

LEGEND

- NEW CONSTRUCTION SEE NOTE: (1)
- NEW CONSTRUCTION SEE NOTE: (2)
- NEW CONSTRUCTION SEE NOTE: (2)

- CEILING MOUNTED FAN/LIGHT AS PER AGREEMENT & 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. N=NEW 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=WALLWASHER REC.=RECESSED, PEND.=PENDENT
- WALL MOUNTED LIGHT SWITCH AS PER AGREEMENT & INSTALLED BY CONTRACTOR. D=DIMMER
- 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-6

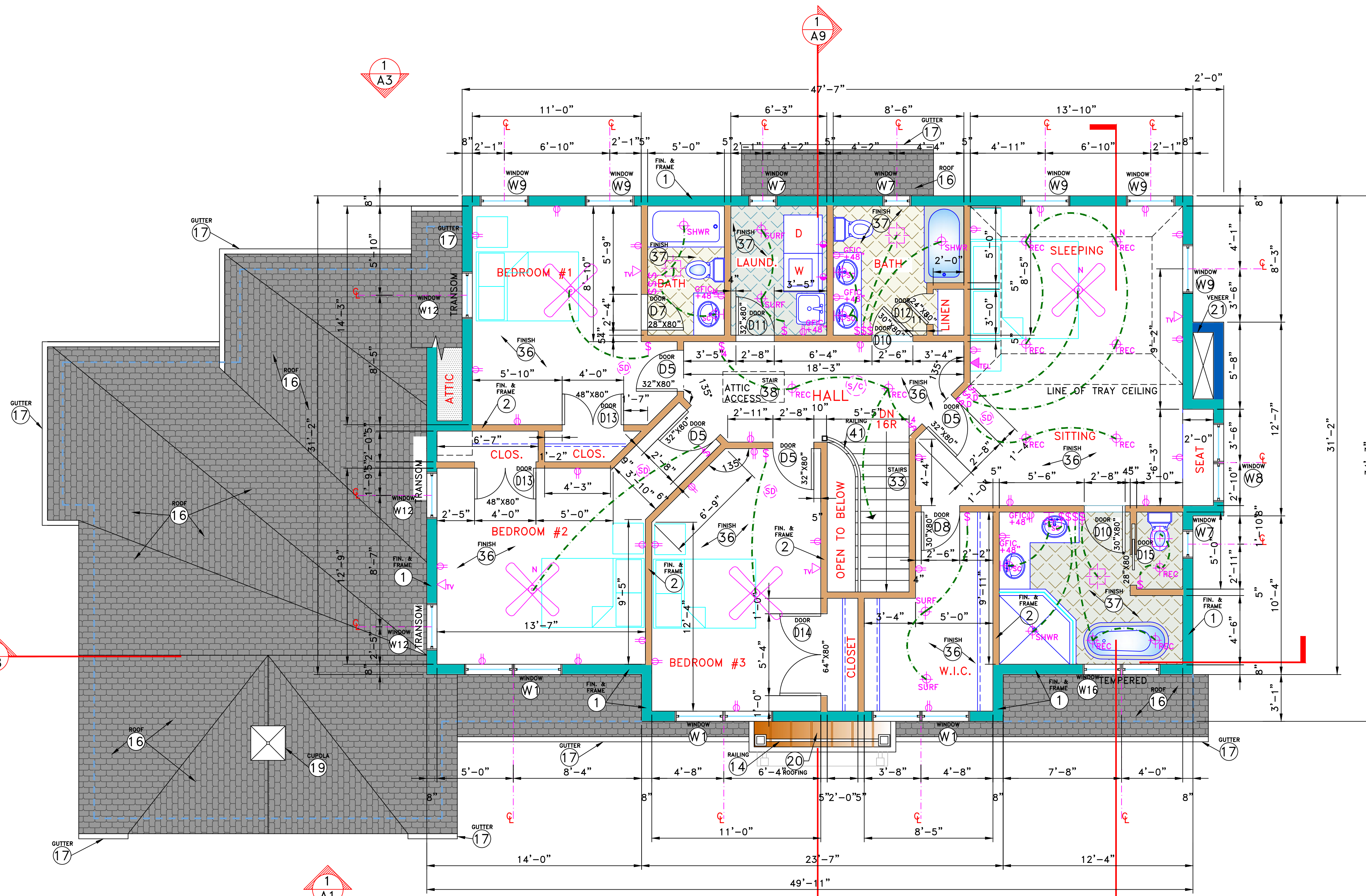
FOREFRONT DESIGNS, LLC.

DAVID BAILEY ARCHITECT

614 MAYE STREET

WESTFIELD, N.J. 07090

(908) 789-9089



1 PROPOSED 2ND 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 OVER 'TYVEK HOUSE 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.
- (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.
- (14) INSTALL 18"H DECORATIVE VINYL OR FIBERGLASS COATED WOOD RAILING W/ NEWEL POSTS TO BE PRESSURE TREATED ENGINEERED 4"x4" W/ VINYL OR FIBERGLASS CLADDING & DECORATIVE CAPS AS PER AGREEMENT.
- (16) INSTALL NEW 30 YR DIMENSIONAL ASPHALT ROOFING AS PER AGREEMENT ON 5/8"THK 5-PLY 'CDX' PLYWOOD ROOF SHEATHING ON RAFTERS @ 16" o.c. (SEE FRAMING PLAN FOR SIZES). INSTALL CONTINUOUS COPPER FLASHING @ INTERSECTION OF ROOF TO WALL. ALL ROOF VALLEYS TO BE COVERED WITH A 36" WIDE RUBBER MEMBRANE FLASHING SELECTED BY ROOFING CONTRACTOR. INSTALL GAF WEATHER WATCH @ 24" INSIDE INTERIOR WALL AS REQUIRED BY CODE. INSTALL WEATHER SHIELD AT ENTIRE ROOF AREA @ PITCHES 4:12 OR LESS. INSTALL SCREENED RIDGE & SOFFIT VENTS W/ 1 SQ. FT. PER 150 SQ.FT. ATTIC AREA AS PER CODE. INSTALL RAKE & DRIP EDGE FLASHING.
- (17) INSTALL SEAMLESS ALUMINUM GUTTERS & LEADERS AS PER AGREEMENT. LEADERS TO DRAIN IN LOCATIONS AS PER AGREEMENT.
- (19) INSTALL CUPOLA AS PER AGREEMENT
- (20) INSTALL COPPER STANDING SEAM ROOFING ON 30# ROOFING FELT OVER 5/8"THK 5-PLY ROOFING SHEATHING. INSTALL CONTINUOUS CLEAT @ EDGE, RAKE & VALLEY FLASHING. SEE FRAMING PLANS FOR FRAMING SIZES.
- (21) INSTALL CULTURED STONE VENEER OVER RIBBED OR GROOVED VAPER BARRIER FOR DRAINAGE COVERED BY 15# BUILDING PAPER OR 'TYVEK DRAINWRAP' ON EXTERIOR ON 1/2"THK 'CDX' PLYWOOD SHEATHING ON 2"x 6" 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.
- (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.
- (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 NOTES

- (W1) INSTALL "ANDERSEN" TILT WASH DOUBLE HUNG WINDOW #TW3046-2 (6'-4 1/4"W x 4'-8 7/8"H) W/ INSULATED LOW 'E' GLAZING, UPPER SDL GRILLES W/ SPACER BARS, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. (TEMPERED GLAZING @ M.BATH) INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER.
- (W7) INSTALL "ANDERSEN" TILT WASH DOUBLE HUNG WINDOW #TW1836 (1'-10 1/8"W x 3'-8 7/8"H) W/ INSULATED LOW 'E' GLAZING, UPPER SDL GRILLES W/ SPACER BARS, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER.
- (W8) INSTALL "ANDERSEN" TILT WASH DOUBLE HUNG WINDOW #TW24410-2 (5'-0 1/4"W x 5'-0 7/8"H) W/ INSULATED LOW 'E' GLAZING, UPPER SDL GRILLES W/ SPACER BARS, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER.
- (W9) INSTALL "ANDERSEN" TILT WASH DOUBLE HUNG WINDOW #TW3046 (3'-2 1/8"W x 4'-8 7/8"H) W/ INSULATED LOW 'E' GLAZING, UPPER SDL GRILLES W/ SPACER BARS, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER.
- (W12) INSTALL "ANDERSEN" TILT WASH TRANSOM WINDOW #TWT21017 (3'-0 1/8"W x 1'-9 7/8"H) W/ INSULATED LOW 'E' GLAZING, UPPER SDL GRILLES W/ SPACER BARS, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER.
- (W16) INSTALL "ANDERSEN" TILT WASH DOUBLE HUNG WINDOW #TW3046-2 (6'-4 1/4"W x 4'-8 7/8"H) W/ INSULATED LOW 'E' GLAZING, UPPER SDL GRILLES W/ SPACER BARS, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. (TEMPERED GLAZING @ M.BATH) INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER.

DOOR NOTES

- (D5) INSTALL 32"W x 80"H INTERIOR SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D7) INSTALL 28"W x 80"H INTERIOR SOLID CORE MASONITE DOOR APER AGREEMENT W/ HARDWARE, MARBLE SADDLE, CLOSER, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D8) INSTALL 30"W x 80"H INTERIOR SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D10) INSTALL 30"W x 80"H INTERIOR SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, MARBLE SADDLE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D11) INSTALL 32"W x 80"H INTERIOR SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, MARBLE SADDLE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D12) INSTALL 24"W x 80"H INTERIOR SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D13) INSTALL 48"W x 80"H INTERIOR DOUBLE PULL SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D14) INSTALL 64"W x 80"H INTERIOR DOUBLE PULL SOLID CORE MASONITE DOOR AS PER AGREEMENT W/ HARDWARE, DOORSTOP & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.
- (D15) INSTALL 28"W x 80"H INTERIOR POCKET DOOR W/ HEAVY DUTY POCKET HARDWARE, TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. AND RECOMM.. SEE FRAMING PLAN FOR HEADER SIZE.