## **CODE INFORMATION**

2018 International Residential Code (IRC) 2018 National Standard Plumbing Code 2017 National Electrical Code

2018 International Mechanical Code Use Group: R-5 Construction Type: 5B Design Loads: Living Areas (live load) 40# sf

Sleeping Areas (live load) 30# sf (live load) 20# sf (live load) 30# sf (dead load) 15# sf

## **CONSTRUCTION NOTES**

- ALL FLOOR, CEILING, AND WALL FINISHES TO BE SELECTED / COORDINATED BY OWNER.
- DASHED LINES INDICATE WALLS, DOORS, ETC. TO BE REMOVED IN ITS ENTIRETY (UNLESS OTHERWISE NOTED). RELOCATE ELECTRICAL AND UTILITIES AS REQUIRED TO CONFORM WITH NEW DESIGN.

- 1.1 EXISTING WINDOW TO REMAIN.
- EXISTING SLIDING GLASS DOORS TO REMAIN.

## 1.3 EXISTING PLUMBING FIXTURE TO REMAIN.

- REMOVE EXISTING WINDOW IN ITS ENTIRETY AND CLOSE OPENING TO MATCH ADJACENT EXISTING
- REMOVE EXISTING WALL IN ITS ENTIRETY. RELOCATE ELECTRICAL AS REQUIRED TO CONFORM WITH NEW DESIGN.
- REMOVE EXISTING PLUMBING FIXTURES IN THEIR ENTIRETY. CAP / REMOVE PIPING AS REQUIRED.
- REMOVE EXISTING LIGHT FIXTURE. RELOCATE ELECTRICAL AS REQUIRED TO CONFORM WITH NEW DESIGN.
- REMOVE EXISTING URINAL IN ITS ENTIRETY. RELOCATE PIPING AS REQUIRED TO CONFORM WITH NEW DESIGN.
- 2.6 REMOVE EXISTING EXIT SIGN. RELOCATE / TERMINATE ELECTRICAL AS REQUIRED.

### WOOD FRAMING

- INSTALL 3 ½" X 11 7/8" PARALLAM BEAM. BOTTOM OF BEAM NO LOWER THAN EXISTING DROPPED CEILING IN
- INSTALL EACH END OF BEAM ON 3 1/2" X 3 1/2" PSL COLUMNS OVER SOLID BEARING. COORDINATE WITH ARCHITECT
- INSTALL 5 1/4" X 5 1/4" PSL COLUMN ON SOLID BEARING. TRIM COLUMN AS SELECTED BY OWNER. COORDINATE
- BUILD OUT WALL TO MATCH FLUSH WITH FINISH TO MATCH ADJACENT EXISTING.
- INTERIOR SHADED WALLS INDICATE NEW CONSTRUCTION WITH 2" x 4" 16" O.C. AND 1/2" GYPSUM BOARD WITH WOOD BASE TO BE SELECTED BY OWNER

- INSTALL 45-MINUTE RATED 36" X 80" SOLID CORE DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER TO ONE SIDE OF OPENING AS INDICATED. CLOSE REMAINING OPENING TO MATCH ADJACENT EXISTING.
- 8.2 SLIDING CLOSET DOORS TO BE SELECTED BY OWNER.

## MILLWORK / CABINETRY / ACCESSORIES

BASE, UPPER AND ISLAND CABINETS, AND COUNTERS TO BE DESIGNED BY OTHERS, SELECTED BY OWNER. DOUBLE FRAME FLOOR JOISTS UNDER ISLAND.

- REFRIGERATOR BY OWNER. COORDINATE ELECTRICAL AND PLUMBING (IF REQUIRED) INSTALLATION REOUIREMENTS AS RECOMMENDED BY MFR
- 11.2 RANGE / OVEN WITH EXHAUST HOOD ABOVE TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND

MECHANICAL REQUIREMENTS WITH MANUFACTURER(S). INSTALL EXHAUST DUCT TO EXTERIOR.

11.3 DISHWASHER TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND PLUMBING REQUIREMENTS WITH

## **PLUMBING**

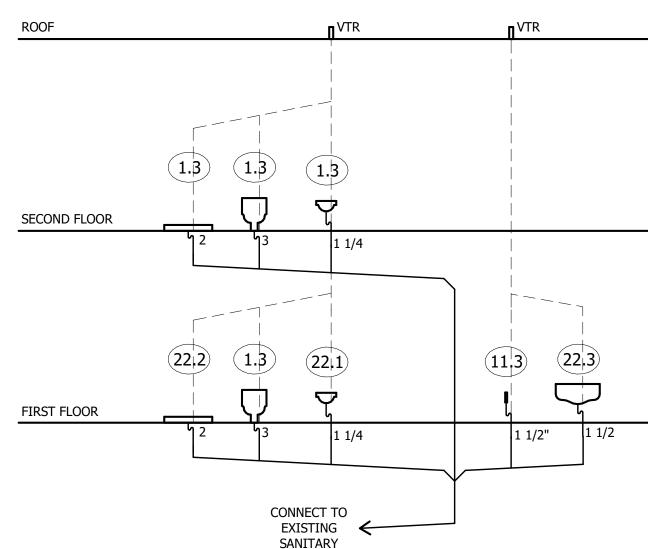
- REPLACE EXISTING WALL MOUNTED SINK WITH BASE CABINET, COUNTER, SINK AND PLUMBING TRIM AS SELECTED
- 22.2 36" X 48" TILED SHOWER, PLUMBING TRIM, AND TEMPERED GLASS DOOR TO BE SELECTED BY OWNER.
- KITCHEN SINK AND FAUCET TO BE SELECTED BY OWNER. COORDINATE GARBAGE DISPOSAL INSTALLATION AND ELECTRICAL IF REQUESTED BY OWNER

23.1 EXHAUST FAN VENTED TO EXTERIOR.

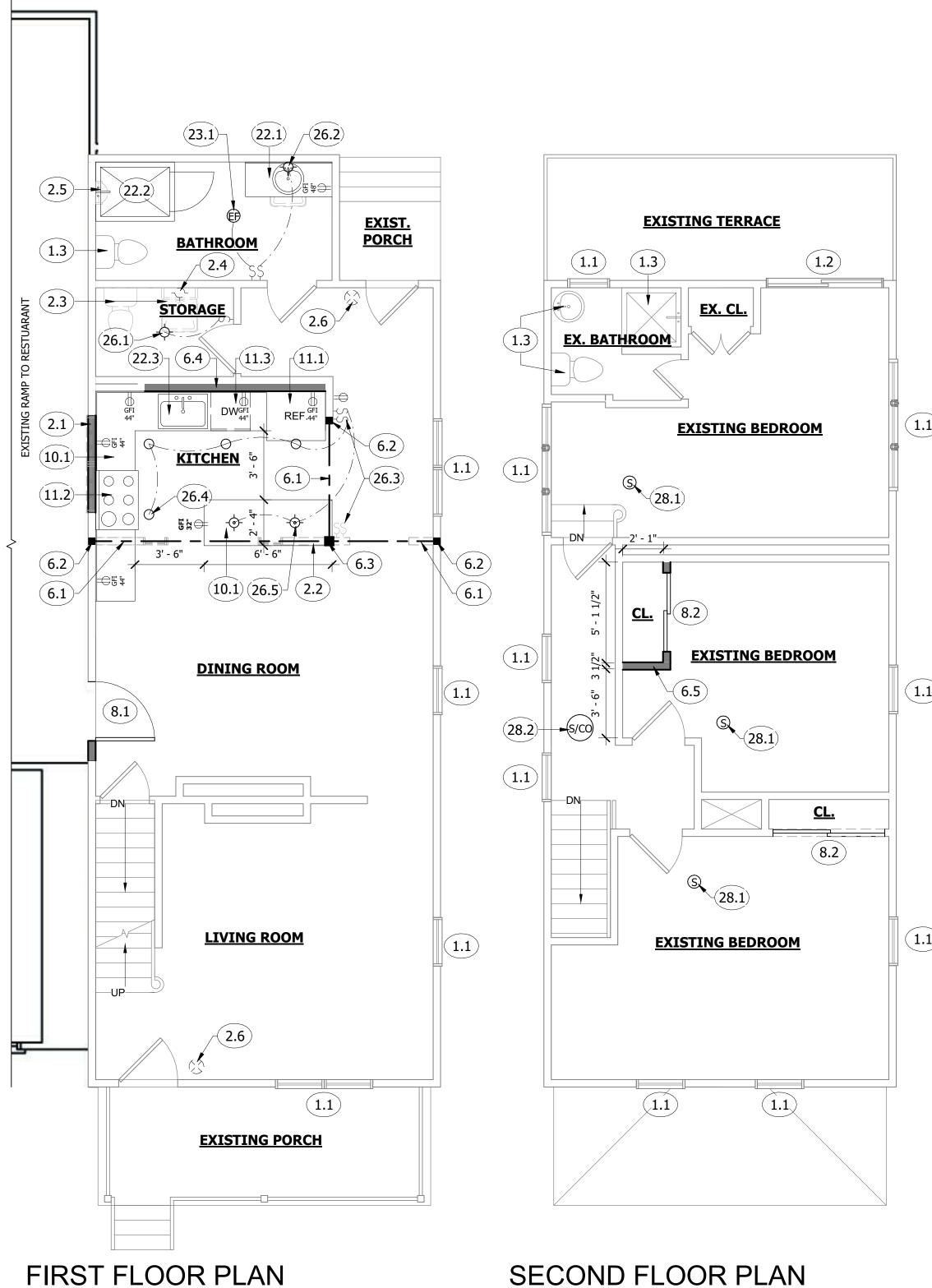
- 26.1 CEILING MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER.
- WALL MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER COORDINATE WITH MEDICINE CABINET / MIRROR
- RELOCATE EXISTING SWITCHES AND RECEPTACLES TO WHERE INDICATED.
- RECESSED LED FIXTURE WITH DIMMER SWITCH TO BE SELECTED BY OWNER.
- 26.5 PENDANT LIGHT FIXTURES TO BE SELECTED BY OWNER.

## SAFETY AND SECURITY

- 28.1 INTERCONNECTED SMOKE DETECTOR.
- 28.2 INTERCONNECTED CO / SMOKE DETECTOR.



## PLUMBING RISER DIAGRAM Not to Scale



# SECOND FLOOR PLAN

## **SPECIFICATIONS**

## **DIVISION 1 - GENERAL REQUIREMENTS**

- Contractor General Contractor, Subcontractors or their agents or employees, and/or any person
- performing portions of the Work. Owner – person(s) who own the property and/or paying for services for proposed project. Work - All information documented on drawings and specifications.
- All codes having jurisdiction shall be observed strictly in the construction of the project. Contractor shall coordinate, and verify if necessary, all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the

Architect. Architect not responsible for expense of additional requirements requested by local building

- department jurisdiction, whether code related or not. New wall construction shows dimensions to actual rough dimensions of wood. Gypsum board or other material not included in dimension. Exterior wall indicates rough stud dimension plus 1/2" exterior plywood
- Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all conditions treated similarly. Minor details not usually shown or specified, but necessary for proper construction of any part of the work shall be included. The work is not limited to that shown on the drawings for a complete job.
- Do not scale drawings. All materials and construction to be incorporated into the work shall be in strict accordance with the latest
- edition of the ASTM specifications of the various trade institutes (ACI, AISC, etc.) where applicable. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work; nor for taking any steps to achieve compliance with any rules or regulations related to construction means, methods techniques, sequences or procedures or safety precautions and programs in connection with the Work promulgated by the Federal Occupational Safety and Health Administration (OSHA), or by any
- similar State agency since all of these undertakings are solely for the Contractor's responsibility The Owner and Architect agree the Architect has not undertaken any responsibility for the maintenance of safe conditions at or around the job site during the construction of the Project.
- The Architect shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. The Architect shall not have control over or charge or acts or omissions of the Contractor, Subcontractors or their agents or employees, or of any other person performing portions of the Work. Any damage to the existing structure or adjacent areas shall be rectified to the satisfaction of the Owner at the Contractor's expense.
- In the performance of architectural services, the Architect's responsibility and liability for any error in design, losses, or expenses, shall be limited to the amount recoverable under insurance insuring the Architect for such errors, losses, and expenses, and shall not exceed the original contract cost of the work being removed. The Architect's responsibility and liability for any omissions in the design, which may result in additional work, shall not exceed the cost of modifying the existing work to accept said additional work. To the extent that there is no work in place, the Architect shall have no responsibility or liability for any costs or sums paid on account of said additional work. The Architect shall not be liable or responsible for any costs for any change which results in the addition of previously omitted work or for any improvement or betterment to the original construction documents or for any change requested by the Owner.
- Any consultant hired by the Owner and/or Architect shall hold the Architect harmless from responsibility and liability for any error in design, losses, or expenses.

### **DIVISION 1 - CONTRACTOR**

- The Contractor shall visit the building and site of the proposed work and examine the existing conditions prior to contract signing. The Contractor shall compare the existing conditions to the intent of the contract documents and shall notify the Architect of all discrepancies or qualifications, which may arise before proceeding with that portion of the work. Failure to notify will not relieve the Contractor of the responsibility of performing the work as intended by the contract documents. The Contractor shall make all corrections required due to his failure to coordinate such discrepancies
- Contractor shall bring errors and omissions, which may occur, in Contract Documents to the attention of the Architect in writing prior to bidding and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work
- The Contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work, and shall verify or locate and protect all utility or service lines and existing site area from deterioration or damage. Contractor shall relocate all utilities in the
- The Contractor shall protect and preserve all existing items to remain and shall repair and/or replace any items damaged during the course of work to the satisfaction of the Owner at no additional cost. The Contractor shall provide protection for the general public and construction workers in and around the construction area. Adequate barriers shall be provided to exercise control of safe ingress and egress of
- premises. Emergency exits shall at no time be blocked. The Contractor shall provide and maintain temporary facilities for protection and/or enclosure of areas of work and protection of areas where there is no further work. Remove temporary facilities when no longer
- The Contractor shall coordinate all operations with the Owner and local jurisdiction, such as work areas used for storage, access to and from work areas, timing of work, special considerations of noisy operations, interruptions for mechanical and electrical services, etc. No flammable or toxic materials should be stored
- The Contractor shall not disrupt, disturb or encroach upon any adjoining properties. Use complete and adequate means and measures to protect any and all adjoining properties from and against construction conditions, which may be disruptive or damaging. Liability resulting from the execution of the work shall be
- the sole responsibility of the Contractor. The Contractor shall supply all labor, materials and equipment required to complete the work as indicated on
- The Contractor shall be bound to perform in strict compliance with the manufacturer's specifications and/or recommendations where required.
- The Contractor is always responsible for providing safe and appropriate structural support for all material and equipment during demolition and construction such as wall and/or roof removal, pipes, mechanical equipment etc.
- The Contractor shall make no changes or alterations to any structural elements without written approval of the Architect. Should unauthorized work of this nature cause any damage, the Contractor will be fully liable: for all damages caused to the building or any person or property.
- Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint, etc. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project. The Contractor shall maintain insurance during the progress of the work to properly protect all employees,
- Subcontractors, and Deliverymen, and hold the Owner and Architect harmless by adding as additional
- The Contractor shall furnish a certificate of insurance to the Owner prior to starting Work. The Contractor shall be solely responsible for and have control over construction means, methods.
- techniques, sequences and procedures and for coordinating all portions of the Work under the Contract. The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other person performing portions of the Work under a
- contract with the Contractor. The Contractor shall obtain the building permit, and other permits and governmental, licenses and inspections, and reimbursed by the Owner, necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are
- received or negotiations concluded Contractor shall obtain an amended certification of occupancy upon completion of work. The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment,

machinery and surplus materials.

- The Owner shall furnish additional surveys describing physical characteristics, legal limitations and utility
- locations for the site of the Project if necessary Obtaining permits is the responsibility of the Contractor, the Owner shall secure and pay for necessary permit fees, approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.
- The Owner is responsible for any additional expenses that would be required to perform and complete work due to unforeseen conditions, local building officials inspections and comments, and/or required third-party The Owner shall provide the Contractor with clear and unobstructed access to the Project. All utility cost
- during construction shall be paid for by the Owner. All temporary adjustments to the utilities shall be provided
- The Owner is responsible for all color and finish selections unless otherwise indicated on Drawings.

- The scope of demolition and removal to be performed shall not be limited by the drawings or specifications but shall include any and all work that shall be required, or directed by the Architect and/or Owner, in order to facilitate the new work.
- All demolition materials and debris shall be legally disposed of by the Contractor away from the premises. Each contractor shall do all cutting, patching, repairing, etc., as required to complete his portion of the work. The Contractor shall be responsible for adequately bracing and protecting all work during demolition against damage, breakage, collapse, distortion and misalignment according to applicable code standards and good

### **DIVISION 6 - WOOD** Rough Carpentry

- Provide framing members of sizes and in spacing shown. Do not splice structural members between supports. Do not notch any beams or structural members without consent of Architect. Anchor and nail to comply with IRC Fastener Schedule for Structural Members Table R602.3 (1) and R602.3(2). All fasteners, flashing, brackets and hangers that come in contact with pressure treated wood, in any fashion, shall be stainless steel (grade 304 or 316), or high grade galvanized steel (G-185). All pressure treated or natural decay resistant wood to comply with AWPA
- C2. The use of CCA preservatives in not permitted. Fire stop concealed spaces of walls and partitions at each floor level and at ceiling line of top story and floor and roof levels. Use closely fitted wood blocks of 2" thick lumber of same width as
- Protect materials from exposure to weather and contact with damp or wet surfaces. Stack lumber and plywood; provide air circulation within stacks and under temporary cover.
- Set all joists and beams with natural camber up. Securely spike together joists ends lapped over
- Provide 5/4" x 3" cross bridging at center span or 8'-0" o/c maximum. Use solid blocking at ends unless otherwise noted.
- Double frame under kitchen island Headers for openings as follows, unless otherwise indicated:
  - 3'-0" to 5'-0" use (2) 2" x 8" (700 p.s.f. max.)
  - 5'-0" to 7'-0" use (2) 2" x 10" (582 p.s.f. max.) 7'-0" to 8'-0" use (2) 2" x 12" (658 p.s.f. max.
- Provide double stud bearing post at each end wall framing thickness, unless otherwise indicated. Install floor framing member below point load of post. Post load cannot rest on plywood subfloor
- only install squash blocks where required. Provide 1" air gap (vertically) between masonry or concrete. Bearing point of beam on masonry or

concrete to rest on aluminum flashing. Beam cannot be in direct contact with masonry or concrete.

### DIVISION 6 - WOOD (cont.)

- Nominal sizes are indicated. Provide actual sizes as required by PS20, for moisture content specified for each use. Provide dressed lumber, S4S. Provide seasoned lumber with 19% maximum moisture content at time of dressing and shipment. Framing studs and joists: Douglas Fir-Larch, #
- 2 Grade or better, Fb = 1,000 P.S.I. minimum Miscellaneous wood bridging, bracing, or blocking shall be 2 x (dimensional) Douglas Fir-Larch,
- Construction Grade or better. Any wood occurring at an exterior condition, ground, concrete, and/or masonry contact, or within
- 8" of grade shall be pressure treated lumber. Laminated Veneer Lumber (LVL), Parallel Strand Lumber (PSL): All Microllam and/or Parallam beams, and columns to be as engineered and manufactured by iLevel
- by Weyerhaeuser and installed as per manufacturer's recommendations. Contractor to obtain engineered drawings from manufacturer prior to construction for approval by Architect. All connections are to be made using prefabricated connectors. Toenailing will not be permitted.
- Connectors to be manufactured by Simpson or approved equal. Provide 1" air qap (vertically) between masonry or concrete. Bearing point of beam on masonry or concrete to rest on aluminum flashing. Beam cannot be in direct contact with masonry or concrete. Use Simpson column caps #LCE4 for Microllam and/or Parallam beams secured to PSL columns.
- Joist Hangers and Connectors: All joist hangers and connectors to be by Simpson, where indicated on drawing, or as required. The vertical load bearing capacity, torsion moment capacity, and deflection characteristics of joist
- hangers shall be determined in accordance with ASTM D1761. All work shall conform to the quality standards of the Architectural Woodwork Institute (AWI Section 300) for Premium Grade work. Finished woodwork shall be dressed and sanded, free from
- machine and tool marks, abrasions, raised grain or other defects on surfaces exposed to view. Exposed wood or laminate surfaces shall be uniform in color, texture, and/or grain. Lumber shall be sound and dry, selected for compatibility of grain and color and containing no defects that cannot be concealed by finishing methods indicated, i.e. stained transparent or opaque paint finish as selected by Owner. Scribing and joining shall accomplish hairline joints. Finish trim
- corner shall be mitered. All wood base, door and window trim shall be selected by Owner, including side casing; fillet, frieze and cap over door and window openings; and stool and apron at window sills.
- Sink all nail heads in finished work with a nail set. Nails and screws, where possible, shall be concealed. All nails shall be blind-nailed wherever possible; otherwise the nailing shall be located, driven and filled so as not to be visible in the finish. Countersink face screws and plug with
- matching wood. All kitchen cabinets, bathroom vanities, and counter tops shall be selected by Owner. Coordinate with electrical, plumbing fixtures, trim and related accessories.

## **DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

- Furnish and install sealant as indicated and otherwise required. Colored urethane sealant for exterior use (Note: Install sealant on top and sides of
  - Paintable acrylic latex sealant for general interior use. White silicone sealant for around plumbing fixtures.

windows and doors).

Caulk at all perimeter wall edges.

## **DIVISION 8 - DOORS AND WINDOWS**

- Plans show nominal door width, all door heights to be 6'-8" unless otherwise noted. Provide doors with minimum clearances or overload necessary for operation without binding. Allow clearance for
- floor coverings and/or thresholds as indicated. Glazing in locations which may be subject to human impact such as in fixed, sliding or swinging panels of sliding or swinging type doors; glazed sidelights adjacent to operable doors; shall be tempered / safety glazing. All glazed panels located within 24 inches of a door opening, shall be
- Any windows surrounding bath tubs and showers; windows above bathtubs and showers; windows within 5-feet of stairs shall be tempered glass. Provide and install door hardware items as selected by Owner
- Provide a complete weather tight installation as follows: Maintain alignment with adjacent work. Secure assembly to framed openings, plumb, and square, without distortion. Place insulation in shim spaces around unit perimeter, to maintain continuity of building thermal barrier. Install sealant and related backing materials at perimeter of assembly.

- Plumbing Contractor shall verify all conditions on the plans and at the site prior to starting any work. Selection of fixtures, hardware, and colors by Owner.
- Contractor shall provide all labor, materials and equipment necessary to install plumbing and related fixtures as selected by Owner. Contractors shall coordinate work with all other trades, architectural and structural conditions. No cutting and/or notching structural members shall be performed without consulting Architect first. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices
- and test all installations to assure proper operation. Extend existing service to meet needs of fixtures as required.
- Toilets to be 1.6-gallon tank type and are selected by Owner. All vents shall be a minimum of 10-feet horizontal and 3-feet vertically from the top of an operable window. Provide shut off valve for all gas appliances.

- The HVAC Contractor shall verify all conditions on the plans and at the site prior to starting any work. Contractor shall provide all labor, materials and equipment necessary to install ventilation, heating and air conditioning as selected by Owner. Contractor shall test and balance system.
- The Mechanical work shall be installed as required. All supply and return air flow to be ducted and Contractor shall coordinate work with all other trades, architectural and structural conditions. All HVAC equipment to be in conditioned space. Install ducts within conditioned space, if possible, not in
- exterior walls or in or under concrete floor slabs. If ducts needs to be installed outside conditioned space, enclose with minimum R-8 insulation All duct joints and seams to have UL181B duct tape.
- Bathroom / lavatory exhaust fans to be by Broan, minimum 110 cfm, and all Kitchen exhaust equipment shall be ducted to exterior. Exhaust at exterior to be minimum 3-feet from any window or door.

- Electrical Contractor shall verify all conditions on the plans and at the site prior to starting any work. Contractor shall provide and install all labor, materials and equipment necessary to install wiring, related fixtures, and controls. Subcontractor shall coordinate work with all other trades. Terminal hookup is required
- of all fixtures and appliances, motors, fans and controls Electrical system layouts are generally diagrammatic, location of outlets and equipment are approximate. Exact routing of wiring, locations of outlets, etc. shall be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.
- Electrical Contractor is to coordinate all concealed utilities at potential work areas prior to beginning any
- All electrical equipment, breakers, etc. shall be properly labeled. Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc. and bear their label wherever standards have been established and their label service is regularly furnished.
- Verify and locate all receptacles prior to installation of gypsum board. Ceiling fan electrical box to support fan. If, upon inspection by building official, an electric wiring system is found defective and unsafe, the Owner is responsible for all revisions until system has been made to conform to code.
- Install receptacles at 1'-6" to centerline above finish floor unless otherwise noted. Install light switches at 4'-0" to centerline above finish floor unless otherwise noted. Floor plan indicates devices required, existing receptacles and switches can remain to meet requirements.
- Provide GFI outlets where shown on plans and required for compliance with applicable codes and regulations. Install receptacles in toilet rooms and kitchen above counter top, laundry room, dishwasher, and where noted All light fixtures, switches, and receptacles to be selected by Owner.

## **DIVISION 28 – ELECTRONIC SAFETY**

- A. Install UL listed smoke detectors and shall be interconnected, installed and maintained in the
- immediate vicinity of the bedrooms; in all bedrooms; and in each story within the dwelling unit, In addition to the required AC primary power source, required smoke detectors shall receive
- battery backup power The detectors shall be wired in such a manner that the actuation of one alarm will actuate all of the
- alarms within the dwelling. Smoke detectors shall be installed as per NFPA 72. Install carbon monoxide smoke detectors as required by code within 10 feet of Bedrooms, and to comply with UL 2034. Detection system shall be interconnected with smoke detection system.



NO. REVISION DATE





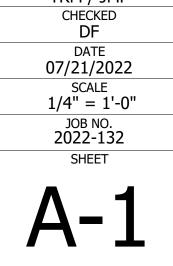
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