

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 SLUING 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 RILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST 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 DOORWALL. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

WINDERS 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 PURSED SPACES, AT THE CEILING AND FLOOR LEVEL.
 -AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, WHICH OCCUR AT SORRITS, DROP CEILINGS, 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) THICKNESS OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR (1) THICKNESS OF 2 1/2 INCH PLYWOOD WITH JOINTS BACKED BY 2 1/2 INCH PLYWOOD, OR (1) THICKNESS OF 3/4 INCH TYPE 2-M PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-M 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-ABSORBENT 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 GA-26 AS LISTED IN SECTION 8-26.902.

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

RAPTER OR TRUSS TIES SHALL BE PROVIDED, WHEN ROOF TRUSSES AND ASSEMBLIES MAY BE SUBJECT TO UP LIFT PRESSURES OF 20 PER SQUARE FOOT OR GREATER AND SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 1.45 LISTED IN 8-26.102.

A READILY ACCESSIBLE ATTIC ACCESS 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, APPLIED AS REQUIRED IN SECTION R-902 AND TABLE NUMBER R-903.4

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.

HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 80 INCHES (2032mm) MEASURED VERTICALLY FROM THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

TRENDS AND RISERS: MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (210mm). MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229mm) MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TRENDS AND AT THE RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

DIMENSIONAL UNIFORMITY: THERE SHALL NO BE VARIATION EXCEEDING 3/8 INCH (10mm) IN THE DEPTH OF ADJACENT TRENDS OR IN THE HEIGHT OF ADJACENT RISERS. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8 INCH (10mm) IN A FLIGHT OF STAIRS.

WINDER TRENDS: WINDER TRENDS SHALL BE A MIN. OF 10" WIDE MIN. MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TRENDS AT THE INTERSECTION WITH THE WALKLINE. AT THE INNER MOST RADIUS THE TREAD SHALL BE A MIN. OF 6"

HEIGHT: GUARD HANDRAILS SHALL NOT BE LESS THAN 36 INCHES (914mm) MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TRENDS OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACES.

EXCEPTIONS: OPEN SIDES OF STAIRS SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864mm) IN HEIGHT, MEASURED VERTICALLY FROM THE NOSING OF THE TRENDS.

TYPE I: ALL STAIRS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1-1/4 INCHES (32mm) AND NOT GREATER THAN 2 INCHES (51mm).

ANY OTHER SHAPE WITH A PERIMETER OF AT LEAST 4 INCHES (100mm), BUT NOT GREATER THAN 6-1/4 INCHES (158mm) WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT EXCEEDING 2-1/4 INCHES (57mm).

TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160mm) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19mm) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE, AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8mm) WITHIN 7/8 INCH (22mm) BELOW THE WIDEST PORTION OF THE PROFILE.

SPACING UNDER 4" TOP OF RAIL FINISHED FLOOR FLOOR JOIST

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ARCH FAULT CIRCUIT INTERRUPTER

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMP. OUTLETS INSTALLED IN DWELLING UNIT BEDRM. SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT E3802.11.

SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 -IN EACH SLEEPING ROOM
 -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS
 ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE A BATTERY BACKUP.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT 15'-0" FROM FUEL FIRED OR HEATED UNIT.
 HARD WIRED AND BATTERY BACK-UP. BACK UP MRC 2015 SEC R 315

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.

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

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 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

HEATING & COOLING PIPING INSULATION:

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F OR BELOW 55F SHALL BE INSULATED TO A MIN. OF R-3.

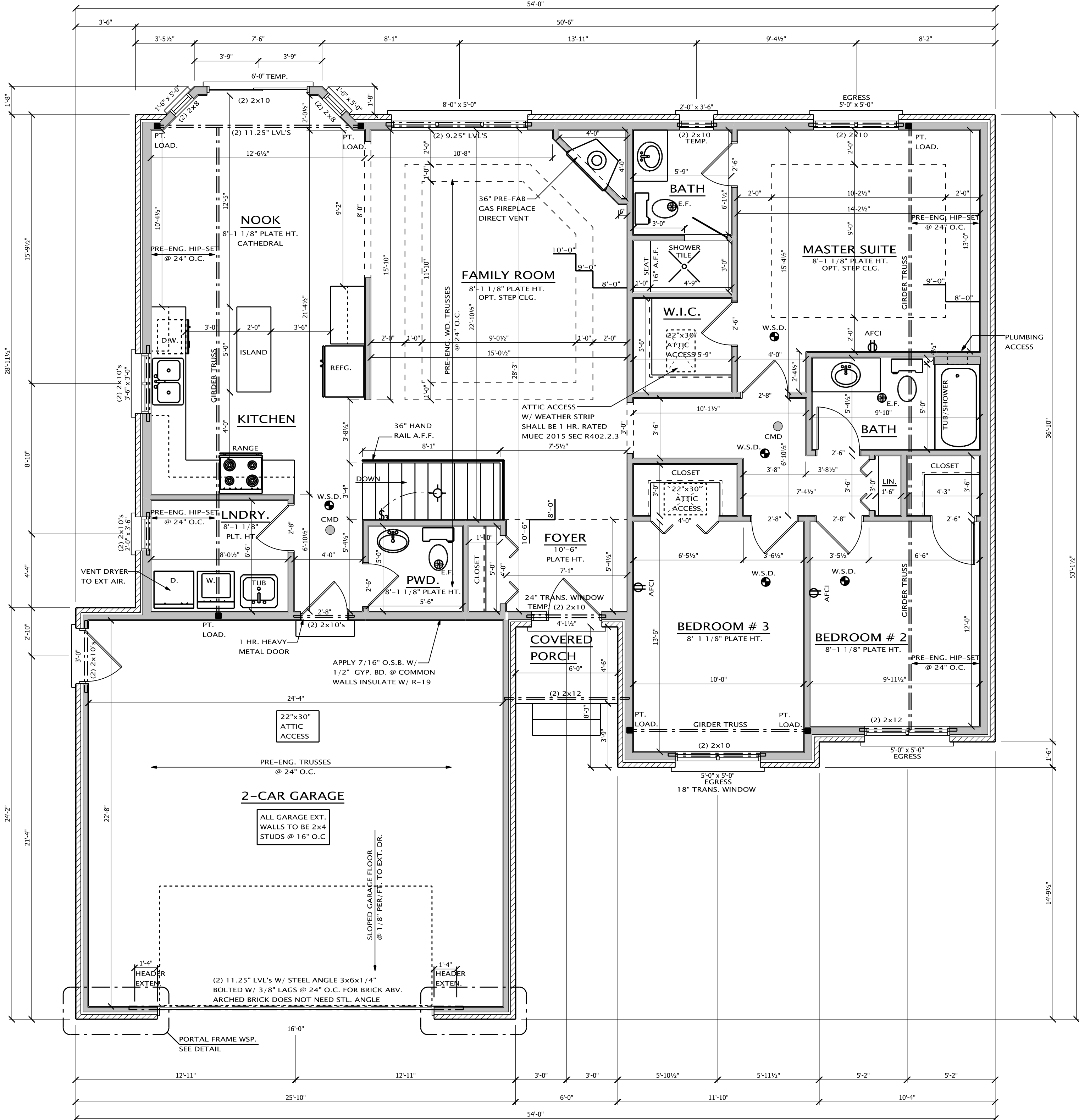
NOTES

2. ALL OPENINGS TO BE FLAT UNLESS NOTED OTHERWISE.
3. ALL WET AREAS TO RECEIVE 1/2" DURAROCK SHEATHING.
4. ALL HEADERS NOT NOTED SHALL BE (2) 2x12's
5. ALL WALLS OVER 12'-0" SHALL BE 2x6.
6. ALL CONCEALED WALL SPACES SHALL BE FIRESTOPPED @ 8'-0" INTERVALS
7. TRUSS DRAWINGS AND FLOORING SYSTEMS ARE TO BE ON SITE FOR ROUGH INSPECTION.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, LAWS AND REGULATIONS THAT ARE APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY MISS DIG (#800-482-1111) AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND CALL FOR REQUIRED INSPECTIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF THE EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR/OWNER SHALL INDEMNIFY THE ARCHITECT FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THESE DOCUMENTS.

- 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.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL = 1,669 SQ. FT.

- 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 EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C.
- MUEC 2015 SEC R 402-AIR LEAKAGE TEST WILL BE DONE

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PROJECT

VILLA
 RANCH MODEL

BUILDER/CLIENT
 DEL VALLO
 CONSTRUCTION INC.

PRELIMINARY
 CONSTRUCTION
 PERMIT
 SHEET TITLE:
 FIRST FLOOR PLAN

DATE: 04-05-2018
 04-17-2018
 04-23-2018
 DRAWN BY: J.V.C.
 CHECKED BY: J.M.P.
 JOB NUMBER: 18-133
 SHEET NUMBER: