ADDITION LIVING ROOM

130 DRAKE RD.,
SOMERSET, NJ 08873

GENERAL NOTES:

THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION, SHALL CONTROL.

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING THIS PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING THE WORK. THE FAILURE TO DO SO WILL IN NO WAY RELIEVE THE CONTRACTOR OF FURNISHING ALL MATERIALS AND PERFORMING ALL WORK REQUIRED FOR COMPLETION OF THE WORK IN CONFORMANCE WITH THE DRAWINGS OR AS REQUIRED BY SITE CONDITIONS. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND COORDINATE DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF ALL OTHER TRADES.
3. ALL SUBSTITUTIONS AND/OR CHANGES AFFECTING THE DESIGN OF THIS STRUCTURE SHALL BE SUBJECT TO ARCHITECT AND ENGINEER APPROVAL.
4. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL, STATE & LOCL CODES.
5. CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS IN FLOORS, WALLS AND ROOF CONSTRUCTION AS REQUIRED WHETHER SHOWN OR NOT ON THE ARCHITECTURAL AND/OR OTHER DRAWINGS AND PROVIDE LINTELS OR HEADERS AS REQUIRED.
6. WHERE ALUMINUM IS ADJACENT TO STEEL, PROVIDE ADEQUATE BARRIER TO PREVENT OXIDATION OF ALUMINUM. TYPICAL FOR OTHER DISSIMILAR METALS.
7. ALL ACCESSORIES NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY CALLED FOR SUCH AS BLOCKING, BULKHEADS, CATS, FASTENERS, FLASHINGS, MISCELLANEOUS TRIM, ETC., REQUIRED AND NECESSARY AND CONSIDERED GENERAL PRACTICE FOR HOME CONSTRUCTION SHALL BE CONSIDERED PART OF THE BUILDING CONTRACT.
8. WHEN THE PROJECT IS AN ADDITION OR REMODELING JOB, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS (TRIM, TEXTURES, MATERIALS, METHODS OF CONSTRUCTION, ETC.) AND MATCH EXISTING UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE EXISTING STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO COMPLETE THE WORK WHETHER SHOWN ON DRAWINGS OR NOT± INCLUDING, BUT NOT LIMITED TO PARTITIONS, FLOORS AND FLOOR COVERING, CEILINGS, ROOF AND/OR STRUCTURE, LIGHTING, ELECTRICAL, PLUMBING, HVAC, ETC., AS REQUIRED. REPLACE AND RELOCATE AS REQUIRED.
10. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. THE CONTRACTOR SHALL FURNISH OWNERS WITH INSURANCE CERTIFICATION AND WAIVERS OF MECHANICS LIENS BEFORE PROCEEDING WITH THE WORK.
12. ALL MATERIALS, WORK AND EQUIPMENT AND ITS INSTALLATION BY THE CONTRACTOR SHALL BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE AND ALL LOCAL CODES AND CURRENT ORDINANCES.
13. CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT SHALL BE COMPLIED WITH.
14. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR OWNER AND THE GENERAL PUBLIC IN AND AROUND THE CONSTRUCTION AREA. ADEQUATE BARRIERS SHALL BE PROVIDED TO EXERCISE CONTROL OF SAFE INGRESS AND EGRESS OF CONSTRUCTION AREA.
15. WORK NOT IDENTIFIED IN A CERTAIN LOCATION ON A DRAWING BUT RESPONSIBLY IMPLIED TO BE SIMILAR TO THAT SHOWN IN A CORRESPONDING LOCATION SHALL BE CONSIDERED TO BE PART OF THIS CONTRACT.
16. ITEMS IDENTIFIED AS "EXISTING" ARE EXISTING TO REMAIN (U.N.O.)
17. EXISTING ITEMS TO REMIAN THAT ARE DAMAGED OR DISTURBED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AND WITHOUT ADDITIONAL COST TO THE OWNER.
18. THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL UNUSED MATERIAL AND DEBRIS OFF THE PREMISES.
19. PROVIDE CONTROL OR EXPANSION JOINTS IN ALL CONSTRUCTION AS REQUIRED BY JOB CONDITION CODES AND MANUFACTURER'S RECOMMENDATIONS.
20. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, THE FIRE PROTECTION ASSOCIATION AND ALL GOVERNING CODES AND ADMINISTRATION BY LOCAL BUILDING OFFICIALS AND SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.
21. PROVIDE ICE DAM PROTECTION AT ALL ROOF PENETRATIONS.
22. PROVIDE JOIST HANGERS AT HEADERS AND TAILS OF ALL FRAMING CONNECTIONS.
23. RADON TESTING AND CORRECTIVE MEASURES (IF ANY) ARE THE RESPONSIBILITY OF THE OWNER.
24. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
25. ALL INTERIOR AND EXTERIOR FINISHES AND COLORS ARE THE RESPONSIBILITY OF THE OWNER AND SHALL COMPLY WITH CODES FOR FLAME SPREAD RATING AND SMOKE GENERATION FACTOR.
26. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.
27. THE ARCHITECT AND/OR ENGINEER SHALL HAVE NO RESPONSIBILITY FOR THE SAFETY OF ANY WORKMAN OR CONTRACTOR. THIS RESPONSIBILITY SHALL BE THAT OF EACH WORKMAN AND /OR CONTRACTOR.
28. ALL HVAC WORK SHALL BE IN STRICT ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE ORDINANCES IN EFFECT.
29. ALL DUCTWORK, WIRING AND PLUMBING SHALL BE CONCEALED WITHIN WALLS AND /OR CEILING IN FINISHED SPACES, U.O.N..
30. HEATING, VENTILATING, AIR CONDITIONING (HVAC), PLUMBING AND ELECTRICAL DESIGN IS BY OTHERS.
31. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD IN BATHROOMS.

MASONRY NOTES:

1. ALL MASONRY WORK SHALL CONFORM TO THE ANSI A-412 REQUIREMENTS FOR MASONRY CONSTRUCTION.
2. ALL CONCRETE MASONRY UNITS SHALL MEET THE REQUIREMENTS OF ASTM C-90 HOLLOW LOAD BEARING BLOCK.
3. MASONRY WALLS SHALL HAVE GALVANIZED TRUSS-TYPE REINFOREMENT (9-GA. DUR-O-WALL OR EQUAL) AT ALL MORTAR JOINTS, 16" ON CENTER VERTICALLY, UNLESS NOTED OTHERWISE.
4. MASONRY REINFORCEMENT SHALL MEET THE REQUIREMENTS OF ASTM A-615, Fs = 24,000 PSI.
5. ALL CONCRETE BLOCK BELOW GRADE SHALL BE REGULAR UNITS (UNLESS OTHERWISE NOTED).
6. NO BACK FILL SHALL BE PLACED AGAINST ANY FOUNDATION WALL UNTIL WALLS ARE PROPERLY BRACED OR FLOORS ARE ERECTED AND ANCHORED IN PLACE.
7. STEEL LINTELS FOR BRICK/STONE SHALL MEET THE REQUIREMENTS OF ASTM A-36 AND BE GALVANIZED OR BE FINISHED WITH GALVANIZED PAINT AND FINISH PAINT.

