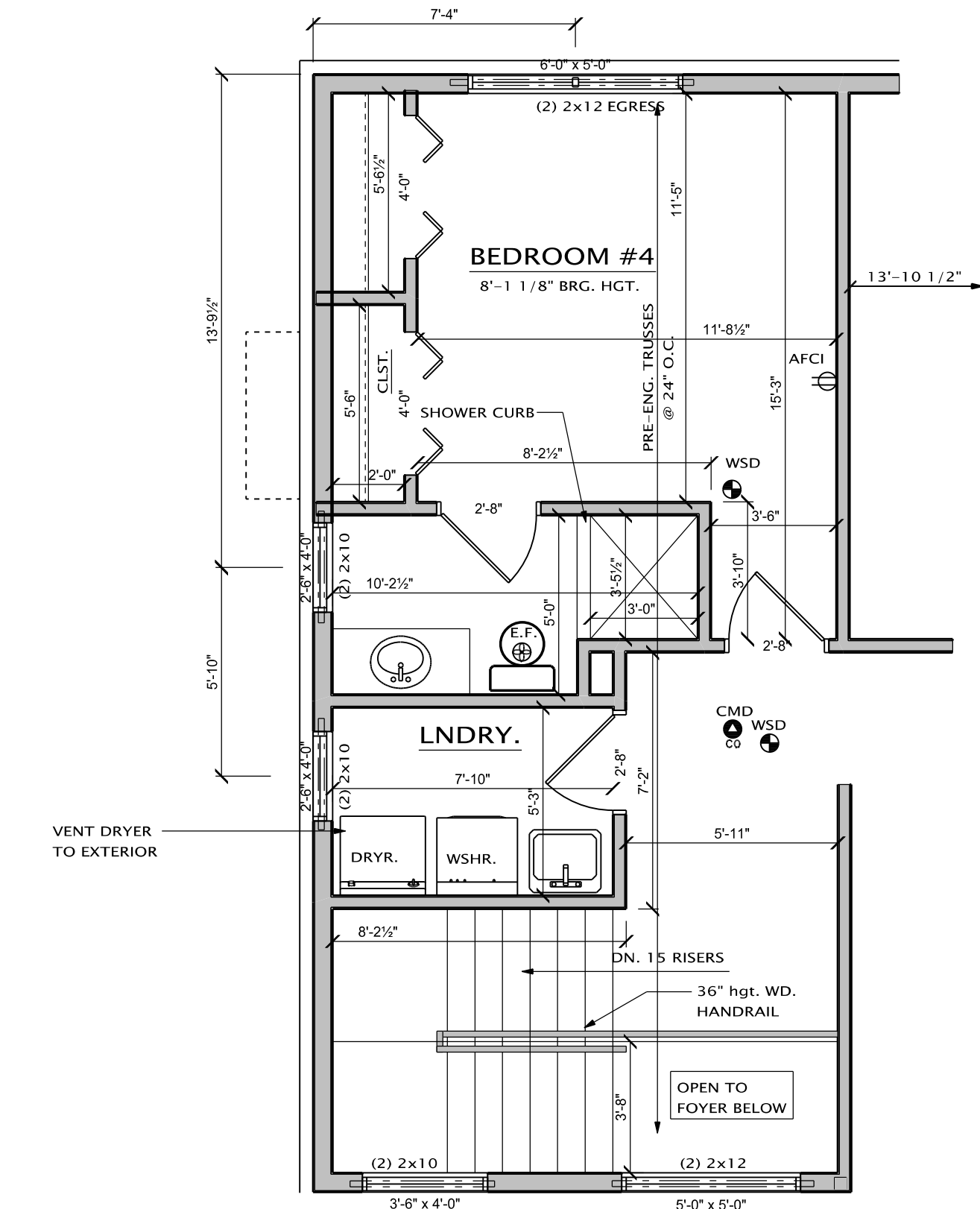


CODE COMPLIANCE

GENERAL NOTES:

