

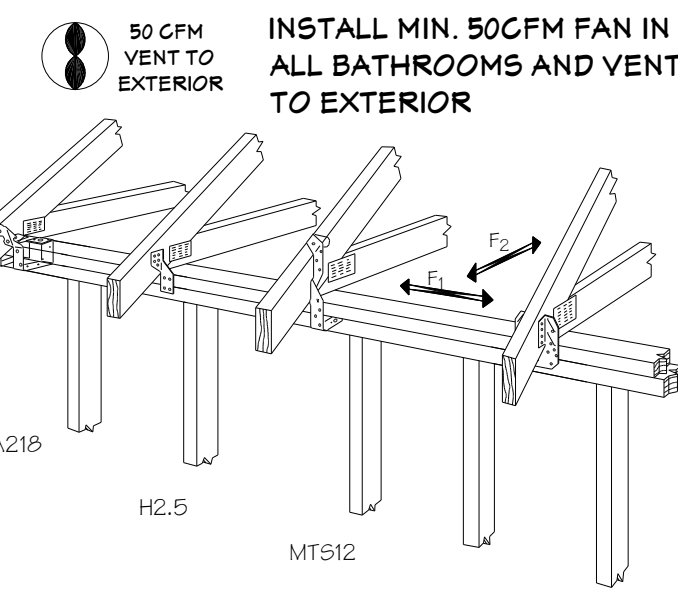
SEC. R806 ROOF VENTILATION:	TRUSS NOTES:
ATTIC VENTILATION: 1 TO 150 SQ. FT. OF THE AREA VENTILATED OR 1 TO 300 PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE VENTS.	1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
PROVIDE 1" MIN. AIR GAP AT EAVES WITH STYROFOAM INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.	2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
INSTALL (TYP.) 4" CAN ROOF VENTS AND SOFFIT VENTING TO PROVIDE VENTILATION AS DESCRIBED ABOVE.	3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
(USE OF GABLE VENTS ARE NOT RECOMMENDED W/ RIDGE VENTING).	4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
	5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
	6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
	7. ALL ROOF FRAMING (AS PER PRINTS)
	8. ALL ROOF PITCHES (AS PER PRINTS)
	9. VAULTED CEILING AS NOTED ON PRINTS
	10. TRUSSES MANUFACTURED BY (T.B.D.)
	11. ALL OVERHANGS AS PER PRINTS

SEC. R310 EMERGENCY ESCAPE
BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENING FOR EMERGENCY ESCAPE AND RESCUE. THE OPENINGS SHALL HAVE A MAX. SILL HGT. OF NOT MORE THAN 44" ABOVE THE FLOOR. A MINIMUM NET CLEAR OPENING OF 5.7 S.F. WITH THE EXCEPTION OF GRADE LEVEL SHALL HAVE A MINIMUM OF 5 S.F. A MIN. HGT. OPENING OF 24" AND A MIN. NET CLEAR WIDTH OF 20".

TYPICAL HEADER SIZES ABOVE WINDOW & DOOR OPENINGS

WIDTH OF OPENING	SIZE OF MEMBER (RECOMMENDED)
UP TO BUT NOT MORE THAN 3'	(2) 2 X 4'S #2 GRADE (MIN.)
3' BUT NOT MORE THAN 5'	(2) 2 X 6'S #2 GRADE (MIN.)
5' BUT NOT MORE THAN 7'	(2) 2 X 8'S #2 GRADE (MIN.)
7' BUT NOT MORE THAN 8' 6"	(2) 2 X 10'S #2 GRADE (MIN.)
8'6" BUT NOT MORE THAN 10'	(2) 2 X 12'S #2 GRADE (MIN.)
HEADER SPANS OVER 10'	CALC. LVL BEAMS (AS NOTED ON PLANS.)

PLEASE NOTE: WHERE EXTREME LOAD BEARING REQUIREMENTS ARE TO BE MET OVER HEADER OPENINGS, A CALCULATED LOAD BEARING HEADER MAY BE REQUIRED! THE ABOVE HEADERS SHOULD PERFORM WELL FOR NORMAL RESIDENTIAL CONSTRUCTION.