FRAMING NOTES:

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 3-2x10'S WITH DOUBLE 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE A MINIMUM OF (1) ROW OF "X" BRIDGING AT AT ALL FLOOR AND ROOF JOIST SPANS. PROVIDE (2) ROWS FOR ALL SPANS OVER 16'-0" SIMPSON STRONG TIE, "SST" TB2T METAL "X" BRIDGING.
6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE MINIMUM BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN TO FOOTINGS DESIGNED TO CARRY LOAD
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOIST AT 16" O.C. MAXIMUM.
10. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE (1) 2x OR (1) "1-3/4" LVL SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 5/8" CDX PLYWOOD MINIMUM UNLESS NOTED OTHERWISE.
12. ALL CEILING JOIST AND RAFTER BRACING TO BEAR ON LOAD-BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FIRST FLOOR AND BE SUPPORTED BY STEEL BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL EXTERIOR FRAMED WALL DIMENSIONS ARE BASED ON 2x6 STUDS UNLESS OTHERWISE NOTED.
14. ALL INTERIOR FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
15. JOIST/RAFTER SIZES AND SPACINGS ARE MINIMUM REQUIREMENTS AND ARE BASED UPON THE FOLLOWING CRITERIA± SPECIES:
    HEM-FIR, NO. 2 OR BETTER
    Fb: 1,200 PSI
    E: 1,200,000 PSI
16. ALL ENGINEERED LUMBER SHALL MEET THE REQUIREMENTS OF "GEORGIA-PACIFIC ENGINEERED LUMBER" OR EQUAL
    Fb: 2,800 PSI
    E: 2,000,000 PSI
17. PRE-FAB ENGINEERED LUMBER FOR FLOOR AND ROOF JOISTS SHALL BE SYSTEM PERFORMANCE WITH A MAXIMUM LIVE LOAD DEFLECTION LIMIT OF L/480 BASED UPON "GEORGIA PACIFIC ENGINEERED LUMBER."
18. MINIMUM THICKNESS OF FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS IN ACCORDANCE WITH APA REQUIREMENTS.
19. THE ASSEMBLY AND INSTALLATION OF FRAMING DETAILS SHALL MEET THE MINIMUM REQUIREMENTS OF "FLOOR DETAILS" F1 - F20, "CANTILEVER DETAILS" C1 - C5, AND "ROOF DETAILS" R1 - R11, AS ILLUSTRATED PER "GEORGIA PACIFIC RESIDENTIAL FLOOR AND ROOF SYSTEMS PRODUCT GUIDE", CURRENT EDITION.
20. PROVIDE SIMPSON STRONG TIE, "SST" METAL COLUMN TO BEAM CONNECTORS AT ALL INTERSECTIONS OF BEAMS AND COLUMNS. ADDITIONALLY, USE SAME TO CONNECT BASE OF COLUMNS TO FOUNDATION OR LOWER SUPPORT BEAM. PROVIDE SOLID BLOCKING UNDER ALL COLUMNS AT FLOOR.
21. CONNECT ALL ROOF RAFTERS TO RIDGE MEMBERS WITH SIMPSON STRONG TIE, "SST-LS6U", SLOPING JOIST CONNECTORS. SELECT SIZE OF CONNECTOR TO MATCH SIZE OF RAFTER OR RAFTER BEAM.
22. CONNECT ALL ROOF RAFTERS TO TOP PLATE OF WALLS. USE A MINIMUM OF SIMPSON STRONG TIE, "SST-H1" AT EACH ROOF RAFTER, UNLESS NOTED OTHERWISE.
23. PROVIDE FOR ALL FIRE STOPPING IN WALLS AND FLOORS AS REQUIRED BY BUILDING CODE.
24. PROVIDE TERMITE SHIELDS AND PRESSURE-TREATED SILL PLATES ON ALL CONCRETE AND CONCRETE MASONRY UNITS.
25. BOLT ALL 2x4 AND 2x6 WOOD PLATES AT TOP FLANGE OF STEEL BEAMS WITH A MINIMUM OF (2) 3/8" DIA. BOLTS @ 32" O.C. OR EQUIVALENT "HILTI" SHOTS.
26. WOOD FRAMING SIZES, VERTICAL FRAMING, HORIZONTAL FRAMING, FIRE STOPS, DRAFT STOPS, ANCHORS, FURRING AND CONNECTORS NOT SHOWN ON DOCUMENTS SHALL BE PER LOCAL BUILDING CODE MINIMUM REQUIREMENTS.
27. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER OR REGULAR LUMBER ON MASTIC BEDDING.
28. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY. SURFACE DRY: TO 18% MAXIMUM MOISTURE CONTENT.
29. ALL TREATED LUMBER SHOULD BE "ACQ" ALKALINE COPPER QUATERNARY LUMBER AND ALL FASTENERS SHOULD BE HOT DIPPED GALVANIZED AND NO ALUMINUM FLASHING SHOULD NOT BE IN DIRECT CONTACT WITH THE TRATED MATERIAL, USE EPDM OR A POLY MATERIAL TO CREATED A SEPERATION.
30. PROVEDE MIN. (2) JACK STUDS ON ALL OPENINGS

CONCRETE NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE. AND BE DETAILED, REINFORCED, AND INSTALLED PER THE REQUIREMENTS OF ACI 318, ACI 301, AND ACI 302. AIR ENTRAINED CONCRETE SHALL BE USED FOR GARAGE SLABS AND ALL EXTERIOR SLABS.
2. FOUNDATIONS ARE DESIGNED FOR A GROSS SOIL-BEARING CAPACITY OF 2000 PSF± SHOULD ACTUAL CAPACITY BE LESS, NOTIFY ARCHITECT IMMEDIATELY AND FOUNDATIONS WILL BE REDESIGNED.
3. FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OR COMPACTED GRAVEL BACK FILL, BELOW THE MINIMUM FROST DEPTH
4. EXCAVATIONS FOR FOOTINGS SHALL BE NEAT AND FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION.
5. ALL FILL WITHIN CONFINES OF BUILDING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS (EXCEPT AS OTHERWISE NOTED). FLOOR SLABS SHALL BE 4000 PSI STRENGTH.
7. NO CONCRETE IS TO BE POURED WHEN THE TEMPERATURE IS 40 DEGREES F. AND FALLING. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF A.C.I. CODE.
8. ALL REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM 615, Fs = 24,000 PSI.
9. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 SPECIFICATIONS AND SHALL BE PLACED IN UPPER 1/3 OF THE SLAB.
10. THE GENERAL CONTRACTOR SHALL INSTALL ALL ANCHORS, PIPE SLEEVES, INSERTS, CHASES, ETC., TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF THE TRADES AND VERIFY THE LOCATIONS OF THE SAME BEFORE PROCEEDING WITH THE CONCRETE WORK.

GENERAL NOTES FOR DEMOLITION:

THE OWNER HAS THE RIGHT OF FIRST REFUSAL FOR ALL EQUIPMENT AND FIXTURES (CABINETS, SHELVING, ETC.) REMOVED UNDER CONTRACT. IF THE OWNER DOES NOT EXERCISE THIS RIGHT FOR AN INDIVIDUAL PIECE OF EQUIPMENT, THE GENERAL CONTRACTOR SHALL REMOVE SAID EQUIPMENT FROM SITE.

2. MARK LOCATION OF ALL UTILITIES TO REMAIN PRIOR TO DEMOLITION.
3. NOTIFY ARCHITECT/OWNER PRIOR TO START OF DEMOLITION WORK.
4. CEASE OPERATIONS IMMEDIATELY IF STRUCTURE APPEARS TO BE IN DANGER. NOTIFY ARCHITECT/OWNER IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
5. MAINTAIN PROTECTED EGRESS AND ACCESS TO WORK.
6. DISCONNECT, CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.
7. ALL DEMOLITION IS TO BE DONE IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS.
8. REMOVE ALL DEMOLISHED MATERIALS FROM SITE AND LEGALLY DISPOSE.
9. UTILIZE OSHA SAFETY PRECAUTIONS AS REQUIRED.
10. ALL NEW EQUIPMENT MUST MEET LOCAL NOISE ORDINANCES.
11. ITEMS SHOWN TO BE DEMOLISHED ON PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR MUST INSPECT THE SITE AND COMPLETELY FAMILIARIZE HIM/HERSELF WITH THE ITEMS TO BE REMOVED. QUESTIONS ABOUT ITEMS TO BE REMOVED OR TO REMAIN MUST BE GIVEN TO THE ARCHITECT IN WRITING PRIOR TO REMOVAL.
12. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR DEVIATION BETWEEN DWGS. AND ANY FIELD VERIFIED CONDITIONS PRIOR TO COMMENCING WORK.
13. DO NOT SCALE DWGS. ALL MEASUREMENTS MUST BE CONFIRMED IN FIELD. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.
14. ALL PLUMBING, MECHANICAL OR ELECTRICAL DISCONNECTS SHALL BE MADE BY THE RESPECTIVE TRADES. REFER TO DEMOLITION DRAWINGS OF HVAC, PLUMBING AND ELECTRICAL TRADES FOR SPECIFIC SCOPE OF DEMOLITION FOR THESE TRADES. NOTE: IF THERE IS AN EXISTING FIRE ALARM SYSTEM, IT SHALL NOT BE INTERRUPTED NOR SHALL EXISTING FIRE ALARM DEVICES BE REMOVED UNTIL NEW DEVICES ARE READY FOR SWITCHOVER.
15. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT PORTIONS OF EXISTING CONSTRUCTION WHICH ARE ADJACENT TO AREAS TO BE DEMOLISHED. MAKE ALL CUTS AS NEATLY AS POSSIBLE.
16. IF NOT OTHERWISE NOTED OR DETAILED, ALL SURFACES LEFT ROUGH OR UNFINISHED BY DEMOLITION, AND WHICH ARE EXPOSED TO VIEW, SHALL BE PATCHED TO MATCH ADJACENT FINISHES TO PROVIDE A UNIFORM APPEARANCE W/ REGARD TO SIZE, SHAPE, COLOR, TEXTURE AND MATERIAL.
17. THE GENERAL CONTRACTOR SHALL PROVIDE A PHYSICAL BARRIER TO CONTAIN DUST AROUND THE DEMOLITION AREA AND SHALL MAKE EVERY EFFORT TO KEEP THE DEMOLITION SITE AND SURROUNDING AREAS AS CLEAN AS POSSIBLE.
18. EACH CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING THE COURSE OF THE WORK IN ACCORDANCE WITH THE GENERAL REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.
19. ALL WINDOWS ARE EXIST'G EXTERIOR WINDOWS TO REMAIN, UNLESS OTHERWISE NOTED. TYPICAL.
20. ALL EXISTING LOOSE FURNITURE IN SCHEDULED AREAS OF DEMOLITION SHALL BE PROTECTED DURING DEMOLITION.
21. CONTRACTOR TO VERIFY LOCATION OF ALL EXIST'G SWITCHES AND OUTLETS. REFER TO RCP FOR PROPOSED LOCATION OF NEW SWITCHES AND OUTLETS. EXIST'G ELECTRICAL OUTLETS AND SWITCHES ARE TO BE REMOVED AS REQUIRED FOR NEW CONSTRUCTION. JUNCTION BOXES NOT TO BE USED SHOULD BE REMOVED IN THEIR ENTIRETY.

BUILDING DEPARTMENT DATA:

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEIR USE IS GRANTED (CONTINGENT UPON PAYMENT OF THE REQUIRED FEE TO THE ARCHITECT) FOR THE OWNER / BUILDERS USE IN THE CONSTRUCTION OF A SINGLE STRUCTURE. ANY USE OR REUSE OF THESE DOCUMENTS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT IS FORBIDDEN. THE ARCHITECT MAINTAINS HIS COPYRIGHT OF THESE DOCUMENTS IN CONFORMANCE WITH ALL APPLICABLE LAWS OF THE UNITED STATES OF AMERICA. THESE DRAWINGS MAY NOT BE USED FOR ANY "PROTOTYPE" PERMITS OR CONSTRUCTION.

THE ARCHITECT WILL NOT BE RESPONSIBLE IN ANY WAY FOR ANY UNAUTHORIZED OR IMPROPER USE OF THESE DOCUMENTS, THE OWNER / BUILDER ARE SOLELY RESPONSIBLE FOR ALL SPECIFIC METHODS AND MEANS OF CONSTRUCTION AND FOR CONFORMANCE WITH ALL APPLICABLE BUILDING AND ZONING REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

2018 INTERNATIONAL RESIDENTIAL CODE (IRC W/ NEW JERSEY EDITS FROM 3.21)
2018 INTERNATIONAL MECHANICAL CODE
2018 NATIONAL STANDARD PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
INTERNATIONAL ENERGY CONSERVATION CODE 2018 - (LOW-RISE RESIDENTIAL)
DESIGN WIND SPEED (3 SECOND GUST) 115 MPH OR LESS UNLESS OTHERWISE NOTED DESIGN WIND EXPOSURE "B" UNLESS OTHERWISE NOTED
IMPORTANCE FACTOR "STANDARD - RESIDENTIAL" UNLESS OTHERWISE NOTED

ALL WORK TO BE INSTALLED IN ACCORDANCE WITH THE FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS AND NOTES SHEET PREPARED BY THE ARCHITECT AND THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) 115 MPH, EXPOSURE B GUIDE AS PUBLISHED BY THE AMERICAN FOREST PAPER ASSOCIATION, AMERICAN WOOD COUNCIL IN COOPERATION WITH THE INTERNATIONAL CODE COUNCIL.

USE GROUP CLASSIFICATION	R-3
CONSTRUCTION TYPE	5-B

AREAS

PROPOSED NEW LIVING ROOM = 754 SF.
APPROX. VOLUME: 6,660 CF

DESIGN LOADS (INTERNATIONAL RESIDENTIAL CODE 2018)
FLOOR = 40 PSF(LL) + 20 PSF(DL) = 60 PSF(TL)
ROOF = 30 PSF(LL) + 10 PSF(DL) = 40 PSF(TL)
DECKS = 60 PSF(LL) + 10 PSF(DL) = 50 PSF(TL)
STAIRS = 100 PSF(LL) + 10 PSF(DL) = 110 PSF(TL)
HANDRAILS = 50 PLF IN ANY DIRECTION, OR A POINT LOAD OF 200 LBS. APPLIED IN ANY DIRECTION.
WIND LOADS = 120 MPH (3 SECOND GUST)
20 PSF HORIZ.
6 PSF UPLIFT

ALL FLOOR DESIGNS WHERE INSTALLATION OF CERAMIC TILE, SLATE, MORTAR, GROUT, ETC, ARE INSTALLED MEET OR EXCEED ALL LIVE AND DEAD LOAD REQUIREMENTS PER SECTION R301.4 AND TABLE 301.5

SCOPE OF WORK:
THIS BUILDING IS A RESIDENTIAL USE, 2 (TWO) STORY WOOD FRAMED CONSTRUCTION (CONSTRUCTION TYPE VB). THE SCOPE OF WORK ENCOMPASSES ALL WORK RELATED TO CONSTRUCTION OF NEW ADDITION IN THE REAR 3 SEASON ROOM AND DECK. ADDITIONAL WORK INCLUDES NEW BEAMS, PARTITIONS, DOORS, FINISHES AND ELECTRICAL WORK, AS INDICATED IN PLAN.

INDEX

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CONSULTANT

integral working

PROJECT NAME AND ADDRESS:

HOUSE ADDITION
130 DRAKE RD.,
SOMERSET, NJ 08873

Revision/Issue
ISSUED FOR PERMIT:
01-22-2022_PERMIT SET

DATE: 01-21-2022
DRAWN BY: INTEGRAL WORKING/LC
JOB NUMBER: 86-21
TITLE: COVER SHEET & GENERAL NOTES

SHEET NUMBER:

CS

GENERAL NOTES

SCOPE SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:

1. PROVIDE NEW PARTITIONS AND STAIRS WHERE SHOWN ON PLANS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
3. ALL NEW WINDOWS SHALL BE INSULATED VINYL WINDOWS. REFER TO PLANS
4. PROVIDE SYN-BOARD RETURNS AND 2 1/4" TRIM AT HEAD AND JAMBS OF ALL WINDOWS. PROVIDE YELLOW PINE SOLID WOOD SILLS AND 2 1/4" APRON TRIM AT ALL STOOLS.
5. STUD OUT ALL EXTERIOR WALLS AND INSTALL INSULATION W/ R-FACTOR AS REQ'D. BY THE DRAWINGS. INSULATE ALL ROOF SPACES AND FLOOR PERIMETER SPACES W/ R-FACTOR AS REQ'D. BY THE DRAWINGS.
6. AT ALL PARTY WALLS, INSTALL NEW GWB ON FURRING+ OR WHERE ACCEPTABLE INSTALL WITH ADHESIVE AND NAILING TO EXISTING SUBSTRATE.
7. PROVIDE ALL NEW KITCHEN CABINETS, COUNTERTOPS, AND APPLIANCES AS INDICATED ON PLANS
8. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
9. REPAIR AND PARGE BASEMENT & CRAWL SPACE WALLS. BASEMENT WALLS AND ADJACENT PARTY WALLS WHEN EXPOSED SHALL BE TREATED WITH WATERPROOFING. PROVIDE 3" HIGH CONCRETE PAD FOR MECHANICAL EQUIPMENT.
10. GENERAL CONTRACTOR SHALL VERIFY NUMBER OF TREADS AND RISERS AS PER CODE PRIOR TO CONSTRUCTION.

STRUCTURAL NOTES:

1. FILL AND PATCH ALL EXISTING JOIST POCKETS WHERE EXISTING JOISTS HAVE BEEN REMOVED.
2. PROVIDE ONE LINE OF BRIDGING FOR EACH 8'-Ø" SPAN, AND MIN. ONE ROW OF BRIDGING AT EACH SPAN. MINIMUM BRIDGING SIZE SHALL BE SAME SIZE AS ADJACENT JOISTS OR "SST" TB27 MTL. "X" BRIDGING: "LU26" - 2x6, "LU28" - 2x8, "LU210" - 2x10 & 2x12.
3. PROVIDE PROPERLY SIZED GALV. JOIST HANGERS TYP. AT EACH JOIST/BEAM FLUSH CONNECTION.
4. PLYWOOD SHEATHING SHALL BE TONGUE AND GROVE 3/4" PLYWOOD GLUED AND SCREWED TO FLOOR JOISTS.
5. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. SLABS ON GRADE (EXTERIOR) SHALL BE AIR ENTRAINED (6% - 4,000 PSI).
6. ALL BLOCK SHALL BE ASTM C-90.
7. MORTAR SHALL BE TYPE M OR S ASTM C-270.
8. REINFORCEMENT SHALL BE ASTM A615 - 24,000 PSI.
9. PRE ENGINEERED LUMBER (LVL) LAMINATED VENEER LUMBER, GLULAM, PARALAM, ETC. SHALL HAVE Fb = 2,800 PSI, E = 2.0 X 10 PSI.
10. GENERAL CONTRACTOR TO COORDINATE THE SIZE & LOCATION OF THE ROOF TOP UNIT W/ THE MECHANICAL SUBCONTRACTOR BEFORE FRAMING BEGINS.

DOOR NOTES:

1. UNDERCUT INTERIOR DOORS MIN. 1" (PER SPEC.) TO FINISHED FLOOR, EXCEPT AT BATHROOMS.
2. NEW DOORS IN EXISTING OPENINGS SHALL FILL THE ENTIRE ORIGINAL OPENING.
3. ALL EXTERIOR DOORS SHALL MEET IRC EGRESS REQUIREMENTS.
4. ALL UTILITY CLOSET DOORS AND BULKHEAD DOOR REQUIRE KEY ENTRY LOCKS.

NOTE:

ALL INTERIOR WALLS ARE 3 ½" UNLESS OTHERWISE NOTED.
EXTERIOR WALLS ARE 5 ½" (2X6 @ 16" O.C.) OR 3 ½" (2X4 @16" O.C.) REFER TO PLAN
ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
ALL WINDOW HEAD HEIGHT TO BE AS NOTED ON ELEVATIONS
ALL WINDOWS HAVING MORE THAN 9 SQ. FT. OF GLASS SHALL BE TEMPERED OR HAVE GLASS 18" MIN. ABOVE FINISH FLOOR
ALL GLASS DOORS TO BE TEMPERED GLASS TYP.
INTERIOR WALLS TO BE 4" STUDS U.O.N.
ALL DOORS TO BE CENTERED ON WALL OR 4" FROM ADJACENT WALL, AS SHOWN U.O.N.
DOOR SIZES DO NOT INCLUDE FRAME THICKNESS. ADJUST ROUGH OPENING AS REQUIRED.
ALL EXTERIOR DOORS SHALL BE FULLY WEATHER STRIPPED.
INSTALL MIN. R=21 BATT INSULATION IN FLOOR FRAMING (UNDER FIRST FLOOR)
INSTALL MIN. R=30 BATT INSULATION IN CEILING FRAMING (VAULTED CEILING JOISTS)
INSTALL MIN. 5 1/2" R=21 BATT INSULATION IN EXTERIOR WALL FRAMING (TYP)
INSTALL MIN. R=38 BATT INSULATION IN CEILING FRAMING (ATTIC CEILING JOISTS)

GRAPHIC LEGEND

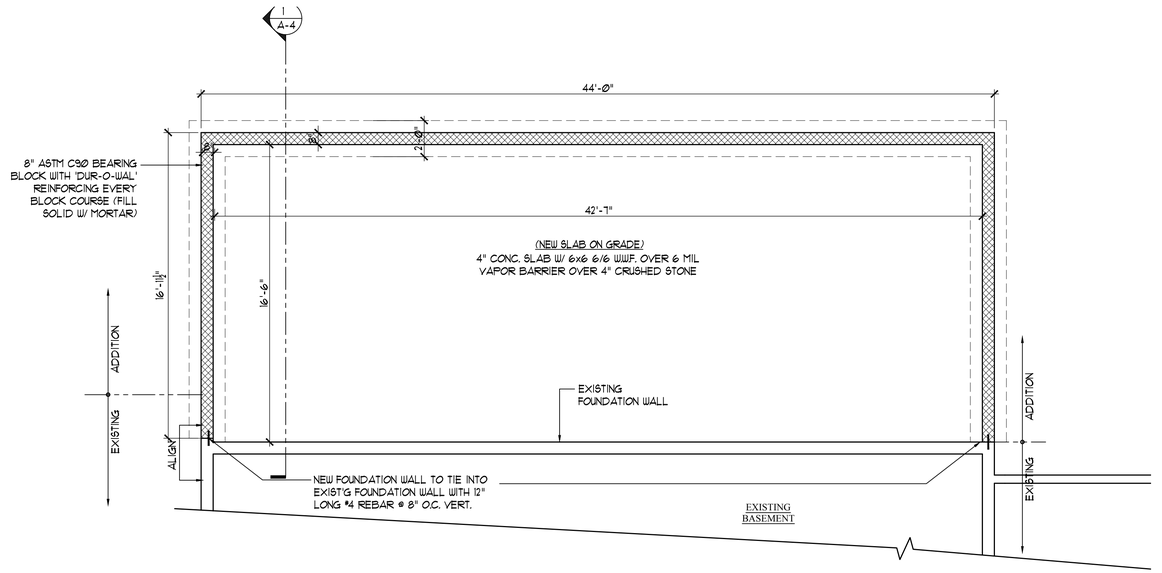
- EXISTING WALLS TO BE REMOVED
- NEW CONSTRUCTION
- EXISTING WALLS

WINDOW (REPLACEMENT) NOTES:

