

# PROPOSED BEACH HAUS ANNEX

## TRAVERSE CITY, MICHIGAN

### ARCHITECT:

JML DESIGN GROUP, LTD.  
225 EAST 16TH STREET, SUITE B  
TRAVERSE CITY, MI. 49684  
PHONE: (231) 947-9019  
E-MAIL: jmldg@att.net

### BUILDING PLANNING:

BUILDING CODE REQUIREMENTS: CONFORMS TO 2015 MICHIGAN BUILDING CODE  
BUILDING USE GROUP CLASSIFICATION: "R-2" APARTMENT BUILDING  
BUILDING CONSTRUCTION CLASSIFICATION: 5A  
BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM NFPA 13-R  
ALLOWED: 7,000 S.F.; (3) STORIES; 60 FT. HEIGHT.  
BUILDING IS 6,630 S.F.; (3) STORIES, 30'-0" FT. HEIGHT  
BUILDING CONTAINS:  
(12) 3 BEDROOM UNITS  
FIRE RESISTANCE RATING REQUIREMENTS  
PRIMARY STRUCTURAL FRAME: 0 HOUR  
BEARING WALLS:  
EXTERIOR 0 HOUR  
INTERIOR 0 HOUR  
NON LOAD BEARING WALLS: 0 HOUR  
FLOOR CONSTRUCTION: 1 HOUR  
ROOF CONSTRUCTION: 0 HOUR  
TENANT SEPARATION: 1 HOUR

### OWNER:

LABELLE MANAGEMENT  
1773 U.S. HIGHWAY 31 N.  
TRAVERSE CITY, MICHIGAN 49686

### CONTACT:

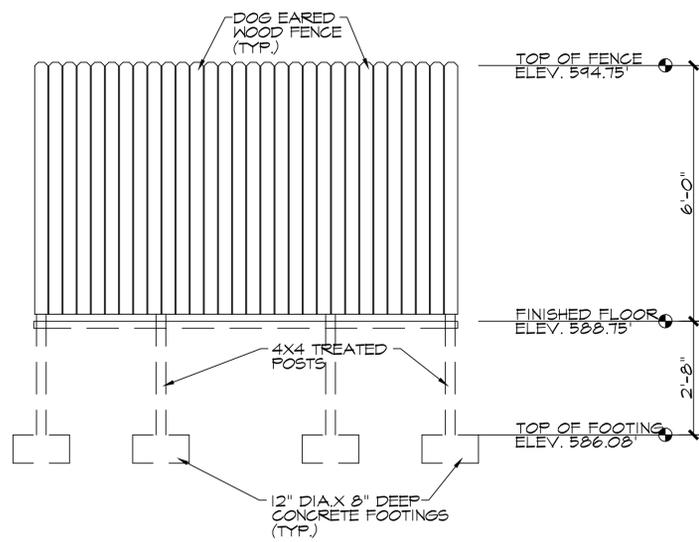
MR. JUSTIN MORTIER  
PHONE: (231) 938-1330

### LIST OF DRAWINGS:

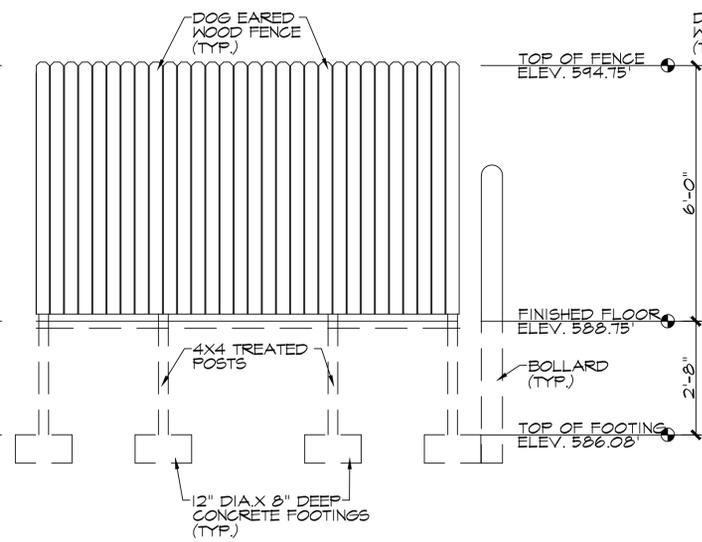
COVER  
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FP-1.3 THIRD FLOOR FIRE PROTECTION PLAN  
FP-1.4 UNIT FIRE PROTECTION PLAN



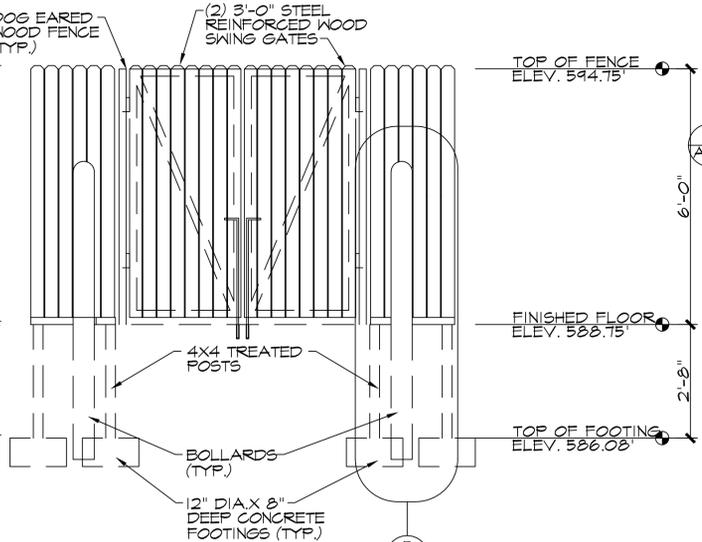
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|---|---|---|--|--|--|-------------------------------------|---|
| <p>scale:<br/>AS NOTED</p> <p>drawn:<br/>CFC/JEB/MD</p> | <p>architect:<br/>CF CAMPBELL</p> <p>phone: (231) 947-9019</p> <p>e-mail: jmldg@att.net</p> | <p>revisions:<br/>10/09/23 ISSUED FOR PERMITS/PRICING</p> | <p>owner information:<br/>LABELLE MANAGEMENT<br/>1773 US 31 NORTH<br/>TRAVERSE CITY, MI.<br/>49686</p> | <p>project location:<br/>1470 US 31 SOUTH<br/>TRAVERSE CITY, MI.<br/>49686</p> | <p>sheet title:<br/>COVER SHEET<br/>PROJECT NAME:<br/>BEACH HAUS ANNEX</p> | <p>preliminary<br/>construction</p> | <p>date:<br/>10/09/23</p> <p>sheet:<br/>COVER</p> |
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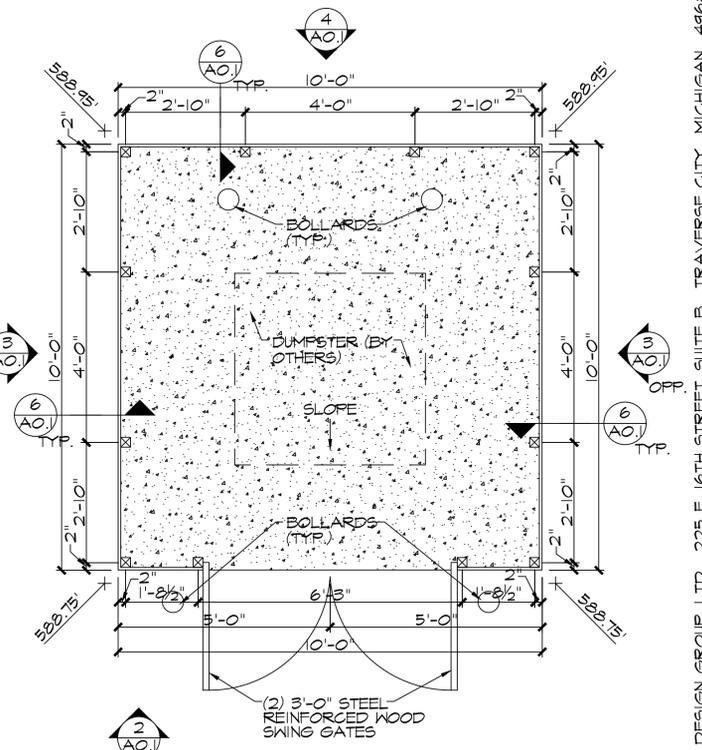
4  
AOJ SCALE: 1/2" = 1'-0"



3  
AOJ SCALE: 1/2" = 1'-0"



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



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

INTERNATIONAL SYMBOL OF ACCESSIBILITY-BORDER & LETTERING IN WHITE ON BLUE BACKGROUND

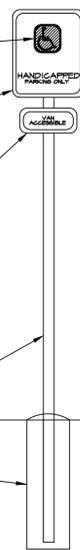
12"x18" 16GA GALVANIZED STEEL SIGN (VERIFY SIZE & LETTERING W/GOVERNING AUTHORITY)

ADDITIONAL SIGN (12"x16") REQUIRED FOR VAN PARKING SPACE RE: SITE PLAN

NOTE: PROVIDE PER SITE PLAN ONE EACH HC PARKING SPACE (REFER TO SITE PLAN)

2" DIAM. GALVANIZED STEEL PIPE SIGN POST SET IN CONCRETE TO A MINIMUM DEPTH OF 3'-0"

12"x12"x36" MINIMUM DEPTH CONCRETE FOOTING

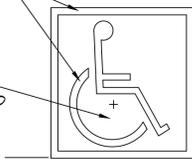


8  
AOJ SCALE: 1/2" = 1'-0"

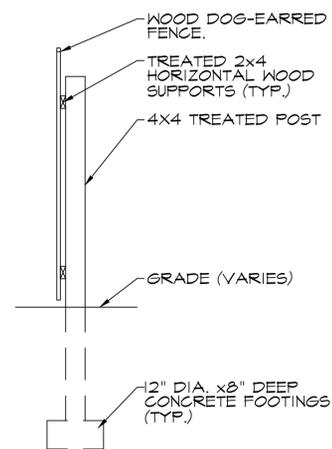
NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING SPACE AND DRIVE EDGE OF SPACE. SYMBOLS ARE REQUIRED TO CONTRAST W/BACKGROUND WHITE ON BLUE (COLOR NO. 105090 IN FEDERAL STD. 5952) DOUBLE COAT (TYP.)

WHITE PAINT SYMBOL AND BORDER

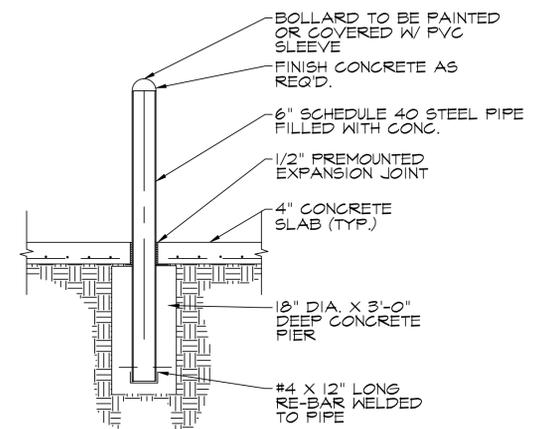
BLUE PAINT BACKGROUND



7  
AOJ SCALE: 1/2" = 1'-0"

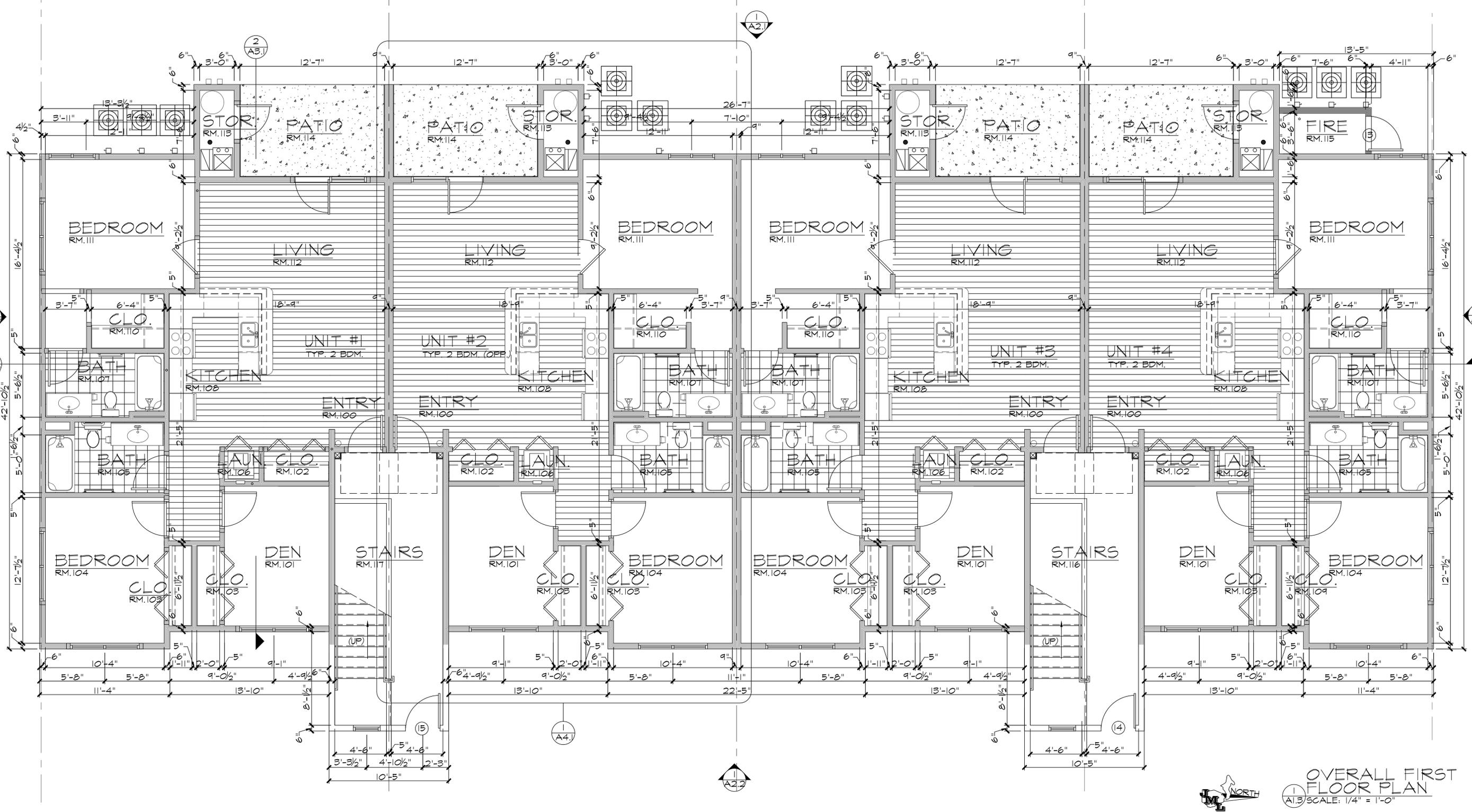


6  
AOJ SCALE: 1/2" = 1'-0"



5  
AOJ SCALE: 1/2" = 1'-0"





OVERALL FIRST FLOOR PLAN  
 A1.3 SCALE: 1/4" = 1'-0"

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 architect: CF CAMPBELL  
 phone: (231) 947-9019  
 e-mail: jml@gott.net

revision: 10/09/23 ISSUED FOR PERMITS/PRICING

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 173 US 31 NORTH  
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 49686

project location:  
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 TRAVERSE CITY, MI.  
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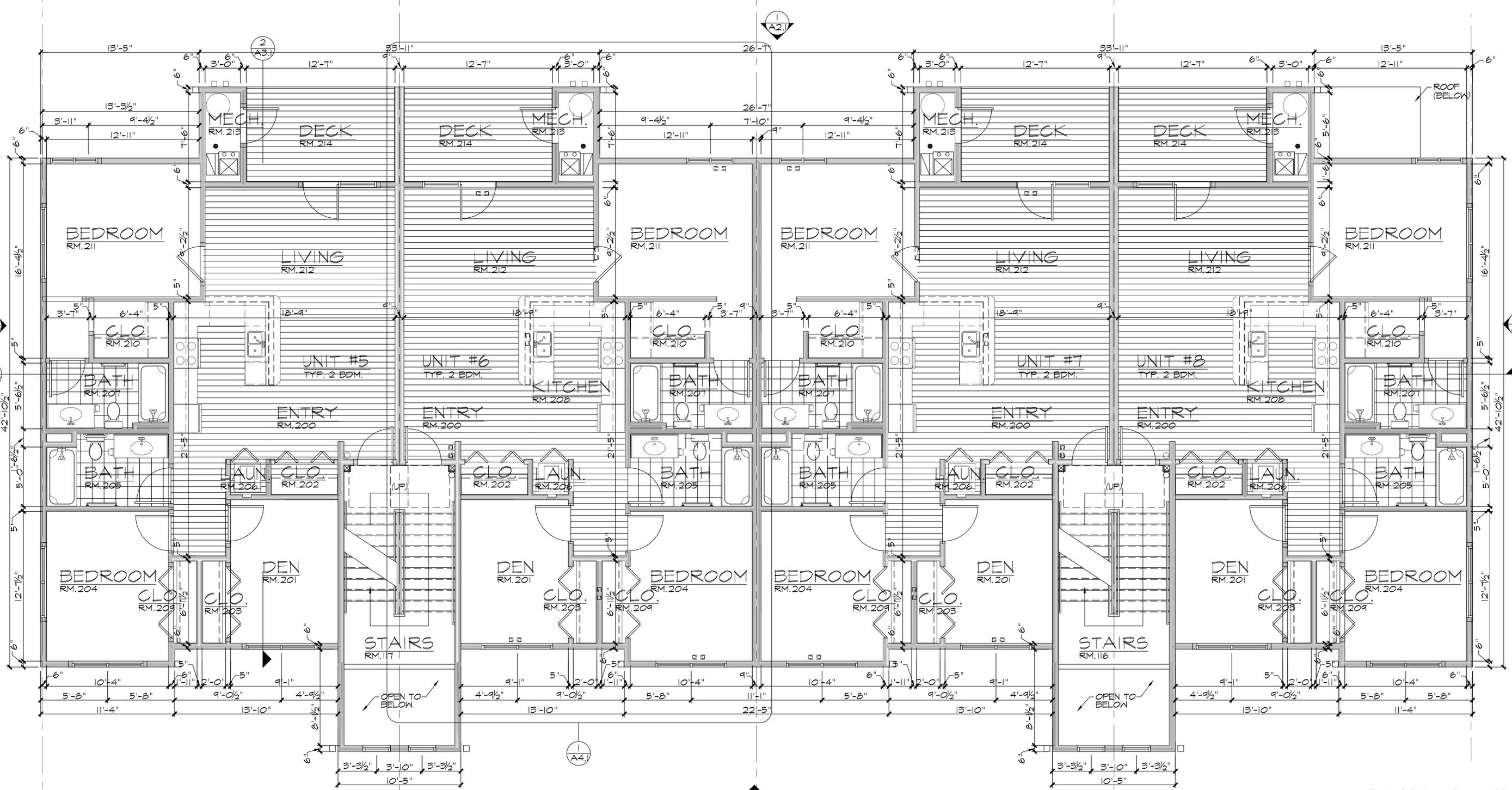
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 OVERALL FIRST FLOOR  
 project name:  
 BEACH HAUS ANNEX

preliminary  
 construction

date:  
 0/09/23  
 sheet:  
 A1.1



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OVERALL SECOND FLOOR PLAN  
 A1.2 SCALE: 1/4" = 1'-0"

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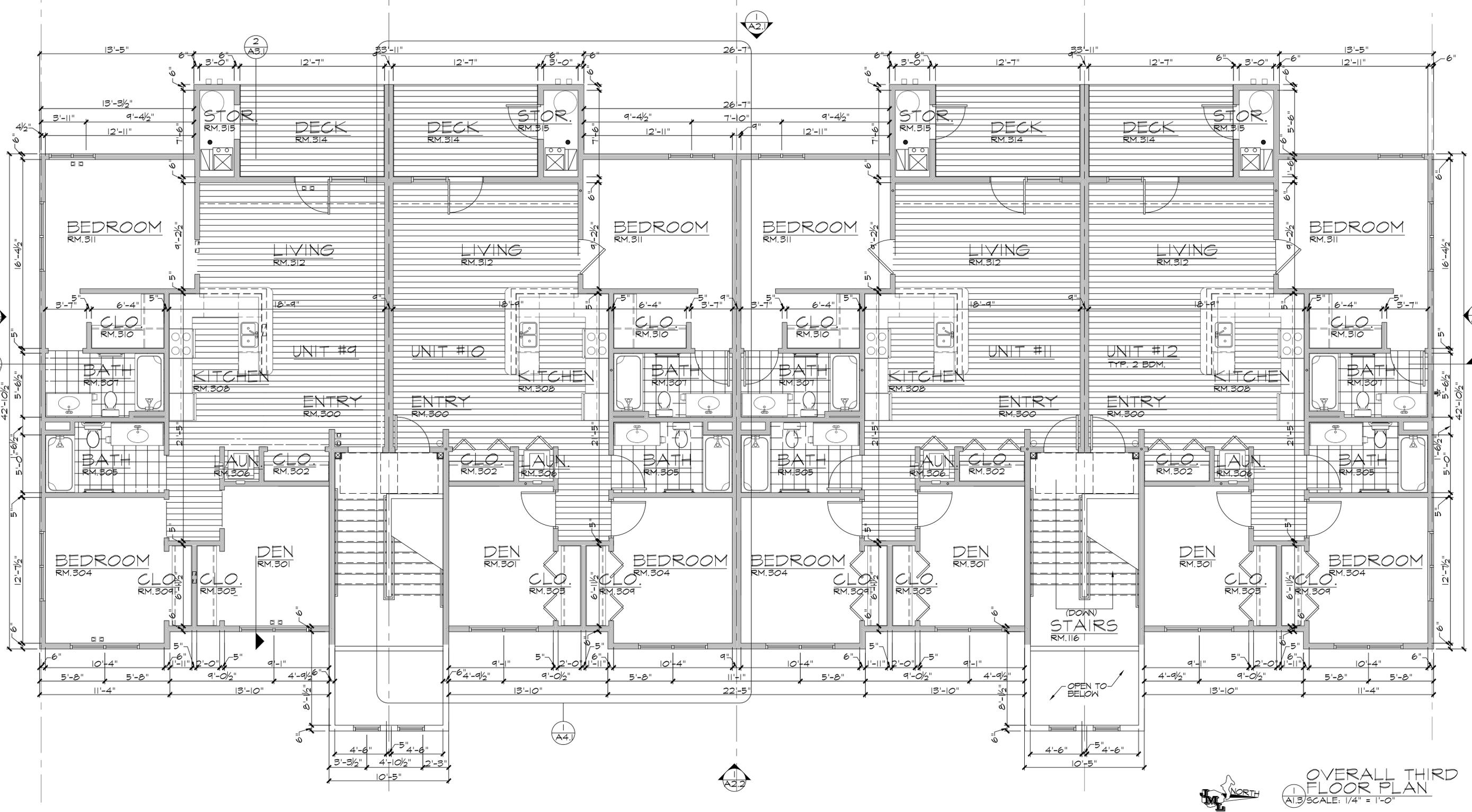
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 OVERALL SECOND FLOOR  
 BEACH HAUS ANNEX

preliminary  
 construction

date:  
 0/09/23  
 sheet:  
 A1.2



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OVERALL THIRD FLOOR PLAN  
 A1.3 SCALE: 1/4" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED  
 AS NOTED  
 draw: CFC/JEB/MD

architect: CF CAMPBELL  
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 e-mail: jml@gait.net

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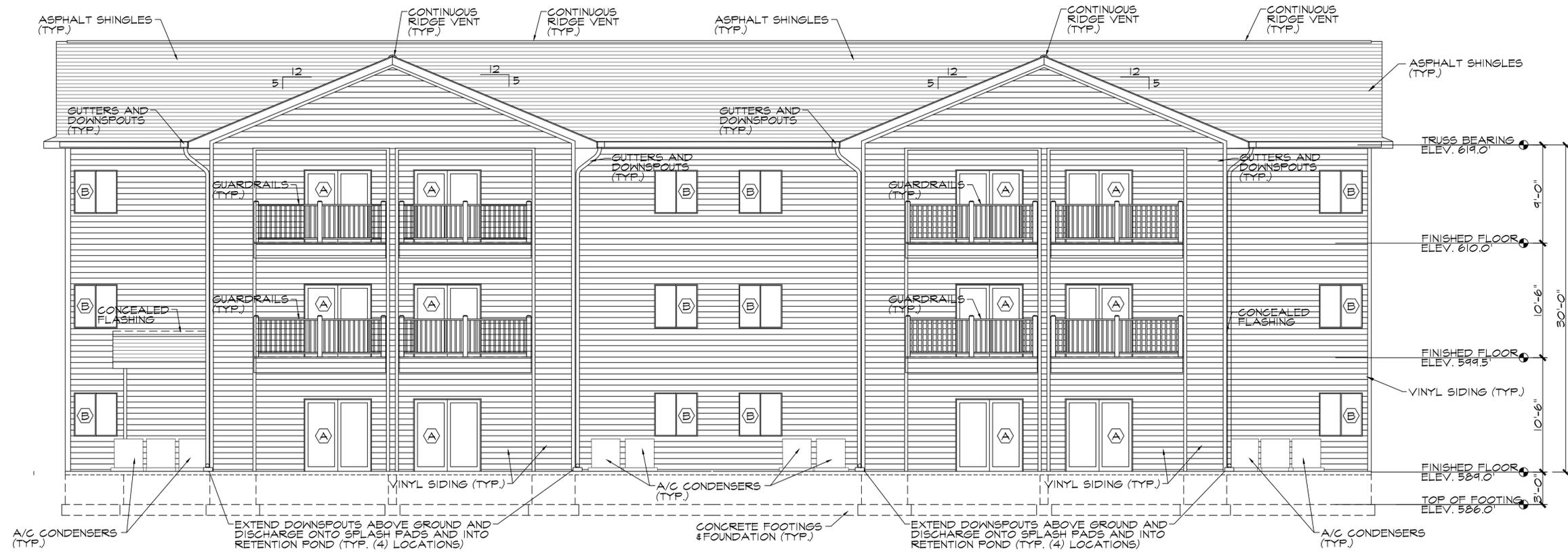
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 OVERALL THIRD FLOOR  
 BEACH HAUS ANNEX

preliminary  
 construction

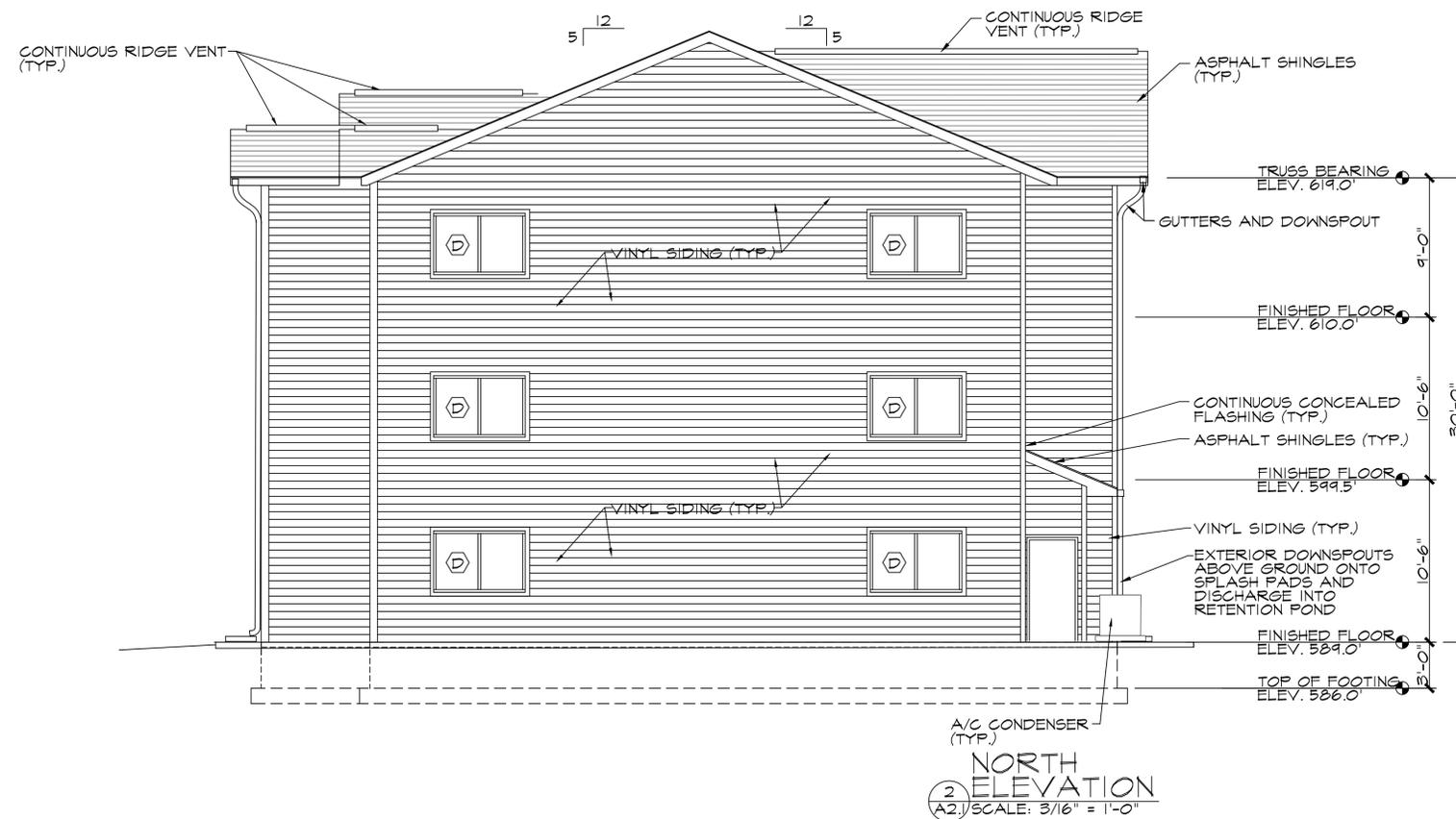
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WEST ELEVATION  
 (A2.1) SCALE: 3/16" = 1'-0"



NORTH ELEVATION  
 (A2.2) SCALE: 3/16" = 1'-0"

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revisions:  
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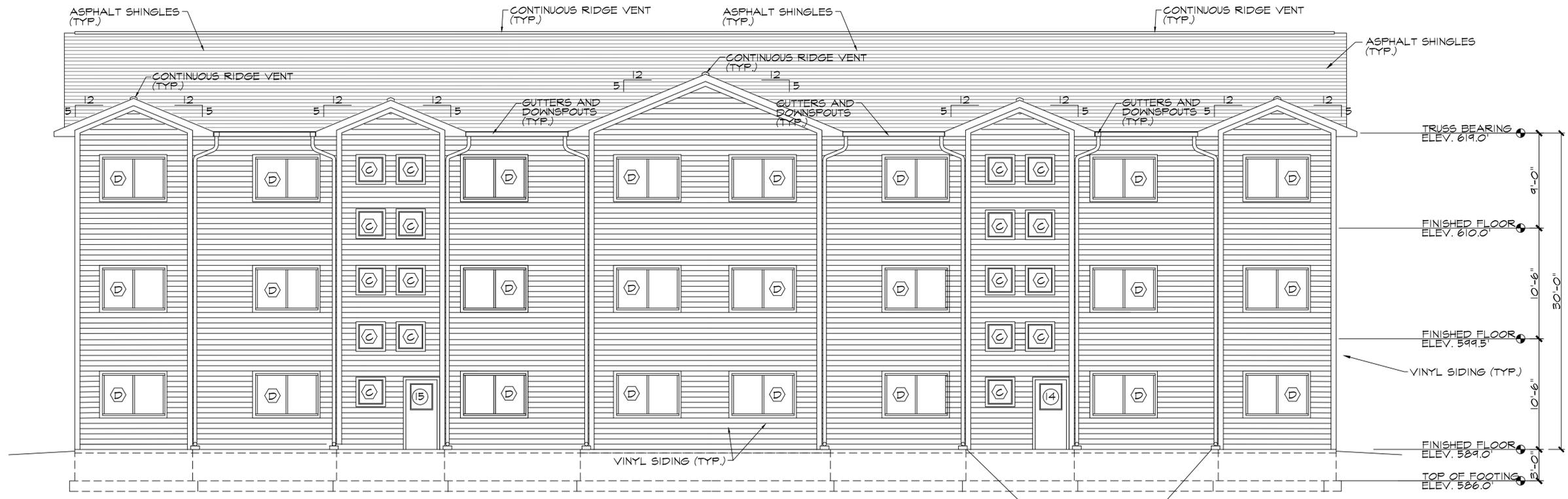
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sheet title:  
 EXTERIOR ELEVATIONS  
 project name:  
 BEACH HAUS ANNEX

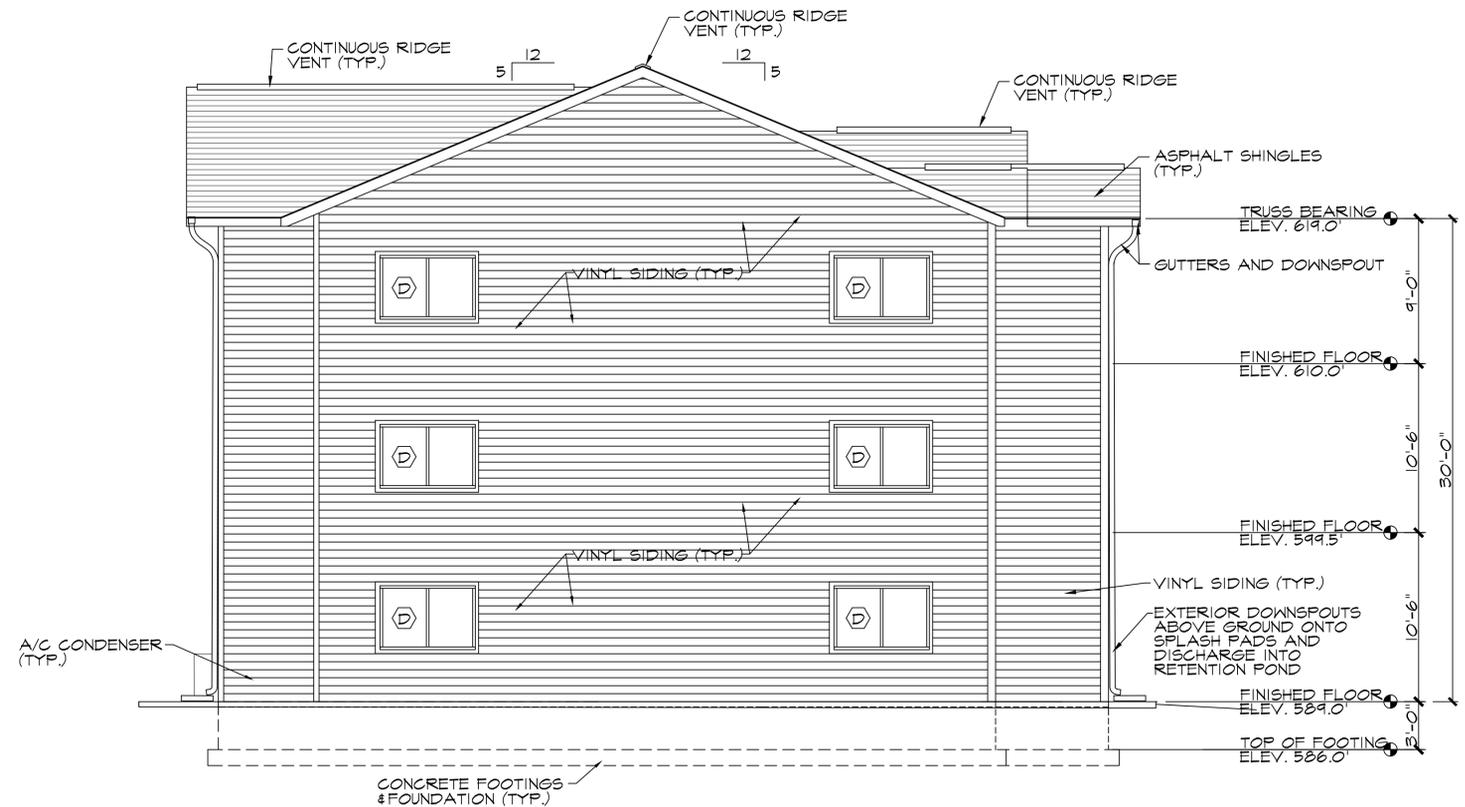
preliminary construction

date:  
 01/09/23  
 sheet:  
 A2.1





**EAST ELEVATION**  
 A2.2 SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
 A2.2 SCALE: 3/16" = 1'-0"

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sheet title:  
**EXTERIOR ELEVATIONS**  
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**BEACH HAUS ANNEX**

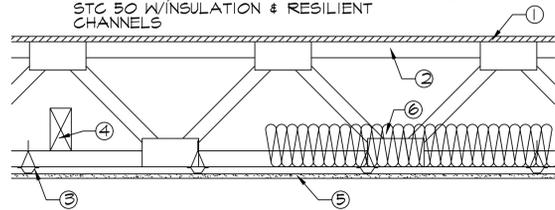
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date: 01/09/23  
 sheet: A2.2



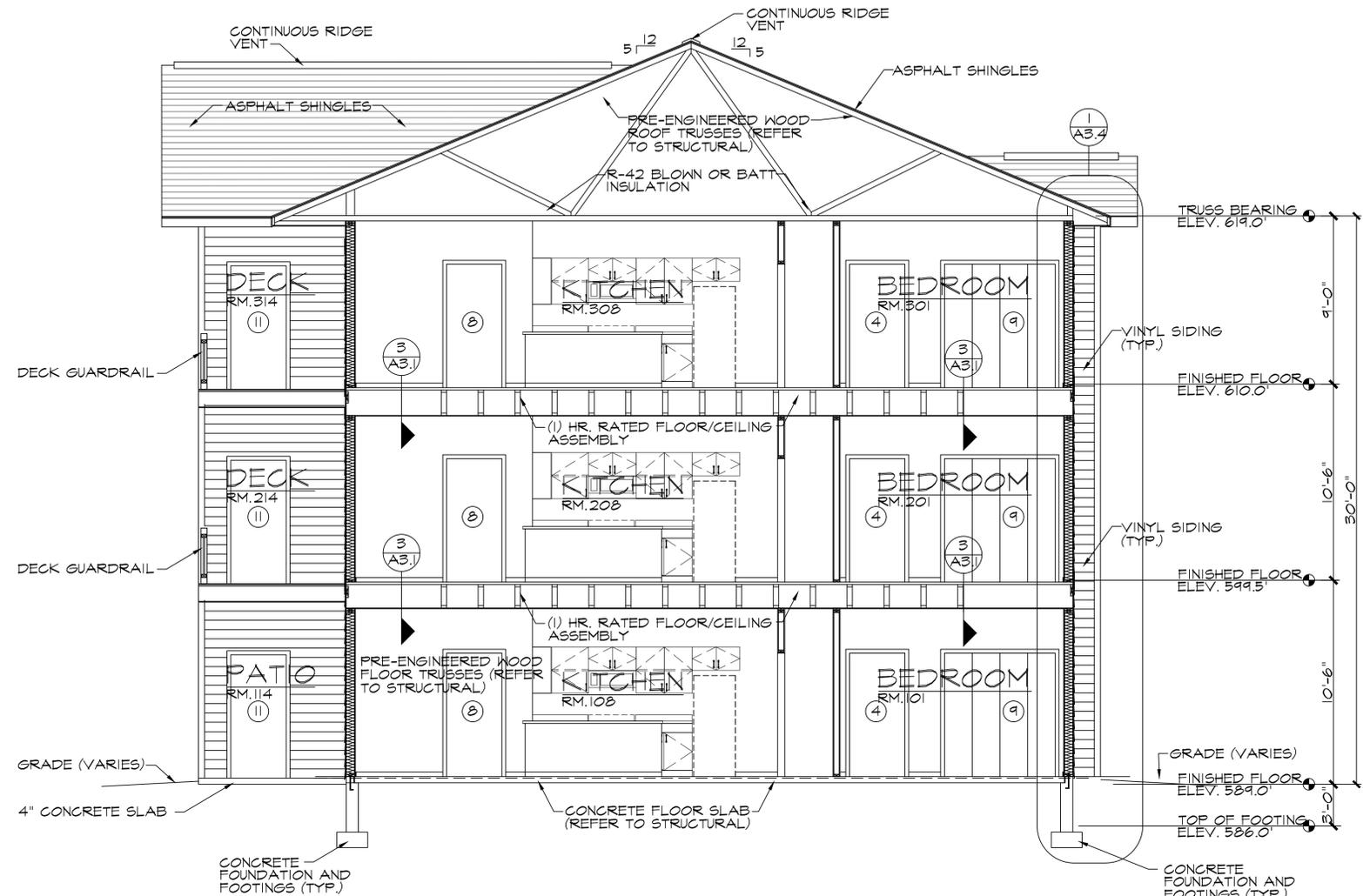
DESIGN NO. JII/FCA 60-02

WITH FLORTRUS, ASSEMBLY RATING: 60 MINS  
UNRESTRAINED FLOOR/CEILING  
ASSEMBLY, FINISH RATING:  
STC 50 W/INSULATION & RESILIENT  
CHANNELS



- FLOORING: 3/4" SUB FLOOR. FASTENING - MINIMUM LENGTH OF FASTENER FOR SHEATHING AND SUB FLOOR ATTACHMENT FOR THICKNESS FROM 5/8" OR 15.9 MM TO 3/4" OR 19.0 MM THICK IS: A) COMMON OR SPIRAL NAIL 2" OR 51 MM (CANADA) 2d (0.131" DIA. x 2.5" LONG) (US) B) RING THREAD NAIL 1 3/4" OR 45 MM (CANADA) 6d (0.120" DIA. x 2" LONG) (US) NAIL SPACING SHALL BE 6" OR 150 MM ON CENTER ALONG BUTT EDGES OF PANEL AND 12" OR 300 MM (CANADA) AND 10" (US) ON CENTER ALONG INTERMEDIATE SUPPORT
- STRUCTURAL MEMBER: JAGER METAL TRUSS PLATES WITH STRUCTURAL GRADED CHORDS AND WEBS AS PER NLGA GRADING RULES. ALL FLOOR TRUSSES ARE TO BE DESIGNED & SEALED BY A PROFESSIONAL ENGINEER. LISTED FIRE DESIGNS ARE BASED ON SYSTEMS DESIGNED FOR STRUCTURAL AND FUNCTIONAL PERFORMANCE IN ACCORDANCE WITH JAGER INDUSTRIES, INC. PROCEDURES. ALL DESIGNS ARE TESTED IN UNRESTRAINED CONFIGURATION. THE CHORD MATERIALS ARE STRUCTURAL RATED LUMBER MATERIAL AS GRADED UNDER NLGA-1993 STANDARD GRADING RULES FOR CANADIAN LUMBER OR GRADED BY AN INSPECTION BUREAU OR AGENCY APPROVED BY THE UNITED STATES DEPARTMENT OF COMMERCE BOARD OR REVIEW OF THE AMERICAN LUMBER STANDARDS COMMITTEE WITH CHORD SIZES OF 3x2, 4x2, 5x2. JAGER SPACE JOIST SERIES: UNLESS OTHERWISE SPECIFIED, THIS INCLUDES TW 10V20, 12V20, 16V20, 10V2, 12V2, 14V2 AND 16V2 METAL WEBS HAVING A MIN. DEPTH OF 3/4" AND SPACED UP TO A MAX. OF 24" ON CENTER FOR FLOOR/CEILING SYSTEMS. JAGER FLORTRUS SERIES: UNLESS OTHERWISE SPECIFIED, THIS INCLUDES WOOD WEB FLOOR TRUSS DESIGNS WITH METAL TRUSS PLATES MANUFACTURED BY JAGER INDUSTRIES, INC. HAVING A MIN. DEPTH OF 10" AND SPACED UP TO A MAX. OF 24" ON CENTER FOR FLOOR/CEILING SYSTEMS
- RESILIENT CHANNELS: 7/8" DEEP BY 26 GAUGE GALVANIZED STEEL WIRED TO UNDERSIDE OF EACH TRUSS WITH DOUBLE STRANDS OF 13 GAUGE STEEL TIE WIRE 24" ON CENTER OR SCREWED TO EACH TRUSS WITH 1/4" TYPE "S" DRYWALL SCREWS. DOUBLE ROWS OF FURRING CHANNELS AT EACH GYPSUM WALLBOARD JOINT (AT LEAST 3" APART)
- BRIDGING/STRONGBACK: 2x6 SFF #2 TO BE SCREWED TO THE BOTTOM CHORD WITH TWO 3" SCREWS AND SPACED @7" ON CENTER
- GYPSUM BOARD: 4'x10'x5/8" TYPE "C" (LISTED FIRECODE C OR WESTROC FIREBOARD C) WITH LONG EDGES RUNNING PERPENDICULAR TO THE FURRING CHANNELS. SCREWED TO CHANNELS W/1/4" TYPE "S" BUGLE HEAD DRYWALL SCREWS SET AT 12" ON CENTER AND 1/2" FROM EDGES OF BOARD (MINIMUM). ALL JOINTS TO BE TAPED. JOINTS AND SCREW HEADS COVERED WITH (2) LAYERS OF GYPROC JOINT FILLER. ALL GYPSUM BOARD IS LISTED 5/8" OR 15.9 MM TYPE "X" UNLESS OTHERWISE NOTED. IN CERTAIN CASES, AS NOTED, IT MAY BE SPECIFIC PROPRIETARY TYPE WITH OTHER DESIGNATIONS IDENTIFIED IN CONJUNCTION WITH THE MANUFACTURERS NAME
- INSULATION: WHERE DESIGN REQUIRED INSULATION, IT SHALL BE 1/2" OR 38 MM THICK MINERAL WOOL INSULATION BATTS. WHERE INSULATION IS OPTIONAL, IT MAY BE 3/2" OR 89 MM THICK FIBERGLASS INSULATION BATTS W/DENSITY 0.75LB/CU. FT. ALL BATTS ARE TO BE PLACED BETWEEN BOTTOM JOIST FLANGES AND SUPPORTED BY METAL FURRING CHANNELS. ALL BUTT JOINTS SHALL BE OVER FURRING CHANNELS

1 HR. RATED FLOOR/  
CEILING ASSEMBLY  
A3.1 NOT TO SCALE



BUILDING  
CROSS SECTION  
A3.1 SCALE: 1/4" = 1'-0"

|  |             |             |   |
|--|-------------|-------------|---|
| GA FILE NO. WP 5508  | PROPRIETARY | 1 HOUR FIRE | 55 TO 59 STC SOUND  |
| <p>GYPSUM WALLBOARD, WOOD STUDS</p> <p>ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2X4 WOOD STUDS @ 24" O.C. ON SEPARATE PLATES WITH 1/2" DRYWALL SCREWS @ 8" O.C. NO MINIMUM AIRSPACE BETWEEN ROWS OF STUDS.</p> <p>JOINTS STAGGERED 16" ON OPPOSITE SIDES.</p> <p>SOUND TESTED WITH 1" AIR SPACE BETWEEN ROWS OF STUDS AND 3/2" GLASS FIBER INSULATION IN STUD CAVITY ON BOTH SIDES. (LOAD BEARING).</p> <p>PROPRIETARY GYPSUM BOARD</p> <p>AMERICAN GYPSUM COMPANY LLC...5/8" FIREBLOC TYPE X GYPSUM BOARD</p> |             |             | <p>THICKNESS: 9 1/2"</p> <p>APPROX. WEIGHT: 10 PSF</p> <p>FIRE TEST: UL R14196, 06NK07241, 3/13/06, UL DESIGN U341</p> <p>SOUND TEST: RAL TL11-160, 7-11-11</p> |

1 HR. RATED TENANT  
SEPARATION WALL  
A3.1 NOT TO SCALE

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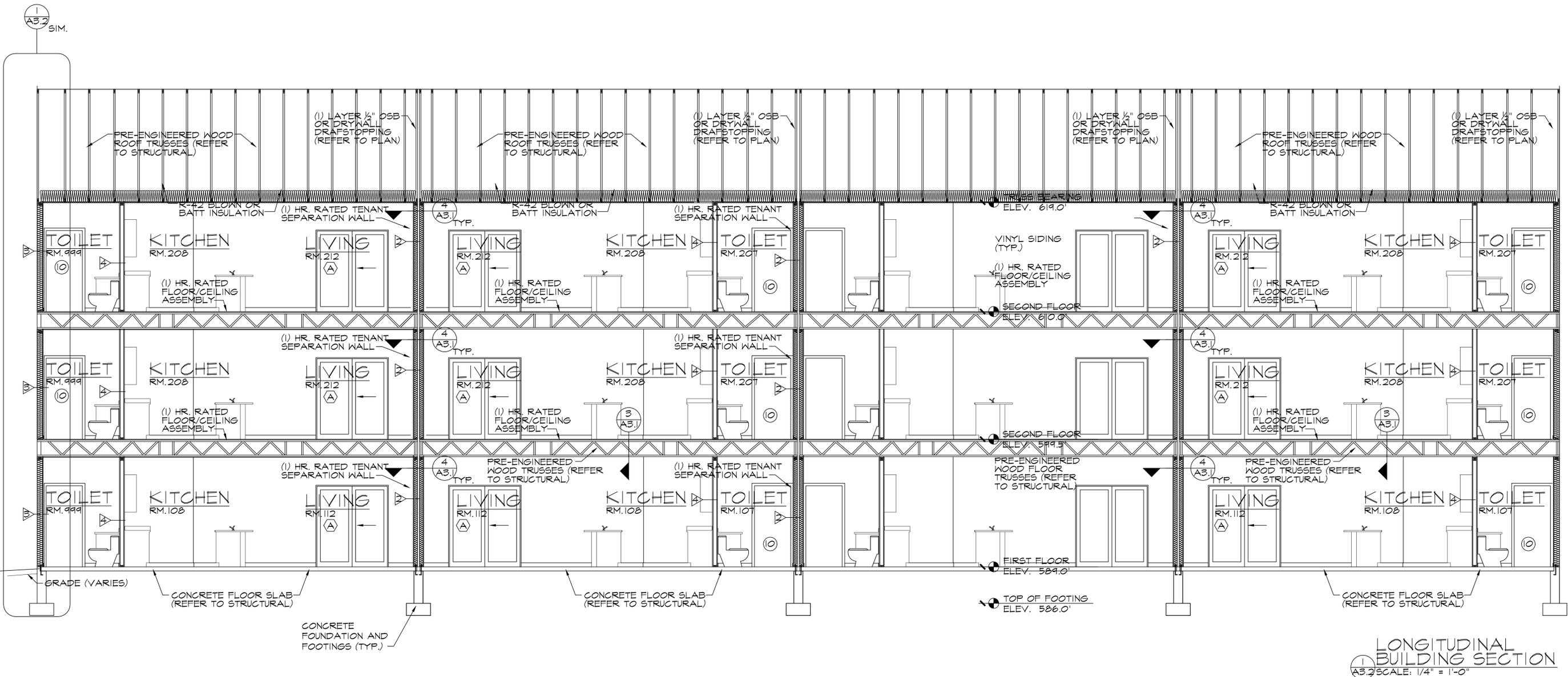
project location: 1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49686

sheet title: BUILDING SECTIONS  
project name: BEACH HAUS ANNEX

preliminary construction

date: 01/09/23  
sheet: A3.1





LONGITUDINAL BUILDING SECTION  
 1-A3.2 SCALE: 1/4" = 1'-0"

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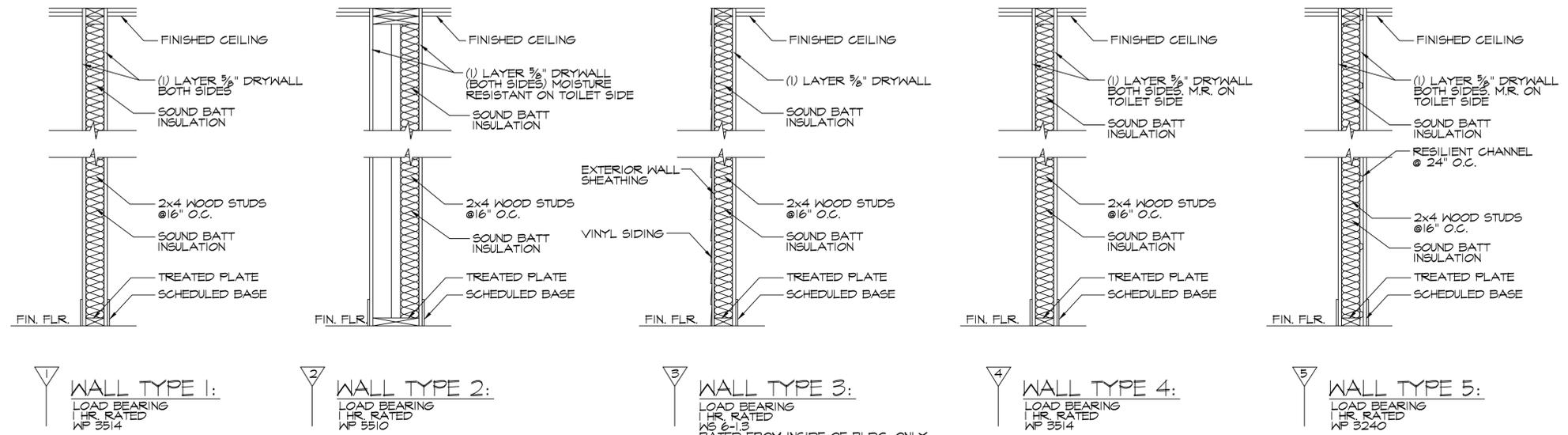
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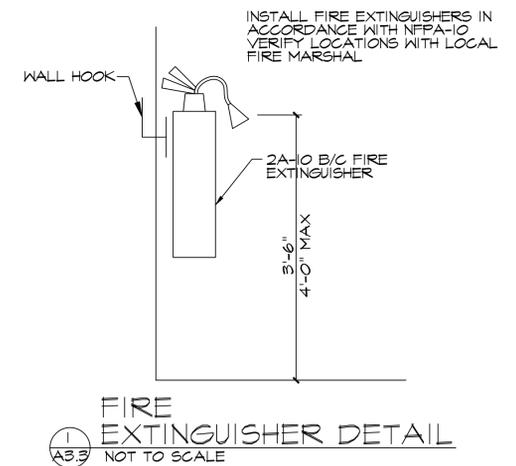
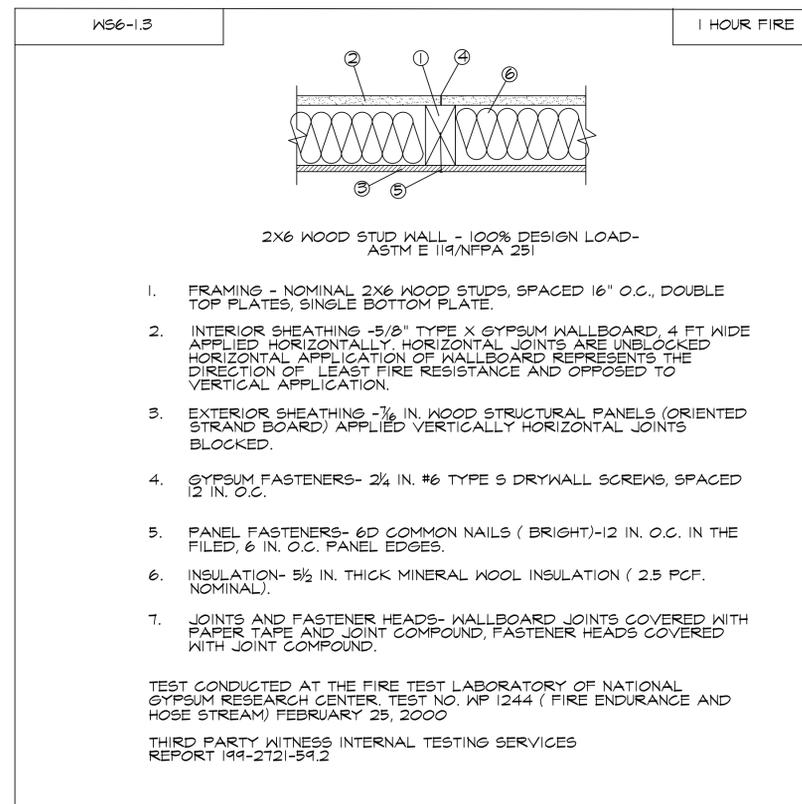
preliminary  
 construction

date:  
 01/09/23  
 sheet:  
 A3.2

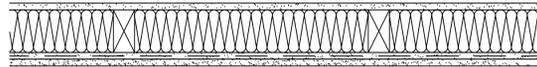




**WALL TYPES:**  
NOT TO SCALE



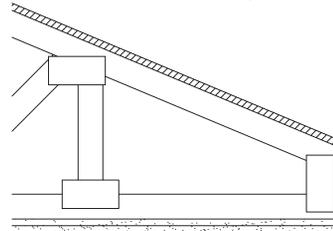
GA FILE NO. WP 3240  
 THICKNESS: 5 3/8"  
 APPROX. WEIGHT: 7 PSF  
 FIRE TEST: UL R1314-93, 44, 129; 8-10-66: UL DESIGN U311; ULC DESIGN U311  
 SOUND TEST: BBN 760903, 9-17-76



CONSTRUCTION TYPE: GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS  
 RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2X4 WOOD STUDS 16" OR 24" O.C. WITH 1/4" TYPE "S" DRYWALL SCREENS. ONE LAYER 3/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO CHANNELS WITH 1" TYPE "S" DRYWALL SCREENS 12" O.C. END JOINTS BACKBLOCKED WITH RESILIENT CHANNELS. 3" MINERAL FIBER INSULATION, 2.0 OR 2.3 PCF, IN STUD SPACE.  
 OPPOSITE SIDE: ONE LAYER 3/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 1/4" TYPE "K" DRYWALL SCREENS 12" O.C.  
 VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. SOUND TESTED WITH STUDS 16" O.C. AND OPEN FACE OF MINERAL FIBER INSULATION BLANKETS TOWARD RESILIENT CHANNEL-SIDE OF STUD SPACE. (LOAD-BEARING)

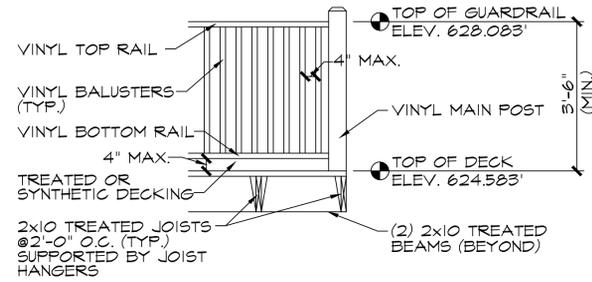
1 HR. RATED FIRE SEPERATION WALL  
 A3.4 SCALE: NOT TO SCALE

GA FILE NO. RC 2602  
 APPROX. CEILING WEIGHT: 5 PSF  
 FIRE TEST: FM FC-172 2-25-72 ITS, 8-6-98

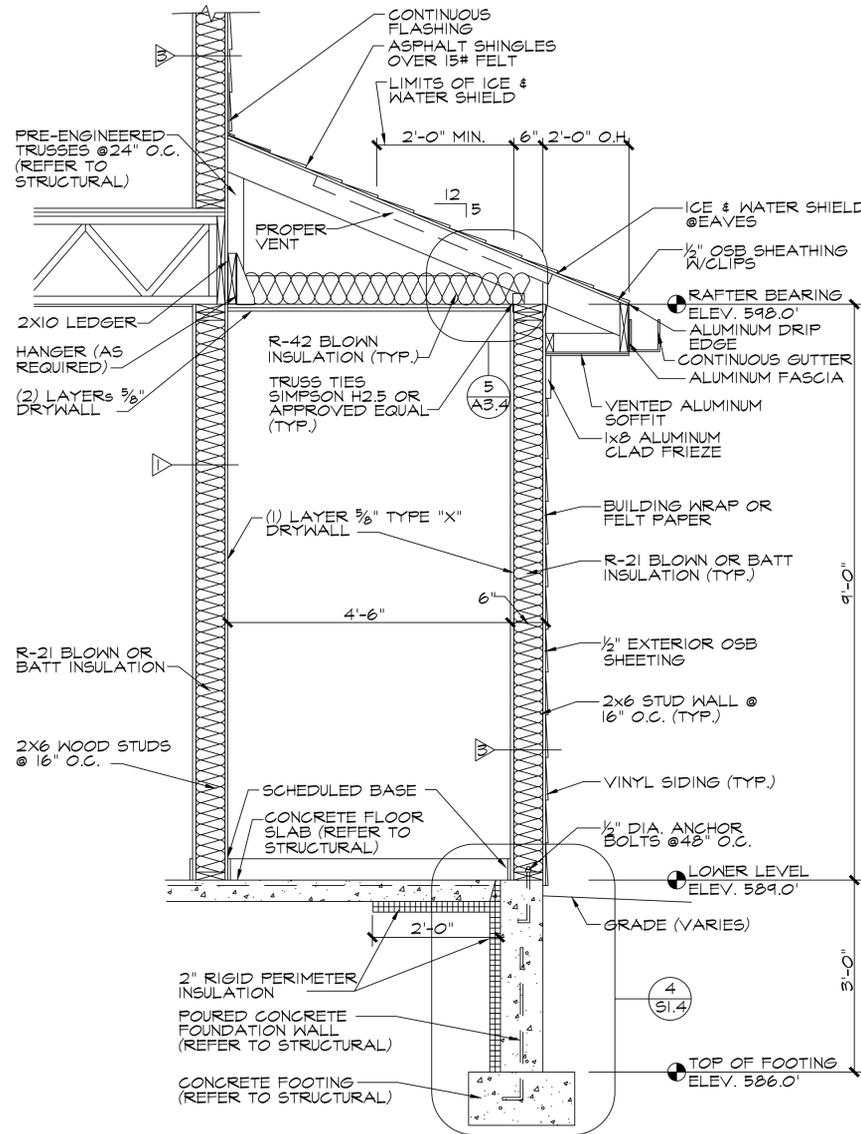


CONSTRUCTION TYPE: GYPSUM WALLBOARD, WOOD TRUSSES  
 BASE LAYER 3/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1/4" TYPE "K" OR "S" DRYWALL SCREENS 24" O.C. FACE LAYER 3/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO TRUSSES WITH 1/4" TYPE "K" OR "S" DRYWALL SCREENS 12" O.C. AT JOINTS AND INTERMEDIATE TRUSSES. 1/2" TYPE "S" DRYWALL SCREENS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD TRUSSES SUPPORTING 1/2" WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLES TO TRUSSES WITH 20 NAILS. APPROPRIATE ROOF COVERING. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR TRUSSES

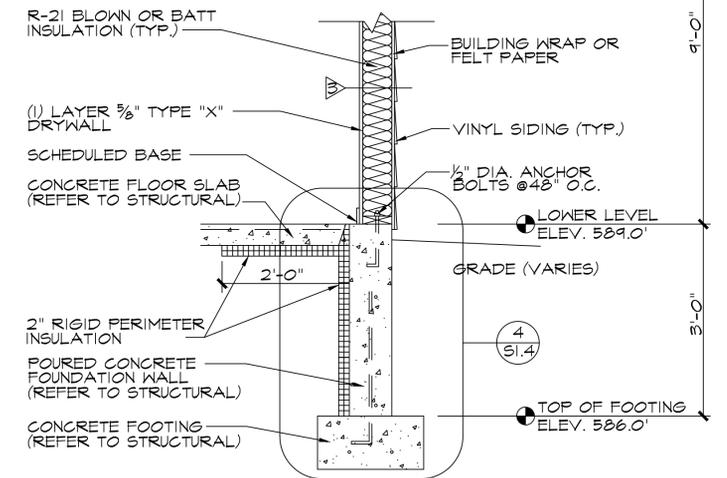
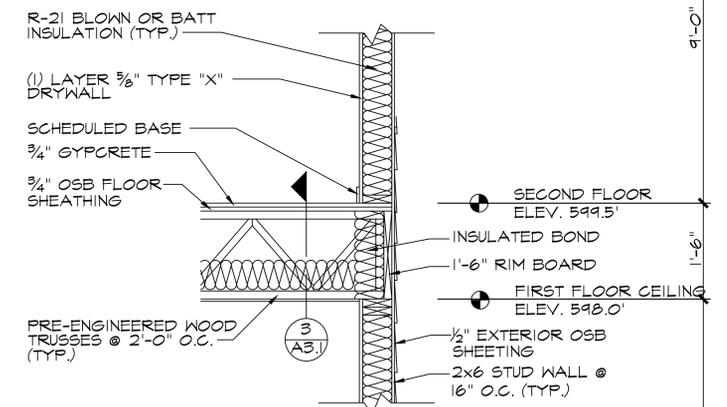
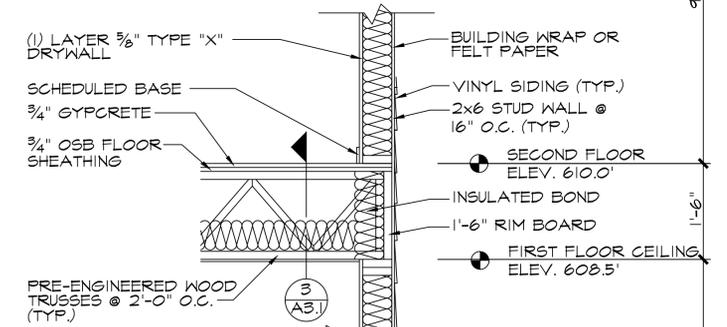
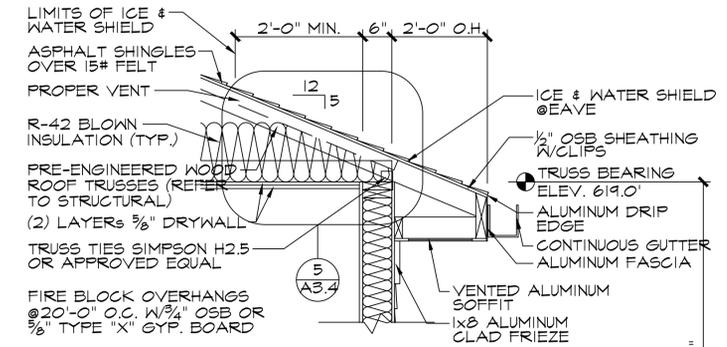
1 HR. RATED CEILING ASSEMBLY  
 A3.4 SCALE: NOT TO SCALE



DECK DETAIL  
 A3.4 SCALE: 3/4" = 1'-0"

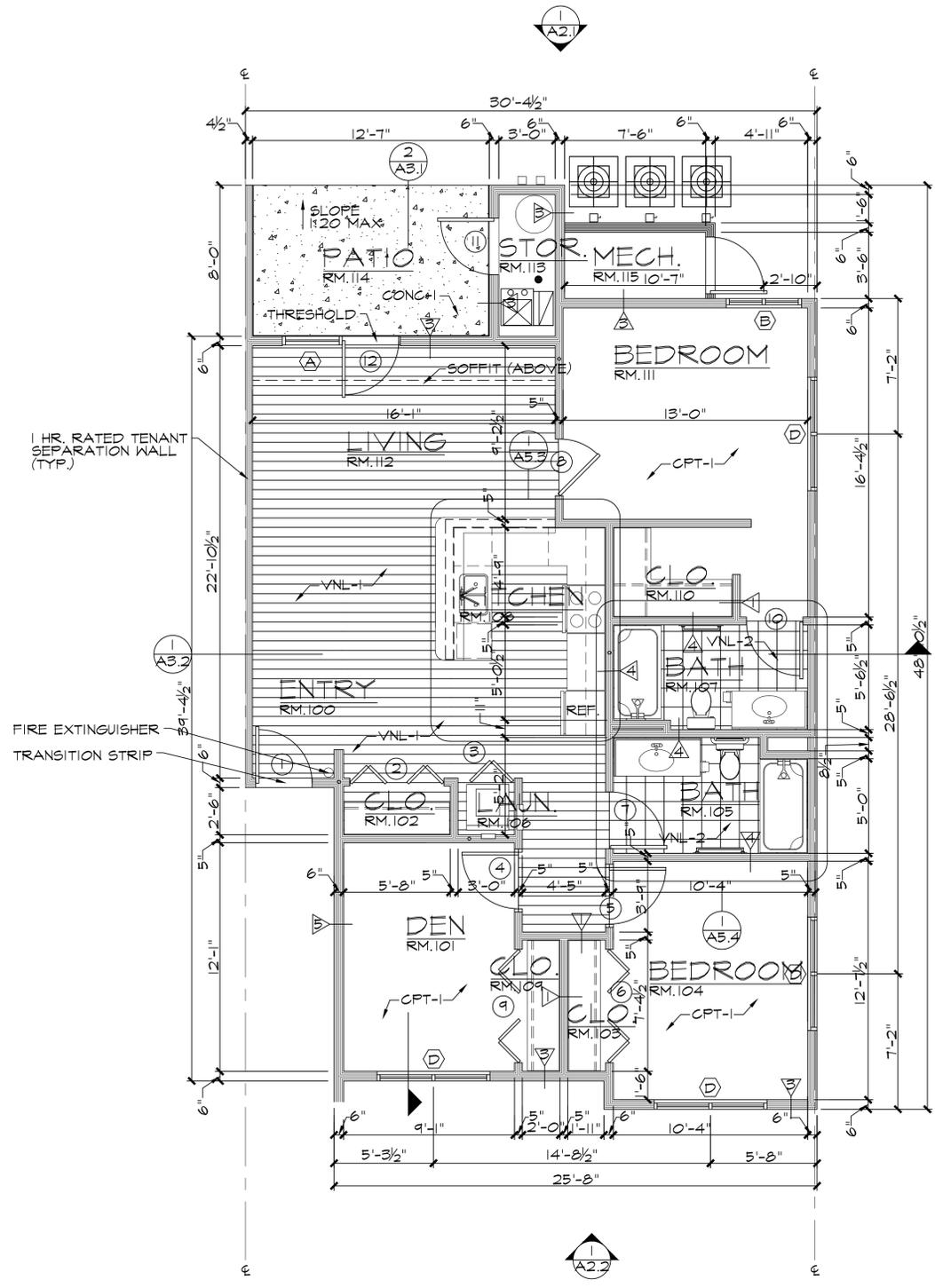


TYPICAL WALL SECTION  
 A3.4 SCALE: 3/4" = 1'-0"

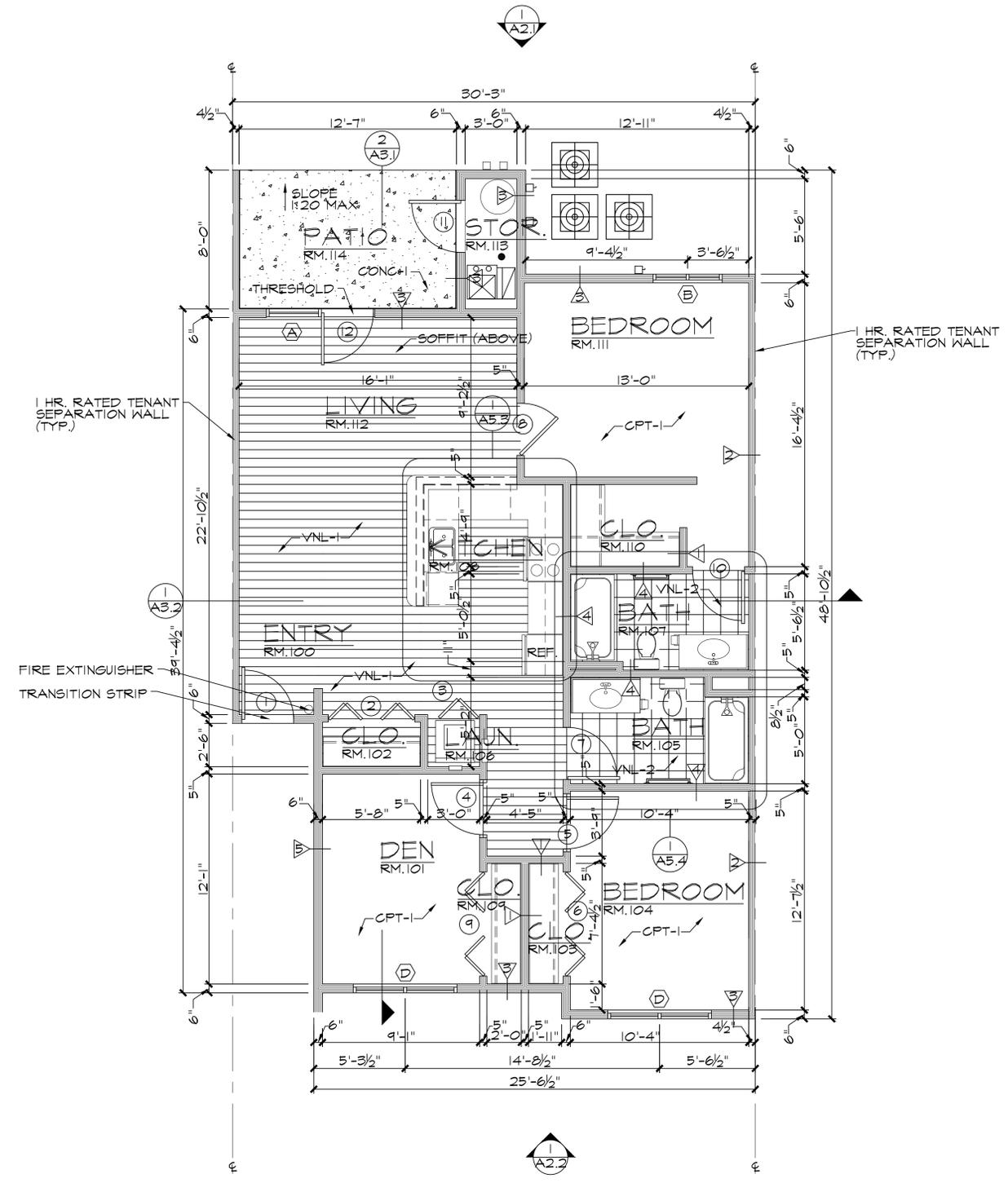


TYPICAL WALL SECTION  
 A3.4 SCALE: 3/4" = 1'-0"



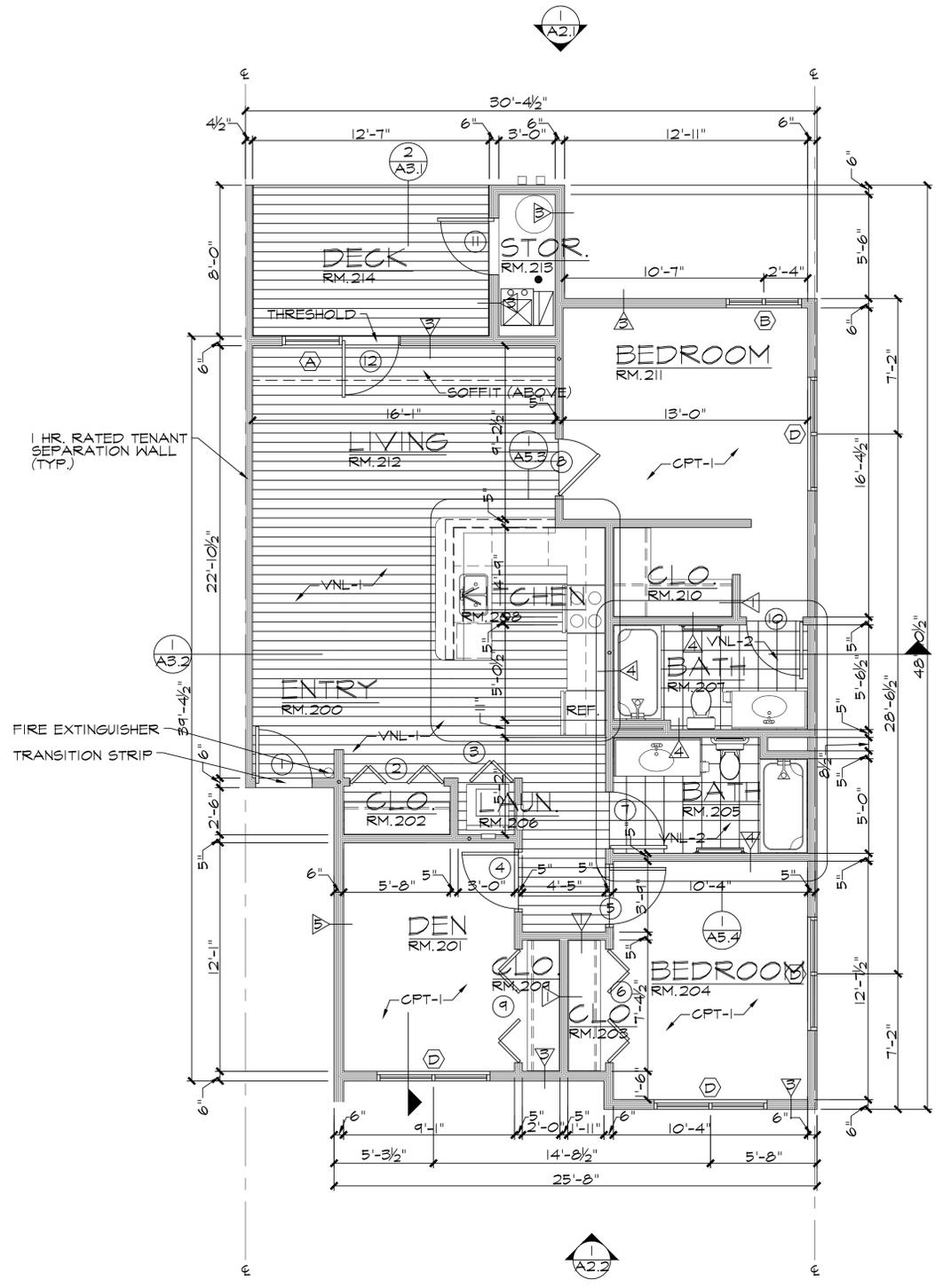


TYP. FIRST FLOOR  
END UNIT PLAN  
A4.1 SCALE: 1/4" = 1'-0"

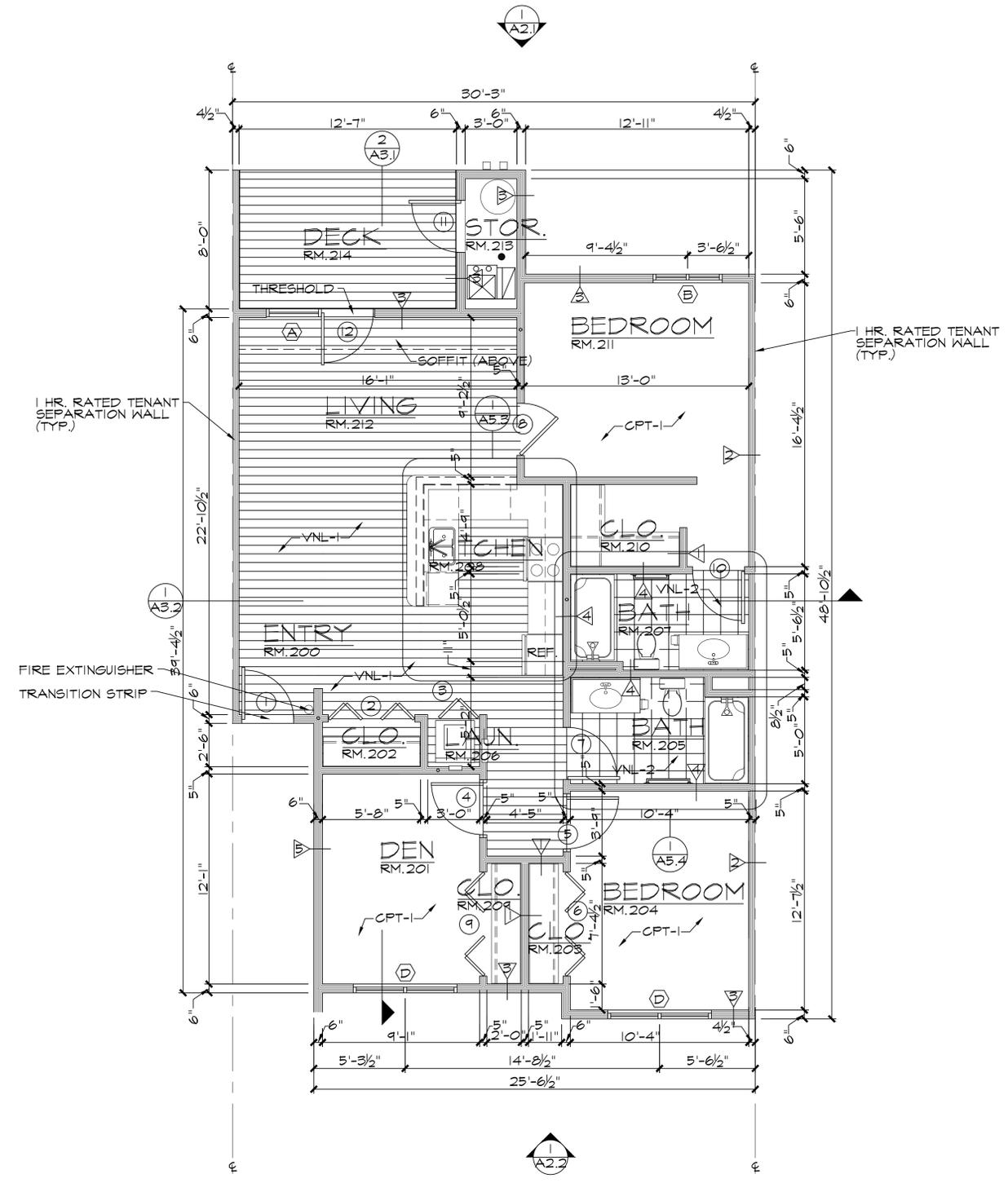


TYP. FIRST FLOOR  
UNIT PLAN  
A4.1 SCALE: 1/4" = 1'-0"



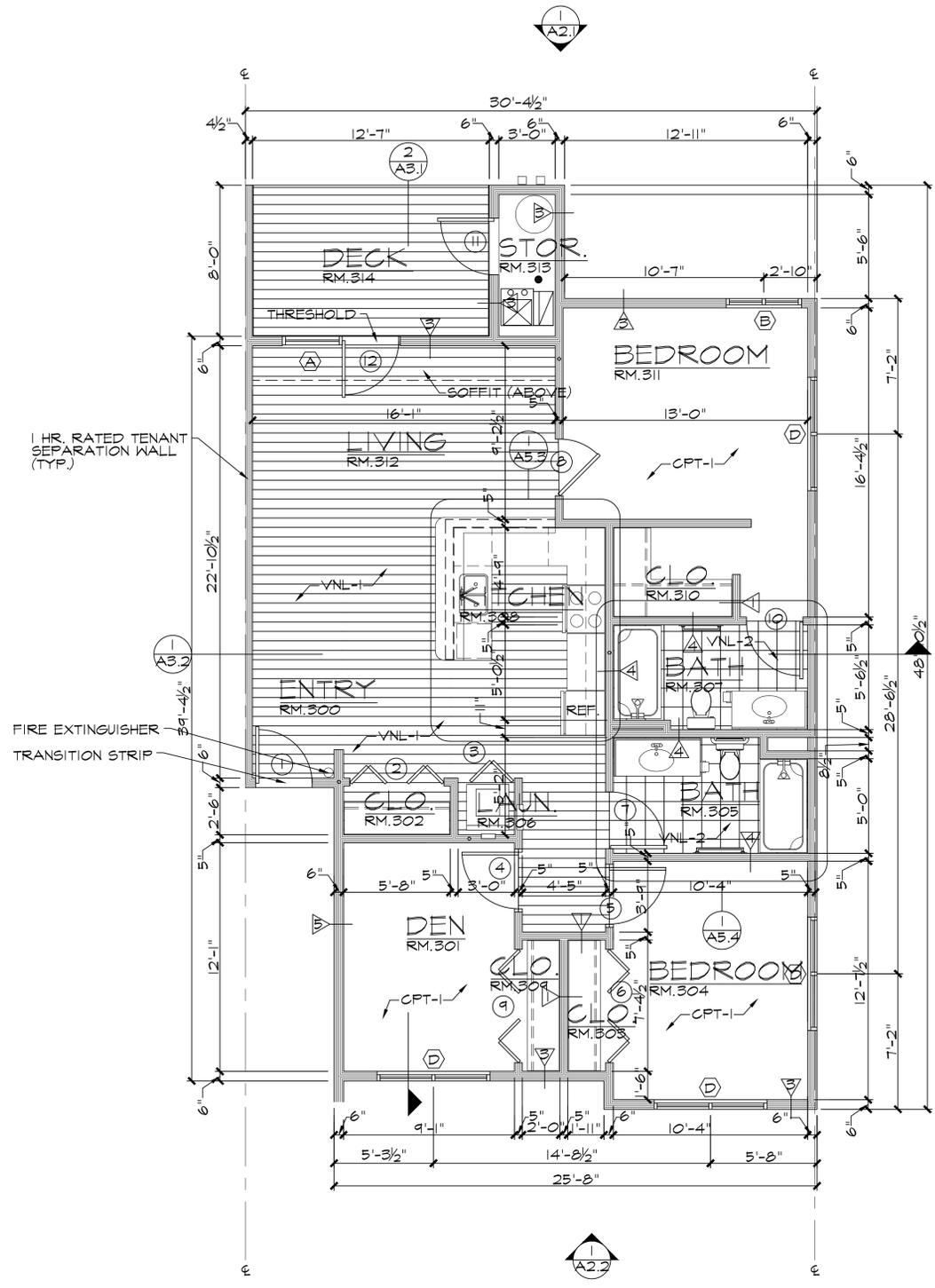


TYP. SECOND FLOOR  
END UNIT PLAN  
A4.2 SCALE: 1/4" = 1'-0"

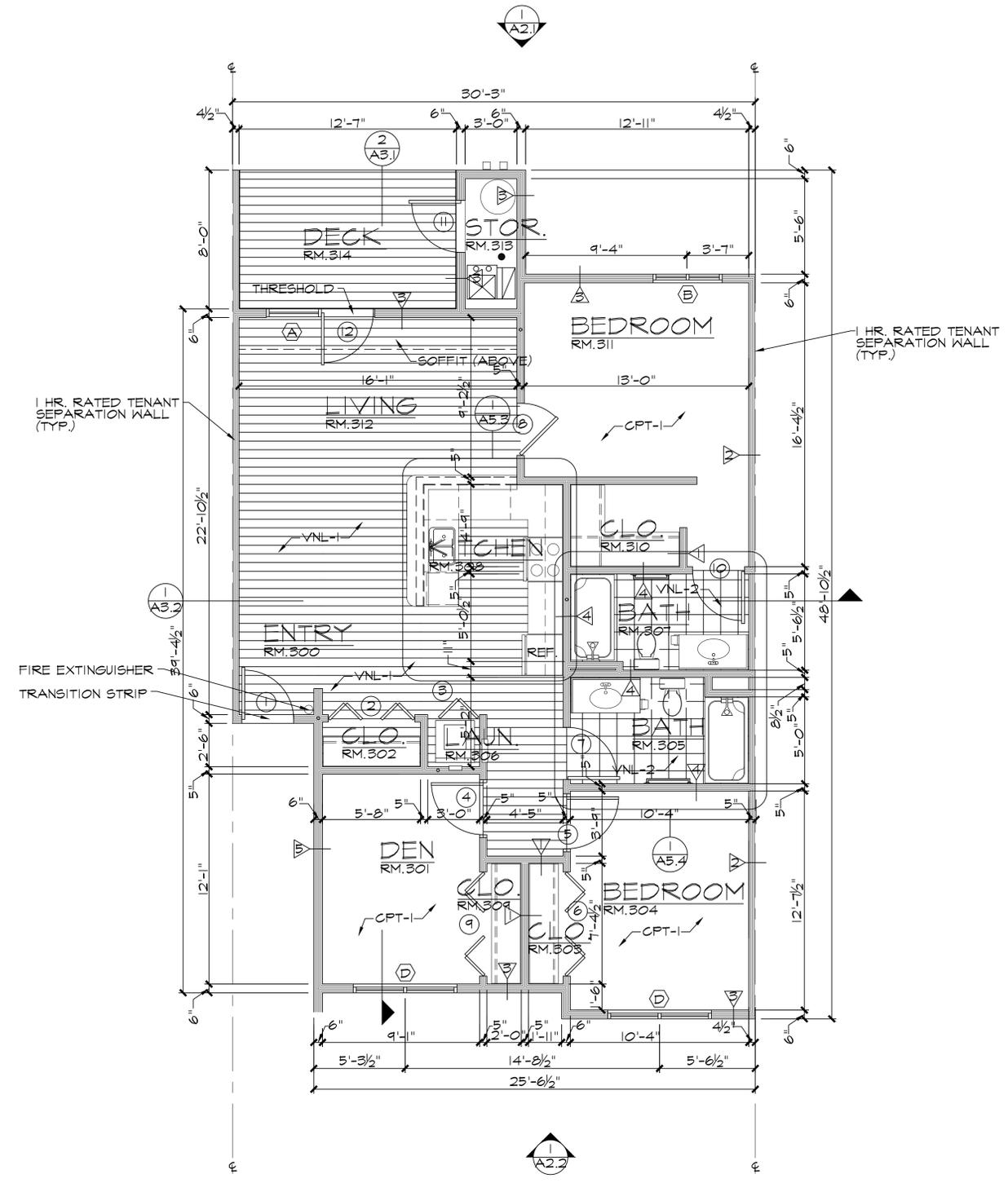


TYP. SECOND FLOOR  
UNIT PLAN  
A3.1 SCALE: 1/4" = 1'-0"



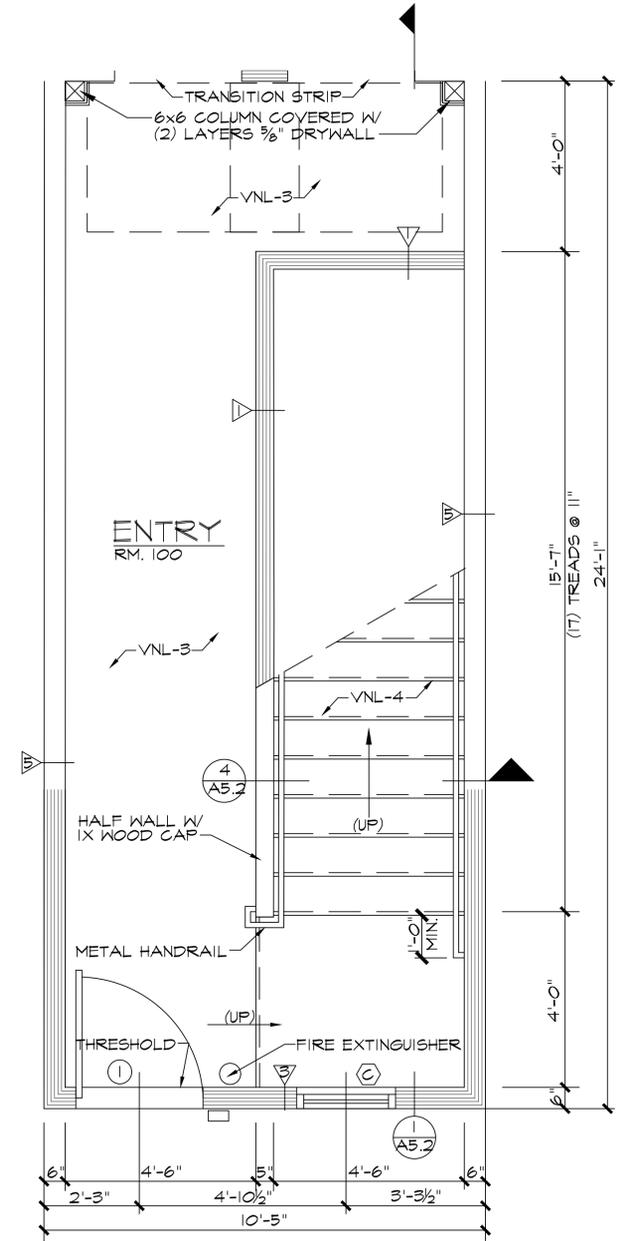
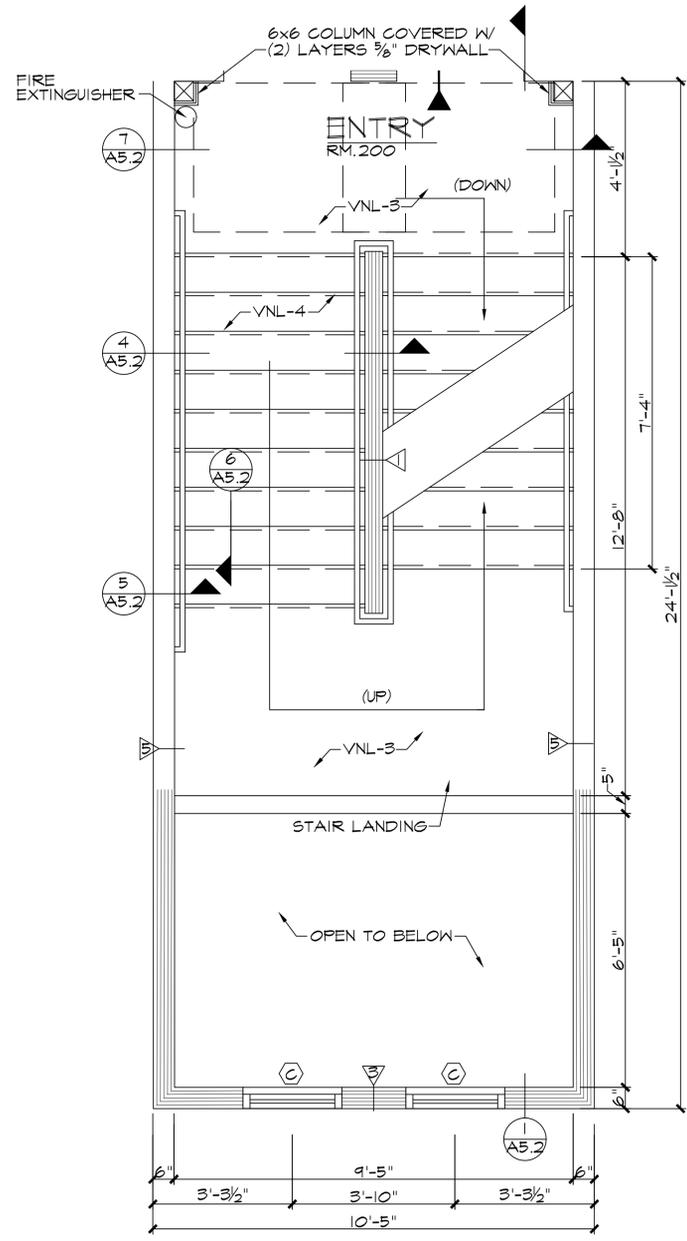
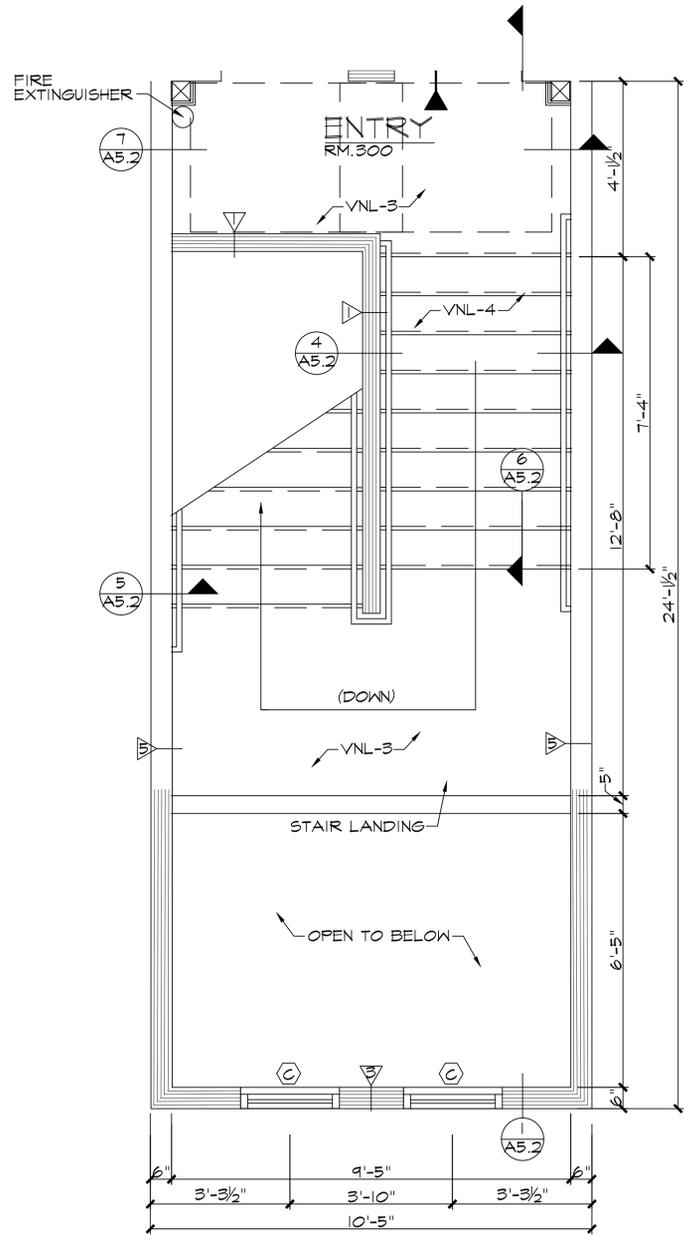


2  
A4.3 TYP. THIRD FLOOR  
END UNIT PLAN  
SCALE: 1/4" = 1'-0"



1  
A4.3 TYP. THIRD FLOOR  
UNIT PLAN  
SCALE: 1/4" = 1'-0"





sheet title:  
 STAIR DETAILS  
 project name:  
 BEACH HAUS ANNEX

preliminary  
 construction

project location:  
 1470 US 31 SOUTH  
 TRAVERSE CITY, MI.  
 49686

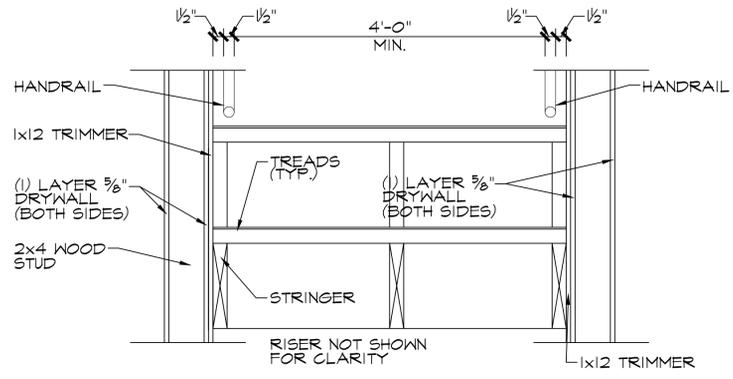
owner information:  
 LABELLE MANAGEMENT  
 1775 US 31 NORTH  
 TRAVERSE CITY, MI.  
 49686

revisions:  
 10/09/23 ISSUED FOR PERMITS/PRICING

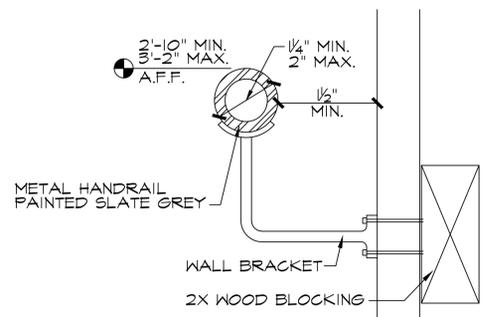
architect:  
 CF CAMPBELL  
 phone: (231) 947-9019  
 e-mail: jmc@cfatt.net

scale:  
 AS NOTED  
 drawn:  
 CFC/JEB/MD

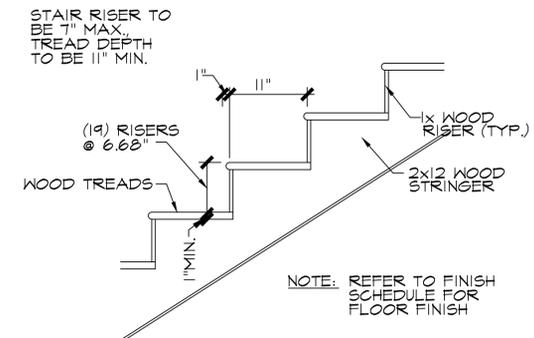
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 01/09/23  
 sheet:  
 A5.1



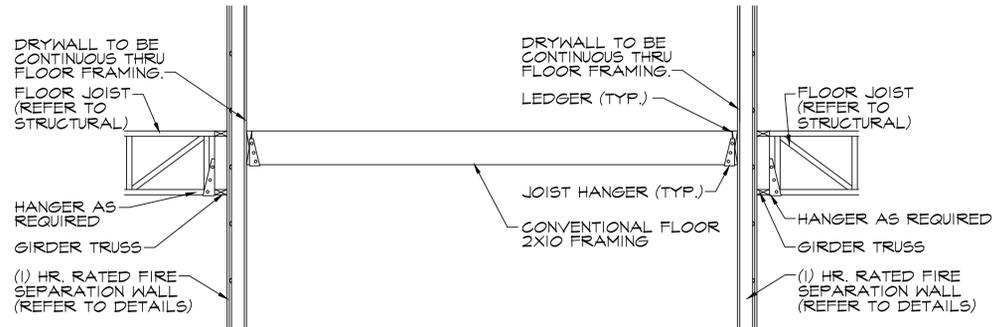
4 STAIR DETAIL  
A5.2 NOT TO SCALE



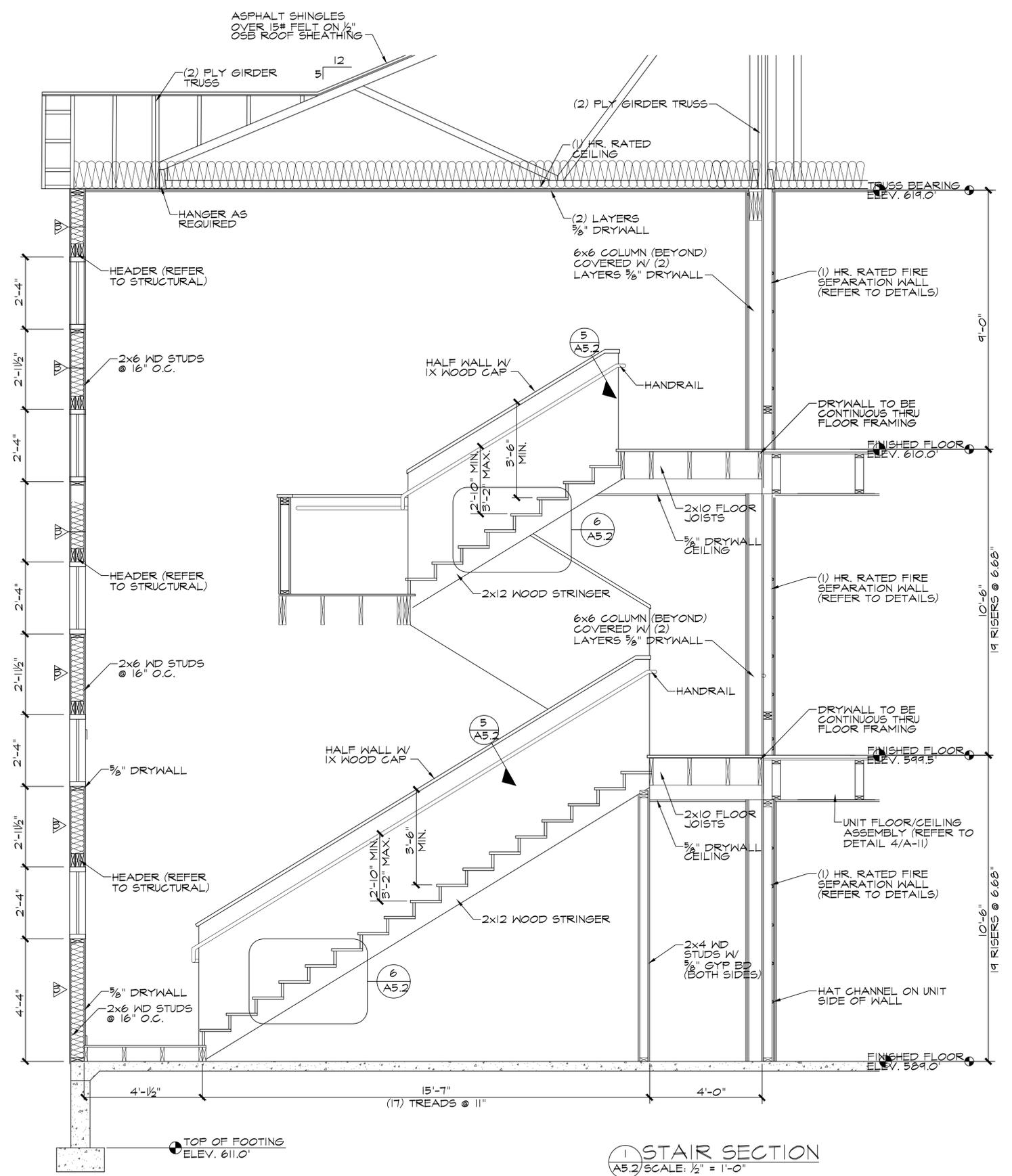
5 HANDRAIL DETAIL  
A5.2 NOT TO SCALE



6 STAIR DETAIL  
A5.2 SCALE: 1" = 1'-0"

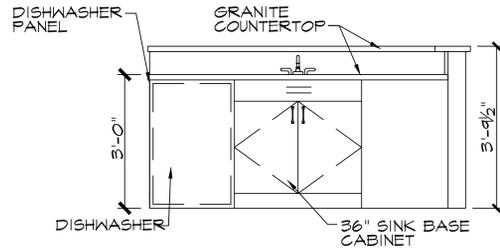


7 STAIR SECTION  
A5.2 SCALE: 1/2" = 1'-0"

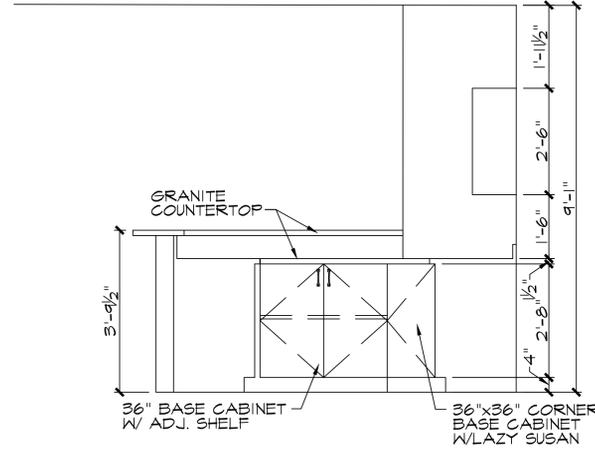


1 STAIR SECTION  
A5.2 SCALE: 1/2" = 1'-0"

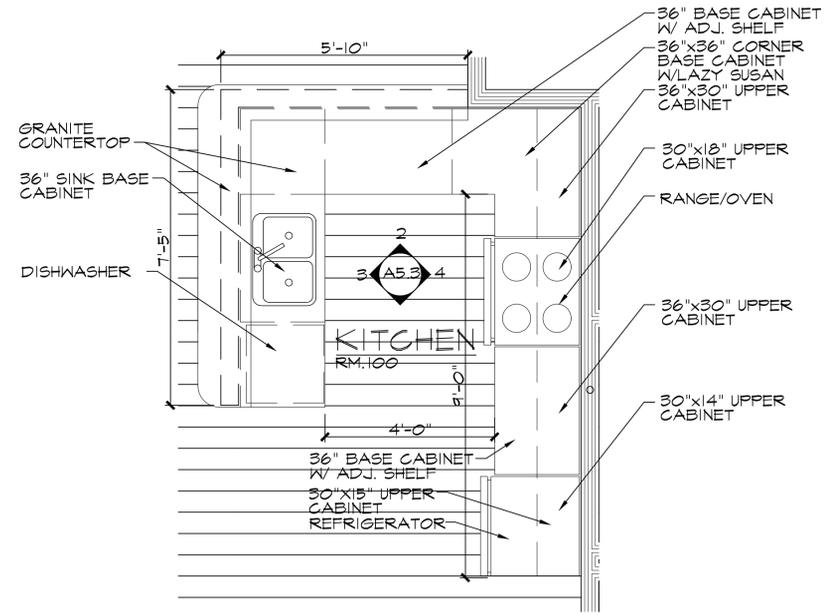




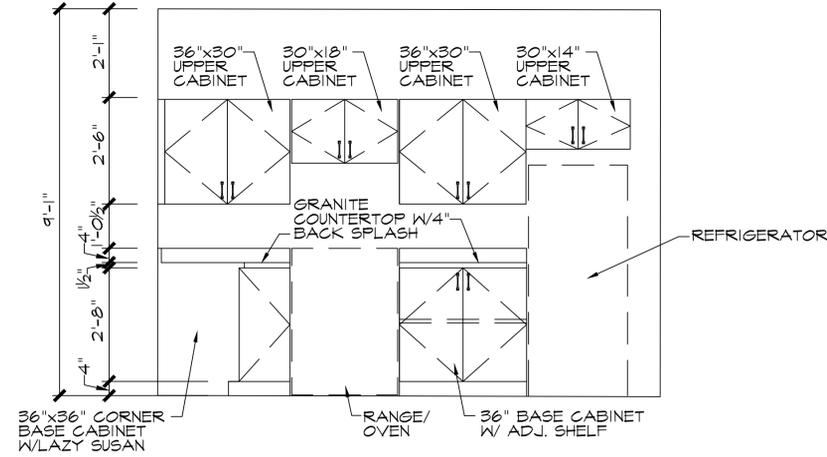
3  
A5.3 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



2  
A5.3 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



1  
A5.3 ENLARGED KITCHEN PLAN  
SCALE: 1/2" = 1'-0"



4  
A5.3 KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"



Sheet Title:  
**KITCHEN DETAILS**  
Project Name:  
**BEACH HAUS ANNEX**

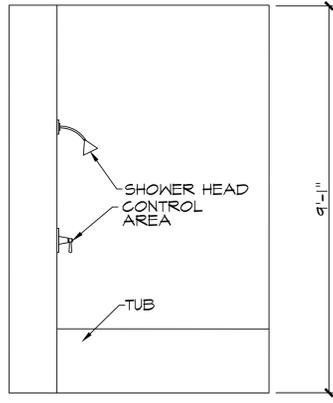
Project Location:  
1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49606

Owner Information:  
LABELLE MANAGEMENT  
1775 US 31 NORTH  
TRAVERSE CITY, MI.  
49606

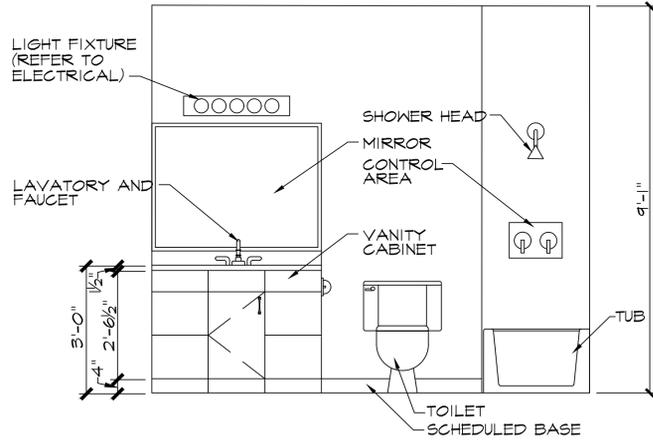
Revisions:  
10/09/23 ISSUED FOR PERMITS/PRICING

Architect:  
CF CAMPBELL  
Phone: (231) 947-9019  
E-mail: jmidgett@att.net

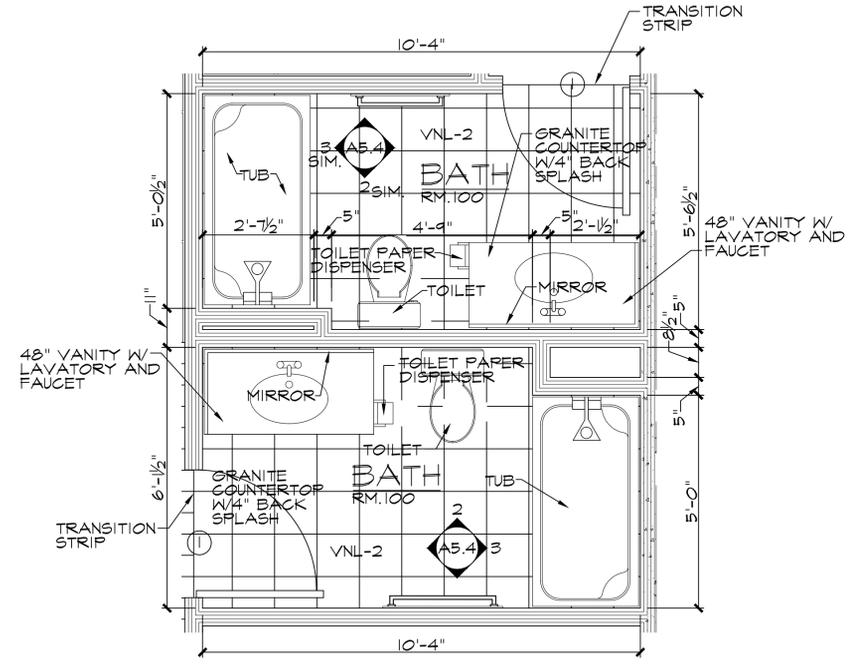
Scale:  
AS NOTED  
Drawn:  
CFC/JEB/MD



3 BATHROOM ELEVATION  
A5.4 SCALE: 1/2" = 1'-0"



2 BATHROOM ELEVATION  
A5.4 SCALE: 1/2" = 1'-0"



1 ENLARGED BATHROOM PLANS  
A5.4 SCALE: 1/2" = 1'-0"



4 TYP. TOWEL BAR ELEVATION  
A5.4 NOT TO SCALE



preliminary  
construction

date:  
01/09/23  
sheet:  
A5.4

sheet title:  
BATHROOM DETAILS  
project name:  
BEACH HAUS ANNEX

project location:  
1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49686

owner information:  
LABELLE MANAGEMENT  
1775 US 31 NORTH  
TRAVERSE CITY, MI.  
49686

revisions:  
10/09/23 ISSUED FOR PERMITS/PRICING

architect:  
CF CAMPBELL  
phone: (231) 947-9019  
e-mail: jmidgett@att.net

scale:  
AS NOTED  
drawn:  
CFC/JEB/MD

| FINISH SCHEDULE |            |           |          |            |            |            |            |        |           |         |
|-----------------|------------|-----------|----------|------------|------------|------------|------------|--------|-----------|---------|
| RM. #           | ROOM NAME  | CEILING   | CLG. HT. | WALLS      |            |            |            | FLOORS | BASE      | REMARKS |
|                 |            |           |          | NORTH      | SOUTH      | EAST       | WEST       |        |           |         |
| 100, 200, 300   | ENTRY      | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-1  | VB-1      |         |
| 101, 102, 103   | DEN        | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CPT-1  | PTD-1 MDF |         |
| 102, 103, 104   | CLOSET     | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-1  | VB-1      |         |
| 103, 203, 303   | CLOSET     | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CPT-1  | PTD-1 MDF |         |
| 104, 204, 303   | BEDROOM    | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CPT-1  | PTD-1 MDF |         |
| 105, 205, 305   | BATH       | PTD-3     | 9'-0"    | PTD-2      | PTD-2      | PTD-2      | PTD-2      | VNL-2  | VB-3      |         |
| 106, 206, 306   | LAUNDRY    | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-1  | VB-1      |         |
| 107, 207, 307   | BATH       | PTD-3     | 9'-0"    | PTD-2      | PTD-2      | PTD-2      | PTD-2      | VNL-2  | VB-3      |         |
| 108, 208, 308   | KITCHEN    | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-1  | VB-1      |         |
| 109, 209, 309   | CLOSET     | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CPT-1  | PTD-1 MDF |         |
| 110, 210, 310   | CLOSET     | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CPT-1  | PTD-1 MDF |         |
| 111, 211, 311   | BEDROOM    | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CPT-1  | PTD-1 MDF |         |
| 112, 212, 312   | LIVING     | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-1  | VB-1      |         |
| 113, 213, 313   | MECHANICAL | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CONC-1 | VB-2      |         |
| 114, 214, 314   | PATIO      | VENTED AL | 9'-0"    | VNL SIDING | VNL SIDING | VNL SIDING | VNL SIDING | CONC-1 | -         |         |
| 115, 215, 315   | FIRE ROOM  | PTD-3     | 9'-0"    | PTD-1      | PTD-1      | PTD-1      | PTD-1      | CONC-1 | VB-2      |         |
| 116, 216, 316   | STAIRS     | PTD-3     | VARIES   | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-4  | VB-2      |         |
| 117, 217, 317   | STAIRS     | PTD-3     | VARIES   | PTD-1      | PTD-1      | PTD-1      | PTD-1      | VNL-4  | VB-2      |         |

| DOOR SCHEDULE |                                 |                        |      |            |          |      |      |         |      |       |
|---------------|---------------------------------|------------------------|------|------------|----------|------|------|---------|------|-------|
| NO.           | DOOR LOCATION                   | SIZE                   | DOOR |            | FRAME    |      |      | LABEL   | HDWR | NOTES |
|               |                                 |                        | TYPE | MATERIAL   | MATERIAL | HEAD | JAMB |         |      |       |
| 1             | ENTRY (RMS. 100, 200, 300)      | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      | 45 MIN. | 3    |       |
| 2             | CLOSET (RMS. 102, 202, 302)     | (2) 2'-6"x6'-8"x1 3/4" | D    | WD         | WD       |      |      |         | 2    |       |
| 3             | LAUNDRY (RMS. 106, 206, 306)    | 3'-0"x6'-8"x1 3/4"     | D    | WD         | WD       |      |      |         | 2    |       |
| 4             | DEN (RMS. 101, 201, 301)        | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      |         | 4    |       |
| 5             | BEDROOM (RMS. 104, 204, 304)    | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      |         | 4    |       |
| 6             | CLOSET (RMS. 103, 203, 303)     | (2) 3'-0"x6'-8"x1 3/4" | D    | WD         | WD       |      |      |         | 2    |       |
| 7             | BATH (RMS. 105, 205, 305)       | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      |         | 5    |       |
| 8             | BEDROOM (RMS. 111, 211, 311)    | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      |         | 4    |       |
| 9             | CLOSET (RMS. 109, 209, 309)     | (2) 3'-0"x6'-8"x1 3/4" | D    | WD         | WD       |      |      |         | 2    |       |
| 10            | BATH (RMS. 107, 207, 307)       | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      |         | 5    |       |
| 11            | MECHANICAL (RMS. 113, 213, 313) | 3'-0"x6'-8"x1 3/4"     | A    | WD         | WD       |      |      |         | 6    |       |
| 12            | PATIO (RMS. 114, 214, 314)      | 3'-0"x6'-8"x1 3/4"     | C    | INS. METAL | METAL    |      |      |         | 6    |       |
| 13            | FIRE (RMS. 115)                 | 3'-0"x6'-8"x1 3/4"     | A    | INS. METAL | METAL    |      |      |         | 6    |       |
| 14            | STAIRS (RMS. 116)               | 3'-0"x6'-8"x1 3/4"     | B    | METAL      | METAL    |      |      |         | 1    |       |
| 15            | STAIRS (RMS. 117)               | 3'-0"x6'-8"x1 3/4"     | B    | METAL      | METAL    |      |      |         | 1    |       |

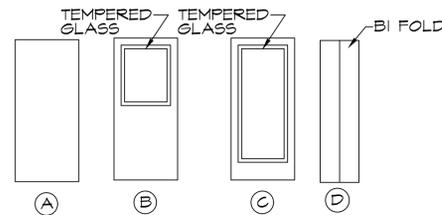
**APPLIANCE SCHEDULE:**

- REFRIGERATOR TO BE FRIGIDAIRE STAINLESS STEEL MODEL #FFHT1826 OR APPROVED EQUAL ON ACCESSIBLE UNITS MAX. HT. TO FREEZER TO BE 54"
- DISHWASHER TO BE FRIGIDAIRE STAINLESS STEEL MODEL #FFBD2407 OR APPROVED EQUAL.
- OVEN/RANGE TO BE FRIGIDAIRE STAINLESS STEEL MODEL #FFEF3043 OR APPROVED EQUAL ON ACCESSIBLE UNITS CONTROLS TO BE ON FRONT PANEL
- MICROWAVE/RANGE HOOD TO BE FRIGIDAIRE STAINLESS STEEL MODEL #FFMV164 OR APPROVED EQUAL
- WASHER TO BE AMANA MODEL #NTW4500 OR APPROVED EQUAL, COLOR TO BE WHITE
- DRYER TO BE AMANA MODEL #NED4500 OR APPROVED EQUAL COLOR TO BE WHITE

**MATERIAL SPECIFICATIONS:**

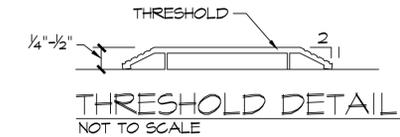
- CPT-1: CARPET TO BE SHAW FOREST RIVER OR APPROVED EQUAL
- GRANITE: GRANITE SELECTION TO BE MADE BY OWNER
- PTD-1: PAINT TO BE (1) COAT PRIMER, (2) COATS FINISH, EGGSHELL. PAINT TO BE SHERWIN WILLIAMS MODERATE WHITE SW 6140 OR APPROVED EQUAL.
- PTD-2: PAINT TO BE (1) COAT PRIMER, (2) COATS FINISH, SEMI GLOSS. PAINT TO BE SHERWIN WILLIAMS MODERATE WHITE SW 6140 OR APPROVED EQUAL.
- PTD-3: PAINT TO BE (1) COAT PRIMER, (2) COATS FINISH, FLAT. PAINT TO BE SHERWIN WILLIAMS MODERATE WHITE SW 6140 OR APPROVED EQUAL. CEILING TO HAVE KNOCK DOWN FINISH.
- VB-1: VINYL BASE TO BE ROPPE SLATE GRAY OR APPROVED EQUAL.
- VB-2: VINYL BASE TO BE SANDSTONE VINYL COVE BASE ROPPE OR APPROVED EQUAL
- VB-3: VINYL BASE TO BE VISUELLE SANDSTONE BASE ROPPE OR APPROVED EQUAL
- VNL-1; VNL-2; VNL-3: SHEET VINYL TO BE STAIN MASTER ACTIVE LIFE RESILIENT FLOORING W/6 YEAR WARRANTY AND SCRATCH RESISTANT URETHANE OWNER TO SELECT.
- VNL-4: STAIR TREAD/RISER COMBINATION TO BE ROPPE OR APPROVED EQUAL COMMERCIAL RUBBER, SLATE GRAY W/Low RELIEF CIRCLE PATTERN.
- BASE TO BE PAINTED MDF
- CABINETS TO BE ARMSTRONG SUMMIT HILL, OR APPROVED EQUAL. CABINET HARDWARE TO BE NICKEL FINISHED PULLS.
- CASING TO BE PAINTED MDF
- SHINGLES TO BE IKO CAMBRIDGE 30 YEAR DIMENSIONAL OR APPROVED EQUAL
- VINYL SIDING TO BE STANDARD D4 (.44 MIL) W/WIDE OUTSIDE CORNERS & 3" ALUMINUM WRAPPED WINDOW AND DOOR TRIMS
- WINDOW TREATMENT TO BE 2" PLASTIC WHITE FAUX WOOD SLAT/LEVELOR. MOUNT TO INSIDE OF WINDOW JAMBS

**DOOR TYPES:**



**DOOR HARDWARE:**

- SET 1: (1/2) PR. HINGES, (1) LEVER LOCK SET, (1) W/PUSH BUTTON COMBINATION, (1) CLOSER, THRESHOLD, WEATHER STRIPPING
- SET 2: (1) BI-FOLD PINS, (1) BI-FOLD TRACK, (1) BI-FOLD FULL
- SET 3: (1/2) PR. HINGES, (1) LEVER LOCK SET, (1) CLOSER, (1) DEAD BOLT LOCK, (1) DOOR STOP
- SET 4: (1/2) PR. HINGES, (1) LEVER BEDROOM SET, (1) DOOR STOP
- SET 5: (1/2) PR. HINGES, (1) LEVER BATH SET, (1) DOOR STOP
- SET 6: (1/2) PR. HINGES, (1) LEVER LOCK SET, THRESHOLD, WEATHER STRIPPING



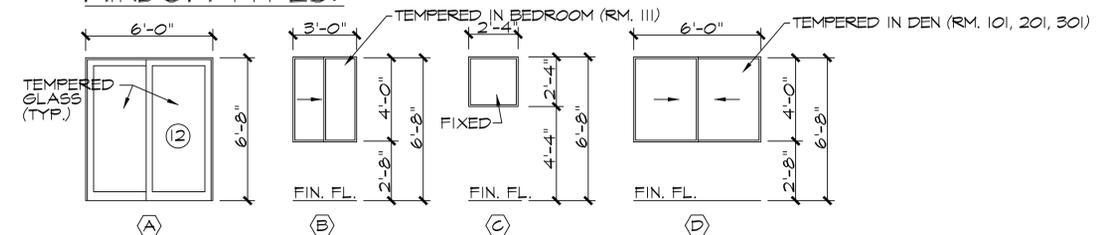
- NOTES:**
- ALL DOORS TO BE SOLID CORE SAFE "N" SOUND
  - ENTRANCE DOORS TO HAVE 18 GAUGE METAL JAMBS
  - HARDWARE TO BE BRUSHED NICKEL. EXTERIOR DOORS & ENTRY DOORS TO HAVE COMMERCIAL GRADE HARDWARE. INTERIOR DOORS TO HAVE RESIDENTIAL GRADE HARDWARE. HARDWARE TO BE SCHLAGE OR EQUIVALENT.
  - ALL DOORS MUST BE KEYED TO MASTER. ALL STORAGE DOORS TO BE KEYED TO MATCH INDIVIDUAL UNIT ENTRY DOORS.

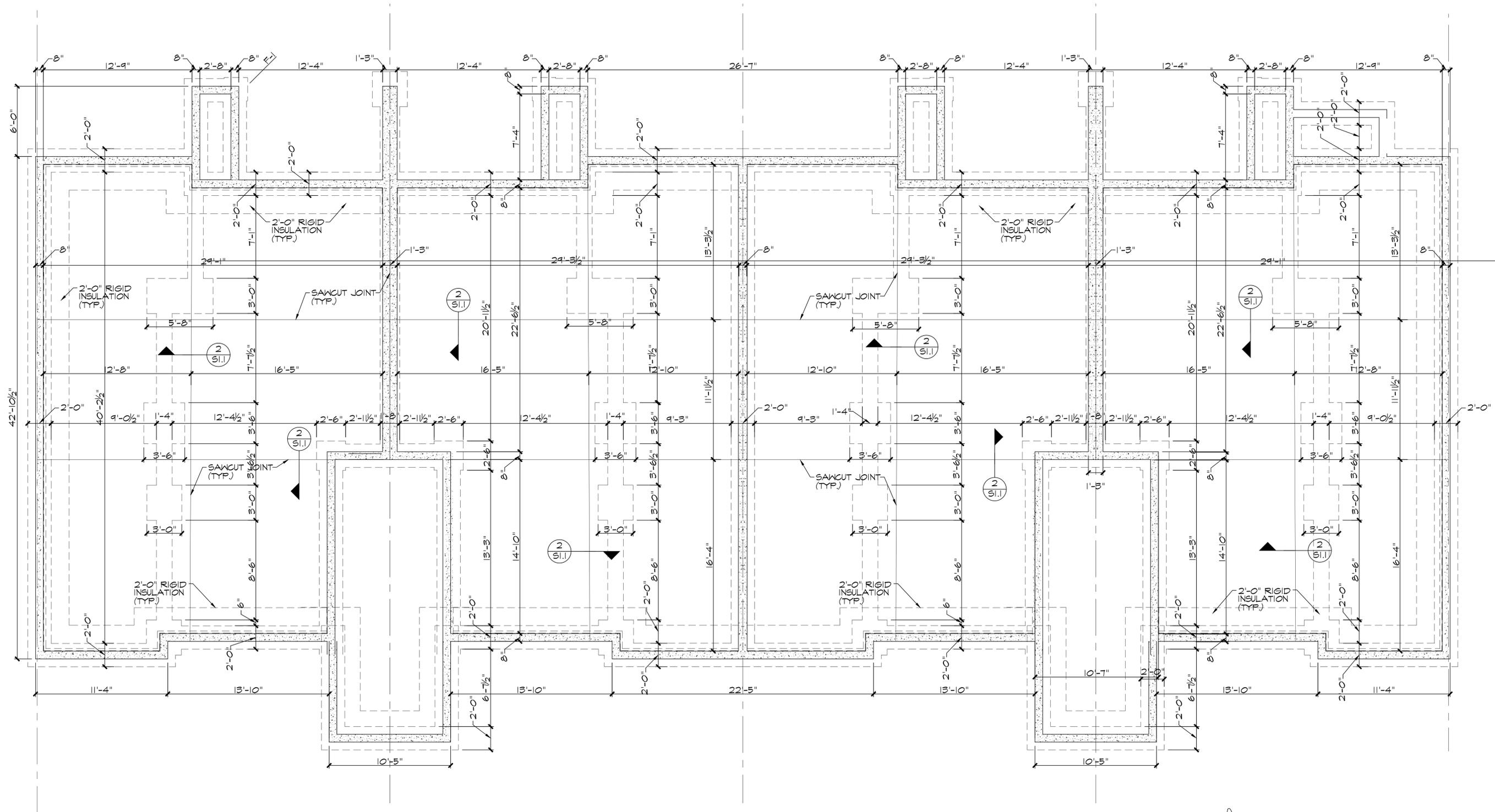
**WINDOW SCHEDULE**

| TAG | LOCATION       | SIZE        | FRAME | NOTES                     |
|-----|----------------|-------------|-------|---------------------------|
| A   | REFER TO PLANS | 6'-0"x6'-8" | CLAD  | SLIDER W/WINDOW TREATMENT |
| B   | REFER TO PLANS | 3'-0"x4'-0" | CLAD  | SLIDER W/WINDOW TREATMENT |
| C   | REFER TO PLANS | 2'-4"x2'-4" | CLAD  | FIXED                     |
| D   | REFER TO PLANS | 6'-0"x4'-0" | CLAD  | SLIDER W/WINDOW TREATMENT |

- NOTES:**
- WINDOWS TO BE ANDERSON SILVERLINE 2200 SERIES. WINDOWS TO BE LOW E/ARGON WITH U VALUE OF 0.30 AND SHGC VALUE OF 0.35. OR APPROVED EQUAL.
  - OPERABLE WINDOWS TO HAVE SCREENS
  - WINDOWS TO BE WHITE W/WHITE SCREWS
  - SLIDING PATIO DOOR TO BE ANDERSON SILVERLINE 5500 SERIES OR APPROVED EQUAL.

**WINDOW TYPES:**

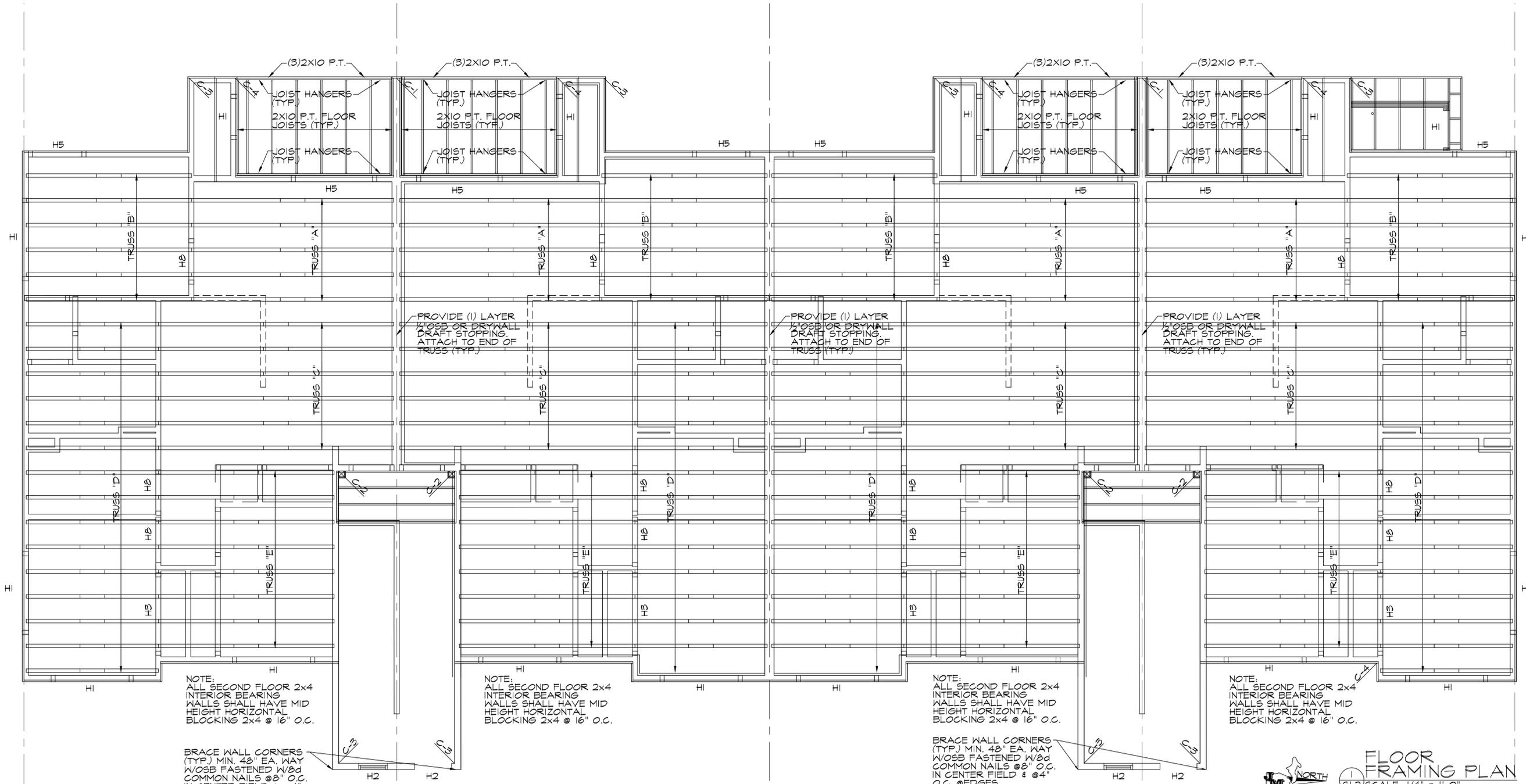





**FOUNDATION PLAN**  
 S1.1 SCALE: 1/4" = 1'-0"

| FOOTING SCHEDULE |                       |             |
|------------------|-----------------------|-------------|
| MARK             | SIZE                  | REINF.      |
| F-1              | 2'-0" X 2'-0" X 1'-0" | (3) #5 E.W. |
| F-2              | 2'-6" X 2'-6" X 1'-0" | (3) #5 E.W. |
| F-3              | 3'-0" X 3'-0" X 1'-0" | (4) #5 E.W. |





**STRUCTURAL DESIGN DATA:**

ROOF LIVE LOAD: 20 PSF  
 GROUND SNOW LOAD: 60 PSF  
 ROOF DEAD LOAD: 10 PSF TOP CHORD  
 5 PSF BOTTOM CHORD

SNOW EXPOSURE FACTOR: 1.0  
 SNOW LOAD IMPORTANCE: 1.0  
 THERMAL FACTOR: 1.1

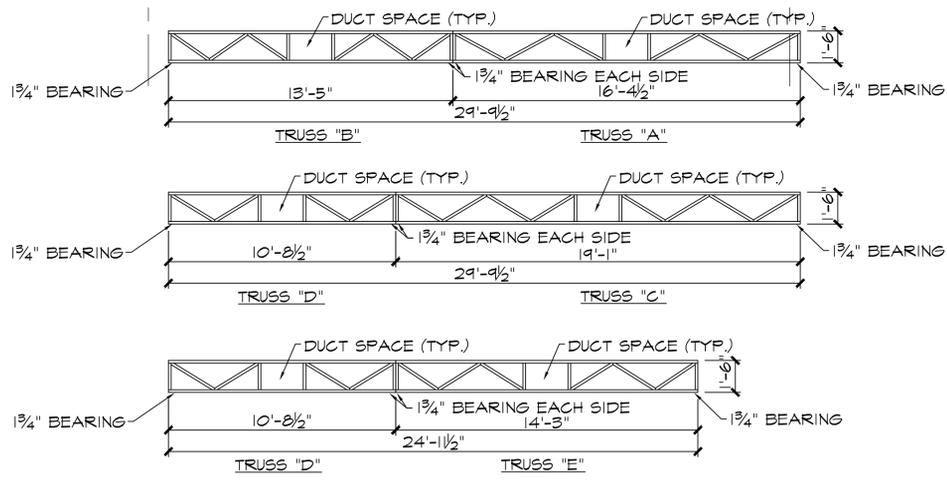
ROOF TRUSS LOADINGS:  
 LL TOP CHORD: 47 PSF  
 DL TOP CHORD: 10 PSF  
 DL BOTTOM CHORD: 5 PSF  
 TOTAL LOAD: 62 PSF

FLOOR LOADS:  
 UNIFORM LIVE LOAD: 40 PSF  
 DEAD LOAD: 15 PSF

CORRIDOR LIVE LOAD: 100 PSF  
 DEAD LOAD: 20 PSF

WIND LOADS:  
 BASIC WIND SPEED 115 MPH, I = 1.0  
 EXPOSURE B  
 TYPICAL WIND DESIGN PRESSURE: 22 PSF  
 COMPONENTS AND CLADDING PRESSURE: 36 PSF

SOIL BEARING TO BE 2,000 PSF MIN.

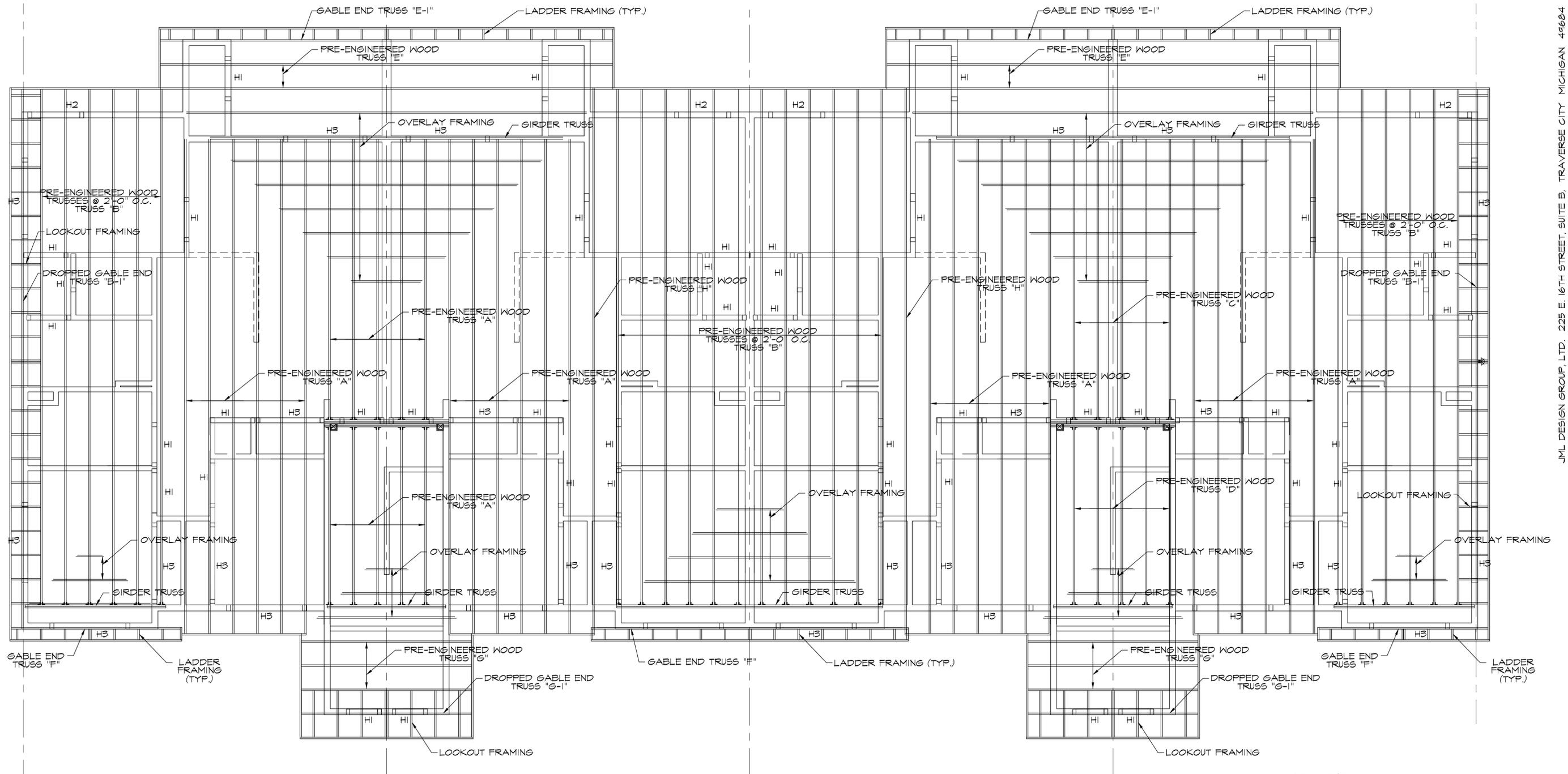


2 TRUSS DIAGRAM  
 (S1.2) SCALE: 1/4" = 1'-0"

**COLUMN & HEADER SCHEDULE**

| MARK | SIZE   | REMARKS                               |
|------|--|---------------------------------------|
| C1   | COLUMN TO BE (3) 2x4   |                                       |
| C2   | COLUMN TO BE (1) 6x6 TREATED   |                                       |
| C3   | COLUMN TO BE (2) 2x6   |                                       |
| C4   | COLUMN TO BE (3) 2x6   |                                       |
| C5   | COLUMN TO BE (4) 1 1/2"x3 1/2" 1.6E<br>TIMBERSTRAND LSL  |                                       |
| H1   | HEADER TO BE (2) 2x8 W/ (1) 2x6 TRIMMER AND (2) 2x6 FULL HT. STUDS                               |                                       |
| H2   | HEADER TO BE (2) 2x6   |                                       |
| H3   | HEADER TO BE (2) 1 3/4"x11 1/4" 2.0E MICROLAM LVL  |                                       |
| H4   | HEADER TO BE (2) 1 3/4"x11 1/4" 2.0E MICROLAM LVL W/ (2) 2x6 TRIMMERS AND (2) 2x6 FULL HT. STUDS |                                       |
| H5   | HEADER TO BE (2) 2x12 W/ (2) 2x6 TRIMMERS AND (2) 6x6 FULL HT. STUDS                             |                                       |
| H6   | HEADER TO BE (2) 2x8 W/ (1) 2x4 TRIMMER AND (1) 2x4 FULL HT. STUD                                |                                       |
| H7   | HEADER TO BE (2) 2x8 W/ (2) 2x4 TRIMMERS AND (1) 2x4 FULL HT. STUD                               |                                       |
| H8   | HEADER TO BE (2) 2x8 W/ (1) 2x4 TRIMMER AND (1) 2x4 FULL HT. STUD                                |                                       |
| H9   | HEADER TO BE (2) 2x10 W/ (1) 2x4 TRIMMER AND (1) 2x4 FULL HT. STUD                               | AT C1/C5 POST PROVIDE (1) 2x4 TRIMMER |





NORTH  
**ROOF FRAMING PLAN**  
 (S1.3) SCALE: 1/4" = 1'-0"

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scale: AS NOTED  
 architect: CF CAMPBELL  
 phone: (231) 947-4019  
 e-mail: jmidgett@att.net

revisions: 10/09/23 ISSUED FOR PERMITS/PRICING

owner information:  
 LABELLE MANAGEMENT  
 1775 US 31 NORTH  
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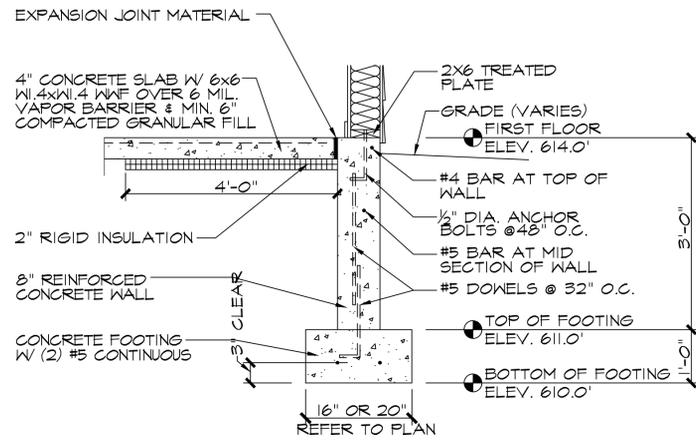
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sheet title:  
**ROOF FRAMING PLAN**  
 project name:  
**BEACH HAUS ANNEX**

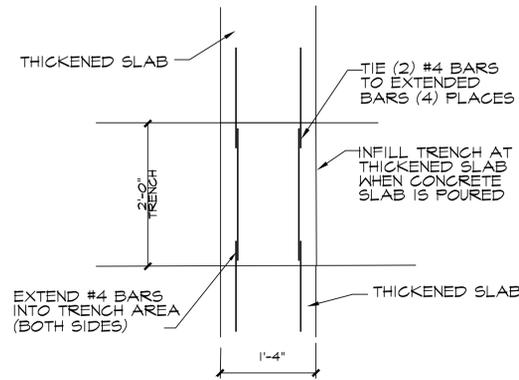
preliminary construction

date:  
 01/09/23  
 sheet:  
 S1.3

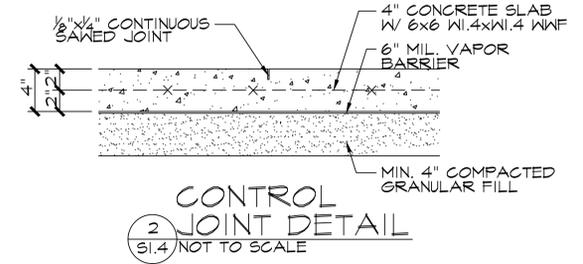




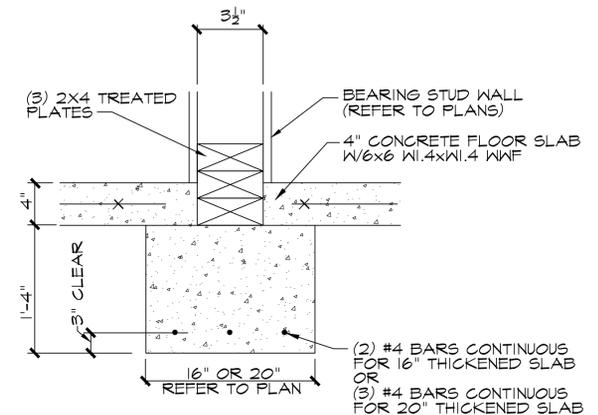
4  
S1.4  
TYPICAL FOUNDATION WALL DETAIL  
SCALE: 1/2" = 1'-0"



5  
S1.4  
PARTIAL PLAN  
SCALE: 1/2" = 1'-0"



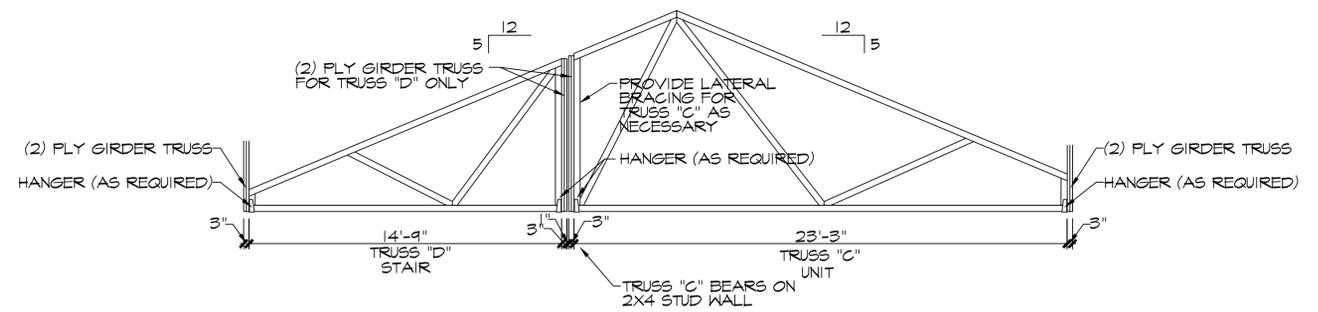
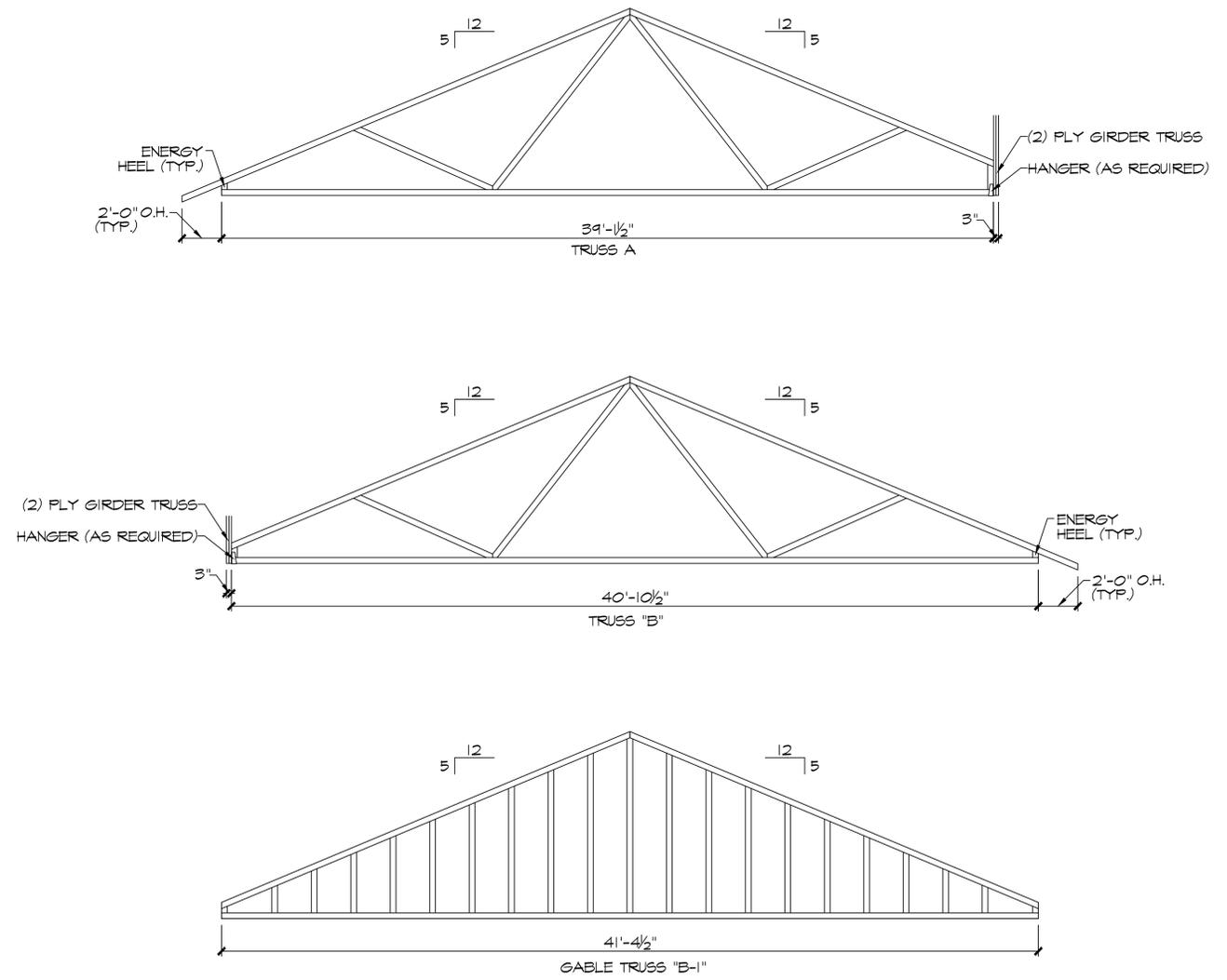
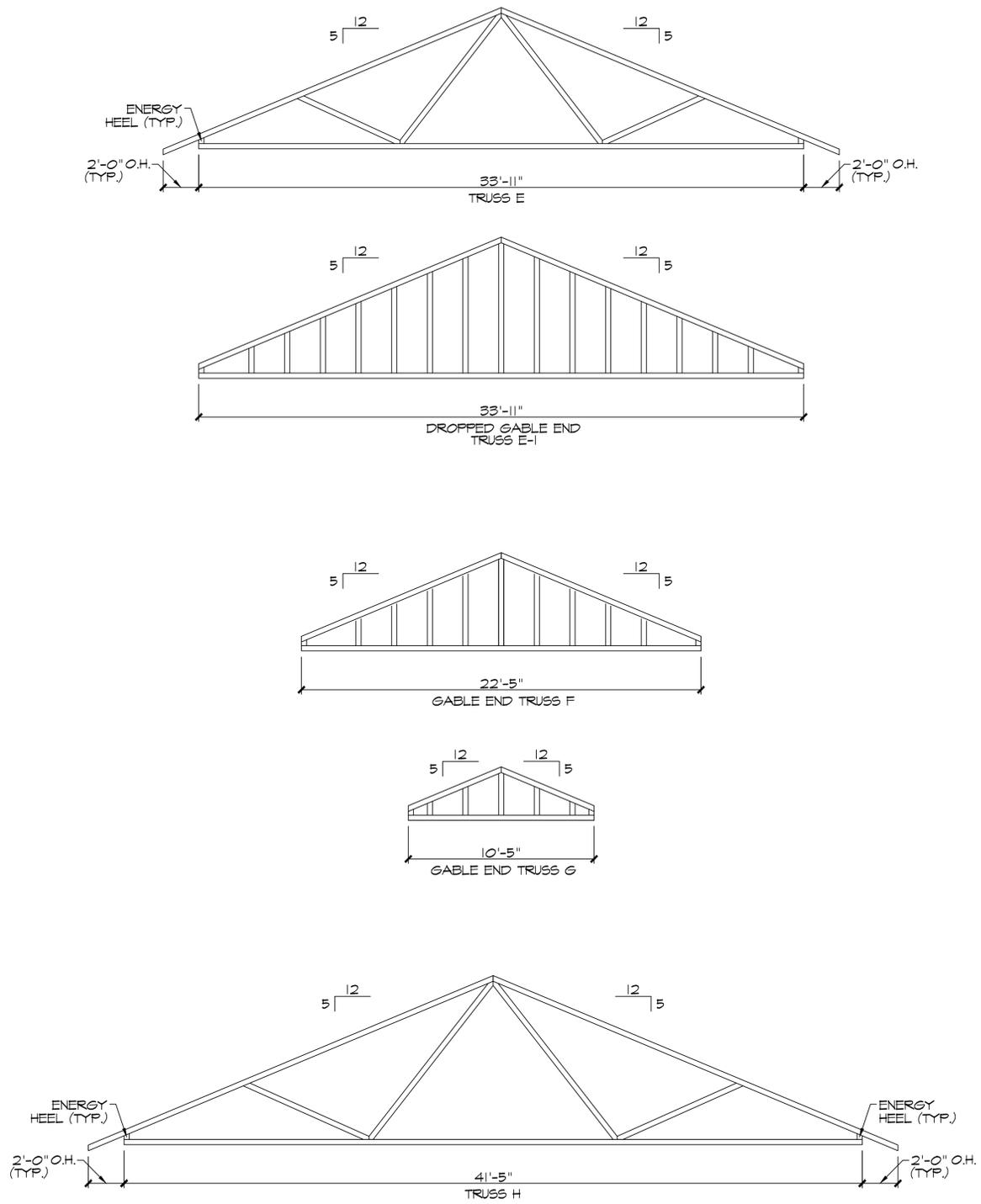
2  
S1.4  
CONTROL JOINT DETAIL  
SCALE: 1/2" = 1'-0"



