

GENERAL STRUCTURAL NOTES:

(REFER ONLY TO NOTES APPLICABLE TO THE PROJECT)

DESIGN CRITERIA

BUILDING CODES USED FOR DESIGN:

2015 MICHIGAN RESIDENTIAL CODE

FLOOR LIVE & DEAD LOADS:

40 PSF LIVE LOAD
15 PSF DEAD LOAD FOR WOOD, LINOLEUM & CARPET FLOORING
25 PSF DEAD LOAD FOR THIN SET CERAMIC FLOORING
35 PSF DEAD LOAD FOR MARBLE / GRANITE FLOORING

MINIMAL DEFLECTION CRITERIA:

L/240 LIVE LOAD & L/180 TOTAL FOR ROOF COMPONENTS
L/700 LIVE LOAD & L/560 TOTAL FOR FLOOR COMPONENTS WITH RIGID FLOORING (i.e. TILE)
L/480 LIVE LOAD & L/360 TOTAL FOR FLOOR COMPONENTS WITH FLEXIBLE FLOORING (i.e. CARPET)

ROOF LIVE & SNOW LOADS:

FLAT-ROOF SNOW LOAD $P_f = 30$ PSF
FLAT-ROOF DEAD LOAD 15 PSF

WIND LOADS:

BASIC WIND SPEED 115 MPH
WIND IMPORTANCE FACTOR $I_w = 1.0$
BUILDING CATEGORY II
WIND EXPOSURE B

DESIGN STRENGTHS:

CLASS	STRENGTH AT 28 DAYS (PSI)	LOCATION
A	3,000	INTERIOR SLABS & WALLS
B	3,000	FOOTINGS & FOUNDATION WALLS
C	3,500	AIR-ENTRAINED EXTERIOR SLABS & WALLS

CONCRETE REINFORCEMENT: ATSM A615/A615M-01B (F_y = 60 KSI)
ATSM A185-01

STRUCTURAL STEEL: ATSM A307-02
ANCHOR RODS: ALTERNATIVELY - F1554-09 GR36 MAY BE USED

MASONRY: NORMAL WEIGHT
F_m = 1500 PSI

FOUNDATIONS & EARTHWORK:

-WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS
-PROVIDE A MINIMUM OF 6 INCHES OF GRANULAR FILL UNDER INTERIOR SLABS ON GRADE
-PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED
-WHERE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF, OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF SOIL
-ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
-WHERE COMPACTION OF FILLS IS SPECIFIED, COMPACTON OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
-BOTTOM OF EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42 INCHES (3'-6") BELOW FINAL OUTSIDE GRADE REGARDLESS OF ELEVATION SHOWN ON PLAN
-ALL CONTIGUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS OTHERWISE NOTED
-NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE FROST OR ORGANIC MATERIAL
-WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.

CONCRETE:

-THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, BRACE BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS
-REINFORCING STEEL SHALL BE ATSM A615 (GRADE 60)
-WELDED WIRE FABRIC SHALL CONFORM TO ATSM A185
-CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS"
-CONCRETE COVERAGE FOR REINFORCEMENT:
FOOTINGS 3"
SLAB ON GRADE WALLS EXPOSED TO EARTH 1-1/2"
COLUMN TIES 1-1/2"
-COMPRESSION LAP SPICES FOR GRADE BARS SHALL BE 30 BAR DIAMETER MINIMUM
-TENSION LAP SPICES SHALL BE AS DETAILED. USE CLASS "B" SPICES UNLESS NOTED OTHERWISE
-BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS
-CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" (+/-) 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
-ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 x 4'-0" LONG BARS DIAGONALLY AT EACH CORNER

MASONRY:

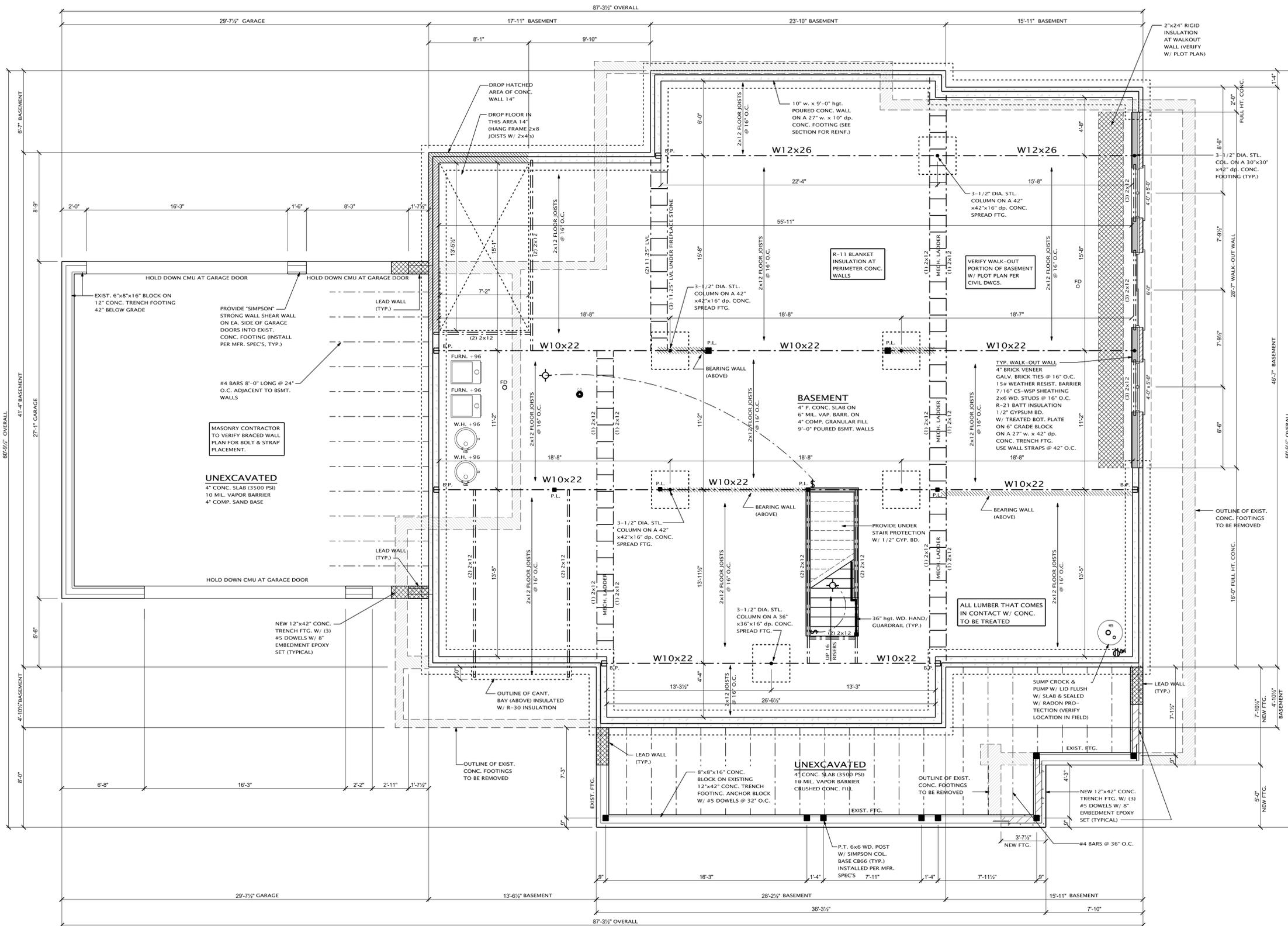
-GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF: (1) PART CEMENT, (2) 1/2 PARTS FINE AGGREGATE, (2) PARTS PEA GRAVEL, F_c = 3,000 PSI AT 28 DAYS, GROUT SLUMP 9" TO 10" GROUT SOLID ALL CELLS CONTAINING REINFORCING
-MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED REINFORCING
-MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 9 GAUGE DUR-O-WALL DIA 3/16 TRUSS TYPE OR EQUAL REINFORCING LOCATED AT EVERY OTHER COURSE UNLESS NOTED OTHERWISE
-LAP ALL VERTICAL REINFORCING BARS 48 BAR DIAMETERS: 24" FOR #4 BARS, 30" FOR #5 BARS AND 36" FOR #6 BARS
-ANCHOR BEAMS AND LINTELS TO WALL
-MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4-FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 503.1) CLEANOUTS ARE PROVIDED AT EACH GROUTED CORE. WALLS MAY BE GROUTED IN 8-FOOT LIFTS FOLLOWING THE HIGH LIFT GROUTING PROCEDURE PER ACI 503.1
-THE PROCEDURE OF ACI 540.1 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.

