

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH M.R.C. 2021, LOCAL CODES AND COMPLIANCE. 2021 MICHIGAN UNIFORM ENERGY CODE.
- ALL MANUFACTURED MATERIALS TO BE HANDLED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.
- SOIL BEARING CAPACITY TO BE 2,500 P.S.F.
- UNLESS NOTED OTHERWISE (U.N.O.) DIMENSIONS ARE FROM FINISH TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY INTERIOR PARTITIONS THICKNESS TO BE 4 1/2" (U.N.O.).
- CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAY TESTING.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-50.
- ALL CONCRETE BLOCKS TO BE TYPE N-1, MORTAR SHALL BE TYPE "S". ALL BRICK SHALL BE SW GRADE, ASTM C-216 TYPE FBS, MORTAR SHALL BE TYPE "N". METAL TYPE FOR BRICK VENEER SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 16" O.C. EACH WAY.
- WOOD FRAMING TO BE DONE IN ACCORDANCE TO NATIONAL LUMBER MANUFACTURERS ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.
- ALL STRUCTURAL LUMBER: JOIST AND HEADERS TO BE MIN. Fb1250, Fb REPETITIVE 1450 UNLESS OTHERWISE NOTED. MIN. E=1,600,000. ALL STUDS TO BE STUD GRADE OR BETTER, Fc MIN. 425.
- MICRO-LAM BEAM SHALL HAVE AN Fb=2,600 P.S.I. AS MANUF. BY "TRUSS JOIST CORP." OR EQUAL AND SHALL BE FASTENED TOGETHER PER MANUF. SPECIFICATIONS.
- ALL FLUSH FRAMING CONNECTIONS, JOIST AND BEAM HANGERS, POST CAPS, FRAMING AND RAFTER ANCHORS TO BE SIMPSON STRONG TIE" OR EQUAL.
- TRUSS DESIGN, INSTALLATION AND BRACING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS.
- PROVIDE CONTINUOUS ROWS OF BRIDGING AT FLOOR JOIST @ 8'-0" O.C. MAX.
- ALL SILL PLATES SHALL BE SECURED WITH ANCHOR BOLTS OR METAL ANCHOR STRAPS SET INTO CONC. @ 6'-0" O.C. MAX. OR PER MANUF. SPECIFICATIONS.
- ALL BUILT-UP WOOD POSTS CONSISTING OF (2)2X4'S OR GREATER TO BE GLUED AND SPIKED TOGETHER.
- DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS.
- PROVIDE A 22"X32" ATTIC ACCESS TO ALL ATTIC AREAS HAVING A CLEAR HEIGHT OF OVER 30".
- PROVIDE GROUND FAULT INTERRUPTERS AT ALL INTERIOR OUTLETS ADJACENT TO WATER SOURCES AS WELL AS ALL OTHER LOCATIONS REQUIRED BY CODE. EXTERIOR OUTLETS TO BE WATERPROOF.
- SMOKE DETECTORS TO BE INSTALLED IN ALL LIVING UNITS IN ACCORDANCE WITH N.E.C. AND LOCAL BUILDING AUTHORITY, TO BE WIRED AND INTERCONNECTED WITH BATTERY BACK-UP.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH R315. ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH R315 AND THE MANUFACTURER INSTALLATION INSTRUCTIONS.
- ALL GLAZING 18" OR LESS A.F.F. TO BE TEMPERED GLASS AS WELL AS ALL OTHERS SPECIFIED BY M.R.C. SECTION R308.4 OR LATEST EDITION, LOCATIONS TO BE VERIFIED BY WINDOW MANUFACTURER.
- WINDOWS IN SLEEPING AREAS TO MEET M.R.C. REQUIREMENTS FOR EGRESS PER SECTION R310 OR LATEST EDITION, WINDOW MANUFACTURER TO VERIFY.
- EXHAUST FANS TO BE VENTED DIRECTLY OUTSIDE.

SMOKE ALARM

317.1 SINGLE-AND MULTIPLE- STATION SMOKE ALARMS. SINGLE AND MULTIPLE STATION SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1- IN EACH SLEEPING ROOM.
2- OUTSIDE OF EACH SEPARATE SLEEPING AREA MAXIMUM TEN-FOOT FROM THE BEDROOM DOOR
3-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL
NOTES FROM MICHIGAN RESIDENTIAL CODE 2015

FRAMING:

-NOTCHES IN SOLID LUMBER JOISTS,RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER.SHALL NOT BE LONGER THAN ONE THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN.NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER.THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER.HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER,OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. -TOP PLATES WOOD STUDS WALLS SHALL BE CAPPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. -DRILLING AND NOTCHING STUDS: ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.ANY STUD MAY BE BOARD OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH.THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD,AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS THE A CUT OF A NOTCH. -WHEN THE TOP PLATE OF AN EXTERIOR OR INTERIOR LOAD BEARING WALL IS CUT BY MORE THAN 50 WIDTH A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1.5 INCH WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16D NAILS.
-JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND SHALL BE NAILED TOGETHER WITH A MIN. OF THREE FACE NAIL -JOIST FRAMING INTO THE SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIP NOT LESS THAN NOMINAL 2 INCHES BY 2 INCHES. -THE ENDS OF EACH JOIST,BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" INCHES OF BEARING ON WOOD AND NOT LESS THAN 3 INCHES ON CONCRETE.

FLASHING:

-FLASHING INSPECTION WILL BE REQUIRED PRIOR TO INSTALLING THE FULL WALL OF BRICK
-WEEP HOLES: WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTH OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. SHALL NOT BE LESS THAN 3/16" IN DIAMETER.
-PROVIDE CORROSION-RESISTANT FLASHING AT THE EXTERIOR FRONT PORCH AT THE LINE OF ATTACHMENT WITH THE HOUSE AT THE FOYER.

FIRE SAFETY

-FIRE BLOCKING SHALL BE PROVIDED BY USING BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL AT OPENINGS AROUND VENTS,PIPES AND DUCTS AT CEILING AND FLOOR LEVEL. AT THE CONCEALED SPACE BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN, AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR LEVEL.
-DRAFT STOP SHOULD BE INSTALLED AT THE SECOND FLOOR AND DIVIDE THE FLOOR AREA INTO TWO EQUAL AREAS IF FLOOR FRAMING CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS,DRAFT STOPPING MATERIAL SHOULD BE 1/2" GYPSUM BOARD.(R502.12 MI. RES. CODE 2015)

EXTERIOR FINISHES:

-BRICK VENEER IS ANCHORED TO WOOD STUDS BY USING CORRUGATED SHEET METAL TIES, NO.22 U.S. GAGE BY 7/8" CORRUGATED ,SPACED AT 24"HORIZONTALLY AND 16" VERTICALLY.
-ADDITIONAL METAL TIES WILL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION.

DESIGN LOADS

THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LIVE LOADS, IN ADDITION TO THE LATERAL LOADS AND SUPERIMPOSED DEAD LOADS AND SELF-WEIGHT OF THE STRUCTURE.

BUILDING OCCUPANCY CATEGORY: II

LIVE LOADS

- ROOF SNOW LOAD: 25
- SNOW EXPOSURE FACTOR (Ce): 1.0
- SNOW LOAD IMPORTANCE FACTOR (I): 1.0
- THERMAL FACTOR (Ct): 1.0

WIND LOAD 115 MPH

ELEVATIONS AND ICE AT OVERHANGS PER APPLICABLE CODE. DESIGN DEAD LOAD: 15 PSF TOTAL DESIGN ROOF LOAD: 40 PSF

INTERIOR FINISHES:

-BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF 6 FT ABOVE THE FLOOR.
-GYPSUM BACKER: GYPSUM BOARD USED AS THE BASE OR BACKER BOARD FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFIRM WITH ASTM C 630 OR C1178. WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED TO BE USED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2" THICK OR 16 INCHES FOR 5/8" INCH THICK GYPSUM BOARD.
-TEMPERED GLASS SHOULD BE USED OVER THE MASTER TUB.
ROOM CEILING HEIGHTS:
-HABITABLE ROOMS,HALLWAYS,CORRIDORS,BATHROOMS,LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
ROOM CEILING HEIGHTS:
-HABITABLE ROOMS,HALLWAYS,CORRIDORS,BATHROOMS,LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.

SMOKE ALARMS:

-THE SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT,THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
-ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
-THE SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED SHALL RECEIVE POWER FROM BATTERY .WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.

