GENERAL NOTES

1. **REVIEW OF DOCUMENTS:** PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR MUST THOROUGHLY REVIEW ALL DRAWINGS, SPECIFICATIONS, SITE CONDITIONS, AND PERMITTED DOCUMENTS. ANY DISCREPANCIES OR UNCERTAINTIES MUST BE DOCUMENTED IN WRITING AND SUBMITTED TO BOTH THE OWNER AND DESIGN PROFESSIONAL FOR CLARIFICATION BEFORE PROCEEDING.

2. **PERMITTING REQUIREMENTS:** THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE LOCAL ENFORCING AGENCY UNDER THE NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23) BEFORE COMMENCING WORK. THIS INCLUDES BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, AND ANY OTHER APPLICABLE SUBCODE PERMITS.

3. **STRUCTURAL MODIFICATIONS & SUPPORT:** ALL LOAD-BEARING ELEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED BUILDING SUBCODE—2021 INTERNATIONAL BUILDING CODE (NJ EDITION) AND/OR THE 2021 INTERNATIONAL RESIDENTIAL CODE (NJ EDITION) AS APPLICABLE FOR A TWO-FAMILY DWELLING. TEMPORARY SHORING AND SUPPORT SHALL BE PROVIDED WHERE REQUIRED. ANY STRUCTURAL CHANGES MUST BE REVIEWED/APPROVED BY A LICENSED STRUCTURAL DESIGN PROFESSIONAL.

4. **GLAZING & WINDOW COMPLIANCE:** ALL NEW WINDOWS, FIXED GLAZING, AND GLAZED DOORS SHALL COMPLY WITH THE ADOPTED RESIDENTIAL OR BUILDING CODE FOR SAFETY GLAZING, ENERGY EFFICIENCY (PER THE NJ ENERGY SUBCODE), AND WEATHER-SEALING.

5. **FIRE PROTECTION & SAFETY COMPLIANCE:** SMOKE ALARMS AND CARBON MONOXIDE ALARMS MUST BE INSTALLED AND LOCATED PER THE APPLICABLE RESIDENTIAL SUBCODE REQUIREMENTS OF NJAC 5:23 AND THE 2021 IRC (NJ EDITION). FIRE-SAFETY PROVISIONS (EGRESS, SEPARATION, FIRE-RESISTANCE) MUST FOLLOW THE BUILDING/RESIDENTIAL SUBCODE IN FORCE IN NEW JERSEY.

6. **MECHANICAL & VENTILATION SYSTEMS:** ENSURE ALL OCCUPIED SPACES ARE PROPERLY VENTILATED. MECHANICAL SYSTEMS MUST COMPLY WITH THE ADOPTED MECHANICAL SUBCODE—2021 INTERNATIONAL MECHANICAL CODE (NJ EDITION) INCLUDING VENTILATION RATES, EQUIPMENT SIZING, AND ENERGY PERFORMANCE.

7. **UTILITY COORDINATION & PERMITS:** THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR NEW OR RELOCATED SERVICES (ELECTRICAL, GAS, PLUMBING, COMMUNICATIONS). ALL REQUIRED UTILITY PERMITS OR APPROVALS MUST BE SECURED BEFORE COMMENCING RELATED WORK.

8. **BUILDING ENVELOPE & WEATHER PROTECTION:** EXTERIOR WALLS, ROOFS, AND FOUNDATION SYSTEMS SHALL MEET THE ADOPTED ENERGY, BUILDING AND RESIDENTIAL SUBCODES (INCLUDING INSULATION, AIR BARRIER, VAPOR CONTROL, AND WEATHER-RESISTANT BARRIER REQUIREMENTS) AS PER THE NJ ENERGY SUBCODE AND NJ EDITIONS OF THE IRC/IBC.

9. **PLUMBING & DRAINAGE SYSTEMS:** ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE ADOPTED PLUMBING SUBCODE—2021 NATIONAL STANDARD PLUMBING CODE (NJ EDITION) OR THE ADOPTED CODE IN EFFECT FOR THE JURISDICTION. WALL FRAMING SHALL ACCOMMODATE DRAIN-WASTE-VENT (DWV) PIPING, WATER SUPPLY LINES, AND VENT SYSTEMS AS REQUIRED.

10. **FIRE-RATED & ACOUSTIC SEALING:** ALL PENETRATIONS IN FIRE-RATED ASSEMBLIES (WALLS, FLOORS, CEILINGS) MUST BE SEALED TO MAINTAIN THE REQUIRED FIRE-RESISTANCE AND ACOUSTIC RATINGS PER THE BUILDING/RESIDENTIAL SUBCODE.

11. **THERMAL INSULATION REQUIREMENTS:** INSULATION SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ADOPTED NJ ENERGY SUBCODE (BASED ON THE 2021 IECC FOR RESIDENTIAL). PROVIDE DOCUMENTATION OF R-VALUES AND INSTALLATION COMPLIANCE.

12. **ELECTRICAL SYSTEM COMPLIANCE:** ALL ELECTRICAL WORK SHALL COMPLY WITH THE ADOPTED ELECTRICAL SUBCODE—2020 NATIONAL ELECTRICAL CODE (NJ EDITION) UNLESS SUPERSEDED. ELECTRICAL INSPECTIONS MUST BE PERFORMED BY THE ENFORCING AGENCY.

13. **EXTERIOR FINISHES & CLADDING:** EXTERIOR FINISHES INCLUDING SIDING, STUCCO, MASONRY, OR OTHER CLADDING SYSTEMS SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND COMPLY WITH THE ADOPTED CODE FOR WEATHER-RESISTANCE, FLASHING, AND DETAILING.

14. **HVAC & DUCTWORK STANDARDS:** HVAC SYSTEMS AND DUCTWORK SHALL CONFORM TO THE ADOPTED MECHANICAL SUBCODE AND ENERGY SUBCODE FOR DUCT INSULATION, SEALING, LAYOUT AND EFFICIENCY PERFORMANCE.

15. **ZONING & SETBACK COMPLIANCE:** THE CONSTRUCTION MUST COMPLY WITH LOCAL ZONING REGULATIONS FOR THE MUNICIPALITY OF CALDWELL, NJ INCLUDING REQUIRED SETBACKS, BUILDING HEIGHT, LOT COVERAGE, AND ACCESSORY STRUCTURES.

16. **EROSION CONTROL & STORMWATER MANAGEMENT:** DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT MEASURES FOR EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL ORDINANCES AND STATE REQUIREMENTS FOR STORMWATER MANAGEMENT.

17. **INSULATION CERTIFICATION:** THE CONTRACTOR SHALL VERIFY INSULATION INSTALLATION AND SUBMIT A CERTIFICATION LISTING MATERIAL SPECIFICATIONS, R-VALUES, AND AREA COVERAGE TO THE ENFORCING AGENCY OR DESIGN PROFESSIONAL.

18. **DOOR REQUIREMENTS:**

    INTERIOR DOORS: MINIMUM 1-3/8" THICK SOLID CORE OR HOLLOW CORE AS SPECIFIED.

    EXTERIOR DOORS: MINIMUM 1-3/4" THICK, SOLID OR EQUIVALENT, WITH PROPER WEATHER-SEALING AND SECURITY HARDWARE.

19. **EMERGENCY EGRESS & RESCUE OPENINGS:** ALL BEDROOMS AND HABITABLE ROOMS MUST HAVE EMERGENCY EGRESS WINDOWS OR DOORS IN ACCORDANCE WITH THE ADOPTED RESIDENTIAL SUBCODE (2021 IRC NJ EDITION) INCLUDING REQUIRED CLEAR OPENING AREAS, SILL HEIGHTS, AND OPERABLE DIMENSIONS.

20. **FIRE-RATED DUCT PENETRATIONS:** ALL DUCTS PENETRATING FIRE-RATED WALLS OR CEILINGS MUST BE INSTALLED WITH FIRE-RATED ASSEMBLIES OR DAMPERS TO MAINTAIN CONTINUITY OF FIRE-RESISTANCE RATINGS SPECIFIED IN THE BUILDING/RESIDENTIAL SUBCODE.

21. **UTILITY ACCESS & CLEARANCE:** MAINTAIN MINIMUM CLEARANCES AROUND UTILITY METERS, ELECTRICAL PANELS, TRANSFORMERS AND OTHER SERVICE EQUIPMENT AS REQUIRED BY LOCAL UTILITY PROVIDERS AND ENFORCING AGENCY.

22. **OVERHEAD POWER LINE SAFETY:** DURING CONSTRUCTION, MAINTAIN SAFE CLEARANCES FROM OVERHEAD POWER LINES IN ACCORDANCE WITH UTILITY COMPANY AND OSHA REQUIREMENTS.

23. **GAS LINE INSTALLATION & SAFETY:** ALL GAS PIPING INSTALLATIONS SHALL COMPLY WITH THE ADOPTED FUEL-GAS SUBCODE—2021 INTERNATIONAL FUEL GAS CODE (NJ EDITION) AND LOCAL UTILITY STANDARDS. A SEISMIC SHUT-OFF VALVE MAY BE REQUIRED DEPENDING ON LOCAL JURISDICTION AND UTILITY POLICY.

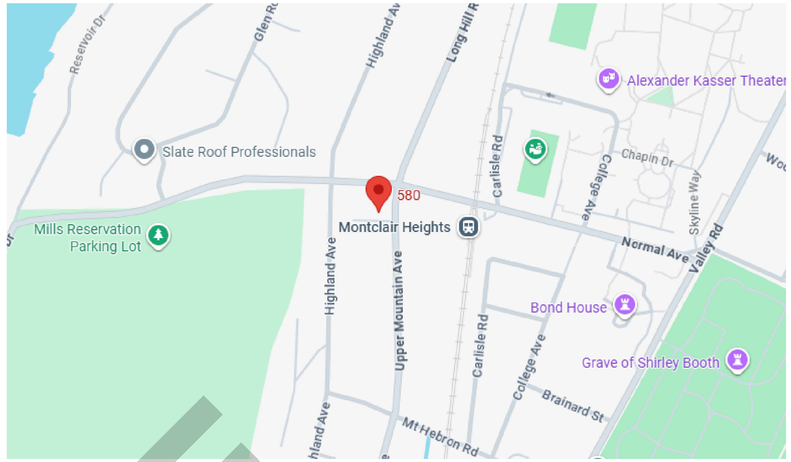
24. **WATER CONSERVATION & FIXTURES:** ALL NEW PLUMBING FIXTURES SHALL MEET THE WATER-USE EFFICIENCY REQUIREMENTS OF THE ADOPTED ENERGY/ PLUMBING SUBCODE AND STATE OR LOCAL WATER-USE REGULATIONS.

FIRE PROTECTION

1. **SMOKE ALARMS:**
   INSTALL IN EVERY SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA (IN THE IMMEDIATE VICINITY OF BEDROOMS), AND ON EVERY STORY OF THE DWELLING INCLUDING THE BASEMENT, PER IRC § R314 (2021 NJ EDITION).
   ALARMS MUST BE HARDWIRED WITH BATTERY BACKUP AND MUST BE INTERCONNECTED SUCH THAT ACTIVATION OF ANY ONE ALARM TRIGGERS ALL ALARMS IN THE UNIT.

2. **CARBON MONOXIDE (CO) ALARMS:**
   WHERE THE DWELLING CONTAINS FUEL-FIRED APPLIANCES OR AN ATTACHED GARAGE COMMUNICATING WITH THE INSIDE OF THE DWELLING, INSTALL CO ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA PER IRC §R315 (2021 NJ EDITION). CO ALARMS MUST BE LISTED TO UL2034 AND MAY BE COMBINATION SMOKE/CO DEVICES.

VICINITY MAP



SHEET INDEX

ARCHITECTURE

MEP

STRUCTURE

CODE COMPLIANCE

- **BUILDING SUBCODE:** 2021 INTERNATIONAL BUILDING CODE – NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **ONE-AND-TWO-FAMILY DWELLING SUBCODE:** 2021 INTERNATIONAL RESIDENTIAL CODE – NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **PLUMBING SUBCODE:** 2021 NATIONAL STANDARD PLUMBING CODE – NEW JERSEY EDITION (ADOPTED SEPT 19, 2022)
- **MECHANICAL SUBCODE:** 2021 INTERNATIONAL MECHANICAL CODE – NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **ELECTRICAL SUBCODE:** 2020 NATIONAL ELECTRICAL CODE (NFPA 70) – NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **ENERGY SUBCODE:** 2021 INTERNATIONAL ENERGY CONSERVATION CODE – NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **FUEL GAS SUBCODE:** 2021 INTERNATIONAL FUEL GAS CODE 2021 - NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **FIRE PROTECTION SUBCODE:** INTERNATIONAL FIRE PROTECTION CODE 2021 - NEW JERSEY EDITION (ADOPTED SEPT 6, 2022)
- **RADON SUBCODE:** UCC SUBCHAPTER 10 - RADON HAZARD SUBCODE

GENERAL REQUIREMENTS

1. **GENERAL CODE COMPLIANCE:**
   ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23) AND ALL REFERENCED SUBCODES INCLUDING THE BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, AND FIRE SUBCODES AS ENFORCED BY THE LOCAL MUNICIPAL ENFORCING AGENCY.

2. **PERMITTING REQUIREMENTS:**
   SEPARATE PERMITS MAY BE REQUIRED FOR BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL ENFORCING AGENCY BEFORE COMMENCING ANY ON-SITE WORK.

3. **SITE PLAN & PROPERTY LINES:**
   ALL PROPERTY LINES, EASEMENTS, AND EXISTING INFRASTRUCTURE HAVE BEEN INDICATED ON THE SITE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS BEFORE BEGINNING CONSTRUCTION AND ENSURING NO ENCROACHMENT ON ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.

4. **CONSTRUCTION SAFETY & SECURITY:**
   A SECURITY FENCE OR OTHER APPROVED BARRIER SHALL BE INSTALLED AROUND THE CONSTRUCTION AREA BEFORE EXCAVATION OR FOUNDATION WORK BEGINS. ALL WORK MUST COMPLY WITH OSHA REQUIREMENTS AND LOCAL SITE SAFETY REGULATIONS.

5. **DUST CONTROL & ENVIRONMENTAL COMPLIANCE:**
   WATER OR OTHER APPROVED DUST SUPPRESSANTS SHALL BE AVAILABLE ON-SITE AND USED AS NEEDED TO CONTROL DUST AND MAINTAIN ENVIRONMENTAL STANDARDS DURING CONSTRUCTION, IN ACCORDANCE WITH LOCAL AND STATE STORMWATER MANAGEMENT REGULATIONS.

6. **SANITATION FACILITIES:**
   TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON-SITE FOR WORKERS IN ACCORDANCE WITH MUNICIPAL PUBLIC HEALTH REQUIREMENTS AND LOCAL BUILDING DEPARTMENT REGULATIONS.

7. **GRADING & DRAINAGE REQUIREMENTS:**
   THE FINISHED GRADE SHALL SLOPE A MINIMUM OF 1/4" PER FOOT FROM THE FOUNDATION AS REQRUIRED BY LOCAL ENGINEERING STANDARDS. THE GRADE SHALL BE 8" MIN. BELOW SIDING ALL AROUND. ALL SITE GRADING AND DRAINAGE MUST COMPLY WITH MUNICIPAL STORMWATER AND SITE SERVICING STANDARDS.

8. **FOUNDATION ELEVATION REQUIREMENTS:**
   THE TOP OF THE EXTERIOR FOUNDATION WALL AND FINISHED FLOOR ELEVATION SHALL BE SET TO ENSURE PROPER DRAINAGE AND FLOOD MITIGATION IF APPLICABLE, IN ACCORDANCE WITH STRUCTURAL DESIGN AND LOCAL ENGINEERING STANDARDS.

[R401.2.1 PERSCRIPTIVE COMPLIANCE OPTION. THE PERSCRIPTIVE COMPLIANCE OPTION REQUIRES COMPLIANCE WITH SECTION R401 THROUGH R404. CONTRACTOR TO FOLLOW CODE ACCORDINGLY]

Table R402.1.3 Insulation Minimum R-Values And Fenestration Requirements By Component			
Climate Zone - 4 except Marine			
Montclair = 4A [R301.1]	Requirement	Solution 01	Solution 02
Fenestration U-Factor	0.3	EQ or better	EQ or better
Skylight	0.55	N/A	N/A
Glazed Fenestration SHGC	0.4	EQ or better	EQ or better
Ceiling R-Value	R-60	7.2 per inch Closed Cell Spray foam at roof rafter and or ceiling	7.2 Per inch Closed Cell Spray foam at roof rafter and or ceiling
Wood Frame Wall R-Value	30 or 20 & 5 ci or 13 & 10ci or 0 & 20ci	R-7.2 per inch closed cell spray foam for 3" = R-21.6 + Compressed R-13 batt insulation = R-10.2, Grand total insulation R-value = R-31.8	5 ci + R-21 Batt
Mass Wall R-Value	R-8ci or R-13	N/A	N/A
Floor R-Value	R-19	R-19 Min / R-30/38 Recommended	R-19 Min / R-30/38 Recommended
Basement Wall R-Value	10ci or R-13	10ci	R-13 batt
Slab R-Value & Depth	1-ci for 4ft	N/A	N/A
Crawl Space Wall R-Value	10ci of R-13	N/A	N/A

SCOPE OF WORK

RENOVATION AND ADDITION TO A TWO STORY RESIDENCE
@ 580 UPPER MOUNTAIN AVE, MONTCLAIR, NJ.

PROPERTY INFORMATION

APN :	1300904 00020
ADDRESS:	580 UPPER MOUNTAIN AVE, MONTCLAIR, NJ.
PROPERTY TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	R-1
MUNICIPALITY NAME:	MONTCLAIR TOWNSHIP

BUILDING DESCRIPTION

PROPOSED LIVING AREA:	5,948 SQFT
PROPOSED BEDROOM / BATH:	7/6.5
PROPOSED STORIES:	2
LOT AREA:	0.458 ACRES
YEAR BUILT:	--
CONSTRUCTION TYPE:	VB
USE GROUP:	R-5
WIND SPEED:	--
GROUND SNOW LOAD:	--
DEAD LOAD:	--
MAXIMUM LIVE LOAD:	--

RESIDENTIAL REQUIREMENTS CHECKLIST

1. **CONCRETE STRENGTH:**
   USE A MINIMUM OF 4,000 PSI (≈27.6 MPA) CONCRETE AT 28 DAYS, UNLESS HIGHER STRENGTH IS REQUIRED BY STRUCTURAL DRAWINGS. CONCRETE MIX SHALL COMPLY WITH ASTM C94. SPECIAL INSPECTIONS MUST BE CARRIED OUT AS REQUIRED BY STRUCTURAL ENGINEER AND ENFORCING AGENCY.

2. **STEEL REINFORCEMENT:**
   REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 (OR EQUIVALENT PER NJ STRUCTURAL SUBCODE). PLACEMENT, COVER, LAPS, AND ANCHORS SHALL MEET THE STRUCTURAL DRAWINGS AND ACI 318/ACI 117 TOLERANCES.

3. **ANCHOR BOLTS:**
   ANCHOR BOLTS OR HOLD-DOWN DEVICES SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND NJUCCIRC REQUIREMENTS, TYPICALLY MINIMUM ½" DIAMETER, EMBEDDED IN CONCRETE AS REQUIRED, AND SPACED PER ENGINEER SPECS.

4. **FRAMING LUMBER REQUIREMENTS:**
   FRAMING LUMBER SHALL BE NO. 2 GRADE OR BETTER, OF APPROVED SPECIES (E.G., SOUTHERN PINE, DOUGLAS-FIR) AND INSTALLED IN ACCORDANCE WITH NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION) AND THE N.J. RESIDENTIAL SUBCODE (2021 IRC NJ EDITION).

5. **EXTERIOR FINISH & WEATHER BARRIER:**
   ALL EXTERIOR WALLS SHALL INCLUDE A PROPER WEATHER-RESISTIVE BARRIER (WRB), FLASHING, AND DRAINAGE PLANE PER THE N.J. RESIDENTIAL SUBCODE CLADDING SYSTEMS (STUCCO, SIDING, MASONRY) MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND CODE DETAILING.

6. **EROSION & SEDIMENT CONTROL:**
   DURING CONSTRUCTION, PROVIDE EFFECTIVE EROSION CONTROL MEASURES (SILT FENCES, STRAW WATTLES, STABILIZED ENTRANCES) AND MAINTAIN THEM UNTIL SITE IS STABILIZED, IN COMPLIANCE WITH LOCAL STORMWATER REQUIREMENTS.

7. **MATERIAL HANDLING & STOCKPILING:**
   CONSTRUCTION MATERIALS MUST BE CONTAINED ONSITE, STOCKPILED ORDERLY, AND PREVENTED FROM MIGRATING OFF-SITE. HAZARDOUS MATERIALS (FUELS, OILS, SOLVENTS) MUST BE STORED AND MANAGED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND REGULATORY REQUIREMENTS.

8. **CONCRETE WASHOUT & WASTE MANAGEMENT:**
   DESIGNATE WASHOUT LOCATIONS FOR CONCRETE AND MORTAR EQUIPMENT. MANAGE WASHOUT WATER TO PREVENT DISCHARGE INTO STORM DRAINS OR OFF-SITE. CONSTRUCTION WASTE MUST BE CONTAINED IN COVERED DUMPSTERS AND REMOVED REGULARLY.

9. **TRAFFIC CONTROL & SITE ACCESS:**
   PROVIDE STABILIZED ENTRANCES, MUD MATS, OR CLEAN-OFF DEVICES TO MINIMIZE TRACKING OF SEDIMENT/MATERIAL ONTO PUBLIC ROADS. COORDINATE ANY REQUIRED ROAD OR SIDEWALK CLOSURES WITH MUNICIPAL AUTHORITIES.

10. **BUILDING & ZONING COMPLIANCE:**
    ENSURE COMPLIANCE WITH THE LOCAL ZONING ORDINANCE (TOWN OF CALDWELL) REGARDING BUILDING HEIGHT, LOT COVERAGE, SETBACKS, AND ACCESSORY STRUCTURES. FIRE SEPARATION AND WALL RATINGS MUST MEET THE N.J. BUILDING/RESIDENTIAL SUBCODE. ACCESSIBILITY PROVISIONS APPLIED WHERE REQUIRED.

11. **GRADING & DRAINAGE REQUIREMENTS:**
    THE FINISHED GRADE SHALL SLOPE A MINIMUM OF 1/4" PER FOOT FROM THE FOUNDATION AS REQUIRED BY LOCAL ENGINEERING STANDARDS. THE GRADE SHALL BE 8" MIN. BELOW SIDING ALL AROUND. ALL SITE GRADING AND DRAINAGE MUST COMPLY WITH MUNICIPAL STORMWATER AND SITE SERVICING STANDARDS.

12. **FOUNDATION ELEVATION REQUIREMENTS:**
    THE TOP OF THE FOUNDATION WALL AND FINISHED FLOOR ELEVATION SHALL BE SET TO ENSURE PROPER CLEARANCE FROM SURROUNDING GRADE, PROTECTION FROM WATER INFILTRATION, AND COMPLIANCE WITH ANY LOCAL FLOOD OR ZONING ELEVATION REQUIREMENTS.

13. **INSULATION CERTIFICATION:**
    PROVIDE DOCUMENTATION VERIFYING INSULATION TYPE, MATERIAL SPECIFICATIONS, AND INSTALLED R-VALUES IN ACCORDANCE WITH THE N.J. ENERGY SUBCODE (2021 IECC NJ EDITION) AND INSPECTION REQUIREMENTS.

14. **DOOR REQUIREMENTS:**

    INTERIOR DOORS: MINIMUM 1-3/8" THICKNESS SOLID-CORE OR HOLLOW-CORE AS SPECIFIED.

    EXTERIOR DOORS: MINIMUM 1-3/4" THICKNESS SOLID OR EQUIVALENT, WITH PROPER WEATHER-SEALING, SECURITY HARDWARE, AND CODE-COMPLIANT HARDWARE.

15. **EMERGENCY EGRESS & RESCUE OPENINGS:**
    BEDROOMS AND HABITABLE SPACES MUST INCLUDE EMERGENCY EGRESS WINDOWS OR DOORS MEETING THE N.J. RESIDENTIAL SUBCODE (2021 IRC NJ EDITION) CRITERIA FOR MINIMUM NET OPENING AREA, MINIMUM DIMENSIONS, AND SILL HEIGHT MAXIMUM.

16. **FIRE-RATED DUCT PENETRATIONS:**
    DUCTS PENETRATING FIRE-RATED ASSEMBLIES (WALLS, FLOORS, CEILINGS) SHALL BE INSTALLED USING APPROVED FIRE-RATED ASSEMBLIES OR DAMPERS TO MAINTAIN THE REQUIRED FIRE RESISTANCE RATING.

17. **UTILITY ACCESS & CLEARANCES:**
    MAINTAIN 5 FEET MINIMUM ACCESS AND CLEARANCE AROUND UTILITY METERS, ELECTRICAL PANELS, TRANSFORMERS, AND OTHER SERVICE EQUIPMENT AS REQUIRED BY LOCAL UTILITY AND ENFORCING AGENCY STANDARDS.

18. **OVERHEAD POWER LINE SAFETY:**
    DURING CONSTRUCTION, MAINTAIN SAFE CLEARANCES MIN. 10 FEET FROM OVERHEAD POWER LINES PER UTILITY COMPANY AND OSHA REGULATIONS, AND ENSURE SAFE WORK PRACTICES AROUND ENERGIZED CONDUCTORS.

