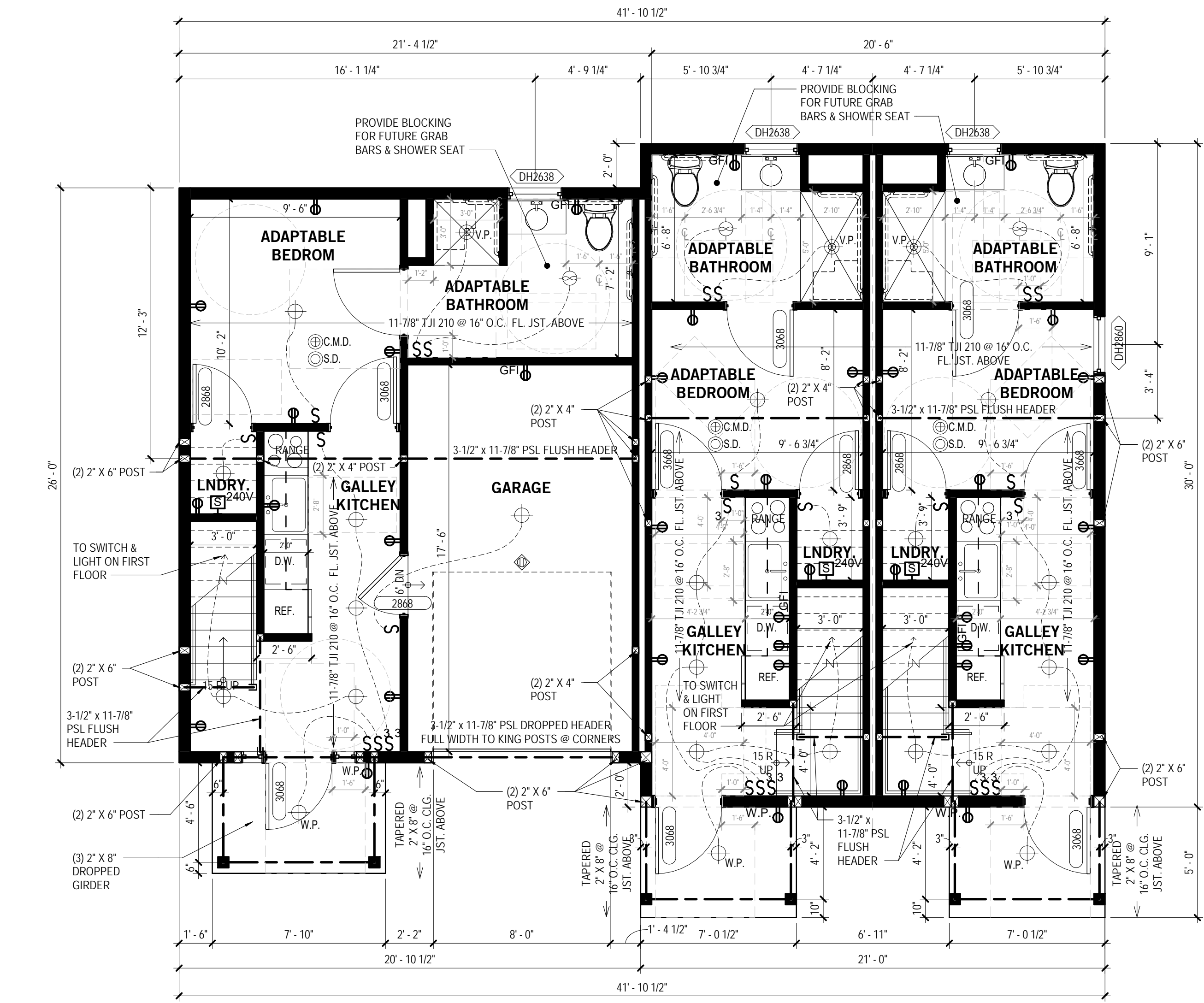


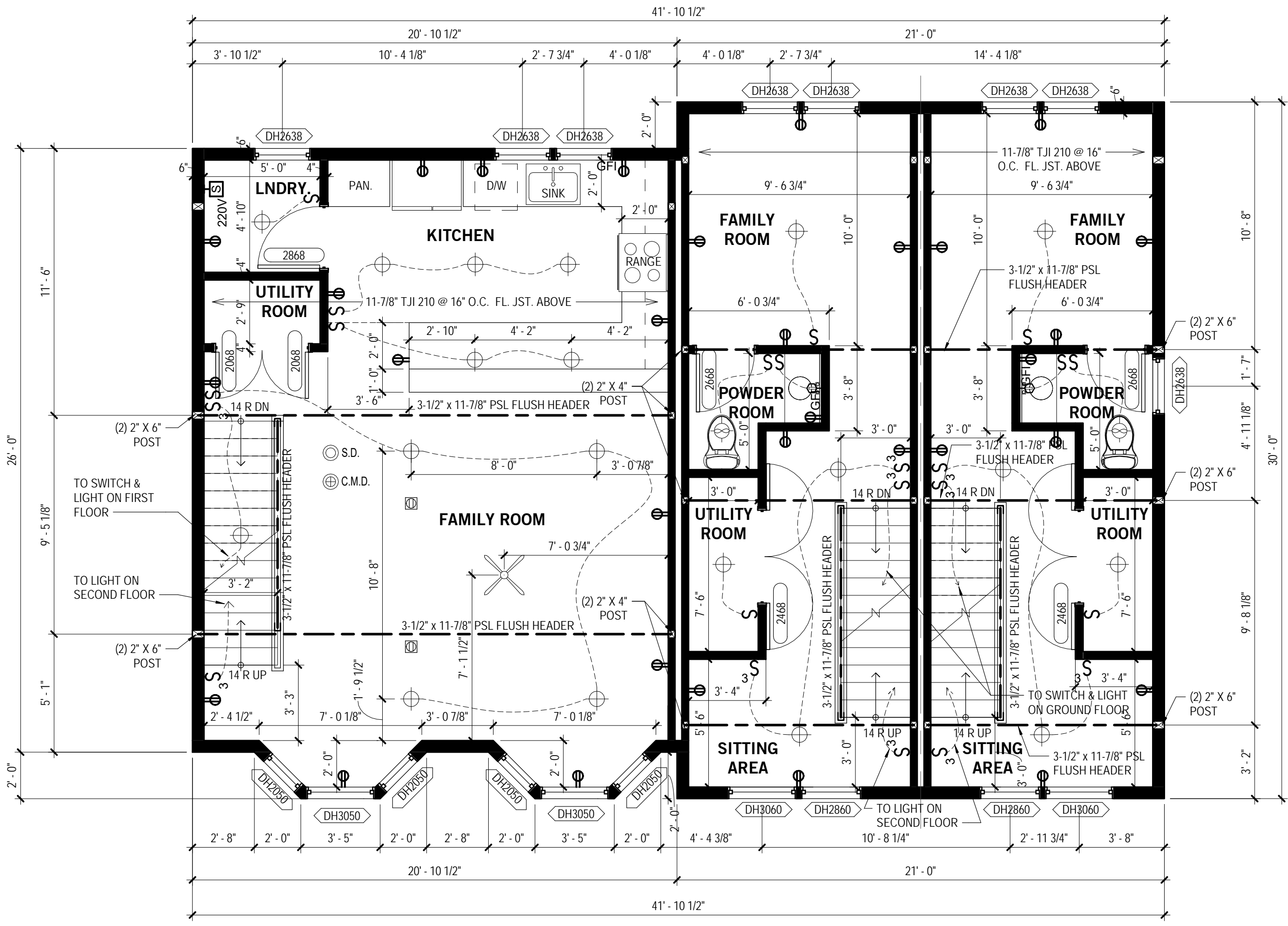
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STONYBROOK BROWNSTONES BLDG. E COAH
 TWO BRIDGES ROAD
 TOWNSHIP OF FAIRFIELD, NJ

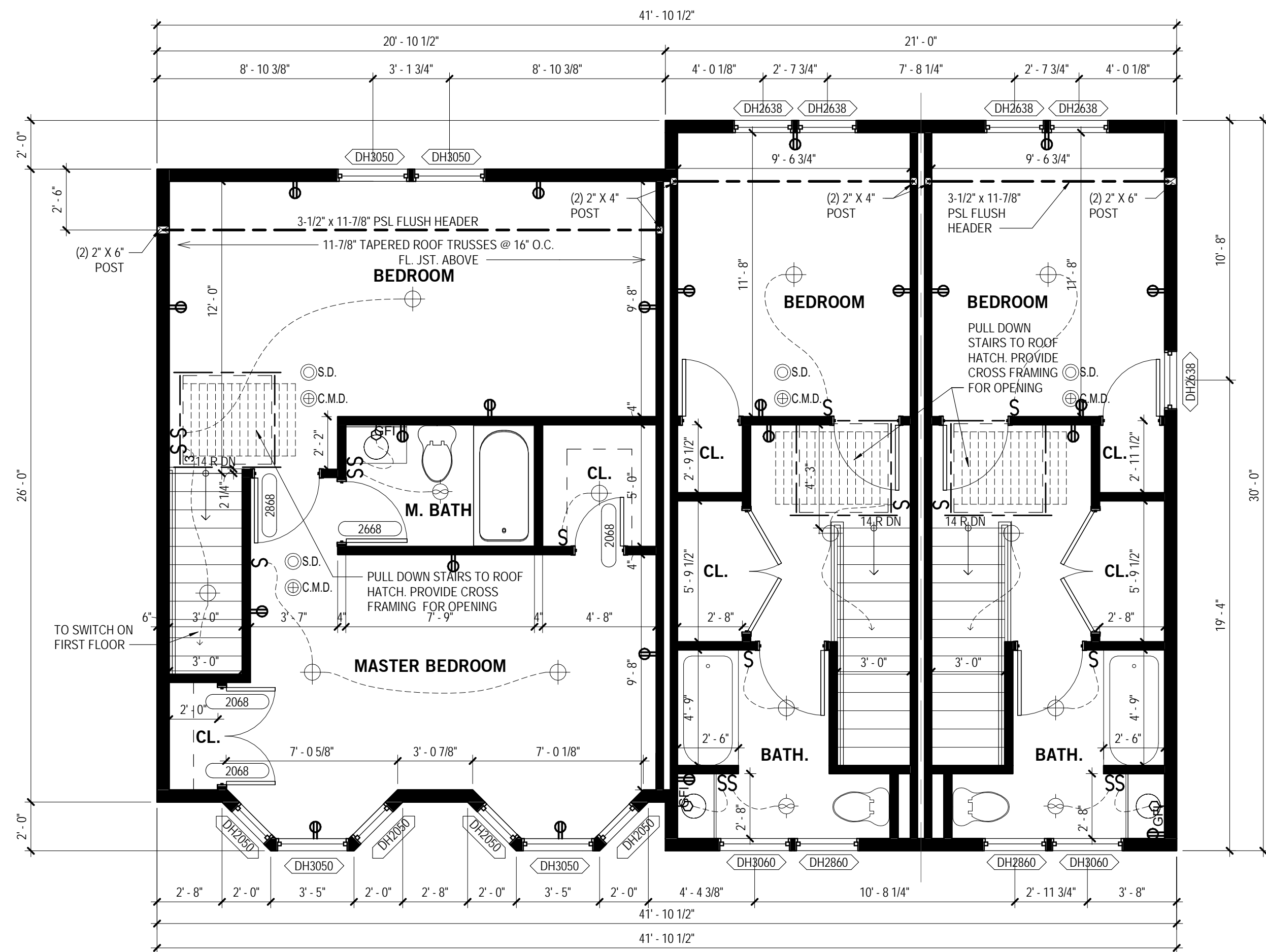
05/14/2018



① GROUND FLOOR
 1/4" = 1'-0"



② FIRST FLOOR
 1/4" = 1'-0"



③ SECOND FLOOR
 1/4" = 1'-0"

GROUND FLOOR NOTES

1. PROVIDE ONE (1) HOUR FIRE RATED ASSEMBLY, (2) LAYERS OF 5/8" FIRE RATED GYP. BD., ABOVE HOT WATER HEATER AND FURNACE AREA MIN. 8'-0" IN ALL DIRECTIONS.
2. PROVIDE SMOKE ALARMS (S.A.) WHERE INDICATED. ALL SMOKE ALARMS ARE TO BE HARD WIRE, INTERCONNECTED AND WITH BATTERY BACK-UP.
3. PROVIDE CROSS-BRIDGING AND WEB-STIFFENERS AS REQUIRED FOR ALL NEW 'ENGINEERED' PRODUCTS.
4. ANY ENGINEERED I-JOISTS SHALL BE PROTECTED ON UNDERSIDE W/ 1/2" THK GYPSUM BOARD OR APPROVED FIRE-RATED MATERIAL ON WEBS.
5. PROVIDE (2) PRESSURE TREATED 2"x6" WOOD SILL PLATES W/ 18" LONG GALVANIZED ANCHOR BOLTS SPACED A MAXIMUM OF 6' O.C. THERE SHALL BE A MIN. OF (2) BOLTS PER PLATE LOCATED NOT MORE THAN 12" FROM EACH END. BOLTS TO BE 1/2" DIA. AND SHALL EXTEND A MIN. OF 7" INTO CONCRETE FILLED BLOCK FOUNDATION WITH TERMITES SHIELD AND INSULATION PAD. TIED DOWN STRAPS SECURING 2"x6" PLATES ARE ACCEPTABLE.
6. PROVIDE 4"x4" WOOD POST W/ 1/2" THK. 8"x8" STEEL BEARING PLATE AT POINT LOADS. HIT IT TO SLAB W/ (4) - 1/4" DIA. BOLTS WHERE INDICATED ON PLANS.
7. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND DOUBLE EVERY THIRD JOIST UNDER KITCHENS, BATHS, AND FOYERS, AND AREAS TO RECEIVE STONE OR TILE FLOORS.

FIRST & SECOND FLOOR NOTES

1. PROVIDE (3) - 2" X 4" WOOD POSTS DOWN DIRECTLY TO FOUNDATION WALL OR MAIN GIRDERS WHERE INDICATED.
2. PROVIDE DOUBLE 2"x12" BLOCKING AT TOWEL-BAR LOCATIONS THROUGHOUT ALL BATHROOMS. (TYP.)
3. PROVIDE 3/4" T. & G. SUB-FLOORING GLUED AND SCREWED.
4. ALL NEW WINDOWS AND FRENCH DOORS TO BE ANDERSEN WINDOWS SILVERLINE SERIES V3 UNITS. SHOWN ON PLANS ARE CATALOG UNIT NUMBERS 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.
5. ALL SMOKE ALARMS (S.A.) AND CARBON MONOXIDE DETECTORS (C.M.) TO BE HARD WIRE, INTERCONNECTED, WITH BATTERY BACK-UP (TYP.). PROVIDE ONE CARBON MONOXIDE DETECTOR PER LEVEL.
6. PROVIDE CROSS-BRIDGING AND WEB-STIFFENERS FOR ALL NEW 'WEYERHAEUSER' PRODUCTS.
7. CONTINUOUS LOAD-PATH CONNECTIONS SHALL ATTACH GROUND FLOOR STUDS TO 1ST FLOOR STUDS TO 2ND FLOOR STUDS TO PARAPET WALL STUDS USING *SIMPSON STRONG-TIE OR EQUAL COIL-STRAP CMST12 EVERY OTHER STUD. NAILS NOT REQ. @ RIM JOIST.
8. ALL HANDRAILS TO BE 3'-0" (MIN.) HIGH W/ 4" (MAX.) CLEARANCE BETWEEN VERTICAL OR HORIZONTAL MEMBERS (TYP.). PROVIDE 1-1/2" DIA. GRASPABLE RAIL AS REQUIRED.
9. ALL HEADERS TO BE 3-1/2" X 9-1/2" GP-LAM UNLESS NOTED OTHERWISE.
10. PROVIDE ONE HOUR RATED FIRE-RATED, SELF-CLOSING DOORS FROM GARAGE TO HOUSE. DOORS TO BE SOLID WOOD OR HOLLOW METAL W/ HONEYCOMB INFILL.
11. ALL INTERIOR WALLS SHALL BE 2"x4" WOOD STUDS @ 16" O.C., UNLESS INDICATED ON ARCH. DWGS.
12. ALL EXTERIOR WALLS SHALL BE 2"x6" WOOD STUDS @ 16" O.C. W/ R-19 BATT INSULATION, UNLESS OTHERWISE INDICATED ON ARCH. DWGS.
13. INSTALL 2-LAYERS 5/8" TYPE 'X' FIRE RATED GYP. BD. ON CEILING OF GARAGE. INSTALL 1-LAYER OF 5/8" TYPE 'X' FIRE RATED GYP. BD. ON EACH SIDE OF WALL SEPARATING GARAGE AND HOUSE.

NO.	ISSUED TO	REVISION DESCRIPTION	DATE

UNIT E - FLOOR PLANS

DATE	SCALE