GENERAL NOTES FOR CONSTRUCTION PLUMBING LEGEND REINSTALL VINYL SIDING WITH 4" **LEGEND** MINIMUM EXPOSED FLASHING EDGE-The Architect shall not be in charge of or responsible for the construction methods, | WATER | -EXISTING SOFFIT MODIFIED BIT ROLLED ROOFING OVER #15 techniques, sequences, procedures, or for safety precautions in connection with the construction TO REMAIN, HVAC TWO WAY ELECTRICLE SWITCH SATURATED ASPHALT FELT UNDERLAYMENT work or the acts or omissions of the Contractor, Subcontractor, Owner or any other person INSTALL FLASHING performing any work, or failure of anyone to carry out the work in accordance with the Codes. THREE WAY ELECTRICAL SWITCH DISHWASHER UNDER SIDING-Also, the Architect is not responsible for site conditions. Prior to bidding or **EXIST** 1/2" EXTERIOR PLYWOOD OR OSB SHEATHING -**WEX** FOUR WAY ELECTRICAL SWITCH construction, the Contractor shall be responsible to verify all dimensions on these drawings and PANT (USE PLYWOOD CLIPS FOR RAFTER SPACING ROOF VENT, INSTALL field conditions and notify the Architect of any discrepancies. GREATER THAN 16"o.c.) \Rightarrow PER MANUFACTURERS-DEPLEX RECEPTACLE -TIE INTO EXISTING SPECIFICATIONS All exterior footings shall be a minimun 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 SIMPLEX RECEPTACLE RAFTER @ 16"o.c.-ROOF VENT MAINTAIN 1 1/2" MINIMUM-2x12 LEDGER BOARD, 3 1/2" x 9 1/4" x 15' LVL/PSL other than firm granular soil is encountered, the Contractor shall inform the Architect VENTILATION SPACE SECURE THROUGH -REMOVE COUNTER INCANDESCENT LIGHT FIXTURE DROPPED HEADER WITH 2-2×4 SHEATHINGprior to preceding with costruction in order that the footing can be redesigned. RECEPTACLES DO NOT UNDER CUT JACK STUD EACH END 15' LONG -REMOVE CABINETS RAFTERS, FULL THICKNESS 1 1/2"VTR PENDANT LIGHT FIXTURE 3. All concrete shall be a minimum of 3,000 psi in 28 days. AND SOFFIT REQUIRED FOR INSULATION 4. All masonry shall conform to the requirements of ASTM C-90. EXHAUST FAN VENTED TO THE OUTSIDE 2x4 NAILER DOWNSPOUTS -4-2x4 JACK STU SMOKE DETECTOR, HARD WIRED WITH 1/2" DRYWALL CEILING AS REQUIRED-RELOCATE WINDOW 5. Contractor shall install perimeter drain and sump pit with pump in order to provide a dry CUT DOWN EXISTING AT MID BEARING BATTERY BACK UP AND INTERCONNECTED TO SECOND FLOOR -SIMPSON H2.5 TIE basement or crawl space where water conditions exist. 2x6 FASCIA BOARD -R-38 INSULATION WONDOW SILL FOR.... 6'-5³/₄" BEDROOM EACH RAFTER NEW WALKWAY 6. All sill plates shall be a minimum of 8" above the finished grade and pressure treated with a INCANDESCENT LIGHT FIXTURE WIRED VINYL FASCIA AND ---CEILING JOIST @ 16"o.c. FOR CEILING FAN VENTED SOFFIT -2-2x6 TOP PLATE foam seal and/or termite shield. -TIE INTO EXISTING PLUMBING 7. Grading shall slope away from dwelling a minimum of 8" the first 8' (with allowances for ─ 1/2" DRYWALL 8'-1" FRAMED WALL 3068 DOOR/WINDOW SIZE (i.e. $3'-0"W \times 6'-8"H$) settlement), then the yard shall be graded 1/4" per ft. minimum, except swales which may be R-19 INSULATION -PLUMBING RISER graded at 1/8" per ft. 2x6 STUD @ 16"o.c. A MINIMUM OF 75% OF NEW LIGHT 8. Wood framing shall be Hem—Fir species No.2 grade or better. Studs may be stud grade. Joists 3 LOW SLOPE ROOF DETAIL SCALE 1/2"=1'-0" FIXTURES SHALL HAVE LED BULBS shall be bridged at 8'-0" maximum center to center. All joist cuts shall be drilled a minimum -LINE OF SECOND of 2" clear of the top and bottom of the joists and a minimum of double the diameter of the FLOOR OVERHANG 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. UNDER COUNTER MICROWAVE T 9. All headers shall be 2-2x8 unless otherwise noted. COOK TOP -8'-1" FRAMED WALL UNDER COUNTER-10. Provide double joists under parallel partitions, edge of bathtub, spa, kitchen cabinets, etc. HEIGHT WINE COOLER COOKING 11. All beams, headers and lintels shall be supported by double studs unless otherwise specified by HOOD - BASEBOARD TRIM VINYL SIDING OVER TYVEK -the manufacturer or architect (one jack and one full stud). HOUSEWRAP OR EQUAL FINISHED FLOOR 12. Fire stop all kitchen cabinets and hidden spaces including stairs and other interconnections 1/2" EXTERIOR PLYWOOD-_3/4" T&G PLYWOOD OR between horizontal and vertical spaces. OR OSB SHEATHING OSB SUBFLOOR 13. Provide draft stopping (1/2" layer of gypsum wallboard) on one side of open web floor trusses - FLOOR JOIST (SEE PLANS 2x4 SILL PLATE or rafters in horizontal areas of 500 SF maximum and caulk around all penetrations. FOR SIZE AND SPACING) WOOD HEADER 15. All windows shall be insulated. One window in each bedroom must have a clear sash opening (SAME SIZE ASof 5.7 SF (minimum clear height 24", width 20", maximum sill height of 44"). R-30 INSULATION JOIST) DOUBLE 16. Exterior joints around doors, windows, utility penetrations, at meeting of walls, floors and roofs TOP COURSE TO 2x6 PRESSURE TREATED SILL PLATE WITH FOAM SEAL loven か shall be caulked or otherwise sealed. Contractor shall verify the following maximum air BE MORTAR FILLED 3068 infiltration rates: (a) Windows - 0.5 cfm per L.F. of sash crack CENTER WINDOWS 2-3050 1/2"dia.x16" ANCHOR BOLT 12" ON DINING ROOM RELOCATED FINISHED GRADE-(c) Prehung exterior swinging doors — 1.25 cfm per SF of door area FROM SILL ENDS AND AT 6'o.c. -DO NOT UNDER CUT RAFTERS 8" CONC. BLOCK — FOUNDATION WALL WINDOW MAX. IN MORTAR FILLED CORES OPENWAY AT WALL, FULL RAFTER HEIGHT 17. All roof valleys, seams and penetrations shall use metal flashing. IS REQUIRED FOR INSULATION 6'-8½" V.I.F. <u>1'-4"</u> —6 MIL. VAPOR BARRIER 1/2" CEMENT-18. ALL WORK SHALL CONFORM TO THE 2015 IRC CONSTRUCTION CODE, NJ EDITION REQUIRED PARGING 1 COAT -16"x8" CONC. FOOTING FIRST FLOOR PLAN WATERPROOFING~ SCALE 1/4"=1'-0" 1. All work shall be in accordance with N.E.C. latest edition and applicable codes. FOUNDATION DETAIL SCALE 1/2"=1'-0"2. 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. -RELOCATE AC EXISTING UTILITY ACCESS THROUGH COMPRESSOR, VERIFY ___ WOOD JOIST w/HANGER 3. Minimum wire size 14/2 Rx-W/G. BASEMENT LOCATION IN FIELD EXISTING WINDOW, CUT 4. Existing smoke detectors are A.C. hard wired with battery backup and interconnected. DOWN AS REQUIRED-- LEDGER BOARD PROVIDE SOLID BLOCKING--CUT DOWN EXISTING 7. Contractor shall install GFCI breakers for bathrooms and receptacles as noted on plans. Arc -1/2" DIMATER LAG BOLT AT COLUMNS ABOVE BASEMENT WINDOW FOR fault receptacles shall be installed for all other receptacles within living spaces of the 11"o.c. MAX. CRAWL SPACE ACCESS dwelling as required by the N.E.C. -EXISTING FOUNDATION WALL TO REMAIN 8. Contractor shall provide any required cut sheets and panel schedules. <u>PLUMBING</u> . All fixtures shall meet the energy code. -2x10 LEDGER . Water lines shall be copper or CPVC; mains a minimum of 3/4", branches 1/2". All lines in BOARD unheated spaces shall be insulated. Stops shall be provided on all fixtures and risers to the second floor. 3. Drains and vents shall be Abs plastic. -SUMP PIT, OPTIONAL TIE 4. Hose bibbs shall have stops and vacume breaker and shall be wheather and freeze proof. INTO EXISTING PERIMETER PROPOSED CRAWL SPACE 5. The is no proposed gas work with this project. 6. The only proposed plumbing work is to relocate the sink and dishwasher. All other plumbing work in exisitng. VERIFY CABINET LAYOUT WITH KITCH PLAN FOR EXTERIOR DECK AND WOOD SUPPORT LOCATIONS-1. All wood shall be f=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 2. 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. -16"x8" SCREEN VENT TYP. 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 kithcen shall be performed as noted. New wall opening shall be installed as shown on the plans. 4'-6" 2. HVAC contractor shall extend existing HVAC into addition and provide any required cut sheets. 1'-4" USE GROUP CLASS CONSTRUCTION FOUNDATION PLAN 3. Final kitchen cabinet layout may vary from the layout shown. AREA ADDED SCALE 1/4"=1'-0" VOLUME ADDED **COPYRIGHT** THESE DOCUMENTS ARE PROVIDED TO OUR REVISION CLIENT AS PER CONTRACT PAYMENT SOLELY IN CONNECTION WITH THIS PROJECT. 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REAR ELEVATION

SCALE $\frac{3}{16}$ "=1'-0"

HOUSE

RIGHT ELEVATION

SCALE $\frac{3}{6}$ "=1'-0"

-REMOVE RIM BOARD AND

-BLOCKING AT

WALL

EMERGENCY EGRESS WINDOW

IRC SECTION 310

ONE REQUIRED IN EVERY SLEEPING

ROOM IN BUILDINGS OF USE GROUP R

BEARING WALL

INSTALLED

INSTALL SOLID BLOCKING

AFTER CEILING JOISTS ARE

─INSTALL CEILING

-EXISTING BEARING

INSTALL THROUGH

EXISTING SHEATHING

5.7 SF MINIMUM NET

CLEAR OPENING AREA.

- ALL DIMENSIONS TAKEN FROM INSIDE OF FRAME.

WINDOW NOT REQUIRED

DIRECTLY TO EXTERIOR OR DOOR OPENS TO

-WINDOW UNIT,

SIZES VARY, SEE

-BOTTOM OF OPENING

SHALL BE 24" MIN.

ABOVE FINISHED

CONSTRUCTION

PLANS

FLOOR

TOP OF FINISHED FLOOR

TOP OF SUBFLOOR

8" MIN TO SILL

FINISHED GRADE

MIN SLOPE 8" VERT IN

DESIGN LOADS

First Floor......40 psf

Second Floor.....30 psf Roof Load......20 psf

R5

۷В

503sf

DATE MADE BY APPROVED

DATE 12-13-17

DRAWN BY

SHOWN

WHM

LONG ARCHITECTURAL SERVICES, Inc.

2030 N. BLACK HORSE PIKE

WILLIAMSTOWN, N.J., 08094

TEL: 856-629-9400 FAX: 856-875-1948

EMAIL: info@longarchitecture.com

6,036cf

WIND LOADS 115 MPH

LIVE LOADS

-EXISTING---HOUSE

LEFT ELEVATION

SCALE $\frac{3}{16}$ "=1'-0"

Jahnen

RICHARD F. JOHNSON

NJ R.A. Lic # 21AIO4565

FIRST 8' AROUND DWELLING

IF ROOM HAS DOOR

CORRIDOR WITH TWO

REMOTE EXITS

- FINISHED FLOOR

WINDOW SILL DETAIL

-1/2" DRYWALL,

JOISTS TO BEARING