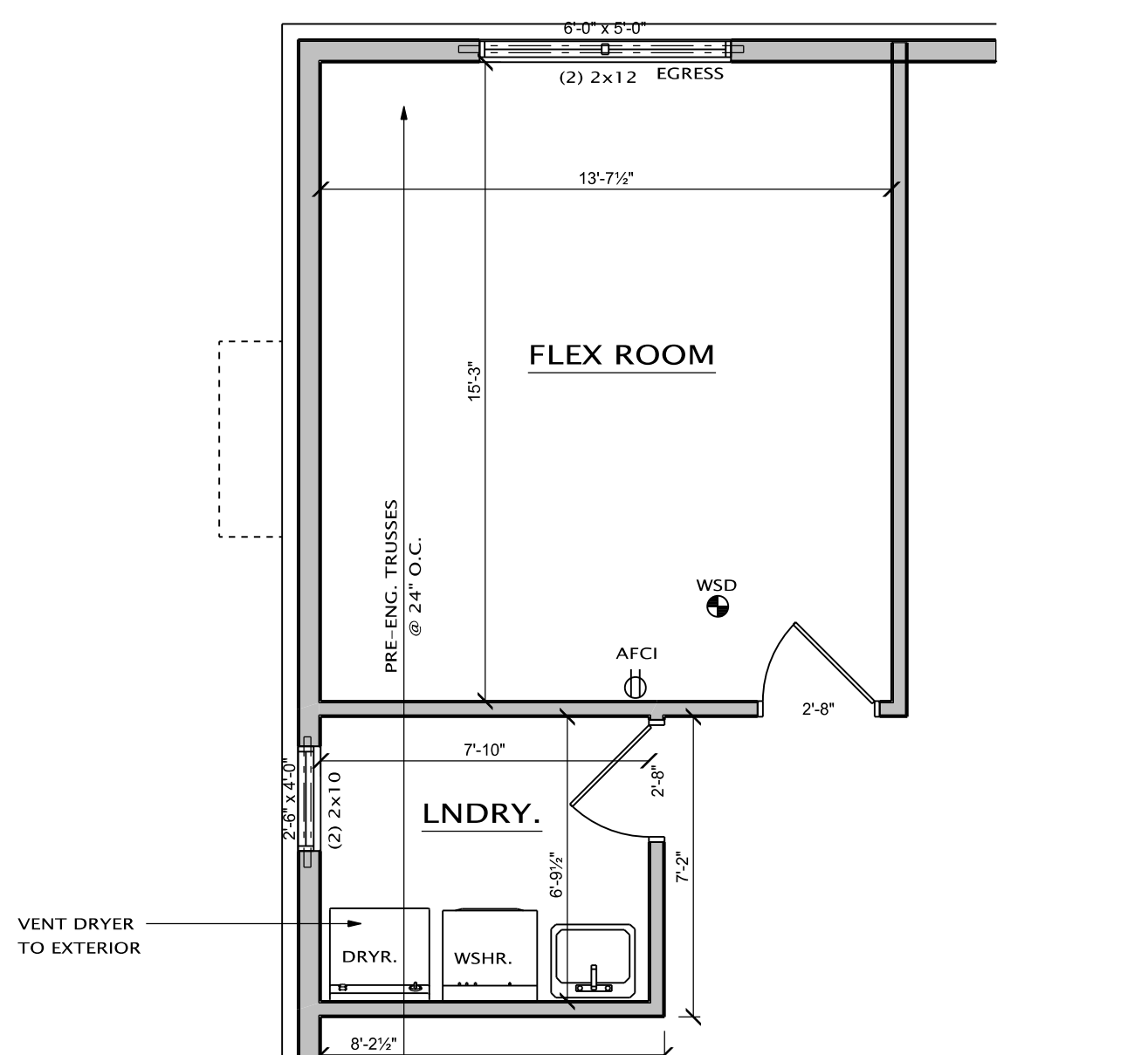
(REFER TO NOTES ONLY APPLICABLE TO PROJECT)
 ALL NOTES TO COMPLY WITH:
 MICHIGAN RESIDENTIAL CODE 2015
 MICHIGAN PLUMBING CODE 2015
 MICHIGAN MECHANICAL CODE 2015
 MICHIGAN ELECTRICAL CODE 2014
 MICHIGAN UNIFORM ENERGY CODE 2015

