



- BASE BID: BELOW SLAB VAPOR BARRIERS**
- BELOW ALL INTERIOR GROUND SUPPORTED CONCRETE SLABS, INCLUDING GARAGES, SHALL BE INSTALLED A VAPOR BARRIER, RADON / METHANE BARRIER. THE LOWER THE WATER VAPOR PERMEANCE RATING OF THE BARRIER, THE MORE RESISTIVE IT IS TO RADON AND METHANE.
 - ALL VAPOR BARRIERS SHALL BE PLACED ON THE PREPARED SUBGRADE, BELOW ANY INSULATION BOARDS. THE V.B. SHALL BE EXTENDED UP EDGES TO BE VISIBLE ABOVE THE SLAB. REMOVE EXCESS AFTER SLAB HAS CURED. FOR THE V.B. TO PERFORM AS A GOOD RADON GAS BARRIER ALL PENETRATIONS SHALL BE SEALED AND ALL JOINTS LAP SPliced A MINIMUM OF 6-INCHES, AND TAPED PER MFG. RECOMMENDATIONS.
 - INSTALLED SHALL BE A DOUBLE LAYER OF 6-MIL HIGH QUALITY POLYETHYLENE PLASTIC, WITH JOINTS "LAPPED" AT LEAST 8-INCHES. THE MINIMUM PERM RATING SHALL BE "CLASS 1" VAPOR RETARDER, PERM RATING OF 0.10 OR LESS, CONFORMING TO ASTM E96. MEMBRANE SHALL MEET ASTM E-1745.

EXTERIOR DOORS:
 SHALL BE INSULATED FIBERGLASS ENTRY UNITS BY THERMA-TRU. DESIGN SHALL BE EMBOSSED PANELS, WITH GLASS LITES. PAINT FINISH FIELD APPLIED.
 HARDWARE SHALL BE GOOD QUALITY SCHLAGE "A" LINE, BRUSHED CHROME. COORDINATE WITH OWNER FOR "KEYLESS" ENTRY SYSTEMS USING KEY PAD.
 WINDOWS SELECTED FOR INSTALLATION ARE:
 ANDERSEN SERIES 400, NO "GRILLS", COLOR "SANDTONE"

WINDOWS:
 IN GENERAL, WINDOWS SHOWN ARE "DOUBLE HUNG" UNLESS NOTED OTHERWISE. FACTORY GARG UNITS WHEN POSSIBLE. BOTH SASHES SHALL BE OPERABLE. UNITS SHALL HAVE "TILT" FEATURE FOR EASY CLEANING.
 ALL GLAZING SHALL BE "LOW-E," ALL UNITS SHALL BE ENERGY STAR RATED.
 SEE OWNER FOR "MULLION (GRILL) PATTERNS. MULLIONS SHALL BE BETWEEN THE GLASS FOR EASY-CLEANING, COLOR-TO-MATCH SASH. DRAWINGS SHOW MULLIONS IN UPPER SASH ONLY. LOOK AT "CRAFTSMAN" OR "PRAIRIE" STYLES AS APPROPRIATE FOR BUNGALOW ARCHITECTURE.
 ALL UNITS SHALL BE MFG STANDARD COLOR "LIGHT GRAY" OR EQUAL.
 ALL WINDOWS SHALL BE EQUIPPED WITH INSECT SCREENS FROM THE MFG. SCREENS SHALL MOUNT ON THE OUTSIDE OF THE WINDOW, AND SHALL COVER THE FULL WINDOW UNIT, BOTH SASHES. SCREENS SHALL BE REMOVABLE FROM THE INSIDE WITHOUT USE OF SPECIAL HARDWARE.
 ALL WINDOWS WHICH FACE SOUTH AND WEST SHALL BE ORDERED WITH SPECIAL "SOLAR REFLECTIVE" INSECT SCREENS AS MFG BY PHIFER CO. "SILVER/GRAY SUNSCREEN" 70% REFLECTIVE, 18x16 WEAVE. EAST AND NORTH FACING WINDOWS SHALL BE DELIVERED WITH MFG'S STANDARD SCREENS.
 INTERIOR FINISH SHALL BE CLEAR PINE WITH MFG CLEAR FINISH. PROVIDE 5/4" THICK SILL, EXTRA DEEP FOR PLANTS, PROVIDE CLEAR PINE APRON. HEADS AND JAMBS SHALL BE 6VP BD, CASING.

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- TEMPERED SAFETY GLAZING:**
- TEMPERED GLASS MUST BE IDENTIFIED ON EACH PIECE, BY MEANS OF NON-REMOVABLE ETCHING OR EQUAL. TEMPERED GLASS IS REQUIRED IN THE FOLLOWING "HAZARDOUS" LOCATIONS:
 - ANY GLASS IN ANY DOOR.
 - ANY GLASS, FIXED OR OPERATING, ADJACENT TO A DOOR, WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION, AND WHOSE BOTTOM EDGE IS LESS THAN 60-INCHES FROM THE FLOOR.
 - ANY LARGE SINGLE GLASS PANE IN EXCESS OF 9 SQ.FT. (SEE CODE SECTION FOR DETAIL)
 - WINDOWS WITHIN 60-INCHES OF BATH TUBS, SHOWERS, OR SIMILAR.
 - ANY GLASS LESS THAN 36-INCHES FROM RAMPS, LANDINGS, OR STAIRWAYS. ANY GLASS WITHIN RAMPS, LANDINGS, OR STAIRWAYS IF LESS THAN 60-INCHES ABOVE THE WALKING SURFACE.
 - SITE TESTING: TEMPERING GLASS RESULTS IN ONE SIDE BEING SOFTENED, AND LESS RESISTANT TO SCRATCHING, IN FACT IT CAN SCRATCH EASILY. WHEN TEMPERED SHEETS OF GLASS ARE BUILT INTO INSULATED GLASS UNITS, THE INTENT IS FOR THE "SOFT SIDE" TO BE THE INSIDE OR NON-ACCESSIBLE SIDE. CHECK UNITS AT SITE DIRECTLY AFTER DELIVERY.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

REV. #	REVISION DESCRIPTION	DATE
1	START UP	OCT. 22, 2008
	FINAL PRELIMINARY REVIEW FOR PERMIT SUBMISSION	12-11-2008
	REVISED PER. TWP. PERMIT REVIEW	01-05-2009
		06-18-2009

NOT VALID FOR PERMITS UNLESS AFFIXED WITH EMBOSSED SEAL & ORIGINAL SIGNATURE IN RED.

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ADDITIONS & RENOVATIONS
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