19. **GAS LINE INSTALLATION & SAFETY:**
    ALL GAS PIPING INSTALLATIONS SHALL COMPLY WITH THE N.J. FUEL GAS SUBCODE (2021 IFGC NJ EDITION) AND LOCAL UTILITY REQUIREMENTS. A SEISMIC SHUT-OFF VALVE MAY BE REQUIRED DEPENDING ON LOCATION AND LOCAL UTILITY POLICY.

20. **WATER CONSERVATION & FIXTURES:**
    ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE STATE'S WATER-USE EFFICIENCY STANDARDS (TOILETS, FAUCETS, SHOWERS) AND LOCAL UTILITY REQUIREMENTS FOR WATER CONSERVATION.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A0.0

COVER SHEET

ELECTRICAL

1. PANEL LOADS SHALL BE BALANCED.
2. ALL OUTLETS TO BE MOUNTED 1'-6" A.F.F UNLESS OTHERWISE NOTED.
3. GFCI OUTLETS IN BATHROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE MOUNTED AT 3'-8" A.F.F. GFCI OUTLETS IN OTHER LOCATIONS TO BE MOUNTED AT 1'-6" A.F.F.
4. FINAL LOCATIONS OF OUTLETS AT BUILT-IN MILLWORK AND CABINETRY ARE TO BE COORDINATED WITH OWNER.
5. ALL OUTLETS TO BE 115 VOLTS.
6. CEILING RECEPTACLES FOR GARAGE DOOR OPENER SHALL BE PLACED APPROXIMATELY 3'-0" BACK FROM GARAGE DOOR EDGE WHEN IN THE OPEN POSITION.
7. IN ROOMS WHICH HAVE MULTIPLE SWITCHES, EACH SWITCH SHALL CONTROL EACH TYPE OF LIGHT UNLESS OTHERWISE NOTED.
8. FOR BATHROOM AND MAKE-UP AREA MIRRORS, FINAL ELECTRICAL COORDINATION SHALL BE COORDINATED W/ SPEC PROVIDED BY OWNER. SOME MIRRORS INCLUDE BUILT-IN SWITCHES AND SOME REQUIRE A WHIP VS. J-BOX.
9. ELECTRICAL SYSTEMS ARE GENERALLY DIAGRAMMATIC. LOCATIONS OF OUTLETS AND EQUIPMENT IS APPROXIMATE. EXACT ROUTING OF WIRING, LOCATIONS OF OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.
10. WIRING FOR MAINTENANCE AND EQUIPMENT SHALL BE READILY ACCESSIBLE.
11. COORDINATE ALL EQUIPMENT CIRCUIT BREAKER AND FEEDER SIZING W/MANUFACTURER'S RECOMMENDATIONS. FINAL CIRCUIT BREAKER SELECTIONS SHALL BE REVIEWED W/ EQUIPMENT SELECTION SHOP DRAWINGS.

SMOKE ALARMS

R314.1 SMOKE DETECTION AND NOTIFICATION

- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 21 7 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

PLUMBING

1. ALL WORK SHALL COMPLY WITH CURRENT NATIONAL, STATE & LOCAL CODES.
2. THIS DRAWING SHALL BE USED FOR LOCATION AND COORDINATION OF PLUMBING FIXTURES AND DEVICES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL APPLIANCES AND FIXTURES ARE COORDINATED WITH THE DESIGN INTENT. COMPLIANCE WITH ALL APPLICABLE CODE REGULATIONS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL STACK, VENT AND EXHAUST PENETRATION SHALL BE REAR FACING SLOPES AND POSITIONED TO ELIMINATE BEING SEEN FROM THE STREET.
4. COORDINATE PIPING WITH FLOOR JOISTS TO REDUCE THE NUMBER OF PENETRATIONS THROUGH JOISTS.
5. MATERIALS FOR POTABLE WATER SHALL BE COPPER WATER TUBE TYPE M (ASTMB88), PEX-ALPEX COMPOSITE PRESSURE PIPE (ASTM F1281) OR OTHER APPROVED MATERIAL.
6. PROVIDE SHUT-OFF VALVES FOR ALL FIXTURES, LOCAL AND ACCESSIBLE. PROVIDE ACCESS PANEL AS REQUIRED, COORDINATE FINAL LOCATION WITH OWNER/ARCHITECT.
7. MATERIALS FOR SANITARY WASTE AND DRAIN SHALL BE ABS PIPE AND FITTINGS SCHEDULE 40 DWV (ASTMD2661), PVC PIPE AND FITTINGS DWV OR OTHER APPROVED MATERIAL.
8. PROVIDE SANITARY AND DRAIN PIPE CLEAN-OUTS, TYPICAL EVERY 20' OF PIPE. ELEMENT TO BE ACCESSIBLE AND FUNCTIONAL.
9. MATERIALS FOR VENT PIPING SHALL BE ABS PIPE AND FITTINGS SCHEDULE 40 DWG (ASTM D2661), PVC PIPE AND FITTINGS DWV OR OTHER APPROVED MATERIAL.
10. ALL SUPPLY LINES SHALL BE 1/2" UNLESS OTHERWISE NOTED OR REQUIRED PER FINAL SPECS BY OWNER.
11. ALL BRANCH LINES SHALL BE 3/4" UNLESS OTHERWISE NOTED OR REQUIRED PER FINAL SPECS BY OWNER.
12. PIPING CAPABLE OF TEMPERATURES OUTSIDE THE RANGE OF 55 TO 105 SHALL HAVE R-3 MIN. INSULATION.

GAS RISER NOTES

TO BE SIZED BASED ON EACH PROJECT

1. SIZING BASED ON XX'-X" FROM POINT OF DELIVERY TO REMOTE OUTLET

GAS:	NATURAL
INLET PRESSURE:	LESS THAN 2.0 PSI
PRESSURE DROP:	0.5 PSI IN W.C.
SPECIFIC GRAVITY:	0.60

2. CONTRACTOR TO VERIFY ALL APPLIANCES AND SIZING REQUIREMENTS.
3. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS. ALL JOINTS SHALL BE MADE WITH APPROVED THREAD COMPOUND.
4. PROVIDE SEDIMENT TRAP AT EACH APPLIANCE.
5. IF EXISTING PIPE SIZE TO REMAIN IS NOT ADEQUATE TO HANDLE THE NEW APPLIANCE, THE EXISTING PIPE SHALL BE INCREASED AS PER CODE.
6. PROVIDE ACCESSIBLE SHUT-OFF VALVES AT ALL FIXTURES. COORD. IN FIELD WITH ALL FINAL LOCAL ELEMENTS AND PROVIDE ACCESS PANELS AS NEEDED. COORDINATE FINAL LOCATIONS W/ OWNER/ARCHITECT.
7. EXISTING CONDITIONS ARE SHOWN IN GRAY. CONTRACTOR TO V.I.F.

DRAWING AND DIMENSIONS

1. DRAWING SHALL NOT BE SCALED.
2. DIMENSIONS WITH A PLUS/MINUS SYMBOL (+/-) IN FRONT OF THE DIMENSION REPRESENT AN APPROXIMATE DIMENSION. THESE DIMENSIONS MUST BE FIELD VERIFIED. SOME OF THE DIMENSIONS ARE TO ASSIST IN THE BIDDING PROCESS. COORDINATE THESE DIMENSIONS WITH "ALIGN" AND "HOLD" NOTES. V.I.F. = VERIFY IN FIELD.
3. DIMENSIONS WITH A "HOLD" NOTE REPRESENT A DIMENSION THAT MUST BE HELD. THESE DIMENSIONS MUST NOT BE INCREASED OR DECREASED. ADJACENT DIMENSIONS MAY BE ADJUSTED AS REQUIRED. COORDINATE THESE DIMENSIONS WITH "+/-" AND "ALIGN" NOTES.
4. PLAN DIMENSIONS ARE TO VERTICAL STRUCTURE / FRAMING U.N.O.

SITE NOTES

1. SOIL IS ASSUMED TO BE CLASS SW, SP, SM, SC, GM OR WITH A BEARING CAPACITY OF 1500 PSF.
2. ALL BACKFILL AT STRUCTURES, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN FILL. COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557. BUILDING SITE SHALL BE DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION.
3. ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY CRUSHED STONE CAPABLE OF SUPPORTING 2,000 PSI.

UTILITY AND INFRASTRUCTURE

1. ELECTRIC METER AND SERVICE LINE TO BE LOCATED IN COORDINATION W/ OWNERSHIP AND UTILITY COMPANY.
2. GAS METER AND SERVICE LINE TO BE LOCATED IN COORDINATION W/ OWNER AND UTILITY COMPANY. COORD. FINAL GAS PIPE SIZING AND LOCATION W/ SPECS.
3. WATER METER AND SERVICE LINE TO BE LOCATED IN COORDINATION W/ OWNERSHIP AND UTILITY COMPANY OR TOWNSHIP
4. WATER DRAIN LINE TO BE LOCATED IN COORDINATION W/ OWNER AND TOWNSHIP.

ROOF

1. ASPHALT SHINGLE ROOF OVER MIN. #30 FELT AS SELECTED BY OWNER AND INSTALLED PER MFRS REQUIREMENTS BY THE CONTRACTOR
2. METAL STANDING SEAM ROOF OVER MIN. #30 FELT AS SELECTED BY OWNER AND INSTALLED PER MFRS REQUIREMENTS BY THE CONTRACTOR
3. PROVIDE ICE AND WATER SHIELD A MIN. OF 4'-0" UP THE ROOF FROM THE OUTSIDE FACE OF THE EXTERIOR WALL OR AS ADDITIONALLY RECOMMENDED BY MFR.
4. PROVIDE AND INSTALL TRIMS AND FLASHING PER MFR AND CODE REQUIREMENTS
5. INSTALL MINIMUM 36" WIDE ROLL ROOFING (MIN. 55 LB) CENTERED ON VALLEY. ON ONE SIDE OF THE VALLEY, INSTALL ASPHALT SHINGLE (PENDING ROOF MATERIAL SELECTION) AT VALLEYS WITH 12" MIN. EXTENSIONS (CLOSED) BEYOND CENTERLINE OF VALLEY. ON THE OTHER SIDE OF THE VALLEY, INSTALL ASPHALT SHINGLES (CUT AT THE CENTERLINE OF VALLEY).
6. INSTALL HIP SHINGLE (1/3 OF SHINGLE) FOLDED OVER FIELD SHINGLE HIP.
7. WHERE ROOF INTERSECTS WITH WALLS (TYP AT DORMER, SHED ROOF, ETC), FLASHING TO EXTEND MIN. 4" AT SIDEWALLS AND 4" AT ROOF PLANE AND SHALL DIRECT WATER AWAY FROM THE VERTICAL SIDEWALL ONTO ROOF AND/OR IN THE GUTTER.
8. PROVIDE ALUMINUM DRIP EDGE AT RAKES AND FASCIAS

GUTTERS

1. ALL OVERHANGS SHALL HAVE GUTTERS.
2. ALL LEADERS SHALL BE 2"x3" MINIMUM. COLOR, STYLE AND MATERIAL SHALL BE SELECTED BY OWNER.
3. ALL GUTTERS SHALL BE 5" MINIMUM. ALL GUTTERS SHALL HAVE 1/16" SLOPE. COLOR, STYLE AND MATERIAL SHALL BE SELECTED BY OWNER.
4. ALL LEADERS THAT TERMINATE NEAR AND ABOVE GRADE SHALL HAVE SPLASH BLOCKS.
5. ALL LEADERS THAT GO BELOW GRADE SHALL HAVE A "T" CLEANOUT WITH THREADED PLUG BEFORE PENETRATING GRADE.

DESIGN LOADS

DESCRIPTION	UNIFORM (PSF)	DEAD (PSF)	TOTAL (PSF)
ATTICS WITHOUT STORAGE	10	15	25
ATTICS WITH LIMITED STORAGE	20	15	35
DECKS	40	15	55
EXTERIOR BALCONIES	60	15	75
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	15	45
FIRE ESCAPES	40	15	55
GUARDRAILS AND HANDRAILS (D)	200	0	200
GUARDRAIL IN-FILL COMPONENTS (F)	50	0	50
PASSENGER VEHICLE GARAGES	50	15	65
ROOMS OTHER THAN SLEEPING ROOMS	40	15	55
SLEEPING ROOMS	30	15	45
STAIRS (C)	40	15	55
STUD WALL PER 1 FOOT OF WALL HEIGHT	0	15	15
8" BLOCK PER 1 FOOT OF WALL HEIGHT	0	35	35
12" BLOCK PER 1 FOOT OF WALL HEIGHT	0	55	55
FOOTING (1-0" THK)	0	144	144
ROOF - FLAT OR RISE LESS THAN 4 ON 12	20	15	35
ROOF - RISE 4 ON 12 TO LESS THAN 12 ON 12	16	15	31
ROOF - 12 ON 12 AND GREATER	12	15	27

(C) INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

(D) A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

(F) GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

FRAMING

1. ALL WOOD FRAMING MEMBERS SHALL HAVE A MINIMUM FB OF 1,300 PSI. ALL FRAMING SHALL BE JOINED AS PER IRC-NJ NAILING SCHEDULES.
2. CARPENTERS SHALL INSPECT LUMBER, BEFORE INSTALLATION, TO CHECK FOR DEFECTS IE. WARPING, BOWS, HORN KNOTS, AND HORIZONTAL SPLITTING.
3. UNLESS OTHERWISE NOTED, ALL DOOR AND WINDOW OPENINGS ARE TO RECEIVE (2) 1-3/4" X 11-1/4" LVL HEADERS AT 2x4 WALLS; 5-1/4" X 11-1/4" LVL HEADERS AT 2x6 STUDS
4. ALL BEAM AND HEADER ENDPOINTS ARE TO BE SUPPORTED BY A (2) 2x4 POST (MIN.), UNLESS OTHERWISE NOTED.
5. DOUBLE FLOOR JOISTS AT CONDITIONS PARALLEL TO WALLS, STAIRS, CABINETS, BUILT-INS, TUBS, SHOWERS OR OTHER SIMILAR CONDITIONS.
6. ALL EXTERIOR WOOD FRAMING AND WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
7. ALL WOOD FRAMING TO BE BRACED IN ACCORDANCE WITH THE CURRENT BUILDING CODE TO PROVIDE PROPER SEISMIC AND WIND LOAD TIE DOWNS FOR ALL FRAMING.
8. PROVIDE SOLID WOOD BLOCKING BEHIND ALL CABINETRY, HANDRAILS, WALL MOUNTED ELEMENTS, ETC.
9. ALL NEW CONSTRUCTION SHALL RECEIVE PROPER FIRE BLOCKING AND DRAFTSTOPPING IN ACCORDANCE WITH SECTION R6028 OF THE IRC-NJ CODE. ALL COMBUSTIBLE AND NON-COMBUSTIBLE PENETRATIONS ARE TO BE FIREBLOCKED WITH APPROVED NON-COMBUSTIBLE MATERIALS.
10. ALL FRAMING CONNECTIONS AND FASTENERS SHALL BE PER TABLE R6023 OF THE IRC-NJ (U.O.N.)
11. FASTENERS AND/OR CONNECTORS TO BE USED WITH ACQ TREATED LUMBER SHALL, AT MINIMUM, BE HOT-DIP GALVANIZED AND CONFORM TO THE FOLLOWING ASTM STANDARDS: ASTM-A153 (FOR HOT-DIP FASTENER PRODUCTS) AND ASTM-A563 (COATING DESIGNATION G-158 FOR HOT-DIP CONNECTOR AND SHEET PRODUCTS.) STAINLESS STEEL FASTENERS/CONNECTORS ARE PREFERRED.
12. ALUMINUM PRODUCTS SHOULD NOT BE USED IN DIRECT CONTACT WITH ACQ PRESERVED WOOD. SPACER MATERIALS OR OTHER PHYSICAL BARRIERS ARE RECOMMENDED TO PREVENT DIRECT CONTACT OF ACQ PRESERVED WOOD AND ALUMINUM PRODUCTS.
13. ALL DOOR AND WINDOW OPENINGS OVER 48" SHALL HAVE DOUBLE LINERS.
14. GAPS AND SPACES BETWEEN STRUCTURAL MEMBERS SHALL NOT BE ALLOWED.
15. ALL FLUSH CONNECTIONS SHALL BE MADE WITH STEEL JOIST HANGERS FULLY NAILED.
16. COORDINATE ALL GIRDER LOCATIONS WITH POINT LOADS FROM ABOVE.
17. ALL ROUGH FRAMING SHALL BE CHECKED BEFORE ORDERING ANY ITEMS INCLUDING BUT NOT LIMITED TO CABINETRY, APPLIANCES, TUBS, SHOWERS, VANITIES, TOILETS, SHELVING AND FIREPLACES.
18. ALL FLOOR JOISTS SHALL HAVE SOLID WOOD BLOCKING AT MID-SPANS. STEEL CROSSING MAY BE USED AT DUCTWORK LOCATIONS.
19. ALL GIRDERS SHALL HAVE FULL BEARING TO WHATEVER IS BELOW. WHERE GIRDERS BEAR ON A PLATE, THE WALL STUDS UNDERNEATH SHALL BE INSTALLED TO AT LEAST THE WIDTH OF THE GIRDER ABOVE.
20. ALL PLUMB CUTS SHALL HAVE FLUSH BEARING.
21. RIDGES AND LEDGERS SHALL PROVIDE RAFTERS WITH FULL BEARING AT PLUMB CUT.
22. ALL GIRDER SHIMS ON PILASTERS OR IN BEAM POCKETS SHALL HAVE STEEL SHIMS ONLY.
23. WIDTH OF PLATE FOR RAFTER SEAT CUTS SHALL BE WIDE ENOUGH TO ALLOW FOR FULL SEAT CUT BEARING.
24. GIRDER ENDS IN CONTACT WITH CONCRETE OR MASONRY SIT ON A PT SOLE PLATE W/ A MOISTURE RESISTANT COMPOSITE COMPRESSIVE FILLER.
25. ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE (2) 2x6 WHEN LESS THAN 48", (2) 2X8 WHEN LESS THAN 72" AND (2) 2X10's UP TO 108", GRANTED NO POINT LOADS ARE PRESENT.
26. ROOF SHEATHING TO BE 1/2" CDX EXTERIOR GRADE PLYWOOD, FLOOR SHEATHING TO BE 3/4" T&G FIR PLYWOOD GLUED AND NAILED, WALL SHEATHING TO BE 7/16" OSB. COORD. FINAL W/ EXTERIOR FINISH SPECS. ALL SHEATHING PRODUCTS SHALL BE CONFIRMED AND COORDINATED FOR SUITABILITY OF FINISHED ASSEMBLED SYSTEM.
27. 2X6 ROOF RAFTER COLLAR TIES TO BE PLACED AT 4'-0" O.C. MAX.
28. PROVIDE SOLID BLOCKING BENEATH ALL POINT LOADS.
29. ALL CONNECTIONS BETWEEN BEAMS AND COLUMNS, JOISTS AND BEAMS, POSTS AND PIERS, INTERSECTING BEAMS, TIE-DOWNS AND WALL AND RAFTER CONNECTIONS SHALL BE MADE WITH THE APPROPRIATE SIMPSON STRONG-TIE, TECO, TRIMFAST, ARTCOR OR USG CONNECTOR.
30. HANGERS
    - A. ALL HANGERS, STRAPS, TIES, AND SIMILAR METAL FASTENERS ARE SPECIFIED AS SIMPSON-STRONG TIE COMPANY, TECO, TRIM FAST OR ARTCOR.
    - B. ALL HANGERS AND FASTENERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
    - C. ALL HANGERS TO RECEIVE MAXIMUM FASTENING AS INDICATED BY MFR.
    - D. ALL EXTERIOR PRODUCTS TO RECEIVE Z-MAX GALVANIZED FINISHING MATERIAL OR BETTER.
31. TJI FRAMING NOTES:
    - A. PRODUCTS ARE TO BE INSTALLED PER MFR REQUIREMENTS INCLUDING ALL ACCESSORIES AND CONNECTIONS.

INSULATION

1. INSULATION SHALL BE INSTALLED PER THE ENERGY CODE SPECIFICATIONS
2. STUFF ALL WINDOW AND DOOR CREVICES WITH LOOSE FIBERGLASS
3. INSULATION AT ALL EXTERIOR WALLS WHERE NO GYPSUM BOARD COVERING IS BEING INSTALLED MUST BE CAVITY FIRE RATED INSULATION.
4. INSULATION PAPER SHALL BE INSTALLED TO ALLOW FOR PAPER TO CONTACT BACK OF GYPSUM BOARD.
5. INSTALL INSULATION AT ALL EXTERIOR OVERHANGS, CRAWL SPACES AND ROOF, R-VALUE PER ENERGY CODE
6. DAMPPROOFING: ASPHALT ASTM D 449, TYPE T COLD APPLICATION. TO BE APPLIED TO ALL EXTERIOR BELOW GRADE SURFACES.
7. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATED SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING OPENINGS SHALL NOT BE LESS THAN 1/3 OF ONE PERCENT OF THE HORIZONTALLY PROJECTED ROOF AREA, OR 1/3 OF ONE PERCENT IF AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OF CORNICE VENTS.

INTERIOR

1. KITCHEN & MILLWORK TO BE COORDINATED W/ BUILT CONDITION AND AS PROVIDED BY OWNER/KITCHEN DESIGNER.
2. EQUIPMENT AND APPLIANCES BY OWNER AND COORDINATED BY CONTRACTOR.
3. KITCHEN CABINET WALLS AND ALL BATHROOM WALLS TO HAVE 1/2" MOISTURE RESISTANT SHEETROCK. AT TILE WALL LOCATIONS, USE 1/2" CEMENT BOARD.
4. PROVIDE AND INSTALL CORNERBEADS AT ALL EXPOSED GYPSUM BOARD CORNERS AND ENDS.
5. ALL NEW SURFACES SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE A SMOOTH SURFACE READY TO BE FINISHED.
6. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF WORK BEING PERFORMED.
7. ALL PAINT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE
8. PROVIDE DOOR HARDWARE AS DIRECTED BY THE OWNER.
9. ALL FLOORS MUST BE FREE FROM DIRT, DUST, OIL, AND FOREIGN MATTER.
10. ALL CRACKS GREATER THAN 1/16", HOLES, OR UNEVEN AREAS MUST BE FILLED AND LEVELED WITH A LATEX BASE FLOOR FILLER.
11. ALL SUB-FLOORS TO BE FLAT AND LEVEL PRIOR TO FINISH FLOOR APPLICATION.
12. THE ENTIRE INSTALLATION SHALL BE TIGHT AND FLAT TO THE SUBFLOOR, FASTENED AT ALL EDGES, AND PRESENT A UNIFORM APPEARANCE. COLOR, PATTERN, AND TEXTURE IN ONE AREA SHALL BE MONOLITHIC.
13. ALL CARPET SHALL BE NEW AND FROM THE SAME DYE LOT FOR THE COLORS SELECTED.
14. ALL EXCESS PIECES OF USABLE FLOORING SHALL BE ROLLED, TAGGED, AND LEFT WITH THE OWNER FOR FUTURE USE.
15. FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET OPENS.
16. PROVIDE SHELVING AS SELECTED BY OWNER AT ALL CLOSETS, PANTRIES, AND BUILT-IN LOCATIONS.
17. ALL PLUMBING AND ELECTRICAL FIXTURES ARE SELECTED BY OWNER.
18. GYPSUM BOARD SHALL BE 1/2" (UNLESS NOTED OTHERWISE) FASTENED WITH SCREWS. DOUBLE SCREW ALL CEILINGS. TAPE AND SPACKLE THREE COATS AT ALL TAPERED JOINTS AND FOUR COATS AT BUTT SEAMS.
19. INTERIOR TRIM SHALL BE AS SELECTED BY OWNER.
20. HARDWOOD FLOORS SHALL BE AS SELECTED BY OWNER.
21. CERAMIC WALL TILE SHALL BE INSTALLED ON 1/2" CEMENT BACKER BOARD WITH THIN-SET ADHESIVE. CERAMIC FLOOR TILE SHALL BE INSTALLED ON 3/4" CDX SUB-FLOOR, 3/8" CDX UNDERLAYMENT, 15 LB. FELT, WIRE LATH, AND THIN-SET.
22. ALL FINISH WORK SHALL BE APPLIED FREE OF SAGS, RUNS, STREAKS, BRUSH OR ROLLERMARKS, ETC.

