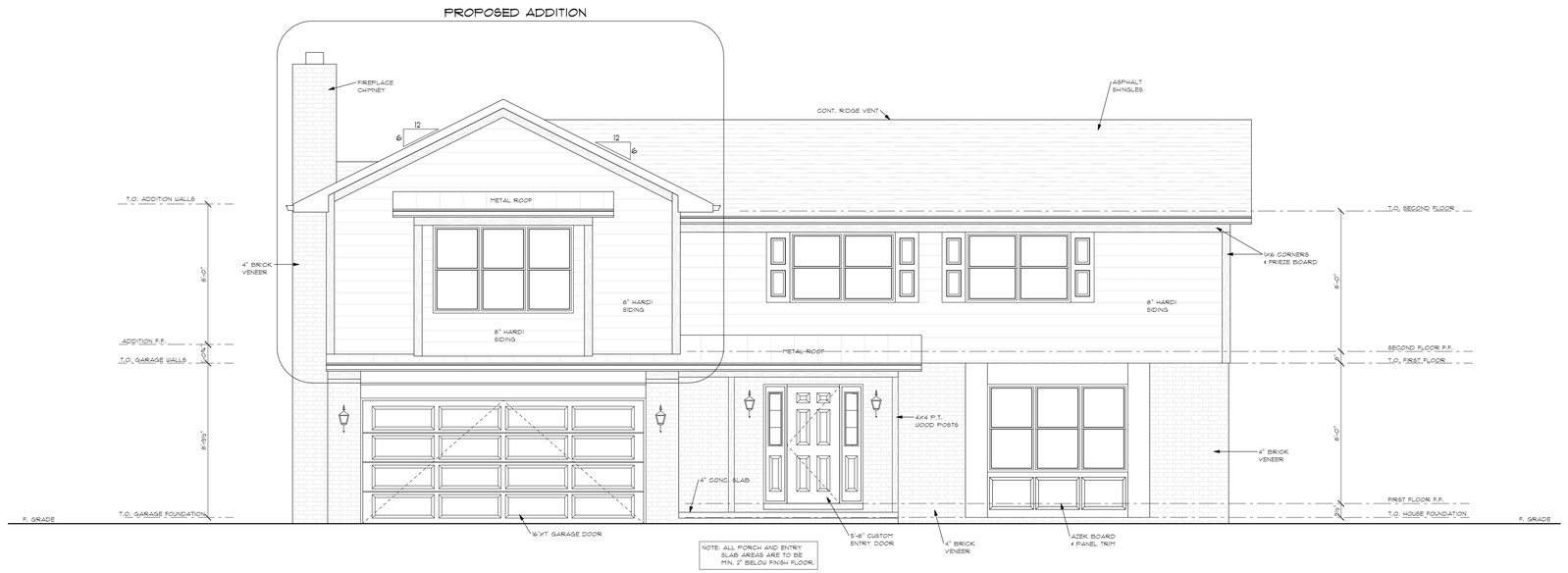

FRONT ELEVATION

1/4" = 1'-0"

SHEET INDEX:

SPECIAL CONDITIONS
- The Owner, General Contractor, each Individual Subcontractor and Materialman agree to save the Architect harmless, as a result of any injury or damage that may occur to any individual or property during construction as a result of acts or omissions by said Owner, Contractors and/or Materialmen during the performance of their work.
- All work will proceed in strict accordance with Local, State, and Federal Safety Codes, Statutes and Recognized Standards.
- The General Contractor shall obtain the General Building Permits, pay all fees and arrange for inspections for his work.
- No materials or construction procedures shall be utilized on this project which are prohibited by law or shall cause a harmful effect on the environment or to any person on the site during construction or later occupancy.

INSURANCE
-Each Contractor shall be responsible for the liability and comprehensive insurance and for work damaged by improper workmanship. The Owner shall purchase and maintain the Owner's usual coverage insurance on the work which insures to the Owner's benefit. Optionally, the Owner may purchase and maintain other insurance for self-protection against claims which may arise from operations during construction.

BUILDING DESIGNER ASSUMPTIONS
1. Roof trusses to clear-span unless note otherwise.
2. Floor trusses to clear-span between bearing walls as shown. One piece multiple spans trusses are allowed with approval of building designer. Details indicating air spaces for sound control shall not be violated with truss members.
3. Roof and floor trusses in fire-rated systems shall meet or be less than the maximum spacing and meet or exceed minimum depth requirements as listed in the test reports. Truss plates shall meet criteria listed in test reports.
4. Gable-end trusses: all gable trusses to be sheathed with 7/16" OSB material. Vertical reinforcing of web members to be designed by truss designer to prevent withdrawal loads occurring in truss plates. Lateral bracing of top and bottom truss chords to be transferred through roof and ceiling sheathings.
5. Building designer is not responsible for truss chord members subject to design deficiencies. Reinforcing if required is the responsibility of truss designer.
6. Any differences between code requirements and truss industries standards the more stringent shall apply.

FIELD CONDITIONS
-The General Contractor and each subcontractor shall be responsible for field checking all existing conditions and for fitting their work to new and existing work. Notice must be immediately given to the Architect where there is a conflict in the work of the individual trades and/or conditions found in the field. Each contractor assumes full responsibility for his work where he fails to check conditions and/or give notice to the Architect of discrepancies therein.
-In general, unless otherwise indicated on the drawings, only those trees within the building area shall be removed. All others will be protected from damage throughout the construction period.
-Seventy two hours before any excavating work is done, contact Miss "Dig" @ 1-800-482-7171.

CODE NOTES
-Fire separation of house to garage per M.R.C. 2015 (min. Standard) 1 layer 5/8" f.c. g.w.b. on all common walls between garage and house and 1 layer of 5/8" f.c. g.w.b. on ceiling if habitable room(s) above garage.
-Fire and draftstopping: M.R.C. 2015 sec. R502.12 and R502.13
-Glazing: M.R.C. 2015 sec. R308.
-Emergency escape: M.R.C. 2015 sec. R310.
-Means of egress: M.R.C. 2015 sec. R311.
-Hazards: M.R.C. 2015 sec. R311.7.1 and R311.8.3.
-Guardrails: M.R.C. 2015 sec. R312.
-Smoke alarms: M.R.C. 2015 sec. R314.
-For cutting, notching, and drilling of structural members refer to M.R.C. 2015 sec. R502.8, R602.6, and R802.7.

