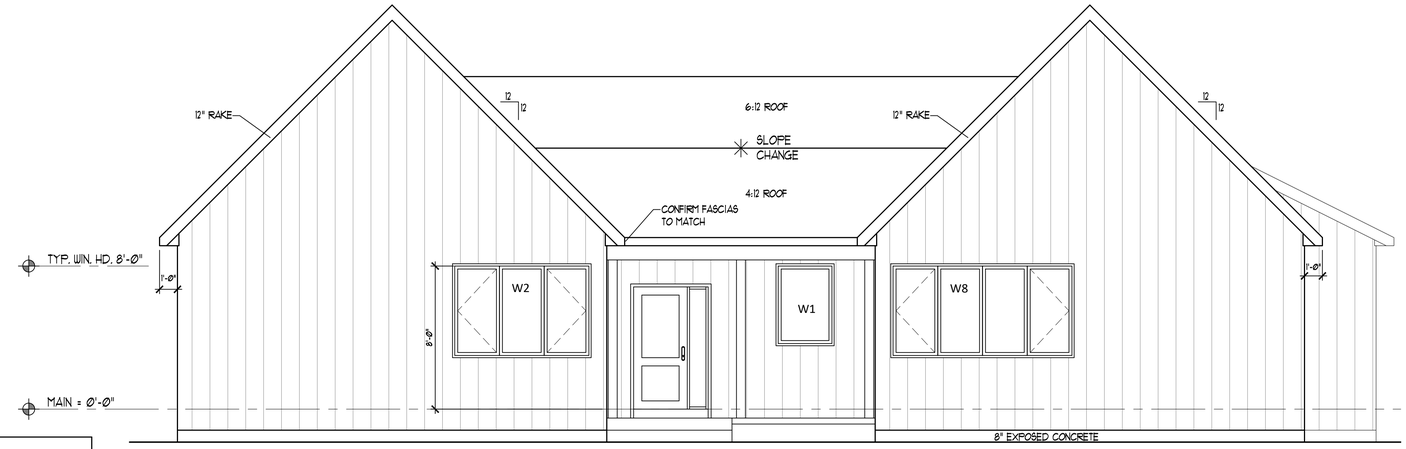
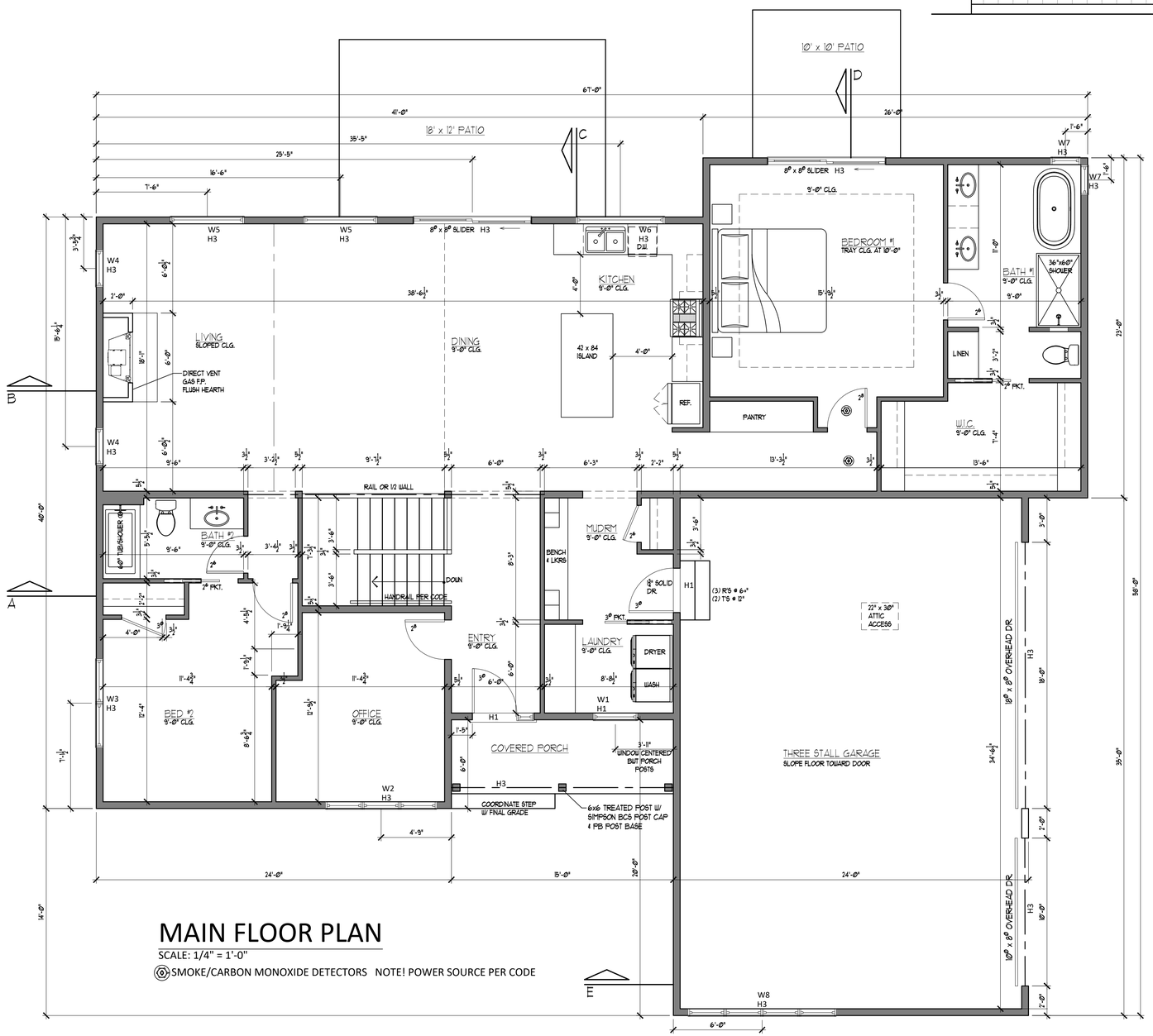


FRONT ELEVATION

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



MAIN FLOOR PLAN

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

SMOKE/CARBON MONOXIDE DETECTORS NOTE! POWER SOURCE PER CODE

WINDOW SCHEDULE

WIN. REF.	LOCATION	UNIT SIZE	ROUGH OPG.	OPERATION	OTHER
W1	LAUNDRY	36 x 52	37 x 53	FIXED	
W2	BED#3**	90 x 60	91 x 61	FIX-VENT-FIX	EGRESS
W3	BED#2**	72 x 60	73 x 61	VENT	EGRESS
W4	LIVING	30 x 60	31 x 61	FIXED	
W5	LIVING	60 x 72	61 x 73	FIXED	
W6	KITCHEN	72 x 38	73 x 39	FIXED	
W7	BATH #1	24 x 72	25 x 73	FIXED	TEMPERED GLASS
W8	GARAGE	120 x 60	121 x 61	VT-FX-FX-VT	
W9	n/a				
W10	FAMILY	90 x 48	91 x 49	FIX-VENT-FIX	EGRESS
W11	BED #4**	50 x 48	51 x 49	LEFT-RIGHT	EGRESS
W12	BED #5**	50 x 48	51 x 49	LEFT-RIGHT	EGRESS
CONFIRM ROUGH OPG. W/ WINDOW MANUF.					

**Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

HEADER SCHEDULE

MARK	SIZE	BEARING STUDS	KING STUDS	CENTER STUDS
H-1	(2) 2x10	1	1	N/A
H-2	N/A			
H-3	(3) 1-3/4 x 11-7/8" LVL	2	2	N/A

FLOOR JOIST SYSTEM DESIGN:

ACCEPTABLE FLOOR JOIST PERFORMANCE IS HIGHLY DEPENDANT ON HOMEOWNER EXPECTATIONS. THEREFORE, FLOOR JOIST SYSTEM SHALL BE DESIGNED AS FOLLOWS:

DESIGN LOADS ARE NOTED ON THE DRAWINGS.
CODE REQUIRED LIVE LOAD DEFLECTION REQUIREMENTS ARE SPAN LENGTH DIVIDED BY 360.
"ACCEPTED" REQUIREMENTS FOR A "GOOD FEELING" FLOOR HAVE BEEN SET AT SPAN LENGTH DIVIDED BY 480.

THE BUILDER AND LUMBER YARD SHALL WORK WITH THE HOMEOWNER TO DETERMINE THE APPROPRIATE FLOOR SYSTEM BASED ON THEIR BUDGET AND EXPECTATIONS OF FLOOR PERFORMANCE. THE SYSTEM WILL BE DESIGNED FOR THE MORE STRINGENT OF THE FOLLOWING:

MAXIMUM DEFLECTION OF JOISTS UNDER LIVE LOAD SHALL BE SPAN LENGTH DIVIDED BY 480. JOISTS SHALL BE DESIGNED FOR A PERFORMANCE RATING MEETING THE OWNER'S EXPECTATIONS.
MAXIMUM TOTAL LOAD DEFLECTION TO BE LESS THAN 0.5". (BASED ON JUDGEMENT OF BUILDER FOR AESTHETICS).

GENERAL NOTES:
1. DIMENSIONS OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD
2. WINDOWS SIMULATED DIVIDED LIGHT LOW 'E'
3. LP SMART STUD BEHIND ALL CABINETS & AT ALL TALL WALLS
4. INSTALLATION PER MANUFACTURES SPECS AND PER CODE FOR WINDOW, FLOORING, ELEVATOR ETC...

CODE COMPLIANCE:

CODE - MICHIGAN RESIDENTIAL CODE 2015
USE GROUP CLASSIFICATION - R-3 RESIDENTIAL
CONSTRUCTION TYPE - COMBUSTIBLE, WOOD FRAME

SHEET LEGEND

1- MAIN FLOOR & FRONT ELEVATION
2- LOWER FLOOR, ROOF & SECTION
3- EXTERIOR ELEVATIONS
4- SECTIONS
5- FRAMING DETAILS
F1- FOUNDATION PLANS & DETAILS
S1- BRACED WALL PLAN

MAIN SQUARE FOOTAGE:
TOTAL MAIN: 2036 S.F.
TOTAL GARAGE: 840 S.F.
LOWER SQUARE FOOTAGE:
TOTAL LOWER FINISHED: 1546 S.F.
TOTAL STORAGE/MECH: 490 S.F.

TWO GABLES
LOT 2 KARNES
09/03/2026

Fireside Two Gables-LOT 2

ISSUED FOR
ENLARGED PRIMARY SUITE
DATE
09/03/2026

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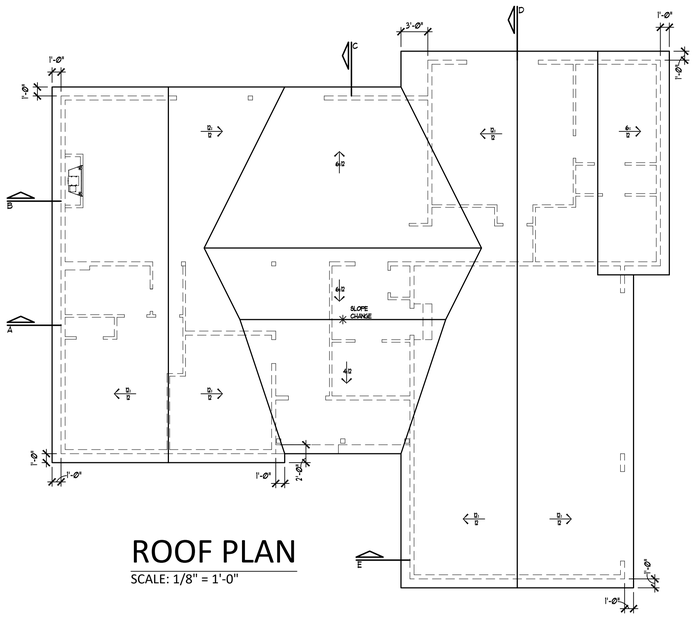
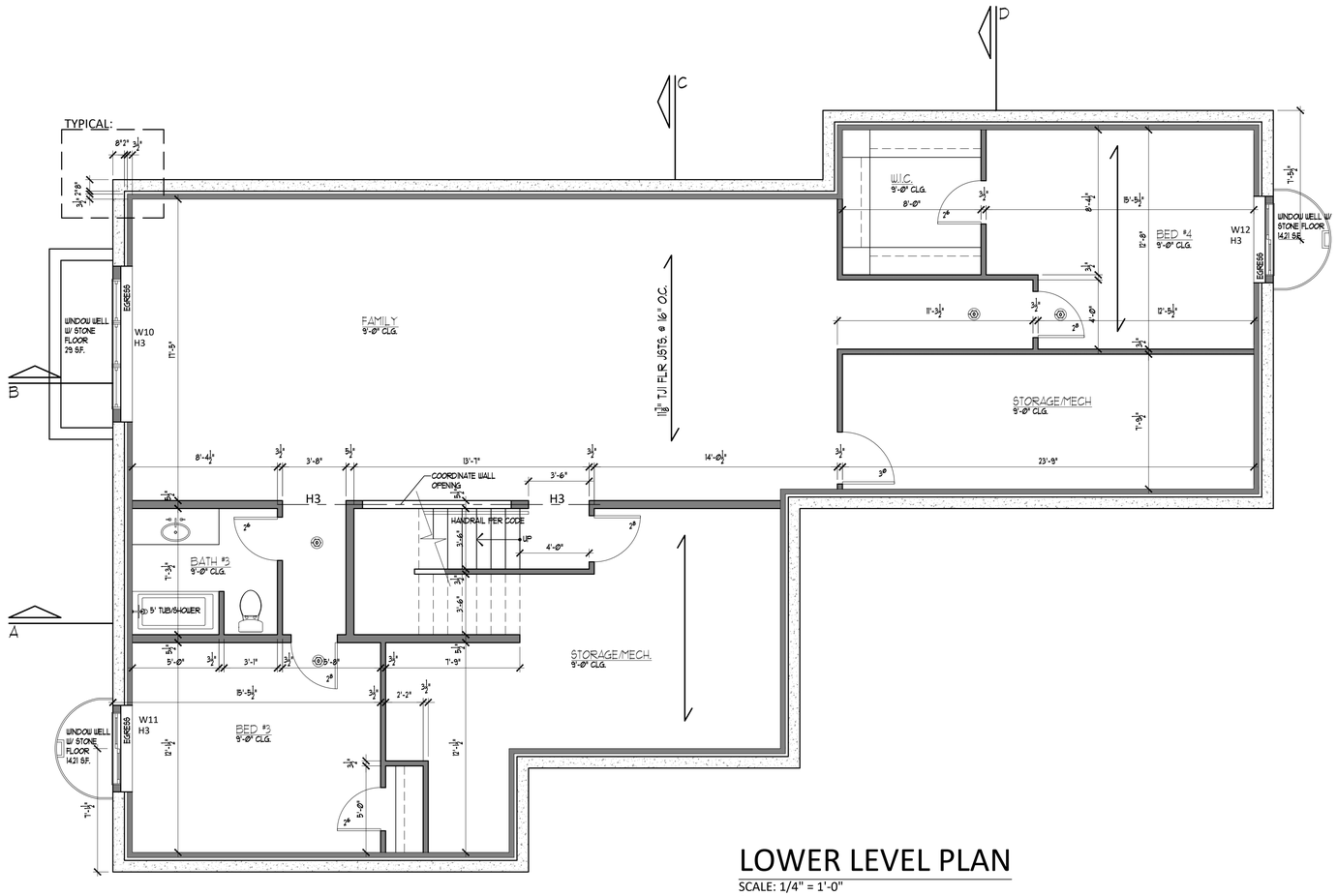
MAIN FLR.
FRONT ELEV.