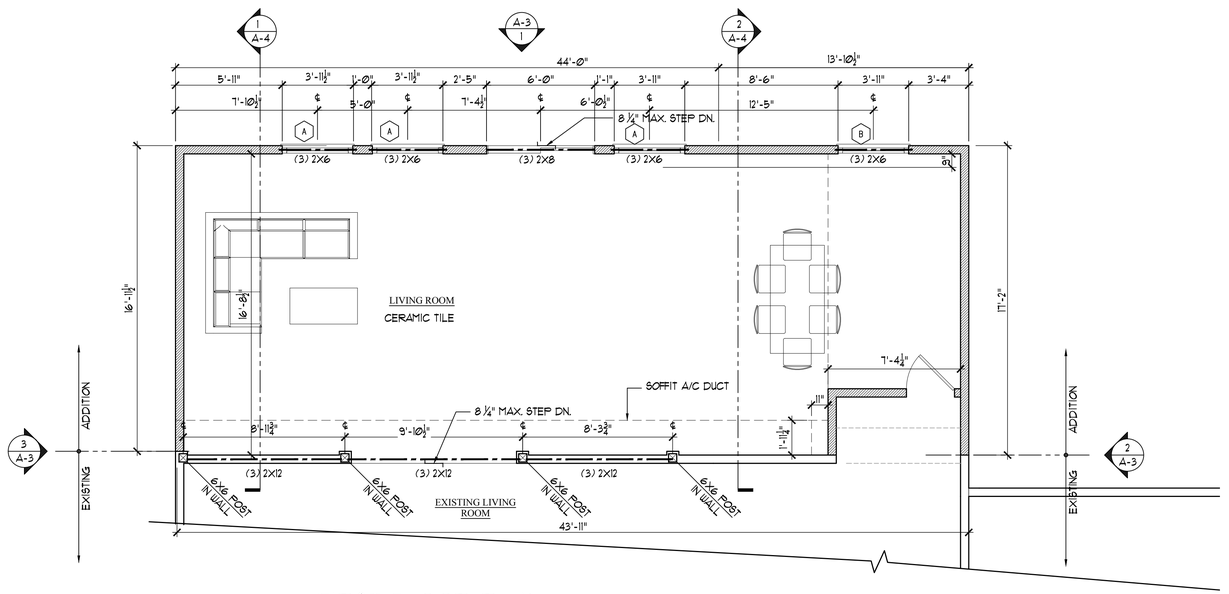
1. WINDOWS SHALL BE "CERTAINTEED" (OR APPROVED EQUAL) VINYL DOUBLE HUNG, INSULATED GLASS WITH INSECT SCREEN± & SHALL MEET ALL R.D.A. REQMNTS
   ALL WINDOWS ARE TO CONTAIN GRILLE PATTERN AS SELECTED BY OWNER. GRILL CONFIGURATION TO BE SIMULATED DIVIDED LIGHT WITH PERMANENT EXTERIOR GRILLES, REMOVABLE INTERIOR GRILLS.
2. CONTRACTOR TO REVIEW HARDWARE STYLE AND FINISH OPTIONS WITH OWNER AND/OR ARCHITECT PRIOR TO PLACEMENT OF ORDER.
3. WINDOWS TO BE INSTALLED WITH HIGH-PERFORMANCE LOW-E4" TYPE GLAZING (TYP.) WINDOWS IN SERIES ARE MULLED TOGETHER, UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING WINDOW OPENING SIZES IN FIELD, AND SUBMIT SHOP DRAWINGS FOR APPROVAL.
5. GENERAL CONTRACTOR SHALL PROVIDE CHILD GRILLS @ ALL SECOND STORY BEDROOM WINDOWS.
6. WINDOWS MARKED "EGRESS" ON PLANS SHALL MEET IRC EGRESS REQUIREMENTS.

NOTE:

FRONT PORCH OF THE HOUSE NEED TO ADD THE BASIN FOR THE 4X4 POST "SS" MODEL ABU44Z INSTALL A TEMPORARY SUPPORT TO REMOVE POST AND INSTALL BASE.



1 FOUNDATION PLAN
1/4 " = 1'-Ø"



2 FIRST FLOOR PLAN
1/4 " = 1'-Ø"

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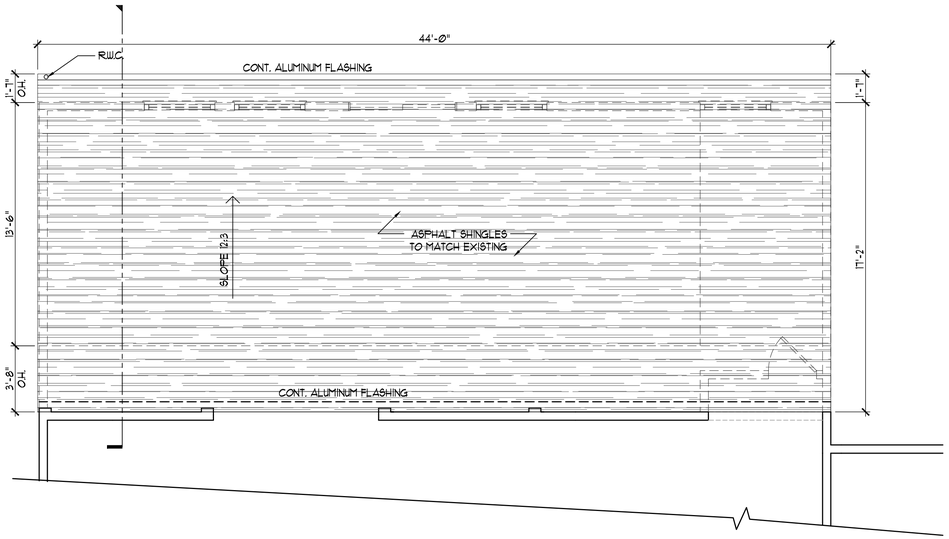

1 ROOF PLAN
1/4 " = 1'-Ø"

ROOFING NOTES

1) ALL ASPHALT SHINGLES ARE AS SELECTED BY OWNER. CONTRACTOR TO REMOVE AND REPLACE EXISTING ASPHALT SHINGLES ON EXISTING ROOF SURFACES AS REQUIRED. REPAIR AND REPLACE EXISTING UNDERLAYMENT AS REQUIRED.

2) ON ALL SLOPED ROOF SURFACES GREATER THAN 4:12: INSTALL ICE AND WATER SHIELD A MINIMUM 2'-Ø" UP ROOF SLOPE FROM FACE OF EXTERIOR WALL.

3) ON ALL SLOPED ROOF SURFACES LESS THAN 4:12: INSTALL ICE AND WATER SHIELD OVER ENTIRE ROOF DECK.

4) AT ALL ROOF VALLEYS: INSTALL ALUMINUM FLASHING OVER ICE AND WATER SHIELD. EXTEND ICE AND WATER SHIELD A MINIMUM OF 1'-6" FROM VALLEY ON EACH SIDE.

5) INSTALL CONT. ALUMINUM FLASHING AT ALL AREAS WHERE THE ROOF MEETS A VERTICAL WALL SURFACE. EXTEND FLASHING A MINIMUM 8" ON ROOF SURFACE AND WALL FROM POINT OF INTERSECTION

6) ALL GUTTERS TO BE SEAMLESS 6" K-STYLE GUTTERS (MATCH EXISTING), PREFINISHED WHITE. R.W.C. TO BE MIN. 3x4, PREFINISHED WHITE (MATCH EXISTING). NEW R.W.C. TO DRAIN TO SPLASH BLOCKS (TYP.).

7) INSTALL VENTED BEADED BOARD SOFFITS AT ALL EAVES, AND VENTED SHINGLE CAPS AT ALL RIDGES

WINDOW SCHEDULE

TYPE	QTY.	UNIT NUMBER	ROUGH OPENING		OPERABLE OR STATIONARY	REMARKS
			WIDTH	HEIGHT		
A	1	OWNER SELECTED	3'-11 1/2"	3'- 10"	OPERABLE	
B	1	OWNER SELECTED	3'-11 1/2"	3'-4"	OPERABLE	

GENERAL NOTES:

1. ALL WINDOWS AND DOORS IN SCHEDULE ARE AS SELECTED BY OWNER, VINYL EXTERIOR CLAD IN COLOR "WHITE", INTERIOR OF WINDOW TO BE FACTORY PRE-FINISHED "WHITE".
2. ALL WINDOWS ARE TO CONTAIN GRILLE PATTERN TO MATCH EXISTING, AS PER ELEVATIONS
3. WINDOW SCREENS TO BE SUPPLIED W/ OPERABLE UNITS UNLESS OTHERWISE NOTED. SCREEN STYLE TO BE "TRU-SCENE"
4. HINGING SPECIFIED IS AS VIEWED FROM THE OUTSIDE
5. CONTRACTOR TO REVIEW HARDWARE STYLE AND FINISH OPTIONS WITH OWNER AND/OR ARCHITECT PRIOR TO PLACEMENT OF ORDER.
6. WINDOWS TO BE INSTALLED WITH HIGH-PERFORMANCE LOW-E TYPE GLAZING (TYP.)
7. WINDOWS IN SERIES ARE MULLED TOGETHER, UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY WINDOW QUANTITY IN SCHEDULE BY COORDINATING WITH FLOOR PLANS AND ELEVATIONS PROVIDED, PRIOR TO ORDERING WINDOWS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE SCHEDULE AND PLANS PRIOR TO ORDERING WINDOWS.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DISCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER [b,c,e]	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
Wood Structural panels, subfloor, roof and wall sheathing to framing, and particle board wall sheathing to framing			
5/16"–1/2"	6d common (2"X0.113") nail (subfloor, wall) 8d common (2 1/2"X0.131") nail (roof)	6	12
19/32"– 1"	8d common (2 1/2"X0.131") nail	6	12
1 1/8"–1 1/4"	10d common (3"X0.148") nail or 8d (2 1/2"X0.131") deformed nail	6	12
Other Wall Sheathing[a]			
1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail 8d common (2 1/2"x0.131") nail; staple 16 ga., 1/2" long	3	6
25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail 8d common (2 1/2"x0.131") nail; staple 16 ga., 9/16" long	3	6
1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail 6d common (2"x0.131") nail; staple galvanized 1 1/2" long; 1/4" screws, Type W or S	4	8
5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail 8d common (2 1/2"x0.131") nail; staple galvanized 1 5/8" long; 1 5/8" screws, Type W or S	4	8
Wood Structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed (2"X0.120") nail or 8d common (2 1/2"X0.131") nail	6	12
7/8"–1"	8d common (2 1/2"X0.131") nail or 8d deformed (2 1/2"x0.120") nail	6	12
1 1/8"– 1 1/4"	10d common (3"X0.148") nail or 8d deformed (2 1/2"x0.120") nail	6	12

For SI: 1 inch= 25.4 mm, 1 foot= 304.8mm, 1 mile per hour= 0.447 m/s, 1 ksi= 6.895 MPa

All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less

Staples are 16 gage wire and have a minimum

ALL FASTENERS TO COMPLY WITH ASTM A153 (CORROSIVE RESISTANCE)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DISCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3–8d (2 1/2"x0.113")	--
1"X6" subfloor or less to each joist, face nail	2–8d (2 1/2"x0.113") 2 staples, 7/8"	--
2" subfloor to joist or girder, blind and face nail	2–16d (3 1/2"x0.135")	--
Sole plate to joist or blocking, face nail	16d (3 1/2"x0.135")	16" o.c.
Top or Sole plate to stud, end nail	2–16d (3 1/2"x0.135")	--
Stud to sole plate, toe nail	3–8d (2 1/2"x0.113") or 2–16d (3 1/2"x0.135")	--
Double studs, face nail	10d (3"x0.128")	24" o.c.
Double top plates, face nail	10d (3"x0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3–16d (3 1/2"x0.135")	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8–16d (3 1/2"x0.135")	--
Blocking between joists or rafters to top plate, toe nail	3–8d (2 1/2"x0.113")	--
Rim joist to top plate, toe nail	8d (2 1/2"x0.113")	6" o.c.
Top plates, lap at corners and intersections, face nail	2–10d (3"x0.128")	--
Built-up header, two pieces with 1/2" spacer	16d (3 1/2"x0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2"x0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3–8d (2 1/2"x0.113")	--
Continuous header to stud, toe nail	4–8d (2 1/2"x0.113")	--
Ceiling joist, laps over partitions, face nail	3–10d (3"x0.128")	--
Ceiling joist to parallel rafters, face nail	3–10d (3"x0.128")	--
Rafter to plate, toe nail	2–16d (3 1/2"x0.135")	--
1" brace to each stud and plate, face nail	2–8d (2 1/2"x0.113") 2 staples, 7/8"	--
1"x6" sheathing to each bearing, face nail	2–8d (2 1/2"x0.113") 2 staples, 7/8"	--
1"x8" sheathing to each bearing, face nail	2–8d (2 1/2"x0.113") 3 staples, 7/8"	--
Wider than 1"x8" sheathing to each bearing, face nail	3–8d (2 1/2"x0.113") 4 staples, 7/8"	--
Built-up corner studs	10d (3"x0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3"x0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice
2" planks	2–16d (3 1/2"x0.135")	at each bearing
Roof rafters to ridge, valley or hip rafters: toe nail, face nail	4–16d (3 1/2"x0.135") 3–16d (3 1/2"x0.135")	--
Rafter ties to rafters, face nail	3–8d (2 1/2"x0.113") 4 staples, 7/8"	--
Collar tie to rafter, face nail, or 1" x 4" x 20 gage ridge strap	3–10d (3"x0.128")	--

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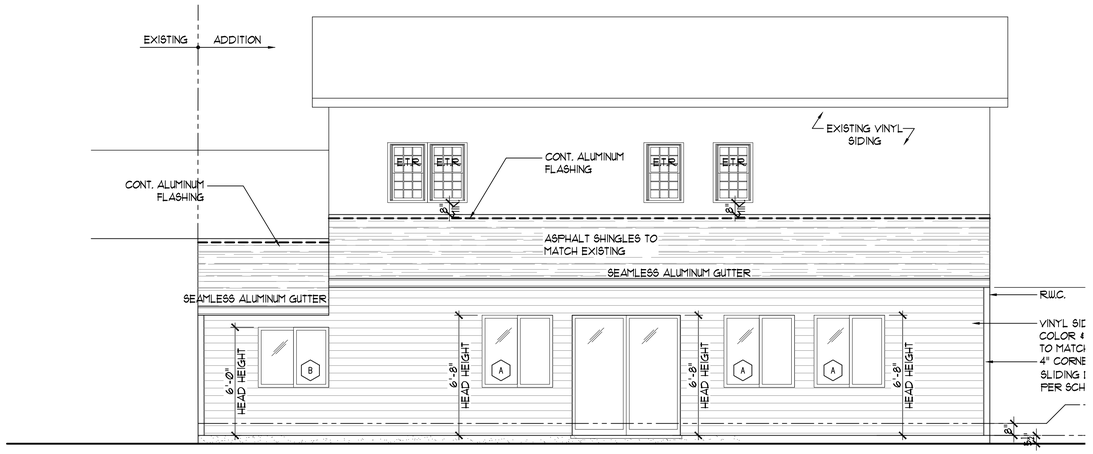
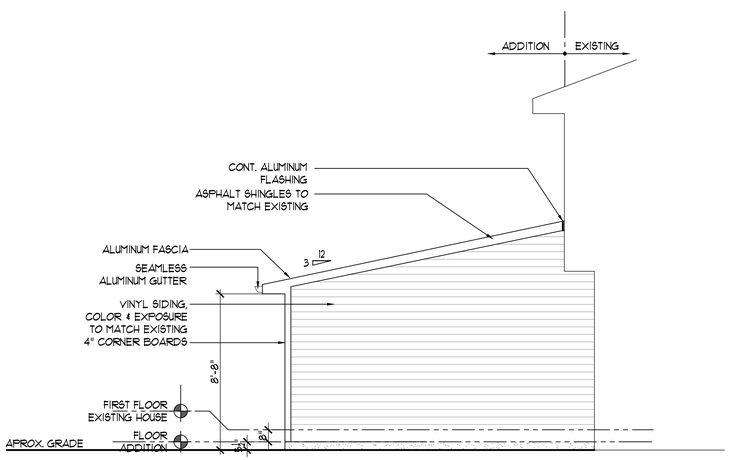


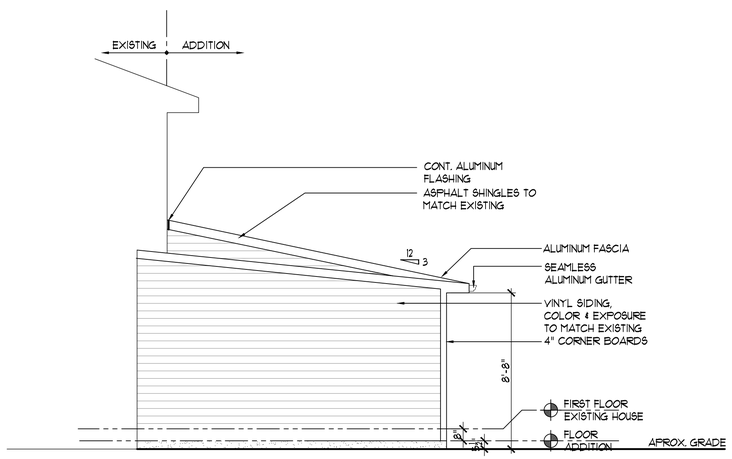
1 REAR ELEVATION

1/4 " = 1'-Ø"



2 RIGHT ELEVATION

1/4 " = 1'-Ø"



3 LEFT ELEVATION

1/4 " = 1'-Ø"

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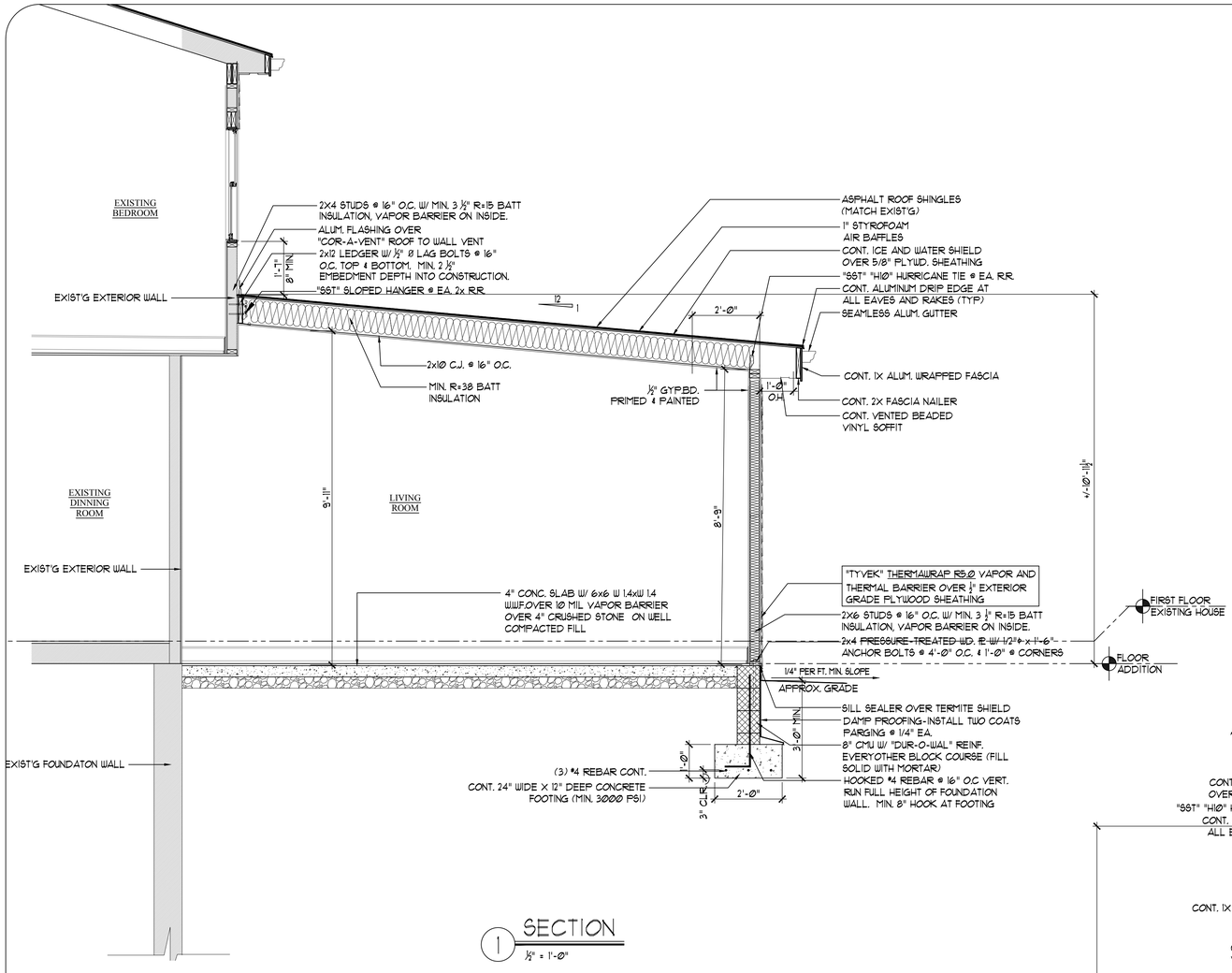
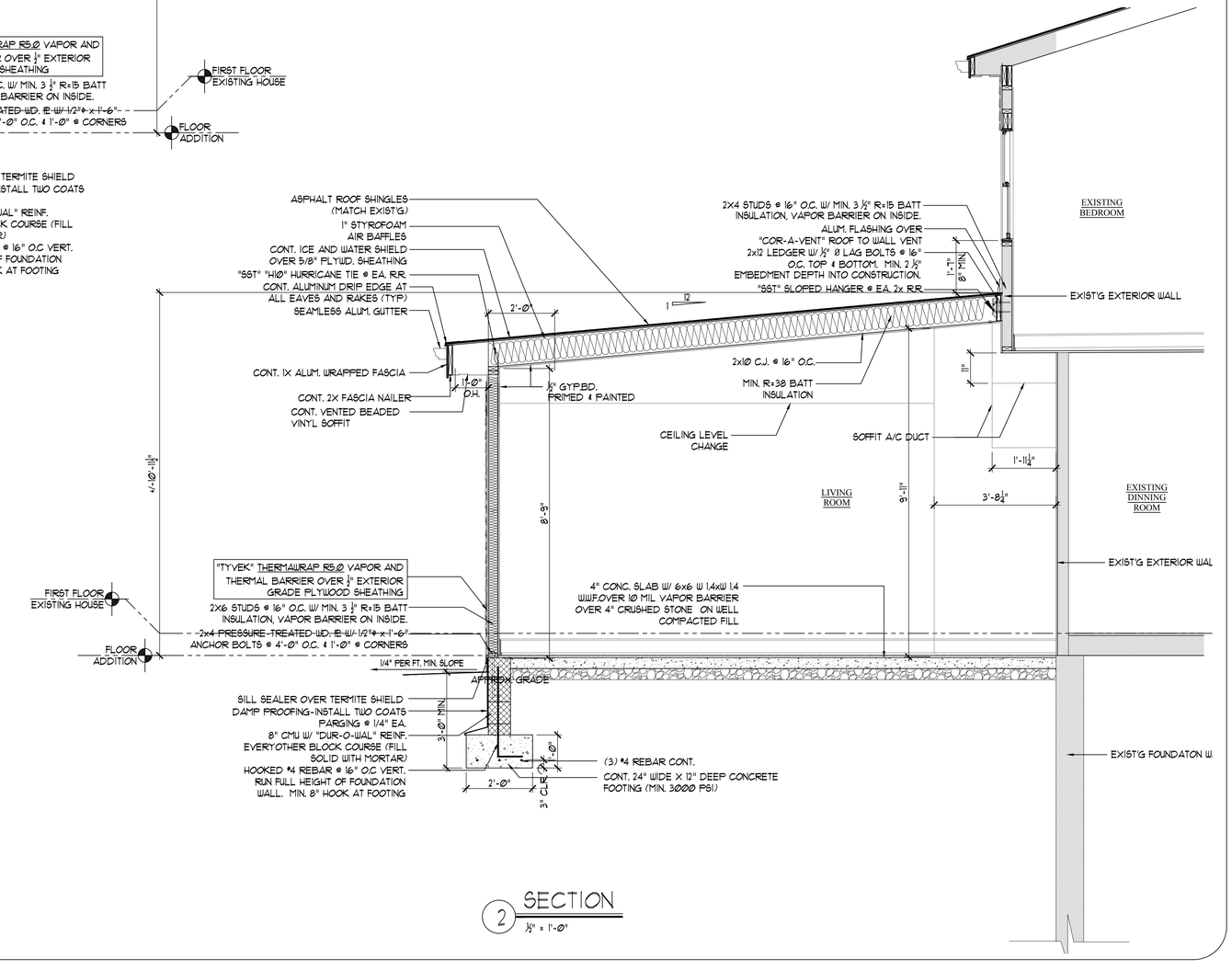


1 SECTION
½" = 1'-Ø"



2 SECTION
½" = 1'-Ø"

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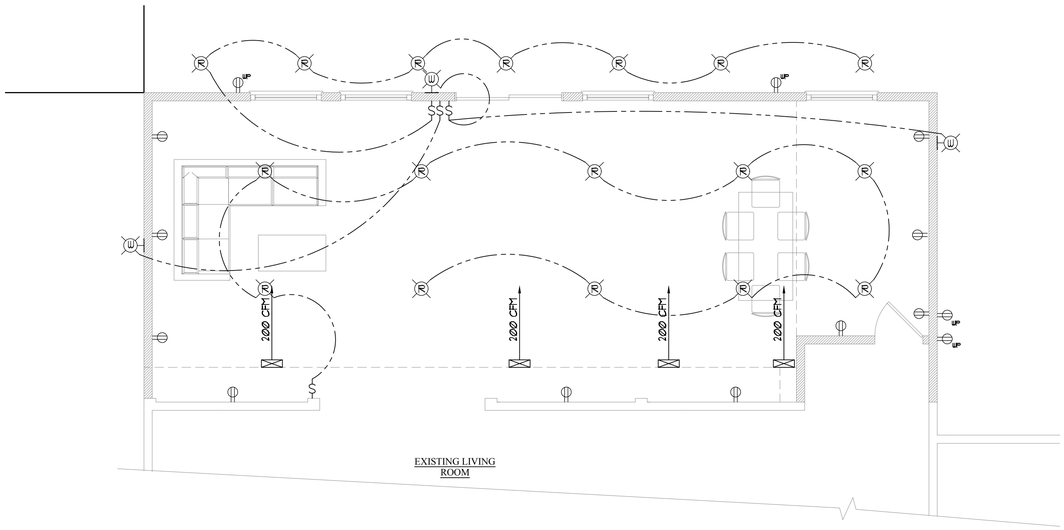

1 1ST FLOOR ELECTRICAL PLAN

1/4 " = 1'-Ø"

ELECTRICAL LEGEND

S	SINGLE POLE SWITCH
S3	3-WAY SWITCH
SD	DIMMER
	DUPLEX RECEPTACLE OUTLET
42	DUPLEX RECEPTACLE - 42" AFF
GFCI	GROUND FAULT RECEPTACLE
WP	EXTERIOR WATERPROOF RECEPTACLE
S	CEILING MOUNTED LIGHT FIXTURE
W	WALL MOUNTED INCAND. FIXTURE
R	4" RECESSED LED LIGHT FIXTURE
SD	HARD WIRED SMOKE DETECTOR W/ BATTERY BACK UP
SD/CO	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBINATION UNIT
	MIN. 60 CFM EXHAUST FAN W/ LIGHT COMBO DIRECT VENTED TO OUTSIDE
	CAT-5 & TV OUTLET-LOCATION AS SELECTED BY OWNER
	SUPPLY DIFFUSER
	RETURN DIFFUSER

NOTES:
1.) THIS IS A SUGGESTED LAYOUT AS PER CODE ONLY. G.C. SHALL PERFORM A WALK-THRU W/ OWNER AND/OR ARCHITECT, AND ELECTRICAL CONTRACTOR TO DETERMINE SPECIFIC LOCATION AND FIXTURE TYPES.
2.) COMPUTER, PHONE, AND CABLE LINES ARE TO BE AS PER OWNER.
3.) ALL BATHROOM FANS TO BE VENTED DIRECTLY TO THE OUTDOORS
4) ALL SWITCHES TO BE GANGED TOGETHER UNDER SINGLE FACE PLATE WHENEVER POSSIBLE. CONTRACTOR TO REVIEW ANY EXCEPTIONS W/ OWNER/
5) ALL NEW ELECTRICAL SWITCHES, OUTLETS, TELEPHONE JACKS, GFCI RECEPTACLES, CABLE TV JACKS AND FACEPLATES TO BE LUTRON CLARO (COLOR TO BR DETERMINED) OR APPROVED EQUAL
6) DIMMER SWITCHES TO BE: LUTRON DIVA (COLOR TO BE DETERMINED) OR APPROVED EQUAL
7) SPECIFIC LIGHTING FIXTURES TO BE AS SELECTED BY ARCHITECT IF CONTRACTED TO DO SO. OTHERWISE, LIGHTING FIXTURES ARE AS SELECTED BY OWNER
8) REFER TO MANUFACTURER'S ELECTRICAL REQUIREMENTS FOR ALL POWER PROVIDED TO APPLIANCES (TYP)
9) INSTALL MOTION SENSOR FOR EXTERIOR LIGHTS AS SPECIFIED BY OWNER

ELECTRICAL NOTE:
CONTRACTOR TO SURVEY AND LOCATE EXIST'G HOUSE ELECTRICAL PANEL. LECTRICAL CONTRACTOR TO DEDICATE EXIST'G BREAKERS IN PANEL, IF PANEL ALLOWS ADDITIONAL LOAD FOR NEW ADDITION. INSTALL ADDITIONAL SUB PANEL AS REQUIRED FOR NEW ELECTRICAL LOAD OF PROPOSED ADDITION IF NEEDED. IN THAT CASE, EXACT LOCATION TO BE DETERMINED IN FIELD.

MECHANICAL NOTE:
EXISTING HVAC SYSTEM IN BASEMENT TO REMAIN. EXTEND DUCTS TO NEW ADDITION. DUCT LAYOUT AND REGISTER LOCATIONS SHOWN FOR DESIGN INTENT ONLY. SUPPLY AND RETURN DUCT RUNS ARE TO BE BETWEEN JOISTS WHERE POSSIBLE, AND FEED INTO EXTERIOR WALLS. ALL DUCTS TO BE INSULATED MIN. R=9 AS REQUIRED. MECHANICAL CONTRACTOR TO FIELD VERIFY AREAS AND VOLUMES. ADJUST SIZES AND LOCATIONS OF PROPOSED DUCTWORK AS REQUIRED. CONTRACTOR TO SUBMIT CALCULATIONS FOR PROPOSED DUCTWORK AS REQUIRED. CONTRACTOR TO NOTIFY ARCHITECT IF PROPOSED DUCTWORK IS IN CONFLICT WITH DESIGN INTENT SHOWN.

SMOKE DETECTOR LOCATIONS

SMOKE DETECTORS SHALL BE LOCATED ONE PER EACH LEVEL OF THE HOME WITHIN 10 (TEN) FEET OF EVERY BEDROOM DOOR BETWEEN THE DOOR AND THE LIVING AREA.

NOTE 1: WHEN INSTALLED ON THE WALL, SMOKE DETECTORS MUST BE PLACED NO LESS THAN 6" OR NO MORE THAN 12" FROM THE CEILING.
NOTE 2: THE BASEMENT DETECTOR MUST BE MOUNTED ON THE BASEMENT CEILING, WITH THREE FEET OF THE STAIRWELL.
NOTE 3: CATHEDRAL CEILINGS ARE CONSIDERED A LEVEL AND MUST HAVE A SMOKE DETECTOR WITHIN 12" MEASURED VERTICALLY OF THE HIGHEST POINT.

CARBON MONOXIDE DETECTOR LOCATIONS

1. CO DETECTORS SHALL BE CENTRALLY LOCATED OUTSIDE EACH SLEEPING AREA WITHIN TEN FEET OF EVERY BEDROOM DOOR.
2. THE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL-2034, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS.

ALL SMOKE DETECTORS SHALL BE INSTALLED WITH, POWER SOURCE FROM BUILDING WIRING AND SHALL RECEIVE 1/2 FROM BATTERY: SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED

PER N.J.A.C.5:23-6.32(F.) AND N.J.A.C. 5:23-3.20(C.)

SMOKE DETECTORS TO BE 5 FEET FROM FANS, BATHROOMS AND KITCHENS, SUPPLY REGISTERS.

ELECTRICAL NOTE:
1. PROVIDE ARC FAULT PROTECTION IN CONFORMANCE WITH ARTICLE 210.12 (a & d) OF THE 2017 NATIONAL ELECTRIC CODE
2. PROVIDE TAMPER PROOF OUTLETS IN CONFORMANCE WITH ARTICLE 406.11 OF THE 2017 NATIONAL ELECTRIC CODE

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