ROOF CONSTRUCTION:

-TRUSS MANUFACTURER SHALL HAVE TRUSS TIES PROVIDED AT BEARING LOCATIONS IN ACCORDANCE WITH TABLE 802.11.A OF THE CODE, CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE TRUSS TIES TO THE FOUNDATION. WIND UPLIFT PRESSURE ON ROOF ASSEMBLIES SHALL BE DETERMINED USING THE EFFECTIVE WIND AREA OF 100 SQ. FT. AND ZONE 1 IN TABLE R301.2(2)

EMERGENCY ESCAPE:

EVERY SLEEPING SPACE SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE WINDOW WITH SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR , MIN. NET CLEAR OPENING HEIGHT 24" AND MIN. NET OPENING WIDTH OF 20". R310 MICH. RESIDENTIAL CODE 2015.

FOR ALL HEADERS OVER FOUR FEET AND LVL BEAMS

USE TWO JACK STUD UNDER EACH END AND ONE KING STUD

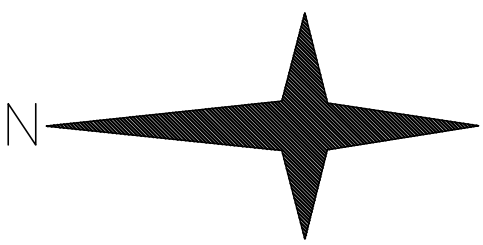
ELECTRICAL

A SWITCH CONTROLLED LIGHT FIXTURE OR RECEPTACLE MUST BE INSTALLED IN: EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, UTILITY ROOM, ATTACHED GARAGE, DETACHED GARAGE W/ELECTRIC POWER, STORAGE SPACE, AND EXTERIOR DOOR GRADE-LEVEL DOOR LOCATIONS. ATTICS AND UNDER FLOOR SPACES CONTAINING EQUIPMENT OR USED FOR STORAGE MUST BE PROVIDED WITH A SWITCH OPERATED LIGHT.

RECEPTACLE OUTLETS ARE REQUIRED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, REC ROOM, HALLWAY 6 FT. OR MORE IN LENGTH AND SIMILAR DWELLING AREAS SPACED SO THAT NO POINT ALONG THE WALL LINE EXCEEDS 6 FT. FROM AN OUTLET. AT LEAST 1 RECEPTACLE SHALL BE INSTALLED IN A BATHROOM WITHIN 36" OF EACH BASIN. COUNTERS 12 " IN WIDTH OR WIDER SHALL HAVE RECEPTACLES PLACED WITHIN 20 " ABOVE THE COUNTER TOP AND SPACED SO NO POINT EXCEEDS 24" FROM AN OUTLET. AT LEAST ONE RECEPTACLE OUTLET MUST BE INSTALLED IN EACH LAUNDRY, BASEMENT, ATTACHED GARAGE. OUTDOOR OUTLETS MUST BE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING WITHIN 6'-6" ABOVE GRADE. ATTICS OR CRAWLSPACES CONTAINING EQUIPMENT MUST BE PROVIDED WITH AT LEAST ONE RECEPTACLE OUTLET WITHIN 25 FT. OF THE EQUIPMENT.

LOCATION MAP

SCALE: NONE



SHEET INDEX

- A00 GENERAL NOTES
- A01 EXISTING BASEMENT & FIRST FLOOR PLANS
- A02 DEMOLITION & FOUNDATION FLOOR PLANS
- A03 PROPOSED FIRST & SECOND FLOOR PLANS
- A04 FRAMING SECOND FLOOR & PROPOSED ROOF PLANS
- A05 EXISTING ELEVATIONS
- A06 PROPOSED ELEVATIONS
- A07 PROPOSED SECTIONS

MR & MRS

RESIDENCE

SCOPE OF WORK: RENOVATION OF AN EXISTING RANCH HOUSH WITH THE ADDITION OF A SECOND FLOOR PLAN. WORK TO INCLUDE NEW FOOTING, FRAMING AND A NEW ROOF.

BUILDING CODE INFORMATION

GOVERNING CODE: (SECTION 105.1)

CITY OF WARREN ZONING ORDINANCE
2021 Michigan Residential Building Code, MRC 2021
INTERNATIONAL FIRE CODE - 2024 (IFC-2024)
BUILDING USE & OCCUPANCY CLASSIFICATION (PER CH. 03):
USE GROUP CLASSIFICATION OF OCCUPIED SPACE: RESIDENTIAL

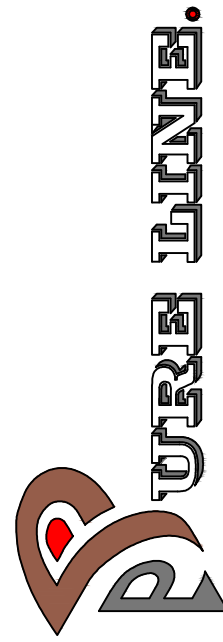
ZONING: R-1-A (ONE FAMILY RESIDENTIAL DISTRICT)

BUILDING AREA AND HEIGHT: RANCH RESIDENCE 1-STORY HIGH

EXISTING RESIDENCE TOTAL FLOOR AREA: 1,770 S.F.

PROPOSED ADDITION SECOND FLOOR: 1,500 S.F.

TOTAL AREA OF RESIDENCE: 3,270 S.F.



PROPOSED RESIDENCE FOR

WARREN

DRAWN BY: ATA

SCALE: N.T.S.

DATE: 05/17/2026

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GENERAL NOTES

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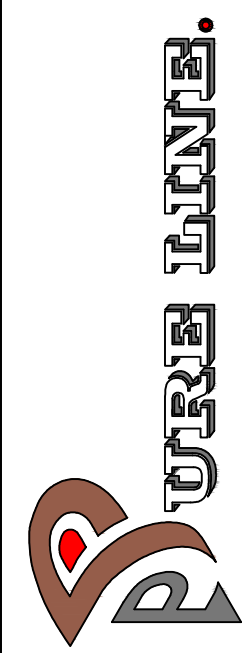
EXISTING BASEMENT & FIRST FLOOR PLANS

PROPOSED RESIDENCE FOR

WARREN

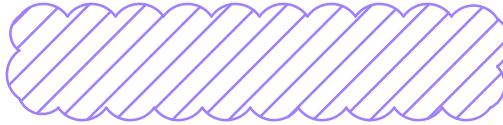
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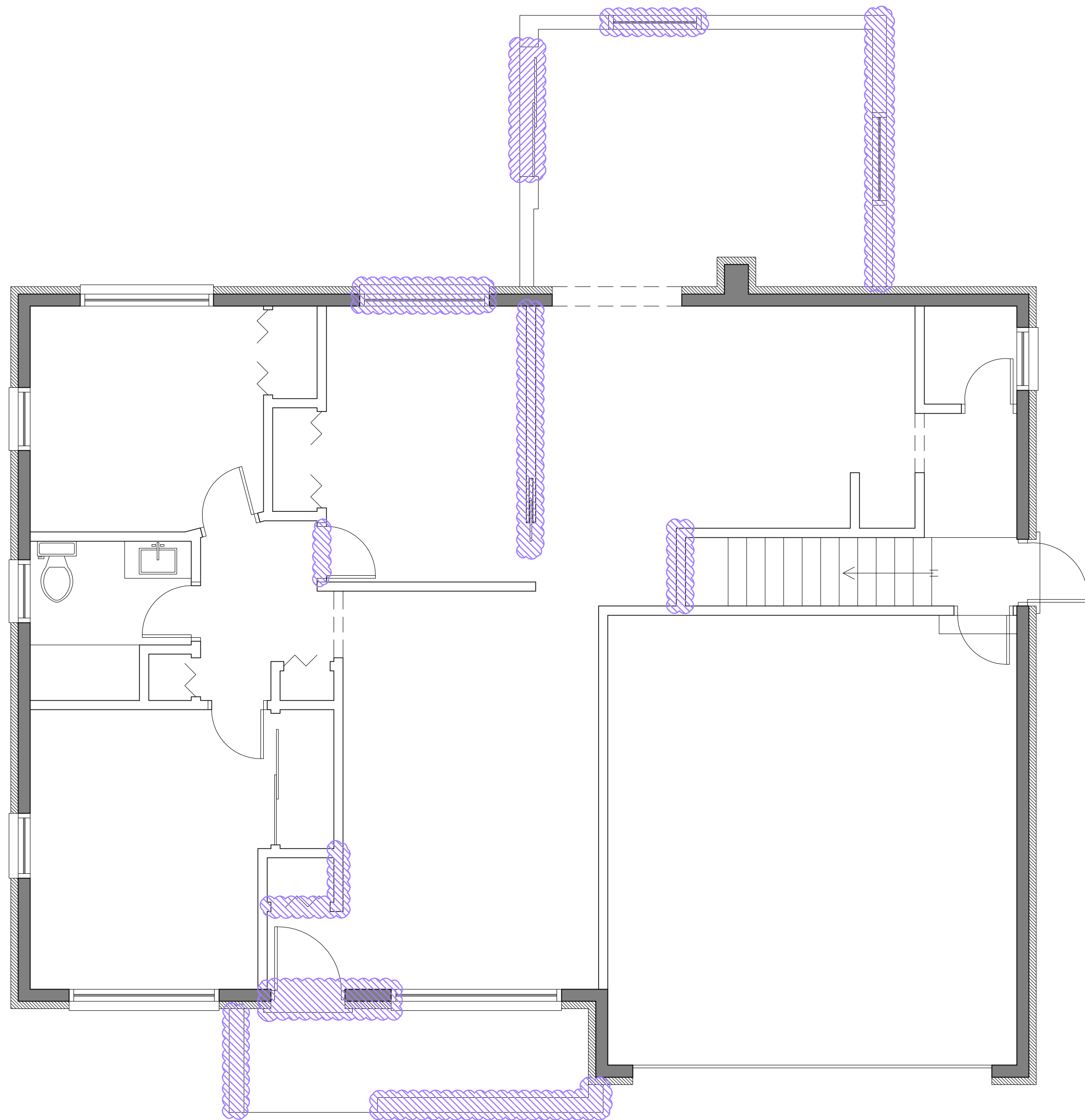
1- ITEMS TO BE DEMOLISHED



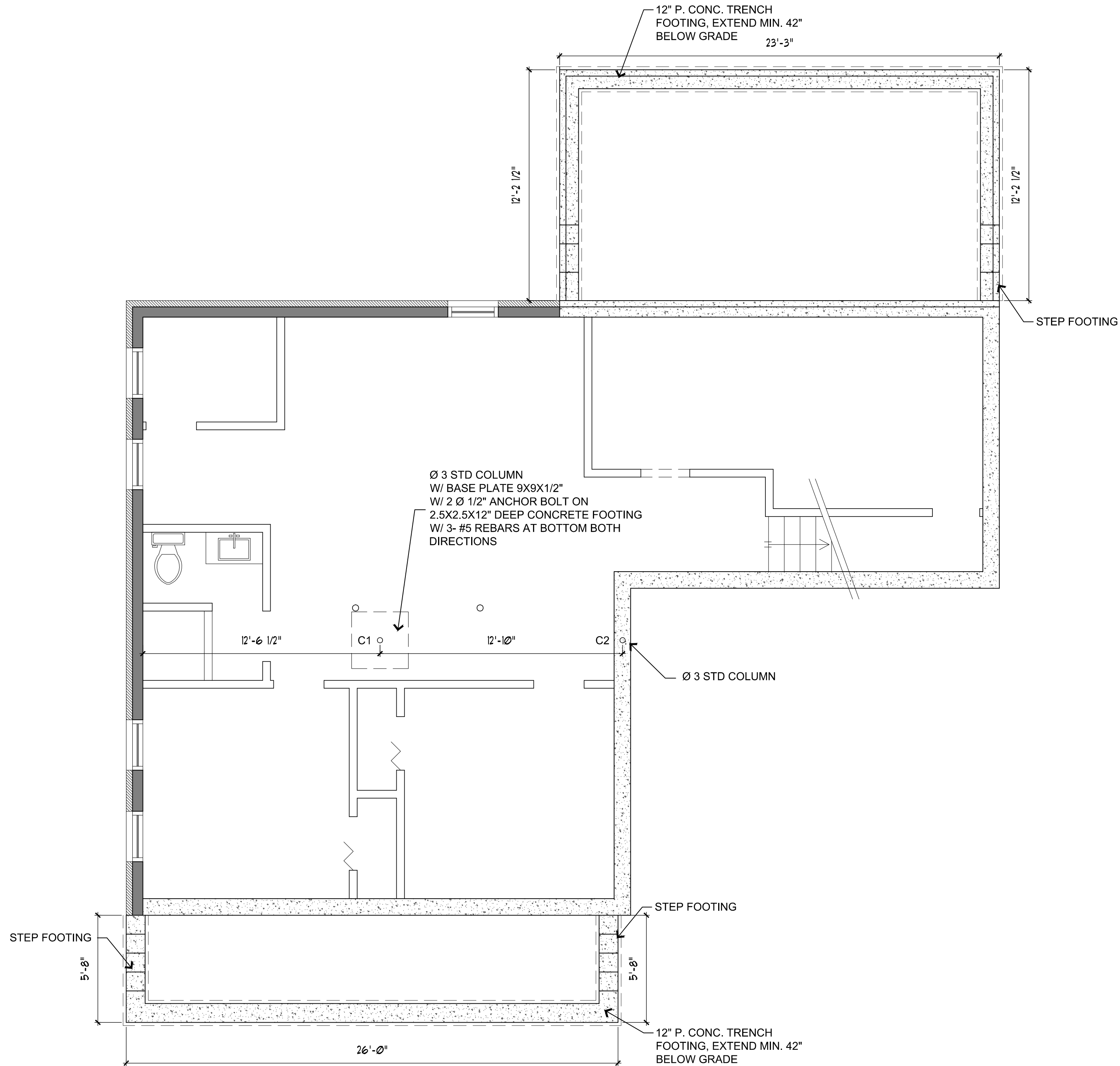
2- ITEMS TO REMAIN



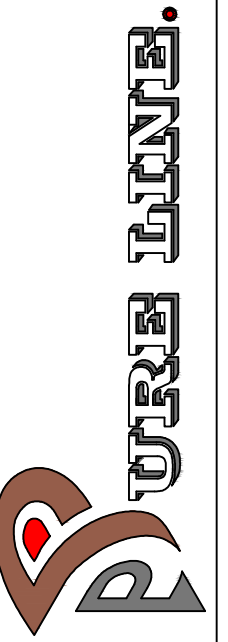
3- ALL FLOOR JOIST TO REMAIN



DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



PROPOSED RESIDENCE FOR

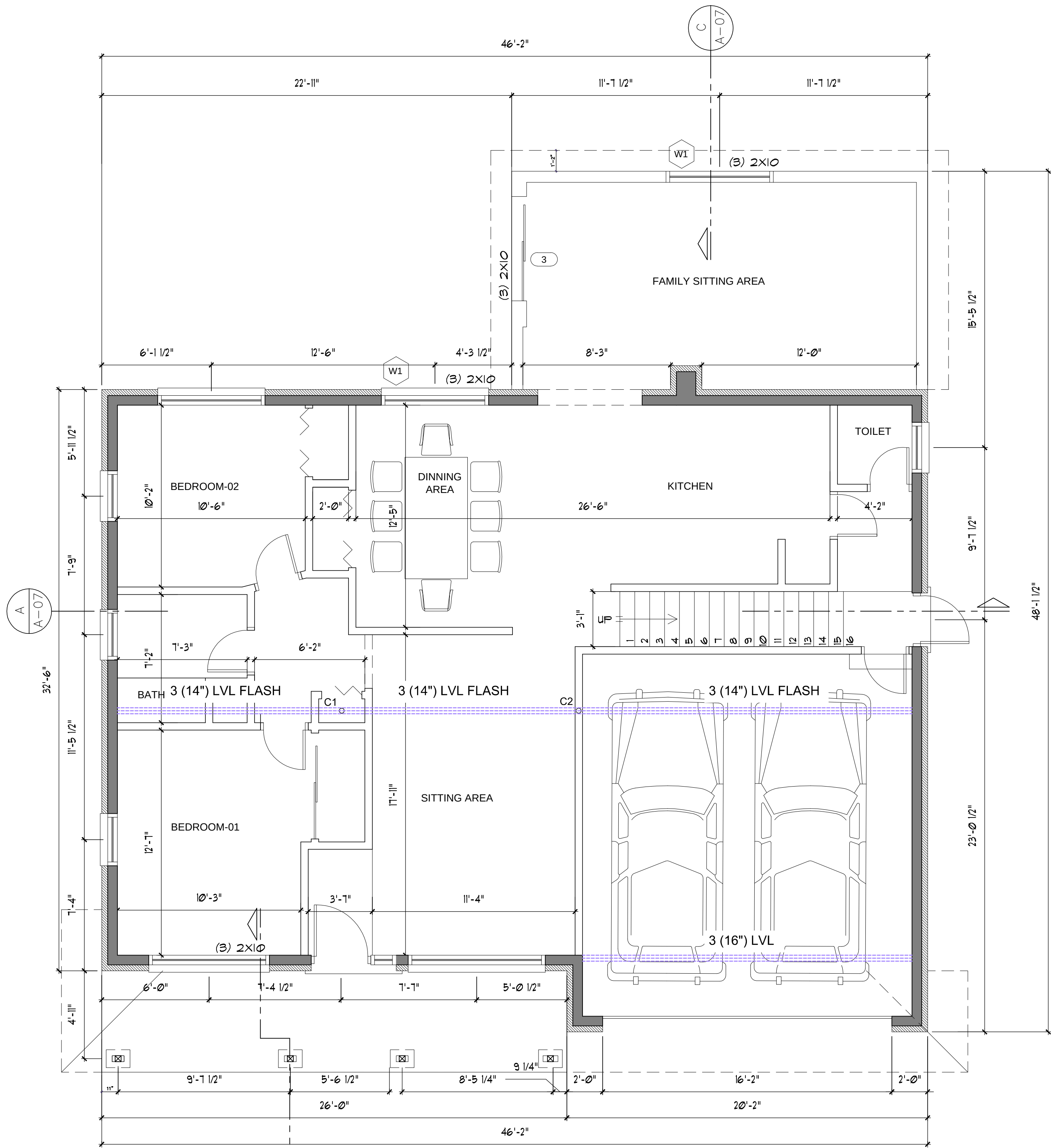
WARREN

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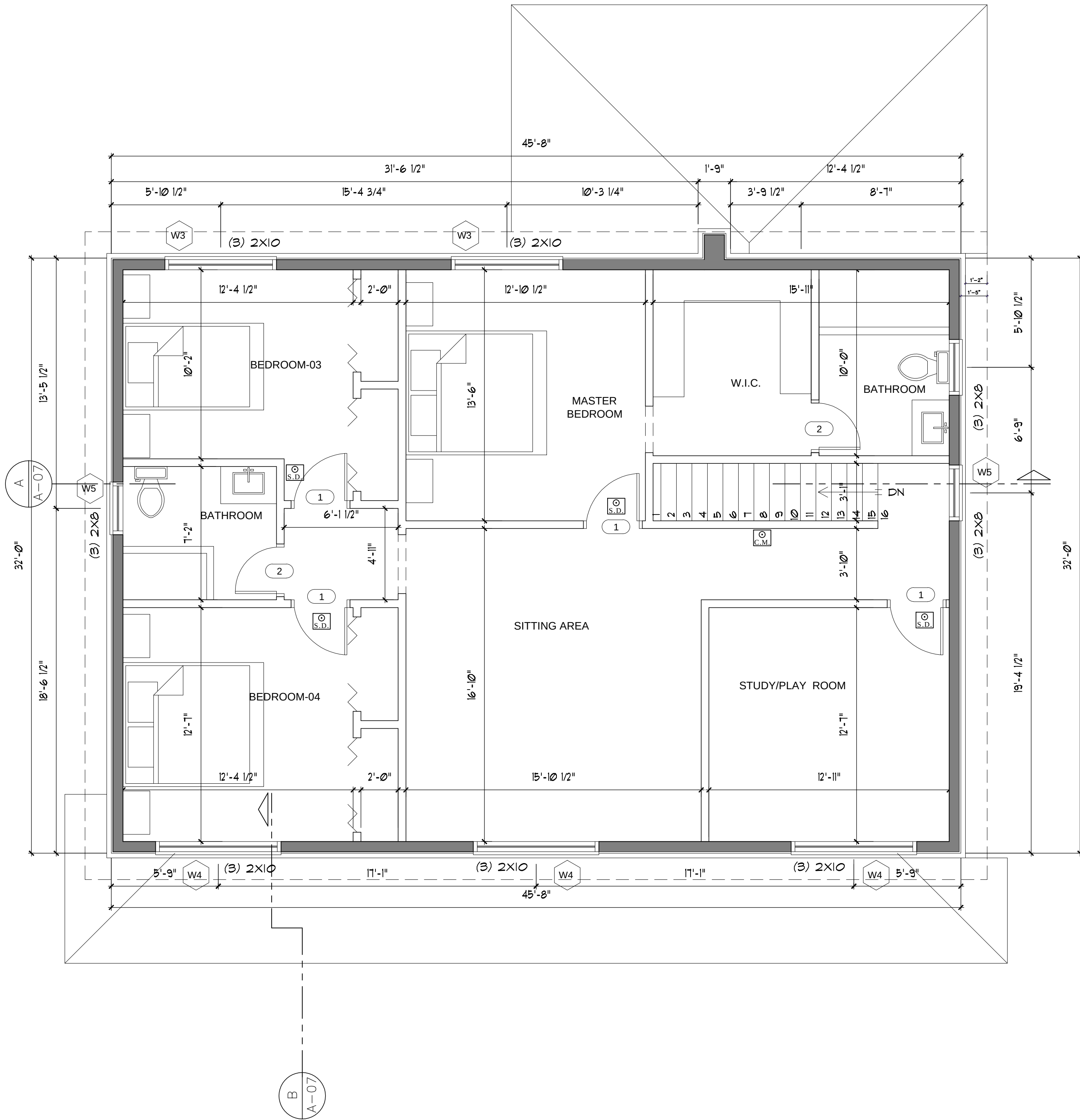
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DEMILITION &
FOUNDATION
FLOOR PLAN

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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PROPOSED
FIRST & SECOND
FLOOR PLANS

PROPOSED RESIDENCE FOR

WARREN

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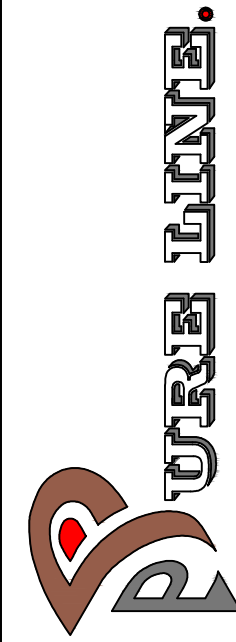
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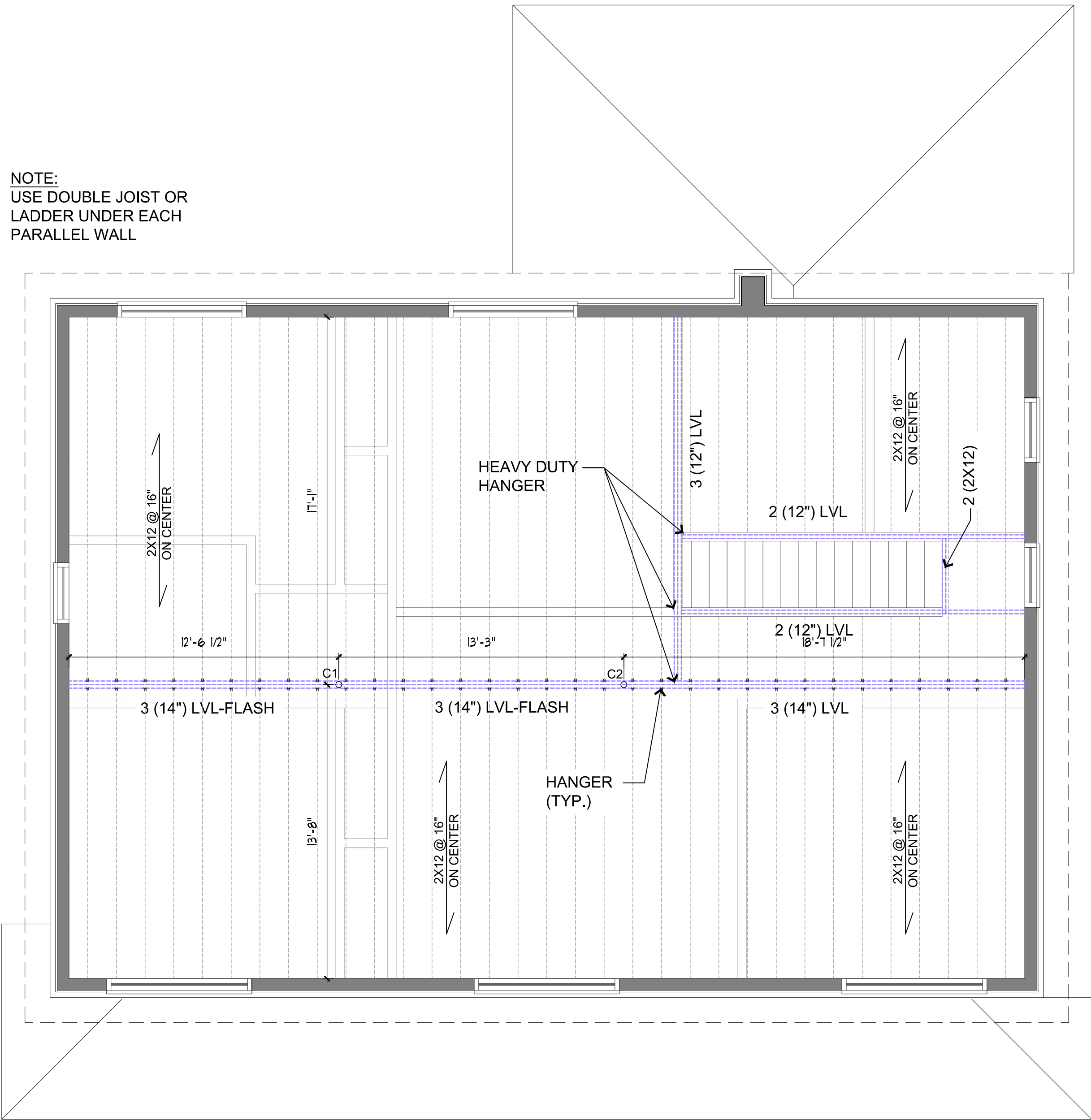
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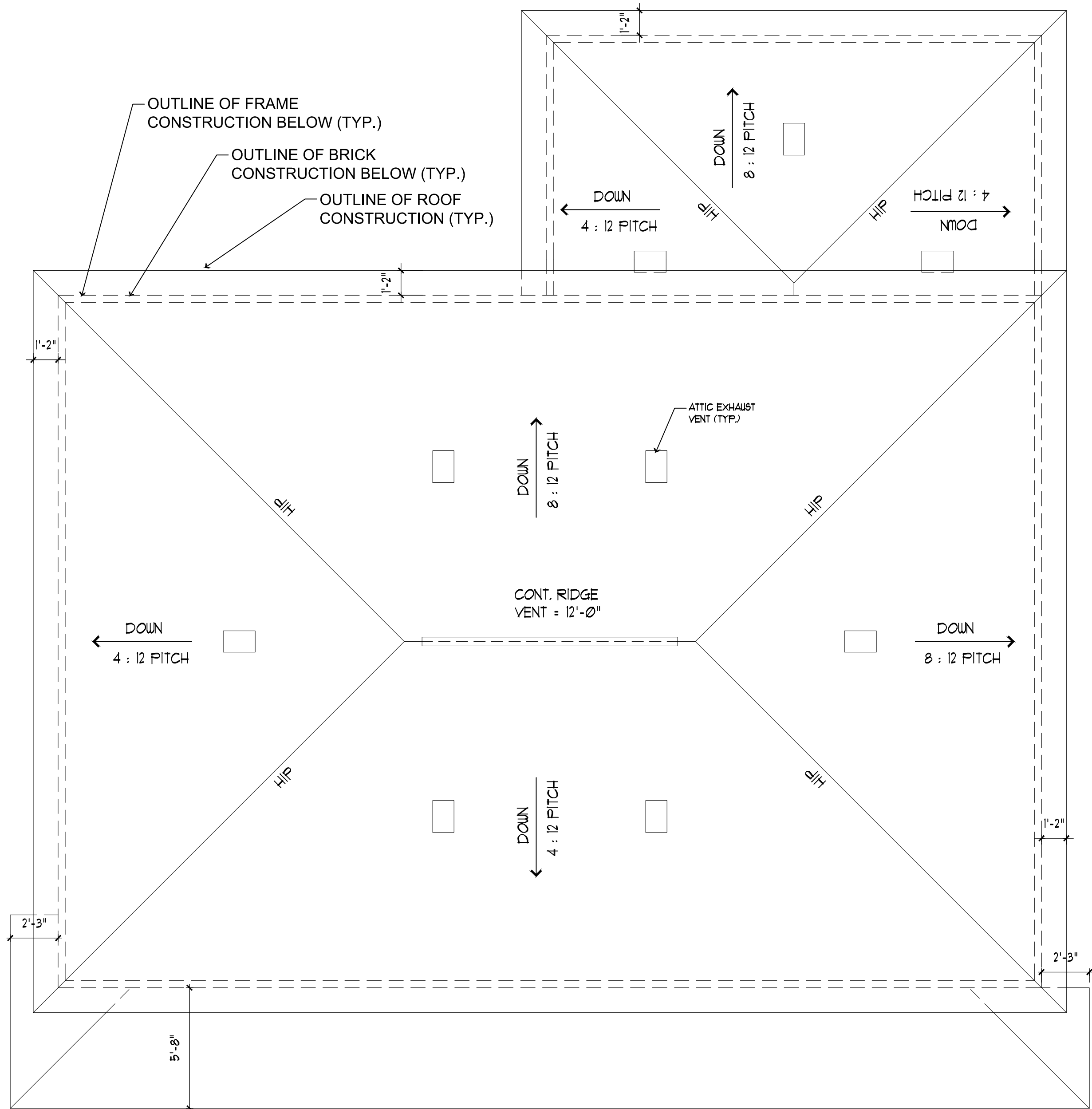
WINDOW SCHEDULE				
Type Mark	Room Name	Rough Opening		Quantity
		Width	Height	
W1	Dining area & family sitting room - F.F.	6' - 0"	4' - 0"	2
W2	N/A	4' - 2"	2' - 10"	1
W3	Master B. & Bedroom 05 - S.F.	6' - 0"	4' - 8"	2
W4	Bedroom 06, Sitting & Study room - S.F.	6' - 9"	4' - 8"	3
W5	Bathrooms - S.F.	3' - 0"	3' - 6"	2

DOOR SCHEDULE					
TAG	Level	Room: Name	Width/Height	Quantity	Description
1	Second Floor	Bedrooms	2'-10"X7'-0"	4	Interior Door
2	Second Floor	Bathrooms	2'-6"X7'-0"	2	Interior Door
3	First Floor	Family sitting	6'-3"X6'-10"	1	Exterior Door



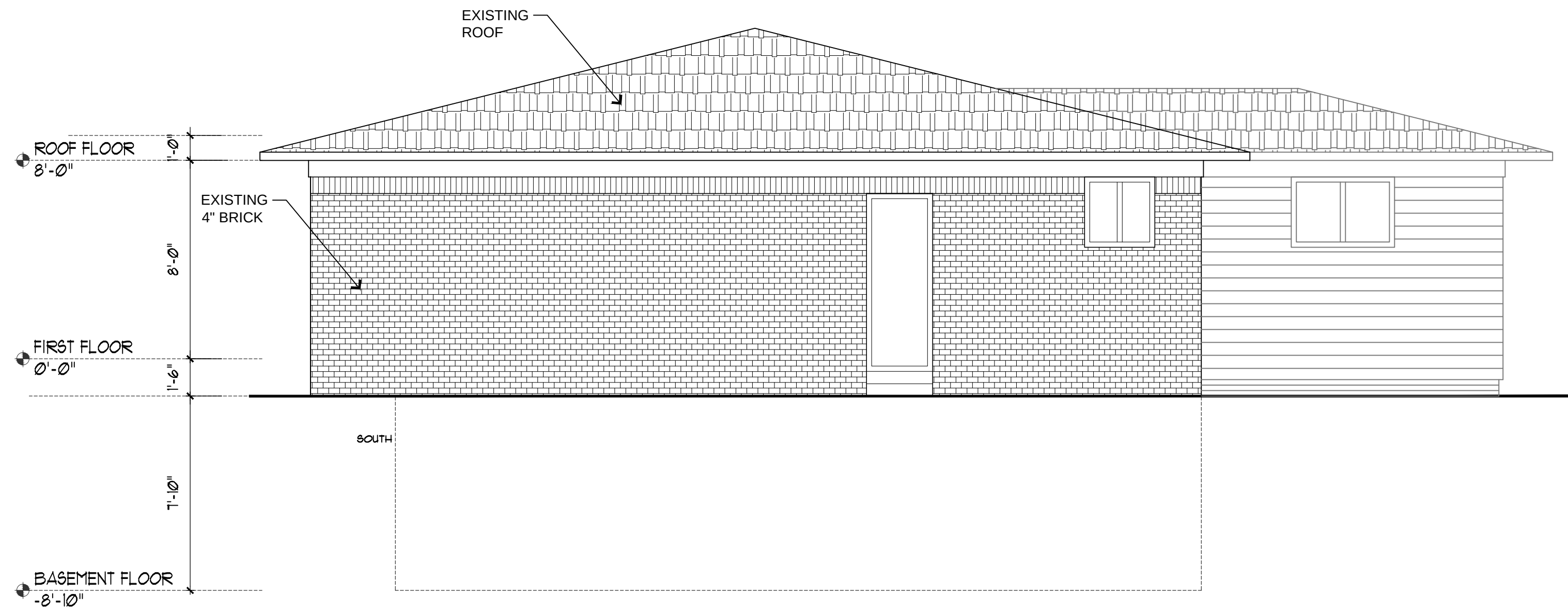
FRAMING SECOND FLOOR PLAN
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NORTH

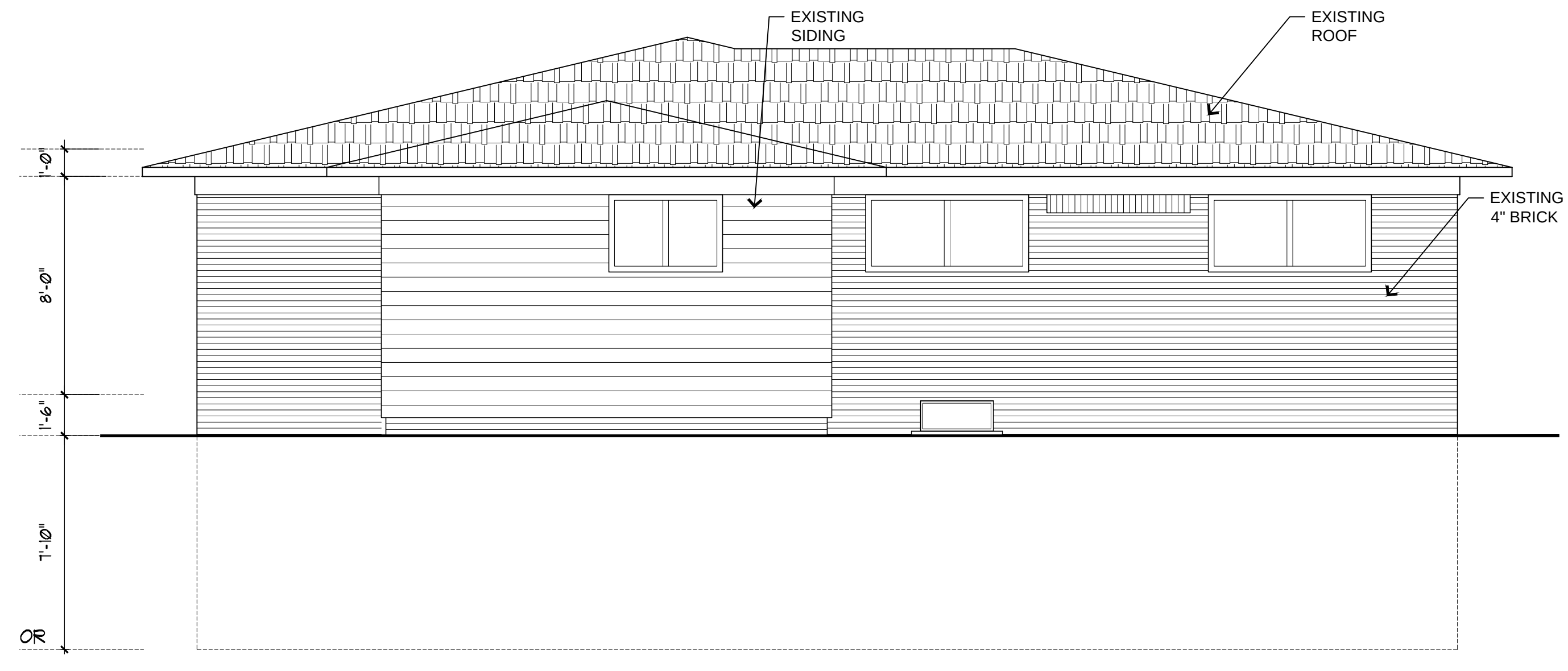


PROPOSED ROOF PLAN
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NORTH



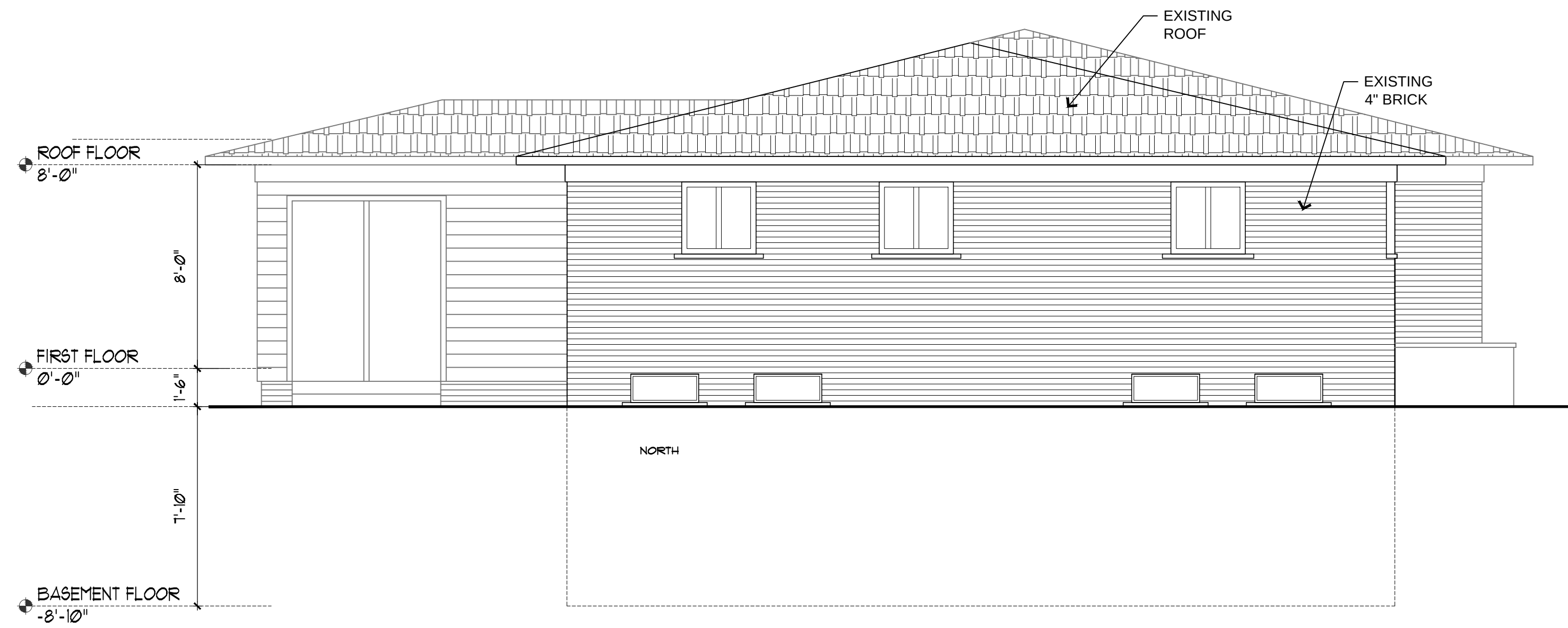
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
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EXISTING WEST ELEVATION
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EXISTING NORTH ELEVATION
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EXISTING
ELEVATIONS

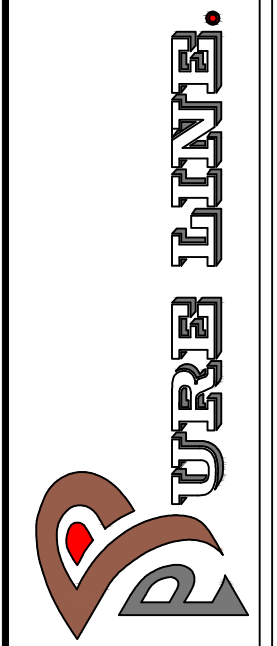
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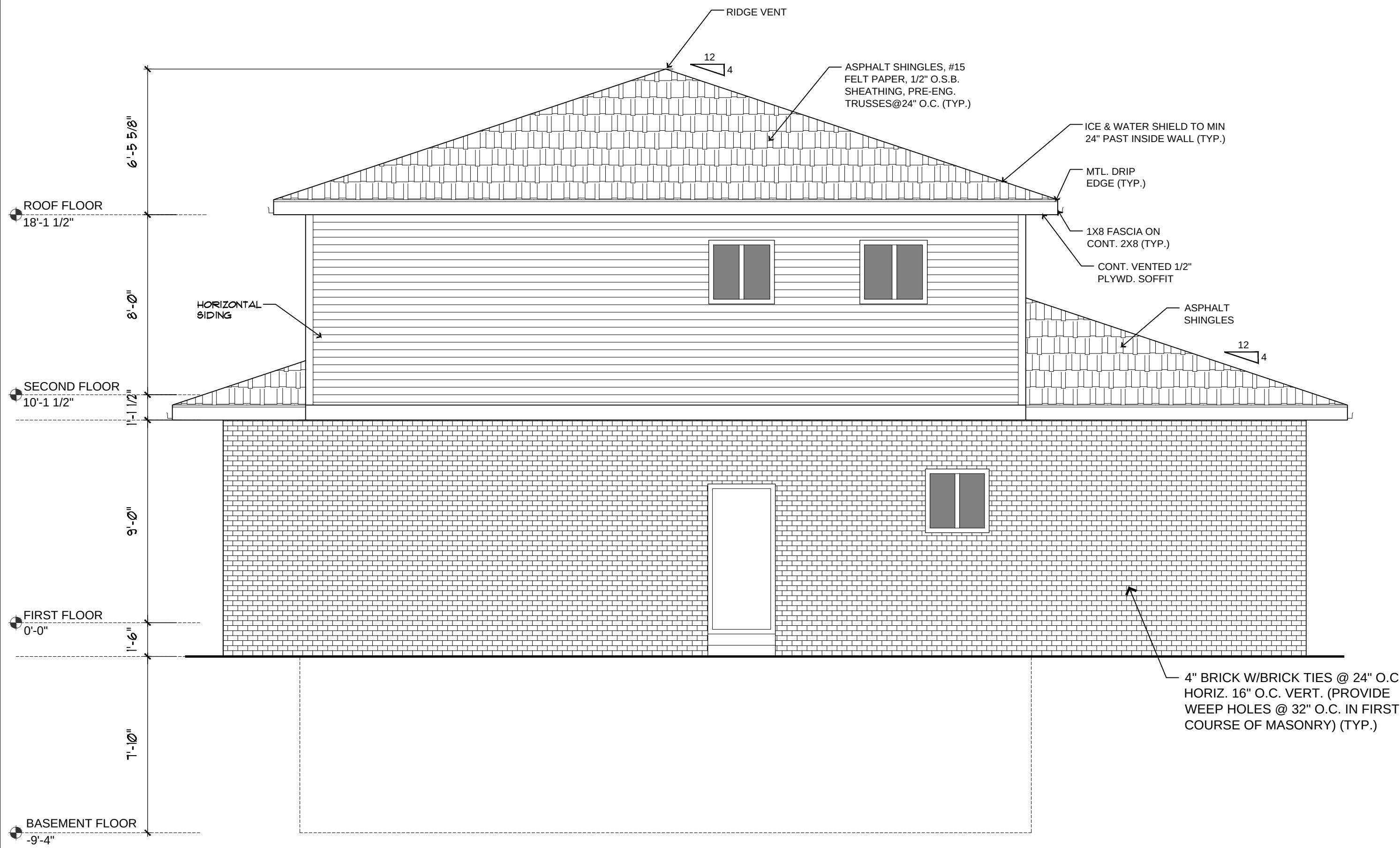
WARREN

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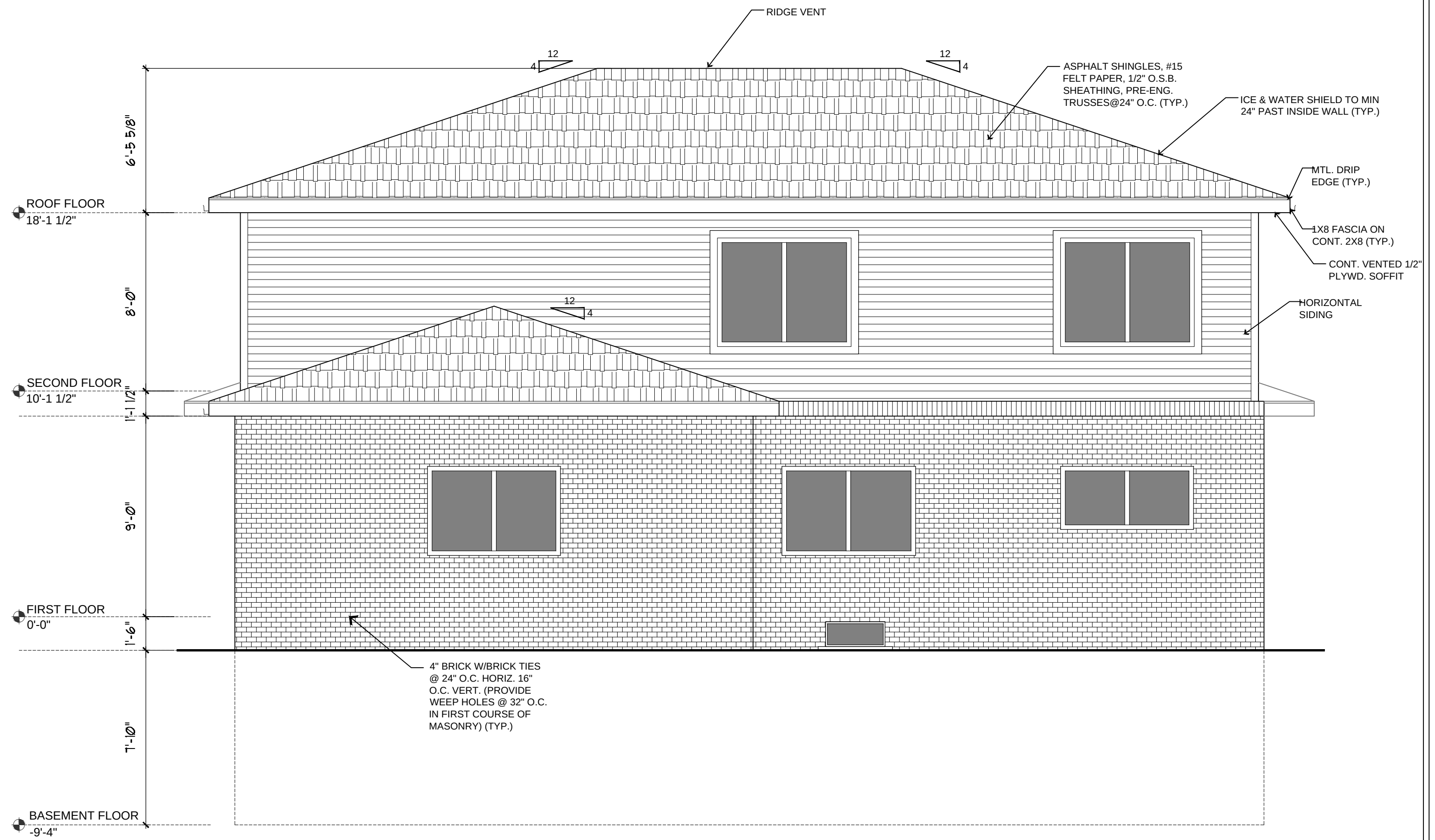
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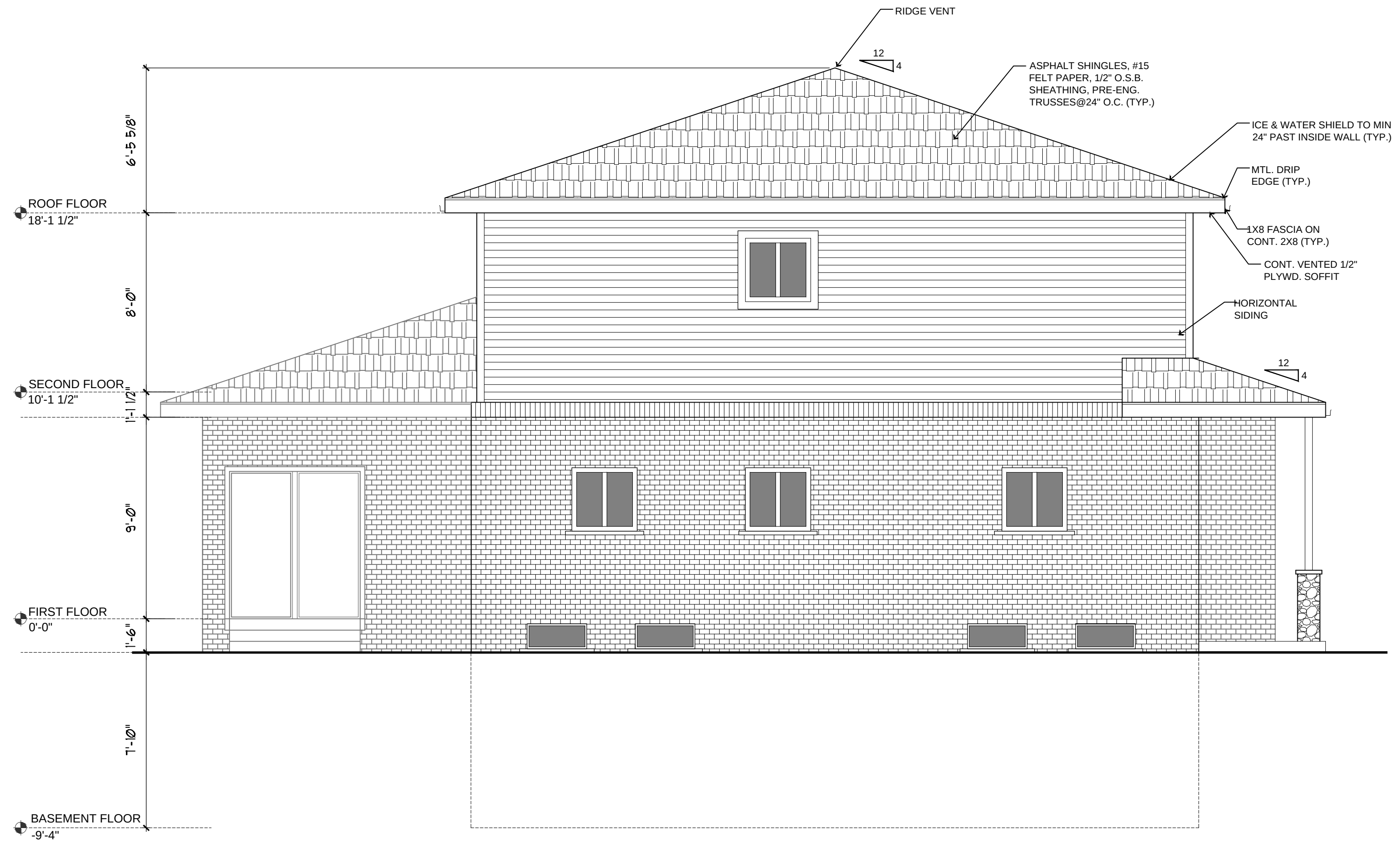
EXISTING SOUTH ELEVATION
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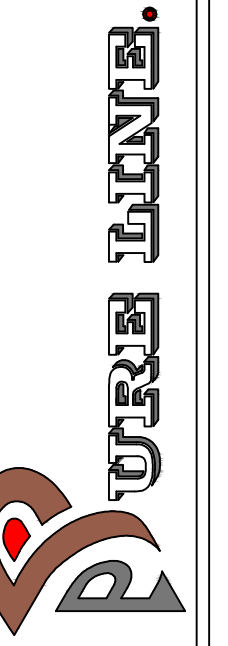
EXISTING EAST ELEVATION
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EXISTING WEST ELEVATION
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EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RESIDENCE FOR

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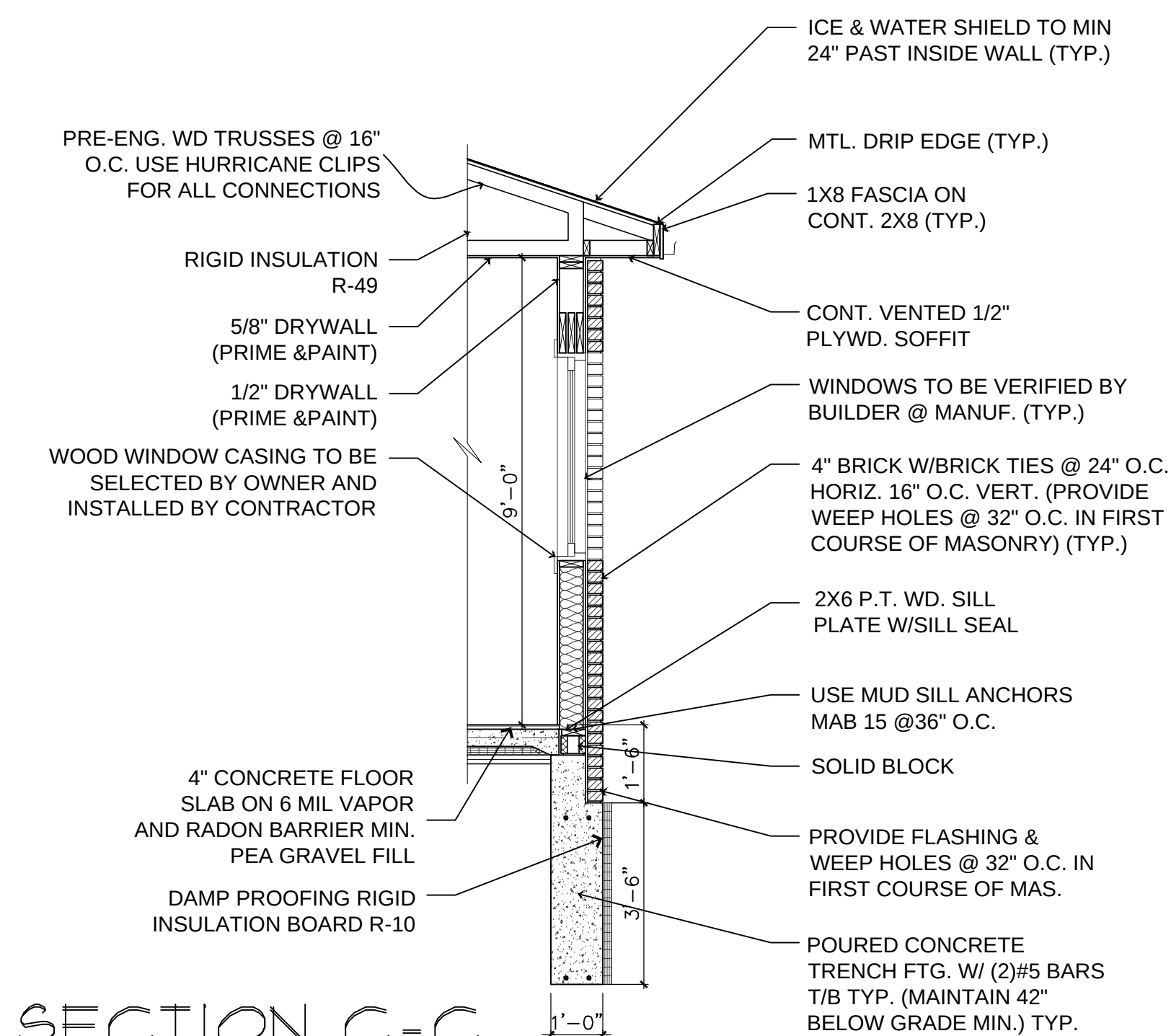
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PROPOSED
ELEVATIONS

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