STRUCTURAL STEEL:

-YIELD STRESS AND TYPE OF STEEL:
FOR WIDE FLANGE SHAPES: ATSM A992 WITH YIELD STRESS OF 50,000 PSI
FOR 'S' SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ATSM A436 WITH YIELD STRESS OF 36,000 PSI
FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ATSM A500 WITH YIELD STRESS OF 46,000 PSI
-BOLTS: USE CARBON OR ALLOY STEEL ATSM A325, 3/4" DIAMETER OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WEDGE STYLE ANCHOR, HILTI KWIK BOLT 3. NUTS: CARBON STEEL, MEETING ATSM A563.
-WASHERS: HARDENED STEEL WASHERS MEETING ATSM F436. ATSM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS.
-ANCHOR RODS: ATSM F1554, GRADE 36.

MISCELLANEOUS:

-PREFABRICATED I-JOISTS SHALL BE DESIGNED TO SUPPORT THEIR OWN WEIGHT PLUS THE SUPERIMPOSED DEAD AND LIVE LOADS STATED IN THE GENERAL NOTES AND 2015 MRC.
-JOIST SERIES, MANUFACTURER, SPACING, BRIDGING, BLOCKING AND DETAILING SHALL BE DESIGNED BY THE FLOOR SYSTEM PROVIDER, SUCH THAT IT MEETS THE DESIGN CRITERIA HEREIN. AS A MINIMUM, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR REVIEW, THE DESIGN LAYOUT AND ANALYSIS COMPONENT CALCULATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, PRIOR TO USE IN THE STRUCTURE.
-MIN LVL PROPERTIES SHALL BE: E = 2.9 x 10⁶ PSI, F_b = 2,800 PSI, F_v = 285 PSI.
-MIN I-JOIST PROPERTIES SHALL BE: I_x = 105 IN⁴, F_b = 2,400 PSI TRUSS JOIST PARALLEL OR EQUAL
-WALLS SHALL BE BRACED ACCORDING TO R902.10 OF THE 2009 MRC.
-TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BSC7x OCTOBER 2008 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF THE METAL PLATE CONNECTED WOOD TRUSSES"
-ALL POINT LOADS SHALL BE CONTINUOUSLY BLOCKED THROUGHOUT THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM
-THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
-THE STRUCTURAL DESIGN IS BASED ON THE BUILDING IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE WHATEVER PRECAUTIONS MADE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO THE COMPLETION OF THE BUILDING.
-DO NOT SCALE DRAWINGS



PROPOSED FOUNDATION PLAN

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

FOUNDATION REINF.
PROVIDE VERTICAL AND HORIZONTAL REINFORCING
#5 BARS @ 36" O.C. IN 10" WALL OR PROVIDE 4"x24" PILASTER @ MID SPAN FOR ALL WALLS OVER 4'-0"

ELECTRICAL BONDING NOTE:
PROVIDE ELECTRICAL BONDING OR REINFORCEMENT STEEL TO FOUNDATIONS AND FOOTING PER NEC 2015. USE A #4 BAR (1/2"), THE MINIMUM LENGTH OF REINFORCEMENT IS TWENTY FEET AND HAS A MINIMUM OF 2" OF CONCRETE COVER AT THE BOTTOM OF FOOTING. PROVIDE STUB NEAR ELECTRICAL SERVICE FOR GROUND CONNECTION

NOTE TO CARPENTER:
PROVIDE BLOCKING @ 16" O.C. WHERE FLR. JST. RUN PARALLEL TO CONC. WALLS.
NOTE TO CARPENTER:
PROVIDE SQUASH BLOCKS AT ALL POINT LOADS
ALL LUMBER THAT COMES IN CONTACT W/ CONC. TO BE TREATED
VERIFY LOCATION OF MECHANICAL EQUIPMENT W/ MECH. CONTRACTOR
PROVIDE 2x4 BLOCKING @ 16" O.C. BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JST AND ANY WALLS OVER 8'-0" IN LENGTH
ALL EXT. WALL FOOTINGS SHALL GO TO 42" MIN. BELOW GRADE

NOTE: COORDINATE PROPER LOCATION OF FURNACE AND HW TANK FROM HEAT PLAN OR MECHANICAL CONTRACTOR
ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS

SOIL BEARING CAPACITY:
IN THE ABSENCE OF SOILS CONFIRMATION, A WORST CASE SCENARIO OF 1,500 PSF SHALL BE ASSUMED REQUIRING SEE CODE SECTION OF FOOTING WIDTHS

ELECTRICAL BONDING NOTE:
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SOIL ASSUMED AT 1,500 PSF

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PROJECT

LEE + MIRIJANA GJOKAJ REISDENCE
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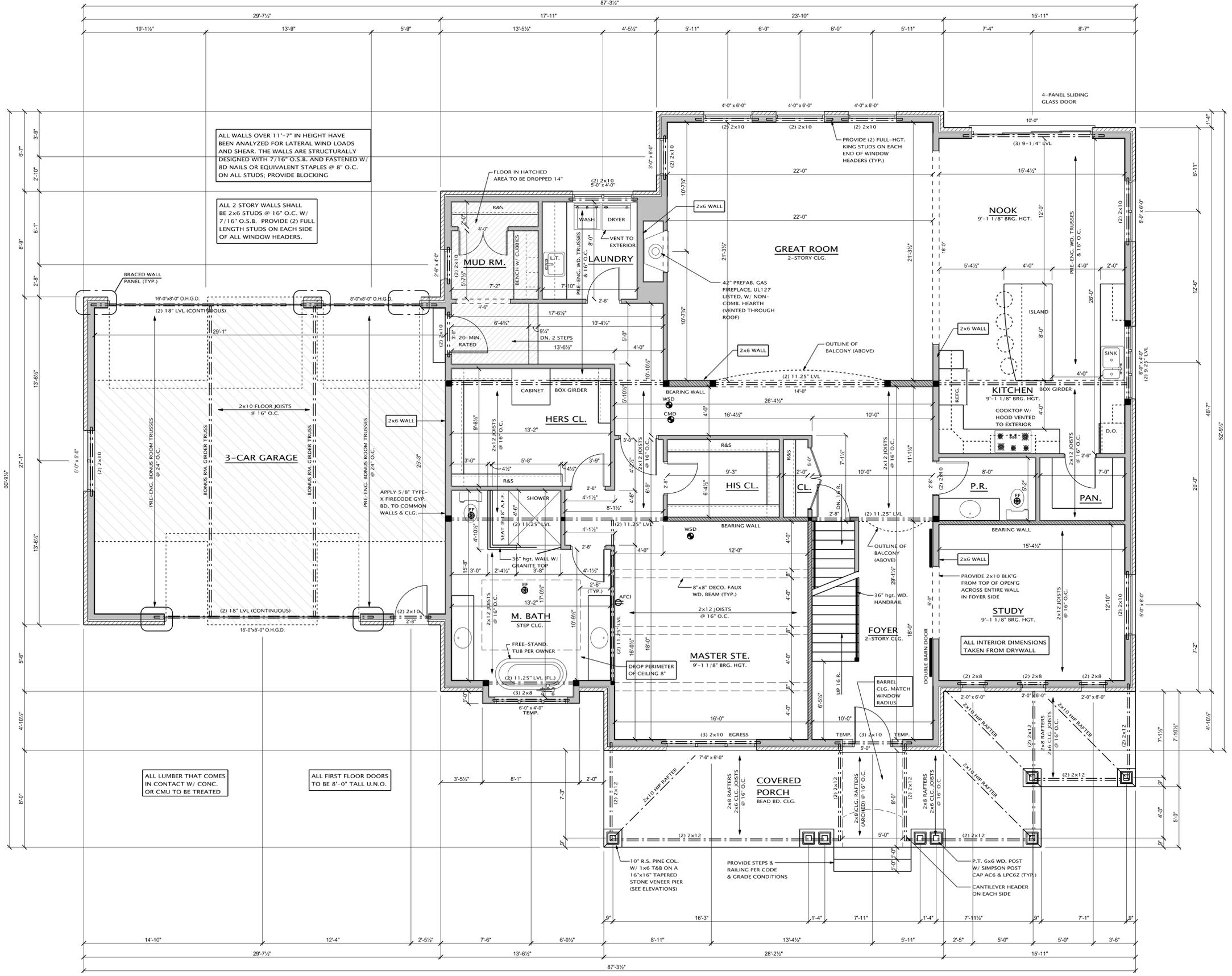
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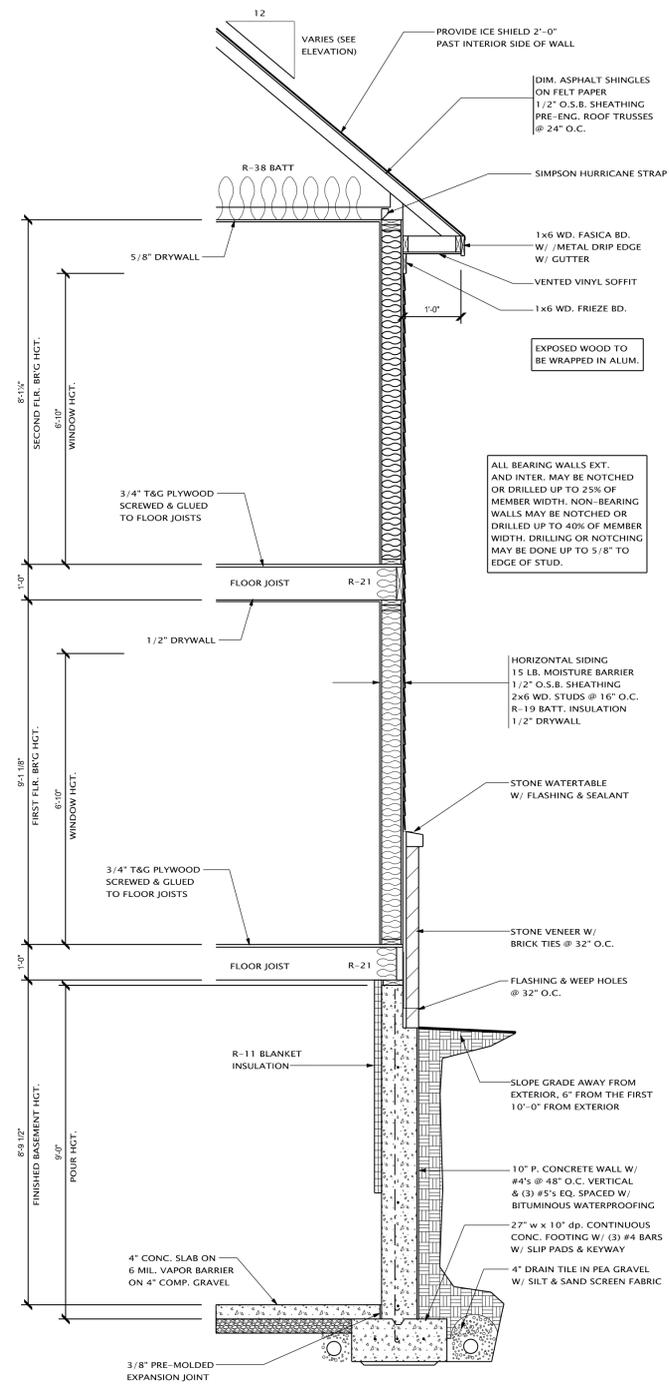
PRELIMINARY
CONSTRUCTION
PERMIT
SHEET TITLE: FOUNDATION PLAN

DATE: 02-13-2017
DRAWN BY: J.V.C.
02-01-2017
02-16-2017
03-10-2017
CHECKED BY: J.M.P.
REVISID: 09-01-2019
05-10-2019
JOB NUMBER: 17-107
SHEET NUMBER: A-1

GENERAL NOTES:

- (REFER TO NOTES ONLY APPLICABLE TO PROJECT)
 ALL NOTES TO COMPLY WITH:
 MICHIGAN RESIDENTIAL CODE 2015
 MICHIGAN PLUMBING CODE 2012
 MICHIGAN MECHANICAL CODE 2012
 MICHIGAN ELECTRICAL CODE 2014
 MICHIGAN UNIFORM ENERGY CODE 2015
- 2x10 FLOOR JOISTS @ 12" O.C. UNDER ALL TILE OR MARBLE FLOORS
20 LB. DEAD LOAD REQUIRED.
 - ALL ROOFED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
 - ALL FLOOR JOISTS TO BE #2 OR BETTER HEAVY W/ 1"x3" CROSS BRIDGING @ 8'-0" O.C. AT 1/3 POINTS OF SPAN.
 - ROOF TRUSS DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS. BRACE ROOF TRUSSES AS REQUIRED BY MANUFACTURER.
 - ROOF TRUSS FRAMING INDICATING ON DRAWINGS IS ASSUMED LAYOUT. TRUSS MANUFACTURER SHOULD REVIEW THE DRAWING AND INDICATE TO ARCHITECT/DESIGNER PRIOR TO FABRICATION ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.
 - ALL ROOFED CONCRETE FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
 - ALL ROOFED CONCRETE WALLS WITH 7'-0" OR MORE BACKFILL TO BE REINFORCED WITH #4 BARS @ 16" O.C. VERTICALLY WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY. FOOTING INSPECTOR TO VERIFY IN FIELD.
 - ALL WINDOW NUMBERS REFER TO ANDERSON 100 SERIES WINDOWS. IF ALTERNATE WINDOW MANUFACTURER IS USED, ALL SIZES & SHAPES TO MATCH DIMENSIONALLY.
 - ALL ENGINEERED WOOD FLOOR TRUSSES TO BE #1 DENISE K.3.D. WITH 2" BY 8" CON-TINUOUS RIBON BRACING ON BOTTOM CHORD 8'-0" O.C. (MINIMUM 2 PER SPAN) WELL NAILED TO TRUSSES. PROVIDE DRAFT STOPPING.
 - THE ROOF TRUSS MANUFACTURER TO FURNISH SHOP DRAWING TO THE ARCHITECT/DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.
 - ALL MICROCLAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
 - ALL ROOFED CONCRETE WALLS WITH BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED WITH #5 BARS 24" O.C. VERTICALLY WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY.
 - DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE ARCHITECT/DESIGNER IMMEDIATELY FOR DIRECTION. THE BUILDER IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED, BUILDER IS TO CONTACT THE ARCHITECT/DESIGNER AND SALES COUNSELOR.
 - PROVIDE 15 POUND FELT AT UNTREATED EXPOSED LUMBER.
 - ALL WINDOW SILLS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS, 72" ABOVE FINISH GRADE, SHALL HAVE THE BOTTOM 6" THE OPENING LOCATED A MINIMUM OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015.
 - PROVIDE FIBER CEMENT, CEMENT, FIBER MAT REINFORCED GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALL FILES AND PANELS. BACKERS MUST COMPLY WITH ASTM C1289, C 1329, C 1325 AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHTS ARE TO NOT BE LESS THAN 34" A.F.F. & MORE THAN 38" A.F.F. GUARD RAIL IS TO BE NOT LESS THAN 36" A.F.F. (MRC 2015) PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY PER SECTION R311.7.7 OF THE 2015 MICHIGAN RESIDENTIAL CODE. HANDRAIL GRIP TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE.
 - DO NOT DRILL KITCHEN WINDOW DOUBLERS.
 - PROVIDE A BATH FAN WHERE SHOWN ON PLAN AND VENT FAN TO EXTERIOR AS REQUIRED.
 - TYPICAL ALL HABITABLE ROOMS TO HAVE PROPER LIGHT AND VENTILATION AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODES.
 - PROVIDE ELECTRICAL SMOKE DETECTORS IN ALL SLEEPING AREAS, HALLWAYS, AND MECHANICAL ROOMS ON ALL FLOOR LEVELS, INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED TOGETHER AS ONE SINGLE CIRCUIT, THEY ALL SOUND AND HAVE A BATTERY BACKUP PER SEC 314 OF 2015 MICHIGAN RESIDENTIAL CODE.
 - PROVIDE ADEQUATE MECHANICAL VENTILATION (MIN.) AS REQUIRED. VERIFIED BY CALCULATION 1/150 OF THE AREA VENTILATION REQUIRED.
 - TYPICALLY ALL PINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COKE PRIOR TO BRICK FULL INSPECTION.
 - PROVIDE METAL FLASHING, COUNTER FLASHING AND STEPPED FLASHING WHERE NOTED AND BRICK AND SIDING.
 - PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MANUFACTURER.
 - VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK. VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE PER WIRING SECURITY. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL ELECTRICAL CODE.
 - VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECIFICATIONS, AND WORK ORDER.
 - PROVIDE 2-LAYER MINERAL COATED ROLLED ROOFING AT ALL LEAVES TO 24" INSIDE BUILDING.
 - 2-LAYERS MUST BE VERIFY WITH BUILDING DEPARTMENT.
 - PROVIDE 2x6 W/OLMANIZED PRESSURE TREATED SILL PLATE ON FIBERGLASS SILL SEALER WITH 1/2 INCH ANCHOR BOLTS AT 4'-0" O.C. AND NOT MORE THAN 2" INCHES AND NOT LESS THAN 3-1/2 INCHES FROM THE ENDS OF EACH PLATE SECTION. EXCEPTION USE ANCHOR STRAPS, SPACED AT 3'-0" O.C. TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" ANCHOR BOLTS.
 - PROVIDE 4" PERMANENT DRAIN TILE CONT. AT BASEMENT/RAWL SPACE FOOTING IN 12" (MIN) PEASTONE W/ 2" BELOW DRAIN TILE. CONNECT TO SUMP AND STORM SEWER AS REQUIRED.
 - 6" R/C CLEAR HEADROOM REQUIRED ON ALL STAIRS.
 - CHIMNEY TERMINATION MUST PROJECT 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.
 - FIRESTOP ALL DROPS AND CHASES, ELECTRICAL PLUMBING AND H.V.A.C.
 - PROVIDE 1/2 INCH DRYWALL ON THE GARAGE SIDE OF WALLS MODERATION TO RESIDENCE AND GARAGE. APPLY 5/8" TYPE X DRYWALL TO GARAGE CEILING AREAS BELOW HABITABLE ROOMS PER MRC 2015.
 - LOWER LEVEL AREA CONSIDERED UNHABITABLE. ANY FUTURE MODIFICATIONS TO MODIFY LOWER LEVEL TO A HABITABLE SPACE, WILL COMPLY STRICTLY TO THE 2015 MRC EGRESS (WINDOW) PROVIDED AS REQUIRED IN COMPLIANCE WITH MRC 2015.
 - AREAS THAT REQUIRE TEMPERED GLASS:
 A. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
 B. SHOWER AND BATH/TUB DOORS AND ENCLOSURES (IF APPLICABLE).
 C. PANELS WITH A GLAZED AREA IN EXCESS OF 8 SQ. FT. WITH LOWEST RIDGE LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL.
 D. ALL OTHER AREAS AS CODE REQUIRES PER 2015 MRC.
 - ROOF VENTILATION WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
 - ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN (1) FOOT CANDLE OF LIGHT.
 - PROVIDE UNDER PAIR PROTECTION PER MRC 2015 ENCLOSED ACCESSIBLE SPACE UNDER SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.
 - UNEXCAVATED GARAGE SLAB SHALL COMPLY WITH TABLE R602.2.4 INCH CONCRETE SLAB MIN. 3,500 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4 INCHES MIN. WELL COMPACTED SAND BASE.
 - PROVIDE NON-ABSORBENT FINISH, TO THE SURFACE OF ALL BATHING AREAS WITH WALL MOUNTED SHOWER HEADS. A MIN. 6" ABOVE FINISH FLOOR PER MRC 2009 SEC. R607.2.
 - BUILDER A 1/8" MIN. SOLID CORE FRIEDRICH DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRE RATED.
 - BUILDER AND SUB-BRICK CONTRACTORS TO PROVIDE WEEP HOLES RESTING ON THE FLASHING SPACED 32" O.C. MAX. (24 INCHES PREFERRED) AT HEAD DETAILS OF WINDOWS, DOORS, BASEMENT WINDOWS AND GARAGE DOORS. ALSO PROVIDE FLASHING TO FACE OF BRICK WITH MIN. 8 INCHES VERTICAL LEG AND FORMER END DASH (LAP UNDER ARMATURE BARRIER). MICHIGAN RESIDENTIAL CODE 2015. A PRE-BRICK INSPECTION WILL BE REQUIRED PRIOR TO BRICK INSTALLATION FOR FLASHING INSPECTION.
 - FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3 (1) WOOD STRUCTURAL PANELS, SUPPLY, ROOF AND WALL SHEATHING TO FRAMING, BUILDING MATERIALS OF 5/8 INCHES TO 1 1/2 INCHES USE #8 COMMON NAIL (SUBSTR. WALL) AT 4 INCHES FROM EDGES 12 INCHES INTERMEDIATE SUPPORTS AND USE #8 COMMON NAILS FOR ROOF 6 INCHES FROM EDGES 12 INCHES INTERMEDIATE.
 - BUILDER/OWNER TO PROVIDE WATERPROOFING TO CODE SUBMIT INFORMATION ON APPROVED PRODUCTS.
 - BUILDER/TRUSS MANUFACTURER TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2015 AND SHALL INCLUDE AT MINIMUM, THE INFORMATION SPECIFIED BELOW:
 1. SLOPE OR DEPTH, SPAN, AND SPACING
 2. LOCATION OF ALL JOINTS
 3. REQUIRED BEARING WIDTHS
 4. DESIGN LOADS AS APPLICABLE
 4a. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
 4b. BOTTOM CHORD LIVE LOAD
 4c. BOTTOM CHORD DEAD LOAD
 4d. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
 4e. CONTROLLING WIND AND EARTHQUAKE LOADS
 5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR EACH CONDITION OF USE
 6. EACH REACTION FORCE AND DIRECTION
 7. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G., SIZE THICKNESS OR GAUGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR THICKNESS EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFERENCE
 8. LUMBER SIZE, SPECIES, AND GRADE FOR EACH LUMBER.
 9. CONNECTION REQUIREMENTS FOR:
 9a. TRUSS-TO-TRUSS GIRDER
 9b. TRUSS PLY TO PLY
 9c. FIELD SPLICES
 10. CALCULATED DEFLECTION RATIO AND/OR MAX. DESCRIPTION FOR LIVE AND TOTAL LOAD.
 11. MAX. AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONDITIONS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
 12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.
 13. ALL WINDER TREADS TO BE 8" WIDE (MIN.) AT INNER RADIUS AND 10" WIDE (MIN.) 12 INCHES FROM INNER RADIUS.
 14. CARBON MONOXIDE DETECTORS TO BE PLACED 15 FEET MAXIMUM FROM A FUEL BURNING APPLIANCE.
 15. ALL OPERABLE WINDOWS THAT THE BOTTOM OF THE WINDOW IS 72 INCHES OR MORE ABOVE GRADE SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.
 16. ALL INTERIOR DIMENSIONS ARE TAKEN FROM GYPSUM UNLESS OTHERWISE NOTED.
 17. ALL ATTIC SCUTTLIES TO BE 1-HR. RATED AND CONFORM TO MUEC 2015.
 18. AN AIR LEAKAGE TEST TO BE CONDUCTED PRIOR TO FINAL INSPECTION AND CONFORM TO MUEC 2015.
 19. MIN (2) LAYERS UNDERLAYMENT ON PITCHES UNDER
 20. ALL INTERIOR WALL DIMENSIONS TAKEN FROM DRYWALL UNLESS OTHERWISE NOTED
 21. ALL INTERIOR FOUNDATION DIMENSIONS TAKEN FROM CONCRETE
 22. ALL 2-STORY WALLS TO BE 2x6 CONSTRUCTION W/ (2) KING STUDS ON EACH SIDE OF WINDOW HEADER
 23. BOTTOMS OF OPERABLE WINDOWS 72" OR MORE ABOVE FINISHED GRADE SHALL BE NO MORE THAN 24" ABOVE FINISHED FLOOR
 24. ALL BEARING WALLS SHALL HAVE FLOOR JOISTS UNDER EACH BEARING STUD
 25. PROVIDE LADDERS IN BASEMENT FOR ALL NON-BEARING WALLS PARALLEL TO FLOOR JOISTS THAT ARE 8'-0" LONG OR LONGER
 26. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOM SHALL BE PROTECTED BY ARC-FULL CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT
 27. ALL STAIRWAYS TO BE ILLUMINATED WITH MINIMUM (1) FOOTCANDLE OF LIGHT.





WALL SECTION

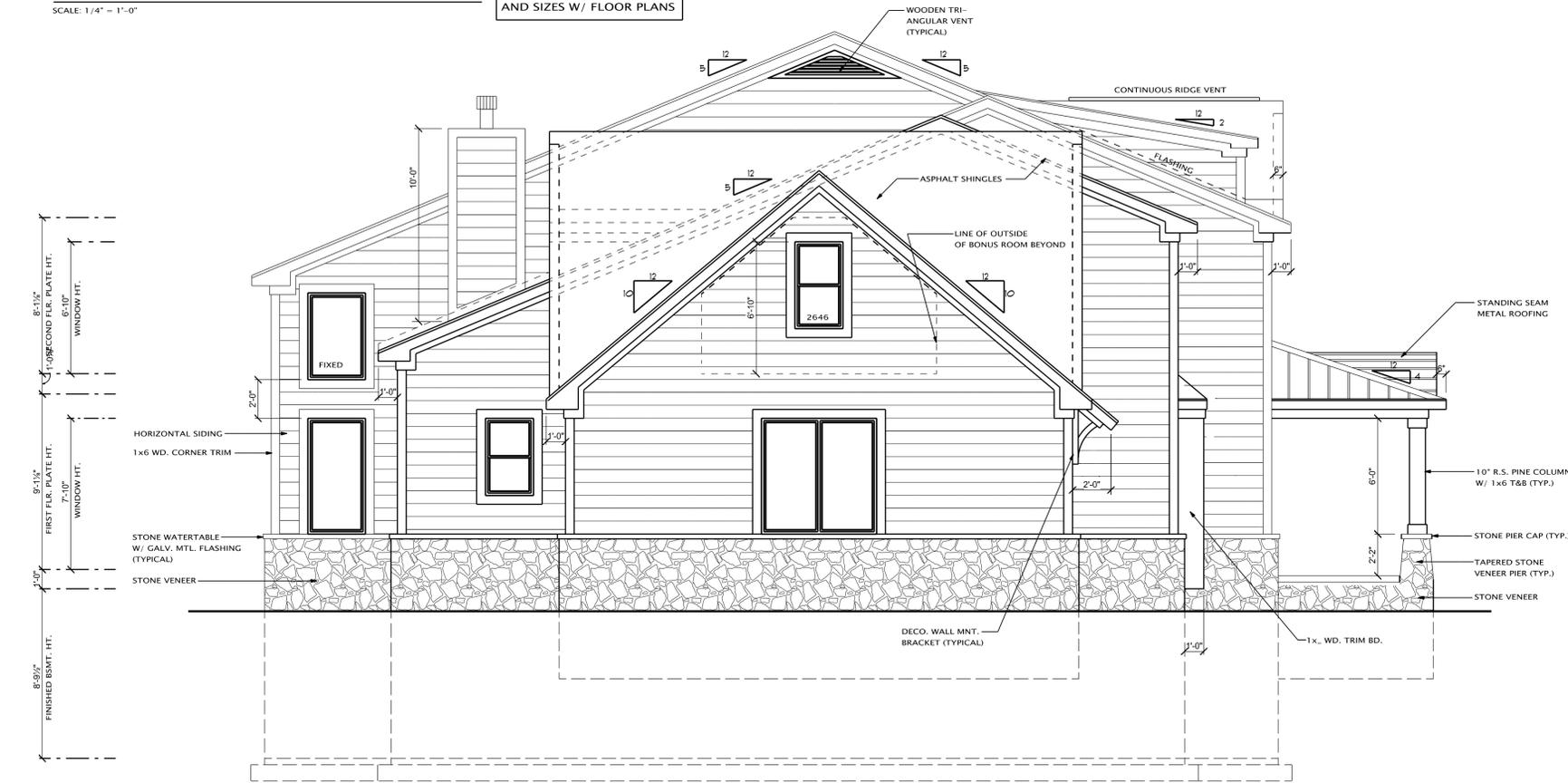
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

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

VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS



LEFT ELEVATION

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

VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT 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. INCORPORATED. 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 REISDENCE**
1590 WASHINGTON RD. ROCHESTER HILLS, MI 48306

BUILDER/CLIENT

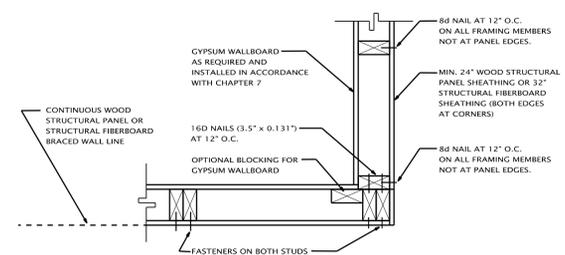
PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○
SHEET TITLE:
REAR & LEFT ELEVATION

DATE: 01-13-2017
02-01-2017
02-16-2017
03-10-2017
03-15-2017
REVISED: 09-01-2017
05-10-2019

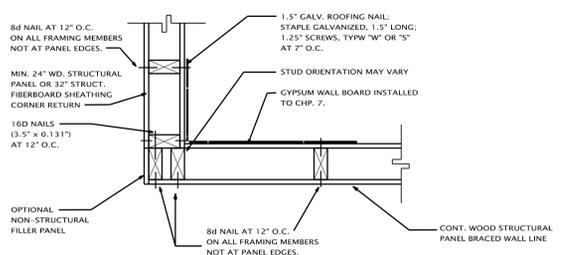
DRAWN BY: J.V.C.
CHECKED BY: J.M.P.
JOB NUMBER: 17-107

SHEET NUMBER:
A-5

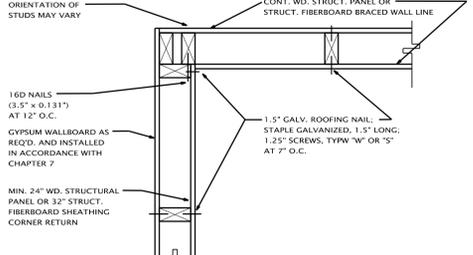
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GARAGE DOOR CORNER

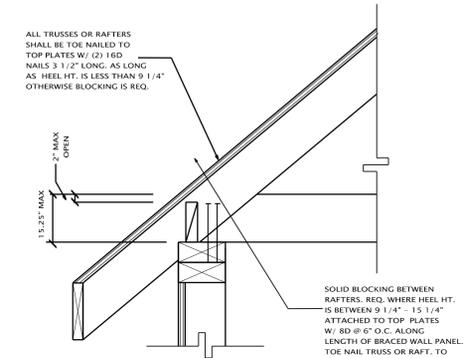


OUTSIDE CORNER DETAIL

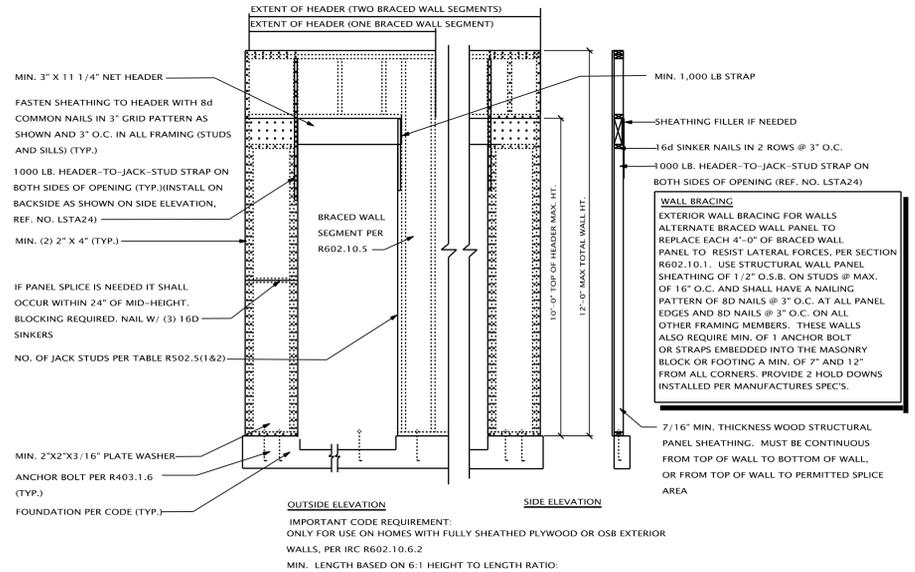


INSIDE CORNER DETAIL

METHOD DESCRIPTION AND NAILING PATTERN							
METHOD:	W.S.P.	CONNECTION CRITERIA					
MATERIAL	WOOD STRUCTURAL PANEL	MINIMUM NAIL		NOMINAL PANEL THICKNESS	MAX. WALL STUD SPACING (in.)	PANEL NAIL SPACING	
		SIZE	PEN. (in.)			EDGES (in. O.C.)	ELSEWHERE (in. O.C.)
MINIMUM THICKNESS	3/8"	6D COMMON (2" x 0.113")	1.5	3/8"	16	6	12
OPTIONAL	7/16"	8D COMMON (2.5" x 0.131")	1.5	7/16"	16	6	12
					24	6	12
METHOD:	LET IN BRACING	WOOD: 2-8d PER STUD INCLUDING TOP & BOTTOM PLATE					
L.I.B.		METAL: PER MANUFACTURER OR 1x4 (45 DEG. OR 60 DEG. @ 16" O.C.)					
METHOD:	1/2" CYP. EACH SIDE OF WALL	GYPSUM BOARD ON BOTH SIDES OF WALL NAILS OR SCREWS @ 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND ALL INTERMEDIATE POINTS.					
C.B.							



TRUSS AND RAFTER CONNECTION DETAIL



METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

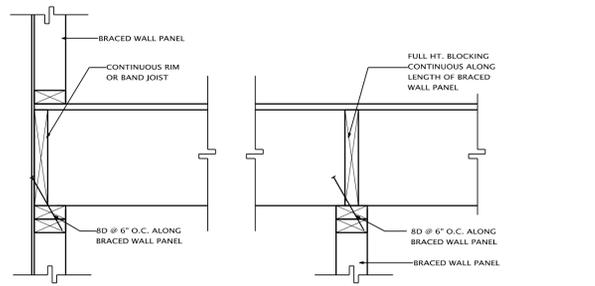
NAILING PATTERN FOR INTERIOR CYP. BRACED WALL PANEL FOR LET IN BRACING METHOD AND C.B. BOARD METHOD (SEE CB TABLE 602.10.2)	
1/2" CYP.	1 1/2" GALV. ROOFING NAIL OR STAPLE GALV. OR 1 1/4" SCREWS TYPE (W) OR (S)
5/8" CYP.	1 3/4" GALV. ROOFING NAIL OR STAPLE GALV. OR 1 5/8" SCREWS TYPE (W) OR (S)

NOTE: ALL BRACED WALL PANELS MUST BE ANCHORED TO TRUSSES AND FLOOR SYSTEM ABOVE AND BELOW. SEE DETAIL THIS SHEET

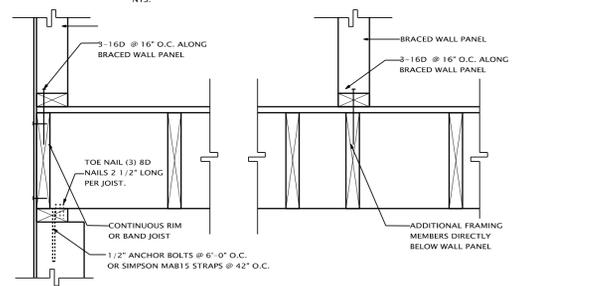
GARAGE WALLS THAT BEAR ON MASONRY BLOCK MUST HAVE #4 BARS EMBEDDED INTO CONC. MIN. OF 6" @ 36" O.C. AND 1/2" ANCHOR BOLT FOR EACH BRACED WALL PANEL.

SECOND FLOOR BRACING REQUIREMENTS FOR CONTINUOUS SHEATHING							
BRACED WALL LINE MARK	1	2	3	4	A	B	C
METHOD	WSP	WSP/LIB	WSP/LIB	WSP	WSP	WSP, LIB	WSP
BRACED WALL LINE SPACING	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
ADJUSTMENT FACTORS	1.45 0.90	1.45 0.90	1.45 0.90	1.45 0.90	1.30 0.90	1.30 0.90	1.30 0.90
REQUIRED AMOUNT OF BRACING	4'-6"	8'-6"	8'-6"	4'-6"	4'-4"	8'-8"	4'-4"
PROVIDED AMOUNT OF BRACING	6'-0"	16'-0"	16'-0"	6'-0"	8'-6"	16'-0"	12'-0"

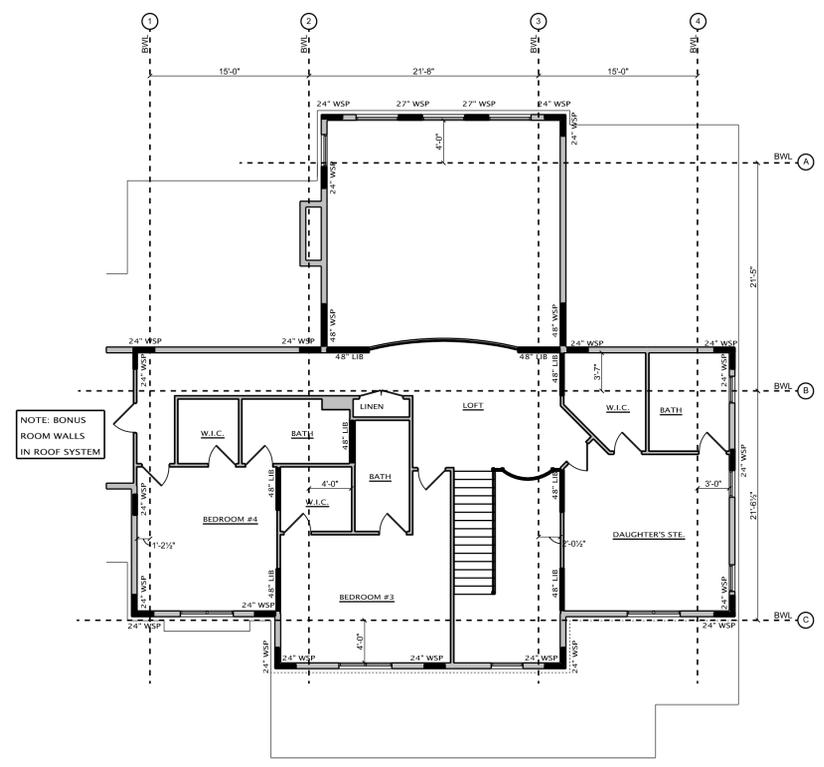
FIRST FLOOR BRACING REQUIREMENTS FOR CONTINUOUS SHEATHING								
BRACED WALL LINE MARK	1	2	3	4	5	A	B	C
METHOD	WSP	WSP	WSP, LIB	WSP, LIB	WSP	WSP	LIB	WSP
BRACED WALL LINE SPACING	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
ADJUSTMENT FACTORS	1.60 0.95	1.60 0.95	1.60 0.95	1.60 0.95	1.60 0.95	1.30 0.95	1.30 0.95	1.30 0.95
REQUIRED AMOUNT OF BRACING	9'-10"	9'-10"	19'-0"	19'-0"	9'-10"	8'-0"	15'-5"	8'-0"
PROVIDED AMOUNT OF BRACING	11'-6"	17'-6"	20'-0"	20'-8"	10'-0"	16'-9"	15'-6"	14'-9"



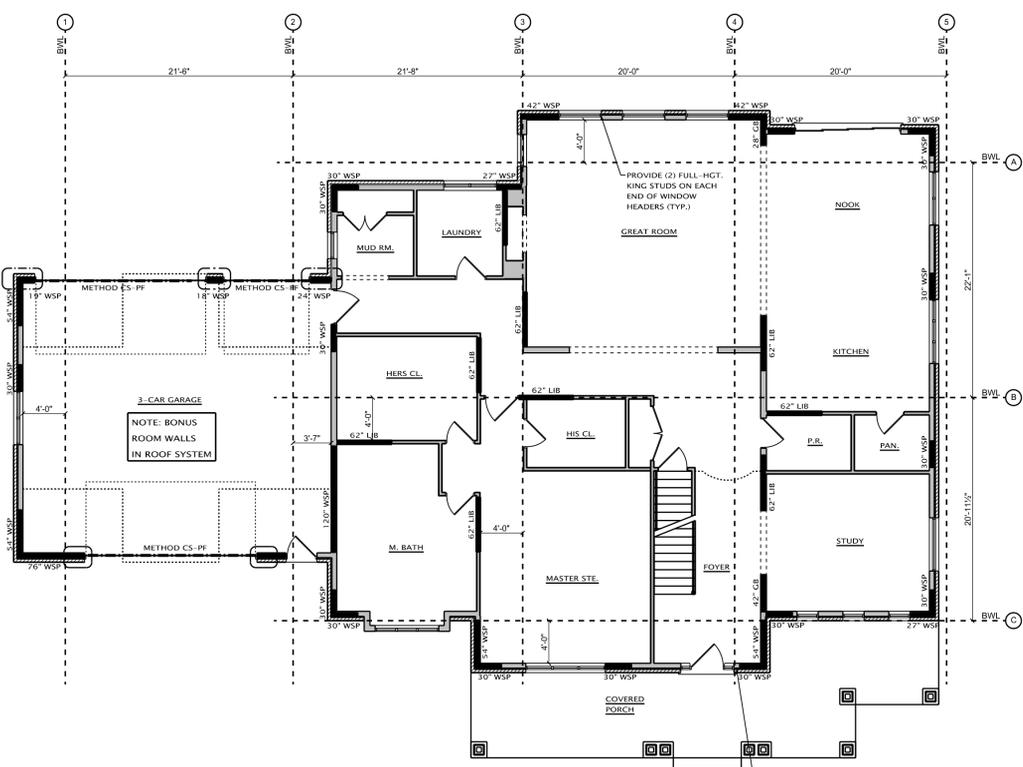
PERPENDICULAR FRAMING DETAIL



PARALLEL FRAMING DETAIL



SECOND FLOOR



FIRST FLOOR

PROJECT

BUILDER/CLIENT

PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○
SHEET TITLE:
BRACED WALL PLAN

DATE: 01-13-2017
02-01-2017
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03-10-2017
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DRAWN BY: J.V.C.
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