

CONSTRUCTION NOTES

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCHES IN THICKNESS OR 20 MINUTE RATED DOORS, OR EQUIVALENT.

SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 -GLAZING IN EGRESS AND HEADS OF EGRESS DOORS EXCEPT Jalousies
 -GLAZING IN ALL UNFRAMED SWINGING DOORS
 -GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" INCHES ABOVE THE FLOOR OR WALKING SURFACE.

PROVIDE 5/8" INCH TYPE 'X' GYPSUM WALL BOARD ON THE GARAGE SIDE ADJACENT TO THE RESIDENCE AND ITS ATTIC AREA OR EQUIVALENT.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (9 SQUARE FEET ON GRADE FLOORS). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.

A MINIMUM 3 FEET BY 3 FEET LANDING SHALL BE REQUIRED ON EACH SIDE OF AN EGRESS DOOR OR DOORWAY. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

WINDOWS ARE PERMITTED PROVIDED THE WIDTH OF THE TREAD AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER IS NOT LESS THAN 10 INCHES DEEP. THE MINIMUM WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 6 INCHES, AND THE AVERAGE WIDTH OF ANY TREAD IS NOT LESS THAN 9 INCHES.

FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN THE TOP STORY AND THE ROOF SPACE. FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 -IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
 -AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES WHICH OCCUR AT SPOFFS, DROP CEILING, ETC.
 -IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN.
 -AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 EXCEPT AS PROVIDED IN THE ITEM ABOVE, FIRESTOPPING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR (2) THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR (1) THICKNESS OF 2 1/2 INCH FLYWOOD WITH JOINTS BACKED BY 1/2 INCH PLYWOOD, OR (1) THICKNESS OF 3/4 INCH TYPE 2M PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2M PARTICLEBOARD, OR OTHER APPROVED MATERIALS. THE INTEGRITY OF ALL FIRESTOPPING SHALL BE MAINTAINED.

IN SHOWER AND BATH AREAS, FLOORS AND WALLS SHALL BE FINISHED WITH A SMOOTH, HARD AND NON-ABRASIVE SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FINISHED FLOOR. IN AREAS SUBJECT TO REPEATED DAMPNESS AND MOISTURE ACCUMULATION, WATER RESISTANT GYPSUM BOARD IS TO BE INSTALLED IN ACCORDANCE WITH G-26 AS LISTED IN SECTION 8-26.502.

RAFTERS AND CEILING JOISTS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION.

ROOF OR TRUSS TIES SHALL BE PROVIDED, WHEN ROOF TRUSSES AND ASSEMBLIES MAY BE SUBJECT TO WIND UPLIFT PRESSURES OF 20 PER SQUARE FOOT OR GREATER, AND SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 7, AS LISTED IN 8-26.102.

A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC HAVING A CLEAR HEIGHT OVER 30 INCHES.

ASPHALT SHINGLE ROOFS SHALL HAVE ICE AND WATER SHIELDS, OR (2) LAYERS OF 15 POUND FELT CEMENTED TOGETHER FOR A DISTANCE OF 2 FEET INSIDE THE OUTSIDE WALLS AND AN UNDERLAYMENT OF NOT LESS THAN ONE PLY OF NUMBER 15 FELT, AFFIED AS REQUIRED IN SECTION R-802 AND TABLE NUMBER R-803.4.

CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

GENERAL NOTES

- ALL WORK TO COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, LAWS AND REGULATIONS THAT ARE APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY M88 DIG (800-482-7111) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND CALL FOR REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF THE EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, AND UNDERPINNING AND ALL MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL NEW CONSTRUCTION.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS OF THE BUILDING INCLUDING UTILITIES, SERVICES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES, AND THE SURROUNDING FACILITIES.
- THE CONTRACTOR/OWNER SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE CONSTRUCTION DOCUMENTS, SIZES AND LOCATIONS OF ANY DISCREPANCIES IN DIMENSIONS, SIZES AND LOCATIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR/OWNER SHALL IDENTIFY THE ARCHITECT FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THESE DOCUMENTS.

WALL LEGEND

- EXISTING 2x4 STUD WALL TO BE REMOVED
- EXISTING 2x4 STUD WALL TO REMAIN
- EXISTING 2x4 STUD EXTERIOR WALL W/ BRICK VENEER ON EACH SIDE TO REMAIN
- EXISTING 8" BLOCK WALL TO REMAIN
- EXISTING 8" BLOCK WALL W/ STONE VENEER TO REMAIN
- 2x4 STUD ON THE FLAT @ 24" O.C. W/ 1/2" GYP. BD.
- NEW 2x4 STUD WALL @ 16" O.C. W/ 1/2" GYP. BOARD
- NEW 2x6 STUD WALL @ 16" O.C. W/ 7/16" SHEATHING & 4" LAP SIDING ON EXT. & 1/2" GYP. BOARD ON INT. PROVIDE R-20 BATT INSULATION

NOTE: EGRESS WINDOWS

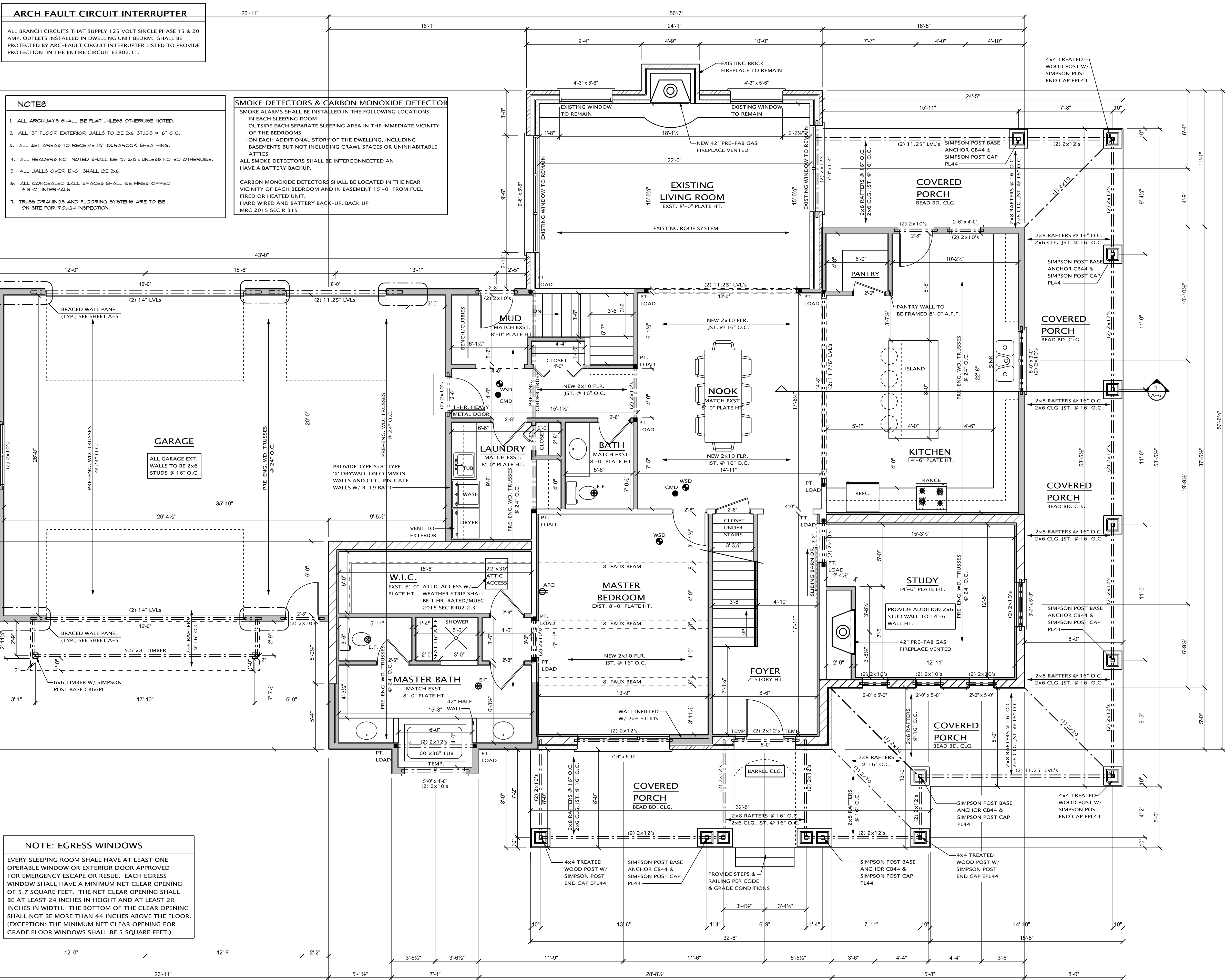
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. EACH EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR OPENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AND AT LEAST 20 INCHES IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET.)

OPERABLE WINDOW NOTE:
 ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 22" OR MORE ABOVE GRADE, SHALL BE 74" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

CIRCULATING HOT WATER SYSTEMS:
 ALL CIRCULATING SERVICE HOT WATER PIPING SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

PROVIDE TEMPERED GLASS :
 1. WHEN GLASS IS 18" OR LOWER A.F.F.
 2. ANY DOOR THAT HAS GLASS CONSTRUCTION
 3. WITHIN 36" OF A DOOR OR SWING
 4. WITHIN THE NEAR VICINITY OF TUB OR SHOWER AND LESS THAN 60" FROM FLOOR OR PLATFORM SURFACE.
 5. WINDOWS IN STAIR LANDINGS 60" OR LESS A.F.F.

ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS



PROPOSED FIRST FLOOR PLAN

ALL LUMBER THAT COMES IN CONTACT W/ CONC. OR CMU TO BE TREATED

ALL INTERIOR DIMENSIONS TAKEN FROM DRYWALL

ALL HEADERS TO BE 2x12 UNLESS NOTED OTHERWISE

BEARING WALL TRUSS MANUFACTURER TO DETERMINE HEEL HEIGHT

ALL FIRST FLOOR & SECOND FLOOR EXTERIOR WALLS TO BE 2x6 STUDS

PROVIDE 2x4 BLOCKING @ 16" O.C. BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JST AND ANY WALLS OVER 8'-0" IN HGT.

FIRST FLR: 2,330 SQ. FT.
 SECOND FLR: 733 SQ. FT.
 TOTAL: 3,063 SQ. FT.

ALL WALLS OVER 10'-0" IN HEIGHT HAVE BEEN ANALYSED FOR LATERAL WIND LOADS AND SHEAR. THE WALLS ARE STRUCTURAL DESIGNED WITH 7/16" O.S.B. AND USE 8D NAILS OR EQUIVALENT STAPLES @ 8" O.C. ON ALL STUDS AND BLOCKING.

ALL 2 STORY WALLS SHALL BE 2x6 STUDS @ 16" O.C. W/ 7/16" O.S.B. PROVIDE (2) FULL LENGTH STUDS ON EACH SIDE OF ALL WINDOW HEADERS.

JMP
 Design + Build, Inc.
 45138 CASS AVE.
 LUTICA, MI 48117
 TEL: 586.731.0400
 JPRODSHOTMAIL.COM

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENTS OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design + Build, Inc. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED ARCHITECTURAL SEAL

PROJECT

LEE + MIRIJANA GJOKAJ REISIDENCE
 1590 WASHINGTON RD. ROCHESTER HILLS, MI 48306

BUILDER/CLIENT

PRELIMINARY ○
 CONSTRUCTION ●
 PERMIT ○

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

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: