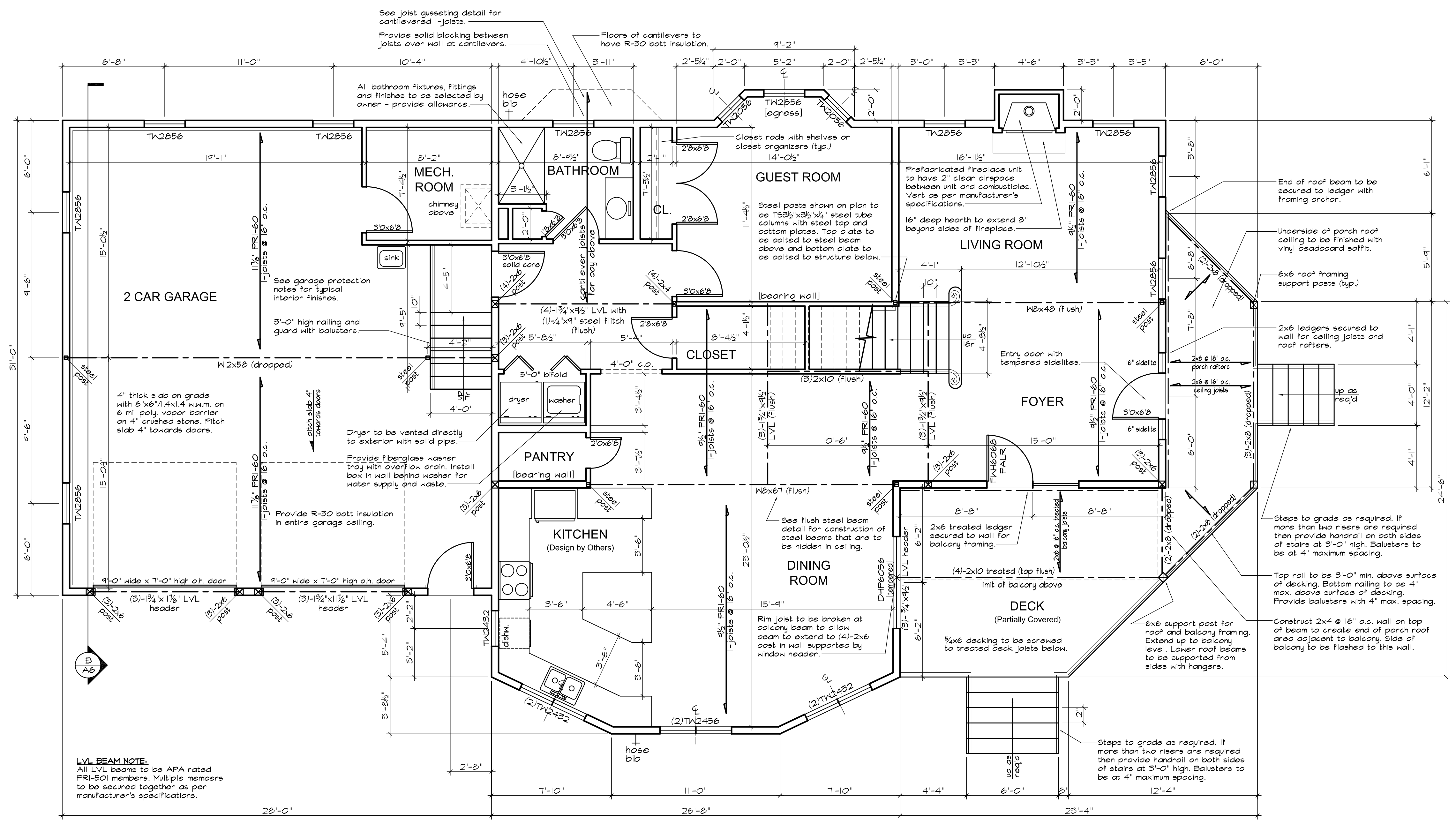


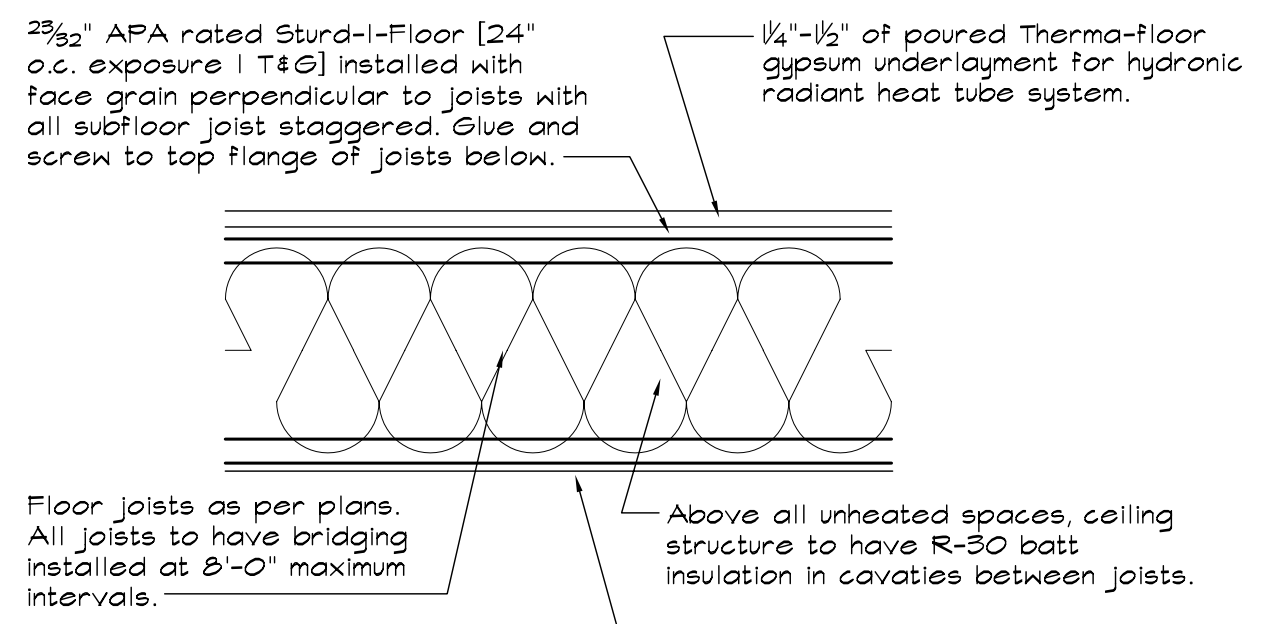
WALL LEGEND	
	2x6 @ 16" o.c. stud wall
	2x4 @ 16" o.c. stud wall



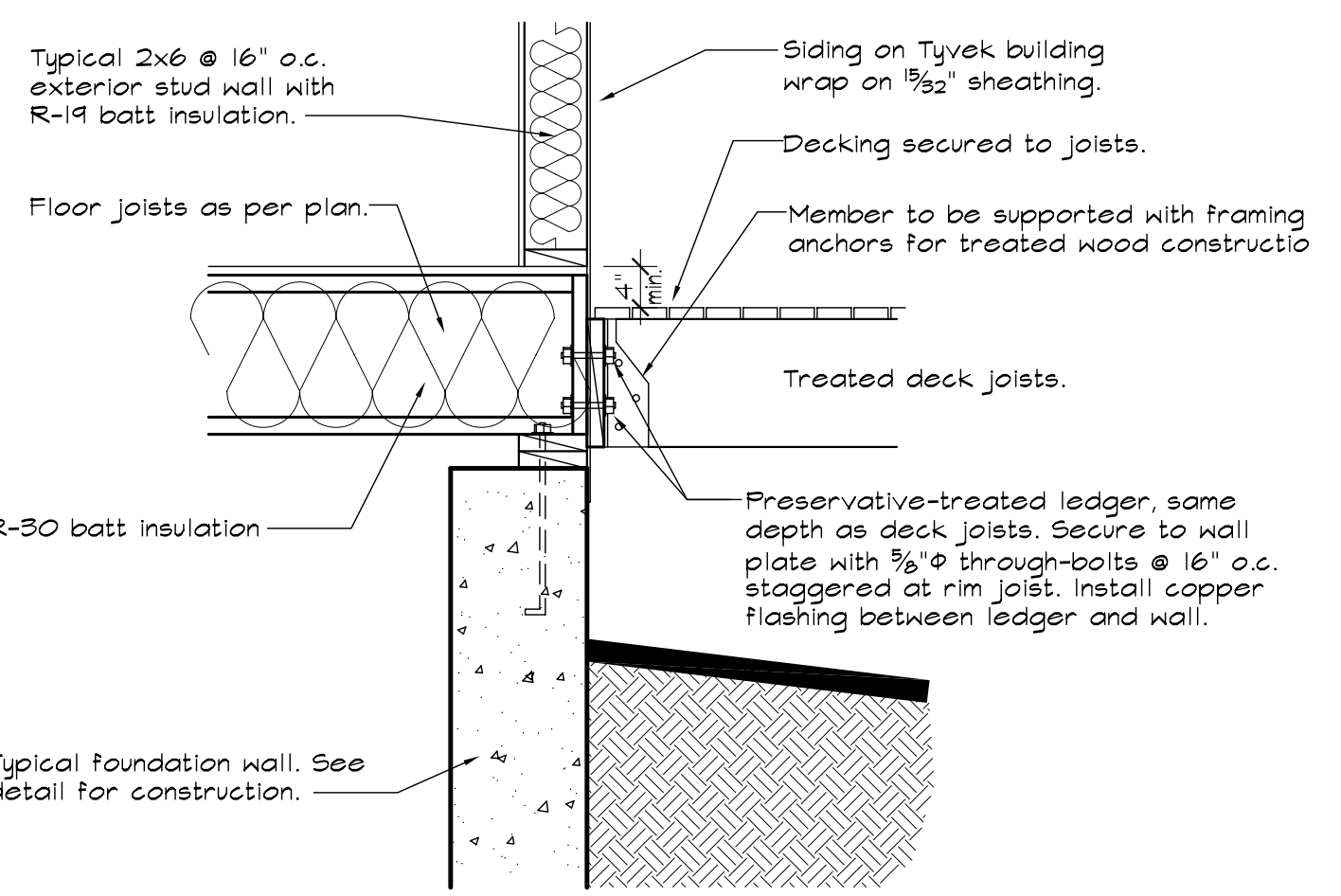
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL WINDOW NOTES:**
- All window numbers reference products by Andersen Corp.
 - All windows designated as 'egress' shall be provided with all appropriate egress hardware specified by manufacturer.
 - All windows to be provided with insect screens and additional hardware as specified by owner.
 - All new window heads to be @ 6'-8" above finished floor unless otherwise noted.
 - Provide tempered glass windows as noted on plans. Glass in doors to be tempered.
- FIRST TO SECOND FLOOR STAIR NOTES:**
- Assumed first floor to second floor height to be 10'-0" (verify in field).
 - Provide (16) 7.5" risers and (17) 10" treads nose to nose (adjust as necessary).
 - Railings to be a minimum of 36" above the nosing of the treads.
 - Balusters to have maximum 4" spacing.
- GARAGE FIRE PROTECTION NOTES:**
- The wall between the house and the garage is to have one layer of 5/8" type 'X' gypsum board on garage side of wall - joints between sides to be separated by at least one stud bay. Joints to be taped and spackled. Provide 1/2" gypsum board on house side of wall. Insulate wall with minimum R-13 batt insulation. Wall construction to be continuous to underside of ceiling assembly above.
 - The ceiling above the garage is to have two layers of 5/8" type 'X' gypsum board installed on the underside of the ceiling structure. Joints in the face layer to be taped and spackled. Insulate ceiling with minimum R-30 batt insulation. There is no top membrane required for ceiling protection assembly. There are no restrictions for utilities installed above the ceiling membrane. Penetrations in the upper membrane do not have to be protected. Penetrations in the lower membrane to be sealed with a noncombustible material to prevent the free passage of flame and products of combustion.
 - Garage exterior walls to have one layer of 5/8" type 'X' gypsum board installed on interior face of wall. Joints to be taped and spackled. Insulate wall with minimum R-13 batt insulation. Wall construction to be continuous to underside of ceiling assembly above.
 - Joints between wall and ceiling assembly to be covered with tape and spackle.
 - Garage girder is to have all exposed faces covered with two layers of 1/2" type 'X' gypsum board - provide blocking in beam web or on flanges as required. Joints in the face layer to be taped and spackled. No additional protection is required for the column or wall supporting the beam.
 - Door between garage and house to be a minimum of 1-3/8" solid core wood or 1-3/8" solid or honeycomb steel. The door is not required to have a labeled jamb and is not required to have a door closer.

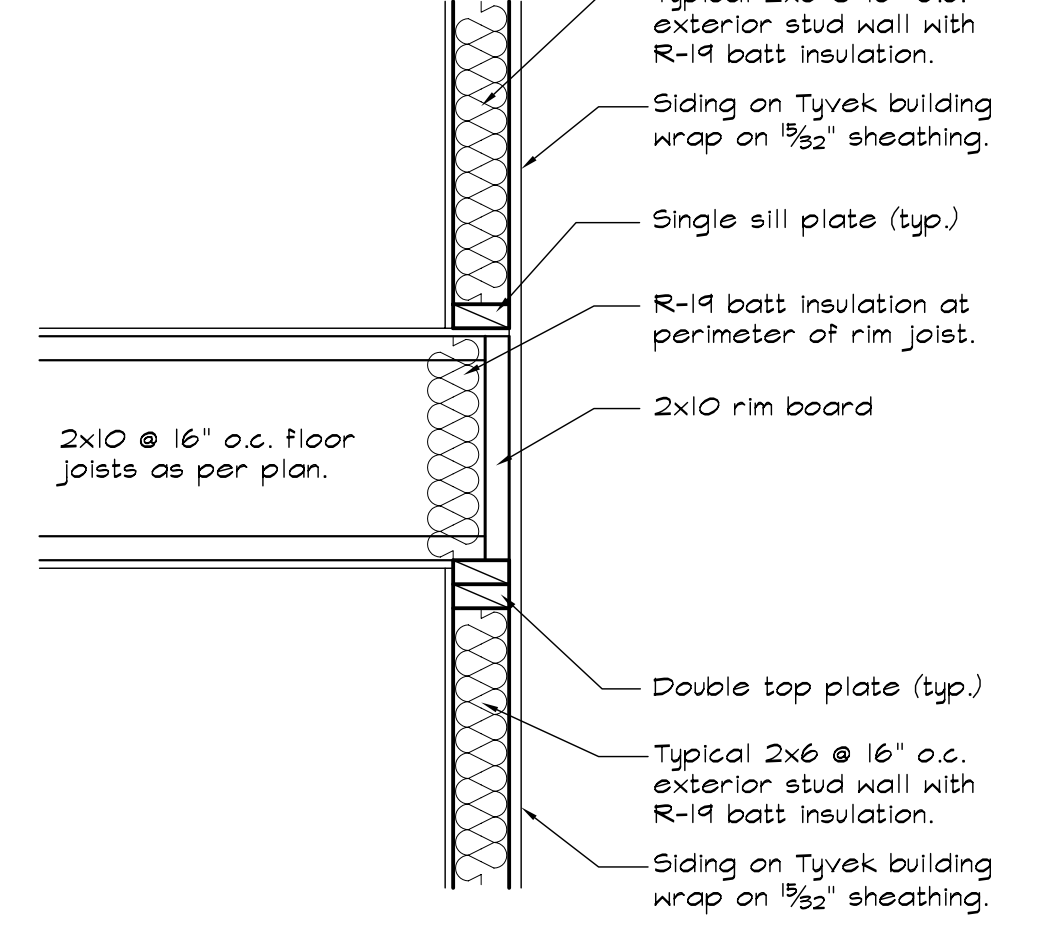
ALTERNATE: Eliminate wood sub-floor sheathing and poured therma-floor topping and install Warmboard combination underlayment and radiant heat tube holding panels.



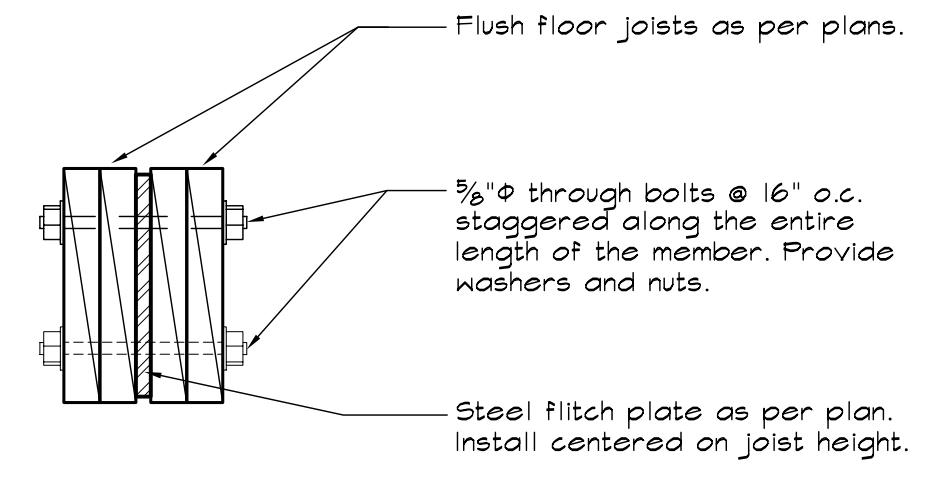
12 TYPICAL FLOOR CONSTRUCTION
SCALE: 1" = 1'-0"



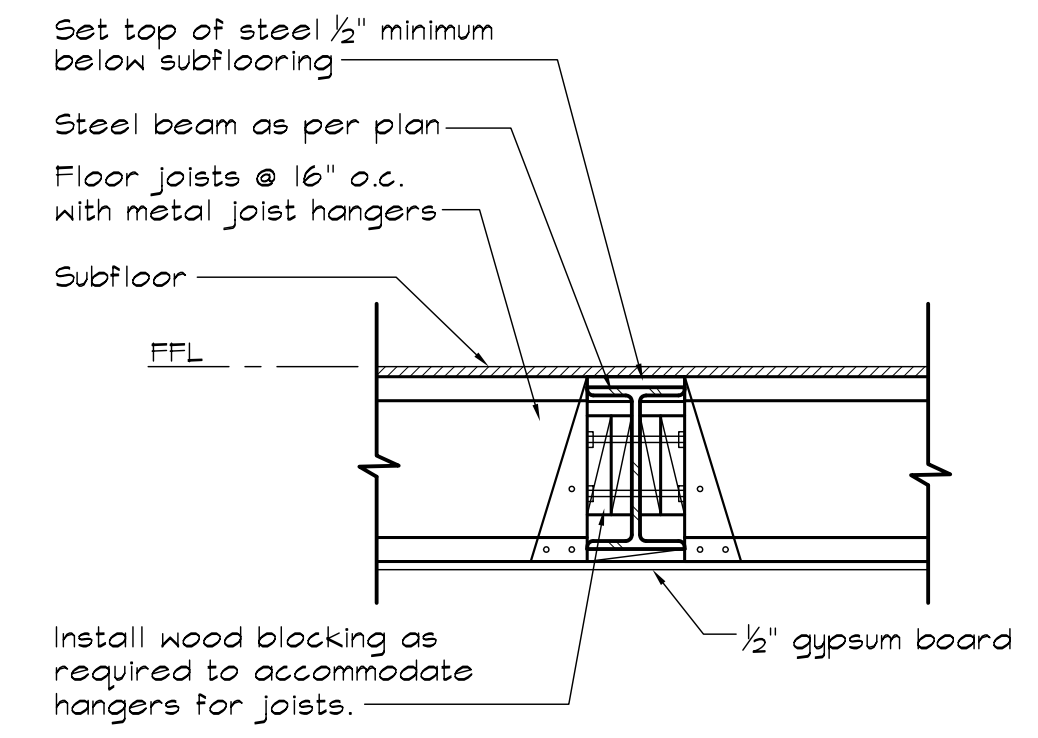
7 TYPICAL DECK LEDGER CONNECTION
SCALE: 3/4" = 1'-0"



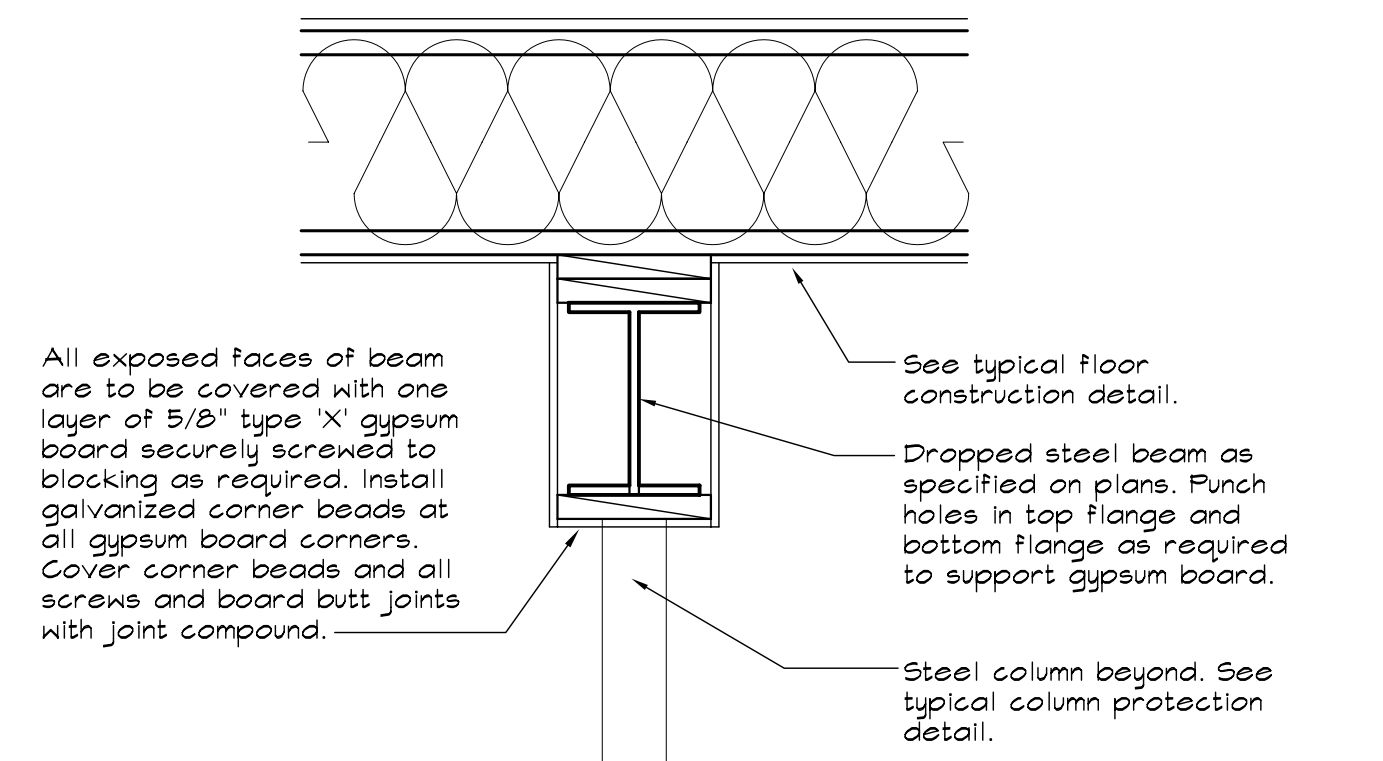
8 RIM JOIST DETAIL
SCALE: 1" = 1'-0"



9 FLITCH PLATE BEAM DETAIL
SCALE: 1-1/2" = 1'-0"



10 FLUSH STEEL BEAM DETAIL
SCALE: 1" = 1'-0"



11 GARAGE DROPPED STEEL BEAM PROTECTION
SCALE: 1" = 1'-0"

THESE PLANS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR CANNOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF FOX ARCHITECTURAL DESIGN, P.C.
 973 970-9355
 design@foxarch.com
 www.foxarch.com
Fox Architectural Design PC
 546 STATE ROUTE 10 WEST, LEDGEWOOD, NEW JERSEY 07852
FIRST FLOOR PLAN
 NEW RESIDENCE FOR:
PAUL & LINDA BOUSCAREN
 5 OUTLOOK AVENUE
 MORRIS COUNTY, NEW JERSEY
 JOB NO: 080716
 DATE: 8-28-08
 DRAWN: ab
 SCALE: AS NOTED
 THIS DRAWING IS NOT VALID BY ARCHITECT OF RECORD
 NEW JERSEY REG. ARCH. NO. 11-00000000
A2
 SHEET 4 OF 9