GENERAL
-This building has been designed in accordance with Michigan Residential Code (MRC) 2015. A copy of the code book should be retained by the builder/general contractor for reference by the onsite construction personal. All construction shall conform to all requirements of the current code.
-Use group - single family residential R-3
-Mechanical system design is by others. Design and installation shall comply with chapters 12 through 24 and all other applicable chapters of the MRC 2015.
-Plumbing system is design by others. Design and installation shall comply with chapters 25 through 33 and all other applicable chapters of the MRC 2015.
-Electrical sytem is design by others. Design and installation shall comply with chapters 34 through 43 and all other applicable chapters of the MRC 2015.
-These notes are for general reference. Where conflicts exist between these notes and current codes the more stringent requirements shall prevail.
-Materials or construction procedures which are prohibited by law or shall cause a harmful effect to the natural environment or to the health of any person on the site during construction and/or during occupancy shall not be used in this project.
-All trades shall conform to all applicable federal, state, local, and OSHA codes, rules, and regulations. In case of conflict, the most stringent requirements shall apply.
-Dimensions of interior walls on plans shall be 3½" (rough stud dimensions) unless noted otherwise.

SITE
- Civil engineer or site planner shall comply with section R-403.1.7 for slope clearance from footings.

SOILS
- When soil tests are not provided, the soil bearing capacity used by the architect was assumed to be 3000 psf. If any other materials or lower bearing capacity are encountered notify the architect for re-evaluation of footing sizes.

DESIGN CRITERIA
- Floor loading
  - Sleeping room: Live = 30 psf; Dead = 15 psf; Total = 45 psf
- Wind load = 90 mph
- Snow load = 25 psf

DAMPPROOFING & WATERPROOFING
- Dampproofing and waterproofing shall comply with section R406.
- All concrete and masonry foundation walls that retain earth and enclose habitable or usable space shall be dampproofed and waterproofed from the top of the footing to the grade line.
- Masonry walls shall have a minimum of 3/8" Portland cement parging applied to the exterior side of the wall prior to dampproofing with a bituminous coating.
- In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls shall be waterproofed.
- Provide vapor barrier under all concrete slab on grade conditions and at all attached garage area concrete slabs per code.

FLOOR FRAMING
- Wood floor framing shall comply with chapter 5 except where more stringent requirements are noted on drawings.
- Framing assembly fasteners shall be installed per table R-602.3 (1) & (2).
- See details and code for allowable notching and boring of dimensional lumber section R-502.8 for joists.
- Provide draft stopping per section R-302.12.

FLOOR & ROOF TRUSSES:
- Truss designer shall design all trusses for loads and spans as required to comply with the intent of the drawings. It shall be the responsibility of the truss designer to size web members to be structurally adequate for loads imposed. Overstressed members shall have necessary reinforcement designed by the truss designer.
- The truss designer understands that the building designer has no knowledge of the criteria and assumptions made in the design of the trusses for this building. Therefore truss chord members and plates sizing to accommodate the stated required bracing remains the responsibility of the truss designer.
- The truss designer is to provide a design for an entire roof or floor system, and not for individual components. The truss designer must ascertain that the loads utilized meet or exceed the load values required by the Michigan building code or the Michigan residential code.
- Truss manufacturer shall be responsible for all truss designers including girders, hangers, bearing seats, and anchors for trusses.
- All roof trussing shall be braced per the truss designer/fabricator's requirements BCSI 1-03 and as required on drawings.
- Truss members shall not be cut, notched, drilled, spliced, or otherwise altered in any way without the approval of the licensed truss designer or structural engineer.

BEARING WALLS:
- Provide 2x4 ladder blocking at 16" o.c on 2x4 ledger boards between header joists under all bearing partitions parallel to floor framing direction.
- Provide solid blocking under all pony load conditions continuous to solid bearing at headers or foundation.
- Provide solid blocking between joists under all bearing walls perpendicular to framing direction.
- Floor framing spaced greater than 16" o.c. at areas receiving hard tile or stone finish shall have 2x4 ladder blocking @ 16" o.c. between members.

WOOD AND FRAMING NOTES
1. Floor, wall and roof construction shall be designed and constructed in accordance with the provisions of the Michigan Residential Code 2015, or in accordance with AFPA/NDS.
2. Sill plates are to be a minimum of 2x6 pressure treated lumber with ½" round anchor bolts spaced a maximum of 6' on center. There shall be a minimum of 2 bolts per section with one bolt located not more than 12" or less than 3 ½" from each end. Refer to sections and details for additional requirements specific to this project.
3. Wood floor joist, rafters and ceiling joists are to be #2 or better hem-fir, Fb = 1,000, E = 1.6 (million psi) unless otherwise noted
4. Exterior wall studs are to be 2x6 #2 or better SPF at 16" o.c., unless otherwise noted.

All stud walls to have a double top plate and a single bottom plate.

5. Headers and structural posts:
   - " Sawn lumber - #2 or better hem-fir, Fb = 1,000, E = 1.6 (million psi)
   - " L.V.L. laminated veneer lumber, E = 1.9 (million psi) as manufactured by Trus Joist Weyerhaeuser
   - " P.S.L. parallel strand lumber, E = 1.8 (million psi) as manufactured by Trus Joist Weyerhaeuser
   - " L.S.L. laminated strand lumber, E = 1.3 (million psi) as manufactured by Trus Joist Weyerhaeuser
6. Wall sheathing to ½" APA rated 16/0 or 24/0 OSB or plywood, exterior, exposure 1. Provide structural grade OSB wall sheathing for lateral bracing of exterior wall loads. When non-structural sheathing is used provide let-in diagonal bracing or other approved type of bracing at all exterior corners of structure.
7. Roof sheathing to 7/16" APA rated 24/16 OSB or plywood, exterior, exposure 1. or ½" APA rated 31/16" OSB or plywood, exterior, exposure 1.
8. Provide fire blocking per section R-302.11.
9. The exterior wall envelopes shall be constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer per section R-703.2 and shall include flashings along with a means of draining water that enters the assembly to the exterior unless one of the exceptions listed in section R-703.1 has been met. The water-resistive barrier shall be installed horizontally in shingle fashion with a min. lap of 6".
10. All structural mullions to have minimum double stud construction continuous from floor to underside of floor/roof framing above.
11. Window transom headers shall span between continuous studs with flush hanger brackets as required.
12. Provide continuous wall studs from floor to underside of roof framing at all sloped ceiling conditions. (balloon construction)

ELECTRICAL
- Bedroom outlets - all branch circuits that supply 120 volt, single phase 15 and 20 ampere outlets installed in bedrooms shall be protected by a combination type or branch/feeder type arc-fault circuit interrupter installed to provide protection of the branch circuit unless the installation complies with one of the exceptions listed in the code.
- The Electrical Contractor shall obtain all permits, pay all fees, including all cost assessed by the electric utility company, and arrange for all inspections for his work.
- All electrical materials shall be new and bear the "UL" label or listing.
- The Electrical Contractor shall verify electric and telephone utility company service points and primary service conduits, routing, size, and length with utility company service planner, before submitting a bid for electrical work. Also, verify and include utility company cost in the bid for electrical work.
- G.F.I.C. Ground Fault Interrupter Circuit, shall be installed in all kitchens, bathrooms, garages, and outdoors per Local and City Codes.
- Builder to provide and coordinate concrete encased electrode per M.R.C. E3608.1.2.

SMOKE ALARMS
- Each sleeping room shall be (provided with a minimum of one smoke alarm (local fire department approved and underwriters laboratories tested and labeled) and one smoke detector installed in common area (hall or corridor) adjacent to the sleeping rooms (within 10 feet of all bedroom doors). Also provide a minimum of one smoke alarm on each floor. The smoke alarm is to be installed in accordance with all applicable codes. The smoke alarm shall be wired in such a way that the activation of one alarm will activate all the alarms in the dwelling unit. All smoke alarms shall be equipped with a battery backup.
- The residence owner or occupant of a rental unit is responsible for the proper operation, testing and maintenance of the equipment in accordance with the manufacturers' instructions provided with the equipment. The operation instructions shall be saved and delivered to the owner/occupant on the first occupancy date.

CARBON MONOXIDE DETECTORS
- Installation of at least one operational and approved carbon monoxide device within each residence is required. One device shall be located outside of each separate sleeping area in the vicinity of the bedrooms which may include one device near all the adjacent bedrooms: in areas within the dwelling adjacent to an attached garage, and in areas adjacent to any fuel burning appliances. They shall be installed in accordance with this code and manufacturer's installation instructions.

MASONRY GENERAL NOTES
1. All masonry work is to be done in accordance with the latest building code requirements for masonry structures (ACI 530/ASCE 5) and specifications for masonry structures (ACI 530.1/ASCE 6) and NCMA specifications.
2. All block shall conform to ASTM C90 and C14, type I, grade N.
3. All masonry shall develop a 28 day prism strength F'm = 1500 psi.
4. All mortar and grout shall conform to ASTM C270 type S, or type M when high strength mortar is required.
5. Masonry grout shall conform to ASTM C476 with pea gravel aggregate and a minimum 28 day compressive strength of 2,000 psi, but not less than specified.
6. All masonry grouting shall be performed according to the following:
   - " Grout solid all masonry below grade.
   - " Grout solid all masonry to receive reinforcing.
   - " Grout solid all masonry to receive expansion bolts or similar attachments.
   - " Grout solid 3 courses minimum below all bearing plates
   - " Grout all pilasters solid
7. All brick veneer to meet ASTN C216, SW grade, type FBS, layed with type N mortar and with galvanized metal wall ties at a minimum of 16" on center each way.

JEFF SNYDER Residence
2281 DELAWARE DRIVE
ANN ARBOR, MI 48103

REVISIONS

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Jon Haury
CUSTOM HOMES

SQUARE FOOTAGE

1ST FL. EXISTING	1,060 SF
2ND FL. EXISTING	925 SF
ADDITION AREA	675 SF
TOTAL HEATED	2,660 SF
GARAGE	420 SF
FIN. BSMT	

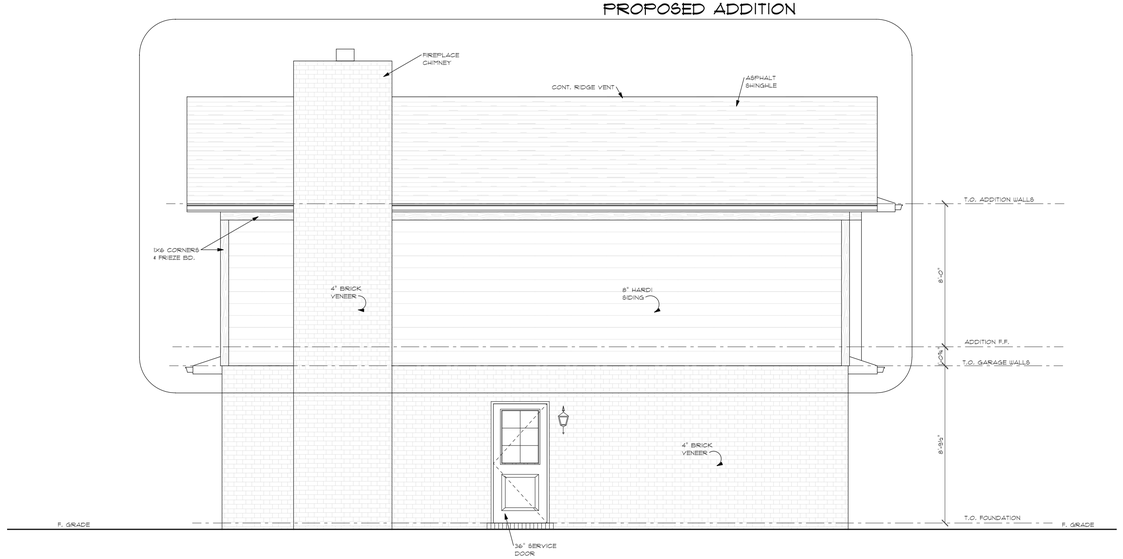
JOB NO.:

DATE: 8/3/2024

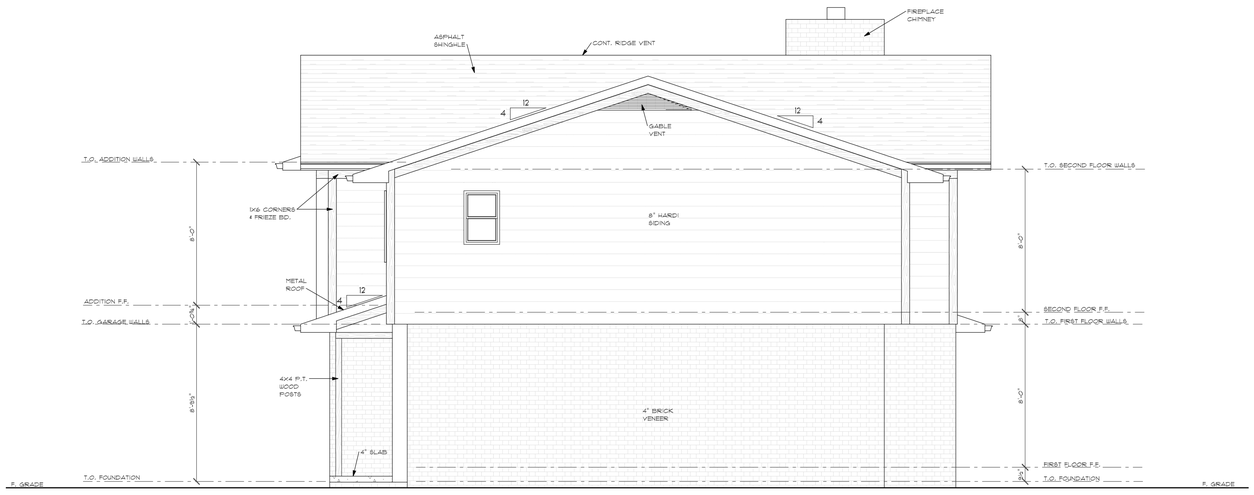
DRAWN BY: John H.