FIRE-RESISTANT CONSTRUCTION

R302.5 DWELLING/GARAGE PENETRATION PROTECTION

OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

R302.5.2 DUCT PENETRATION

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAUGE (0.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS

PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R309.2 (CARPORTS) SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

R302.6 DWELLING/GARAGE FIRE SEPARATION

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENING IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	CONSTRUCTED WITH NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING (SEE N.J.U.C.C. FTO-13)
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	CONSTRUCTED WITH NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING (SEE N.J.U.C.C FTO-13)
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

R302.11 FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE AIR BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: ITEM 4: AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

R302.13 FIRE PROTECTION FLOORS

FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALL-BOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING DEVICES, LUMINARIES, WIRES, SPEAKERS, DRAINAGE PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

EXCEPTIONS

1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER CRAWL SPACE NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
2. PORTIONS OF FLOOR ASSEMBLIES SHALL BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:
   3.1 . THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 80 SQUARE FEET (7.4 METERS SQUARED) PER STORY
   3.2. FIRE BLOCKING IN ACCORDANCE WITH SECTION R302.11.1 IS INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
4. WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH (50.8 MM BY 254 MM) NOMINAL DIMENSION, OR OTHER APPROVED FLOOR ASSEMBLY DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

CONCRETE, MASONRY & FOUNDATION NOTES

1. CONSTRUCT FOUNDATION WALLS PER 'CHAPTER 4 - FOUNDATIONS' OF THE LATEST ADOPTED INTERNATIONAL BUILDING CODE
2. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI "BUILDING CODES REQUIREMENTS FOR REINFORCED CONCRETE"
3. ALL CONCRETE SHALL BE CONTROLLED CONCRETE COMPLYING WITH ALL ACI. BUILDING CODE REQUIREMENTS:
   - A. FOOTINGS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
   - B. FOUNDATION WALLS SHALL HAVE A MIN. COMP. STRENGTH OF 3500 PSI.
   - C. BASEMENT AND INTERIOR SLABS ON GRADE (EXCLUDING GARAGE SLABS) SHALL HAVE A MIN. COMP. STRENGTH OF 2500 PSI.
   - D. EXTERIOR SLABS AND GARAGE SLABS SHALL HAVE A MIN. COMP. STRENGTH OF 3500 PSI AND BE AIR ENTRAINED.
   - E. CONCRETE SHALL BE AIR ENTRAINED FOR ALL FOUNDATION WALLS AND EXTERIOR SLABS.
   - F. INTERIOR SLABS AND FOOTINGS SHALL BE AIR ENTRAINED ONLY IF CONCRETE MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
   - G. AIR ENTRAINED CONCRETE SHALL HAVE A TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) OF NOT LESS THAN 5% OR MORE THAN 7%
   - H. ALL MIN. COMP. STRENGTH VALUES ARE AT 28 DAYS.
4. ALL REINFORCED BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A615 GRADE 60 AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS.
5. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM REINFORCING IN ALL CONCRETE AS PER ACI BUILDING CODE REQUIREMENTS.
6. LENGTH OF REINFORCED SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN #3 BAR DIAMETERS, OR AS OTHERWISE APPROVED BY A LICENSED ENGINEER IN THE GIVEN AHJ.
7. PROVIDE #4 NOSING BAR IN EACH CONCRETE STEP.
8. CONCRETE PROTECTION FOR REINFORCING BARS SHALL BE AS FOLLOWS:
   - A. WALLS, INSIDE FACE: 1"
   - B. WALLS, EXTERIOR FACE (AGAINST SOIL): 2"
   - C. CONCRETE PLACED ON EARTH: 3"
9. GARAGE SLABS SHALL SLOPE TOWARDS THE GRADE DOOR OPENING AT ±1/8" PER FOOT.
10. REINFORCING STEEL SHALL CONFORM TO ASTM-A615 GRADE 60. WELDED WIRE FABRIC SHALL BE 6"x6", 10/109 AND CONFORM WITH ASTM A-185.
11. ON-GRADE CONCRETE SLABS SHALL HAVE WWF REINFORCEMENT LOCATED MIDWAY IN THE SLAB THICKNESS.
12. ANCHOR BOLTS SHALL BE GALVANIZED MINIMUM 8" EMBEDDED FOR CONCRETE WALLS AND 16" FOR MASONRY WALLS, GROUTED SOLID. PLACEMENT OF ANCHORS SHALL BE 12" FROM PLATE ENDS, THEN 48" MAXIMUM SPACING W/ A MINIMUM OF 2 ANCHOR BOLTS PER PLATE.
13. MORTAR SHALL BE TYPE "M" WITH 28 DAY STRENGTH OF 2,500 PSI. ONE PART PORTLAND TO 1/4 PART LIME TO 3 PARTS MASON SAND AND MEET ASTM C270.
14. PLACE 6 MIL POLYETHYLENE VAPOR BARRIER MEMBRANE COMPLYING WITH ASTM D-2103 UNDER ALL GROUND TO FLOOR ASSEMBLIES, SEALED AND LAPPED AT JOINTS AND ENDS TO PREVENT VAPOR FROM ENTERING THE SPACE IN ADDITION TO MFR'S INSTALLATION INSTRUCTIONS.
15. ALL HOLLOW LOAD-BEARING BLOCK TO CONFORM TO ASTM C90. ALL SOLID BLOCK TO CONFORM TO C145. MINIMUM NET COMPRESSIVE STRENGTH (fm) SHALL BE 1,000 PSI.
16. FILL CMU CELLS SOLID WITH GROUT AT ALL UNITS TO RECEIVE ANCHORS AND/OR STRAPS.
17. NEW CONSTRUCTION FOUNDATION ELEMENTS ARE TO BE TIED AS APPLICABLE TO THE EXISTING FOUNDATION ELEMENTS. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OF 2 TONS PER SQUARE FOOT MINIMUM BEARING CAPACITY. A SOILS ENGINEER, PAID FOR BY THE CONTRACTOR, MUST VERIFY ALL FOOTING BOTTOMS PRIOR TO POURING ANY CONCRETE FOOTINGS AND PRICING.
18. ALL FILLED AREAS SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D557.
19. PROVIDE STEPPED FOOTINGS WHERE APPLICABLE.
20. BACKFILLING AGAINST FOUNDATION WALLS SHALL NOT BE PERMITTED UNTIL FLOORS OR ROOFS THEY SUPPORT HAVE BEEN COMPLETELY INSTALLED.
21. ALL COLUMN FOOTINGS SHALL BE CENTERED ON COLUMN CENTER LINES, UNLESS OTHERWISE NOTED ON PLANS OR SECTIONS.
22. ALL FOOTING DOWELS SHALL BE THE SAME SIZE, NUMBER AND GRADE AS VERTICAL REINFORCEMENT IN COLUMNS, PIERS OR WALLS WHICH THE FOOTINGS SUPPORT.

MECHANICAL

1. HVAC CONTRACTORS SHALL BE RESPONSIBLE FOR THE PREPARATION OF SHOP DRAWINGS INDICATING ALL EXISTING AND NEW EQUIPMENT, DUCTWORK AND SIZES, RETURN AND SUPPLY OUTLETS WITH CFM, ETC. SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.
2. CEILING EXHAUST FAN AND COMBO UNIT LIGHT/EXHAUST FANS ARE TO BE DUCTED TO THE EXTERIOR WITH 4" RIGID METAL DUCT.
3. CONDENSATE LINES SHALL BE RUN TO EXTERIOR OR TO INDIRECT DRAIN AT LAUNDRY.
4. SYSTEM TO BE TWO ZONED: FIRST FLOOR AND SECOND FLOOR. FIRST FLOOR ZONE TO RUN THROUGH THE BASEMENT AND SECOND FLOOR ZONE TO RUN THROUGH ATTIC.
5. BASEMENT TO BE CONDITIONED WITH A SUPPLY AND RETURN. SUPPLY TO BE LOCATED AT FURTHEST POINT FROM SYSTEM AND RETURN TO BE LOCAL TO SYSTEM. CONTRACTOR TO DETERMINE IF MORE SUPPLIES AND RETURNS ARE REQUIRED FOR ADEQUATE AIR FLOW. ATTIC TO BE DESIGNED SIMILAR. DUCT WORK INSULATION NOT REQUIRED DUE TO CONDITIONED SPACE.
6. MAKE AND MODELS AS SELECTED BY OWNER.
7. PIPING CAPABLE OF TEMPERATURES OUTSIDE THE RANGE OF 55 TO 105 SHALL HAVE R-3 MIN. INSULATION.
8. M1305.1.3.1. GROUND CLEARANCE: EQUIPMENT AND APPLIANCES SUPPORTED FROM THE GROUND SHALL BE LEVEL AND FIRMLY SUPPORTED ON A CONCRETE SLAB OR OTHER APPROVED MATERIAL EXTENDING NOT LESS THAN 3" ABOVE THE ADJOINING GROUND.
9. REFRIGERANT PIPING TO HAVE R-4 INSULATION AND HAVE A THERMAL PERFORMANCE NOT EXCEEDING 0.05 PERM WHEN TESTED WITH ASTM E96.
10. RESTROOM VENTS TO EXHAUST TO THE EXTERIOR AND HAVE AN UPWARD SLOPE.
11. DRYER EXHAUST VENTS SHALL BE DUCTED TO THE EXTERIOR WITH NOT LESS THAN A 4" DIAMETER PIPE AND IN ACCORDANCE WITH CODE AND MFR REQUIREMENTS.
12. MINIMUM LOCAL EXHAUST RATES ARE AS FOLLOW: KITCHENS-100CFM INTERMITTENT OR 25CFM CONTINUOUS, BATHROOMS-50CFM INTERMITTENT OR 20CFM CONTINUOUS
13. M1601.6 INDEPENDENT GARAGE HVAC SYSTEMS. FURNACES AND AIR-HANDLING SYSTEMS THAT SUPPLY AIR TO LIVING SPACES SHALL NOT SUPPLY AIR TO OR RETURN AIR FROM A GARAGE.
14. FINAL MEP DESIGN BY CONTRACTOR FOLLOWING ALL LOCAL, STATE AND NATIONAL CODES AS WELL AS MFR REQUIREMENTS.
15. DRYER EXHAUST DUCTS
    - A. M1502.4.1 MATERIAL AND SIZE: EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL, A MINIMUM OF 0.016-INCH (0.4MM) THICK. THE EXHAUST DUCT SIZE SHALL BE 4-INCHES (102MM) NOMINAL IN DIAMETER.
    - B. M1502.4.2 DUCT INSTALLATION: EXHAUST DUCTS SHALL BE SUPPORTED AT 4 FOOT (1219MM) INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE INTO THE INSIDE OF THE DUCT.
    - C. 1502.4.3 TRANSITION DUCT: TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH LIL2158A. TRANSITION DUCTS SHALL BE A MAXIMUM OF 8 FEET (2438MM) IN LENGTH. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A0.1

GENERAL NOTES

STAIRWAYS

1. ALL STAIRWAYS SHALL BE INSTALLED AS PER CURRENT STATE AND LOCAL CODES.
2. ALL ROUGH OPENINGS AND FLOOR HEIGHTS SHALL BE FIELD VERIFIED BEFORE ANY STAIRWAY IS ORDERED OR PREFABRICATED.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS

- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS

LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTION:

- THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 8 1/4 INCHES (210 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR THE FLOOR.
- WHEN EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS

- DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 8 1/4 INCHES (210 MM) BELOW THE TOP OF THE THRESHOLD.

EXCEPTION:

- A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.

R311.3.3 STORM AND SCREEN DOORS

- STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS.

R311.7.1 WIDTH

- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.7.2 HEADROOM

- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

EXCEPTION:

- WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 4 3/4 INCHES (121 MM).

R311.7.5 STAIR TREADS AND RISERS

- STAIR TREADS AND RISES SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSE OF THIS SECTION, ALL DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.7.5.1 RISERS

- THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (210 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM).

R311.7.5.2 TREADS

- THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.7.5.3 NOSINGS

- NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

EXCEPTION:

- A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM).

R311.7.5.4 EXTERIOR WOOD/PLASTIC COMPOSITE STAIR TREADS

- WOOD/PLASTIC COMPOSITE STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF SECTION R507.2.2.

R311.7.6 LANDINGS FOR STAIRWAYS

- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM).

EXCEPTION:

- A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.

R311.7.7 STAIRWAY WALKING SURFACE

- THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

R311.7.8 HANDRAILS

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT

- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 30 INCHES (761 MM) AND NOT MORE THAN 38 INCHES (965 MM).

EXCEPTIONS:

1. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
2. WHEN HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, THE TRANSITION FROM HANDRAIL TO GUARDRAIL, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

EXTERIOR WINDOWS AND DOORS

1. ALL WINDOWS AND DOORS TO BE ANDERSEN 400 SERIES OR APPROVED EQ.
2. INSTALL FLASHING AT HEAD OF UNIT. ALSO FLASH AT TOP OF WINDOW OR DOOR HEAD TRIM WHERE THERE IS SIDING ABOVE TRIM.
3. PROVIDE ALUMINUM DOOR PAN AT ALL EXTERIOR DOORS PRIOR TO DOOR INSTALLATION.

WINDOW OPENINGS

R301.2.1.2 PROTECTION OF OPENINGS

EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1 996 AND ASTM E 1 886 AS MODIFIED IN SECTION 301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT RESISTING STANDARD OR ANSI/ DASMA 115.

EXCEPTION:

1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF NOT LESS THAN 7/16 INCH (11 MM) AND A SPAN OF NOT MORE THAN 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREINSTALLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R.301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET (13.728 MM) OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, Vult IS 180 MPH (290 KPH) OR LESS.

R612.2.1 WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH (102 MM) DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR.

EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R612.3.
3. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
4. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R612.4.

R612.3 WINDOW FALL PREVENTION DEVICES

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090.

R612.4 WINDOW OPENING LIMITING DEVICES

WHEN REQUIRED ELSEWHERE IN THIS CODE, WINDOW OPENING DEVICES SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.

R612.4.1 GENERAL REQUIREMENTS

WINDOW OPENING LIMITING DEVICES SHALL BE SELF ACTING AND SHALL BE POSITIONED TO PROHIBIT THE FREE PASSAGE OF A 4-IN. (102 MM) DIAMETER RIGID SPHERE THROUGH THE WINDOW OPENING WHEN THE WINDOW OPENING LIMITING DEVICE IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

R612.4.2 OPERATION FOR EMERGENCY ESCAPE

WINDOW OPENING LIMITING DEVICES SHALL BE DESIGNED WITH RELEASE MECHANISMS TO ALLOW FOR EMERGENCY ESCAPE THROUGH THE WINDOW OPENING WITHOUT THE NEED FOR EYS, TOLLS, OR SPECIAL KNOWLEDGE. WINDOW OPENING LIMITING DEVICES SHALL COMPLY WITH ALL THE FOLLOWING:

1. RELEASE OF THE WINDOW OPENING-LIMITING DEVICE SHALL REQUIRE NO MORE THAN 15 POUNDS (66 N) OF FORCE.
2. THE WINDOW OPENING LIMITING DEVICE RELEASE MECHANISM SHALL OPERATE PROPERLY IN ALL TYPES OF WEATHER.
3. WINDOW OPENING LIMITING DEVICES SHALL HAVE THEIR RELEASE MECHANISMS CLEARLY IDENTIFIED FOR PROPER USE IN AN EMERGENCY.
4. THE WINDOW OPENING LIMITING DEVICE SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT BELOW WHAT IS REQUIRED BY SECTION R310.1.1 OF THE CODE.

GUARDS

R312.1.1 WHERE REQUIRED

- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT

- REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 30 INCHES (762 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
2. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

R312.1.3 OPENING LIMITATIONS

- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:

1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.
2. GUARDS ON THE OPEN SIDES OF THE STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES (111 MM) IN DIAMETER.

R312.1.4 EXTERIOR WOOD/PLASTIC COMPOSITE GUARDS

- WOOD/PLASTIC COMPOSITE GUARDS SHALL COMPLY WITH THE PROVISIONS OF SECTION R317.4.

WEATHER PROTECTION

R703.8 FLASHING

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED IN SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS. WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

R903.2 FLASHING

1. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

R903.2.1 LOCATIONS

1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.483 MM) (NO. 26 GALVANIZED SHEET).
   A. EXCEPTION: PROVIDE 16OZ LEAD COATED COPPER FLASHING IN MASONRY AND PT LUMBER. PROVIDE 0.025" TERMITE SHIELD UNDER ALL WOOD SILLS. PROVIDE COMPRESSIBLE FIBERGLASS SILL SEALER BETWEEN WOOD SILL AND TERMITE SHIELD, 1" THICK BEFORE COMPRESSION.

ENERGY CODES

R402.4 AIR LEAKAGE (MANDATORY)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.

R402.4.1 BUILDING THERMAL ENVELOPE

THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 OR R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R402.4.1.1 INSTALLATION

THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R403.3 DUCTS

DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH 403.3.5.

R403.3.1 INSULATION (PRESCRIPTIVE)

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES (76 MM) IN DIAMETER OR GREATER AND R-6 WHERE LESS THAN 3 INCHES (76 MM) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES (76 MM) IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES (76 MM) IN DIAMETER.

EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY)

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. BREAKS AND JOINTS IN THE AIR SHALL BE SEALED.	AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROPDOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-3 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN, SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOW, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE AN EXTERIOR AIR BARRIER. THE JUNCTIONS OF THE RIM BOARD TO THE SILL PLATE AND THE RIM BOARD AND THE SUBFLOOR SHALL BE AIR SEALED.	RIM JOISTS SHALL BE INSULATED SO THAT THE INSULATION MAINTAINS PERMANENT CONTACT WITH THE EXTERIOR RIM BOARD.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSULATED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDING FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
BASEMENT CRAWL SPACE AND SLAB FOUNDATIONS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER/AIR BARRIER IN ACCORDANCE WITH SECTION R402.2.10 PENETRATIONS THROUGH CONCRETE FOUNDATION WALLS AND SLABS SHALL BE AIR SEALED. CLASS 1 VAPOR RETARDERS SHALL NOT BE USED AS AN AIR BARRIER ON BELOW-GRADE WALLS AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R402.2.10. CONDITIONED BASEMENT FOUNDATION WALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R402.2.8.1. SLAB-ON-GRADE FLOOR INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R402.2.10.
SHAFTS, PENETRATIONS	DUCT AND FLUE SHAFTS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED. UTILITY PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED AND SHALL ALLOW FOR EXPANSION, CONTRACTION OF MATERIALS AND MECHANICAL VIBRATION.	INSULATION SHALL BE FITTED TIGHTLY AROUND UTILITIES PASSING THROUGH SHAFTS AND PENETRATIONS IN THE BUILDING THERMAL ENVELOPE TO MAINTAIN REQUIRED R-VALUE.
NARROW CAVITIES	NARROW CAVITIES OF 1 INCH OR LESS THAT ARE NOT ABLE TO BE INSULATED SHALL BE AIR SEALED.	BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	INSULATED PORTIONS OF THE GARAGE SEPARATION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R303 AND R402.2.7.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED IN ACCORDANCE WITH SECTION R402.4.5.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIRTIGHT AND IC RATED, AND SHALL BE BURIED OR SURROUNDED WITH INSULATION.
PLUMBING, WIRING OR OTHER OBSTRUCTIONS	ALL HOLES CREATED BY WIRING, PLUMBING OR OTHER OBSTRUCTIONS IN THE AIR BARRIER ASSEMBLY SHALL BE AIR SEALED.	INSULATION SHALL BE INSTALLED TO FILL THE AVAILABLE SPACE AND SURROUND WIRING, PLUMBING, OR OTHER OBSTRUCTIONS, UNLESS THE REQUIRED R-VALUE CAN BE MET BY INSTALLING INSULATION AND AIR BARRIER SYSTEMS COMPLETELY TO THE EXTERIOR SIDE OF THE OBSTRUCTIONS
SHOWER/TUB ON EXTERIOR WALLS	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.	
CONCEALED SPRINKLERS	NOT APPLICABLE	

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

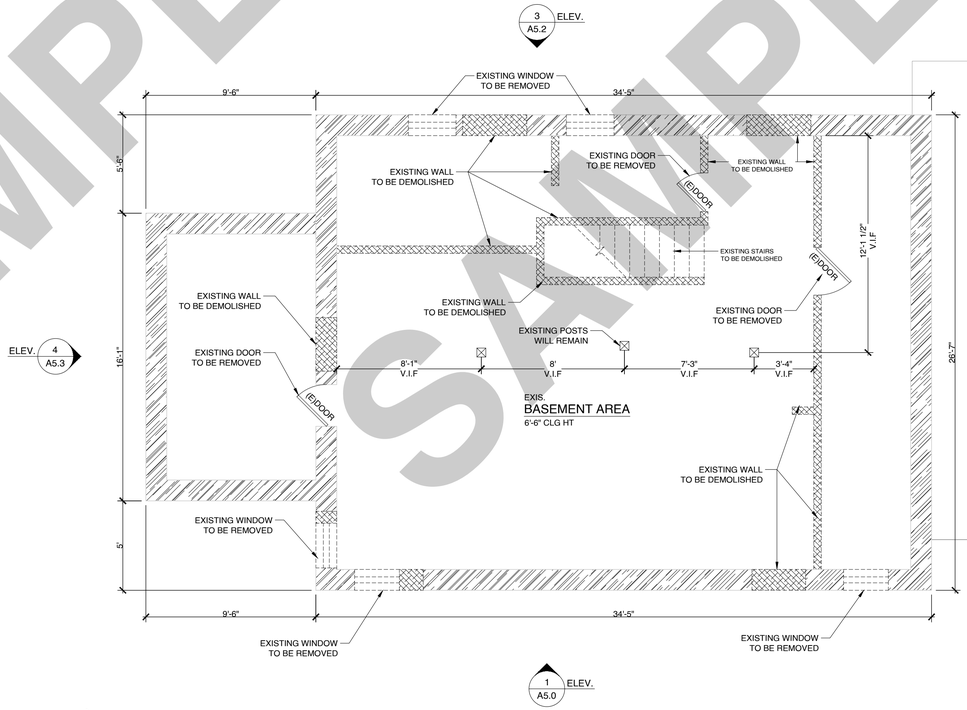
Sheet Name

A0.2

GENERAL NOTES

DEMOLITION PLAN NOTES

1. THE CONTRACTOR SHALL FILED VERIFY ALL EXIS CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF THE DESIGNER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FILED VERIFICATION BY THE CONTRACTOR, OWNER, DESIGNER.
2. IT IS THE CONTRACTOR RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL AND MISC. EQ AS REQ TO COMPLETE THE WORK. REFER TO PLANS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQ. DURING DEMOLITION AND CONSTRUCTION. ANY PORTION OF THE PROJECT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED REPLACED TO MATCH EXISTING.
4. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL REMOVE, DISCONNECT, SALVAGE ALL MECHANICAL, ELECTRICAL AND MISC. WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SECURE DRY STORAGE WITHIN THE DESIGNATED AREA OR AREA DESIGNATED BY THE OWNER FOR OWNER RETAINED ITEMS.
6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION WORK SHALL REMAIN AND CLEAN FOR THE BUILDING'S OCCUPANTS & CONSTRUCTION WORKERS. OCCUPIED AREAS ADJ TO THE PROJECT WORK REAS SHALL BE KEPT CLEAN AT ALL TIMES DURING WORK.



DEMO / EXISTING

BASEMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 12")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL WILL REMAIN
	DEMOLISH WALL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A1.0

EXISTING BASEMENT FLOOR PLAN

ARCHITECTURAL NOTES

1. **SHOWER ENCLOSURES:** SHOWER WALLS SHALL BE FINISHED WITH WATER-RESISTANT, NON-ABSORBENT MATERIALS AT LEAST 72" ABOVE THE FLOOR. SHOWER ENCLOSURES MUST BE MADE OF APPROVED SHATTER-RESISTANT MATERIALS.

2. **SHOWER STALL SIZE:** EACH SHOWER SHALL MEET A MINIMUM INTERIOR SIZE OF 30" X 30" (900 SQ. IN.) WITH DOORS SWINGING OUTWARD, IN COMPLIANCE WITH IRC § P2708.

3. **WATER EFFICIENCY:** INSTALL LOW-FLOW PLUMBING FIXTURES: TOILETS ≤1.28 GPF, SHOWERHEADS ≤2.0 GPM AT 80 PSI, AND FAUCETS ≤2.0 GPM AT 60 PSI, PER NJ STATE PLUMBING CODE AND IRC § P2902.

4. **TEMPERATURE CONTROL VALVES:** SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH PRESSURE-BALANCING OR THERMOSTATIC MIXING VALVES PER IRC § P2717.

5. **EXTERIOR FINISHES:** IRC R703 / NJ UCC AMENDMENTS:
   ALL EXTERIOR WALL FINISHES, INCLUDING STONE VENEER AND SIDING MATERIALS, SHALL COMPLY WITH IRC SECTION R703 AND NEW JERSEY STATE AMENDMENTS.
   PROVIDE A WEATHER-RESISTIVE BARRIER (WRB), METAL LATH, DRAINAGE PLANE, AND WEEP SCREEDS OR WEEP VENTS AT THE BASE OF THE VENEER TO ALLOW FOR MOISTURE DRAINAGE.
   ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, ENSURING A MINIMUM 4-INCH CLEARANCE ABOVE GRADE AND 2 INCHES ABOVE PAVED SURFACES FOR PROPER VENTILATION AND PROTECTION AGAINST MOISTURE INTRUSION.

6. **DUCT SIZING:** HVAC DUCTS SHALL BE SIZED AND INSTALLED PER THE 2021 INTERNATIONAL MECHANICAL CODE (IMC), ENSURING PROPER AIRFLOW AND EFFICIENCY.

7. **CLOTHES DRYER EXHAUST:** DRYER EXHAUST DUCTS SHALL NOT EXCEED 25 FEET IN LENGTH (WITH REDUCTIONS FOR ELBOWS), PER IRC § M1502.4.

8. **SKYLIGHT LABELING:** SKYLIGHTS SHALL BE CERTIFIED BY AN APPROVED AGENCY AND LABELED WITH THE MANUFACTURER, PRODUCT DESIGNATION, AND PERFORMANCE RATING PER IRC § R308.6.

9. **SANITARY SEWER CONNECTION:** ALL PLUMBING FIXTURES SHALL CONNECT TO AN APPROVED PUBLIC OR PRIVATE SEWER SYSTEM PER NJ UNIFORM CONSTRUCTION CODE (UCC), IRC § P3001.

10. **HOT AND COLD WATER SUPPLY:** KITCHENS, BATHS, LAUNDRY, AND OTHER FIXTURE OUTLETS SHALL HAVE BOTH HOT AND COLD WATER CONNECTED TO AN APPROVED SUPPLY PER IRC § P2903. AND PLUMBING RISER DIAGRAM.

11. **NON-ABSORBENT SURFACES:** BATHTUB AND SHOWER FLOORS, WALLS WITHIN 6 FEET OF TUB-SHOWER UNITS, AND SHOWER COMPARTMENTS MUST BE FINISHED WITH NON-ABSORBENT SURFACES PER IRC § P2706.

12. **NATURAL AND ARTIFICIAL LIGHTING:** HABITABLE SPACES SHALL HAVE NATURAL LIGHT THROUGH WINDOWS OR SKYLIGHTS OR PROVIDE ARTIFICIAL LIGHTING ACHIEVING MINIMUM ILLUMINATION OF 6 FOOT-CANDLES AT 30" ABOVE THE FLOOR PER IRC § R303.

13. **EVALUATION REPORT AVAILABILITY:** COPIES OF PRODUCT EVALUATION REPORTS AND LISTINGS FOR BUILDING PRODUCTS SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION, PER NJ STATE AMENDMENTS TO IRC § 105.

14. **ROOM TEMPERATURE FOR HEATING:** MAINTAIN A MINIMUM INTERIOR TEMPERATURE OF 68°F AT 3 FEET ABOVE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT DESIGN CONDITIONS PER IRC § R303.7.

15. **WOOD PROTECTION FROM DECAY:** EXTERIOR AND MOISTURE-PRONE WOOD SHALL BE NATURALLY DURABLE OR PRESSURE-TREATED AS PER IRC § R317.

16. **INSULATION REQUIREMENTS**

    EXTERIOR WALLS:
    1" CONTINUOUS INSULATION BOARD (CI) OVER WALL SHEATHING
    BASEMENT WALL CAVITIES:
    R-13 INSULATION
    CRAWL SPACE PERIMETER:
    R-10 CONTINUOUS INSULATION (INTERIOR)
    ABOVE-GRADE WALL CAVITIES:
    R-21 CAVITY INSULATION + R-5 CONTINUOUS INSULATION (CI)
    GARAGE & ATTIC AREAS:
    R-38 MINIMUM BATT INSULATION

    NOTE: ATTIC INSULATION SHALL BE INSTALLED AT THE ATTIC FLOOR LEVEL
    ALL MATERIALS AND INSTALLATION SHALL COMPLY WITH NJ ENERGY CODE, IRC CHAPTER 11, AND MANUFACTURER REQUIREMENTS.

17. **DWELLING / GARAGE SEPARATION**
    ONE LAYER OF TYPE X 5/8" GYPSUM ON THE GARAGE SIDE WALL IS NEEDED BETWEEN GARAGE SPACE AND HABITABLE SPACE.
    TWO LAYERS OF TYPE X 5/8" GYPSUM ON THE GARAGE SIDE OF THE FLOOR/CEILING BETWEEN THE GARAGE SPACE AND HABITABLE SPACE.

ADDITIONAL NOTES

1. **CEILING HEIGHTS (IRC R305.1):**
   HABITABLE SPACES, INCLUDING LIVING ROOMS, BEDROOMS, AND STORAGE AREAS, SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-0".
   BATHROOMS, LAUNDRY ROOMS, AND NON-HABITABLE SPACES MAY HAVE A MINIMUM CEILING HEIGHT OF 6'-8", UNLESS NJ AMENDMENTS REQUIRE GREATER.
   GARAGES MUST MAINTAIN A MINIMUM CEILING HEIGHT OF 7'-0".

2. **EMERGENCY ESCAPE & RESCUE WINDOWS (IRC R310):**
   EACH BEDROOM MUST HAVE AN OPERABLE ESCAPE WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (5.0 SQ. FT. FOR GRADE-FLOOR ROOMS).
   THE MINIMUM CLEAR OPENING HEIGHT IS 24", AND WIDTH IS 20".
   MAXIMUM SILL HEIGHT FROM FINISHED FLOOR: 44".

3. **FIRE SEPARATION – GARAGE TO LIVING SPACES (IRC R302.6):**
   GARAGES MUST BE SEPARATED FROM HABITABLE SPACES (LIVING ROOMS, BEDROOMS, OR SECOND-FLOOR APARTMENTS) BY 1-HOUR FIRE-RATED ASSEMBLIES, INCLUDING CEILINGS AND WALLS.
   DOORS BETWEEN GARAGE AND HOUSE MUST BE SOLID-CORE, 1⅜" MINIMUM, SELF-CLOSING, AND FIRE-RATED PER CODE.

4. **GARAGE DOOR CLEARANCE (IRC R309.2):**
   PROVIDE A MINIMUM HEADROOM OF 7'-0" FOR GARAGE DOORS, ACCOMMODATING VEHICLES SAFELY.

5. **GARAGE VENTILATION (IRC R303.3 / R309.1):**
   GARAGES MUST BE MECHANICALLY OR NATURALLY VENTILATED TO PREVENT THE ACCUMULATION OF CARBON MONOXIDE AND OTHER HAZARDOUS FUMES.
   IF A MECHANICAL SYSTEM IS INSTALLED, IT SHALL COMPLY WITH IRC § M1505 AND NJ MECHANICAL CODE AMENDMENTS.

6. **STAIRWAYS FROM GARAGE (IRC R311.7):**
   STAIRS CONNECTING GARAGE TO SECOND FLOOR OR MAIN HOUSE MUST HAVE:
   MAXIMUM RISER HEIGHT: 8 ¼"
   MINIMUM TREAD DEPTH: 9"
   MINIMUM WIDTH: 36"
   HANDRAILS MUST COMPLY WITH IRC R311.7.8.

7. **GARAGE PLUMBING (IPC P2903 / NJ UCC PLUMBING):**
   IF PLUMBING FIXTURES (SINKS OR BATHROOMS) ARE INSTALLED IN THE GARAGE, THEY MUST CONNECT TO AN APPROVED PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM.
   ALL FIXTURES MUST COMPLY WITH NJ WATER EFFICIENCY AND BACKFLOW PREVENTION REQUIREMENTS.

8. **GARAGE ELECTRICAL (NEC / NJ UCC ELECTRICAL CODE):**
   ALL WIRING IN THE GARAGE MUST COMPLY WITH 2020 NATIONAL ELECTRICAL CODE (NEC) AND NJ AMENDMENTS.
   GFCI PROTECTION IS REQUIRED FOR ALL OUTLETS NEAR POTENTIAL WATER SOURCES, INCLUDING GARAGE DOORS, SINKS, AND WORK AREAS.
   PROVIDE PROPERLY SPACED OUTLETS FOR CODE-REQUIRED ACCESSIBILITY AND USABILITY.

9. **CRAWLSPACE VENTILATION & VAPOR BARRIER (PER NJ IRC R408.2):**

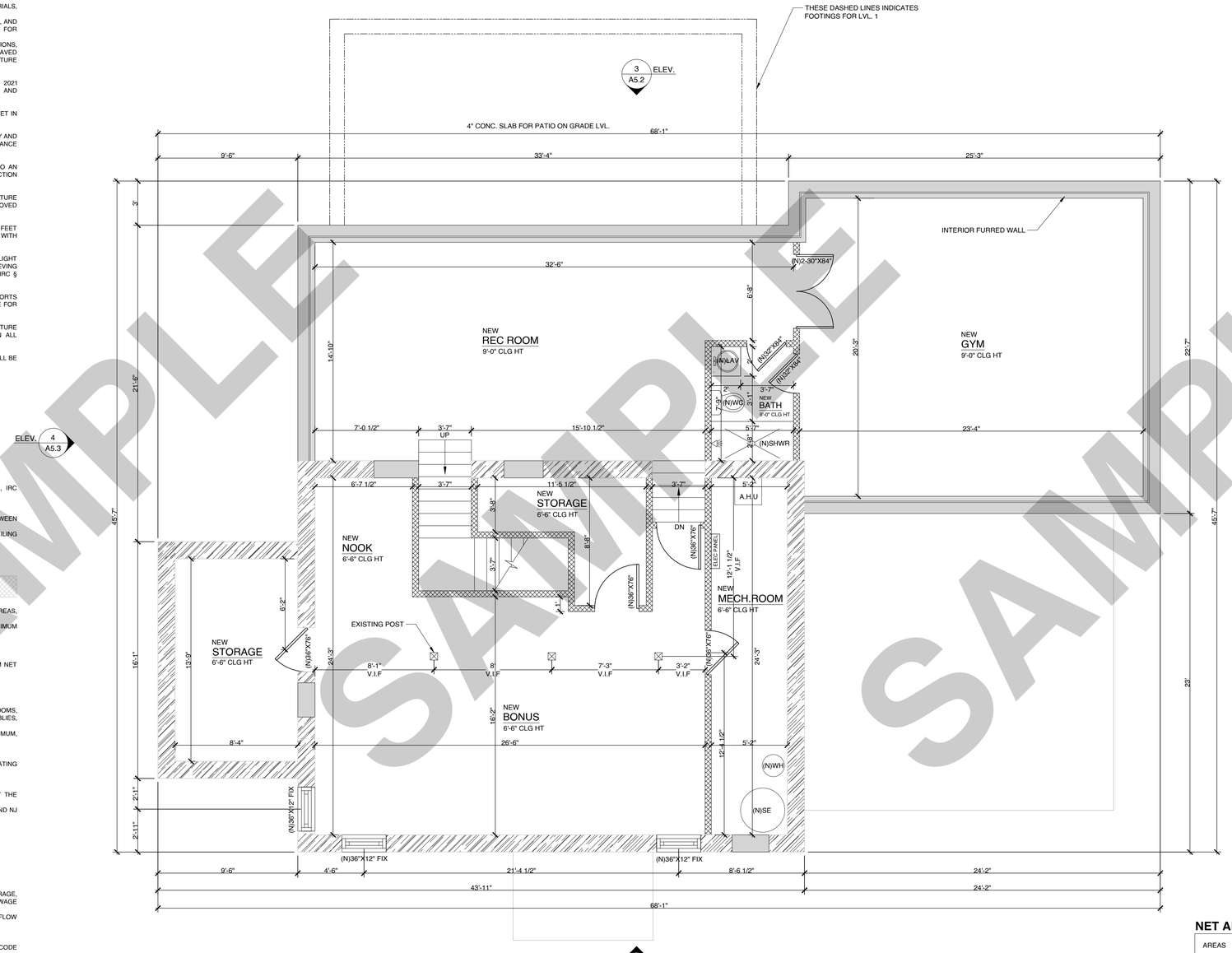
   GROUND COVER: INSTALL CONTINUOUS 10-MIL POLYETHYLENE VAPOR RETARDER OVER ENTIRE EARTH FLOOR. OVERLAP JOINTS 6" MIN. AND EXTEND TO FOUNDATION WALLS. REMOVE ALL ORGANIC DEBRIS PRIOR TO INSTALL.

   VENTILATION: PROVIDE CROSS-VENTILATION VIA EXTERIOR WALL OPENINGS AT A RATIO OF 1 SQ. FT. NET FREE AREA PER 1,500 SQ. FT. OF UNDER-FLOOR SPACE.

   PROTECTION: COVER ALL VENTS WITH CORROSION-RESISTANT WIRE MESH OR GRILLS (1/4" MAX. OPENINGS).

   RADON: PER NJ IRC APPENDIX AF, PROVIDE RADON VENT ORIGINATING FROM BENEATH GROUND COVER DUE TO REDUCED 1:1500 VENTILATION RATIO.

10. **FINISH GRADE & DRAINAGE:**
    FINISH GRADE ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY FROM THE STRUCTURE AT A MINIMUM OF 5% (6 INCHES WITHIN THE FIRST 10 FEET), PER APPLICABLE RESIDENTIAL BUILDING CODE REQUIREMENTS. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES."



PROPOSED

BASEMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"

WINDOW SCHEDULE

TYP	QTY	WIDTH	HIGHT
FIXED	3	36"	12"

GENERAL FENESTRATION NOTES

1. **ENERGY & PERFORMANCE:**
   ALL WINDOWS AND GLAZED DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.40. ALL UNITS SHALL BE NFRC CERTIFIED AND LABELED; LABELS SHALL REMAIN ON GLASS UNTIL AFTER FINAL INSPECTION. ALL SKYLIGHTS SHALL HAVE A MAXIMUM U-FACTOR OF 0.55.

2. **SAFETY GLAZING:**
   PROVIDE PERMANENTLY IDENTIFIED TEMPERED SAFETY GLASS AT ALL HAZARDOUS LOCATIONS (INCLUDING DOORS, WET AREAS, LARGE PANES NEAR FLOOR, AND STAIR ADJACENCIES) PER NJ UCC / 2021 IRC SECTION R308.

3. **EMERGENCY EGRESS:**
   ALL REQUIRED EGRESS WINDOWS SHALL PROVIDE A MINIMUM 5.7 SQ. FT. NET CLEAR OPENING (5.0 SQ. FT. AT GRADE FLOOR), A MINIMUM WIDTH OF 20", A MINIMUM HEIGHT OF 24", AND A MAXIMUM SILL HEIGHT OF 44" AF.

NET AREA SCHEDULE

AREAS	SQUARE FEET
LIVING AREA	1,921 SQFT

WALL LEGEND

	NEW EXTERIOR WALL (CMU 12")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL WILL REMAIN
	DEMOLISH WALL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A1.1

PROPOSED BASEMENT FLOOR PLAN

DEMOLITION PLAN NOTES

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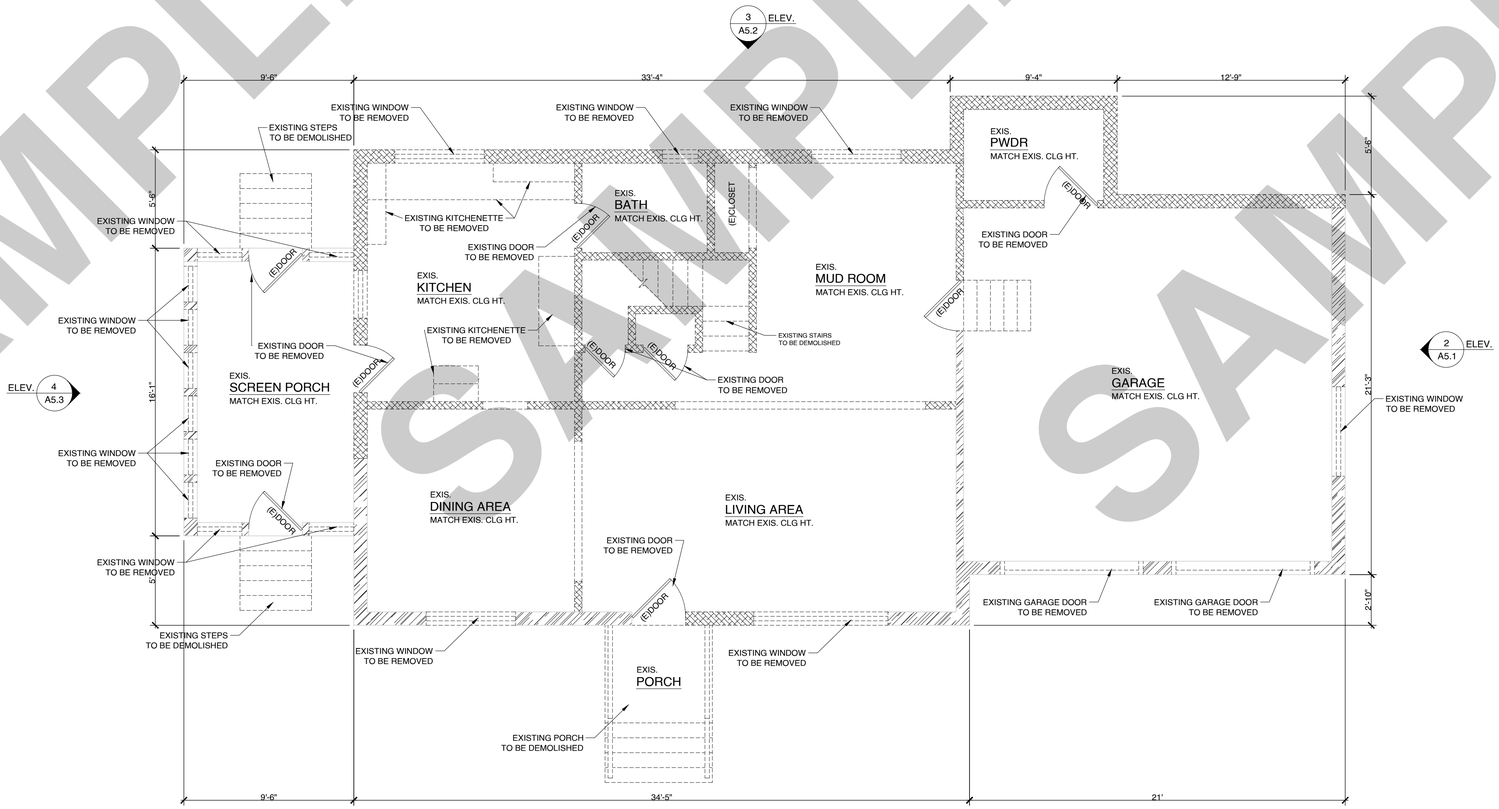

DEMO / EXISTING

FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 12")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL WILL REMAIN
	DEMOLISH WALL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A2.0

EXISTING FIRST FLOOR PLAN

ARCHITECTURAL NOTES

1. **SHOWER ENCLOSURES:** SHOWER WALLS SHALL BE FINISHED WITH WATER-RESISTANT, NON-ABSORBENT MATERIALS AT LEAST 72" ABOVE THE FLOOR. SHOWER ENCLOSURES MUST BE MADE OF APPROVED SHATTER-RESISTANT MATERIALS.

2. **SHOWER STALL SIZE:** EACH SHOWER SHALL MEET A MINIMUM INTERIOR SIZE OF 30" X 30" (900 SQ. IN.) WITH DOORS SWINGING OUTWARD, IN COMPLIANCE WITH IRC § P2708.

3. **WATER EFFICIENCY:** INSTALL LOW-FLOW PLUMBING FIXTURES: TOILETS ≤1.28 GPF, SHOWERHEADS ≤2.0 GPM AT 80 PSI, AND FAUCETS ≤2.0 GPM AT 60 PSI, PER NJ STATE PLUMBING CODE AND IRC § P2902.

4. **TEMPERATURE CONTROL VALVES:** SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH PRESSURE-BALANCING OR THERMOSTATIC MIXING VALVES PER IRC § P2717.

5. **EXTERIOR FINISHES:** IRC R703 / NJ UCC AMENDMENTS:
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13. **EVALUATION REPORT AVAILABILITY:** COPIES OF PRODUCT EVALUATION REPORTS AND LISTINGS FOR BUILDING PRODUCTS SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION, PER NJ STATE AMENDMENTS TO IRC § 105.

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    1" CONTINUOUS INSULATION BOARD (CI) OVER WALL SHEATHING
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    ONE LAYER OF TYPE X 5/8" GYPSUM ON THE GARAGE SIDE WALL IS NEEDED BETWEEN GARAGE SPACE AND HABITABLE SPACE.
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ADDITIONAL NOTES

1. **CEILING HEIGHTS (IRC R305.1):**
   HABITABLE SPACES, INCLUDING LIVING ROOMS, BEDROOMS, AND STORAGE AREAS, SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-0".
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   GROUND COVER: INSTALL CONTINUOUS 10-MIL POLYETHYLENE VAPOR RETARDER OVER ENTIRE EARTH FLOOR. OVERLAP JOINTS 6" MIN. AND EXTEND TO FOUNDATION WALLS. REMOVE ALL ORGANIC DEBRIS PRIOR TO INSTALL.

   VENTILATION: PROVIDE CROSS-VENTILATION VIA EXTERIOR WALL OPENINGS AT A RATIO OF 1 SQ. FT. NET FREE AREA PER 1,500 SQ. FT. OF UNDER-FLOOR SPACE.

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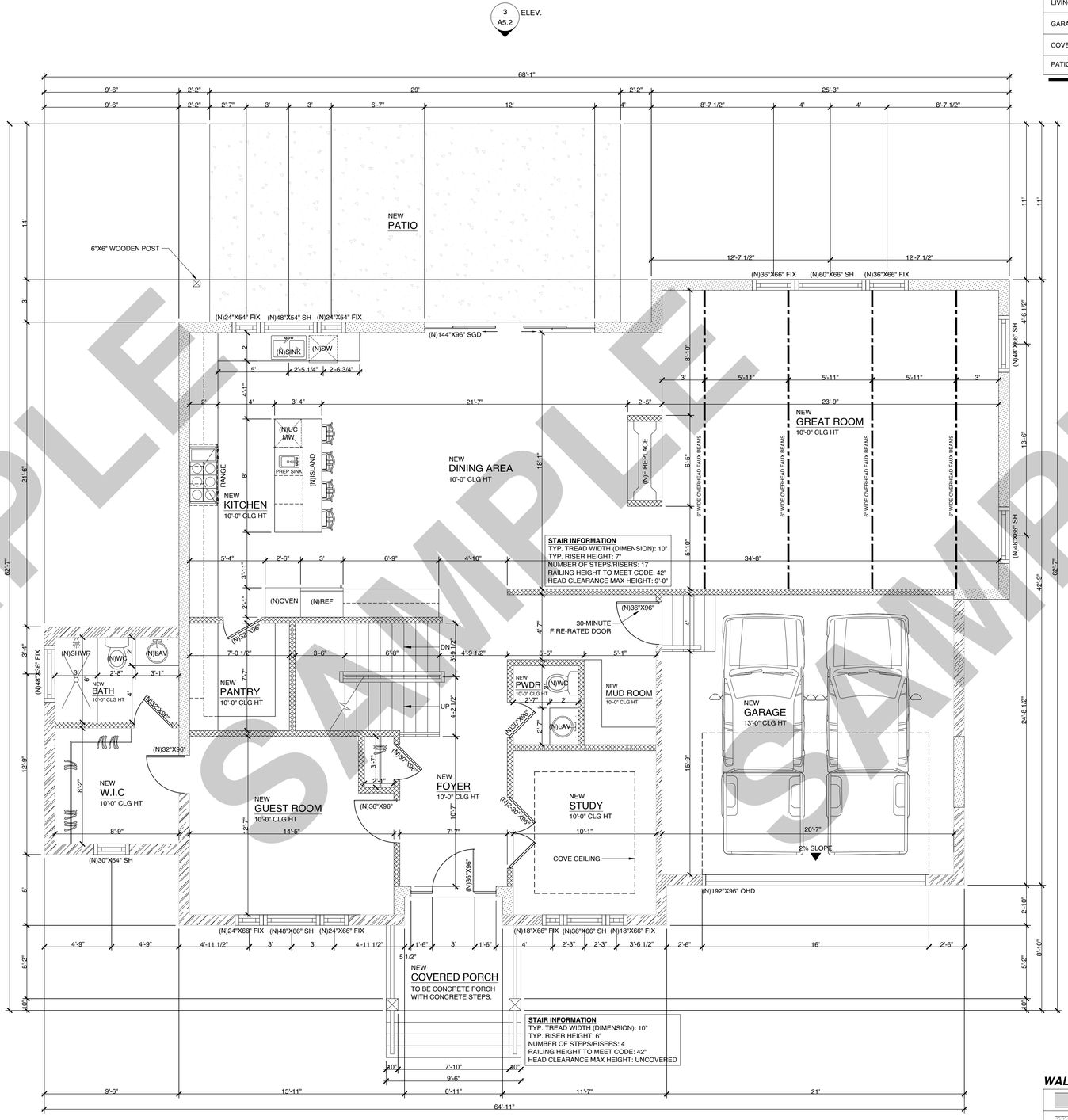


PROPOSED
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

NET AREA SCHEDULE

AREAS	SQUARE FEET
LIVING AREA	1,996 SQFT
GARAGE	407 SQFT
COVERED PORCH	71 SQFT
PATIO	406 SQFT

WINDOW SCHEDULE

TYP	QTY	WIDTH	HIGHT
SINGLE HUNG	3	48"	66"
SINGLE HUNG	1	36"	66"
SINGLE HUNG	1	30"	54"
SINGLE HUNG	1	48"	54"
SINGLE HUNG	1	60"	66"
FIXED	2	24"	54"
FIXED	2	24"	66"
FIXED	1	48"	36"
FIXED	2	18"	66"
FIXED	2	36"	66"

GENERAL FENESTRATION NOTES

1. **ENERGY & PERFORMANCE:**
   ALL WINDOWS AND GLAZED DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.40. ALL UNITS SHALL BE NFRC CERTIFIED AND LABELED; LABELS SHALL REMAIN ON GLASS UNTIL AFTER FINAL INSPECTION. ALL SKYLIGHTS SHALL HAVE A MAXIMUM U-FACTOR OF 0.55.

2. **SAFETY GLAZING:**
   PROVIDE PERMANENTLY IDENTIFIED TEMPERED SAFETY GLASS AT ALL HAZARDOUS LOCATIONS (INCLUDING DOORS, WET AREAS, LARGE PANES NEAR FLOOR, AND STAIR ADJACENCIES) PER NJ UCC / 2021 IRC SECTION R308.

3. **EMERGENCY EGRESS:**
   ALL REQUIRED EGRESS WINDOWS SHALL PROVIDE A MINIMUM 5.7 SQ. FT. NET CLEAR OPENING (5.0 SQ. FT. AT GRADE FLOOR), A MINIMUM WIDTH OF 20", A MINIMUM HEIGHT OF 24", AND A MAXIMUM SILL HEIGHT OF 44" AF.