Simpson Strong-Tie Trusses and Rafter Connections to Wood Top Plates

INSTALL: ONE OF THE ABOVE ROOF TIES TO ALL TRUSSES AND/ OR RAFTERS

TYPICAL NOTES & CODE REQUIREMENTS

NOTE: THE CODE ITEMS LISTED ARE INTENDED TO BE USED AS A GUIDE LINE TO SOME OF THE IMPORTANT DETAILS OF BUILDING SAFETY AND STANDARDS AND NOT AS A COMPLETE LISTING OF ALL POSSIBLE CODE REQUIREMENTS. THESE NOTES SHOULD BE REVIEWED IN THE (CURRENT) MICHIGAN RESIDENTIAL CODE BOOK FOR MORE DETAILED INFORMATION.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEMS CODE:
MECHANICAL SYSTEMS CODE:
PLUMBING SYSTEM CODE:

AS PER CURRENT MICHIGAN RESIDENTIAL CODE

SEC. R408 UNDER FLOOR SPACE
VENTILATION: 1 S.F./1500 S.F. OF UNDER FLOOR AREA PROVIDED WITH APPROVED VAPOR BARRIER. ACCESS OPENING TO BE A MIN. OF 18" X 24"

SEC. E3801 RECEPTACLE OUTLETS
RECEPTACLE OUTLETS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS E3801.2 THROUGH E3801.11
GROUND FAULT RECEPTACLES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION E3802.

SEC. R308 GLAZING HAZARDOUS LOCATIONS
PROVIDE MANF. LABEL ON ALL (TEMPERED) GLAZING IN STORM DOORS, SLIDING DOORS, DOORS AND ENCLOSERS FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITHIN 24" OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.

SEC. R314 STAIRWAYS
STAIRWAYS SHALL NOT BE LESS THAN 36" WIDE, WITH A MAX. RISER HGT. OF 8 1/4" AND A MIN. THREAD DEPTH OF 4" W/ A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" UNLESS THE THREAD WITH IS A MIN. OF 1 1/2". MIN. HEAD ROOM SHALL NOT BE LESS THAN 80".

SEC. R315, 316 HANDRAILS & GUARDS
HANDRAILS SHALL BE A MIN. OF 34" TO MAX. 38" IN HGT. GUARDS 36" HIGH ARE REQUIRED ON ALL PORCHES, BALCONIES, OR RAISED FLOOR SURFACES HIGHER THAN 30" FROM FLOOR OR GRADE. RAILINGS W/ BALUSTER'S OR OPENINGS SHALL BE CONSTRUCTED NOT TO ALLOW PASSAGE OF A SPHERE 4" IN DIA.

SEC. R317 SMOKE ALARMS
PROVIDE SMOKE ALARMS IN ALL SLEEPING (BEDROOM) AREAS, AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS. ALL ALARMS DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM SHALL BE CLEARLY AUDIBLE IN ALL ROOMS.

SEC. R1003 MASONRY FIREPLACE
REFER TO THIS SECTION IN THE 2000 MRC BOOK FOR DESIGN REQUIREMENTS OF MASONRY FIREPLACE AND CHIMNEYS.

SEC. R1004 FACTORY BUILT FIREPLACES
FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER AND TESTED IN ACCORDANCE WITH UL 121.

R807.1 ATTIC ACCESS
PROVIDE MIN. ROUGH OPENING ACCESS OF 22" X 30" TO ATTIC AREA THAT EXCEEDS 30 S.F. AND HAVE A VERTICAL HGT. OF 30" OR GREATER.

SCOPE OF WORK:

REAR ADDITION AS PER PLANS

RIGHT ADDITION GARAGE W/ MASTER SUITE ABOVE

KITCHEN REVISIONS



REAR PERSPECTIVE VIEW



FRONT PERSPECTIVE VIEW

GENERAL NOTES (ALL ITEMS MAY NOT APPLY)

1. PRIOR TO BEGINING CONSTRUCTION OBTAIN ALL NECESSARY PERMITS; ALL MATERIALS & WORKMANSHIP TO COMPLY WITH STATE AND LOCAL BUILDING CODES.
2. CONTRACTOR TO VERIFY STRUCTURAL DESIGN WITH LOCAL BUILDING INSPECTOR AND ALL MEASUREMENTS ON JOB SITE. IT IS RECOMMENDED THAT ALL FLOOR LOADS SHALL BE DESIGNED TO CARRY 40#/SF LIVE LOAD FOR EACH FLOOR, 60#/SF L.L. FOR EXTERIOR DECKS AND BALCONIES, 25# / SF FOR ROOF SNOW LOAD, 40 MPH WIND CAPACITY. ANY DISCREPANCIES IN DRAWINGS SHOULD BE CORRECTED.
3. WHERE APPLICABLE, EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE CONSTRUCTION PRACTICE. ALL FOOTINGS MUST EXTEND BELOW LOCAL FROST LINE.
4. WINDOWS MAY BE SIZED AND LABEL ON PLANS AS PER MANF. REFERANCE LABELS IF APPLICABLE! OTHERWISE UNITS ARE SHOWN ON FLOOR PLANS AND ELEVATIONS AS FEET AND INCHES (EXAMPLE 3052 = 30" X 52") CHECK WITH MANUFACTURER SPECS. FOR ROUGH OPENING SIZES. REFER TO ELEVATIONS FOR WINDOW DETAILS.
5. LAYOUT ALL HEATING SYSTEMS &/OR BASEBOARD UNITS WITH QUALIFIED LICENSED HEATING CONTRACTOR.
6. (TYPICAL), FRAME 2 X 4 INTERIOR WALLS 16" O.C. OR 2 X 6 INTERIOR WALLS MAX. 24" O.C., APPLY 1/2" DRYWALL GLUED & SCREWED BOTH SIDES; FOR CEILING & TRUSSES 24" O.C. USE 5/8" DRYWALL BD. (OR AS PER PLANS SPECS.)
7. TYPICAL BRICK CONSTRUCTION, INSTALL BRICK TIES 32" O.C. EVERY 6TH COURSE; W/ MIN. 2" GALV. ROOF NAILS. INSTALL 12" HIGH FLASHING AND WEEP HOLES 24" O.C. DIRECTLY ABOVE 1ST COURSE BRICK.
8. ALL CONSTRUCTION TO USE "STATE OF THE ART" BUILDING PRACTICES, ALL WORKMANSHIP TO BE PERFORMED WITH QUALIFIED SUBCONTRACTORS.
9. ATTACHED GARAGES MUST HAVE 5/8" FIRECORE GYPSUM BD ON FIREWALL TO ROOF LINE; (OR COMPLETE CEILING).
10. VERIFY ALL STRUCTURAL BEARING MEMBERS (LVL BEAMS, ETC.) TO BE SOLID BLOCKED TO ALL SUPPORTS AND BEARING POINTS BELOW.

DISCLAIMER:
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. HOME DESIGNS by G. FOURNIER is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



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DATE:
NOV. 1, 2022

PLAN NO.
22'0503

SHEET
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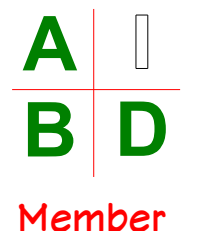
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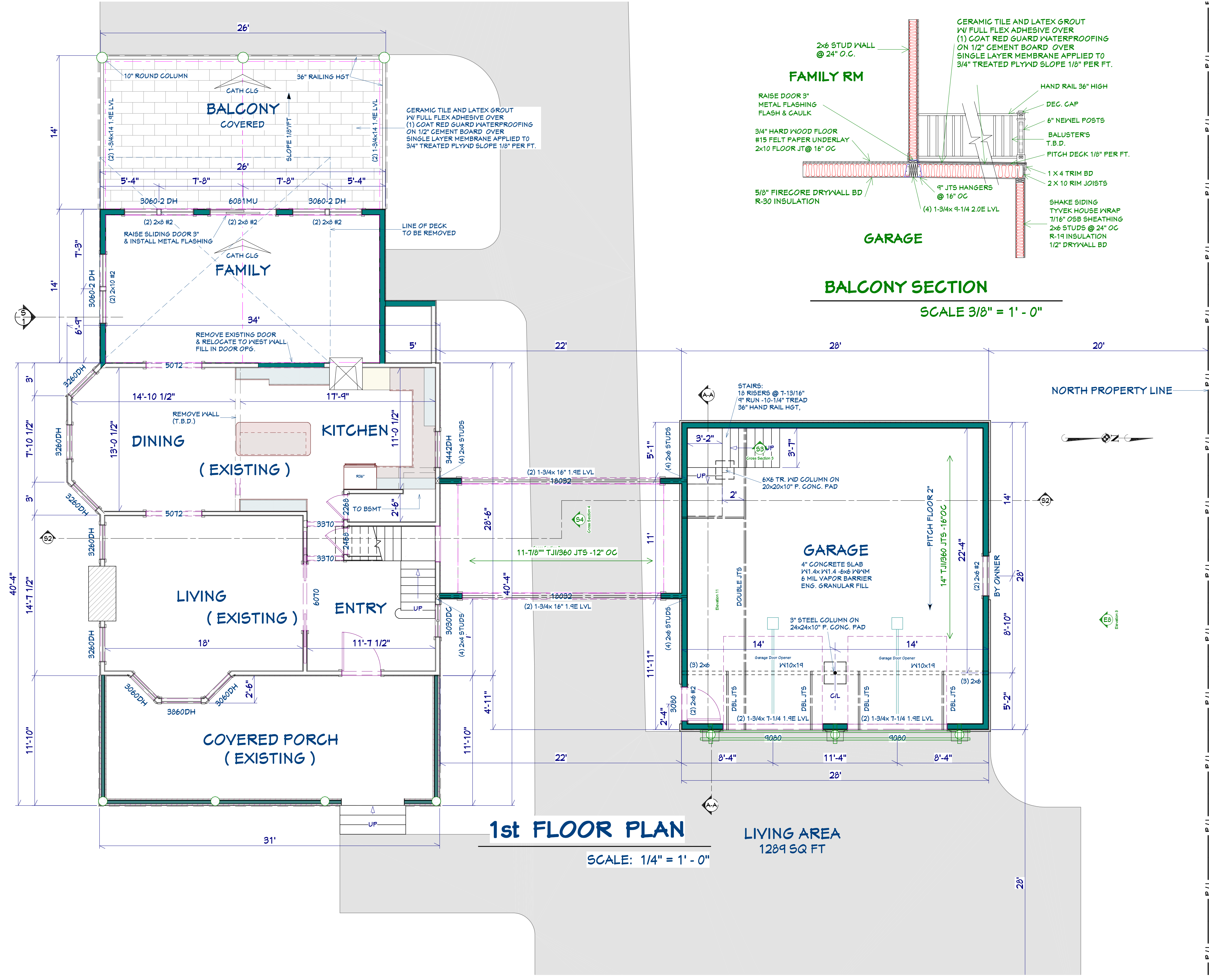
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1st FLOOR PLAN

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

LIVING AREA 1289 SQ FT

BALCONY SECTION

SCALE 3/8" = 1' - 0"



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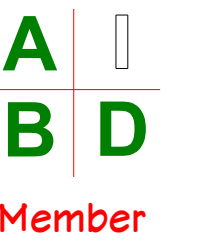
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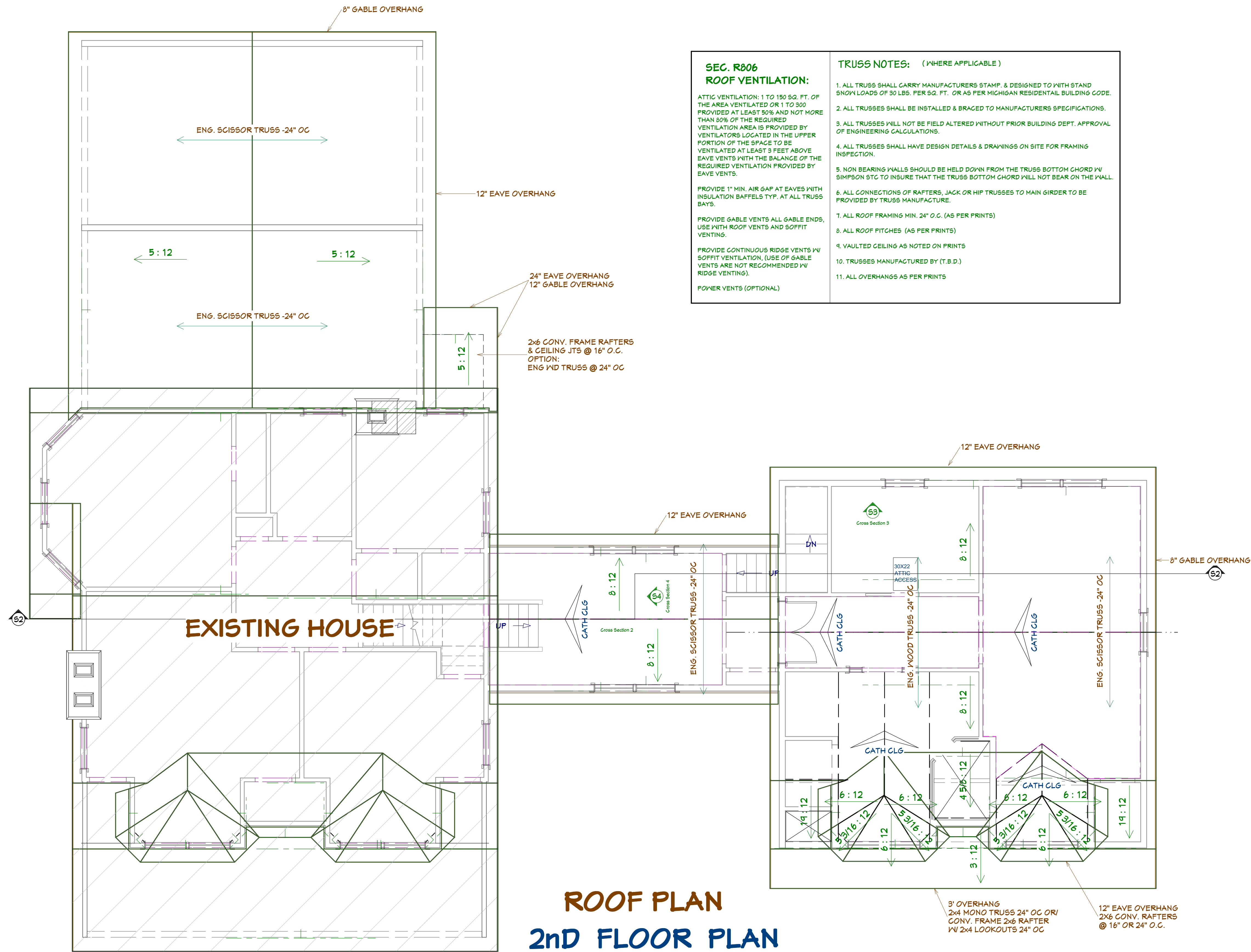
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SEC. R806 ROOF VENTILATION:
ATTIC VENTILATION: 1 TO 150 SQ. FT. OF THE AREA VENTILATED OR 1 TO 300 PROVIDED AT LEAST 50% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE VENTS.
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFELS TYP. AT ALL TRUSS BAYS.
PROVIDE GABLE VENTS ALL GABLE ENDS, USE WITH ROOF VENTS AND SOFFIT VENTING.
PROVIDE CONTINUOUS RIDGE VENTS W/ SOFFIT VENTILATION, (USE OF GABLE VENTS ARE NOT RECOMMENDED W/ RIDGE VENTING).
POWER VENTS (OPTIONAL)

TRUSS NOTES: (WHERE APPLICABLE)
1. ALL TRUSS SHALL CARRY MANUFACTURERS STAMP, & DESIGNED TO WITH STAND SNOW LOADS OF 30 LBS. PER SQ. FT. OR AS PER MICHIGAN RESIDENTIAL BUILDING CODE.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING MIN. 24" O.C. (AS PER PRINTS)
8. ALL ROOF PITCHES (AS PER PRINTS)
9. VAULTED CEILING AS NOTED ON PRINTS
10. TRUSSES MANUFACTURED BY (T.B.D.)
11. ALL OVERHANGS AS PER PRINTS

ROOF PLAN
2nd FLOOR PLAN
SCALE: 1/4" = 1' - 0"



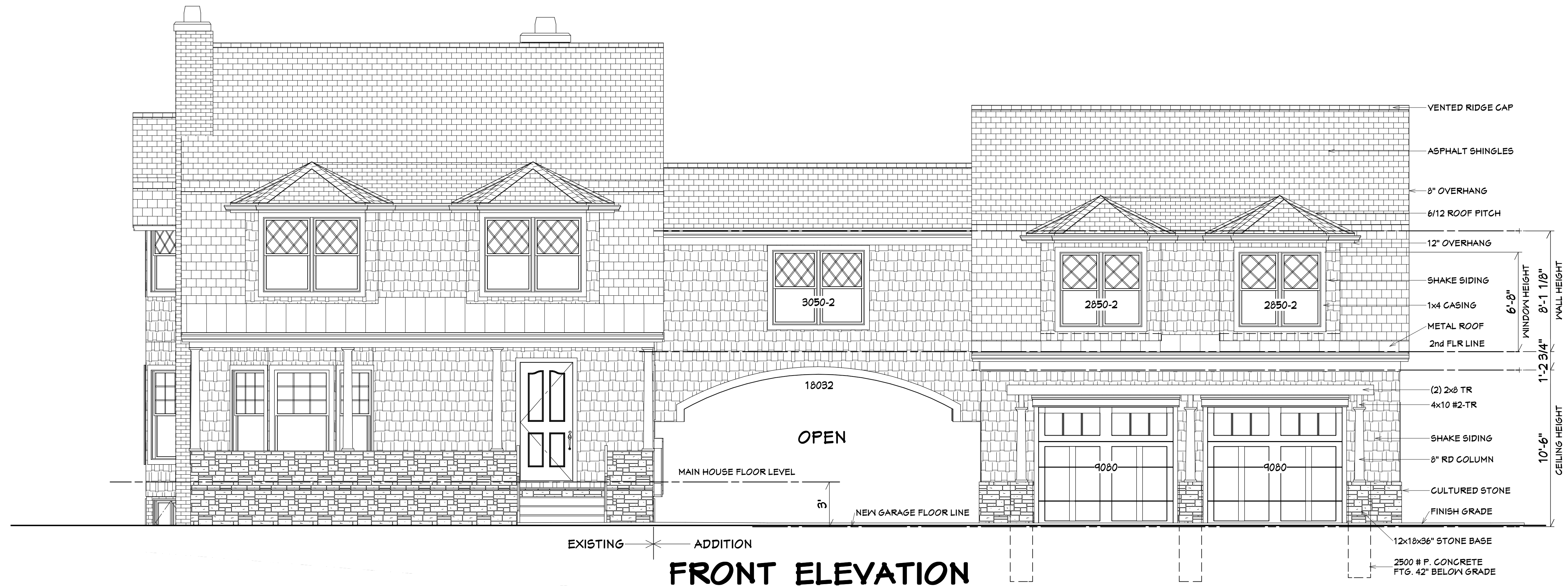
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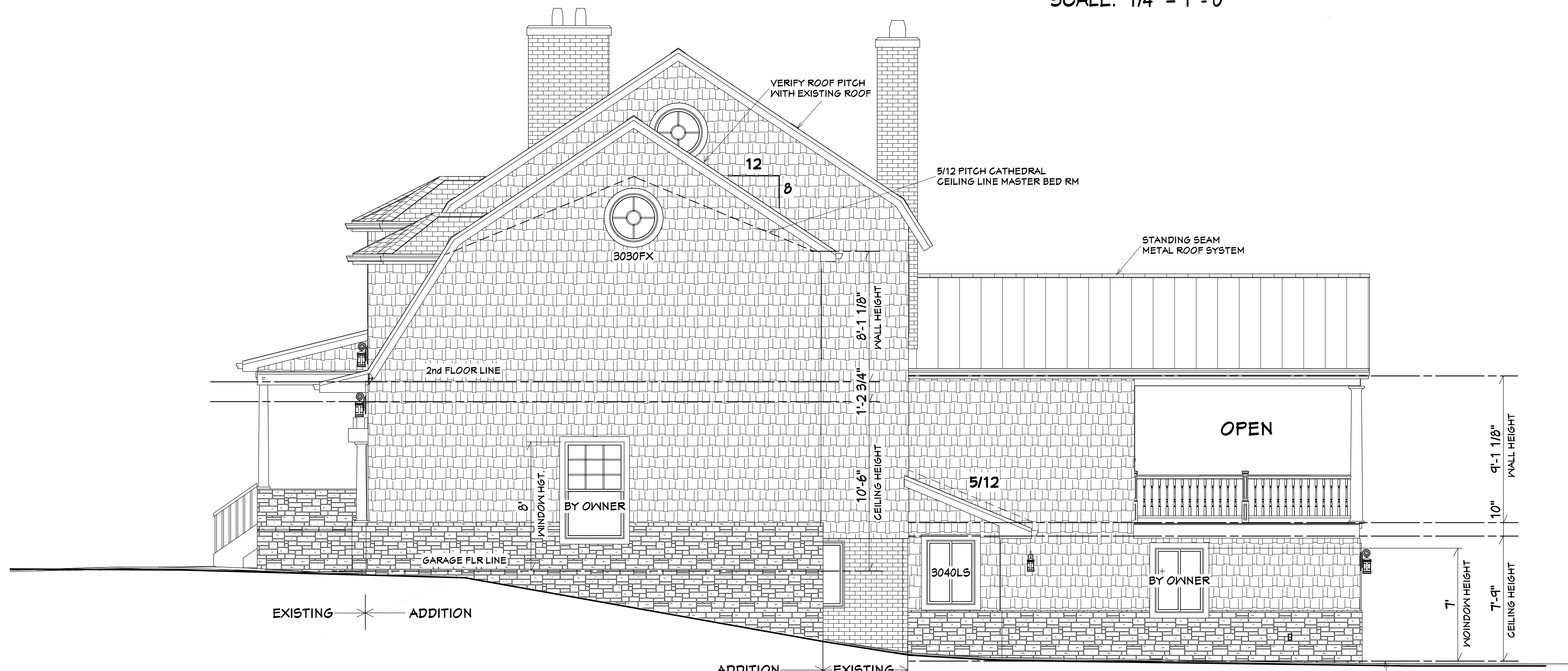
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FRONT ELEVATION

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

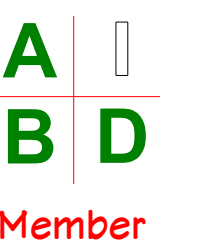


RIGHT SIDE ELEVATION

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

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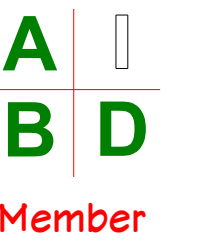
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TYPICAL ELECTRICAL SYMBOLS

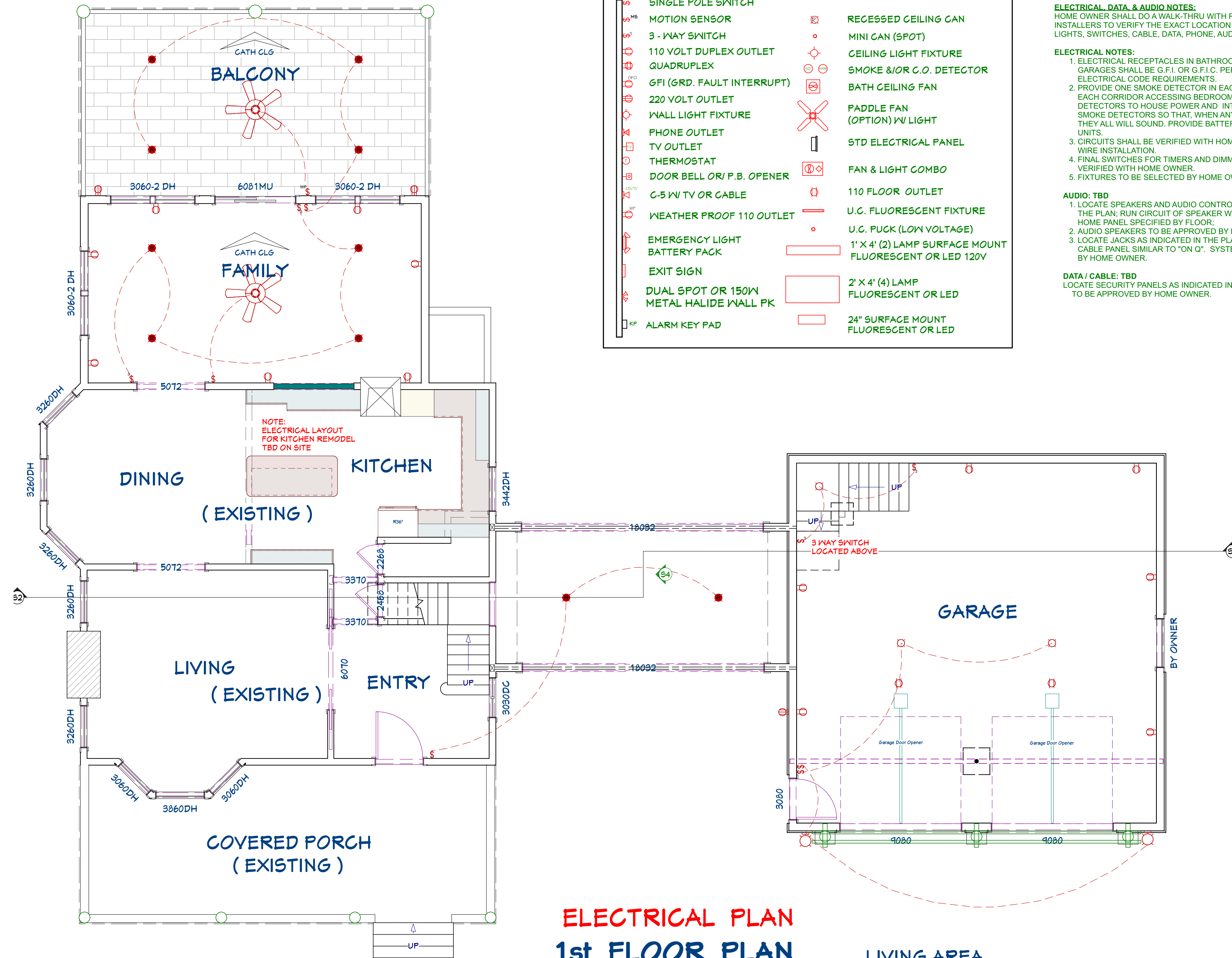
	SINGLE POLE SWITCH		RECESSED CEILING CAN
	MOTION SENSOR		MINI CAN (SPOT)
	3 - WAY SWITCH		CEILING LIGHT FIXTURE
	110 VOLT DUPLEX OUTLET		SMOKE &/OR C.O. DETECTOR
	QUADRUPLEX		BATH CEILING FAN
	GFI (GRD. FAULT INTERRUPT)		PADDLE FAN (OPTION) w/ LIGHT
	220 VOLT OUTLET		STD ELECTRICAL PANEL
	WALL LIGHT FIXTURE		FAN & LIGHT COMBO
	PHONE OUTLET		110 FLOOR OUTLET
	TV OUTLET		U.C. FLUORESCENT FIXTURE
	THERMOSTAT		U.C. PUCK (LOW VOLTAGE)
	DOOR BELL OR P.B. OPENER		1' X 4' (2) LAMP SURFACE MOUNT FLUORESCENT OR LED 120V
	C-5 W TV OR CABLE		2' X 4' (4) LAMP FLUORESCENT OR LED
	WEATHER PROOF 110 OUTLET		24" SURFACE MOUNT FLUORESCENT OR LED
	EMERGENCY LIGHT BATTERY PACK		
	EXIT SIGN		
	DUAL SPOT OR 150W METAL HALIDE WALL PK		
	ALARM KEY PAD		

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO: TBD**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

- DATA / CABLE: TBD**
- LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



ELECTRICAL PLAN 1st FLOOR PLAN

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

LIVING AREA
1289 SQ FT