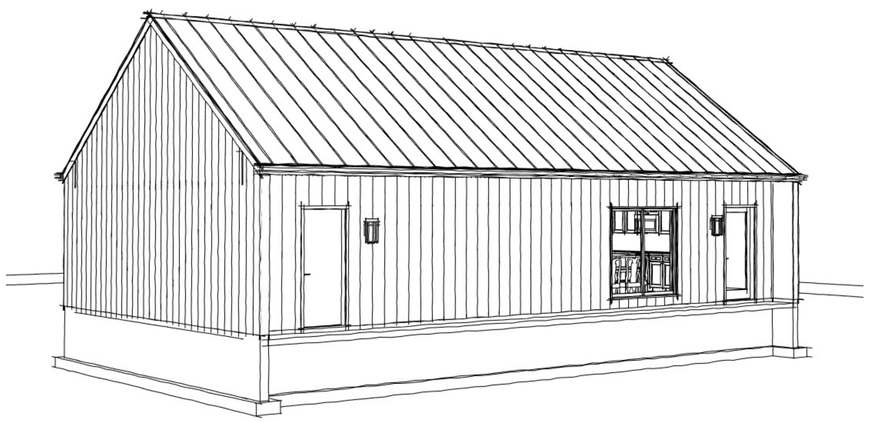
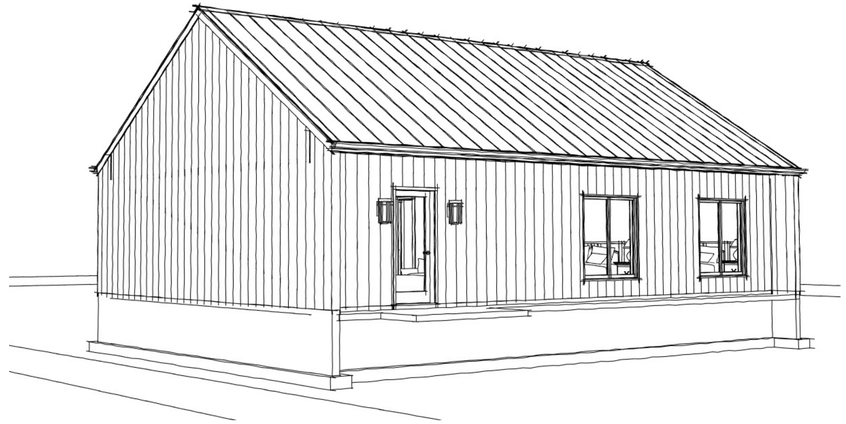
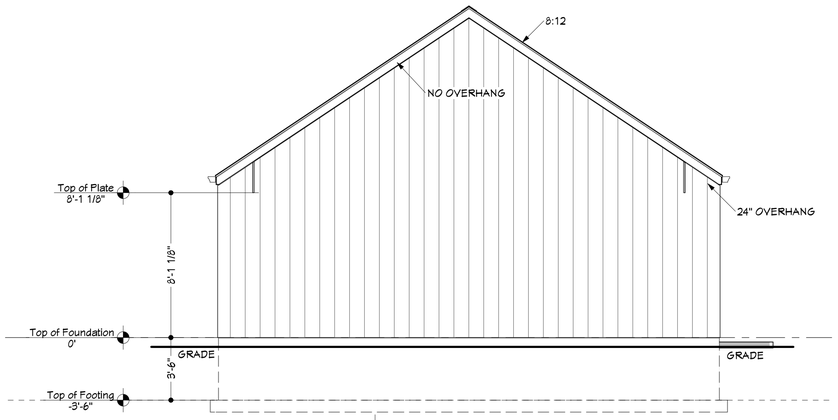
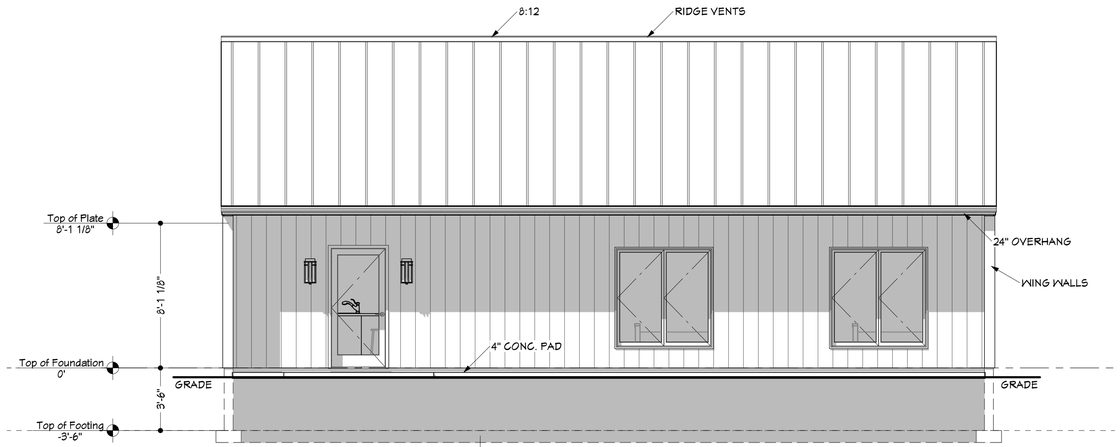


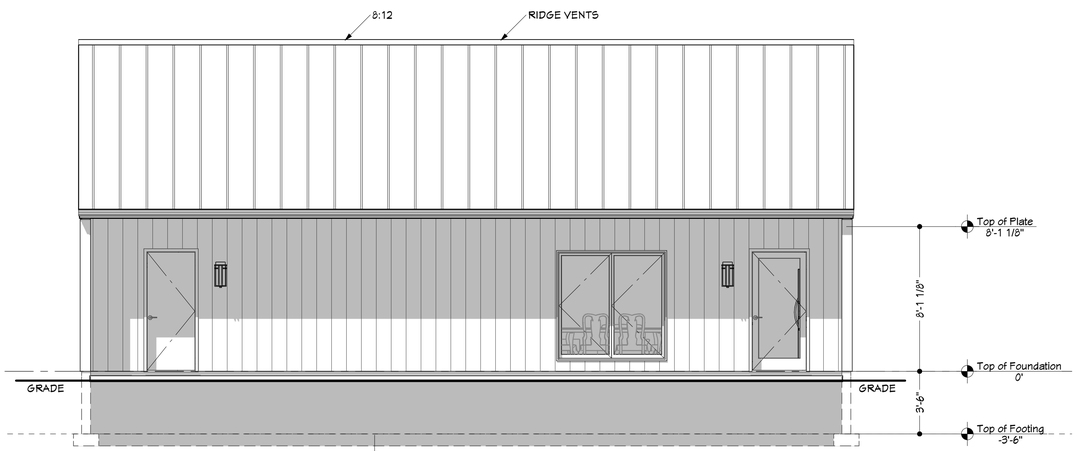




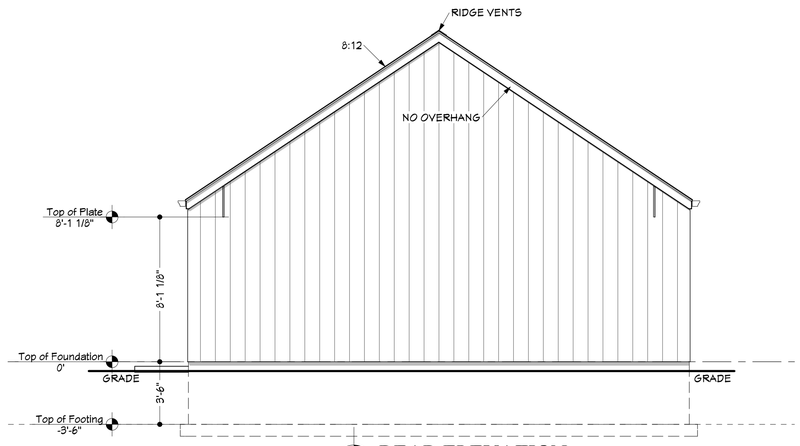
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Drawings produced by Steve Nyhof Designs are copyrighted material and are licensed only for the client/contractor for which they are designed to build a single structure for a period of one year from the plot date. This plan is not to be used to construct additional structures. Contact Steve Nyhof or the builder/contractor for more information.

Halstead and Miller Residence

ELEVATIONS

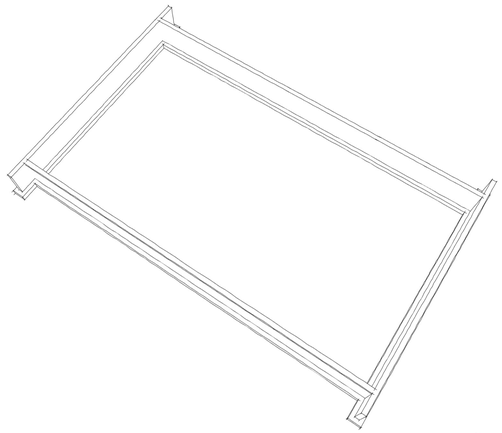
STEVE NYHOF
DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

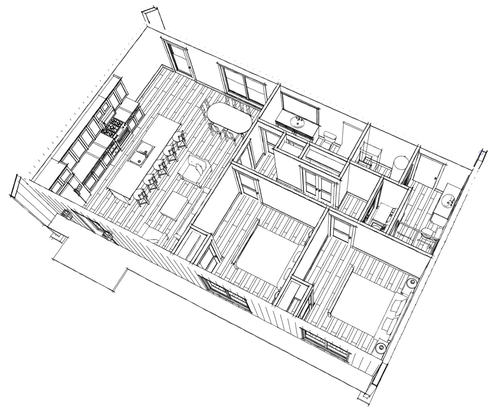
42 NORTH CUSTOM HOMES
314 North 120th Ave. Suite 4
Holland, Michigan 49424
616.377.7542
Visit us on the Web at:
www.42Nhomes.com
INFO@42NHOMES.COM

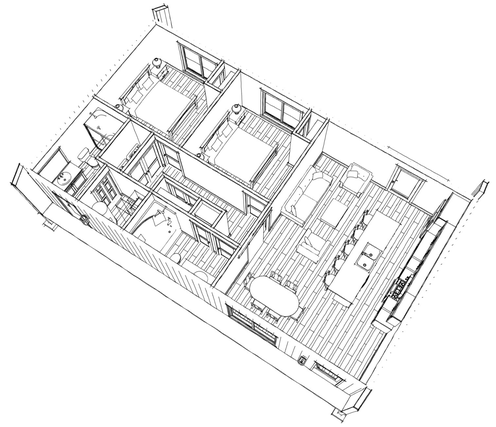
42NORTH CUSTOM HOMES

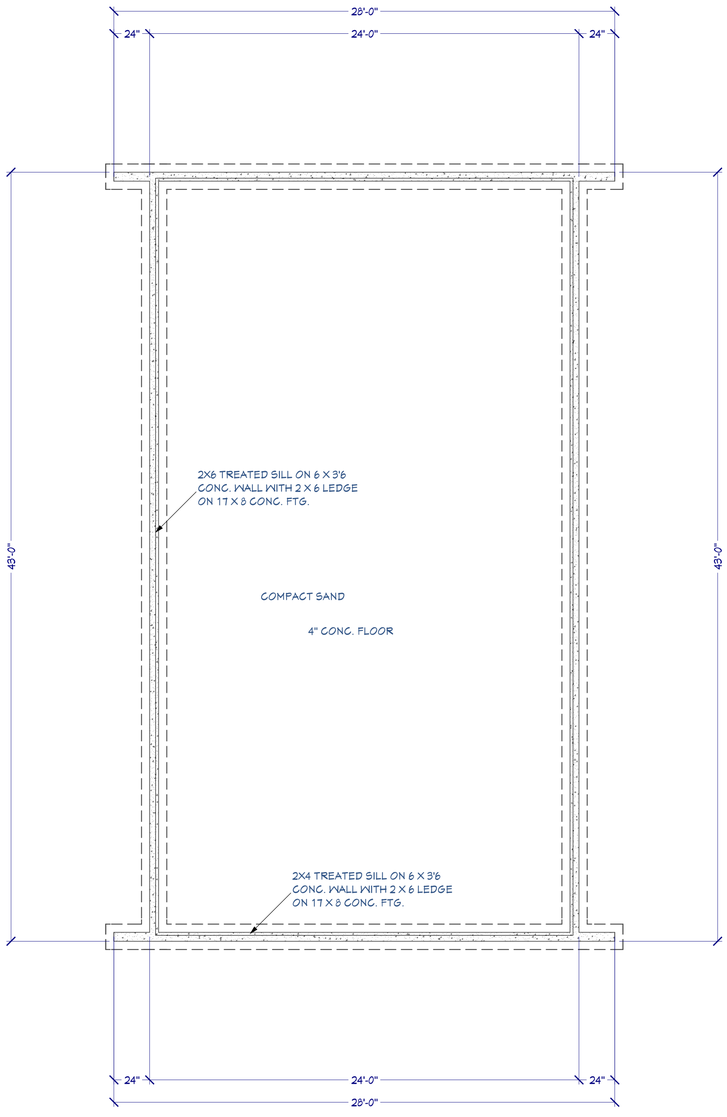
Halstead and Miller Residence

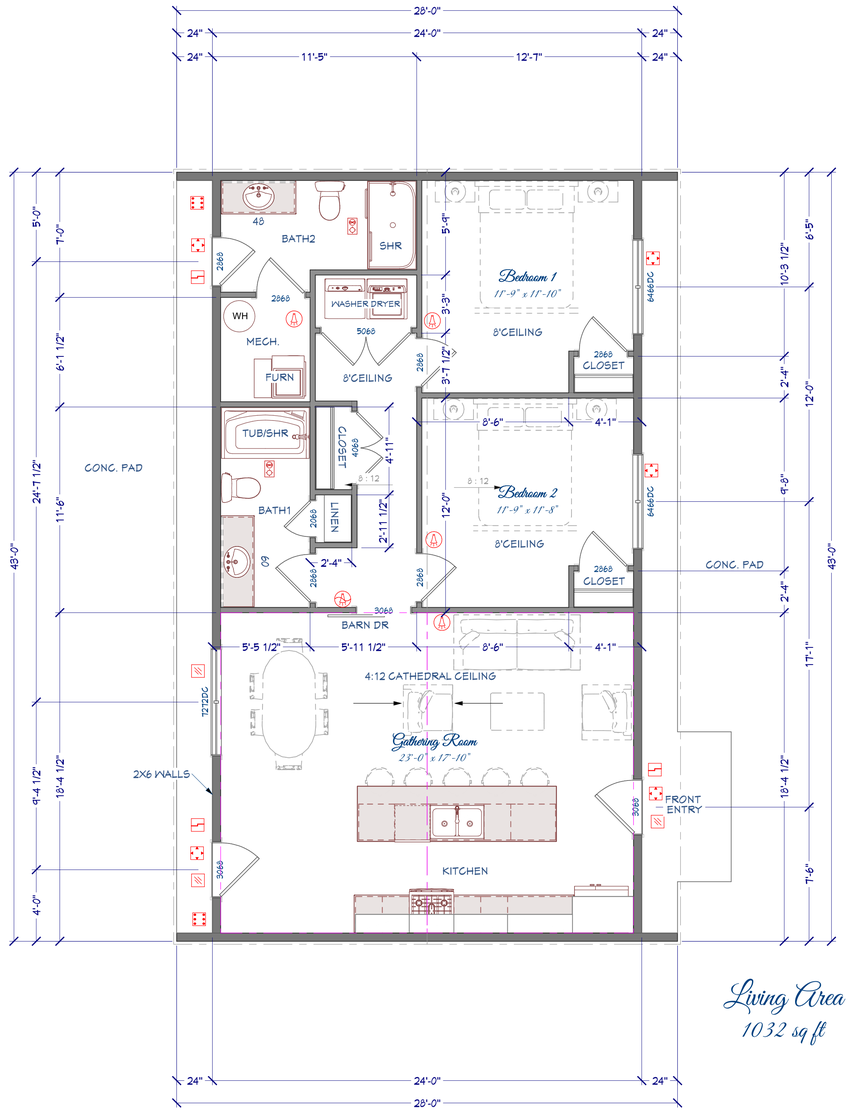
FILE NUMBER 42N2028
PLOT DATE 6/8/2022
SQUARE FEET SEE FLOOR
SCALE 1/4" = 1'0"
SHEET A - 1











Living Area
1032 sq ft

Halstead and Miller Residence

Drawings produced by Steve Nyhof Designs are copyrighted material and are licensed only for the client/contractor for which they are designed to build a single structure for a period of one year from the plot date. This plan is not to be used to construct additional structures. Contact Steve Nyhof or the builder/contractor for more information.

MAIN FLOOR AND FOUNDATION

STEVE NYHOF
DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

42 NORTH CUSTOM HOMES
314 North 120th Ave. Suite 4
Holland, Michigan 49424

616.377.7542
Visit us on the Web at:
www.42Nhomes.com
INFO@42NHOMES.COM

42NORTH CUSTOM HOMES

Halstead and Miller Residence

FILE NUMBER	42N2028
PLOT DATE	6/8/2022
SQUARE FEET	SEE FLOOR
SCALE	1/4" = 1'0"
SHEET	A - 2

BUILDER/CONTRACTOR AND/OR CUSTOMER AGREES BY THE PURCHASE AND COMPLETED ORDER OF THESE PLANS TO THE STRUCTURAL, FOUNDATIONAL AND CONTRACTORAL STATEMENTS BELOW.

STRUCTURAL NOTES:
ROOF PITCH AND HEELS (OPENING CLEARANCES) TO BE DETERMINED BY BUILDER/CONTRACTOR. ROOF LAYOUT MAY NEED VERIFICATION BY ENGINEER. ROOF TRUSS AND/OR RAFTERS, GIRDER TRUSS, LAMINATED, MICRO LAM, AND/OR STEEL BEAMS, FLOOR JOIST, 2X4 WALL AND/OR 2X6 WALL CONSTRUCTION OR ANY OTHER SUPPORTING STRUCTURE MUST BE APPROVED BY THE CONTRACTOR AND/OR ENGINEER OR LUMBER COMPANY.

FOUNDATION WALL NOTES:
ALL CONC. FOOTINGS, CONC. WALLS, STEPPED WALLS BECAUSE OF DROPPED FLOORS, SERVICE DOORS AND BRICK LEDGE SIZES TO BE DETERMINED AND APPROVED BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR. DAYLIGHT, WALKOUT AND FROST WALL LOCATION AND SIZES TO BE DETERMINED AND APPROVED ON SITE BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR.

CONTRACTOR NOTES:
ALL CONTRACTORS SHALL VERIFY & COORDINATE ALL DIMENSIONS ON DRAWING, AS WELL AS REVIEW & COORDINATE PLANS WITH EXTERIOR BLDG. ELEVATIONS, SECTIONS AND DETAILS BEFORE COMMENCING WITH CONSTRUCTION. IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS, SECTIONS & DETAILS IT SHALL BE BROUGHT TO THE ATTENTION OF STEVE NYHOF DESIGNS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS WHO FAIL TO VERIFY, REVIEW & COORDINATE THE WORK SHALL TAKE FULL RESPONSIBILITY OF THE WORK SHOULD THAT PORTION OF THE WORK BE IMPROPERLY LOCATED OR CONSTRUCTED.

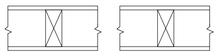
DIMENSIONS ON THE FLOOR PLANS:
ALL DIMENSIONS ON THE PLAN ARE TO THE FRAMING (STRUCTURE), UNLESS NOTED OTHERWISE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	ARCHED DOOR OR OPENING
	SAFETY (TEMPERED) GLASS
	20 MIN FIRE DOOR
	EGRESS
CS-PF	CS-PF CONTINUOUS PORTAL FRAME
T	TRANSOM OVER DOOR OR WINDOW
	FLOOR DRAIN
	LOAD POINT
	ZERO-STEP

COMMON GARAGE TO HOUSE WALL

GA FILE NO. WP 3514
GYPSUM WALLBOARD, WOOD STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS SPACED 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C. STAGGER JOINTS EACH SIDE. (LOAD BEARING)



FIRE WALL CONSTRUCTION

Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: WHRI01-4511-619,8-19-92
Sound Test: See WP 3520

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
R	CEILING FIXTURES: SURFACE/PENDANT, RECESSED
R	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	240V RECEPTACLE
WP GFCI	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
$ $ WP $ $	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
DM $ $	SWITCHES: DIMMER, TIMER
AV Control $	AUDIO VIDEO: CONTROL PANEL, SWITCH
SP SP	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
CS CS/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
SD	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
EP	ELECTRICAL BREAKER PANEL

WINDOW/DOOR ABBREVIATIONS

EACH WINDOW AND DOOR UNIT SIZE AND ABBREVIATION WILL BE DISPLAYED BY THE UNIT IN PLAN AND/OR ELEVATION VIEWS. IF THE WINDOW OR DOOR IS MULLED TO OTHER UNITS, SUCH AS A TRANSOM OVER A DOOR, THE UNIT WILL SHOW BOTH THE DOOR AND WINDOW SIZES BY THAT UNIT.

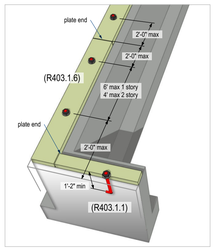
A 3 UNIT SINGLE HUNG WINDOW MULLED TOGETHER INTO ONE UNIT WILL HAVE NO SPACE BETWEEN THE WINDOWS AND DISPLAY AS... 30505H 30505H 30505H FOR EXAMPLE.

WINDOWS THAT SHOW A SPACE BETWEEN THE UNITS FOR EXAMPLE, WILL ALSO SHOW 3", 4.5" OR 6" BETWEEN THEM. THESE ARE SINGLE WINDOW UNITS SEPARATED BY STUDS AND ARE NOT MULLED.

FIXED GLASS: FX - SINGLE HUNG: SH - DOUBLE HUNG: DH - SINGLE CASEMENT: CS - DOUBLE CASEMENT: DC - TRIPLE CASEMENT: TC - SINGLE AWNING: AW - DOUBLE AWNING: FA - TRIPLE AWNING: TA - PASS-THROUGH (NO GLASS): PT

SLIDING WINDOWS, ALSO KNOWN AS GLIDING OR GLIDERS:
LEFT SLIDING: SL - RIGHT SLIDING: RS - TRIPLE SLIDING: TS

PLATE ANCHORS



DOOR SIZING

THE FIRST 2 NUMBERS IN THE DOOR SIZE REPRESENTS THE WIDTH IN FEET AND INCHES, AND THE LAST 2 NUMBERS REPRESENTS THE HEIGHT IN FEET AND INCHES.
EXAMPLE : 6068 = 6 FEET 0 INCHES WIDE BY 6 FEET 8 INCHES HIGH.

WINDOW SIZING

THE FIRST 2 NUMBERS IN THE WINDOW SIZE REPRESENTS THE WIDTH IN INCHES, AND THE LAST 2 NUMBERS REPRESENTS THE HEIGHT IN INCHES.
EXAMPLE WINDOW : 3660 = 36 INCHES WIDE BY 60 INCHES HIGH.
TYPE CODE:
SH = SINGLE HUNG | DH = DOUBLE HUNG | FX = FIXED GLASS
SC = SINGLE CASEMENT | DC = DOUBLE CASEMENT | TC = TRIPLE CASEMENT
LS AND RS = LEFT OR RIGHT SLIDE-BY | TS = TRIPLE SLIDE-BY
AW = SINGLE AWNING
PT = PASS THRU - TYPICALLY USED FOR AN INTERIOR OPENING

DOOR AND WINDOW HEADERS

STANDARD PLAN HEADER HEIGHTS ARE DRAWN AT 80" FROM THE SUBFLOOR. MOST COMMONLY USED FOR 8' PLATE HEIGHT WALLS. OTHER COMMON HEADER HEIGHTS ARE 90" AND 96", COMMONLY USED FOR 9' PLATE HEIGHT WALLS AND HIGHER.
DOOR HEADER HEIGHTS ARE TYPICALLY NOTED BY THE DOOR SIZE. FOR WINDOWS OTHER THAN 80", THE PLAN WILL NOTE THIS NEAR THE WINDOW, ON THE CROSS SECTION(S) OR ELEVATION DETAILS.

*BASED ON MATERIALS USED AND CONTRACTOR PREFERENCE, ACTUAL MEASUREMENTS MAY BE DIFFERENT.

ROOM DIMENSIONS

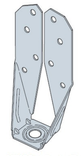
ROOM DIMENSIONS ARE ROUNDED DOWN TO THE NEAREST INCH.
THE FIRST DIMENSION IS THE FEET AND INCHES IN THE "X" (LEFT TO RIGHT) DIRECTION (WIDTH). THE SECOND DIMENSION IS THE FEET AND INCHES IN THE "Y" (TOP TO BOTTOM) DIRECTION (DEPTH).
EXAMPLE: 12'-4" X 13'-7" -> 12'-4" (THE WIDTH) X 13'-7" (THE DEPTH) - "X" = BY

Drawings produced by Steve Nyhof Designs are copyrighted material and are licensed only for the client/contractor for which they are designed to build a single structure for a period of one year from the plot date. This plan is not to be used to construct additional structures. Contact Steve Nyhof or the builder/contractor for more information.

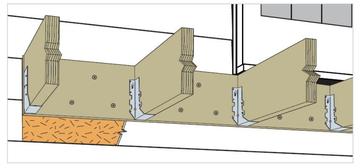
DECK FASTENING DETAIL

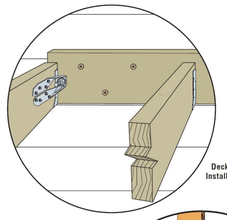
For decks that are partially supported by an adjacent structure, the connection between the deck and that structure is vital. A bolted or screwed ledger-to-rim board connection is suitable to support gravity loads, however in some cases the building codes require a connection that is able to resist higher lateral loads. In these situations tension ties are typically called out to tie the joists of the deck directly to the joists of the structure.

The Simpson Strong-Tie® DTT2 Deck Tension Tie complies with IRC provisions for laterally tying the deck to the house. The DTT2 fastens easily to the joist using Simpson Strong-Tie® Strong Drive® screws (included).

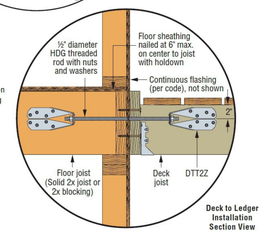


The DTT2Z Deck Tension Tie is a multi-purpose connector ideal for lateral load and deck-post connections. It features a ZMAX® coating for added corrosion resistance. For stainless steel model use the DTT2SS.





Deck to Ledger Installation Detail

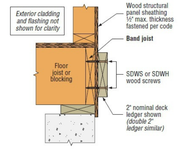


Deck to Ledger Installation Section View

For more information on common framing conditions not addressed by the 2009/2012 IRC detail, refer to Simpson Strong-Tie technical bulletin T-DECKLATLOAD.

One of the most common causes for deck failure is ledgers that pull away from the primary structure, resulting in complete collapse.

The Simpson Strong-Tie Strong-Drive SDWS and SDWH structural wood screws provide an easy-to-install, high-strength alternative to lag screws and through-bolts. They are ideal for securely attaching ledgers to structural wood members, are easier to drive than comparable fasteners, and are coated for many exterior and preservative-treated wood applications.



Ledger-to-Band Joist Assembly

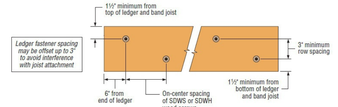
Strong-Drive® Structural Wood Screw



- 4CUT™ tip, serrated thread, and knurled shank reduce installation torque
- Identification on all screw heads
- Low-profile washer head provides excellent bearing area and a clean look

Code listed per IAPMO UES ER-192.

For stainless-steel ledger fastening, use the Strong-Drive SDS structural wood screw *(page 21)*.



SDWS/SDWH Screw Spacing Detail

TRUSS TIE-DOWN

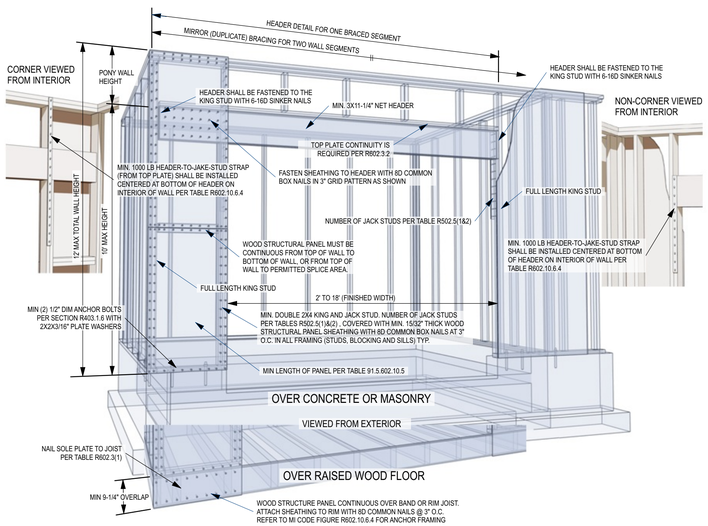
SIMPSON Strong-Tie®
H2.5A Truss/Rafter-to-Top Plate Tie Down

FASCIA DETAIL

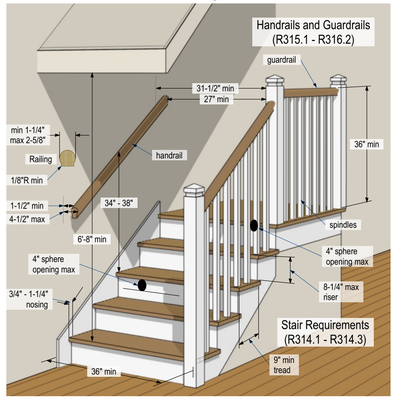
Common Fascia and Soffit. Actual Finish May Be Different.

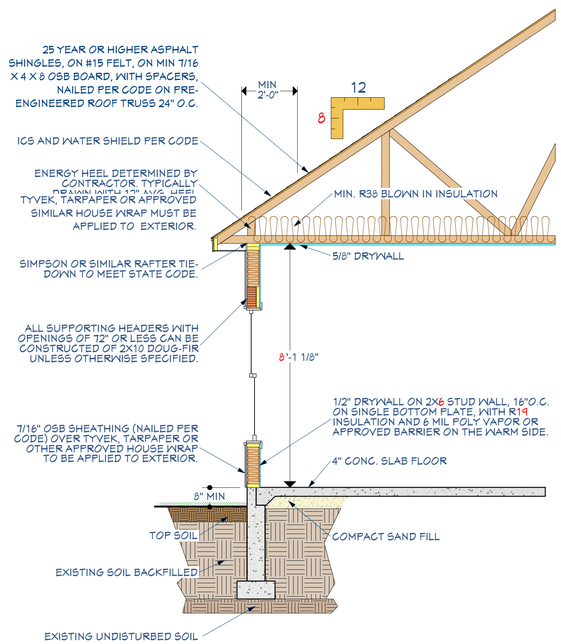
METHOD CS-PF CONTINUOUS PORTAL FRAME

METHOD CS-PF IS THE CODE USED FOR ALL GARAGE AND OTHER CORNERS WHERE THE CORNER TO THE OPENING IS LESS THAN 30" BUT NOT LESS THAN 20" BASED ON A 10' PLATE HEIGHT OR 12' WITH PONY WALL. WHERE CORNERS ARE GREATER THAN 30", USE METHOD CS-G*. WHERE CORNERS ARE LESS THAN 20" BUT NOT LESS THAN 16", USE METHOD PFH*. (BASED ON 10' MAX HEADER HEIGHT). WHERE CORNERS ARE LESS THAN 16" AND/OR GREATER THAN 10' HIGH REQUIRE AN ENGINEER. *SEE YOUR STATE RESIDENTIAL CODE BOOK FOR PROPER SIMPSON STRONG-TIES AND METHODS BEFORE CONSTRUCTION.



STAIR CODE REQUIREMENTS





COMMON SECTION

NOT TO SCALE

Halstead and Miller Residence

COMMON SECTIONS AND DETAILS

STEVE NYHOF DESIGNS LLC
280 W. 17TH ST.
Holland, MI 49423
Ph: 616-886-1405
steve@stevenyhofdesigns.com
SteveNyhofDesigns.com

42 NORTH CUSTOM HOMES
314 North 120th Ave. Suite 4
Holland, Michigan 49424
616.377.7542
Visit us on the Web at:
WWW.42Nhomes.com
INFO@42NHOMES.COM

Halstead and Miller Residence

FILE NUMBER	42N2028
PLOT DATE	6/8/2022
SQUARE FEET	SEE FLOOR
SCALE	1/4" = 1'0"
SHEET	A - 3