GENERAL AND PROCEDURE

GEN-1: Contractor is responsible for all the requirements in the latest revision of the New Jersey Uniform Construction Code, the 2006 International Residential Code - New Jersey Edition, and all local codes and ordinances. All construction work shall comply with the governing codes as administered by the New Jersey Department of Community Affairs Division of Codes and Standards and by the local building officials, and those codes shall be considered part of these construction documents.

GEN-2: Contractor shall investigate the site and verify all dimensions and conditions. Contractor to notify architect of any discrepancies prior to proceeding with the work or if any discrepancies are uncovered during the course of the work.

GEN-3: Contractor shall provide all equipment, labor, and materials necessary for the proper execution and completion of the work.

GEN-4: All work to be performed in conformance with the best industry standards, in conformance with all codes, and as per manufacturer's recommended methods. All materials to be new and undamaged.

GEN-5: All work is subject to final acceptance and approval by the owner.

GEN-6: These drawings are to be interpreted as a means of conveying the scope and intent of the work without giving every minor detail. They are intended as a guide - the work is not limited to that shown for a complete job that is finished and ready for occupancy. The architect will not be held responsible for items not shown hereon, or where the construction deviates from these drawing or written recommendations.

GEN-7: Deviations from these drawings approved over the phone or in person by the architect, or anyone under the direction of the architect, shall not be deemed official and binding without the architect's accompanying written certification allowing the deviation from the original certified plans.

GEN-8: These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form, as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Kenneth J. Fox, AIA.

GEN-9: These plans and specifications are an instrument of service to the client for use at only the project specified on the drawings. They are the property of the architect and that ownership is not transferred to the client during, or after the project.

GEN-10: Each contractor and subcontractor to be registered as a Home Improvement Contractor for the State of New Jersey under the Bureau of Homeowner Protection Registered Home Builders and the New Home Warranty Program.

GEN-11: Each contractor and subcontractor shall not commence work under this contract until they have provided proof of insurance of such character, and in such amounts, as will provide adequate protection for the owner, the architect, the members thereof, and their successors, all agents, officers and servants of the owner, and the contractor and subcontractor against all claims, liabilities, damages and accidents. Such insurance shall remain in force throughout the life of this contract.

GEN-12: All work performed as a part of this contract is to be guaranteed by the contractor and/or subcontractor to be free from defects on material and workmanship for a period of one (1) year from the date of completion of the work. The contractor and/or subcontractor agrees to return to the job and make repairs and/or replacement to such defects at no cost to the owner.

GEN-13: Details and dimensions, shown in any plan, elevation, or section, apply to all similar plans, elevations, or sections unless otherwise noted.

GEN-14: These drawings are not to be scaled. Written dimensions supercede all scaled references.

GEN-15: The specification on the T1 and T2 title sheets represent the minimum standards allowed by code. Any higher, or more stringent, requirement or reference within this set of drawings supercedes the standard notes on sheets T1 and T2.

TESTS AND INSPECTIONS:

TST-1: Wherever drawings state to be "Certified", test reports conducted by an approved testing agency shall be provided to the architect at the expense of the owner.

TST-2: Where alternative construction to certified construction drawings is installed, certification shall be provided to the building official. This certification is to be performed by the architect, or other approved testing agency, and shall be at the expense of the contractor unless otherwise agreed to in writing.

TST-3: Contractor is required to schedule and be present for all required inspections by the municipality, county, state, and utilities as necessary until the Certificate of Occupancy is given to the owner.

MINIMUM CRITERIA:

CRT-1: If exterior walls are 5' or less from the property line, or to other buildings, then the exterior wall is to be constructed with a one-hour fire rating with exposure from both sides.

CRT-2: Openings are not allowed in an exterior wall that is less than 3' from the property line, or to other buildings. Between 3' and 5', the maximum area allow for openings shall be 25% of the wall area (those openings are not required to be fire rated). Beyond 5' there are no restrictions.

CRT-3: All habitable rooms shall have an aggregate glazing are of not less than 8% of the floor area of the room. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

CRT-4: Bathrooms to be provided with natural or mechanical ventilation. Ventilation air to be vented directly to the outside.

CRT-5: Every dwelling unit shall have at least one habitable room with not less than 120 square feet of gross floor area. Other habitable rooms shall have a floor area of not less than 70 square feet.

