

GENERAL NOTES:

- Bidders shall visit the site of the proposed work and be fully acquainted with the existing conditions prior to submitting bids in order that all requirements and conditions are fully understood. All areas and conditions indicated on the drawings must be verified by bidders and their subcontractors at the site prior to start of work.
- Unknown or hidden structural deficiencies or dimensional discrepancies relating to the existing structure or the renovated area must be reported to Architect immediately upon discovery. All changes to plan must be approved by Architect. Methods and systems of erection, demolition and reconstruction and jobsite safety is the responsibility of the contractor. Contractor to submit shop drawings and samples of materials or fabrications for approval by Architect.
- Owner shall oversee the work of contractor unless the Architect is engaged by the owner to administer construction and periodically visit the site. Blueprint drawings are not to be scaled. All dimensions to be verified and confirmed in the field by contractor prior to installation or construction. Architect shall be notified immediately of any discrepancies to the Plan or of the conditions noted or implied upon discovery.
- Design Loads (Total)

Soil bearing	2000 psf
wind 15 MPH @ 3 sec	19 psf
Snow	30 psf
Floor sleeping areas	40 psf total
	30 psf live
Living areas	50 psf total
	40 psf live
Roof	35 psf total
Attic storage	30 psf total
non-storage	20 psf total
stairs	50 psf total
Exterior decks	50 psf total
Exterior balconies	70 psf total
- Insulation and Water Resistance:

Install batt insulation in existing exterior wall/ceiling cavities.

Insulation:
 wall: R-13 batt with attached vapor barrier with ceiling with attic: R-30 batt with attached vapor barrier.
 Sloped ceilings: R-19 batt with attached vapor barrier.
 windows: U= .30 or better, SHGC= .40 or better
 Eaves: Moisture resistant granular surfaced self-sealing rubberized asphalt membrane 36" wide shingle underlayment in all valleys and at eaves from edge.
 Basement walls: R-13 with attached vapor barrier, installed in interior 3.2" frame walls or 10 continuous insulation against masonry foundation walls.
- Concrete:

3000 psi @ 28 days for footings.
 2500 psi @ 28 days for slabs and other.
 Material to comply with ACI 318.
- Lumber:

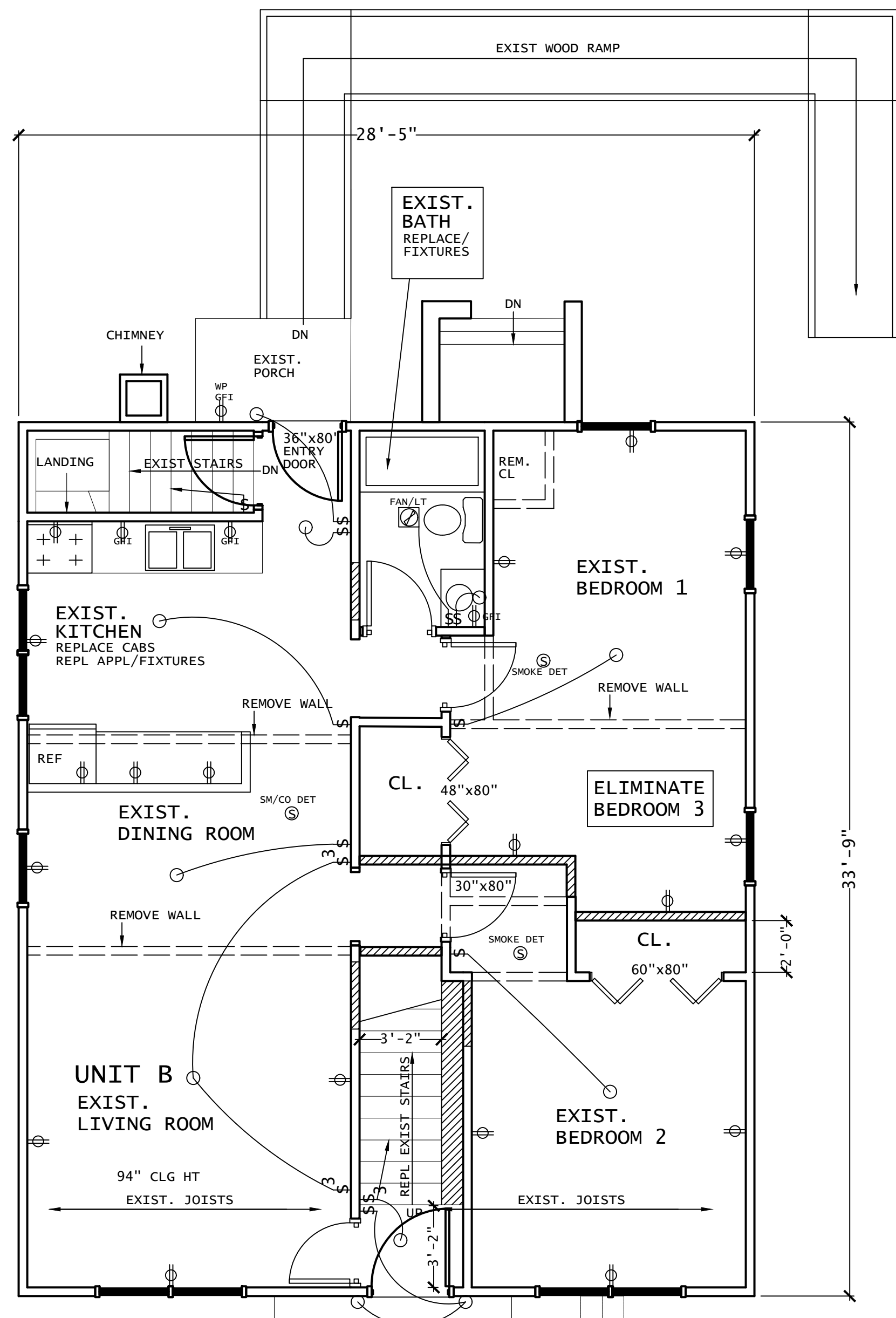
Framing- Douglas Fir #2 north
 Fb=2200psi, rep, 3000psi, sing, E=1.6
 Parallam or Microllam beams: Fb=2,900 psi, E=2.0
 Treated wood-to comply with AWPA C22 & C9.
 for all sill plates on cmu.
 Finish carpentry- Complying with PS 20.
 Trim- shall be "c" white pine or as specified. similar to existing.
 window, door, wall opening headers -
 Headers for openings in load bearing walls to be 2-2x10 unless otherwise specified on drawing.
 Headers for openings in non-load bearing walls to be minimum 2-2x4.
 Fireblocking- Provide Fireblocking to close off all vertical and horizontal concealed draft openings between floors and walls, and wall and roof spaces. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. Fireblocking materials consist of two inch nominal lumber, two layers of one nominal lumber with broken lap joints, 1/2" gypsum board, 23/32" wood structural panels, 1/4" cement millboard, batts or blankets of mineral wool or glass fiber. Fireblocking of openings around vents, pipes, ducts, cables and wires to be with an approved material.
- Architectural woodwork: To comply with AWI for custom grade.
- Plywood: APA Grade #1-83 exterior glue, 5 ply Fir.
- Gypsum wall board: Standard type to comply with ASTM-C36. Moisture resistant type to comply with ASTM-C50. Fire rated toward garage side.
- Plastic Laminate: To comply with NEM LD3
- Conc. Masonry: To comply with ACI 530/ASCE 5/TMS 402
- Roof System:

120 MPH rated 240#/sq asphalt shingles self-seal
 ASTM D3108 Type 1, ASTM D 225 or ASTM D 3462
 UL907 wind resistance
 ASTM D 7158 Labeled Class G OR H Wind
 or alternate test ASTM D3161 Labeled Class F Wind,
 ASTM E108 Class A Fire, UL790 Class A Fire resistance,
 over 15 lb bld paper underlayment ASTM D226 type 1,
 over 15/32" cdx plywood sheathing, roof trusses/rafters.
 36" wide moisture resistant granular surfaced self-sealing rubberized asphalt membrane in all valleys and along eaves. Continuous ridge venting.
- Ceiling System: Batt insulation with attached vapor barrier and 1/2" gypsum wall board screw fastened to ceiling.
- Exterior walls: 0.035 vinyl siding ASTM D 3679, continuous insulation board, over 15 lb asphalt saturated felt over 15/32" 5-ply APA rated cdx plywood sheathing or 7/16" osb panels, wood studs with batt insulation with attached vapor barrier, and 1/2" gypsum wall board nailed to stud, taped and sanded smooth.
- Floor System:

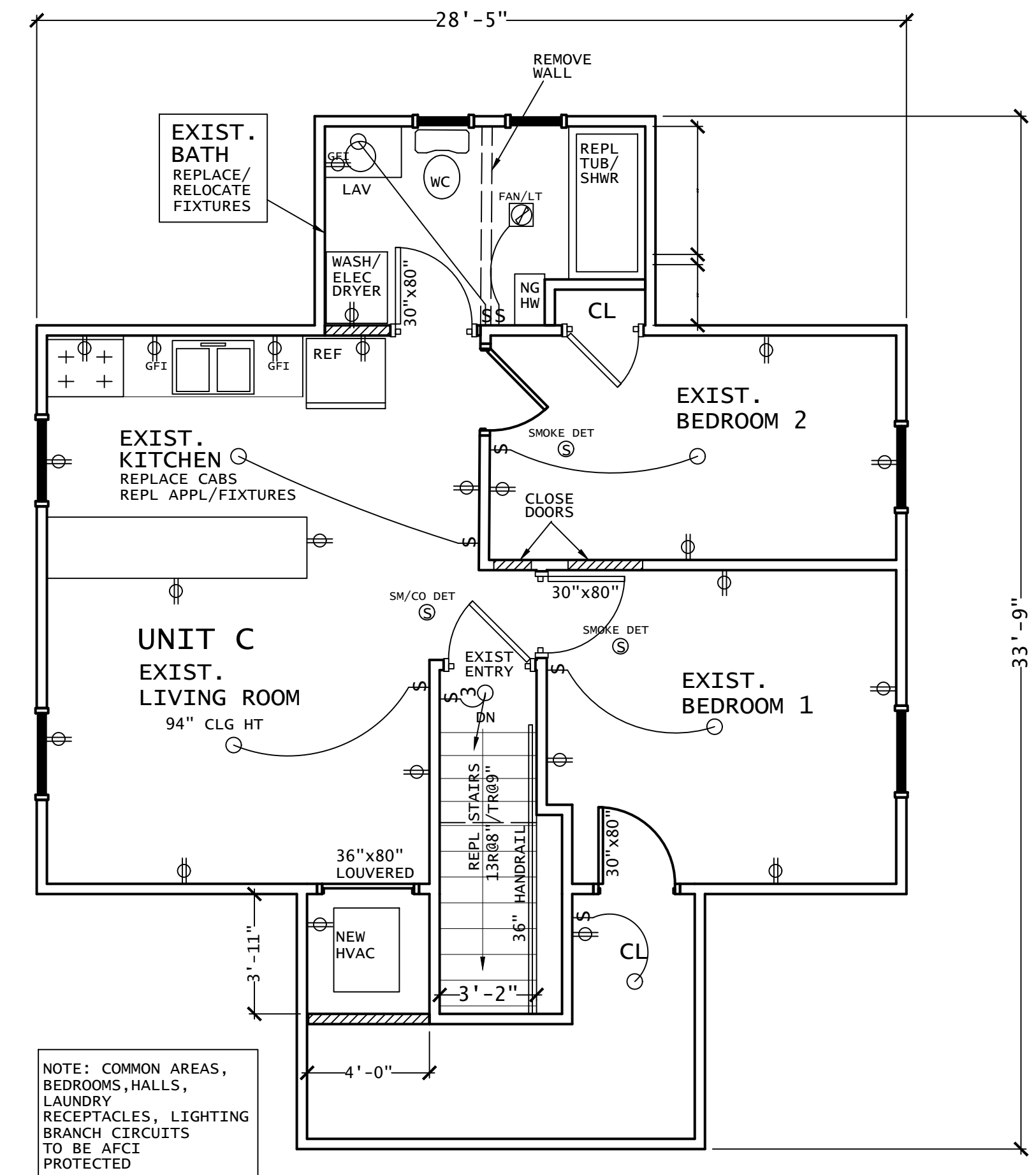
Base Subfloor -one layer of 3/4" APA rated 7&G plywood glued-nailed to floor joists.
 A) Carpet or hardwood strips over subfloor
 B) Vinyl Sheet or Vinyl Tiles: Vinyl over 1/4" Lauan plywood over subfloor. Use recommended tile manufacturer mastic compound.
 C) Ceramic tile: 3" ceramic tile, owner and architect to approve over two 3/4" APA rated plywood subfloors. Use approved manufacturer thin set compound.
- Windows, sliding doors and Skylights:

