### APPLICABLE CODE(S):

NON-SPRINKLED BUILDING

UNPROTECTED

2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

ZONING DISTRICT: MANCELONA TOWNSHIP

SITE SIZE / AREA: 5-ACRES

ABOVE FINISHED FLOOR.

### **GENERAL NOTES**

- 1. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.7 SF (5.0 SF FOR GROUND FLOORS), MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES
- 2. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING.
- 3. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- 4. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.
- 5. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.
- 6. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
- 7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

- 8. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF MIN. 22"x3Ø".
- 9. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.
- 10. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
- 11. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.
- 12. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.
- 13. THE GENERAL CONTRACTOR OR OWNER ACTING AS THEIR OWN GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

### FOUNDATION NOTES

### SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS MAX. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8"

### CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

### CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

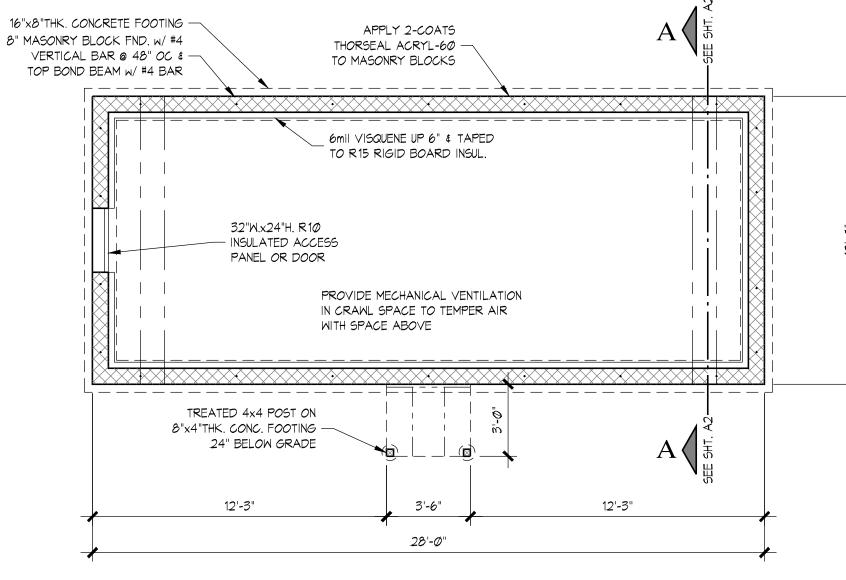
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

### CONCRETE SLABS ON GRADE:

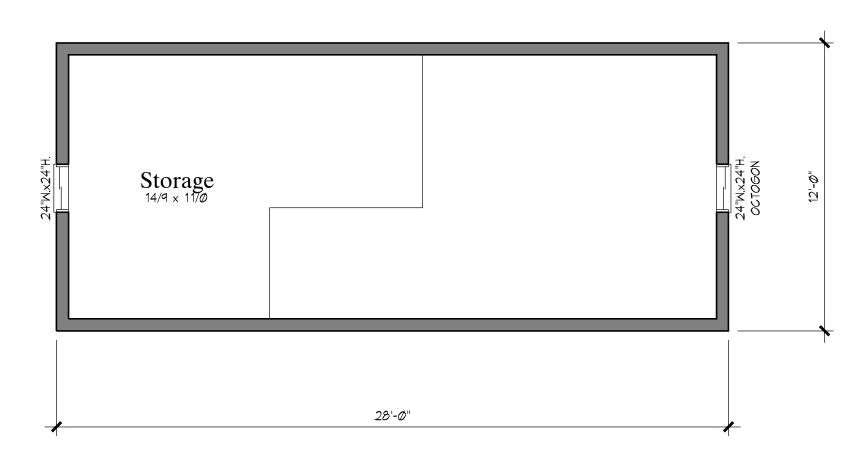
PLACE SLABS TO THE THICKNESSES SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

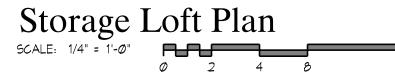
PLACE REINFORCING BAR PRIOR TO POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

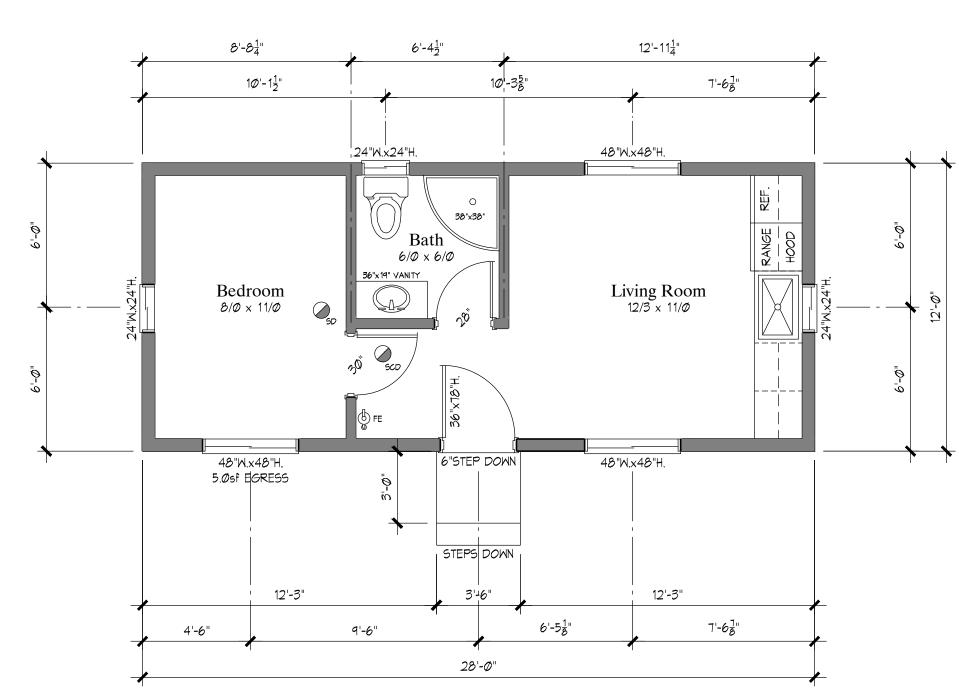
PLACE RIGID INSULATION AND/OR VAPOR BARRIER ON COMPACTED SAND.











Main Floor Plan SCALE: 1/4" = 1'-Ø"

## PLAN LEGEND

NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD OR T&G WOOD PANELING INTERIOR FINISH & 4"THK. BATT SOUND ATTENUATION INSULATION.

NEW EXTERIOR WALL (SHADED): 2X6 STUDS @ 16" O.C. w/ 1/2" OSB SHEATHING (EXT), 1/2" GYPSUM BOARD (INT.) FINISH OR T&G WOOD PANELING & R21 KRAFT-FACED BATT INSULATION

SMOKE DETECTOR WITH BATTERY BACK-UP

COMBINATION STICKL & C. ... \_ DETECTOR WITH BATTERY BACK-UP COMBINATION SMOKE & CARBON MONOXIDE

PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE PRO-SERIES 340, 3-A: 40-B: C RATED.

EXHAUST FAN AS SELECTED BY OWNER.

**TRINITY** 

**ARCHITECTURE** 

& MANAGEMENT, LLC

GAYLORD, MICHIGAN 989.448.4705 phone 866.845.6317 fax

www.trintyacme.com

### **WOOD FRAMING:**

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES OR RAFTERS TO SOLID

### WALL BRACING NOTES:

- 1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.
- 2. INSTALL 1/2" (MIN.) GYPSUM BOARD OR T&G WOOD PANELING ON INTERIOR FACE OF ALL BRACED WALL LINES.
- 3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.
- A. METHOD CS-WSP: CONTINUOUS 1/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE
- B. METHOD INT-WSP: INTERMEDIATE 1/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE
- C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.
- 4. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.
- 5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

### ROOF LOAD INFO:

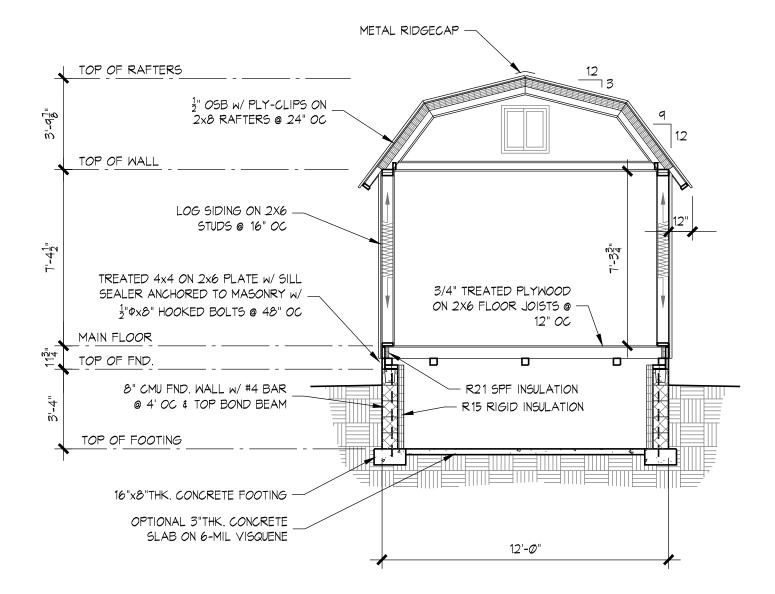
BASIC WIND SPEED: 90 MPH WIND EXPOSURE: C SEISMIC DESIGN CATEGORY: A SITE CLASS: D

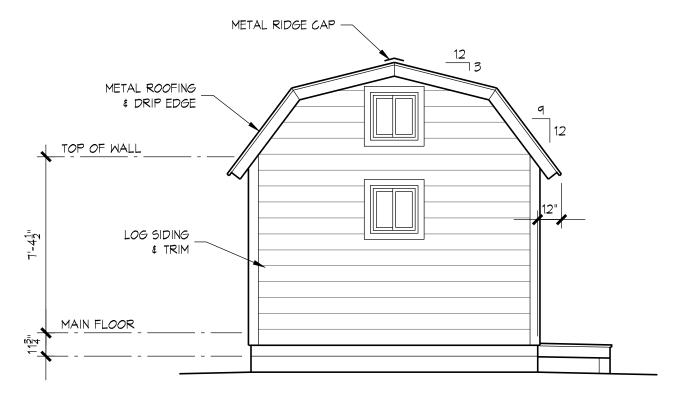
ROOF LOADS: 50 PSF (GROUND SNOW) 20 PSF (LIVE) 10 PSF (STRUCT, MIN)

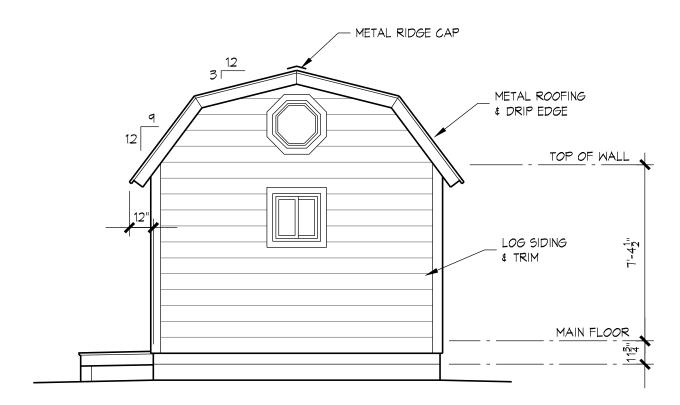
SNOW LOAD FACTORS: Ø.9: EXPOSURE 1.Ø: IMPORTANCE 1.1: THERMAL 1.0: ROOF SURFACE

FLOOR LOAD:

40 PSF (LIVE) 1Ø PSF (DEAD)







Left Elevation

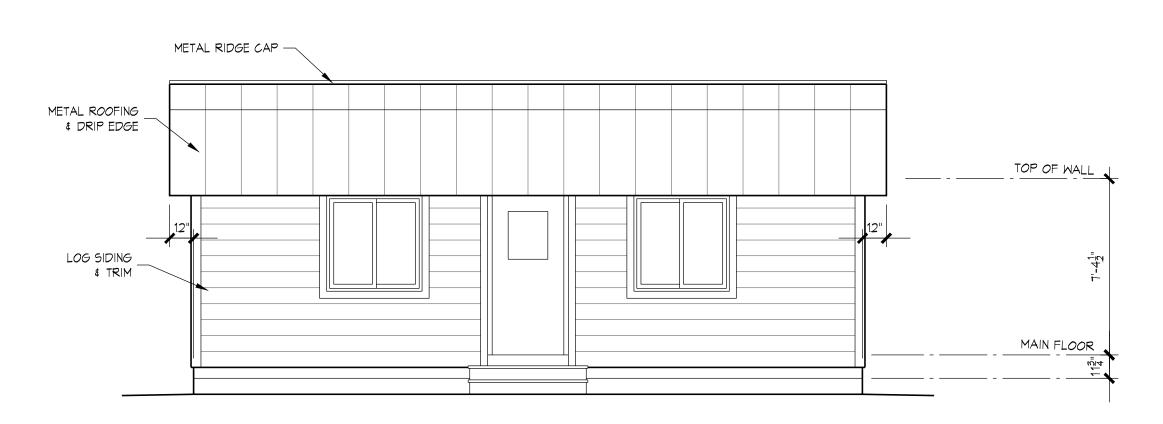
SCALE: 1/4" = 1'-0"

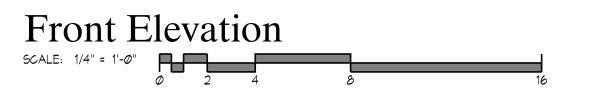
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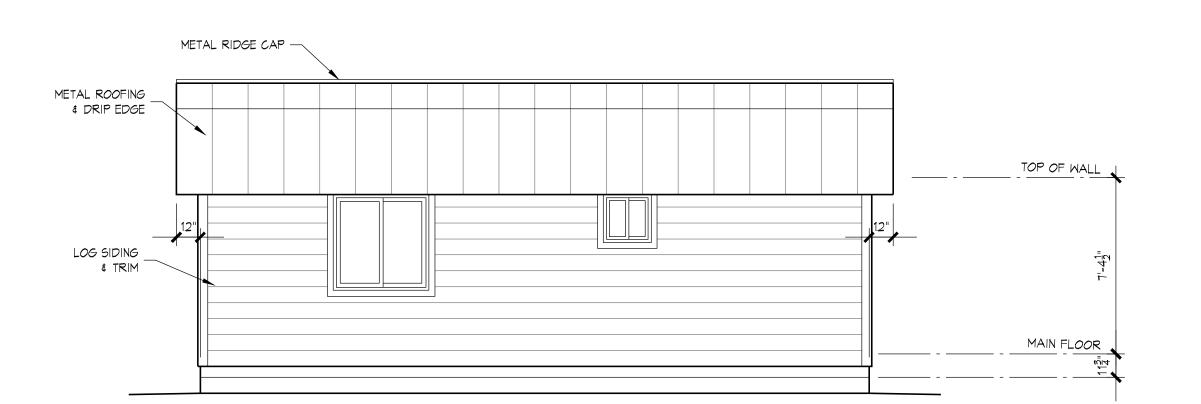
2

4









Rear Elevation

**A2** 

ARCHITECTURE

& MANAGEMENT, LLC

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EXTERIOR BUILDING S

FOUNDATION NOTES

Foundation Plan

SCALE: 1/4" = 1'-Ø"

SITEWORK & EXCAVATION:

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DRAIN WITHOUT REDUCING SLAB THICKNESS.

CONCRETE SLABS ON GRADE:

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BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A

MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

PANELING & R21 SPF INSULATION

7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO

6. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN &

8. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF MIN. 22"x30".

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## Proposed Cottage for:

ARCHITECTURI & MANAGEMENT, LLC GAYLORD, MICHIGAN 989.448.4705 phone 866.845.6317 fax www.trintyacme.com

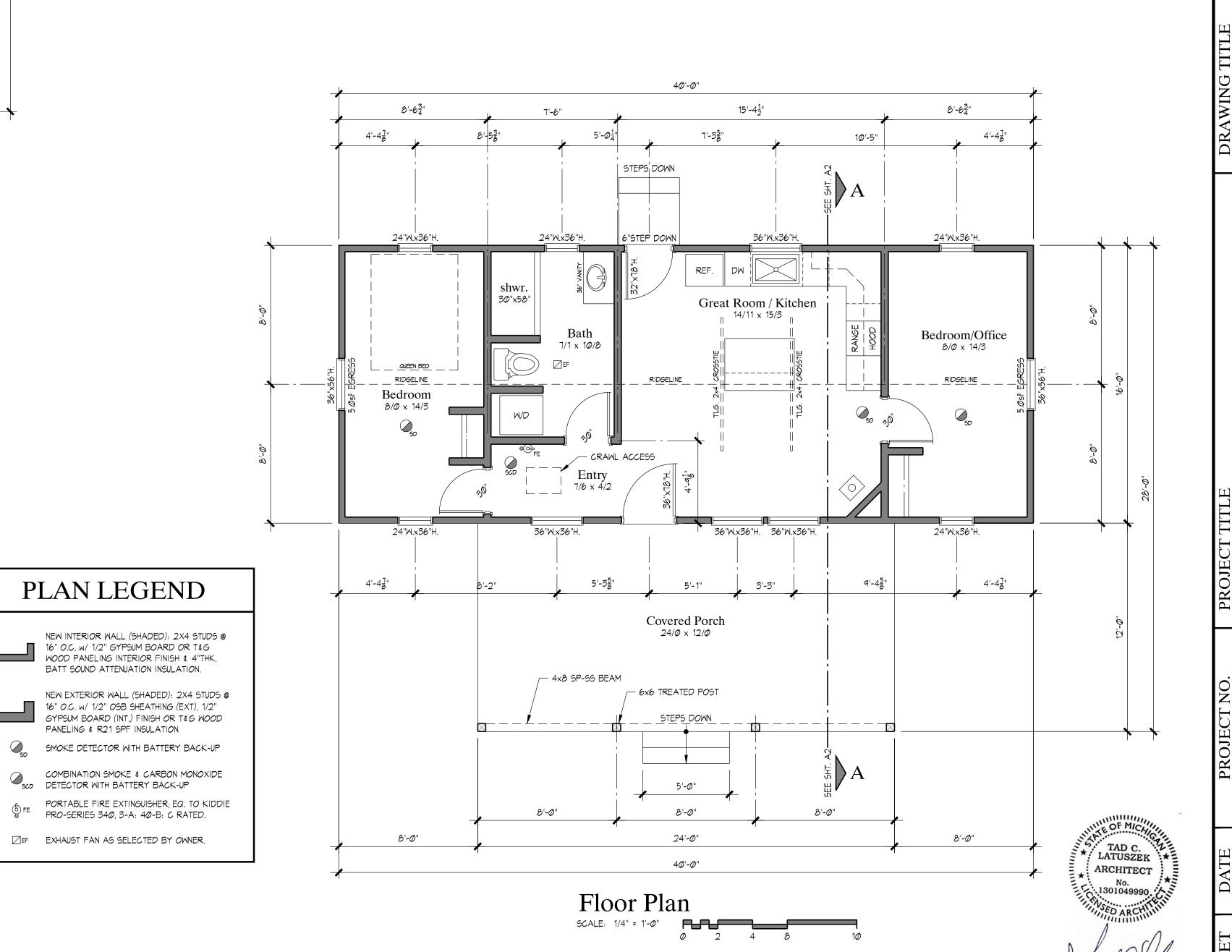
### CODE DATA

APPLICABLE CODE(S):

2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION UNPROTECTED NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY



### FRAMING & STRUCTURAL NOTES

### WOOD FRAMING:

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ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES OR RAFTERS TO SOLID FRAMING.

### WALL BRACING NOTES:

1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.

- 2. INSTALL 1/2" (MIN.) GYPSUM BOARD OR T&G WOOD PANELING ON INTERIOR FACE OF ALL BRACED WALL LINES.
- 3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.
- A. METHOD CS-WSP: CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.
- B. METHOD INT-WSP: INTERMEDIATE 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE
- C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH &D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.
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- 5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

ROOF LOAD INFO:

SITE CLASS: D

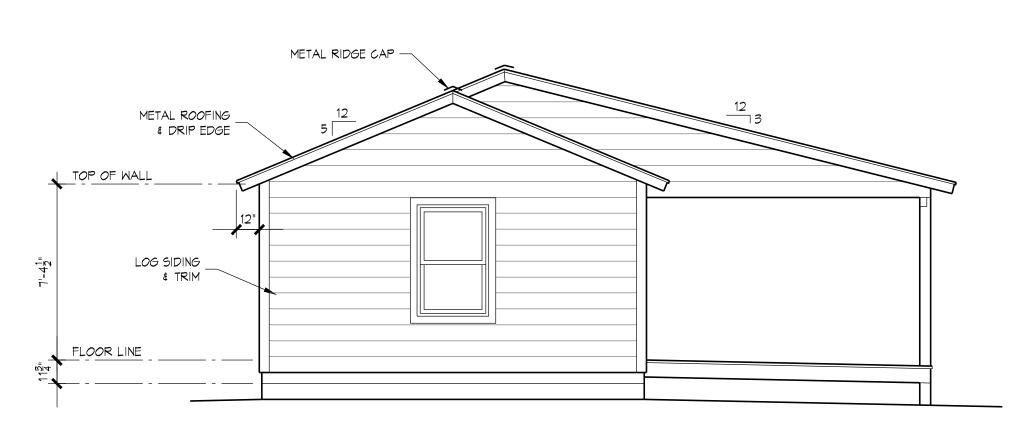
BASIC WIND SPEED: 90 MPH WIND EXPOSURE: C SEISMIC DESIGN CATEGORY: A

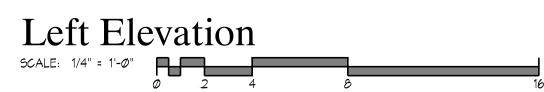
ROOF LOADS: 60 PSF (GROUND SNOW) 20 PSF (LIVE) 10 PSF (STRUCT, MIN)

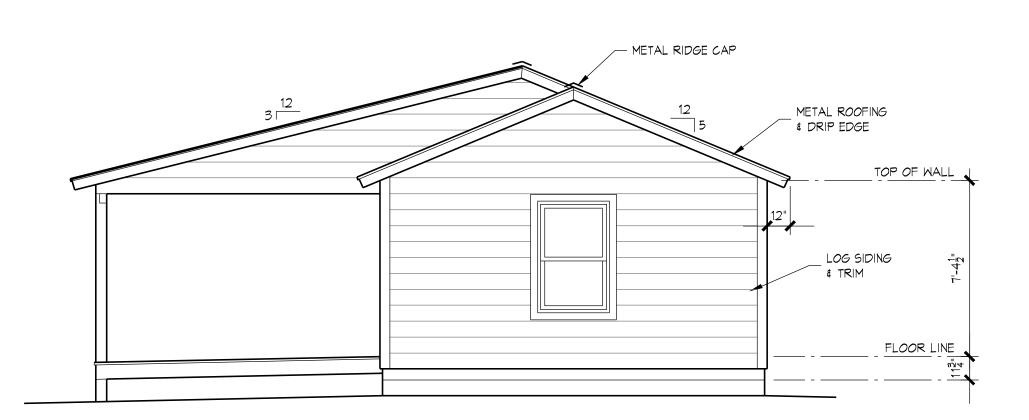
SNOW LOAD FACTORS: Ø.9: EXPOSURE 1.Ø: IMPORTANCE

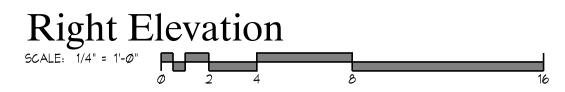
1.1: THERMAL
1.0: ROOF SURFACE
FLOOR LOAD:

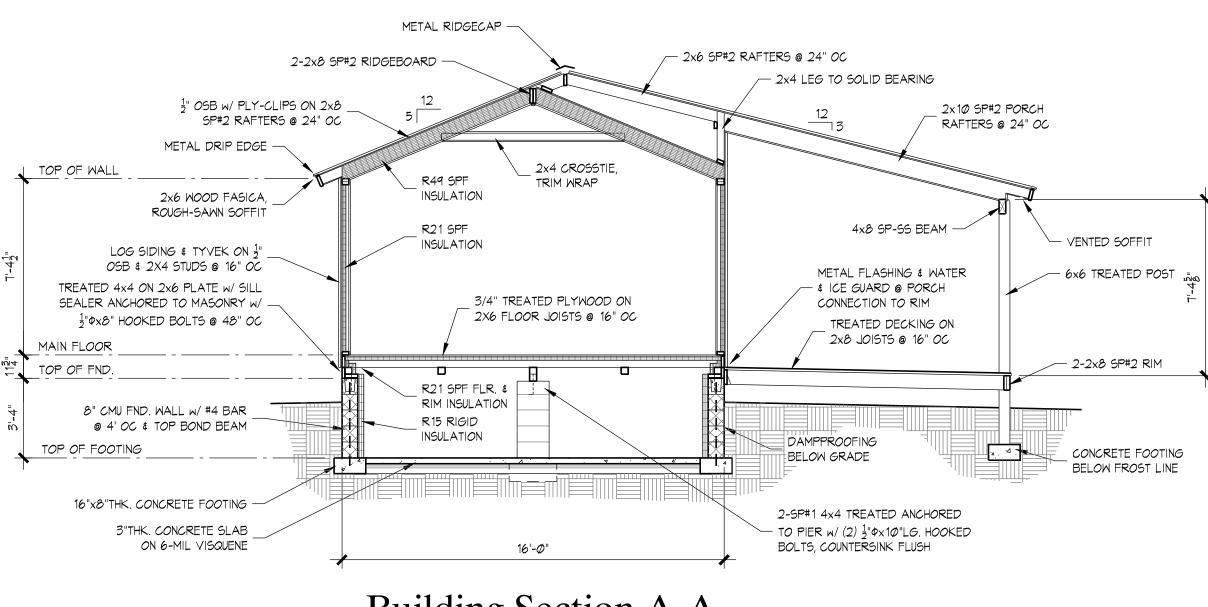
40 PSF (LIVE) 10 PSF (DEAD)

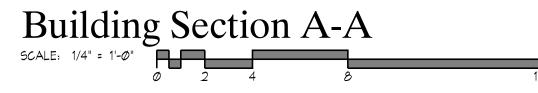


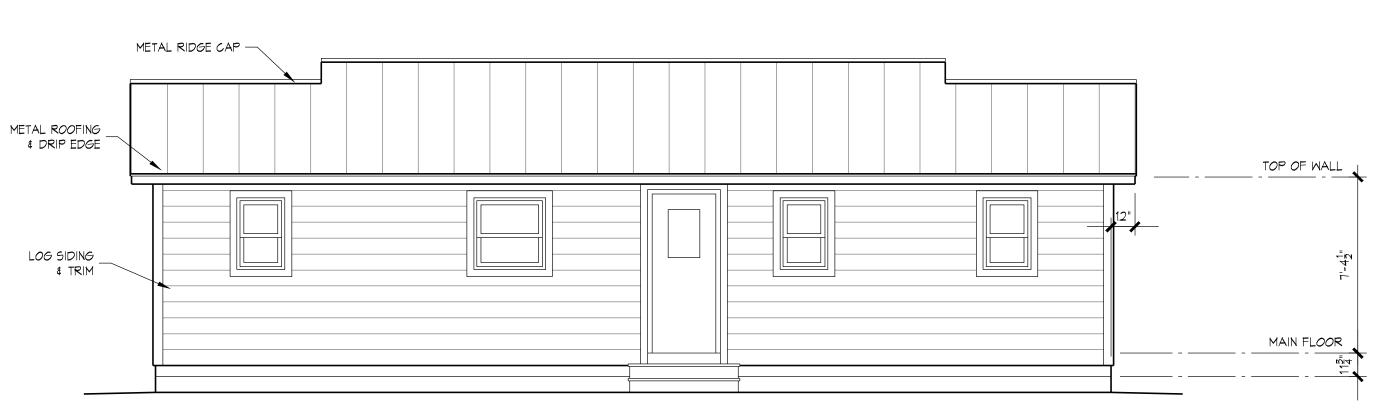




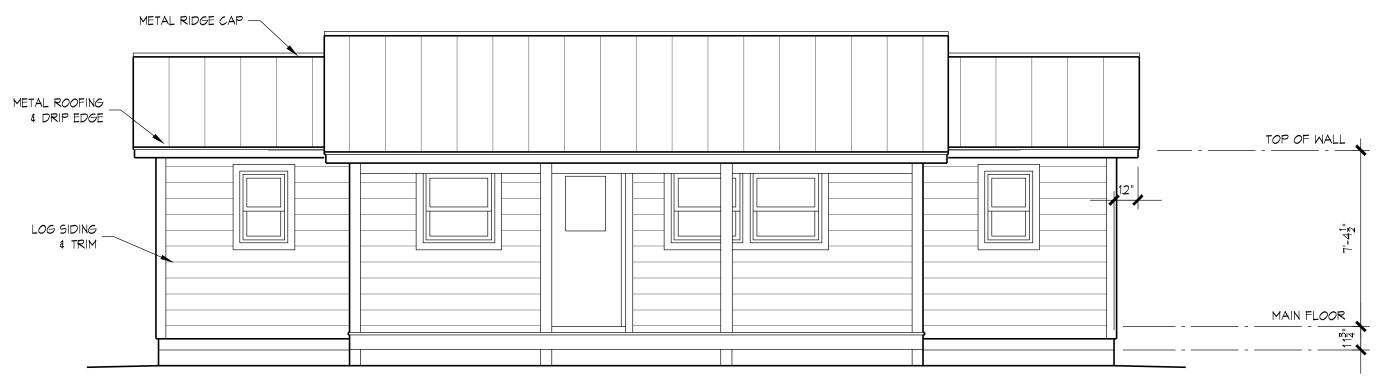












Front Elevation

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



DRAWING TITLE
EXTERIOR J
BUILDING S

**ARCHITECTURE** 

& MANAGEMENT, LLC GAYLORD, MICHIGAN

989.448.4705 phone

866.845.6317 fax

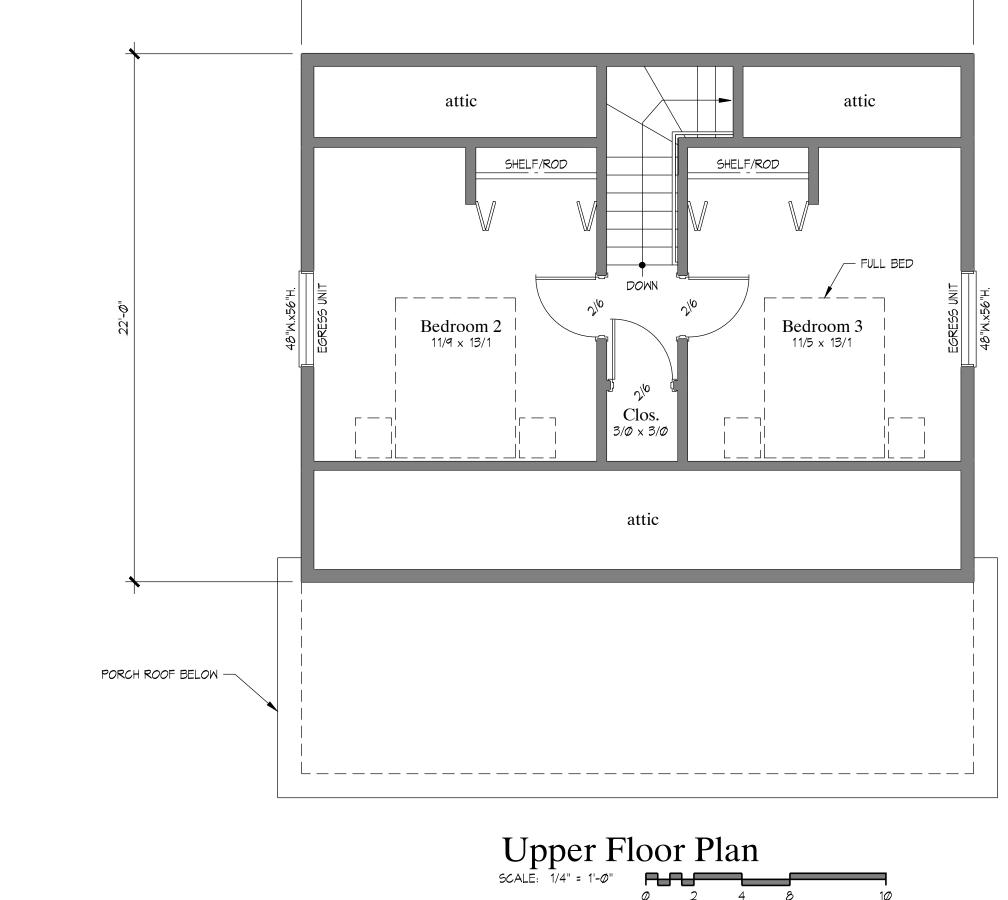
www.trintyacme.com

PROJECT NO. PR 795-07-23

DATE PF SEPT. 1, 2023

TEET A

**A2** 



28'-Ø"



PLAN LEGEND

SMOKE DETECTOR WITH BATTERY BACK-UP

COMBINATION SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP

PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE PRO-SERIES 340, 3-A: 40-B: C RATED.

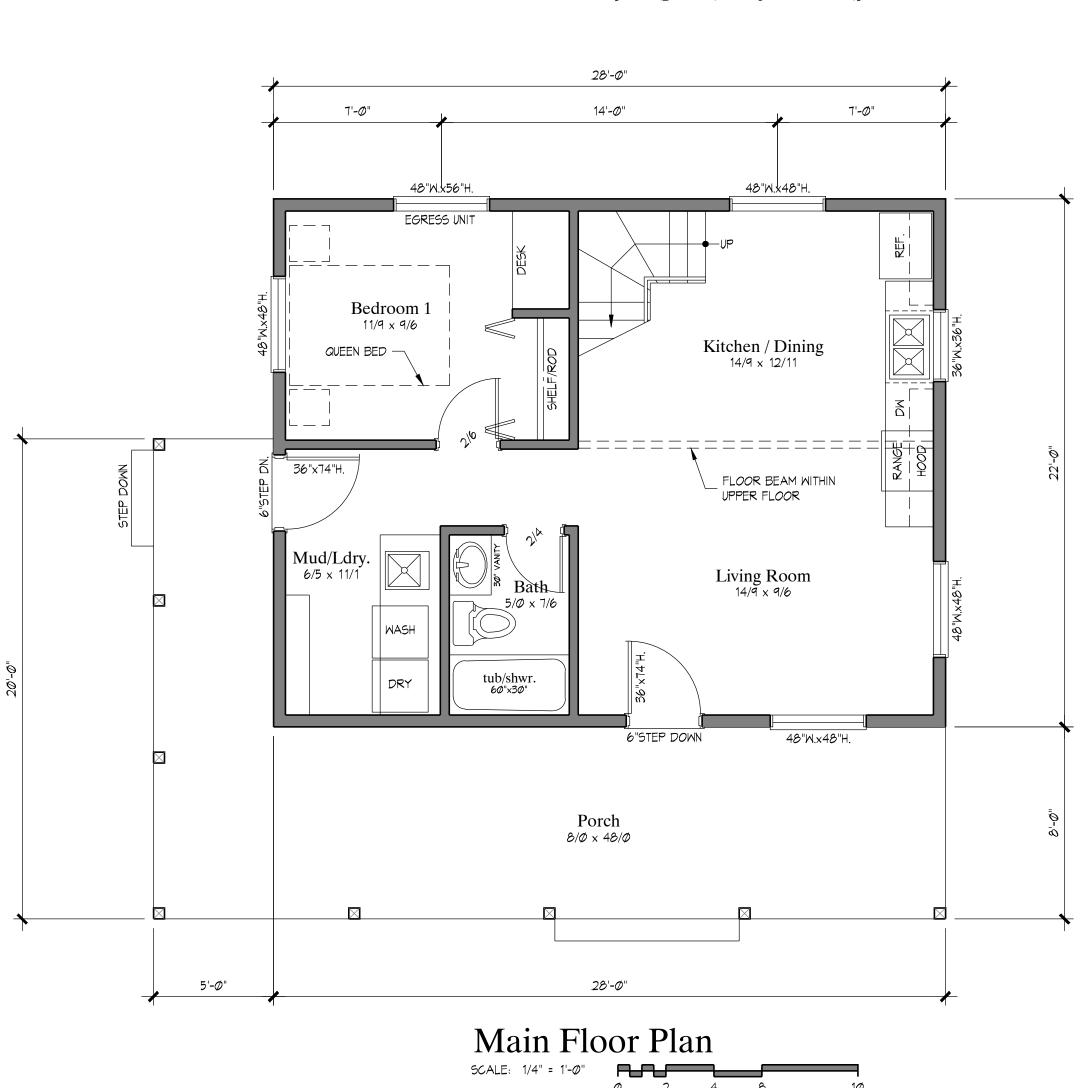
☐ EXHAUST FAN AS SELECTED BY OWNER.

NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD INTERIOR FINISH & 4"THK. BATT

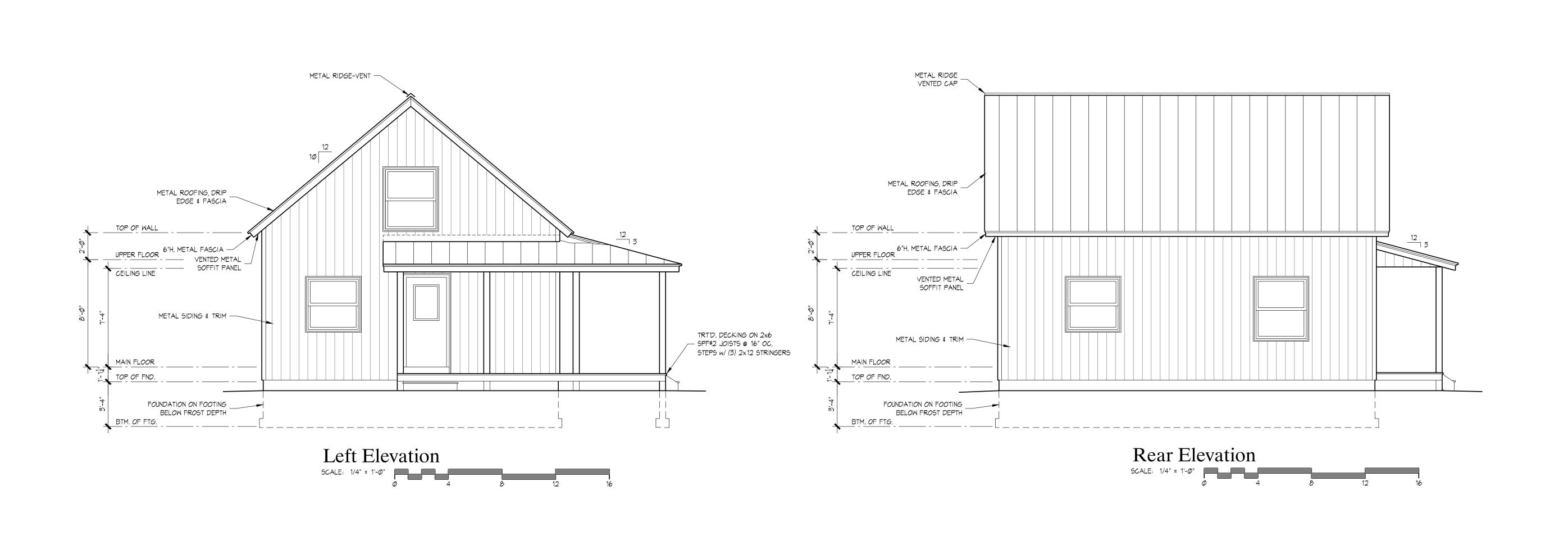
SOUND ATTENUATION INSULATION.

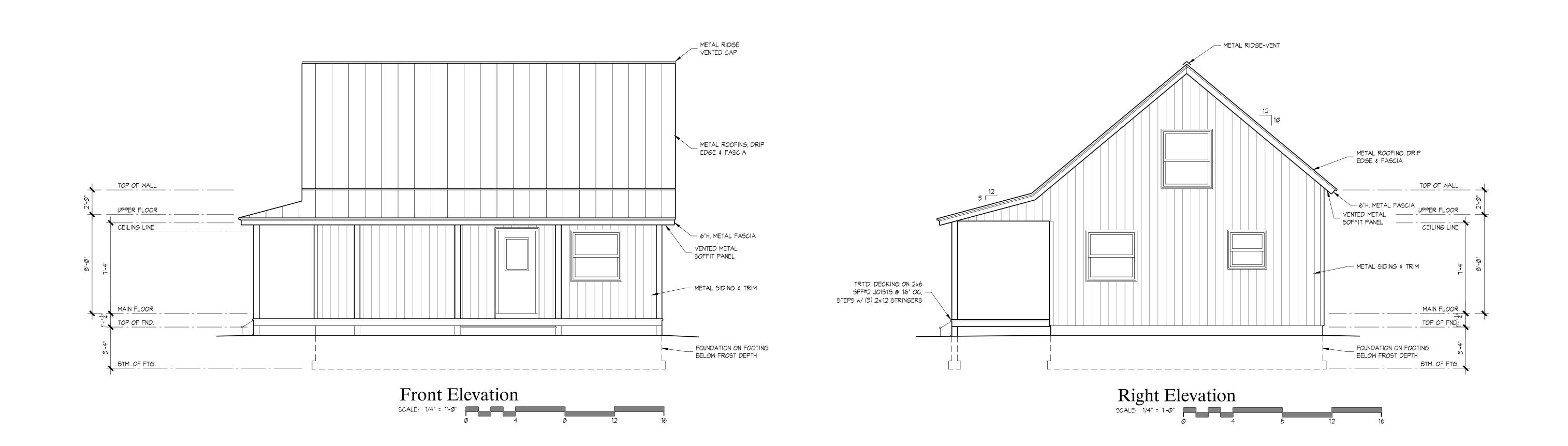
STUDS @ 16" O.C. w/ 1/2" OSB SHEATHING (EXT), 1/2" GYPSUM BOARD (INT.) FINISH & R21 KRAFT-FACED BATT INSULATION

NEW EXTERIOR WALL (SHADED): 2X6



ARCHITECTURE & MANAGEMENT, LLC GAYLORD, MICHIGAN 989.448.4705 phone 866.845.6317 fax www.trintyacme.com





& MANAGEMENT, LLC GAYLORD, MICHIGAN

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### **CODE DATA**

### APPLICABLE CODE(S):

2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION UNPROTECTED NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

ZONING DISTRICT: RR

SITE SIZE / AREA: 12.3-ACRES

### **GENERAL NOTES**

1. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.7 SF (5.0 SF FOR GROUND FLOORS). MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

2. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING.

3. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

4. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.

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6. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

8. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF MIN. 22"x3Ø".

9. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.

10. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.

11. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.

12. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.

13. THE GENERAL CONTRACTOR OR OWNER ACTING AS THEIR OWN GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

### FOUNDATION NOTES

### SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8"

CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

### CONCRETE REINFORCING:

4" TO 6" SLUMP.

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

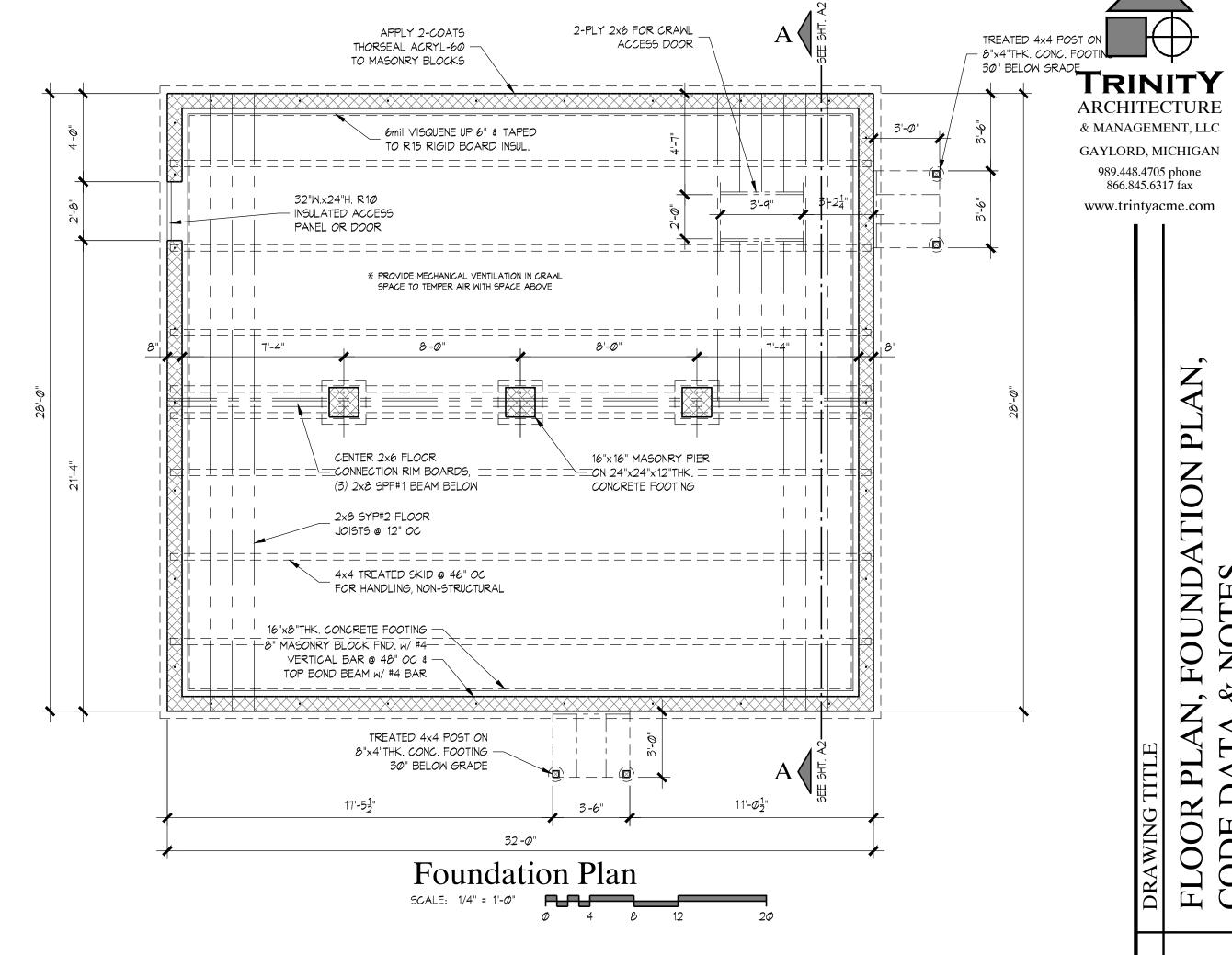
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

CONCRETE SLABS ON GRADE:

PLACE SLABS TO THE THICKNESSES SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

PLACE REINFORCING BAR WHILE POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

PLACE RIGID INSULATION ON COMPACTED SAND.



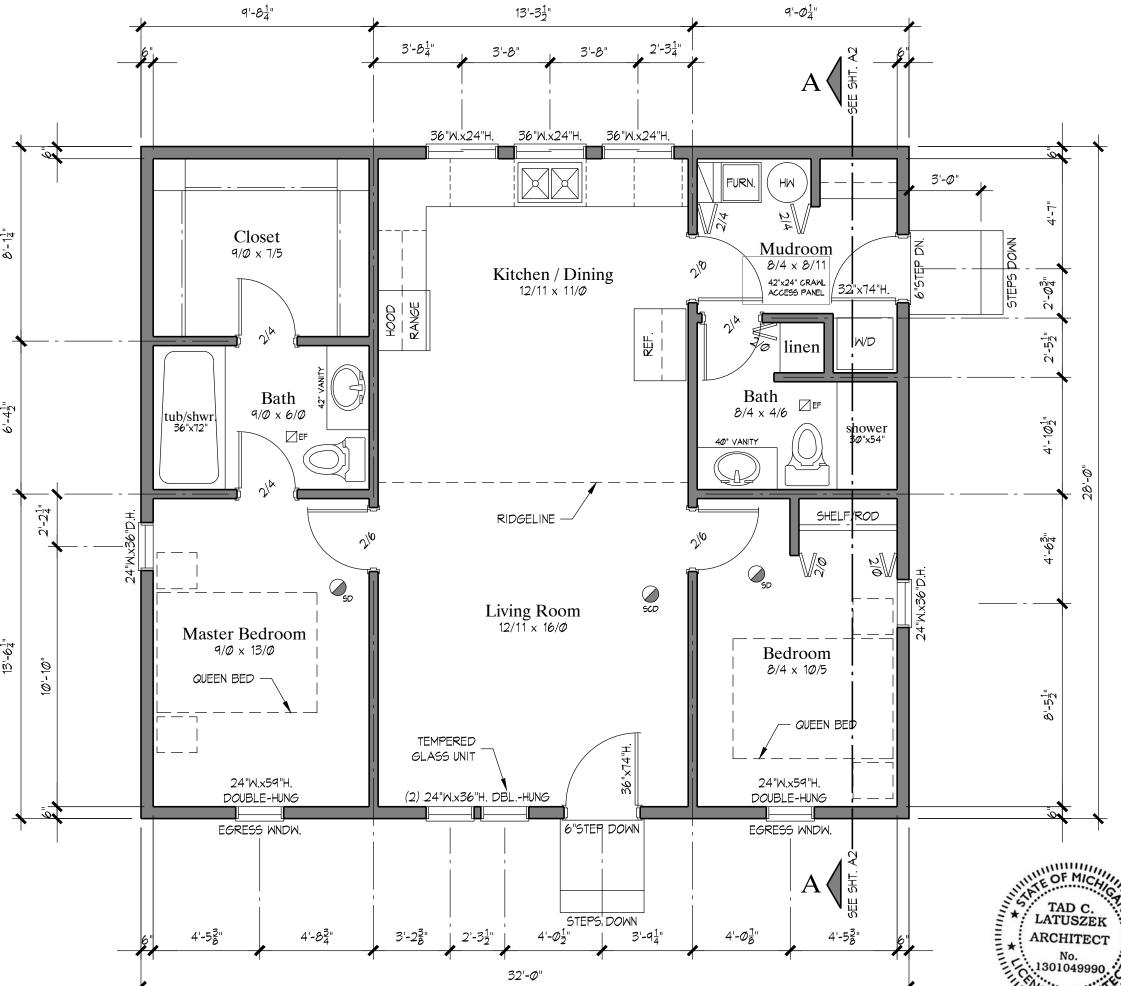
ARCHITECTURE

& MANAGEMENT, LLC

GAYLORD, MICHIGAN 989.448.4705 phone

866.845.6317 fax

www.trintyacme.com



Floor Plan

Ø 4 8 12

SCALE: 1/4" = 1'-Ø"



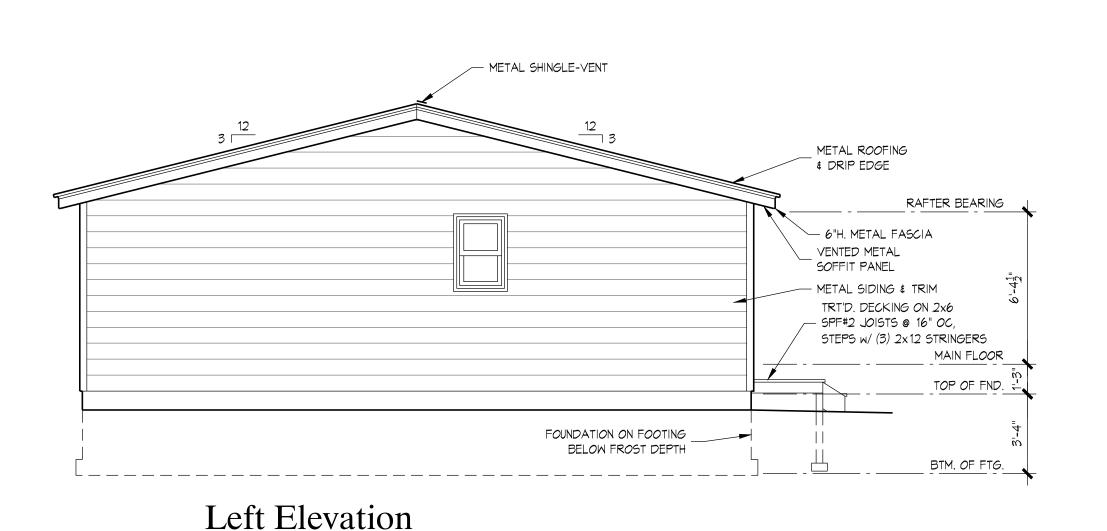
NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD INTERIOR FINISH & 4"THK, BATT SOUND ATTENUATION INSULATION.

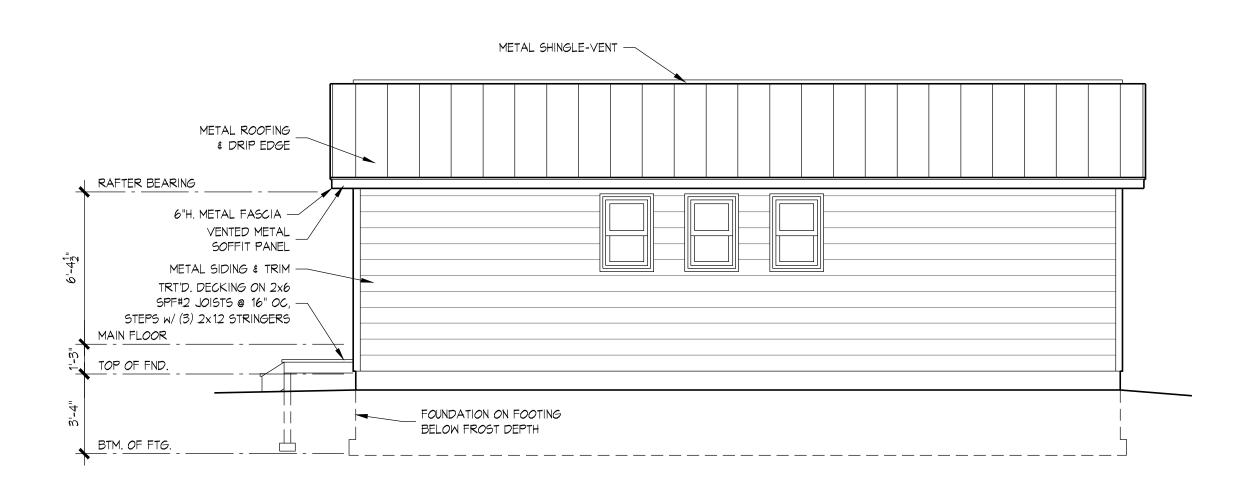
SMOKE DETECTOR WITH BATTERY BACK-UP COMBINATION STICKLE TO SEE DETECTOR WITH BATTERY BACK-UP COMBINATION SMOKE & CARBON MONOXIDE

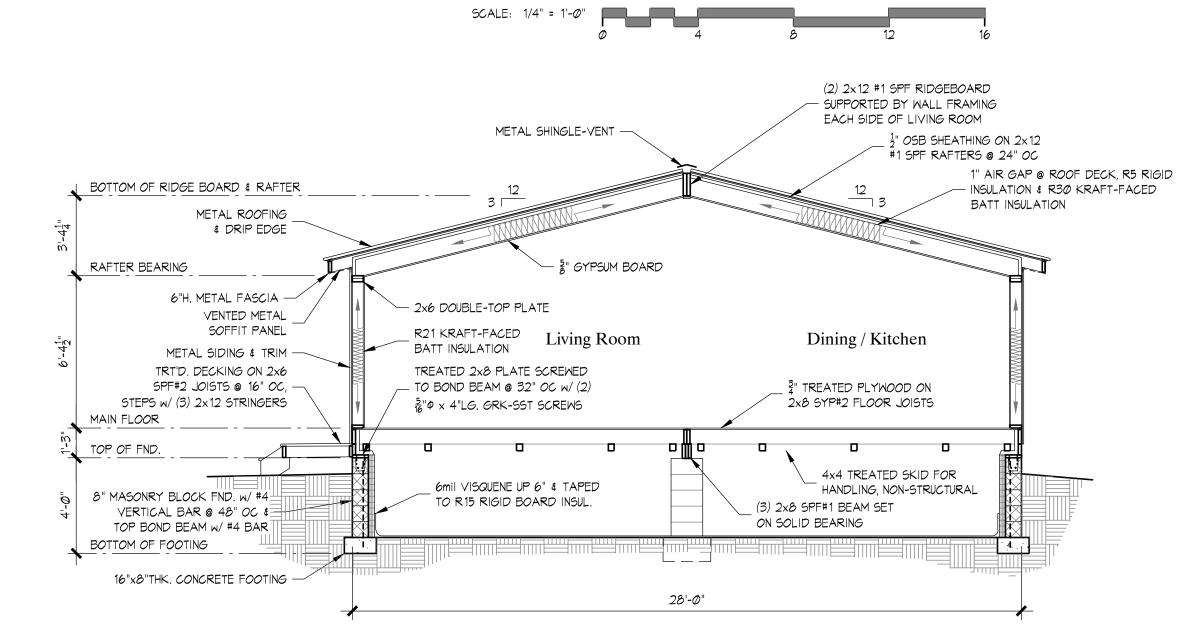
PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE PRO-SERIES 340, 3-A: 40-B: C RATED.

NEW EXTERIOR WALL (SHADED): 2X6 STUDS @ 16" O.C. w/ 1/2" OSB SHEATHING (EXT), 1/2" GYPSUM BOARD (INT.) FINISH & R21 KRAFT-FACED BATT INSULATION

□ EF EXHAUST FAN AS SELECTED BY OWNER.





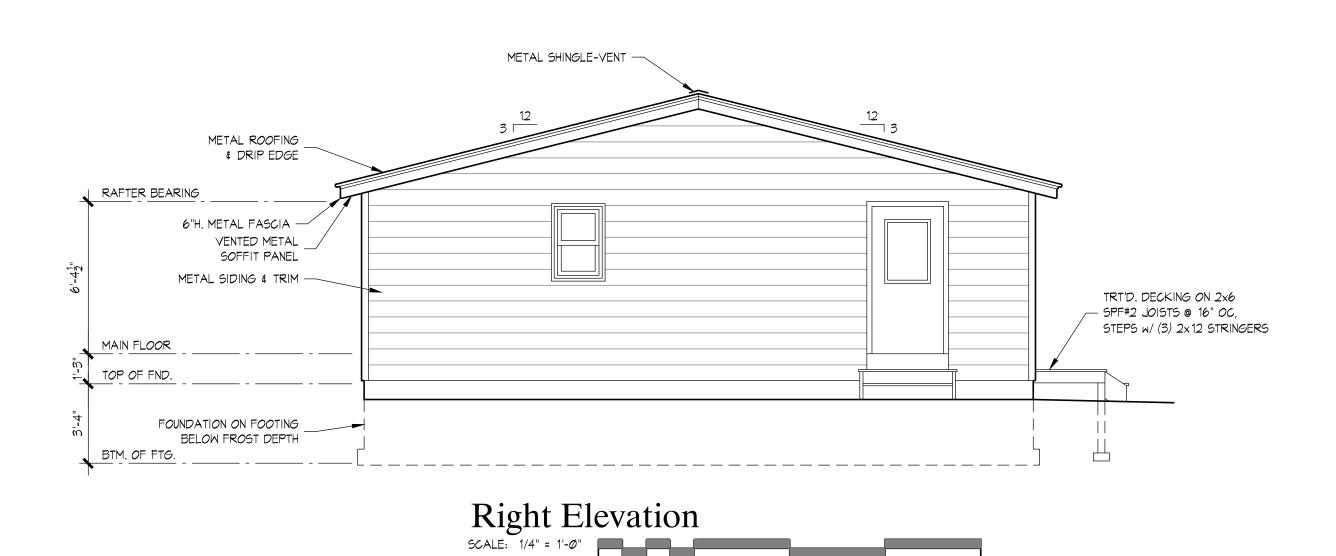


Building Section A-A

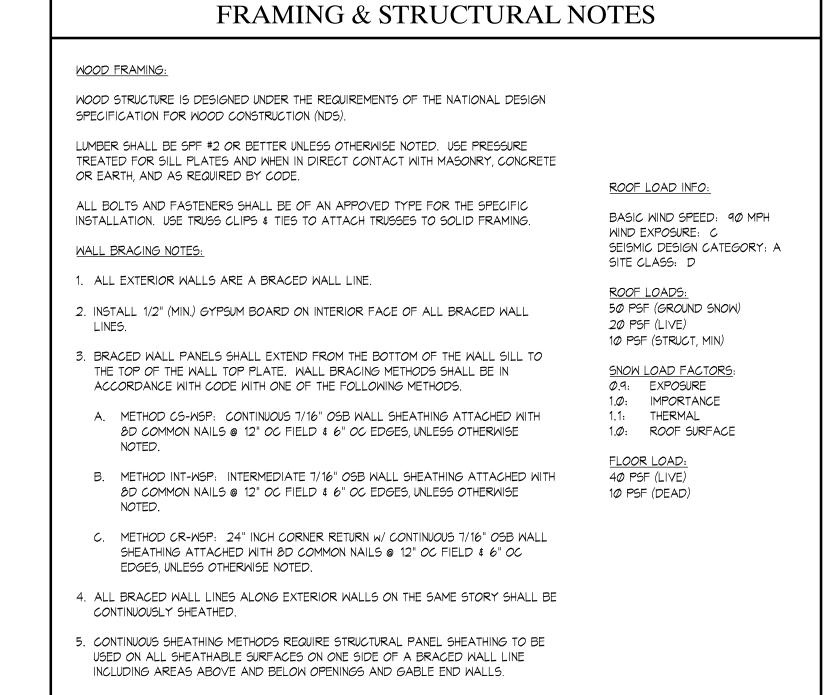
SCALE: 1/4" = 1'-0"

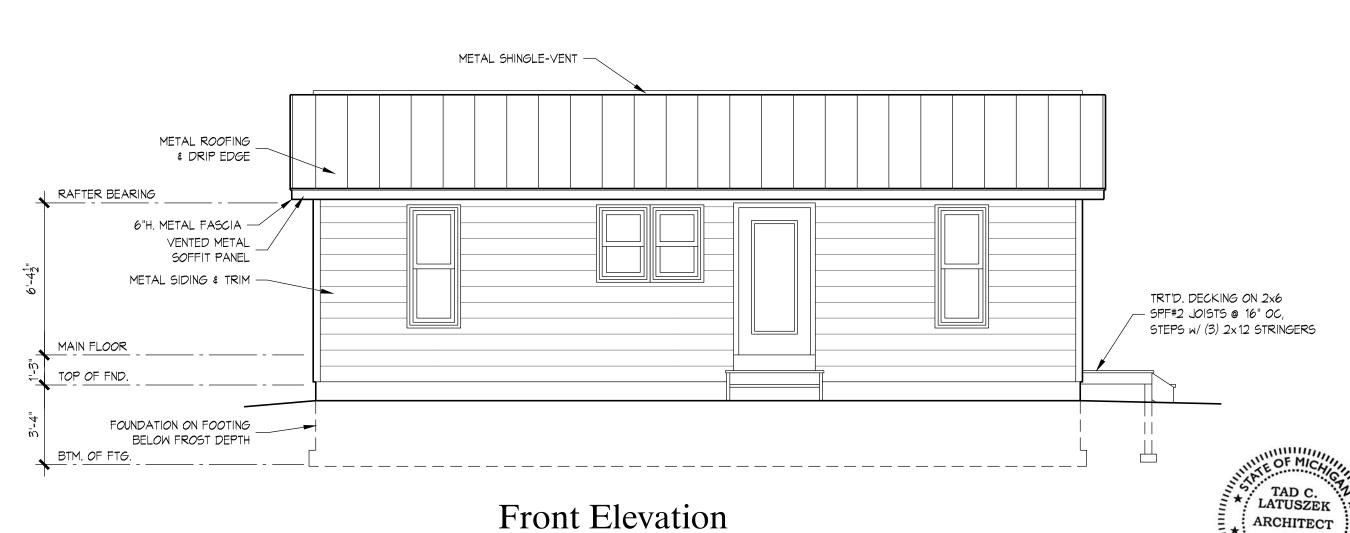
MEMBER	SIZE (TRT'D. / NON-TRT'D.)	QTY.
2x4	20d / 16d	2
2x6	20d / 16d	3
2x8	20d / 16d	4
2x10	20d / 16d	5
2x12	20d / 16d	6

SCREW SCHEDULE				
MEMBER	SIZE (TRT'D. / NON-TRT'D.)	QTY.		
2x4	#1Ø GRK R4	2		
2x6	#1Ø GRK R4	3		
2x8	#1Ø GRK R4	4		
2x10	1/4"¢ GRK RSS	5		
2x12	1/4"¢ GRK RSS	6		
2x12 lvl	5/16"Φ GRK RSS	4		



Rear Elevation





ARCHITECT .1301049990.

**ARCHITECTURE** & MANAGEMENT, LLC GAYLORD, MICHIGAN

> 989.448.4705 phone 866.845.6317 fax

www.trintyacme.com

EXTERIOR BUILDING S

NON-SPRINKLED BUILDING

### FOUNDATION NOTES

### SITEMORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

CONCRETE SLABS ON GRADE:

PLACE SLABS TO THE THICKNESSES SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

PLACE REINFORCING BAR WHILE POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

PLACE RIGID INSULATION & VAPOR BARRIER ON COMPACTED SAND.

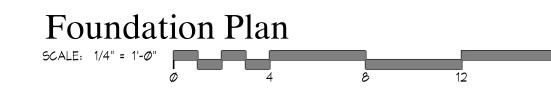
# CODE DATA

2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION UNPROTECTED

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

### APPLY 2-COATS THORSEAL ACRYL-60 -TO MASONRY BLOCKS TO R15 RIGID BOARD INSUL. \* PROVIDE MECHANICAL VENTILATION IN CRAWL SPACE TO TEMPER AIR WITH SPACE ABOVE TREATED 4x4 POST ON &'-Ø" &'-Ø" 7'-4" 8"x4"THK. CONC. FOOTING -4x6 TREATED POST 30" BELOW GRADE ON 12"Φ X 6"THK. CONCRETE PAD 16"x16" MASONRY PIER CENTER 2x8 FLOOR $\equiv$ CONNECTION RIM BOARDS, $\equiv$ $\equiv$ $\equiv$ $\equiv$ $\equiv$ ON 24"x24"x12"THK. (3) 2×8 SPF#1 BEAM BELOW 2x8 SYP#2 FLOOR JOISTS @ 12" OC 2x8 TREATED SYP#2 JOISTS @ 16" OC 4x4 TREATED SKID @ 46" OC FOR HANDLING, NON-STRUCTURAL 20"X24" CRAWL ACCESS, HEADER-OFF & DOUBLE UP JOISTS 16"x8"THK. CONCRETE FOOTING -8" MASONRY BLOCK FND. W/ #4-VERTICAL BAR @ 48" OC \$ -TOP BOND BEAM W/ #4 BAR &'-Ø"



### 7'-4<u>1</u>" 16'-8<sup>1</sup> 21'-5<sup>3</sup>" EGRESS WNDW. WINDOW DESIGNATIONS BASED Closet RANGE ON ANDERSON 200-SERIES 7/Ø × 4/9 SHELF/ROD Kitchen / Dining Bedroom 2 Master Bedroom 9/3 x 13/1 16/Ø × 13/1 13/7 x 13/1 3Ø"X6Ø" 7/Ø x 8/Ø SHELF/ROD Wood Deck 8/Ø × 28/Ø 36"x74"H. Hallway RIDGELINE -26/1 × 3/Ø Living Room 16/Ø× 13/6 Workout Room Utility Room 6/Ø × 1Ø/1 13/10 x 10/1 WASHER 20"x24" CRAWL ACCESS HATCH DRYER $5/\mathcal{O} \times 2/6$ 244DH3Ø49 244DH344Ø 244DH283Ø EGRESS WNDW. STEPS DOWN 15'-4<sup>3</sup>" 18'-8" 16'-10<sup>3</sup>" $14'-2\frac{1}{2}"$ 1Ø'-6<sup>1</sup> $6'-4\frac{1}{2}"$ 8'-Ø" 48'-Ø"

Floor Plan

### **GENERAL NOTES**

1. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.7 SF (5.0 SF FOR GROUND FLOORS), MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

2. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING.

3. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

4. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.

5. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.

6. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN \$ BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

8. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF MIN. 22"x30".

9. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.

10. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.

11. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.

12. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.

13. THE GENERAL CONTRACTOR OR OWNER ACTING AS THEIR OWN GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

## PLAN LEGEND



NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD INTERIOR FINISH & 4"THK. BATT SOUND ATTENUATION INSULATION.



NEW EXTERIOR WALL (SHADED): 2X6 STUDS @ 16" O.C. W/ 1/2" OSB SHEATHING (EXT), 1/2" GYPSUM BOARD (INT.) FINISH & R21 KRAFT-FACED BATT INSULATION

SMOKE DETECTOR WITH BATTERY BACK-UP

COMBINATION SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP

PRO-SERIES 340, 3-A: 40-B: C RATED.

PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE

☐ EXHAUST FAN AS SELECTED BY OWNER.

TAD C. LATUSZEK

ARCHITECT

**ARCHITECTURE** 

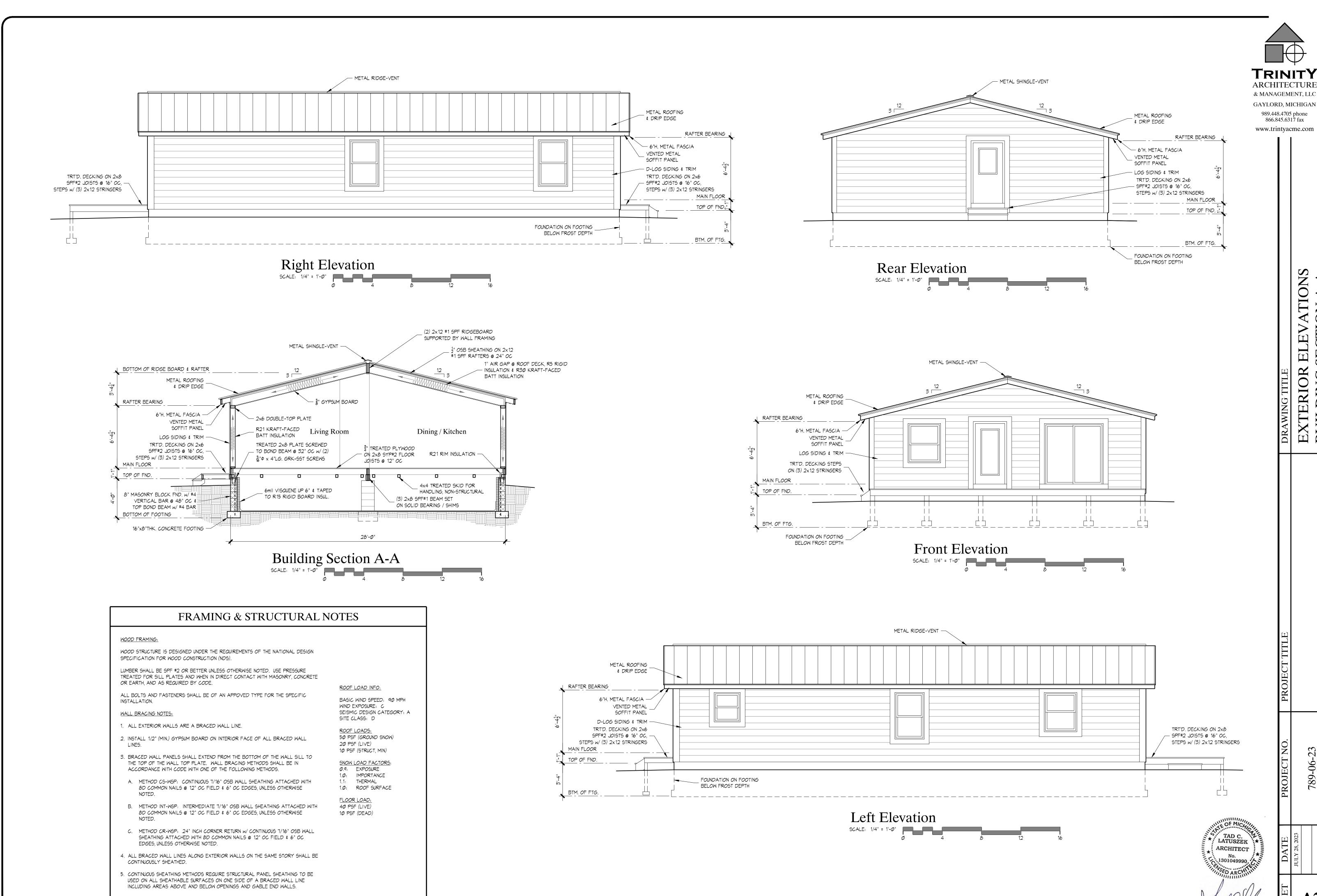
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**A2** 

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

### **GENERAL NOTES**

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### FOUNDATION NOTES

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CONCRETE & MASONRY:

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CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

CONCRETE REINFORCING:

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REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

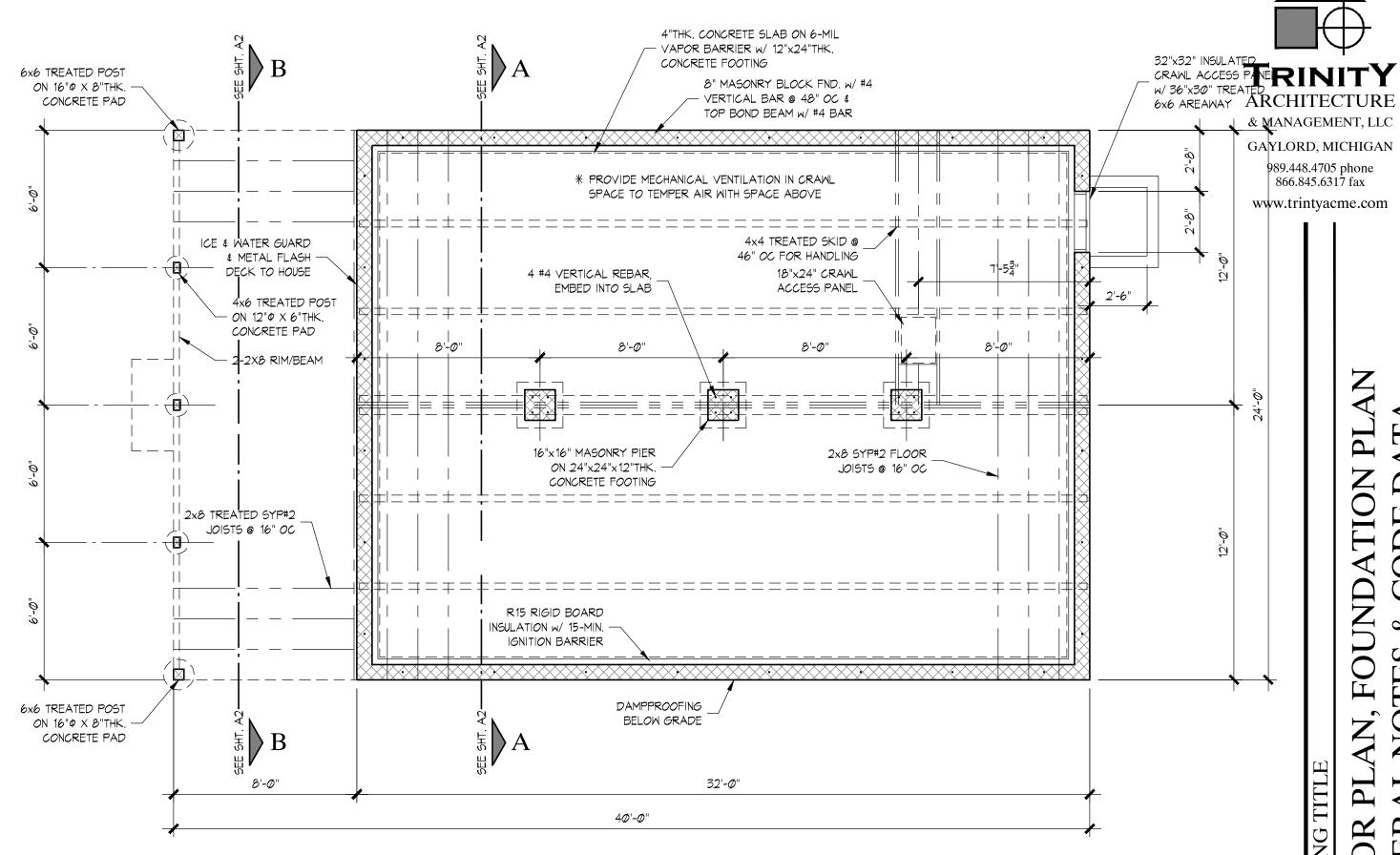
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

CONCRETE SLABS ON GRADE:

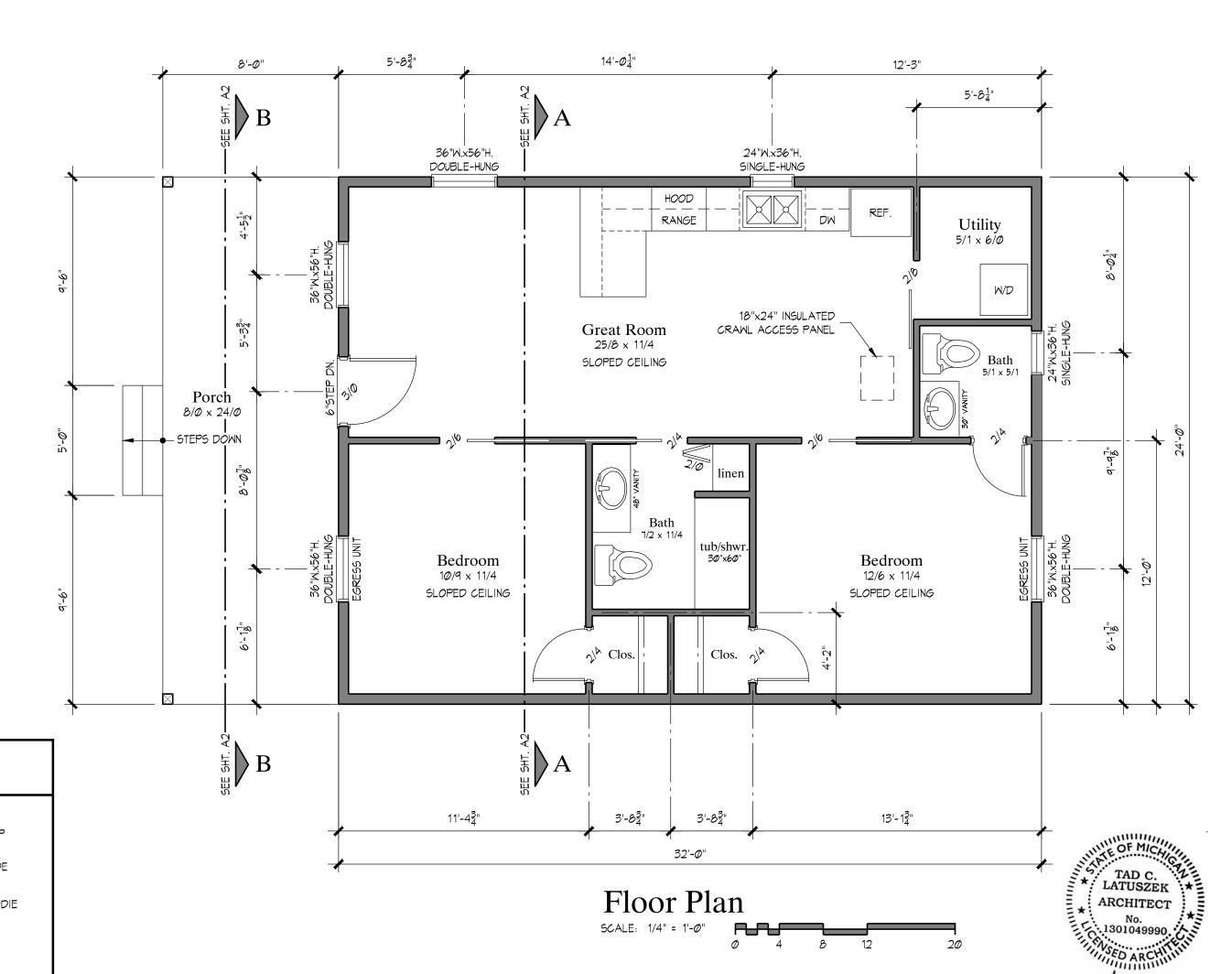
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PLACE RIGID INSULATION & VAPOR BARRIER ON COMPACTED SAND.







### FRAMING & STRUCTURAL NOTES

WOOD FRAMING:

MALL BRACING NOTES:

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES TO SOLID FRAMING.

1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.

2. INSTALL 1/2" (MIN.) GYPSUM BOARD ON INTERIOR FACE OF ALL BRACED WALL

3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.

A. METHOD CS-WSP: CONTINUOUS 7/16" (MIN.) WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE

B. METHOD INT-WSP: INTERMEDIATE 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE

METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

4. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

ROOF LOAD INFO:

BASIC WIND SPEED: 90 MPH WIND EXPOSURE: C SEISMIC DESIGN CATEGORY: A SITE CLASS: D

ROOF LOADS: 60 PSF (GROUND SNOW) 20 PSF (LIVE) 10 PSF (STRUCT, MIN)

SNOW LOAD FACTORS: Ø.9: EXPOSURE

1.Ø: IMPORTANCE 1.1: THERMAL 1.0: ROOF SURFACE

FLOOR LOAD: 40 PSF (LIVE) 10 PSF (DEAD) PLAN LEGEND



NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD INTERIOR FINISH & 4"THK, BATT SOUND ATTENUATION INSULATION.

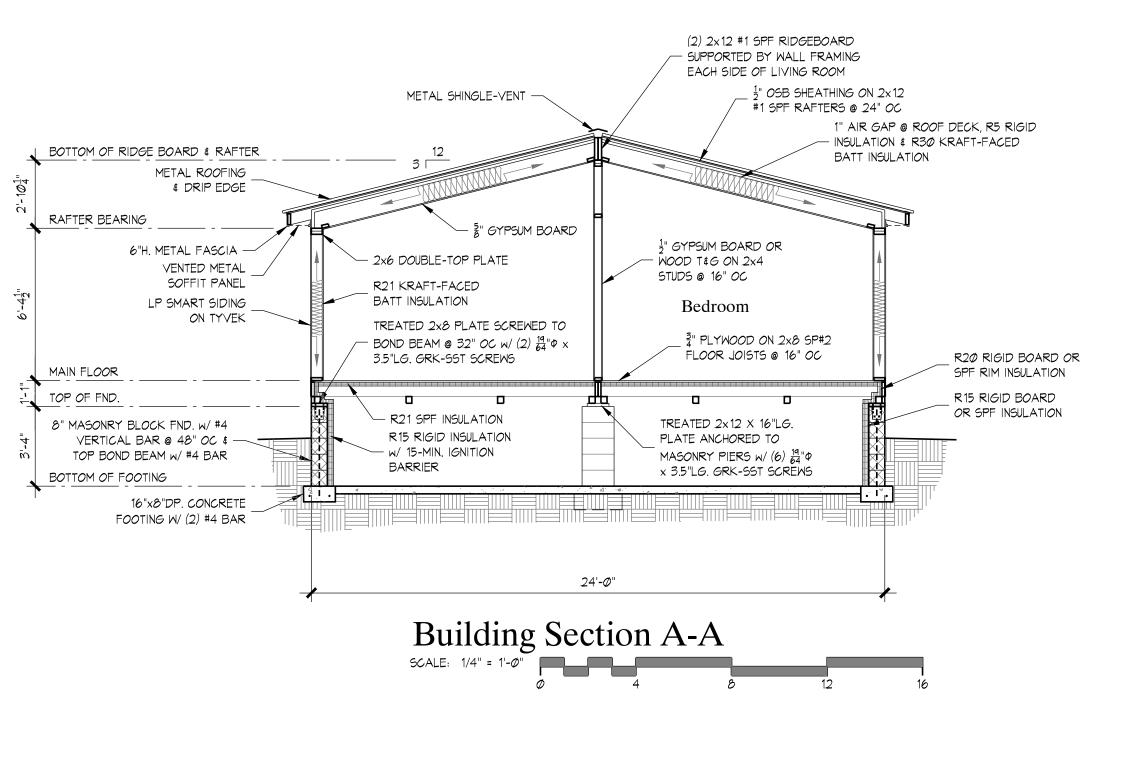


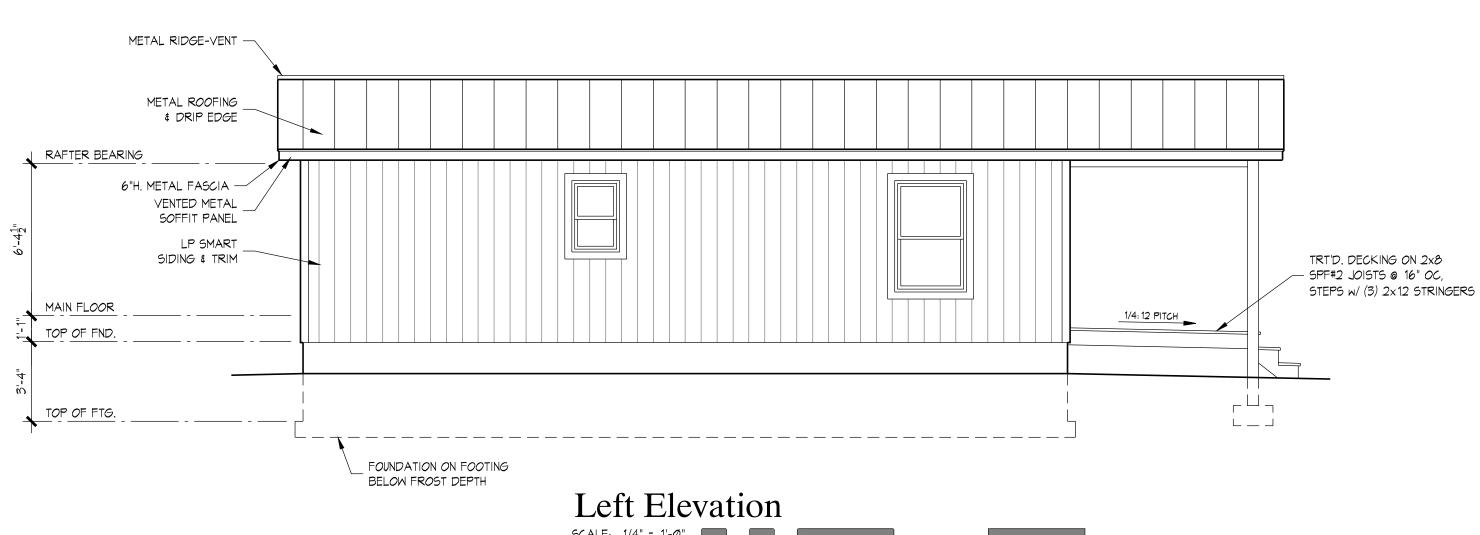
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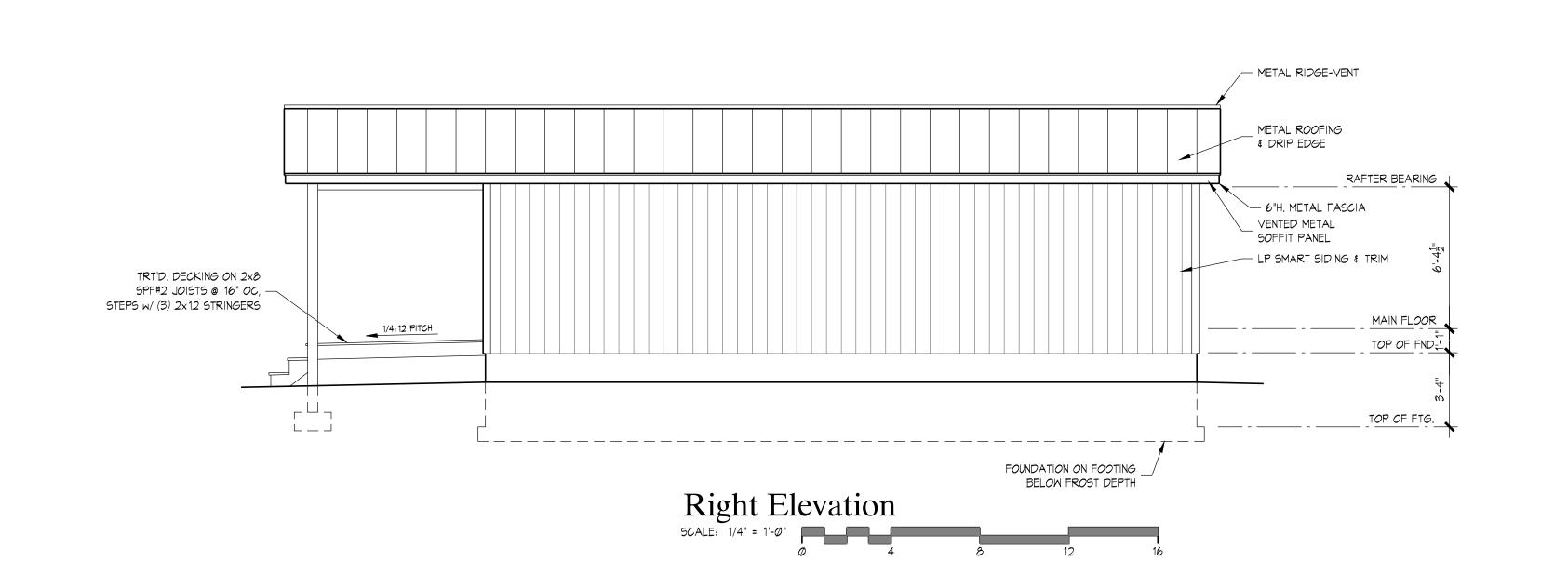
NEW EXTERIOR WALL (SHADED): 2X6 STUDS @ 16" O.C. w/ 1/2" OSB SHEATHING (EXT), 1/2" GYPSUM BOARD (INT.) FINISH & R21 KRAFT-FACED BATT INSULATION

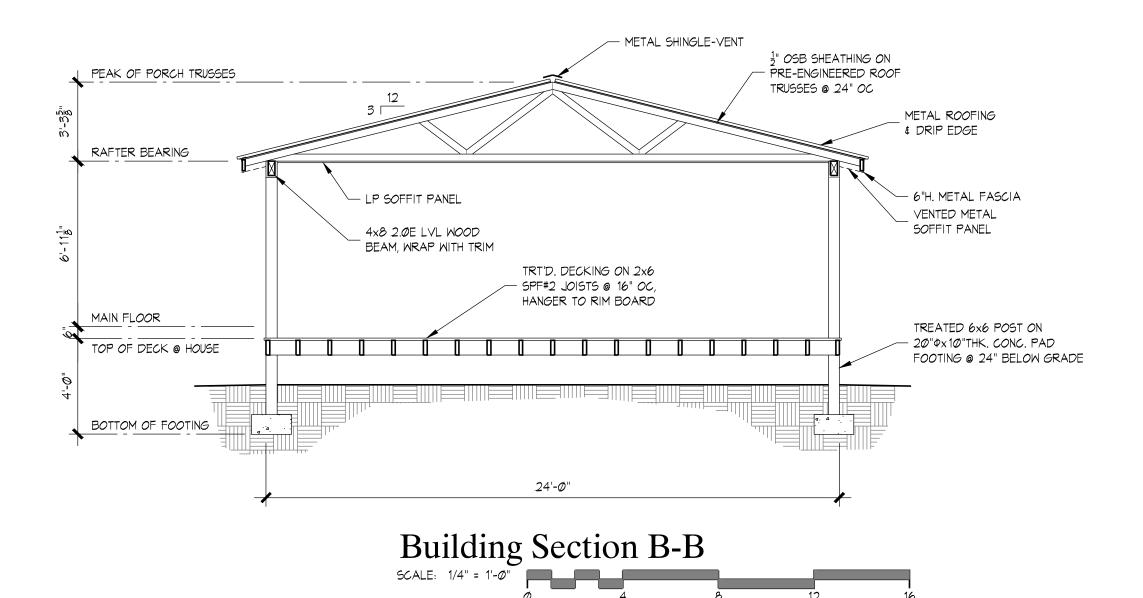
SCD DETECTOR WITH BATTERY BACK-UP PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE

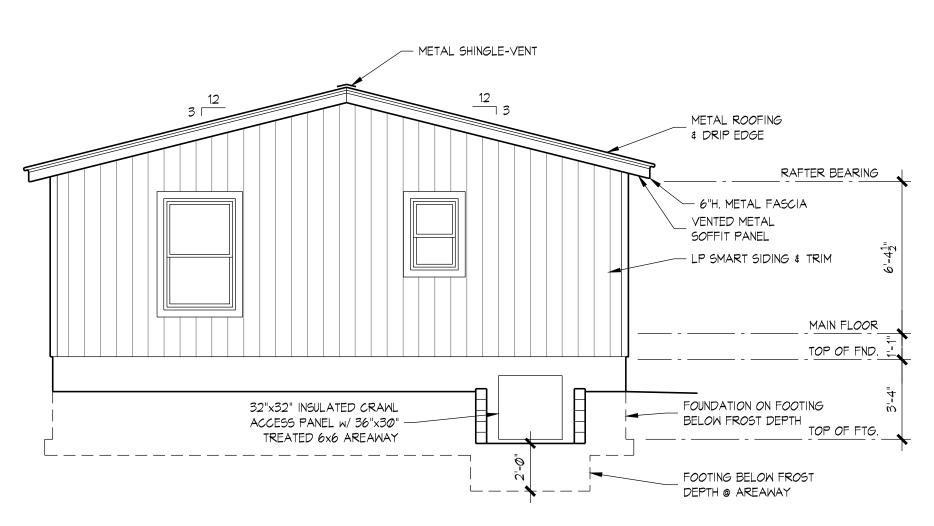
PRO-SERIES 340, 3-A: 40-B: C RATED. ☐ EXHAUST FAN AS SELECTED BY OWNER.

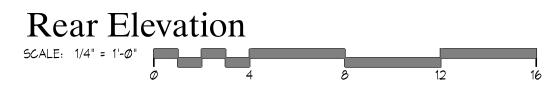


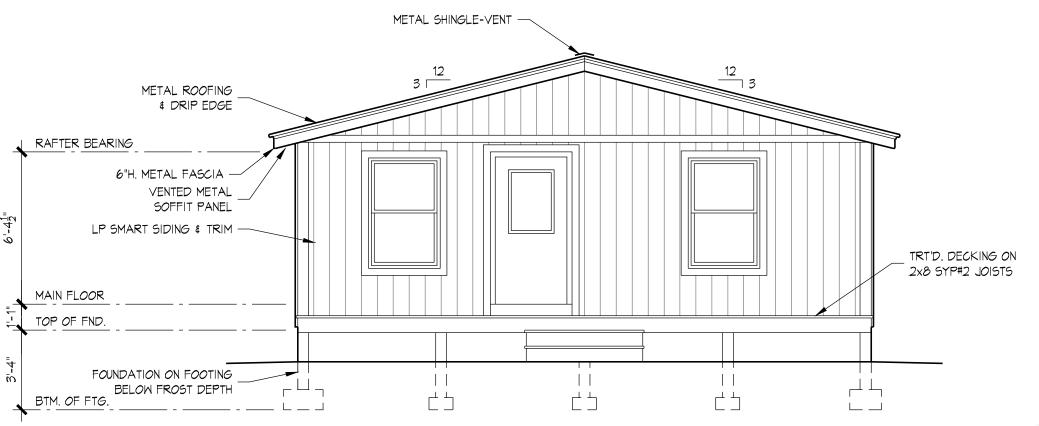












Front E	levation			
SCALE: 1/4" = 1'-0"				
	Ø 4	8	12	16



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EXTERIOR ELEVATIONS
BUILDING SECTION A-A

PROJECT TITLE

796-08-23

T DATE
SEPT. 18, 2023

**A2** 

## CODE DATA

APPLICABLE CODE(S): 2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE CONSTRUCTION TYPE "5B" UNPROTECTED NON-SPRINKLED BUILDING

### **GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.

2. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

3. ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WILL BE BY LICENSED TRADES. ALL TRADES ARE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AND THE WORK OF OTHER TRADES.

4. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.7 SF, MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

5. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING.

6. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

7. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.

8. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.

9. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

10. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

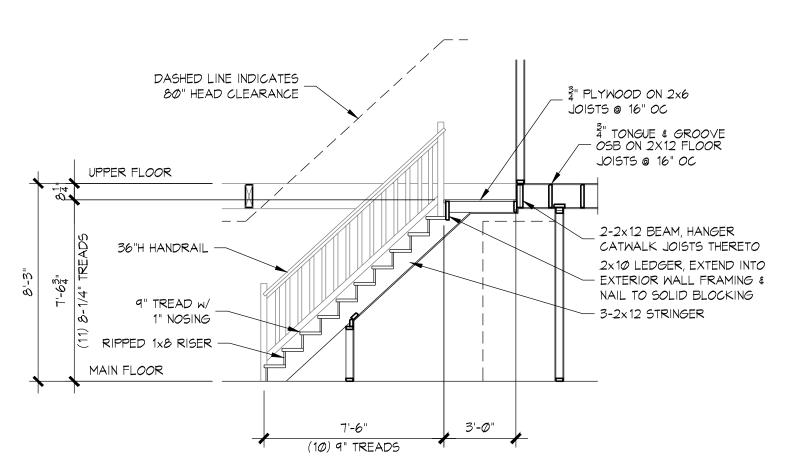
11. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF

12. PROVIDE 32"W.x24"H. INSULATED (R1Ø) ACCESS PANEL TO CRAWL SPACE THROUGH FOUNDATION WALL.

13. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.

14. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL.

15. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.



Section thru Stair SCALE: 1/4" = 1'-Ø"

# PLAN LEGEND

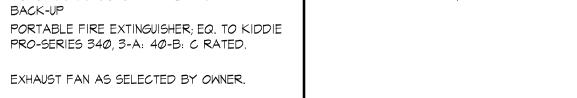


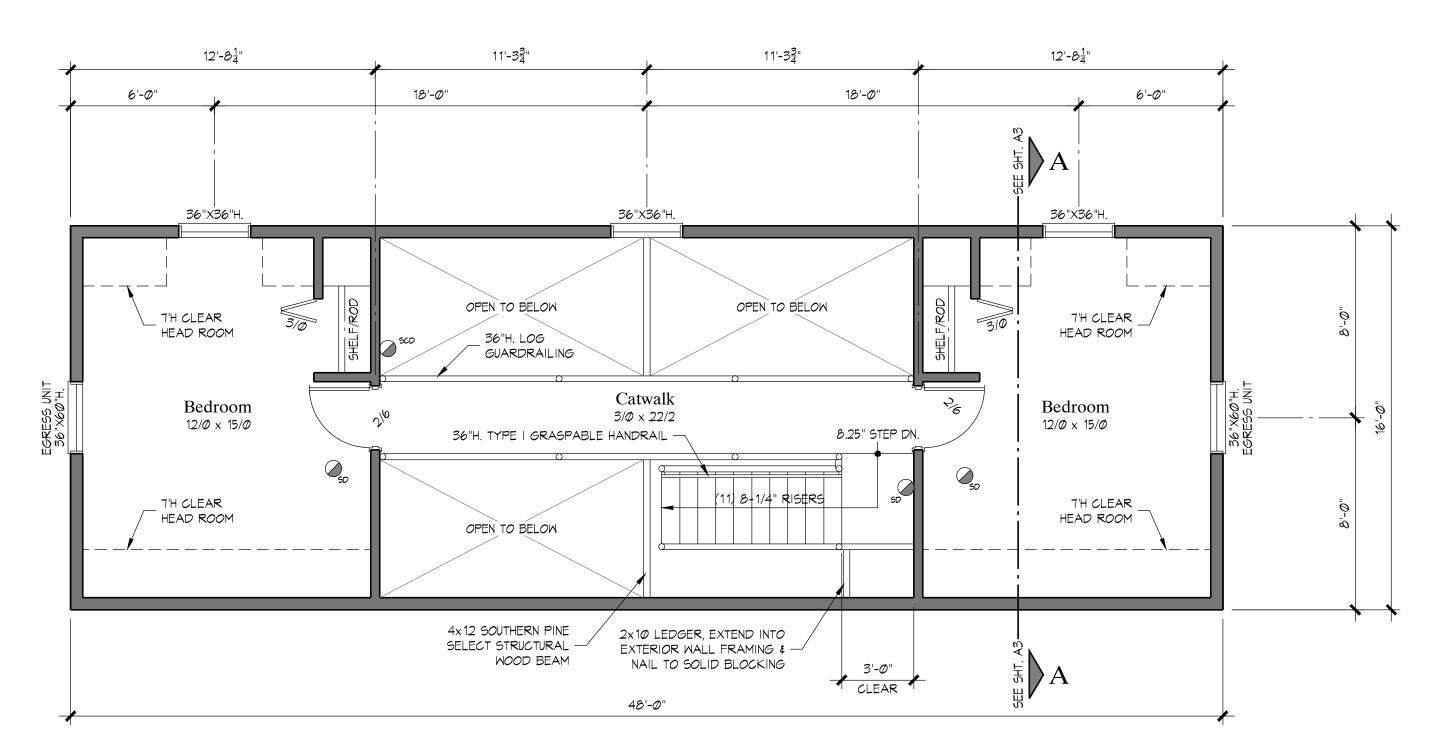
NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD OR T&G WOOD PANELING INTERIOR FINISH \$ 4"THK. BATT SOUND ATTENUATION INSULATION.

NEW EXTERIOR WALL (SHADED): 2X6 (EXT), 1/2" GYPSUM BOARD (INT.) FINISH OR T&G WOOD PANELING & R21 SPRAY FOAM INSULATION

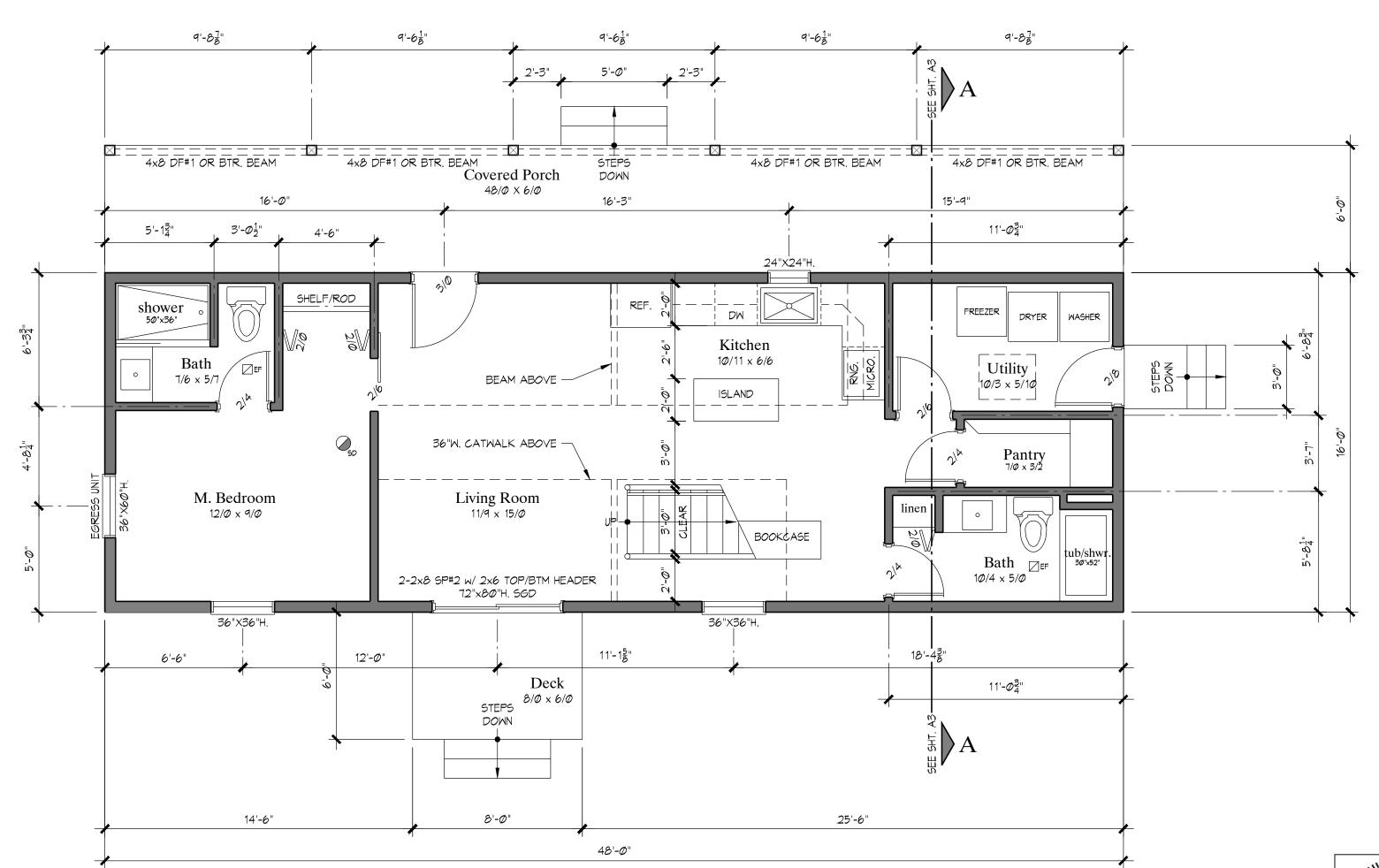
☐FF EXHAUST FAN AS SELECTED BY OWNER.

SMOKE DETECTOR WITH BATTERY BACK-UP COMBINATION SMOKE & CARBON
MONOXIDE DETECTOR WITH BATTERY





# Upper Floor Plan - 484 sf

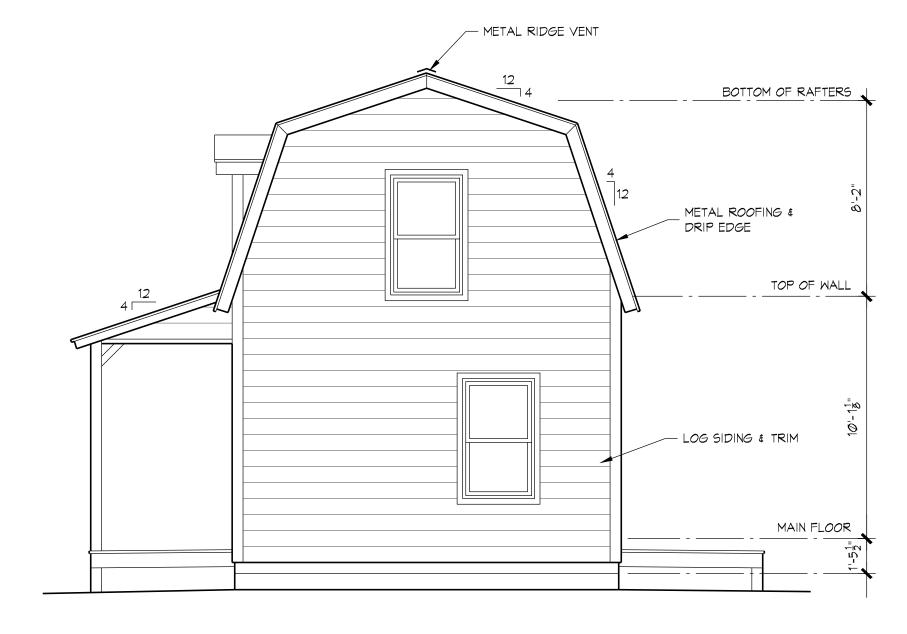


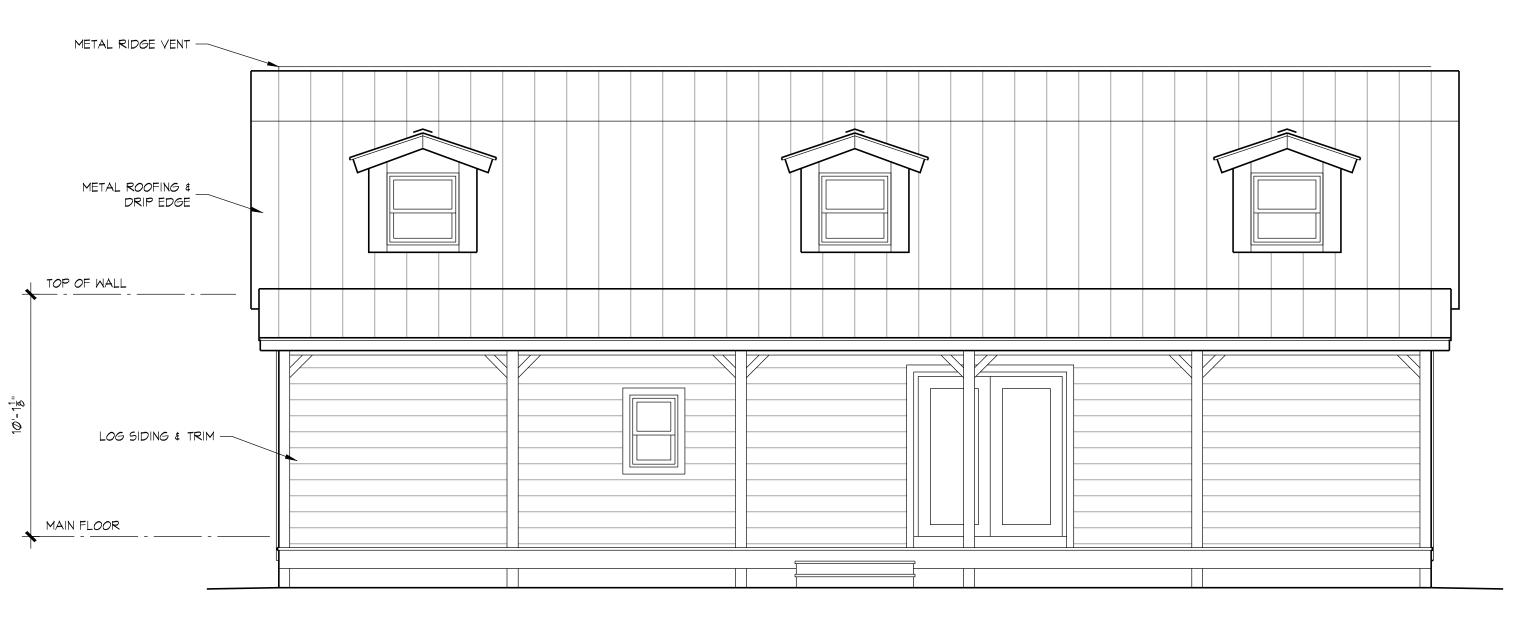
Main Floor Plan - 768 sf

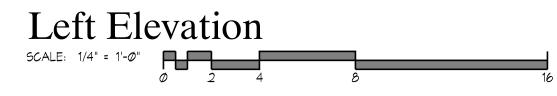
TAD C. LATUSZEK \*=

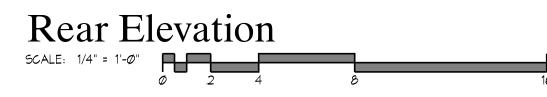
ARCHITECT

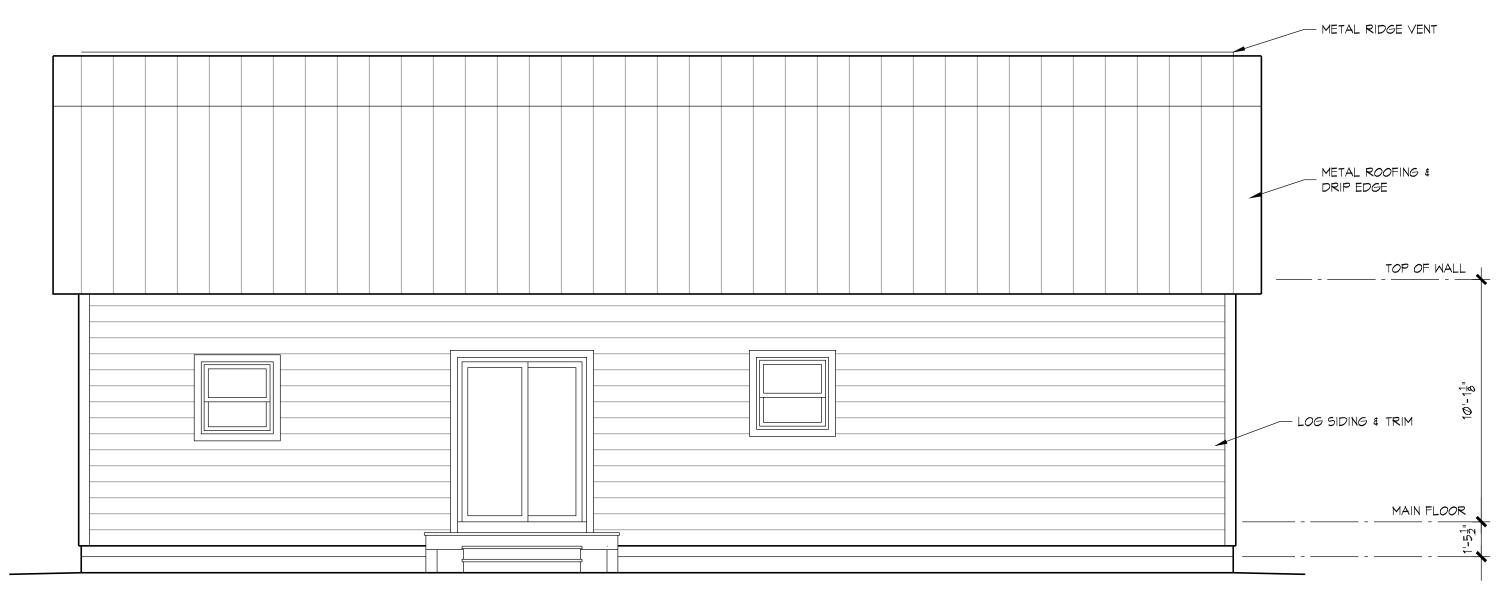


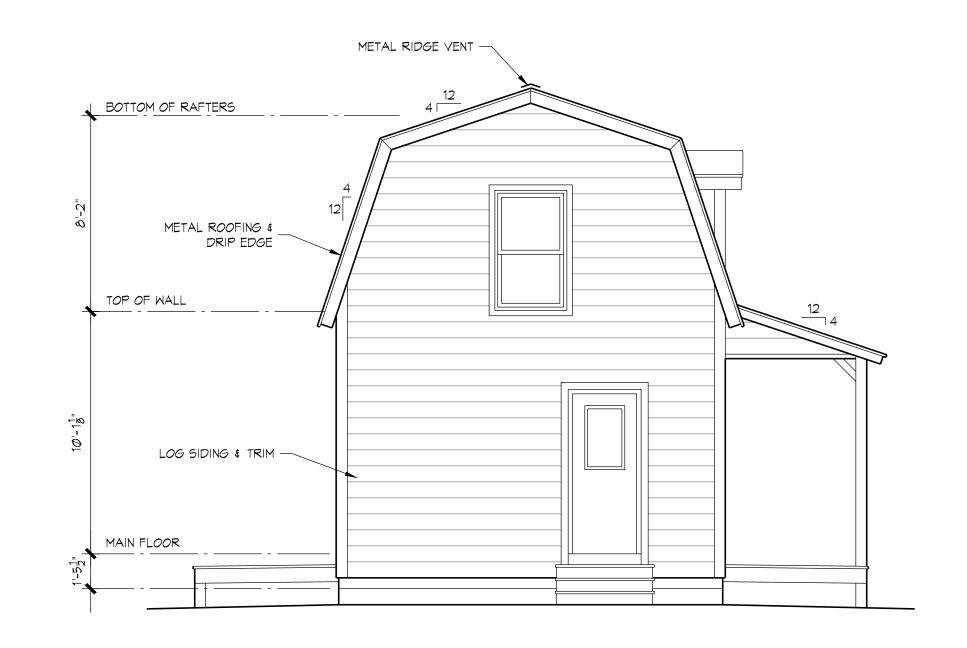












Front Elevation

Right Elevation

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

Q

2

4

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

HEADERS ARE (2) 2x6 SP#2 OR BETTER UNLESS NOTED

WOOD ROOF TRUSSES ARE DESIGNED TO ACCOMMODATE ALL ANTICIPATED LOADS INCLUDING UNBALANCED SNOW, BASIC SNOW, WIND AND STRUCTURE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES TO SOLID FRAMING.

### TRUSS BRACING:

CONTRACTOR TO INSTALL BOTH TEMPORARY & PERMANENT LATERAL AND DIAGONAL ROOF TRUSS BRACING IN ACCORDANCE WITH CURRENT ADDITION OF BCSI-B1, AND AS REQUIRED BY THE TRUSS ENGINEER.

INSTALL PERMANENT BOTTOM CHORD LATERAL BRACING @ 10'-0" O.C. (MAX.).

INSTALL PERMANENT DIAGONAL BOTTOM CHORD BRACING @ GABLE ENDS TO BUILDING CORNERS IN CHEVRON PAIRS AND @ 15' O.C. (MAX.)

TRUSS LOAD INFO:

BASIC WIND SPEED: 90 MPH 20 PSF (LIVE) WIND EXPOSURE: B 10 PSF (STRUCT, MIN) SEISMIC DESIGN CATEGORY: A 10 PSF (EQPM) SITE CLASS: D

ROOF LOADS:

WALL BRACING NOTES:

1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.

2. INSTALL 1/2" (MIN.) GYPSUM BOARD ON INTERIOR FACE OF ALL BRACED WALL LINES.

3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.

A. METHOD CS-WSP: CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

B. METHOD INT-WSP: INTERMEDIATE 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

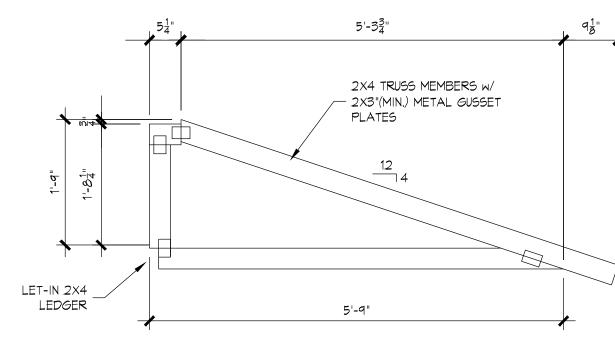
4. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY

5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

FLOOR LOADS:

10 PSF (GROUND SNOW) 30 PSF - SLEEPING ROOMS 40 PSF - ALL OTHER HABITABLE ROOMS 40 PSF - COVERED PORCHES

12"x9"H. METAL - METAL RIDGECAP GUSSET PLATE BOTTOM OF RAFTERS METAL ROOFING ON CONDESATION -BARRIER 1/2" OSB w/ PLY-CLIPS ON 2x12 -- 80 H CLEAR HEAD ROOM RAFTERS @ 24" OC 1/2" OSB w/ CLIPS ON 2X4 R49 SPF 2X12 TOP PLATE TRUSSES w/ 2X3"(MIN.) METAL INSULATION -GUSSET PLATES, SEE PROFILE 3/4" TONGUE & GROOVE TOP OF WALL SCREW TRUSSES TO BEAM, - 05B ON 2X12 FLOOR - LEDGER & TOP PLATE, JOISTS @ 16" 0C TYPICAL DRIP EDGE FASCIA \$ TOP OF PORCH BEAM SOFFIT PANEL BY MFR. 4x8 DOUGLAS FIR #1 OR 6'-Ø" LOG SIDING & TYVEK ON 1/2" GYPSUM BOARD OR BETTER WOOD BEAM 16" OSB & STUDS @ 16" OC T&G PANELING FINISH METAL FLASHING ON ICE & - TO - R21 SPF INSULATION - WATER GUARD @ DECK CONNECTION TO COTTAGE 3/4" TONGUE & GROOVE TREATED 2X10 PLATE ON GASKET DECKING ON TREATED w/ 1/2"¢x1Ø"LG. HOOKED BOLTS @ ─ - 05B ON 2X12 FLOOR 2X8 JOISTS @ 16" OC 48" OC, COUNTERSINK FLUSH JOISTS @ 16" OC MAIN FLOOR COVER ICF W/ PROTECTIVE FINISH TOP OF FND. - 2×10 RIM LET INTO 6×6 - R21 SPF INSULATION 6" ICF WALL W/ #4 VERT. -MENT BOARD 15-MIN. THERMAL BARRIER BAR @ 48" OC \$ (1) EVERY OTHER COURSE 6×6 ON 16"Φ×8"THK. CONC. FOOTING HA"THKH CONCRETE SLAB ON! 20"×10"THK. CONCRETE BOTTOM OF FOOTING BELOW FOOTING W/ (2) #4 BAR 6-MILL VISQUENE ON 6" - LOCAL FROST LINE, VERIFY COMPACTED SAND BASE \* WATERPROOF FOUNDATION PER WITH BUILDING DEPT. 16'-Ø" 6'-Ø" CODE & ICF MANUFACTURER



# Porch Truss Profile

**TRINITY** 

**ARCHITECTURE** & MANAGEMENT, LLC

GAYLORD, MICHIGAN

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www.trintyacme.com

OUNDATION PLAN UILDING SECTION

SCALE: 3/4" = 1'-Ø"

WOOD ROOF TRUSSES SHALL BE ENGINEERED BY A MICHIGAN LICENSED PROFESSIONAL ENGINEER & PROVIDE SEALED TRUSS DRAWINGS FOR THE

### FOUNDATION NOTES

SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS MAX. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

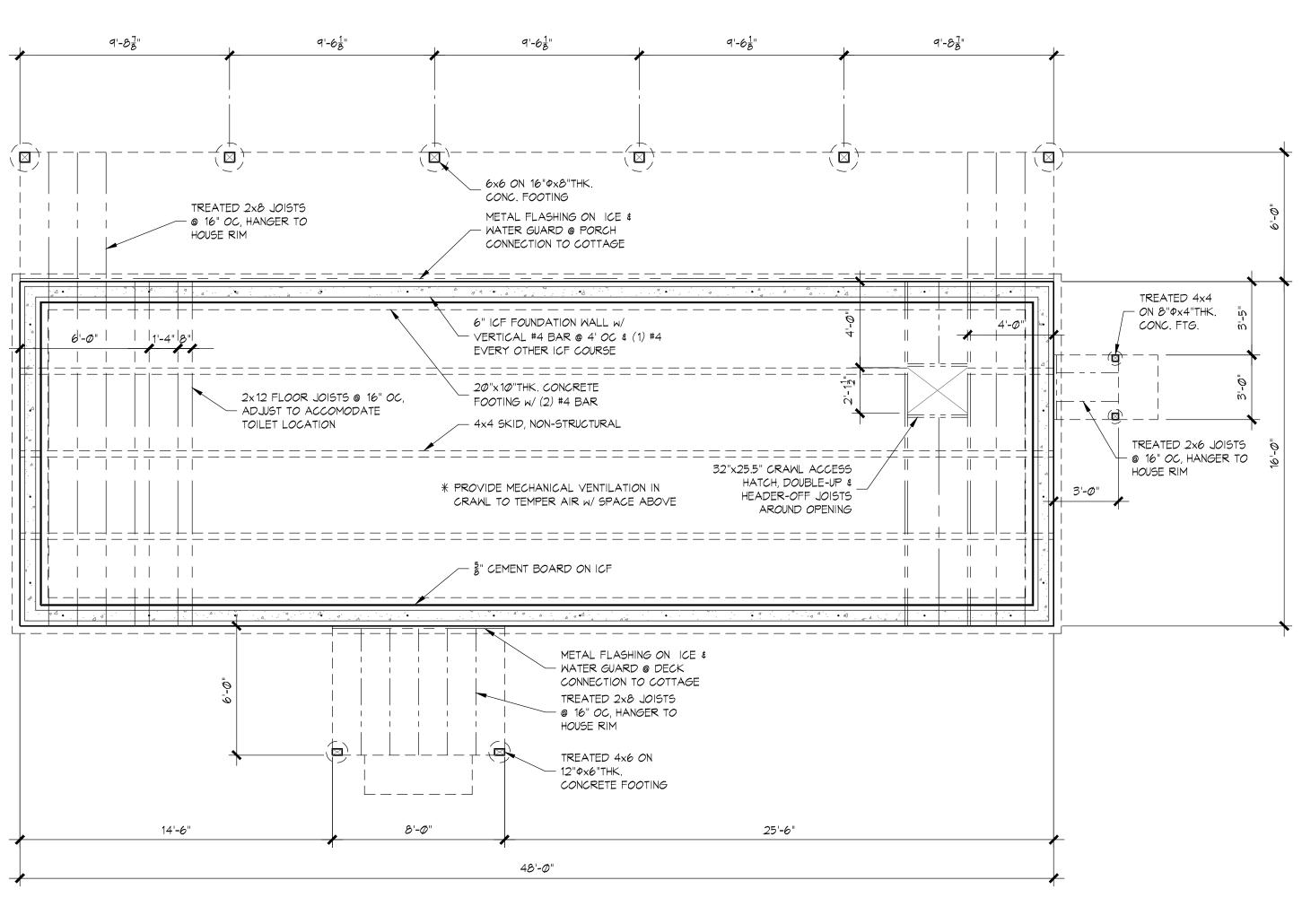
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

CONCRETE SLABS ON GRADE:

PLACE SLABS TO THE THICKNESSES SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

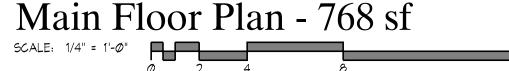
PLACE REINFORCING BAR PRIOR TO POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

PLACE RIGID INSULATION AND/OR VAPOR BARRIER ON COMPACTED SAND.



TOP OF FND.

BTM. OF PORCH FTG.



### **CODE DATA**

APPLICABLE CODE(S): 2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE "5B" UNPROTECTED NON-SPRINKLED BUILDING

### **GENERAL NOTES**

I. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.

2. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

3. ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WILL BE BY LICENSED TRADES. ALL TRADES ARE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AND THE WORK OF OTHER TRADES.

4. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.7 SF, MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

5. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING.

6. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH

7. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.

8. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.

9. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

IO. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

II. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF

12. PROVIDE 32"W.x24"H. INSULATED (RIO) ACCESS PANEL TO CRAWL

SPACE THROUGH FOUNDATION WALL. 13. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.

14. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL.

15. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.

### STRUCTURAL NOTES

### **MOOD FRAMING:**

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

HEADERS ARE 4X8 2.0E LVL (MIN).

PRE-ENGINEERED WOOD ROOF TRUSSES ARE TO BE DESIGNED BY THE TRUSS ENGINEER TO ACCOMMODATE ALL ANTICIPATED LOADS INCLUDING UNBALANCED SNOW, BASIC SNOW, WIND AND STRUCTURE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES TO SOLID FRAMING.

### TRUSS BRACING:

CONTRACTOR TO INSTALL BOTH TEMPORARY & PERMANENT LATERAL AND DIAGONAL ROOF TRUSS BRACING IN ACCORDANCE WITH CURRENT ADDITION OF BCSI-BI, AND AS REQUIRED BY THE TRUSS ENGINEER.

INSTALL PERMANENT BOTTOM CHORD LATERAL BRACING @ 10'-0" O.C. (MAX.).

INSTALL PERMANENT DIAGONAL BOTTOM CHORD BRACING @ GABLE ENDS TO BUILDING CORNERS IN CHEVRON PAIRS AND @ 15' O.C. (MAX.)

ROOF LOADS:

20 PSF (LIVE)

10 PSF (EQPM)

60 PSF (GROUND SNOW)

IO PSF (STRUCT, MIN)

TRUSS LOAD INFO:

BASIC WIND SPEED: 90 MPH WIND EXPOSURE: B SEISMIC DESIGN CATEGORY: A SITE CLASS: D

WALL BRACING NOTES:

I. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.

2. INSTALL 1/2" (MIN.) GYPSUM BOARD ON INTERIOR FACE OF ALL BRACED WALL LINES.

3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.

A. METHOD CS-WSP: CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

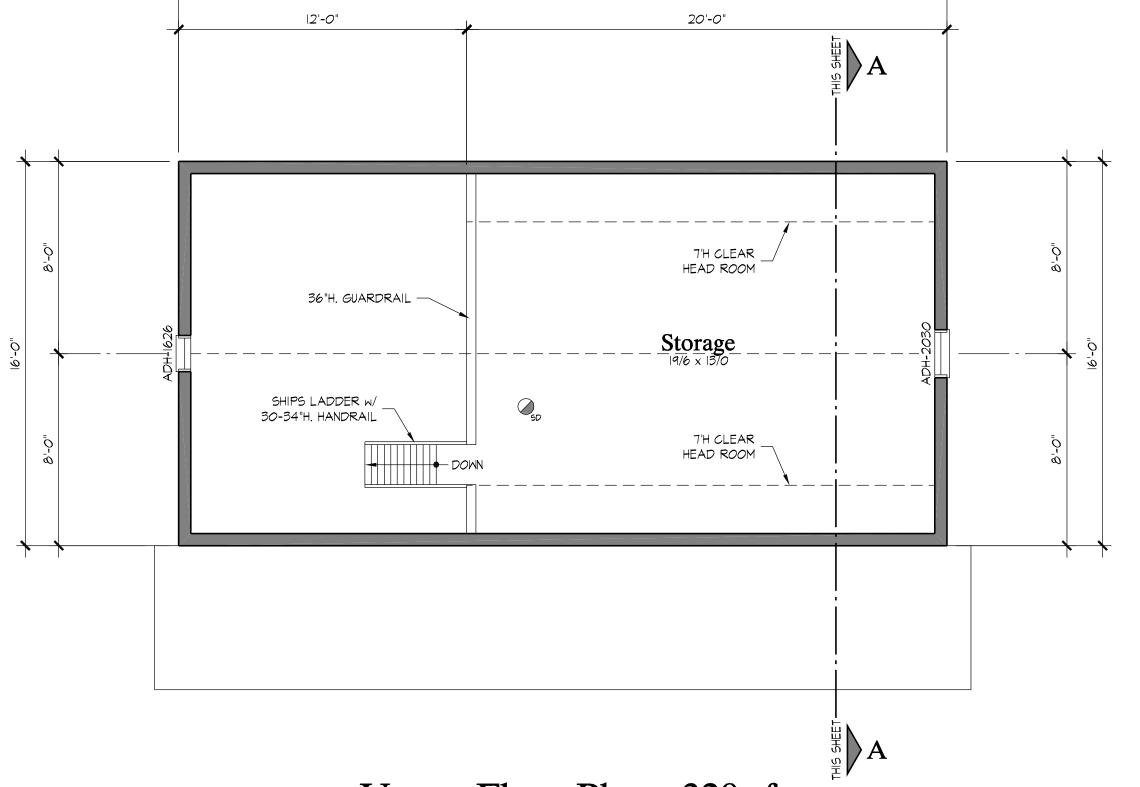
B. METHOD INT-WSP: INTERMEDIATE 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD \$ 6" OC EDGES, UNLESS OTHERWISE NOTED.

4. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY

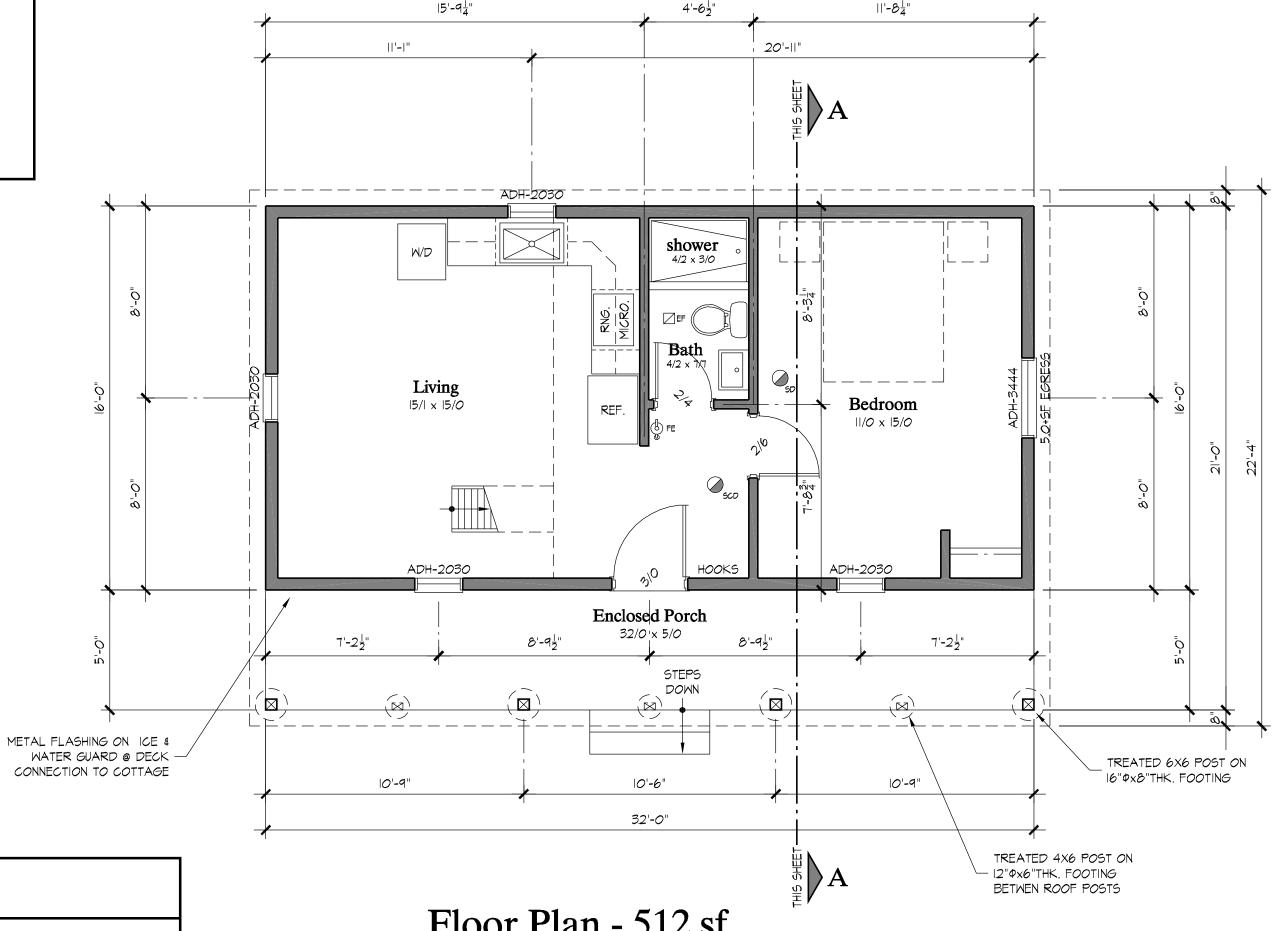
5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

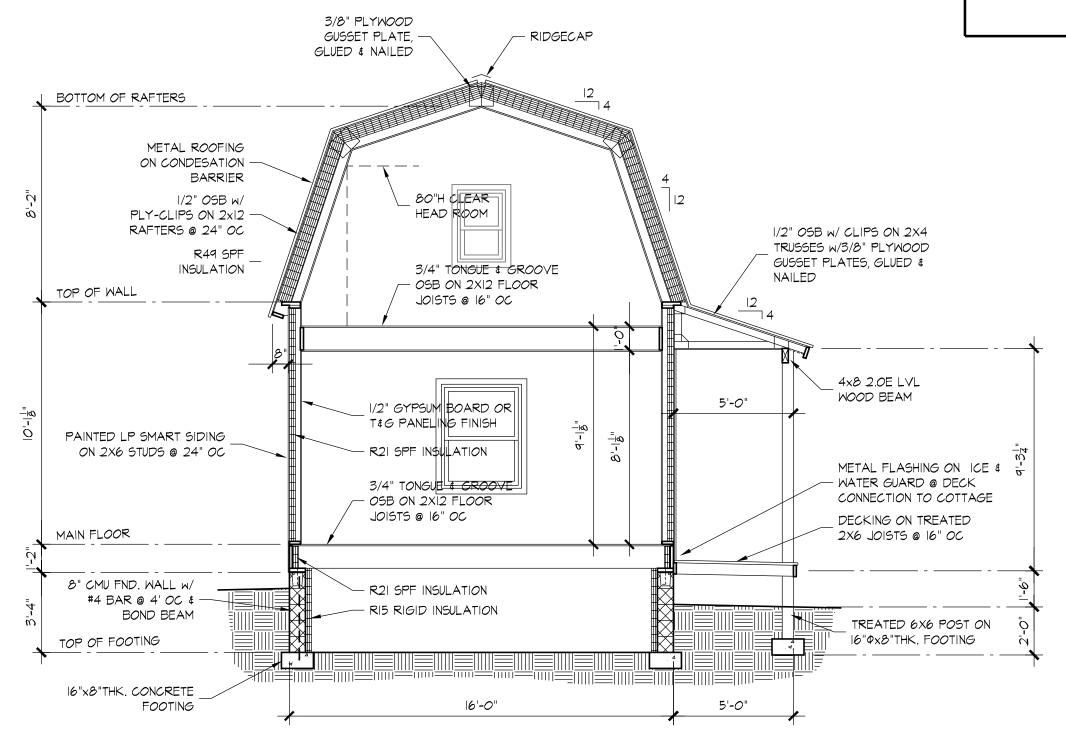
FLOOR LOADS: 30 PSF - SLEEPING ROOMS 40 PSF - ALL OTHER HABITABLE ROOMS 40 PSF - COVERED PORCHES



32'-0"

Upper Floor Plan - 320 sf





Building Section A-A

## PLAN LEGEND

NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD INTERIOR FINISH & 4"THK. BATT SOUND ATTENUATION INSULATION.

NEW EXTERIOR WALL (SHADED): 2X6

STUDS @ 24" O.C. w/ 5/8" PLYWOOD SIDING PANELS (EXT), I/2" GYPSUM BOARD (INT.) FINISH & R2I SPF INSULATION

SMOKE DETECTOR WITH BATTERY BACK-UP

COMBINATION SMOKE & CARBON MONOXIDE 

PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE

DEF EXHAUST FAN AS SELECTED BY OWNER.

PRO-SERIES 340, 3-A: 40-B: C RATED.

Floor Plan - 512 sf

**ARCHITECTURE** & MANAGEMENT, LLC

GAYLORD, MICHIGAN

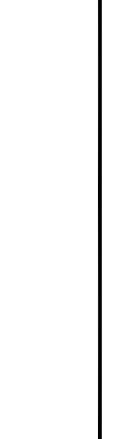
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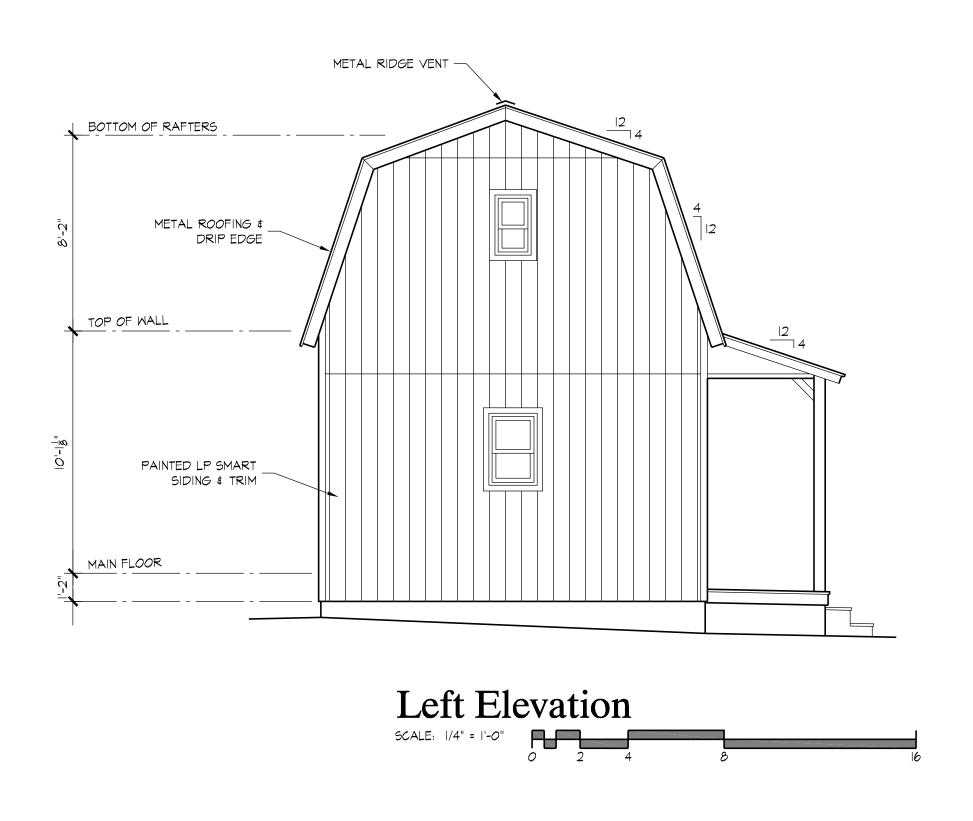
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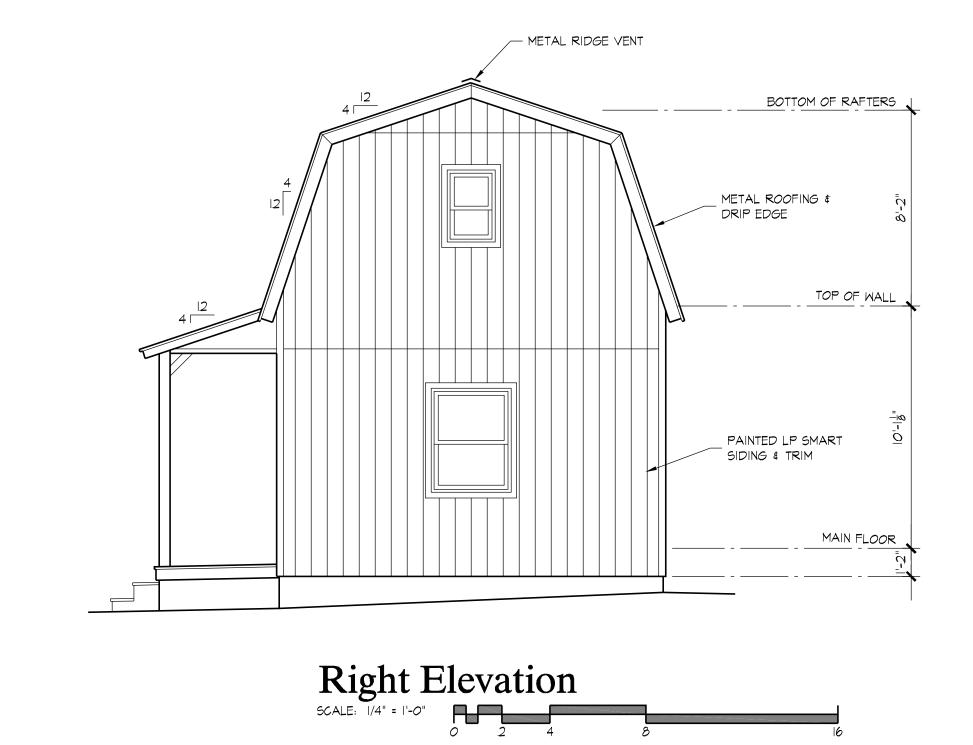
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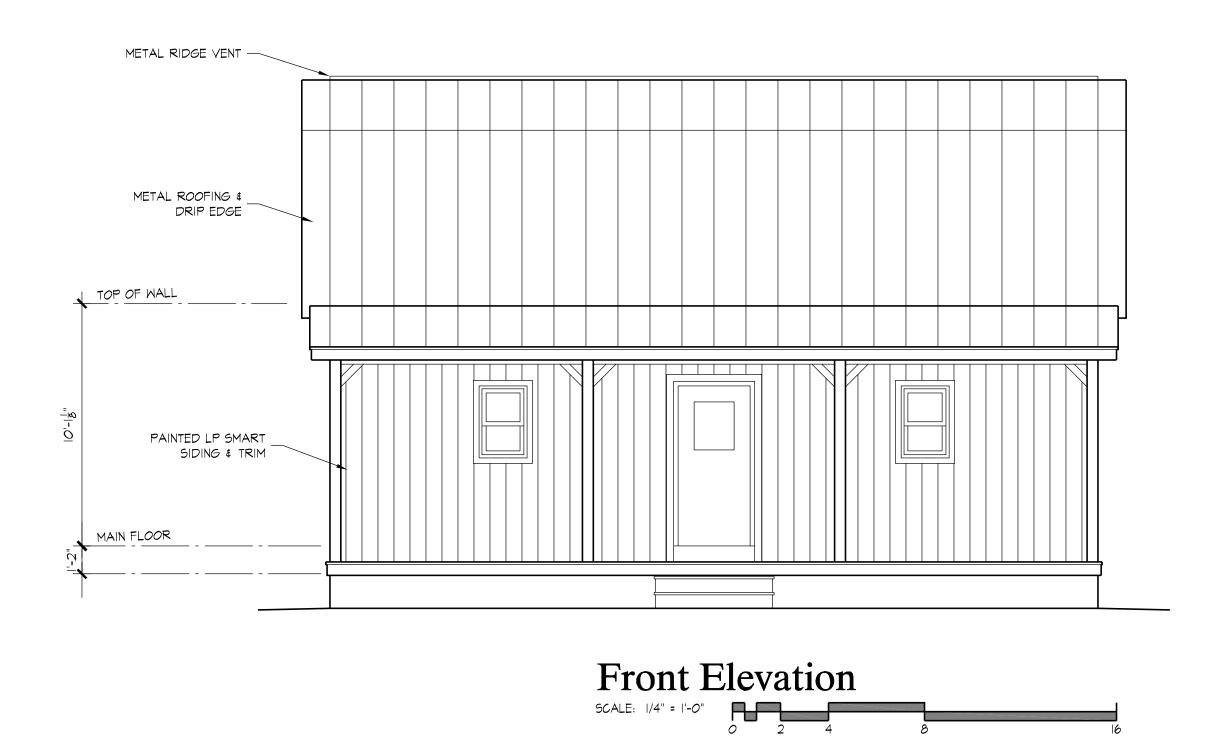
FLOOR PLA

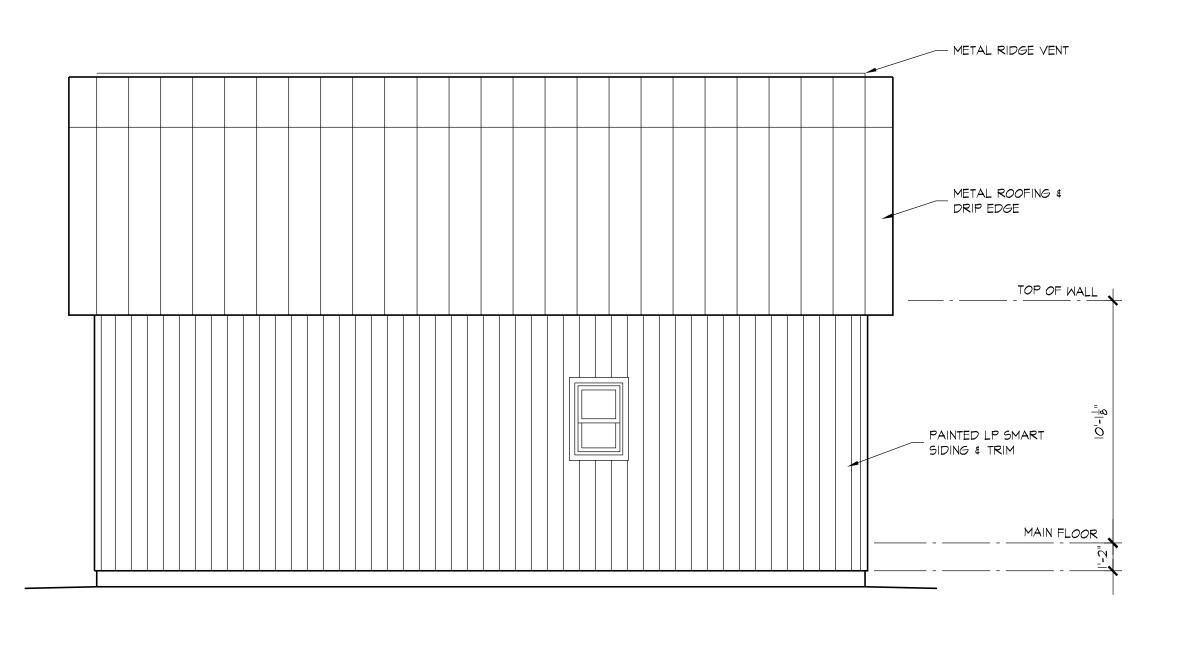














# TRINITY ARCHITECTURE & MANAGEMENT, LLC

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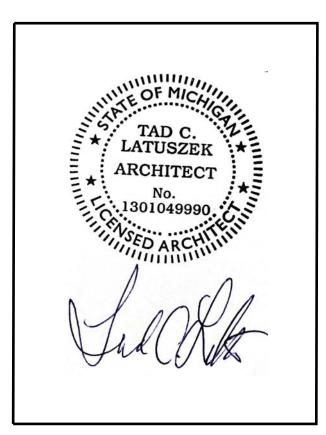
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ARCHITECTURE & MANAGEMENT, LLC GAYLORD, MICHIGAN 989.448.4705 phone 866.845.6317 fax

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### **GENERAL NOTES**

- ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING, INDICATED (T).
- 2. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS, INDICATED (T).
- 3. EVERY EXTERIOR DOOR SHALL HAVE A LIGHT.
- 4. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
- 5. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.
- ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.
- 2. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
- APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.
- ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.



### CODE DATA

APPLICABLE CODE(S):

2015 MICHIGAN RESIDENTIAL CODE (MRC) 2015 MRC - ELECTRICAL SECTION

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

BUILDING AREA 600 SF - TOTAL FOOTPRINT

### GENERAL REQUIREMENTS & CONDITIONS

THE ARCHITECT/CM SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL OBTAIN THE BUILDING & ZONING PERMITS FOR CONSTRUCTION OF THE PROJECT ON BEHALF OF THE OWNER.

REVISIONS TO THESE DOCUMENTS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO PERFORMING ANY SUCH REVISIONS. REVISIONS SHALL BE COORDINATED THROUGHOUT THE PROJECT BY THE ARCHITECT/CM AND THE GENERAL TRADES CONTRACTOR.

THESE DRAWINGS ARE FOR BUILDING CONSTRUCTION ONLY TO THE EXTENT SHOWN. THEY ARE INTENDED TO ENABLE THE GENERAL CONTRACTOR TO OBTAIN THE BUILDING PERMIT FOR CONSTRUCTION. EACH SUB-CONTRACTOR SHALL OBTAIN PLUMBING, MECHANICAL AND ELECTRICAL PERMITS AS APPLICABLE TO THEIR RESPECTIVE TRADE.

EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS WHICH EFFECT THEIR WORK & SHALL ACCOMMODATE FOR SUCH CONDITIONS IN THEIR WORK AND COORDINATE THEIR PORTION OF THE WORK WITH THE ARCHITECT/CM, OTHER CONTRACTORS AND THE OWNER.

WORK SHALL CONFORM TO THE APPLICABLE CODE AND ANY LOCAL RULES OR REGULATIONS AS APPLICABLE TO EACH TRADE.

ALL PLUMBING, MECHANICAL & ELECTRICAL INSTALLATION SHALL BE BY LICENSED CONTRACTORS OF EACH TRADE APPLICABLE.

PERMITS FEES AND NOTICES:

THE GENERAL BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE OWNER. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, ETC. RELATIVE TO EACH TRADE AS REQUIRED BY CODE.

### EXAMINATION OF SITE:

THESE DRAWINGS ARE A REPRESENTATION AS TO THE DESIRED FINAL PRODUCT. ALL EXISTING CONDITIONS MUST BE EXAMINED, VERIFIED AND ACCOUNTED FOR IN EACH CONTRACTOR'S BID PROPOSAL. EACH TRADE CONTRACTOR IS RESPONSIBLE TO EXAMINE THE PROJECT SITE PRIOR TO SUBMITTING A BID PROPOSAL TO THE ARCHITECT/CM OR OWNER. SUBMISSION OF A BID PROPOSAL TO THE OWNER SHALL BE EVIDENCE THAT THE CONTRACTOR HAS VISITED THE PROJECT SITE, EXAMINED THE CONDITIONS WHICH APPLY TO OR AFFECT THEIR WORK AND HAVE ACCOMMODATED FOR SUCH EXISTING CONDITIONS AS PART OF THEIR WORK AND PROPOSAL TO THE OWNER. NO ADJUSTMENTS WILL BE MADE TO ANY CONTRACTOR FOR THEIR FAILURE TO EXAMINE AND UNDERSTAND THE CONDITIONS WHICH AFFECT THEIR WORK.

### CLEAN UP AND TRASH REMOVAL:

EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE TO CLEANUP ALL DEBRIS CAUSED BY THEIR OWN WORK ON A DAILY AND ON-GOING BASIS. THE ARCHITECT/CM MAY DELIGATE CLEANUP AS HE SO CHOOSES AMONG THE CONTRACTORS, IF NECESSARY. ALL DEBRIS WILL BE REMOVED AND PROPERLY DISPOSED AS REQUIRED BY LOCAL ORDINANCE AND TO KEEP THE SITE AND AREA CLEAN, ORDELY AND SAFE. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND/OR RETURNING ANY MATERIAL NOT USED AS PART OF THE PROJECT.

### LABOR AND MATERIALS:

ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL ITEMS (INCLUDING TAXES AND FEES) REQUIRED TO PERFORM EACH TRADE'S PORTION OF THE WORK (THE COMPLETED PROJECT) SHALL BE INCLUDED IN EACH CONTRACTOR'S BID PROPOSAL TO THE OWNER THROUGH

Proposed Garage for:

### SHEET INDEX

- Title Sheet, Code Data & Project Notes Floor Plan, Foundation Plan, Building Section
- Exterior Elevations

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

FRAMING NOTES

ALL BOLTS AND FASTENERS SHALL BE OF AN APPROVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES TO SOLID FRAMING.

### WALL BRACING NOTES:

WOOD FRAMING:

- 1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.
- 2. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.
- A. METHOD CS-WSP: CONTINUOUS WALL SHEATHING ATTACHED WITH 8D COMMON NAILS Ø 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.
- 3. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.
- 4. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

ROOF LOAD INFO:

BASIC WIND SPEED: 90 MPH WIND EXPOSURE: C SEISMIC DESIGN CATEGORY: A SITE CLASS: D

SNOW LOAD FACTORS: Ø.9: EXPOSURE

FLOOR LOADS: 50 PSF - GARAGE FLOOR

60 PSF (GROUND SNOW)

10 PSF (STRUCT, MIN)

ROOF LOADS:

20 PSF (LIVE)

10 PSF (EQPM)

1.Ø: IMPORTANCE 1.1: THERMAL 1.0: ROOF SURFACE

# FOUNDATION NOTES

### SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE ARCHITECT OR SOIL EROSION AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL

SUB-SOILS COMPACTED IN 8" LIFTS. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

### CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

PROTECT FRESH CONCRETE FROM RAIN & DEBRIS UNTIL CURED 24-HOURS. PROTECT FROM FROST UNTIL FULLY CURED.

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

MAX. FLY ASH OF 20% CEMENT CONTENT.

WATER/CEMENT RATIO OF .35 TO .44 (MAX.)

4" TO 6" SLUMP.

### CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

CONCRETE SLABS ON GRADE:

PLACE SLABS TO THE THICKNESSES SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

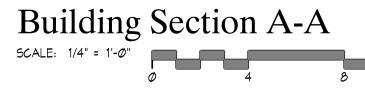
PLACE REINFORCING BAR WHILE POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

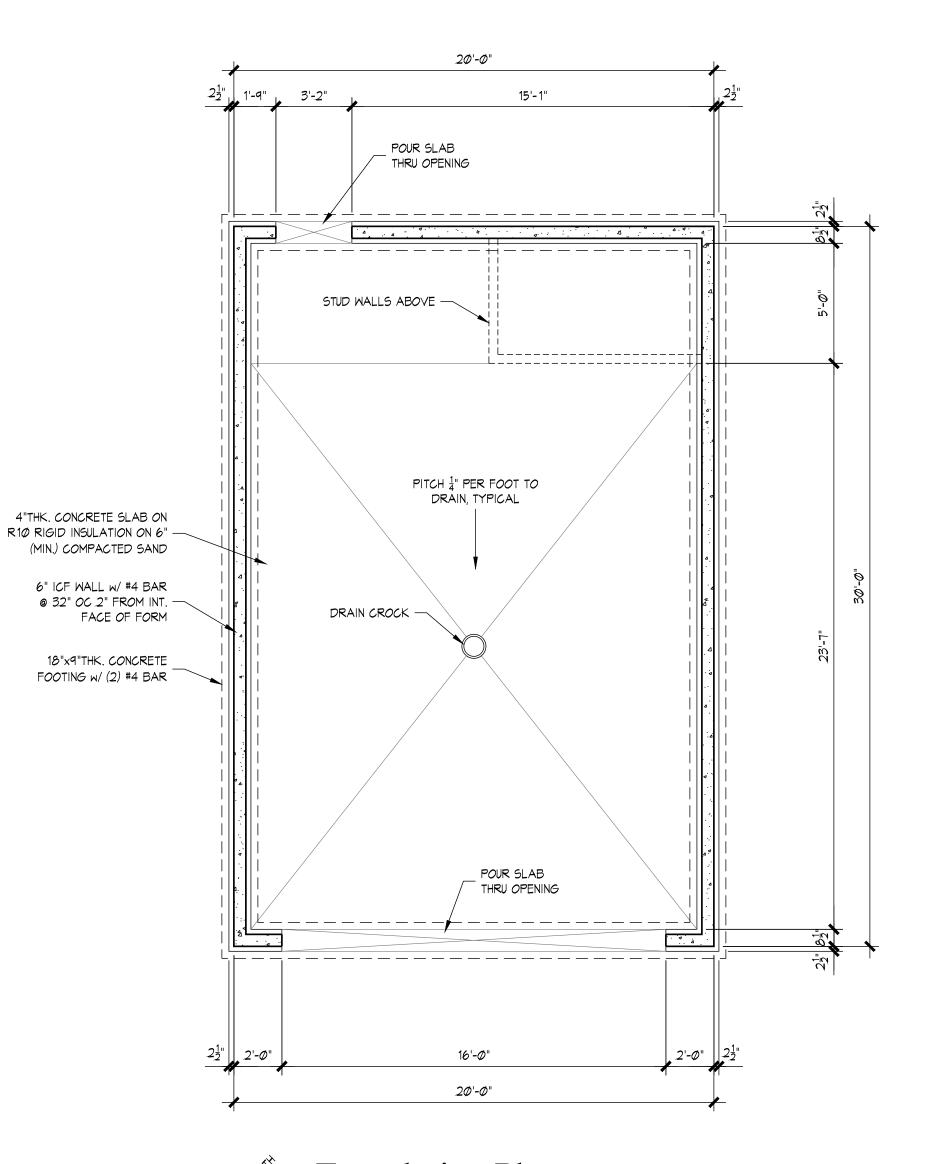
PLACE RIGID INSULATION ON COMPACTED SAND.

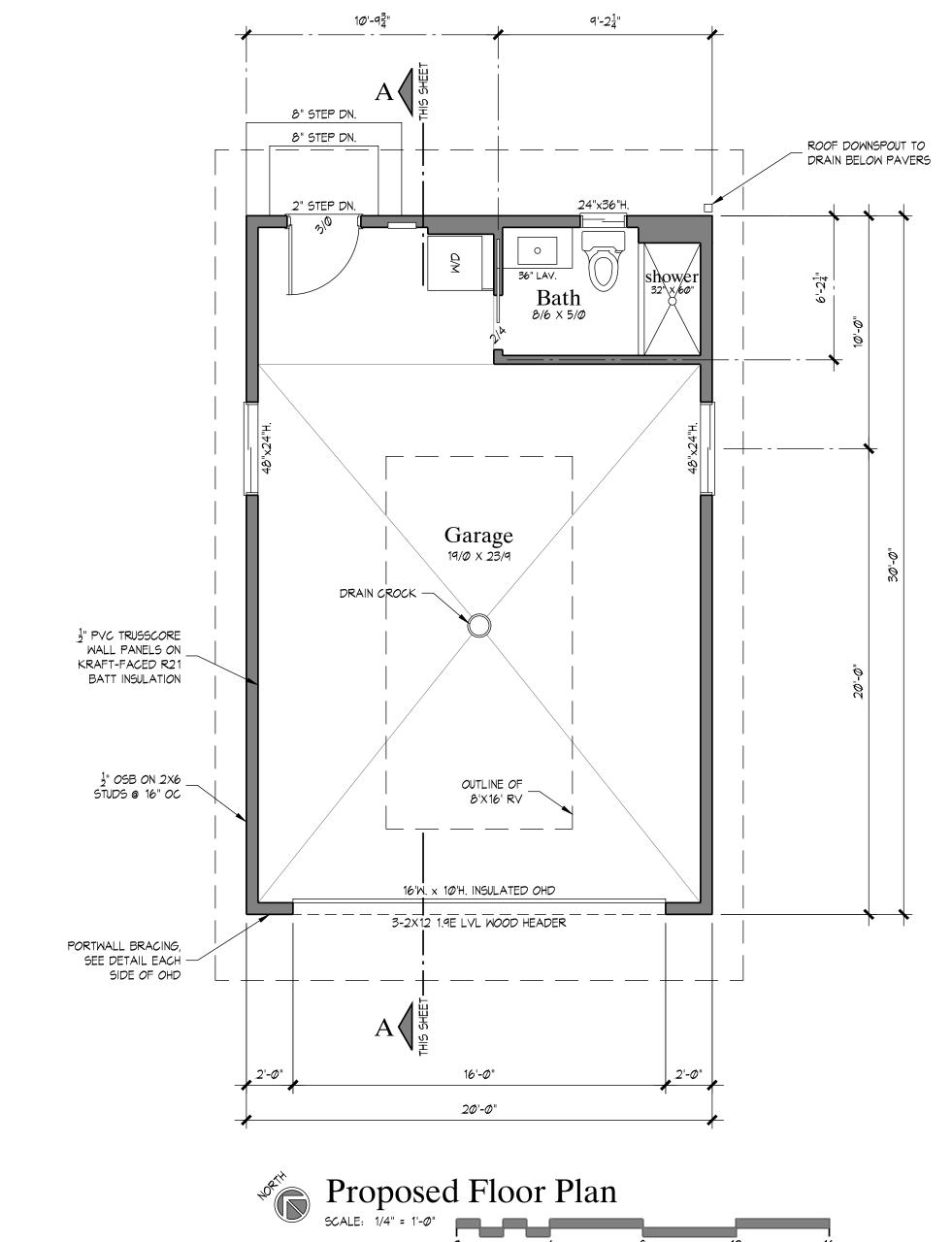
CONCRETE FOOTINGS:

PLACE FOOTINGS AT A DEPTH OF 30" TO BOTTOM UNLESS OTHERWISE NOTED OR DETAILED.

3Ø'-Ø" \* OPTION Ø1: ASPHALT SURFACED ROOFING SYSTEM GALVANIZED METAL ROOFING & TRIM ON UNDERLAYMENT \_ &" OSB ON 14"DP. RAFTER BEARING 1-RAFTERS @ 19.2" OC - R7 RIGID XPS 3-2X12 1.9E LVL HEADER RAFTER BEARING R42 SPRAYED CELLULOSE INSULATION 1" PVC TRUSSCORE PANELING -VENTED SMART-SIDE SOFFIT PANEL 2X6 STUDS @ 16" OC -LP SMART-SIDE PANEL ON TYVEK <sup>I</sup>SPRAYED CELLULOSE INSULATION —  $\frac{1}{2}$ " PVC TRUSSCORE PANELING -4"THK. CONCRETE SLAB ON R10 6" ICF WALL W/ - RIGID INSULATION ON 6" (MIN.) STUCCO FINISH COMPACTED SAND GARAGE FLOOR 18"x9"THK, CONCRETE FOOTING w/ (2) #4 BAR 3Ø'-Ø"









TRINITY

**ARCHITECTURE** 

& MANAGEMENT, LLC

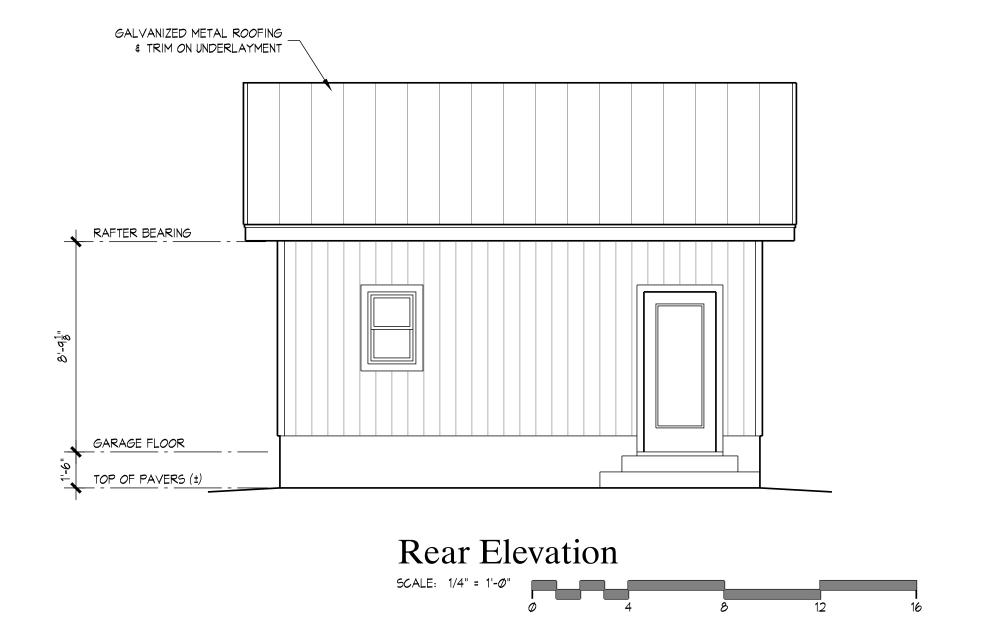
GAYLORD, MICHIGAN

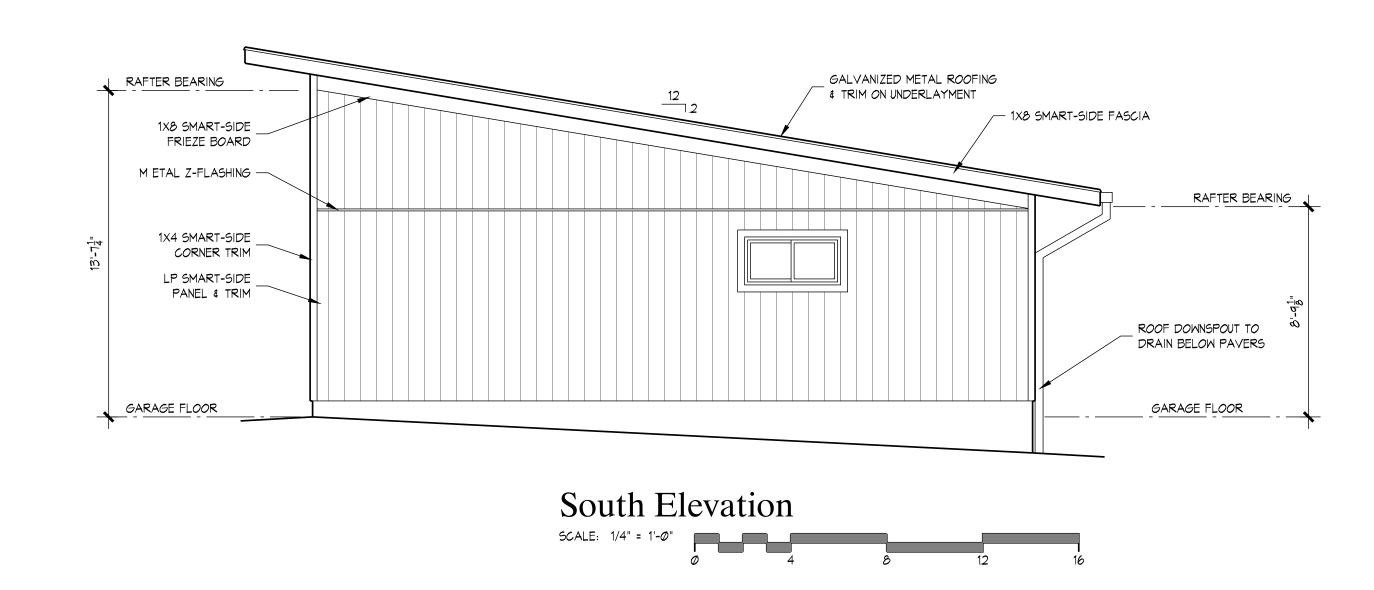
989.448.4705 phone

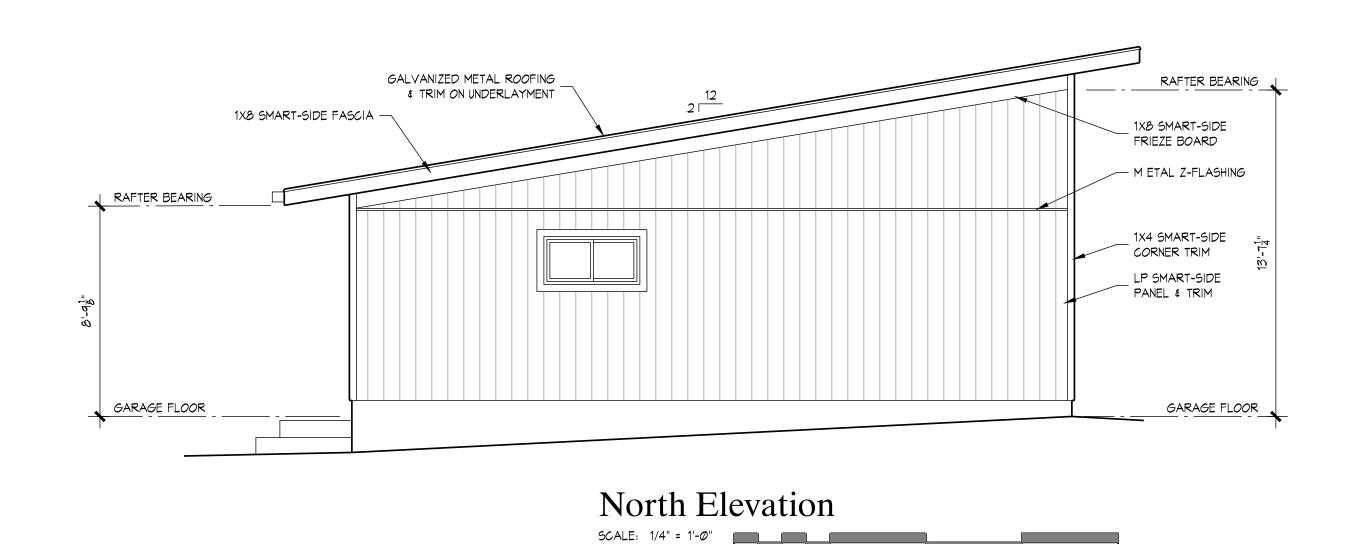
866.845.6317 fax

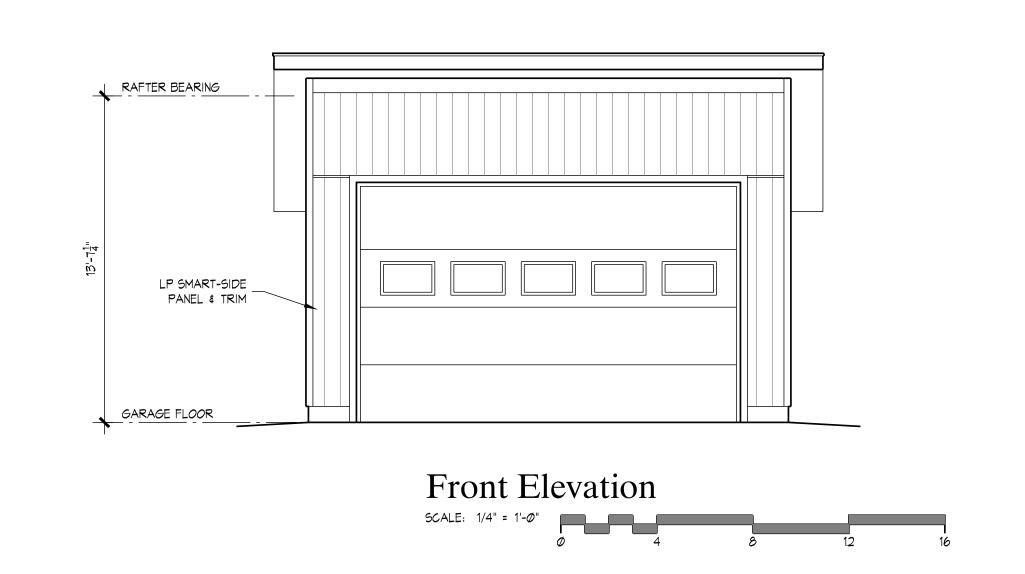
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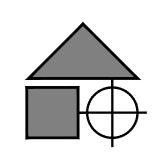












# TRINITY ARCHITECTURE & MANAGEMENT, LLC

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SHEET

833 S. OTSEGO AVENUE - GAYLORD, MICHIGAN 49735 PHONE: (989) 448-4705 WWW.TRINITYACME.COM

### **GENERAL NOTES**

- 1. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.0 SF (GRADE FLOOR) OR 5.7 SF (UPPER FLOOR), MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.
- 2. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING, INDICATED (T).
- 3. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS, INDICATED (T).
- 4. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.
- 5. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.
- 6. EVERY EXTERIOR DOOR SHALL HAVE A LIGHT.
- PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

- 9. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF MIN. 22"x30".
- 10. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.
- 11. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
- 12. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.
- 13. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.
- 14. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- 15. WALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WILL BE BY LICENSED TRADES. ALL TRADES ARE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AND THE WORK OF OTHER

### CODE DATA

### APPLICABLE CODE(S):

2015 MICHIGAN RESIDENTIAL CODE (MRC) 2015 MRC - ELECTRICAL SECTION

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION UNPROTECTED NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

BUILDING AREA 2,016 SF - EXISTING FOOTPRINT 946 SF - NEW ADDITION(S) 2,962 SF - TOTAL BUILDING AREA 312 SF - FRONT DECK

60 SF - SIDE STOOPS

### GENERAL REQUIREMENTS & CONDITIONS

THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL OBTAIN THE BUILDING & ZONING PERMITS FOR CONSTRUCTION OF THE

REVISIONS TO THESE DOCUMENTS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO PERFORMING ANY SUCH REVISIONS. REVISIONS SHALL BE COORDINATED THROUGHOUT THE PROJECT BY THE GENERAL CONTRACTOR AND THE GENERAL TRADES CONTRACTOR.

THESE DRAWINGS ARE FOR BUILDING CONSTRUCTION ONLY TO THE EXTENT SHOWN. THEY ARE INTENDED TO ENABLE THE GENERAL CONTRACTOR TO OBTAIN THE BUILDING PERMIT FOR CONSTRUCTION. EACH SUB-CONTRACTOR SHALL OBTAIN PLUMBING, MECHANICAL AND ELECTRICAL PERMITS AS APPLICABLE TO THEIR RESPECTIVE TRADE.

EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS WHICH EFFECT THEIR WORK & SHALL ACCOMMODATE FOR SUCH CONDITIONS IN THEIR WORK AND COORDINATE THEIR PORTION OF THE WORK WITH THE GENERAL CONTRACTOR, OTHER SUB-CONTRACTORS AND THE OWNER.

WORK SHALL CONFORM TO THE APPLICABLE CODE AND ANY LOCAL RULES OR REGULATIONS AS APPLICABLE

ALL PLUMBING, MECHANICAL & ELECTRICAL INSTALLATION SHALL BE BY LICENSED CONTRACTORS OF EACH TRADE APPLICABLE.

### PERMITS FEES AND NOTICES:

THE GENERAL BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, ETC. RELATIVE TO EACH TRADE AS REQUIRED BY CODE. EXAMINATION OF SITE:

THESE DRAWINGS ARE A REPRESENTATION AS TO THE DESIRED FINAL PRODUCT. ALL EXISTING CONDITIONS MUST BE EXAMINED, VERIFIED AND ACCOUNTED FOR IN EACH CONTRACTOR'S BID PROPOSAL. EACH TRADE CONTRACTOR IS RESPONSIBLE TO EXAMINE THE PROJECT SITE PRIOR TO SUBMITTING A BID PROPOSAL TO THE GENERAL CONTRACTOR OR OWNER. SUBMISSION OF A BID PROPOSAL TO THE OWNER SHALL BE EVIDENCE THAT THE CONTRACTOR HAS VISITED THE PROJECT SITE, EXAMINED THE CONDITIONS WHICH APPLY TO OR AFFECT THEIR WORK AND HAVE ACCOMMODATED FOR SUCH EXISTING CONDITIONS AS PART OF THEIR WORK AND PROPOSAL TO THE OWNER. NO ADJUSTMENTS WILL BE MADE TO ANY CONTRACTOR FOR THEIR FAILURE TO EXAMINE AND UNDERSTAND THE CONDITIONS WHICH AFFECT THEIR WORK.