3  
S1.4  
THICKENED SLAB  
SCALE: 1/2" = 1'-0"

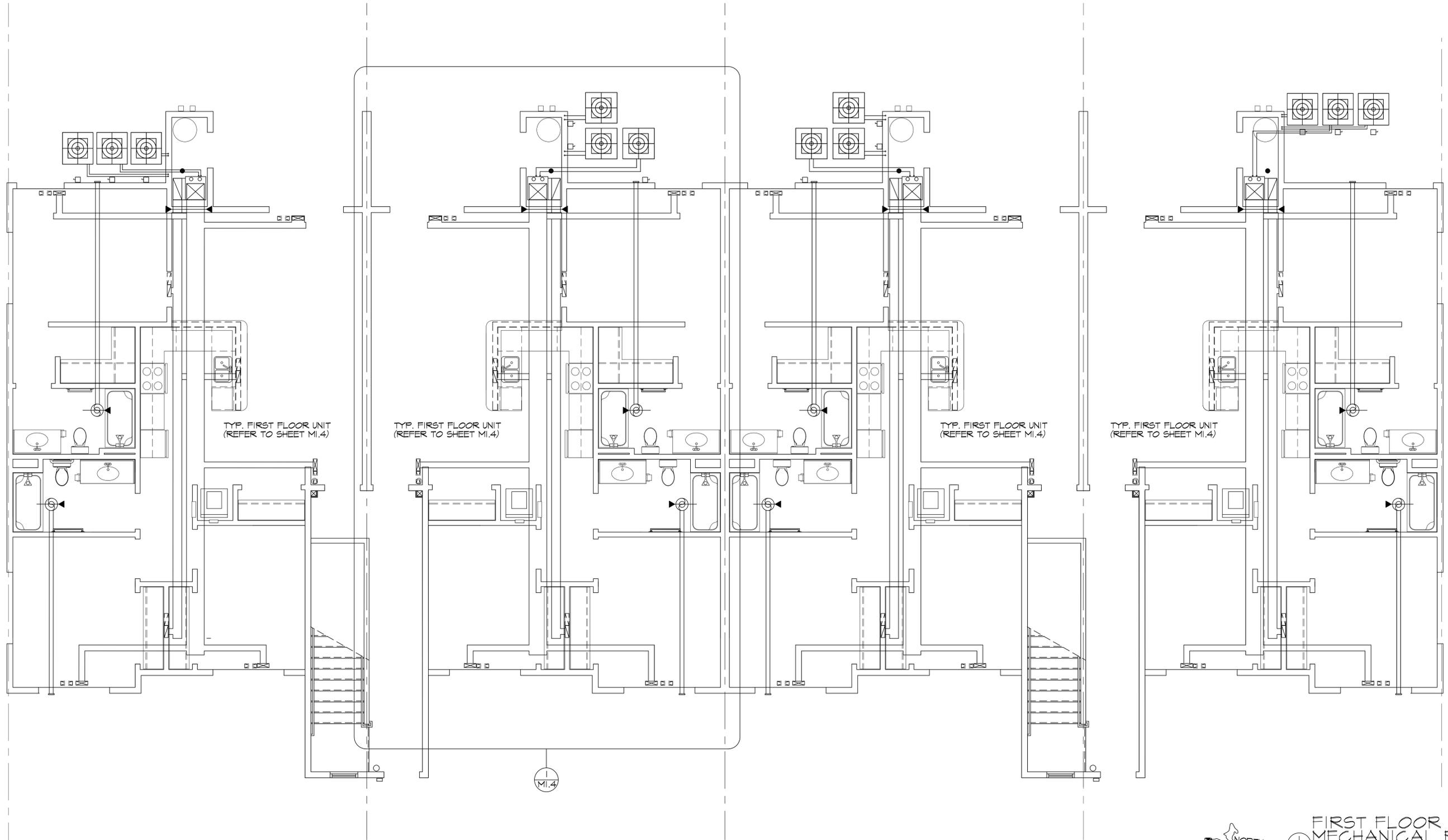
**CONCRETE:**

1. CAST IN PLACE CONCRETE: NORMAL WEIGHT AND ATTAIN A 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:  
FOOTINGS:  $f'c = 3000$  psi  
SLAB ON GRADE:  $f'c = 4000$  psi
2. REINFORCEMENT: DEFORMED BARS ASTM A615 GRADE 60. WELDED WIRE FABRIC ASTM A185 WITH END AND SIDE LAPS OF 6" MIN.
3. CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF THE FOLLOWING STANDARDS:  
"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)",  
"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (ACI 301)",  
"DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 315)".
4. PROVIDE DOWELS FROM ALL FOOTINGS INTO WALLS AND PIERS. MATCH SIZE AND SPACING OF WALL OR PIER REINFORCING.
5. FOOTING REINFORCEMENT CALLED FOR SHALL BE CONTINUOUS AND HAVE A MINIMUM OF 30 BAR DIAMETER LAP. CORNER BARS SHALL BE PROVIDED AT ALL OUTSIDE CORNERS AND THE SAME SIZE AND SPACING OF MAIN REINFORCEMENT.
6. SLABS CAST ON GRADE SHALL BE 4" THICK REINFORCED WITH 6X6, W/4XW/4 W/F IN TOP 1/3 OF SLAB.
7. CONTROL JOINTS: SAW CUT JOINTS APPROXIMATELY 20' ON CENTER EACH WAY IN SLABS ON GRADE. JOINT LOCATIONS TO BE ADJUSTED AS CONDITIONS REQUIRE AND PER ARCHITECTS REQUIREMENTS.
8. REINFORCING SHALL BE LOCATED AND SECURELY HELD IN POSITION PRIOR TO PLACING ANY CONCRETE. W/F SUPPORTED ON CHAIRS AT 2'-0" CENTERS. DISPLACED REINFORCING STEEL SHALL BE REPOSITIONED TO ITS PROPER LOCATION PRIOR TO CONCRETE PLACEMENT.
9. CONVEY THE CONCRETE FROM THE MIXER AND PLACE SO THAT THERE SHALL BE NO SEGREGATION OF THE INGREDIENTS. DEPOSIT THE CONCRETE AS NEARLY AS POSSIBLE IN ITS FINAL POSITION TO AVOID REHANDLING. DO NOT DEPOSIT CONCRETE WHICH HAS ATTAINED INITIAL SET OR HAS CONTAINED ITS WATER CONTENT FOR OVER 1 1/2 HOURS.
10. CONCRETE SHALL BE IMMEDIATELY VIBRATED, SPADED, OR OTHERWISE AGITATED THOROUGHLY IN A MANNER APPROVED BY THE ENGINEER TO REMOVE ALL AIR POCKETS. WORK MIXTURE INTO CORNER AROUND REINFORCEMENT AND INSERTS, AND TO PREVENT FORMATION OF VOIDS. TAPPING OR EXTERNAL VIBRATION OF FORMS SHALL NOT BE PERMITTED.
11. BEFORE DEPOSITING CONCRETE ON OR AGAINST CONCRETE THAT HAS SET, THOROUGHLY ROUGHEN AND CLEAN EXISTING SURFACES OF FOREIGN MATTER, LOOSE PARTICLES, ETC. BEFORE PLACING NEW CONCRETE.
12. DO NOT ALLOW LOADS ON SLAB UNTIL CONCRETE HAS ATTAINED A MINIMUM OF 75% OF THE 28 DAY SPECIFIED STRENGTH.
13. GROUT SHALL BE NON-SHRINK AND NON-METALLIC, AND SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS. EQUAL TO MASTER FLOW 928 BY MASTER BUILDERS INC.



TRUSS DIAGRAMS:  
NOT TO SCALE





FIRST FLOOR  
 MECHANICAL PLAN  
 M.1 SCALE: 1/4" = 1'-0"



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**OVERALL FIRST FLOOR  
 MECHANICAL PLAN**  
 project name:  
**BEACH HAUS ANNEX**

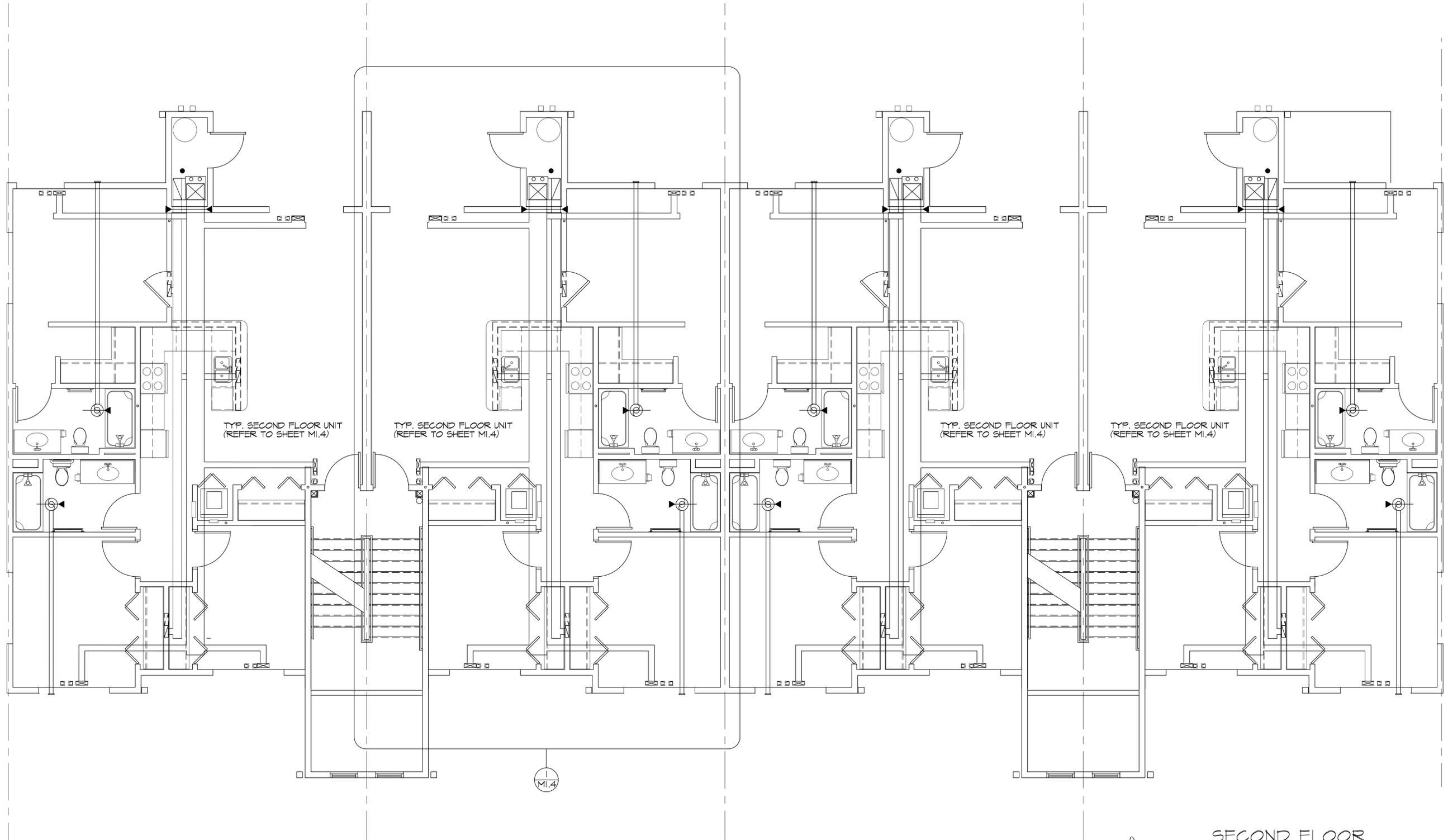
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 TRAVERSE CITY, MI.  
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owner information:  
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 e-mail: jmidgett@att.net

scale:  
 AS NOTED  
 drawn:  
 CFC/JEB/MD



TYP. SECOND FLOOR UNIT  
(REFER TO SHEET M1.4)

M1.4



SECOND FLOOR  
MECHANICAL PLAN  
M1.2 SCALE: 1/4" = 1'-0"



preliminary  
construction

date:  
01/09/23

sheet:  
M1.2

sheet title:  
SECOND FLR. MECHANICAL  
PLAN  
project name:  
BEACH HAUS ANNEX

project location:  
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TRAVERSE CITY, MI.  
49686

owner information:  
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1775 US 31 NORTH  
TRAVERSE CITY, MI.  
49686

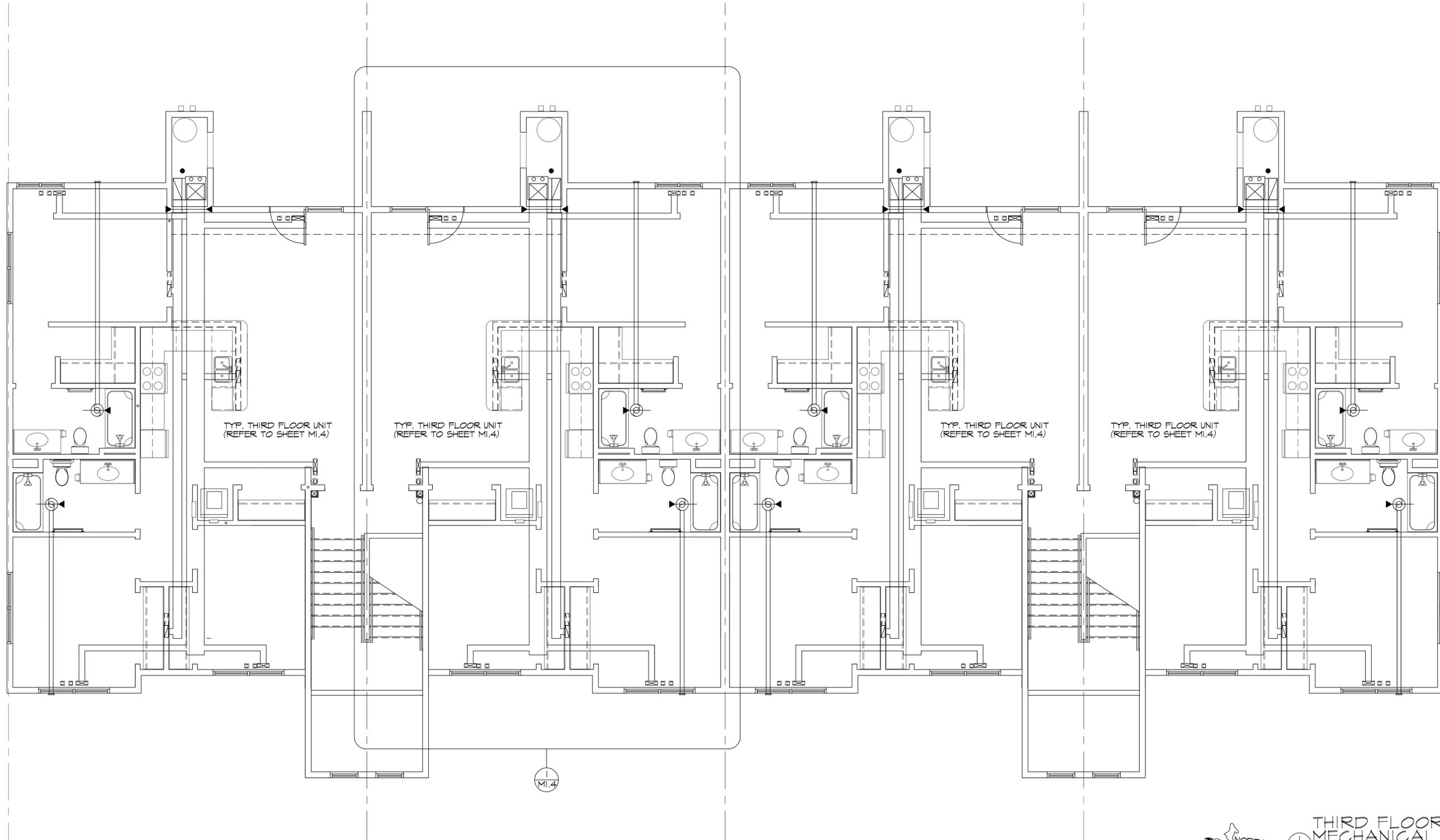
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THIRD FLOOR  
MECHANICAL PLAN  
M.3 SCALE: 1/4" = 1'-0"



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sheet title:  
**THIRD FLOOR MECHANICAL  
PLAN**  
project name:  
**BEACH HAUS ANNEX**

project location:  
1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49686

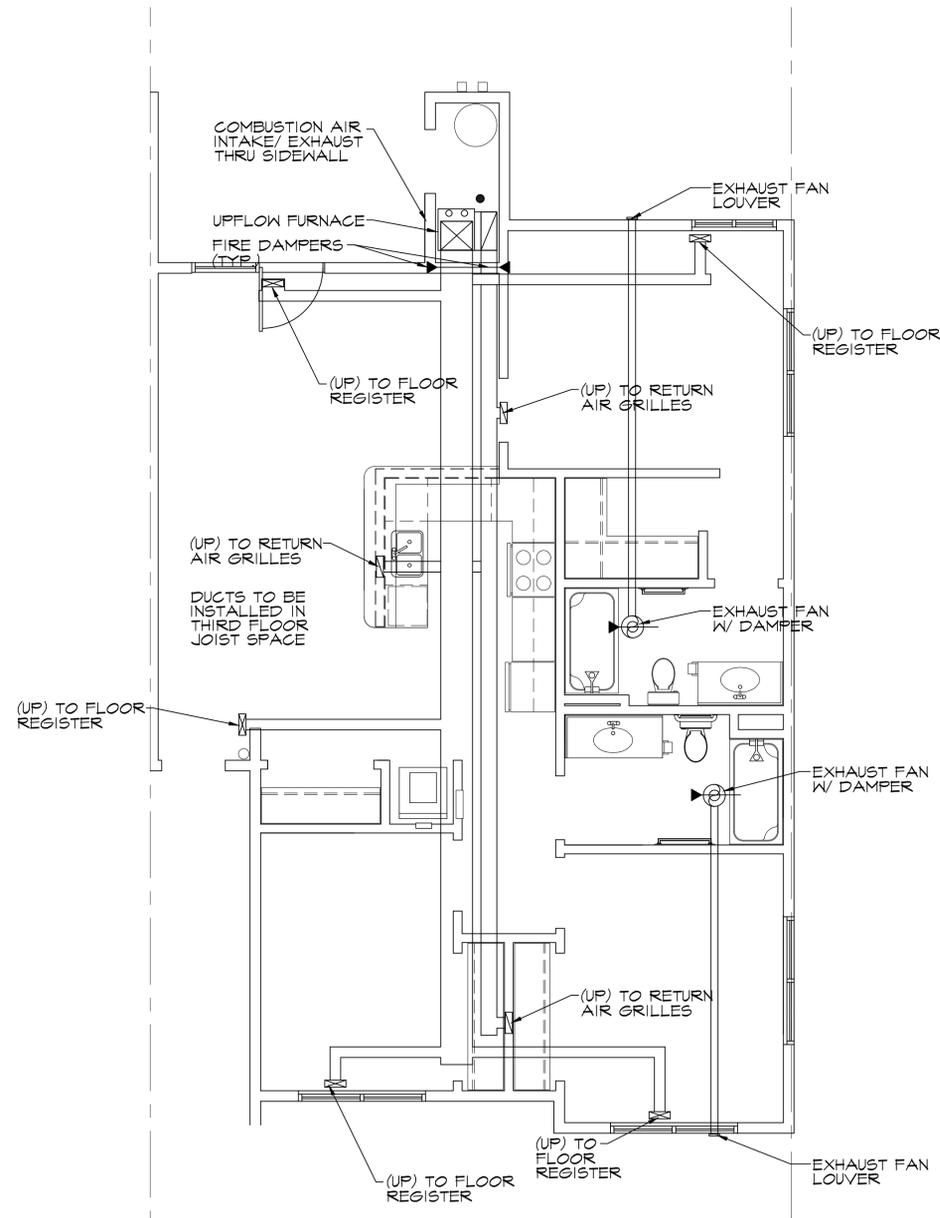
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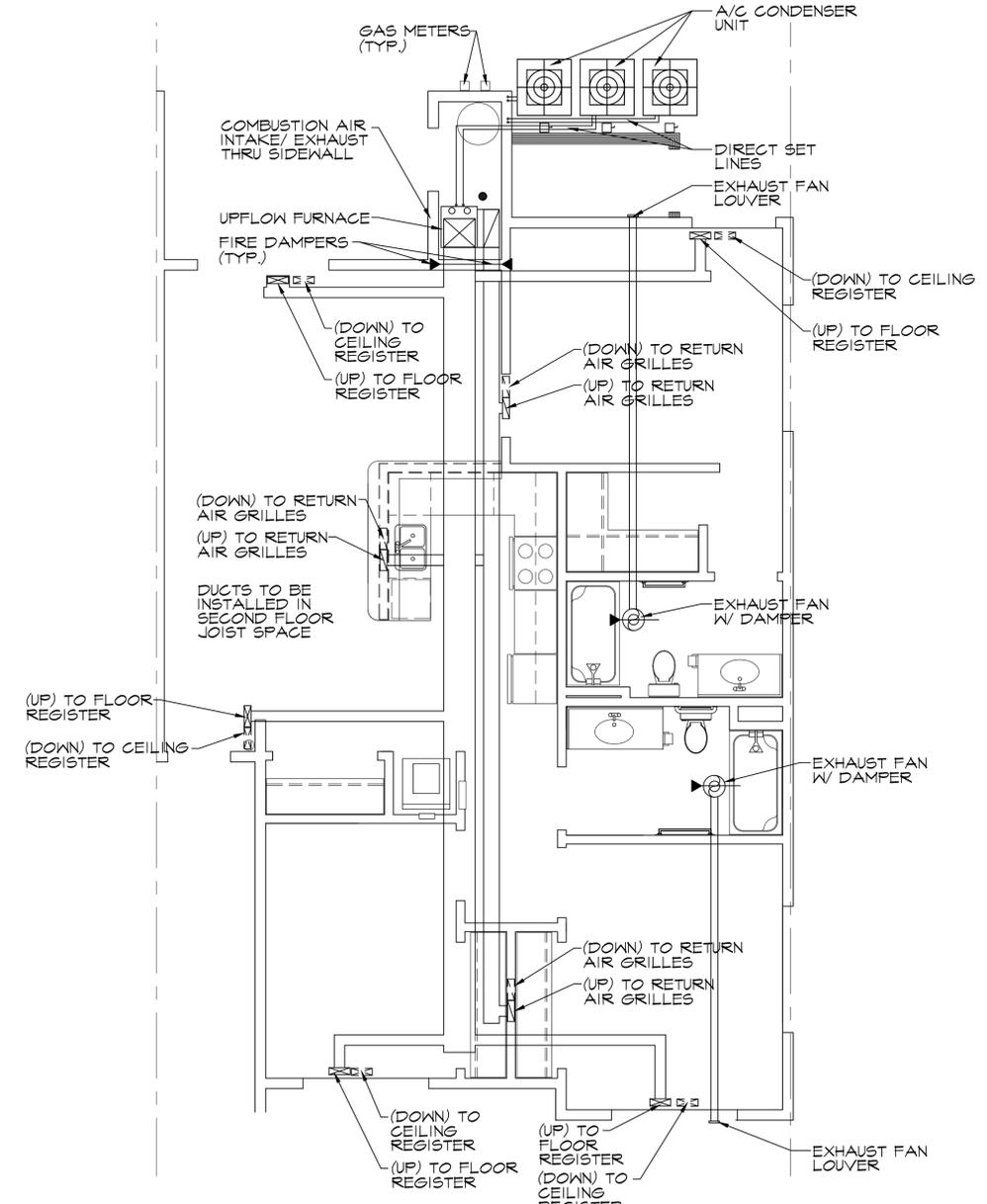
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drawn:  
CFC/JEB/MD

date:  
01/09/23  
sheet:  
M.3



**THIRD FLOOR UNIT MECHANICAL PLAN**  
 (2) SCALE: 1/4" = 1'-0"



**FIRST & SECOND FLOOR UNIT MECHANICAL PLAN**  
 (1) SCALE: 1/4" = 1'-0"

**MECHANICAL FIXTURE SCHEDULE:**

- FURNACE TO BE CARRIER 50MCB040-100-03 92% EFFICIENT 60,000 BTU CAPACITY OR APPROVED EQUAL.
- A/C CONDENSER TO BE CARRIER 24ABC6 2 TON, 13 SEER CENTRAL AIR SYSTEM OR APPROVED EQUAL.

**GENERAL NOTES:**

- ALL DUCTS PENETRATING RATED ASSEMBLIES TO BE DAMPERED.
- MECHANICAL LAYOUTS ARE SHOWN SCHEMATICALLY. DESIGN OF EQUIPMENT, DUCT SIZING, ETC. TO BE DETERMINED BY THE CONTRACTOR FOR A FULLY FUNCTIONING AND CODE COMPLIANT SYSTEM.

scale: AS NOTED  
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project location: 1470 US 31 SOUTH  
 TRAVERSE CITY, MI. 49686

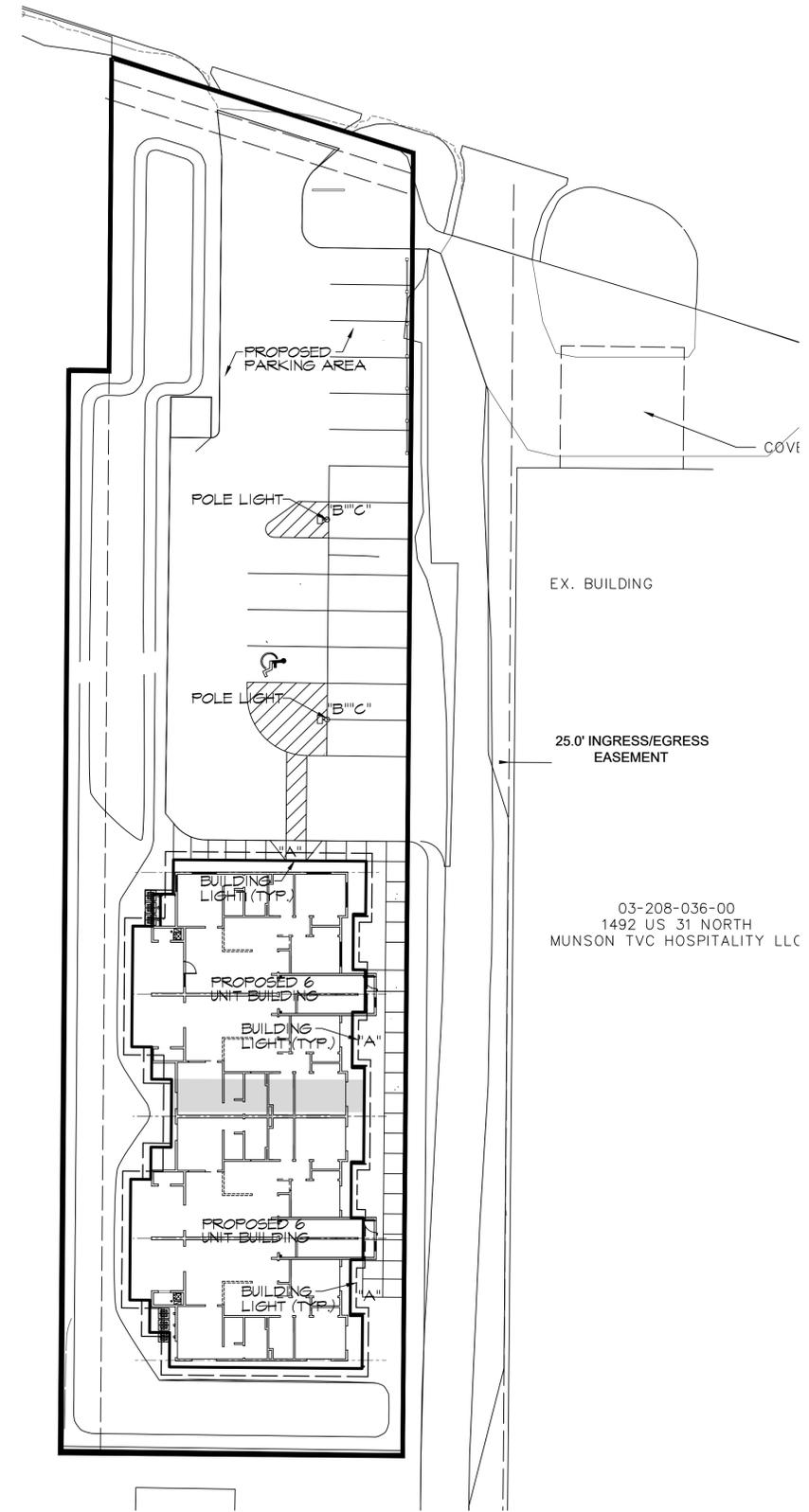
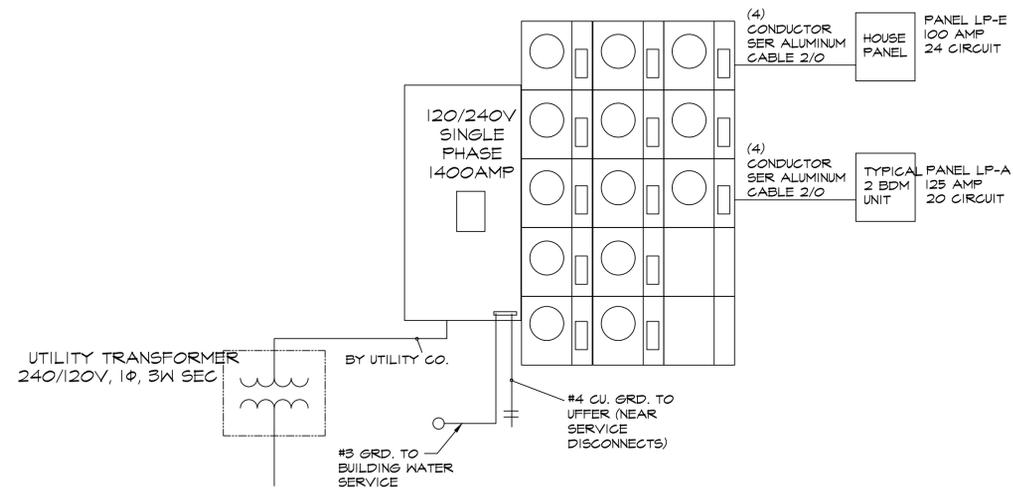
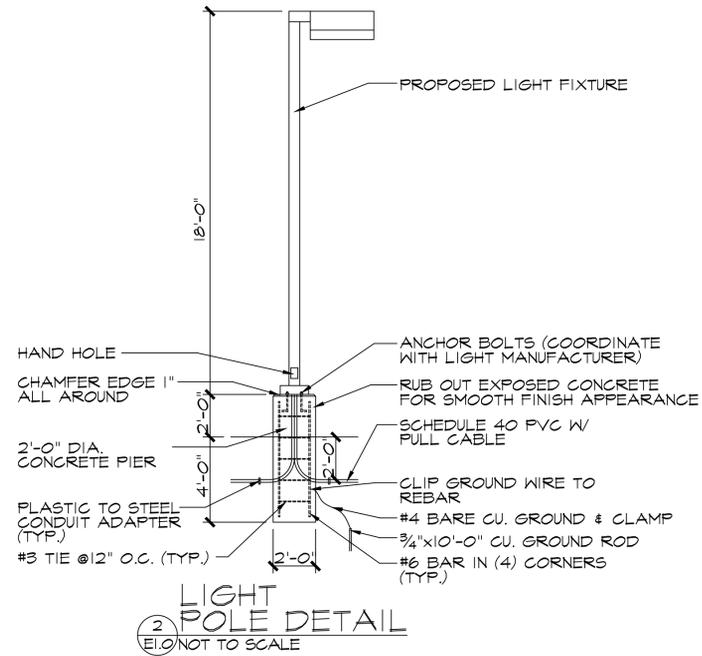
sheet title: UNIT MECHANICAL PLANS  
 project name: BEACH HAUS ANNEX

preliminary construction

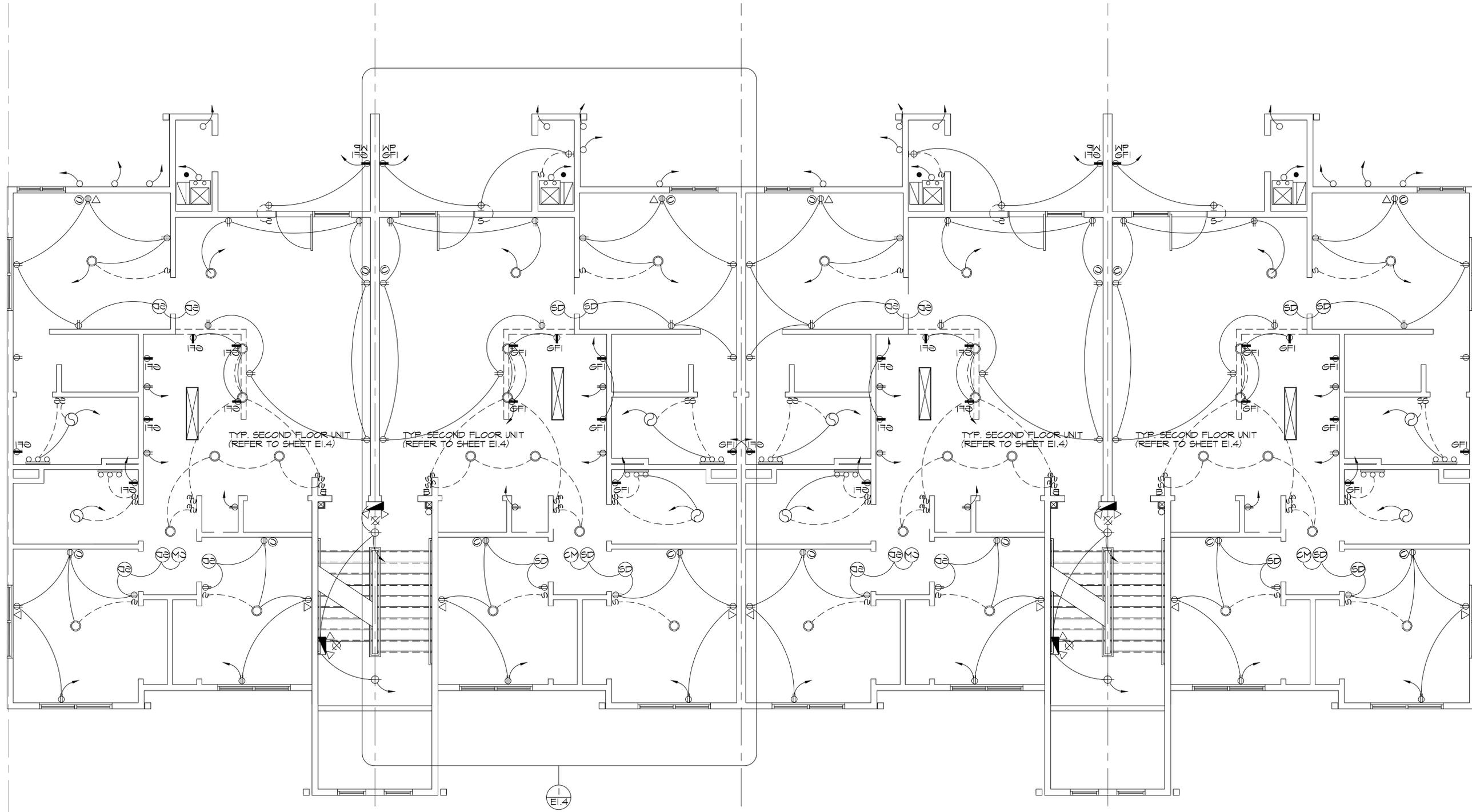
date: 01/09/23  
 sheet: M1.4



| LUMINAIRE SCHEDULE |          |             |       |       |       |                          |                              |        |            |
|--------------------|----------|-------------|-------|-------|-------|--------------------------|------------------------------|--------|------------|
| LABEL              | QUANTITY | ARRANGEMENT | LLD   | LDD   | BF    | MANUFACTURER             | DESCRIPTION                  | COLOR  | LUMEN/WATT |
| "A"                | 3        | SINGLE      | 0.960 | 0.950 | 1.000 | COOPER LIGHTING - LUMARK | XTORIB-Y                     | 3000K  | 990/18     |
| "B"                | 2        | SINGLE      |       |       |       | ULS 4" X 25' POLE        | RPSQ-4-25-II-DI              | BRONZE |            |
| "C"                | 2        | SINGLE      |       |       |       | LUMARK PREVAIL           | PRV-C60-D-UNV-T3-SA-BZ-T0/30 | 3000K  | 20,000/153 |







SECOND FLOOR ELECTRICAL PLAN  
 EI.2 SCALE: 1/4" = 1'-0"

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 LABELLE MANAGEMENT  
 1775 US 31 NORTH  
 TRAVERSE CITY, MI.  
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project location:  
 1470 US 31 SOUTH  
 TRAVERSE CITY, MI.  
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sheet title:  
**SECOND FLOOR ELECTRIC**  
**BEACH HAUS ANNEX**

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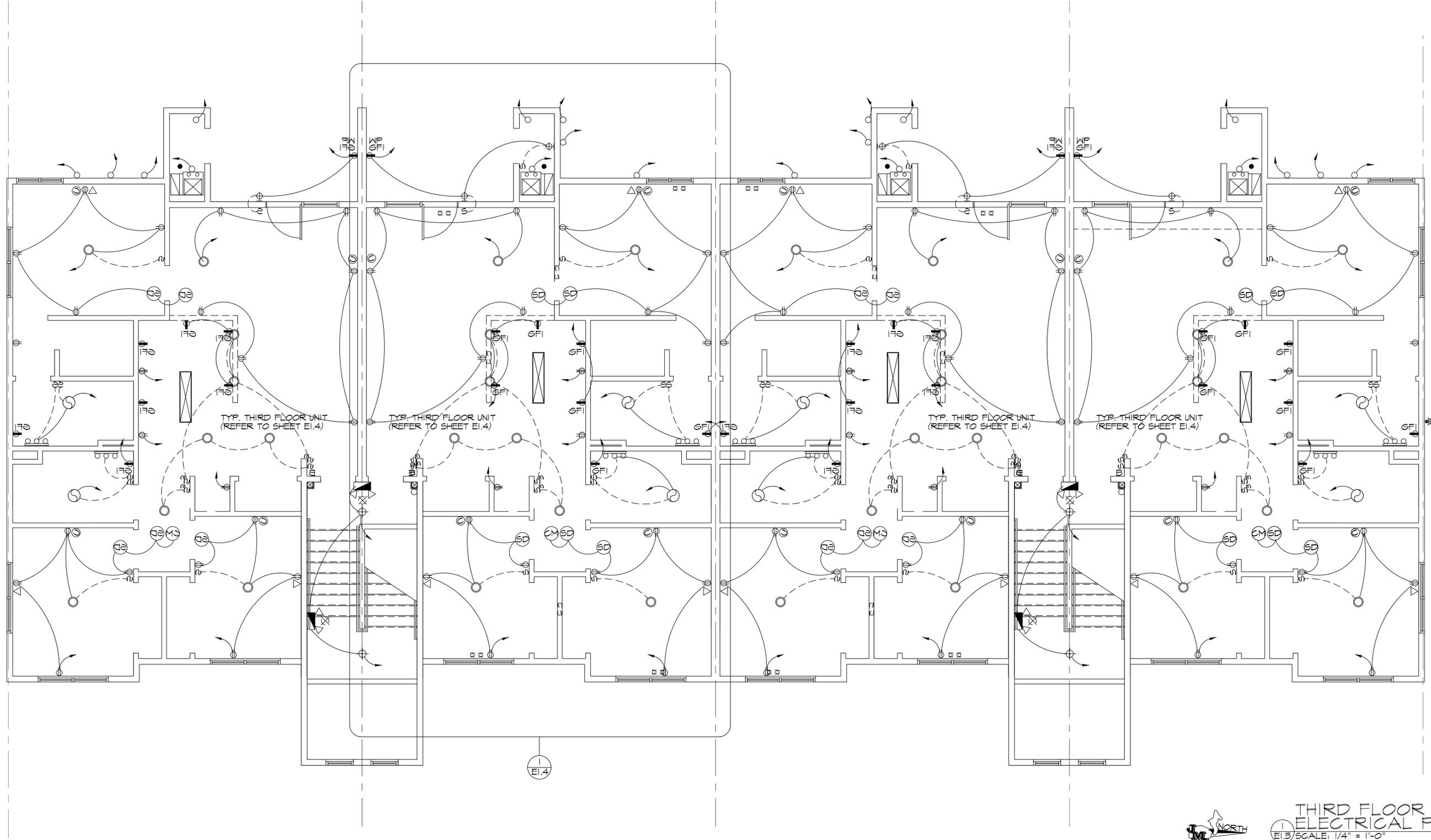
date:  
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 sheet:  
 EI.2

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scale:  
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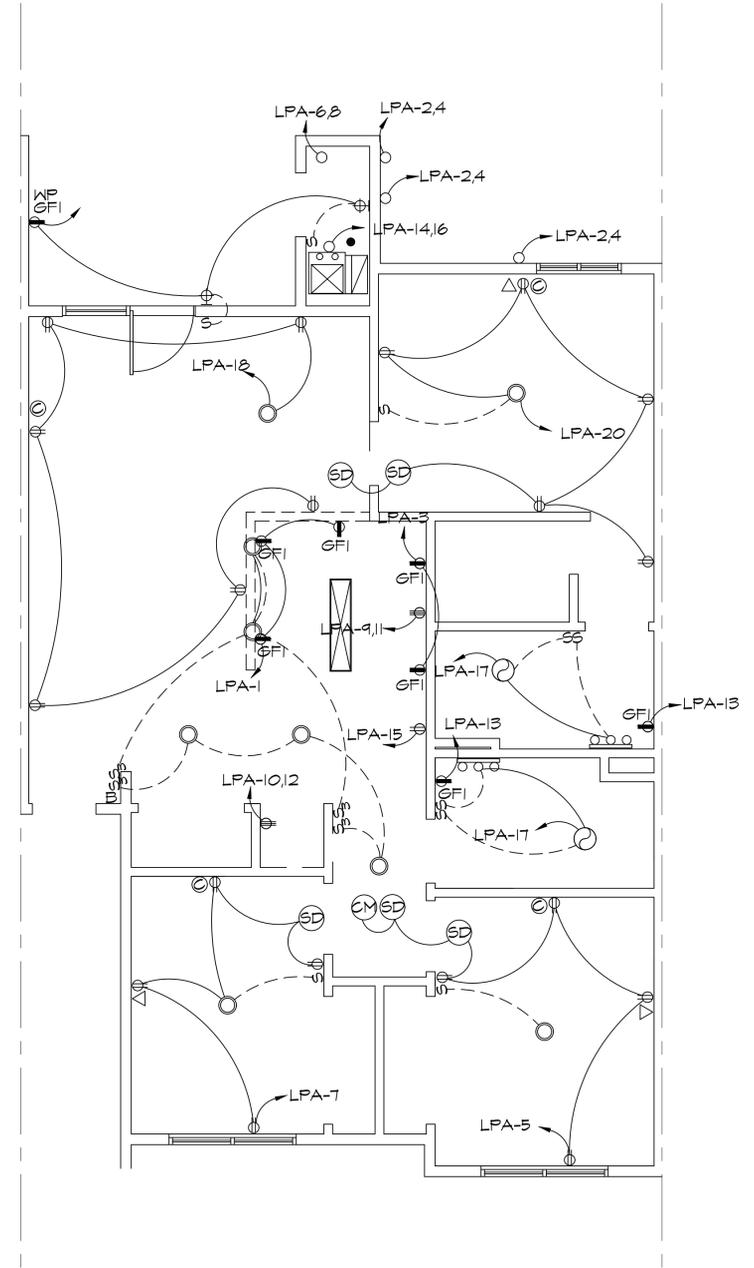


THIRD FLOOR ELECTRICAL PLAN  
 EI.3 SCALE: 1/4" = 1'-0"

| SYMBOL LEGEND |   |
|---------------|---|
| SYMBOL        | DESCRIPTION   |
| S             | 20A-120V SINGLE POLE TOGGLE SWITCH MOUNTED 48" AFF UNLESS OTHERWISE NOTED                 |
| R             | 20A-120V SINGLE POLE REOSTAT SWITCH MOUNTED 48" AFF UNLESS OTHERWISE NOTED                |
| ⊕             | 15A/125V GROUNDING TYPE DUPLEX CONVENIENCE OUTLET MOUNTED 18" AFF UNLESS OTHERWISE NOTED. |
| ⊖             | 15A/125V GROUNDING TYPE DUPLEX CONVENIENCE OUTLET MOUNTED 44" AFF UNLESS OTHERWISE NOTED. |
| ▽             | TELEPHONE OUTLET 18" AFF. PROVIDE 3/4" C WITH PULLWIRE TO ACCESSIBLE CEILING SPACE        |
| Ⓜ             | JUNCTION BOX SIZE AS REQUIRED   |
| □             | LIGHTING PANEL  |
| NL            | NIGHT LIGHT   |
| GFI           | GROUND FAULT CIRCUIT INTERRUPTER  |
| WP            | WEATHER PROOF   |
| ■             | NITE LIGHT  |
| ⓈD            | SMOKE DETECTOR  |
| ⓈP            | SPEAKER   |

| PANEL BOARD DESIGNATION: LP-A |      |                 |               |     |    |
|-------------------------------|------|-----------------|---------------|-----|----|
| 120/240 VOLTS 1-PHASE         |      |                 |               |     |    |
| SURFACE MOUNTED 125 AMP MAIN  |      |                 |               |     |    |
| #                             | AMP  | DESCRIPTION     | DESCRIPTION   | AMP | #  |
| 1                             | 20AG | KIT. CIRCUIT #1 | AIR HANDLER   | 30  | 2  |
| 3                             | 20AG | KIT. CIRCUIT #2 | 240 VOLT      |     | 4  |
| 5                             | 15A  | BEDROOM AREA    | WATER HEATER  | 30  | 6  |
| 7                             | 15A  | DEN AREA        | 240 VOLT      |     | 8  |
| 9                             | 40   | RANGE           | DRYER         | 30  | 10 |
| 11                            |      | 240 VOLT        | 240 VOLT      |     | 12 |
| 13                            | 20AG | BATH RECEPT     | HEAT PUMP     | 25  | 14 |
| 15                            | 20AG | REFRIGERATOR    | 240 VOLT      |     | 16 |
| 17                            | 15A  | GEN. LIGHTS     | LIV. RM. AREA | 15A | 18 |
| 19                            | 15A  | BATH LIGHTS     | BEDROOM AREA  | 15A | 20 |
| 21                            |      |                 |               |     | 21 |
| 23                            |      |                 |               |     | 23 |
| 25                            |      |                 |               |     | 25 |
| 27                            |      |                 |               |     | 27 |
| 29                            |      |                 |               |     | 29 |
| 31                            |      |                 |               |     | 31 |
| 33                            |      |                 |               |     | 33 |
| 35                            |      |                 |               |     | 35 |
| 37                            |      |                 |               |     | 37 |
| 39                            |      |                 |               |     | 39 |
| 41                            |      |                 |               |     | 41 |

\*A=AFCI, \*AG=AFCI/GFCI, \*L=BREAKER LOCK (FOR SERVICE WORK)



TYPICAL UNIT ELECTRICAL PLAN  
 SCALE: 1/4" = 1'-0"  
 NORTH

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

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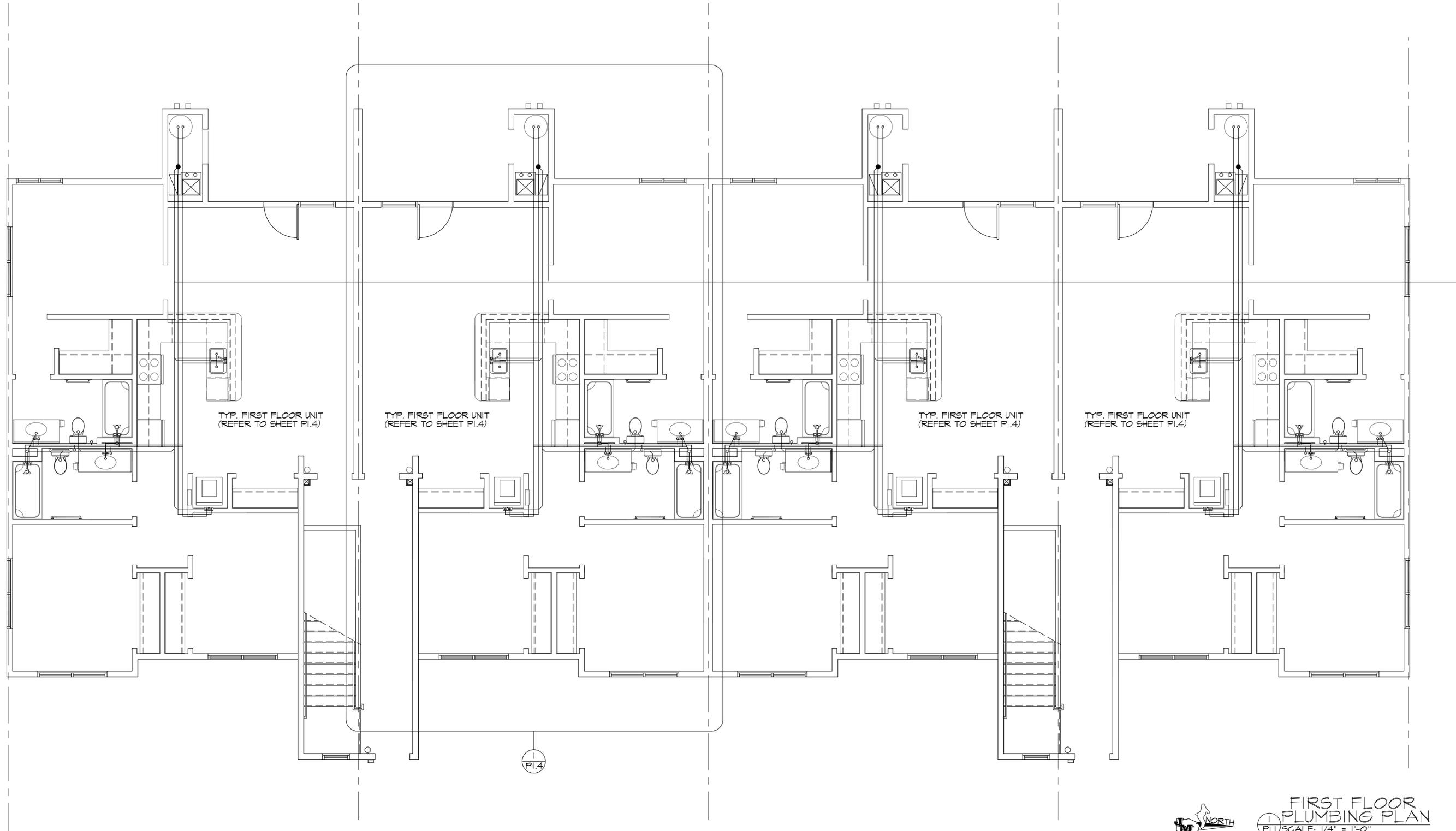
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1775 US 31 NORTH  
TRAVERSE CITY, MI.  
49686

project location:  
1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49686

sheet title:  
UNIT ELECTRICAL PLANS  
project name:  
BEACH HAUS ANNEX

preliminary  
construction

date:  
01/09/23  
sheet:  
E1.4



FIRST FLOOR  
 PLUMBING PLAN  
 P1.1 SCALE: 1/4" = 1'-0"



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sheet title:  
**FIRST FLOOR PLUMBING**  
 project name:  
**BEACH HAUS ANNEX**

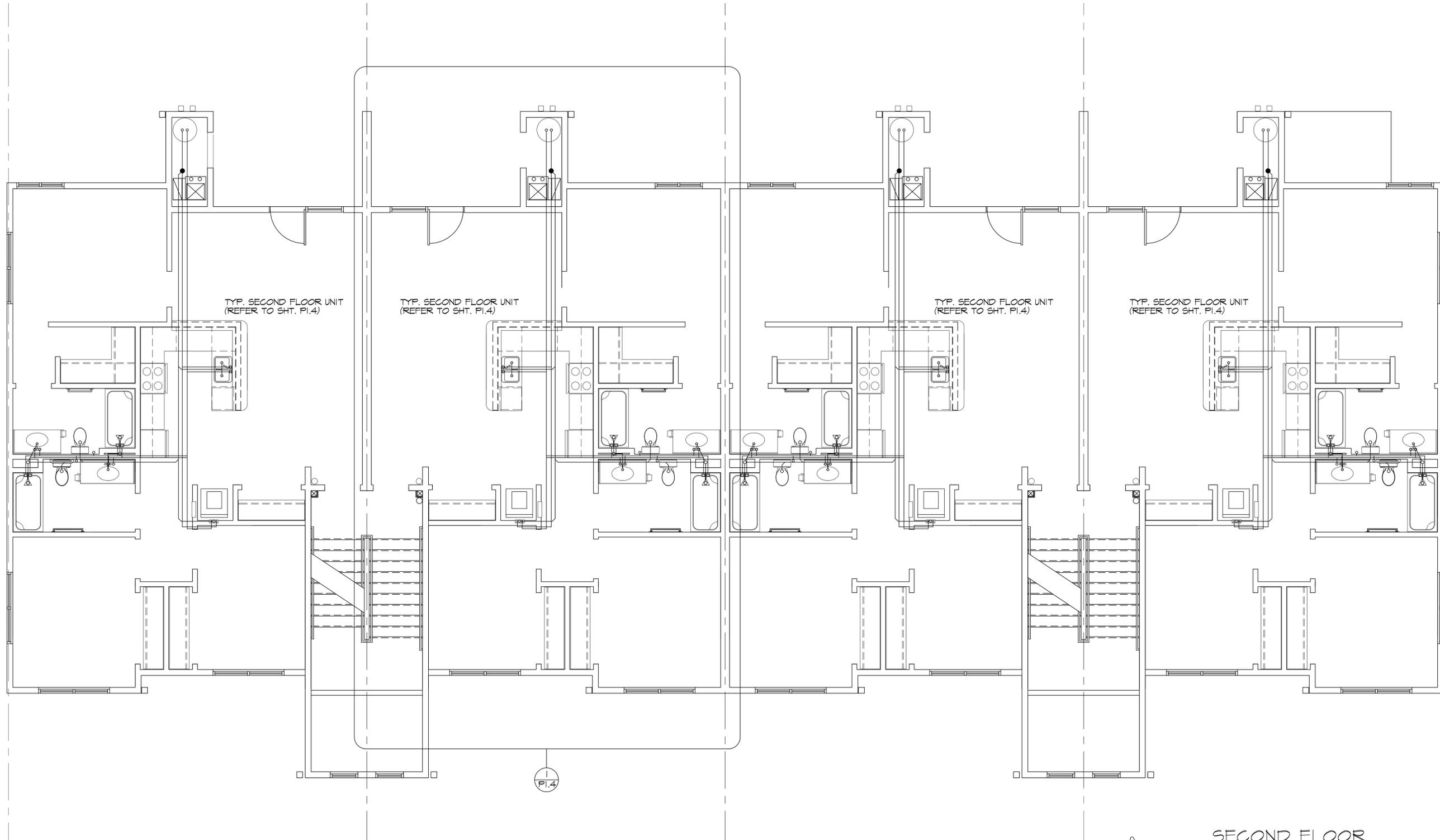
project location:  
 1470 US 31 SOUTH  
 TRAVERSE CITY, MI.  
 49686

owner information:  
 LABELLE MANAGEMENT  
 1775 US 31 NORTH  
 TRAVERSE CITY, MI.  
 49686

revisions:  
 10/09/23 ISSUED FOR PERMITS/PRICING

architect:  
 CF CAMPBELL  
 phone: (231) 947-9019  
 e-mail: jmc@att.net

scale:  
 AS NOTED  
 drawn:  
 CFC/JEB/MD



SECOND FLOOR  
PLUMBING PLAN  
PI.2 SCALE: 1/4" = 1'-0"



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sheet title:  
**SECOND FLOOR PLUMBING**  
project name:  
**BEACH HAUS ANNEX**

project location:  
1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49686

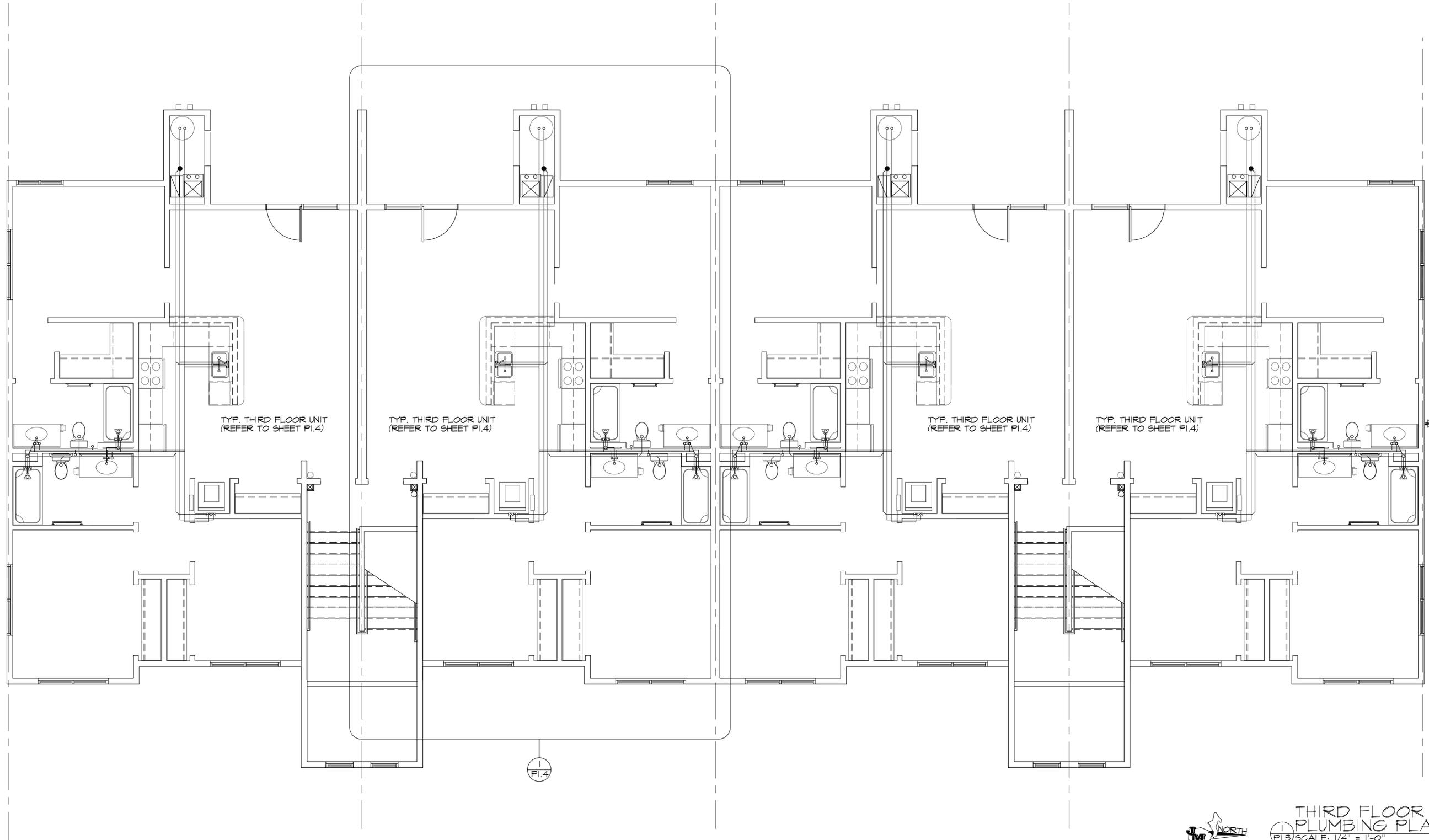
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drawn:  
CFC/JEB/MD

date:  
01/09/23  
sheet:  
P.1.2



TYP. THIRD FLOOR UNIT  
(REFER TO SHEET PI.4)