By Andersen, Velux, Pella or approved equivalent.
 double pane, low E insulated glass u=0.30 or better, SHGC=.40 or better, vinyl clad exterior, w/ screen & hdr.
 Install self adhered corrosion resistant flashing membrane at exterior door and window openings. The flashing shall installed shingle style and shall extend from the window or door unit to the surface of the exterior wall surface or to the water resistive barrier. Written installation instructions shall be provided by the manufacturer for each exterior door and window.
- Doors: Solid wood core panel or molded two, four or six panel or Flush Lauan or Birch Finish doors. Insulated exterior doors u=0.30 or better.
- Fixtures: All fixtures selection for plumbing and electrical to be approved by owner and Architect.
- Hardware: Provide door hardware made by Shlage residential series with bedroom/bath locking.
- Electrical: DESIGN BY ELEC. CONTRACTOR

Provide smoke detectors in all bedrooms, provide smoke/co detector outside all bedrooms, provide 1 smoke detector on each level of building. All smoke detectors to contain batter backups, to be interconnected and to be powered by electrical source.
 Provide GFCI protection for all receptacles/branch circuits located in basements, bathrooms, laundry rooms, exterior locations and for all lighting circuits in crawlspaces and exterior locations.
 Provide AFCI protection for all new branch circuits supplying outlets and devices in bedrooms, common spaces, hallways, closets, finished basements.
- Mechanical: HVAC DESIGN BY GEN. CONTR. General contractor to submit specification data sheet for new HVAC equipment, detailing electrical and venting specifications and unit and vent clearances, and plan for any related supply and return duct design.
- Plumbing: DESIGN BY PLUMBING CONTR
- Other Specified Materials on drawings: Materials indicated on drawing showing specific manufacturer are intended to be for size and shape references only. Contractor may submit equivalent materials and colors from other manufacturers for approval by architect or owner.



FIRST FLOOR PLAN 1/4"=1'-0"



SECOND FLOOR PLAN 1/4"=1'-0"

NOTE: COMMON AREAS, BEDROOMS, HALLS, LAUNDRY RECEPTACLES, LIGHTING BRANCH CIRCUITS TO BE AFCI PROTECTED

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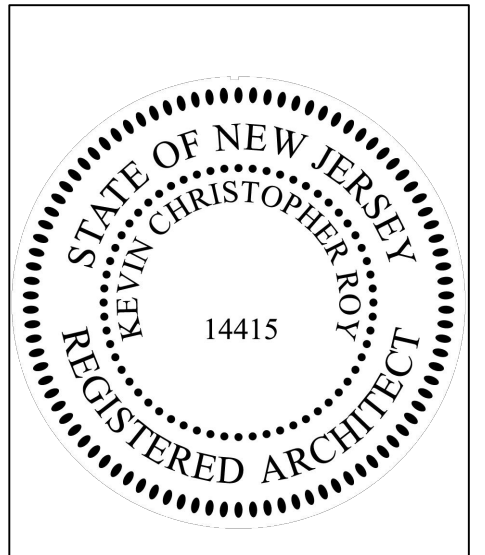
WALL LEGEND	
[Symbol]	EXISTING CONC MAS UNIT FOUNDATION WALL
[Symbol]	NEW CONC MAS UNIT FOUNDATION
[Symbol]	EXISTING 2x4 PARTITION WALL
[Symbol]	REMOVE EXISTING FRAME WALL
[Symbol]	NEW 2x4 OR 2x6 WOOD STUD FRAME WALL

ELECTRICAL LEGEND	
[Symbol]	SINGLE POLE LIGHTING SWITCH
[Symbol]	110v DUPLEX RECEPTACLE
[Symbol]	110 V GROUND FAULT DUPLEX OUTLET
[Symbol]	CEILING OR WALL MOUNTED LIGHT FIXTURE
[Symbol]	SMOKE DETECTOR w/ BATTERY BACKUP, INTERCONNECTED

USE GROUP: R2 EXISTING MULTI FAMILY RESIDENTIAL (3 UNITS) CONSTRUCTION CLASSIFICATION: SB			
AREA AND VOLUME SPACE	AREA SF	VOL CF	
EXIST. BASEMENT UNIT	740 SF	5,100 CF	
EXIST. FLOOR 1 UNIT	960 SF	8,000 CF	
EXIST. FLOOR 2 UNIT	715 SF	5,600 CF	
TOTAL	336 SF	3,500 CF	
UNFINISHED BASEMENT	290 SF		

CODES

International Residential Code 2021, NJ Edition
 New Jersey uniform Construction Code
 NJAC Rehabilitation Subcode NJUCC Subchapter 6
 National Electrical Code (NFPA 70) 2020
 National Standard Plumbing Code 2021
 IECC 2021 Energy Code
 International Mechanical Code 2021
 International Fuel Gas Code 2021
 ASCE-7