- 2x10 FLOOR JOISTS @ 12" O.C. UNDER ALL TILE OR MARBLE FLOORS
- 20 LB. DEAD LOAD REQUIRED
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRICED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
- ALL FLOOR JOISTS TO BE 42 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 POURED CONCRETE FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2,500 PSF. MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
- ALL POURED 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 HENDERSON 100 SERIES WINDOWS. IF ALTERNATE WINDOW MANUFACTURER IS USED, ALL SIZES & SHAPES TO MATCH DIMENSIONALLY.
- ALL ENGINEERED WOOD FLOOR TRUSSES TO BE #1 DENSE K.D. WITH 2" BY 6" CONTINUOUS BRACING ON BOTTOM CHORD @ 9'-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 MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- ALL POURED CONCRETE WALLS WITH BRICK LEGS 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 BEDROOM WINDOWS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS 7" ABOVE FINISH GRADE. SHALL HAVE THE BOTTOM OF THE OPENING LOCATED A MINIMUM OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015.
- PROVIDE FIBER CEMENT FIBER MAT REINFC. CEEMENT GYPSUM BACKERS OR FIBER REINFC. GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALL TILES AND PANELS. BACKERS MUST COMPLY WITH ASTM C1288, C 1325, C1178 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 34" 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 SO AS WHEN ONE SOUNDS, THEY ALL SOUND AND HAVE BATTERY BACKUP PER SEC 514 OF 2015 MICHIGAN RESIDENTIAL CODE.
- PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN.) AS REQUIRED. VERIFIED BY CALCULATION 1/200 OF THE OPENING AREA REQUIRED.
- TYPICALLY ALL FINIS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL INSPECTION.
- PROVIDE METAL FLASHING, COUNTER FLASHING AND STEPPED FLASHING WHERE NOTED AND BRICK AND SIDING MEET.
- 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 PRE-WIRING SECURITY. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL ELECTRICAL CODES.
- VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER.
- PROVIDE 2 LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 24" INSIDE BUILDING.
- 2 LAYERS MUST BE IDENTIFIED TOGETHER VERIFY WITH BUILDING DEPARTMENT.
- PROVIDE 2x8 WOLMANIZED PRESSURE TREATED SILL PLATE ON FIBERGLASS SILL SEALER WITH 1/2 INCH ANCHOR BOLTS AT 6'-0" O.C. AND LOCATED NOT MORE THAN 12" 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" PERIF. DRAIN TILE CONT. AT BASEMENT/RAWL SPACE FOOTING IN 1" (MIN) PEASTONE W/ 2" BELOW DRAIN TILE. CONNECT TO SUMP AND PART SEWER AS REQUIRED.
- 6" P 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 COMMON 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(S) PROVIDED AS REQUIRED IN COMPLIANCE WITH MRC 2015.
- AREAS THAT REQUIRE TEMPERED GLASS:
 - FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
 - SHOWER AND BATHTUB DOORS AND ENCLOSURES (IF APPLICABLE).
 - PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ. FT. WITH LOWEST RIDGE LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL.
 - ALL OTHER AREAS AS CODE REQUIRES PER 2015 MRC.
- ROOF VENTILATION WHERE SAFE, OR CORNER 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 UNDERSTAIR 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.
- UNOCUPATED GARAGE SLAB SHALL COMPLY WITH TABLE R402.2.4 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'-0" ABOVE FINISH FLOOR PER MRC 2009 SEC. R507.2.
- PROVIDE A 1-3/8 INCH MIN. SOLID CORE FIBERGLASS DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRE RATED.
- BUILDER AND SUB-BRICK CONTRACTORS TO PROVIDE HESIP 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 FORM END DAMS (LAP UNDER AIRWEATHER 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, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, BUILDING MATERIALS OF 5/16 INCHES TO 1/2 INCHES USE #8 COMMON NAIL. SUBFLOOR, WALLS AT 6 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:
 - SLOPE OR DEPTH, SPAN, AND SPACING
 - LOCATION OF ALL JOINTS
 - REQUIRED BEARING WIDTHS
 - DESIGN LOADS AS APPLICABLE
 - TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
 - TOP CHORD DEAD LOAD
 - BOTTOM CHORD LIVE LOAD
 - BOTTOM CHORD DEAD LOAD
 - CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
 - CONTROLLING WIND AND EARTHQUAKE LOADS
 - ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR EACH CONDITION OF USE.
 - EACH REACTION FORCE AND DIRECTION
 - JOINT CONNECTOR TYPE AND DESCRIPTION (E.G., SIZE, THICKNESS OR GAUGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE
 - LUMBER SIZE, SPECIES, AND GRADE FOR EACH LUMBER.
 - CONNECTION REQUIREMENTS FOR:
 - TRUSS TO TRUSS GIRDER
 - TRUSS PLY TO PLY
 - FIELD SPICES
 - CALCULATED DEFLECTION RATIO AND/OR MAX. DESCRIPTION FOR LIVE AND TOTAL LOAD.
 - MAX. AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDER 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.
 - REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.
 - ALL WINDER TREADS TO BE 8" WIDE (MIN.) AT INNER RADIUS AND 10" WIDE (MIN.) 12 INCHES FROM INNER RADIUS.
 - CARBON MONOXIDE DETECTORS TO BE PLACED 15 FEET MAXIMUM FROM A FUEL BURNING APPLIANCE.
 - ALL POURED CONCRETE FOUNDATION WALLS TO BE POURED IN VIBRATED 20-INCH LIFTS
 - ALL INTERIOR DIMENSIONS ARE TAKEN FROM DRYWALL UNLESS OTHERWISE NOTED.
 - MIN 1/2 LAYERS UNDERLAYMENT ON PITCHED ROOFS 4:12 & UNDER
 - ALL INTERIOR WALL DIMENSIONS TAKEN FROM DRYWALL UNLESS OTHERWISE NOTED
 - ALL INTERIOR FOUNDATION DIMENSIONS TAKEN FROM CONCRETE
 - ALL 2-STORY WALLS TO BE 2x6 CONSTRUCTION W/ (2) KING STUDS ON EACH SIDE OF WINDOW HEADER
 - BOTTOMS OF OPERABLE WINDOWS 72" OR MORE ABOVE FINISHED GRADE SHALL BE NO MORE THAN 24" ABOVE FINISHED FLOOR.
 - ALL BEARING WALLS SHALL HAVE FLOOR JOISTS UNDER EACH BEARING STUD
 - PROVIDE LADDERS IN BASEMENT FOR ALL NON-BEARING WALLS PARALLEL TO FLOOR JOISTS THAT ARE 8'-0" LONG OR LONGER
 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOM SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT
 - ALL EXTERIOR WALLS TO BE 2x6 W/ R-19 BATT INSULATION CONSTRUCTION UNLESS NOTED OTHERWISE
 - ALL CANTILEVERED FLOORS TO BE INSULATED WITH MINIMUM R-30 BATT INSULATION



