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PROJECT

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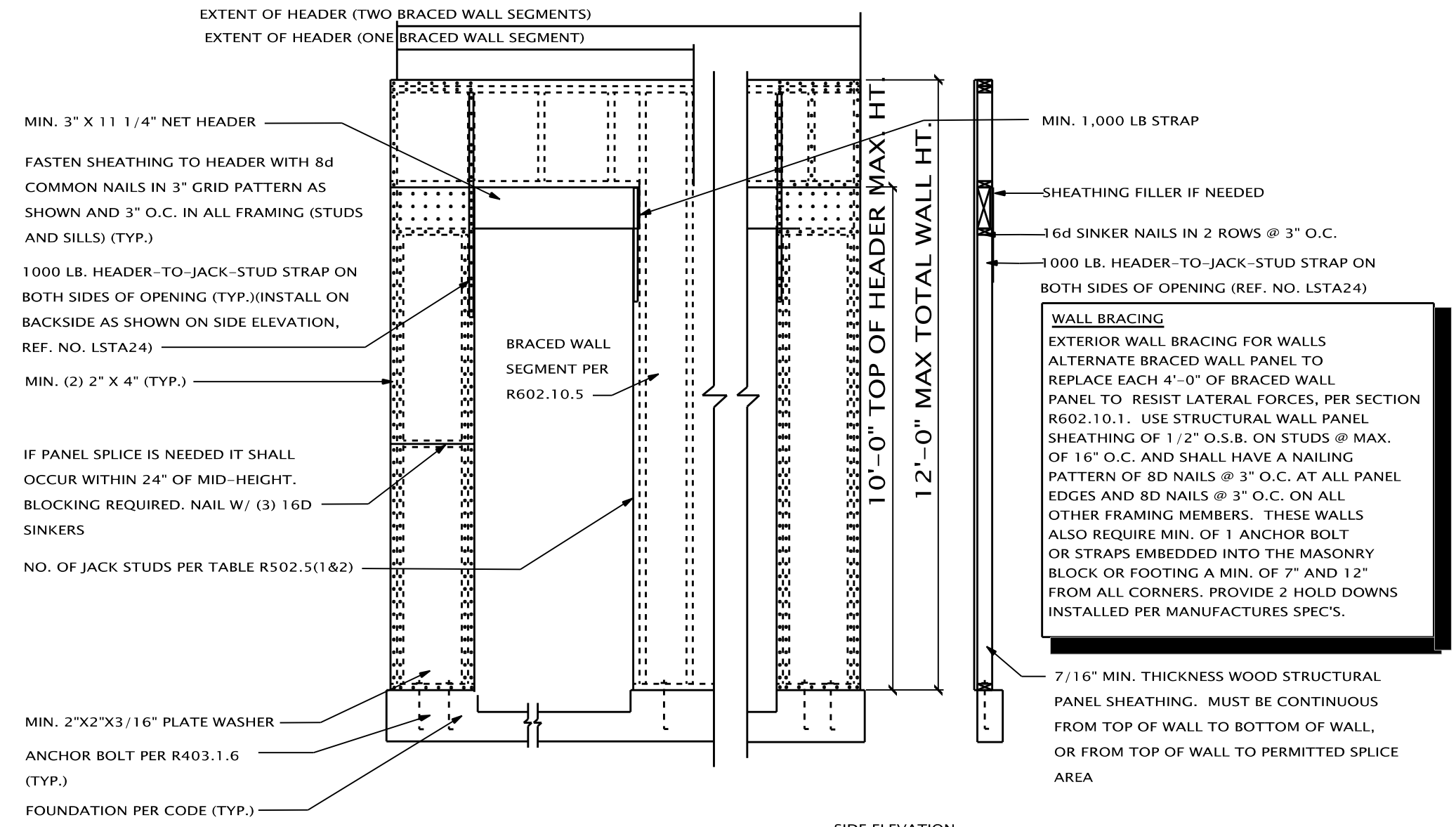
BUILDER/CLIENT

PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○
SHEET TITLE:
LEFT & RIGHT ELEVATIONS

DATE: 01-13-2017
02-01-2017
02-16-2017
03-10-2017
03-15-2017
DRAWN BY: J.V.C.
CHECKED BY: J.M.P.

JOB NUMBER:
17 - 107

SHEET NUMBER:



WALL BRACING
EXTERIOR WALL BRACING FOR WALLS ALTERNATE BRACED WALL PANEL TO REPLACE EACH 4'-0" OF BRACED WALL PANEL TO RESIST LATERAL FORCES, PER SECTION R602.10.1. USE STRUCTURAL WALL PANEL SHEATHING OF 1/2" O.S.B. ON STUDS @ MAX. OF 16" O.C. AND SHALL HAVE A NAILING PATTERN OF 8D NAILS @ 3" O.C. AT ALL PANEL EDGES AND 8D NAILS @ 3" O.C. ON ALL OTHER FRAMING MEMBERS. THESE WALLS ALSO REQUIRE MIN. OF 1" ANCHOR BOLT OR STRAPS EMBEDDED INTO THE MASONRY BLOCK OR FOOTING A MIN. OF 7" AND 12" FROM ALL CORNERS. PROVIDE 2 HOLD DOWNS INSTALLED PER MANUFACTURES SPEC'S.

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.6.2
MIN. LENGTH BASED ON 6:1 HEIGHT TO LENGTH RATIO.

METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
SCALE: N.T.S.

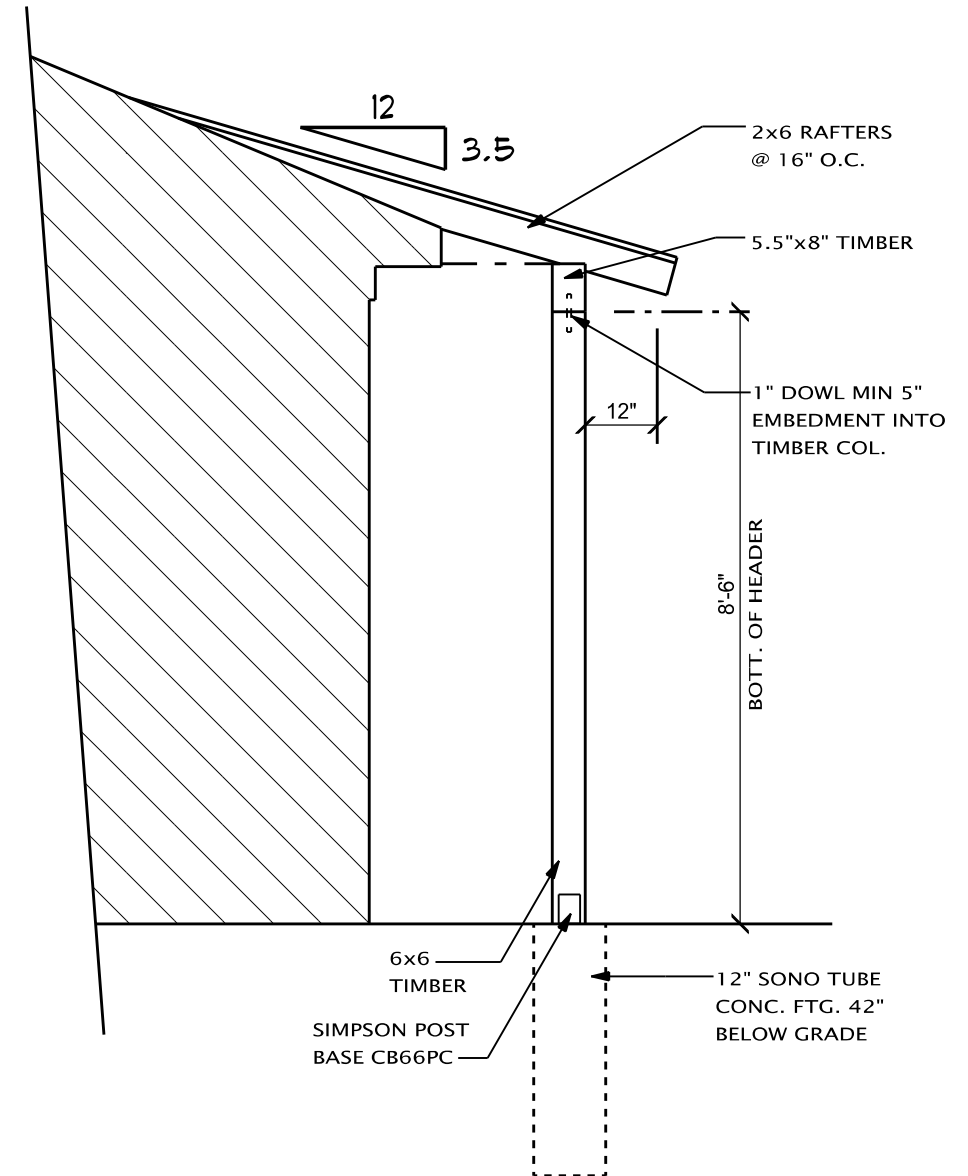


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

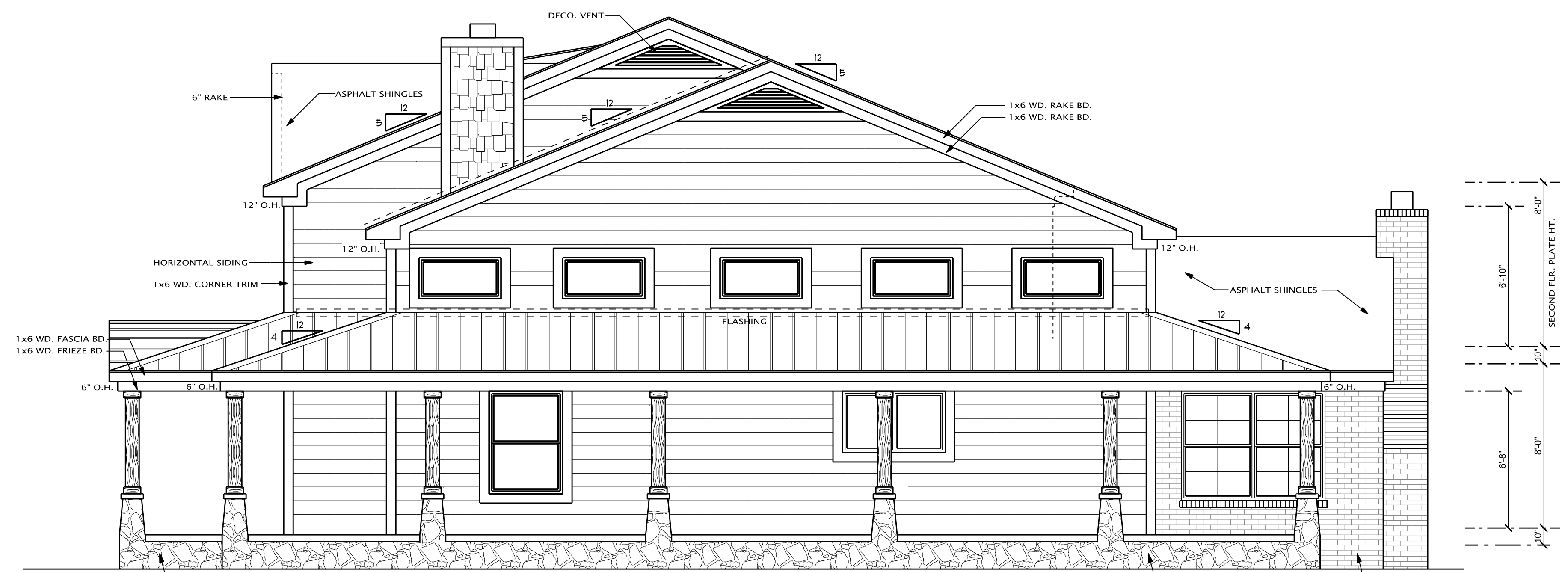
VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS

ROOF VENTING NOTE
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICHE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE TO BE PERMITTED.

FLASHING NOTE
PROVIDE HEAD AND SILL FLASHING AT ALL WINDOWS/ DOORS
PROVIDE WEEP HOLES @ 32" (MAX.) SPACING @ 2nd COURSE OF PERIMETER AND ABOVE ALL OPENINGS W/ BRICK ABOVE
PROVIDE PRE-FIN. WALL FLASHING AS REQUIRED- 18" UP WALL BEHIND SIDING 8" UP WALL AT BRICK



GARAGE SHED ROOF DETAIL
SCALE: N.T.S.



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

VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS