General Notes:

- EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
- 2. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE-NJ AND CURRENT EDITIONS OF NJUCC. ANY NON-CONFORMING DOCUMENTS DISCOVERED BY CONTRACTOR OR HIS AGENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
- 3 THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- $oldsymbol{4}$ ALL SITE WORK AND LANDSCAPING IS TO ESTABLISHED AND DESIGNED BY OTHERS. UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATION, ETC., ARE TO BE DESIGNED BY OTHERS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK
- \Im ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.
- ALL STUD WALLS DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
- R CONTRACTOR MUST VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- Q CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
- REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR DIRECTED.
- ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
- THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- 3 THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
- 14 ALL PATIOS AND PORCHES TO BE SLOPED 1/8" PER FOOT IN DIRECTION INDICATED ON THE FOUNDATION PLANS.
- 15 ALL ROOF EDGES SHALL HAVE ICE AND WATER SHIELD EXTENDING FROM EAVE EDGE TO 24" HORIZONTALLY FROM THE INSIDE FACE OF THE EXTERIOR WALL.
- 16 ALL EXPOSED MATERIALS FOR PORCHES, SOFFITS, OVERHANGS, ETC. TO BE APPROVED EXTERIOR GRADE.
- 7 UNDERGROUND PIPING SHALL BE INSTALLED ON FIRM BEDDING.
- $oxed{18}$ THE OWNER SHALL EMPLOY AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION AND WELDING OF STEEL TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES.
- ALL CHIMNEYS SHALL TERMINATE 2'-0" ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
- DO DRYWALL INSTALLATION SHALL BE IN COMFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENED PRACTICES FOR THICKNESS, NAILING AND TAPING.
- CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT.
- 22. SLOPE GRADE AWAY FROM BUILDING AT 1/2" PER 1'-0" MIN. FOR A DISTANCE OF 10'-0" MINIMUM.
- PROVIDE A CONCRETE SPLASHBLOCK AT EACH DOWNSPOUT.
- WATER-RESISTANT GYPSUM BACKER SHALL BE USED AT BATHTUB AND SHOWER COMPARTMENTS.
- D5 STAIRS- MIN. TREAD DEPTH TO BE 9" (NOSE TO NOSE) PROVIDE 1" NOSING, MAX. RISER HEIGHT TO BE 8 1/4". MIN 80" HEAD CLEARANCE. HANDRAILS AND GUARDRAILS- 36"H. BALUSTERS WITH GAPS LESS THAN 4"
- 26 ALL DOORS ADJACENT TO UNHEATED SPACES TO BE INSULATED.

- 27. INSTALL (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON BEAMS AND CEILINGS OF GARAGE WITH ROOMS ABOVE. INSTALL (1) LAYER OF 5/8" GPY. BD. ON ALL GARAGE WALLS (GARAGE SIDE). DOOR FROM GARAGE TO BE 20 MIN. (NJUCC-FTO-13) INSTALL 5/8" TYPE 'X' GYP.BD. ON CEILING ABOVE FURNACE.
- 28. ALL BATT INSULATION TO BE INSTALLED WITH THE VAPOR BARRIER (FOIL OR PAPER FACING) TOWARDS THE HEATED SPACE. PROVIDE A MIN OF 2" CLEARENCE ABOVE INSULATION IN CATHEDRAL CEILINGS AND AT EAVES FOR VENTILATION.
- 29. PROVIDE CLOTHES ROD AND SHELF IN ALL CLOSETS AS INDICATED ON PLANS. PROVIDE 5 SHELVES IN LINEN CLOSETS
- 30. INTERIOR DOORS & HARDWARE TO BE SELECTED BY OWNER PER SIZE INDICATED ON DRAWINGS
- 31. FIREPLACE(S) WHEN INSTALLED TO HAVE TEMPERED GLASS DOORS AND DAMPERED COMBUSTION AIR INTAKE TO OUTSIDE AIR (150-200 C.F.M.). INSTALL NON COMBUSTIBLE HEARTH AND FIRESTOPPING PER CODE
- 32. ALL GLAZING WITHIN 18" OF FINISHED FLOOR LINE TO BE TEMPERED. ALL DOOR GLAZING TO BE TEMPERED.
- 33. KITCHEN RANGE TO HAVE MIN. 150 C.F.M. EXHAUST TO OUTSIDE
- 34. ALL LUMBER AT OUTDOOR DECKS AND PORCHES TO BE PRESSURE TREATED U.O.N. ON PLANS
- 35. ALL WASHERS TO GET OVERFLOW DRAIN PAN DIRECTLY PIPED TO DRAINAGE SYSTEM

Struc. Framing Notes:

- PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
- ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE.
- ALL FRAMING TO BE IN COMFORMANCE WITH THE NATIONAL FOREST PRODUCTS, "MANUAL FOR HOUSE FRAMING".
- CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID BLOCKING AT FLOORS.
- 5 ALL OPENINGS IN FLOOR, CEILING, OR ROOF TO HAVE DOUBLE HEADERS AND TRIMMERS UNLESS OTHERWISE NOTED.
- PROVIDE METAL BRIDGING (SIMPSON 'TB' TENSION BRIDGING) AT MID SPANS OF FLOOR JOISTS OR AT 8'-0" O.C. MAX.
- 7 ALL WINDOW AND DOOR HEADERS TO BE (2) 2"X12" UNLESS OTHERWISE NOTED.
- ALL BEAMS AND JOISTS FRAMING INTO FLUSH BEAMS TO HAVE METAL HANGERS OF PROPER SIZE AND LOADING CAPACITY.
- 9 INSTALL HURRICANE TIES AT ALL RAFTERS WHERE VAULTED CEILINGS OCCUR.

Building Standards

FOUNDATIONS

- FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM SAFE BEARING VALUE OF 2500 PSF. PRIOR TO CONSTRUCTION, SOIL BEARING VALUE SHALL BE CERTIFIED TO THE ARCHITECT BY A LETTER. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
- 2. BOTTOMS OF ALL FOOTINGS ARE 3'-6" BELOW EXISTING GRADE UNLESS OTHERWISE NOTED. WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING.
- $\mathfrak{Z}_{\mathbb{R}}$ In Existing Buildings it is assumed that existing footings ARE MIN 12"D X 24"W CONCRETE FOOTINGS ON VIRGIN SOIL. CONTRACTOR TO VERIFY AND CONFIRM EXISTING FOOTING CONDITIONS TO ARCHITECT PRIOR TO NEW WORK.

CONCRETE

- ALL CONCRETE SHALL TEST 3,000 PSI AT 28 DAYS. THE SLUMP JUST PRIOR TO PLACING SHALL BE 4 INCHES WITHIN A TOLERANCE OF PLUS OR MINUS ONE INCH (MAX.)
- ALL CONCRETE SHALL BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN 90 MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION AND REHANDLING.
- REINFORCING STEEL SHALL BE NEW BILLET HIGH STRENGTH STEEL OF U.S.A. MANUFACTURE CONFORMING TO LATEST A.S.T.M. A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE C.S.R.I., UNLESS OTHERWISE NOTED PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. CODE, MANUAL OF STANDARD PRACTICE.
- REINFORCING SHALL HAVE 3" COVER IN FOOTING; 2" COVER ON REINFORCEMENT IN STEM WALLS.

Building Standards

- REINFORCING BARS ARE CONTINUOUS UNLESS OTHERWISE NOTED. LAP MESH 12 INCHES AT SPLICES, LAP STEM WALL BARS 32 BAR DIAMETER AT SPLICES (MIN.).
- AT OUTSIDE CORNERS OF CONCRETE FOOTINGS AND STEM WALLS, PROVIDE #4X4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
- 7 PROVIDE CONTROL JOINTS IN MASONRY AND/OR CONCRETE WALLS AND CONCRETE SLAB AT REGULAR INTERVALS AS SPECIFIED BY STRUCTURAL ENGINEER.

CONCRETE FOOTINGS

CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3,000) POUNDS PER SQUARE INCH (PSI) AT TWENTY-EIGHT (28) DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER. CONCRETE FOOTINGS SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD OF NOT LESS THAN FIVE (5) DAYS THEREAFTER

CONCRETE SLABS

CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4" PROVIDE PREMOLDED JOINT FILLER EXPANSION JOINTS AT PERIMETER OF EACH SLAB. CONTROL JOINTS SHALL BE PROVIDED AT MAX 20'-0" O.C. EACH WAY. FILL UNDER SLABS SHALL BE COMPACTED TO 90% PROCTOR DENSITY IN 6" LIFTS.

MASONRY WALLS

FROST PROTECTION:

ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN FORTY-EIGHT (48) HOURS AFTER INSTALLATION; AND SHALL NOT BE CONSTRUCTED BELOW TWENTY -EIGHT (28) DEGREES F. DURING RISING TEMPERATURES OR BELOW THIRTY SIX (36) DEGREE F DURING FALLING TEMPERATURES, WITHOUT TEMPORARY HEATED ENCLOSURES OR WITHOUT HEATING MATERIALS OR OTHER PRECAUTIONS NECESSARY TO PREVENT FREEZING. FROZEN MATERIALS SHALL NOT BE USED, NOR SHALL FORZEN MASONRY BUILT UPON.

BONDING:

MASONRY WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OF BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS: WALLS MAY BE BONDED BY LAYING AT LEAST FIFTY (50) PERCENT OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN EIGHT (8) INCHES UPON THE UNIT BELOW, OR THEY MAY BE ANCHORED WITH NOT LESS THAN THREE-SIXTEENTH (3/16) INCH CORROSION-RESISTANT METAL WIRE TIE JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 16 INCHES, OR BY OTHER **EQUIVALENT APPROVED ANCHORAGE**

BEARING:

BEAM. GIRDER AND OTHER CONCENTRATED LOADS SHALL BE PROVIDED WITH A BEARING OF SOLID MASONRY OR HOLLOW UNIT MASONRY FILLED SOLID WITH MNIMUM 2500 PSI COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER. **BRICK VENEER:**

PROVIDE UNIFORMLY SIZED UNITS COMPLYING WITH A.S.T.M. C216, GRADE SW TYPE FBS. PROVIDE LIME/CEMENT MORTOR CONFORMING TO A.S.T.M. C270, TYPE S. INSTALL GALVANIZED ANCHORS AT 16" O.C. EACH WAY WITH CADMIUM PLATED SCREWS. INSTALL FLASHING ("NERVASTRAL 11.D") AS SHOWN.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE DOMESTIC A.S.T.M. A-36 AND CONFORM TO STANDARD A.I.S.C. SPECIFICATIONS
- 2 ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO DEVELOP MEMBER IN SHEAR.
- NO SPLICES PERMITTED UNLESS APPROVED BY THE ENGINEER.
- 1 PIPE COLUMNS TO BE B.O.C.A. CERTIFIED A.S.T.M. A500-84 BY "PORTLAND COLUMN" OR EQUAL.
- 5 SHOP COAT ALL STRUCT. STEEL WITH "RUSTOLEUM 1069 RED PRIMER" OR ZINC CHROMATE. FIELD COAT ALL STEEL WITH SAME PAINT. TOUCH UP ALL WELDS AND ABRASIONS IN FIELD WITH THE SAME.
- 6 BOLTS SHALL BE HIGH STRENGTH CONFORMING TO A.S.T.M. A-325.
- 7 WELDING ELECTRODES SHALL CONFORMTO A.S.T.M. AWS 5.5, H70XX SERIES. REFER TO PLANS FOR LIVE LOADS AND WIND VELOCITIES.
- 8 WELDERS SHALL CARRY EVIDENCE OF QUALIFICATION WITHIN THE PAST 12 MONTHS UNDER THE AWS PROCEDURE FOR THE TYPE OF WORK REQUIRED.
- ALL EXPOSED STEEL SHALL BE GROUND SMOOTH AND FREE OF ANY ROUGH OR SHARP EDGES.
- 10 BOLTED & WELDED CONNECTIONS NOT DETAILED ON PLANS TO BE DESIGNED BY STEEL FABRICATOR'S ENGINEER TO WITHSTAND LOADING CONDITIONS PLACED ON MEMBER.

WOOD FRAME CONST.

AM. SOFTWOOD LUMBER STD. PS20 (U.S. DEPT. COMM.) S45, 19% MOISTURE AT TIME OF DRESSING. STRUCT. LUMBER AND ITS FASTENING SHALL BE ADEQUATELY ASSEMBLED TO SAFELY SUSTAIN ALL IMPOSED LOADS. ALL LUMBER USED FOR LOAD SUPPORTING PURPOSES SHALL BE IDENTIFIED BY THE TRADEMARK OF A LUMBER GRADING INSPECTION AGENCY. GRADING PRACTICES AND ID. SHALL BE IN ACCORDANCE WITH RULES PUBLISHED BY AN AGENCY RECOGNIZED AS BEING COMPETENT

(a) SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPECIFIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.

(b)STRUCTURAL POSTS: ALL ISOLATED STRUCTURAL POSTS SHALL HAVE A MINIMUM DIMENSION OF FOUR (4) INCHES.

(c) STRUCTURAL FRAMING: NO.1 GRADE, FB-1150 P.S.I. MIN. (CANADIAN

ENGINEERED LUMBER

ALL ENGINEERED LUMBER TO BE BY GEORGIA-PACIFIC. LVL TO BE GEORGIA PACIFIC 2.0E G-P LAM LVL. ALL CONNECTIONS AND INSTALLATION PER MANUFACTURERS REQUIREMENTS

JOIST HANGERS:

ALL 2X AND WOOD II' JOISTS THAT ARE FLUSH MOUNTED TO BEAMS TO BE HUNG ON FACE MOUNTED METAL HANGERS. HANGERS TO BE BY SIMPSON-STRONG TIE CONNECTORS OR APPROVED EQUAL INSTALLATION AND NAILING REQUIREMENTS AS PER MANUFACTURERS RECOMMENDATIONS

FABRICATION & FASTENING:

CONNECTIONS: ALL CONNECTIONS SHALL BE FABRICATED WITH APPROVED TIMBER CONNECTORS, BOLTS, LAG SCREWS, SPIKES AND NAILS IN ACCORDANCE WITH ACCEPTED ENG. PRACTICE. BOLTED CONNECTIONS SHALL BE SNUGGED UP TIGHTLY WITHOUT CRUSHING WOOD FIBERS UNDER THE WASHERS. ALL NAILED CONN. SHALL MEET THE MINIMUM REQ'TS OF 'FASTENER SCHEDULE' R602.3(1) OF IRC 2015.

BRACING: THE CORNER POSTS SHALL BE THE EQUIVALENT OF NOT LESS THAN THREE (3) PIECES OF TWO (2) BY FOUR (4) INCH STUDS BRACED BY NOT LESS THAN ONE (1) PIECE OF ONE (1) BY FOUR (4) INCH CONTINUOUS DIAGONAL BRACE LET INTO THE STUDS, OR APPROVED METAL "TEE" DIAGONAL BRACING, OR WALL SHEATHING.

AT-GRADE PROTECTION: ALL EXTERIOR WOOD FRAMEWORK, WHETHER STRUCTURAL OR NON-LOADBEARING, SHALL BE SUPPORTED ON APPROVED FOUNDATION WALLS AT LEAST EIGHT (8) INCHES ABOVE THE FINISHING GRADE. WHERE CLIMATIC CONDITIONS OR THE GEOGRAPH-ICAL LOCATION REQ. ADDITIONAL CONTROL MEASURES TO PROTECT BLDGS AND STRUCTURES AGAINST DECAY AND TERMITE ATTACK SHALL MEET THE PROVISIONS OF SECTIONS R319 & R320 OF IRC 2015 USED.

SHEATHING

ROOF SHEATHING:

1/2" THICK, APA SPAN RATED, EXTERIOR GRADE, MAX. RAFTER OR TRUSS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER; FACE GRAIN PARALLEL TO SUPPORTS.

FLOOR SHEATHING:

APA STURD-I-FLOOR, 3/4" T&G - INTERIOR GRADES; MAX. JOISTS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER ; FACE GRAIN PARALLEL TO SUPPORTS. PROVIDE ADDITIONAL 1/2" PLYWOOD SUBFLOOR AT CERAMIC TILE LOCATIONS.

WALL SHEATHING:

1/2" THICK, APA SPAN RATED, EXTERIOR GRADE, MAX. WALL FRAMING SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; FACE GRAIN PARALLEL TO SUPPORTS.

FASTENING:

ALL SHEATHING SHALL BE FASTENED APPROPRIATELY TO FRAMING OR SUBSTRATE IN ACCORDANCE WITH IRC 2015 TABLE R602.3(1)- FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

FLASHING

ALL ROOF TO WALL INTERSECTIONS, ROOF VALLEYS, WINDOW AND DOOR SURROUNDS TO GET RUBBER MEMBRANE FLASHING- 'GRACE ICE AND WATER SHIELD' (U.O.N.) TO DIRECT WATER AWAY FROM CONNECTION AND TO PREVENT THE INFILTRATION OF WATER INTO STRUCTURE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

PROTECTION AGAINST **DECAY AND TERMITES**

WOOD IN CONTACT WITH THE GROUND:

ALL WOOD IN CONTACT WITH THE GROUND AND/OR SUPPORTING PERMANENT STRUCTURES SHALL BE APPROVED TREATED WOOD.

ALL SILLS WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS OR ARE LESS THAN EIGHT (8) INCHES FROM EXPOSED EARTH SHALL BE OF APPROVED DURABLE OR TREATED WOOD. ALL SILLS IN CONTACT WITH CONCRETE OR MASONRY TO BE SET ON A CONTINUOUS SILL

ELECTRICAL (SEE ALSO ENERGY CODES)

- ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCHED AT TOP
- 2 ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- 3 ALL CONVENIENCE OUTLETS ARE TO BE 1'-6" ABOVE FINISHED FLOOR
- TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED
- FLOOR TO CENTERLINE OF FIXTURE. (6'-10" AT BATHROOM MIRRORS) 5 ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE (U.O.N.)
- 6 SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND ALARM AND BE AC HARDWIRED ON SAME CIRCUIT WITH BATTERY BACKUP.

VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH

IANUFACTURER'S SPECIFICATIONS R CABLE TELEVISION SERVICE SHALL BE WIRED TO EVERY TELEVISION

RECEPTACLE, UNLESS OTHERWISE INSTRUCTED BY OWNER.

- Q ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIREMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC
- ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY CONFLICTS.
- GROUND FAULT INTERRUPTS SHALL BE PROVIDED AT ALL BATHROOM AND KITCHEN OUTLETS AS PER SECTION 210-8 OF N.E.C.

HVAC (SEE ALSO ENERGY CODES)

INDIVIDUAL AIR CONDITIONING UNITS MUST HAVE ADEQUATE RETURN

'HROUGH NON-COMBUSTIBLE DUCTS TO PROVIDE ONE CHANGE OF

2 ALL LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED

- AIR EVERY 12 MINUTES.
- AIR-CONDITIONER CONDENSER PADS MUST BE CONCRETE DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNIT AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL
- ALL HVAC EQUIPMENT AND DUCT WORK SHALL COMPLY WITH ALL APPLICABLE STATE, NATIONAL AND LOCAL CODES.

PLUMBING

ALL PLUMBING FIXTURES TO BE SELECTED BY OWNER- PROVIDED 8 INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED ON THESE PLANS. 2. ALL PLUMBING TO COMPLY WITH THE NATIONAL PLUMBING CODE

IECC 2015 ENERGY CODE

CLIMATE ZONE 5

OLIMITAL ZONE O	
ASSEMBLY:	MIN. VALUE INSTALLED
FENESTRATION	U-0.32
SKYLIGHT	U-0.55
GLAZED FENESTRATION SHGC	0.30
WALL	R-20
ROOF/CEILING	R-49
FLOOR	
BASEMENT WALL (HEATED BASEMENT)	R-15/R-19 CAVITY
PERIMETER INSULATION FOR SLAB ON GRADE	R-10 / 4 FT.
BASEMENT RIM JOIST	.R-20 UNFACED FASTENED

- WINDOWS SHALL HAVE A MAXIMUM INFILTRATION RATE OF 0.5
- CFM/LINEAL FT. OF CRACK RESIDENTIAL DOORS SHALL HAVE A MAXIMUM INFILTRATION RATE OF
- 1.25 CFM/LINEAL SQ. FT. OF DOOR - SLIDING DOORS SHALL HAVE A MAXIMUM INFILTRATION RATE OF 0.5
- CFM/S.F. OF DOOR CAULK ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW AND DOOR FRAMES.

HVAC & DUCTS- (TO MEET IECC R403.3)

DUCTS MUST BE TESTED FOR TIGHTNESS AS SPECIFIED IN IECC - 403,3,3 & 403.3.4. SUPPLY DUCTS IN ATTICS AND UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED WITH R-8. DUCTS < 3" IN DIA. SHALL BE SEALED TO A MIN OF R-6 (EXCEPT DUCTS THAT ARE LOCATED COMPLETELY WITHIN A BUILDING THERMAL ENVELOPE) HVAC SYSTEM MUST BE PROPERLY SIZED USING A PROCEDURE LIKE ACCA

MANUAL J MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MIN OF R-3

A MIN OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE

HIGH-EFFICACY AS DEFINED IN THE IECC

NOTES:

- THE PLANS AND SPECIFICATIONS ARE NOT INTENDED TO DEPICT EACH AND EVERY CONDITION OR DETAIL OF CONSTRUCTION. AS THE KNOWLEDGEABLE PARTY IN THE FIELD, THE CONTRACTOR SHALL VERIFY THAT ALL CONSTRUCTION IS COMPLETED IN A MANNER WHICH WILL PROVIDE A WATERTIGHT STRUCTURE.
- ALL STRUCTURES ARE SUBJECT TO WEAR AND TEAR AND ENVIRONMENTAL AND MAN-MADE EXPOSURES. AS A RESULT, ALL STRUCTURES REQUIRE REGULAR AND FREQUENT MONITORING AND MAINTENANCE TO PREVENT DAMAGE AND DETERIORATION. SUCH MONITORING AND MAINTENANCE IS THE SOLE REPSONSIBLITY OF THE OWNER. THE DESIGN PROFESSIONAL SHALL HAVE NO RESPOSIBILITY FOR SUCH ISSUES OR RESULTING DAMAGES IF ROUTINE INSPECTIONS AND MAINTENANCE OF THE PROJECT ARE NOT PROPERLY PERFORMED, DAMAGE (I.E. MOLD) TO THE STRUCTURES MAY OCCUR AND THE DESIGN PROFESSIONAL CANNOT BE HELD RESPONSIBLE FOR ANY RESULTANT DAMAGE.

EXTERIOR WALL WEATHER PROTECTION

BC 2015-1403.2 WEATHER PROTECTIONS

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS PER 1405.4. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THI WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER, AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH 1405.3

BC 2015-1405.4 FLASHING:

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.

WINDOW INSTALLATION

WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW

Building Code

CONSTRUCTION CODES IN EFFECT • 2015 INTERNATIONAL RESIDENTIAL CODE- NEW JERSEY EDITION

 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE • 2014 NATIONAL ELECTRIC CODE

• 2015 NATIONAL STANDARD PLUMBING CODE 2015 INTERNATIONAL FUEL GAS CODE

ALL MATERIALS USED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND INSTRUCTIONS. USE GROUP: R-3- DESIGN PER R-5 (IRC)

TYPE OF CONSTRUCTION: 5B- SPRINKLERED 13D- 1 STORY

OCCUPANT LOAD:

WITH BASEMENT/CRAWL SPACE -MAX. 5 OCCUPANTS PER ACTUAL ANTICIPATED OCCUPANTS PER

OWNER'S REQUIREMENT

NEW FLOOR AREAS-S.F.

FIRST FLOOR AREA:

DESIGN LOADS:

1ST FLOOR: 2165 SF (EXCLUD. 831 SF REAR AND SIDE DECK) BASEMENT: 1,093 SF

TOTAL CUBIC VOLUME: 45,710 CF 2,165 S.F. LARGEST FLOOR (BUILDING FOOTPRINT):

NUMBER OF BEDROOMS: HEIGHT OF STRUCTURE: 22'-10 1/2" (FROM AVG GRADE TO PEAK)

NUMBER OF STORIES:

DECK: 60 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD

ROOF: 30 P.S.F. LIVE LOAD (GROUND SNOW LOAD) + 12 P.S.F. DEAD LOAD FLOOR (FIRST): 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD FLOOR (SECOND): 30 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD

ATTIC (NO STORAGE): 5 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD

EXTERIOR BEARING WALLS 0 HRS RATINGS: (TABLE 601, CHAPT.6) INTERIOR BEARING WALLS 0 HRS STRUCTURAL FRAME 0 HRS

ROOF

FLOORS

0 HRS

0 HRS

Project

Espanong Rd Supportive Housing

Project Location Espanong Rd

Block 250.03 Lot 116

Township of Jefferson, NJ

MISTRYDESIGN

Netcong, NJ 07857 Tel: 973.347.2727 Fax: 973.347.226 NJ Cert. of Authorization No: 21AC00079600

Architectural Drawing List

TITLE PAGE DOOR & HARDWARE /FINISH SCHEDULE,

FOUNDATION/BASEMENT PLAN A2.00 1ST FLOOR PLAN

PARTITION TYPE

A2.02 **ROOF PLAN** EXTERIOR ELEVATIONS

BUILDING SECTION BATHROOM & KITCHEN ELEVATIONS RAMP DETAIL

A13.00 ELECTRICAL PLAN & PLUMB. RISER DIAGRAM

Issu	es and Revi	sions		
No.	Date	Issues and Revisions	Ву	Ch
1	07.07.17	FOR CLIENT REVIEW	НН	ΥN
2	07.25.17	FOR PERMIT	НН	ΥN
				_

Registration and Signature

Yogesh Mistry

NJ License No: 21AI01456400

ymm

Drawing Description: Cover Page1 Project Number: 1448-1 Computer File: A0.01

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Room Finish Schedule

	T				Т	
Room Number	Name	Floor Finish	Wall Finish	Base	Ceiling Finish	Remarks
	OFFICE	HDWD	P-1	B-1	GYP. BD P-1	-
	FAMILY ROOM	HDWD	P-1	B-1	GYP. BD P-1	-
	DINING ROOM	HDWD	P-1	B-1	GYP. BD P-1	-
-	TYPICAL BEDROOM	CPT	P-1	B-1	GYP. BD P-1	-
-	BATH	T-1	P-1(T-2 IN SHOWER/TUB)	T-2	GYP. BD P-1	MILDEW RESISTANT PAINT
-	KITCHEN	T-1	P-1	B-1	GYP. BD P-1	-
-	CORRIDOR	HDWD	P-1	B-1	GYP. BD P-1	
-	LAUNDRY	T-1	P-1	B-1	GYP. BD P-1	
-	UTILITY/SPRINKLER RM	T-1	P-1	B-1	GYP. BD P-1	
-	QUIET RM	HDWD	P-1	B-1	GYP. BD P-1	-
-	FOYER	HDWD	P-1	B-1	GYP. BD P-1	-
-	BASEMENT	CONC.	-	-	-	-

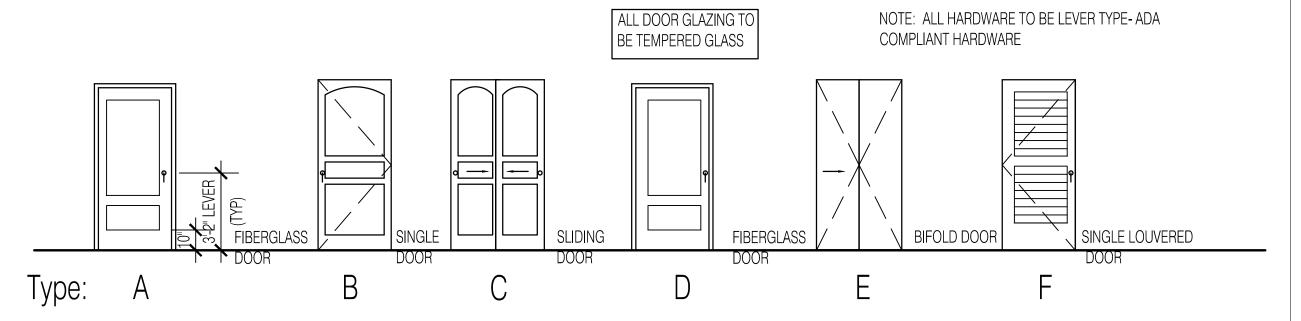
Finish Legend

Code	Material	Manufacturer	Description
ACT-1	ACOUST. TILE	TBD	2X4 CEILING TILE AND GRID
B-1	WOOD BASE		HARDWOOD BASE
C-1	CARPET	TBD	-
HDWD	HARDWOOD	TBD	-
P-1	PAINT	SHERWIN WILLIAMS	TBD
T-1	TILE	TBD	CERAMIC TILE

Door Frame & Hardware Schedule

Door Number	Door Location	Size (WXH)	Door Type	Door Material	Frame Type	Frame Material	Head Detail	Jamb Detail	Sill Detail	Fire Rating (Min) Label	Hardware Set	Remarks	
A-X"	ENTRY DOOR	X" x 6'-8"H	А	FIBER GL		WD							_
B-X"	ROOM DOOR	X" x 6'-8"H	В	MDF	-	WD							
C-X"	SLIDING CLOSET DOOR	(2)X/2" x 6'-8"H	С	MDF	-	WD							-
D-X"	REAR DOOR	X" x 6'-8"H	D	FIBER GL	-	WD							•
E-X"	PANTRY	X" x 6'-8"H	Е	MDF		WD							•
F-X"	MECH & SPRINKLER RM	X" x 6'-8"H	F	MDF		WD				_			-
													-

WOOD/ GLASS DOOR TYPES



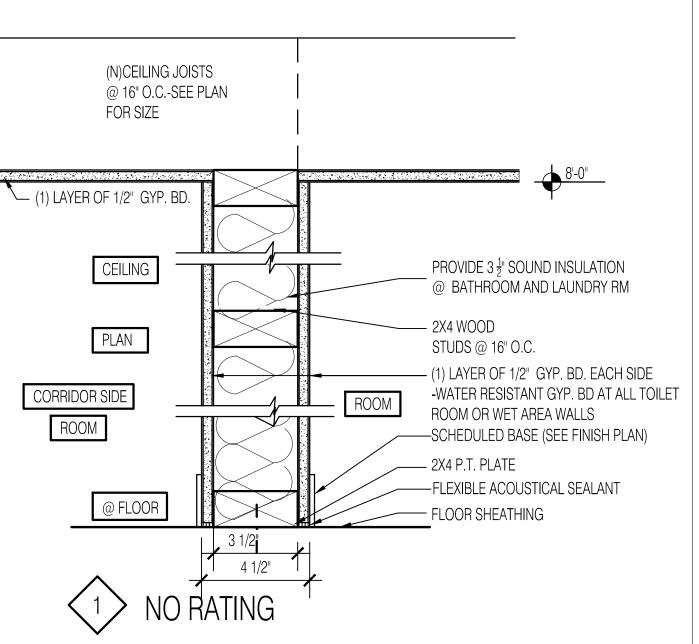
ENTRY DOOR A&D

FIBERGLASS ENTRY DOOR BY 'THERMA TRU' OR APPROVED EQUAL. PROVIDE ADA COMPLIANT LEVER HARDWARE

MDF DOORS (MDF)

DOORS AND FRAMES BY TRUSTILE OR APPROVED EQUAL. PAINT GRADE MEDIUM DENSITY FIBERBOARD DOORS.

STYLE: TUDOR-TS3050 PROFILE: ROMAN OGEE (OG) STICKING WITH 'A' RAISED PANEL



PARTITION TYPE 1

Espanong Rd Supportive Housing

Espanong Rd

Block 250.03 Lot 116

Township of Jefferson, NJ

MISTRYDESIGN

17 Main Street, Suite B Netcong, NJ 07857 Tel: 973.347.2727 Fax: 973.347.2261

NJ Cert. of Authorization No: 21AC00079600

Architectural Drawing List

DOOR & HARDWARE /FINISH SCHEDULE/

PARTITION TYPE

A2.00 FOUNDATION/BASEMENT PLAN

1ST FLOOR PLAN

A2.02 ROOF PLAN A4.01 EXTERIOR ELEVATIONS

A5.01 BUILDING SECTION

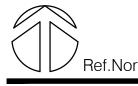
A6.0 BATHROOM & KITCHEN ELEVATIONS

A6.1.0 RAMP DETAIL A13.00 ELECTRICAL PLAN & PLUMB. RISER DIAGRAM

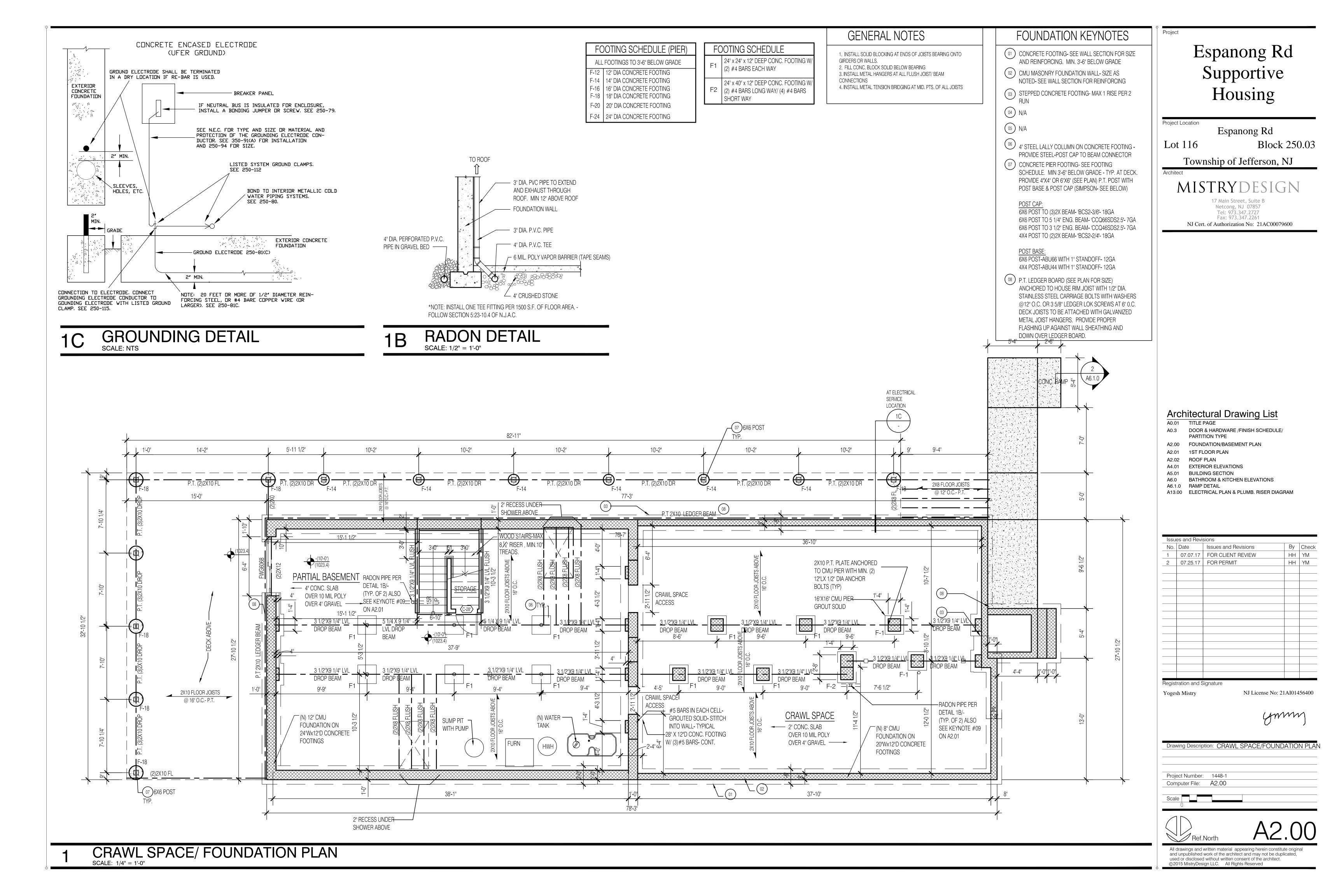
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1	07.07.17	FOR CLIENT REVIEW	НН	YM
2	07.25.17	FOR PERMIT	НН	YM
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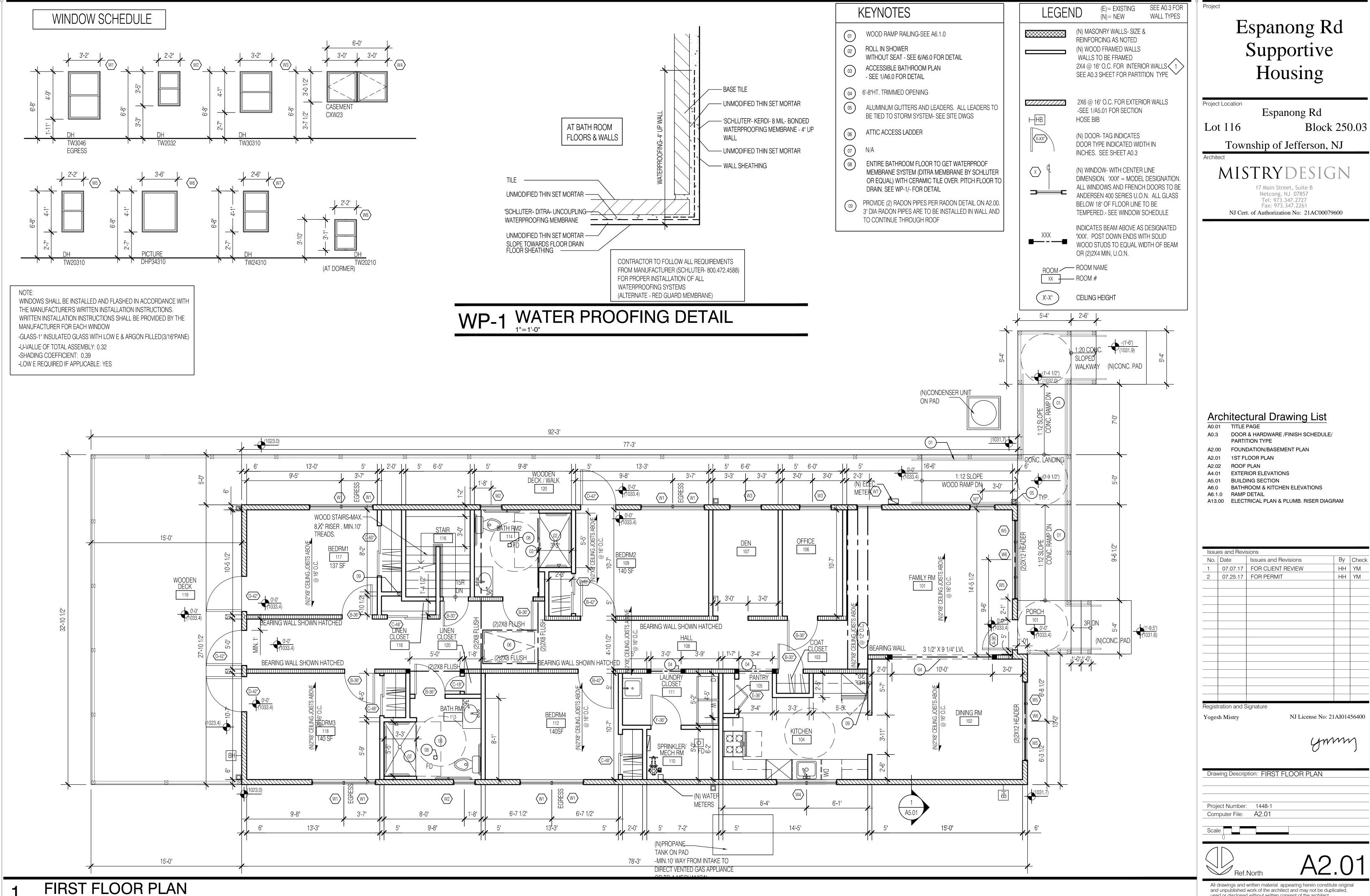


Drawing Description: DOOR & HARDWARE SCHEDULE FINISH SCHEDULE PARTITION TYPE Project Number: 1448-1 Computer File: A0.3

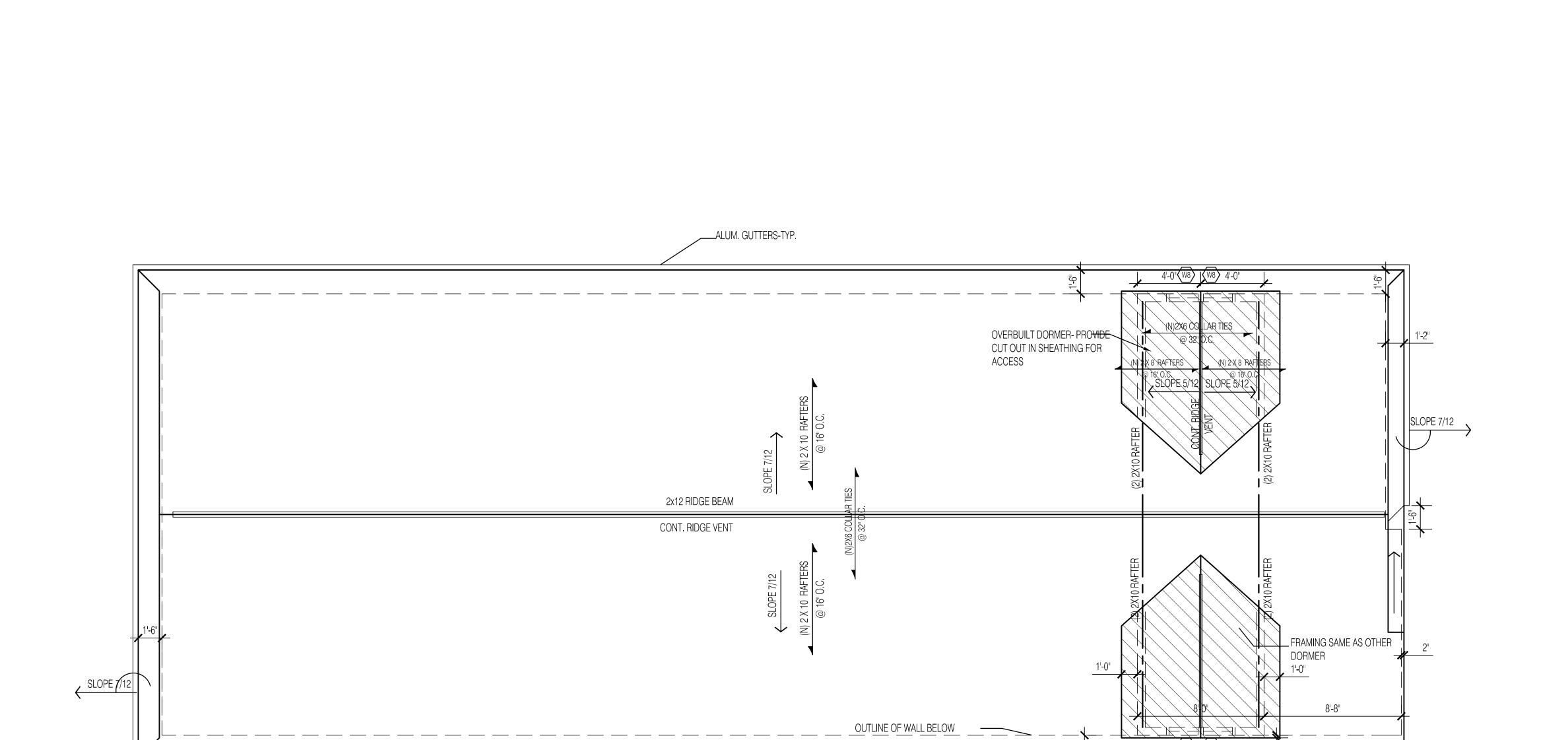


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Project

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Espanong Rd

Block 250.03 Lot 116

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A0.01 TITLE PAGE A0.3 DOOR & HARDWARE /FINISH SCHEDULE/ PARTITION TYPE A2.00 FOUNDATION/BASEMENT PLAN

A2.01 1ST FLOOR PLAN

A2.02 ROOF PLAN

A4.01 EXTERIOR ELEVATIONS A5.01 BUILDING SECTION

A6.0 BATHROOM & KITCHEN ELEVATIONS

A6.1.0 RAMP DETAIL

A13.00 ELECTRICAL PLAN & PLUMB. RISER DIAGRAM

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1	07.07.17	FOR CLIENT REVIEW	HH	YM
2	07.25.17	FOR PERMIT	HH	YM

Registration and Signature

Yogesh Mistry

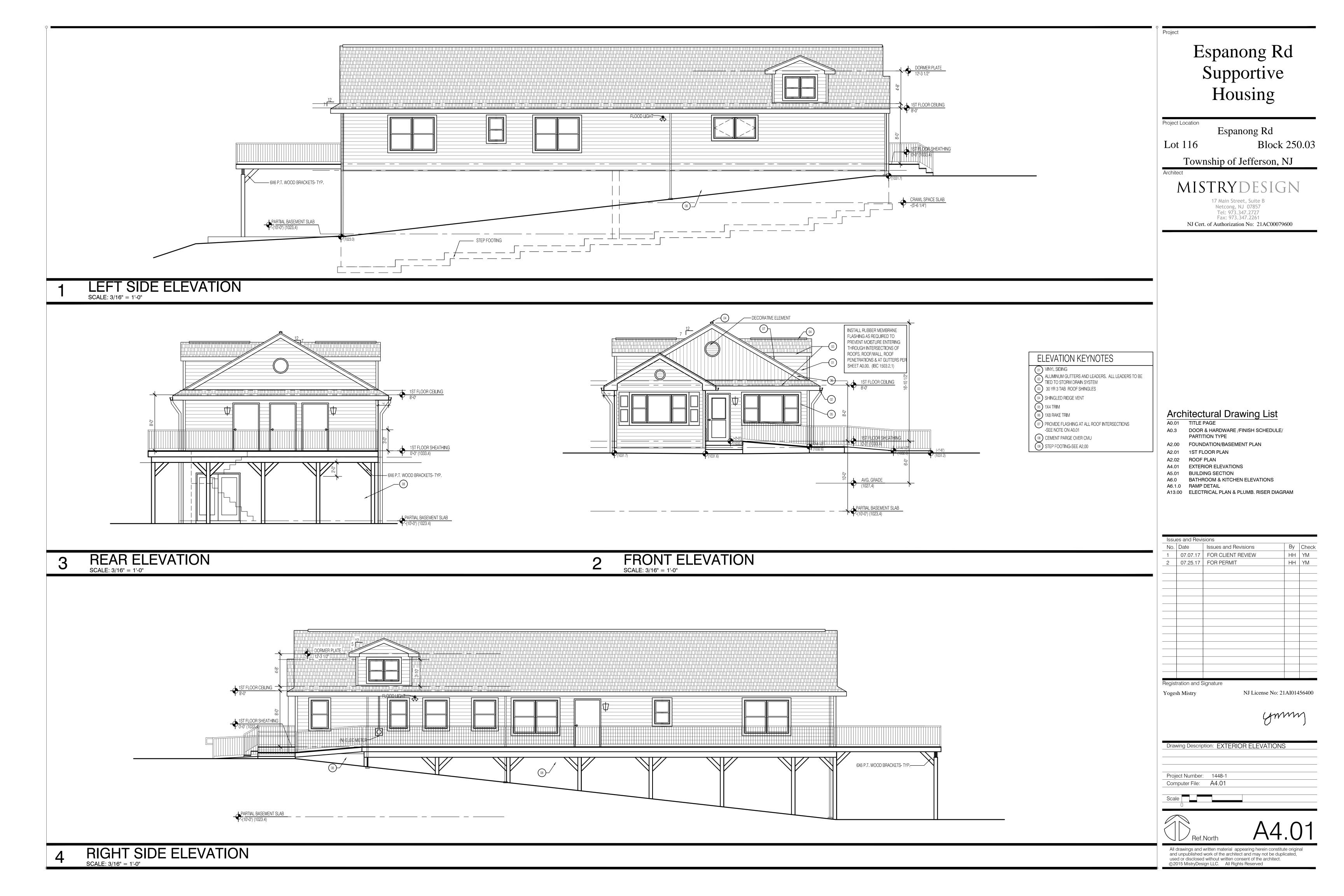
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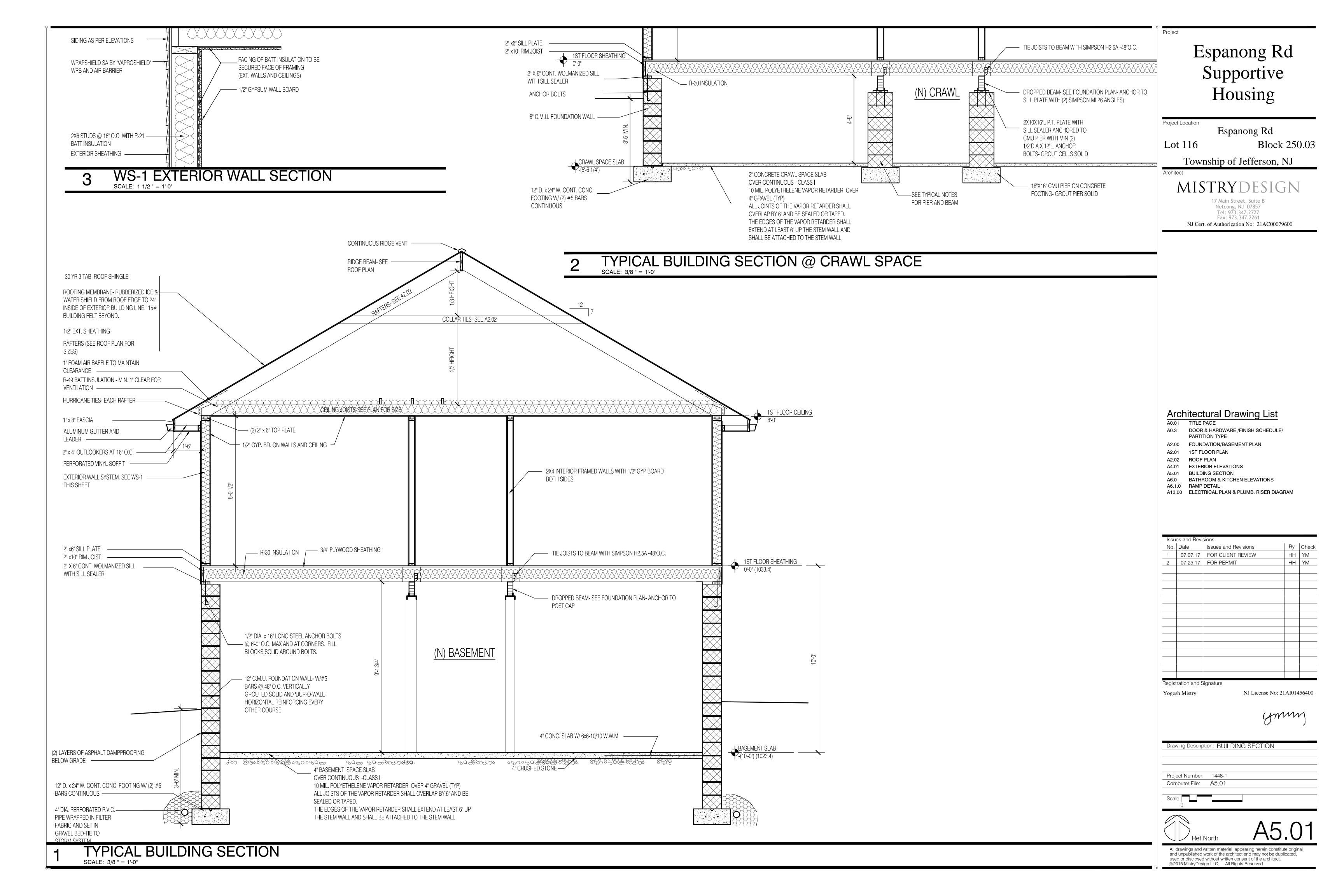


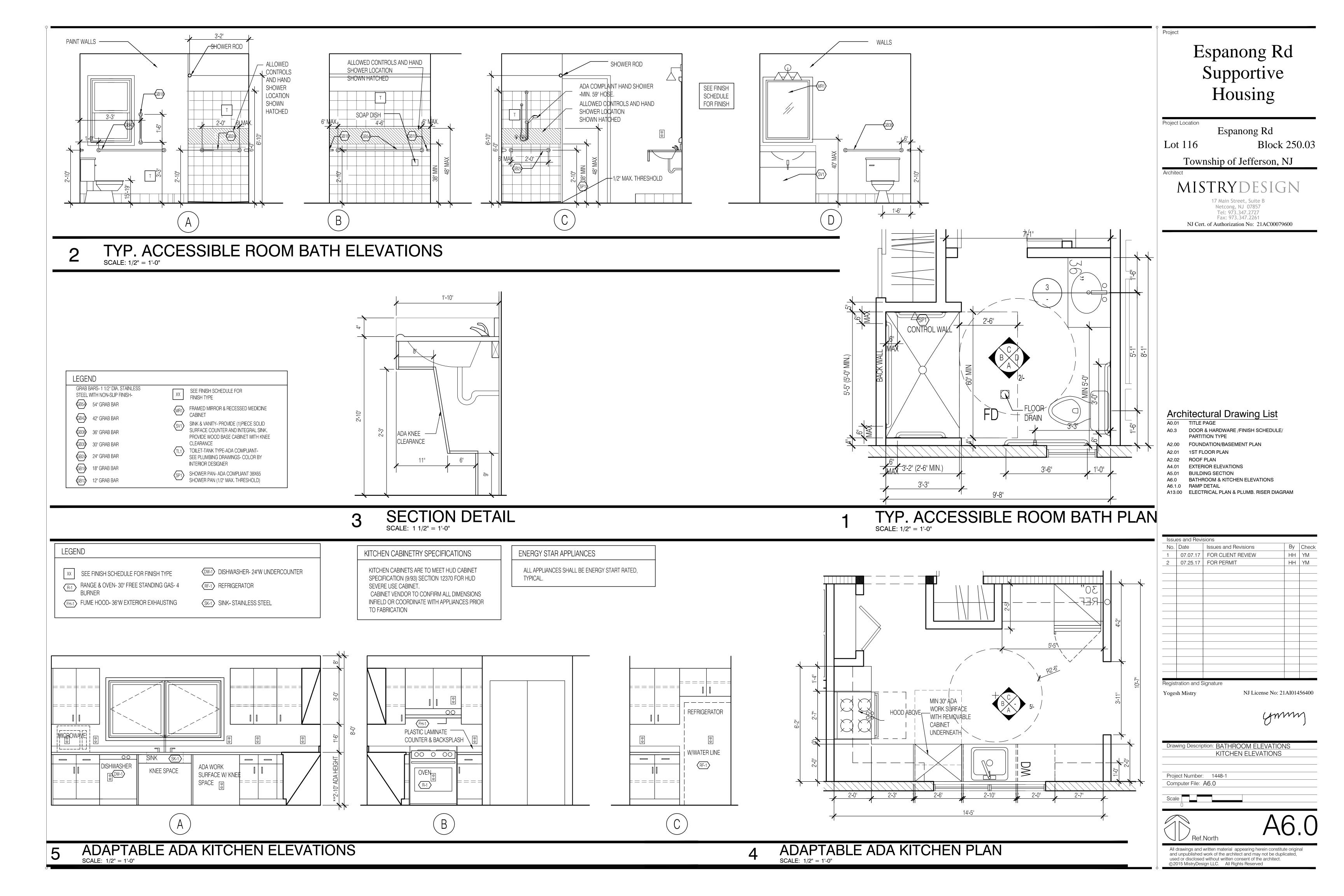
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Project Number:	1448-1	
Computer File:	A2.02	

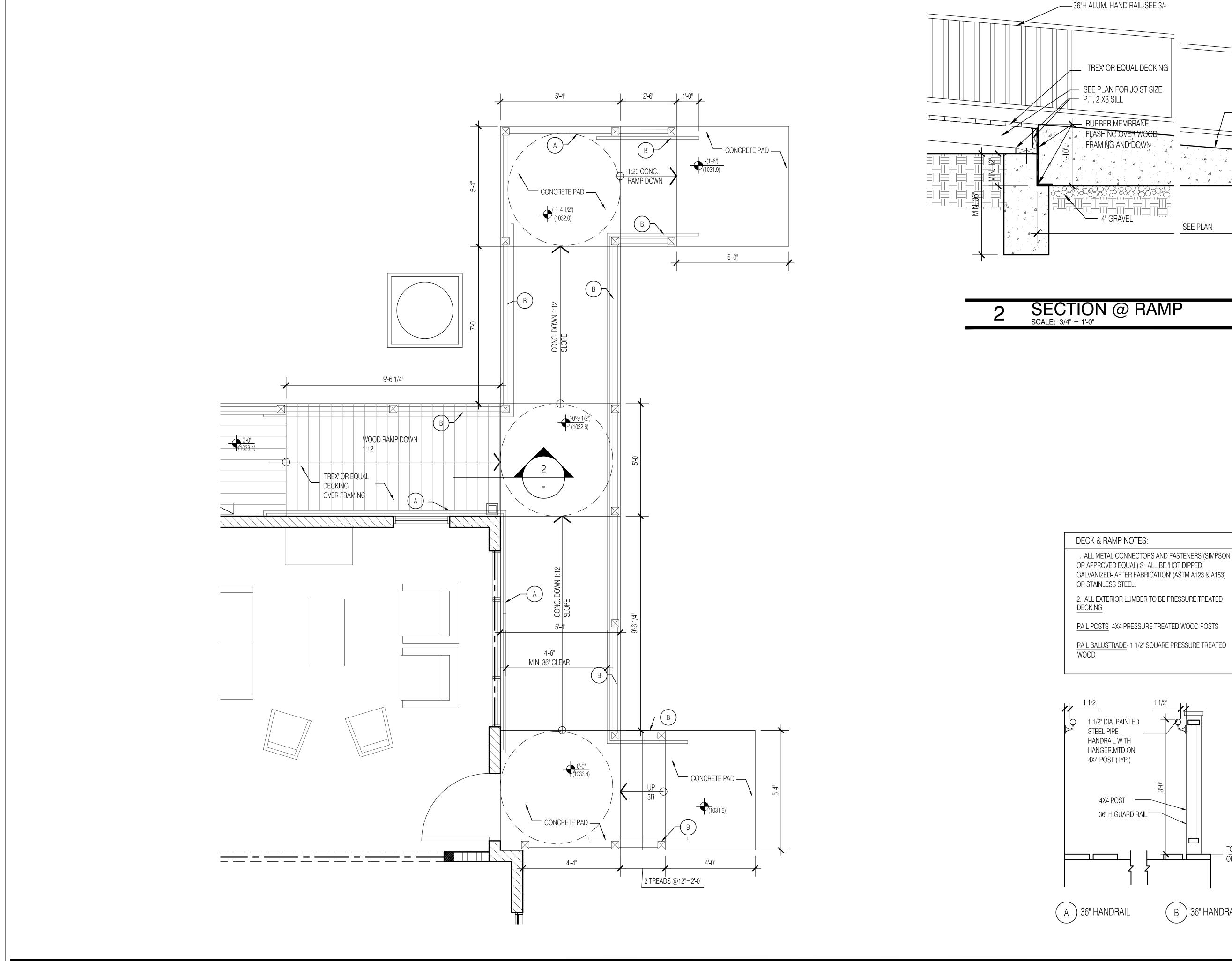


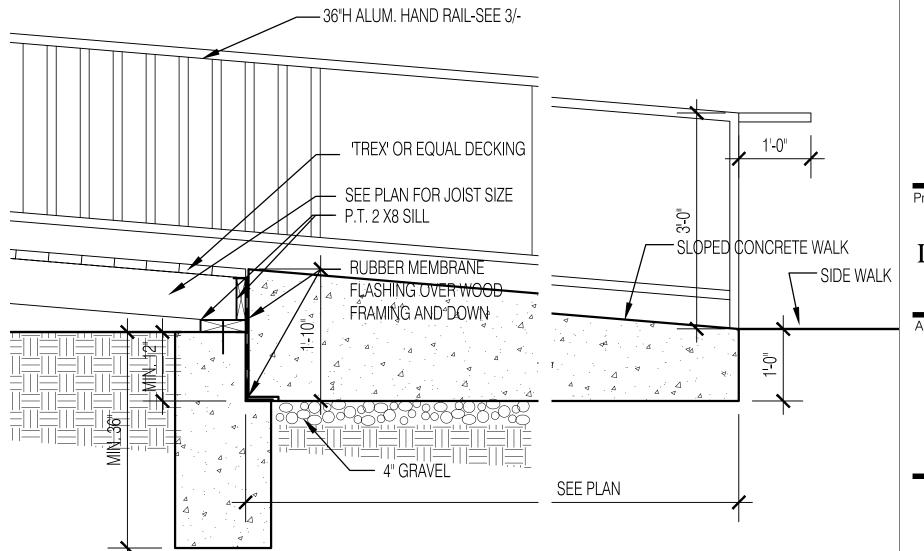
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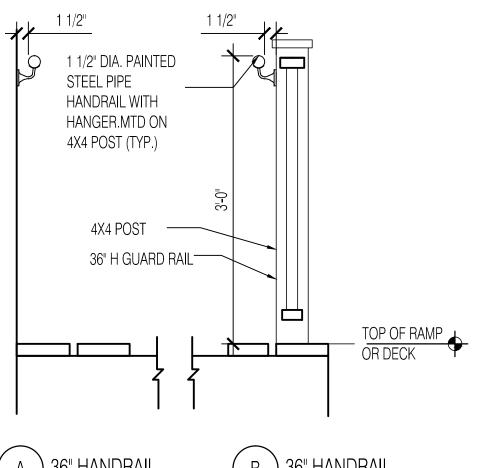








1. ALL METAL CONNECTORS AND FASTENERS (SIMPSON OR APPROVED EQUAL) SHALL BE 'HOT DIPPED GALVANIZED- AFTER FABRICATION' (ASTM A123 & A153)



Project

Espanong Rd Supportive Housing

Project Location Espanong Rd

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A0.01 TITLE PAGE A0.3 DOOR & HARDWARE /FINISH SCHEDULE/ PARTITION TYPE

A2.00 FOUNDATION/BASEMENT PLAN

A2.01 1ST FLOOR PLAN

A2.02 ROOF PLAN

A4.01 EXTERIOR ELEVATIONS A5.01 BUILDING SECTION

A6.0 BATHROOM & KITCHEN ELEVATIONS

A6.1.0 RAMP DETAIL

A13.00 ELECTRICAL PLAN & PLUMB. RISER DIAGRAM

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Yoges	sh Mistry	NJ License No: 21	AI014	56400

Drawing Description: RAMP DETAILS Project Number: 1448-1 Computer File: A6.1



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