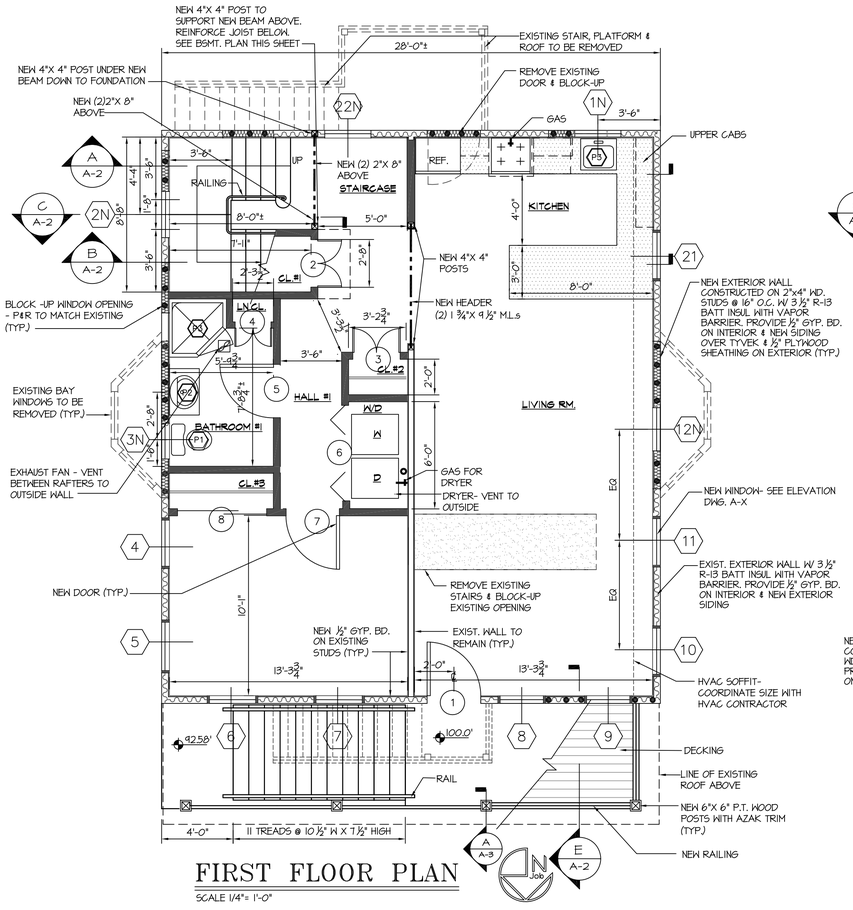
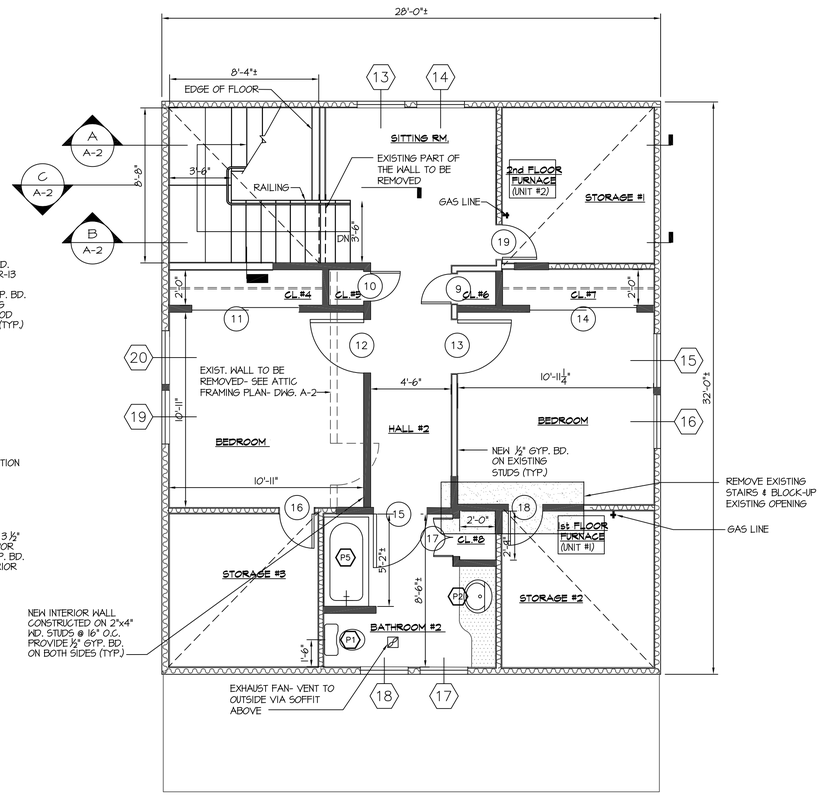


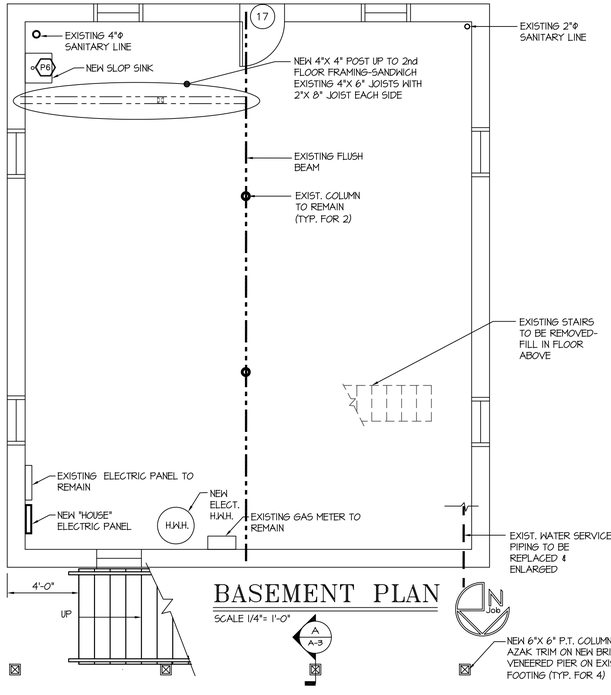
FIRST FLOOR PLAN

SCALE 1/4"= 1'-0"



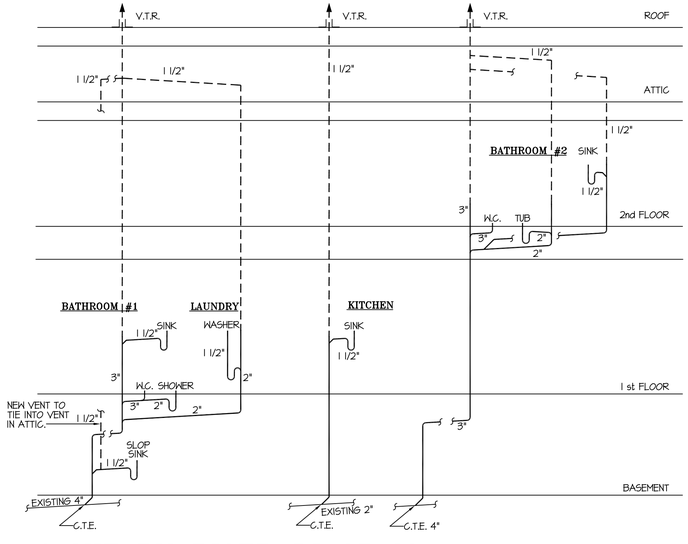
SECOND FLOOR PLAN

SCALE 1/4"= 1'-0"



BASEMENT PLAN

SCALE 1/4"= 1'-0"



SANITARY RISER DIAGRAM

SCALE: NONE

WALL LEGEND

- EXISTING WALL TO REMAIN WITH NEW 1/2" GYP. BD. FINISH EACH SIDE
- EXISTING WALL TO BE REMOVED
- NEW PARTITION CONSTRUCTED OF 2"x4" WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. FIN. EACH SIDE.
- EXISTING WALL WITH NEW R-13 BATT INSULATION WITH VAPOR BARRIER. OPEN UP WALL TO INSTALL & THEN ENCLOSE, OR INSERT IN EXISTING FRAMING WHERE NOW OPEN
- NEW EXTERIOR WALL CONSTRUCTED ON 2"x4" WD. STUDS @ 16" O.C. W/ 3 1/2" R-13 BATT INSUL WITH VAPOR BARRIER, PROVIDE 1/2" GYP. BD. ON INTERIOR & SIDING TO MATCH EXISTING OVER TYVEK & 1/2" PLYWOOD SHEATHING ON EXTERIOR

WINDOW SCHEDULE

SYMBOL	MODEL #	ROUGH OPENING W X H	COMMENTS
1N 21N 2N*	244DH2836	2'-8"x 3'-6"	*WINDOW TO HAVE 2N TEMPERED GLASS
3N	244DH2036	2'-0"x 3'-6"	
4 5 6 7 8 9 10 11 12N 22N*	244DH2850	2'-8"x 5'-0"	*WINDOW TO HAVE 22N TEMPERED GLASS
13 14 17 18	244DH2840	2'-8"x 4'-0"	
15 16 19 20	244DH3040	3'-0"x 4'-0"	

- ALL WINDOWS TO BE "ANDERSEN" 200 SERIES
- WINDOWS TO HAVE INSECT SCREENS
- COLORS, GLASS TYPE, & HARDWARE AS SELECTED

DOOR SCHEDULE

1	3'-0"x 6'-8"x 1 3/4" OUTSIDE DOOR WITH WEATHER STRIPPING
2 3	(2) 1'-4"X 6'-8" X 1 3/8" DOORS
4 17	(2) 1'-0"X 6'-8" X 1 3/8" DOORS
5 7 12 13 15	3'-0"X 6'-8" X 1 3/8" DOOR
6	5'-0"X 6'-8" X 1 3/8" BIFOLD LOUVER DOORS (4 LEAFS)
8	(2) 2'-6"X 6'-8" X 1 3/8" SLIDING DOORS W/ SLIDING DOOR HARDWARE
9 10	1-6"X 6'-8" X 1 3/8" DOOR
11 14	(2) 3'-0"X 6'-8" X 1 3/8" SLIDING DOORS W/ SLIDING DOOR HARDWARE
16 18 19	DOORS TO STORAGE ROOMS FIELD VERIFY DIMENSION

FINISH SCHEDULE

HALL #1 HALL #2	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
KITCHEN	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
LIVING RM.	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
BEDROOM #1 CL.#3	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
BATHROOM #1 LN.CL.	FLOOR- BASE - WALLS- CLG. -	GT GT GBP GBP	NOTE: TILE AROUND SHOWER
CL.#1 CL.#2	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
STAIRCASE	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
LN.CL. W/D	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
SITTING RM. CL.#5 CL.#6	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
BEDROOM #2 CL.#4	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
BEDROOM #3 CL.#7	FLOOR- BASE - WALLS- CLG. -	TBD TBD GBP GBP	
BATHROOM #2 CL.#8	FLOOR- BASE - WALLS- CLG. -	GT GT GBP GBP	NOTE: TILE AROUND TUB
STORAGE #1 STORAGE #2 STORAGE #3	FLOOR- BASE - WALLS- CLG. -	ETR ETR ETR ETR	

FLOOR
GT- CERAMIC TILE
TBD- TO BE DETERMINED
ETR- EXISTING TO REMAIN
BASE
GT- CERAMIC TILE
TBD- TO BE DETERMINED
ETR- EXISTING TO REMAIN
WALLS & CLG.
GBP - GYP. BD.
ETR- EXISTING TO REMAIN

FRAMING NOTES

1. PROVIDE A MINIMUM OF 4" SOLID BEARING FOR ALL NEW BEAMS, UNLESS OTHERWISE NOTED.
2. ALL LUMBER FOR PROJECT SHALL BE DOUGLAS FIR WITH A MINIMUM Fc=1,500 PSI AND A MAXIMUM MOISTURE CONTENT OF 19%.
3. POSTS SUPPORTING NEW BEAMS SHALL BE CONTINUOS DOWN TO NEW OR EXISTING FOUNDATION WALLS. PROVIDE SOLID BLOCKING FOR CONTINUITY AT ANY POST INTERRUPTIONS.
4. MULTIPLE MICRO- LAM BEAMS TO BE NAILED OR BOLTED TOGETHER PER MANUFACTURER'S RECOMMENDATIONS.
5. MICRO-LAMS ARE NOT TO BE NOTCHED OR TO BE DRILLED FOR HOLES EXCEPT PER MANUFACTURER'S SPECIFICATION & WITH ARCHITECT'S APPROVAL.
6. USE JOIST HANGERS AT ALL FLUSH BEAM TO JOIST CONNECTIONS.
7. WINDOW HEADER TO BE (2) 2"X 8" MINIMUM

BUILDING CODE NOTES

- USE GROUP R-5 SINGLE FAMILY
- BUILDING TYPE 5B
- BUILDING AREA:
  - 1ST FLOOR= 843± S.F.
  - 2ND FLOOR= 843± S.F.
  - BASEMENT= 843± S.F.

GENERAL NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. GENERAL CONTRACTOR TO COORDINATE WORK OF ALL SUBCONTRACTORS.
3. VERIFY SIZE AND LOCATION OF ALL MASONRY AND STUD OPENINGS FOR DUCTS, PIPES, ETC., WITH HVAC, PLUMBING, AND ELECTRICAL CONTRACTOR AND ANY OTHER AFFECTED CONTRACTOR.
4. ALL OPENINGS THRU STUD WALLS SHALL BE FRAMED.
5. NEW GYPSUM BOARD TO BE TAPED, SPACKLED (W/ 3 COATS) AND SANDED SMOOTH IN PREPARATION FOR PAINTING.
6. REMOVE ALL TRASH, DEBRIS, ETC., FROM THE JOB SITE.
7. CONTRACTOR TO PATCH AND REPAIR ALL WALLS, CEILINGS, AND FLOORS DAMAGED OR ALTERED BY NEW WORK. ALL OF THESE SURFACES TO BE PATCHED SMOOTH TO RECEIVE NEW FINISHES.
8. PATCH & REPAIR EXISTING ROOF AS REQUIRED DUE TO INSTALLATION OF NEW PLUMBING VENTS, HVAC EQUIPMENT
9. GYPSUM BOARD IN BATHROOM TO BE NATIONAL GYPSUM GOLD BOND XP MOLD RESISTANT GYP. BD.
10. PROVIDE & INSTALL ATTIC INSULATION BAFFLES IN ROOF RAFTER TO ALLOW FOR VENTILATION TO SOFFITS.
11. CONTRACTOR TO PROVIDE ALL TEMPORARY SHORING AS REQUIRED PRIOR TO THE REMOVAL OF ANY LOAD BEARING WALLS AND/OR BEAMS.

DO NOT DRILL OR CUT HOLES IN ANY NEW OR EXISTING FLOOR FRAMING BEAMS, HEADERS, ETC. WITHOUT APPROVAL OF ARCHITECT.

PLUMBING NOTES

SCOPE OF PLUMBING WORK SHALL BE AS FOLLOWS:

1. PROVIDE & INSTALL ALL SUPPLY PIPING, VENTS, DRAINS, ETC. FOR A COMPLETE JOB. TIE INTO EXISTING SYSTEM AS NECESSARY.
2. ALL WORK TO BE IN CONFORMANCE WITH THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.
3. PLUMBING WORK INCLUDES THE FOLLOWING:
   - INSTALL (2) TOILETS
   - INSTALL (2) LAVATORY'S
   - INSTALL (1) FIELD BUILT SHOWER WITH WATERPROOF PAN & ANTI SCALD VALVE
   - INSTALL (1) TUB
   - INSTALL ALL PLUMBING FITTINGS, FAUCETS, ETC.
   - PROVIDE GAS TO (1) DRYER, (1) RANGE & (2) FURNACES
   - INSTALL NEW ELECTRIC HOT WATER HEATER

PLUMBING SCHEDULE

P1	TOILET AS SUPPLIED BY OWNER
P2	LAVATORY AS SUPPLIED BY OWNER
P3	FIELD BUILT SHOWER- FITTINGS SUPPLIED BY OWNER
P4	SINK AS SUPPLIED BY OWNER
P5	BATH & FITTINGS AS SUPPLIED BY OWNER
P6	NEW SLOP SINK AS SUPPLIED BY OWNER

Number	Date	Revision

FLOOR PLANS, SCHEDULES & NOTES

PROPOSED ALTERATIONS FOR:

462 SPRINGFIELD AVE.

BERKELEY HEIGHTS, NJ

JAMES WEILL & ASSOCIATES
architects
planners

387 Millburn Avenue
Millburn, N.J. 07041
973-467-4075

AI-07457

Job No.	Scale	Dwg No.
18006	AS NOTED	A-1
Date	Drawn By	of 4
4-2-2018	2M	