### CLEAN UP AND TRASH REMOVAL:

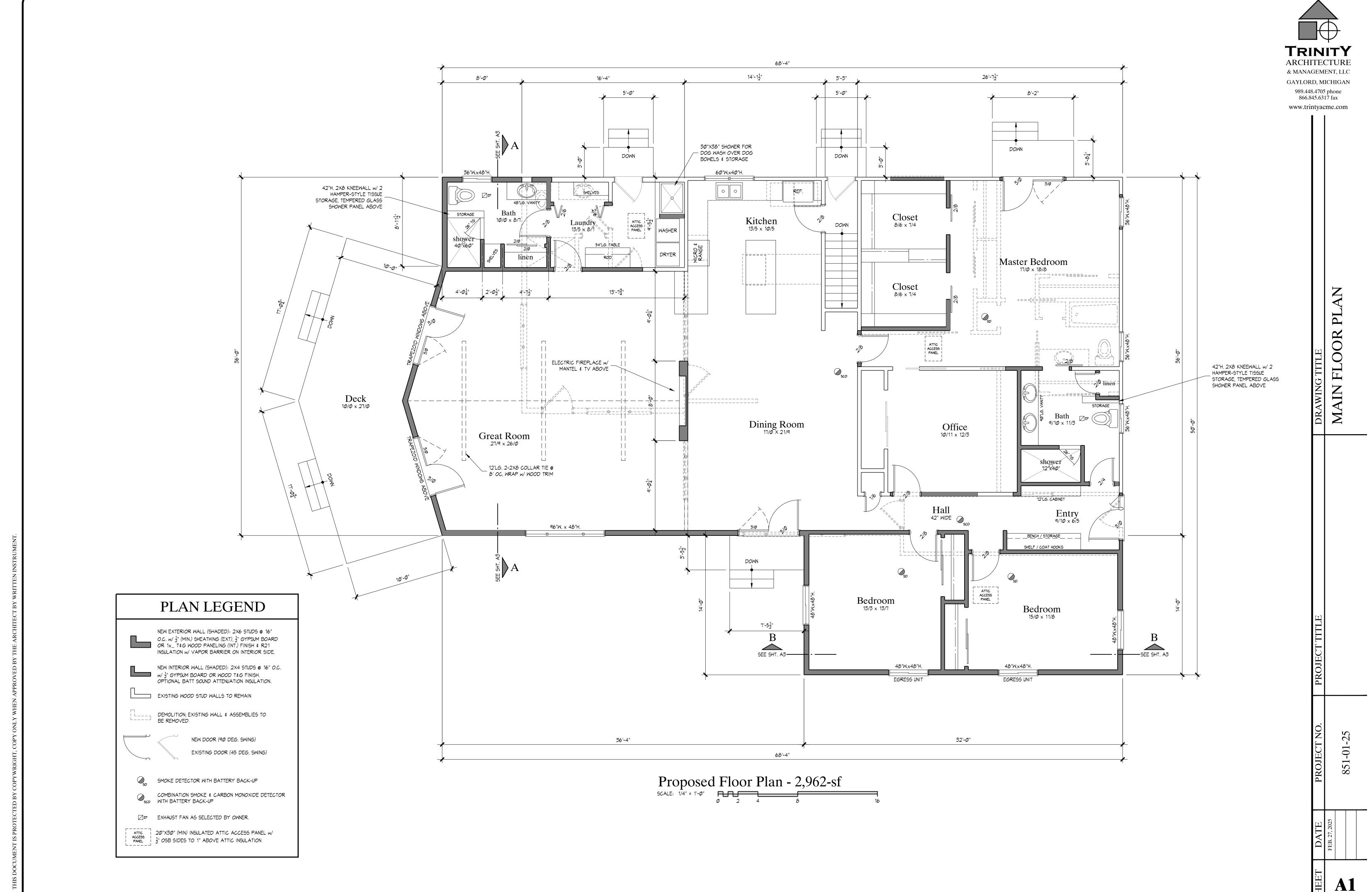
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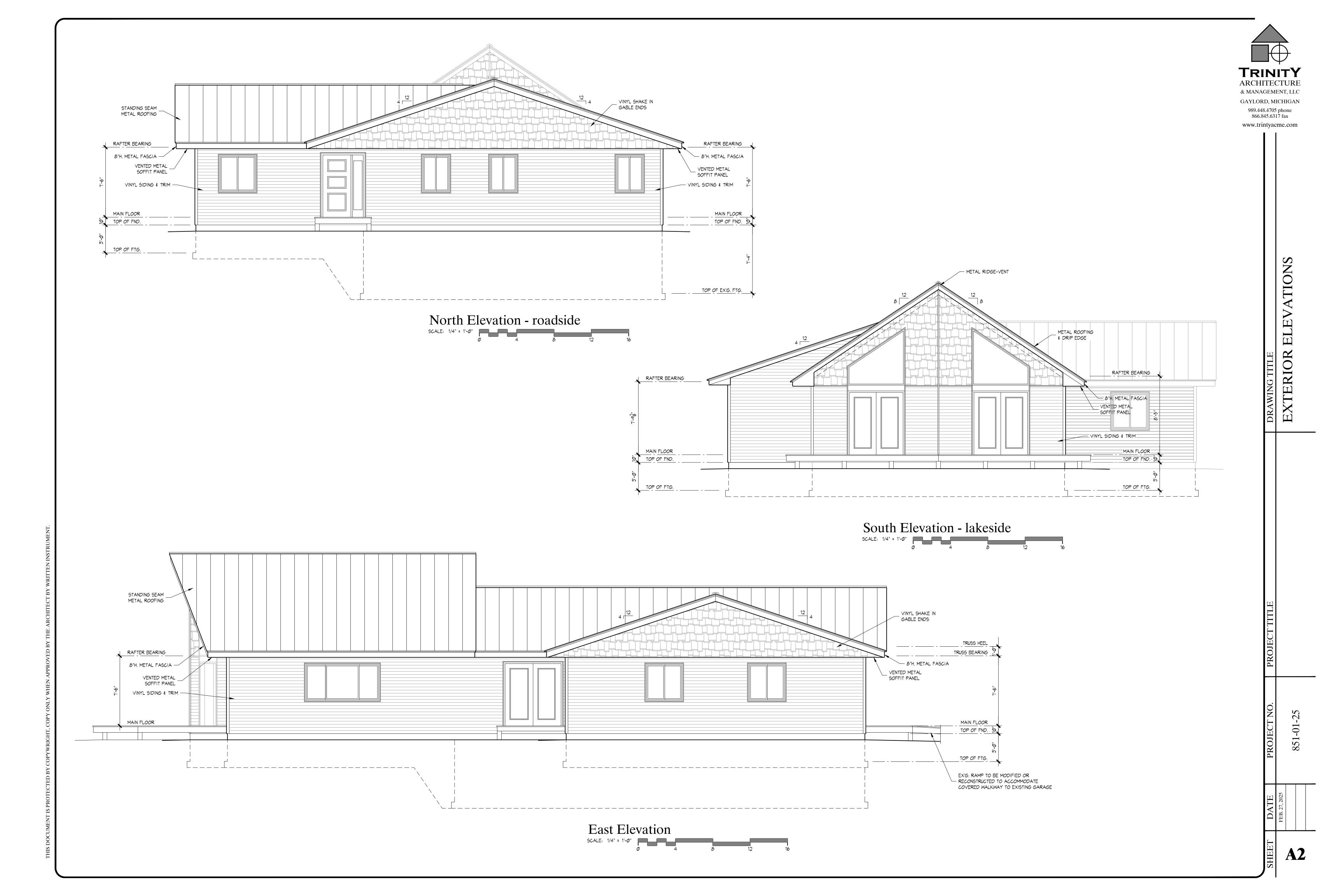
### LABOR AND MATERIALS:

ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL ITEMS (INCLUDING TAXES AND FEES) REQUIRED TO PERFORM EACH TRADE'S PORTION OF THE WORK (THE COMPLETED PROJECT) SHALL BE INCLUDED IN EACH TRADE CONTRACTOR'S BID PROPOSAL TO THE GENERAL CONTRACTOR AND HIS BID PROPOSAL TO THE OWNER.

Proposed Addition & Remodeling for:

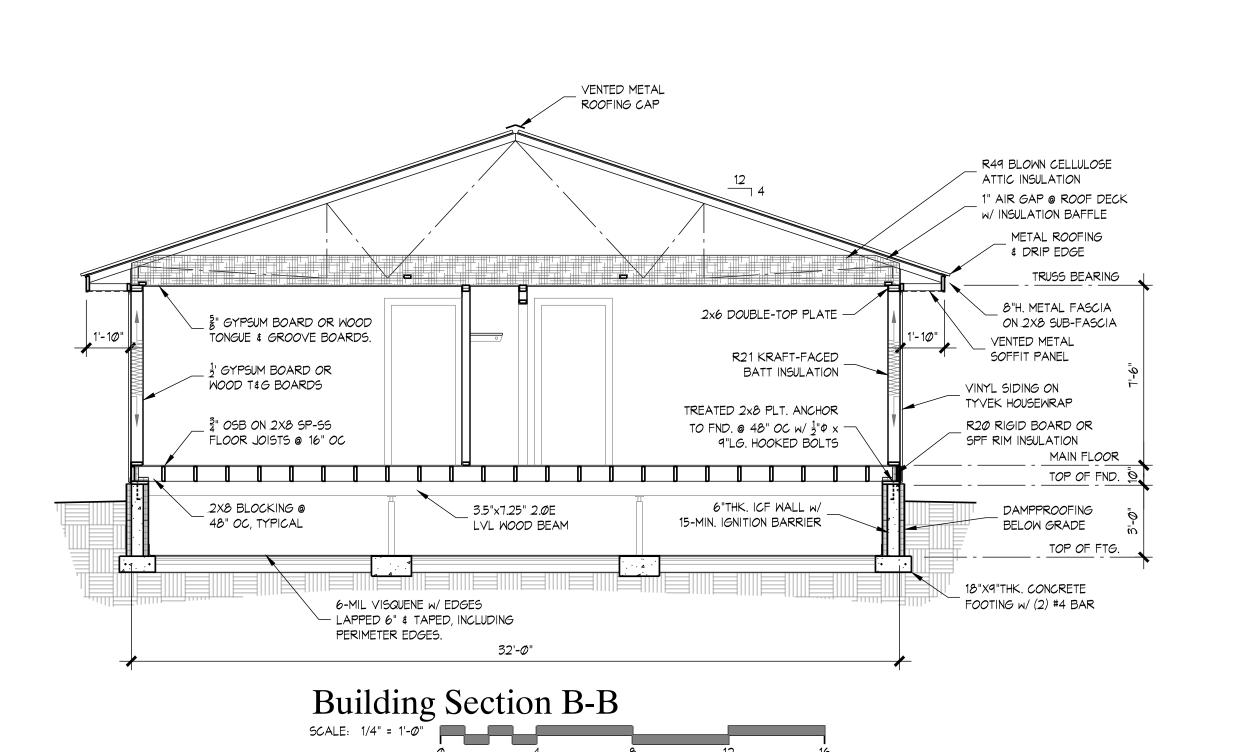
	SHEET INDEX
Τ	Title Sheet, Code Data & Project General Notes
A1	Main Floor Plan
A2	Exterior Elevations
A3	West Elevation & Building Sections A-A & B-B
A4	Foundation Plan & Notes, Framing Notes

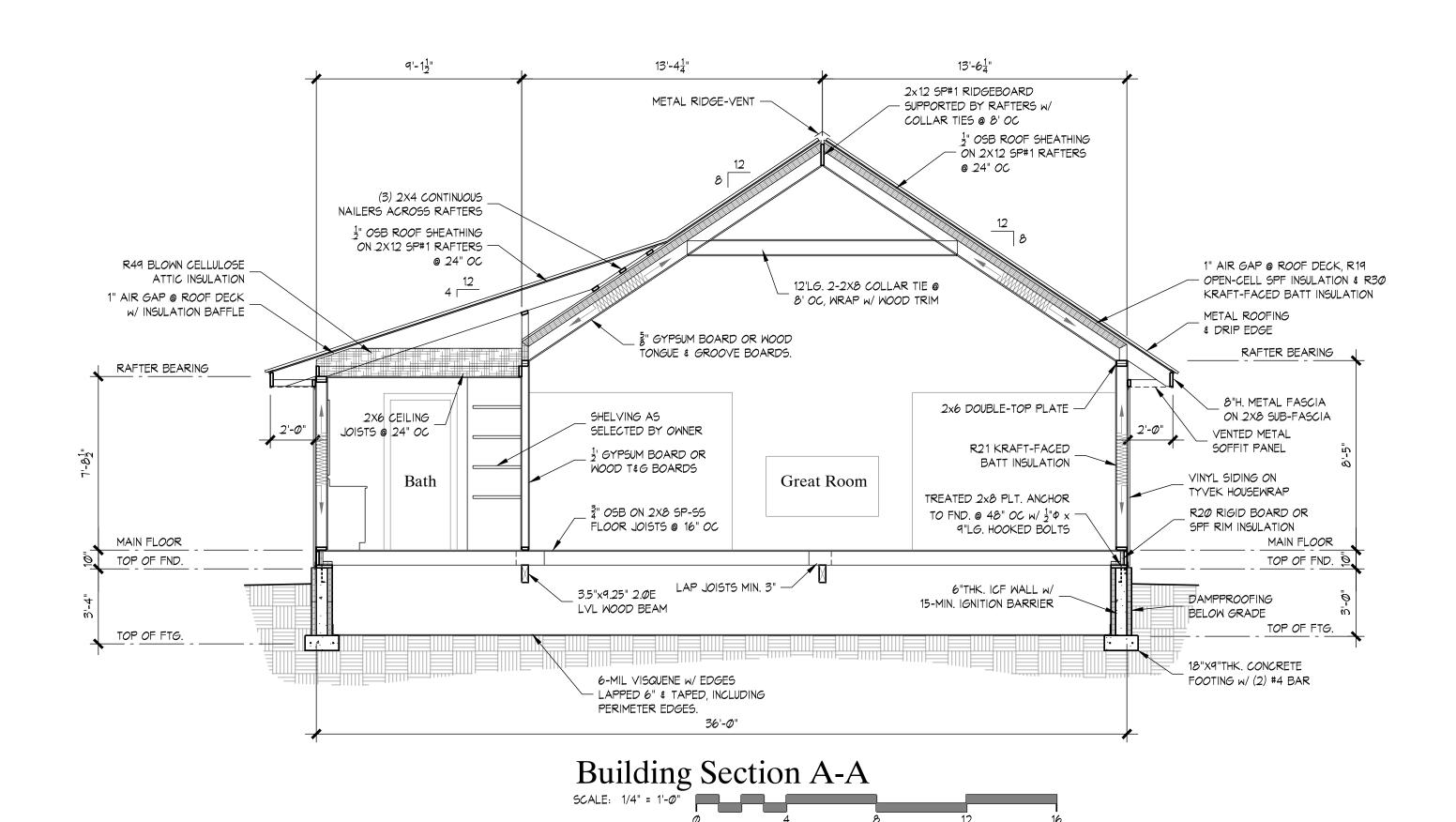


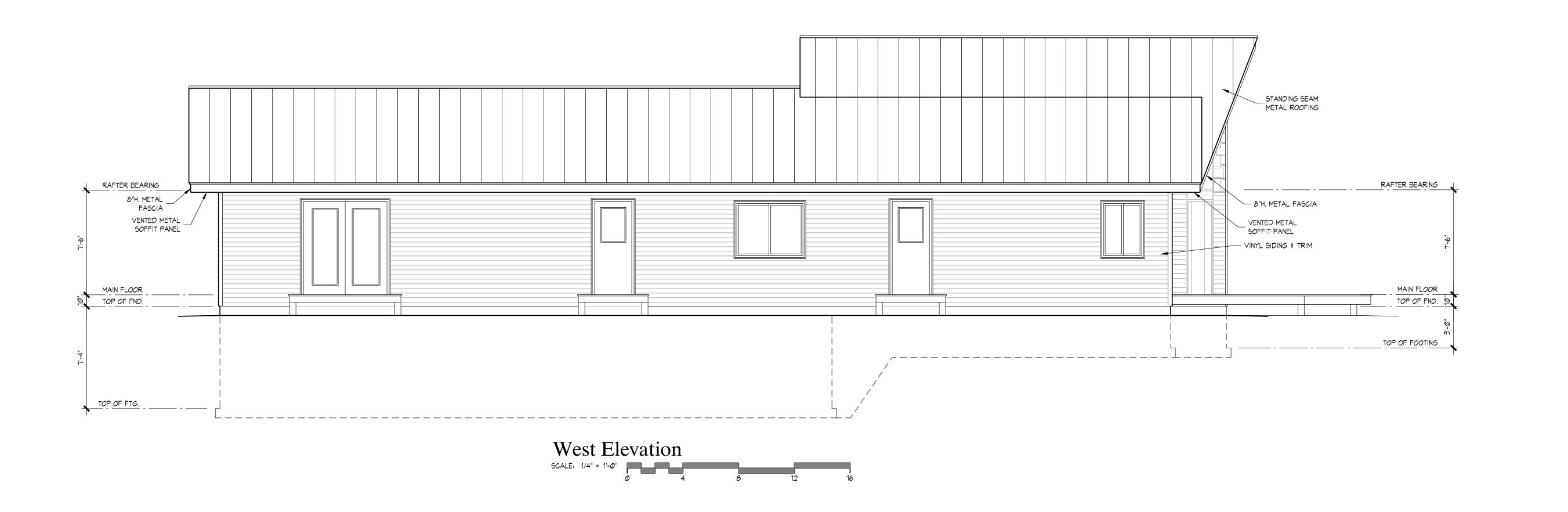




WEST EXTERIOR ELEVATION, BUILDING SECTION A-A & B0B







### FRAMING NOTES

### WOOD FRAMING:

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES TO SOLID FRAMING.

HEADERS SHALL BE AT MINIMUM (2) 2x6 W/ LONG EDGE VERTICAL, AS OTHERWISE NOTED OR ALLOWED BY CODE.

### WALL BRACING NOTES:

- 1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.
- 2. INSTALL 1/2" (MIN.) GYPSUM BOARD OR \$" WOOD 1x\_ PANELING ON INTERIOR FACE OF ALL BRACED WALL LINES.
- 3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.
- A. METHOD CS-WSP: CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE
- B. METHOD INT-WSP: INTERMEDIATE 1/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE
- C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD \$ 6" OC EDGES, UNLESS OTHERWISE NOTED.
- 4. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.
- 5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

### ROOF LOAD INFO:

BASIC WIND SPEED: 90 MPH WIND EXPOSURE: C SEISMIC DESIGN CATEGORY: A SITE CLASS: D

ROOF LOADS: 50 PSF (GROUND SNOW) 20 PSF (LIVE) 10 PSF (STRUCT, MIN)

SNOW LOAD FACTORS: Ø.9: EXPOSURE

1.Ø: IMPORTANCE 1.1: THERMAL

1.0: ROOF SURFACE

FLOOR LOAD: 4Ø PSF (LIVE) 10 PSF (DEAD)

FOUNDATION NOTES

### SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

### CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

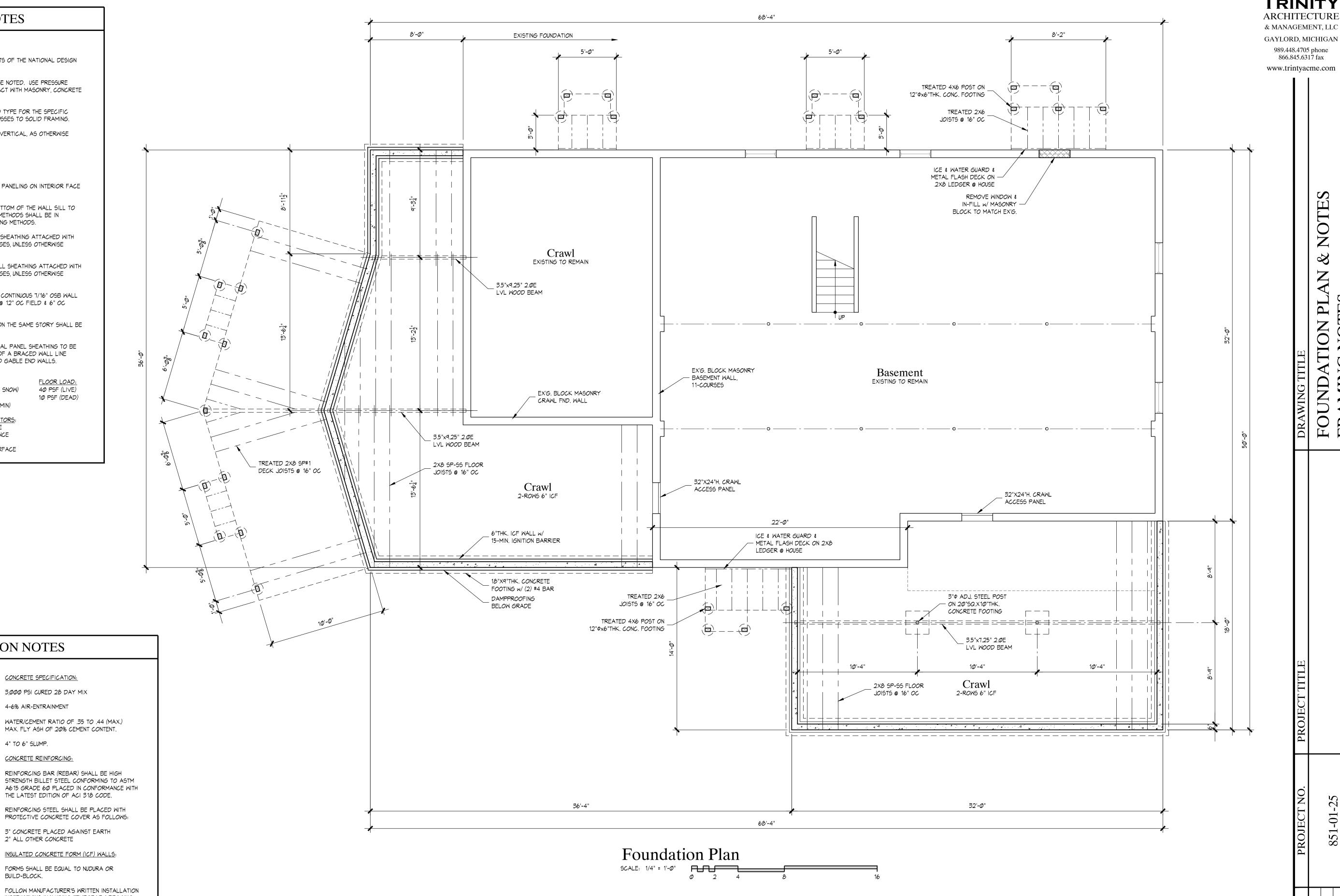
INSULATED CONCRETE FORM (ICF) WALLS:

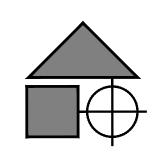
FORMS SHALL BE EQUAL TO NUDURA OR BUILD-BLOCK.

INSTRUCTIONS INCLUDING TEMPORARY BRACING. COVER EXTERIOR ABOVE GRADE INSULATION WITH

TUFF-II COATING BY STYRO-INDUSTRIES.

COVER INTERIOR EXPOSED INSULATION WITH AN APPROVED 15-MIN. IGNITION BARRIER.





# TRINITY ARCHITECTURE & MANAGEMENT, LLC

& MANAGEMENT, LLC GAYLORD, MICHIGAN 989.448.4705 phone

> 866.845.6317 fax www.trintyacme.com

> > SHEET

833 S. OTSEGO AVENUE - GAYLORD, MICHIGAN 49735 PHONE: (989) 448-4705 WWW.TRINITYACME.COM

### GENERAL NOTES

- 1. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.0 SF (GRADE FLOOR) OR 5.7 SF (UPPER FLOOR), MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.
- 2. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING, INDICATED (T).
- 3. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS, INDICATED (T).
- 4. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.
- 5. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.
- 6. EVERY EXTERIOR DOOR SHALL HAVE A LIGHT.
- PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD
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- 9. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF MIN. 22"x30".
- 10. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.
- 11. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
- 12. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.
- 13. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.
- 14. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- 15. WALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WILL BE BY LICENSED TRADES. ALL TRADES ARE RESPONSIBLE TO COORDINATE WITH THE STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

  GENERAL CONTRACTOR AND THE WORK OF OTHER TRADES.

### CODE DATA

### APPLICABLE CODE(S):

2015 MICHIGAN RESIDENTIAL CODE (MRC) 2015 MRC - ELECTRICAL SECTION

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION UNPROTECTED NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

BUILDING AREA 960 SF - TOTAL BUILDING AREA

128 SF - SIDE DECK 40 SF - FRONT STOOP

# Proposed New Cottage for:

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EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS WHICH EFFECT THEIR WORK & SHALL ACCOMMODATE FOR SUCH CONDITIONS IN THEIR WORK AND COORDINATE THEIR PORTION OF THE WORK WITH THE GENERAL CONTRACTOR, OTHER SUB-CONTRACTORS AND THE OWNER.

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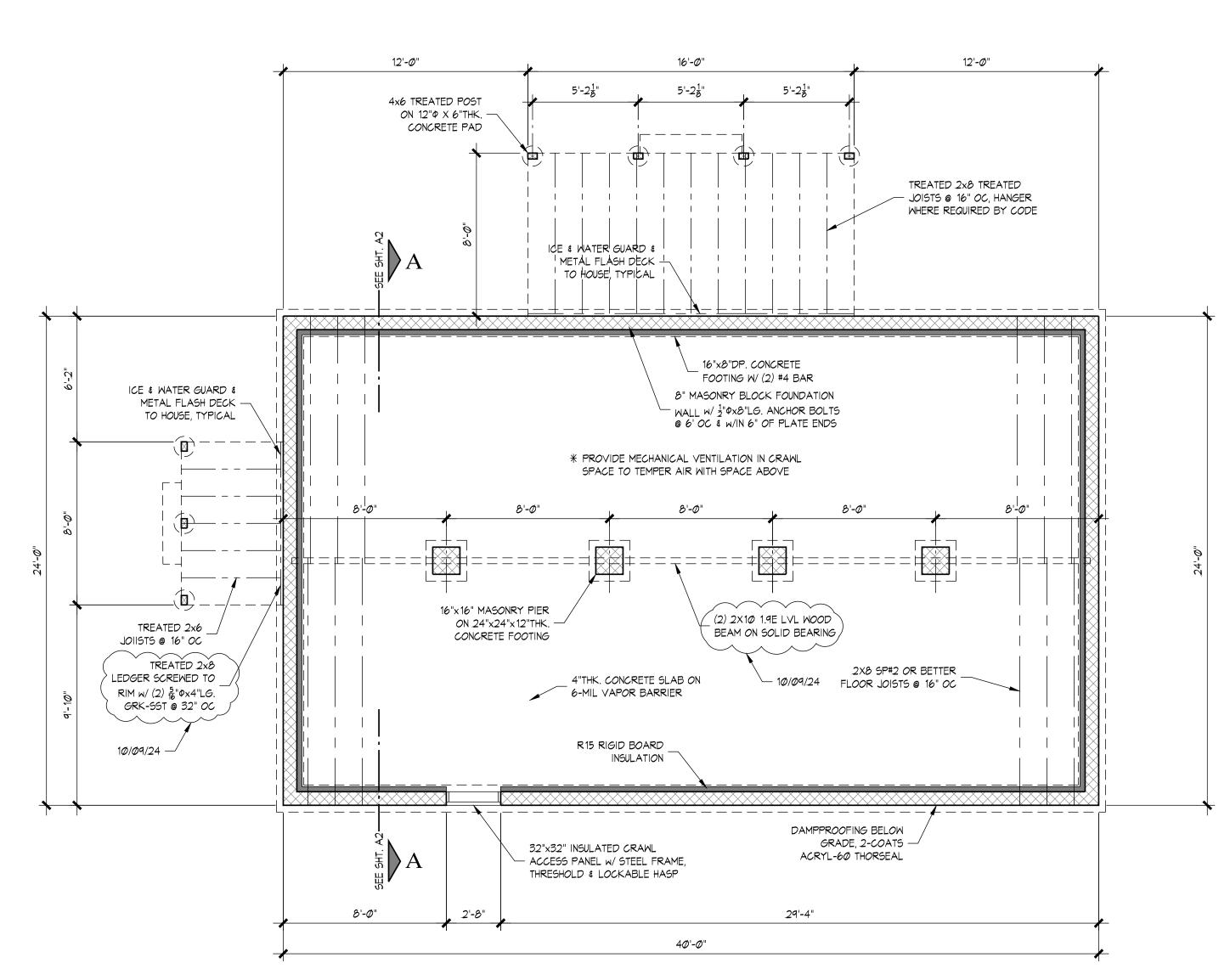
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# SHEET INDEX

T Title Sheet, Code Data & Project General Notes Floor Plan, Foundation Plan & Notes

Exterior Elevations, Building Section A-A



Foundation Plan SCALE: 1/4" = 1'-0"

### PLAN LEGEND NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" SMOKE DETECTOR WITH BATTERY BACK-UP O.C. W/ 1/2" GYPSUM BOARD OR T&G WOOD PANELING INTERIOR FINISH & 4"THK. BATT SOUND COMBINATION SMOKE & CARBON MONOXIDE ATTENUATION INSULATION. SCD COMBINATION SMICH & C. W. LOCK SCO. DETECTOR WITH BATTERY BACK-UP NEW EXTERIOR WALL (SHADED): 2x6 STUDS @ 16" PORTABLE FIRE EXTINGUISHER; EQ. TO KIDDIE O.C. W/ $\frac{1}{16}$ " (MIN.) SHEATHING (EXT), $\frac{1}{2}$ " GYPSUM BOARD OR 1x\_ T&G MOOD PANELING (INT.) FINISH & R21 KRAFT-FACED BATT INSULATION. EXHAUST FAN AS SELECTED BY OWNER.

### FOUNDATION NOTES

### SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

### CONCRETE & MASONRY:

10/09/24

EXPOSURE FOR PLATE, WASHER & NUT.

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS. FOUNDATION ANCHOR BOLTS: SHALL BE GALVANIZED 1/9 x 8" LONG (MIN) HOOKED ANCHOR BOLTS WITH MINIMUM 1" EMBEDMENT INTO CONCRETE OR GROUTED MASONRY CORES. PLACE TO ALLOW  $2-\frac{1}{2}$ " TOP

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX, FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

### CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

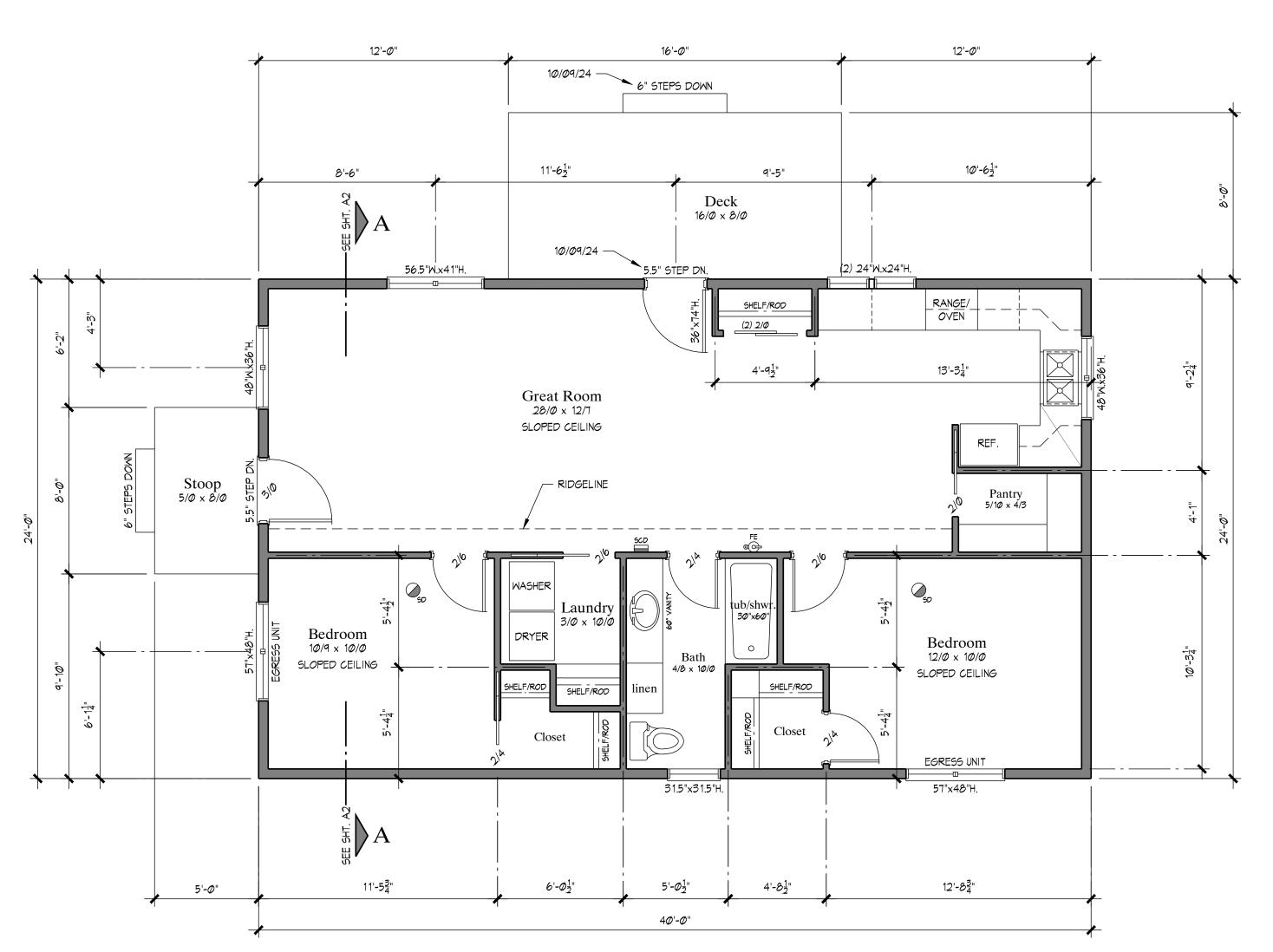
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

### CONCRETE SLABS ON GRADE:

PLACE SLABS TO THE THICKNESS SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

PLACE REINFORCING BAR WHILE POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

PLACE RIGID INSULATION & VAPOR BARRIER ON COMPACTED SAND.



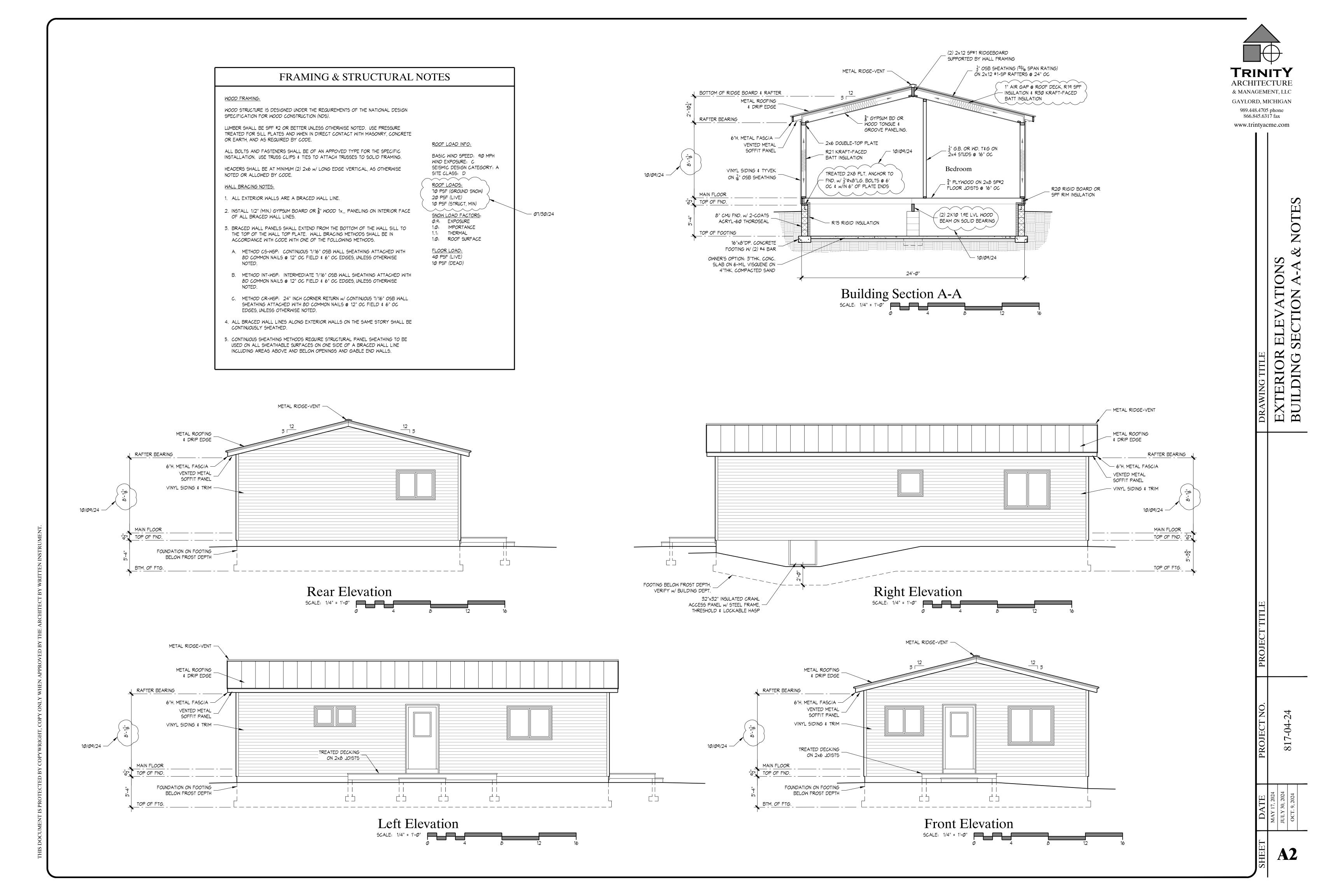
Floor Plan

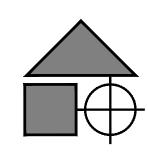
SCALE: 1/4" = 1'-Ø"

CONCRETE SPECIFICATION:

ARCHITECTURE & MANAGEMENT, LLC GAYLORD, MICHIGAN 989.448.4705 phone 866.845.6317 fax www.trintyacme.com

FLOOR PLAN FOUNDATION PI





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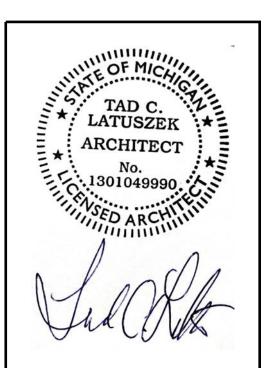
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USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

BUILDING AREA 1,500 SF - TOTAL BUILDING AREA 180 SF - ENTRY PORCH



Proposed New Cottage for:

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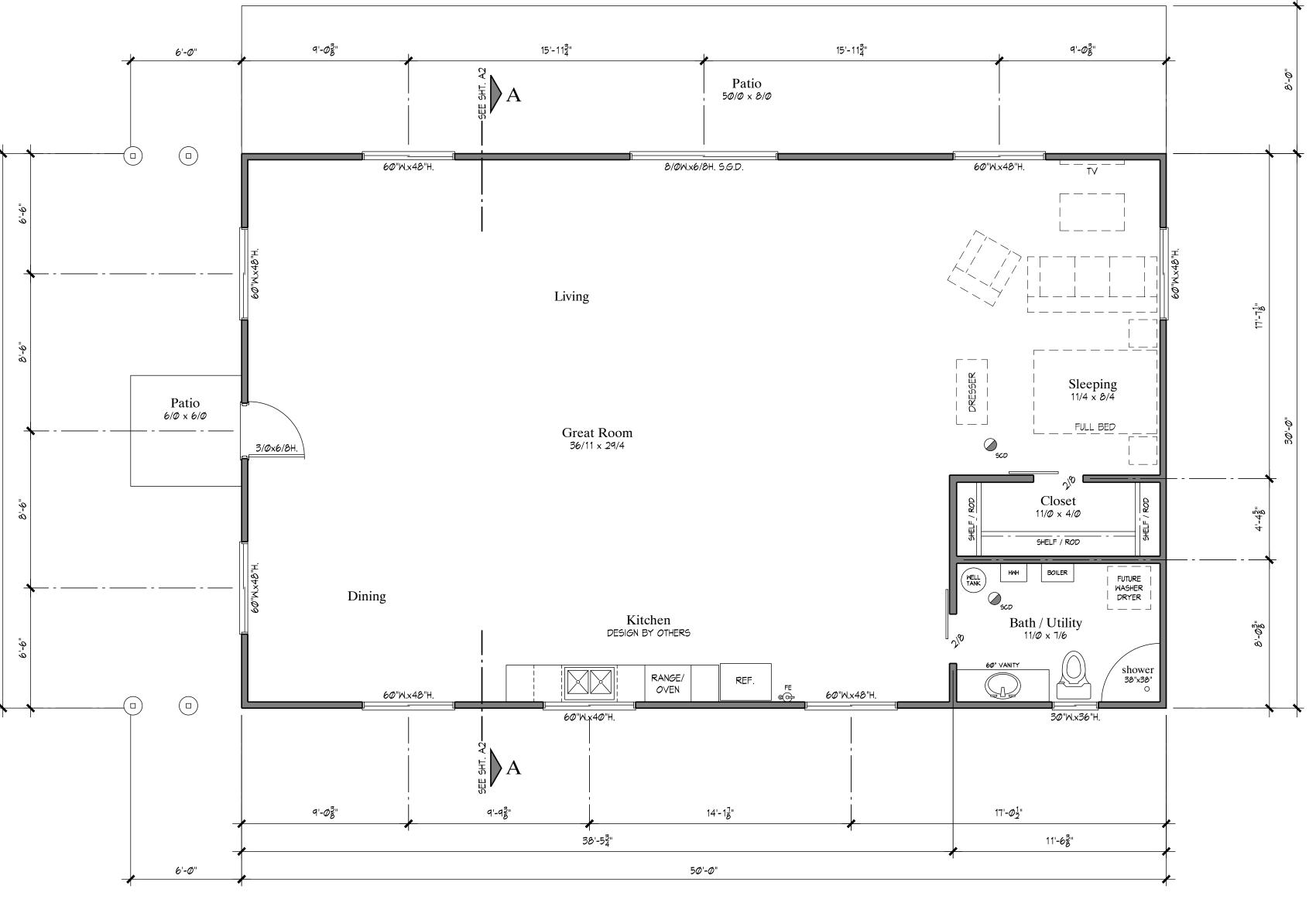
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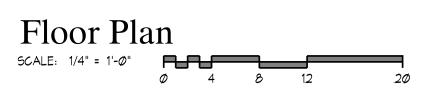
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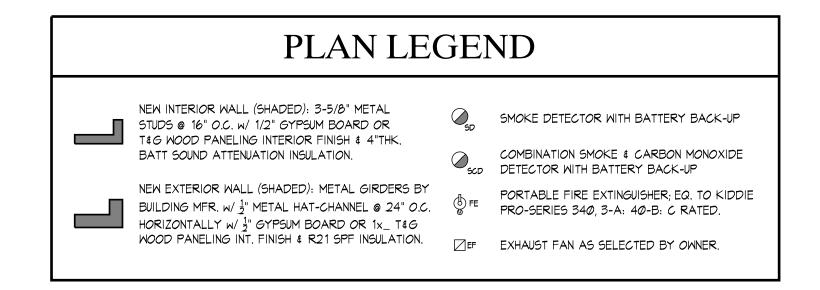
	SHEET INDEX
T	Title Sheet, Code Data & Project General Note
A1	Floor Plan

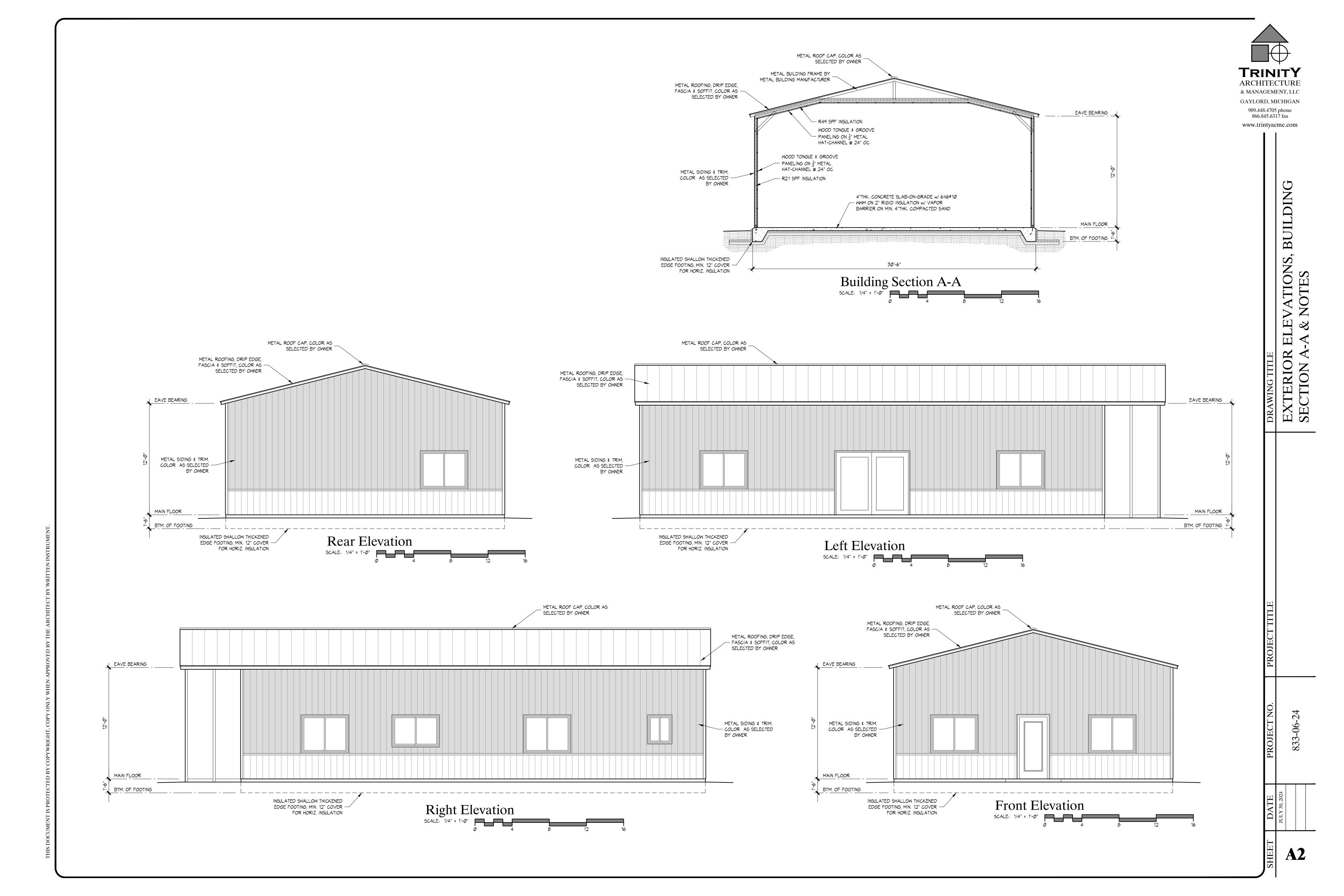
A2 Exterior Elevations, Building Section A-A Foundation Plan & Notes











- 1. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EACH SIDE OF ANY OPENINGS. TWO (2) ANCHORS SHALLBE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS, ONE (1) ANCHOR IS TO BE INSTALLED ON EACH SIDE OF THE POST.
- 2. ANCHORS MUST HAVE A MINIMUM SPACING OF 4" INCHES.
- 3. MINIMUM NUMBER OF ANCHORS PER POST SHALL BE ONE (1) 1/2" DIAMETER X 7" LONG WEDGE ANCHOR.
- 4. THE SIZE OF SLAB INCLUDES A 3" WIDE BEVEL AS DETAILED PER THE BUILDING MFR. OVERALL SLAB DIMENSION IS 30'-6" X 50'-6"
- 5. 1/8" WIDE X 1/2" DEEP CONTROL JOINTS ARE NOT TO EXCEED 20' IN EITHER DIRECTION.

CONCRETE MEDGE ANCHOR
(1) PER COLUMN, SEE NOTES

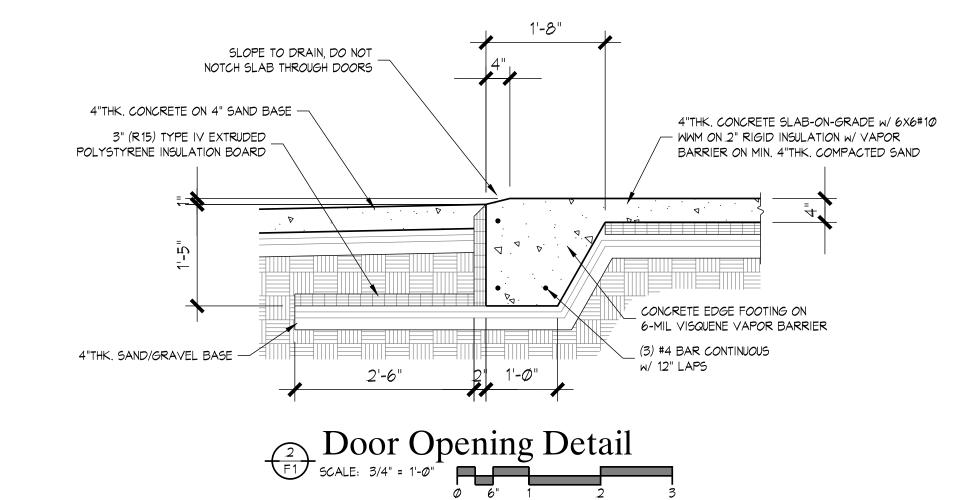
4"THK. CONCRETE SLAB-ON-GRADE W/ 6X6#10

NETAL FLASHING

METAL FLASHING

META

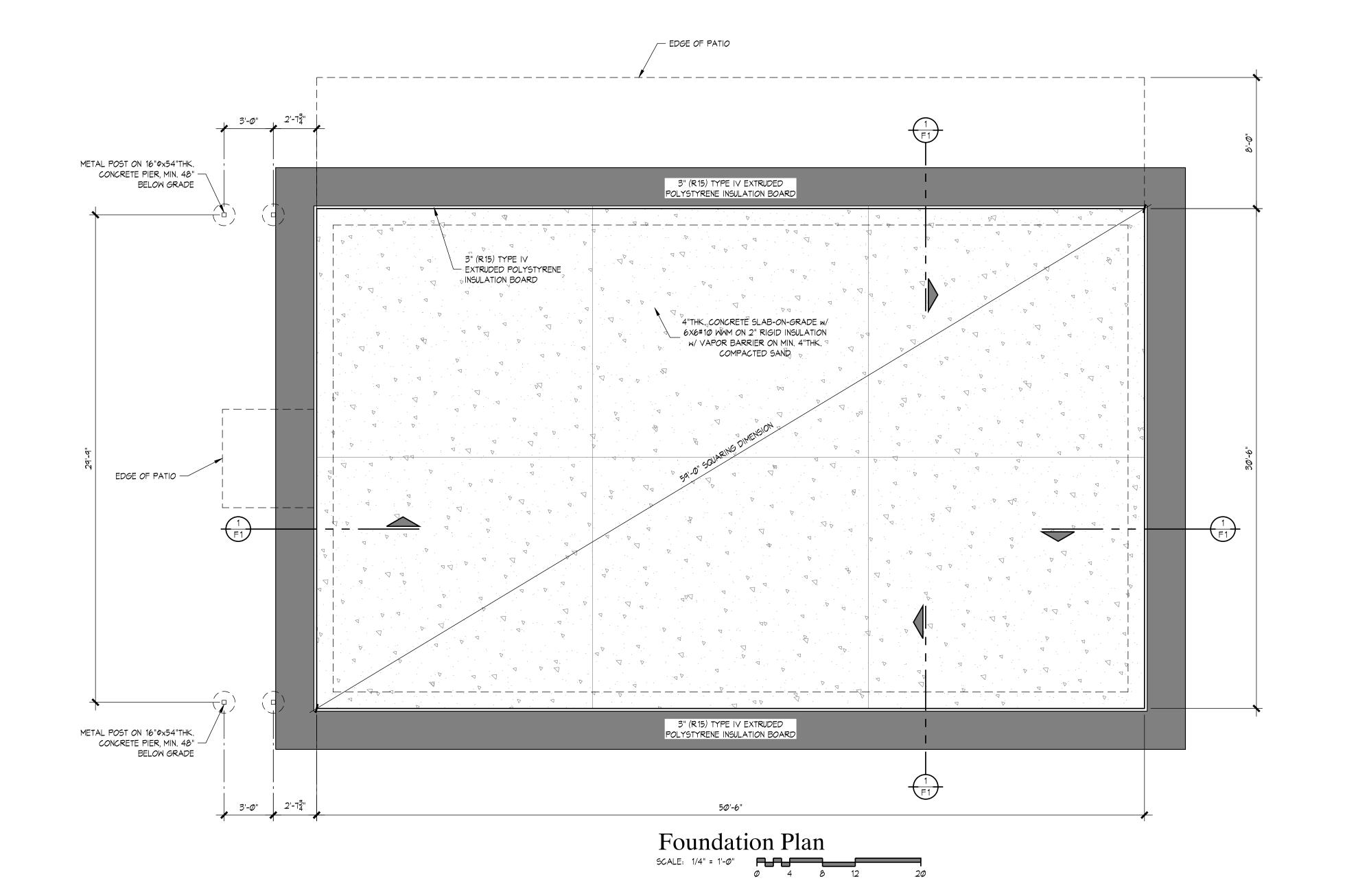
 $\frac{1}{2}$ " $\phi$  X 7"LG. POWERBULL



COORDINATE SIZE AND LOCATION OF ALL OPENINGS WITH GENERAL CONTRACTOR

### **Project Notes**

- 1. CONCRETE IS TO BEAR ON 4" MINIMUM THICKNESS OF COMPACTED SAND OR GRAVEL BASE WITH LITTLE OR NO FINES. VERIFY IF SITE CONDITIONS MEET THIS REQUIREMENT AND PROVIDE IF NOT.
- 28-DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 PSI.
  CONCRETE FORMWORK SHALL BE SQUARE AND ACCURATE TO THE
  DIMENSIONS SHOWN ON THE PLAN. COORDINATE DIMENSIONS WITH THE
  OWNER AND GENERAL CONTRACTOR.
- 3. CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60
- 4. REINFORCING STEEL SHALL BE RUST-FREE, BENT AROUND CORNERS AND CONTINUOUS WITH 12" LAPS.
- 5. PERIMETER FOUNDATION INSULATION SHALL BE TYPE IV EXTRUDED CLOSED-CELL POLYSTYRENE RIGID BOARD COMPLYING WITH ASTM C578
- 6. VERTICAL PERIMETER INSULATION SHALL HAVE A COMPATIBLE FLASHING INSTALLED TO PROTECT THE INSULATION AND EXTEND 6" BELOW FINISHED GRADE. HORIZONTAL INSULATION PLACED BELOW GRADE SHALL HAVE AT LEAST 10" SOIL COVER OR BE OTHERWISE PROTECTED BY PAVING.
- 7. CONTROL JOINTS: SAWCUT 1/8"X1/2"DP. @ 20' OC MAXIMUM.
- 8. CONSTRUCTION JOINTS: IF THERE ARE ANY CONSTRUCTION JOINTS PROVIDE & INSTALL MINIMUM 12"LG. #4 BAR (EQUAL EMBEDMENT) @ 3' OC MAXIMUM.
- 9. SLAB REINFORCEMENT SHALL BE LOCATED IN THE UPPER 1/3 OF THE SLAB AND AT MINIMUM 2" ABOVE FINISH GRADE.
- 10. MAINTAIN CONCRETE COVER OF 2" SIDES AND 3" BOTTOM.
- 11. CONTRACTOR SHALL HAVE THE FOUNDATION INSPECTED PRIOR TO POURING CONCRETE.



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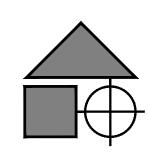
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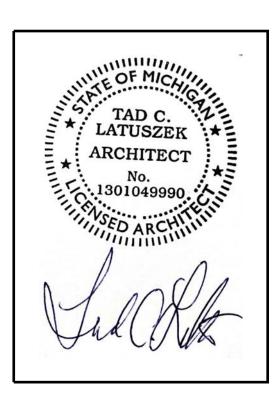
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- 13. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.
- 14. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- 15. WALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WILL BE BY LICENSED TRADES. ALL TRADES ARE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AND THE WORK OF OTHER



### CODE DATA

APPLICABLE CODE(S):

2015 MICHIGAN RESIDENTIAL CODE (MRC) 2015 MRC - ELECTRICAL SECTION

CONSTRUCTION TYPE "5B" LIGHT-FRAMED WOOD CONSTRUCTION UNPROTECTED NON-SPRINKLED BUILDING

USE AND OCCUPANCY CLASSIFICATION: R3 "RESIDENTIAL" SINGLE FAMILY

BUILDING AREA 960 SF - TOTAL BUILDING AREA

128 SF - SIDE DECK 40 SF - FRONT STOOP

### GENERAL REQUIREMENTS & CONDITIONS

THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL OBTAIN THE BUILDING & ZONING PERMITS FOR CONSTRUCTION OF THE

REVISIONS TO THESE DOCUMENTS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO PERFORMING ANY SUCH REVISIONS. REVISIONS SHALL BE COORDINATED THROUGHOUT THE PROJECT BY THE GENERAL CONTRACTOR AND THE GENERAL TRADES CONTRACTOR.

THESE DRAWINGS ARE FOR BUILDING CONSTRUCTION ONLY TO THE EXTENT SHOWN. THEY ARE INTENDED TO ENABLE THE GENERAL CONTRACTOR TO OBTAIN THE BUILDING PERMIT FOR CONSTRUCTION. EACH SUB-CONTRACTOR SHALL OBTAIN PLUMBING, MECHANICAL AND ELECTRICAL PERMITS AS APPLICABLE TO THEIR RESPECTIVE TRADE.

EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS WHICH EFFECT THEIR WORK & SHALL ACCOMMODATE FOR SUCH CONDITIONS IN THEIR WORK AND COORDINATE THEIR PORTION OF THE WORK WITH THE GENERAL CONTRACTOR, OTHER SUB-CONTRACTORS AND THE OWNER.

WORK SHALL CONFORM TO THE APPLICABLE CODE AND ANY LOCAL RULES OR REGULATIONS AS APPLICABLE

ALL PLUMBING, MECHANICAL & ELECTRICAL INSTALLATION SHALL BE BY LICENSED CONTRACTORS OF EACH TRADE APPLICABLE.

PERMITS FEES AND NOTICES:

THE GENERAL BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, ETC. RELATIVE TO EACH TRADE AS REQUIRED BY CODE. EXAMINATION OF SITE:

THESE DRAWINGS ARE A REPRESENTATION AS TO THE DESIRED FINAL PRODUCT. ALL EXISTING CONDITIONS MUST BE EXAMINED, VERIFIED AND ACCOUNTED FOR IN EACH CONTRACTOR'S BID PROPOSAL. EACH TRADE CONTRACTOR IS RESPONSIBLE TO EXAMINE THE PROJECT SITE PRIOR TO SUBMITTING A BID PROPOSAL TO THE GENERAL CONTRACTOR OR OWNER. SUBMISSION OF A BID PROPOSAL TO THE OWNER SHALL BE EVIDENCE THAT THE CONTRACTOR HAS VISITED THE PROJECT SITE, EXAMINED THE CONDITIONS WHICH APPLY TO OR AFFECT THEIR WORK AND HAVE ACCOMMODATED FOR SUCH EXISTING CONDITIONS AS PART OF THEIR WORK AND PROPOSAL TO THE OWNER. NO ADJUSTMENTS WILL BE MADE TO ANY CONTRACTOR FOR THEIR FAILURE TO EXAMINE AND UNDERSTAND THE CONDITIONS WHICH

CLEAN UP AND TRASH REMOVAL:

EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE TO CLEANUP ALL DEBRIS CAUSED BY THEIR OWN WORK ON A DAILY AND ON-GOING BASIS. THE GENERAL CONTRACTOR MAY DELEGATE CLEANUP AS HE SO CHOOSES AMONG THE CONTRACTORS, IF NECESSARY. ALL DEBRIS WILL BE REMOVED AND PROPERLY DISPOSED AS REQUIRED BY LOCAL ORDINANCE AND TO KEEP THE SITE AND AREA CLEAN, ORDERLY AND SAFE. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND/OR RETURNING ANY MATERIAL NOT USED AS PART OF THE PROJECT.

LABOR AND MATERIALS:

ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL ITEMS (INCLUDING TAXES AND FEES) REQUIRED TO PERFORM EACH TRADE'S PORTION OF THE WORK (THE COMPLETED PROJECT) SHALL BE INCLUDED IN EACH TRADE CONTRACTOR'S BID PROPOSAL TO THE GENERAL CONTRACTOR AND HIS BID PROPOSAL TO THE OWNER.

Proposed New Residence for:

SHEET INDEX
e Sheet, Code Data & Project General Note
or Plan, Loft Plan, Foundation Plan & Note

Exterior Elevations, Building Section A-A

FOUNDATION NOTES

SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS MAX. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

CONCRETE SPECIFICATION:

3,000 PSI CURED 28 DAY MIX

4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

CONCRETE REINFORCING:

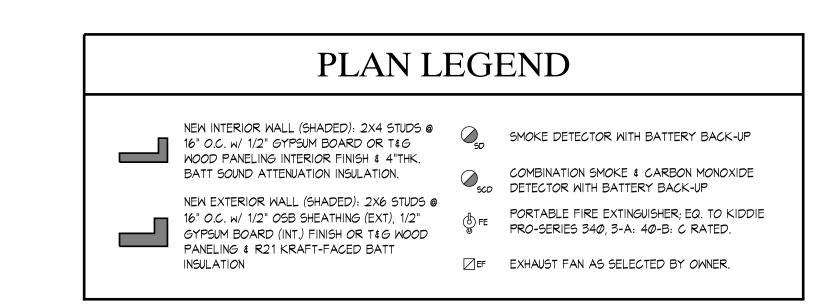
REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

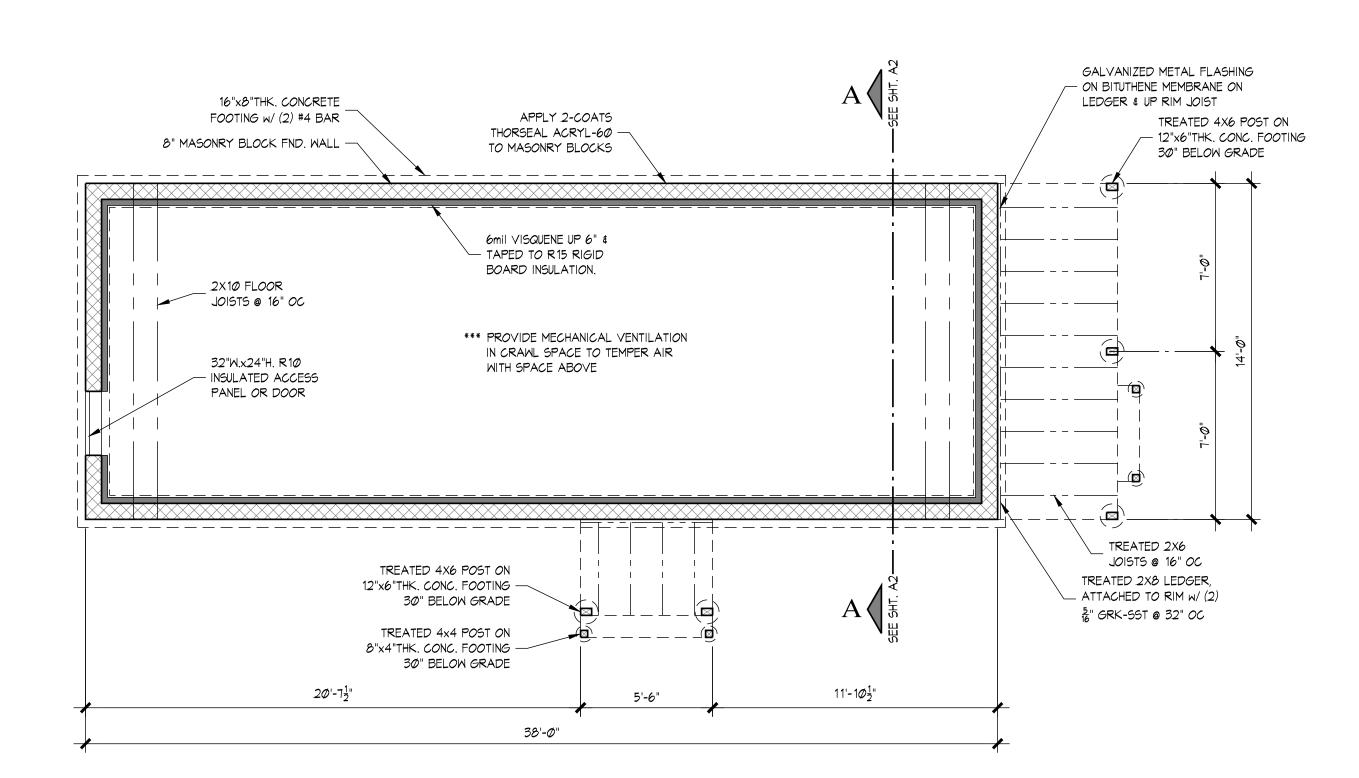
REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

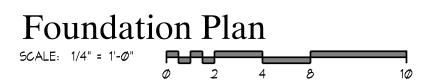
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

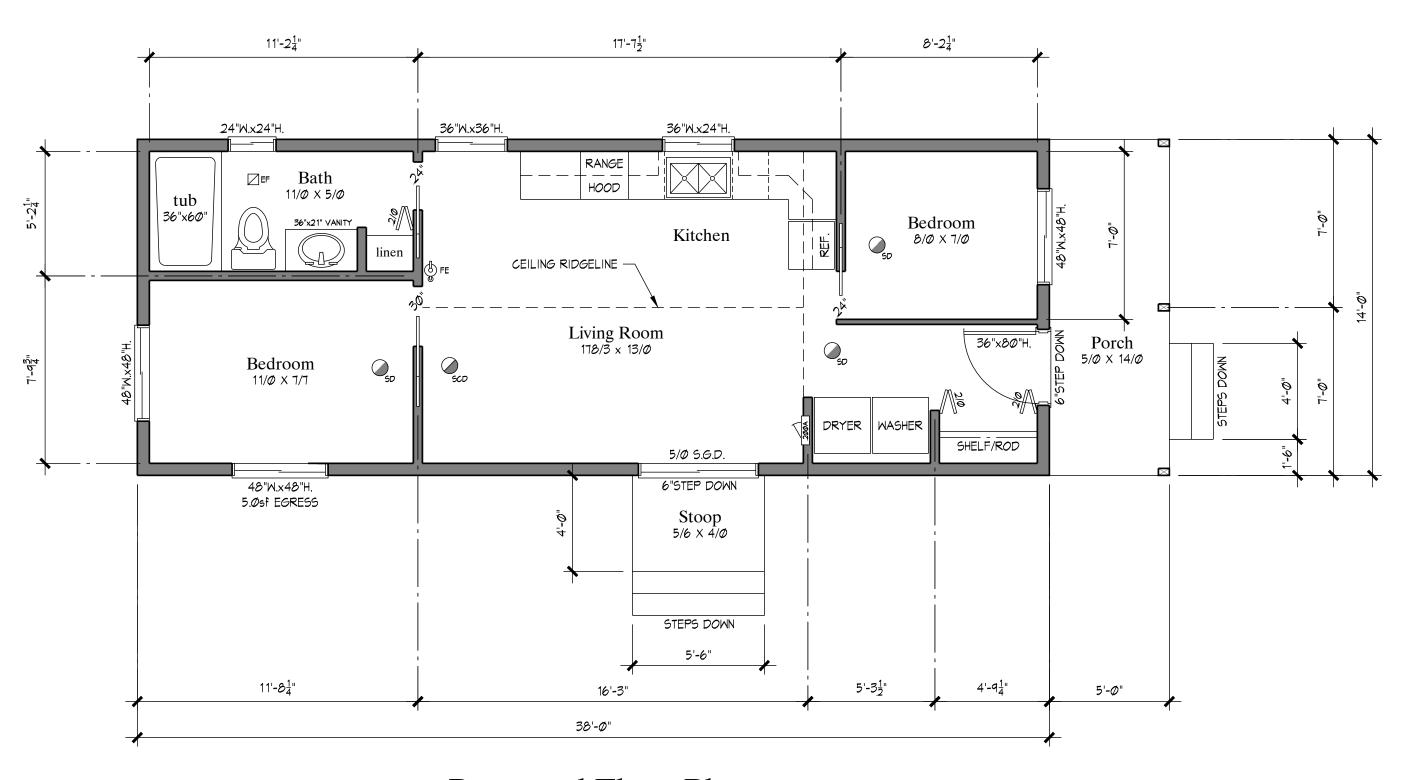
Loft Loft OPEN TO BELOW 1Ø/4 X 13/Ø 13/4 X 13/Ø 11'-1ؽ" 15'-10<sup>1</sup>2" 14'-3" 43'-Ø"

> Loft Plan SCALE: 1/4" = 1'-Ø" 0 2 4 8









### FRAMING & STRUCTURAL NOTES

### **WOOD FRAMING:**

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES OR RAFTERS TO SOLID

### WALL BRACING NOTES:

- 1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.
- 2. INSTALL 1/2" (MIN.) GYPSUM BOARD OR T&G WOOD PANELING ON INTERIOR FACE OF ALL BRACED WALL LINES.
- 3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.
- A. METHOD CS-WSP: CONTINUOUS 1/2" OSB WALL SHEATHING ATTACHED WITH &D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.
- B. METHOD INT-WSP: INTERMEDIATE 1/2" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE
- C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 1/2" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD \$ 6" OC EDGES, UNLESS OTHERWISE NOTED.
- 4. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.
- 5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

### ROOF LOAD INFO:

BASIC WIND SPEED: 90 MPH WIND EXPOSURE: C SEISMIC DESIGN CATEGORY: A SITE CLASS: D

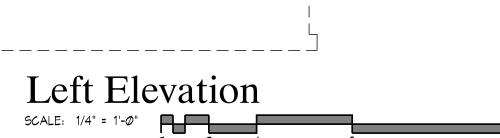
ROOF LOADS: 50 PSF (GROUND SNOW) 20 PSF (LIVE)

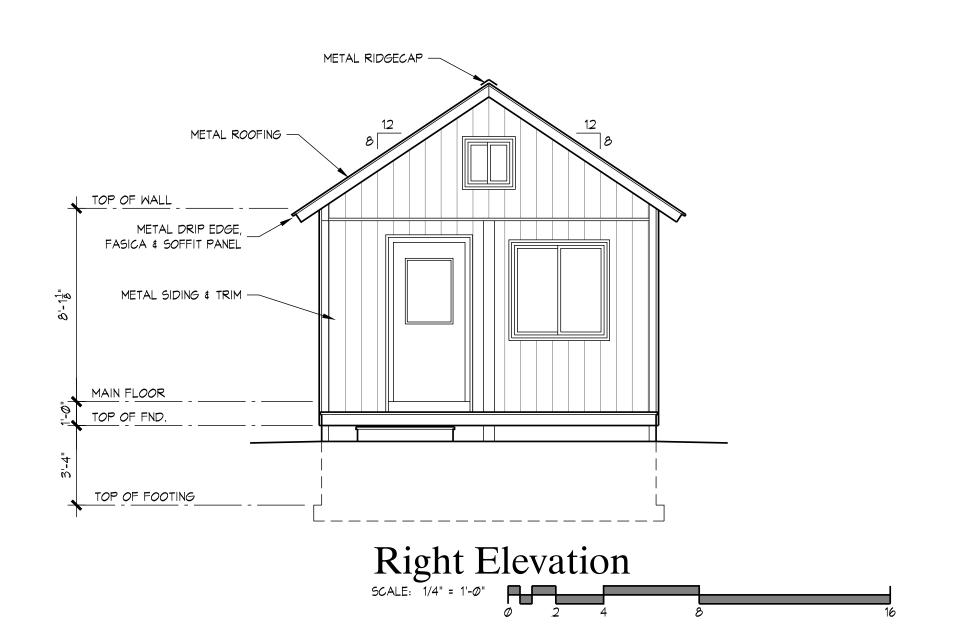
### SNOW LOAD FACTORS: Ø.9: EXPOSURE

10 PSF (STRUCT, MIN)

- 1.Ø: IMPORTANCE 1.1: THERMAL
- 1.0: ROOF SURFACE
- FLOOR LOAD:

40 PSF (LIVE) 1Ø PSF (DEAD)





METAL RIDGECAP -

METAL ROOFING -

TOP OF WALL

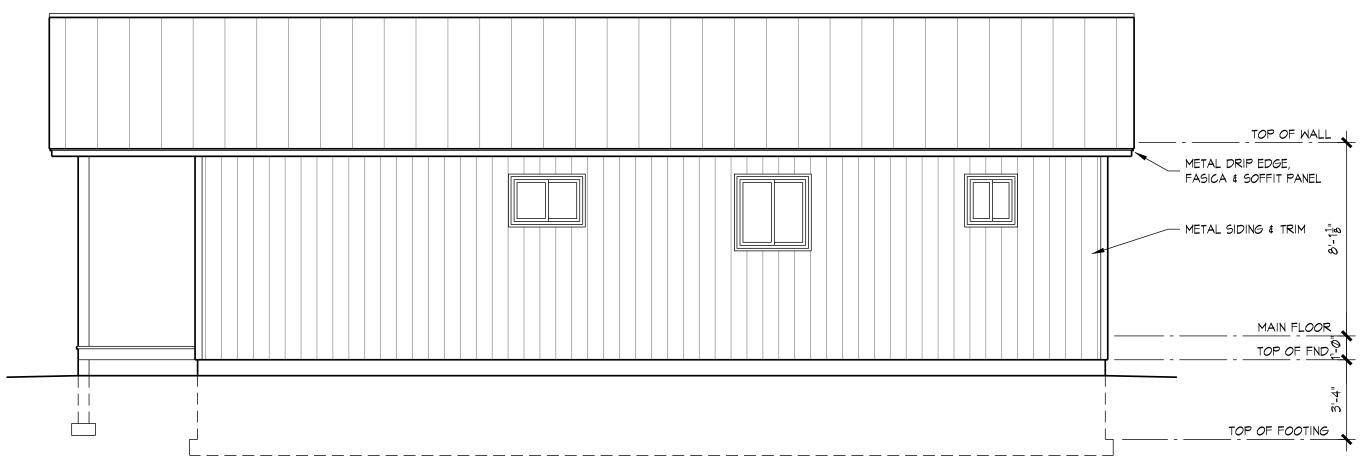
MAIN FLOOR

TOP OF FOOTING

METAL DRIP EDGE,

METAL SIDING & TRIM —

FASICA & SOFFIT PANEL





Rear Elevation

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

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2

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Front Elevation

**ARCHITECTURE** 

& MANAGEMENT, LLC

GAYLORD, MICHIGAN

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866.845.6317 fax

www.trintyacme.com

## CODE DATA

APPLICABLE CODE(S): 2015 MICHIGAN RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE CONSTRUCTION TYPE "5B" UNPROTECTED NON-SPRINKLED BUILDING

### **GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, RULES AND REGULATIONS AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, THE BUILDING CODE OFFICIAL.

2. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ANY CHANGES TO THESE DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

3. ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WILL BE BY LICENSED TRADES. ALL TRADES ARE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AND THE WORK OF OTHER TRADES.

4. EACH BEDROOM TO HAVE AT LEAST ONE WINDOW WITH MINIMUM OPENING OF 5.7 SF, MINIMUM WIDTH OF 20 INCHES AND A MIN. HEIGHT OF 24 INCHES AND SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

5. ALL WINDOWS WITHIN 18 INCHES OF THE FLOOR AND/OR WITHIN 24 INCHES OF ANY DOOR (REGARDLESS OF PLANE) ARE TO HAVE TEMPERED GLAZING.

6. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

7. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS.

8. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY DEVICE IS ACTIVATED ALL DEVICES WILL ACTIVATE.

9. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN & BACK-DRAFT DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.

10. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF FOUR AIR EXCHANGES PER HOUR.

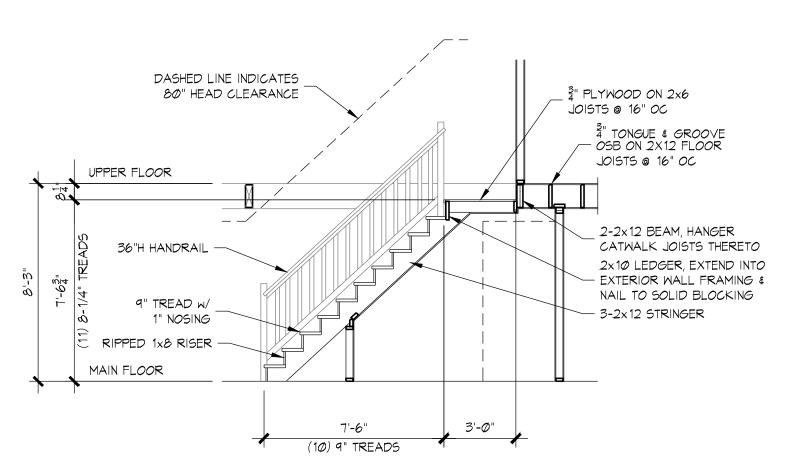
11. ALL ATTIC & KNEE WALL SPACES THAT EXCEED 30 SF & HAVE A HEIGHT OF 30 INCHES OR MORE SHALL RECEIVE AN ACCESS PANEL OF

12. PROVIDE 32"W.x24"H. INSULATED (R1Ø) ACCESS PANEL TO CRAWL SPACE THROUGH FOUNDATION WALL.

13. ALL BEARING POINTS ARE CONTINUOUS UNDER BEAMS EXTENDING TO FOUNDATION BELOW.

14. ICE AND WATER GUARD SHALL EXTEND FROM THE EAVE DRIP EDGE TO A POINT 24 INCHES, MEASURED HORIZONTALLY, FROM THE INTERIOR FACE OF THE EXTERIOR WALL.

15. APPROVED FLASHING SHALL BE PROVIDED WHERE EXTERIOR PORCHES AND DECKS ATTACH TO WOOD-FRAMED STRUCTURES.



Section thru Stair SCALE: 1/4" = 1'-Ø"

# PLAN LEGEND

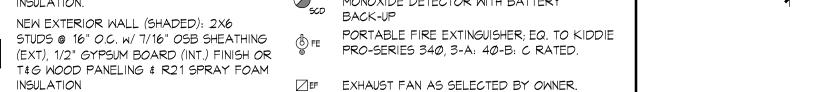


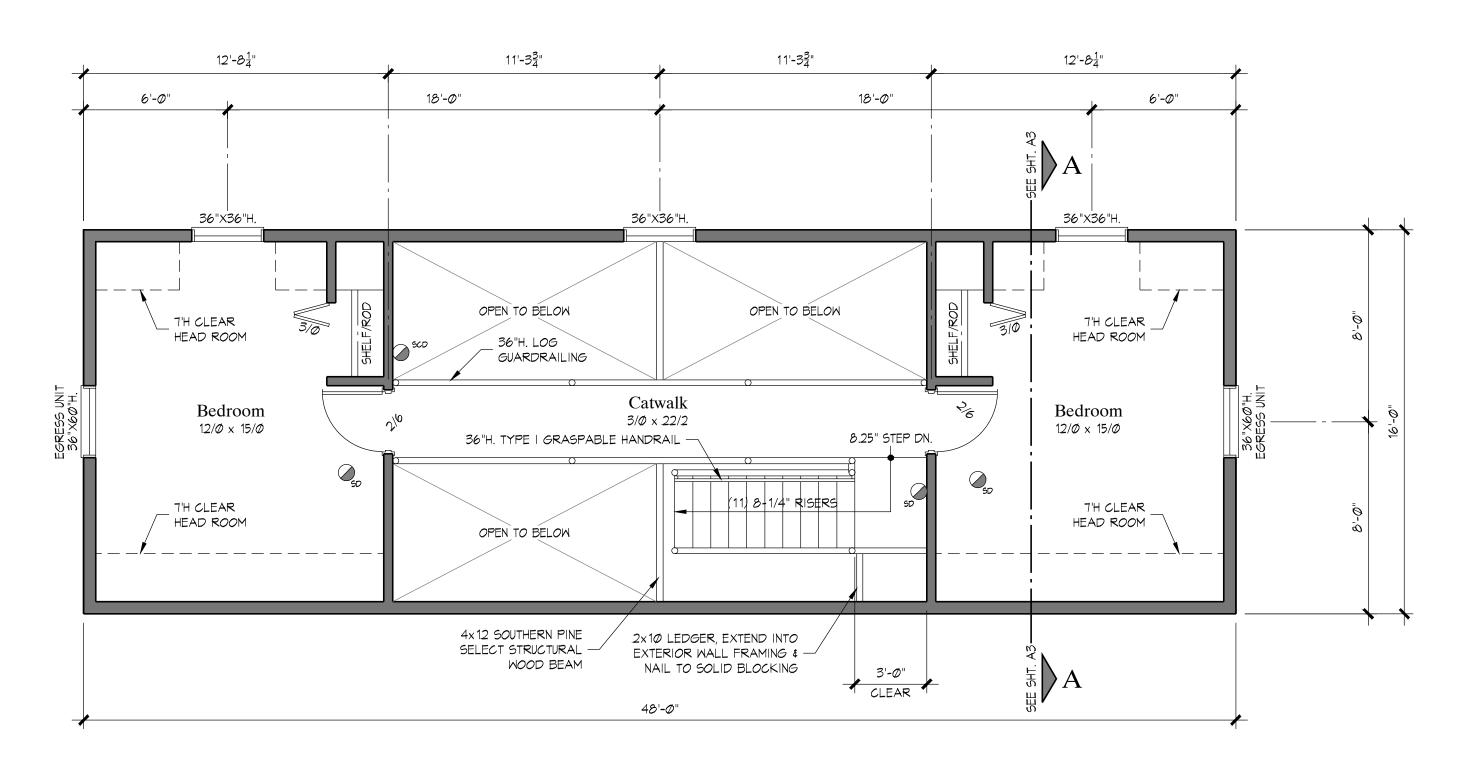
NEW INTERIOR WALL (SHADED): 2X4 STUDS @ 16" O.C. w/ 1/2" GYPSUM BOARD OR T&G WOOD PANELING INTERIOR FINISH \$ 4"THK. BATT SOUND ATTENUATION INSULATION.

NEW EXTERIOR WALL (SHADED): 2X6 (EXT), 1/2" GYPSUM BOARD (INT.) FINISH OR T&G WOOD PANELING & R21 SPRAY FOAM INSULATION

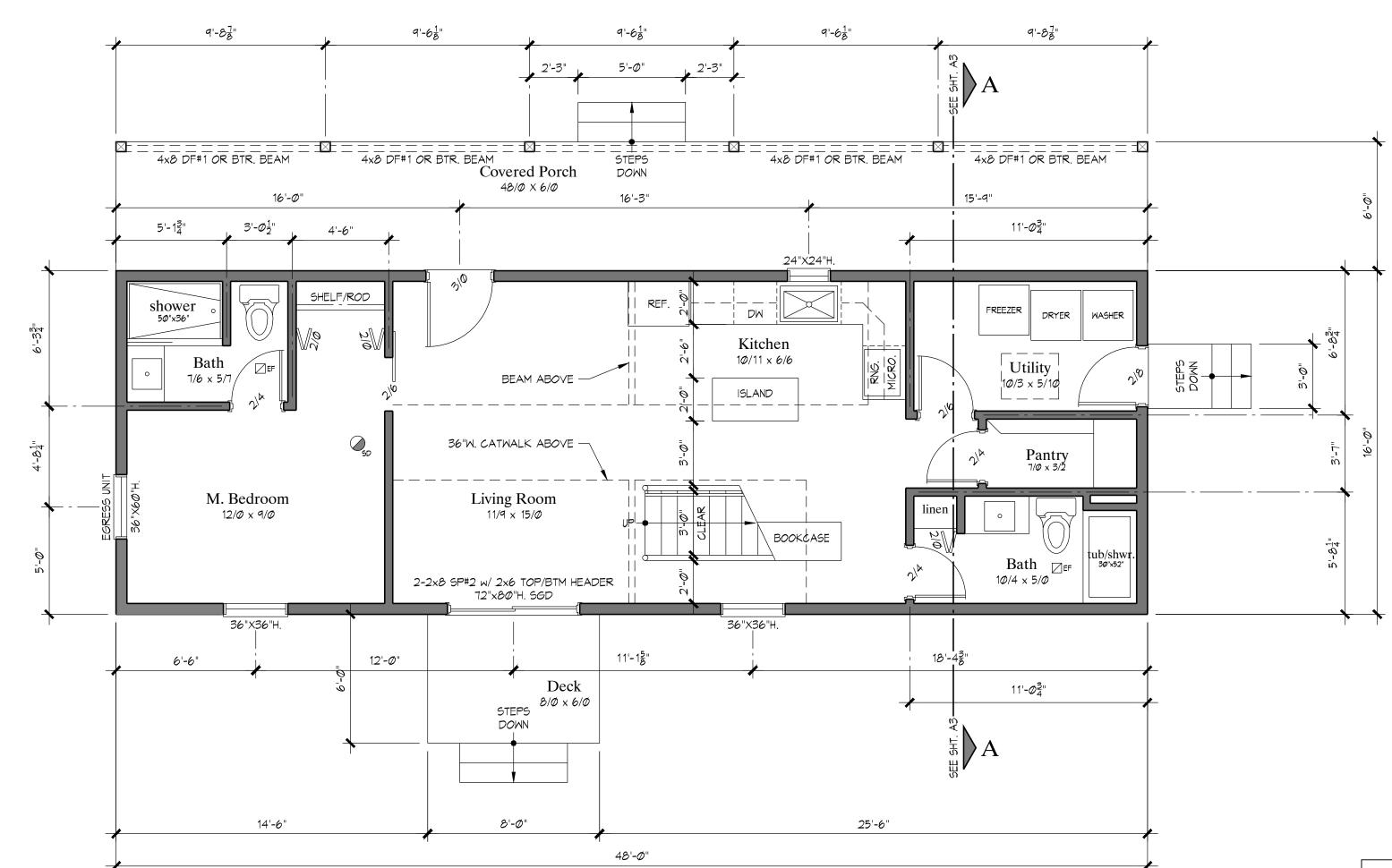
☐FF EXHAUST FAN AS SELECTED BY OWNER.

SMOKE DETECTOR WITH BATTERY BACK-UP COMBINATION SMOKE & CARBON
MONOXIDE DETECTOR WITH BATTERY





# Upper Floor Plan - 484 sf

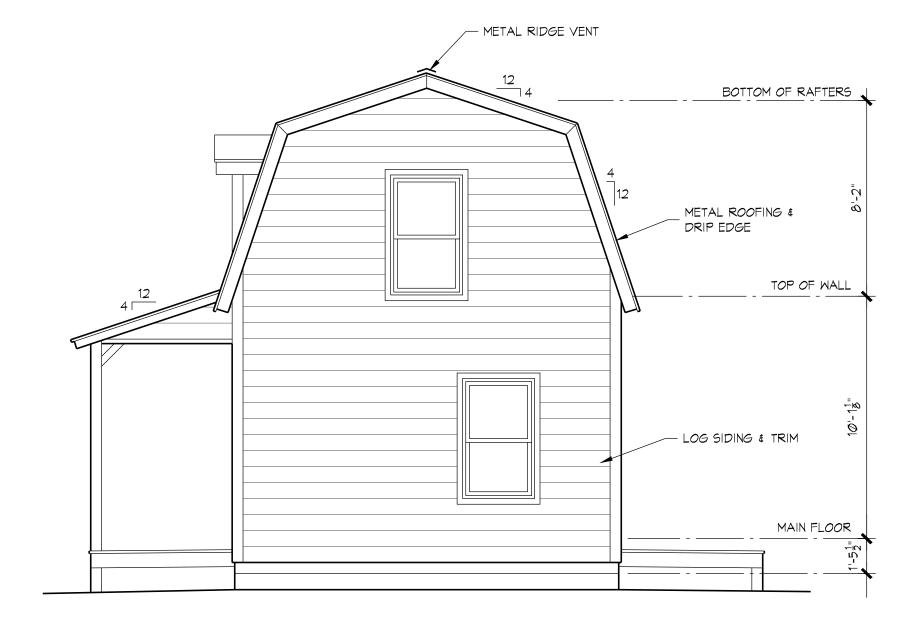


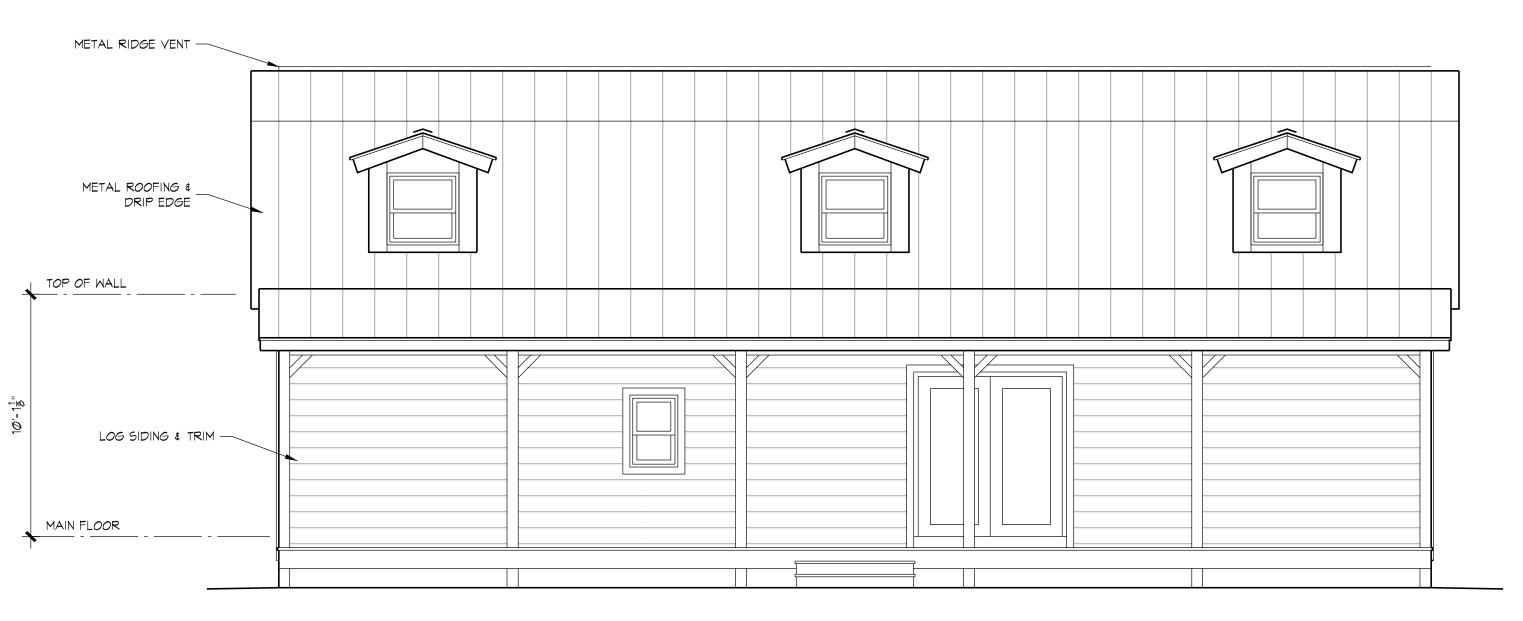
Main Floor Plan - 768 sf

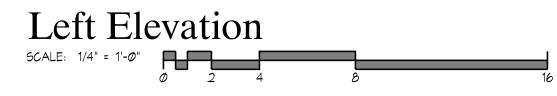
TAD C. LATUSZEK \*=

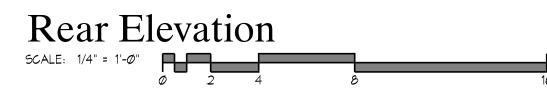
ARCHITECT



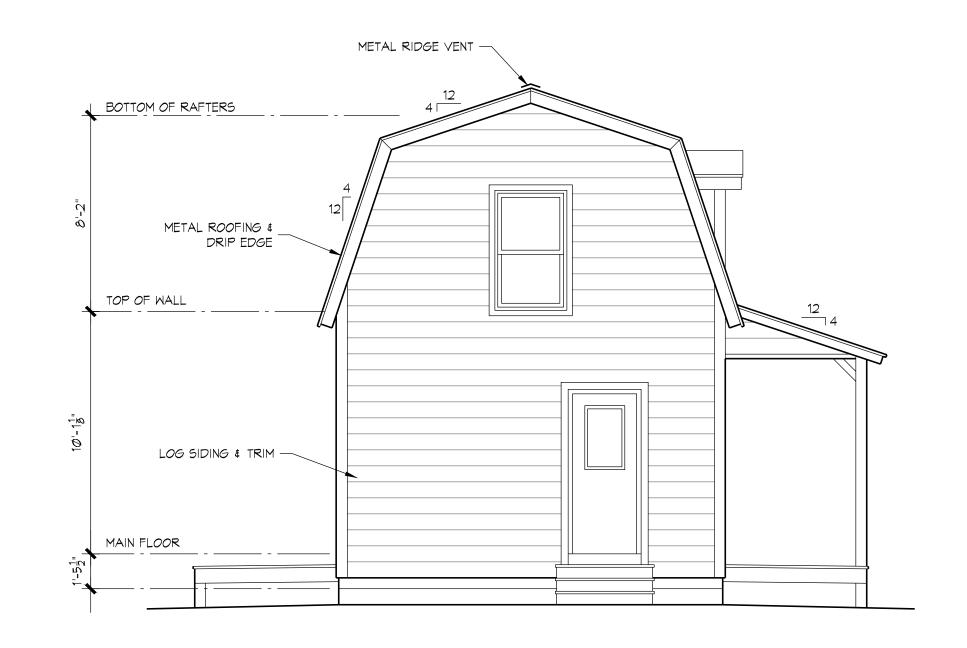












Front Elevation

Right Elevation

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

Q

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4

WOOD STRUCTURE IS DESIGNED UNDER THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LUMBER SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED. USE PRESSURE TREATED FOR SILL PLATES AND WHEN IN DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH, AND AS REQUIRED BY CODE.

HEADERS ARE (2) 2x6 SP#2 OR BETTER UNLESS NOTED

WOOD ROOF TRUSSES ARE DESIGNED TO ACCOMMODATE ALL ANTICIPATED LOADS INCLUDING UNBALANCED SNOW, BASIC SNOW, WIND AND STRUCTURE.

ALL BOLTS AND FASTENERS SHALL BE OF AN APPOVED TYPE FOR THE SPECIFIC INSTALLATION. USE TRUSS CLIPS & TIES TO ATTACH TRUSSES TO SOLID FRAMING.

### TRUSS BRACING:

CONTRACTOR TO INSTALL BOTH TEMPORARY & PERMANENT LATERAL AND DIAGONAL ROOF TRUSS BRACING IN ACCORDANCE WITH CURRENT ADDITION OF BCSI-B1, AND AS REQUIRED BY THE TRUSS ENGINEER.

INSTALL PERMANENT BOTTOM CHORD LATERAL BRACING @ 10'-0" O.C. (MAX.).

INSTALL PERMANENT DIAGONAL BOTTOM CHORD BRACING @ GABLE ENDS TO BUILDING CORNERS IN CHEVRON PAIRS AND @ 15' O.C. (MAX.)

TRUSS LOAD INFO:

SITE CLASS: D

ROOF LOADS: BASIC WIND SPEED: 90 MPH 20 PSF (LIVE) WIND EXPOSURE: B 10 PSF (STRUCT, MIN) SEISMIC DESIGN CATEGORY: A 10 PSF (EQPM)

WALL BRACING NOTES:

1. ALL EXTERIOR WALLS ARE A BRACED WALL LINE.

2. INSTALL 1/2" (MIN.) GYPSUM BOARD ON INTERIOR FACE OF ALL BRACED WALL LINES.

3. BRACED WALL PANELS SHALL EXTEND FROM THE BOTTOM OF THE WALL SILL TO THE TOP OF THE WALL TOP PLATE. WALL BRACING METHODS SHALL BE IN ACCORDANCE WITH CODE WITH ONE OF THE FOLLOWING METHODS.

A. METHOD CS-WSP: CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

B. METHOD INT-WSP: INTERMEDIATE 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

C. METHOD CR-WSP: 24" INCH CORNER RETURN W/ CONTINUOUS 7/16" OSB WALL SHEATHING ATTACHED WITH 8D COMMON NAILS @ 12" OC FIELD & 6" OC EDGES, UNLESS OTHERWISE NOTED.

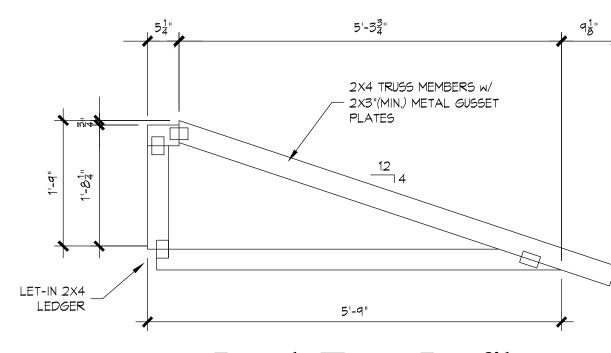
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5. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

FLOOR LOADS:

10 PSF (GROUND SNOW) 30 PSF - SLEEPING ROOMS 40 PSF - ALL OTHER HABITABLE ROOMS 40 PSF - COVERED PORCHES

12"x9"H. METAL - METAL RIDGECAP GUSSET PLATE BOTTOM OF RAFTERS METAL ROOFING ON CONDESATION -BARRIER 1/2" OSB w/ PLY-CLIPS ON 2x12 -- 80 H CLEAR HEAD ROOM RAFTERS @ 24" OC R49 SPF 2X12 TOP PLATE INSULATION -3/4" TONGUE & GROOVE TOP OF WALL - 05B ON 2X12 FLOOR JOISTS @ 16" 0C DRIP EDGE FASCIA \$ SOFFIT PANEL BY MFR. 6'-Ø" LOG SIDING & TYVEK ON 1/2" GYPSUM BOARD OR 16" OSB & STUDS @ 16" OC T&G PANELING FINISH - R21 SPF INSULATION 3/4" TONGUE & GROOVE TREATED 2X10 PLATE ON GASKET w/ 1/2"¢x1Ø"LG. HOOKED BOLTS @ ─ - 05B ON 2X12 FLOOR 48" OC, COUNTERSINK FLUSH JOISTS @ 16" OC MAIN FLOOR COVER ICF W/ PROTECTIVE FINISH TOP OF FND. - R21 SPF INSULATION 6" ICF WALL W/ #4 VERT. -MENT BOARD 15-MIN. THERMAL BARRIER BAR @ 48" OC \$ (1) EVERY OTHER COURSE HA"THKH CONCRETE SLAB ON! 20"×10"THK. CONCRETE FOOTING W/ (2) #4 BAR 6-MILL VISQUENE ON 6" COMPACTED SAND BASE \* WATERPROOF FOUNDATION PER 16'-Ø" 6'-Ø" CODE & ICF MANUFACTURER



# Porch Truss Profile

SCALE: 3/4" = 1'-Ø"

WOOD ROOF TRUSSES SHALL BE ENGINEERED BY A MICHIGAN LICENSED PROFESSIONAL ENGINEER & PROVIDE SEALED TRUSS DRAWINGS FOR THE

### FOUNDATION NOTES

SITEWORK & EXCAVATION:

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR FINISH GRADE. SUB-SOIL MATERIAL SHALL BE SEPARATELY STOCKPILED. A RUNOFF CONTROL PLAN SHALL BE DEVELOPED AND UTILIZED DURING CONSTRUCTION TO ENSURE SITE MATERIAL REMAINS IN STOCKPILE AREAS. THIS WILL INVOLVE THE USE OF FILTER FABRIC FENCING AND POSSIBLY RETENTION DITCHING AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.

FOOTINGS SHALL BEAR ON FIRM NATURAL SUB-SOILS COMPACTED IN 8" LIFTS MAX. SLAB-ON-GRADE CONCRETE FLOORS SHALL BEAR ON MINIMUM 6" COMPACTED SAND. UPON CONSTRUCTION OF THE FOUNDATION THE EXCAVATION WITHIN THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN SAND COMPACTED IN 12" HIGH LIFTS. THE EXCAVATION OUTSIDE THE BUILDING FOOTPRINT SHALL BE BACKFILLED WITH CLEAN NATURAL SOILS FOUND ON-SITE OR SAND AND COMPACTED IN 12" HIGH LIFTS TO WITHIN 6" OF FINISH GRADE. TOPSOIL AND FLOWER BEDS SHALL BE MINIMUM 6" INCHES THICK COMPACTED. SUBSOIL UNDER WALKS SHALL BE WELL DRAINING SAND OR GRAVEL COMPACTED TO A THICKNESS OF 6" INCHES. SUBSOIL UNDER PAVED PARKING AREA SHALL BE WELL DRAINING GRAVEL COMPACTED TO A THICKNESS OF 8" INCHES.

CONCRETE & MASONRY:

CONCRETE SHALL BE SOLID AND OF GOOD QUALITY FREE OF DEFECTS, HONEY-COMB, CRACKS, VOIDS AND IMPERFECTIONS.

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4-6% AIR-ENTRAINMENT

WATER/CEMENT RATIO OF .35 TO .44 (MAX.) MAX. FLY ASH OF 20% CEMENT CONTENT.

4" TO 6" SLUMP.

CONCRETE REINFORCING:

REINFORCING BAR (REBAR) SHALL BE HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 CODE.

REINFORCING STEEL SHALL BE PLACED WITH PROTECTIVE CONCRETE COVER AS FOLLOWS:

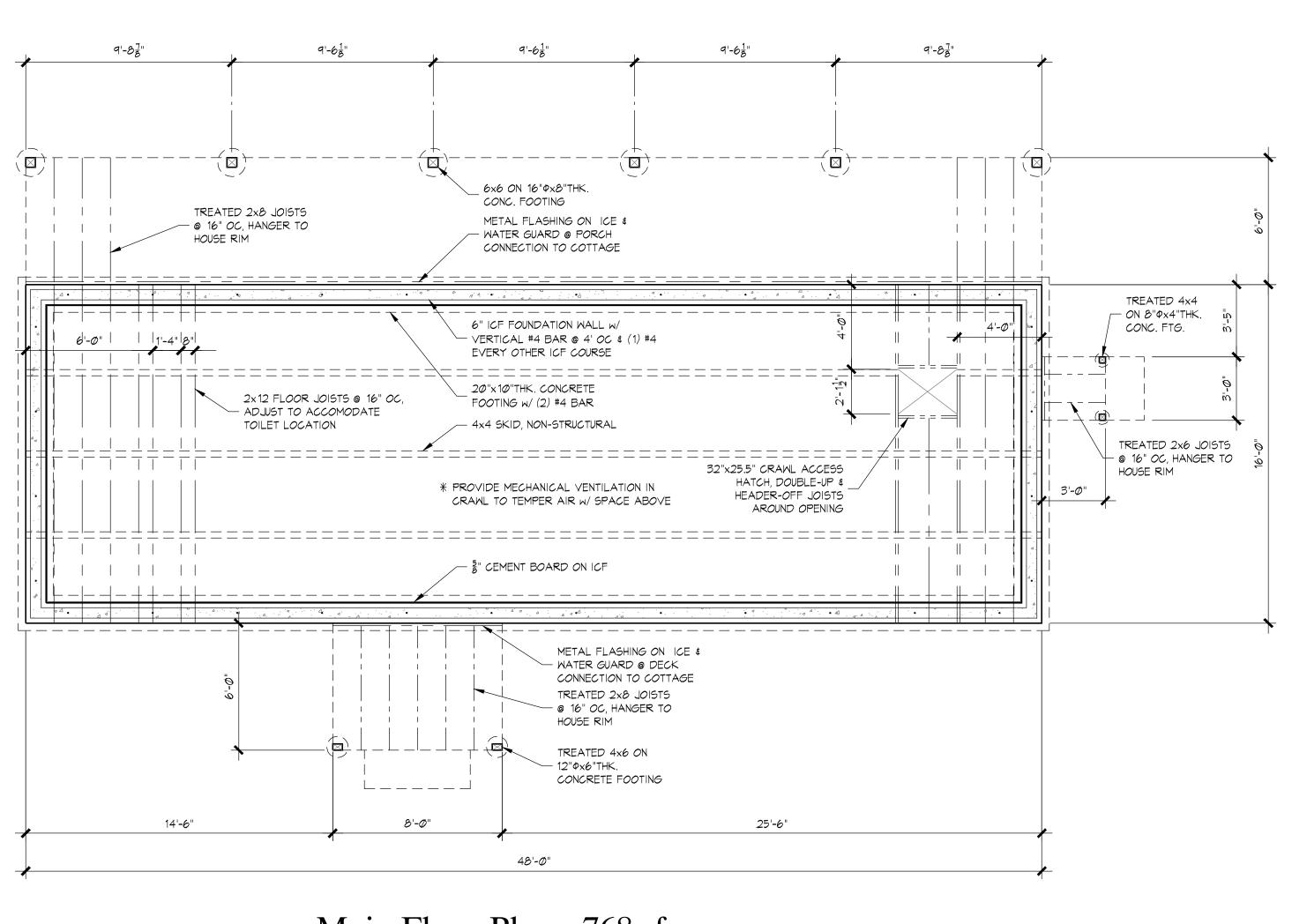
3" CONCRETE PLACED AGAINST EARTH 2" ALL OTHER CONCRETE

CONCRETE SLABS ON GRADE:

PLACE SLABS TO THE THICKNESSES SHOWN ON THE PLANS. PITCH EXTERIOR SLABS AS REQUIRED TO DRAIN WITHOUT REDUCING SLAB THICKNESS.

PLACE REINFORCING BAR PRIOR TO POURING CONCRETE, USE SUPPORT CHAIRS IF NECESSARY FOR INSPECTION. DO NOT DISTURB REINFORCING DURING POUR.

PLACE RIGID INSULATION AND/OR VAPOR BARRIER ON COMPACTED SAND.



1/2" OSB w/ CLIPS ON 2X4

TRUSSES w/ 2X3"(MIN.) METAL

GUSSET PLATES, SEE PROFILE

TYPICAL

SCREW TRUSSES TO BEAM,

4x8 DOUGLAS FIR #1 OR

METAL FLASHING ON ICE & - TO

BETTER WOOD BEAM

- WATER GUARD @ DECK

DECKING ON TREATED

2X8 JOISTS @ 16" OC

- 2×10 RIM LET INTO 6×6

6×6 ON 16"Φ×8"THK.

WITH BUILDING DEPT.

BTM. OF PORCH FTG.

BOTTOM OF FOOTING BELOW

- LOCAL FROST LINE, VERIFY

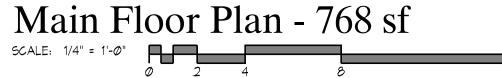
CONC. FOOTING

CONNECTION TO COTTAGE

TOP OF PORCH BEAM

TOP OF FND.

- LEDGER & TOP PLATE,



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