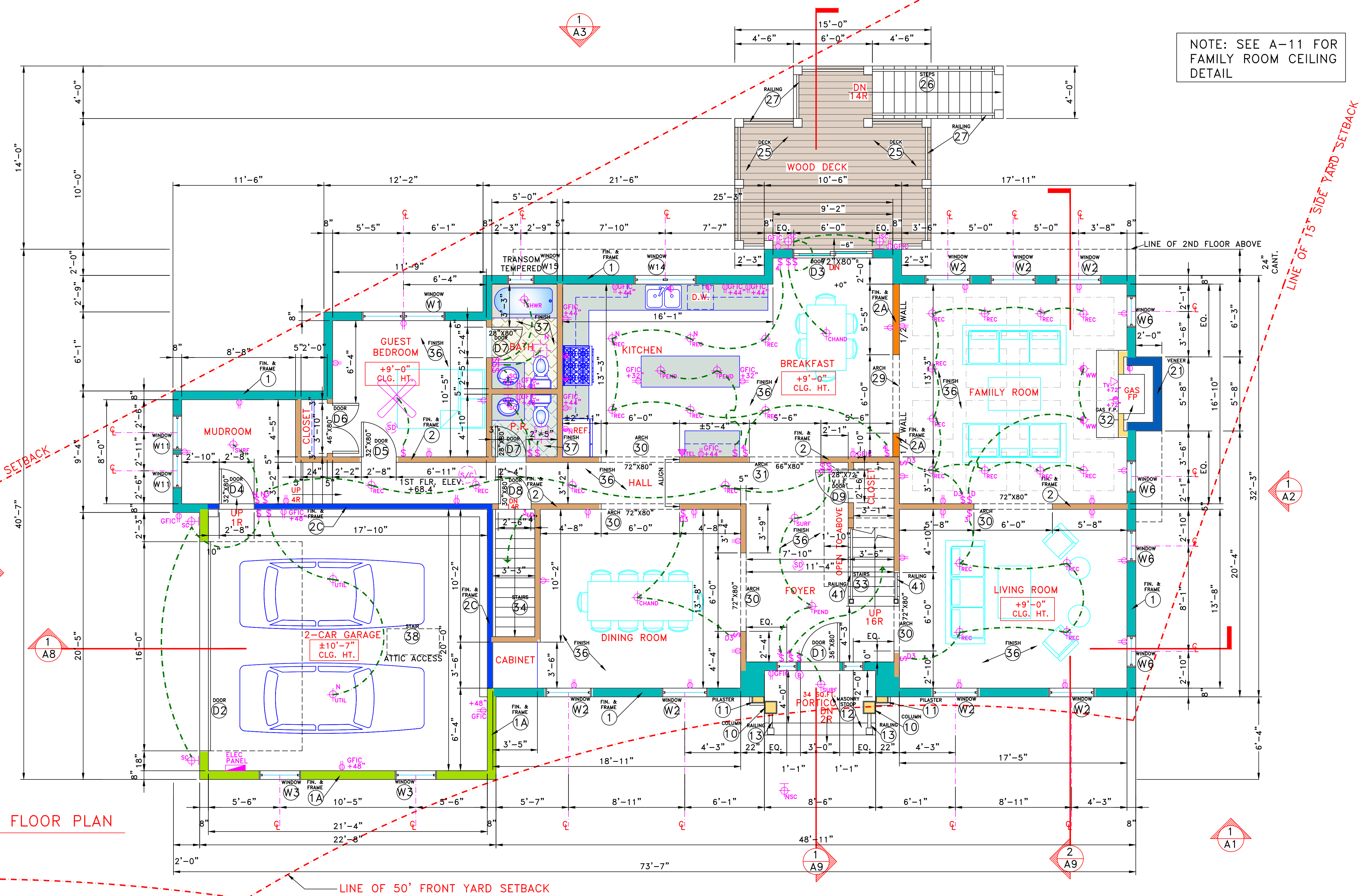


NOTE: SEE A-11 FOR FAMILY ROOM CEILING DETAIL



- LEGEND**
- NEW CONSTRUCTION SEE NOTE: (1)
  - NEW CONSTRUCTION SEE NOTE: (1A)
  - NEW CONSTRUCTION SEE NOTE: (2)
  - NEW CONSTRUCTION SEE NOTE: (2A)
  - NEW CONSTRUCTION SEE NOTE: (2C)
  - NEW CONSTRUCTION SEE NOTE: (21)

- CEILING MOUNTED FAN/LIGHT SELECTED BY OWNER & INSTALLED BY CONTRACTOR
- DEDICATED ELEC. OUTLET. SEE MANU. FOR ELEC. REQUIREMENTS.
- RECESSED TV & TELEPHONE OUTLET @12" AFF UNLESS OTHERWISE NOTED.
- DUPLEX ELEC. RECEPT. @12" AFF UNLESS OTHERWISE NOTED.
- GFCI=GROUND FAULT INTERRUPTED CIRCUIT
- WALL MOUNTED EXTERIOR/INTERIOR LIGHT AS PER AGREEMENT & INSTALLED BY CONTRACTOR
- CEILING MOUNTED AC/DC SMOKE DETECTORS. ONE PER LEVEL & PER BEDROOM AS PER CODE
- SMOKE & CARBON MONOXIDE DETECTOR AS PER CODE
- CEILING MOUNTED LIGHT FIXTURE AS PER AGREEMENT & INSTALLED BY CONTRACTOR
- WW=WALL WASHER
- REC.=RECESSED, PEND.=PENDENT WALL MOUNTED LIGHT SWITCH AS PER AGREEMENT & INSTALLED BY CONTRACTOR. D=DIMMER
- B INSTALL DOOR BELL & CHIMES AS PER AGREEMENT
- E INSTALL EXHAUST FAN 'PANASONIC' IN BATHROOMS

NOTE: HEATING SYSTEM DRAWINGS TO BE FILED AS AN UPDATE LATER. HVAC DESIGN BY LICENSED MECHANICAL CONTRACTOR.

REV.	DATE	REMARKS

NEW CONSTRUCTION TO  
4 FOREST GLEN COURT  
WESTFIELD, NJ 07090  
LOT#27.01, BLOCK#5402

DRAWING: PROPOSED PLAN

JOB #11054  
FEB. 13,'12

A-5

FOREFRONT DESIGNS, LLC.

DAVID BAILEY ARCHITECT

614 MAYE STREET

WESTFIELD, N.J. 07090

(908) 789-9089

**1 PROPOSED 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**CONSTRUCTION NOTES**

- (1) EXTERIOR WALL TO BE 2"x6"s @ 16" o.c. WITH 1/2 THICK GYPSUM BOARD INTERIOR FINISH & 1/2" THK CDX PLYWOOD SHEATHING W/ HARDIE PLANK SIDING AS PER AGREEMENT OR 'TYVEK WRAP' VAPOR BARRIER (OR EQUAL) ON EXTERIOR. INSTALL R-19 FIBERGLASS BATT INSULATION W/ VAPOR BARRIER. INSTALL EXTERIOR TRIM AS PER AGREEMENT. INSTALL 1/2" THK M.R. GYP. BD. IN HUMID AREAS.
- (1A) EXTERIOR WALL TO BE 2"x6"s @ 16" o.c. WITH 1/2" THK CDX PLYWOOD SHEATHING W/ HARDIE PLANK SIDING AS PER AGREEMENT OVER 'TYVEK HOUSE WRAP' VAPOR BARRIER (OR EQUAL). INSTALL EXTERIOR TRIM AS PER AGREEMENT. INSTALL 5/8" THK TYPE 'X' GYPSUM BOARD IN GARAGE FOR 1-HOUR FIRE RATING AS PER CODE.
- (2) INTERIOR WALL TO BE 2" x 4"s @ 16" o.c. WITH 1/2" THICK GYPSUM BOARD INTERIOR FINISH BOTH SIDES. INSTALL FIBERGLASS ACOUSTIC BATT INSULATION. INSTALL 1/2" THK. M.R. GYPSUM BOARD IN HUMID AREAS.
- (2A) INTERIOR HALF WALL TO BE 2" x 4"s @ 16" o.c. WITH 1/2" THK GYPSUM BOARD INTERIOR FINISH BOTH SIDES. WALL HEIGHT TO BE 36" A.F.F.
- (2C) INTERIOR WALL TO BE 2" x 4"s @ 16" o.c. WITH 1/2" THICK GYPSUM BOARD INTERIOR FINISH ONE SIDE. INSTALL R-15 FIBERGLASS BATT INSULATION W/VAPOR BARRIER INSTALL 1/2" THK. M.R. GYPSUM BOARD IN HUMID AREAS. INSTALL TYPE 'X' GYPSUM BOARD INSIDE GARAGE FOR 1-HOUR FIRE RATED ASSEMBLY. (UL#305)
- (12) INSTALL MASONRY STEPS W/ BLUESTONE FINISH AS PER AGREEMENT ON 4" THK CONCRETE SLAB W/ 6 x 6 x10/10 W.W.M. @ LANDING. TREADS TO BE 11" WIDE WITH BLUESTONE FINISH. RISERS TO BE 8" HIGH (V.I.F.) WITH VERTICAL SURFACE CULTURE STONE. INSTALL 3/8"-1 1/2" THICK BITUMINOUS JOINT FILLER @ INTERSECTIONS W/ FOUNDATION WALLS. PITCH SLAB 1/4" PER 12" TO DRAIN. INSTALL METAL FLASHING @ INTERSECTION OF SLAB TO HOUSE. INSTALL NEW FOUNDATION. BOTTOM OF 12" THK x 20" CONCRETE FOOTING TO BE 36" MIN. BELOW GRADE ON UNDISTURBED SOIL. INSTALL (3) #4 REINFORCING BARS AT BOTTOM OF FOOTING.
- (13) INSTALL 36" H COMPOSITE RAILING W/ 4" WIDE MAXIMUM SPACING BETWEEN BALUSTERS & BELOW BOTTOM RAIL. MAXIMUM SPACING UNDER BOTTOM RAIL @ STEPS TO BE 6" DIA SPHERE MAXIMUM AS PER CODE. NEWEL POSTS TO BE PRESSURE TREATED ENGINEERED 4"x4" W/ 1"x6" COMPOSITE CLADDING & DECORATIVE CAPS AS PER AGREEMENT. INSTALL HANDRAIL AS PER CODE @ 34" ABOVE EDGE OF TREAD.

- (21) INSTALL CULTURED STONE VENEER OVER RIBBED OR GROOVED VAPOR BARRIER FOR DRAINAGE COVERED BY 15# BUILDING PAPER OR 'TYVEK DRAINWRAP' ON EXTERIOR ON 1/2" THK 'CDX' PLYWOOD SHEATHING ON 2"x6" STUDS @ 16" o.c. INSTALL R-19 FIBERGLASS BATT INSULATION W/VAPOR BARRIER. INSTALL EXTERIOR TRIM AS PER AGREEMENT. INSTALL 1/2" THK M.R. GYP. BD. IN HUMID AREAS. INSTALL 5/8" THICK TYPE 'X' GYPSUM BOARD.
- (25) INSTALL "TREX" SURFACE PLANKING ON 2"x10" P.T. FLOOR JOISTS @ 12" o.c. W/ BRIDGING @ MIDPOINT. INSTALL 2"x10" P.T. LEDGER BOARD FASTENED TO HOUSE W/ 5/8" DIA LAG BOLTS 5" LONG @ 16" o.c. STAGGERED. INSTALL (2) TOTAL 'SIMPSON' #DTT2 DECK CONNECTOR AS PER CODE. INSTALL METAL FLASHING @ INTERSECTION WITH HOUSE. FLOOR TO BE SLOPED 1/4" PER FOOT AWAY FROM HOUSE.
- (26) INSTALL 4" WIDE TREX STAIRS W/ 12" W STAIR TREADS W/ 3/4" NOSING. STAIR RISER TO BE 7" EACH (V.I.F.) INSTALL 5/4" THK. TREX LUMBER FOR TREADS. STRINGERS (4) TO BE 2"x12" P.T.
- (27) INSTALL 36" H TREX RAILING AS PER AGREEMENT. SPACE BETWEEN BALUSTERS TO BE 4" MAXIMUM. NEWEL POSTS TO BE 4" x 4" ENGINEERED POSTS. HEIGHT ABOVE FLOOR FOR BOTTOM RAIL TO BE 4" MAXIMUM AS PER CODE.
- (29) INSTALL 13'-2" W x 80" H TRIMMED ARCH OPENING AS PER AGREEMENT. INSTALL TRIM AS PER AGREEMENT. INSTALL 1/2" THK GYPSUM BOARD INTERIOR FINISH BOTH SIDES. SEE FRAMING PLANS FOR HEADER SIZE.
- (30) INSTALL 72" W x 80" H TRIMMED ARCH OPENING AS PER AGREEMENT. INSTALL TRIM AS PER AGREEMENT. INSTALL 1/2" THK GYPSUM BOARD INTERIOR FINISH BOTH SIDES. SEE FRAMING PLANS FOR HEADER SIZE.
- (31) INSTALL 66" W x 80" H TRIMMED ARCH OPENING AS PER AGREEMENT. INSTALL TRIM AS PER AGREEMENT. INSTALL 1/2" THK GYPSUM BOARD INTERIOR FINISH BOTH SIDES. SEE FRAMING PLANS FOR HEADER SIZE.
- (32) INSTALL GAS FIREPLACE & CHIMNEY FLUE AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM. PROVIDE 3/4" DIA GAS CONNECTION W/ SHUT-OFF VALVE CONNECTION TO GAS METER IN CELLAR AS PER CODE. PROVIDE ELECTRICAL CONNECTION AS REQUIRED. INSTALL MANTEL & HEARTH AS PER AGREEMENT. MAINTAIN MIN 2" AIR GAP W/ COMBUSTIBLE FRAMING AS PER CODE.
- (33) INSTALL WOOD STAIRS FOR ACCESS TO 1ST & 2ND FLOOR AS PER AGREEMENT W/ (16) 9" WIDE OAK TREADS W/ 3/4" NOSING. POPLAR RISERS (15) TO BE ±8-1/8" (V.I.F.). INSTALL RAILINGS AS PER CODE.
- (34) INSTALL WOOD STAIRS FOR ACCESS TO 1ST FLOOR & BASEMENT AS PER AGREEMENT W/ (14) 9" WIDE OAK TREADS W/ 3/4" NOSING. POPLAR RISERS (13) TO BE ±8-1/8" (V.I.F.). INSTALL RAILINGS AS PER CODE.

- (36) INSTALL NEW OAK FLOOR FINISH AS PER AGREEMENT ON SLIP SHEET ON 3/4" THK T&G PLYWOOD SUBFLOOR (GLUED & NAILED) SEE FRAMING PLANS FOR JOISTS SIZE. INSTALL FIBERGLASS BATT ACOUSTIC INSULATION.
- (37) INSTALL NEW CERAMIC TILE FLOOR FINISH AS PER AGREEMENT ON 1/2" CEMENT TILE BACKER BOARD ON 3/4" THK T&G PLYWOOD (GLUED & NAILED) OVER NEW TJI JOISTS. INSTALL R-30 FIBERGLASS BATT INSULATION WITH VAPOR BARRIER.
- (38) INSTALL 24" x 54" ATTIC ACCESS STAIR PULL-DOWN AS PER MANU, SPECS & RECOMM. DOUBLE FRAMING @ PERIMETER OF STAIR.
- (41) INSTALL WOOD RAILING AS PER AGREEMENT @ 34" ABOVE EDGE OF TREAD, 36" HIGH @ LANDING. OPEN SPACE BETWEEN BALUSTERS TO BE 4" MAXIMUM AS PER CODE.

WINDOW & DOOR NOTES: SEE A7