

GENERAL NOTES FOR CONSTRUCTION

- The Architect shall not be in charge of or responsible for the construction methods, techniques, sequences, procedures, or for safety precautions in connection with the construction work or the acts or omissions of the Contractor, Subcontractor, Owner or any other person performing any work, or failure of anyone to carry out the work in accordance with the Codes. Also, the Architect is not responsible for site conditions. Prior to bidding or construction, the Contractor shall be responsible to verify all dimensions on these drawings and field conditions and notify the Architect of any discrepancies.
- All exterior footings shall be a minimum of 30" deep from finished grade and shall bear on virgin, undisturbed soil of a minimum of 2500 P.S.F. If a water condition or soil condition other than firm granular soil is encountered, the Contractor shall inform the Architect prior to proceeding with construction in order that the footing can be redesigned.
- All concrete shall be a minimum of 3,000 psi in 28 days.
- All masonry shall conform to the requirements of ASTM C-90.
- Contractor shall install perimeter drain and sump pit with pump in order to provide a dry basement or crawl space where water conditions exist.
- All sill plates shall be a minimum of 8" above the finished grade and pressure treated with a foam seal and/or termite shield.
- Grading shall slope away from dwelling a minimum of 8" the first 8' (with allowances for settlement), then the yard shall be graded 1/4" per ft. minimum, except swales which may be graded at 1/8" per ft.
- Wood framing shall be Hem-Fir species No.2 grade or better. Studs may be stud grade. Joists shall be bridged at 8'-0" maximum center to center. All joist cuts shall be drilled a minimum of 2" clear of the top and bottom of the joists and a minimum of double the diameter of the hole from bearing points and other holes. Do not drill the center third of the joist. All holes shall be round, do not saw cut holes.
- All headers shall be 2-2x8 unless otherwise noted.
- Provide double joists under parallel partitions, edge of bathtub, spa, kitchen cabinets, etc.
- All beams, headers and lintels shall be supported by double studs unless otherwise specified by the manufacturer or architect (one jack and one full stud).
- Fire stop all kitchen cabinets and hidden spaces including stairs and other interconnections between horizontal and vertical spaces.
- Provide draft stopping (1/2" layer of gypsum wallboard) on one side of open web floor trusses or rafters in horizontal areas of 500 SF maximum and caulk around all penetrations.
- All windows shall be insulated. One window in each bedroom must have a clear sash opening of 5.7 SF (minimum clear height 24", width 20", maximum sill height of 44").
- Exterior joints around doors, windows, utility penetrations, at meeting of walls, floors and roofs shall be caulked or otherwise sealed. Contractor shall verify the following maximum air infiltration rates:
(a) Windows - 0.5 cfm per L.F. of sash crack
(c) Prehung exterior swinging doors - 1.25 cfm per SF of door area
- All roof valleys, seams and penetrations shall use metal flashing.
- ALL WORK SHALL CONFORM TO THE 2015 IRC CONSTRUCTION CODE, NJ EDITION

ELECTRIC

- All work shall be in accordance with N.E.C. latest edition and applicable codes.
- All receptacles within 6' of sinks or water fixtures, in garages or within unfinished basements shall be GFI protected. All exterior receptacles shall be water proof GFI.
- Minimum wire size 14/2 R_x-W/G.
- Existing smoke detectors are A.C. hard wired with battery backup and interconnected.
- Contractor shall install GFCI breakers for bathrooms and receptacles as noted on plans. Arc fault receptacles shall be installed for all other receptacles within living spaces of the dwelling as required by the N.E.C.
- Contractor shall provide any required cut sheets and panel schedules.

PLUMBING

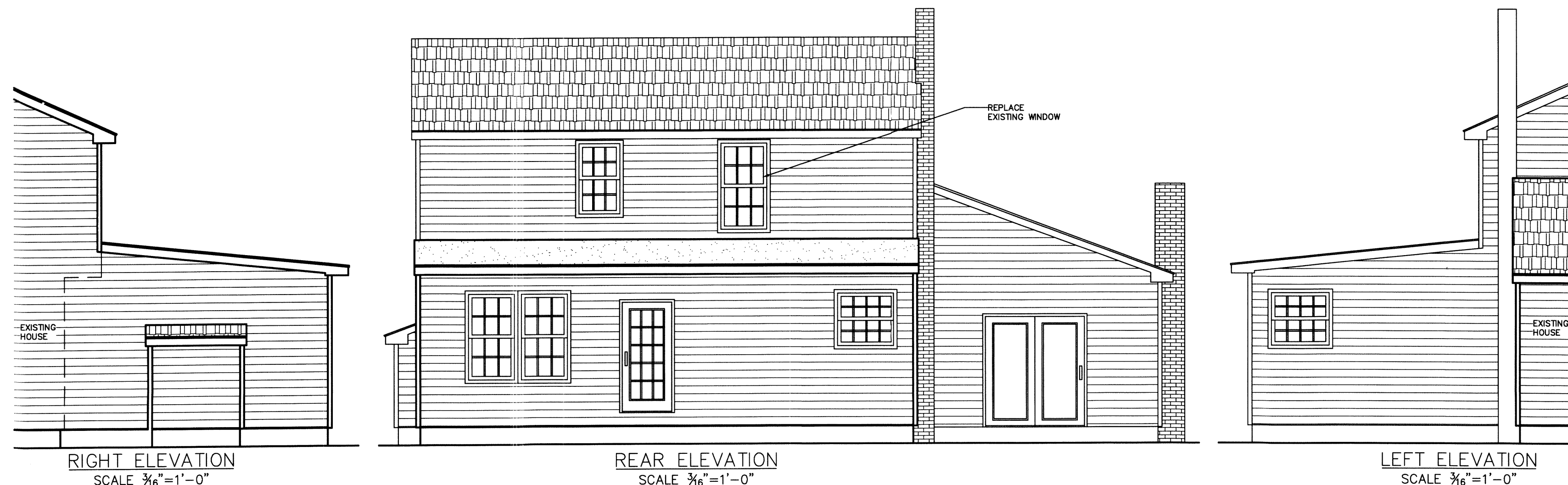
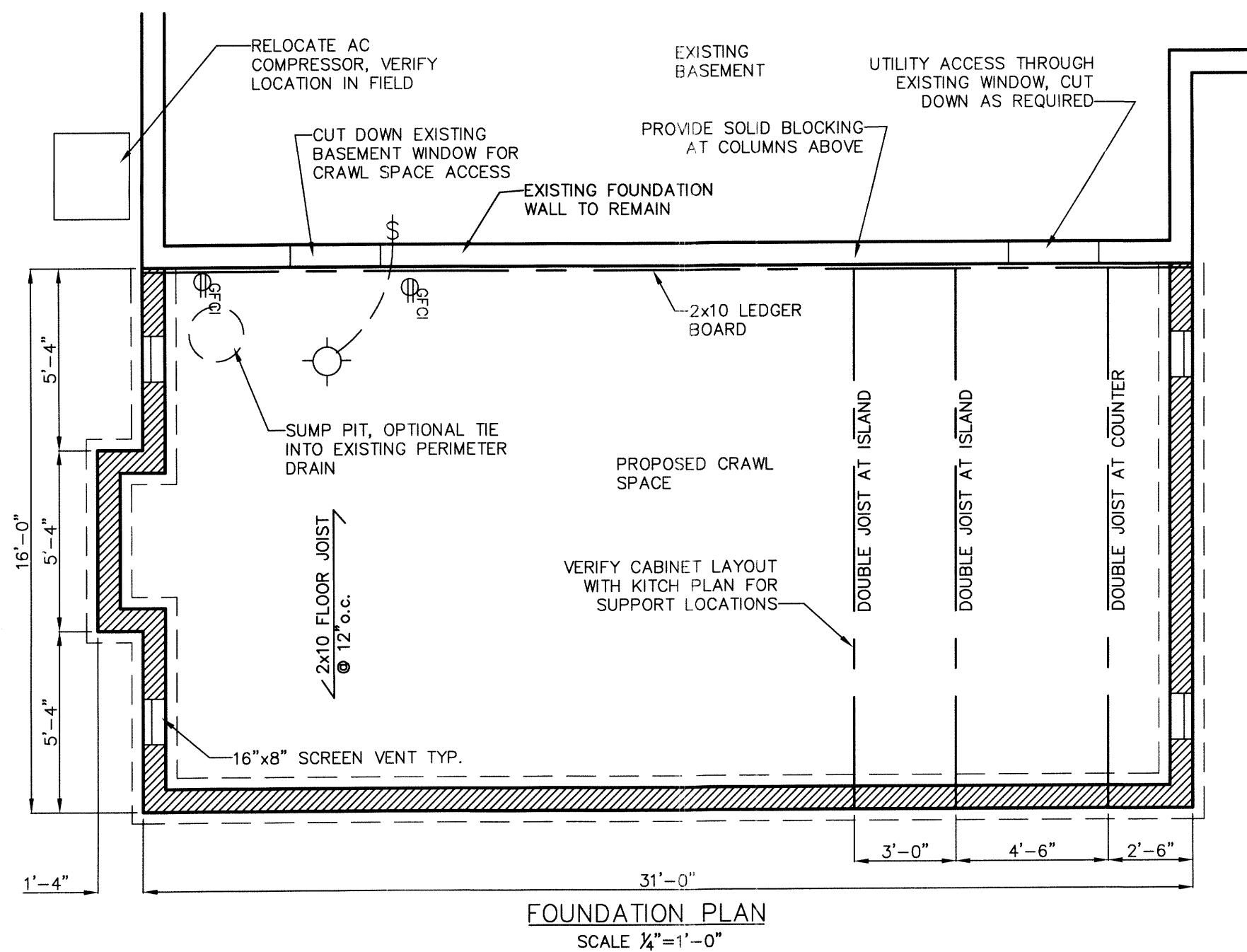
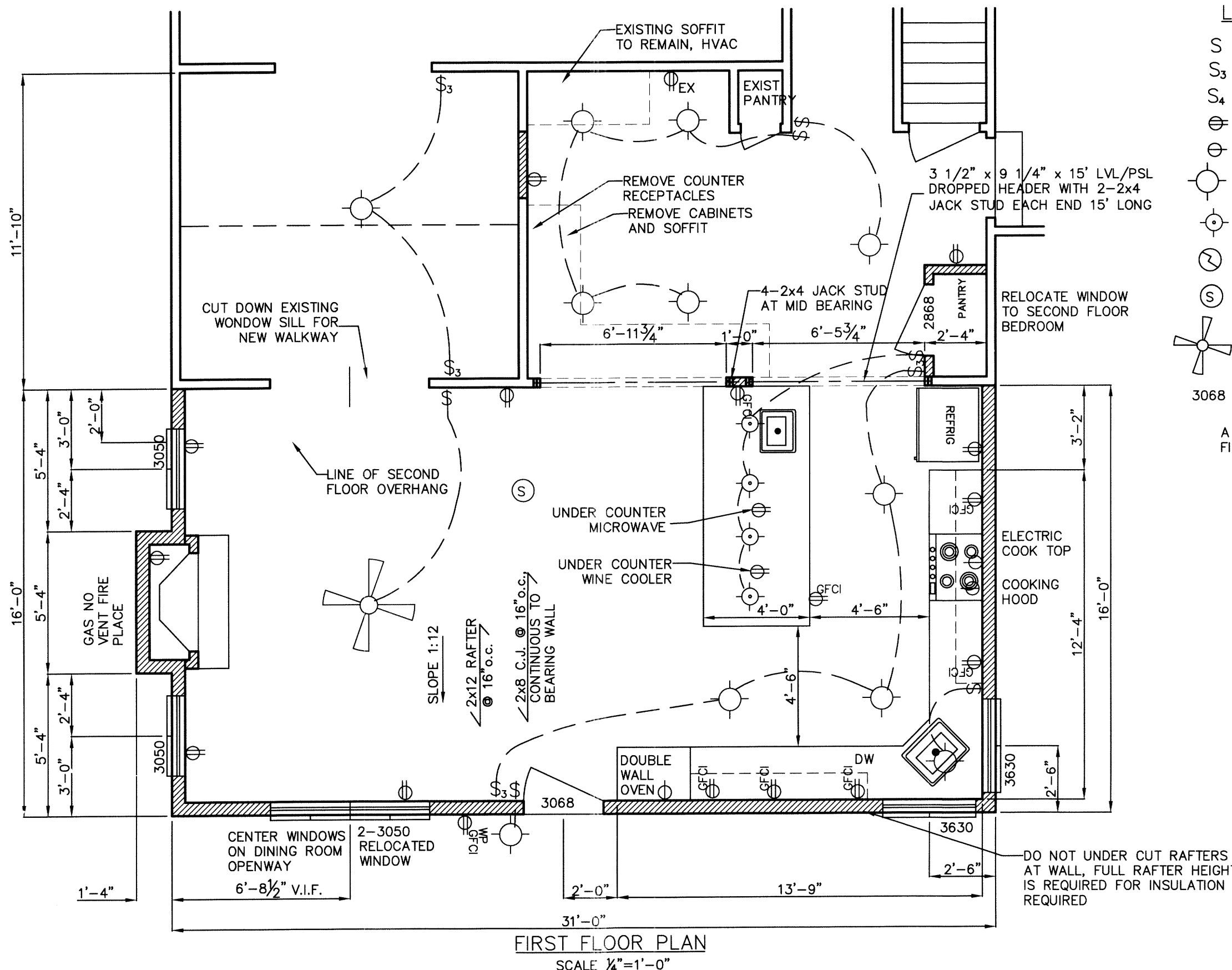
- All fixtures shall meet the energy code.
- Water lines shall be copper or CPVC; mains a minimum of 3/4", branches 1/2". All lines in unheated spaces shall be insulated. Stops shall be provided on all fixtures and risers to the second floor.
- Drains and vents shall be Abs plastic.
- Hose bibbs shall have stops and vacume breaker and shall be weather and freeze proof.
- There is no proposed gas work with this project.
- The only proposed plumbing work is to relocate the sink and dishwasher. All other plumbing work is existing.

EXTERIOR DECK AND WOOD

- All wood shall be #1200 or better. All carriage bolts, nuts, washers, lag screws shall be stainless steel. All connectors shall be stainless steel or galvanized with Vycor Deck Protector by Grace or equal.
- All wood in contact with ground shall be pressure treated to 0.40 LBS./C.F. & all other wood shall be pressure treated to 0.25 LBS./C.F. (ACQ preservative). Owner may select cedar or other naturally resistant woods in lieu of pressure treated wood.

ADDITIONAL NOTES

- These plans are to create a new country kitchen on the rear of an existing dwelling. Installing replacement windows as noted and removing the old kitchen shall be performed as noted. New wall opening shall be installed as shown on the plans.
- HVAC contractor shall extend existing HVAC into addition and provide any required cut sheets.
- Final kitchen cabinet layout may vary from the layout shown.

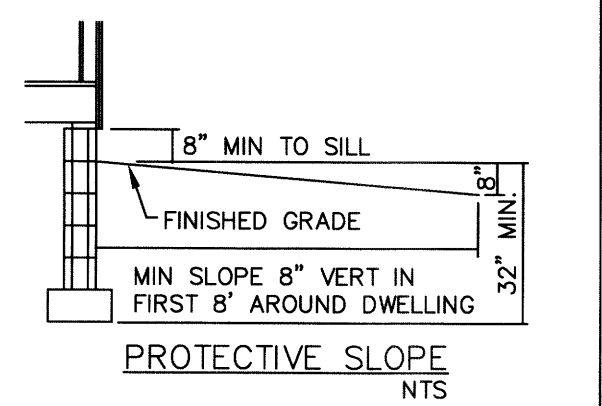
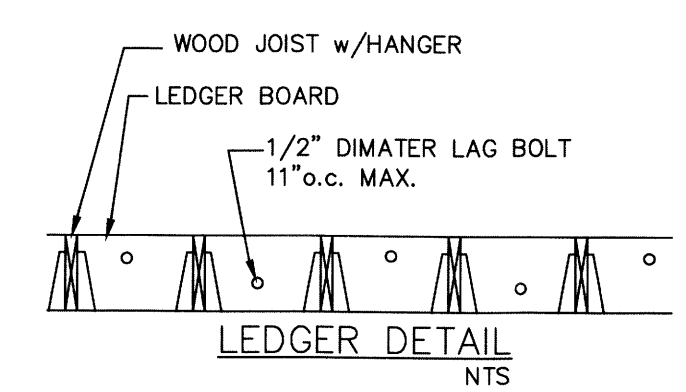
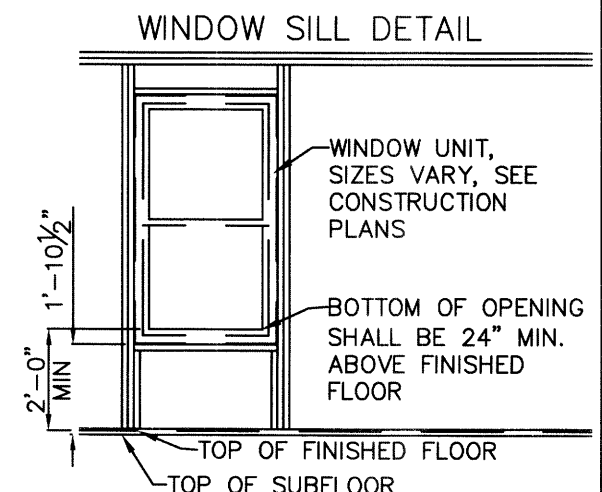
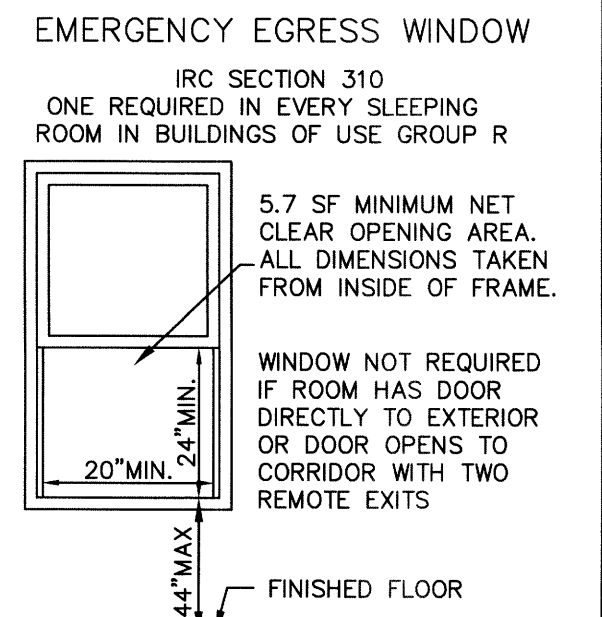
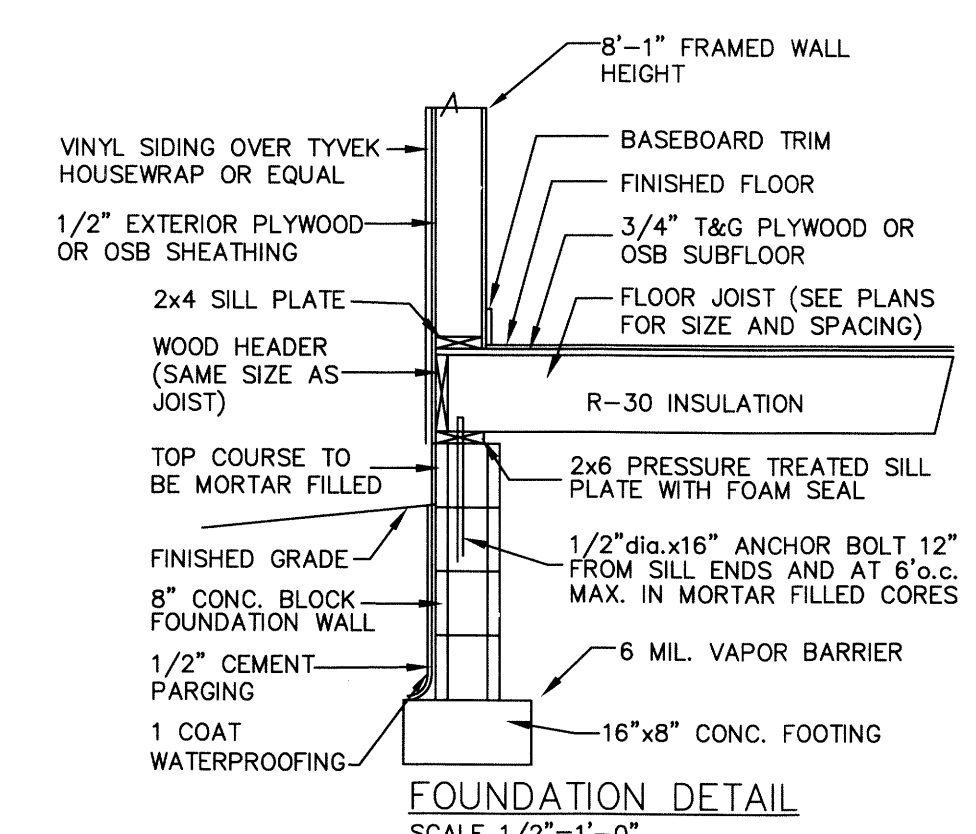
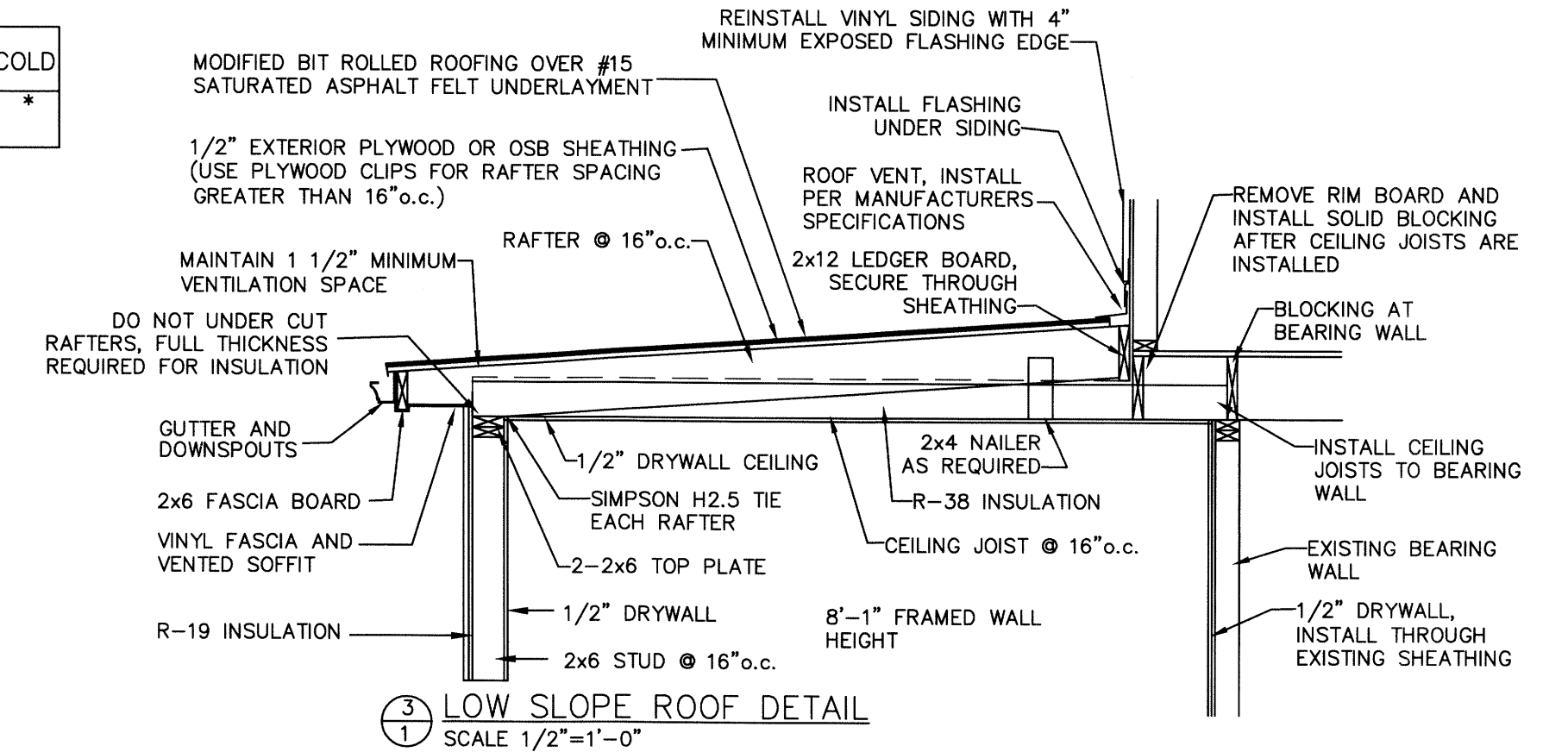
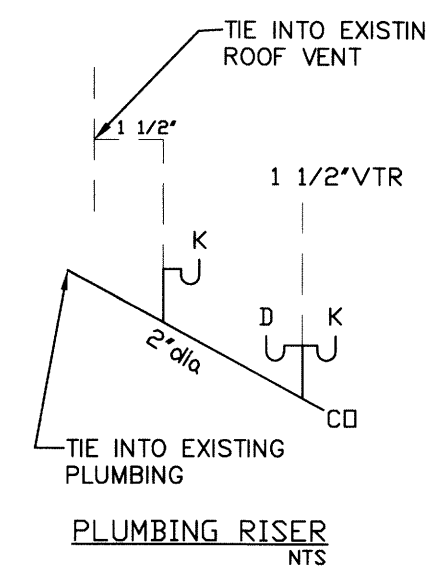


LEGEND

- S TWO WAY ELECTRICAL SWITCH
 - S₃ THREE WAY ELECTRICAL SWITCH
 - S₄ FOUR WAY ELECTRICAL SWITCH
 - ⊕ DEPLEX RECEPTACLE
 - ⊖ SIMPLEX RECEPTACLE
 - INCANDESCENT LIGHT FIXTURE
 - PENDANT LIGHT FIXTURE
 - ⊙ EXHAUST FAN VENTED TO THE OUTSIDE
 - ⊙ SMOKE DETECTOR, HARD WIRED WITH BATTERY BACK UP AND INTERCONNECTED
 - ⊙ INCANDESCENT LIGHT FIXTURE WIRED FOR CEILING FAN
 - 3068 DOOR/WINDOW SIZE (i.e. 3'-0"W x 6'-8"H)
- A MINIMUM OF 75% OF NEW LIGHT FIXTURES SHALL HAVE LED BULBS

PLUMBING LEGEND

SYMBOL	FIXTURE	TRAP SIZE	WATER SIZE	HOT	COLD
K	SINK	1 1/2"	1/2"	*	*
D	DISHWASHER	1 1/2"	1/2"	*	*



DESIGN LOADS

LIVE LOADS	
First Floor.....	40 psf
Second Floor.....	30 psf
Roof Load.....	20 psf
WIND LOADS	115 MPH

USE GROUP	R5
CLASS CONSTRUCTION	V-B
AREA ADDED	503sf
VOLUME ADDED	6,036cf

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NOTICE TO THE CONTRACTOR
PRIOR TO BIDDING AND/OR CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING AND ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

REVISION	DATE	MADE BY	APPROVED
ADDITION TO DWELLING			
prepared for PREMIER BUILDERS Steve & Tracy Smith 4 Shannon Court Voorhees, NJ 08043			
LONG ARCHITECTURAL SERVICES, Inc.			DATE 12-13-17
			SCALE SHOWN
			DRAWN BY WHM
			JOB NO. 28668
			SHEET 1 of 1

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