2 A5.1 ELEV.

WALL LEGEND

	NEW EXTERIOR WALL (CMU 12")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL WILL REMAIN
	DEMOLISH WALL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

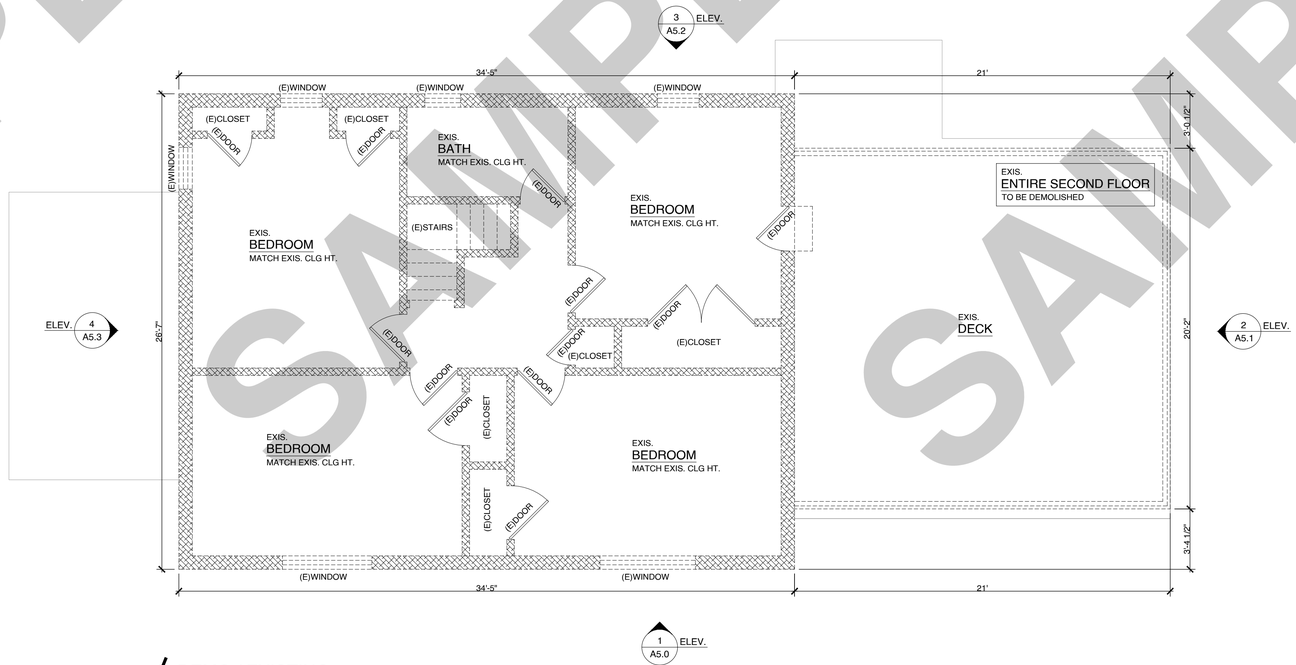
Sheet Name

A2.1

PROPOSED FIRST FLOOR PLAN

DEMOLITION PLAN NOTES

1. THE CONTRACTOR SHALL FILED VERIFY ALL EXIS CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF THE DESIGNER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FILED VERIFICATION BY THE CONTRACTOR, OWNER, DESIGNER.
2. IT IS THE CONTRACTOR RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL AND MISC. EQ AS REQ TO COMPLETE THE WORK. REFER TO PLANS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQ. DURING DEMOLITION AND CONSTRUCTION. ANY PORTION OF THE PROJECT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED REPLACED TO MATCH EXISTING.
4. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL REMOVE, DISCONNECT, SALVAGE ALL MECHANICAL, ELECTRICAL AND MISC. WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SECURE DRY STORAGE WITHIN THE DESIGNATED AREA OR AREA DESIGNATED BY THE OWNER FOR OWNER RETAINED ITEMS.
6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION WORK SHALL REMAIN AND CLEAN FOR THE BUILDING'S OCCUPANTS & CONSTRUCTION WORKERS. OCCUPIED AREAS ADJ TO THE PROJECT WORK REAS SHALL BE KEPT CLEAN AT ALL TIMES DURING WORK.



DEMO / EXISTING

SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 12")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL WILL REMAIN
	DEMOLISH WALL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A3.0

EXISTING SECOND FLOOR PLAN

ARCHITECTURAL NOTES

1. **SHOWER ENCLOSURES:** SHOWER WALLS SHALL BE FINISHED WITH WATER-RESISTANT, NON-ABSORBENT MATERIALS AT LEAST 72" ABOVE THE FLOOR. SHOWER ENCLOSURES MUST BE MADE OF APPROVED SHATTER-RESISTANT MATERIALS.

2. **SHOWER STALL SIZE:** EACH SHOWER SHALL MEET A MINIMUM INTERIOR SIZE OF 30" X 30" (900 SQ. IN.) WITH DOORS SWINGING OUTWARD, IN COMPLIANCE WITH IRC § P2708.

3. **WATER EFFICIENCY:** INSTALL LOW-FLOW PLUMBING FIXTURES: TOILETS ≤1.28 GPF, SHOWERHEADS ≤2.0 GPM AT 80 PSI, AND FAUCETS ≤2.0 GPM AT 60 PSI, PER NJ STATE PLUMBING CODE AND IRC § P2902.

4. **TEMPERATURE CONTROL VALVES:** SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH PRESSURE-BALANCING OR THERMOSTATIC MIXING VALVES PER IRC § P2717.

5. **EXTERIOR FINISHES:** IRC R703 / NJ UCC AMENDMENTS:
   ALL EXTERIOR WALL FINISHES, INCLUDING STONE VENEER AND SIDING MATERIALS, SHALL COMPLY WITH IRC SECTION R703 AND NEW JERSEY STATE AMENDMENTS.
   PROVIDE A WEATHER-RESISTIVE BARRIER (WRB), METAL LATH, DRAINAGE PLANE, AND WEEP SCREEDS OR WEEP VENTS AT THE BASE OF THE VENEER TO ALLOW FOR MOISTURE DRAINAGE.
   ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, ENSURING A MINIMUM 4-INCH CLEARANCE ABOVE GRADE AND 2 INCHES ABOVE PAVED SURFACES FOR PROPER VENTILATION AND PROTECTION AGAINST MOISTURE INTRUSION.

6. **DUCT SIZING:** HVAC DUCTS SHALL BE SIZED AND INSTALLED PER THE 2021 INTERNATIONAL MECHANICAL CODE (IMC), ENSURING PROPER AIRFLOW AND EFFICIENCY.

7. **CLOTHES DRYER EXHAUST:** DRYER EXHAUST DUCTS SHALL NOT EXCEED 25 FEET IN LENGTH (WITH REDUCTIONS FOR ELBOWS), PER IRC § M1502.4.

8. **SKYLIGHT LABELING:** SKYLIGHTS SHALL BE CERTIFIED BY AN APPROVED AGENCY AND LABELED WITH THE MANUFACTURER, PRODUCT DESIGNATION, AND PERFORMANCE RATING PER IRC § R308.6.

9. **SANITARY SEWER CONNECTION:** ALL PLUMBING FIXTURES SHALL CONNECT TO AN APPROVED PUBLIC OR PRIVATE SEWER SYSTEM PER NJ UNIFORM CONSTRUCTION CODE (UCC), IRC § P3001.

10. **HOT AND COLD WATER SUPPLY:** KITCHENS, BATHS, LAUNDRY, AND OTHER FIXTURE OUTLETS SHALL HAVE BOTH HOT AND COLD WATER CONNECTED TO AN APPROVED SUPPLY PER IRC § P2903. AND PLUMBING RISER DIAGRAM.

11. **NON-ABSORBENT SURFACES:** BATHTUB AND SHOWER FLOORS, WALLS WITHIN 6 FEET OF TUB-SHOWER UNITS, AND SHOWER COMPARTMENTS MUST BE FINISHED WITH NON-ABSORBENT SURFACES PER IRC § P2706.

12. **NATURAL AND ARTIFICIAL LIGHTING:** HABITABLE SPACES SHALL HAVE NATURAL LIGHT THROUGH WINDOWS OR SKYLIGHTS OR PROVIDE ARTIFICIAL LIGHTING ACHIEVING MINIMUM ILLUMINATION OF 6 FOOT-CANDLES AT 30" ABOVE THE FLOOR PER IRC § R303.

13. **EVALUATION REPORT AVAILABILITY:** COPIES OF PRODUCT EVALUATION REPORTS AND LISTINGS FOR BUILDING PRODUCTS SHALL BE AVAILABLE AT THE JOB SITE FOR INSPECTION, PER NJ STATE AMENDMENTS TO IRC § 105.

14. **ROOM TEMPERATURE FOR HEATING:** MAINTAIN A MINIMUM INTERIOR TEMPERATURE OF 68°F AT 3 FEET ABOVE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT DESIGN CONDITIONS PER IRC § R303.7.

15. **WOOD PROTECTION FROM DECAY:** EXTERIOR AND MOISTURE-PRONE WOOD SHALL BE NATURALLY DURABLE OR PRESSURE-TREATED AS PER IRC § R317.

16. **INSULATION REQUIREMENTS**

    EXTERIOR WALLS:
    1" CONTINUOUS INSULATION BOARD (CI) OVER WALL SHEATHING
    BASEMENT WALL CAVITIES:
    R-13 INSULATION
    CRAWL SPACE PERIMETER:
    R-10 CONTINUOUS INSULATION (INTERIOR)
    ABOVE-GRADE WALL CAVITIES:
    R-21 CAVITY INSULATION + R-5 CONTINUOUS INSULATION (CI)
    GARAGE & ATTIC AREAS:
    R-38 MINIMUM BATT INSULATION

    NOTE: ATTIC INSULATION SHALL BE INSTALLED AT THE ATTIC FLOOR LEVEL
    ALL MATERIALS AND INSTALLATION SHALL COMPLY WITH NJ ENERGY CODE, IRC CHAPTER 11, AND MANUFACTURER REQUIREMENTS.

17. **DWELLING / GARAGE SEPARATION**
    ONE LAYER OF TYPE X 5/8" GYPSUM ON THE GARAGE SIDE WALL IS NEEDED BETWEEN GARAGE SPACE AND HABITABLE SPACE.
    TWO LAYERS OF TYPE X 5/8" GYPSUM ON THE GARAGE SIDE OF THE FLOOR/CEILING BETWEEN THE GARAGE SPACE AND HABITABLE SPACE.

ADDITIONAL NOTES

1. **CEILING HEIGHTS (IRC R305.1):**
   HABITABLE SPACES, INCLUDING LIVING ROOMS, BEDROOMS, AND STORAGE AREAS, SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-0".
   BATHROOMS, LAUNDRY ROOMS, AND NON-HABITABLE SPACES MAY HAVE A MINIMUM CEILING HEIGHT OF 6'-8", UNLESS NJ AMENDMENTS REQUIRE GREATER.
   GARAGES MUST MAINTAIN A MINIMUM CEILING HEIGHT OF 7'-0".

2. **EMERGENCY ESCAPE & RESCUE WINDOWS (IRC R310):**
   EACH BEDROOM MUST HAVE AN OPERABLE ESCAPE WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (5.0 SQ. FT. FOR GRADE-FLOOR ROOMS).
   THE MINIMUM CLEAR OPENING HEIGHT IS 24", AND WIDTH IS 20".
   MAXIMUM SILL HEIGHT FROM FINISHED FLOOR: 44".

3. **FIRE SEPARATION – GARAGE TO LIVING SPACES (IRC R302.6):**
   GARAGES MUST BE SEPARATED FROM HABITABLE SPACES (LIVING ROOMS, BEDROOMS, OR SECOND-FLOOR APARTMENTS) BY 1-HOUR FIRE-RATED ASSEMBLIES, INCLUDING CEILINGS AND WALLS.
   DOORS BETWEEN GARAGE AND HOUSE MUST BE SOLID-CORE, 1⅜" MINIMUM, SELF-CLOSING, AND FIRE-RATED PER CODE.

4. **GARAGE DOOR CLEARANCE (IRC R309.2):**
   PROVIDE A MINIMUM HEADROOM OF 7'-0" FOR GARAGE DOORS, ACCOMMODATING VEHICLES SAFELY.

5. **GARAGE VENTILATION (IRC R303.3 / R309.1):**
   GARAGES MUST BE MECHANICALLY OR NATURALLY VENTILATED TO PREVENT THE ACCUMULATION OF CARBON MONOXIDE AND OTHER HAZARDOUS FUMES.
   IF A MECHANICAL SYSTEM IS INSTALLED, IT SHALL COMPLY WITH IRC § M1505 AND NJ MECHANICAL CODE AMENDMENTS.

6. **STAIRWAYS FROM GARAGE (IRC R311.7):**
   STAIRS CONNECTING GARAGE TO SECOND FLOOR OR MAIN HOUSE MUST HAVE:
   MAXIMUM RISER HEIGHT: 8 ¼"
   MINIMUM TREAD DEPTH: 9"
   MINIMUM WIDTH: 36"
   HANDRAILS MUST COMPLY WITH IRC R311.7.8.

7. **GARAGE PLUMBING (IPC P2903 / NJ UCC PLUMBING):**
   IF PLUMBING FIXTURES (SINKS OR BATHROOMS) ARE INSTALLED IN THE GARAGE, THEY MUST CONNECT TO AN APPROVED PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM.
   ALL FIXTURES MUST COMPLY WITH NJ WATER EFFICIENCY AND BACKFLOW PREVENTION REQUIREMENTS.

8. **GARAGE ELECTRICAL (NEC / NJ UCC ELECTRICAL CODE):**
   ALL WIRING IN THE GARAGE MUST COMPLY WITH 2020 NATIONAL ELECTRICAL CODE (NEC) AND NJ AMENDMENTS.
   GFCI PROTECTION IS REQUIRED FOR ALL OUTLETS NEAR POTENTIAL WATER SOURCES, INCLUDING GARAGE DOORS, SINKS, AND WORK AREAS.
   PROVIDE PROPERLY SPACED OUTLETS FOR CODE-REQUIRED ACCESSIBILITY AND USABILITY.

9. **CRAWLSPACE VENTILATION & VAPOR BARRIER (PER NJ IRC R408.2):**

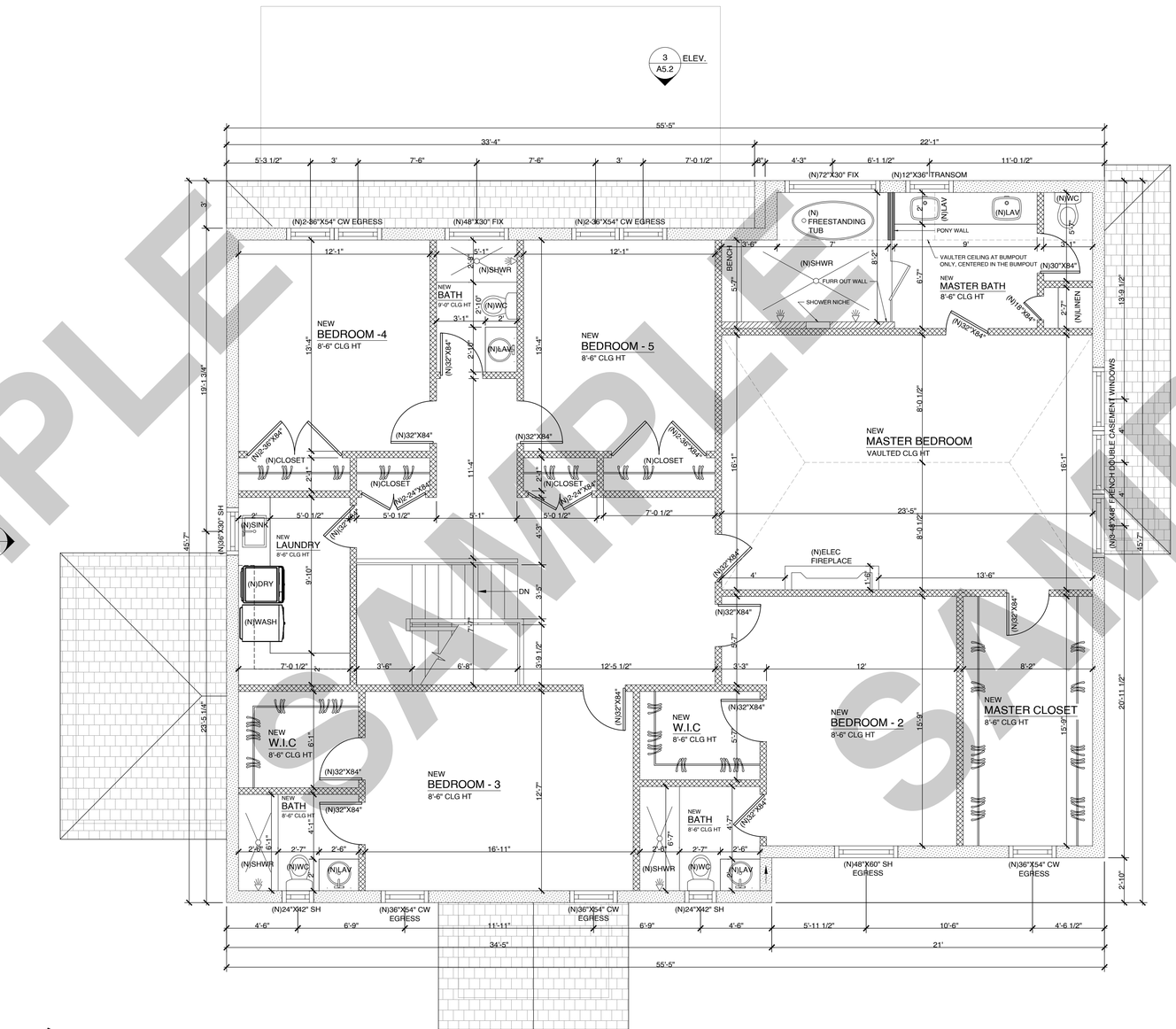
   GROUND COVER: INSTALL CONTINUOUS 10-MIL POLYETHYLENE VAPOR RETARDER OVER ENTIRE EARTH FLOOR. OVERLAP JOINTS 6" MIN. AND EXTEND TO FOUNDATION WALLS. REMOVE ALL ORGANIC DEBRIS PRIOR TO INSTALL.

   VENTILATION: PROVIDE CROSS-VENTILATION VIA EXTERIOR WALL OPENINGS AT A RATIO OF 1 SQ. FT. NET FREE AREA PER 1,500 SQ. FT. OF UNDER-FLOOR SPACE.

   PROTECTION: COVER ALL VENTS WITH CORROSION-RESISTANT WIRE MESH OR GRILLS (1/4" MAX. OPENINGS).

   RADON: PER NJ IRC APPENDIX AF, PROVIDE RADON VENT ORIGINATING FROM BENEATH GROUND COVER DUE TO REDUCED 1:1500 VENTILATION RATIO.

10. **FINISH GRADE & DRAINAGE:**
    FINISH GRADE ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY FROM THE STRUCTURE AT A MINIMUM OF 5% (6 INCHES WITHIN THE FIRST 10 FEET), PER APPLICABLE RESIDENTIAL BUILDING CODE REQUIREMENTS. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES."



PROPOSED

SECOND FLOOR PLAN

SCALE :1/4" = 1'-0"

1 A5.0 ELEV.

WINDOW SCHEDULE

TYP	QTY	WIDTH	HIGHT
CASEMENT	7	36"	54"
SUNGLE HUNG	2	24"	42"
SUNGLE HUNG	1	48"	60"
SUNGLE HUNG	1	36"	30"
FIXED	1	48"	30"
FIXED	1	72"	30"
TRANSOM	1	36"	12"

GENERAL FENESTRATION NOTES

1. **ENERGY & PERFORMANCE:**
   ALL WINDOWS AND GLAZED DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.40. ALL UNITS SHALL BE NFRC CERTIFIED AND LABELED; LABELS SHALL REMAIN ON GLASS UNTIL AFTER FINAL INSPECTION. ALL SKYLIGHTS SHALL HAVE A MAXIMUM U-FACTOR OF 0.55.

2. **SAFETY GLAZING**:
   PROVIDE PERMANENTLY IDENTIFIED TEMPERED SAFETY GLASS AT ALL HAZARDOUS LOCATIONS (INCLUDING DOORS, WET AREAS, LARGE PANES NEAR FLOOR, AND STAIR ADJACENCIES) PER NJ UCC / 2021 IRC SECTION R308.

3. **EMERGENCY EGRESS:**
   ALL REQUIRED EGRESS WINDOWS SHALL PROVIDE A MINIMUM 5.7 SQ. FT. NET CLEAR OPENING (5.0 SQ. FT. AT GRADE FLOOR), A MINIMUM WIDTH OF 20", A MINIMUM HEIGHT OF 24", AND A MAXIMUM SILL HEIGHT OF 44" AF.

NET AREA SCHEDULE

AREAS	SQUARE FEET
LIVING AREA	2,215 SQFT

WALL LEGEND

	NEW EXTERIOR WALL (CMU 12")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL WILL REMAIN
	DEMOLISH WALL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A3.1

PROPOSED SECOND FLOOR PLAN

ROOF PLAN NOTES

1. THESE NOTES APPLY TO ALL ROOF PLAN SHEETS AND SHOULD BE FOLLOWED THROUGHOUT THE ROOFING DESIGN AND CONSTRUCTION.

2. STRUCTURAL FRAMING AROUND ALL ROOF PENETRATIONS, INCLUDING OPENINGS FOR SKYLIGHTS, HVAC SYSTEMS, VENTS, AND PIPING, MUST BE INSTALLED PER STRUCTURAL ENGINEERING DETAILS. COORDINATION WITH THE STRUCTURAL ENGINEER IS REQUIRED BEFORE ANY MODIFICATIONS.

3. THE SIZE, LOCATION, AND LAYOUT OF ALL ROOF PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS MUST BE CONFIRMED AND COORDINATED WITH THE RESPECTIVE DISCIPLINE DRAWINGS. ANY PENETRATIONS NOT INDICATED ON THE ARCHITECTURAL ROOF PLAN SHOULD BE REVIEWED AND REFERENCED FROM MECHANICAL AND ELECTRICAL PLANS.

4. ALL FLASHING, WATERPROOFING, AND SEALING AROUND DRAINS, CURBS, VENTS, STACKS, AND OTHER PENETRATIONS MUST COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES. PROPER DETAILING IS ESSENTIAL TO MAINTAIN THE ROOF'S WEATHER RESISTANCE AND LONGEVITY.

5. ROOFING MATERIALS, INSTALLATION METHODS, AND DRAINAGE COMPONENTS MUST CONFORM TO APPLICABLE BUILDING CODES AND STANDARDS. REGULAR INSPECTIONS SHOULD BE CONDUCTED DURING INSTALLATION TO ENSURE COMPLIANCE WITH PROJECT SPECIFICATIONS.

6. ICE AND WATER SHIELD SHALL BE INSTALLED AT ALL ROOF VALLEYS AND HIPS, EXTENDING A MINIMUM OF 12" IN ALL DIRECTIONS FROM THE CENTERLINE, PER MANUFACTURER REQUIREMENTS AND APPLICABLE CODE.

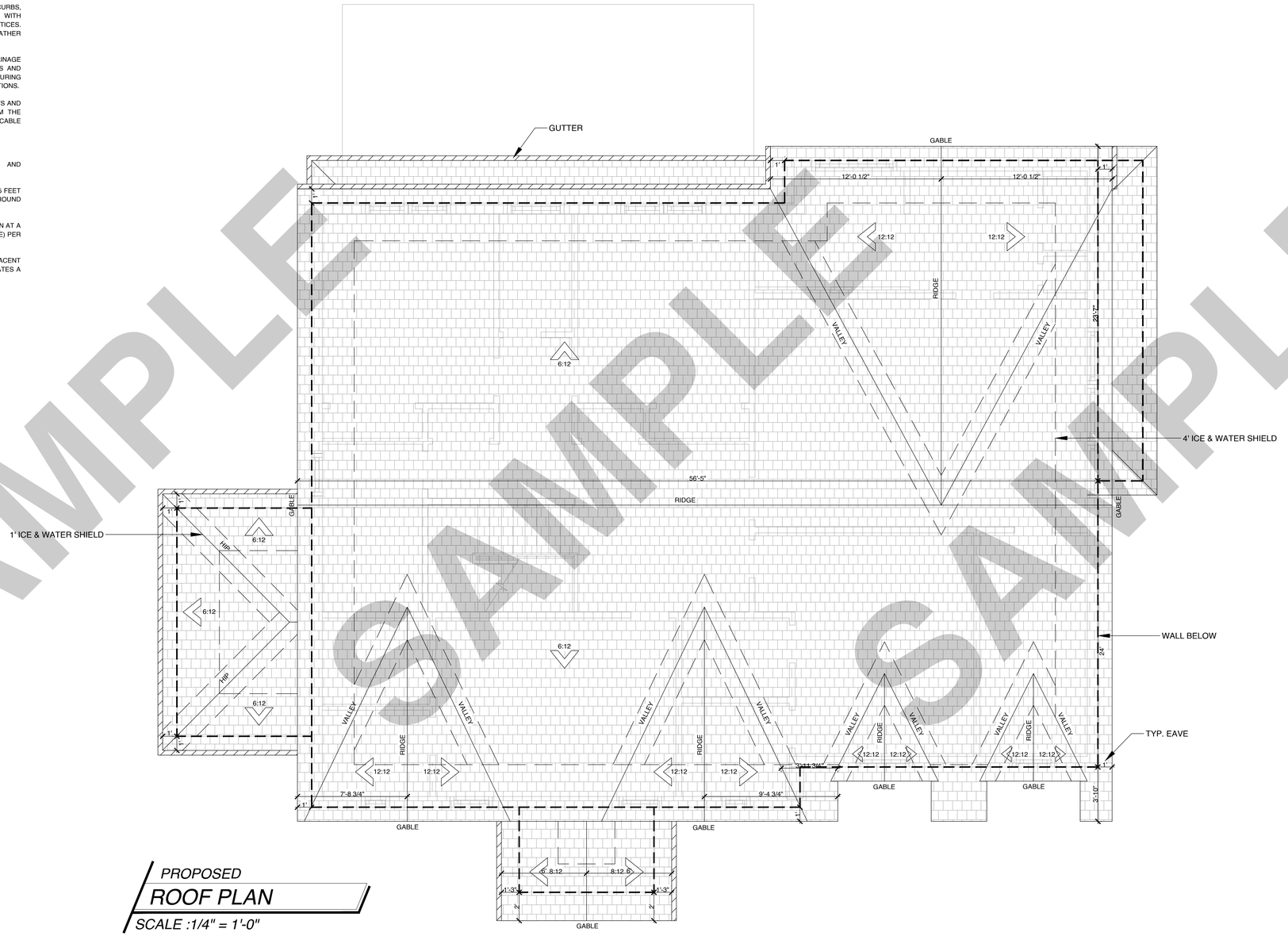
7. ROOF DRAINAGE & GUTTERS:

   INSTALLATION: PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS (LEADERS) AT ALL ROOF EAVES.

   DISCHARGE: ALL DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 5 FEET AWAY FROM THE FOUNDATION VIA SPLASH BLOCKS OR UNDERGROUND PIPING TO A DAYLIGHT EXIT OR BUBBLER POT.

   GRADING: FINISH GRADE SHALL FALL AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) PER NJ IRC R401.3.

   SITE IMPACT: ROOF DRAINAGE SHALL NOT BE DIRECTED ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY IN A MANNER THAT CREATES A NUISANCE OR ICING HAZARD.



PROPOSED

ROOF PLAN

SCALE :1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

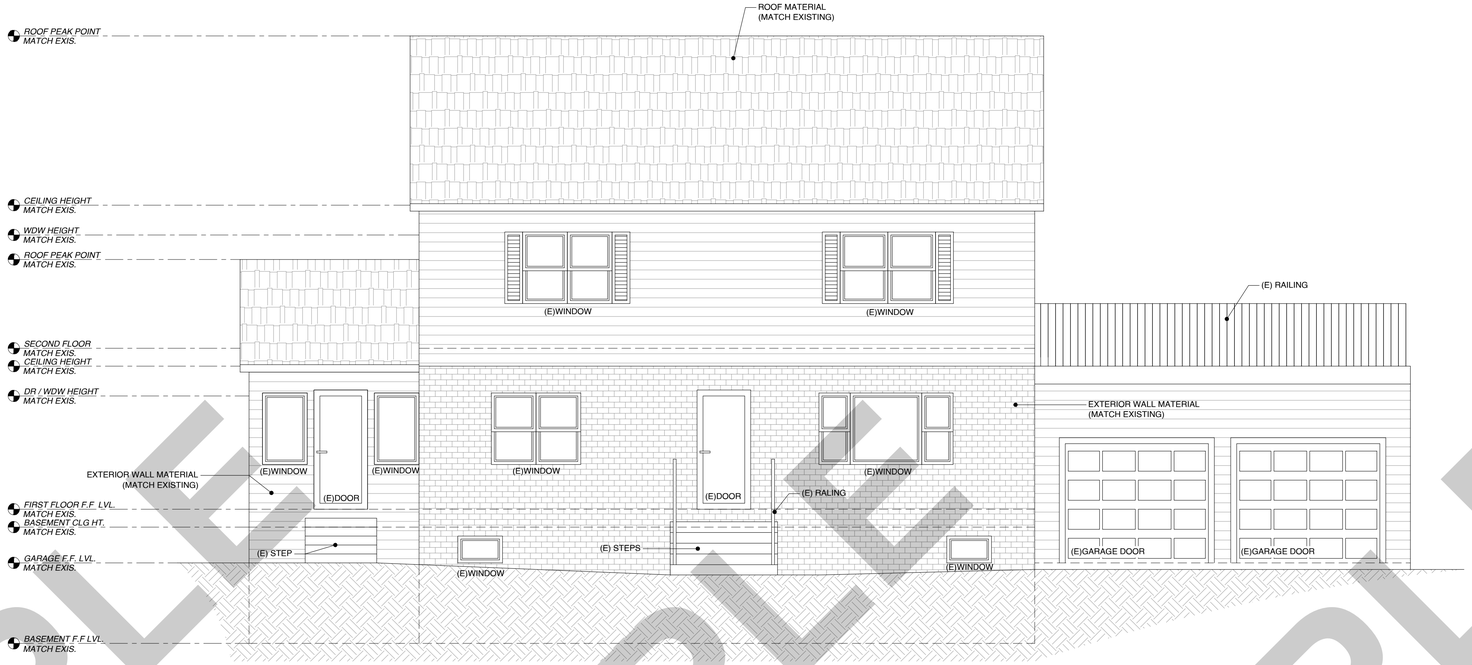
ISSUANCE SCHEDULE

DATE	DESCRIPTION

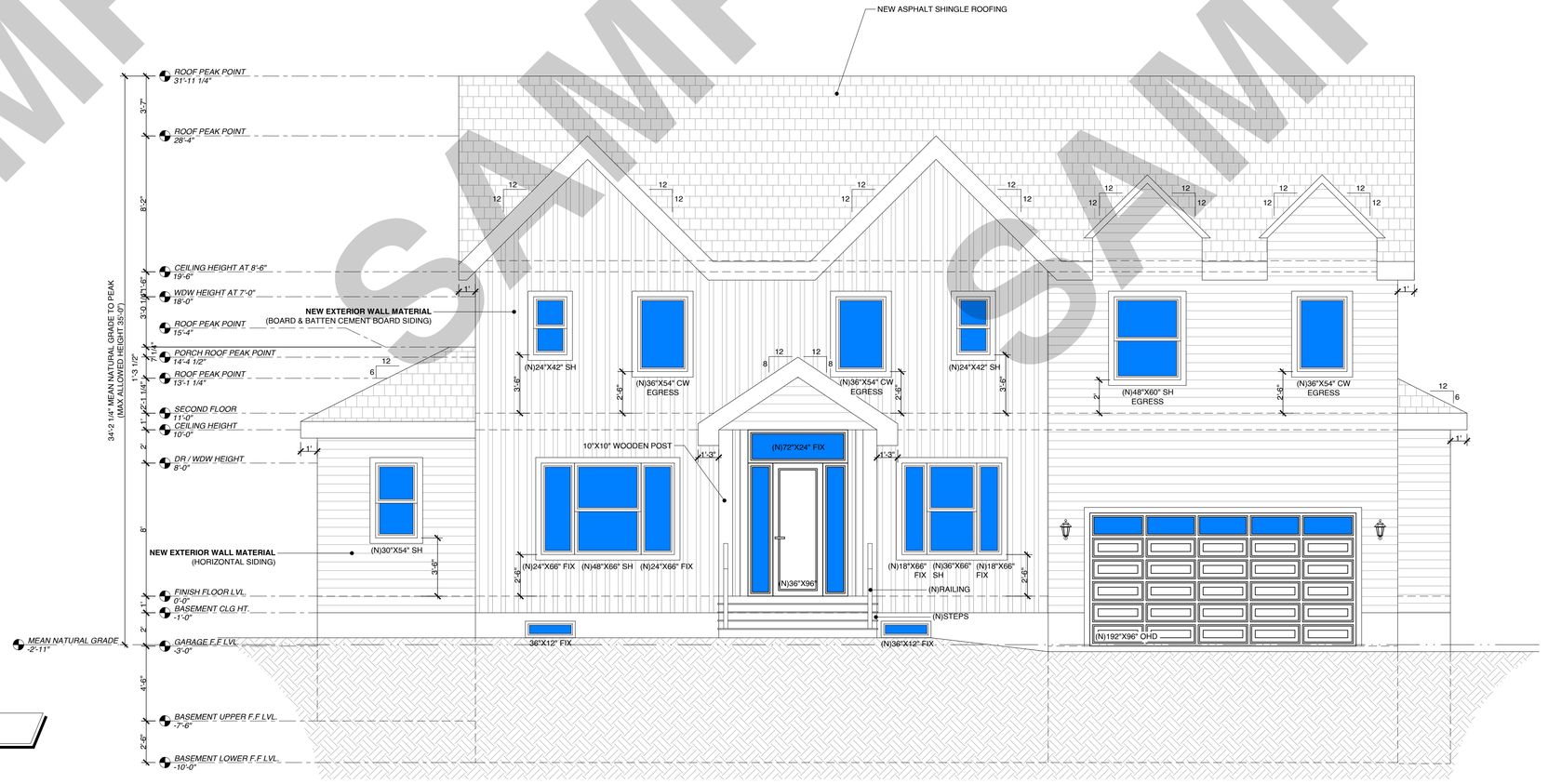
Sheet Name

A4.0

PROPOSED ROOF PLAN



EXISTING FRONT
EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED FRONT
EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

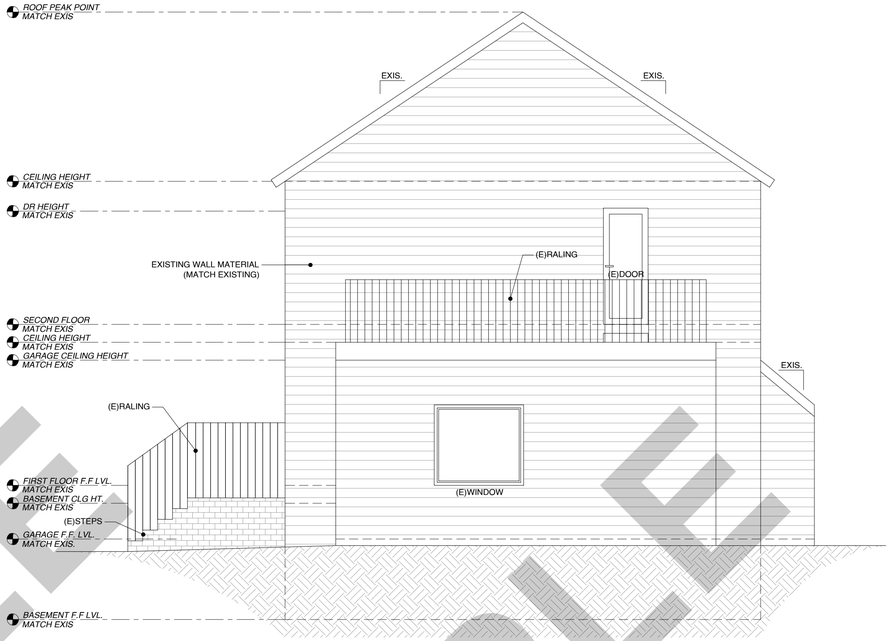
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A5.0

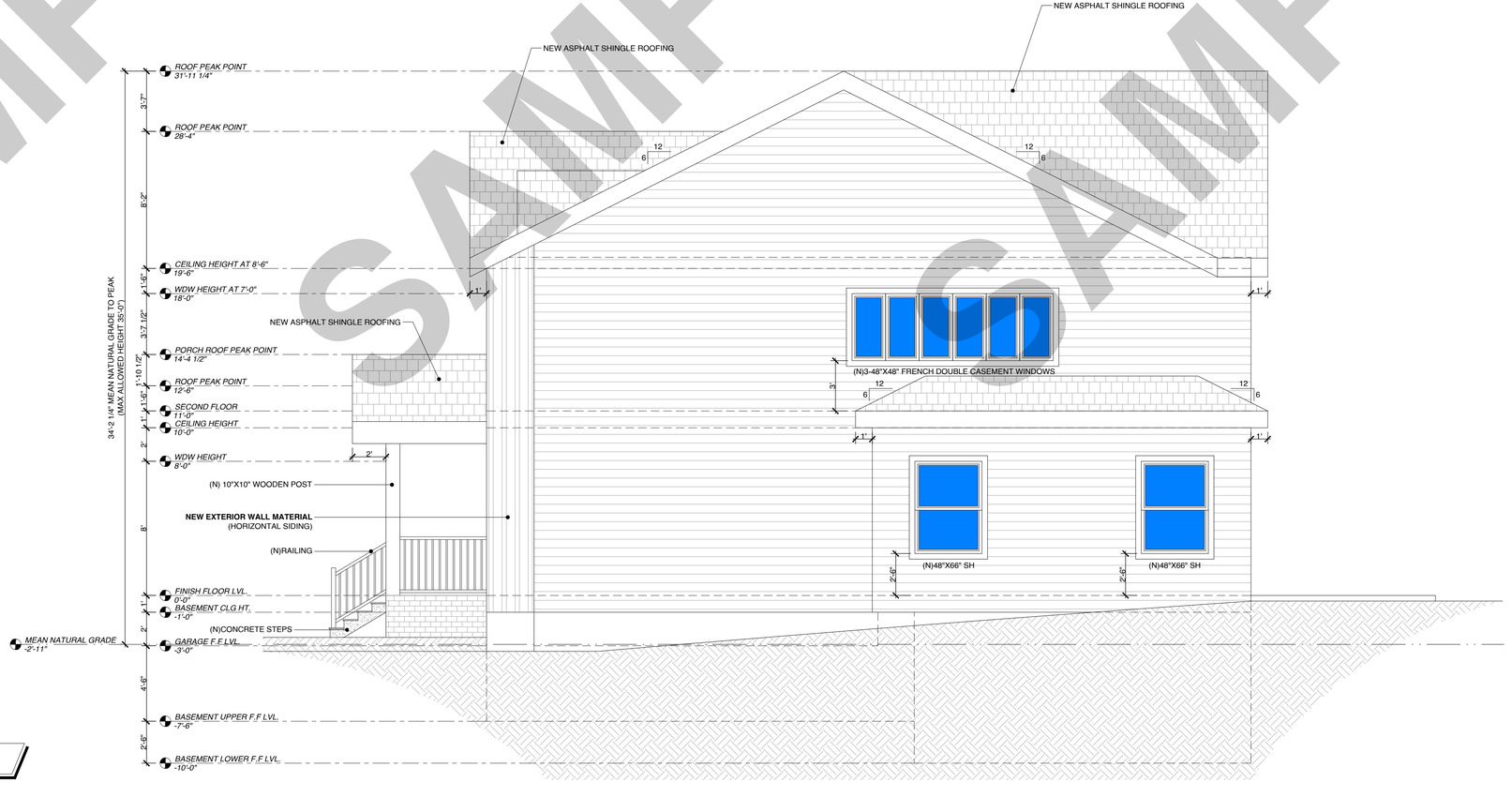
FRONT EXTERIOR ELEVATIONS



EXISTING RIGHT

EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED RIGHT

EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

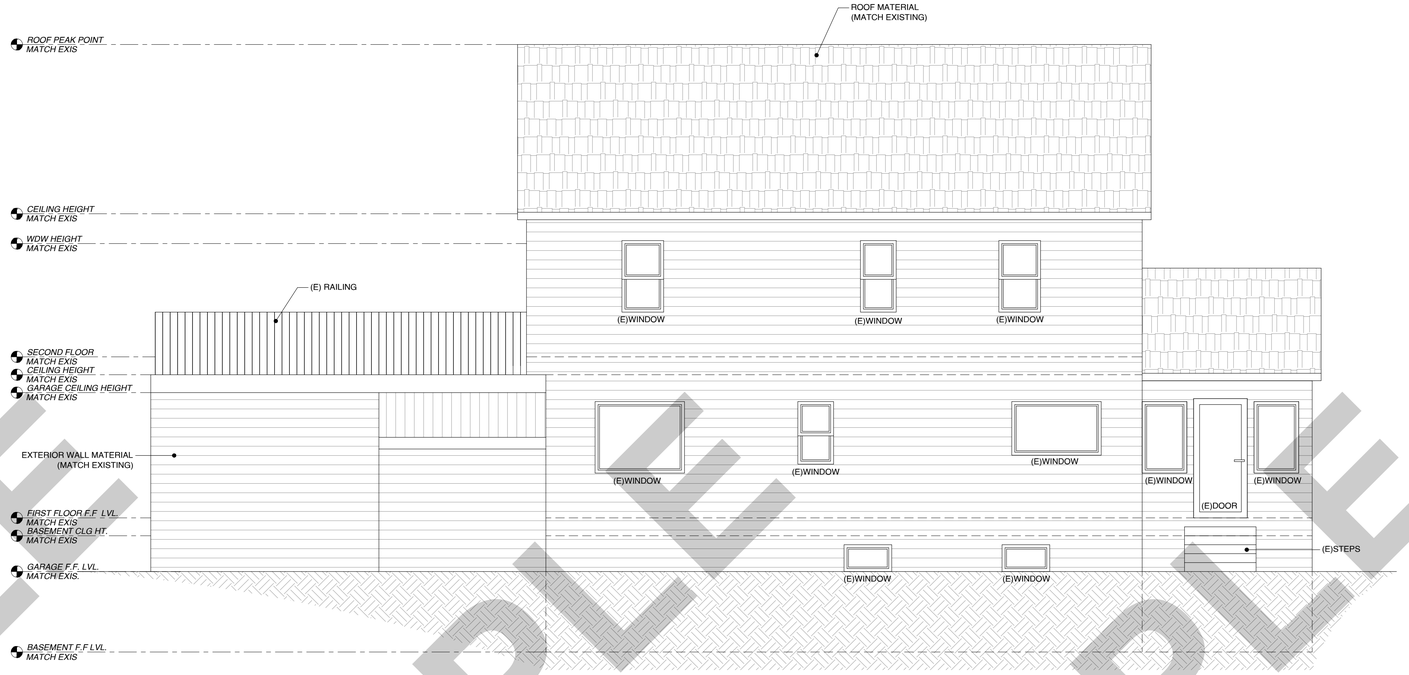
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A5.1

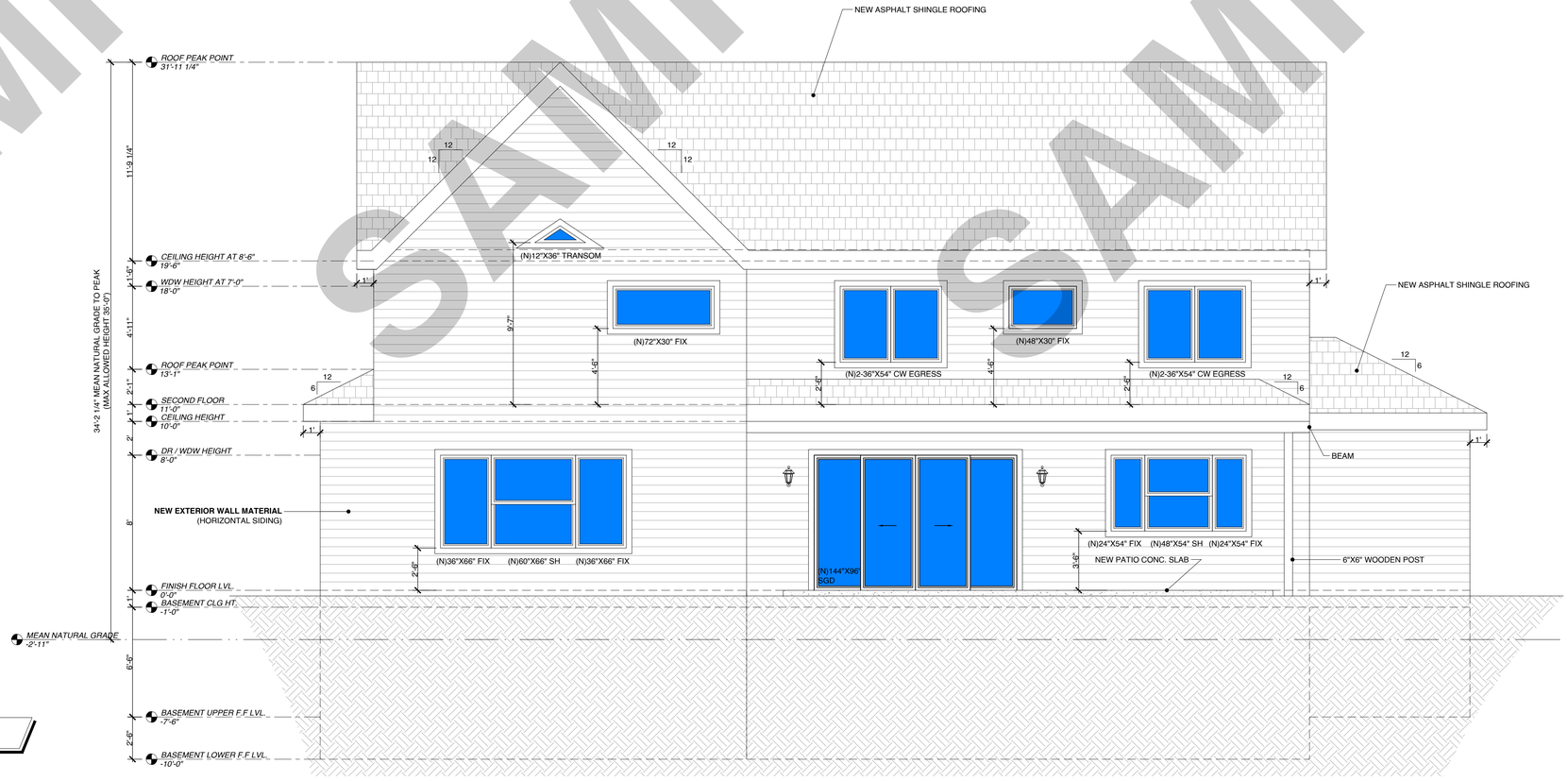
RIGHT EXTERIOR ELEVATIONS



EXISTING REAR

EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED REAR

EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

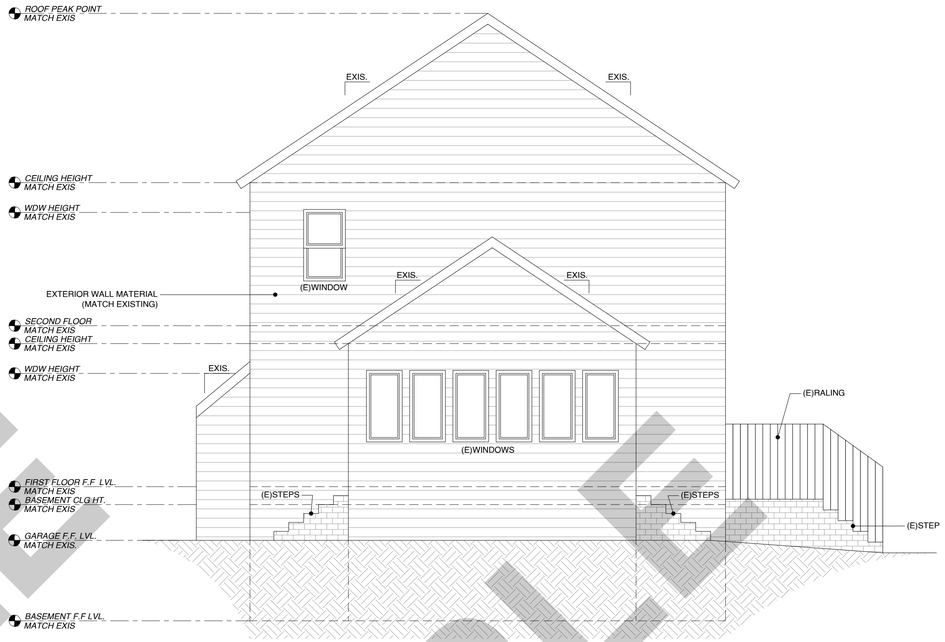
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A5.2

