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PROJECT

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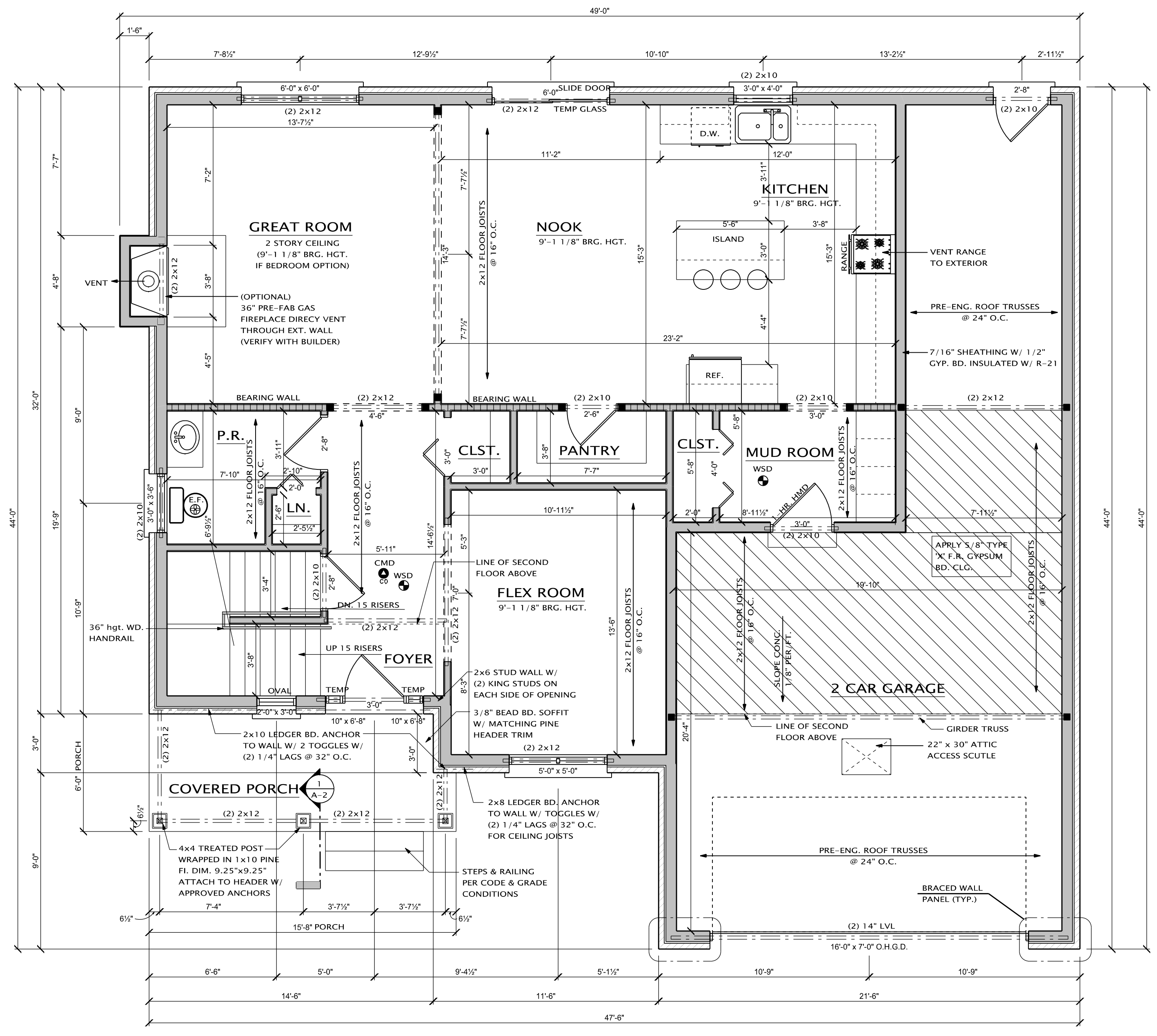
SHEET TITLE:  
**FIRST FLOOR PLAN**

DATE: 04-01-2021  
DRAWN BY: J.G.

CHECKED BY: J.M.P.

JOB NUMBER:  
21 - 132

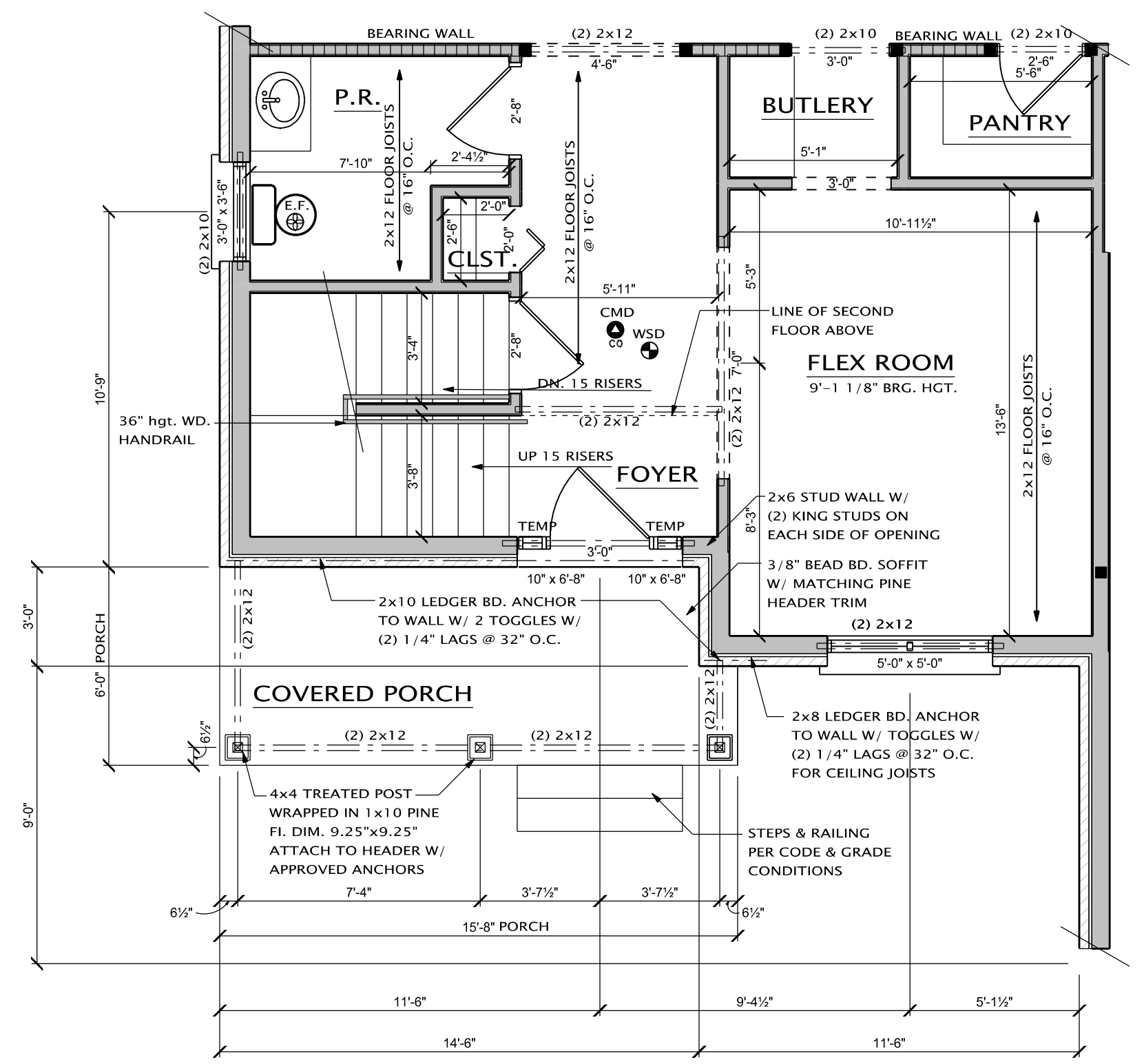
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**FIRST FLOOR PLAN: ELEVATION A**

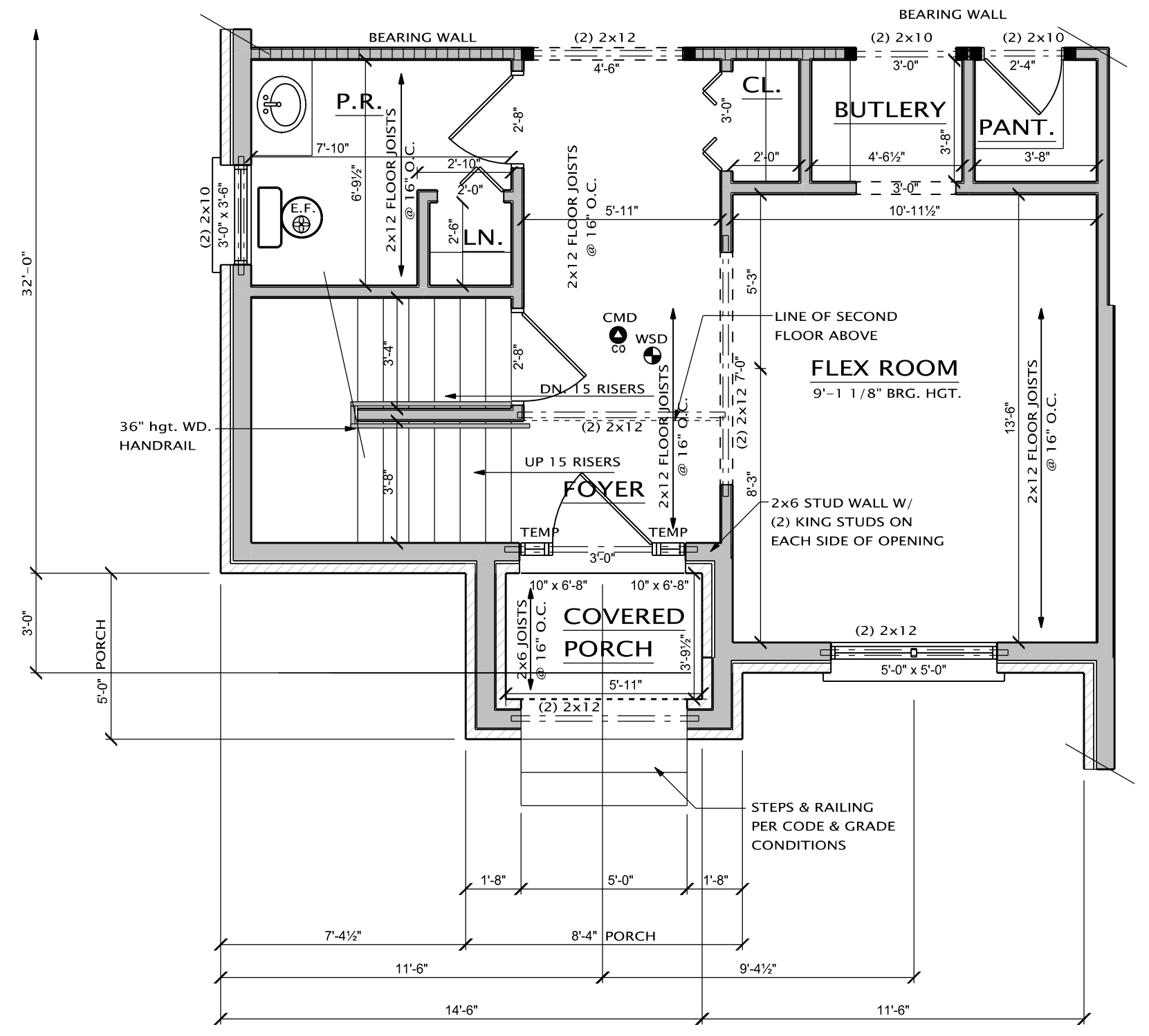
FIRST FLOOR: 1,170 S.F.  
SECOND FLOOR: 1,055 S.F.  
TOTAL: 2,225 S.F.

- ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS
- 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.
- 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 INSTALLED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT 15'-0" FROM FLOOR FIRED OR HEATED UNIT.  
HARD WIRED AND BATTERY BACK-UP. BACK UP MRC 2015 SEC R 315
- 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.
- ALL HEADERS TO BE 2x12 UNLESS NOTED OTHERWISE
- 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 EXTERIOR WALLS TO BE 2x6 CONSTRUCTION UNLESS NOTED OTHERWISE
- ALL DIMENSIONS TAKEN FROM SHEETROCK
- ALL GARAGE EXTERIOR WALLS TO BE 2x6 CONSTRUCTION
- NOTE TO CARPENTER  
VERIFY HEIGHT OF ARCHWAYS WITH BUILDER. BUILDER TO PROVIDE WINDOW SCHEDULE AND DOOR SCHEDULE W/ ROUGH OPENING
- WALLS OVER 10'-0" HAVE BEEN DESIGNED FOR LATERAL WIND LOAD/SHEAR & WILL SUPPORT ALL IMPOSED LOADS.
- 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.
- NOTES  
1. ALL ARCHWAYS SHALL BE FLAT UNLESS OTHERWISE NOTED.  
2. ALL 1ST FLOOR EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C.  
3. ALL WEAT AREAS TO RECEIVE 1/2" DURALOCK SHEATHING.  
4. ALL HEADERS NOT NOTED SHALL BE (2) 2x12 UNLESS NOTED OTHERWISE.  
5. ALL WALLS OVER 10'-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.



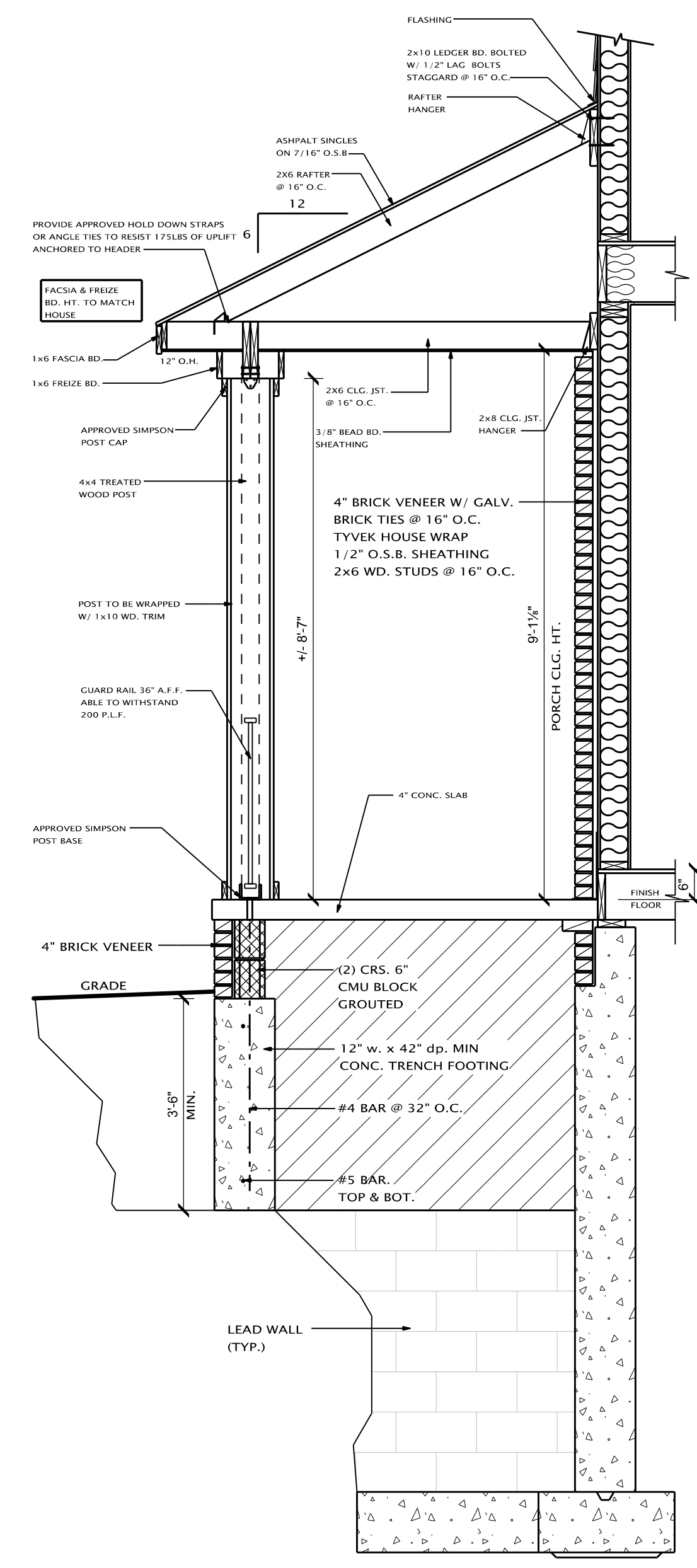
**FIRST FLOOR PLAN OPTION A**

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



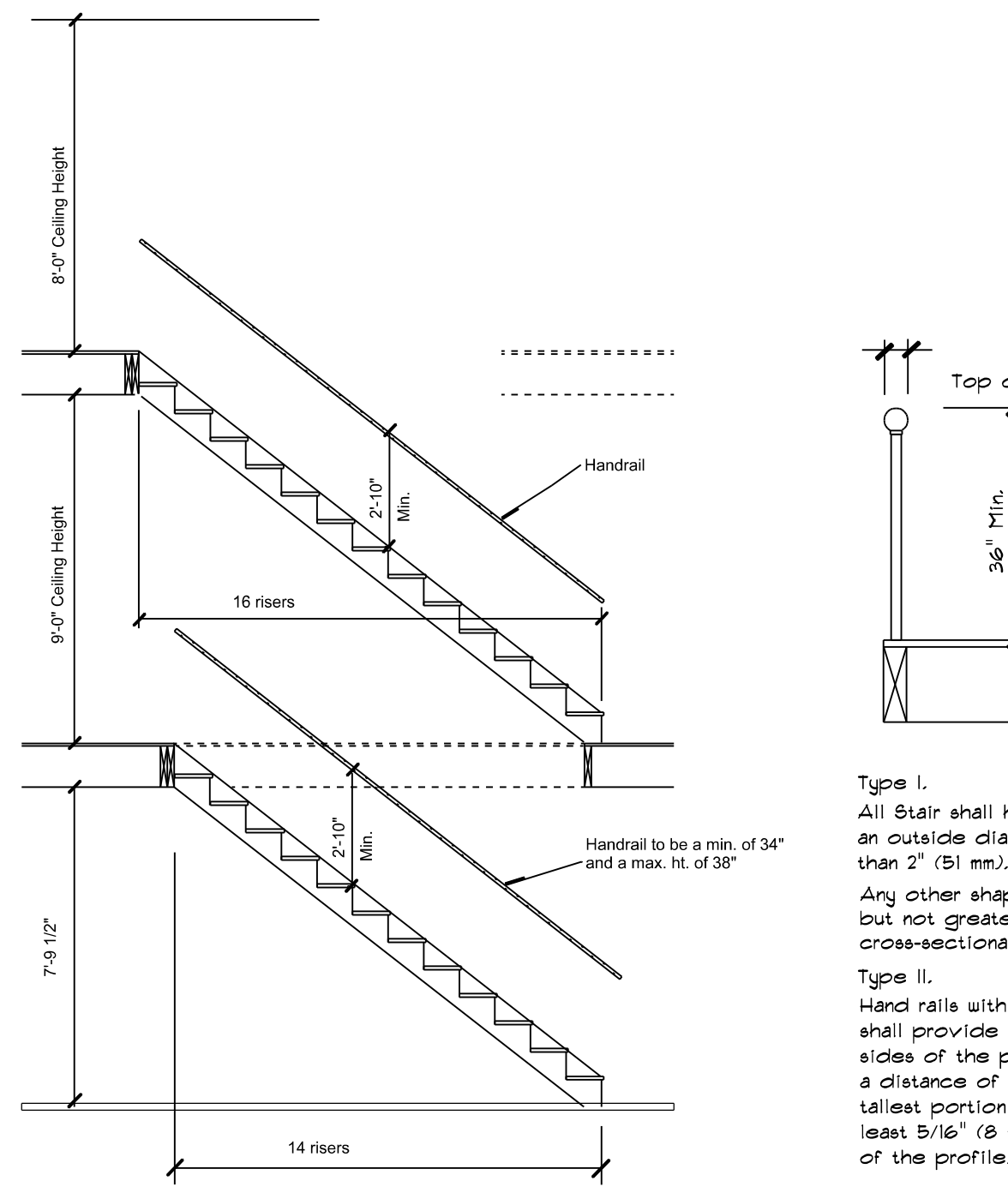
**FIRST FLOOR PLAN: ELEVATION B**

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



**1 DECK SECTION**

SCALE: 3/4" = 1'-0"



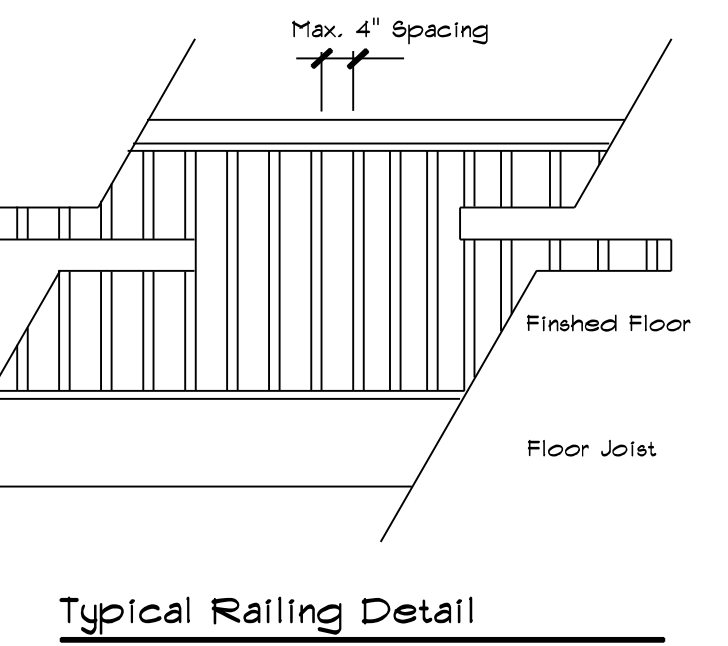
shall not be less than 36 inches (914 mm) measured vertically above the leading edge of the treads.

Exceptions:  
Open sides of stairs shall have guards not less than 34" (864 mm) in height, measured vertically from the nosing of the treads.

Type I.  
All Stair shall have a circular cross section with an outside diameter of 1-1/4" (32 mm) and not greater than 2" (51 mm).

Any other shape with a perimeter of at least 4 inches (100 mm), but not greater than 6-1/4 inches (160 mm) with the largest cross-sectional dimension not exceeding 2-1/4 inches (57 mm).

Type II.  
Hand rails with a perimeter greater than 6-1/4" (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" (19 mm) measured vertically from the tallest portion of the profile, and achieve a depth of at least 5/16" (8 mm) within 1/8" (22 mm) below the widest portion of the profile.



**Typical Railing Detail**