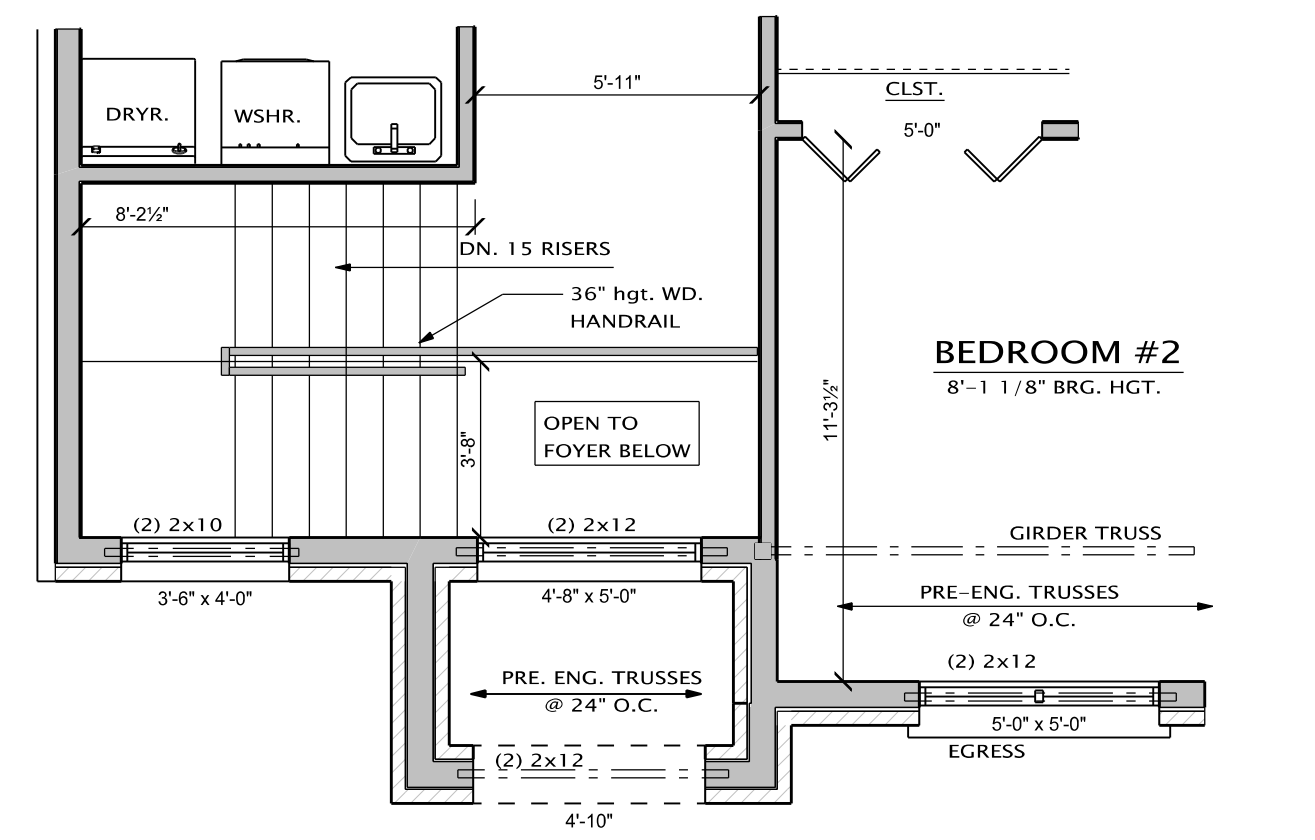
OPTIONAL BEDROOM 4 W/ BATH

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



OPTIONAL FLEX ROOM

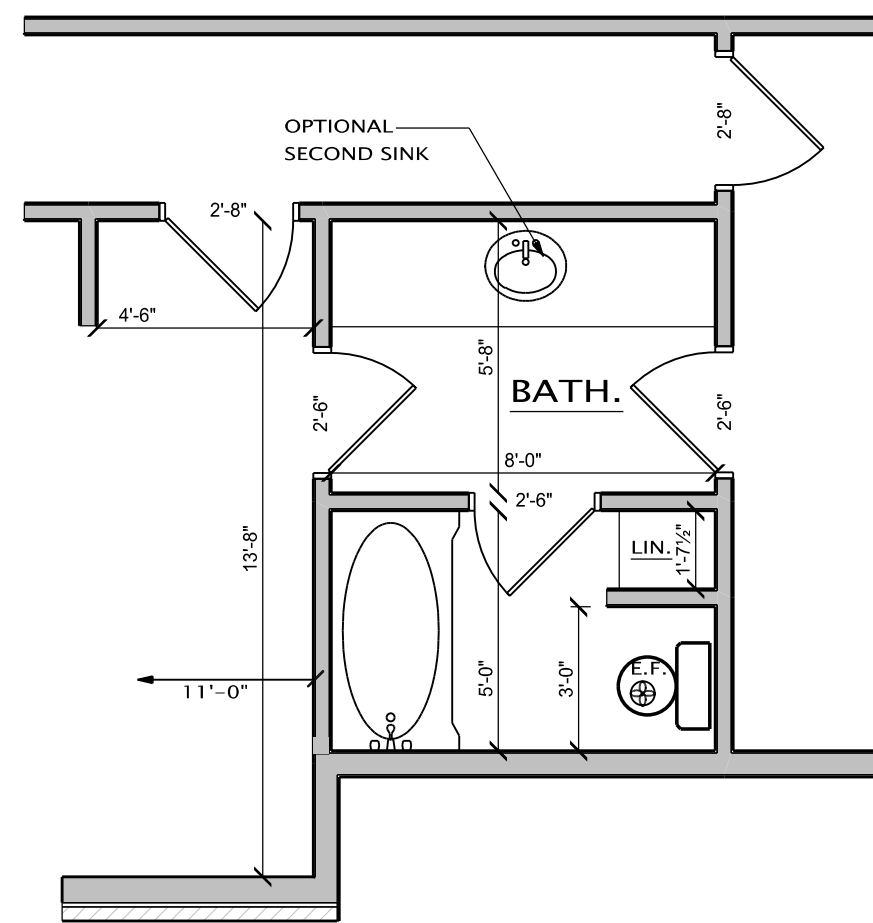
SCALE: 1/4" = 1'-0"



OPTIONAL COVERED PORCH

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

ELEVATION B



OPTIONAL JACK & JILL BATH

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



SECOND FLOOR PLAN

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

1.053 S.F.

ELEVATION A

NOTE: EGRESS WINDOWS
 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESUE. 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 BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JST AND ANY WALLS OVER 8'-0" IN HGT. SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

ALL FIRST FLOOR & SECOND FLOOR EXTERIOR WALLS TO BE 2X6 STUDS

ALL EXTERIOR WALLS TO BE 2X6 WALL CONST.

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

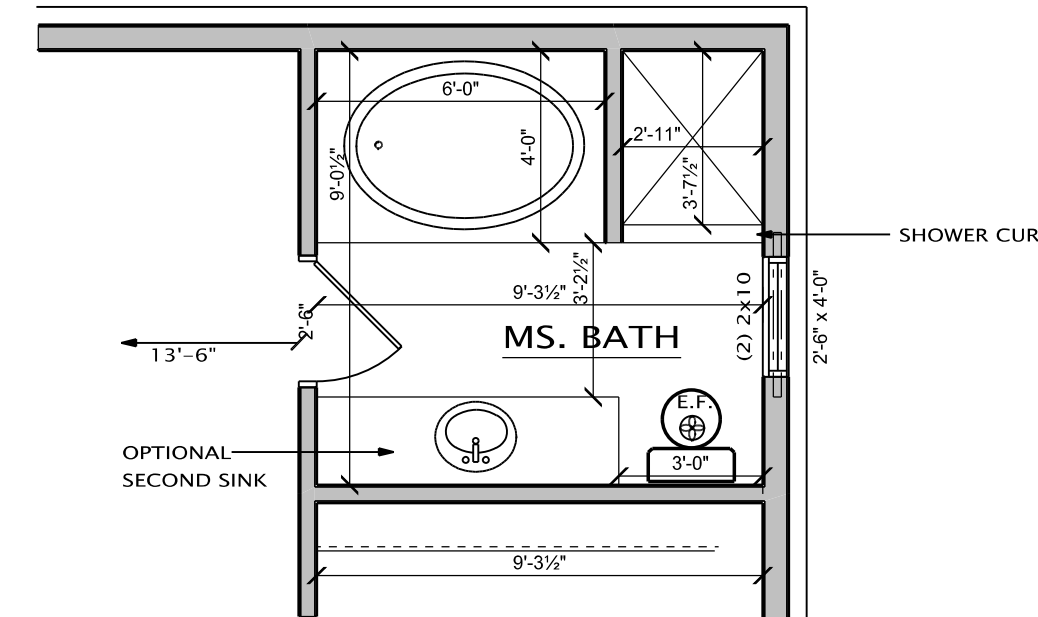
PROVIDE 2x4 BLOCKING @ 16" O.C. BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JST AND ANY WALLS OVER 8'-0" IN HGT.

ALL INTERIOR DIMENSIONS TAKEN FROM DRYWALL

PROVIDE ALL ATTIC ACCESS W/ WEATHER STRIPPING

ALL HEADERS TO BE 2x12 UNLESS NOTED OTHERWISE

BEARING WALL TRUSS MANUFACTURER TO DETERMINE HEEL HEIGHT



OPTIONAL MS. BATH

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

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. 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 WITHOUT THE EXPRESSED WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYWRITTEN

PROJECT

LORIAN COLONIAL

BUILDER
 DEL VALLO BUILDING & CONSTRUCTION INC.
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 CHESTERFIELD TWP. 48051
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PRELIMINARY
 CONSTRUCTION
 PERMIT

SHEET TITLE:
SECOND FLOOR PLAN

DATE: 04-01-2021
 04-07-2021

DRAWN BY:
 J.G.

CHECKED BY:
 J.M.P.

JOB NUMBER:
 21 - 132

SHEET NUMBER: