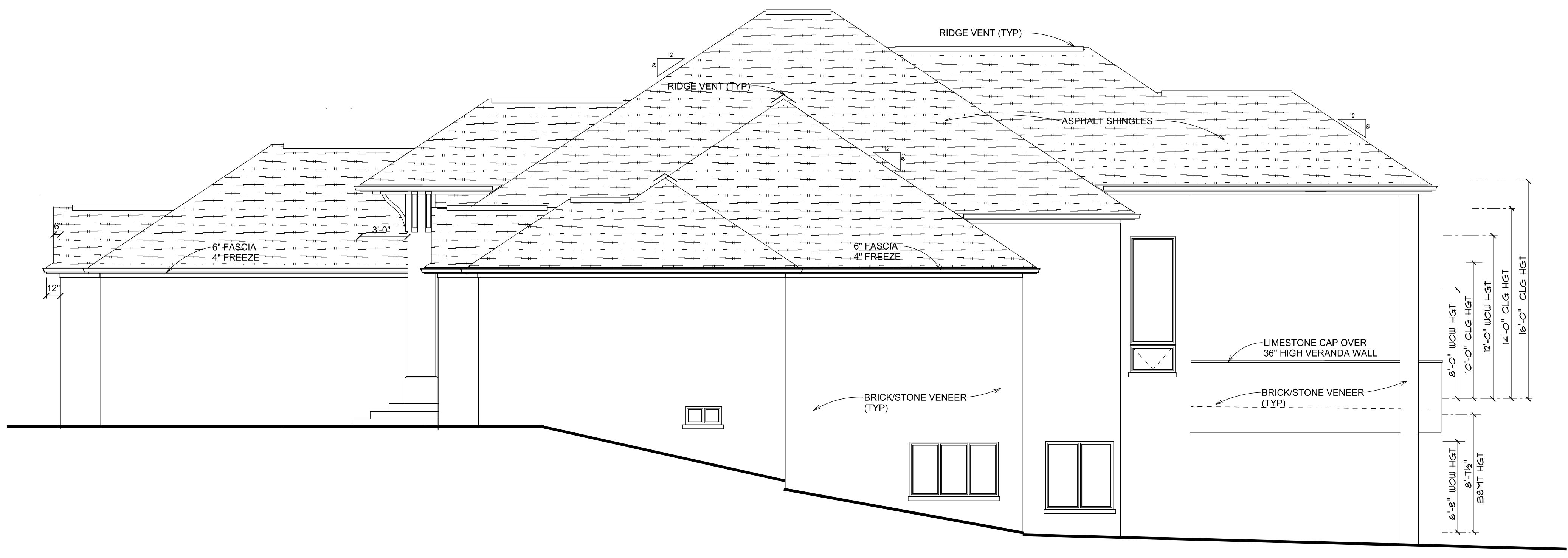
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SHEET

A-4

PROJECT NO. 19012



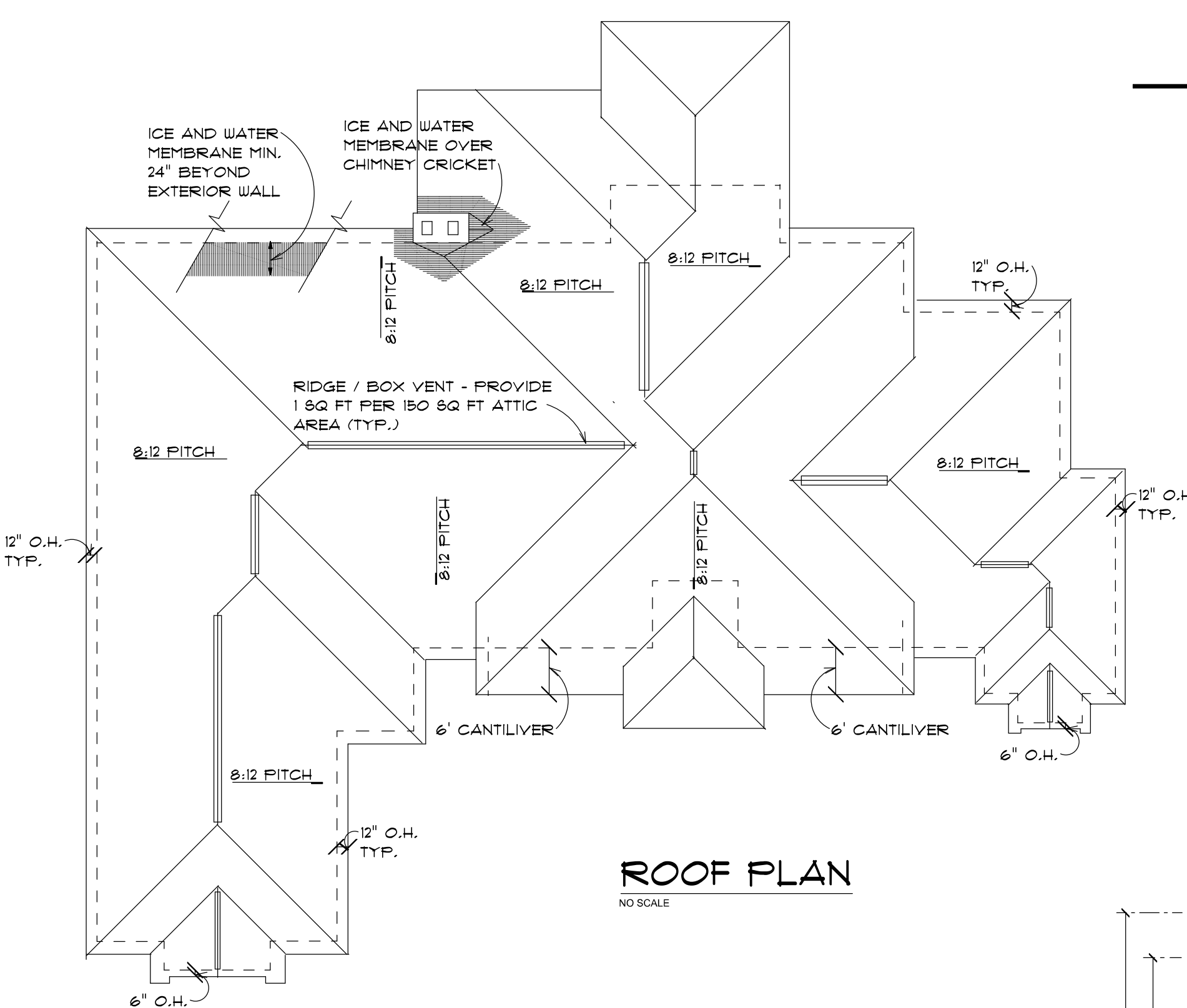
RIGHT SIDE ELEVATION

SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0"



ROOF PLAN

NO SCALE

R311.5 Stairways

R311.5.1 Width. Stairways shall not be less than 36" (914mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5" (114mm) on either side of stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (690mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.5.6.

R311.5.2 Headroom.

The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers

R311.5.3.1 Riser Height.

The maximum riser height shall be 7 3/4" (196mm). The riser shall be measured vertically between leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5mm).

R311.5.3.2 Tread depth.

The minimum tread depth shall be 10 inches (254mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of the adjacent treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5mm). Winder treads shall have a minimum tread depth of 10 inches (254mm) measured as above at a point 12 inches (305mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12-inch (305mm) walk line shall not exceed the smallest by more than 3/8" (9.5mm).

R408.30519

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 9/16" (14.3mm). A nosing not less than 3/4" (19mm) but not more than 1 1/4" (32mm) shall provide on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" (9.5mm) between 2 stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2" (12.7mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 (0.51 rad) degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" dia. (102mm) sphere.

Exceptions:

- 1. A nosing is not required where the tread depth is a min. of 11" (279mm).
- 2. The openings between adjacent treads is not limited on stairs with a total rise of 30 inches (762mm) or less.

R311.5.4 Landings for stairways.

There shall be a landing at the top and bottom of each stairway.

Exceptions:

- 1. A floor or landing is not required at the top of a interior flight of stairs, provided a door does not swing over the stairs

A flight of stairs shall not have a vertical rise greater than 12 feet (3658mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a min. dimension of 36" (914mm) measured in the direction of travel.

R311.5.5 Stairway walking surfaces.

The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2 percent slope).

R311.5.6.3 Handrail grip size.

All required handrails shall be one of the following types or provided equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside dia. of at least 1 1/4" (32mm) and not greater than 2" (51mm). If the handrail is not circular it shall have a perimeter dimension of at least 4" (102mm) and not greater than 6 1/4" (160mm) with a max. cross section of dimension of 2 1/4" (57mm).

2. Type II. Handrails with a perimeter greater than 6 1/4" (160mm) shall provide graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" (19mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16" (8mm) within 7/8" (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8" (10mm) to a level that is not less than 1 3/4" (32mm) to a max. of 2 3/4" (70mm). Edges shall have a min. radius of 0.01 inches (25mm).

R311.5.7 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6 except as specified below.

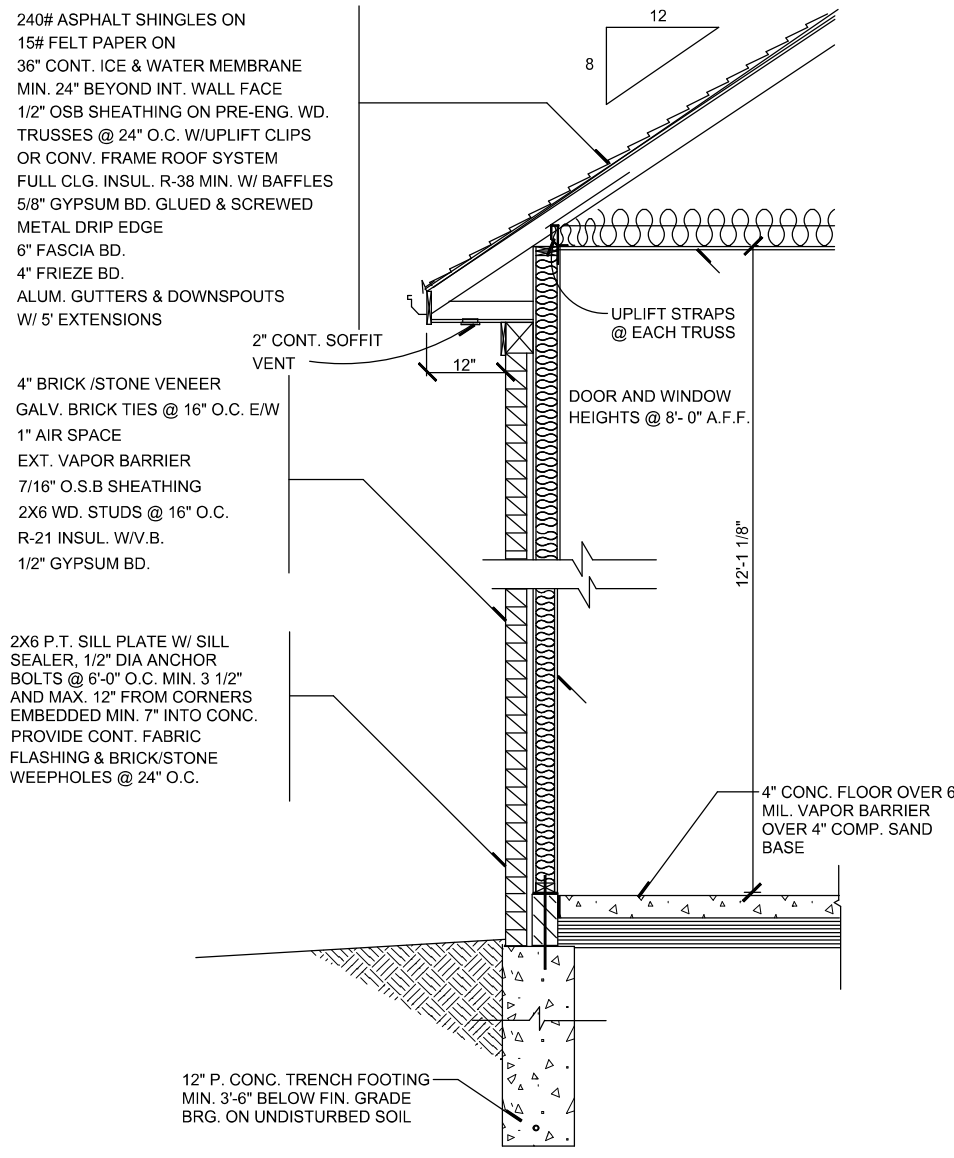
R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R312.1 Where required, Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

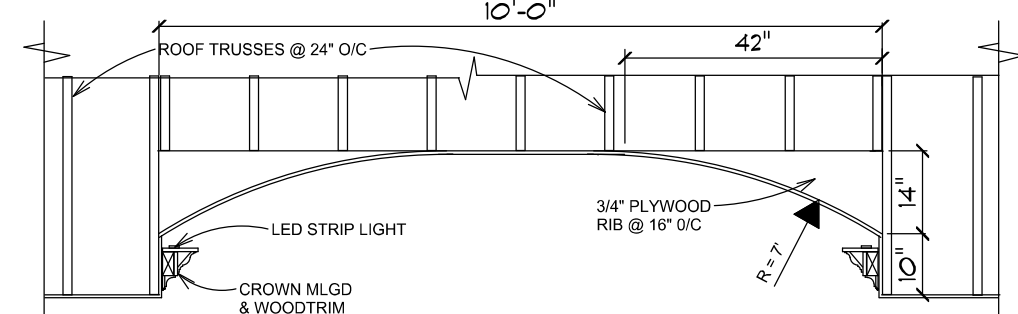
R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

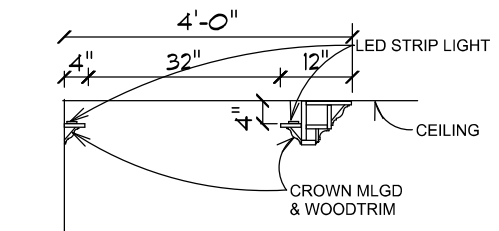
- 1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
- 2. Openings that are provided with window fall prevention devices that comply with Section R612.3.
- 3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.
- 4. Windows that are provided with opening limiting devices that comply with Section R612.4.



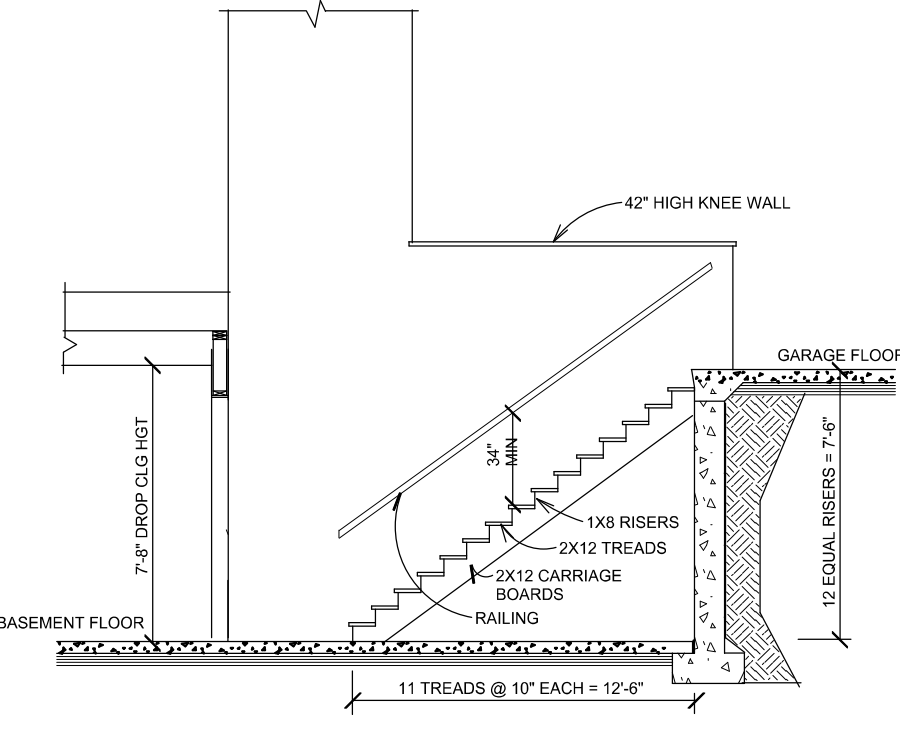
GARAGE WALL SECTION (TYP) SCALE: 3/8" = 1'-0"



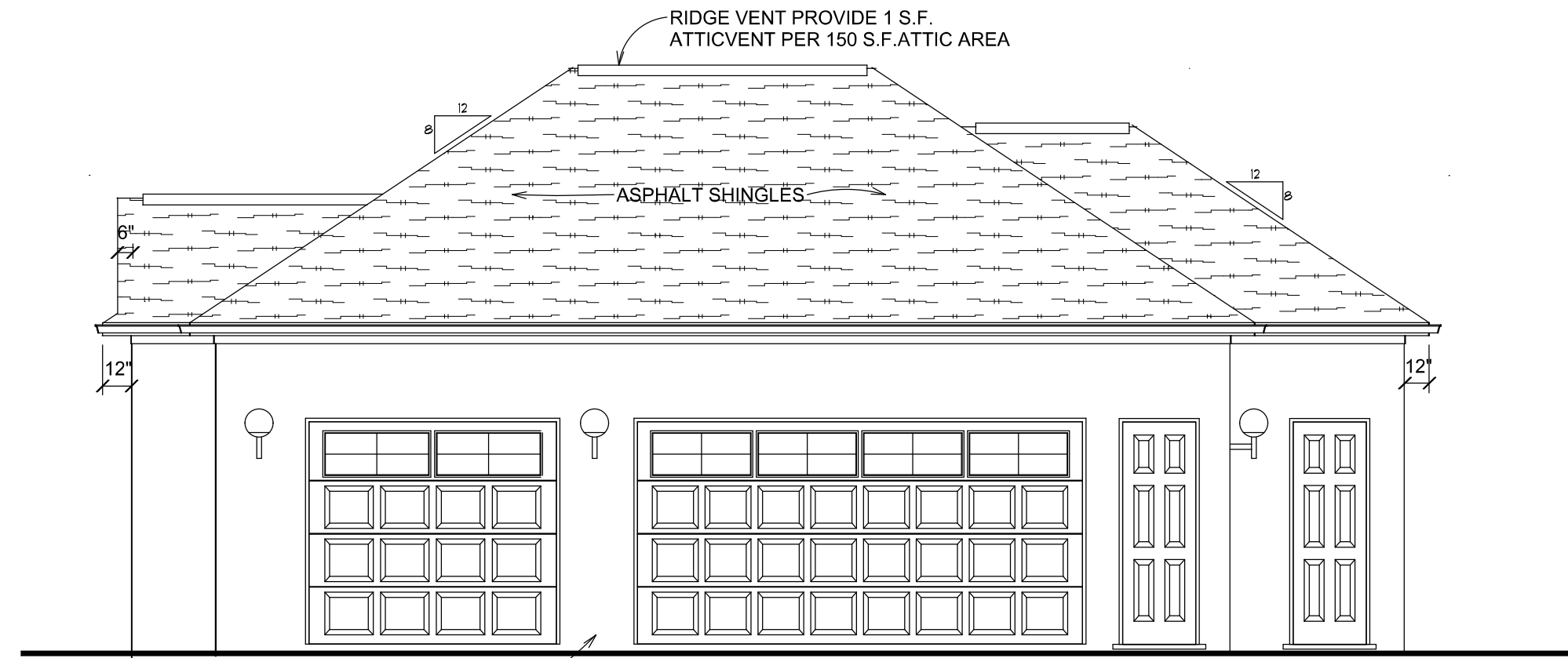
5 COVE CEILING SECTION SCALE: 3/8" = 1'-0"



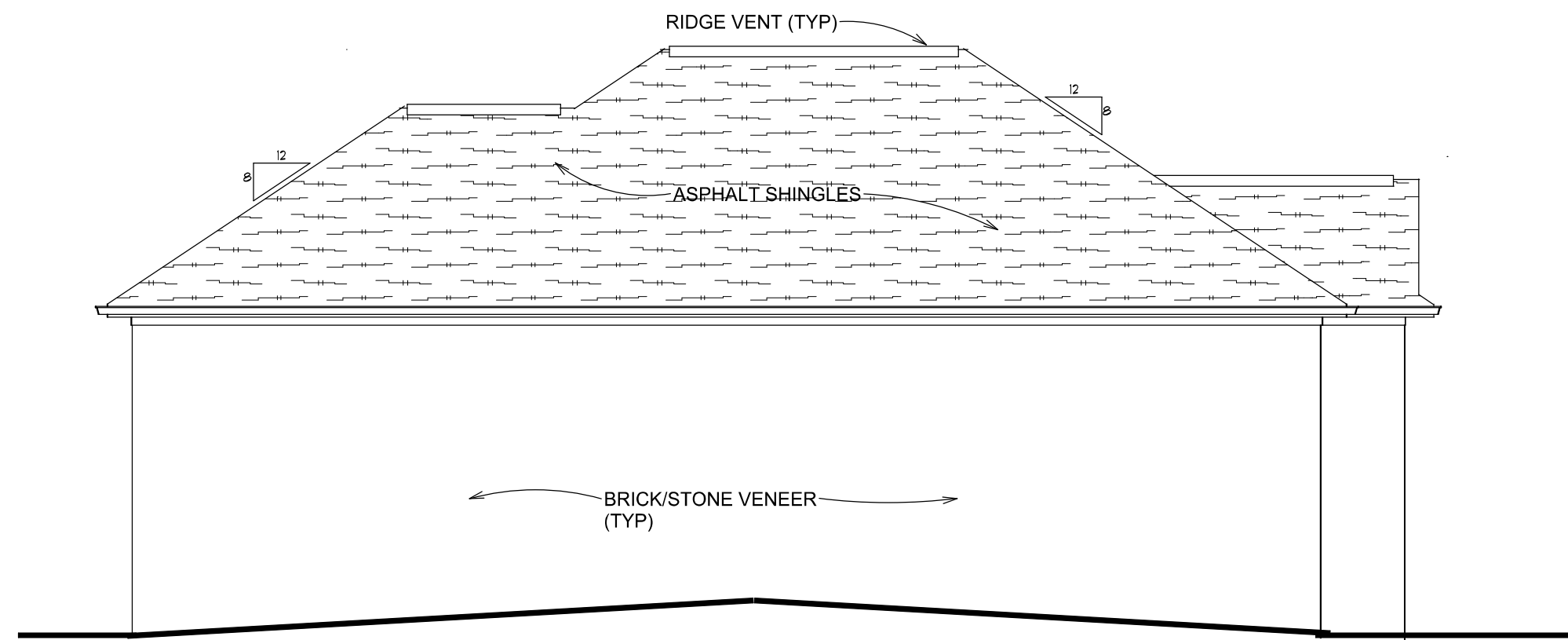
6 COVE CEILING SECTION SCALE: 3/8" = 1'-0"



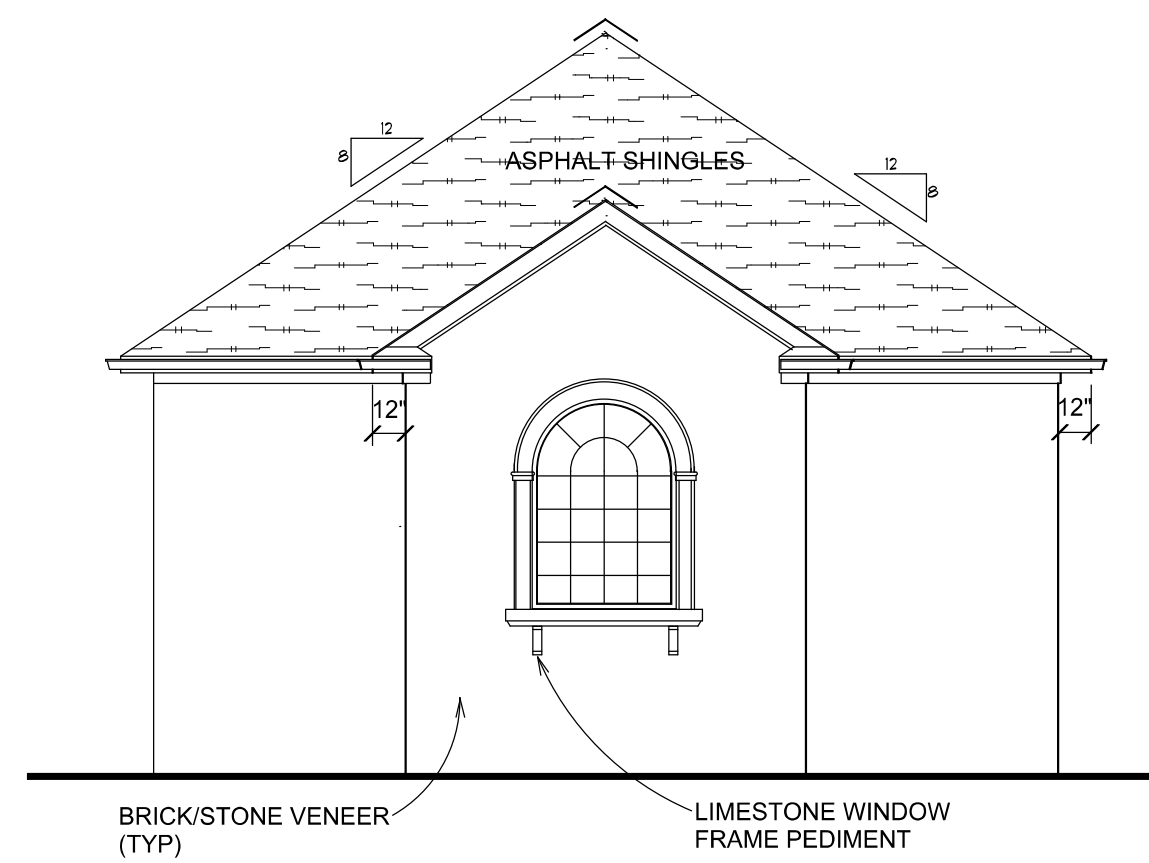
7 STAIR SECTION SCALE: 3/16" = 1'-0"



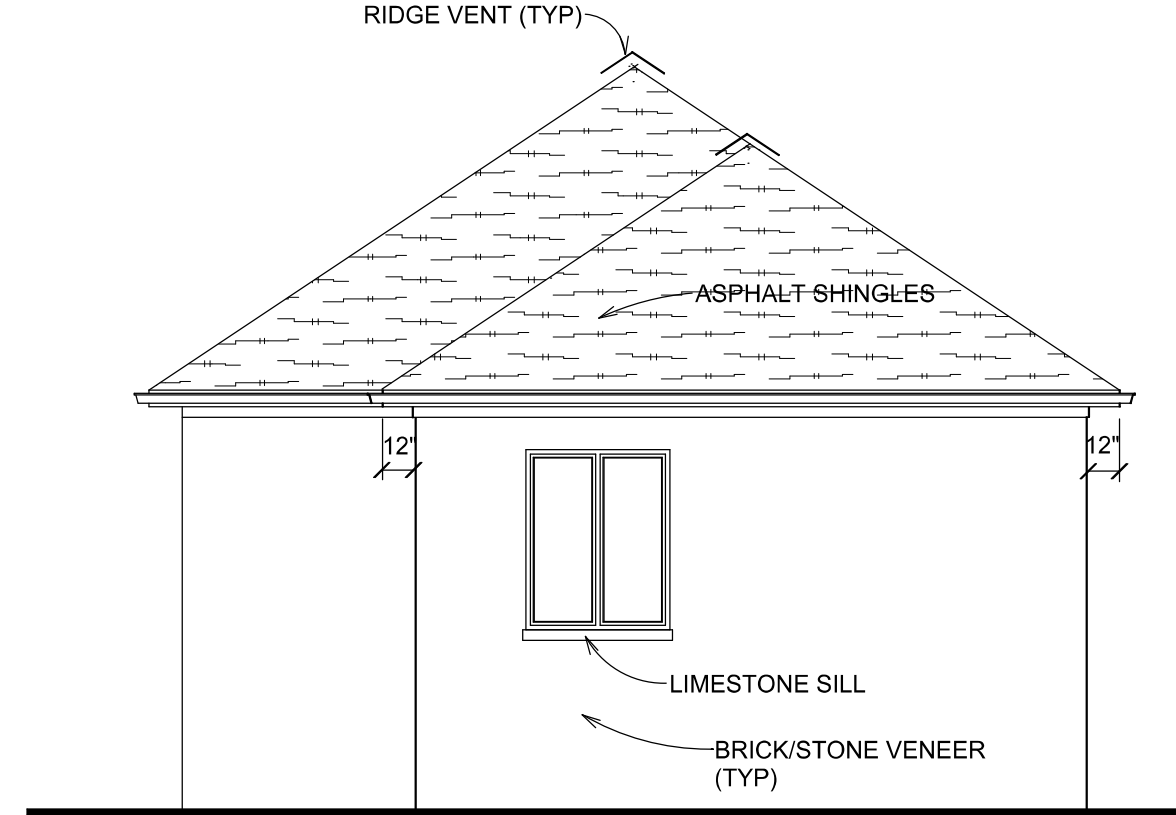
RIGHT SIDE ELEVATION SCALE 3/16" = 1'-0"



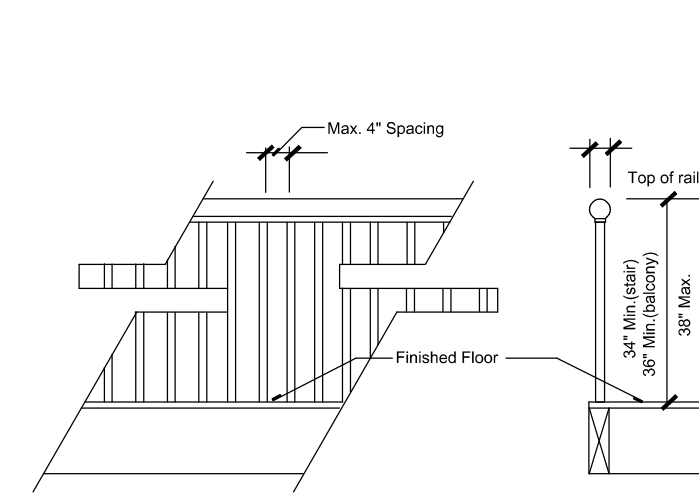
LEFT SIDE ELEVATION SCALE 3/16" = 1'-0"



FRONT ELEVATION SCALE 3/16" = 1'-0"

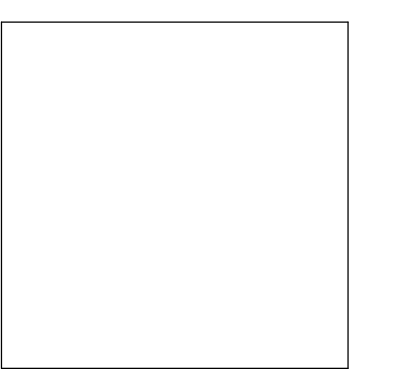


REAR ELEVATION SCALE 3/16" = 1'-0"



TYPICAL RAILING DETAIL SCALE: 3/8" = 1'-0"

Table with 2 columns: BRACING METHOD and CRITERIA. It details construction requirements for wood structural panels, including nailing and bracing methods.

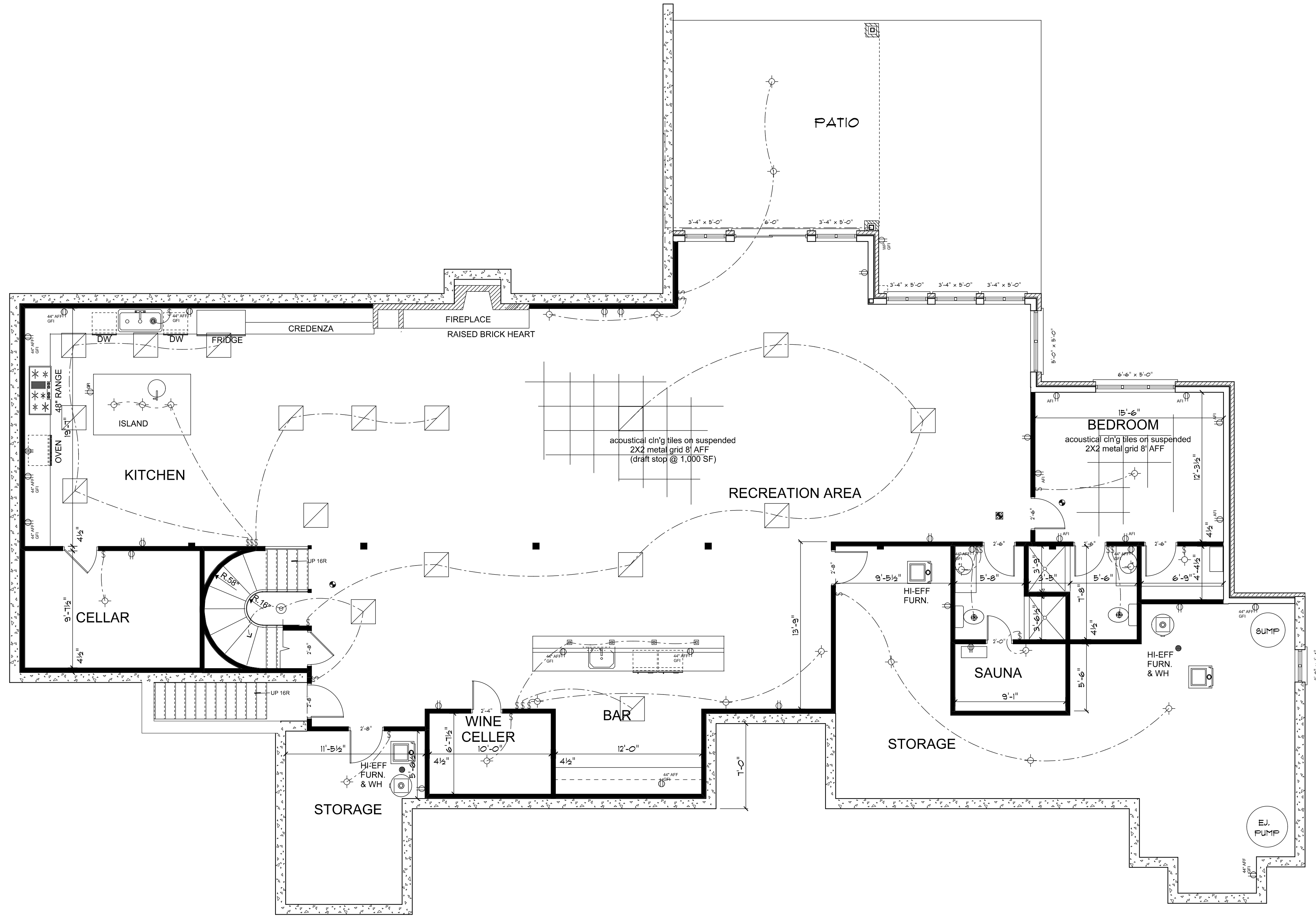
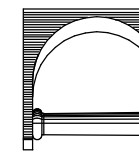


- ISSUANCE: SCHEMATIC, BIDDING, MUNI SUBMITTAL, CONSTRUCTION, OTHER: REVIEW

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

Table with 2 columns: NO., DESC., DATE. It contains a grid for tracking drawing issues and revisions.

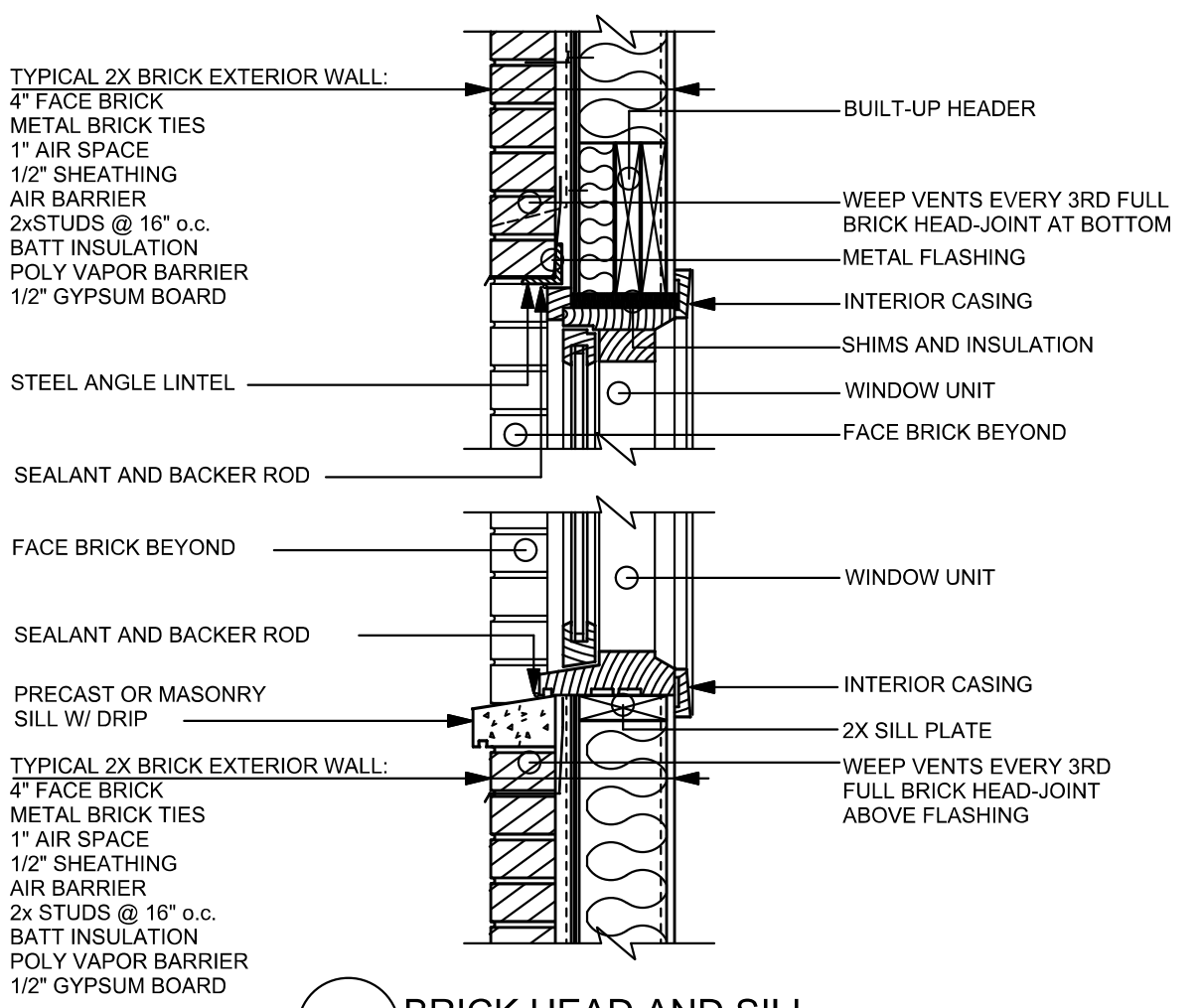
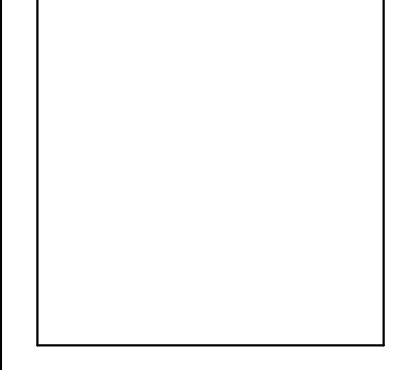
ISSUE DATE: 1-9-19 DB: F.D. CB: P.D. SHEET: A-5 PROJECT NO.: 19012



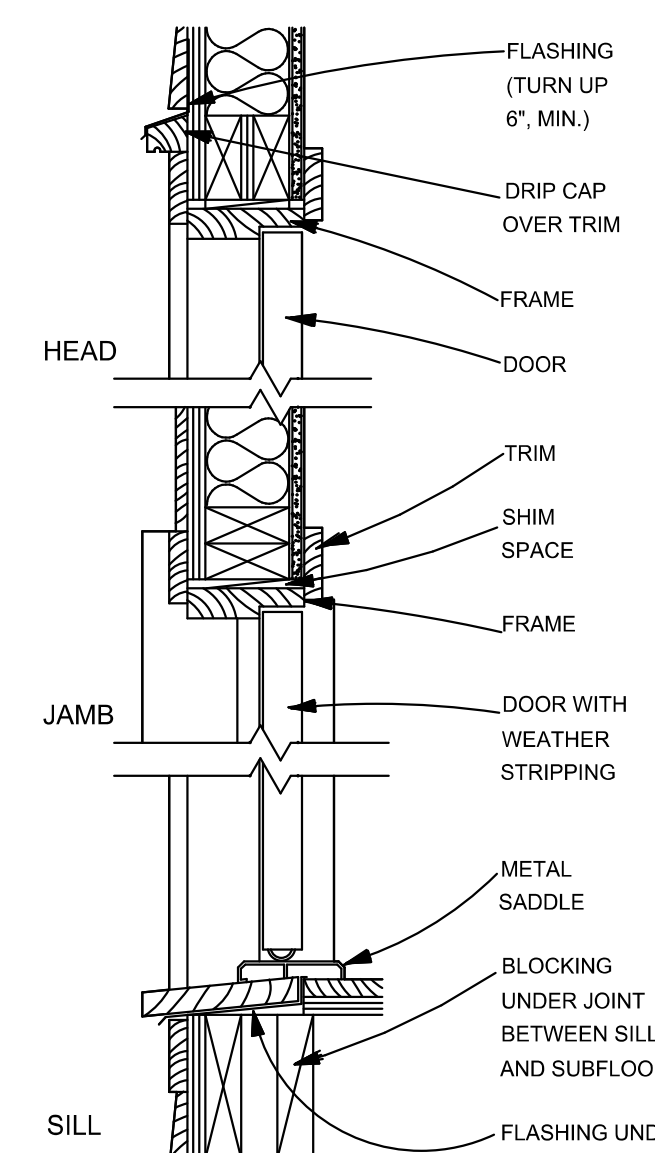
BASEMENT PLAN
SCALE 3/16"=1'-0"

ELECTRICAL	SYMBOL	ELECTRICAL	SYMBOL
LIGHT FIXTURE	☉	OUTLET GFI	⊕
RECESSED FIXTURE	○	OUTLET 220V	⊕
LED FIXTURE ON CLG GRID	▤	OUTLET CL'G MOUNTED	⊕
FAN	⊗	OUTLET W.P. GFI	⊕
OUTLET	⊕	SWITCH	Ⓢ
OUTLET 44 INCH AFF GFI	⊕	SWITCH 3-WAY	Ⓢ ₂
OUTLET ARC-FAULT	⊕	SWITCH 4-WAY	Ⓢ ₄
GARBAGE DISPOSAL	♻	WIRED SMOKE/CO DETECTOR	Ⓜ
LED COVE LIGHTING	▬	WIRED SMOKE DETECTOR	Ⓜ
		SOFFIT RECESSED LED W/TIMER	○
		BASEBOARD HEATER	▬

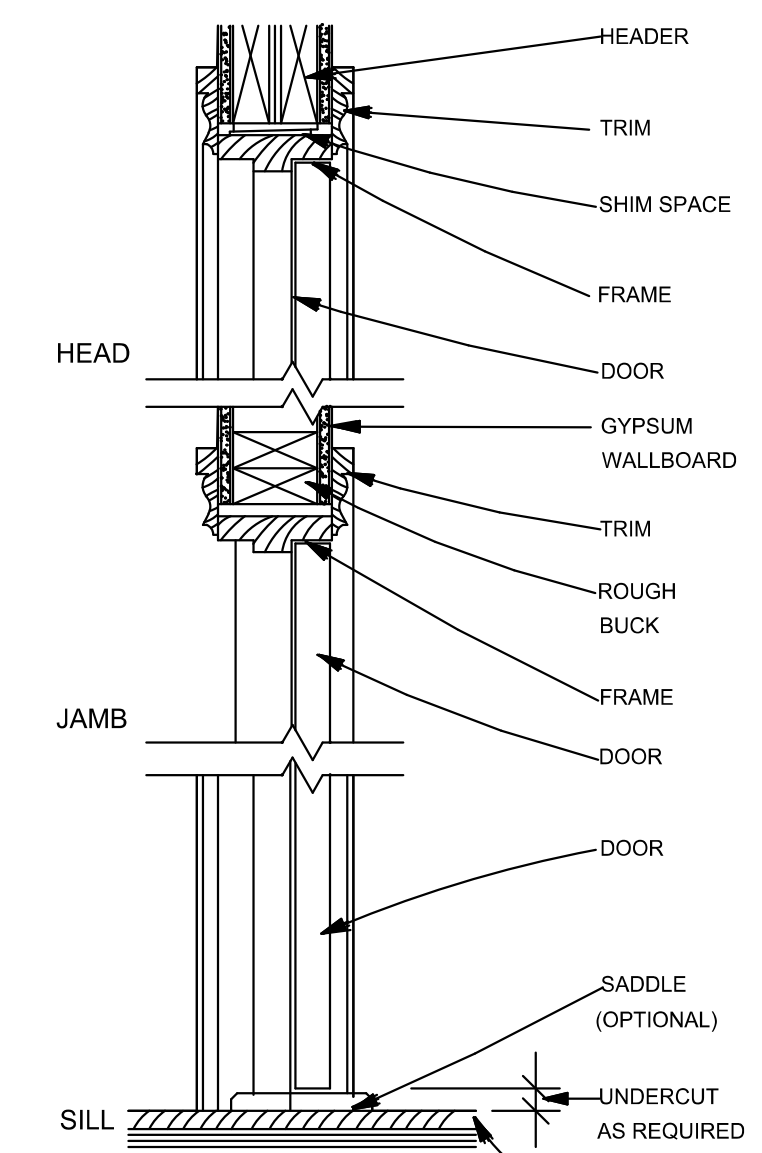
- ISSUANCE:
- SCHEMATIC
 - BIDDING
 - MUNI SUBMITTAL
 - CONSTRUCTION
 - OTHER: REVIEW
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED
- | NO. | DESC. | DATE |
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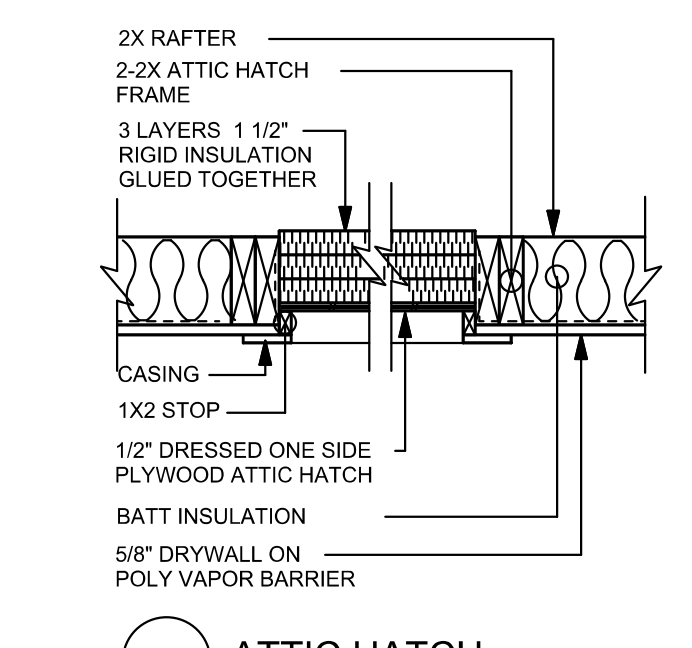
10 BRICK HEAD AND SILL
SCALE: 1/2" = 1'-0"



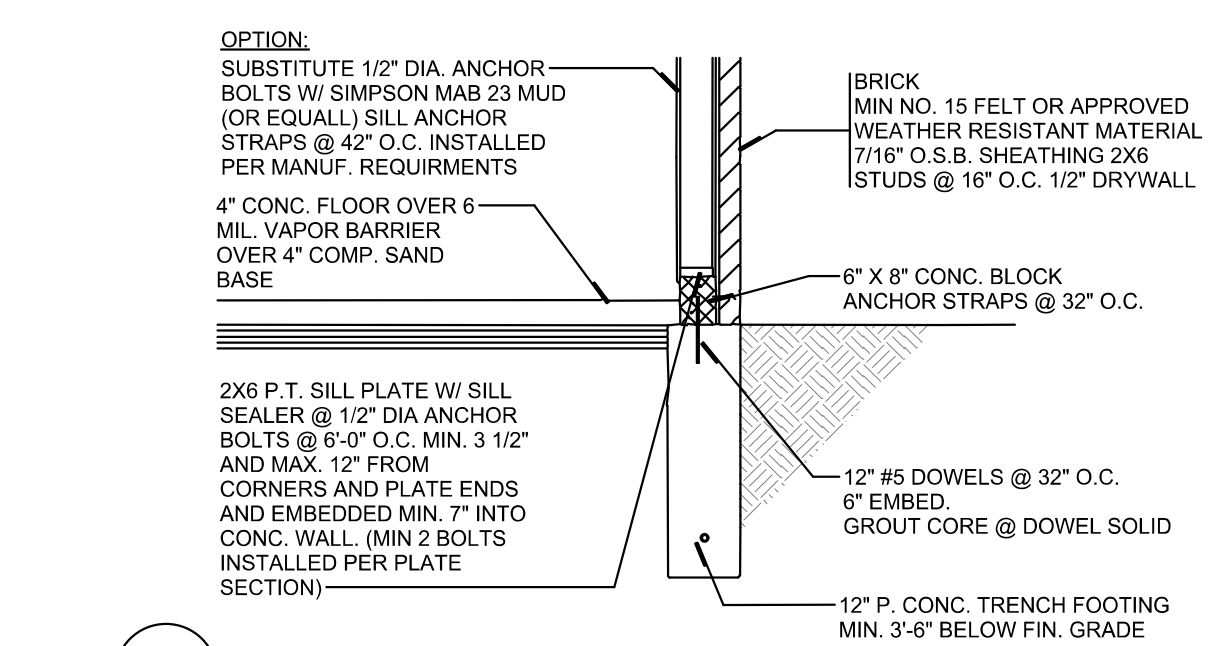
11 EXTERIOR SWING DOOR IN WOOD FRAME
SCALE: 3/4" = 1'-0"



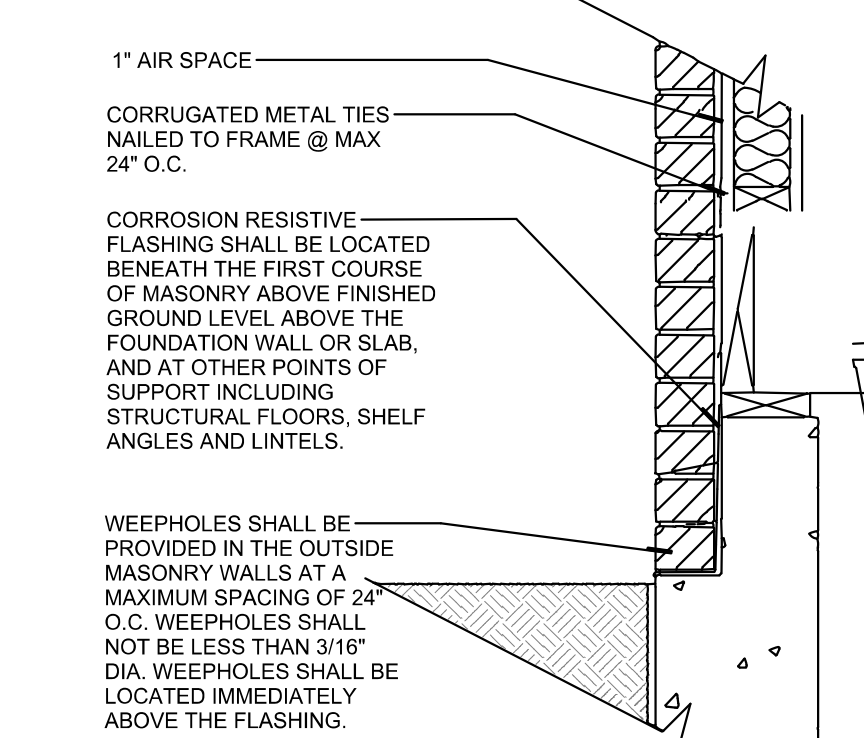
12 INTERIOR SWING DOOR IN WOOD FRAME
SCALE: 3/4" = 1'-0"



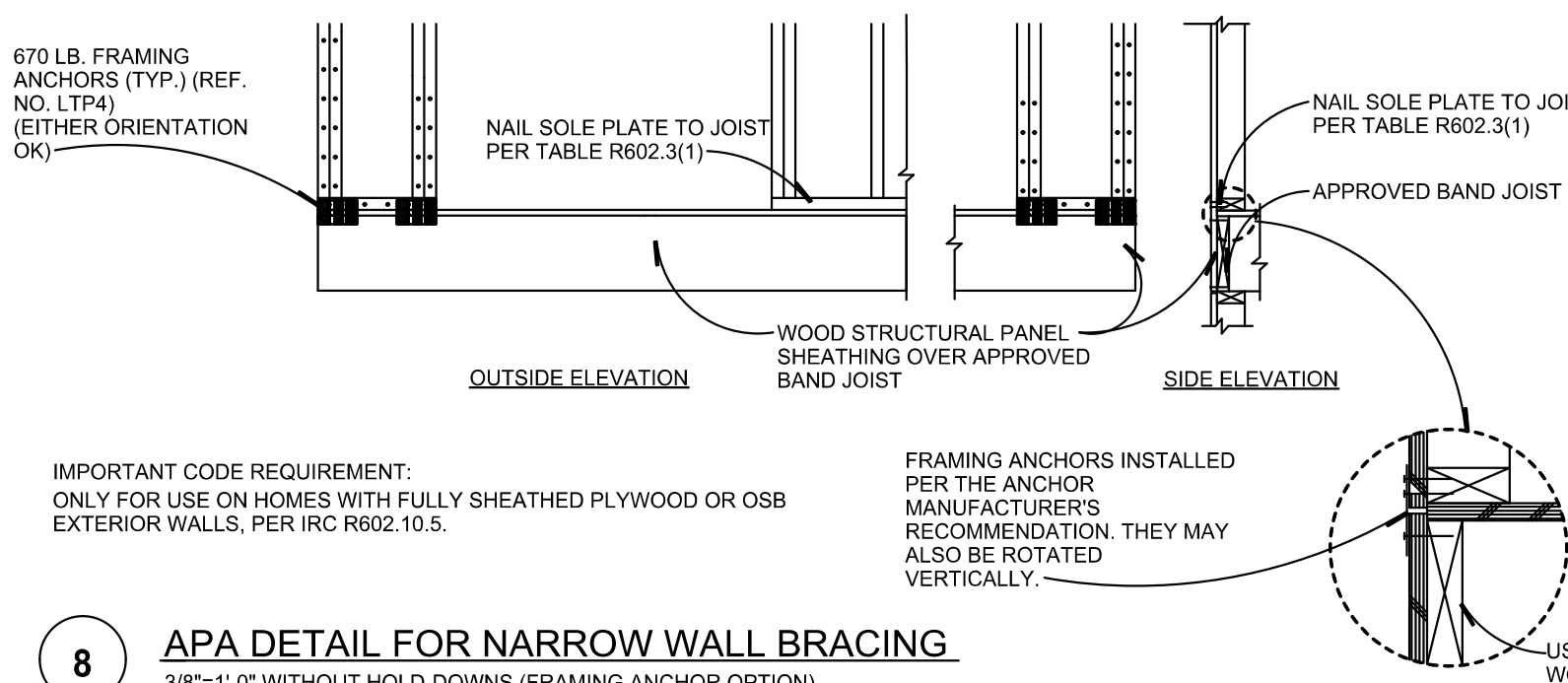
9 ATTIC HATCH
SCALE: 1/2" = 1'-0"



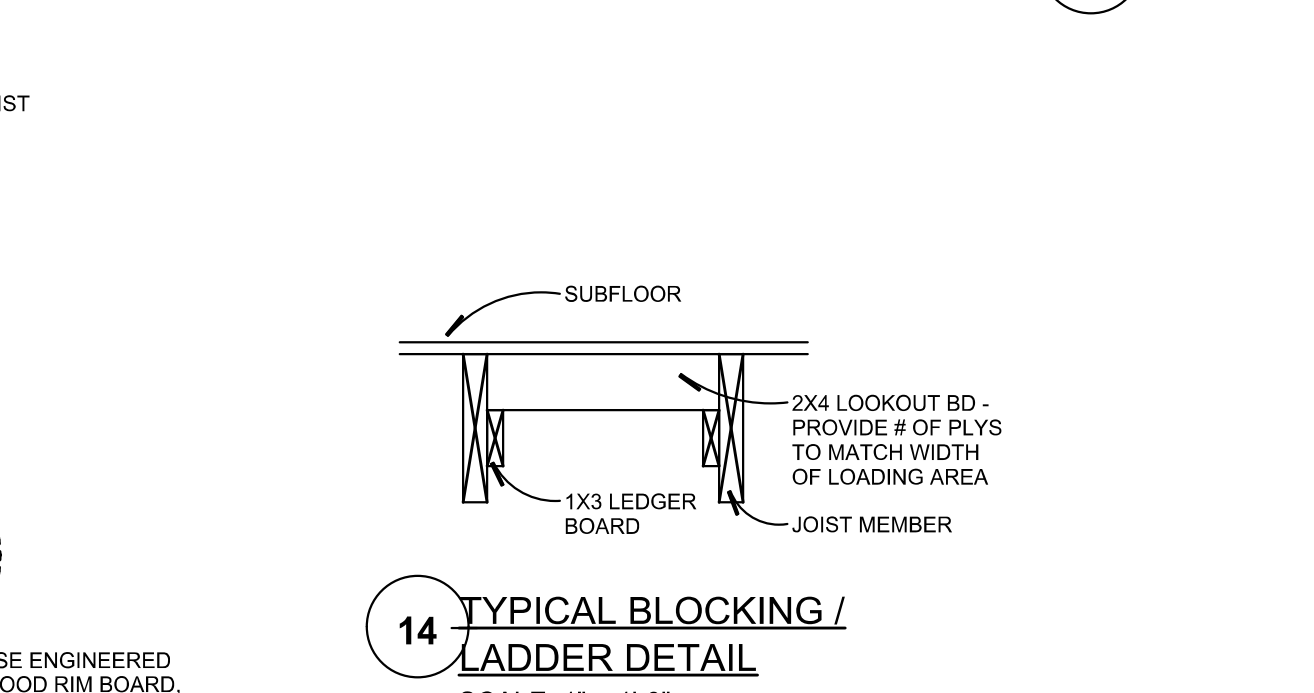
13 GARAGE WALL DETAIL
SCALE: 1/2" = 1'-0"



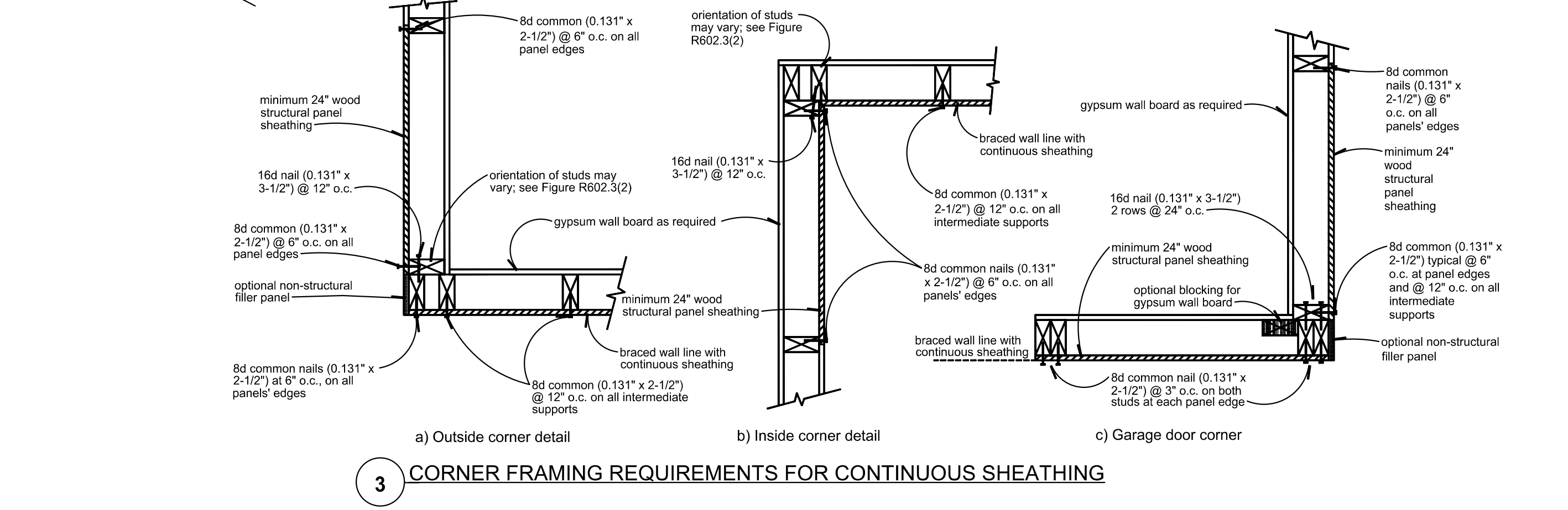
15 WEEP HOLE DETAIL
SCALE: 1/2" = 1'-0"



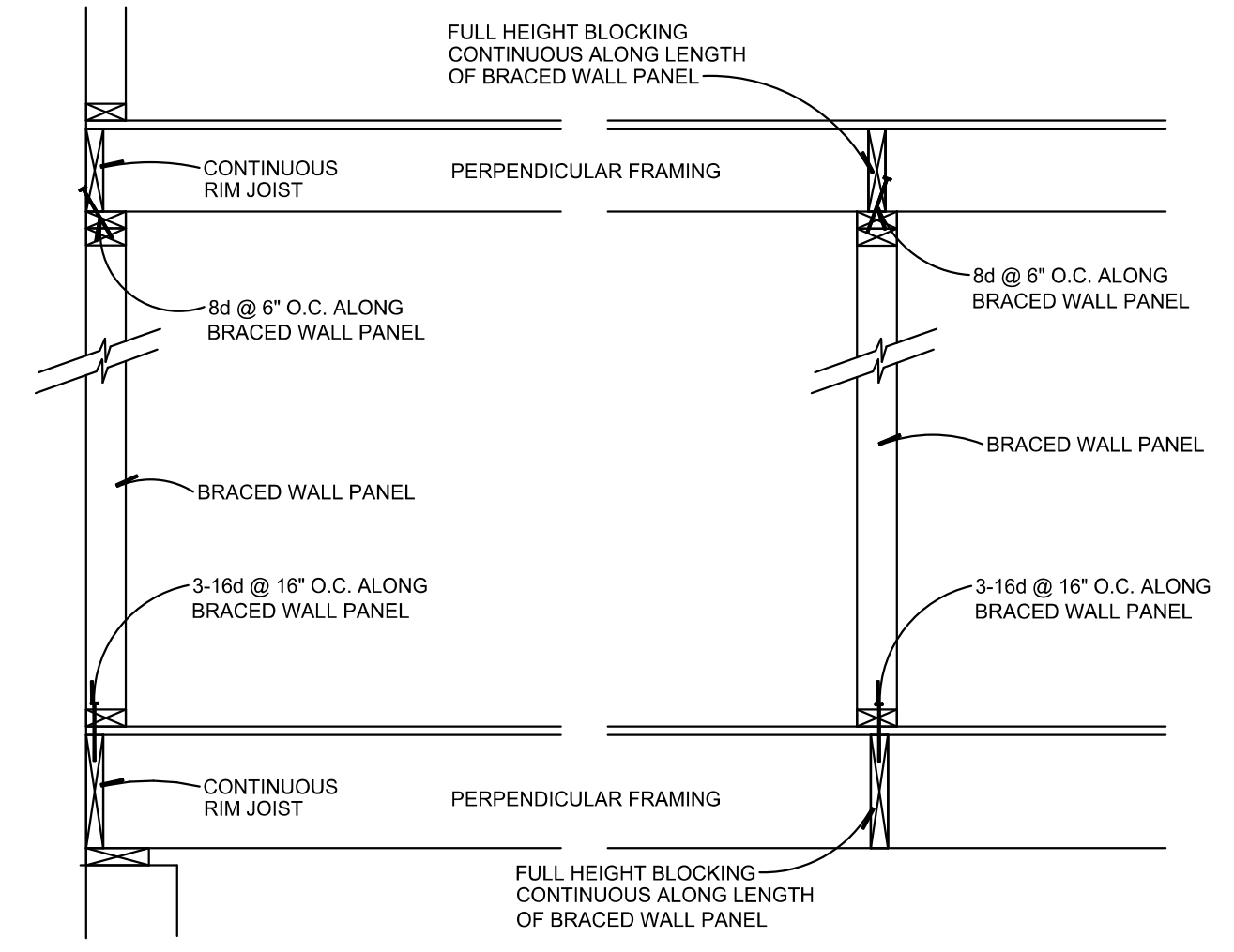
8 APA DETAIL FOR NARROW WALL BRACING
SCALE: 3/8" = 1'-0" WITHOUT HOLD-DOWNS (FRAMING ANCHOR OPTION)



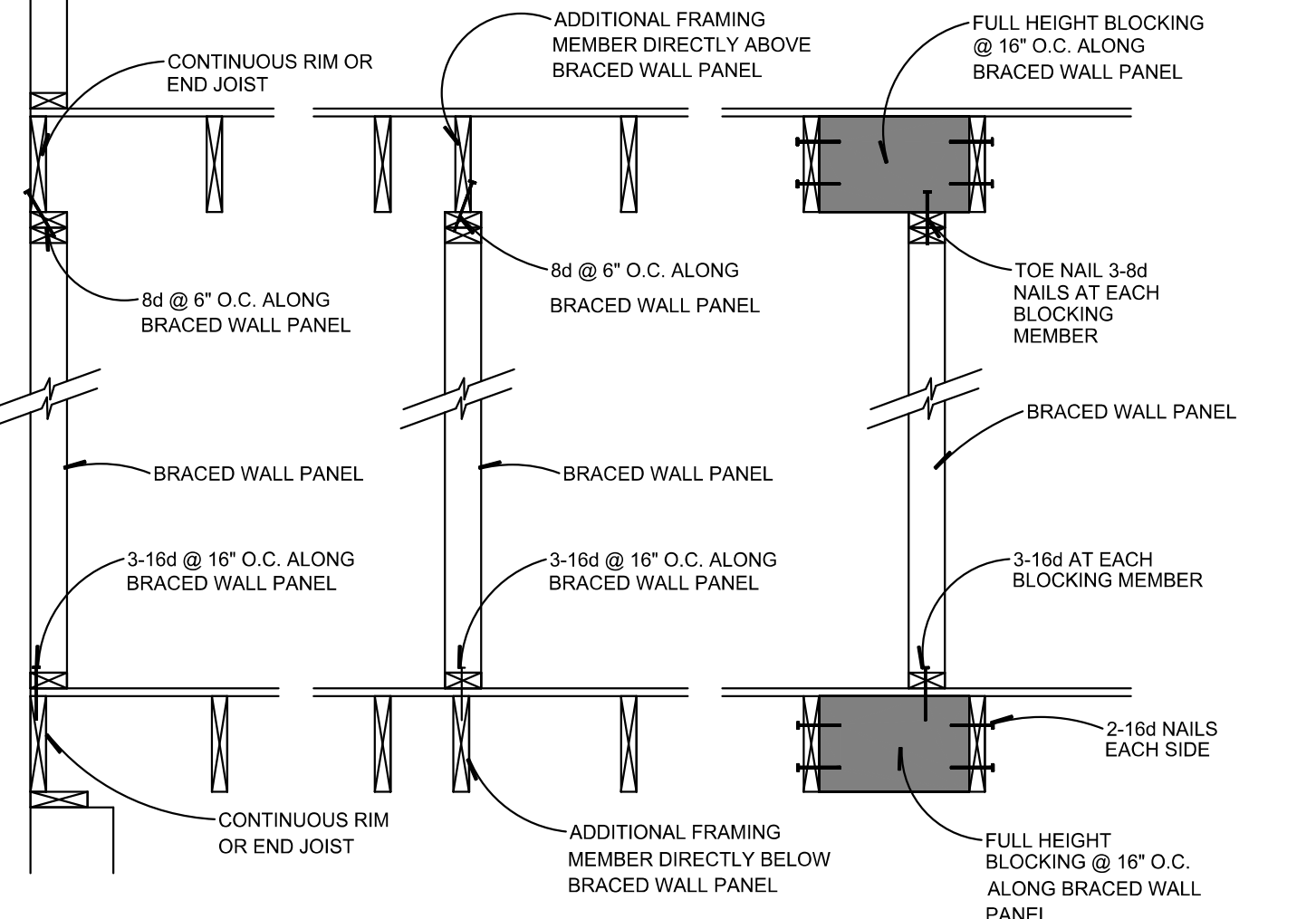
14 TYPICAL BLOCKING / LADDER DETAIL
SCALE: 1" = 1'-0"



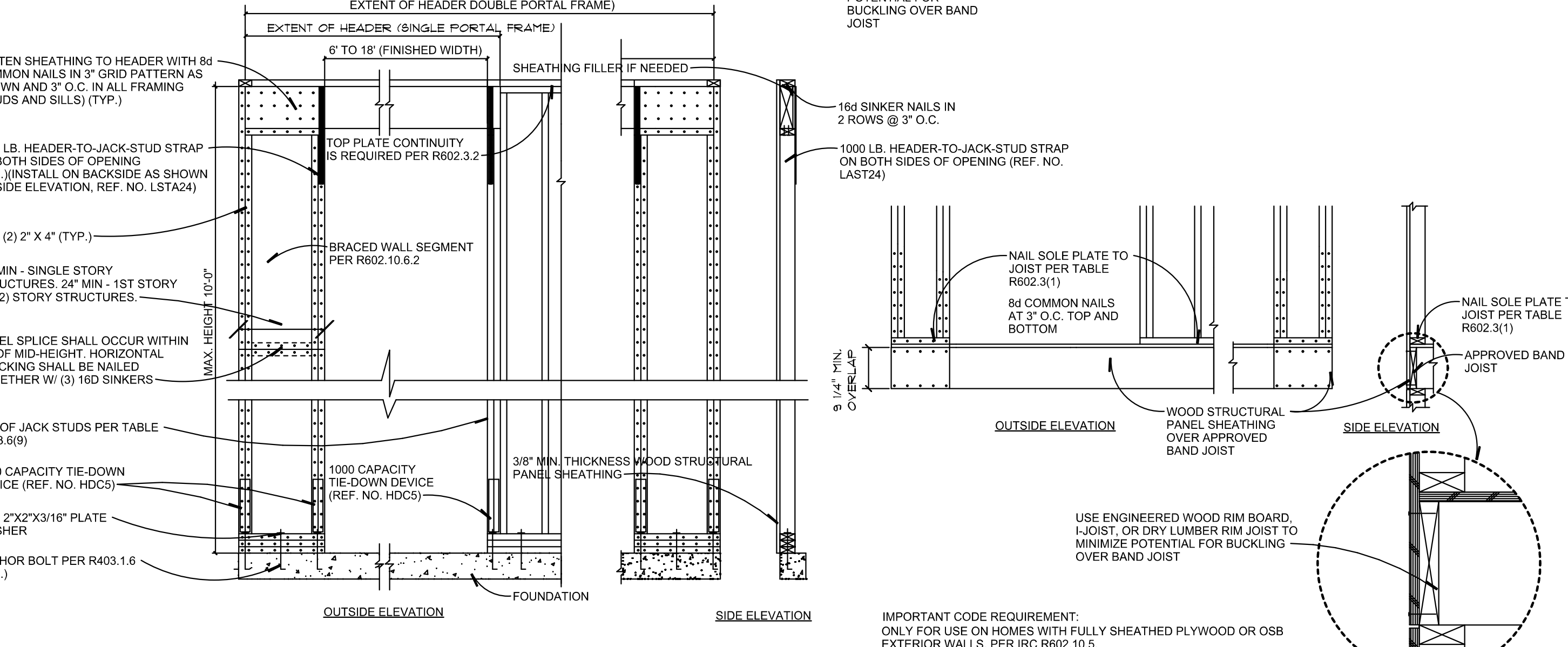
3 CORNER FRAMING REQUIREMENTS FOR CONTINUOUS SHEATHING



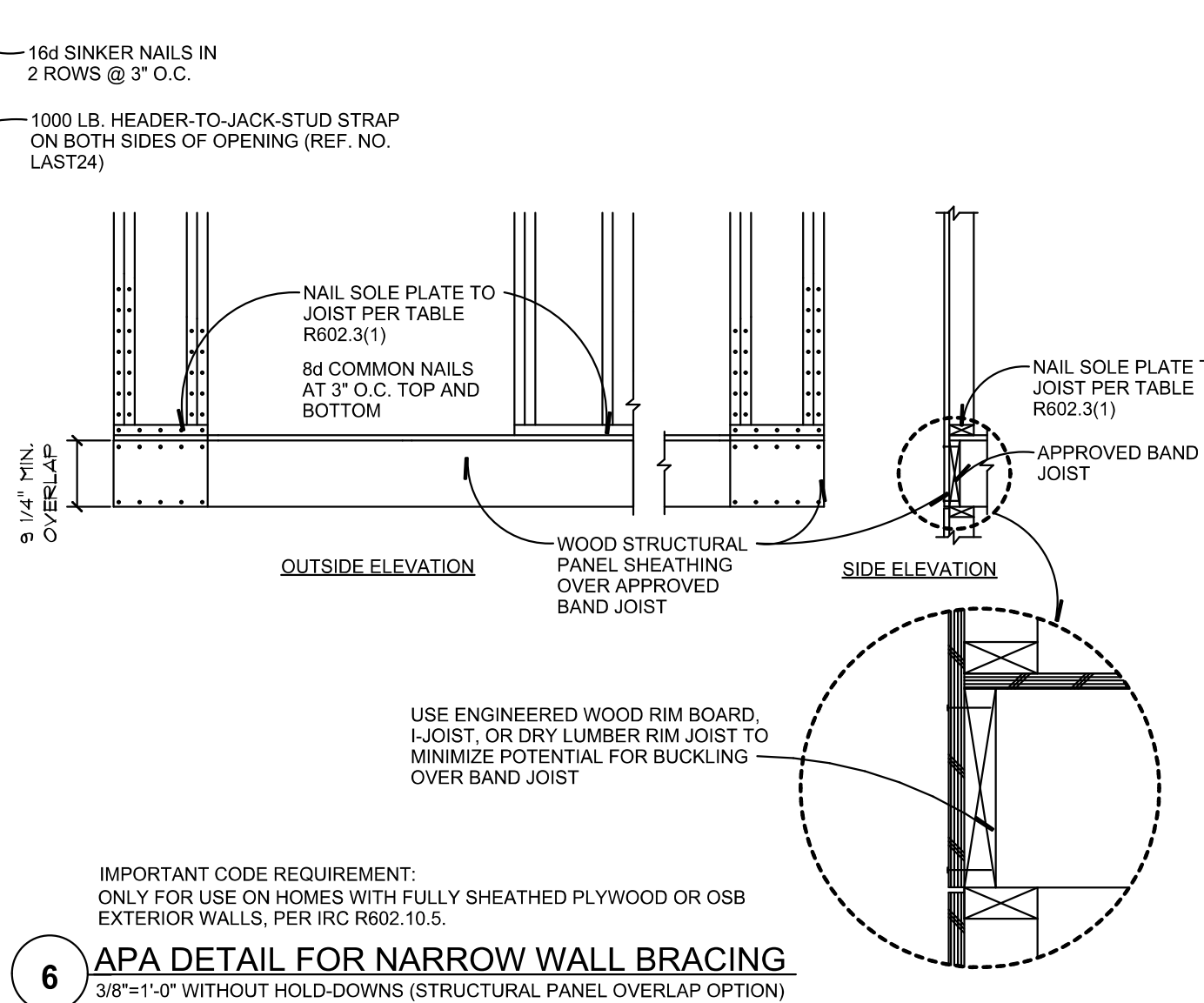
2 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



1 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



7 BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW
SCALE: 3/8" = 1'-0"



6 APA DETAIL FOR NARROW WALL BRACING
SCALE: 3/8" = 1'-0" WITHOUT HOLD-DOWNS (STRUCTURAL PANEL OVERLAP OPTION)

16 PATIO DETAIL
SCALE: 3/4" = 1'-0"

16 PATIO DETAIL
SCALE: 3/4" = 1'-0"

5 WALL SECTION
SECTION THRU WINDOW WELL
SCALE: 1/2" = 1'-0"

5 PLAN VIEW
WINDOW WELL
SCALE: 1/2" = 1'-0"

B ELEVATION
D-1
SCALE: 1/2" = 1'-0"