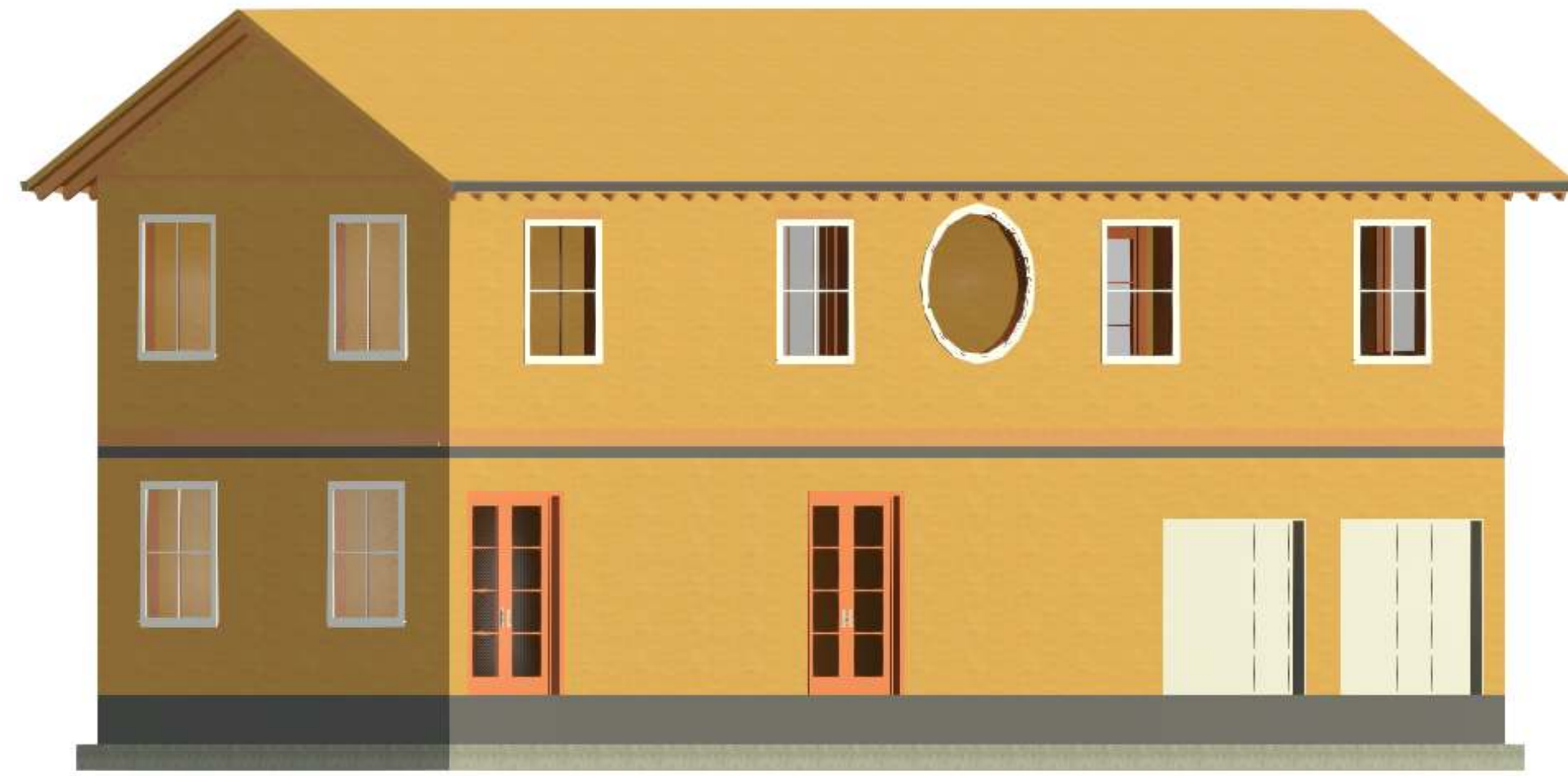
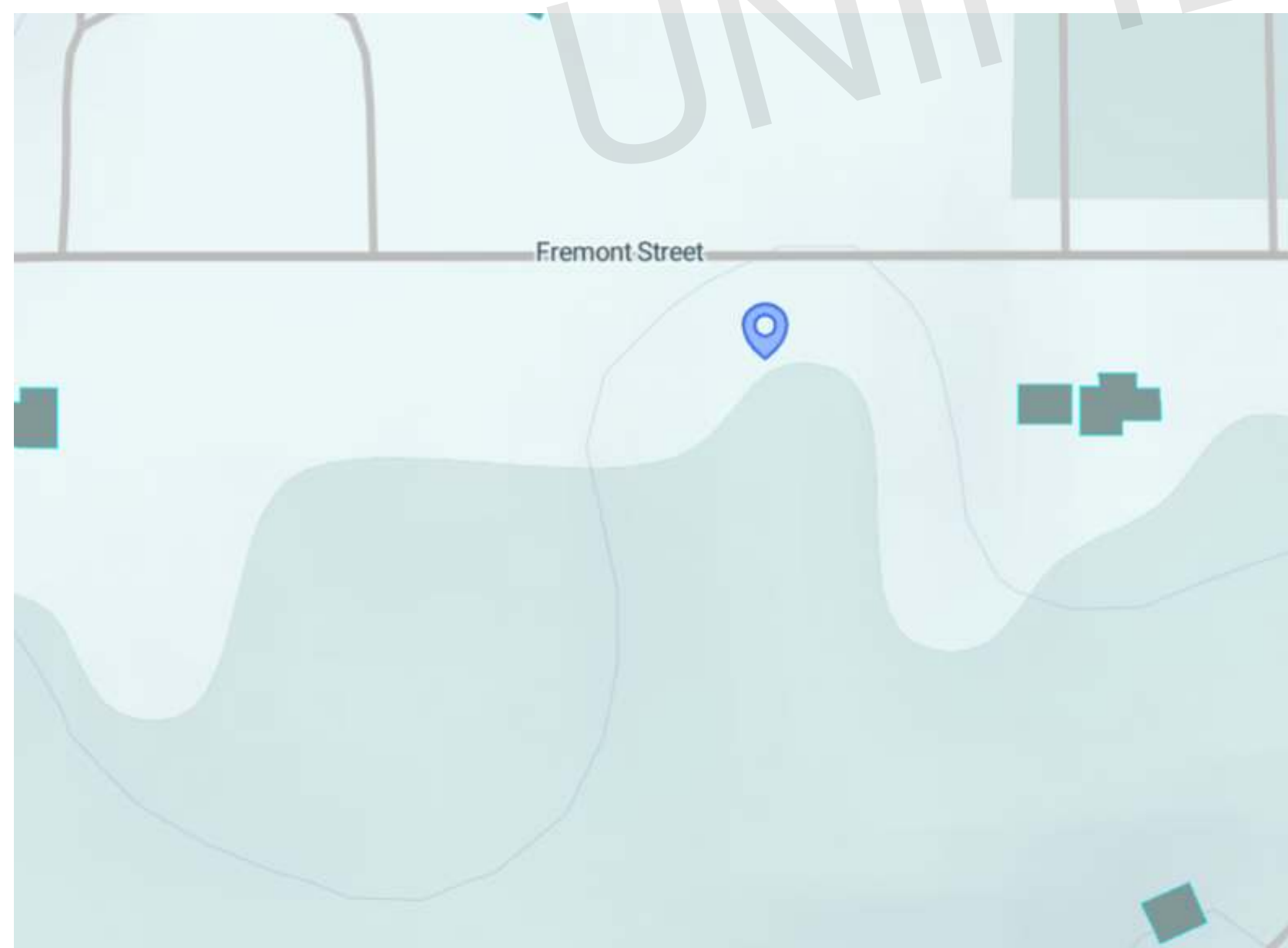


# JUSTIN BERNARD - RESIDENTIAL PROJECT



RESIDENCE VIEW



538 FREMONT STREET  
NEWAYGO, MI 49337

## GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY. PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

## BUILDING DESIGN AND CODE DATA:

NOTE:  
THIS WAS A PURPOSE DRAWING Branch Circuitry and Panel designations to be designed and installed by certified local electrician, L.S. (NFPA 101 LIFE SAFETY CODE) AS APPLICABLE.  
APPLICABLE BUILDING CODES:

- INTERNATIONAL BUILDING CODES 2018
- INTERNATIONAL RESIDENTIAL CODE 2018
- INTERNATIONAL PLUMBING CODE 2018
- INTERNATIONAL MECHANICAL CODE 2018
- NATIONAL ELECTRICAL CODE 2017

## CODE INFORMATION:

**PROJECT DESCRIPTION:**  
PROPOSED SINGLE FAMILY RESIDENTIAL UNIT

**BUILDING CODE:**  
INTERNATIONAL BUILDING CODES 2018  
INTERNATIONAL RESIDENTIAL CODE 2018  
INTERNATIONAL PLUMBING CODE 2018  
INTERNATIONAL MECHANICAL CODE 2018  
NATIONAL ELECTRICAL CODE 2017

**CHAPTER 3- CLASSIFICATION:**  
PROPOSED RESIDENTIAL GROUP R-3

**CHAPTER 5- HEIGHT AND AREA:**  
ALLOWABLE BUILDING HEIGHT :  
ALLOWABLE NUMBER OF STORIES = 40' = 3  
ALLOWABLE BUILDING AREA PER STORY = UN (UNLIMITED)

**CHAPTER 6- CONSTRUCTION TYPE:**  
TYPE V-B CONSTRUCTION TYPE  
(UNPROTECTED WOOD-FRAME STRUCTURE)

**CHAPTER 7- FIRE SEPARATION AND RATINGS:**  
FIRE RATINGS FOR BUILDING ELEMENTS (BASED ON SECTION 602.1 & TABLES 601 & 602 OF THE IBC):

**CHAPTER 8- INTERIOR FINISH RATINGS:**  
FOR INTERIOR EXIT, STAIRWAYS, CORRIDORS AND ENCLOSURE,  
ROOMS AND ENCLOSED SPACES  
CLASS C = FLAME SPREAD INDEX 76-200;  
SMOKE-DEVELOPED INDEX 0-450

**CHAPTER 9- FIRE PROTECTION:**  
AN AUTOMATIC FIRE SPRINKLER SYSTEM AS DESCRIBED PER IBC SECTION 903.3.1.3 SHALL BE PERMITTED WITH 16 OR FEWER RESIDENTS

**CHAPTER 29- PLUMBING FIXTURES:**  
6 LAVATORIES (MIN. 1 REQUIRED),  
3 WATER CLOSET (MIN. 1 REQUIRED),  
2 BATHTUB/ SHOWER (MIN. 1 REQUIRED),  
1 KITCHEN SINK & 1 AUTOMATIC CLOTH WASHER PROVIDED

## PROJECT INFORMATION:

**OWNER PROJECT :**  
PROPOSED SINGLE-FAMILY RESIDENTIAL BUILDING

**ADDRESS :**  
WATER : MUNICIPAL ON SITE  
SEWER : SEPTIC ON SITE  
BUILDING PERMIT : STATE OF MICHIGAN  
COUNTY : NEWAYGO, MICHIGAN.  
ZONING : R-1  
LAND USE PERMIT : RESIDENTIAL  
PARCEL NUMBER : 62-18-24-176-017

**LOT AREA :** 1,14,893 sqft  
**BUILDING AREA :** 2,400 sqft  
**DESIGNER :** ASWIN KUMAR  
**DESIGNER CONTACT :** +1 302-889-1886  
**DESIGN CONSULTANT :** TRANSFORMATIVE CONSTRUCTION  
**BUILDER :** TBD

## INDEX:

LABEL	TITLE
G01 -	PROJESCT SUMMARY
G02 -	GENERAL NOTES
G03 -	SITE PLAN
A01 -	FOUNDATION PLAN
A02 -	FLOOR PLANS
A03 -	ROOF PLAN
A04 -	ELEVATIONS
A05 -	ELEVATIONS
A06 -	SHEAR WALL LOCATIONS
S01 -	STRUCTURAL DETAILS
S02 -	HEADER SCHEDULE
E01 -	ELECTERICAL NOTES
E02 -	ELECTRICAL PLAN
E03 -	ELECTRICAL PANEL SCHEDULE
PO1 -	PLUMBING NOTES
PO2 -	PLUMBING PLAN
PO3 -	SEWER PLAN
MO1 -	HVAC NOTES
MO2 -	HVAC PLAN
MO3 -	HVAC LOAD CALCULATION

ARCHITECT SEAL:

PROJECT SUMMARY

SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK

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SHEET NUMBER  
**G01**



WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	INTERIOR WALL 4.5"
	EXTERIOR WALL 9"
	DECK RAILING / FENCE

Door Schedule			
Type Mark	Count	Height	Width

D1	1	6' - 6 1/2"	2' - 7 1/2"
D1	1	6' - 6 1/2"	2' - 7 1/2"
D1	1	6' - 6 1/2"	2' - 7 1/2"
D1	1	6' - 6 1/2"	2' - 7 1/2"
D1	1	6' - 6 1/2"	2' - 7 1/2"
D1	1	6' - 6 1/2"	2' - 7 1/2"
D1	1	6' - 6 1/2"	2' - 7 1/2"
D2	1	6' - 8"	2' - 6"
D2	1	6' - 8"	2' - 6"
D2	1	6' - 8"	2' - 6"
D2	1	6' - 8"	2' - 6"
D3	1	6' - 10 1/2"	3' - 10"
D3	1	6' - 10 1/2"	3' - 10"
D4	1	6' - 10 1/2"	4' - 10"
D5	1	6' - 6 1/2"	4' - 11"
D5	1	6' - 6 1/2"	4' - 11"
D5	1	6' - 6 1/2"	4' - 11"
D6	1	6' - 10 1/2"	7' - 10 1/2"
D6	1	6' - 10 1/2"	7' - 10 1/2"

Window Schedule				
Type Mark	Count	Height	Width	Sill Height

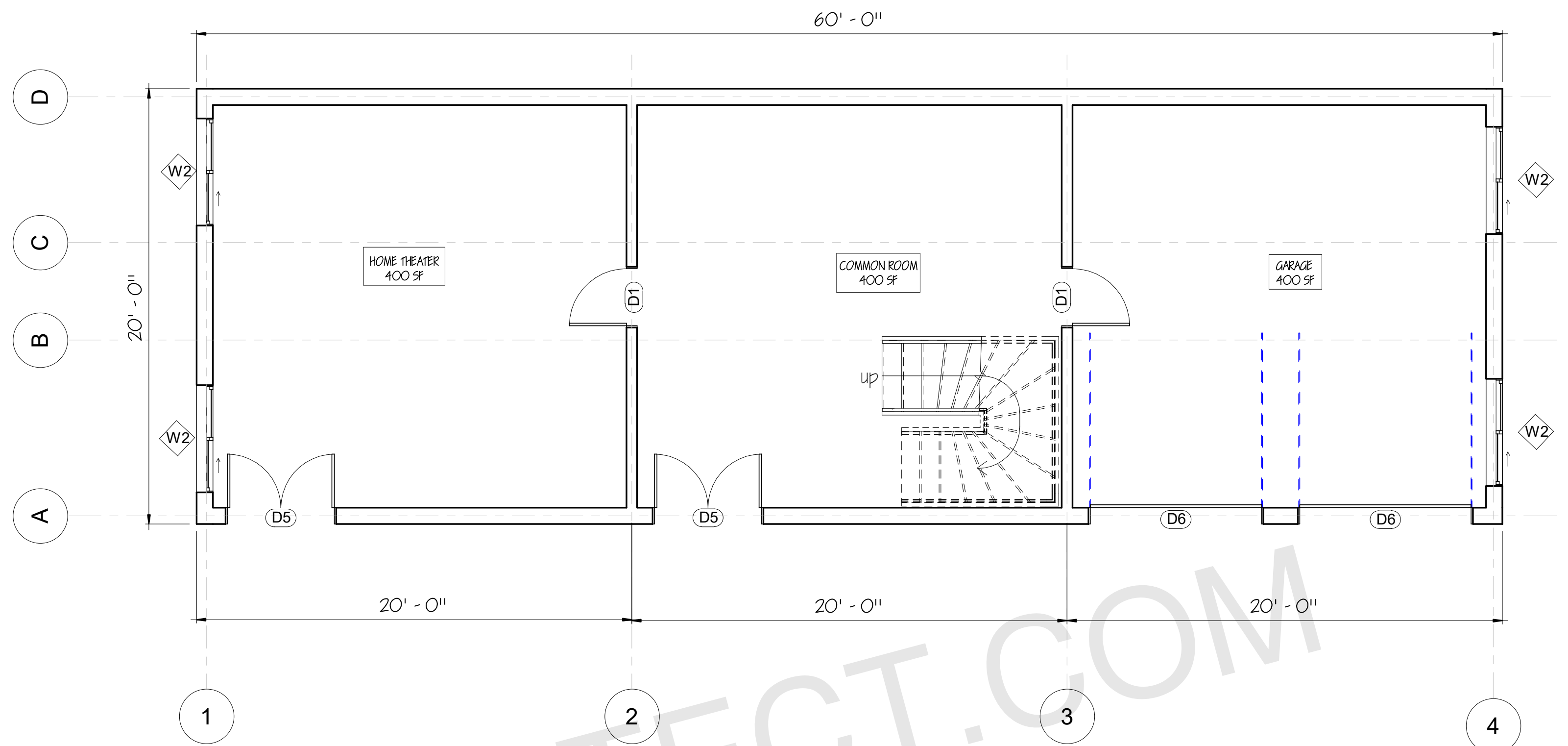
W1	1	2' - 11 1/2"	5' - 0"	3' - 0"
W1	1	2' - 11 1/2"	5' - 0"	3' - 0"
W1	1	2' - 11 1/2"	5' - 0"	2' - 11 1/2"
W1	1	2' - 11 1/2"	5' - 0"	2' - 11 1/2"
W1	1	2' - 11 1/2"	5' - 0"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W2	1	3' - 11"	4' - 11"	2' - 11 1/2"
W3	1	4' - 11"	4' - 11"	2' - 11 1/2"

**DOOR NOTES:**

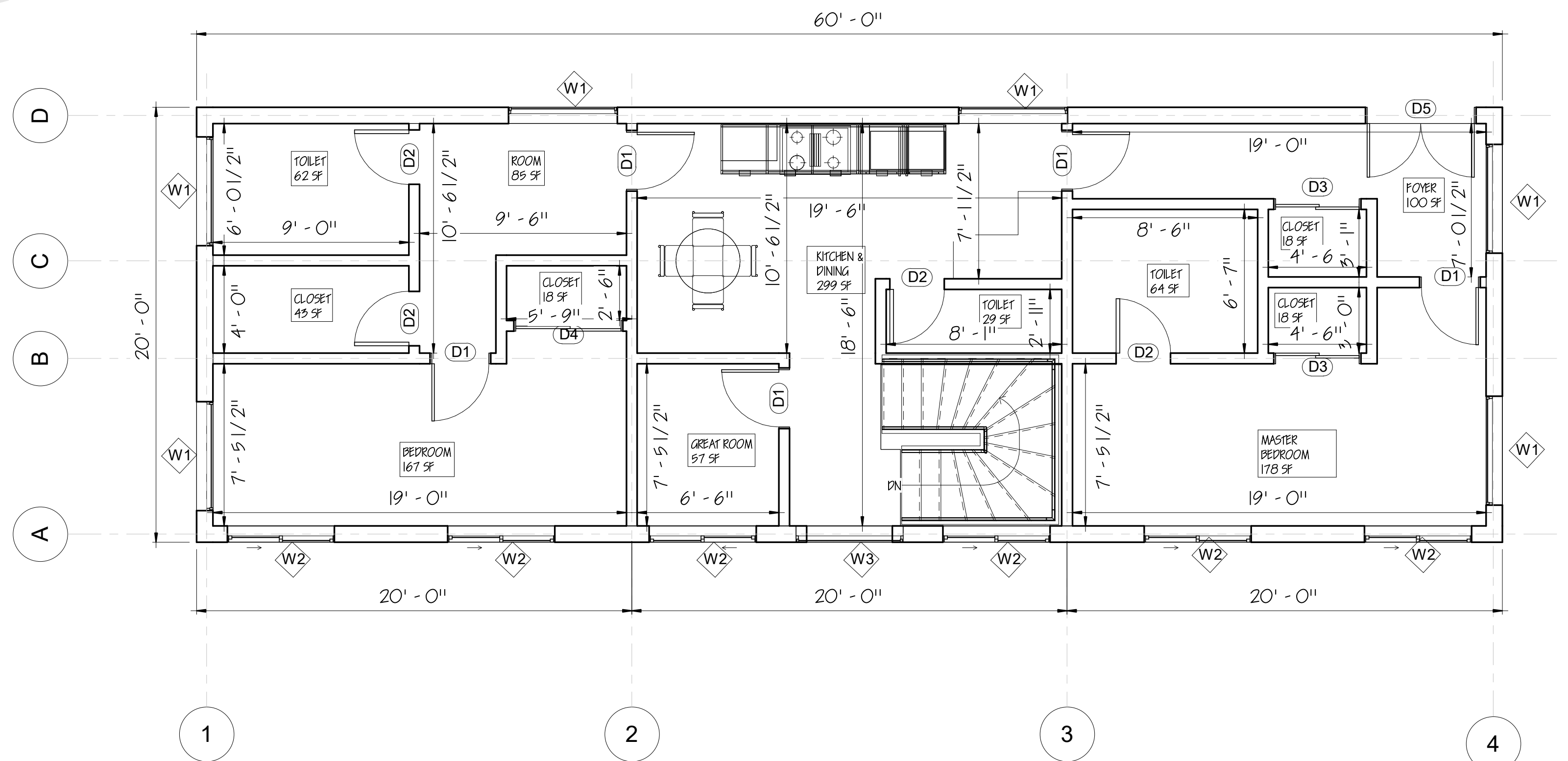
- DOORS SHALL BE 96" UNO
- ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
- INTERIOR DOORS SHALL BE PAINTED OR STAINED, VERIFY WITH OWNER
- DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
- GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/ OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO

**WINDOW NOTES:**

- WOOD WINDOWS WITH CLAD EXTERIOR
- INTERIOR WINDOW MATERIALS: PAINTED OR STAINED WITH FACTORY FINISH, VERIFY WITH OWNER
- WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- WINDOW ROUGH OPENING: 1/2" FOR TOP / BOTTOM & 1/2" FOR SIDES, UNO BY MFG.
- SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1 R310.1.4



BASEMENT PLAN  
1/4" = 1'



FIRST FLOOR PLAN  
1/4" = 1'

ARCHITECT SEAL:

**FLOOR PLAN**

SCALE @ 24" X 36"

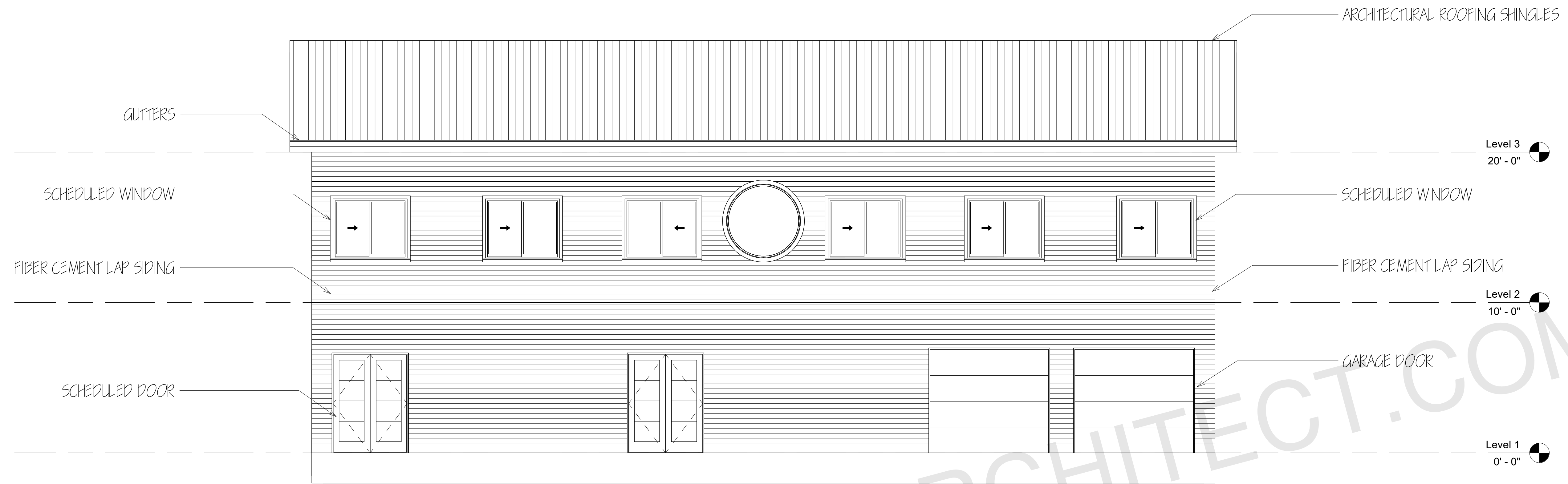
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DRAWN BY: AK

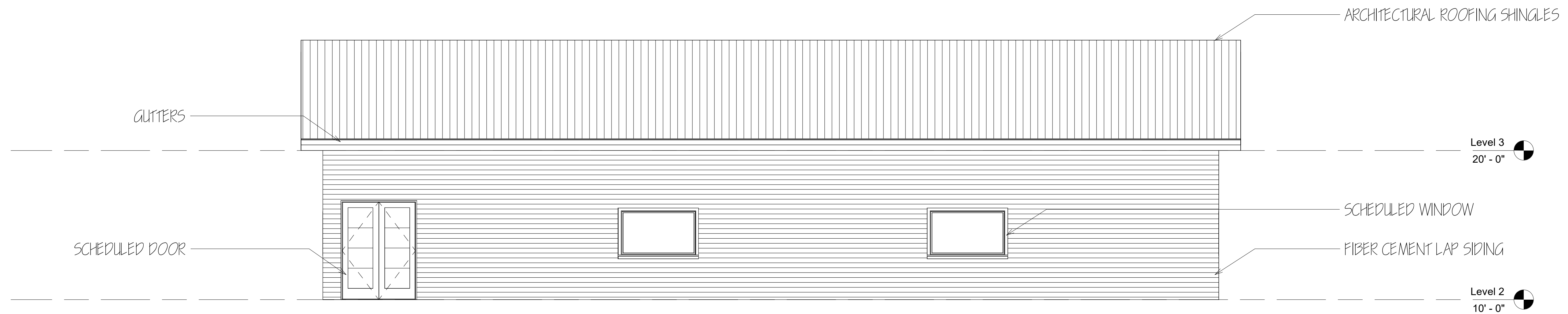
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SHEET NUMBER

**A02**



FRONT ELEVATION  
1/4" : 1'



REAR ELEVATION  
1/4" : 1'

ARCHITECT SEAL:

ELEVATION

SCALE @ 24" X 36"

DATE: 10-16-2024

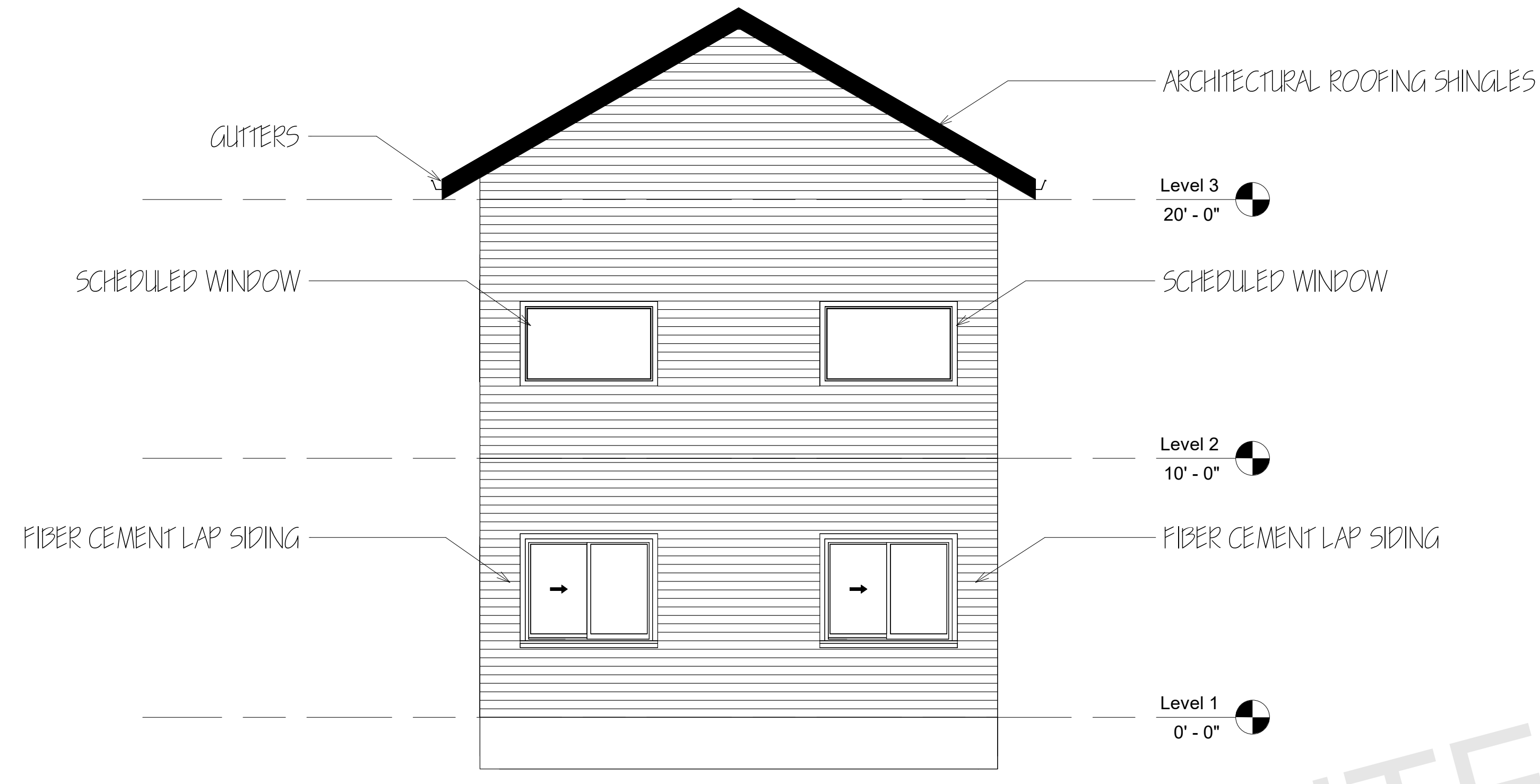
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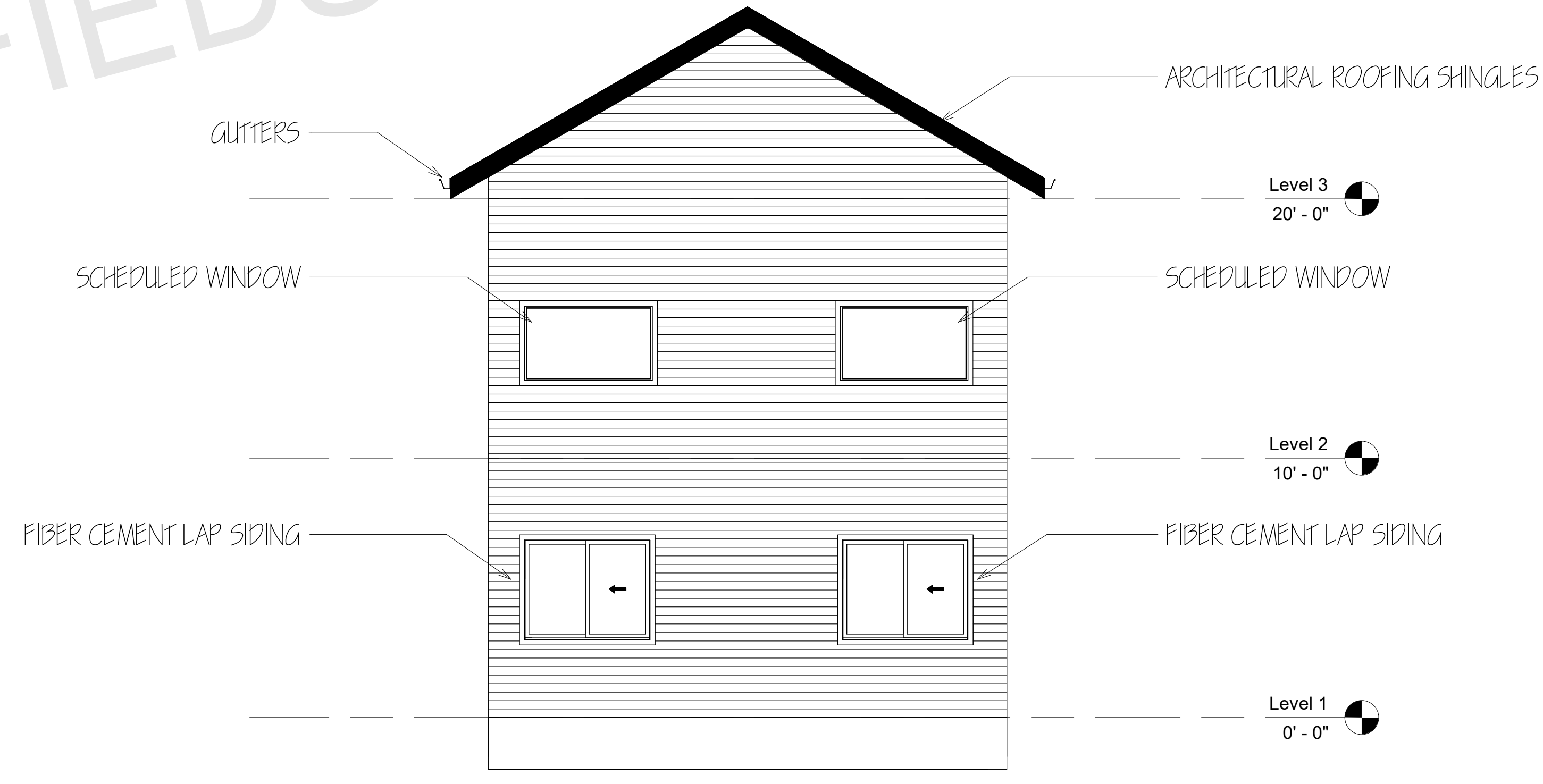


SHEET NUMBER

A03



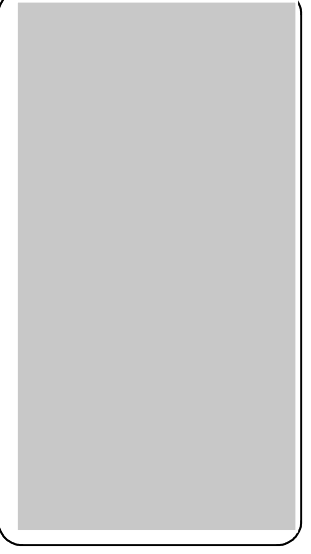
RIGHT ELEVATION  
1/4" : 1"



LEFT ELEVATION  
1/4" : 1"

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ARCHITECT SEAL:

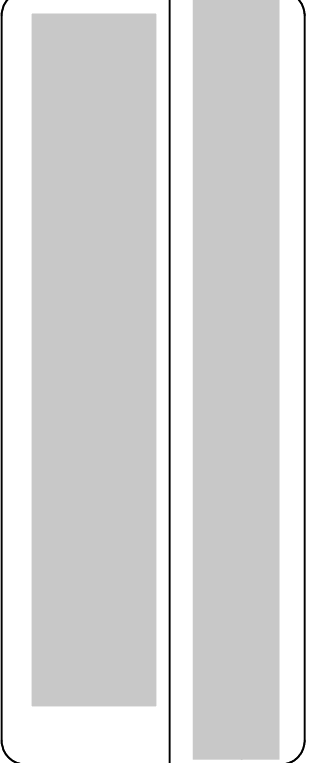


ELEVATION

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK



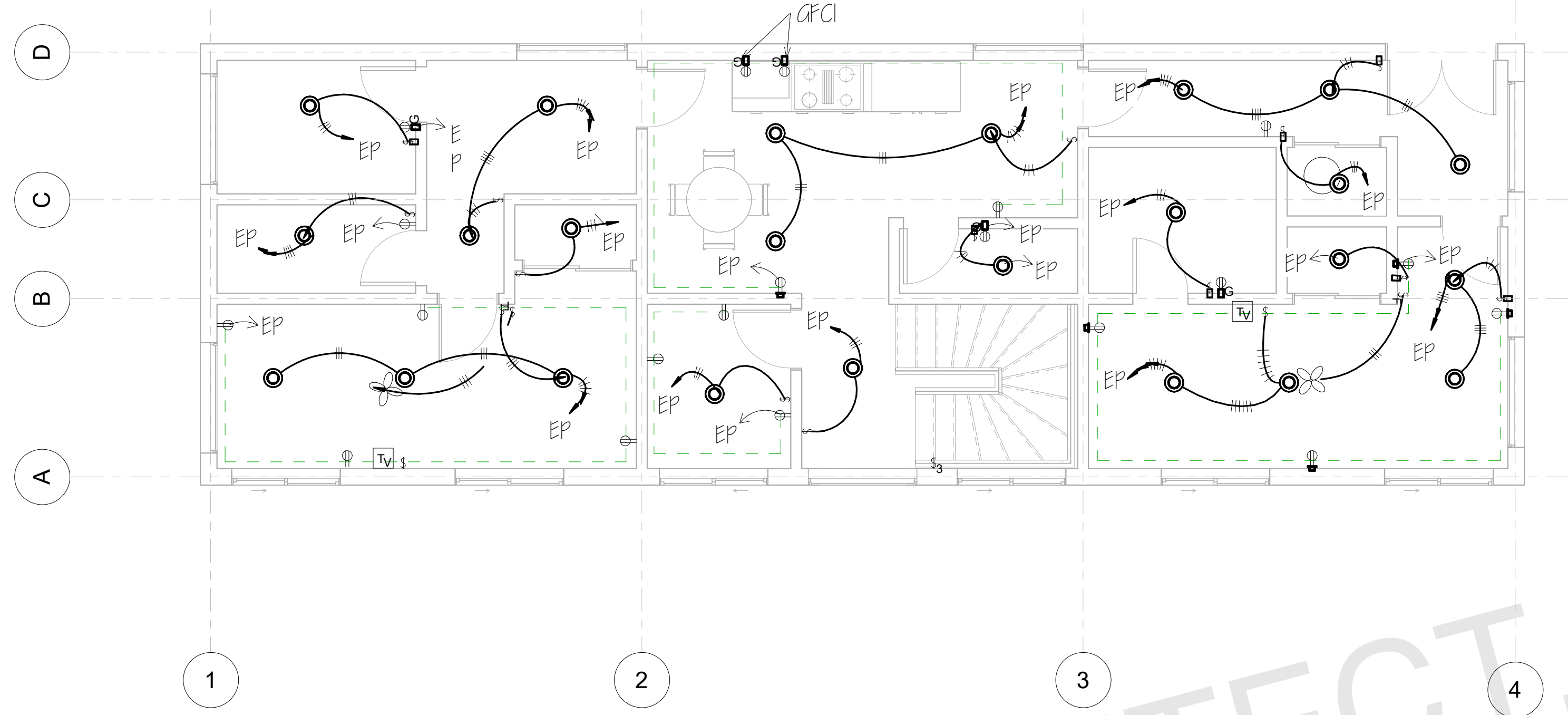
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SHEET NUMBER

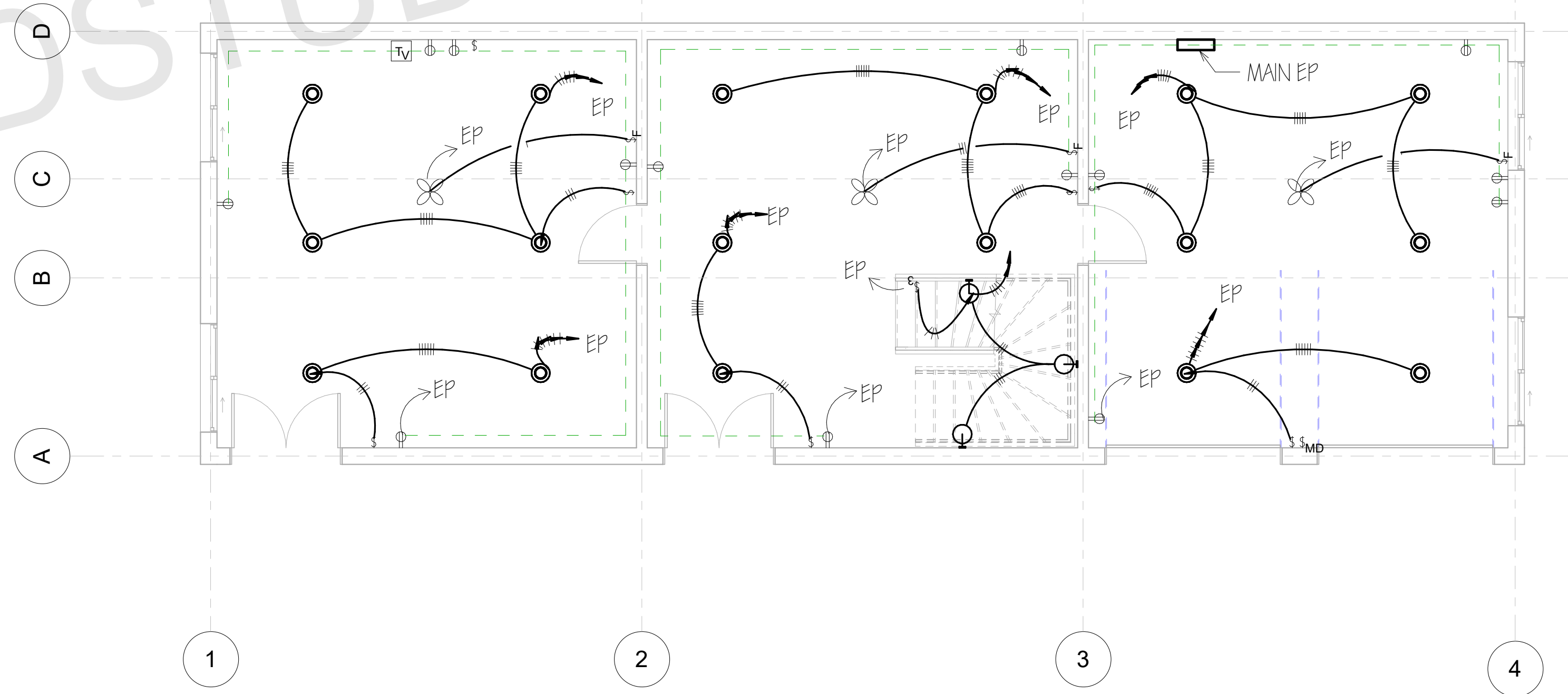
A09



○	LED LIGHT
⚡	FAN SWITCHES
⚡	SWITCHES
⚡	110V OUTLET
⚡	GFCI OUTLET
⚡	CEILING FAN



FIRST FLOOR ELECTRICAL PLAN  
1/4" = 1'



BASEMENT ELECTRICAL PLAN  
1/4" = 1'

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ARCHITECT SEAL:

**ELECTRICAL  
PANEL**

SCALE @ 24" X 36"

DATE: 10-16-2024

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SHEET NUMBER

**A10**

EXISTING PANEL: "A"

VOLTAGE: 120/208V 3P 4W  
 MAIN: 200 AMPS(V.I.F)  
 MOUNTING: SURFACE

CIRCUIT	WIRE	TYPE	BREAKER	VA	COUNT	SERVES	LOAD VA			LOAD VA			SERVES	COUNT	VA	BREAKER	TYPE	WIRE	CIRCUIT	
							A	B	C	C	B	A								
1	#12	1/2"	20	1450	1	MICROWAVE OVEN		1,450			200		TELEVISION	1	200	20	1/2"	#12	2	
3	#12	1/2"	20	368	1	REFRIGERATOR			368	265			SANDWICH MAKER	1	265	20	1/2"	#12	4	
5	#12	1/2"	20	720	4	BEDROOM 1 (LTG , REC)	720				720		BEDROOM 2 (LTG , REC)	4	720	20	1/2"	#12	6	
7	#12	1/2"	20	720	4	KITCHEN (LTG , REC)		720			540		GREATROOM (LTG , REC)	3	540	20	1/2"	#12	8	
9	#12	1/2"	20	180	1	BATHROOM 1 (LTG , REC)			180	180			BATHROOM 2 (LTG , REC)	1	180	20	1/2"	#12	10	
11	#12	1/2"	20	180	1	BATHROOM 3 (LTG , REC)		180			1080		COMMON AREA (LTG , REC)	6	1080	20	1/2"	#12	12	
13	#12	1/2"	20	900	5	HOME THEATER (LTG , REC)	900				900		GARAGE (LTG , REC)	5	900	20	1/2"	#12	14	
15	#8	3/4"	60	9,000	1	CONVENTION OVEN, ELECTRIC		4,500			7,000		RTU 1	1	21,000	60	3/4"C,3#8,#10G			16
17									4,500	7,000		18								
19	#8	3/4"	70	11,000	1	TANKLESS WATER HEATER	5,500				7,000				35				20	
21												5,500			150		BEDROOM FANS	2	150	20
23	#12	1/2"	20	75	1	COMMON SPACE FAN			75	75			HOME THEATER FAN	1	75	20	1/2"	#12	24	
<b>TOTAL VA</b>				<b>24593</b>			<b>7120</b>	<b>12,350</b>	<b>5123</b>	<b>7520</b>	<b>8,970</b>	<b>8620</b>		<b>25110</b>					<b>TOTAL VA</b>	

KITCHEN LOAD:  
 OVEN = 9000 VA MW 1450VA  
 REF = 368 VA  
 PREP TABLE = 265 VA  
 WH = 11,000 VA

**KITCHEN LOAD 22,083 VA**

HEATING / COOLING = 21,000 VA  
 REC = 34 X 180 = 6120 VA  
 LTG = 3600  
 CONTINUOUS LOAD (5 TON) = 12000 VA X 12.5%  
 1500 VA  
 CEILING FANS= 300 VA  
 TELEVISION= 200 VA

**DEMAND LOAD= 54803 VA**  
**208V/3 = 152 A**

**PHASE A = 15,740 VA**  
**PHASE B = 21,320 VA**  
**PHASE C = 12,643 VA**

**GENERAL LIGHTING LOAD (LTG)**  
 APPROX: 2,400 SQ.FT X 1.5VA/SF = 3600 WATTS

ELECTRICAL PANEL SCHEDULING

ARCHITECT SEAL:

**ELECTRICAL  
 PANEL  
 SCHEDULE**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

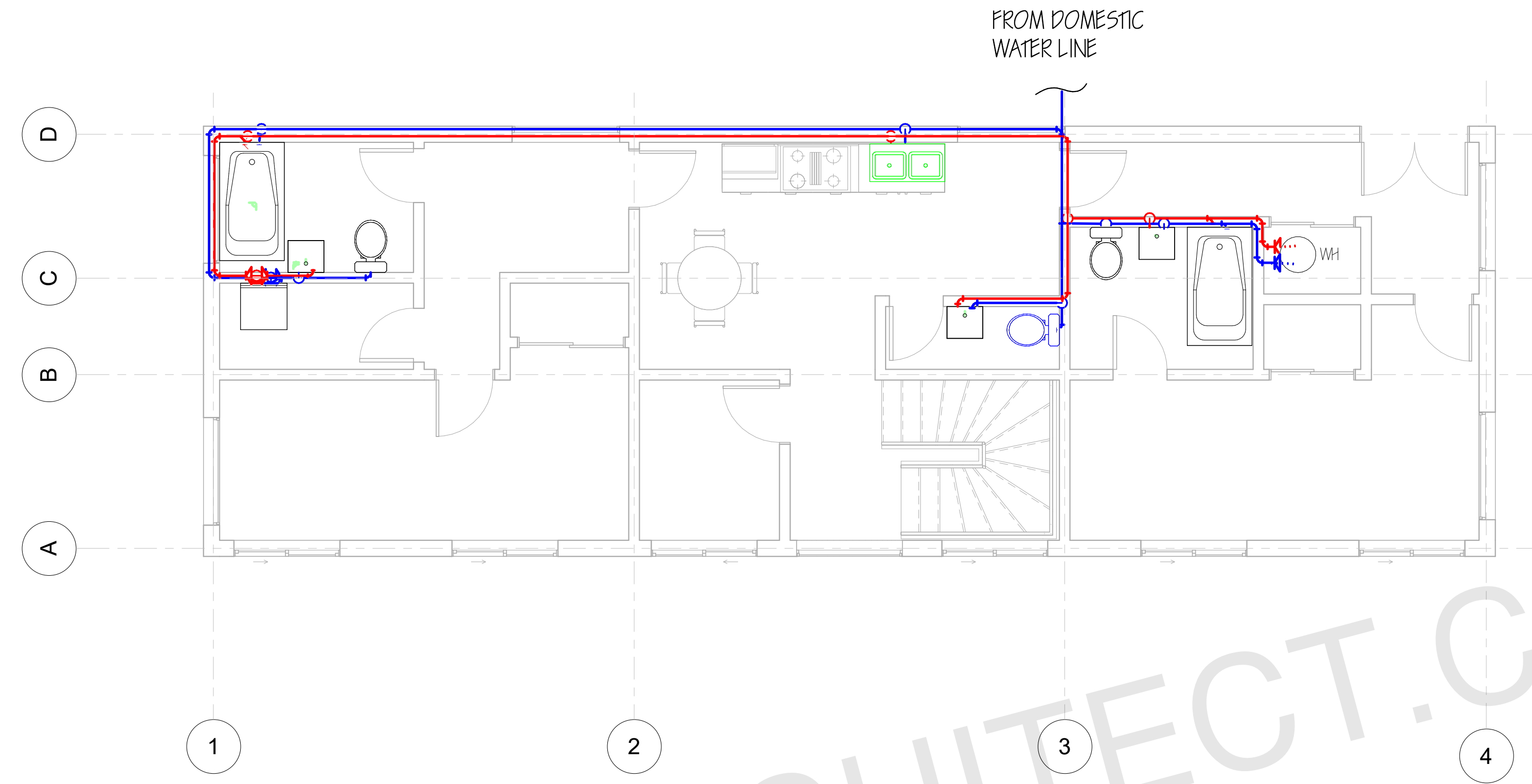
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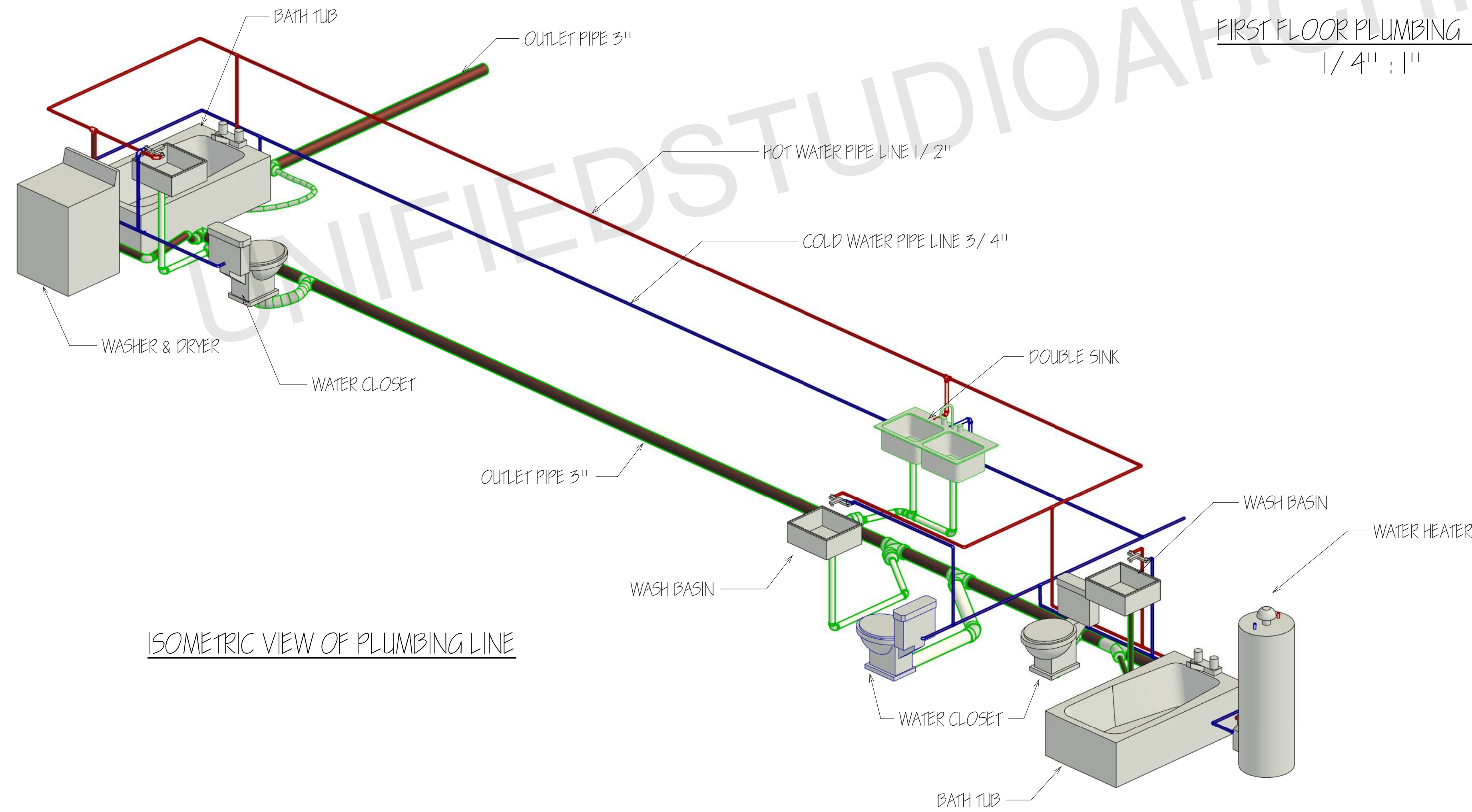
**E02**



PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)



FIRST FLOOR PLUMBING PLAN  
1/4" = 1'



ISOMETRIC VIEW OF PLUMBING LINE

ARCHITECT SEAL:

**PLUMBING PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

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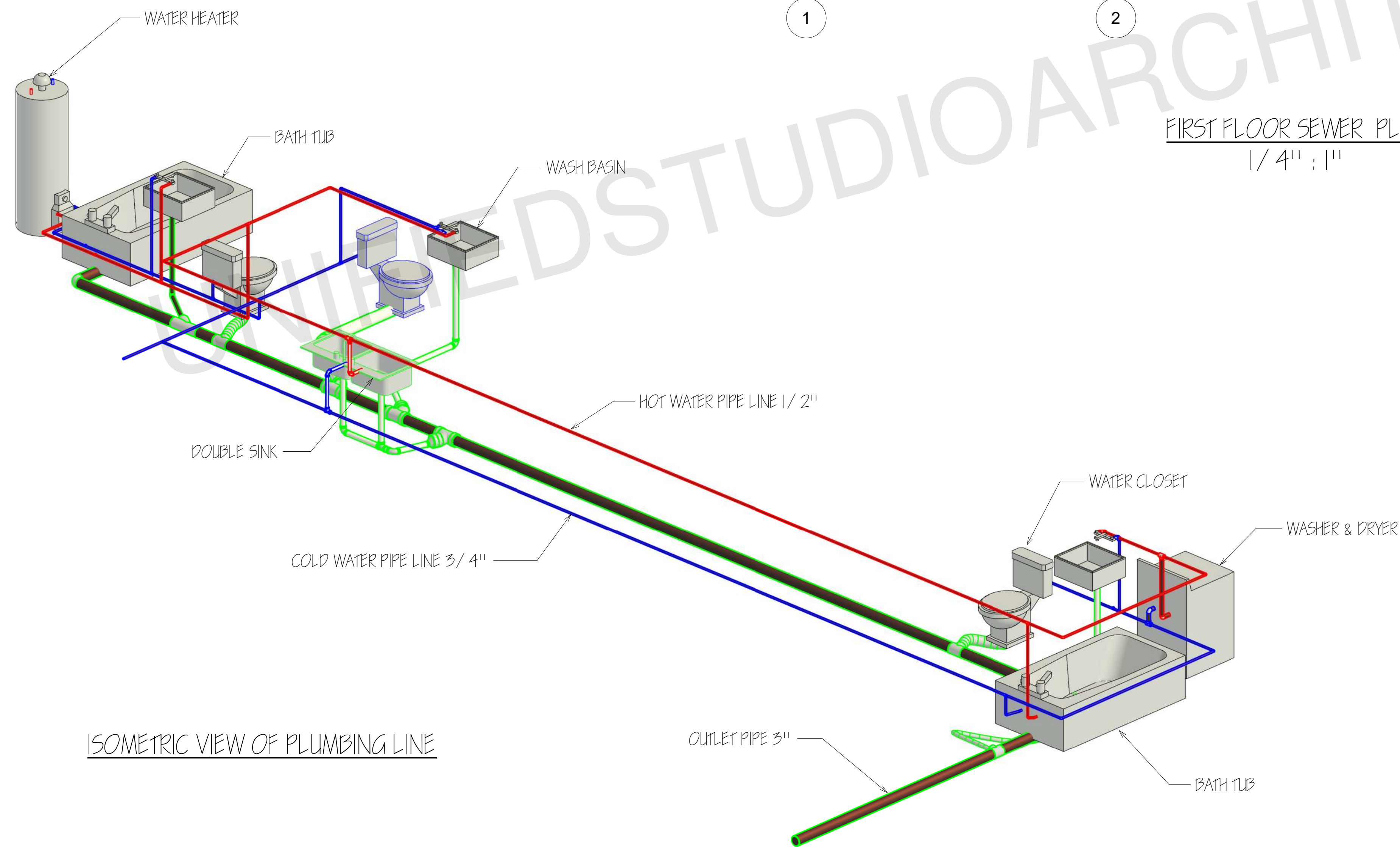
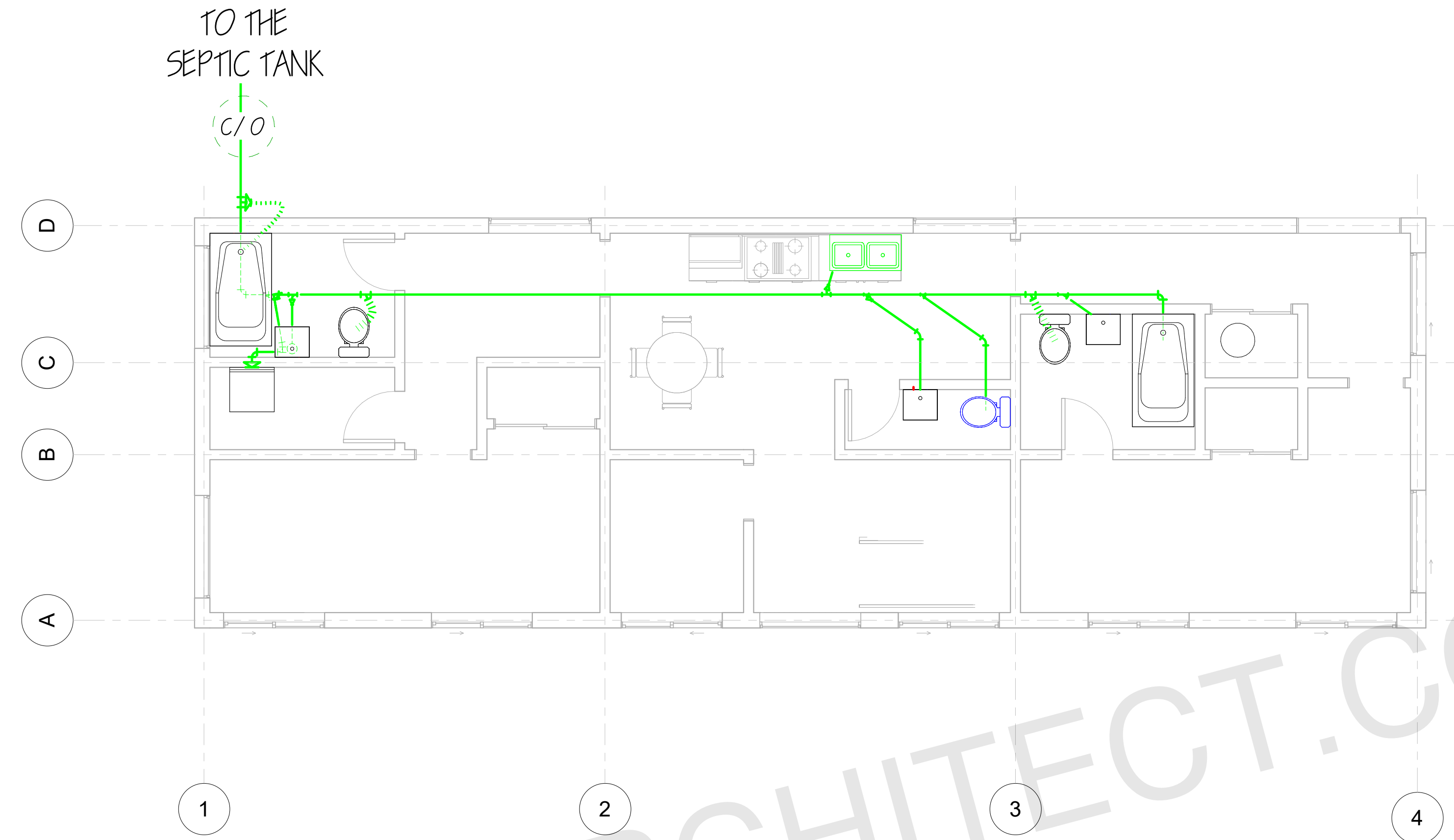
**Unified**  
Studio Architect

SHEET NUMBER

**E03**



PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)



FIRST FLOOR SEWER PLAN  
1/4" = 1'

ISOMETRIC VIEW OF PLUMBING LINE

ARCHITECT SEAL:

SEWER PLAN

SCALE @ 24" X 36"

DATE: 10-16-2024

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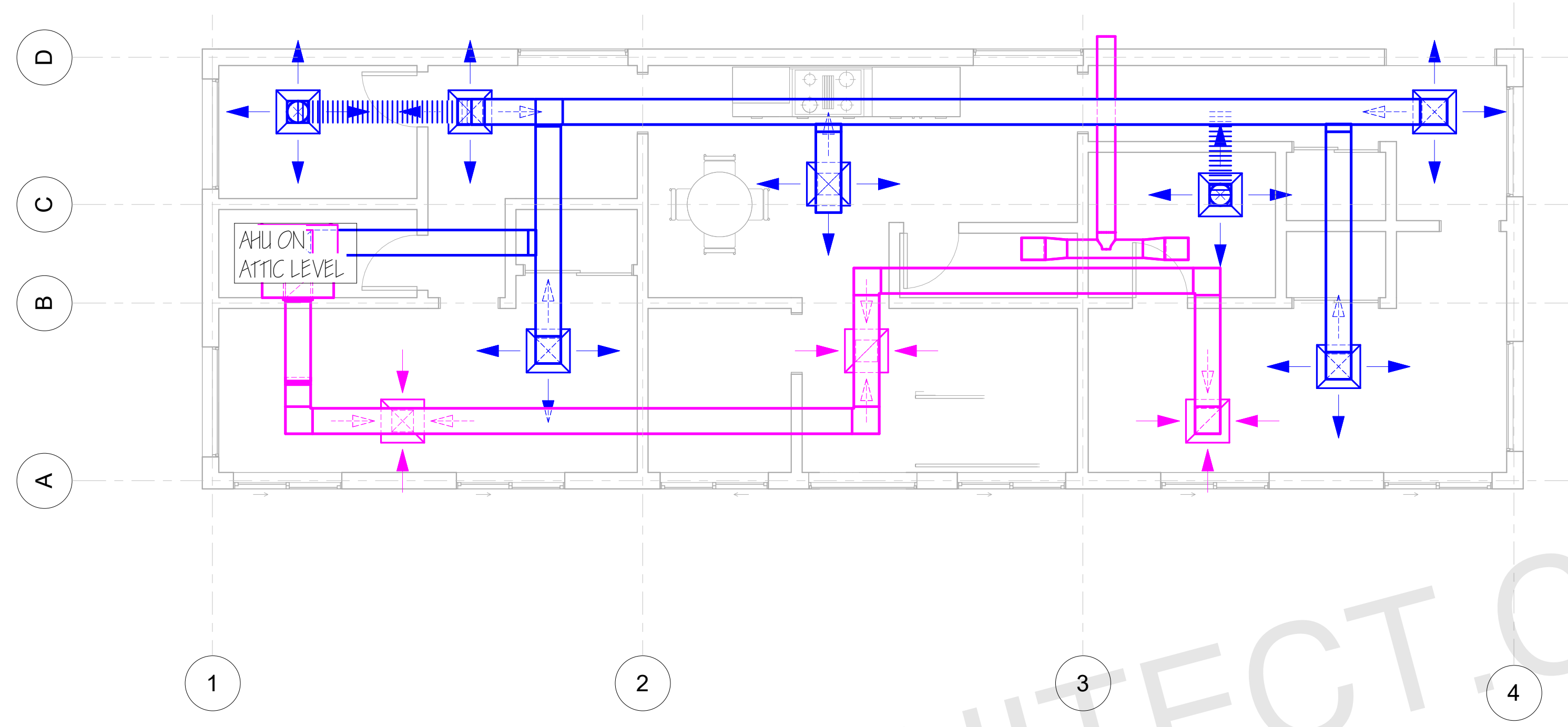


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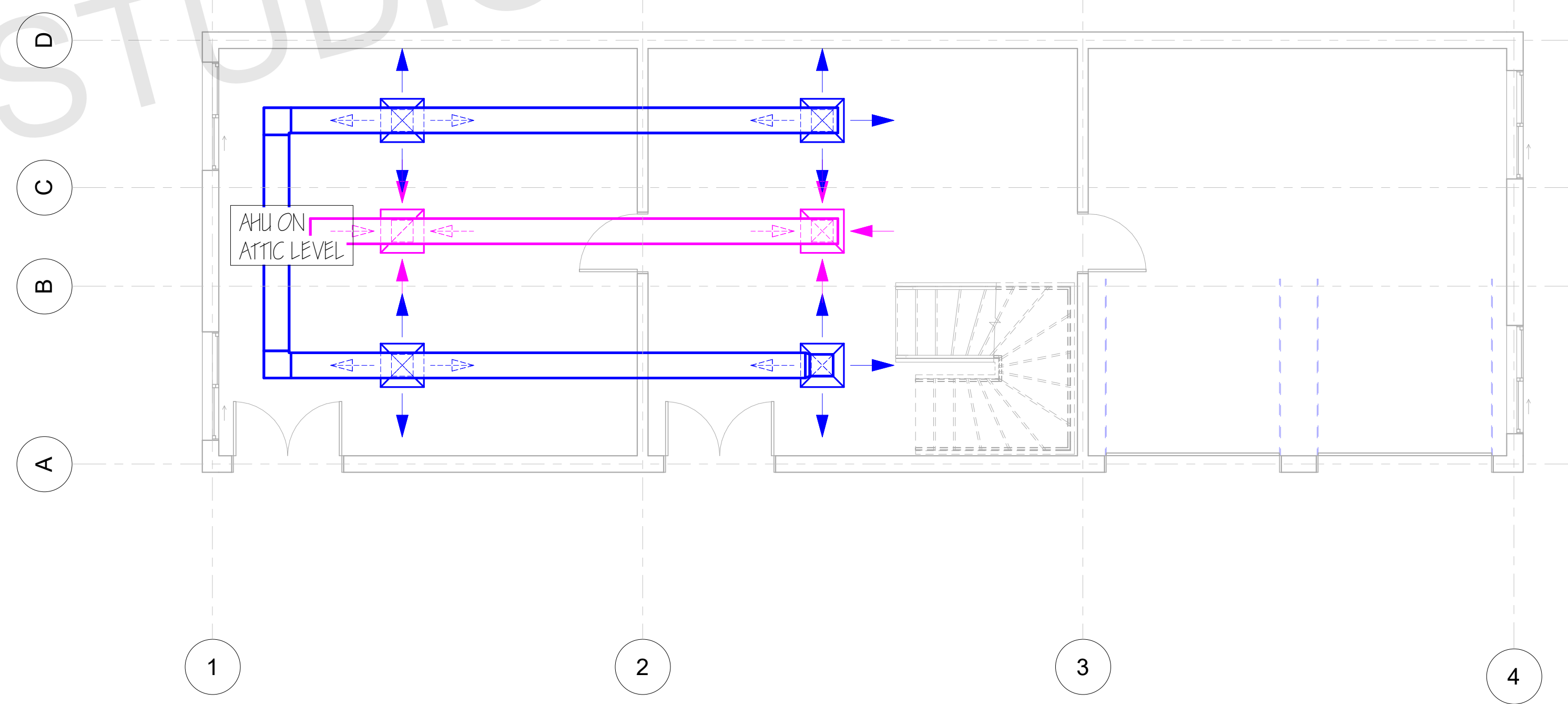
P02



	SUPPLY DIFFUSER
	RETURN DIFFUSER
	RECTANGULAR DUCT
	EXHAUST FAN
	AHU



FIRST FLOOR HVAC PLAN  
1/4" = 1"



BASEMENT HVAC PLAN  
1/4" = 1"

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ARCHITECT SEAL:

**HVAC PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

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SHEET NUMBER

**P03**