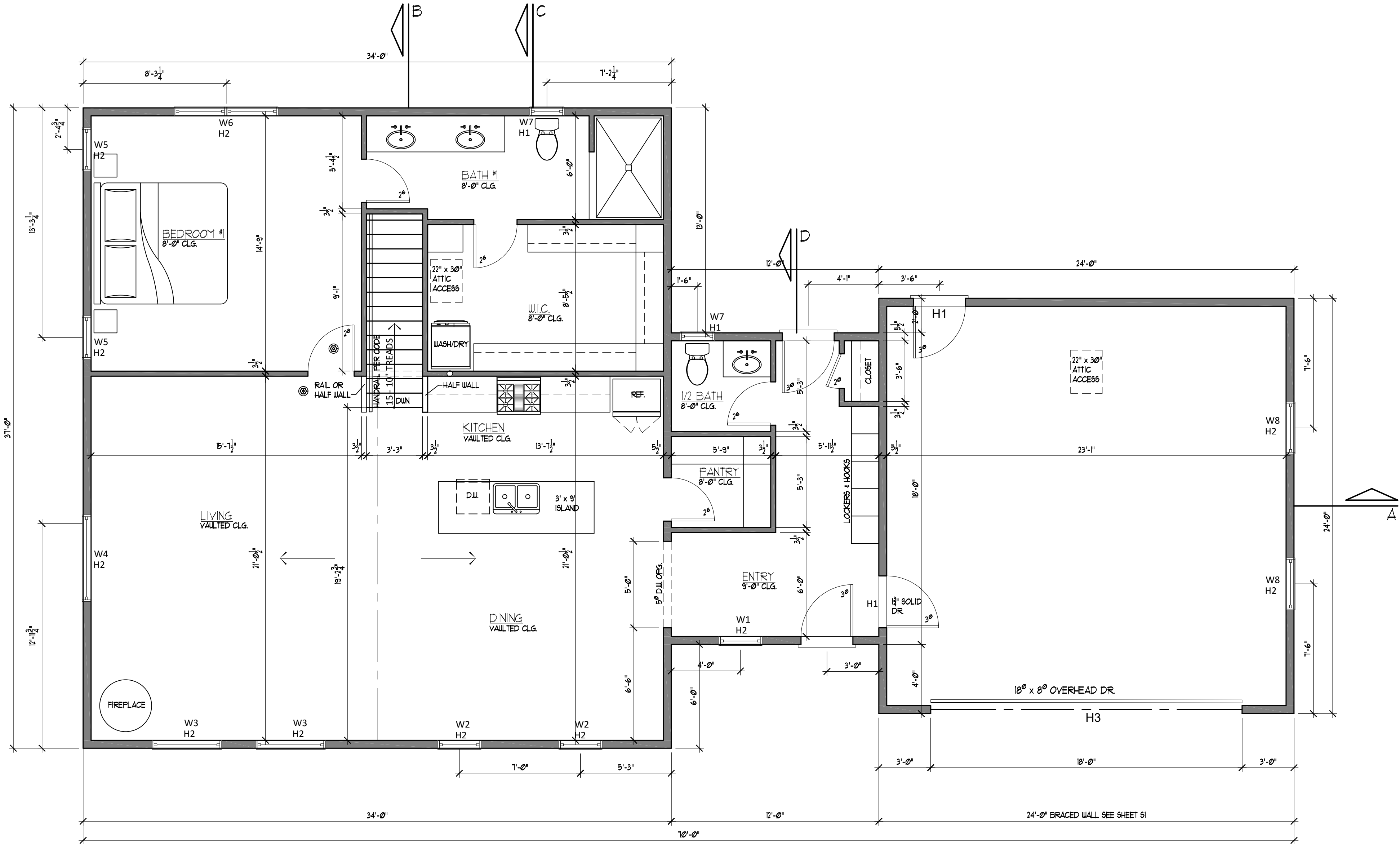




MAIN FLOOR PLAN

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

Ⓢ SMOKE/CARBON MONOXIDE DETECTORS NOTE! POWER SOURCE PER CODE

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).

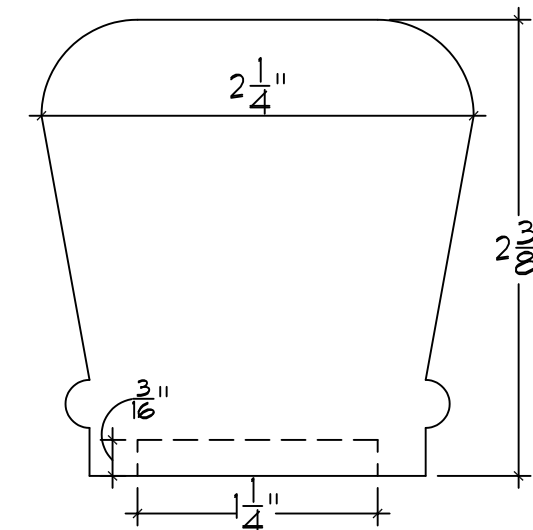
WINDOW SCHEDULE

WIN. REF.	LOCATION	UNIT SIZE	ROUGH OPG.	OPERATION	OTHER
W1	ENTRY	30 x 60	31 x 61	VENT	
W2	DIN/LIV	30 x 66	31 x 67	FIXED	
W3	LIVING	48 x 84	49 x 85	FIXED	
W4	LIVING	60 x 48	61 x 49	FIXED	
W5	BED 1	30 x 48	31 x 49	VENT	
W6	BED 1	78 3/16 x 60	79 3/16 x 61		EGRESS
W7	BATHS	24 x 24	25 x 25	VENT	TEMPERED GLASS
W8	GARAGE	35 1/2 x 23 1/2	36 x 24	VENT	
W9	BASEMENT	50 x 48	51 x 49	LEFT-RIGHT	EGRESS

**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).

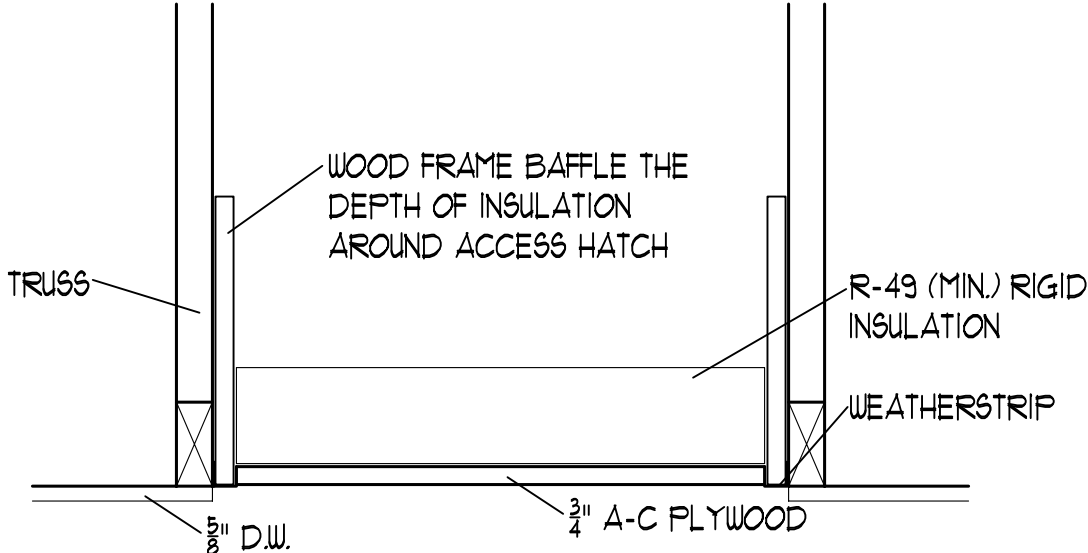
HEADER SCHEDULE

MARK	SIZE	BEARING STUDS	KING STUDS	CENTER STUDS
H-1	(2) 2x10	1	1	N/A
H-2	(2) 1-3/4 x 9-1/2 LVL	2	2	N/A
H-3	(3) 1-3/4 x 11-7/8 LVL	2	2	N/A



TYPICAL HANDRAIL

FULL SCALE



ATTIC ACCESS DETAIL

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

CODE COMPLIANCE:

CODE - MICHIGAN RESIDENTIAL CODE 2015

USE GROUP CLASSIFICATION - R-3 RESIDENTIAL

CONSTRUCTION TYPE - COMBUSTIBLE, WOOD FRAME

SHEET LEGEND

- 1- MAIN & LOWER FLOOR PLAN
- 2- EXTERIOR ELEVATIONS
- 3- SECTIONS & DETAILS
- F1- FOUNDATION PLANS & DETAILS
- S1- BRACED WALL PLAN

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...

MAIN LEVEL SQUARE FOOTAGE:

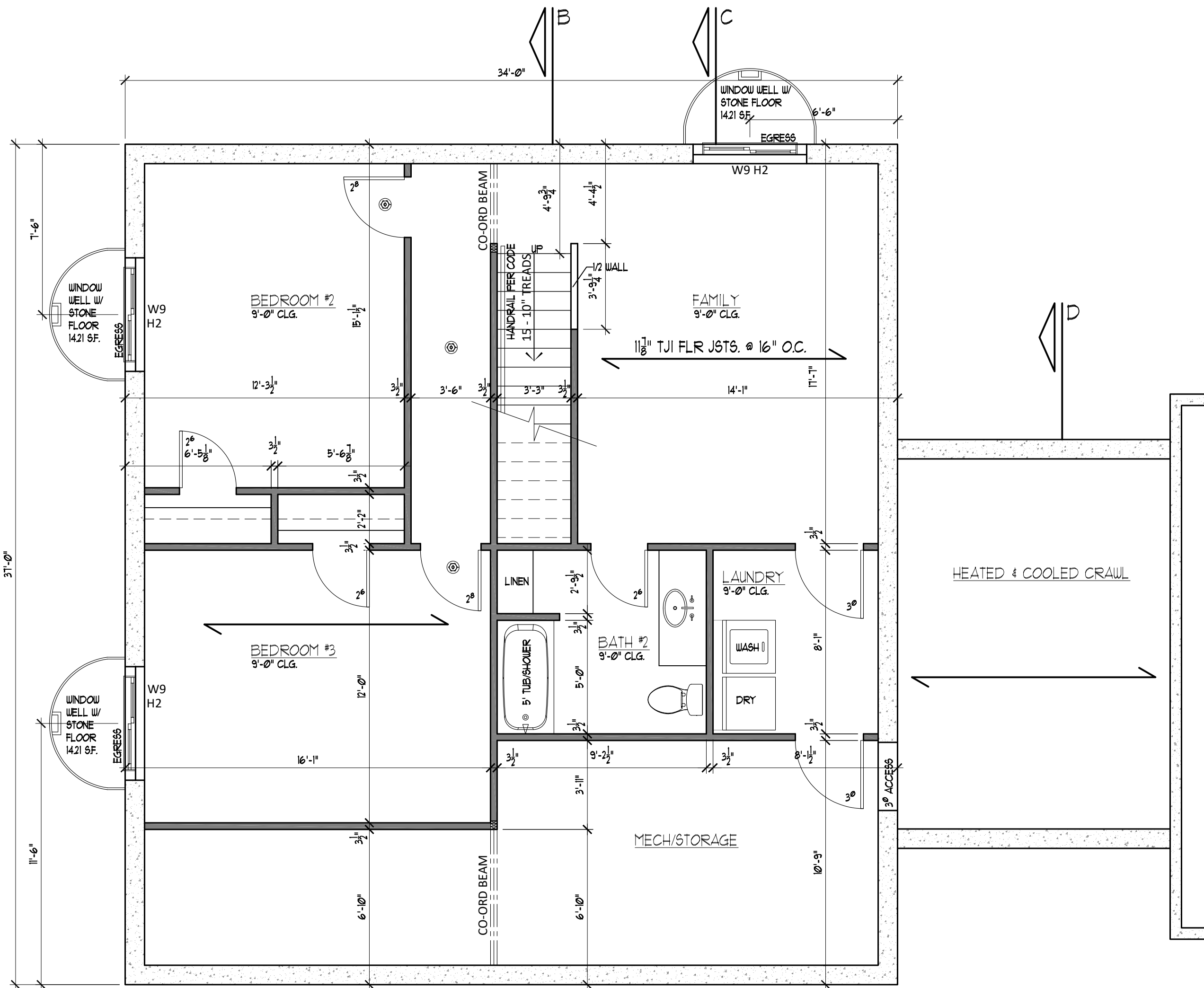
TOTAL MAIN: 1474 S.F.

TOTAL GARAGE: 576 S.F.

LOWER LEVEL SQUARE FOOTAGE:

TOTAL LOWER: 1030 S.F.

TOTAL STORAGE/MECH: 228 S.F.



BASEMENT FLOOR PLAN

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

Ⓢ SMOKE/CARBON MONOXIDE DETECTORS NOTE! POWER SOURCE PER CODE

ISSUED FOR SKYVALE - 1 BEDROOM

DATE

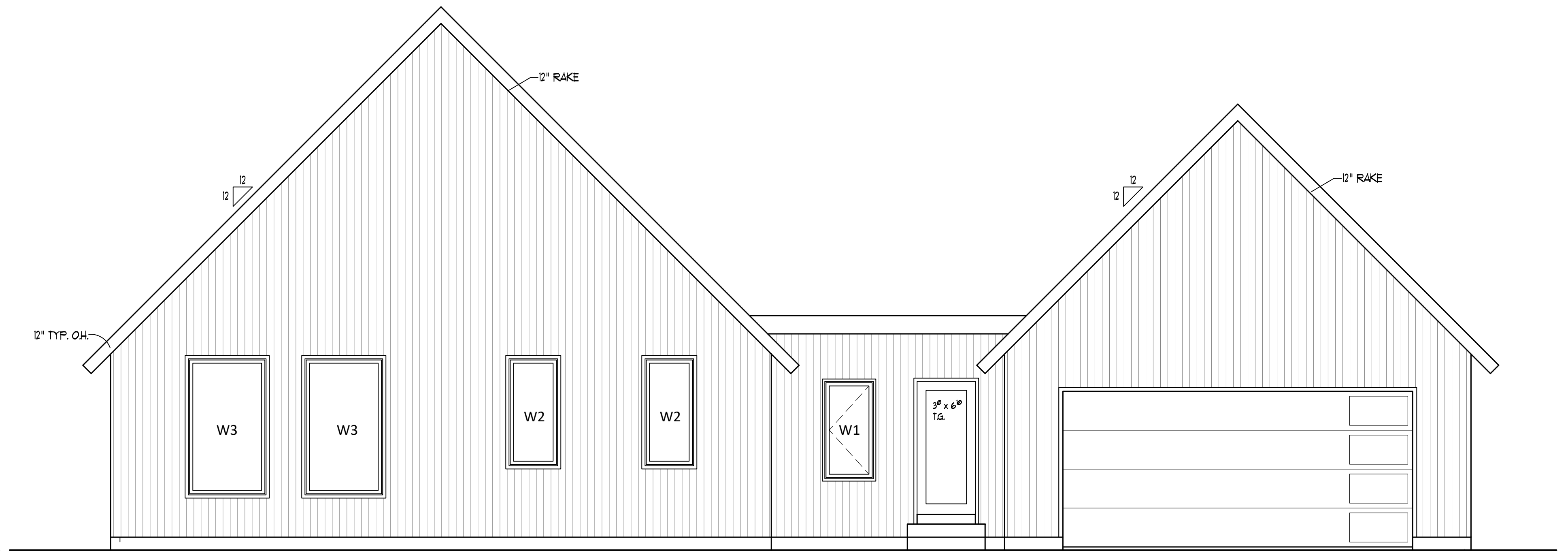
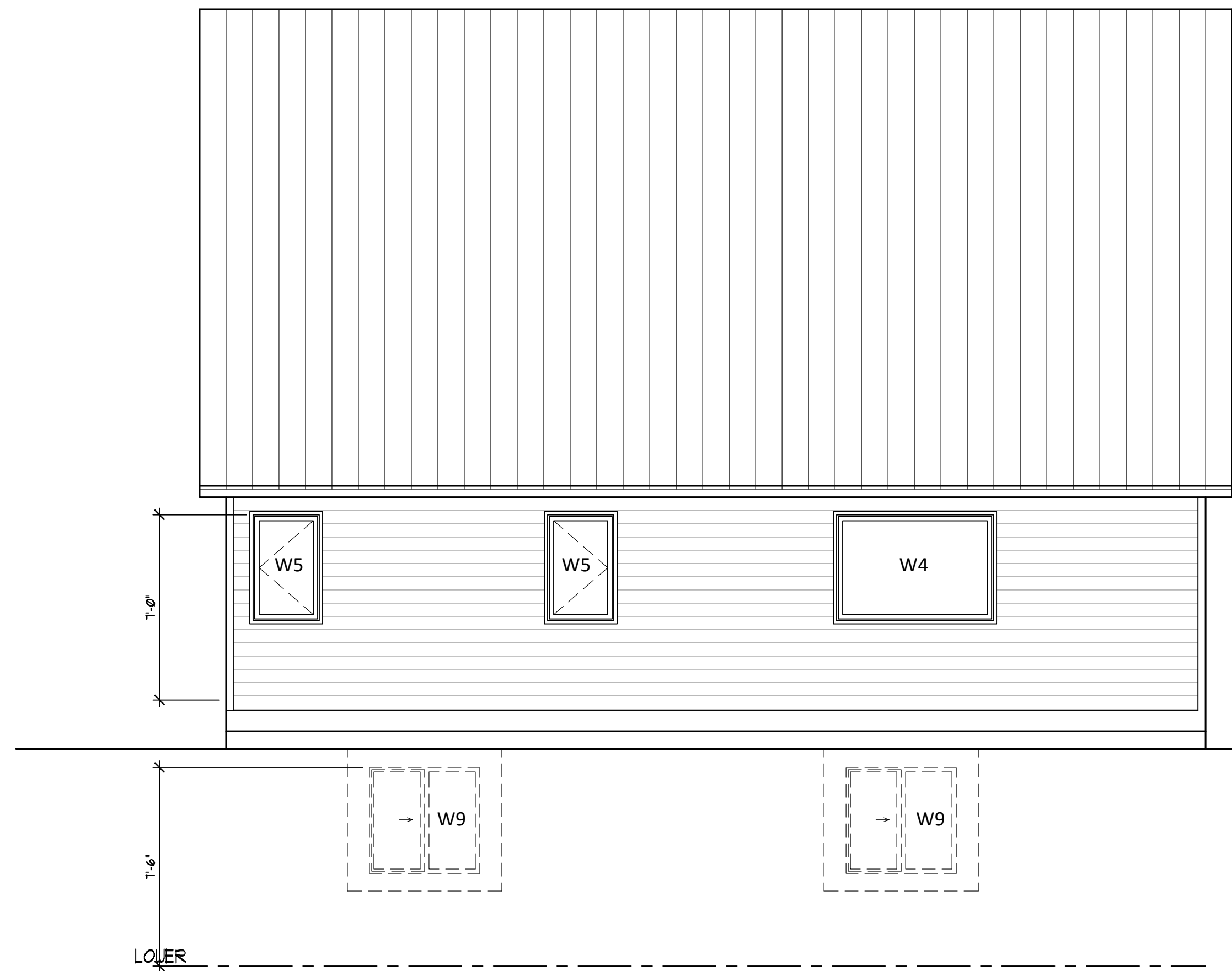
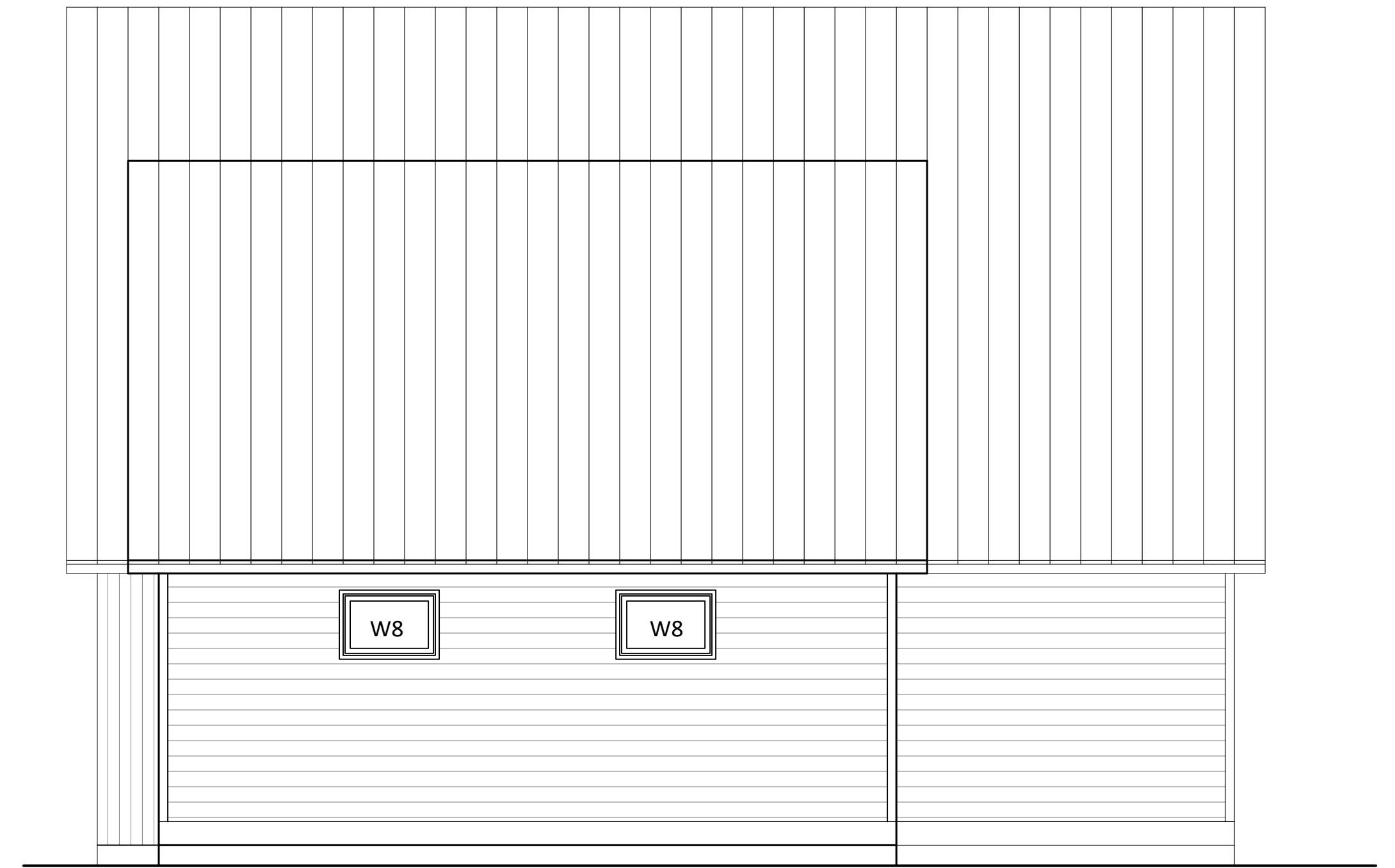
POSTHUMUS ARCHITECTS P.L.L.C.
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PHONE: (616) 437-7037
EMAIL: posthumusarch@gmail.com
WEBSITE: chuckposthumusarch.com

The drawings and specifications are an integral part of the contract for the specific project. Owners and not be classified or revised without written consent of Chuck Posthumus Architect.

FLOOR PLANS

1

SKYVALE
01/26/2026



EXTERIOR ELEVATIONS

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

WINDOW SCHEDULE					
WIN. REF.	LOCATION	UNIT SIZE	ROUGH OPG.	OPERATION	OTHER
W1	ENTRY	30 x 60	31 x 61	VENT	
W2	DIN/LIV	30 x 66	31 x 67	FIXED	
W3	LIVING	48 x 84	49 x 85	FIXED	
W4	LIVING	60 x 48	61 x 49	FIXED	
W5	BED 1	30 x 48	31 x 49	VENT	
W6	BED 1	78 3/16 x 60	79 3/16 x 61	VENT	EGRESS
W7	BATHS	24 x 24	25 x 25	VENT	TEMPERED GLASS
W8	GARAGE	35 1/2 x 23 1/2	36 x 24	VENT	
W9	BASEMENT	50 x 48	51 x 49	LEFT-RIGHT	EGRESS

**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).

SKYVALE - 1 BEDROOM

ISSUED FOR

DATE

POSTHUMUS ARCHITECTS P.L.L.C.

307 UNION ST. S.E. GRAND RAPIDS, MI 49503

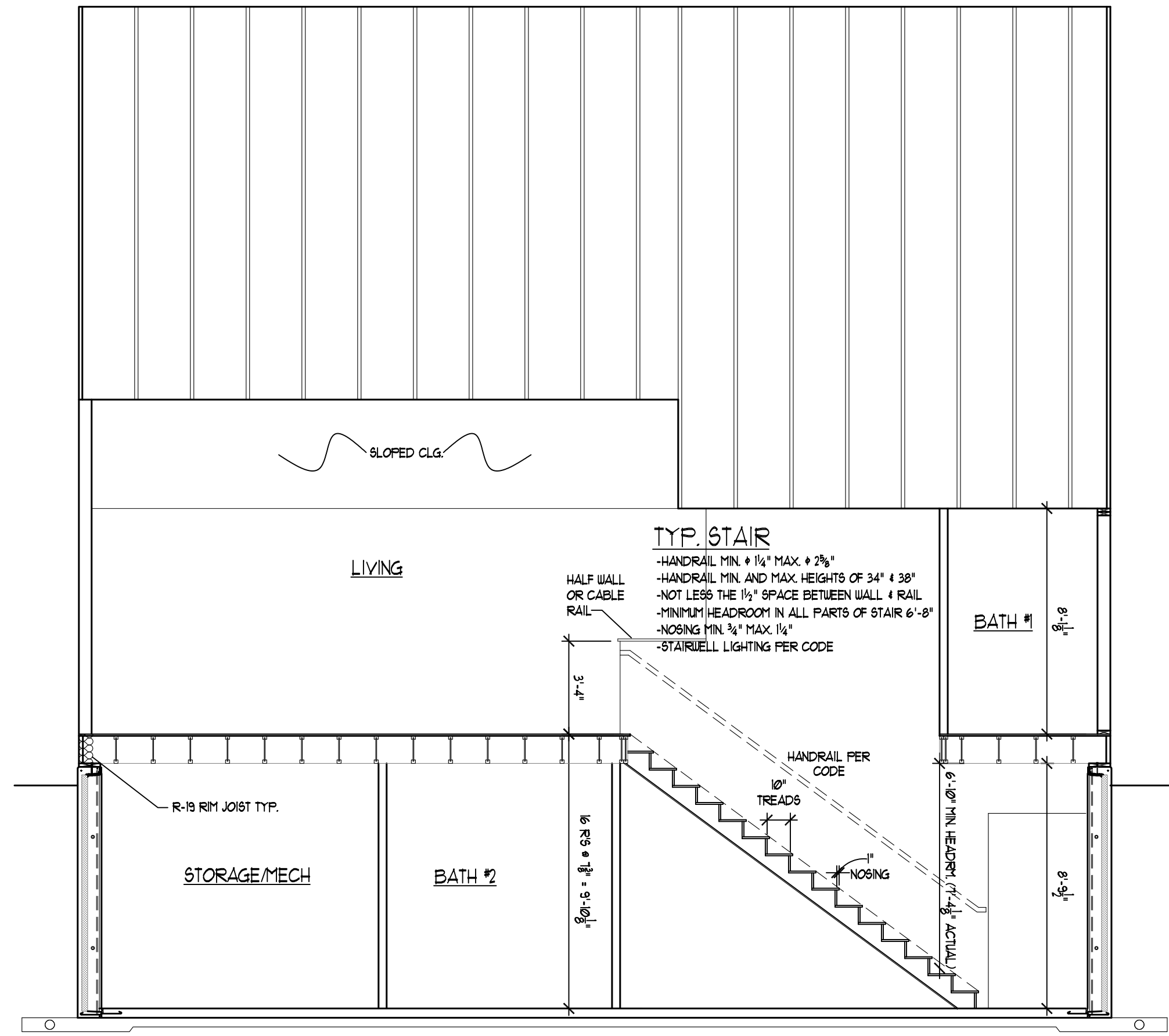
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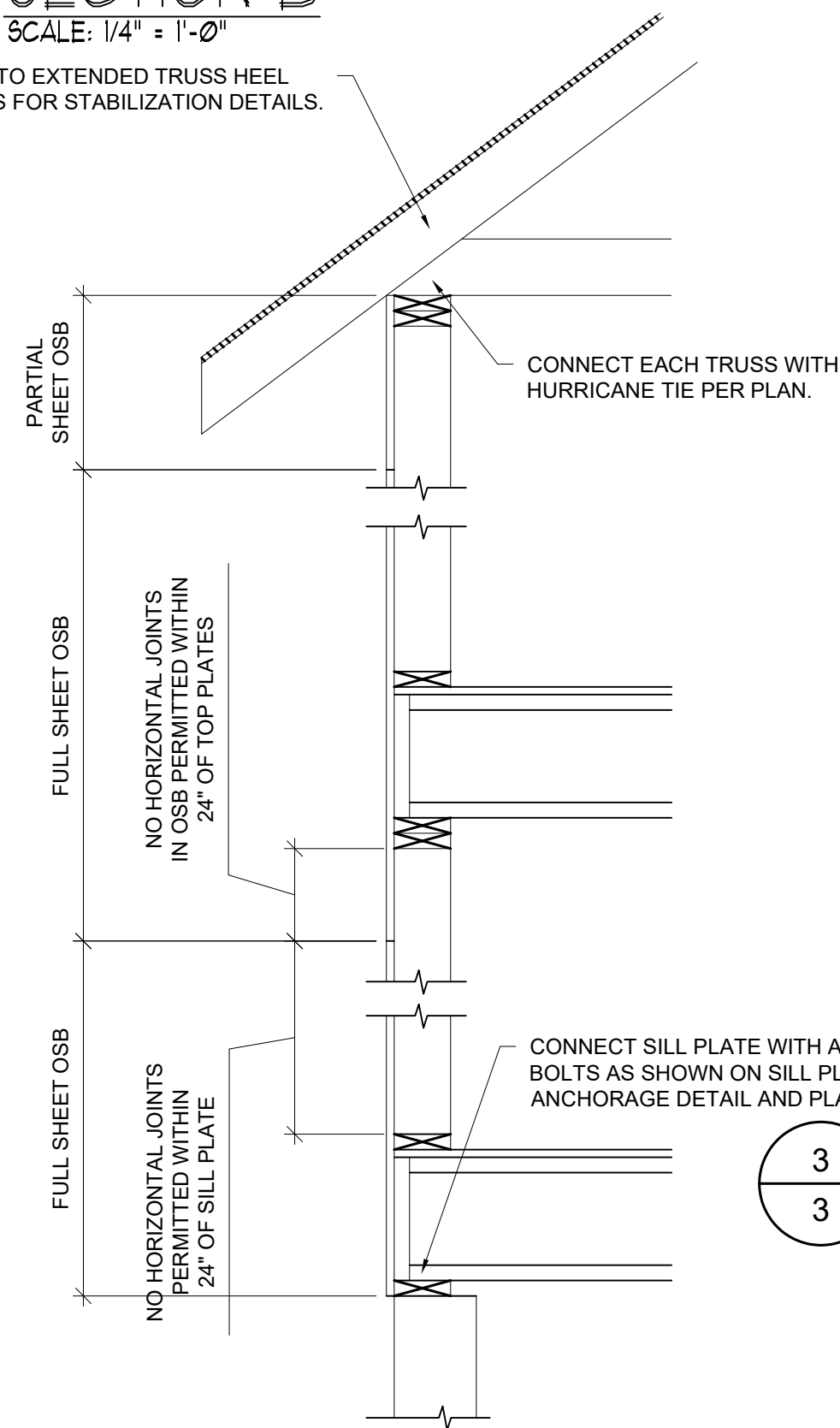
The drawings and specifications are an
integral part of the contract. The architect
shall be responsible for the accuracy of
the information provided. The architect
shall not be responsible for the accuracy
of the information provided by the owner.
Chuck Posthumus Architects

EXTERIOR
ELEVATIONS

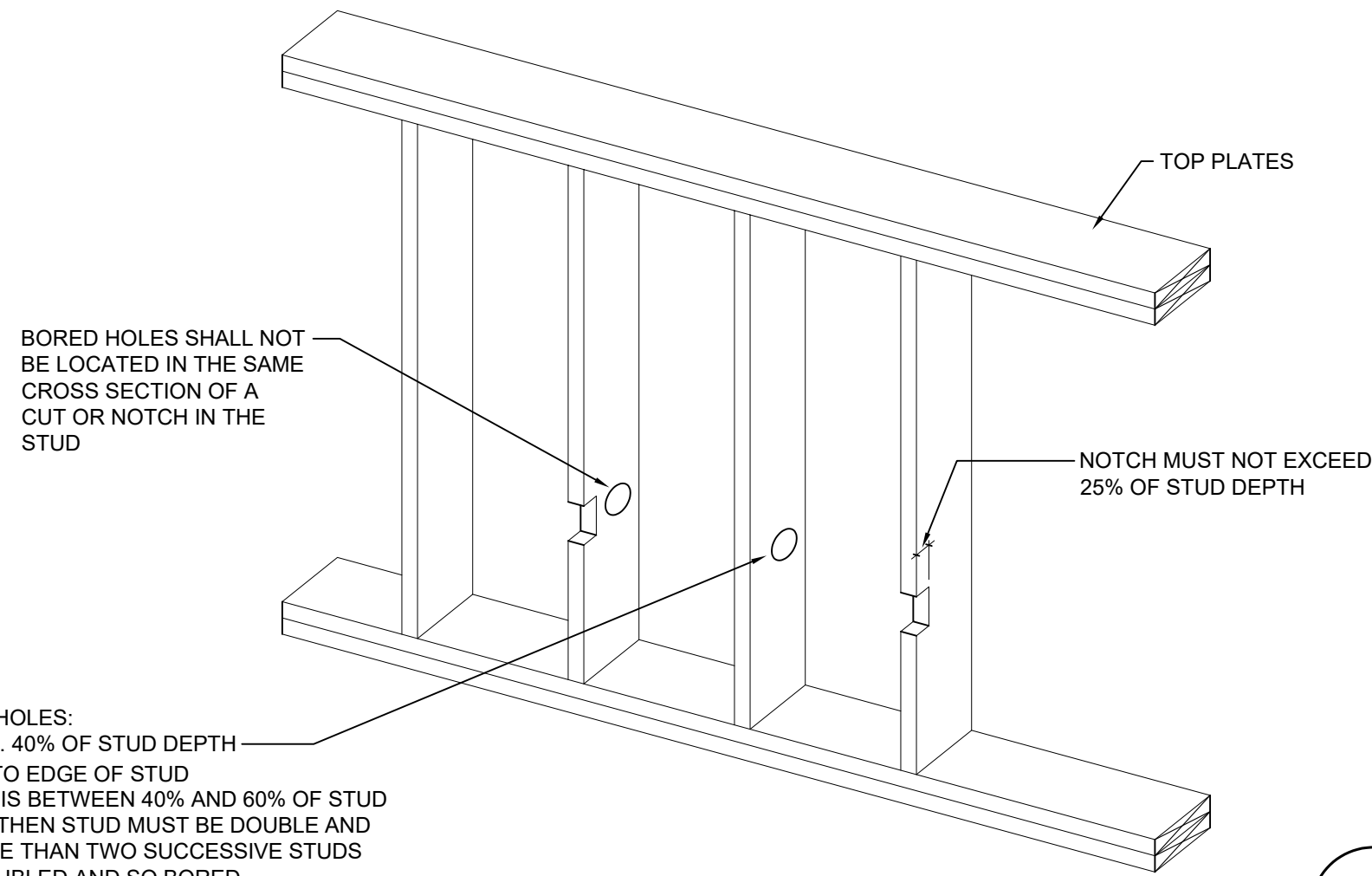


SECTION B
SCALE: 1/4" = 1'-0"

REFER TO EXTENDED TRUSS HEEL DETAILS FOR STABILIZATION DETAILS.



EXTERIOR SHEATHING LAYOUT TO PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION AS REQUIRED BY MBC 2003. WALLS MUST BE SHEATHED IN THIS MANNER TO MEET THESE REQUIREMENTS. SEE SHEAR WALL NOTES FOR NAILING AND HOLDOWN REQUIREMENTS.



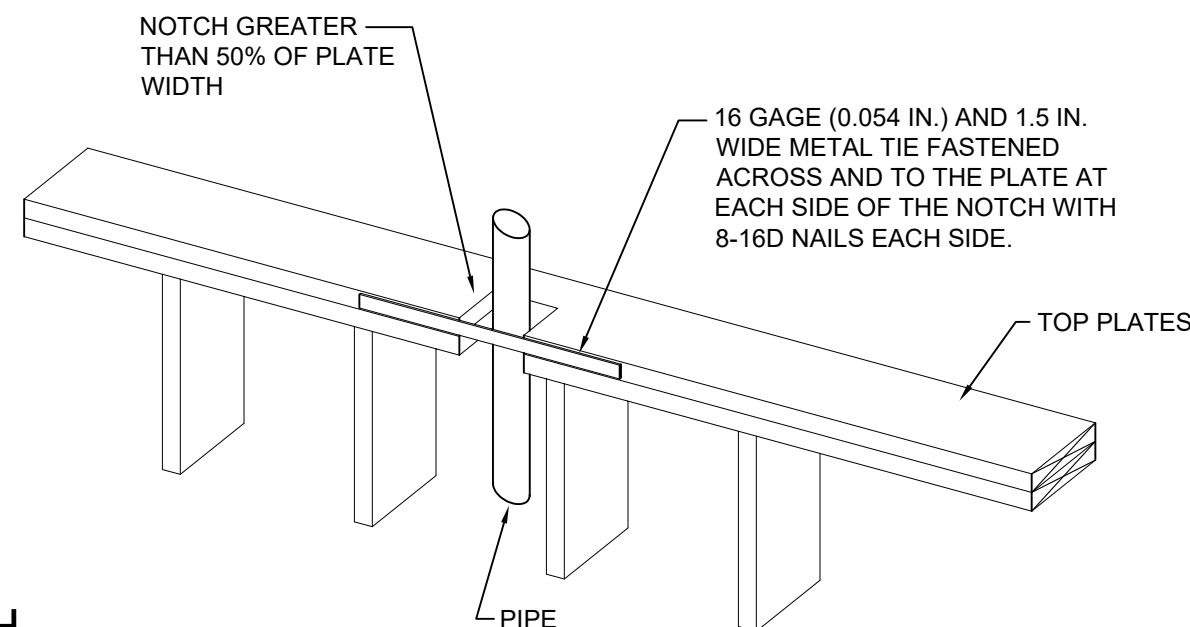
BORED HOLES:
MAX DIA. 40% OF STUD DEPTH
MIN 5/8" TO EDGE OF STUD
IF HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLE AND NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED AND SO BORED.

BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF A CUT OR NOTCH IN THE STUD

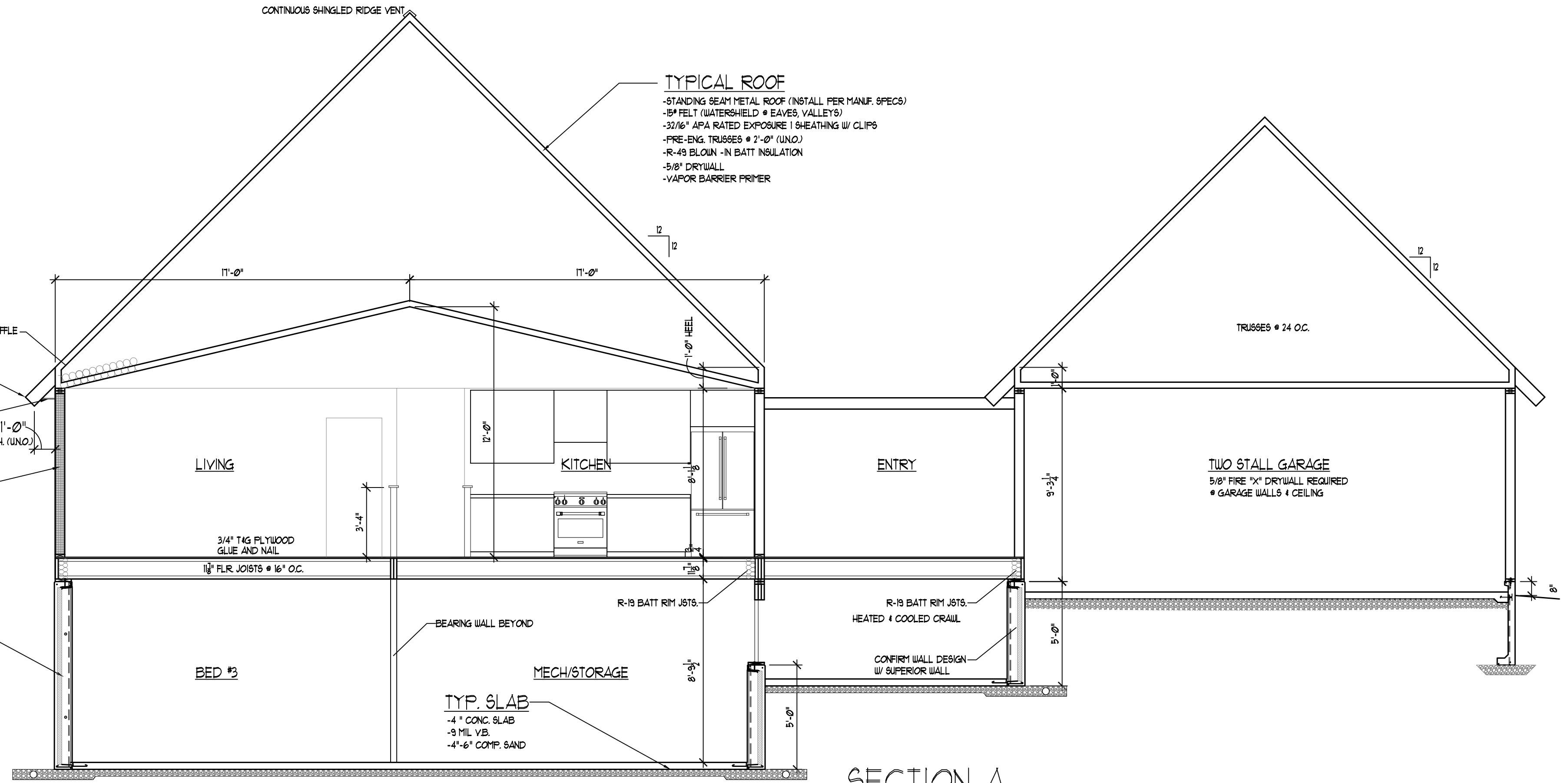
CONNECT EACH TRUSS WITH HURRICANE TIE PER PLAN.

CONNECT SILL PLATE WITH ANCHOR BOLTS AS SHOWN ON SILL PLATE ANCHORAGE DETAIL AND PLAN.

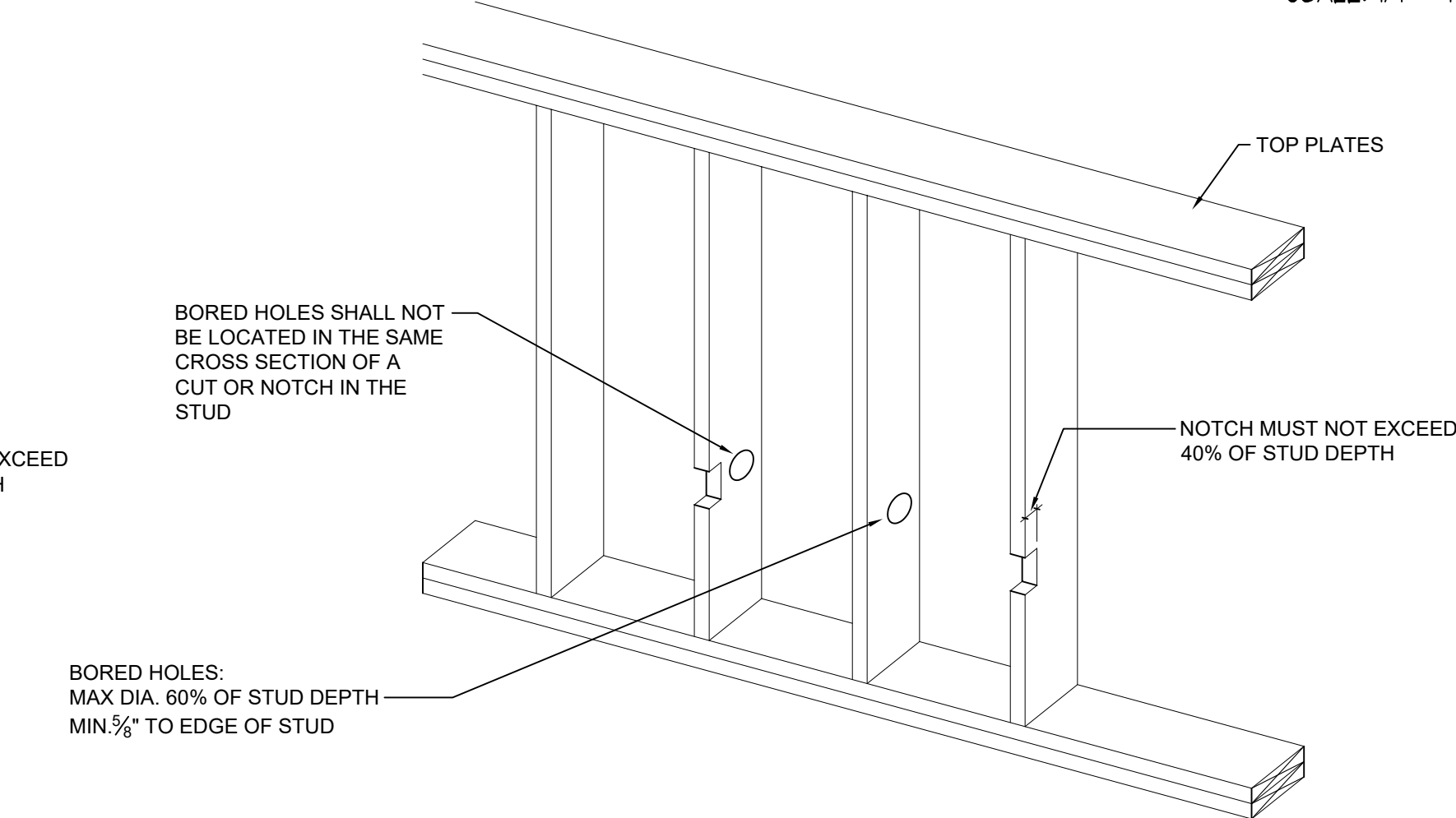
R602.6(1) - NOTCHING & HOLES IN EXTERIOR & BEARING WALLS
SCALE: 3/4"=1'-0"



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



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

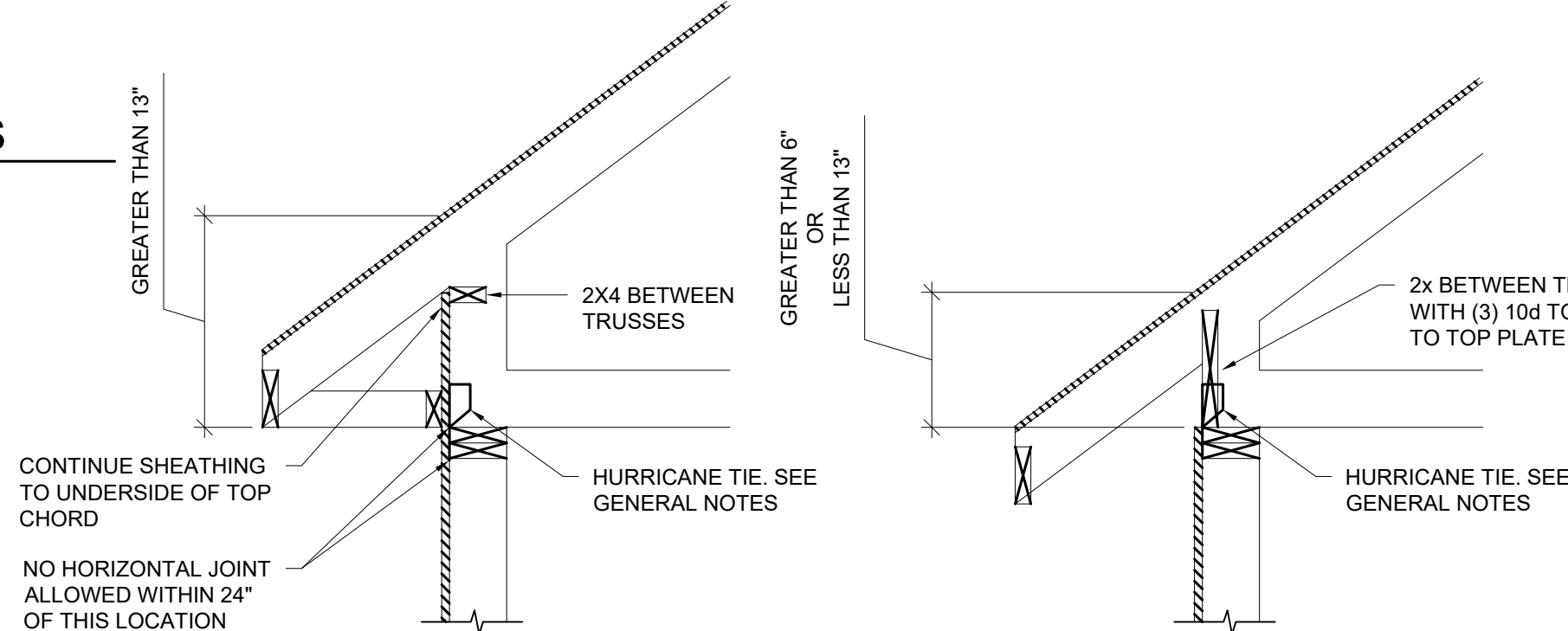


BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF A CUT OR NOTCH IN THE STUD

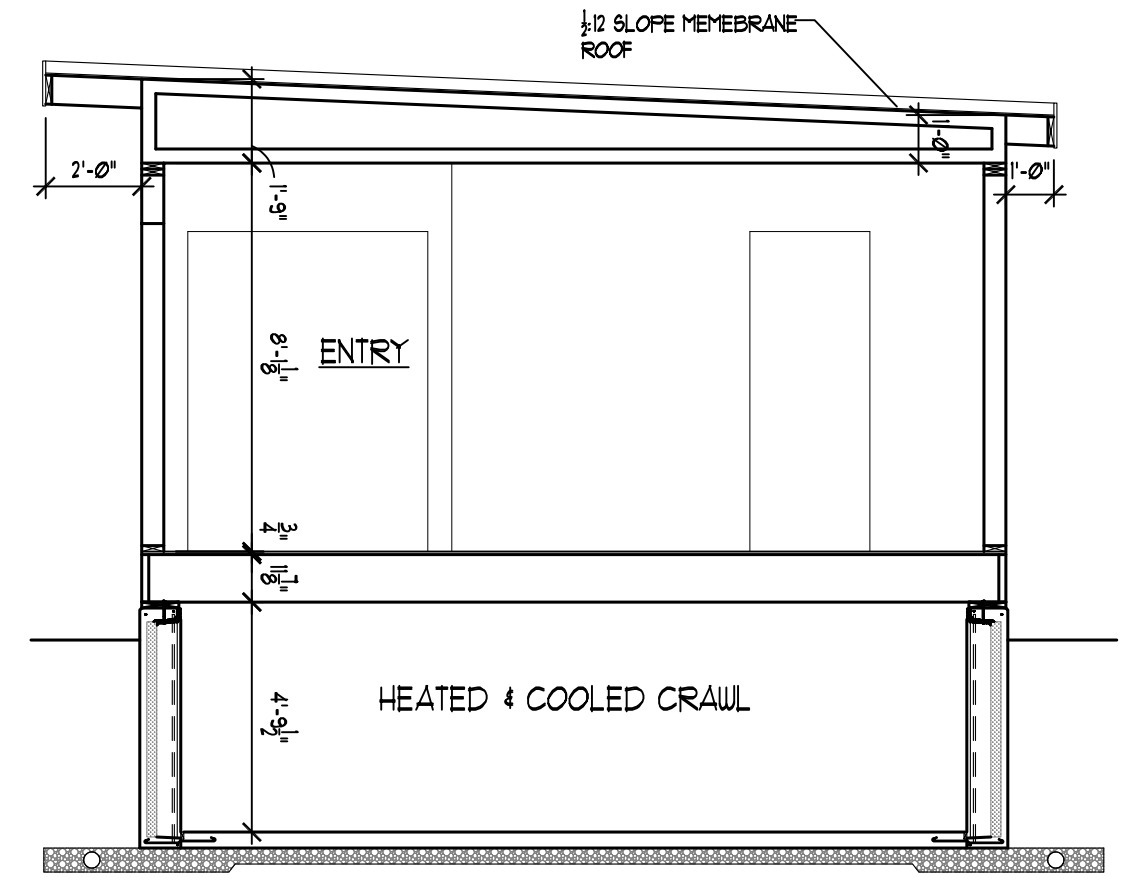
NOTCH MUST NOT EXCEED 40% OF STUD DEPTH

BORED HOLES:
MAX DIA. 60% OF STUD DEPTH
MIN 5/8" TO EDGE OF STUD

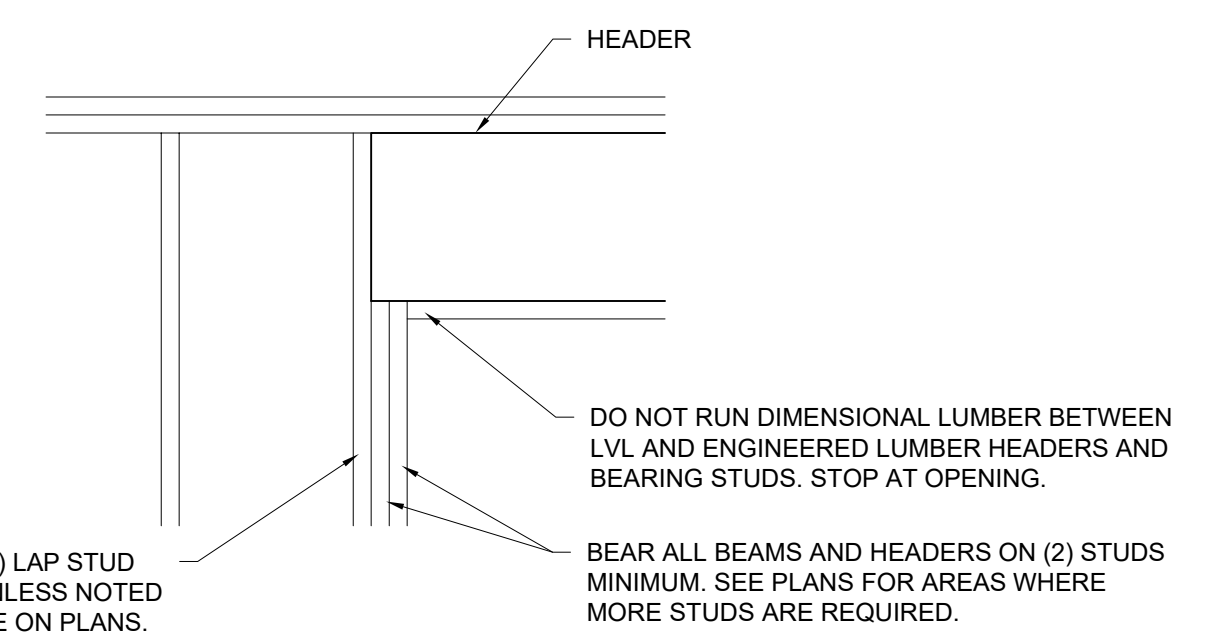
R602.6(2) - INTERIOR NON-BEARING WALL NOTCHING & HOLES
SCALE: 3/4"=1'-0"



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



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



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

PROVIDE (1) LAP STUD TYPICAL UNLESS NOTED OTHERWISE ON PLANS.

DO NOT RUN DIMENSIONAL LUMBER BETWEEN LVL AND ENGINEERED LUMBER HEADERS AND BEARING STUDS. STOP AT OPENING.
BEAR ALL BEAMS AND HEADERS ON (2) STUDS MINIMUM. SEE PLANS FOR AREAS WHERE MORE STUDS ARE REQUIRED.

SKYVALE - 1 BEDROOM

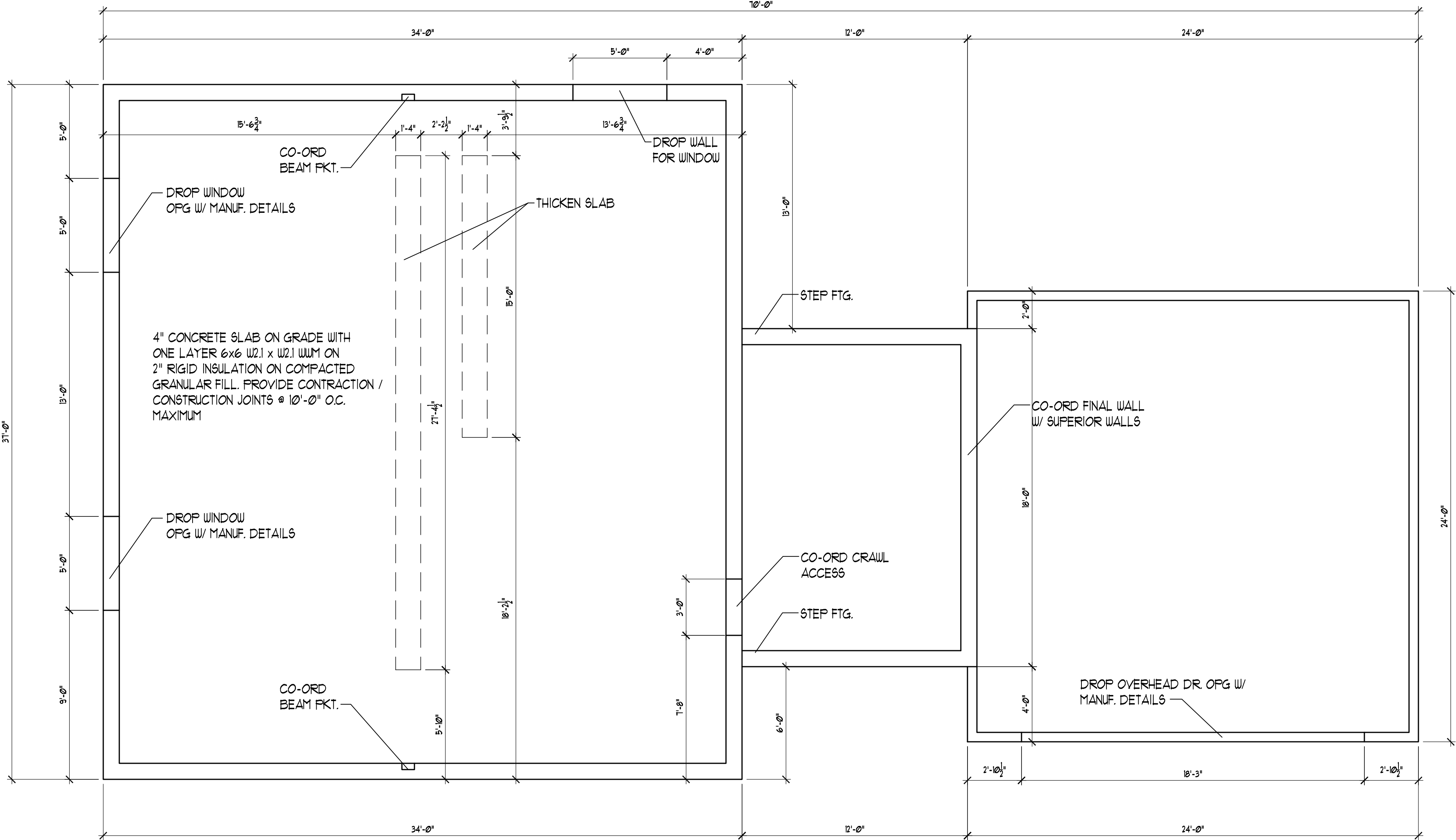
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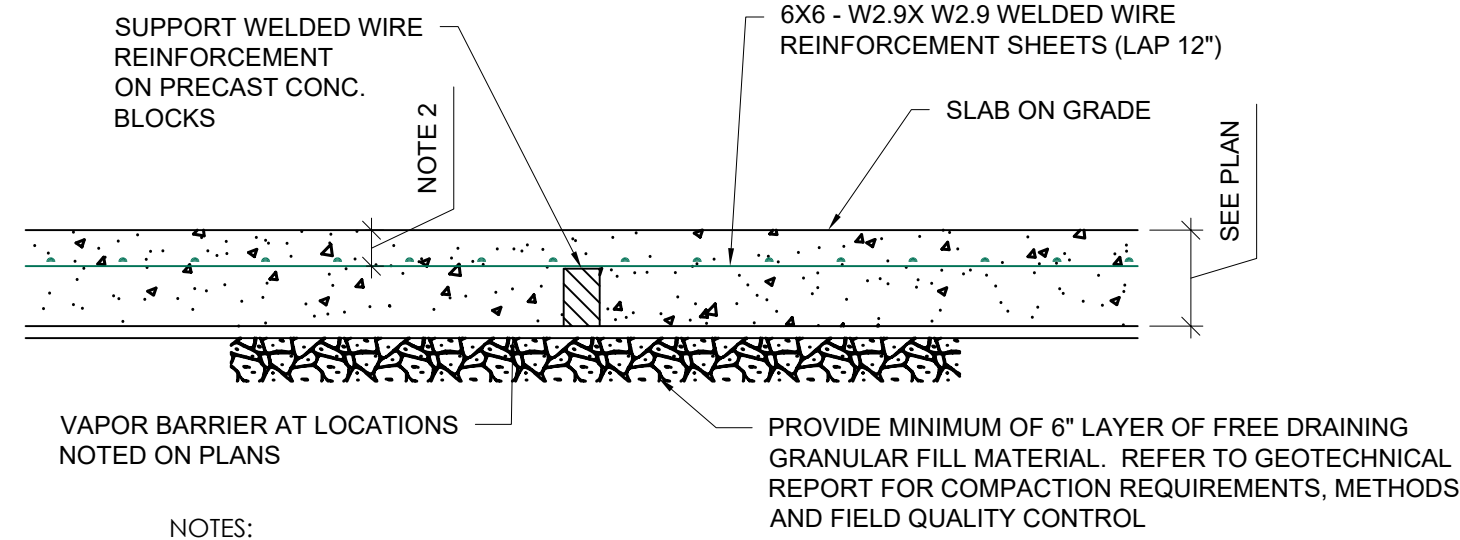
SECTIONS

3

SKYVALE
01/26/2016



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

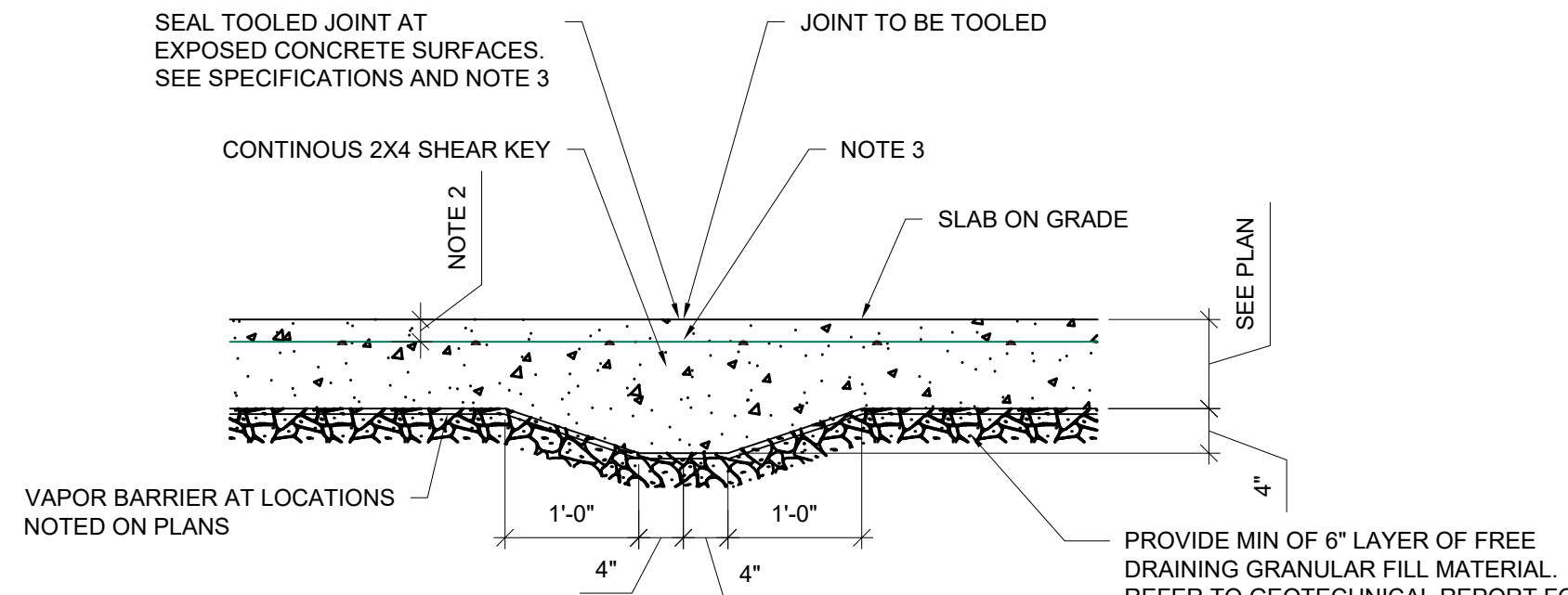


NOTES:

1. SEE CONCRETE GENERAL NOTES FOR SLAB FINISHING AND CURING REQUIREMENTS.
2. CLEAR COVER TO BE 2" AT CONC. EXPOSED TO THE ELEMENTS (PARKING AND EXTERIOR DRIVES) AND 1" AT INTERIOR SPACES TYPICAL.

5 TYPICAL SLAB ON GRADE CONSTRUCTION

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

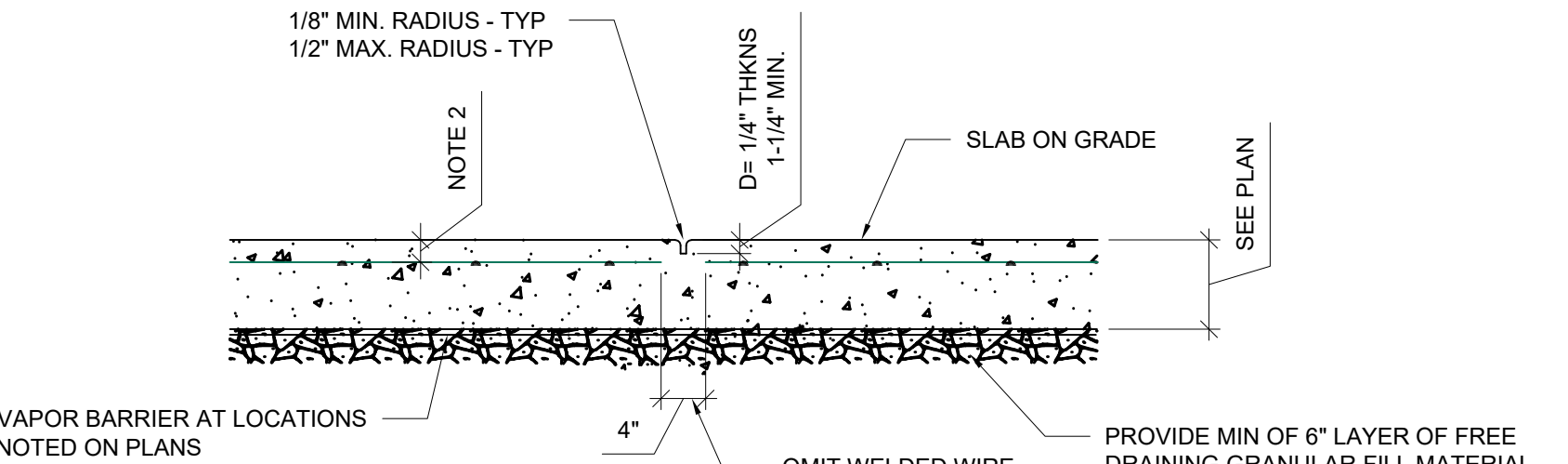


NOTES:

1. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINT LOCATIONS.
2. CLEAR COVER TO BE 2" AT CONCRETE EXPOSED TO THE ELEMENTS AND 1" AT INTERIOR SPACES TYP.
3. APPLY LIQUID BONDBREAKER TO FULL DEPTH OF CONSTRUCTION JOINT.
4. PRIOR TO SEALING JOINT, PREPARE JOINT PER SEALANT MFR. RECOMMENDATIONS.
5. TERMINATE END OF WELDED WIRE REINFORCEMENT 3' SHORT OF CONSTRUCTION JOINT.

6 TYPICAL SLAB ON GRADE CONSTR. JOINT

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

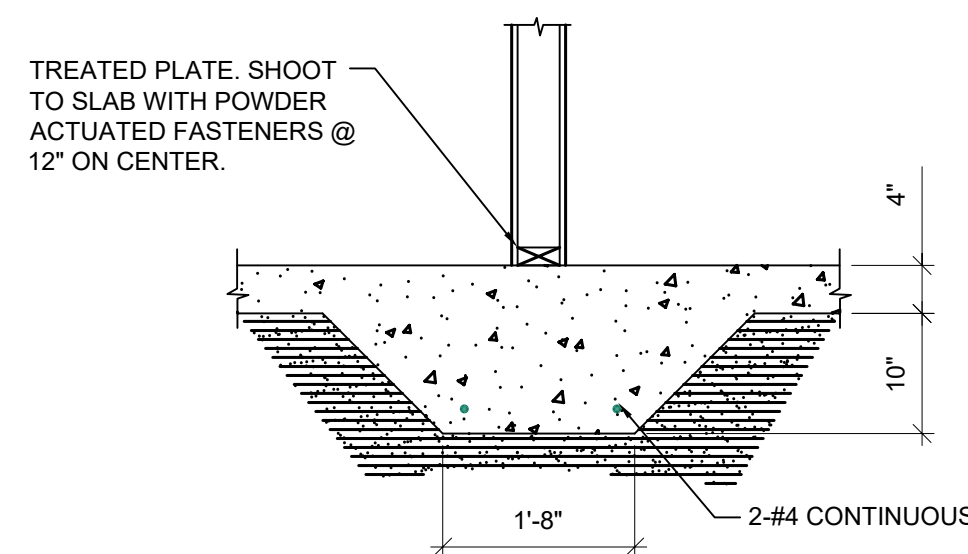


NOTES:

1. ALL JOINTS SHALL BE HAND-TOOLED
2. CLEAR COVER TO BE 2" AT CONC. EXPOSED TO THE ELEMENTS AND 1" AT INTERIOR SPACES TYP.
3. SEAL JOINTS AT ALL EXPOSED CONC. SURFACES (SEE SPECIFICATIONS). PRIOR TO SEALING JOINT, PREPARE JOINT PER SEALANT MFR'S RECOMMENDATIONS.

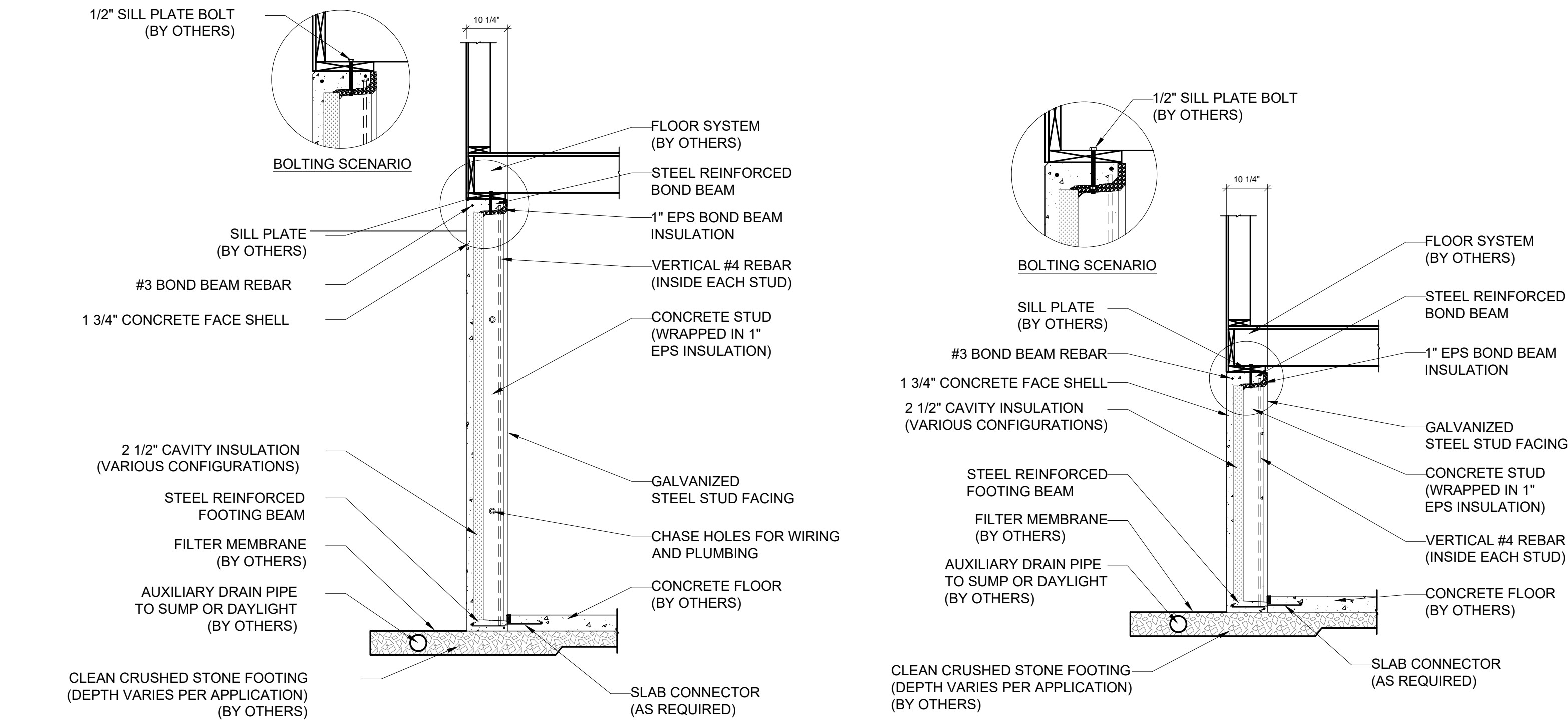
7 TYPICAL SLAB ON GRADE CONTROL JOINT

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



4 THICKEN SLAB DETAIL

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



1 9' Xi FOUNDATION WALL SECTION (CONFIRM W/ SUPERIOR WALLS)

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

2 5' Xi FOUNDATION WALL SECTION (CONFIRM W/ SUPERIOR WALLS)

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

3 UI FROST WALL 6" TOP STANDARD (CONFIRM W/ S.W.)

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

SKYVALE - 1 BEDROOM

DATE

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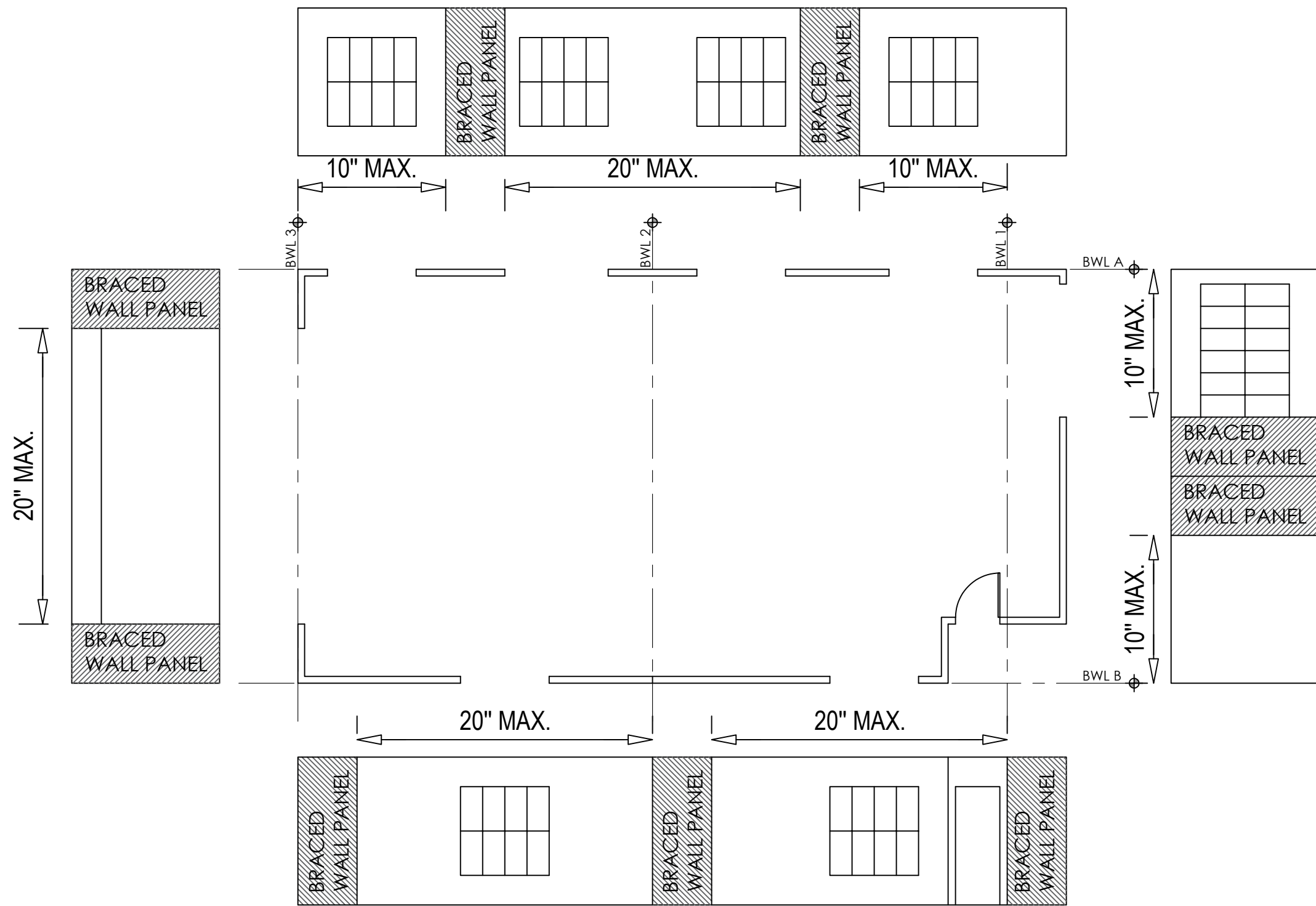
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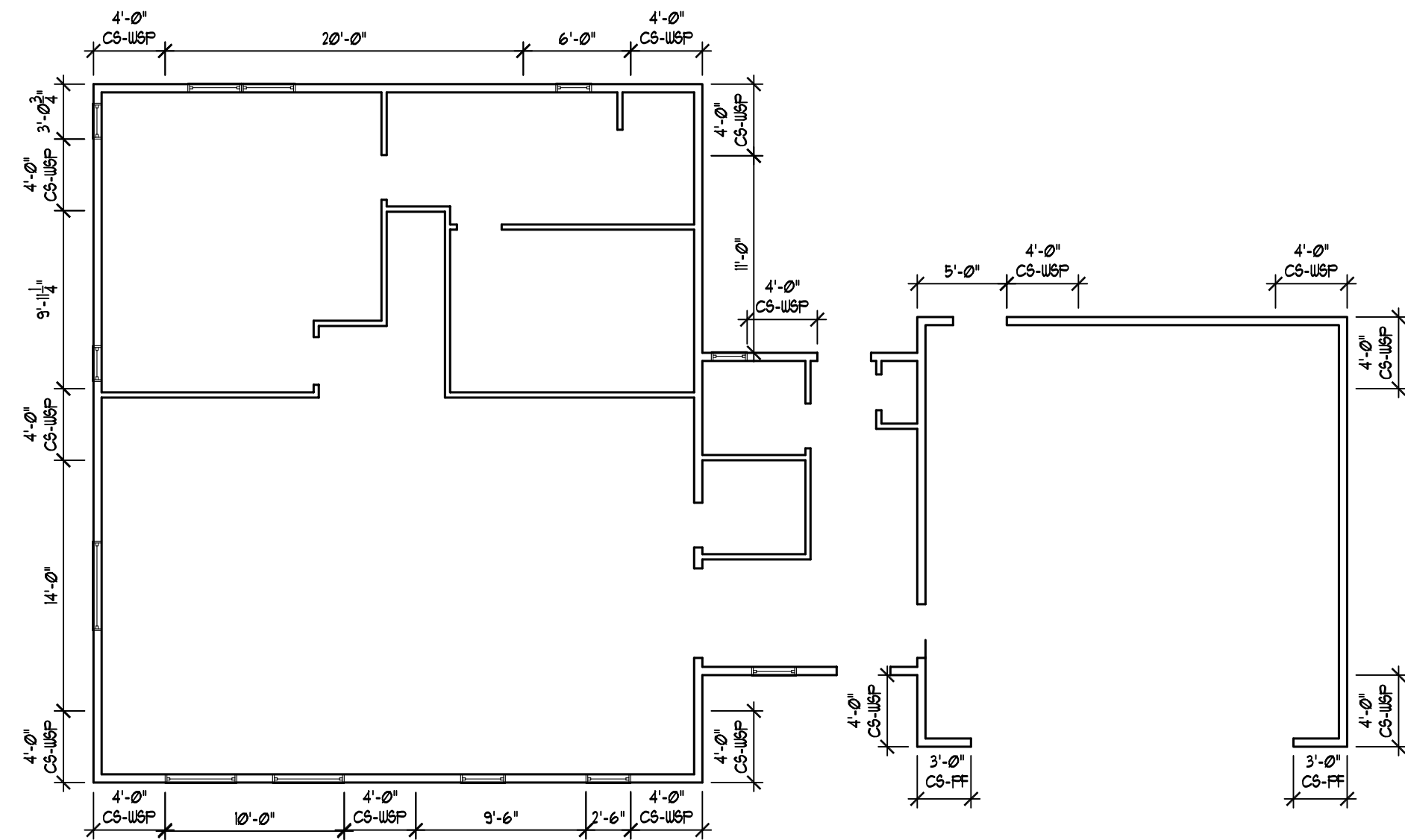
FOUNDATION & DETAILS

F1

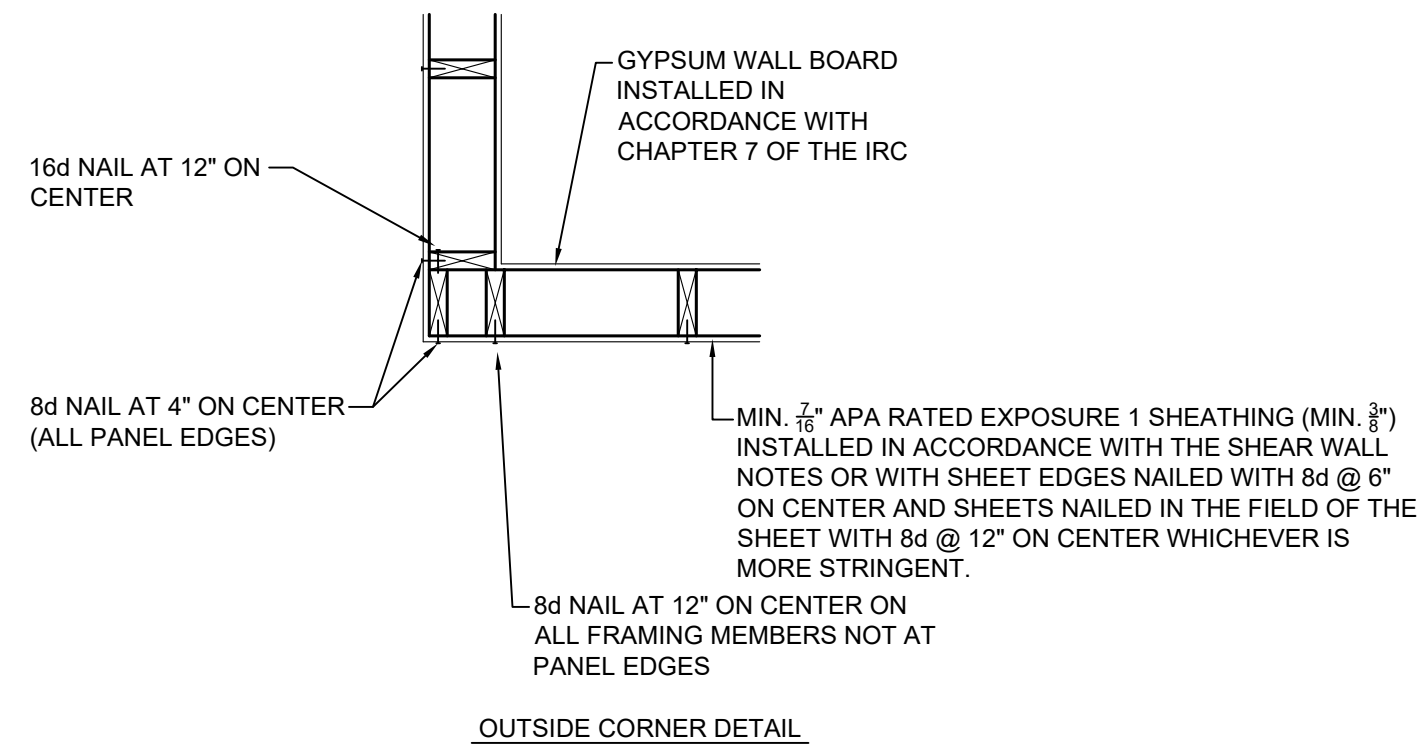
SKYVALE
01/26/2016



2
S1 LOCATION OF BRACED WALL PANELS (R602.10.2.2)
SCALE: 1/8" = 1'-0"



3
S1 LOCATION OF BRACED WALL PANELS (R602.10.2.2)
SCALE: 1/8" = 1'-0"

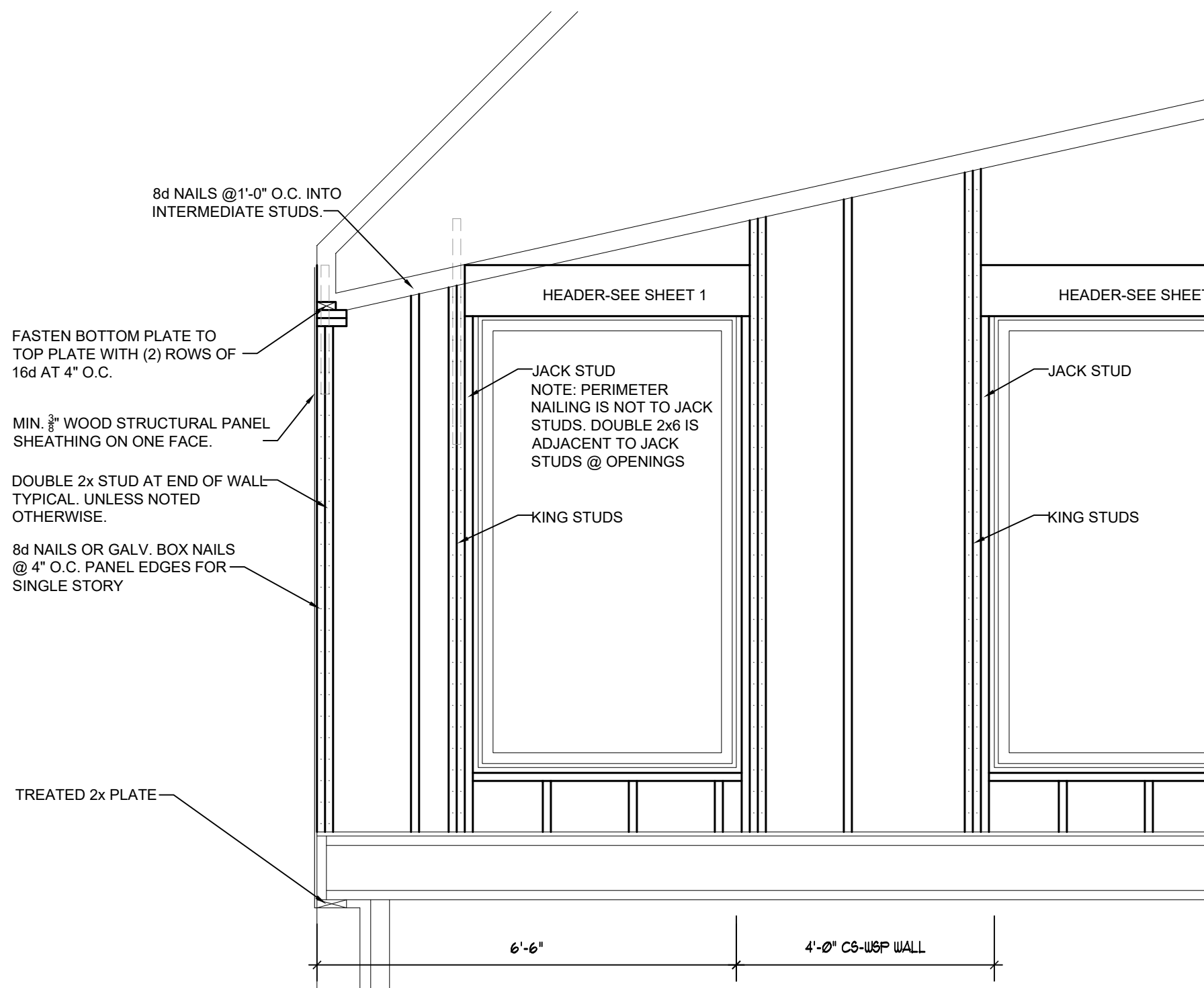


- GENERAL NOTES:
1. PROVIDE $\frac{5}{8}$ " APA RATED EXPOSURE 1 SHEATHING (MIN. $\frac{3}{8}$ ") ONE SIDE OF WALL. PLACE ON SAME SIDE AS EXTERIOR SHEATHING WHEN WALL LINE IS INTERIOR AND EXTERIOR.
 2. NAIL ALL SHEET EDGES WITH 8d @ 6" ON CENTER.
 3. PROVIDE SHEATHING ON ENTIRE SURFACE OF THE WALL INCLUDING ABOVE AND BELOW OPENINGS.
 4. CONSULT ENGINEER FOR HEADERING OF ALL ENGINEERED LUMBER.

8
S1 BRACED WALL LINE FRAMING
SCALE: 3/4"=1'-0"

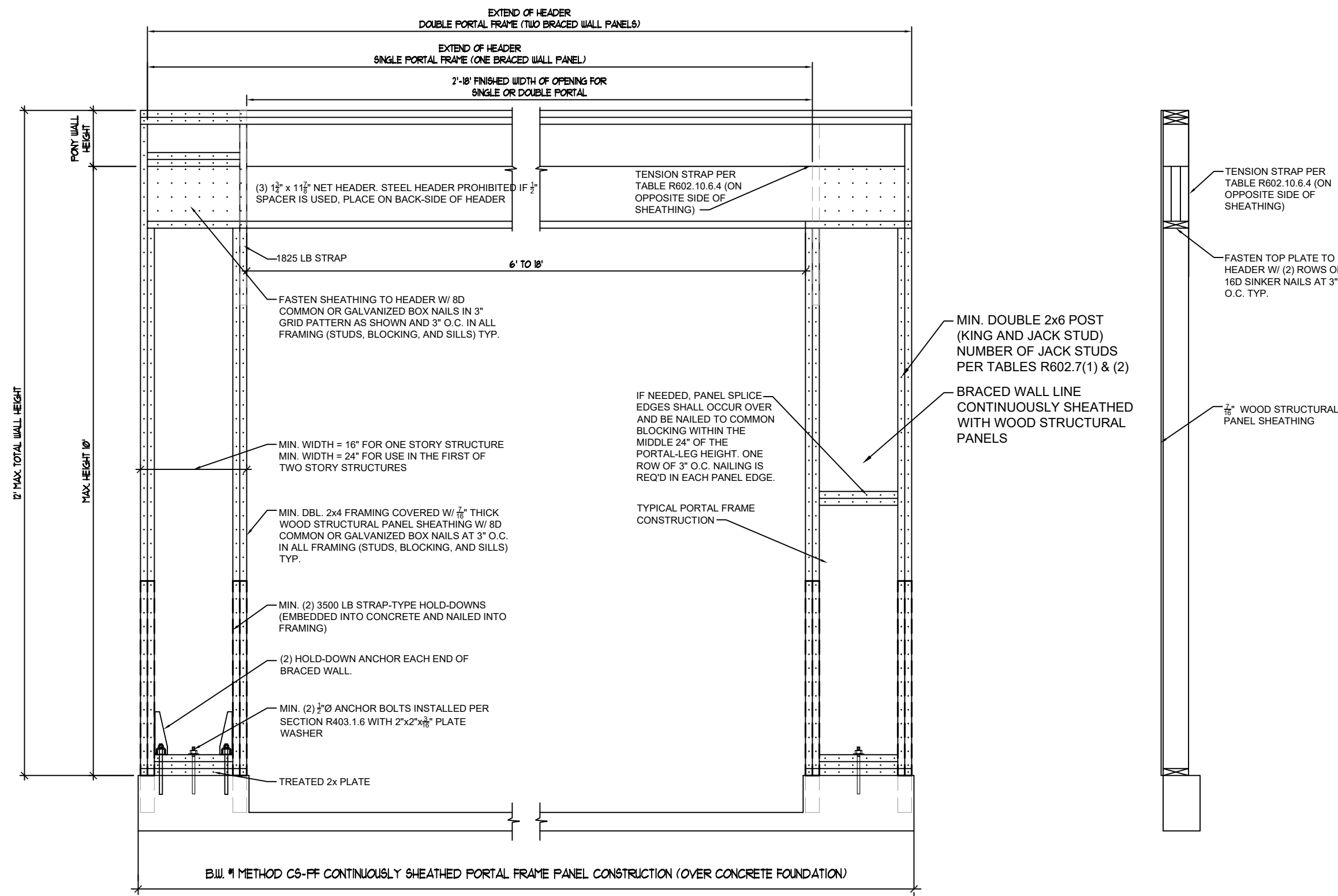
TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES ^{a, b, c}									
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V _{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" x 0.131")	1.5	24/0	$\frac{3}{4}$	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	$\frac{7}{16}$	16	6	12	170	140	135
				24	6	12	140	115	110

- 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.

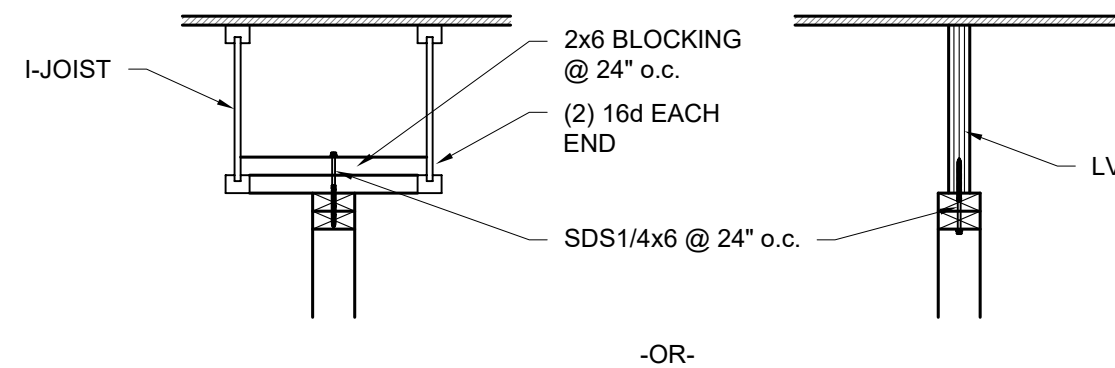


1
S1 CS-WSP BRACED WALL
SCALE: 1/2"=1'-0"

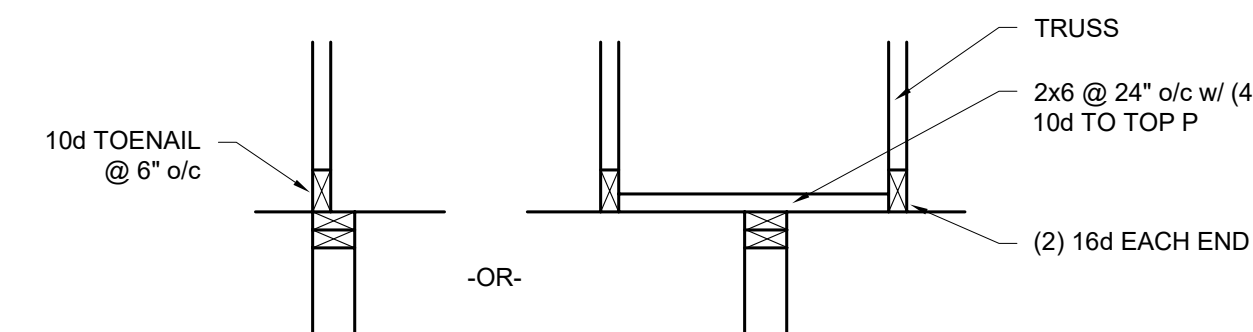
METHOD, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA	
CONTINUOUSLY SHEATHED WOOD STRUCYTURAL PANEL	3/8"		FASTENERS	SPACING
			EXTERIOR SHEATHING TABLE R602.3 (3)	6" EDGES 12" FIELD
			INTERIOR SHEATHING TABLE R602.3 (1) OR R602.3(2)	VARIES BY FASTENER



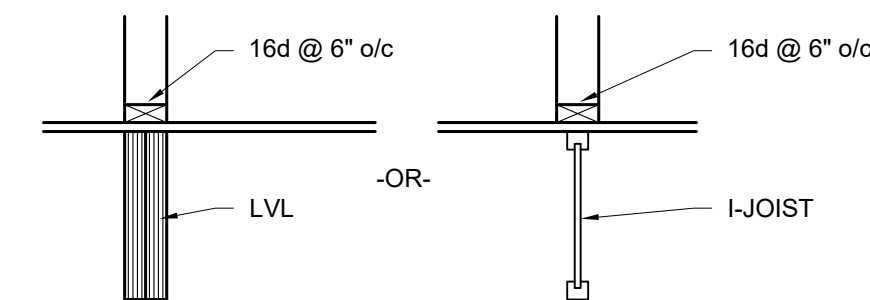
4
S1 CS-PF BRACED WALL
SCALE: 3/4"=1'-0"



7
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"



5
S1 B/WALL AT BRACED WALL LINES
SCALE: 3/4" = 1'-0"