CRT-6: All habitable rooms shall not be less than 7'-0" in any horizontal direction. Areas with a sloped ceiling less than 5'-0" high or flat ceiling less than 7' high shall not be considered as contributing to the minimum required area of the habitable room.

CRT-7: Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms, and basements shall have a minimum ceiling height of 7'-0" measured from the finished floor to the lowest projection from the ceiling.

CRT-8: Beams and girders spaced not less than 4'-0" on-center may project not more than 6" below the required ceiling height.

CRT-9: Ceilings in basements without habitable spaces may project down to 6'-8" above the finished floor. Beams, girders, ducts, and other obstructions may project down to 6'-4" above the finished floor.

CRT-10: For rooms with sloped ceilings, at least 50% of the required floor area of the room must have a ceiling height of at least 7'-0" and no portion of the required floor area may have a ceiling height less than 5'-0".

CRT-11: Bathrooms shall have a minimum height of 6'-8" over and at the front clearance area of fixtures. A shower or tub with a showerhead shall have 6'-8" high minimum ceiling height in a minimum area of 30"x30" at the showerhead. Minimum height in rest of tub/shower to be 6'-0".

CRT-12: Doors into habitable spaces shall be a minimum of 2'-8" wide. These spaces include living spaces (living rooms, family rooms, dining rooms, etc…), kitchens, and bedrooms. These spaces do not include bathrooms, closets, pantries, basements, or laundry rooms.

DEMOLITION AND RECYCLING:

DEM-1: All demolition and construction debris must be removed from the site to the appropriate recycling and/or disposal facility.

DEM-2: To qualify for an exemption to the above rule regarding class B recyclables (concrete, brick and block) the NJDEP, the host county and the host municipality must be provided with written notification of the activity as per N.J.A.C. 7:26A 1.4(b)5. The NJDEP notification should be sent to: State of New Jersey, Department of Environmental Protection, Division of Solid and Hazardous Waste, CN 414, Trenton, NJ 08625-0414.

DEM-3: To be considered for exemption the following criteria must be met: 1. The material being used for clean fill is generated at the site. Materials may not be imported from other locations. 2. The material is not contaminated from exposure to chemicals from industrial processes or exposure to other contaminants. 3. The clean fill is not mixed with other materials such as wood, glass, plastic, etc... 4. The material is processed to reduce its size so as to minimize voids in the fill.

FOOTINGS:

FTG-1: Soil has not been investigated at this time. Allowable bearing capacity of 2,000 PSF has been assumed for the structural design. Soil bearing capacity may be confirmed by the contractor/owner by means of an approved soil bearing test and furnished to the architect prior to construction if higher bearing values are desired.

FTG-2: If a hydrostatic pressure condition exists, or if the ground water table can rise to within 6" of the ground level, or if surface water does not readily drain from the site, then notify architect.

FTG-3: Minimum compressive strength for concrete footings to be 2,500 PSI.

FTG-4: Bottom of all footings to be a minimum of 3'-6" below finished grade. See details in this set of drawings for required footing sizes.

FTG-5: All footings shall bear on undisturbed virgin soil that does not contain any organic material. Or provide laboratory controlled compacted granular fill compacted to minimum 95% dry density capable of sustaining a load of at least 2,000 PSF.

FTG-6: The top surface of footings to be level. The bottom surface shall not have a slope exceeding one unit vertical in ten units horizontal (10%). Footings shall be stepped where it is necessary to change the elevation of the top surface, or where the slope of the bottom surface will exceed the 10% allowed.

FTG-7: Provide 4" minimum perforated PVC perimeter drain, to outfall or sump, in a bed of stone so that the invert of the pipe is not higher than the floor elevation. Bed of stone to extend a minimum 6" around drain. Cover with approved filter membrane material to prevent silt penetration. See provided details in this set of drawings.

EXCAVATION AND BACKFILLING:

EXV-1: The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, and large rocks. The backfill shall be placed in 12" maximum lifts and compacted in a manner that does not damage the foundation, the waterproofing, or the dampproofing material.

EXV-2: The ground immediately adjacent to the foundation shall be sloped away from the building at a minimum slope of 6" within the first 10 feet measured perpendicular to the face of the wall, or an approved alternate method of diverting water away from the foundation shall be used. Consideration shall be given to possible additional settlement of the backfill when establishing the final ground level adjacent to the foundation.

EXV-3: Where expansive or collapsible soils are known to exist, a controlled method for collecting and disposing of water runoff from roofs will be provided to a minimum distance of 5' from the foundation, or to an approved drainage system.

EXV-4: In all foundation excavations of 4'-0" or greater, do not backfill until the wall has sufficient strength and the floor framing is securely in place.

MASONRY AND CONCRETE WALLS:

FDN-1: See details in this set of drawings for the required construction, width, and reinforcing required for all masonry and concrete walls.

FDN-2: Minimum compressive strength for concrete foundation walls to be 3,000 PSI.

FDN-3: All block cores containing reinforcing bars in masonry walls to be filled solid with concrete. Provide horizontal joint reinforcement at a minimum of every other block course.

FDN-4: Fill all block cores solid under the bearing of beams, girders, or other concentrated loads.

FDN-5: Foundation walls shall extend a minimum of 6" above the finished adjacent grade (4" minimum where masonry veneer is used).

FDN-6: Dampproofing shall be installed on walls from top of footing to above ground level where no hydrostatic pressure conditions exist. Prepare wall surface by filling all voids with bituminous material. Masonry walls to be parged with minimum 3/8" portland cement mortar - cove at the footing. Dampproofing shall consist of a bituminous material, 3 pounds per square yard of acrylic modified cement, 1/8" coat of surface-bonding mortar, or other materials approved for waterproofing.

FDN-7: If ICF walls, or other engineered foundation wall systems are to be utilized, then the manufacturer of the wall system is to provide signed and sealed engineering drawings to be used for permits and construction. Those documents will supercede any layouts, notes, or details within this set of drawings.

FDN-8: Wood sill plates to be treated lumber. Minimum sill plate size is 2x4 nominal lumber. Between sill plate and foundation wall is to be a foam or fiberglass sill sealer and a copper termite shield.

FDN-9: Sill plates shall be bolted to the foundation wall with minimum 1/2" diameter bolts with a minimum secure embedment into the foundation wall of 7". Bolts to be spaced a maximum of 6'-0" on-center There are to be a minimum of two bolts per plate section with one bolt located not more than 12", or less than 7 bolt diameters, from each end of the plate section. A nut and washer shall be tightened on each bolt of the plate.

FDN-10: Alternate to standard J-type anchor bolts are Simpson Strong-Tie 1/2"x8" Titen HD bolts (THD50800H). Bolts to be installed at same locations and spacing as typical J-type anchor bolts.

FDN-11: Alternate foundation anchorage can be provided as long as those anchors are spaced as required to provide equivalent anchorage to the typical 1/2" diameter anchor bolts. Provide architect and building official with documentation, specifications, and calculations for desired foundation anchorage alternative.

FDN-12: If double sill plates are used, then the plates are to lap so that joints in the opposing plates have a minimum offset of 2'-0".

FDN-13: If other anchorage means than 1/2" diameter anchor bolts are to be utilized, then that anchorage shall be spaced as required to provide equivalent anchorage to the 1/2" diameter anchor bolts.

FDN-14: Copper termite shields and fiberglass sill sealer to be installed between top of foundation wall and treated sill plates to be bolted to foundation.

CONCRETE SLABS:

SLB-1: The area to accept concrete slabs to have all vegetation, top soil, and foreign material removed. All fill material to be free of vegetation and foreign material. Fill to be compacted to assure uniform support for the slab. Except where approved, fill depths shall not exceed 24" for clean sand or gravel, and 8" for earth.

SLB-2: Concrete slabs on ground, for basements or living areas, shall be a minimum of 4" thick. Minimum compressive strength for basements or living area concrete slabs to be 2,500 PSI.

SLB-3: Concrete slabs on ground, for garages and porches, shall be a minimum of 4" thick. Minimum compressive strength for garage and porch concrete slabs to be 3,500 PSI. Garage and porch concrete slabs to be air-entrained. Total air content (percent by volume of concrete) to be between 5% and 7%.

SLB-4: Slab to be reinforced with welded wire mesh with joints lapped not less than one full mesh. Tie overlapping pieces together with snap-ties at 18" on-center. Mesh to be supported to remain in place from the center to upper one-third of the slab during concrete placement.

SLB-5: Base course under slabs to be minimum 4" thick clean graded sand, gravel, crushed stone, or blast furnace slag passing a 2" sieve.

SLB-6: A 6 mil polyethylene vapor retarder with joints lapped not less than 6" shall be placed between the slab and the base course.

SLB-7: Crawlspace vermin slabs to be a minimum of 2" thick unreinforced 2,500 PSI concrete installed on top of vapor retarder (as noted above) on top of 4" base course (as noted above). Top of slab to be a minimum of 2'-0" below underside of floor framing.

GENERAL FRAMING:

FRM-1: Framing lumber (studs, joists, girders, rafters, plates, sills, headers, trimmers, ridges, valleys, tail beams, etc…) shall be douglas fir #2 or better, extreme fiber in bending 1,450 PSI, modulus of elasticity 1,600,000 PSI.

FRM-2: All blocking to be a minimum of utility grade lumber.

FRM-3: Fire-retardant treated lumber and structural panels to be labeled by an approved agency.

FRM-4: Wood structural panel sheathing is to be identified by a grade mark of certificate inspection issued by an approving agency. This mark shall include the span rating of the panel and all panels shall have a minimum rating of 32/16 for 16" on-center uses and 48/24 for 24" on-center uses.

FRM-5: Provide 2" deep minimum bearing for all wood members supported on wood or metal and 3" deep minimum bearing for all wood members supported on masonry or concrete.

FRM-6: Notches in joists, rafters, and beams shall not exceed one-sixth of the depth of the member, and shall not be longer than one-third of the depth of the member, and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member.

FRM-7: Holes in joists, rafter, and beams shall not be larger than one-third the depth of the member. Holes shall not be closer than 2" to the top or bottom of the member, or to any other hole or notch, located in the member.

FRM-8: Provide 1/2" clear space at top, end, and sides of wood beams and girders entering masonry or concrete walls.

FRM-9: All wood structural members framing into masonry shall be cut to a bevel of 3 inches in depth and shall project not more than 4 inches into the wall.

FRM-10: Screws can be substituted for nails as fasteners for securing wood structural panels or gypsum wall panels to framing members. Screws shall be sufficiently long to penetrate wood framing at least 5/8".

FRM-11: All framing anchors (beam hangers, joist hangers, rafter tie-downs, etc…) to be galvanized metal and secured with galvanized nails as specified by the manufacturer of the hanger.

FRM-12: All wood decks and porches to be secured to main structure with a joist ledger. Copper flashing is to be provided between ledger and wall. See details within this set of drawings.

FRM-13: All wood framing members, including wood sheathing, which rest on exterior foundation walls, or in direct contact with masonry, shall be of approved naturally durable or preservative treated wood (ACQ).

FRM-14: All metals, including framing anchors, used on treated lumber to be compatible with treatment chemical used. Use stainless steel, hot-dipped galvanized steel, or copper. Do not use aluminum or electroplated galvanized steel.

FRM-15: All fasteners used in conjunction with framing anchors to be made of the same material as the framing anchors.

MINIMUM FASTENERS:

FST-1: Joist to sill or girder: (3)-8d toe nails.

FST-2: Bottom plate to joist or blocking: 16d face nails at 16" on-center.

FST-3: Top or bottom plate to stud: (2)-16d end nails.

FST-4: Stud to bottom plate: (3)-8d toe nails, or (2)-16d toe nails.

FST-5: Double studs: 10d face nails at 24" on-center.

FST-6: Double top plates: 10d face nails at 24" on-center.

FST-7: Bottom plate to joist or blocking at braced wall panels: (3)-16d at 16" on-center.

FST-8: Double top plates, minimum 24" offset of end joints, in lapped area: (8)-16d face nails.

FST-9: Blocking between joists or rafters to top plate: (3)-8d toe nails.

FST-10: Rim joist to top plate: 8d toe nails at 6" on-center.

FST-11: Top plates, laps at corners and intersections: (2)-10d face nails.

FST-12: Built-up header, two pieces with 1/2" spacer: 16d at 16" on-center along each edge.

FST-13: Continued header, two pieces: 16d at 16" on-center along each edge.

FST-14: Ceiling joists to plate: (3)-8d toe nails.

FST-15: Continuous header to stud: (4)-8d toe nails.

FST-16: Ceiling joists, laps over partitions: (3)-10d face nails.