ROOF PLAN

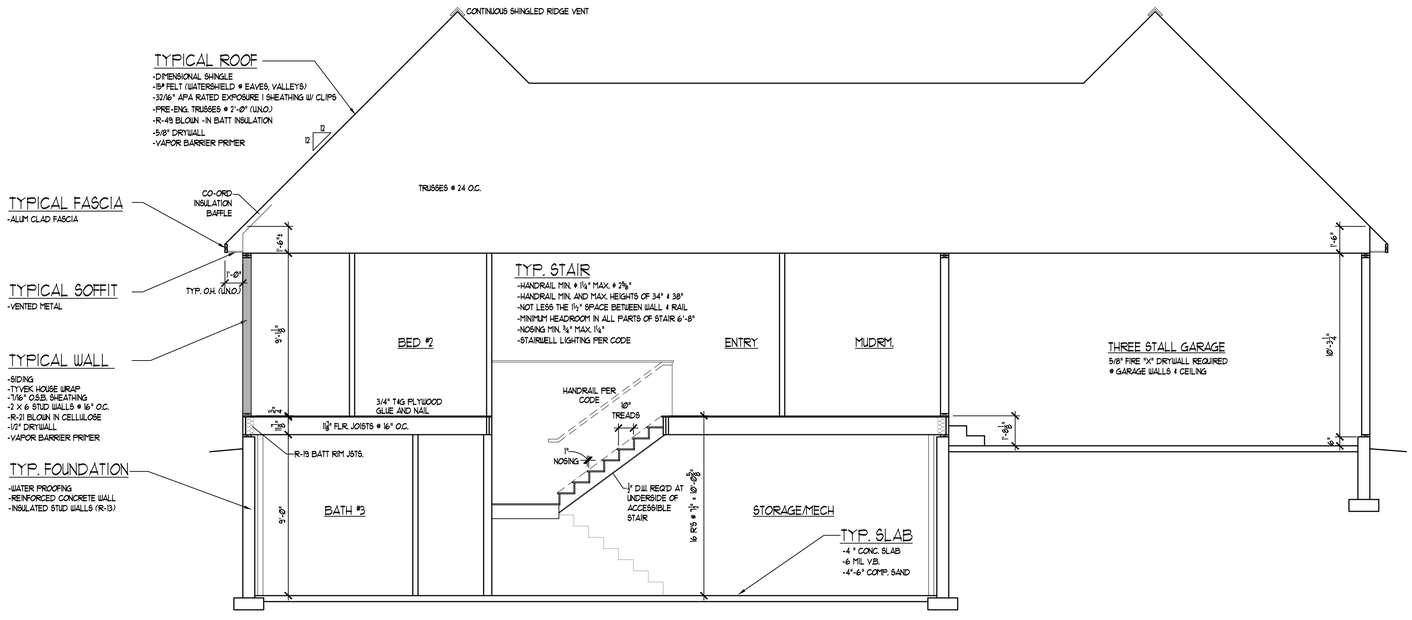
SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN

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

SMOKE/CARBON MONOXIDE DETECTORS NOTE! POWER SOURCE PER CODE



SECTION A

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

WINDOW SCHEDULE

WIN. REF.	LOCATION	UNIT SIZE	ROUGH OPG.	OPERATION	OTHER
W1	LAUNDRY	36 x 52	37 x 53	FIXED	
W2	BED#3**	90 x 60	91 x 61	FIX-VENT-FIX	EGRESS
W3	BED#2**	72 x 60	73 x 61	VENT	EGRESS
W4	LIVING	30 x 60	31 x 61	FIXED	
W5	LIVING	60 x 72	61 x 73	FIXED	
W6	KITCHEN	72 x 38	73 x 39	FIXED	
W7	BATH #1	24 x 72	25 x 73	FIXED	TEMPERED GLASS
W8	GARAGE	120 x 60	121 x 61	VT-FX-FX-VT	
W9	n/a				
W10	FAMILY	90 x 48	91 x 49	FIX-VENT-FIX	EGRESS
W11	BED #4**	50 x 48	51 x 49	LEFT-RIGHT	EGRESS
W12	BED #5**	50 x 48	51 x 49	LEFT-RIGHT	EGRESS

CONFIRM ROUGH OPG. W/ WINDOW MANUF.

**Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

HEADER SCHEDULE				
MARK	SIZE	BEARING STUDS	KING STUDS	CENTER STUDS
H-1	(2) 2x10	1	1	N/A
H-2	N/A			
H-3	(3) 1-3/4 x 11-7/8" LVL	2	2	N/A

TWO GABLES
LOT 2 KARNES
09/03/2026

Fireside Two Gables-LOT 2

ISSUED FOR
ENLARGE PRIMARY SUITE

DATE
09/03/2026

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LOWER, ROOF SECTION

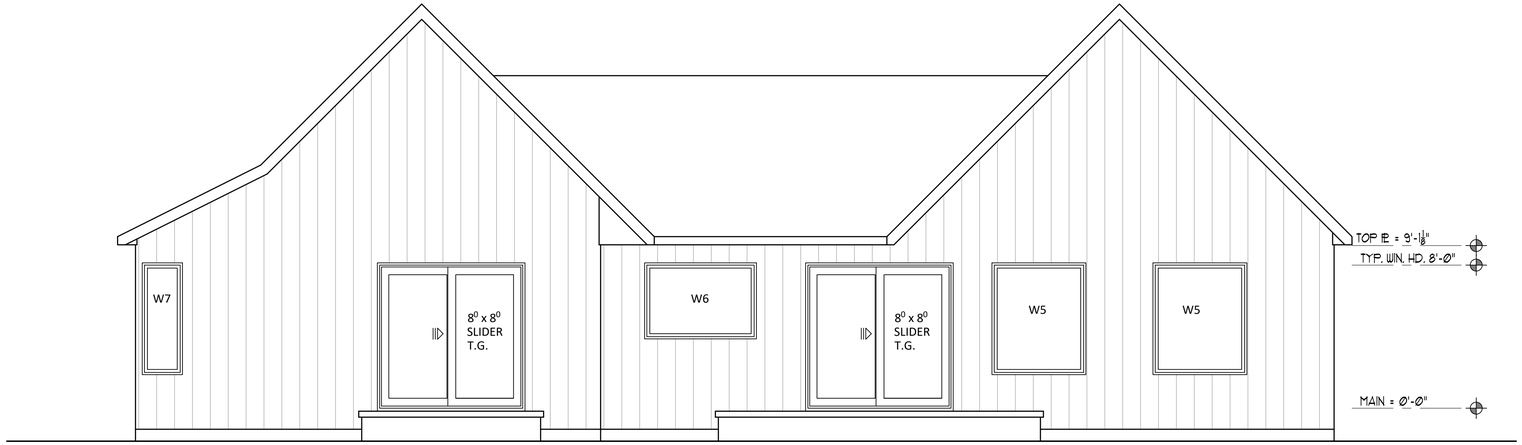
2

WINDOW SCHEDULE

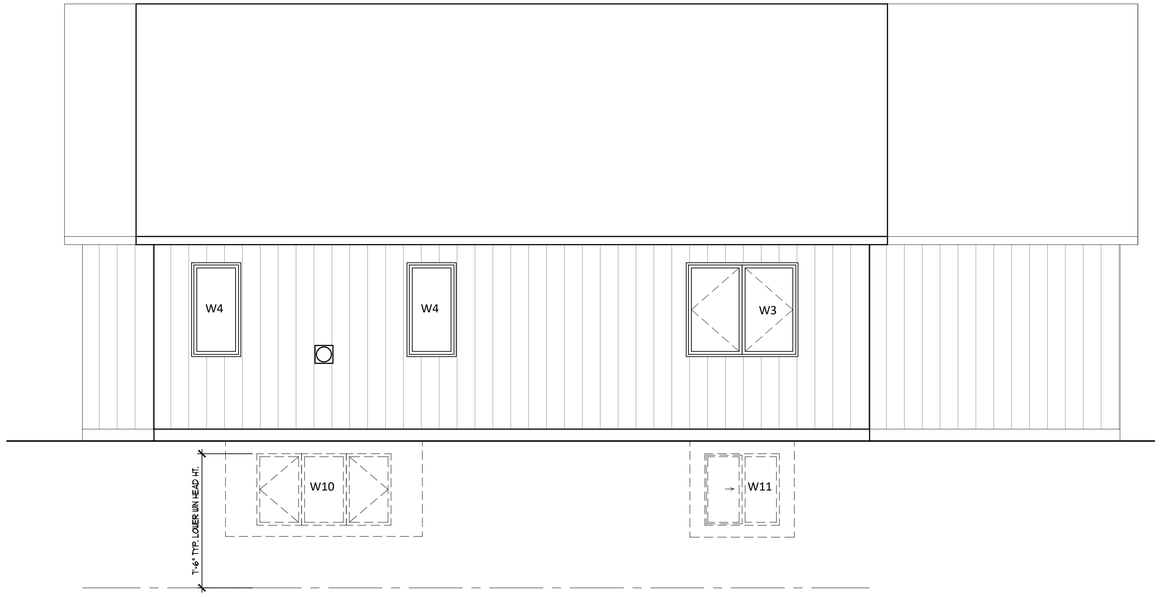
WIN. REF.	LOCATION	UNIT SIZE	ROUGH OPG.	OPERATION	OTHER
W1	LAUNDRY	36 x 52	37 x 53	FIXED	
W2	BED#3**	90 x 60	91 x 61	FIX-VENT-FIX	EGRESS
W3	BED#2**	72 x 60	73 x 61	VENT	EGRESS
W4	LIVING	30 x 60	31 x 61	FIXED	
W5	LIVING	60 x 72	61 x 73	FIXED	
W6	KITCHEN	72 x 38	73 x 39	FIXED	
W7	BATH #1	24 x 72	25 x 73	FIXED	TEMPERED GLASS
W8	GARAGE	120 x 60	121 x 61	VT-FX-FX-VT	
W9	n/a				
W10	FAMILY	90 x 48	91 x 49	FIX-VENT-FIX	EGRESS
W11	BED #4**	50 x 48	51 x 49	LEFT-RIGHT	EGRESS
W12	BED #5**	50 x 48	51 x 49	LEFT-RIGHT	EGRESS
CONFIRM ROUGH OPG. W/ WINDOW MANUF.					

**Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

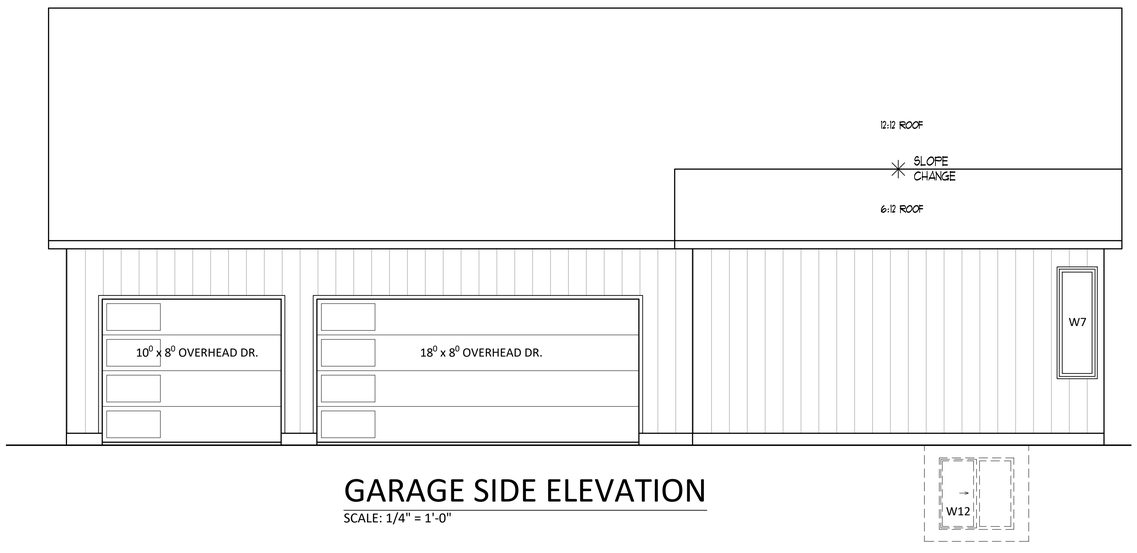
HEADER SCHEDULE				
MARK	SIZE	BEARING STUDS	KING STUDS	CENTER STUDS
H-1	(2) 2x10	1	1	N/A
H-2	N/A			
H-3	(3) 1-3/4 x 11-7/8" LVL	2	2	N/A



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



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



GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Fireside Two Gables-LOT 2

ISSUED FOR
DATE

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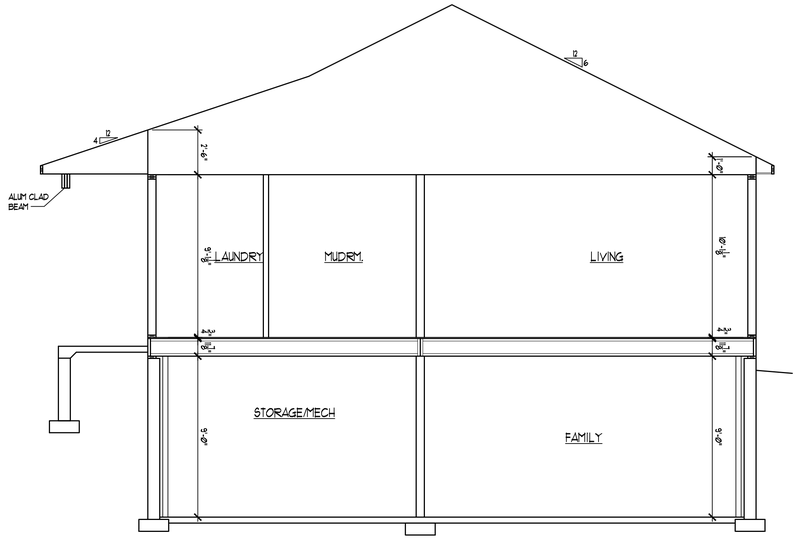
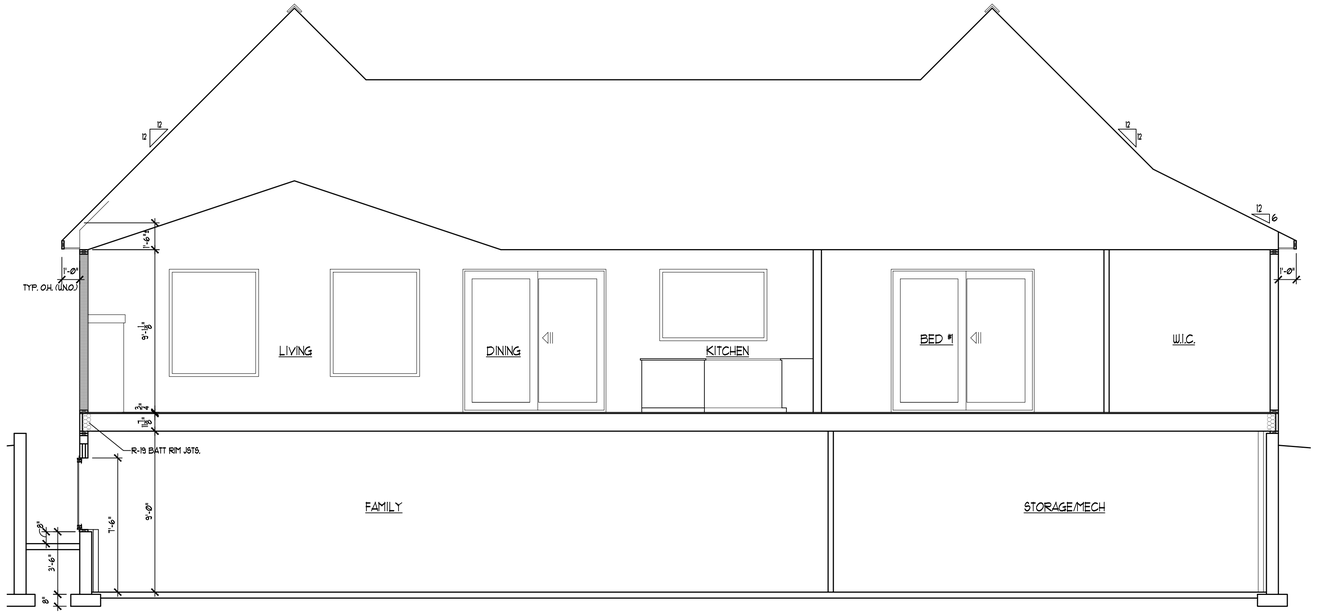
EXTERIOR ELEVATIONS

3

TWO GABLES
LOT 2 KARNES
09/03/2026



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



SECTION B
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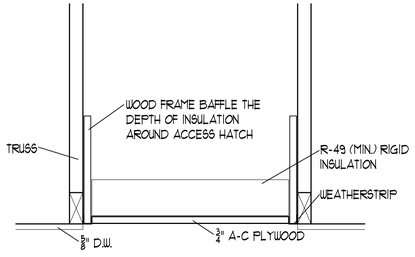
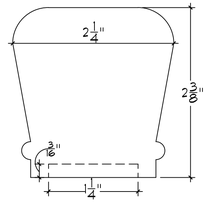
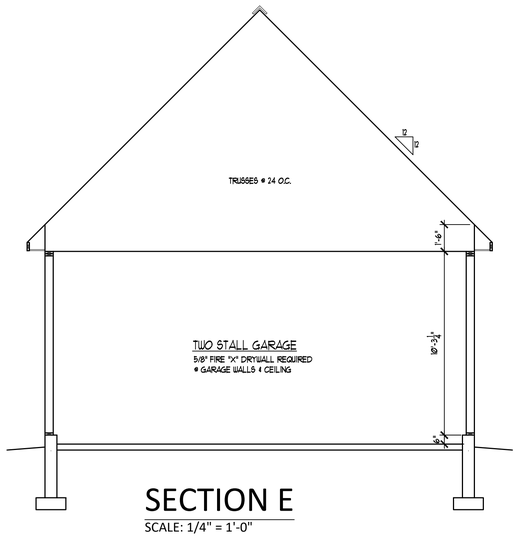


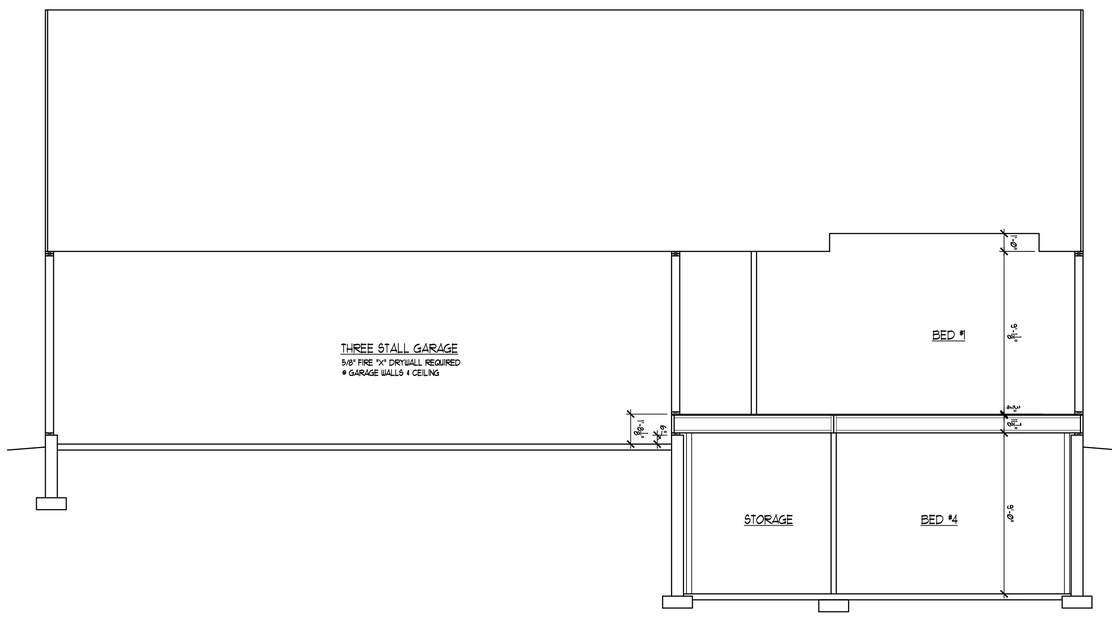
ATTIC ACCESS
SCALE: 1-1/2" = 1'-0"



TYPICAL HANDRAIL
FULL SCALE



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



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

Fireside Two Gables-LOT 2

ISSUED FOR | DATE

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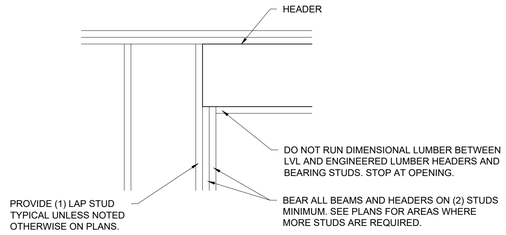
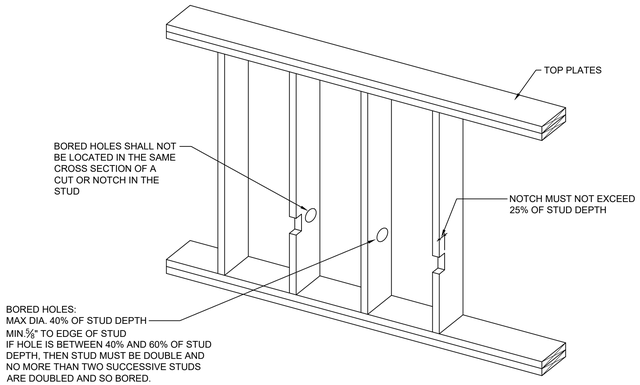
SECTIONS

4

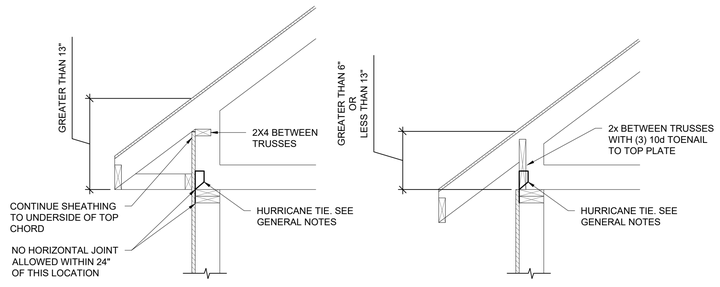
TWO GABLES
LOT 2 KARNES
09/03/2026



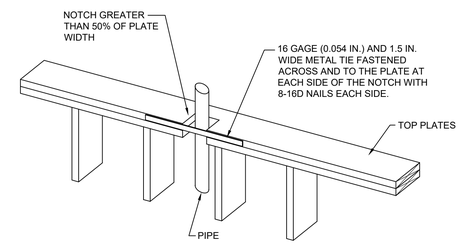
5/5 TYPICAL HEADER BEARING DETAIL
SCALE: 3/4"=1'-0"



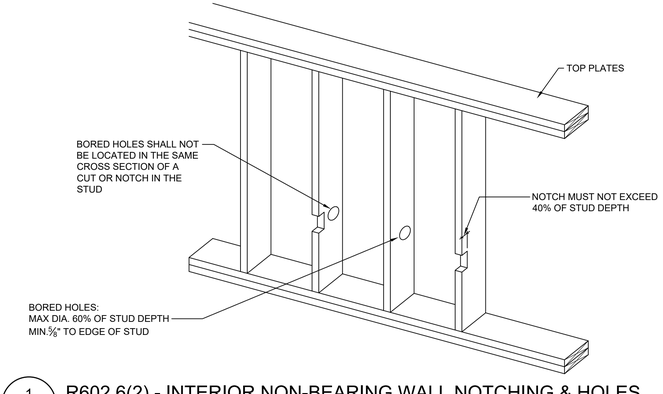
3/5 R602.6(1) - NOTCHING & HOLES IN EXTERIOR & BEARING WALLS
SCALE: 3/4"=1'-0"



4/5 TRUSS EXTENDED HEEL DETAILS
SCALE: 3/4"=1'-0"



2/5 R602.6.1 - TOP PLATE PIPING ACCOMMODATION
SCALE: 3/4"=1'-0"



1/5 R602.6(2) - INTERIOR NON-BEARING WALL NOTCHING & HOLES
SCALE: 3/4"=1'-0"

Fireside Two Gables-LOT 2

ISSUED FOR | DATE

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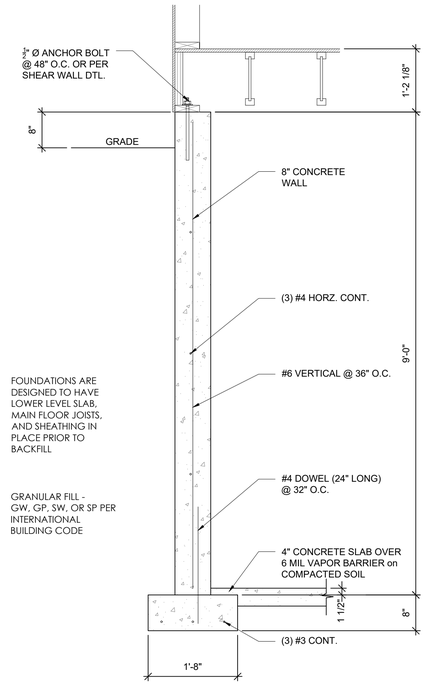
FRAMING DETAILS

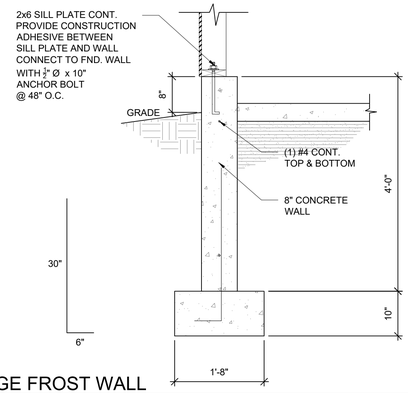
5

TWO GABLES
LOT 2 KARNES
07/09/2026



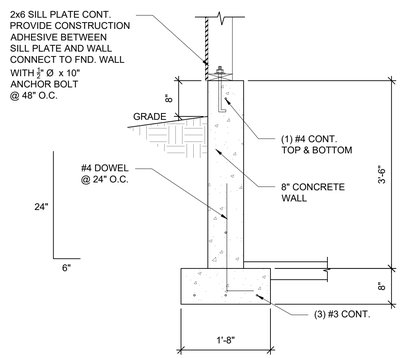
1/F1 FULL HEIGHT 9' WALL

SCALE: 3/4"=1'-0"



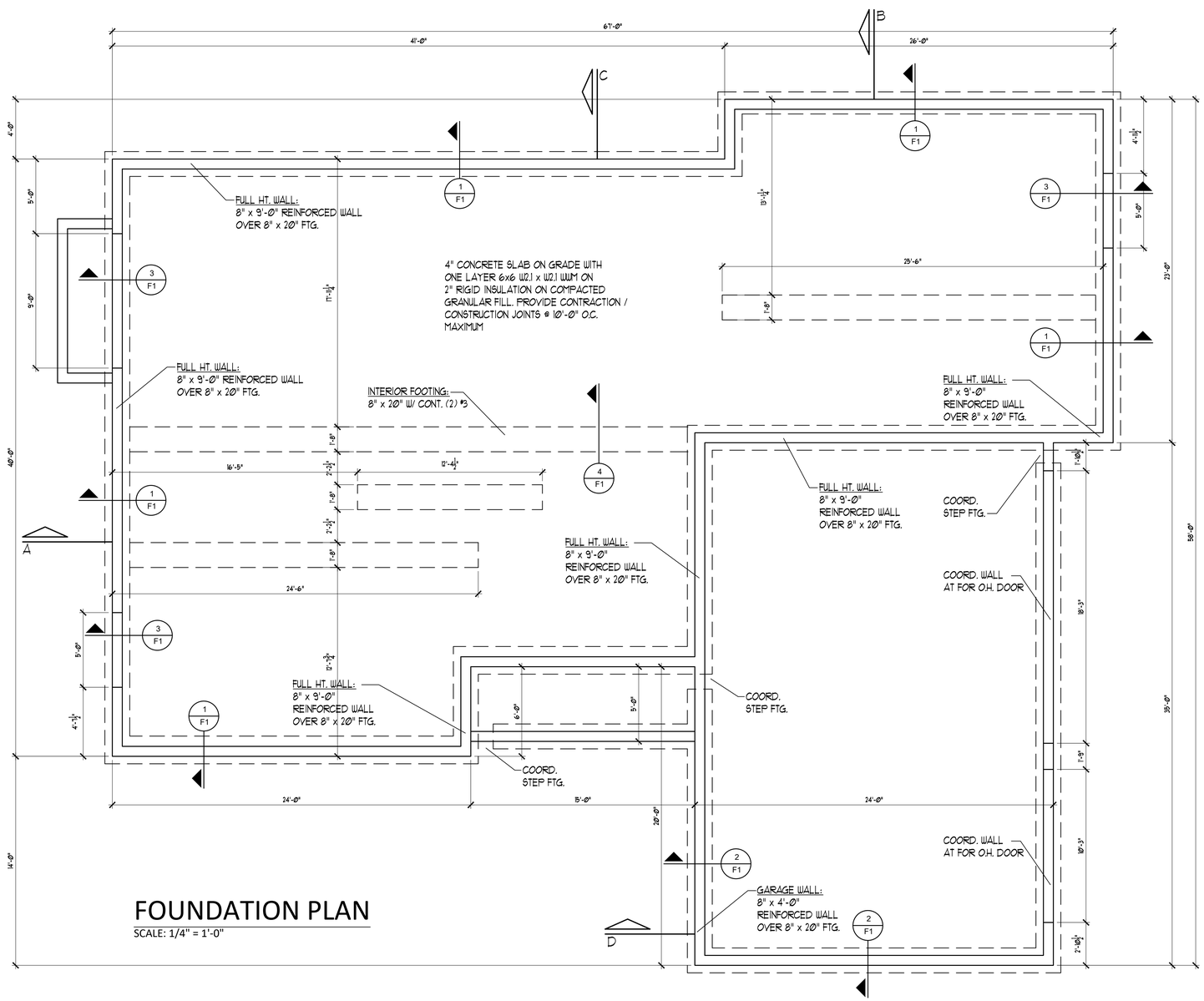
2/F1 GARAGE FROST WALL

SCALE: 3/4"=1'-0"



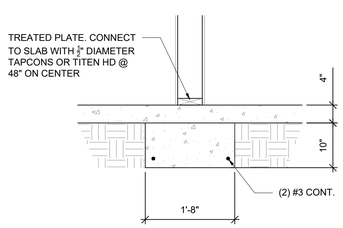
3/F1 TYPICAL VIEWOUT WALL

SCALE: 3/4"=1'-0"



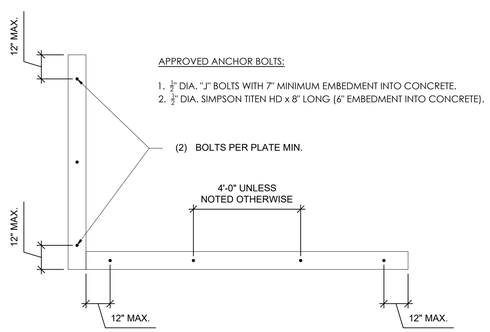
FOUNDATION PLAN

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



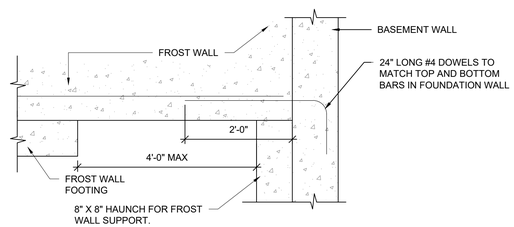
4/F1 TYPICAL INTERIOR BEARING WALL FOOTING

SCALE: 3/4"=1'-0"



5/F1 TYPICAL SILL PLATE ANCHORAGE

SCALE: 3/4"=1'-0"



6/F1 TYPICAL STEP FOOTING

SCALE: 3/4"=1'-0"

TWO GABLES
LOT 2 KARNES
09/03/2026

Fireside Two Gables-LOT 2

ISSUED FOR	DATE
ENLARGED PRIMARY SUITE	09/03/2026

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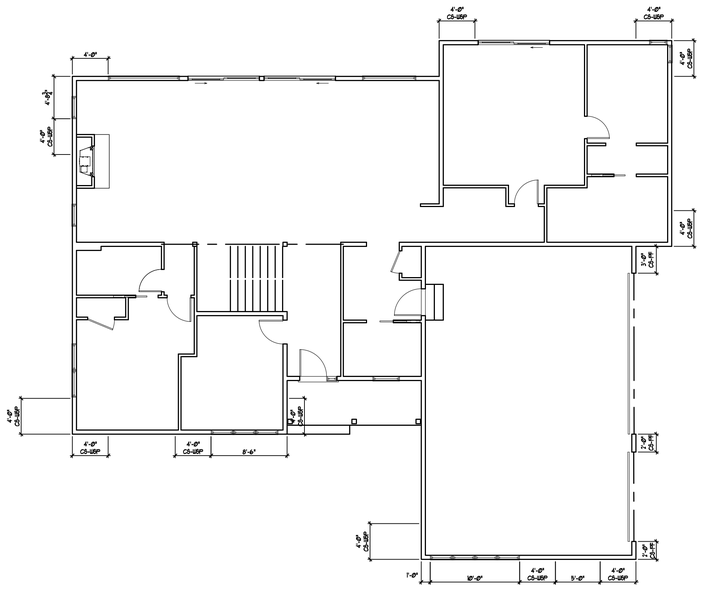
FOUNDATION PLAN

F1



1 LOCATION OF BRACED WALL PANELS (R602.10.2.2)

Scale: 1/8" = 1'-0"

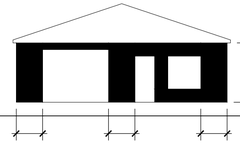
METHOD, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA	
			FASTENERS	SPACING
CONTINUOUSLY SHEATHED WOOD STRUCYTURAL PANEL	3/8"		EXTERIOR SHEATHING TABLE R602.3 (3)	6" EDGES 12" FIELD
			INTERIOR SHEATHING TABLE R602.3 (1) OR R602.3(2)	VARIES BY FASTENER

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

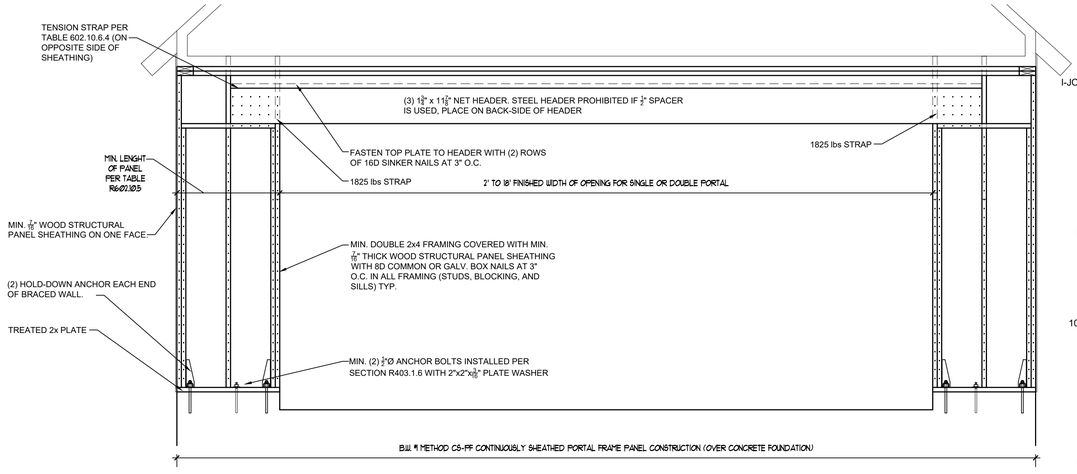
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0 × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

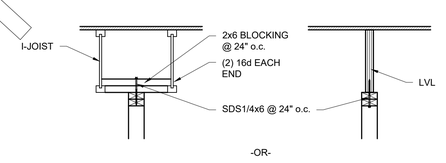
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.



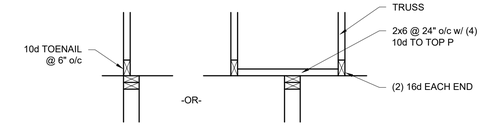
3 CS-PF BRACED WALL

Scale: 1/2" = 1'-0"



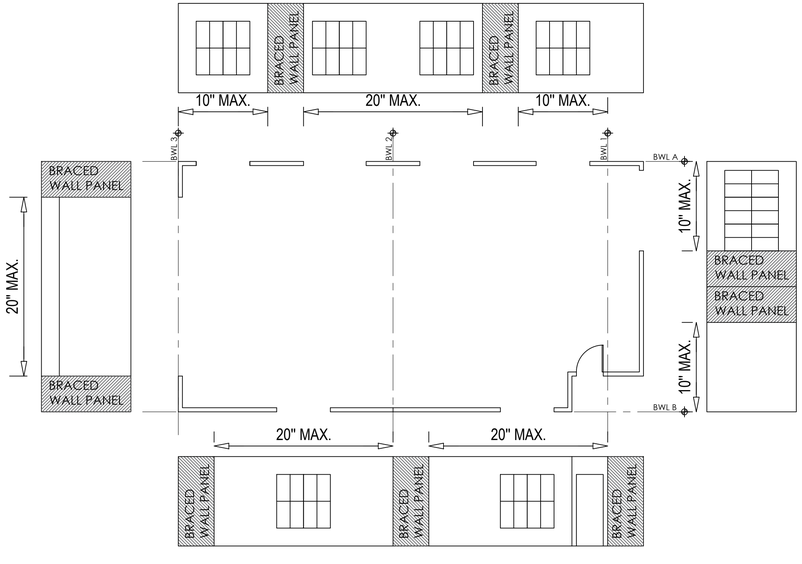
5 S1 T/WALL AT BRACED WALL LINES

SCALE: 3/4" = 1'-0"



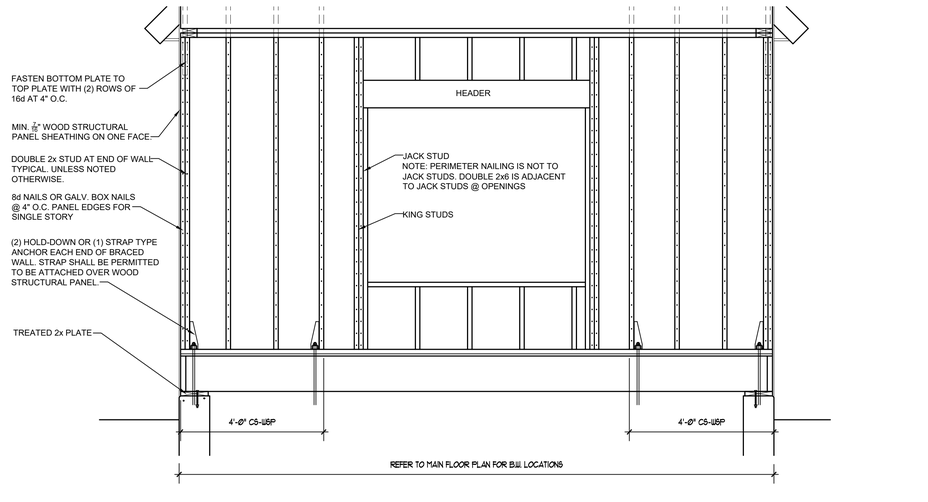
6 S1 T/WALL AT BRACED WALL LINES

SCALE: 3/4" = 1'-0"



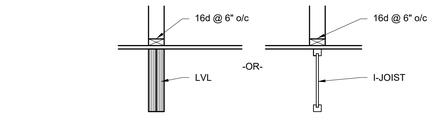
2 LOCATION OF BRACED WALL PANELS (R602.10.2.2)

Scale: 1/8" = 1'-0"



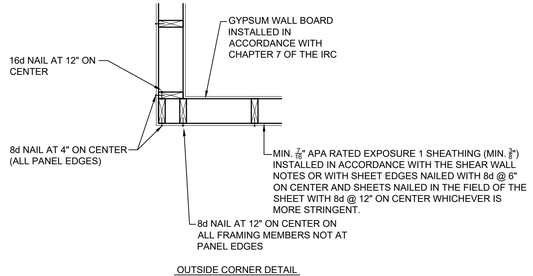
4 CS-WSP BRACED WALL

Scale: 1/2" = 1'-0"



7 S1 B/WALL AT BRACED WALL LINES

SCALE: 3/4" = 1'-0"



OUTSIDE CORNER DETAIL

GENERAL NOTES:

1. PROVIDE 7/16" APA RATED EXPOSURE 1 SHEATHING (MIN. 3/8") ONE SIDE OF WALL. PLACE ON SAME SIDE AS EXTERIOR SHEATHING WHEN WALL LINE IS INTERIOR AND EXTERIOR.

2. NAIL ALL SHEET EDGES WITH 8d @ 6" ON CENTER.

3. PROVIDE SHEATHING ON ENTIRE SURFACE OF THE WALL INCLUDING ABOVE AND BELOW OPENINGS.

4. CONSULT ENGINEER FOR HEADERING OF ALL ENGINEERED LUMBER.

8 S1 BRACED WALL LINE FRAMING

SCALE: 3/4"=1'-0"

TWO GABLES
LOT 2 KARNES
09/03/2026

Fireside Two Gables-LOT 2

ISSUED FOR | DATE

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BRACED WALL INFO

S1