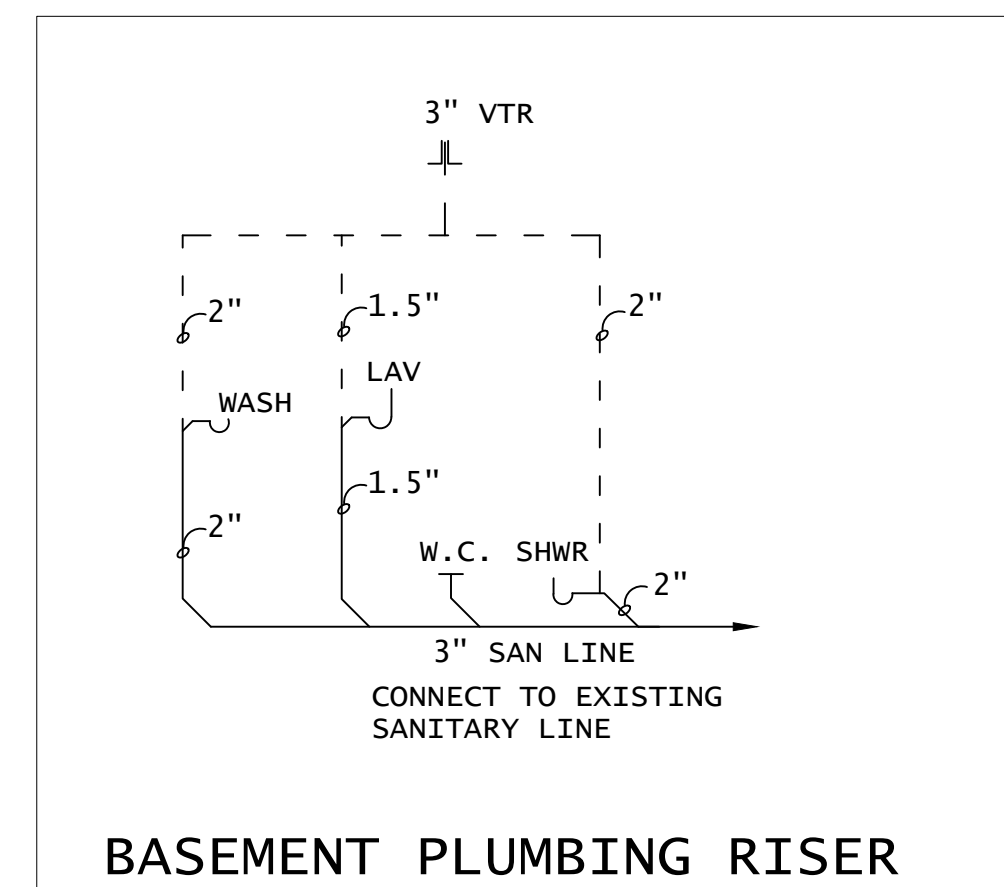
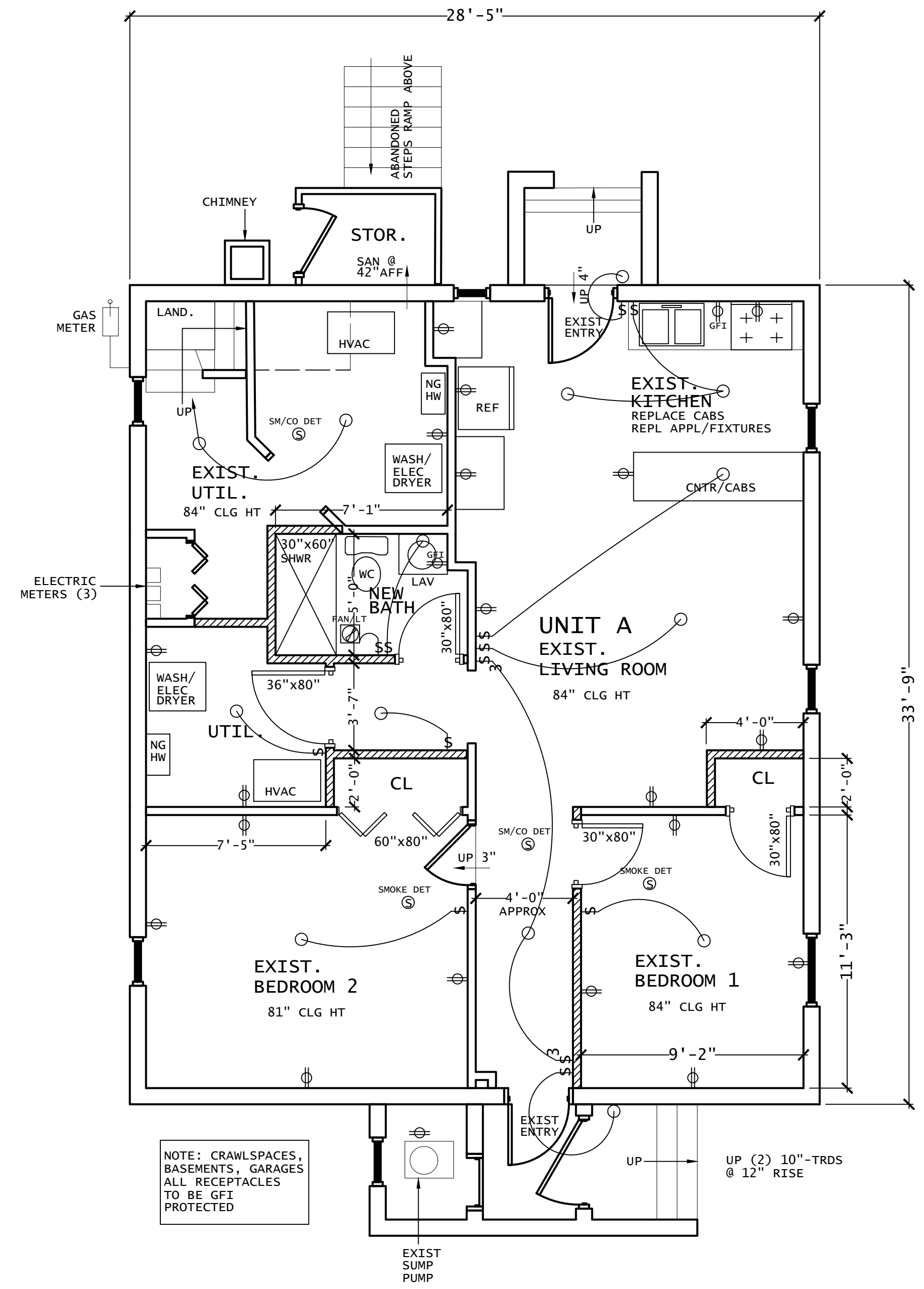
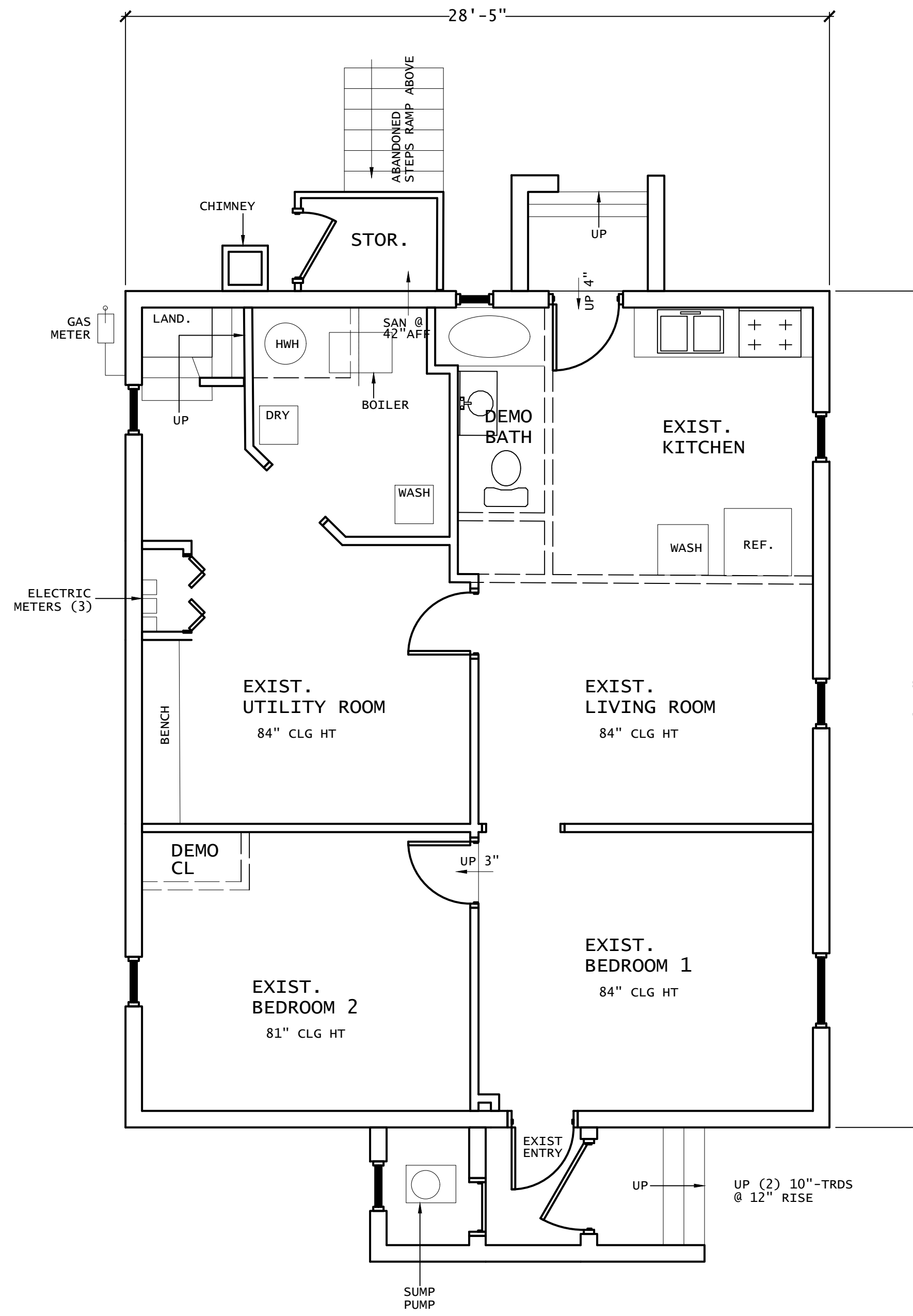
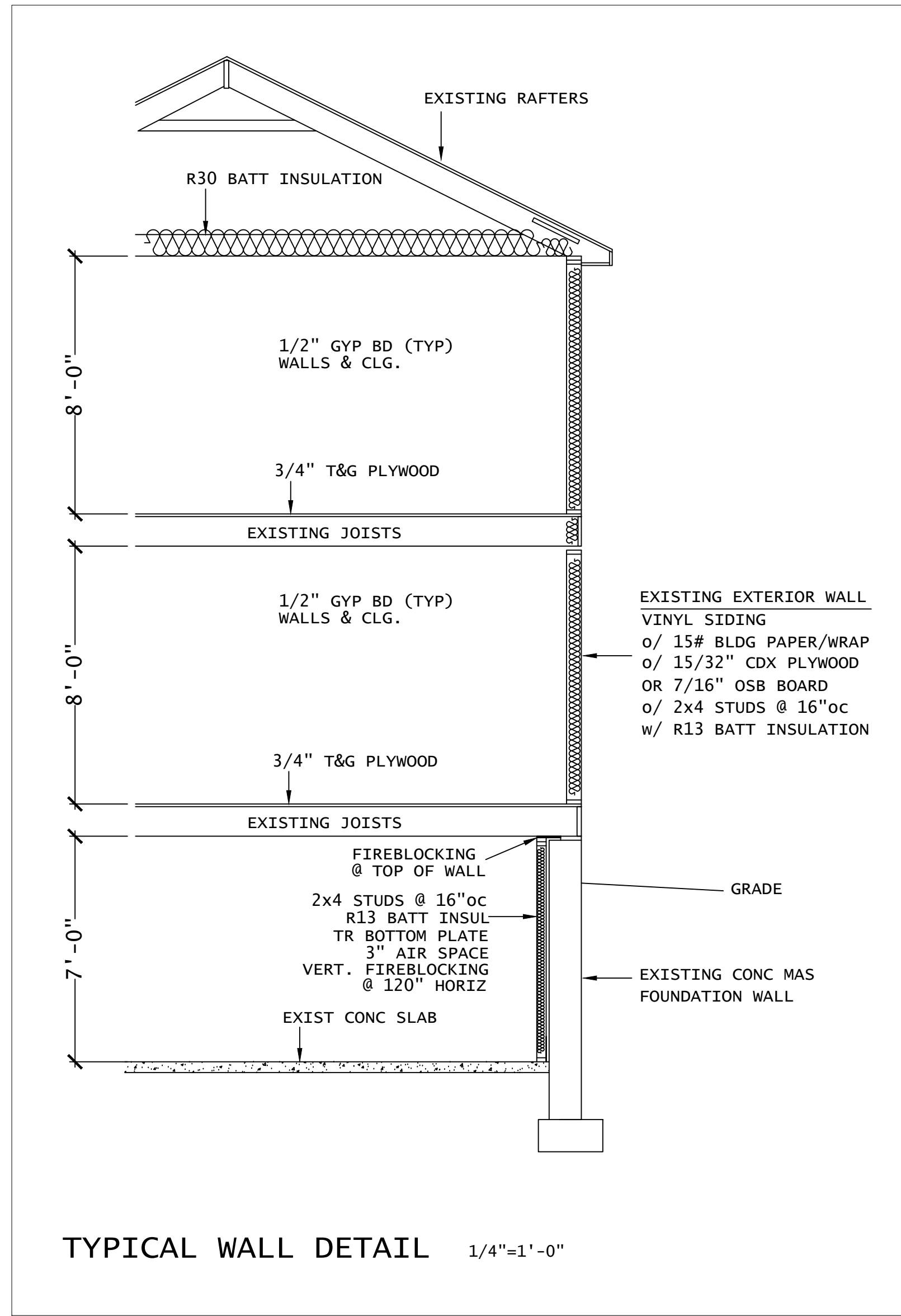


KEVIN C ROY ARCHITECT LLC
 685 Avon Drive East suite 2, East Windsor, NJ 08520
 732-620-8642 kroy@oplimum.net STATE OF NJ RA14415

RESIDENCE RECONSTRUCTION BLOCK LOT
 264 GIRARD LANE, SOMERSET, NJ
 DATE OF ISSUE : FEBRUARY 26, 2024

1 OF 2
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DATE	REVISION



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