FST-17: Ceiling joists, to parallel rafters: (3)-10d face nails.

FST-18: Rafter to plate: (2)-16d toe nails.

FST-19: Built-up corner studs: 10D at 24" on-center.

FST-20: Built-up girders and beams, 2" nominal lumber layers: 10d at 32" on-center at top and bottom staggered with two nails at ends and at each splice.

FST-21: Roof rafters to ridge, valley, or hip rafters: (4)-16d toe nails and (3)-16d face nails.

FST-22: Rafter ties to rafters: (3)-8d face nails.

FST-23: Collar ties to rafter: (3)-10d face nails.

FST-24: 1/2" nominal wood sheathing or subfloor to floor or wall framing: 6d common nails at 6" on-center at edges and 12" on-center at intermediate supports.

FST-25: 1/2" nominal wood sheathing to roof framing: 8d common nails at 6" on-center at edges and 12" on-center at intermediate supports.

FST-26: 3/4" nominal wood sheathing or subfloor to floor, wall, or roof framing: 8d common nails at 6" on-center at edges and 12" on-center at intermediate supports.

FST-27: 1/2" nominal gypsum sheathing vertically applied to wall framing: 6d common nails, or 1.25" Type W or S screws, at 4" on-center at edges and 8" on-center at intermediate supports.

STANDARD HANGERS

HNG-1: Deck post base: Simpson Strong-Tie PB series, or equal.

HNG-2: Deck post to deck beam: Simpson Strong-Tie BCS or PC series, or equal.

HNG-3: Deck joist to deck beam: Simpson Strong-Tie H1 series, or equal.

HNG-4: Deck railing post to deck connector: Simpson Strong-Tie HD2A, or equal - installed horizontally.

HNG-5: Lally column to beam: Simpson Strong-Tie LCC series, or equal.

HNG-6: Wood beam to wood post: Simpson Strong-Tie CC series, or equal.

HNG-7: Face-mounted beam to masonry connector: Simpson Strong-Tie HU series, or equal.

HNG-8: Face-mounted beam to masonry heavy-duty connector: Simpson Strong-Tie HGUM series, or equal.

HNG-9: Face-mounted solid-sawn joist hangers: Simpson Strong-Tie LUS or HUS series, or equal.

HNG-10: Top-mounted solid-sawn joist hangers: Simpson Strong-Tie LB series, or equal.

HNG-11: Face-mounted I-joist hangers: Simpson Strong-Tie IUS series, or equal.

HNG-12: Top-mounted I-joist hangers: Simpson Strong-Tie ITS series, or equal.

HNG-13: Composite beam face-mounted hangers: Simpson Strong-Tie HHUS series, or equal.

HNG-14: Composite beam top-mounted hangers: Simpson Strong-Tie HB series, or equal.

HNG-15: Composite beam top-mounted heavy-duty hangers: Simpson Strong-Tie HGLTV series, or equal.

HNG-16: Glulam beam face-mounted connectors: Simpson Strong-Tie HGUS series, or equal.

HNG-17: Glulam beam top-mounted connectors: Simpson Strong-Tie HGB series, or equal.

HNG-18: Rafter to wall plate tie-down: Simpson Strong-Tie H2.5A, or equal.

HNG-19: Hip ridge connectors: Simpson Strong-Tie HRC series, or equal.

HNG-20: Hip corner plates: Simpson Strong-Tie HCP series, or equal.

HNG-21: Stud shoe pipe protectors: Simpson Strong-Tie SS series, or equal.

HNG-22: Nail-stop wire protectors: Simpson Strong-Tie NS or NSP series, or equal.

ENGINEERED LUMBER:

ENG-1: All structural panels, LVL's and I-joists designated throughout this set of drawings are based upon standard American Plywood Association (APA) design standards and characteristics.

ENG-2: All engineered lumber in this set of drawings is generically specified so that contractor can select the manufacturer.

ENG-3: Any product manufacturer that carries the APA stamp of testing and approval shall be deemed fully adequate for the application detailed herein. No proprietary comparisons are required.

ENG-4: Sizing of members shall be as per the notes on the drawings including product thickness/depth, as well as test rating specifications (PRI, PRL, etc...)

ENG-5: Holes and notches are prohibited in trusses, structural composite lumber, structural glue-laminated members, and I-Joists except where specifically permitted by the manufacturer's recommendations or engineers.

ENG-6: All products are to be stored and installed in strict accordance with the recommendations of the APA. No damaged members shall be used in this construction.

ENG-7: All engineered wood beams to be installed 1/4" lower than adjacent conventional 2x framing members.

STRUCTURAL STEEL:

STL-1: All steel members shall be painted with a rust inhibitive primer. This includes the inside and outside surfaces of hollow steel columns.

STL-2: All steel beams to be installed 1/4" lower than adjacent conventional 2x framing members.

FLOORS:

FLR-1: Set all normal joists with camber up.

FLR-2: For dimensional lumber joists, provide bridging of joists of not less than one row for every eight feet of span.

FLR-3: Double all joists located under parallel partition walls. Joists can be separated to allow piping or vents to extend up into wall if double joists are full depth solid blocked with lumber not less than 2" in nominal thickness spaced not more than 4' on-center.

FLR-4: Floor joists framing from opposite sides over a bearing wall support shall lap a minimum of 3" and shall be nailed together with minimum three 10d face nails.

FLR-5: Floor joists at the perimeter are to be supported laterally by a full-depth rim joist same depth as the joists. If no rim joist is possible, then full-depth solid blocking between joists of not less than 2" nominal thickness shall be provided.

FLR-6: Wood structural panels to be attached to floor framing with 6d deformed nails or 8d common nails at 6" on-center at edges of panel, and 12" on-center at intermediate supports.

FLR-7: Where there is usable space above and below the concealed space of a floor/ceiling assembly, draftstopping shall be installed to limit the open spaces to a maximum of 1,000 square feet. This also applies to where ceilings are suspended under the floor framing and where the floor framing is constructed of truss-type open-web or perforated members.

FLR-8: Openings in floors to be framed with double-member flush beams shall be same depth as floor joists unless otherwise noted in this set of drawings.

WALL CONSTRUCTION:

WAL-1: Compressible floor-covering materials shall not extend beneath walls, partitions, or columns.

WAL-2: Walls to be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24". End joints do not have to occur above studs. Top plate shall be 2" nominal thick with a width at least equal to the width of the studs.

WAL-3: Where joists, trusses, or rafters are spaced more than 16" on-center and the bearing studs below are spaced 24" on-center, such members above shall bear within 5" of the studs underneath. The 5" spacing requirement does not apply if the top plates are (2)-2x6, or if a third plate is installed, or if solid blocking equal in size to the studs is installed to reinforce the double top plate.

WAL-4: Studs shall have full bearing on 2" nominal thick bottom plate with a width at least equal to the width of the studs.

WAL-5: All interior walls to be constructed, framed, and fireblocked same as exterior walls.

WAL-6: Studs in exterior or bearing walls may be cut or notched to a depth not exceeding 25% of its width. Studs in non-bearing partitions may be notched to a depth not exceeding 40% of its width.

WAL-7: Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60% of the stud width, the edges of the hole are no less than 5/8" to the edge of the stud, and the hole is not located in the same cross sections as a cut or notch. Studs in exterior walls or bearing partitions drilled or bored between 40% to 60% shall be doubled. No more than two successive doubled studs shall be drilled or bored.

WAL-8: Where exterior wall or bearing partition top plates are cut by more than 50% of their width, a 16 gage galvanized tie 1.5" wide shall be fastened across the opening in the plate - unless the entire side of the wall with the cut is covered by wood structural panel sheathing.

WAL-9: Provide double studs at all openings. Support headers on single liners. Support headers longer then 7'-0" on double liners on each end unless otherwise noted.

WAL-10: See header span chart for openings in exterior or bearing partitions.

WAL-11: Nonbearing walls do not require a load-bearing header. Provide a single flat 2" nominal wide by width of the wall member as a header for spans up to 8'-0" in width if the vertical distance to the parallel nailing surface is not more than 24". No cripples or blocking are required above the header.

WAL-12: Fireblocking shall be provided to cut off concealed horizontal and vertical draft openings and to provide a fire barrier between stories, and between a top story and the roof space. Use a minimum 2" nominal thickness wood member.

WAL-13: Fireblock furred-out concealed spaces at the ceiling and floor levels and at horizontal intervals not exceeding 10'.

WAL-14: Fireblock connections between vertical and horizontal spaces such as soffits, drop ceilings, and cove ceilings.

WAL-15: Fireblock concealed space between stair stringers at top and bottom of run.

WAL-16: Fireblock around chimneys and fireplaces.

WAL-17: Openings around vents, pipes, ducts, cables, and wires at ceiling and floor level to be fireblocked with an approved material to resist the free passage of flame and the products of combustion.

WAL-18: All exterior walls to function as bracing walls for the structure. Interior walls may also function as bracing walls if so noted in this set of plans.

WAL-19: Bracing at exterior walls to be wood structural panel sheathing with a thickness not less than 5/16" for 16" stud spacing (or as specified in this set of plans), and not less than 3/8" for 24" stud spacing (or as specified in this set of plans). Secure panels to studs with 6d common nails at 6" on-center at edges of panel, and 12" on-center at intermediate supports.

WAL-20: Bracing at interior walls to be gypsum board with a thickness not less than 1/2" placed on studs with a maximum spacing of 24" on-center. Secure gypsum board to studs with 1-5/8" long gypsum board nails at 7" on-center or with Type W or Type S screws, that penetrate the wood framing a minimum of 5/8", at 12" on-center.

WAL-21: Each braced wall panel to be at least 48" in length, covering a minimum of three stud spaces where the studs are spaced 16" on-center and covering a minimum of two stud spaces where the studs are spaced 24" on-center.

WAL-22: Vertical joints in panel bracing walls shall occur over, and be fastened to, common studs. Horizontal joints shall occur over, and be fastened to, common blocking of a minimum 1.5" thickness.

WAL-23: Bracing wall panels next to large openings to meet the following length requirements. For maximum openings that are 100% the height of the braced wall panel, 8' high walls require 48", 9' high walls require 54", and 10' high walls require 60". For maximum openings that are 85% the height of the braced wall panel, 8' high walls require 32", 9' high walls require 36", and 10' high walls require 40". For maximum openings that are 65% the height of the braced wall panel, 8' high walls require 24", 9' high walls require 27", and 10' high walls require 30".

DESIGN LOADS (IN #/SQ. FT.)

	LIVE	DEAD	TOTAL
All Floors (except bedrooms)	40	15	55
Bedroom Floors	30	15	45
Exterior Decks and Porches	40	15	55
Exterior Balconies	60	15	75
Stairs	40	15	55
Attics with Limited Storage	20	15	35
Attics with No Storage	10	15	25
All Roofs	30	15	45
Ground Snow Load (Pg) in #/sq. ft.			30
	fastest mile	3 sec. gust	exposure
Basic Wind Speed	76	90	B
Seismic Design - not required as per 2006 IRC R301.2.2			

ENERGY CODE INFORMATION

This project is in full conformance with the International Energy Conservation Code 2006 and the N.J.D.C.A. Bulletin # 07-2 through the use of a ResCheck energy compliance analysis that has been attached to this set of construction documents.

LIST OF ALLOWANCES

Allowance prices are not to be included in the total bid amount for the project, but are to be estimated and provided as line-item allowances separately to the owner. The prices provided shall be based upon coordinating the ultimate fit and finish requirements with the owner.

1. All wall, door, and ceiling finishes.
2. All moldings and trims are to be broken down per room and are to include, but not be limited to, crown molding, base molding, chair rails, wainscoting, window and door casings.
3. All new bathroom fixtures, vanities, and specialties.
4. All new kitchen appliances, fixtures, cabinetry, and specialties.
5. All new electrical and lighting fixtures.

CODES USED IN THIS PROJECT

- New Jersey Uniform Construction and Administrative Code
- International Residential Code, New Jersey Edition 2006
- International Mechanical Code 2006
- National Standard Plumbing Code 2006
- National Electrical Code 2005
- International Energy Conservation Code 2006
- Local Township Municipal Ordinance

BUILDING CODE INFORMATION

Construction Classification	5B
Use Group	R5
Area of Largest Floor (sq. ft.)	2,337
Total Proposed Building Area (sq. ft.)	4,513
Total Land Area Disturbed (sq. ft.)	2,800
Volume of Proposed Structure (cu. ft.)	61,150
Number of Stories	2
Height of Structure (ft.)	34.0
Water Supply	Municipal
Sanitary System	Municipal
Heating System	Propane - Radiant floors

LIST OF DRAWINGS

973 970-9355
DESIGN@FOXARCH.COM
WWW.FOXARCH.COM

Fox Architectural Design PC

546 STATE ROUTE 10 WEST, LEDGEWOOD, NEW JERSEY 07852

PROPOSED NEW RESIDENCE FOR:
PAUL & LINDA BOUSCAREN
5 OUTLOOK AVENUE
TOWNSHIP of MOUNT OLIVE (BUDD LAKE)
Block: 3405 Lot: 1 -- MORRIS COUNTY, N.J.

LIST OF STANDARD ABBREVIATIONS USED WITHIN THIS SET OF DRAWINGS:

A.C.T.	Acoustical Clg. Tile	EQUIP.	Equipment	LEN.	Length	REM.	Remove
A.F.F.	Above Finish Floor	EXIST.	Existing	L.P.	Low Point	R.O.	Rough Opening
ALUM.	Aluminum	EXP.	Expansion	MAS.	Masonry	SAN.	Sanitary
B.C.	Bottom of Curb	EXT.	Exterior	MAX.	Maximum	SCHED.	Schedule
BLDG.	Building	FFL.	Finish Floor Line	MECH.	Mechanical	S.D.	Smoke Detector
BLK'G.	Blocking	FIN.	Finish	MFGR.	Manufacturer	S.F.	Square Feet
BOTT.	Bottom	FNDN.	Foundation	MIN.	Minimum	SIM.	Similar
BRG.	Bearing	F.R.	Fire Rated	MLDG.	Molding	SPEC.	Specification
BRK.	Break	FT.	Feet	M.O.	Masonry Opening	SQ.	Square
CANT.	Cantilevered	FTG.	Footing	M.R.	Moisture Resistant	S.S.	Stainless Steel
C.J.	Construction Joint	G.C.	General Contractor	MTL.	Metal	STL.	Steel
CLG.	Ceiling	GFI	Ground Fault Interrupter	N.I.C.	Not in Contract	T.C.	Top of Curb
CLR.	Clear	GYP. BD.	Gypsum Board	N.T.S.	Not to Scale	TEMP.	Tempered
C.M.	Carbon Monoxide	H.	High	O.C.	On Center	THK.	Thick
C.M.U.	Concrete Masonry Unit	HDWD.	Hardwood	O.D.	Outside Dimension	T.O.M.	Top of Masonry
C.O.	Clean Out	HDWR.	Hardware	OPG.	Opening	T.O.S.	Top of Steel
COL.	Column	H.M.	Hollow Metal	PART.	Partition	TYP.	Typical
CONC.	Concrete	HOR.	Horizontal	PERF.	Perforated	U.O.N.	Unless Otherwise Noted
CONT.	Continuous	H.P.	High Point	PLUMB.	Plumbing	V.B.	Vapor Barrier
CONTR.	Contractor	HT.	Height	PLYWD.	Plywood	V.C.T.	Vinyl Composition Tile
CRPT.	Carpet	I.D.	Inside Dimension	POLY.	Polyethylene	VERT.	Vertical
C.T.	Ceramic Tile	INSUL.	Insulation	P.S.F.	Pounds Per Square Foot	V.I.F.	Verify in Field
DIA.	Diameter	INT.	Interior	P.T.	ACQ Treated	V.T.R.	Vent Through Roof
DIM.	Dimension	INTER.	Intermediate	RECPT.	Receptacle	W.	Wide
DWG'S.	Drawings	JNT.	Joint	R.D.	Roof Drain	W/	With
ELEC.	Electrical	L.	Long	REINF.	Reinforcing	WD.	Wood
EQ.	Equal	LAM. PL.	Laminated Plastic	RELOC.	Relocate	W.W.M.	Welded Wire Mesh

REV.	BY	DATE	DESCRIPTION

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TITLE, CODES, AND NOTES SHEET

NEW RESIDENCE FOR:
PAUL & LINDA BOUSCAREN
5 OUTLOOK AVENUE
TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY, NEW JERSEY

JOB NO. 08078
DATE: 8-28-08
DRAWN: sb
SCALE: AS NOTED

THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED BY ARCHITECT OF RECORD

KENNETH J. FOX, AIA PP
N.J. AI-09263

SHEET T1 1 OF 9

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