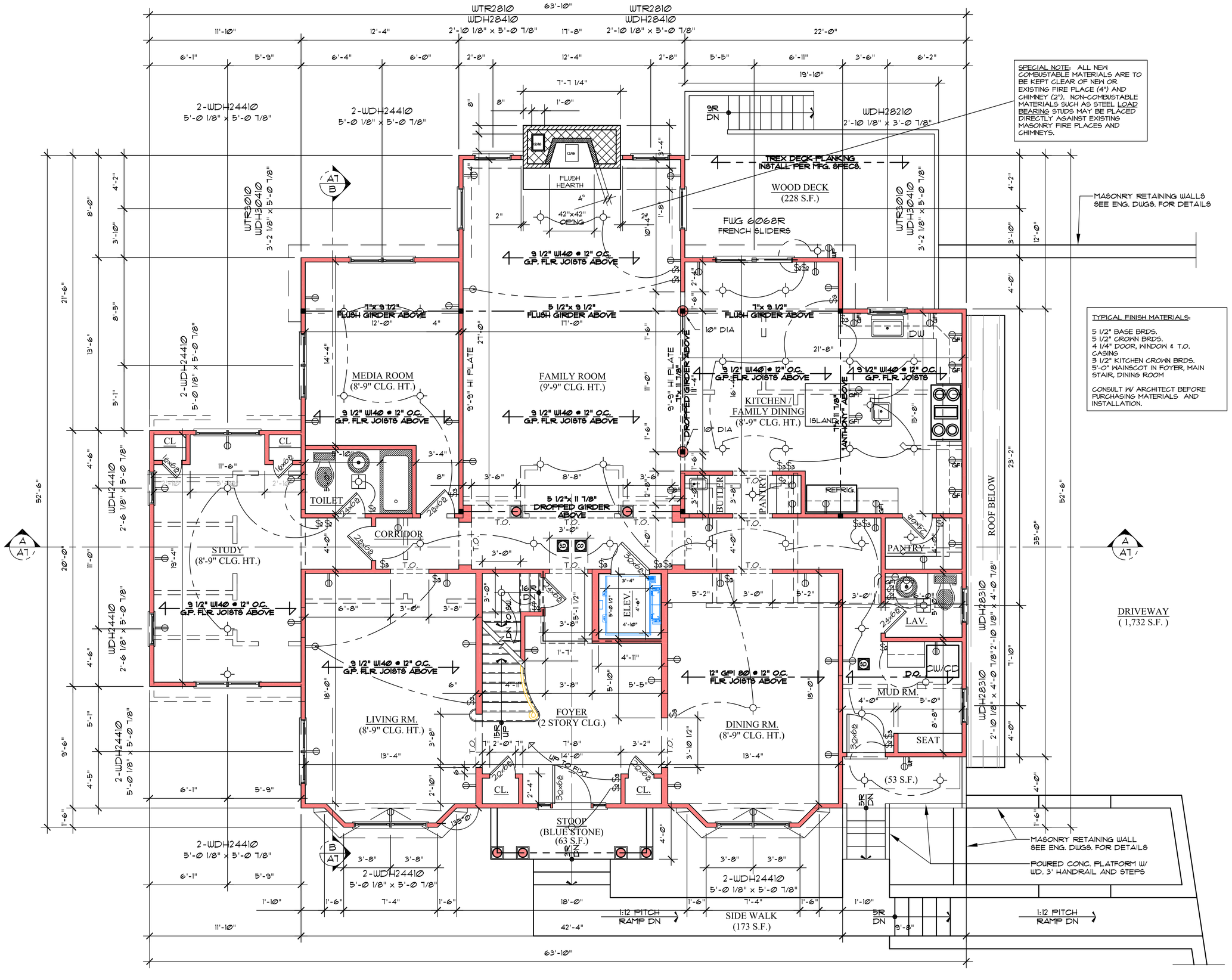

PROPOSED FIRST FLOOR PLAN

0 4 FT 8 FT 12 FT 16 FT

SCALE IN FEET

SPECIAL NOTE: ALL NEW COMBUSTABLE MATERIALS ARE TO BE KEPT CLEAR OF NEW OR EXISTING FIRE PLACE (4") AND CHIMNEY (2'). NON-COMBUSTABLE MATERIALS SUCH AS STEEL LOAD BEARING STUDS MAY BE PLACED DIRECTLY AGAINST EXISTING MASONRY FIRE PLACES AND CHIMNEYS.

MASONRY RETAINING WALLS SEE ENG. DWGS. FOR DETAILS

TYPICAL FINISH MATERIALS:

5 1/2" BASE BRDS.
5 1/2" CROWN BRDS.
4 1/4" DOOR, WINDOW & T.O. CASING
3 1/2" KITCHEN CROWN BRDS.
5'-0" WAINSCOT IN FOYER, MAIN STAIR, DINING ROOM

CONSULT W/ ARCHITECT BEFORE PURCHASING MATERIALS AND INSTALLATION.

General Notes:

FIRST FLOOR NOTES:

1. PROVIDE EXTERIOR AND INTERIOR WALLS CONSTRUCTED OF 2"x 4" WOOD STUDS @ 16" O.C. W/ 1/2" LAYER OF GYP. BRD. ON ALL INTERIOR SIDES UNLESS OTHERWISE INDICATED ON THE DWGS.

2. PROVIDE 4" X 4" (MIN) WOOD POSTS DOWN DIRECTLY TO FOUNDATION WALL OR MAIN GIRDERS WHERE INDICATED.

3. REFER TO ATTACHED DWG. G.S.-1 FOR REQUIRED FIRE RATED ASSEMBLIES FOR WALLS AND CEILINGS.

4. PROVIDE 3 1/2" "G.P. LAM" BEAM UNDER ALL PARALLEL PARTITIONS. DOUBLE EVERY THIRD JOIST UNDER KITCHENS, BATHROOMS, FOYERS AND AREAS TO RECEIVE STONE OR TILED FLOOR FINISHES.

5. PROVIDE (2) "PRESSURE TREATED" 2" x 6" WOOD SILL PLATES W/ 16" (MIN) LONG GALVANIZED ANCHOR BOLTS 8'-0" O.C. (MAX.) AND 1'-0" (MAX.) FROM EVERY CORNER INTO CONCRETE FILLED BLOCK FOUNDATION WITH TERMITE SHIELD AND INSULATION PAD OR GALVANIZED TIE DOWN STRAPS SECURING 2" X 6" SILL PLATES.

6. PROVIDE 3/4" T. & G. GLUED AND SCREW NAILED SUB-FLOORING.

7. ALL NEW WINDOWS AND FRENCH DOORS TO BE "ANDERSEN 400 SERIES" UNITS AS SHOWN ON PLANS. SHOWN ON PLANS ARE CATALOG UNIT NUMBERS AND ROUGH-OPENING DIMENSIONS. PROVIDE MUNTIN GRILLES FOR ALL UNITS. INSURE EGRESS AND TEMPERED UNITS WHERE REQUIRED. ANY SUBSTITUTIONS TO BE EQUAL TO, OR GREATER THAN, UNIT SHOWN ON PLAN. ALL UNITS TO HAVE MIN. OF 0.35 U-FACTOR OR BETTER.

8. PROVIDE SMOKE/HEAT DETECTORS (S.D.) WHERE INDICATED ON DWGS. ALL SMOKE/HEAT DETECTORS TO BE HARD WIRED, INTERCONNECTED, WITH BATTERY BACK-UP (TYP.). LOCATE SMOKE/HEAT DETECTOR AT TOP OF EACH STAIR THROUGHOUT THE HOUSE. PROVIDE ONE (1) CARBON MONOXIDE DETECTOR (CO) ON EACH FLOOR WHERE INDICATED.

9. PROVIDE DRAFT STOPPING WITHIN FLOOR SYSTEMS EVERY 500 SQUARE FEET.

10. PROVIDE CROSS-BRIDGING AND WEB-STIFFENERS AS SPECIFIED ON ATTACHED DRAWING "A & B FRAMING DETAILS" FOR ALL NEW "ENGINEERED TRUSS-JOIST" PRODUCTS.

11. ALL STAIRS OVER (2) RISERS AND BALCONIES TO HAVE HANDRAILS AND GUARDRAILS 3'-0" (MIN.) HIGH W/4" (MAX.) CLEARANCE BETWEEN VERTICAL OR HORIZONTAL MEMBERS (TYP.).

12. ALL HEADERS TO BE (2) 1 3/4" X 9 1/2" "G.P. LAM" OR 2" X 10" DIMENSIONAL LUMBER UNLESS NOTED OTHERWISE.

13. PROVIDE MIN." 2" AIR SPACE BETWEEN MASONRY FIREPLACES AND COMBUSTIBLE STUDS, ETC. OR USE METAL LOAD BEARING STUDS.

14. SEE DETAIL SHEET FP-M OR FP-O FOR ALL FIREPLACE AND CHIMNEY DETAILS.

GARAGE NOTES:

1. PROVIDE REQUIRED FIRE RATINGS FOR ALL GARAGE WALLS AND CEILINGS AS NECESSARY TO MEET CODE. REFER TO DWG. G.S. #1 FOR REQUIRED FIRE RATED ASSEMBLIES FOR ALL GARAGE WALLS AND CEILINGS TO MEET CODE.

2. PROVIDE MIN. 8'-0"W X 7'-0"H (MIN.) OVERHEAD GARAGE DOORS WITH DOOR OPENERS OR AS OTHERWISE SHOWN ON DRAWINGS.

3. PROVIDE ONE-HOUR RATED FIRE PROOF, SELF-CLOSING (F.P.S.C.) DOOR(S) BETWEEN GARAGE AND LIVING AREAS OF THE HOUSE IF THEY DO NOT EXIST.

4. PROVIDE 4" POURED CONC. SLAB REINF. W/ 6X6 10\10 W.W.M. ON 6 MIL. VAPOR BARRIER ON 6" GRAVEL BASE AND 1/2" BITUMINOUS EXPANSION JOINT FILLER - FULL PERIMETER. SLOPE SLAB 1/8" PER FT. TO GARAGE DOORS.

DECK NOTES: (WHEN SHOWN ON DRAWINGS)

1. PROVIDE HANDRAILS AND GUARDRAILS 3'-0" (MIN.) HIGH W/4" (MAX.) CLEARANCE BETWEEN VERTICAL OR HORIZONTAL MEMBERS (TYP.) ON ALL DECKS AND STAIRS OCCURRING GREATER THAN 2'-0" ABOVE GRADE.

2. PROVIDE ALL "PRESSURE TREATED" LUMBER AND GALVANIZED METAL CONNECTORS FOR DECK FLOOR CONSTRUCTION.

3. PROVIDE 2" X 10" "PRESSURE TREATED" LEDGER SECURED WITH LAG BOLTS 24" O.C. STAGGERED T. & B.

2	CLIENT UPDATES	6-30-08
No: 1	Revision: NO CHG. THIS SHEET	Date: 3-24-08

NOTE: NO CHANGES ARE TO BE MADE TO THE BUILDING WHICH DEVIATE FROM THESE GENERAL CONDITIONS, TECHNICAL NOTES, AND CONSTRUCTION DRAWINGS WITHOUT PRIOR APPROVAL BY THE ARCHITECT. IF THE CONTRACTORS OR OWNERS PROCEED WITH CHANGES WITHOUT PRIOR APPROVAL BY THE ARCHITECT THEY WILL DO SO AT THEIR OWN RISK, AND SUCH CHANGES MAY REQUIRE REMOVAL.

PROPOSED RESIDENCE FOR:

MR. & MRS. FARINA

54 FALMOUTH STREET
TOWNSHIP OF MILLBURN
ESSEX COUNTY, NJ

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Date: 3-15-07	Dwg. No. A3
Scale: AS SHOWN	of 8
Drawn By: JRK	