SHEET NO.: E1

PROPOSED ADDITION



LEFT ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"

JEFF SNYDER Residence

2281 DELAWARE DRIVE
ANN ARBOR, MI 48103

REVISIONS

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Jon Havry
CUSTOM HOMES

SQUARE FOOTAGE

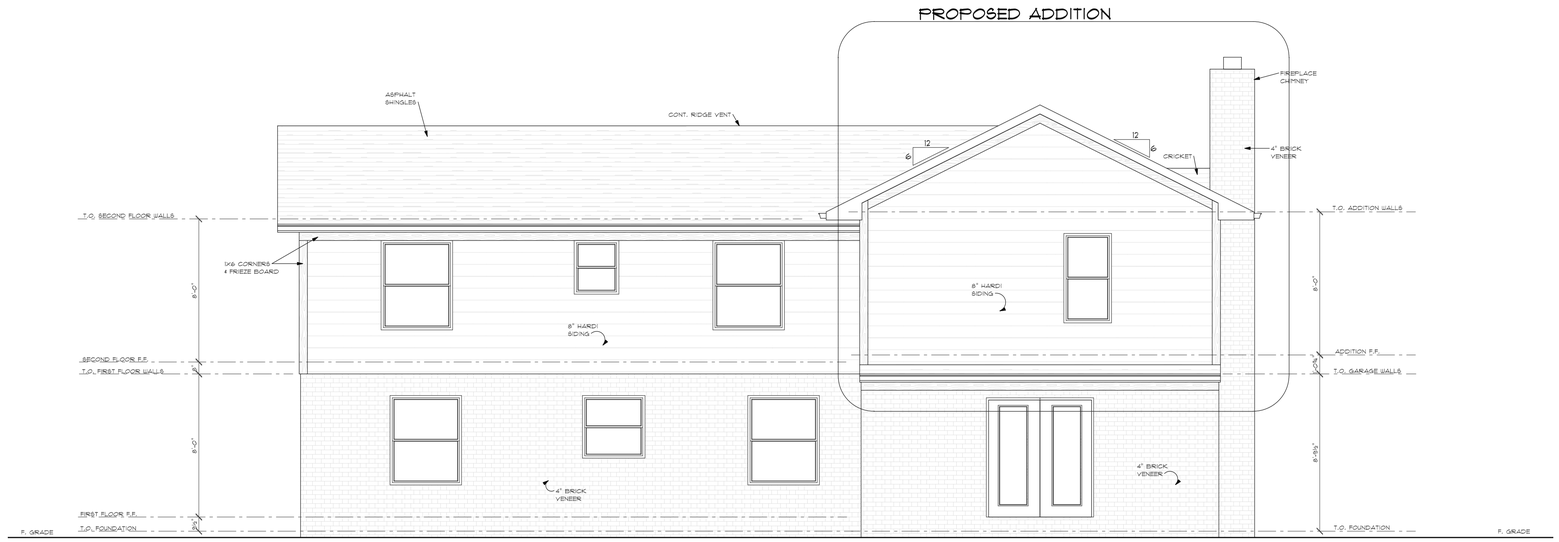
1ST FL. EXISTING	1,060 SF
2ND FL. EXISTING	925 SF
ADDITION AREA	675 SF
TOTAL HEATED	2,660 SF
GARAGE	420 SF
FIN. BSMT	

JOB NO.:

DATE: 8/3/2024

DRAWN BY: John H.

SHEET NO.: E2



REAR ELEVATION 1/4" = 1'-0"

ATTIC NOTES:

Attic access rough-framed opening shall not be less than 22"x30" and shall be located in a hallway or other ready accessible location. A 30" min. unobstructed headroom in the attic space shall be provided at some point above the access opening. (as per MRC 2015, R807.1)

TRUSS AND FLOOR NOTES:

Truss and floor design drawings, prepared in compliance with section R-802.10.1 shall be provided to the building official and approved prior to installation. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite. Truss design drawings shall include at a minimum the following information specified below:

1. Slope or depth, span and spacing;
2. Location of all joints;
3. Required bearing widths;
4. Design loads as applicable
   - "Top chord live load (incl. normal snow loads & drifting loads)
   - "Top chord dead load
   - "Bottom chord live load
   - "Bottom chord dead load
   - "Concentrated loads and their points of application
   - "Controlling wind and/or earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use
6. Each reaction force and direction
7. Joint connector type and description (e.g. size, thickness or gauge), and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member
9. Connection requirements for:
   - " Truss-to-truss girder
   - " Truss ply-yo-ply
   - " Field splices
10. Calculated deflection ratio and/or maximum description for live and total load
11. Maximum axial compression forces in the truss members and any reinforcing required for overstressed members. Connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss drawing or on supplemental documents.
12. Required permanent truss member bracing location

Truss fabricator/ contractor to provide all hangers w/ model no. clearly stamped and layout drawings clearly indicating the location of various hangers required.

MICHIGAN UNIFORM ENERGY CODE (CLIMATE ZONE 5A):

Builder's options for compliance:

a) provide insulation and performance values as prescribed in section 402 (prescriptive)
   2015 M.U.E.C.
   - wall assemblies: R-21
   - floor over unconditioned spaces: R-30
   - roof/ceiling: R-38
   - slab on grade: R-11, 4ft
   - crawl space: R-20
   - basement wall (continuous): R-10
   - basement wall (cavity): R-13
   - fenestration/openings: U-0.35 & R-2.85
     (area weighted average of the total area of fenestration units)

b) provide a simulated performance analysis (by others) as prescribed in section 405 (performance). Provide insulation and fenestration values as required.

ALTERNATE BRACED WALL - 2015 MRC R602.10.3.4

Alternate braced wall panels constructed in accordance with the following provisions are permitted to replace each 4 feet of braced wall panel for use adjacent to a window or door opening:

- There must be at least a 16" wide wall on each side of the window or door;
- A minimum (2)2x12 header, nailed together with a minimum 10d nails at 32" o.c. staggered is installed de entire width of the wall;
- The walls on each side of the opening must be sheathed with a minimum 3/8" OSB which extendes up over the header;
- The OSB must be nailed to all studs with a minimum 8d common or galvanized nailed at 3" o.c. vertically and nailed to the header in a 3" grid pattern;
- The wall framing on each side of the opening must be tied to foundation with a minimum 4200lb tie-down embedded in to the concrete and nailed into the framing;
- The sill plates on each side of the opening must be anchored into foundation a minimum of 7" using at least one anchor bolt not less than 5/8" diameter in the center of each sill plate.

OTHER NOTES:

Verify spacing, layout and any loading conditions such as concentrated loads or high uniform loads that require special attention with truss manufacture. Requirements for bracing of trusses to be furnished by truss manufacture. Trusses to be designed so that the required truss bearing is equal to or less than parameters shown on plans.

Verify depth, spacing, layout of floor joists and any special loading conditions that require special attention with the joist manufacture. Manufacture to supply contractor with construction details as required for proper performance of their product.

Truss manufacture to design flat top girders for adequate top chord lateral bracing and provide contractor with necessary bracing requirements. Also, truss manufacture to design all girders to satisfy bearing conditions as shown on architectural plans.

Engineered wood products: Cuts, notches and holes bored in trusses, laminated veneer lumber, glue laminated members, or I-joists are not permited unless the effects of such penetrations are specifically considered in the design of the member.

Engineered floor framing systems shall be accompanied by approved shop drawings, calculations, and/or span tables from the manufacturer.

R403. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accomodate all loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

R403.1.6 Foundation anchorage. When braced wall panels are supported directly on continuous foundation, the wall wood sill plate shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs shall be anchored to the foundation with anchor bolts spaced a maximum of 6' on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12" or less than seven bolt diameters from each end of the plate section. Bolts shall be at least 1/2" in diameter and shall extend a minimum of 7" into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundations shall be positively anchored with approved fastners.A nut and washer shall be tightened on each bolt to the plate. Sills and sole platers shall be protected against decay and termites where required by Section R318 and R319.

Exception: Foundation anchor straps, spaced as required to provide equivalent anchorage to 1/2" diameter anchor bolts.

R703.7 Maximum veneer thickness is 5" and max. height is 30'.

R703.7.4.1 Veneer ties.Size and spacing. Veneer ties, if strand wire, shall not be less in thickness than No.9 US gage wire and shall have a hood embedded in the mortar joint, or if sheet metal, shall not be less than No.22 US gage by 7/8" corrugated. Each tie shall be spaced not more than 24" on center horizontally and vertically and shall support not more than 2.67 sq.ft. of wall area.

R703.7.4.2 Air space. The veneer shall be separated from the sheating by an air space of a minimum of 1" but not more than 4.5"

R703.7.4.3 Mortar or grout fill. As an alternate to the air space required by Section R703.7.4.2, mortar or grout shall be permitted to fill the air space. When the 1" space is filled with mortar, a weather-resistant membrane or building paper is required over studs or sheating. When filling the air space, it is permitted to replace the sheating and weather-resistant membrane or asphalt-saturated felt paper with a wire mesh and approved paper or an approved paper-backed reinforcement attached directly to the studs.

R703.8 Flashing. Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a way as to prevent entry of water into wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Flashing shall extend to, or beyond, the finish exterior face of the wall. Approved corrosion-resistive flashing shall be installed at all of the following locations:

1. At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 1 1/8" over the sheating material around the perimeter of the opening, including corners, do not require additional flashing; jamb flashing may also be omitted when specifically approved by the building official.
2. At the intersection of chimneys or other masonry construction with frame or stacco walls, with projecting lips on both sides under stacco copings.
3. Under and at the ends of masonry, wood, or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other sever soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be waterproofed with a membrane extending from the top of the footing to the finish grade. The membrane shall consist of 2-ply hot-mopped felts, 55 pound roll roofing, 6-mil polyvinyl chloride, 6-mil polyethylene or 40-mil polymer-modified asphalt. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane.

R703.7.3 Lintels. Masonry veneer shall not support any vertical load other than the dead load of the veneer above. Veneer above openings shall be supported on lintels of non-combustible materials and the allowable span shall not exceed the values set forth in Table R703.7.3. The lintels shall have a length of bearing of not less than 4 inches.

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Jon Havry
CUSTOM HOMES

SQUARE FOOTAGE

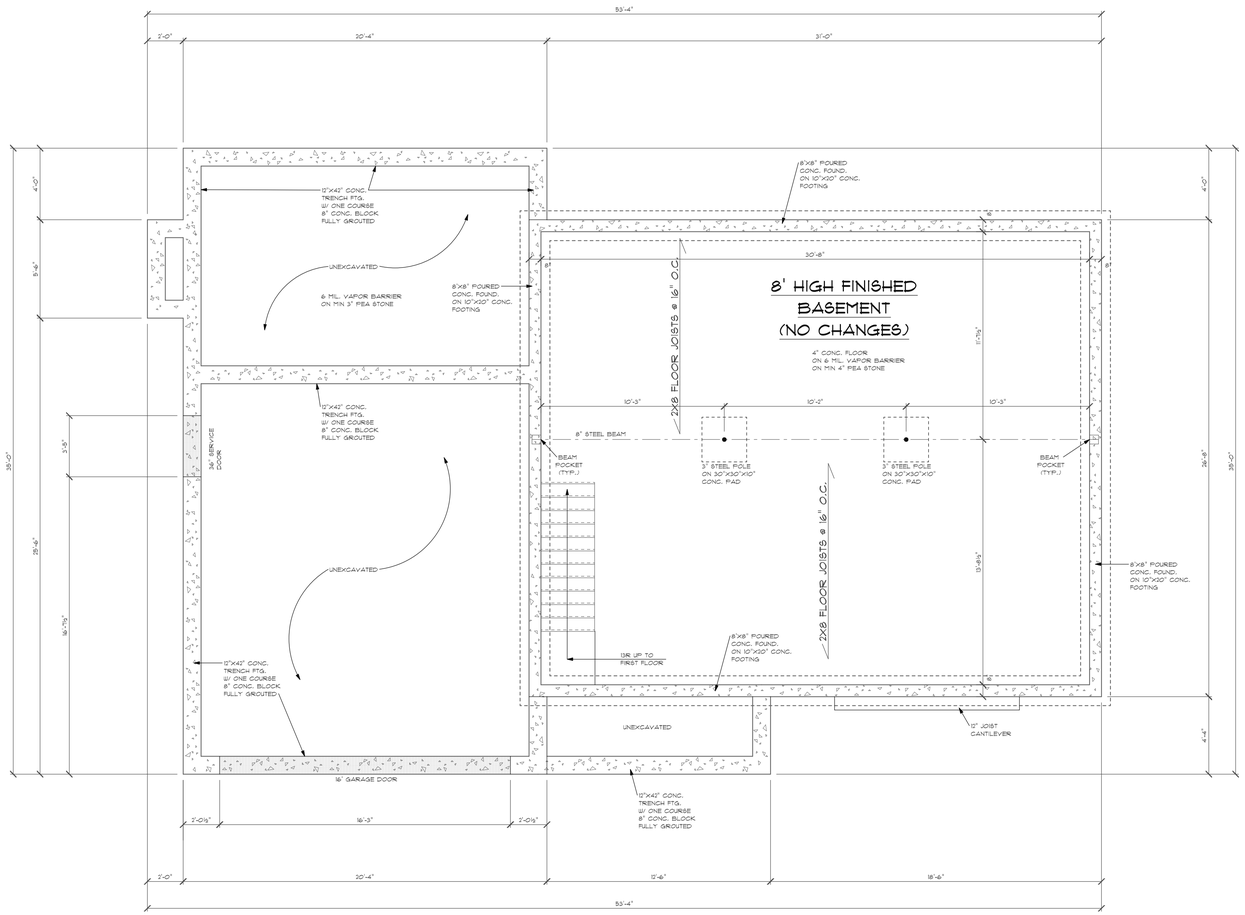
1ST FL. EXISTING	1,060 SF
2ND FL. EXISTING	925 SF
ADDITION AREA	675 SF
TOTAL HEATED	2,660 SF
GARAGE	420 SF
FIN. BSMT	

JOB NO.:

DATE: 8/3/2024

DRAWN BY: John H.

SHEET NO.: E3



ALL EXISTING FOUNDATION PLAN

1/4" = 1'-0"

JEFF SNYDER Residence

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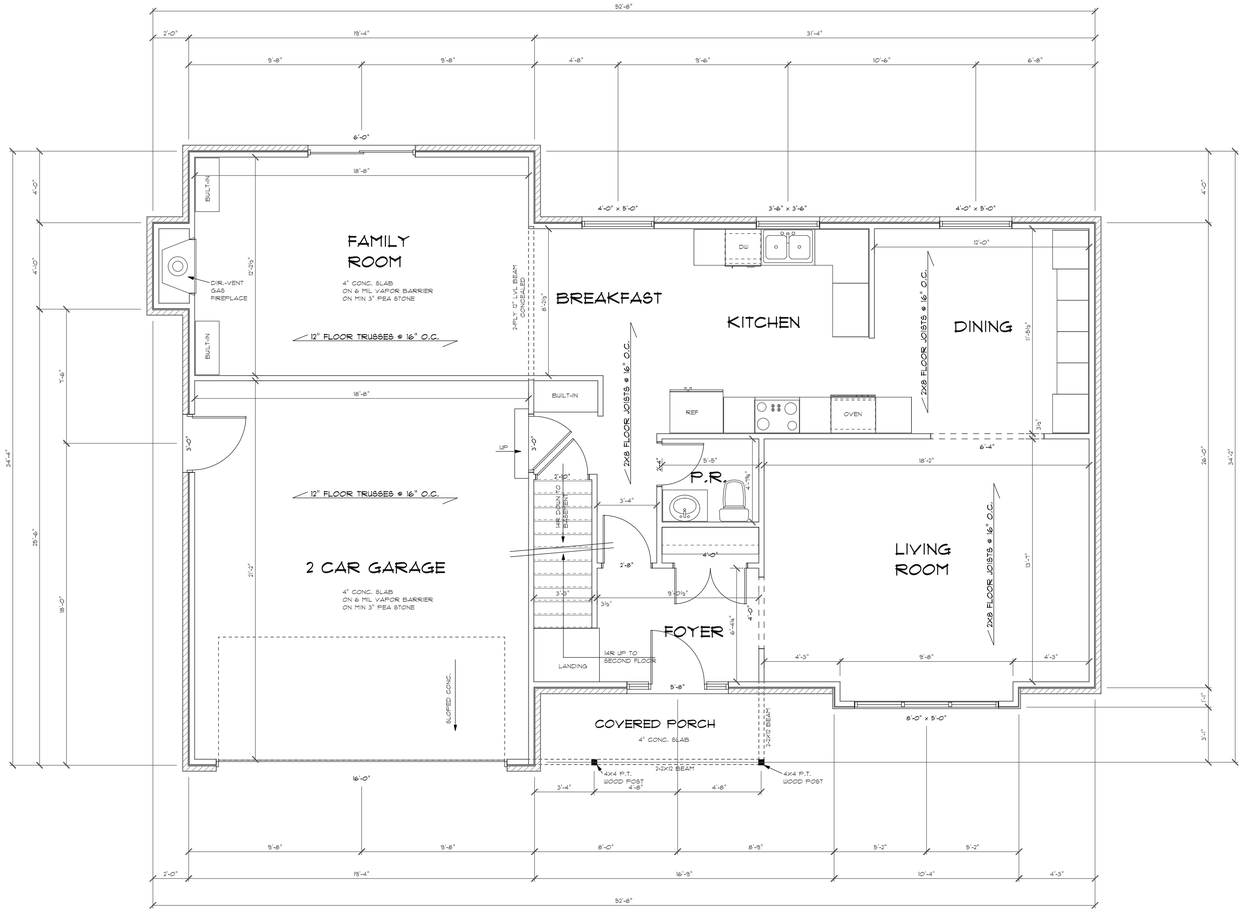
JOB NO.:

DATE:
8/3/2024

DRAWN BY:
John H.

SHEET NO.:
F1



FIRST FLOOR PLAN

1/4" = 1'-0"

STRUCTURAL NOTES:

(2)2X10 HEADERS ALL EXTERIOR OPENINGS.

(2)2X12 AND LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO THE WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF THE HEADER MATERIAL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUIL-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS. WHICHEVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED AND LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES AND NUMBER REQUIRED AS SPECIFIED FOR EACH TYPE OF HANGER.

WINDOWS:

1. WINDOW SIZES ARE TO BE CONFIRMED WITH THE WINDOW MFR. W/ LOW-E INSULATING GLASS.

2. THE 24" MIN. SILL HT. MUST BE VERIFIED BY WINDOW MFR. AND G.C. BEFORE ORDERING WINDOWS.

3. ALL GLAZING TO MEET MRC 2015 SEC. R308.

4. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT.

JEFF SNYDER Residence

2281 DELAWARE DRIVE
ANN ARBOR, MI 48103

REVISIONS

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Jon Hawry CUSTOM HOMES

SQUARE FOOTAGE

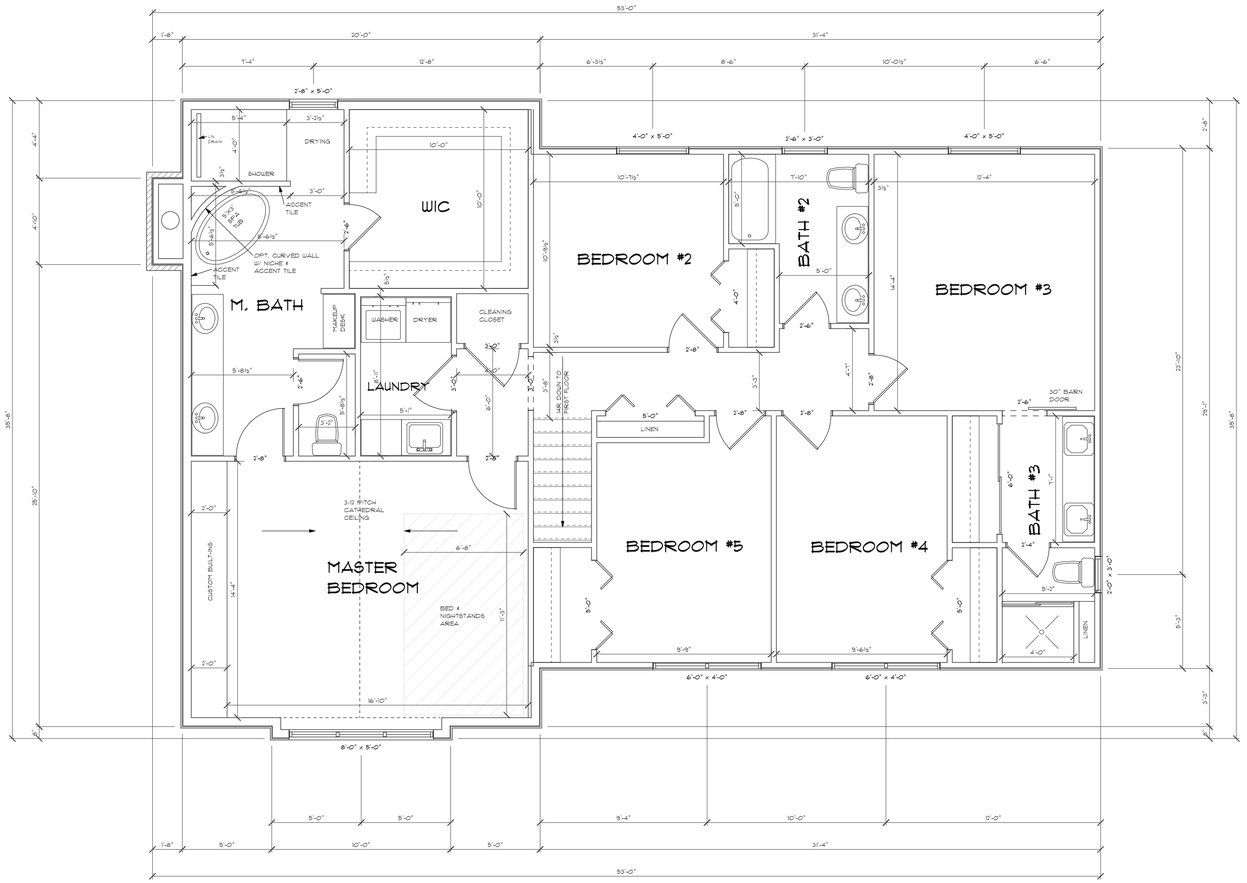
1ST FL. EXISTING	1,060 SF
2ND FL. EXISTING	925 SF
ADDITION AREA	675 SF
TOTAL HEATED	2,660 SF
GARAGE	420 SF
FIN. BSMT	

JOB NO.:

DATE: 8/3/2024

DRAWN BY: John H.

SHEET NO.: F2



SECOND FLOOR PLAN

1/4" = 1'-0"

STRUCTURAL NOTES:

(2)2X10 HEADERS ALL EXTERIOR OPENINGS.

(2)2X12 AND LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO THE WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF THE HEADER MATERIAL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUIL-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS. WHICHEVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED AND LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES AND NUMBER REQUIRED AS SPECIFIED FOR EACH TYPE OF HANGER.

WINDOWS:

1. WINDOW SIZES ARE TO BE CONFIRMED WITH THE WINDOW MFR. W/ LOW-E INSULATING GLASS.

2. THE 24" MIN. SILL HT. MUST BE VERIFIED BY WINDOW MFR. AND G.C. BEFORE ORDERING WINDOWS.

3. ALL GLAZING TO MEET MRC 2015 SEC. R308.

4. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT.

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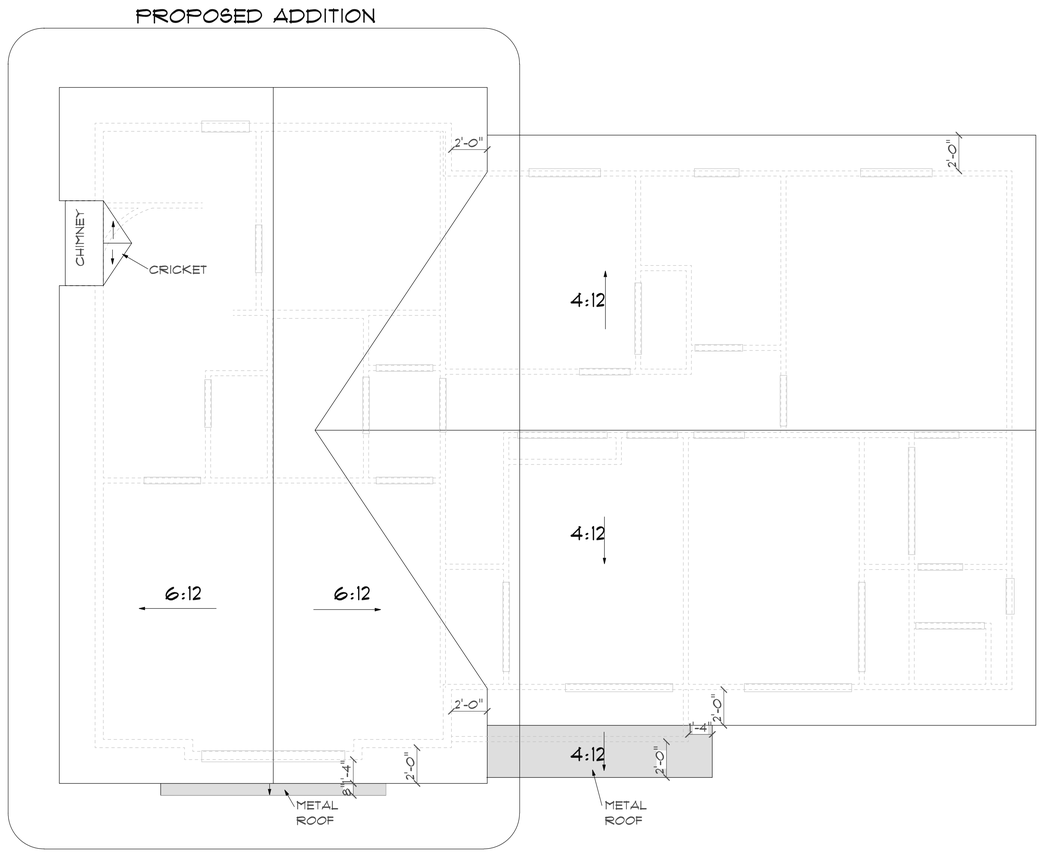
John H.