PI.4



THIRD FLOOR  
PLUMBING PLAN  
PI.3 SCALE: 1/4" = 1'-0"



preliminary  
construction

date:  
01/09/23  
sheet:  
PI.3

sheet title:  
**THIRD FLOOR PLUMBING**  
project name:  
**BEACH HAUS ANNEX**

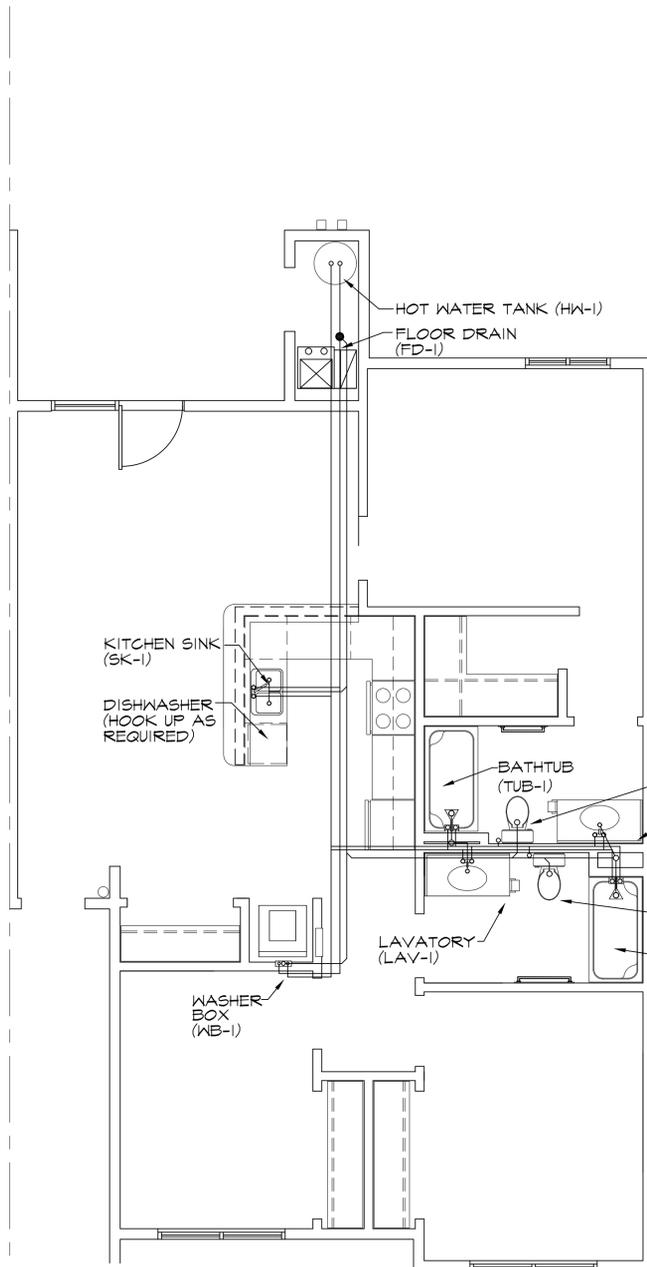
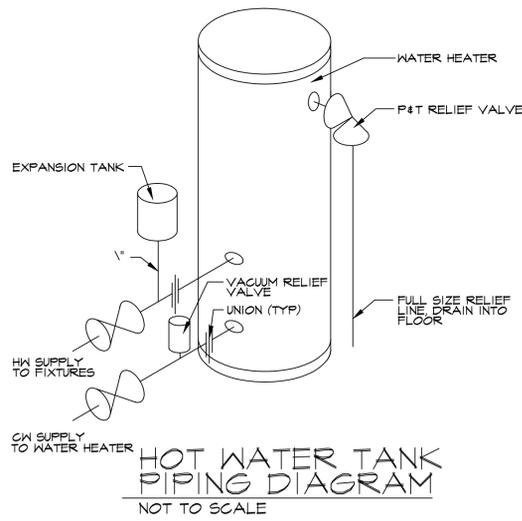
project location:  
1470 US 31 SOUTH  
TRAVERSE CITY, MI.  
49686

owner information:  
LABELLE MANAGEMENT  
1775 US 31 NORTH  
TRAVERSE CITY, MI.  
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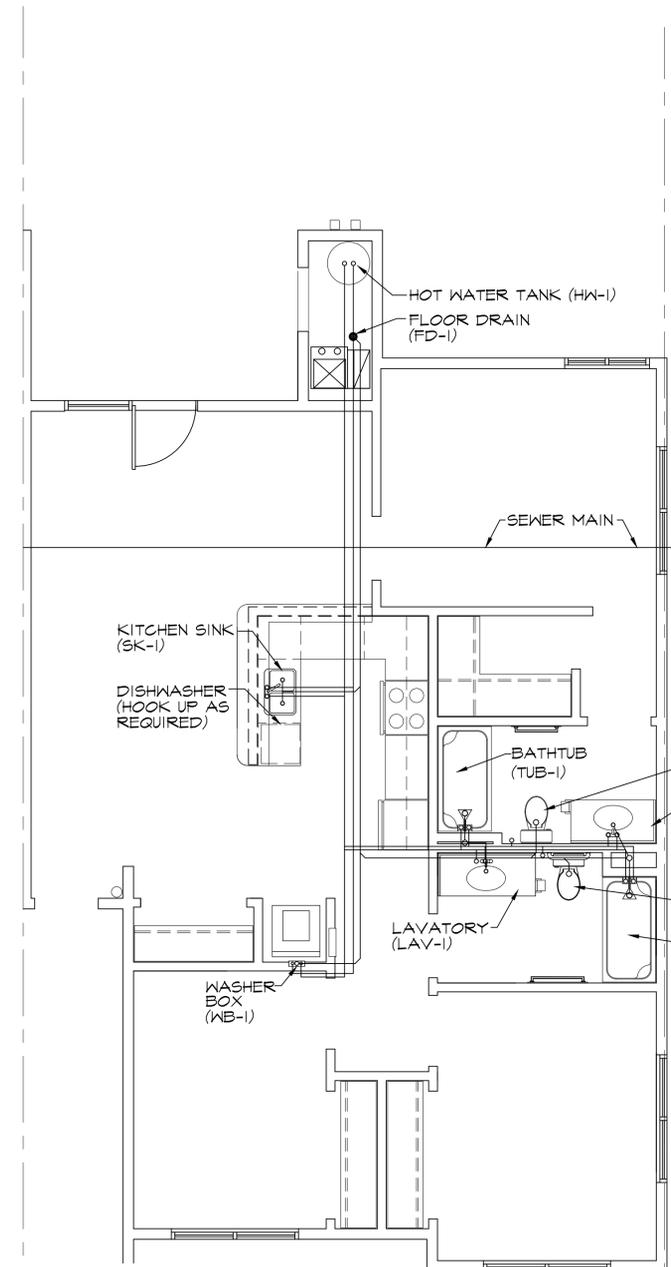
revisions:  
10/09/23 ISSUED FOR PERMITS/PRICING

architect:  
CF CAMPBELL  
phone: (231) 947-9019  
e-mail: jml@gaitt.net

scale:  
AS NOTED  
drawn:  
CFC/JEB/MD



TYP. SECOND & THIRD FLOOR PLUMBING PLANS  
 (2) P1.4 SCALE: 1/4" = 1'-0"

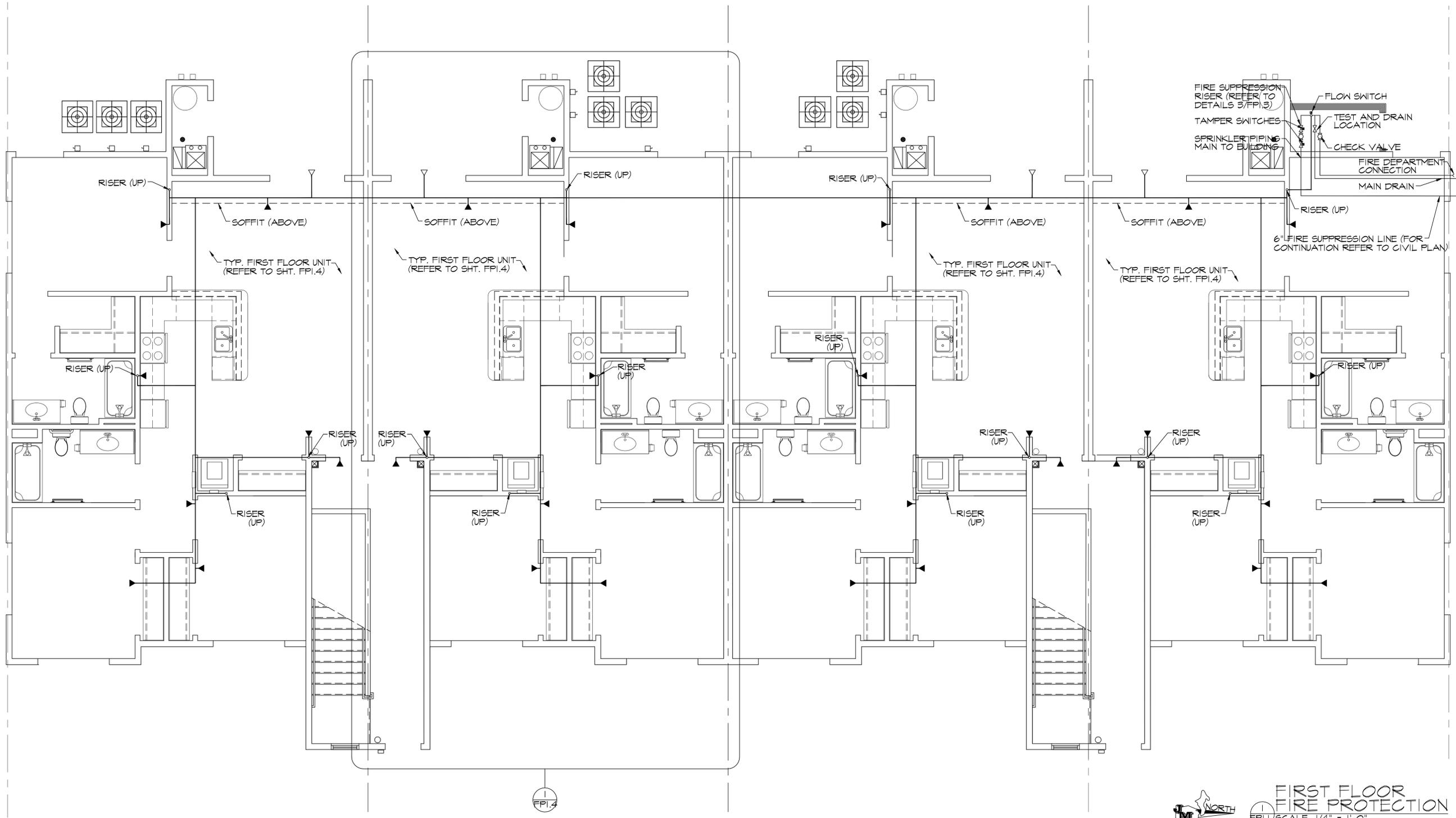


TYP. FIRST FLOOR PLUMBING PLANS  
 (1) P1.4 SCALE: 1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE

| TAG   | DESCRIPTION                          | MFG. | MODEL | ROUGH-IN SIZE |      |        | TRIM                        | REMARKS  |
|-------|--------------------------------------|------|-------|---------------|------|--------|-----------------------------|--|
|       |                                      |      |       | CW            | HW   | SAN    |                             |  |
| WC-1  | FL MTD, ELONGATED WATER CLOSET, TANK |      |       | 1/2"          | —    | 3"     | WHITE, OPEN SEAT            | CHROME STOP, SUPPLY  |
| LAV-1 | LAVATORY                             |      |       | 1/2"          | 1/2" | 1-1/2" | WHITE, GRID STRAINER        | CHROME STOPS, SUPPLIES INSUL SUPPLIES & TRAP GUARD PER ADA |
| FD-1  | FLOOR DRAIN                          |      |       | —             | —    | 2"     | NICKEL BRONZE ADJ. STRAINER | W/TRAP SEAL  |
| HW-1  | ELECTRIC WATER HEATER                |      |       | 3/4"          | 3/4" | —      | P & T RELIEF VALVE          |  |
| SK-1  | 2 BOWL SS SINK                       |      |       | 1/2"          | 1/2" | 1-1/2" | DEEP CUP SS BASKET STRAINER |  |
| WB-1  | WASHER BOX                           |      |       | 1/2"          | 1/2" | 1-1/2" |                             |  |
| TUB-1 | BATHTUB                              |      |       | 1/2"          | 1/2" | 1-1/2" |                             |  |
| SH-1  | SHOWER                               |      |       | 1/2"          | 1/2" | 1-1/2" |                             |  |





**LEGEND:**

- RESIDENTIAL PENDANT HEAD
- ▼ RESIDENTIAL HORIZONTAL SIDEWALL HEAD
- ▽ RESIDENTIAL HORIZONTAL DRY PENDANT SIDEWALL HEAD
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B. TRAVERSE CITY, MICHIGAN 49684

sheet title: **FIRE PROTECTION PLAN**  
 project name: **BEACH HAUS ANNEX**

preliminary:  preliminary  
 construction:  construction

date: 01/09/23  
 sheet: FPI.1

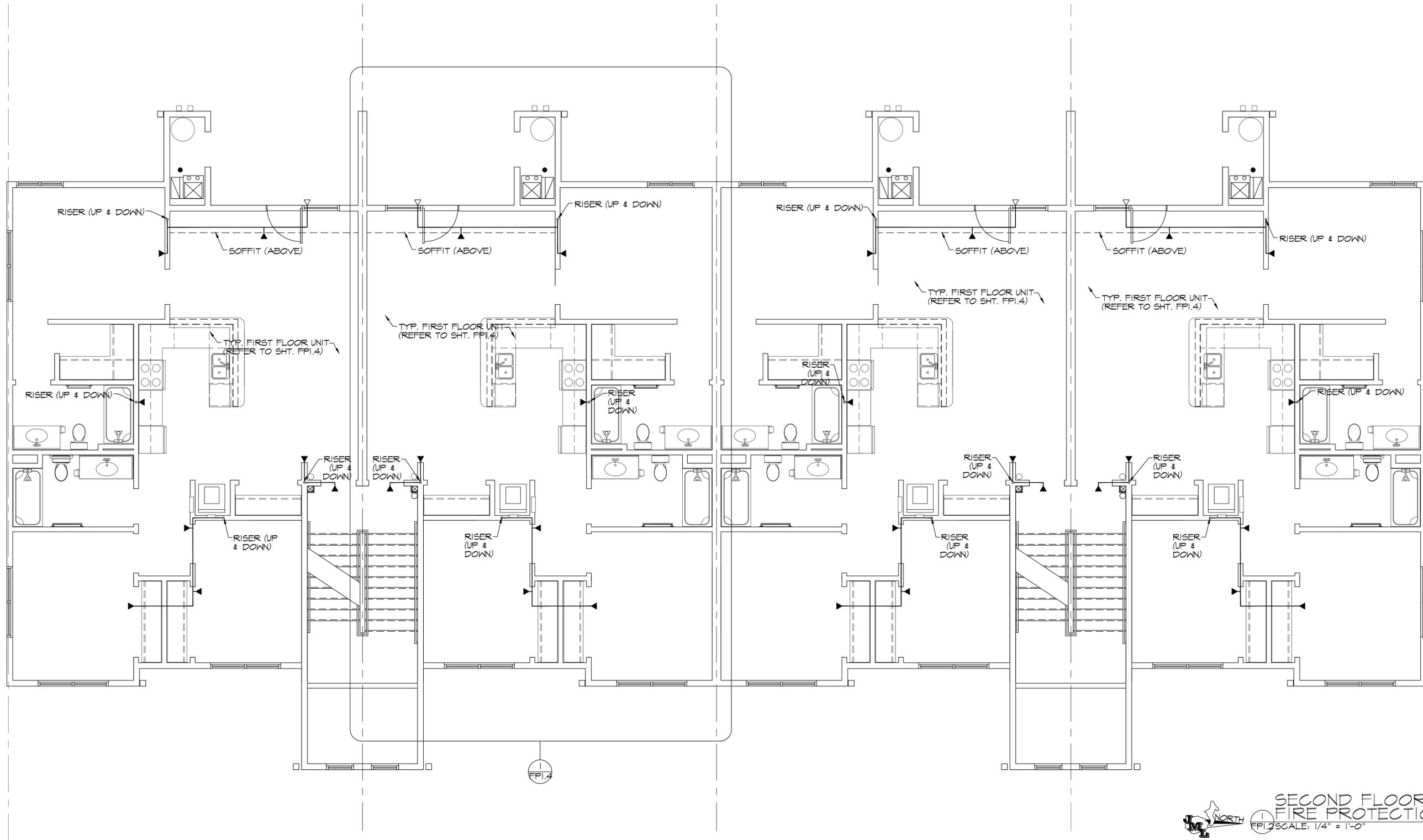
project location: 1470 US 31 SOUTH  
 TRAVERSE CITY, MI.  
 49686

owner information: LABELLE MANAGEMENT  
 1773 US 31 NORTH  
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 49686

revisions: 10/09/23 ISSUED FOR PERMITS/PRICING

architect: CF CAMPBELL  
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 e-mail: jml@cfatt.net

scale: AS NOTED  
 drawn: CFC/JEB/MD

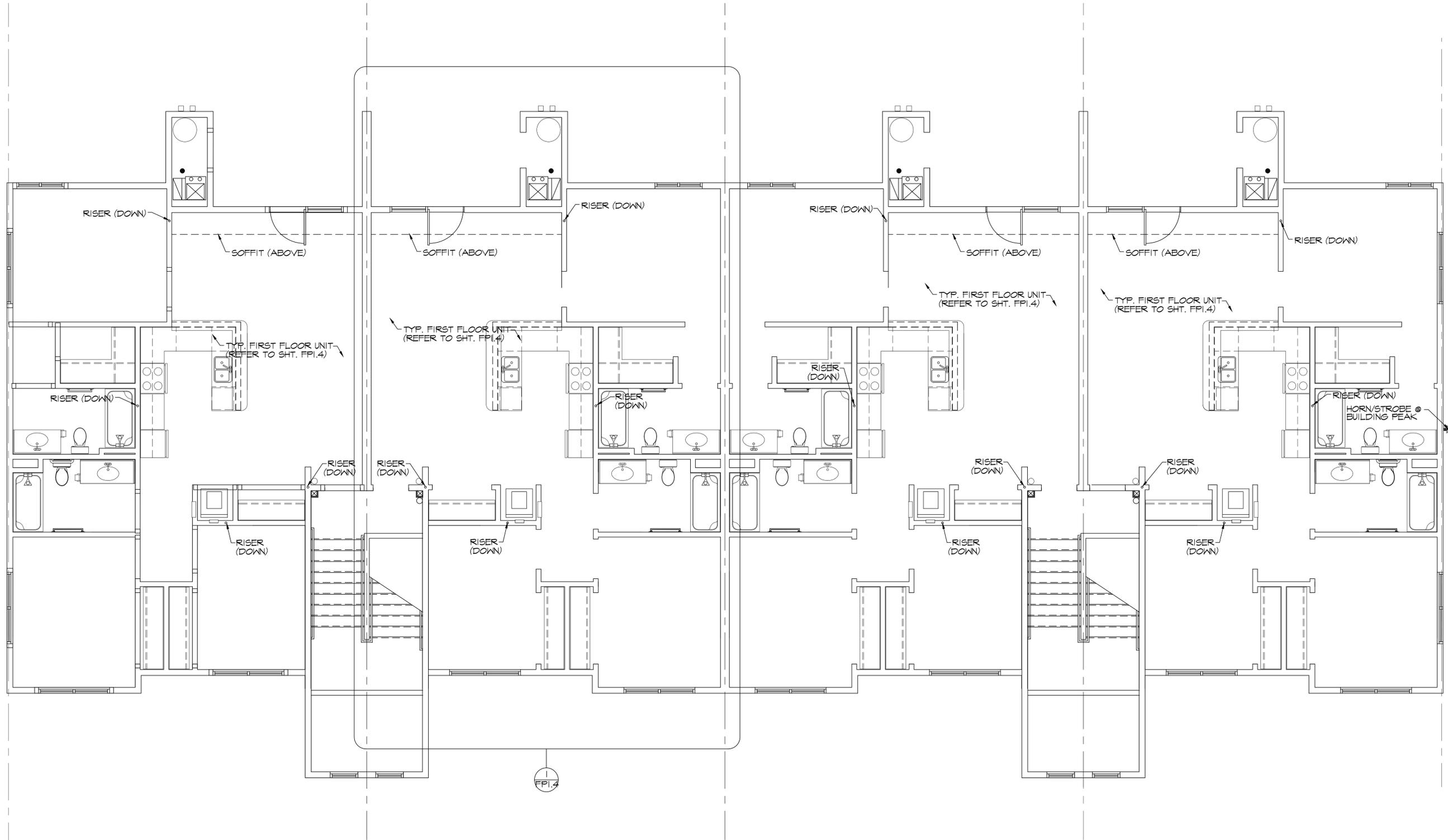


**SECOND FLOOR  
FIRE PROTECTION**  
 FPI.2 SCALE: 1/4" = 1'-0"

**LEGEND:**

- RESIDENTIAL PENDANT HEAD
- ▼ RESIDENTIAL HORIZONTAL SIDEWALL HEAD
- ▽ RESIDENTIAL HORIZONTAL DRY PENDANT SIDEWALL HEAD
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR





THIRD FLOOR  
FIRE PROTECTION PLAN  
FPI.3 SCALE: 1/4" = 1'-0"

LEGEND:

- RESIDENTIAL PENDANT HEAD
- ▼ RESIDENTIAL HORIZONTAL SIDEWALL HEAD
- ▽ RESIDENTIAL HORIZONTAL DRY PENDANT SIDEWALL HEAD
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B. TRAVERSE CITY, MICHIGAN 49684

architect:  
CF CAMPBELL  
phone: (231) 947-9019  
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scale:  
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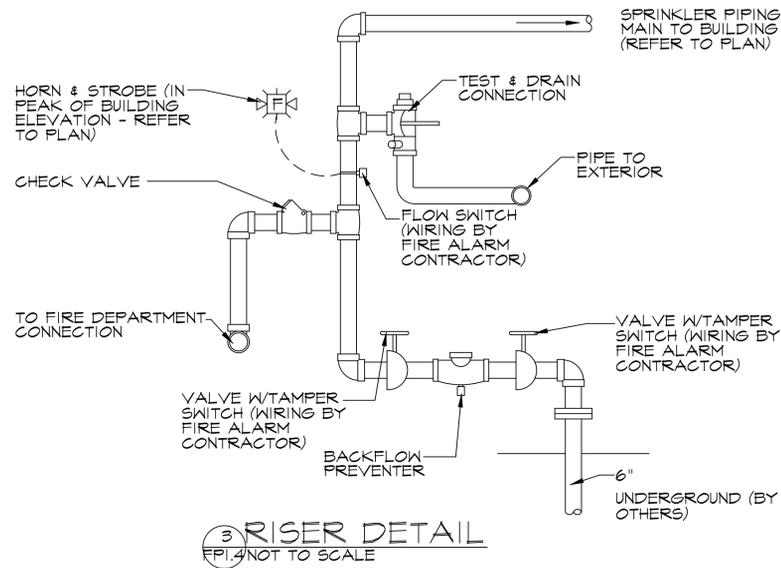
project location:  
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49686

sheet title:  
THIRD FLOOR FIRE PROTECTION  
project name:  
BEACH HAUS ANNEX

preliminary:  
construction

date:  
10/09/23  
sheet:  
FPI.3





**GENERAL NOTES:**

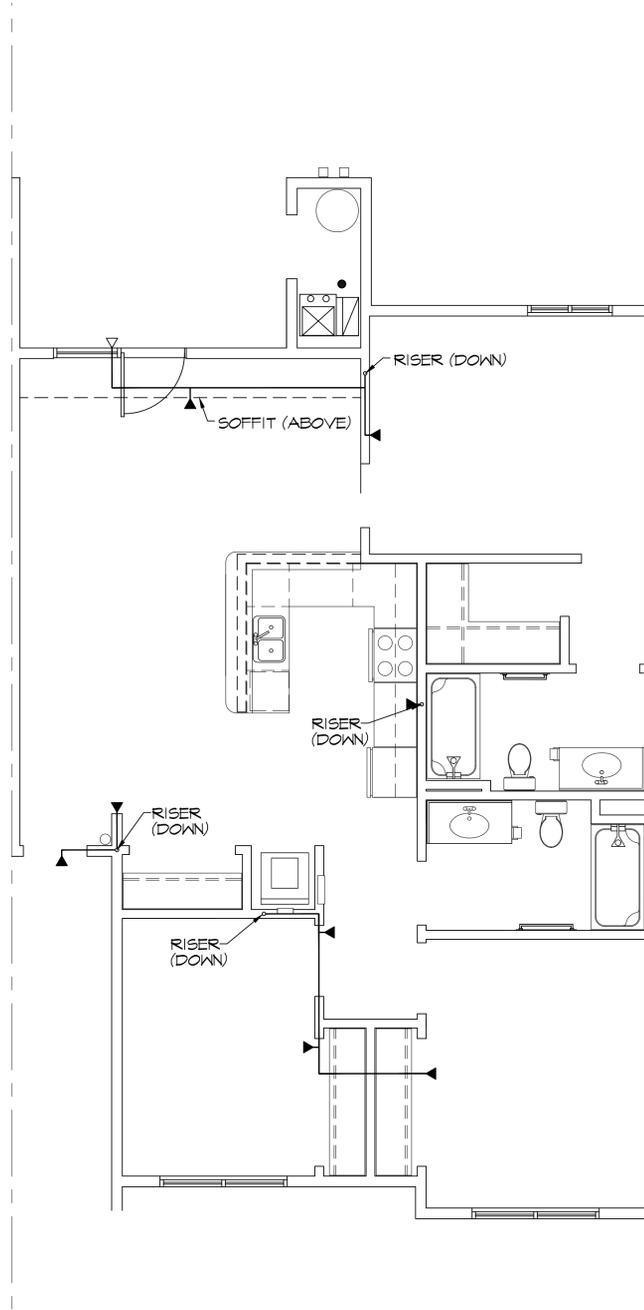
1. FIRE SUPPRESSION CONTRACTOR SHALL DESIGN, FABRICATE AND INSTALL THE FIRE SUPPRESSION SYSTEM FOR THE BUILDING. FIRE SUPPRESSION CONTRACTOR TO PREPARE DESIGN DRAWINGS AND CALCULATIONS FOR SUBMISSION AND APPROVAL BY THE ARCHITECT AND GRAND TRAVERSE CO. METRO FIRE DEPARTMENT PRIOR TO WORK COMMENCING.
2. FIRE SUPPRESSION CONTRACTOR RESPONSIBLE FOR ALL LABOR AND MATERIALS, PROGRAMMING OF SYSTEM AND FINAL ACCEPTANCE TEST
3. FIRE SUPPRESSION SYSTEM TO BE AN NFPA-HR SYSTEM. NO FIRE SUPPRESSION HEADS TO BE LOCATED IN ATTIC OR INTERSTITIAL SPACE.
4. COORDINATE ALL WORK WITH OTHER TRADES INCLUDING ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS.
5. INCLUDE RECORD DRAWINGS OF THE INSTALLATION AND AN OPERATION AND MAINTENANCE MANUAL FOR THE OWNER UPON COMPLETION OF THE PROJECT.
6. ALL PIPING INSTALLED SHALL BE TESTED AT 200 PSI FOR TWO HOURS WITH NO LEAKAGE, IN THE PRESENCE OF THE OWNERS REPRESENTATIVE AND THE LOCAL FIRE MARSHAL
7. SIDEWALL HEADS AT EXTERIOR BALCONIES TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH TO 6 INCHES BELOW THE STRUCTURAL MEMBERS AND A MAXIMUM OF 14 INCHES BELOW THE OPEN WOOD JOIST CONSTRUCTION.

**FIRE ALARM NOTES**

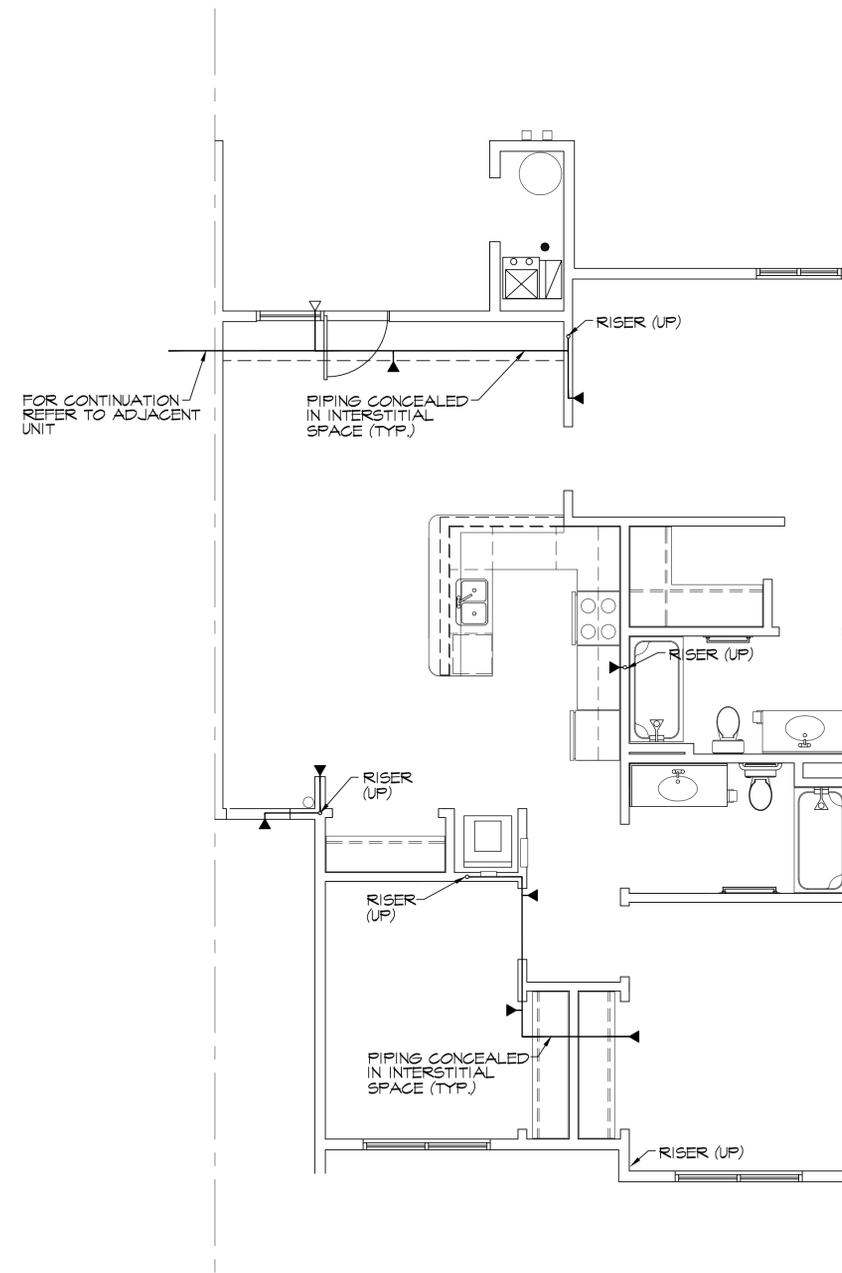
1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES.
2. ALL CONDUCTORS SHALL BE COPPER. ALUMINUM WIRE WILL NOT BE ACCEPTED.
3. ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #16 AWG.
4. STROBE AND HORN/STROBES SHALL BE CEILING MOUNTED OR WALL MOUNTED IF WALL MOUNTED THEN STROBE AND HORN/STROBES SHALL BE MOUNTED AT 80" BELOW THE CEILING WHICHEVER IS LOWER. ALL STROBES SHALL HAVE A SYNCHRONIZED FLASH. ALL HORN/STROBES SHALL BE WHITE UNLESS THIS IS NOT ALLOWED BY THE LOCAL A.H.J.
5. DETECTORS SHALL NOT BE LOCATED CLOSER THAN (3) FEET FROM VENTILATION REGISTERS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.

**LEGEND:**

- RESIDENTIAL PENDANT HEAD
- ▼ RESIDENTIAL HORIZONTAL SIDEWALL HEAD
- ▽ RESIDENTIAL HORIZONTAL DRY PENDANT SIDEWALL HEAD
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR



TYP SECOND & THIRD FLOOR  
FIRE PROTECTION PLAN  
EPI.4 SCALE: 1/4" = 1'-0"



TYP. FIRST FLOOR  
FIRE PROTECTION PLAN  
EPI.4 SCALE: 1/4" = 1'-0"

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sheet title: FIRE PROTECTION PLAN  
 project name: BEACH HAUS ANNEX  
 project location: 1470 US 31 SOUTH TRAVERSE CITY, MI. 49686  
 owner information: LABELLE MANAGEMENT 1775 US 31 NORTH TRAVERSE CITY, MI. 49686  
 architect: CF CAMPBELL phone: (231) 947-9019 e-mail: jml@gaitt.net  
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 sheet: FP.4

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