

SITE PLAN

SCALE: 1"=10'-0"

PROPERTY AREAS:

- ACCESSORY BUILDING TOTAL GROSS FLOOR AREA = 399 sq. ft.
- EXISTING HOUSE TOTAL GROSS FLOOR AREA = 924 sq. ft.
- HOUSE ADDITION GROSS FLOOR AREA = 173 sq. ft.
- TOTAL LOT COVERAGE INCLUDING DECKS & PORCHES = 1948 sq. ft.
- LOT SIZE = 7,200 sq. ft.
- NEW TOTAL PERCENT BUILDING COVERAGE = 27.05%
- EXISTING PATIO & IMPERVIOUS AREAS = 870 sq. ft.
- NEW TOTAL PERCENT IMPERVIOUS COVERAGE = 39.13%

PROPERTY DESCRIPTION:

LOTS 383 & 384 OF BLOCK 17, PLEASANT CITY OR SUTTONSBURG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF MISCELLANEOUS RECORDS, BETWEEN PAGES 436 & 437, OF SECTION 28, TOWN 30 N, RANGE 11 WEST, VILLAGE OF SUTTONS BAY, LEEANAU COUNTY, MICHIGAN.

GENERAL NOTES:

1. APPLICABLE CODES: 2015 MICHIGAN RESIDENTIAL CODE
2. USE GROUP: RESIDENTIAL, R-3
3. CONSTRUCTION TYPE: 5B, COMBUSTIBLE, UNPROTECTED
4. WALLS 8'-2" TALL ON MAIN LEVEL (VERIFY ON SITE TO MATCH EXIST.) (TYP.)
5. ALL WINDOW AND DOOR HEADERS IN STRUCTURAL STUD WALLS = 2 PLY 2x10 S.P.F. w/ 1 TRIMMER ON EITHER SIDE OF 4' AND SMALLER HEADER AND 2 TRIMMERS ON EITHER SIDE OF 4' AND LARGER HEADER UNLESS OTHERWISE SPECIFIED
6. ALL INTERIOR STUD WALLS SHALL BE FRAMED WITH 2x4 STUDS @ 16" o.c. (TYP.)
7. ALL EXTERIOR STUD WALLS SHALL BE FRAMED WITH 2x6 STUDS @ 16" o.c. (TYP.)
8. WALLS SEPARATING BEDROOMS, BATHROOMS, AND LAUNDRY SPACES FROM ADJACENT ROOMS SHALL BE INSULATED WITH 3-1/2" FIBERGLASS BATTS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
10. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR PROVIDING QUALITY, WEATHER-TIGHT CONSTRUCTION
11. IT IS ASSUMED THAT SOIL CONDITIONS ARE NORMAL AND SUITABLE FOR CONSTRUCTION. ASSUMED BEARINGS CAPACITY IS 2,000 PSF. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF SOIL CONDITIONS UNSUITABLE FOR CONSTRUCTION.
12. THE CONTRACTOR SHALL VERIFY LOCATION OF SITE UTILITIES WITH RESPECTIVE UTILITY COMPANY.
13. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301, 'SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS' AND ACI 318, 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE'.
 - A. CONCRETE STRENGTH FOR STRUCTURAL FOOTINGS, PIERS, BEAMS, ETC. SHALL BE MINIMUM 3,000 P.S.I. AFTER 28 DAYS.
 - B. CONCRETE STRENGTH FOR SLABS ON GRADE SHALL BE MINIMUM 3,500 P.S.I.
15. PROVIDE RESTEEL REINFORCEMENT AS SHOWN ON PLANS, OR AS REQUIRED IN SPECIFICATIONS.
16. MORTAR SHALL BE TYPE S AT ALL LOCATIONS.
17. REINFORCING STEEL SHALL BE ASTM A 615 GRADE 60. PROVIDE AS SHOWN ON DRAWINGS
18. PROVIDE FRAMING HARDWARE AS REQUIRED.
19. PROVIDE SOLID BLOCKING TO BEAMS OR FOUNDATION WALL AT ALL CONCENTRATED LOADING POINTS FROM ABOVE.
20. PROVIDE MISCELLANEOUS BLOCKING, AS REQUIRED, FOR SUPPORT OF BATH ACCESSORIES, SHELVING, CABINETS, MAINSCOT, ETC. AND AS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFY LOCATION OF BLOCKING IN FIELD.
21. PROVIDE BLOCKING (APPROVED BY JOIST MANUFACTURER) BETWEEN JOISTS AT 24" O.C. UNDER ALL WALLS PARALLEL TO JOISTS BELOW.
22. DIMENSIONS ARE TO EDGES OF WOOD FRAMING AND CONCRETE
23. DO NOT INSTALL PLUMBING LINES IN EXTERIOR WALLS
24. THE MECHANICAL/ELECTRICAL CONTRACTOR SHALL COORDINATE DUCT OPENINGS, SLEEVE REQUIREMENTS, ETC. WITH OTHER TRADES AND FLOOR JOIST LIMITATIONS.
25. THE MECHANICAL CONTRACTOR ASSUMES COMPLETE RESPONSIBILITY FOR DESIGN AND PERFORMANCE OF MECHANICAL SYSTEM. ALL WORK TO BE IN ACCORDANCE TO APPLICABLE BUILDING CODE. ALL FIXTURES TO BE U.L. LISTED FOR INTENDED USE.
26. THE ELECTRICAL CONTRACTOR ASSUMES COMPLETE RESPONSIBILITY FOR DESIGN AND PERFORMANCE OF ELECTRICAL SYSTEM. ALL WORK TO BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE. ALL FIXTURES TO BE U.L. LISTED FOR INTENDED USE.

GENERAL UNDERLAYMENT/FLASHING NOTES:

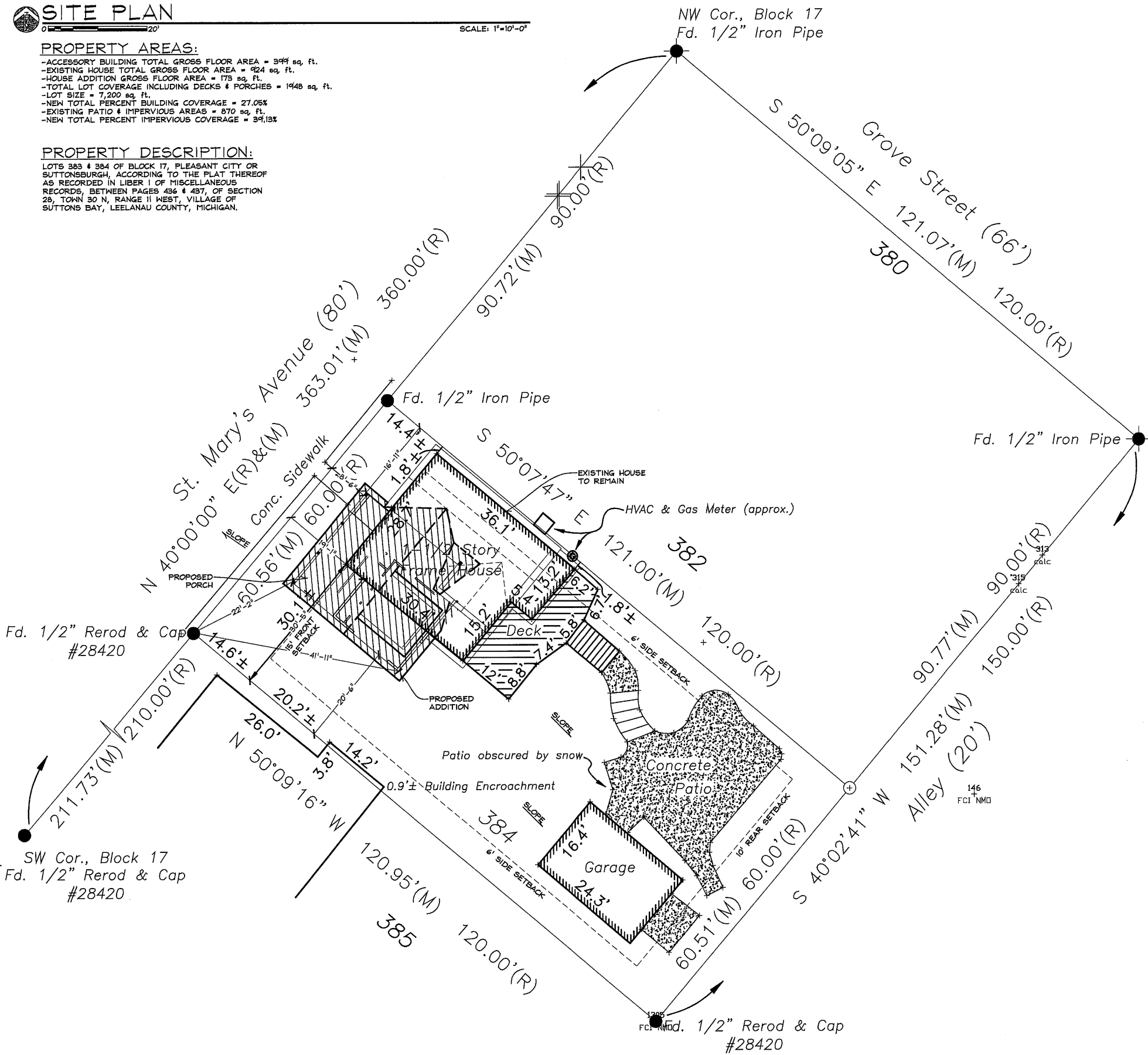
PROVIDE ICE & WATER SHIELD, SELF ADHERED UNDERLAYMENT AS FOLLOWS:

1. ROOF/WALL INTERSECTIONS:
 - (1) 3" WIDE STRIP, 18" UP WALL, 18" UP ROOF. PROVIDE ALUM. STEP FLASHING AT WALL w/ 2" EXPOSURE AT WALL.
2. VALLEYS & ROOF SLOPE TRANSITIONS:
 - (1) 3" WIDE STRIP
3. EAVES (2' OVERHANGS OR LESS):
 - (2) 3" WIDE STRIP, LAPPED 6"
4. DOORS AND WINDOWS:
 - (1) 6" STRIP WRAPPING ROUGH OPENING w/ 6" ON OUTSIDE OF WALL & OVERLAPPED TO SHED WATER.
5. DECKS AND EXTERIOR BALCONIES:
 - (1) 12" STRIP FROM UPPER DECK FLASHING UP & (1) 12" STRIP UP FROM LOWER DECK FLASHING & BETWEEN DECK LEDGER BRD. AND WALL

LOADING CRITERIA SHALL BE AS FOLLOWS:

1. ROOF LOADING:
 - LIVE LOAD = 47 PSF + SNOW DRIFT LOADS AS REQ.
 - TOP CHORD DEAD LOAD = 10 PSF
 - BTM. CHORD DEAD LOAD = 7 PSF
 - WIND LOADING AS REG. BY CODE.
 - DEFLECTION = L/360
2. FLOOR LOADING:
 - LIVE LOAD = 40 PSF
 - DEAD LOAD = 12 PSF
 - DEFLECTION = L/360
3. BLDG. CODE FACTORS:
 - GROUND SNOW LOAD = 60PSF
 - EXPOSURE FACTOR = B
 - BASIC WIND SPEED = 90MPH

IT IS THE RESPONSIBILITY OF THE BUILDER OR GENERAL CONTRACTOR TO ENSURE THAT THE HOUSE DESIGNED IN THESE PLANS IS BUILT TO CODE AND IS STRUCTURALLY SOUND



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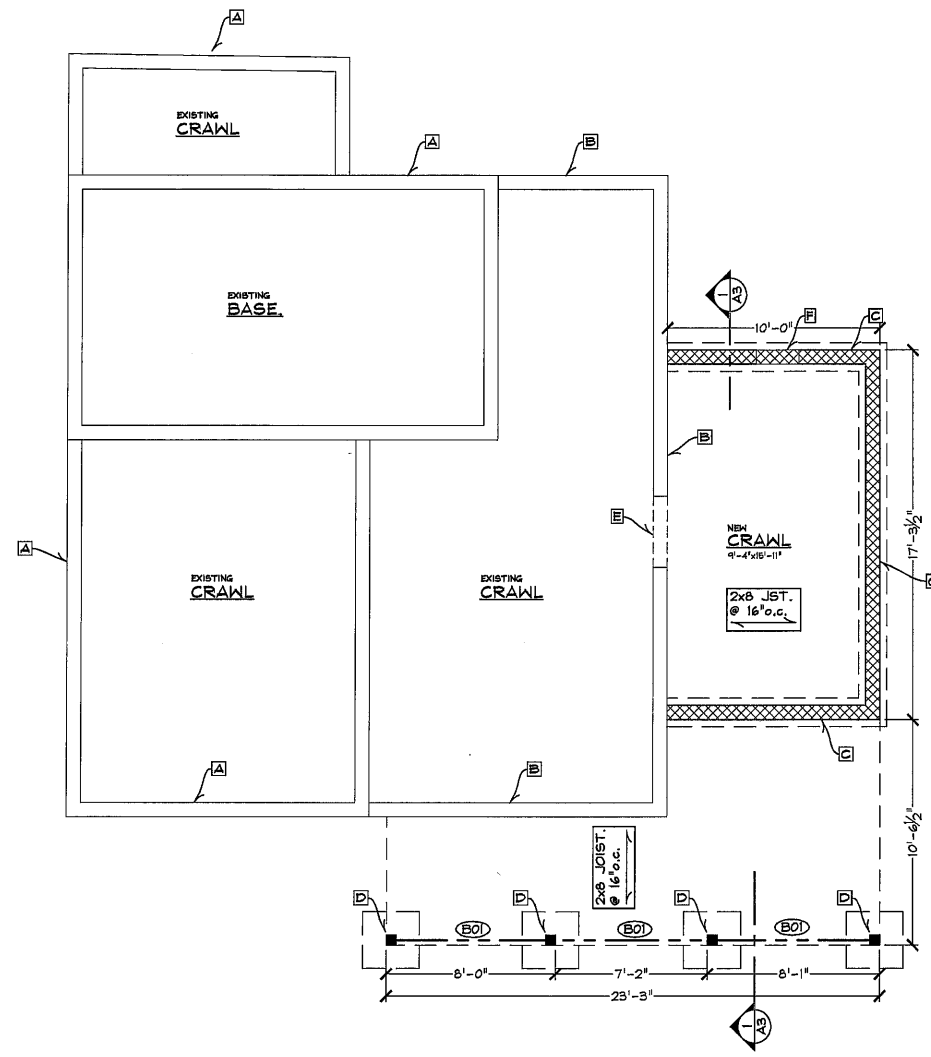


CRACKEL RESIDENCE
 418 N. ST. MARY'S AVE
 SUTTONS BAY MI, 49682

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 SMAG IN TIMBER LANDSCAPE

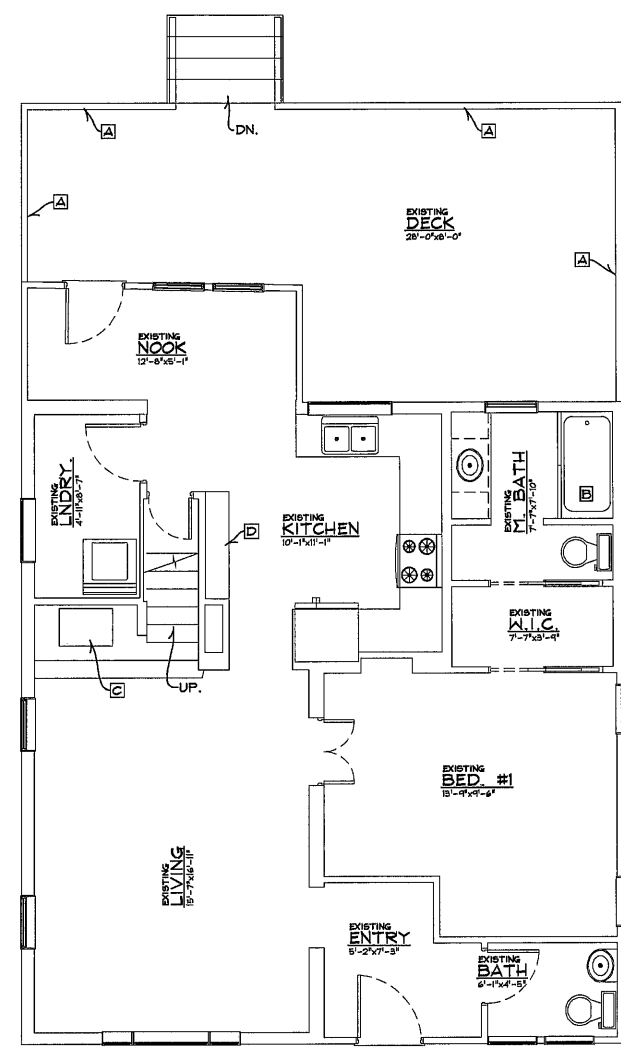


EXIST. BASEMENT

NEW CRAWL AREA: 173 sq. ft.

- KEY:**
 2x STUD WALL
 BEARING WALL
 BEAM
 BEARING POINT
- LOWER LEVEL NOTES**
- A EXISTING STONE FOUNDATION WALL
 - B EXISTING BLOCK FOUNDATION WALL
 - C NEW FOUNDATION WALL MAX. 4' HEIGHT (SUCH THAT EXISTING ADJACENT FOUNDATION IS NOT UNDERMINED) w/ 2" FOIL-FACED FOAM ON INT. (R-15) ON 16"x8" CONC. FOOTER w/ (2) #3 RE-BAR ALONG BOTTOM
 - D P.T. 6x6 POST ATTACHED TO 32x32x15" CONC. PAD w/ 2x6 P.T. DEADMAN
 - E CRAWL ACCESS IN EXIST. FOUNDATION WALL TO BE FULL HEIGHT OF WALL
 - F MIN. 16"x24" CRAWL ACCESS 1/4 GRADE SLOPING AWAY

- BEAM SCHEDULE**
- (B0) (2) PLY P.T. 2x8 FLUSH BEAM



EXIST. MAIN LEVEL

EXIST. FINISHED AREA: 924 sq. ft.

- KEY:**
 2x STUD WALL
 BEARING WALL
 BEAM
 BEARING POINT
- EXISTING MAIN LEVEL NOTES**
- A EXISTING 36" TALL RAILING
 - B EXISTING 5' FIBERGLASS TUB/SHOWER UNIT
 - C EXISTING FLOOR BUILT UP BELOW WOODSTOVE
 - D BUILT-IN SHELVING

- BEAM SCHEDULE**
- (B11) (2) PLY 1 1/2"x1 1/4" 2.0E LVL BEAM IN EXISTING WALL ABOVE POCKET DOOR
 - (B12) (4) PLY 1 1/2"x1 1/4" 2.0E LVL FLUSH BEAM TO REPLACE EXIST. BEARING WALL
 - (B13) (3) PLY 1 1/2"x1 1/4" 2.0E LVL DROP BEAM WRAPPED IN TRIM
 - (B14) (2) PLY 2x12 H.F. BEAM BETWEEN GIRDERS
 - (S0) SMOKE DETECTOR

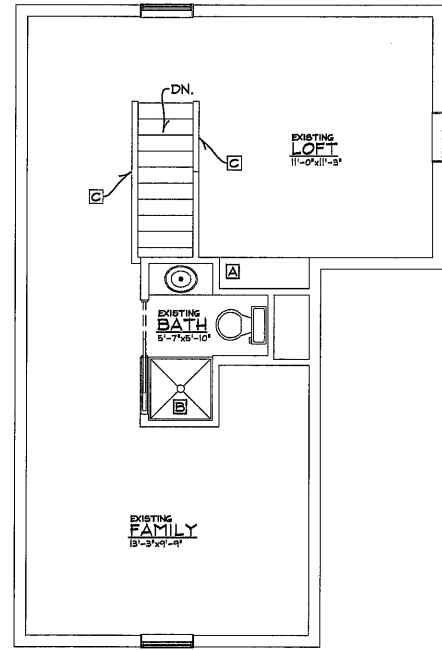
MAIN LEVEL PLAN

FINISHED AREA: 1097 sq. ft.
 ADDITION AREA: 173 sq. ft.
 FRONT PORCH AREA: 185 sq. ft.

- KEY:**
 2x STUD WALL
 BEARING WALL
 BEAM
 DEMO. EXISTING
 BEARING POINT
- WALL BRACING NOTES:**
 1. MINIMUM TOTAL LENGTH OF BRACING REQUIRED:
 LINE #A = 7'-5" (METHOD C6-U8FP)
 LINE #1 = 4'-0" (METHOD I-U8FP)
 LINE #2 = 4'-6" (METHOD I-U8FP)
2. INCLUDE 1/2" GYP. BRD. ON INT. OF ALL BRACED WALL LINES
3. WALL BRACING PANELS SHALL EXTEND FROM BOTTOM OF THE WALL SILL PLATE TO THE TOP OF THE TOP PLATE. WALL BRACING METHOD SHALL BE BY:
 A. CONTINUOUS SHEATHING (CS) w/ 7/16" OSB ATTACHED w/ 8d COMMON NAILS @ 6" o.c. • EDGES 4 12" o.c. IN FIELD UNLESS OTHERWISE SPECIFIED
 B. INTERMITTENT WOOD STRUCTURAL PANEL (I-USP) ATTACHED w/ 8d COMMON NAILS @ 6" o.c. • EDGES 4 12" o.c. IN FIELD
4. HOLD-DOWN DEVICES MAY BE SIMPSON "MSTAM24" STRAP TIE NAILED TO STUDS & SCREWED TO CONC., SIMPSON "CS22" COILED STRAP NAILED TO STUDS, SIMPSON "HDU2-SD52.5" HOLD-DOWN BOLTED TO FOUNDATION, OR OTHER HOLD-DOWN DEVICE PROVIDING 800LBS OF TENSILE STRENGTH
- MAIN LEVEL NOTES**
- A 36" HALF WALL
 - B P.T. 6x6 POST WRAPPED IN TRIM (AS DETAILED ON A4)
 - C DEMOLISH EXISTING WALL
 - D FILL IN EXISTING NICHE OF BEARING WALL
 - E COAT CLOSET
 - F THICKENED WALL TO MATCH EXIST TO HALF WALL
 - G BUILT IN STORAGE
 - H STUD SOLID @ BEARING POINT MIN. WIDTH OF BEAM ABOVE
 - I GIRDER TRUSS ABOVE
 - J MOTION-ACTIVATED LIGHT IN CLOSET
 - K DUCTING IN WALL
 - L VERIFY POINT LOAD LANDS FULLY ON EXISTING FOUNDATION WALL BELOW

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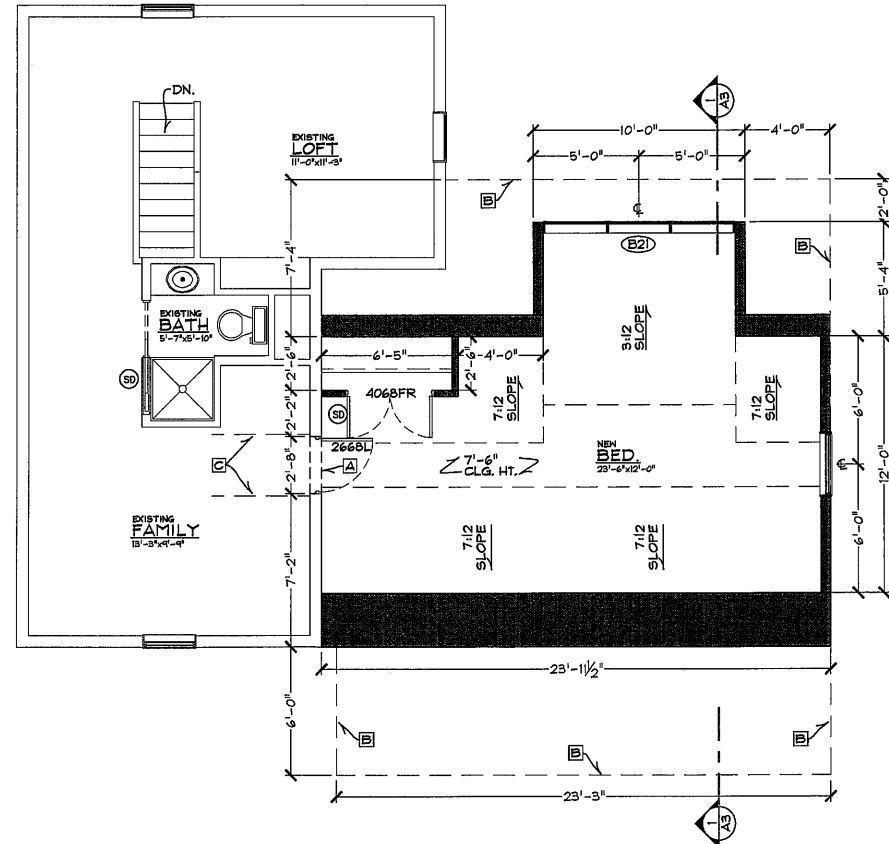


EXIST. UPPER LEVEL

KEY:

NEW 2x STUD WALL
NEW BEARING WALL
CONC. WALL
BEAM
BEARING POINT

- EXIST. UPPER LEVEL NOTES
- [A] BUILT-IN SHELF
 - [B] 3'x3' PRE-FAB SHOWER
 - [C] EXIST. RAILING



UPPER LEVEL PLAN

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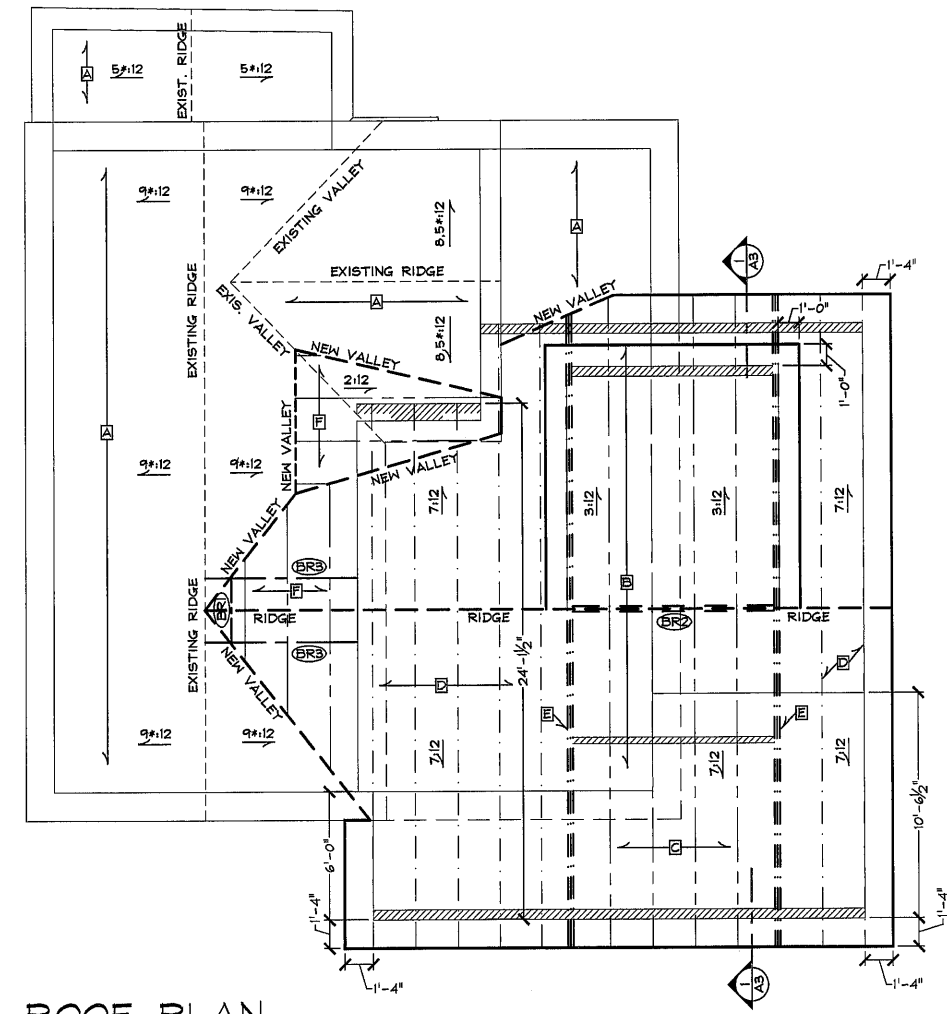
NEW 2x STUD WALL
NEW BEARING WALL
CONC. WALL
BEAM
BEARING POINT

- UPPER LEVEL NOTES
- [A] DEMO. EXISTING KNEE WALL TO ALLOW FOR NEW DOORWAY
 - [B] EDGE OF TRUSS SYSTEM & BEARING BELOW
 - [C] CUT OUT OPENING & REMOVE EXISTING RAFTER(S) IN EXISTING ROOF SYSTEM TO ALLOW FOR DOORWAY

(SD) SMOKE DETECTOR

BEAM SCHEDULE
 (B2) (3) PLY 2x10 S.P.F. HEADER ATTACHED TO GIRDER @ EITHER SIDE

EXISTING AREA: 503 sq. ft.
 ADDITION AREA: 341 sq. ft.



ROOF PLAN

FRAMING KEY:

BEARING BELOW
2x RAFTER
TRUSS (ENG. BY OTHERS)
EAVE/RAKE
RIDGE/VALLEY
BEAM
BEARING POINT

- GENERAL ROOF NOTES
- 2x6 RAKE BOARDS @ 24" o.c. (TYP.)
 - PROVIDE SIMPSON 1/2.5A' HURRICANE FASTENERS TO CONNECT TRUSSES & RAFTERS TO BEARING WALLS AND BEAMS @ HEEL
 4. 1'-4" OVERHANG @ EAVES & RAKES TO MATCH EXIST. (TYP.) EXCEPT WHERE NOTED OTHERWISE
- * VERIFY EXISTING ROOF PITCH ON SITE

- ROOF NOTES
- [A] EXISTING ROOF SYSTEM TO REMAIN
 - [B] EXISTING ROOF TO BE DEMOLISHED & REPLACED
 - [C] 2x10 S.P.F. RAFTERS @ 24" o.c.
 - [D] ATTIC TRUSSES @ 24" o.c. (ENG. BY OTHERS)
 - [E] GIRDER TRUSS (ENG. BY OTHERS)
 - [F] 2x6 S.P.F. RAFTER OVERFRAMING @ 24" o.c.

BEAM SCHEDULE
 (BR1) (3) PLY 2x12 H.F. RIDGE BEAM ATTACHED TO GIRDER @ EITHER SIDE
 (BR2) (3) PLY 2x12 H.F. RIDGE BEAM (FLUSH BEAM)
 (BR3) (2) PLY 2x6 OR LARGER S.P.F. RAFTER (VERIFY SIZE ON SITE TO MATCH EXIST.)

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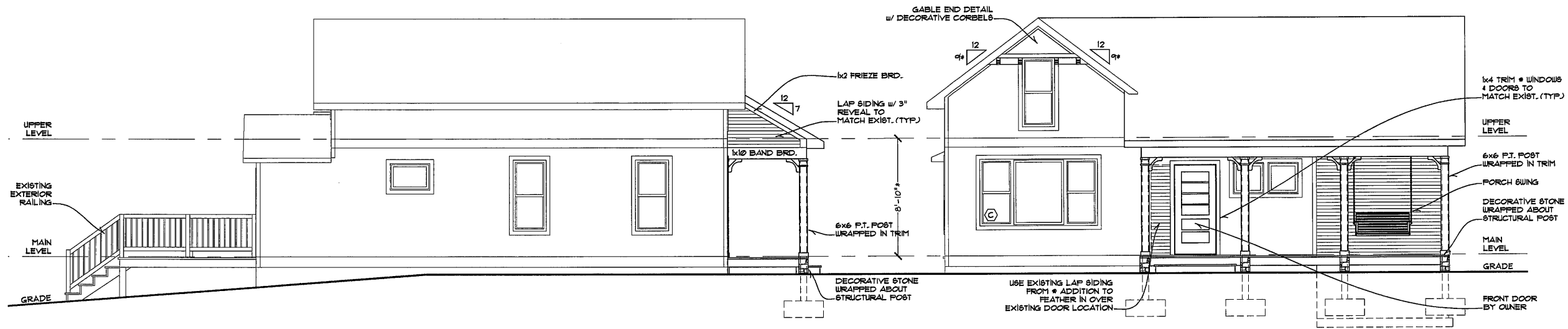
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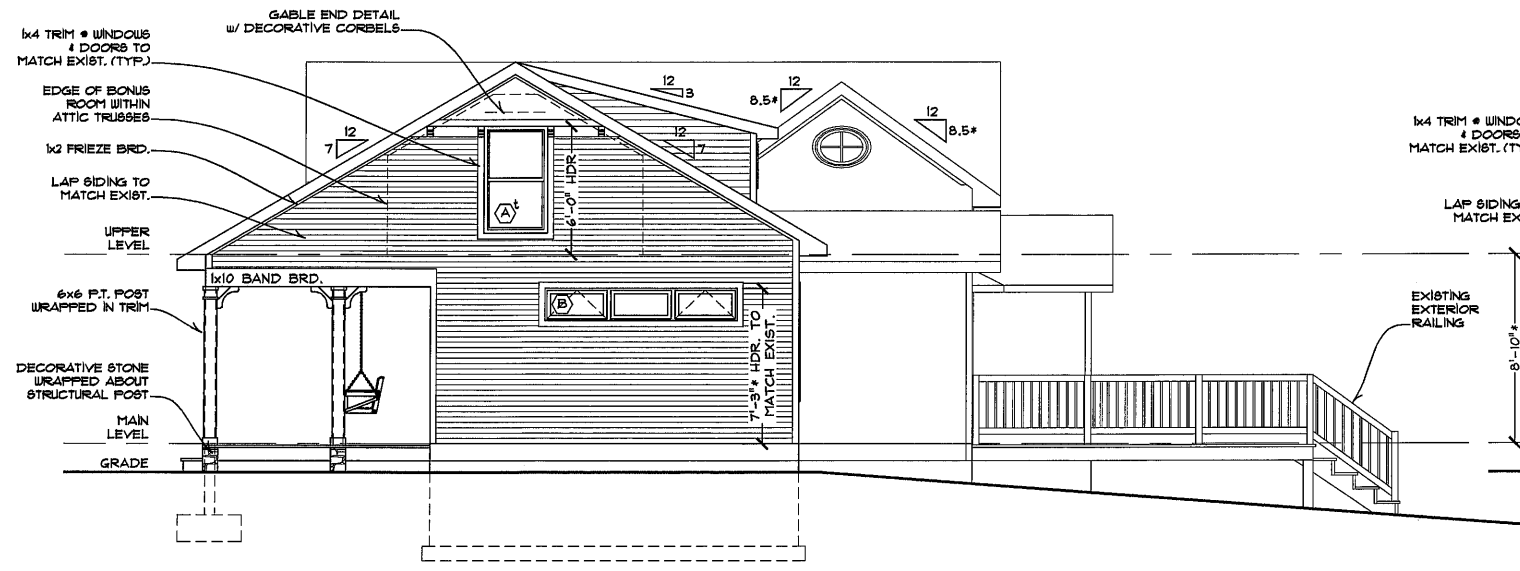
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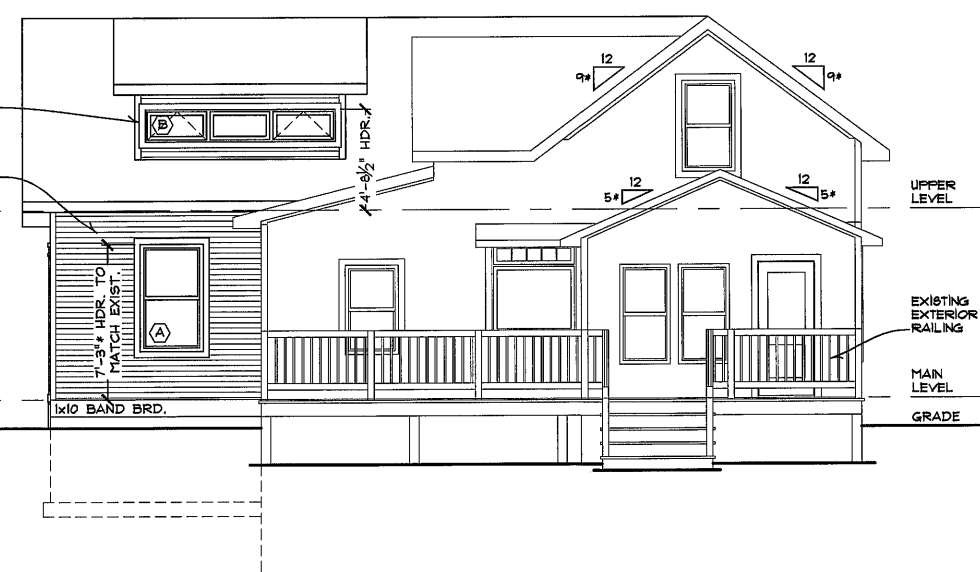
SOUTH ELEVATION

SOUTH ELEVATION

EXTERIOR WINDOW & DOOR NOTES:
 (A) 3'-0"x5'-0" DOUBLE HUNG WINDOW (QTY. 2)
 (B) 9'-0"x1'-6" (3) 3'-0"x1'-6" AWNING WINDOW (QTY. 2)
 (C) EXIST. WINDOW TO EVENTUALLY BE REPLACED BY 3'-0"x5'-0"
 (1) 2'-6"x5'-0" D.H. EITHER SIDE OF PICTURE WINDOW (QTY. 1)
 * VERIFY ON SITE
 † TEMPERED WINDOW



SOUTH ELEVATION



SOUTH ELEVATION

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