SHEET NO.:
F3

ROOF VENTILATION:
The total free ventilating area shall not be less than 1:150 of the area of the space ventilated except that the total is permited to be reduced to 1:300, provided at least 50% and not more than 80% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents (Section R806.2).



ROOF PLAN

1/4" = 1'-0"

TRUSS AND FLOOR NOTES:

Truss and floor design drawings, prepared in compliance with section R-802.10.1 shall be provided to the building official and approved prior to installation. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite. Truss design drawings shall include at a minimum the following information specified below:

1. Slope or depth, span and spacing;
2. Location of all joints;
3. Required bearing widths;
4. Design loads as applicable
   - "Top chord live load (incl. normal snow loads & drifting loads)
   - "Top chord dead load
   - "Bottom chord live load
   - "Bottom chord dead load
   - "Concentrated loads and their points of application
   - "Controlling wind and/or earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use
6. Each reaction force and direction
7. Joint connector type and description (e.g. size, thickness or gauge), and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member
9. Connection requirements for:
   - " Truss-to-truss girder
   - " Truss ply-yo-ply
   - " Field splices
10. Calculated deflection ratio and/or maximum description for live and total load
11. Maximum axial compression forces in the truss members and any reinforcing required for overstressed members. Connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss drawing or on supplemental documents.
12. Required permanent truss member bracing location

Truss fabricator/ contractor to provide all hangers w/ model no. clearly stamped and layout drawings clearly indicating the location of various hangers required.

THIS ROOF PLAN IS SCHEMATIC.
ROOF FRAMER TO VERIFY ALL ROOF SLOPES AND EAVE CONDITIONS.

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CUSTOM HOMES

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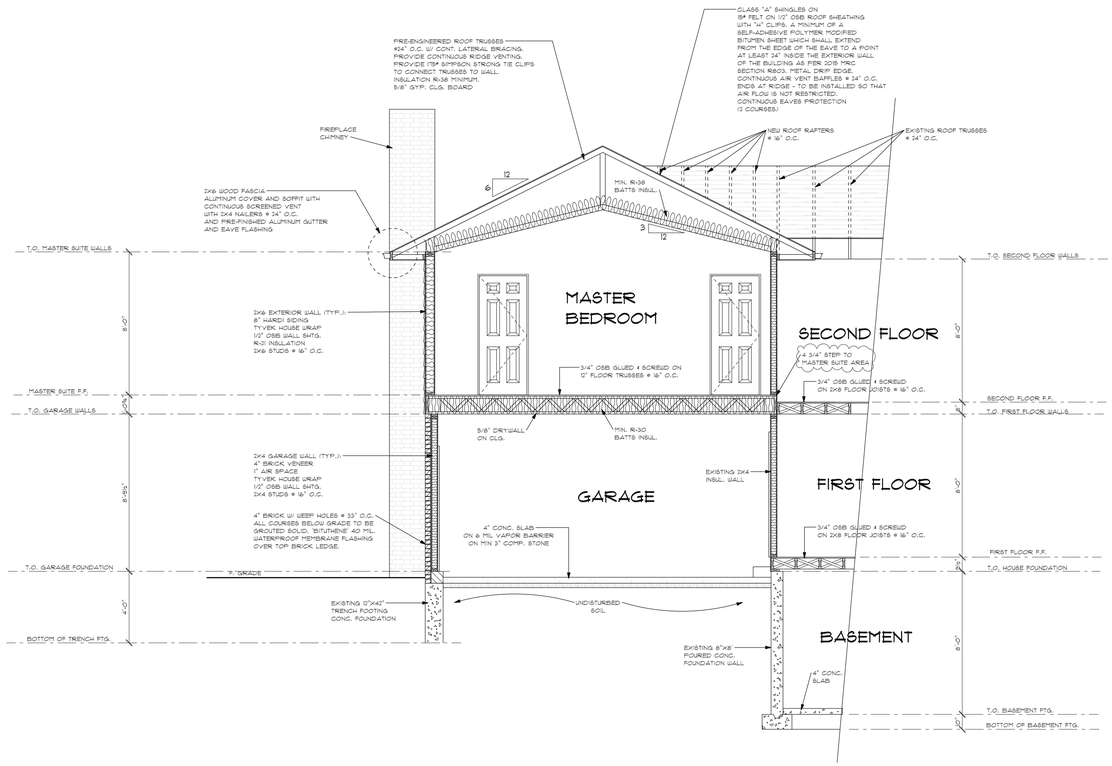
DATE:
8/3/2024

DRAWN BY:
John H.

SHEET NO.:
R1



CROSS SECTION PLAN 1/4" = 1'-0"

TRUSS AND FLOOR NOTES:

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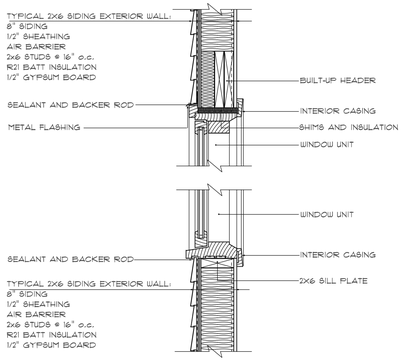
1. Slope or depth, span and spacing;
2. Location of all joints;
3. Required bearing widths;
4. Design loads as applicable
   - "Top chord live load (incl. normal snow loads & drifting loads)
   - "Top chord dead load
   - "Bottom chord live load
   - "Bottom chord dead load
   - "Concentrated loads and their points of application
   - "Controlling wind and/or earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use
6. Each reaction force and direction
7. Joint connector type and description (e.g. size, thickness or gauge), and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member
9. Connection requirements for:
   - " Truss-to-truss girder
   - " Truss ply-yo-ply
   - " Field splices
10. Calculated deflection ratio and/or maximum description for live and total load
11. Maximum axial compression forces in the truss members and any reinforcing required for overstressed members. Connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss drawing or on supplemental documents.
12. Required permanent truss member bracing location

Truss fabricator/ contractor to provide all hangers w/ model no. clearly stamped and layout drawings clearly indicating the location of various hangers required.



HEAD AND SILL DETAILS 1" = 1'-0"

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DRAWN BY: John H.

SHEET NO.: S1