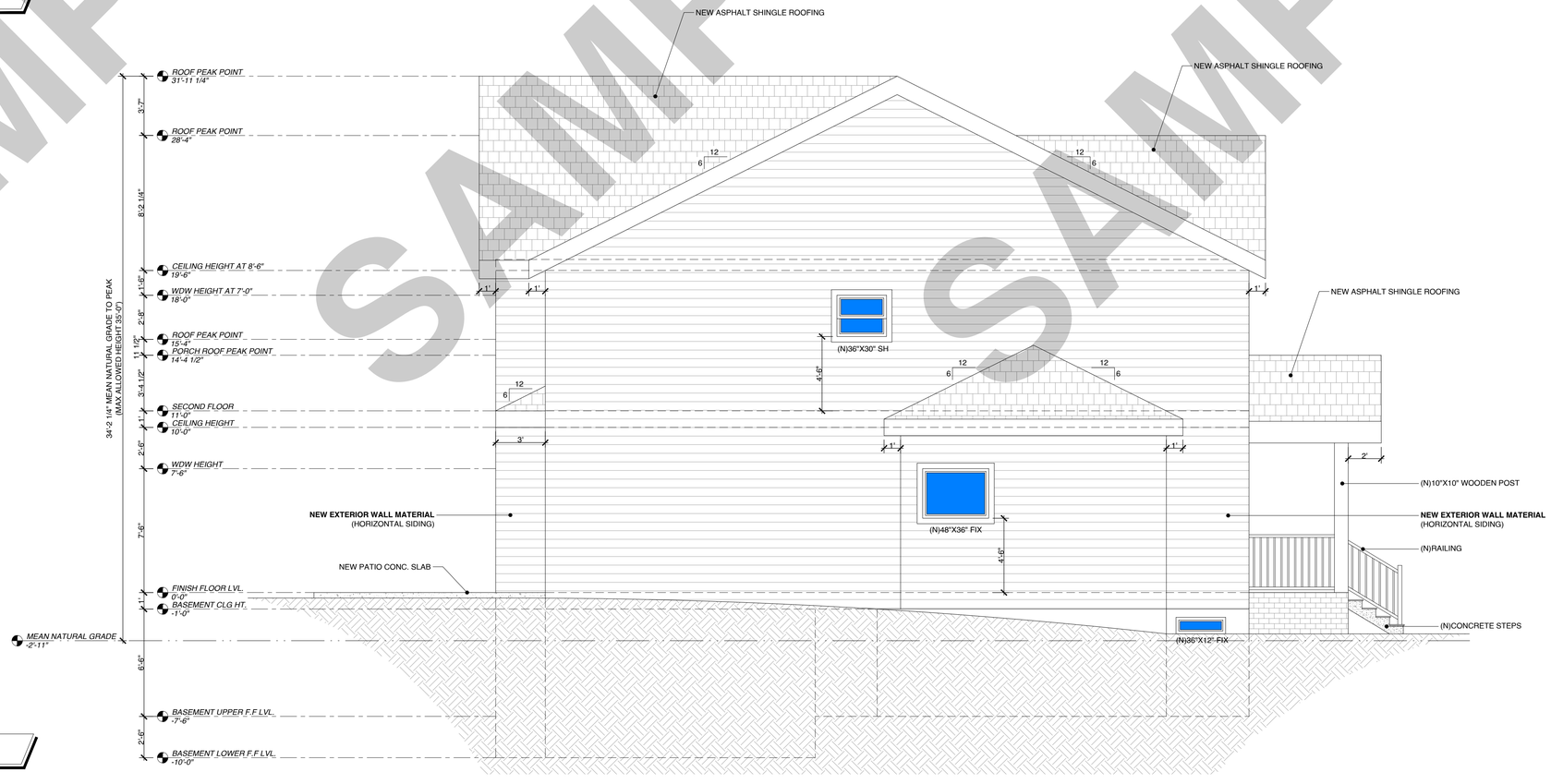
REAR EXTERIOR ELEVATIONS



EXISTING LEFT

EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED LEFT

EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

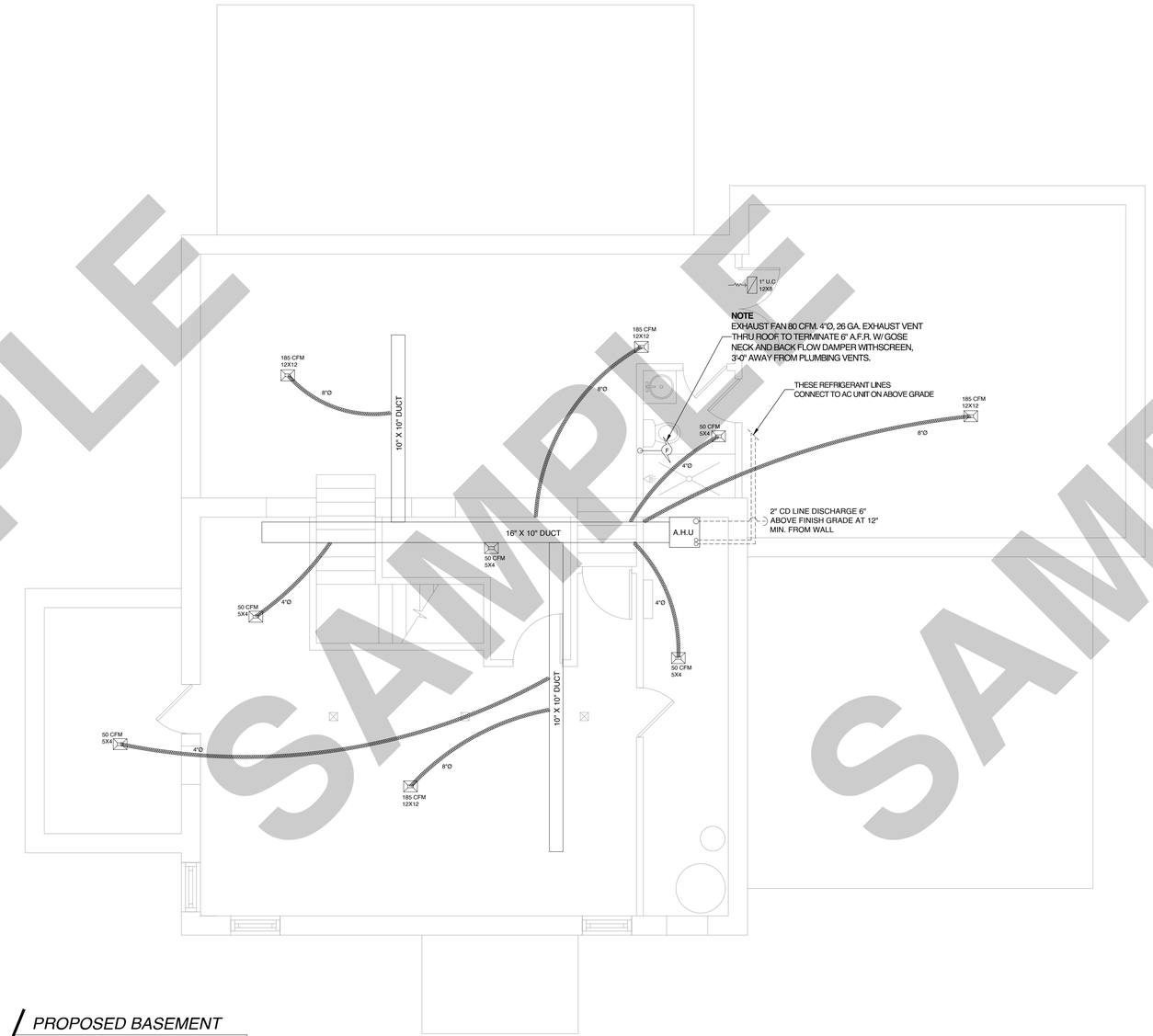
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

A5.3

LEFT EXTERIOR ELEVATIONS



PROPOSED BASEMENT

HVAC PLAN

SCALE :1/4" = 1'-0"

SEAL

REMODELING, RENOVATION
& ADDITION OF EXISTING
TWO STORY HOUSE

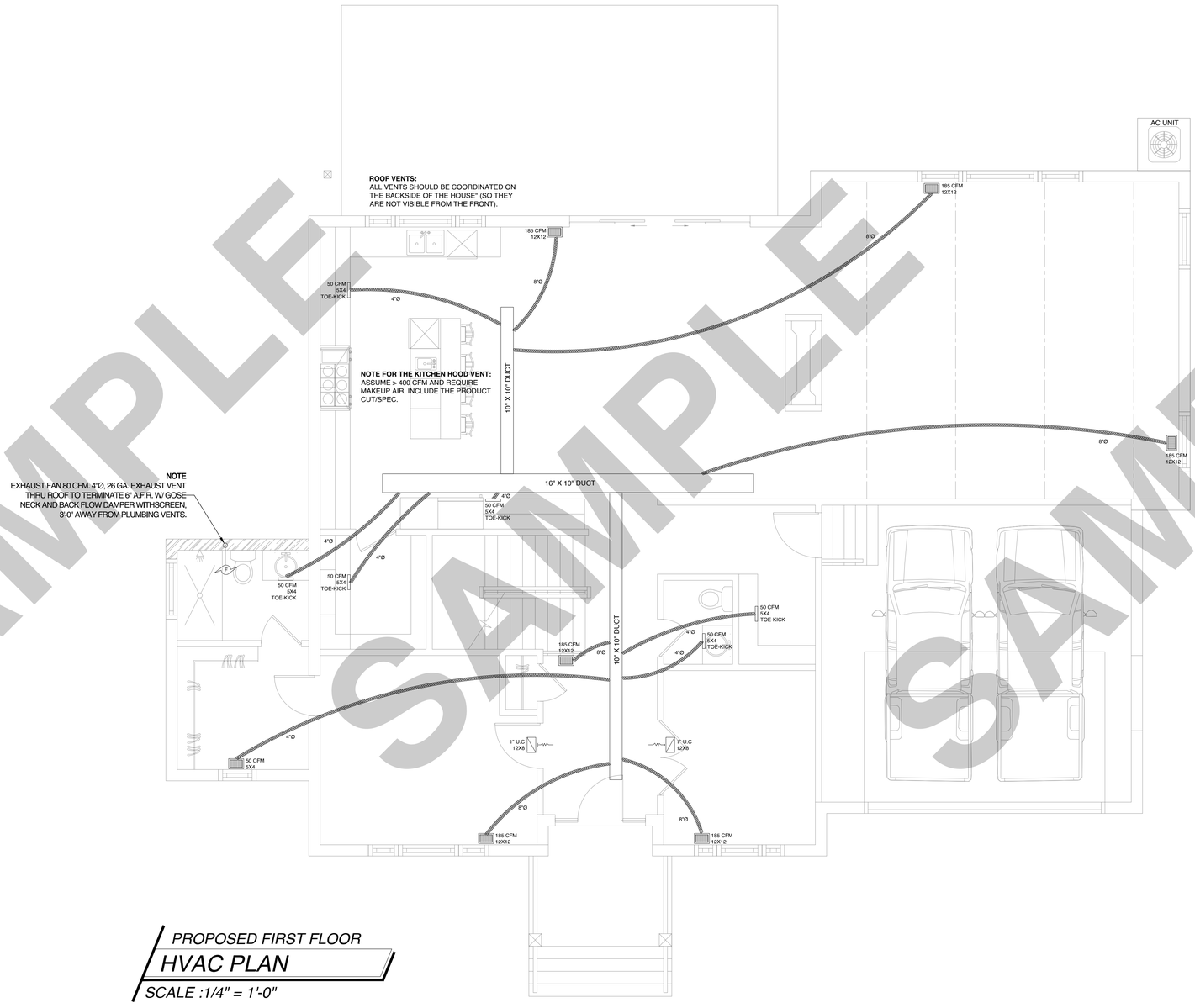
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

M1.0

BASEMENT HVAC PLAN



PROPOSED FIRST FLOOR

HVAC PLAN

SCALE :1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

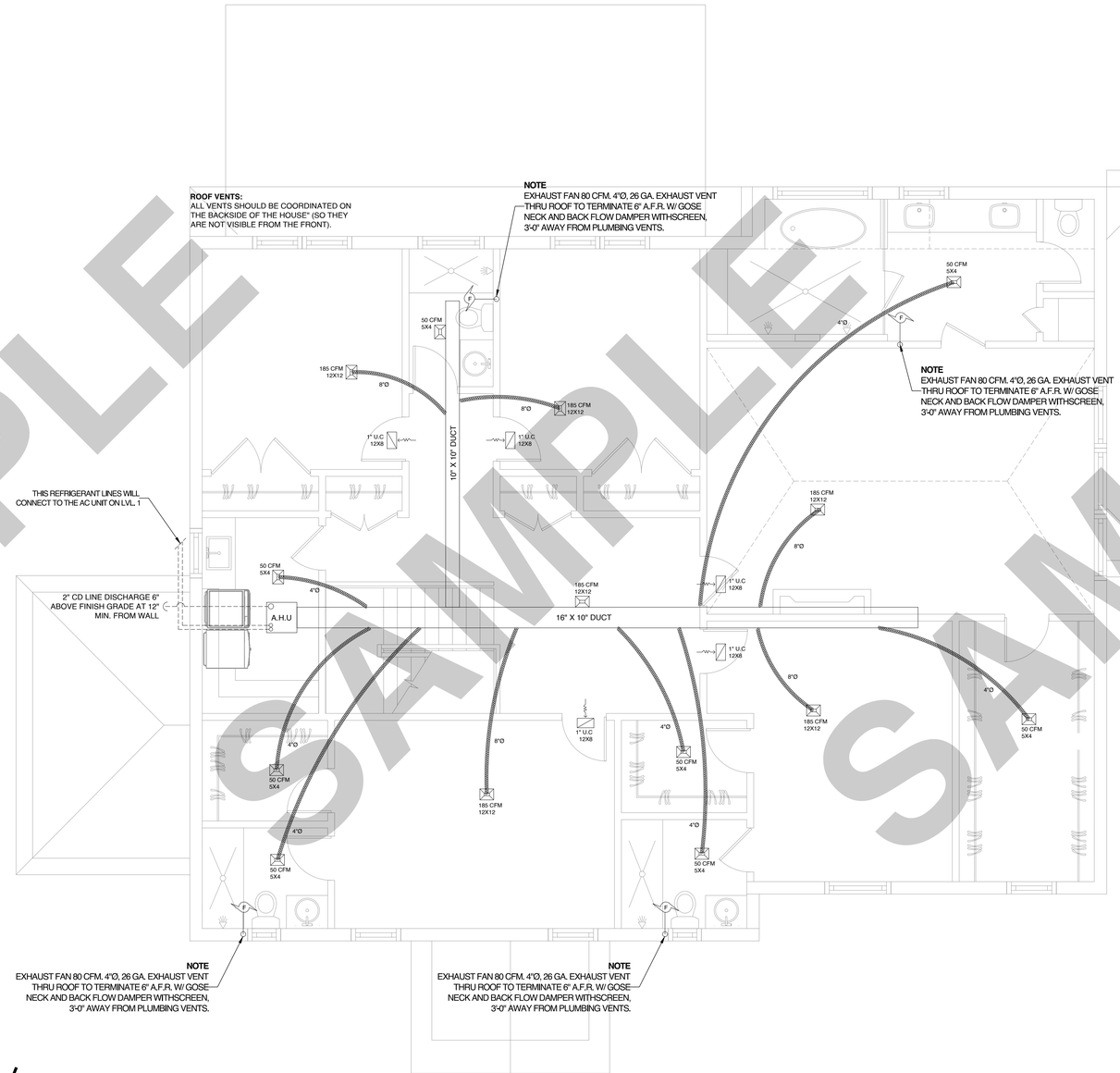
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

M1.1

FIRST FLOOR HVAC PLAN



PROPOSED SECOND FLOOR

HVAC PLAN

SCALE :1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

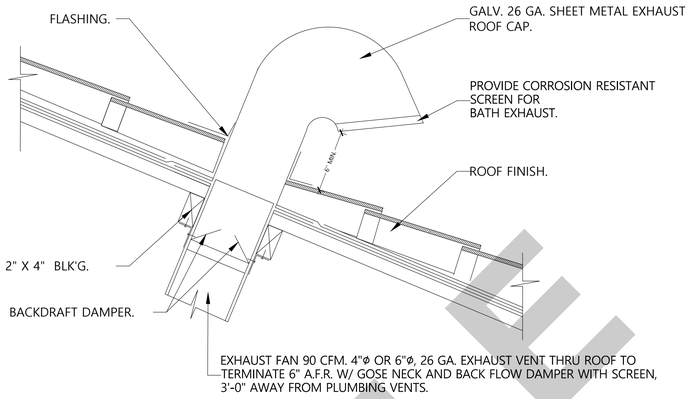
DATE	DESCRIPTION

Sheet Name

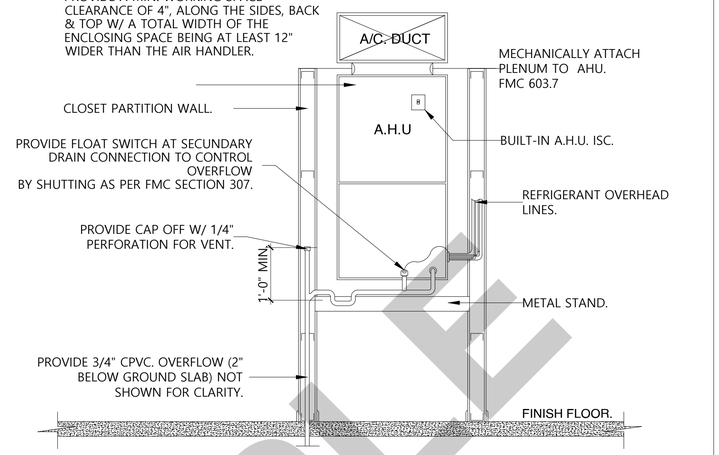
M1.2

SECOND FLOOR HVAC PLAN

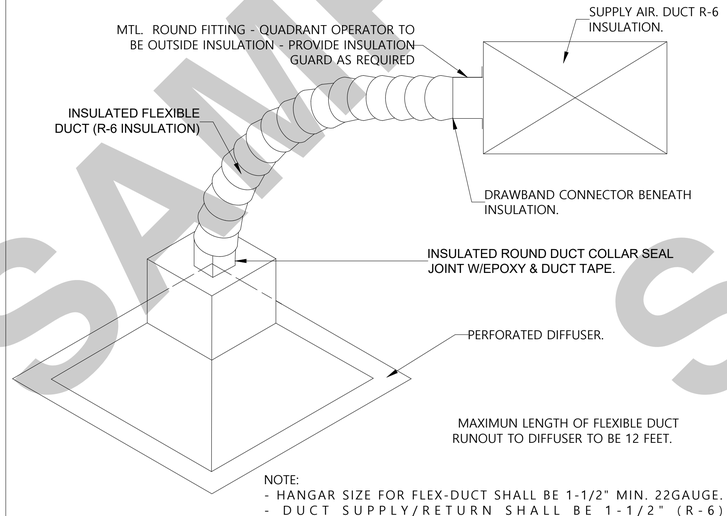
NOTE:
THIS PROJECT INCLUDES THE INSTALLATION OF
2 AC UNITS, AND 1 STANDBY GENERATOR AS PART OF
THE MECHANICAL SCOPE.



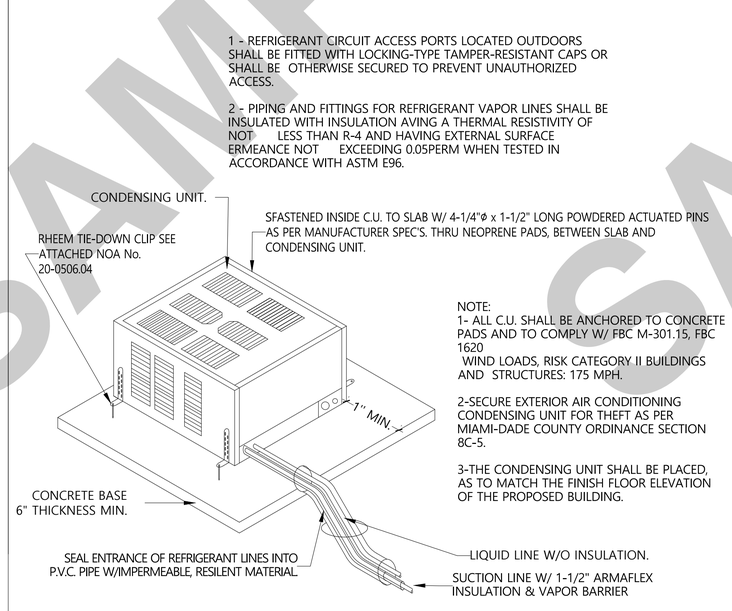
1 *BATH EXHAUST VENT ROOF CAP DETAIL*
SCALE :NTS



2 *AIR HANDLER UNIT DETAIL*
SCALE :NTS



3 *TYPICAL FLEXIBLE DUCT CONNECTION*
SCALE :NTS



4 *CONDENSER UNIT DETAIL*
SCALE :NTS

H.V.A.C. DESIGN REQUIREMENTS		YES	NO
1.	DUCT SMOKE DETECTOR.		●
2.	FIRE DAMPER(S).		●
3.	SMOKE DAMPER(S).		●
4.	FIRE RATED ENCLOSURE.		●
5.	FIRE RATED ROOF CEILING ASSEMBLY.		●
6.	FIRE STOPPING.		●
7.	SMOKE CONTROL.		●

EXAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	--
MODEL:	--
CFM:	90.
SP:	0.10".
DRIVE:	DIRECT.
LOCATION:	CEILING.
ACCESORIES:	DRAFT DAMPER.
NOTE: USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.	

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R/A	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
RL & S	REFRIGERANT LIQUID & SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
	THERMOSTAST.
	DUCTWORK.
F.D.	FLEXIBLE DUCT.
	SUPPLY AIR DIFFUSER.
	RETURN AIR / TRANSFER GRILLE.
	MANUAL VOLUME DAMPER.
A	DENOTES AIR DISTRI. DEVICE.
	DISTRIBUTION BOX.
UC	UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED

SEAL

REMODELING, RENOVATION
& ADDITION OF EXISTING
TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

M2.0

MECHANICAL DETAIL

ELECTRICAL NOTES

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4. CONNECT ALL NEW ELECTRICAL SYSTEMS TO THE EXISTING OR NEW SINGLE-PHASE SERVICE, AS APPROVED BY THE LOCAL UTILITY PROVIDER.

5. ALL BRANCH CIRCUITS SUPPLYING 120V, 15- AND 20-AMP OUTLETS IN HABITABLE ROOMS SHALL BE PROTECTED BY AFCI (ARC-FAULT CIRCUIT INTERRUPTER) DEVICES PER NEC 210.12 (2023).

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11. COORDINATE LOCATIONS OF ALL SECURITY SYSTEMS, DATA, CABLE, INTERCOM, AND LOW-VOLTAGE DEVICES WITH THE OWNER PRIOR TO ROUGH-IN.

12. CONTRACTOR SHALL CONNECT AND TEST ALL FIXTURES, APPLIANCES, AND DEVICES FOR PROPER OPERATION PRIOR TO FINAL INSPECTION.

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16. COUNTERTOP ELECTRICAL:
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ISLANDS/PENINSULAS: MIN. (1) RECEPTACLE FOR THE FIRST 9 SQ. FT. OF COUNTERTOP; (1) ADDITIONAL OUTLET FOR EVERY ADDITIONAL 18 SQ. FT.

CIRCUITS: MIN. (2) 20A SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED FOR COUNTERTOP AREAS.

PROTECTION: ALL COUNTERTOP RECEPTACLES MUST BE GFCI (GROUND FAULT) AND AFCI (ARC FAULT) PROTECTED, AND TAMPER-RESISTANT (TR).

PLACEMENT: MAX. 20" ABOVE COUNTERTOP. RECEPTACLES CANNOT BE INSTALLED IN A "FACE-UP" POSITION IN THE WORK SURFACE.

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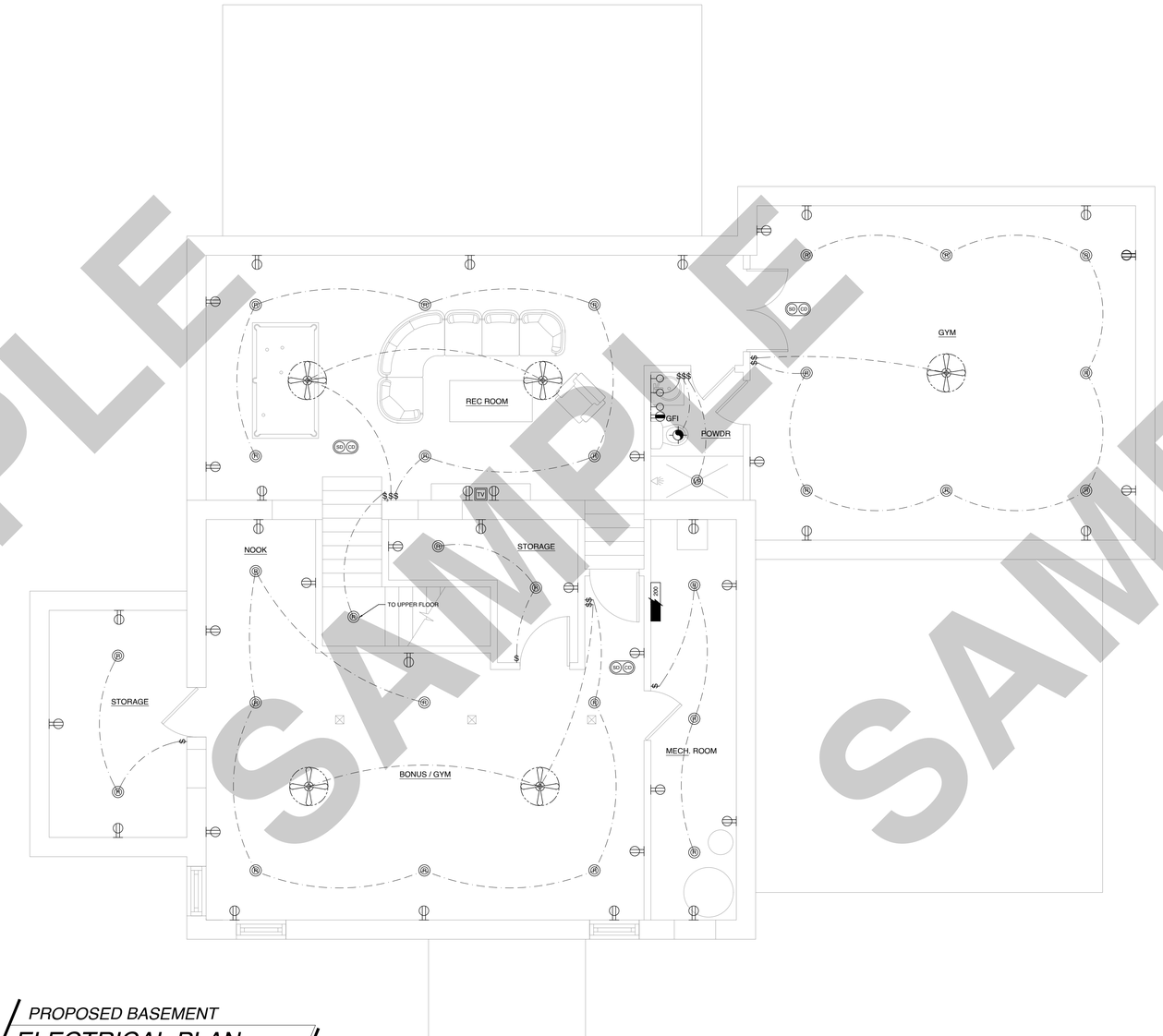

PROPOSED BASEMENT

ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	CEILING OUTLET
	FLOOR OUTLET
	POP-UP OUTLET (SPLASH PROOF)
GFI	GROUND FAULT OUTLET
GFI/WP	WEATHER PROOF OUTLET
	220v OUTLET
	EXAUST FAN
	EXAUST FAN / LIGHT
	RECESSED CAN LIGHT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	EXTERIOR SCONE LIGHT
	INTERIOR SCONE LIGHT
	WALL LIGHT
$	SINGLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$D	DIMMER SWITCH
	GARBAGE DISPOSAL
TV	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
JB	JUNCTION BOX
	PHONE JACK
SD CO	SMOKE / CARBON MONOXIDE DETECTOR COMBO
SD	STROBE SMOKE DETECTOR
	INTERCOM
	ELECTRIC METER
	VANITY LIGHTS
	CHIMES
	FLOOD LIGHT (Motion Sensor)
	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
	CEILING FAN W/LIGHT
300	300 AMP ELEC PANEL
200	200 AMP ELEC PANEL
100	100 AMP ELEC PANEL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

E1.0

BASEMENT ELECTRICAL PLAN

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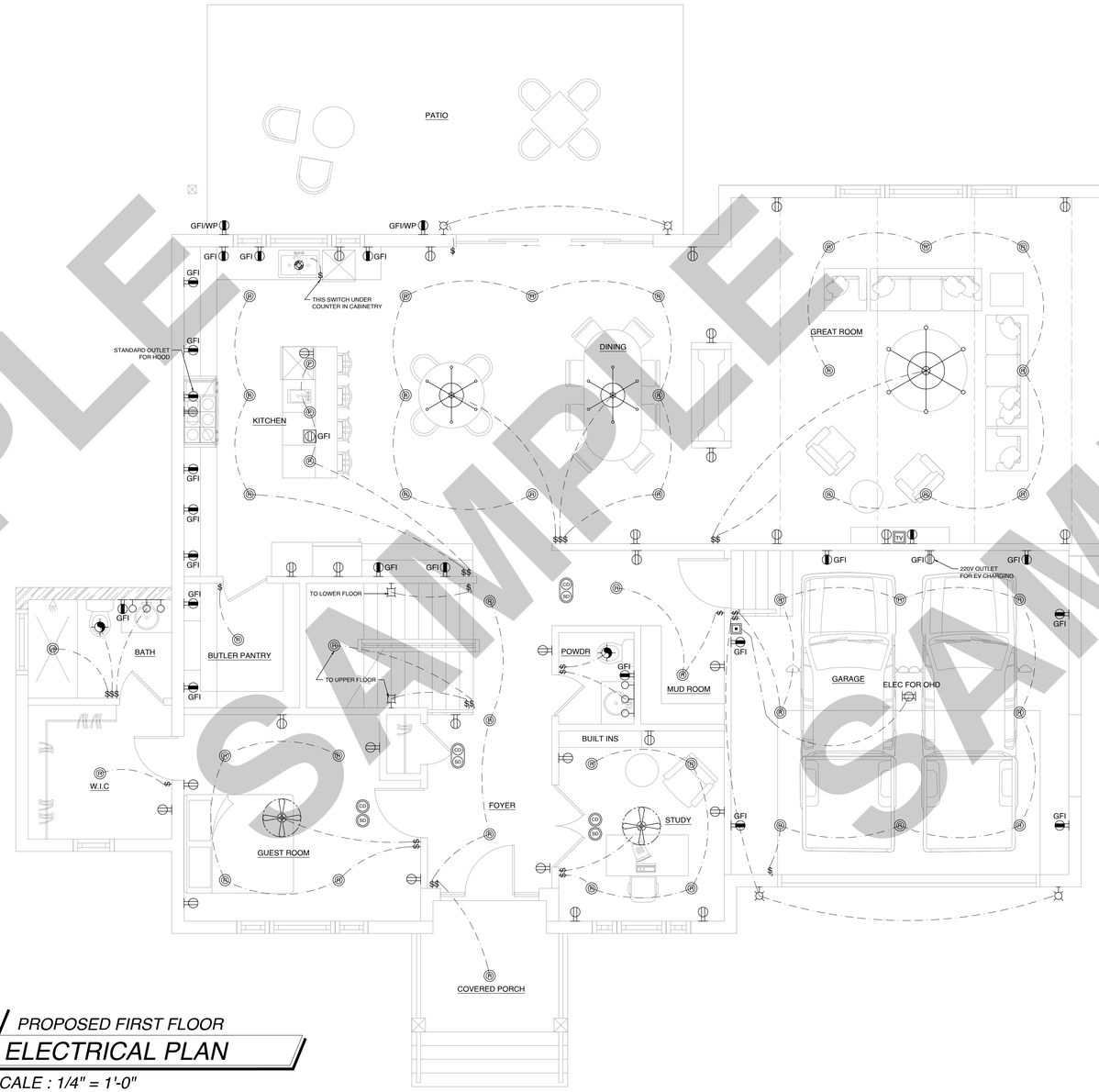

PROPOSED FIRST FLOOR

ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	CEILING OUTLET
	FLOOR OUTLET
	POP-UP OUTLET (SPLASH PROOF)
GFI	GROUND FAULT OUTLET
GFI/WP	WEATHER PROOF OUTLET
	220v OUTLET
	EXAUST FAN
	EXAUST FAN / LIGHT
	RECESSED CAN LIGHT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	EXTERIOR SCONE LIGHT
	INTERIOR SCONE LIGHT
	WALL LIGHT
$	SINGLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$D	DIMMER SWITCH
	GARBAGE DISPOSAL
TV	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
J	JUNCTION BOX
	PHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR COMBO
	STROBE SMOKE DETECTOR
	INTERCOM
	ELECTRIC METER
	VANITY LIGHTS
	CHIMES
	FLOOD LIGHT (Motion Sensor)
	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
	CEILING FAN W/LIGHT
300	300 AMP ELEC PANEL
200	200 AMP ELEC PANEL
100	100 AMP ELEC PANEL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

E1.1

FIRST FLOOR ELECTRICAL PLAN

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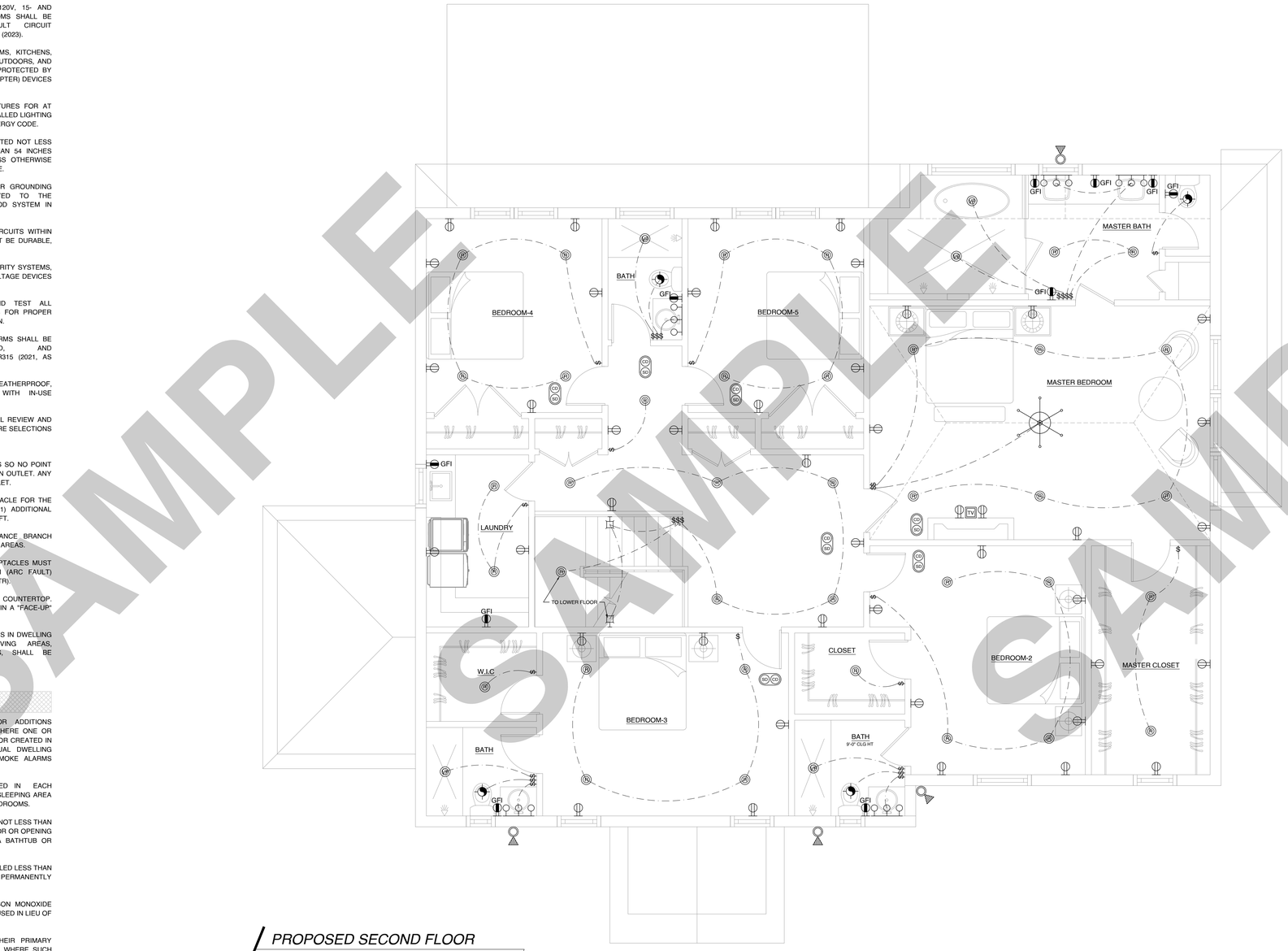


PROPOSED SECOND FLOOR

ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	CEILING OUTLET
	FLOOR OUTLET
	POP-UP OUTLET (SPLASH PROOF)
GFI	GROUND FAULT OUTLET
GFI/WP	WEATHER PROOF OUTLET
	220v OUTLET
	EXAUST FAN
	EXAUST FAN / LIGHT
	RECESSED CAN LIGHT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	EXTERIOR SCONE LIGHT
	INTERIOR SCONE LIGHT
	WALL LIGHT
$	SINGLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$D	DIMMER SWITCH
	GARBAGE DISPOSAL
TV	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	JUNCTION BOX
	PHONE JACK
SD CO	SMOKE / CARBON MONOXIDE DETECTOR COMBO
SD	STROBE SMOKE DETECTOR
	INTERCOM
	ELECTRIC METER
	VANITY LIGHTS
	CHIMES
	FLOOD LIGHT (Motion Sensor)
	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
	CEILING FAN W/LIGHT
300	300 AMP ELEC PANEL
200	200 AMP ELEC PANEL
100	100 AMP ELEC PANEL

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

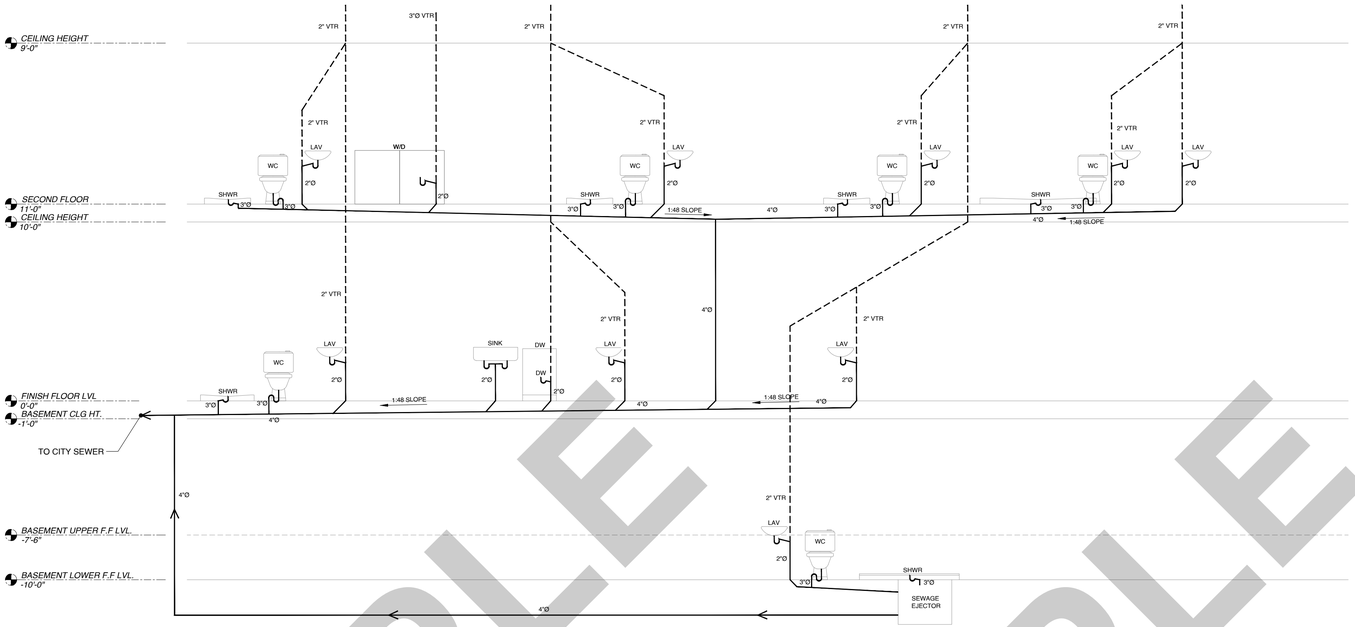
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

E1.2

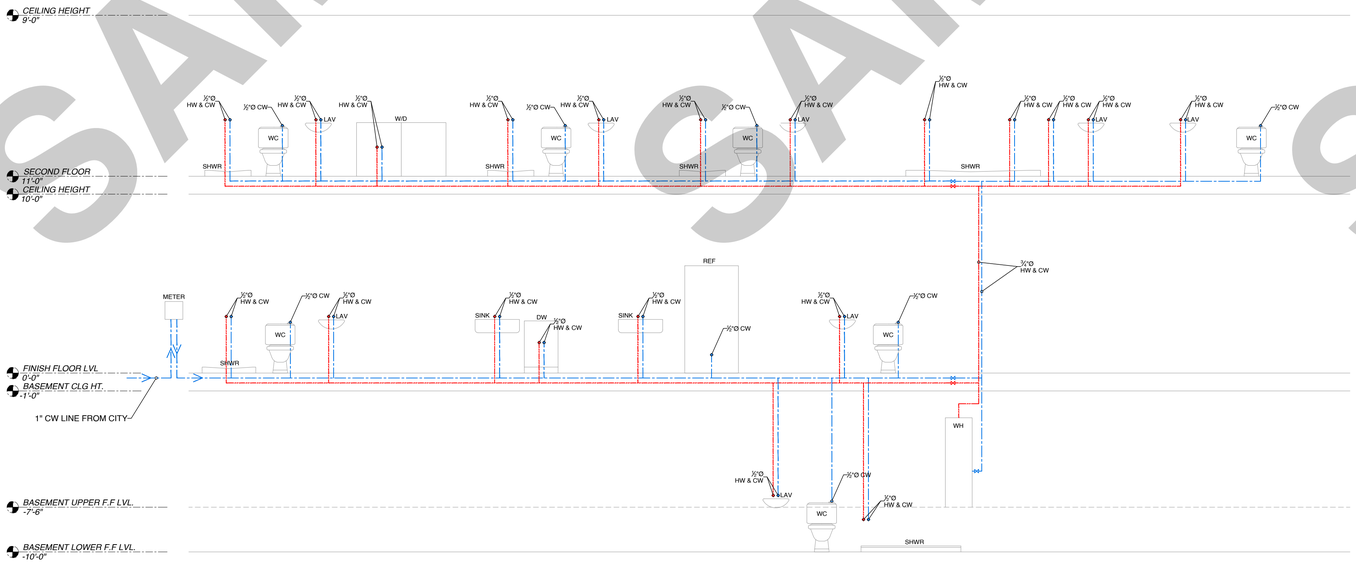
SECOND FLOOR ELECTRICAL PLAN



PROPOSED SEWER

RISER DIAGRAM

SCALE : 1/4" = 1'-0"



PROPOSED WATER SUPPLY

RISER DIAGRAM

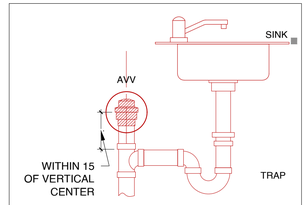
SCALE : 1/4" = 1'-0"

PLUMBING LEGEND

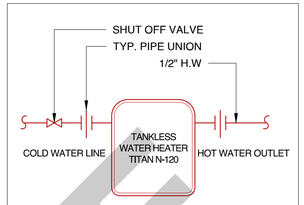
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
O.B.D.	FLOOR CLEAN-OUT.
O.B.D.	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE

1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.



AIR ADMITTANCE VALVE DETAIL



TANKLESS W. HEATER (ELECTRIC)

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	1/2"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/4"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/4"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD, RECESSED BOX WITH TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	1/2"	--	VACUUM BREAKER

NOTE:
PROVIDE (2) HOSE BIBS MIN: (1) FRONT/GARAGE, (1) REAR/OPPOSITE SIDE. MOUNT ON HEATED WALL SURFACES ONLY NO INSTALLATION ON UNHEATED GARAGE WALLS.

FINAL SIZING TO BE COORDINATED WITH FINAL PRODUCT SELECTIONS.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

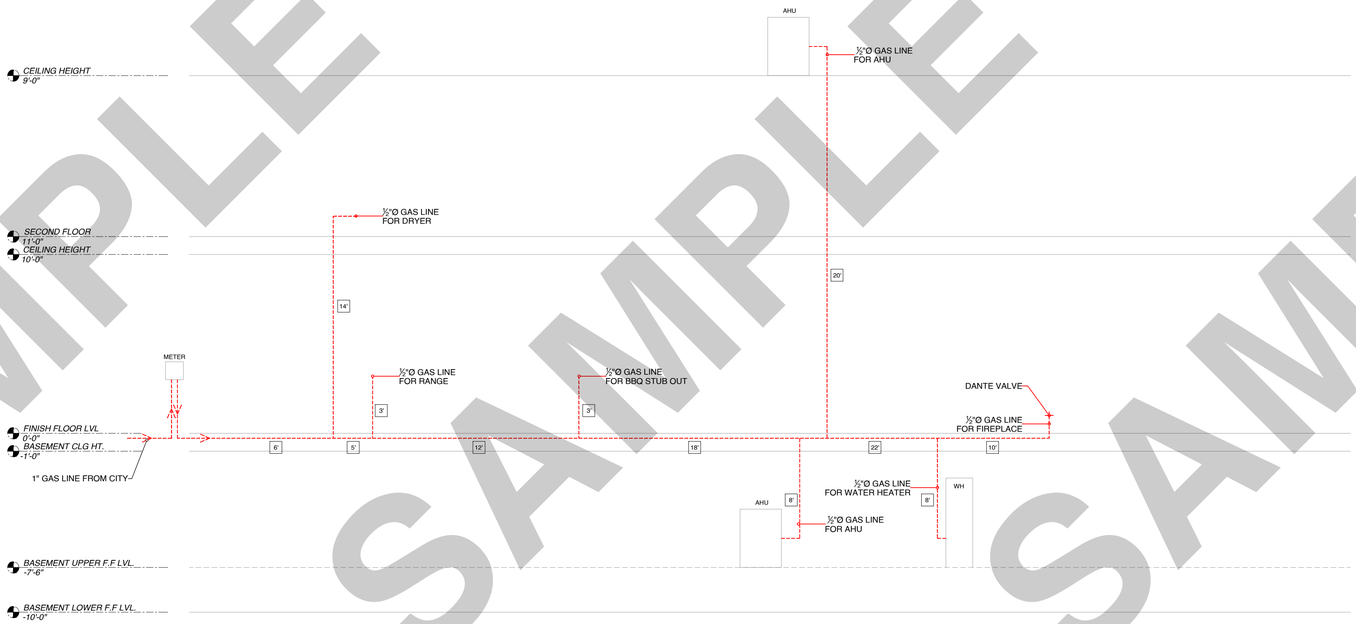
Sheet Name

P1.0

PLUMBING RISER DIAGRAM

GAS PIPING NOTE

ALL PIPE SIZES AND LENGTHS ARE FOR PERMIT PURPOSES. GENERAL CONTRACTOR (GC) TO FIELD-VERIFY ALL DISTANCES AND BTU LOADS PRIOR TO ROUGH-IN. FINAL INSTALLATION MUST ADHERE TO NJ IRC FUEL GAS REQUIREMENTS BASED ON FIELD-VERIFIED MEASUREMENTS.



PROPOSED GAS SUPPLY

RISER DIAGRAM

SCALE : 1/4" = 1'-0"

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

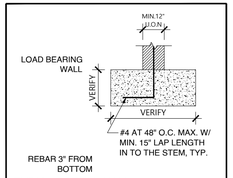
ISSUANCE SCHEDULE

DATE	DESCRIPTION

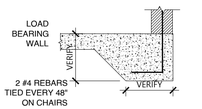
Sheet Name

P1.1

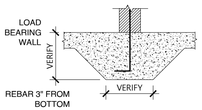
PLUMBING RISER DIAGRAM



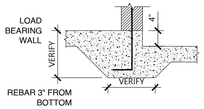
TYPICAL STEM WALL



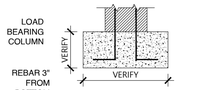
TYPICAL MONO FOOTER



TYPICAL INTERIOR FOOTING



TYPICAL STEP DOWN FOOTING



TYPICAL CONC. PAD

FOOTING SCHEDULE

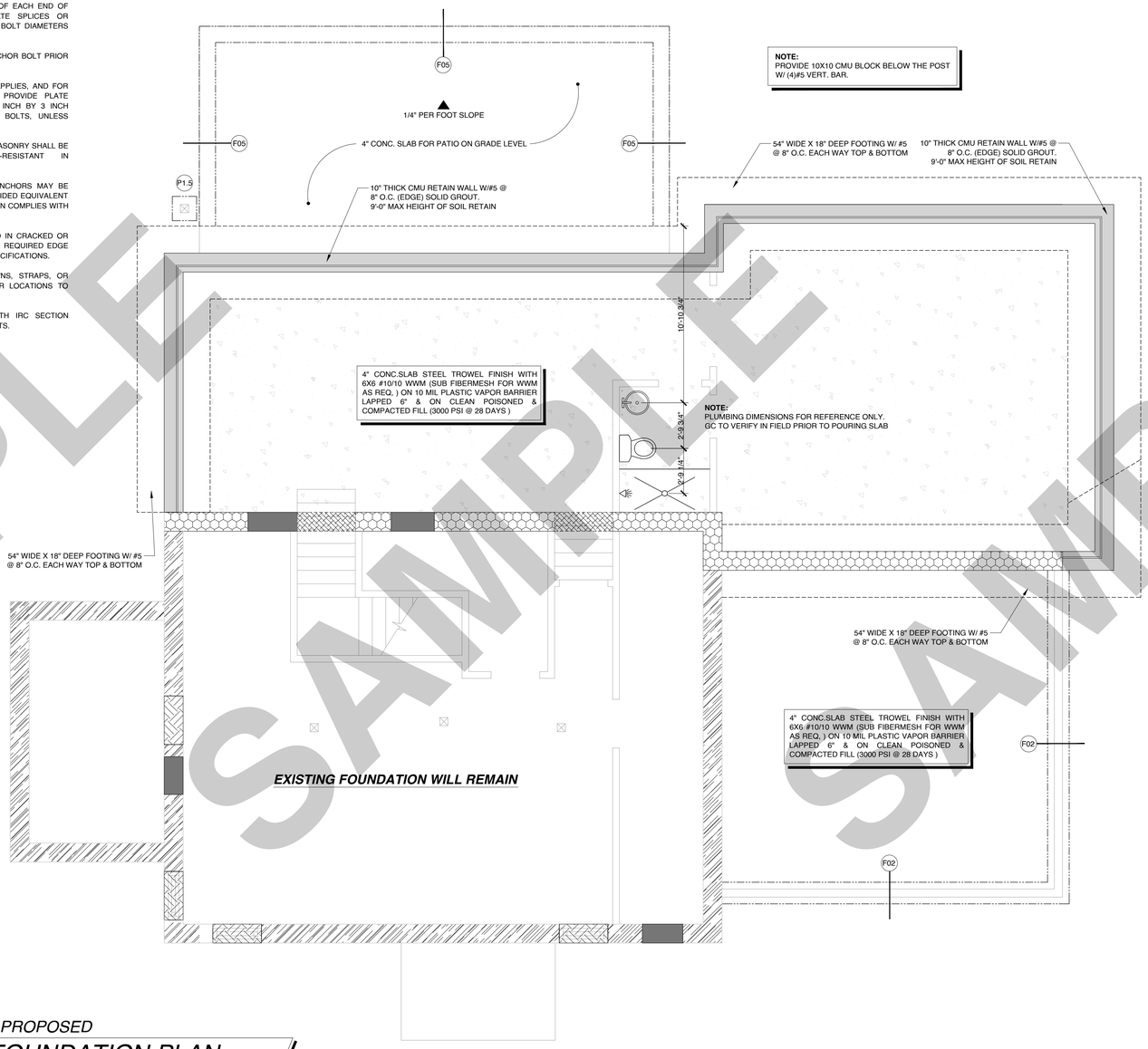
MARK	TYPE	SIZE (W x D)	REBAR
F01	STEM WALL	12" x 8"	(2) #5
F02	STEM WALL	16" x 10"	(3) #5
F03	STEM WALL	24" x 12"	(3) #5
F04	STEM WALL	30" x 12"	(4) #5
F05	MONO FOOTER	12" x 8"	(2) #5
F06	MONO FOOTER	12" x 20"	(2) #5
F07	MONO FOOTER	16" x 20"	(3) #5
F08	INTERIOR FOOTING	12" x 12"	(2) #5
F09	INTERIOR FOOTING	16" x 16"	(2) #5
F10	STEP DOWN FOOTING	12" x 12"	(2) #5
F11	STEP DOWN FOOTING	16" x 16"	(2) #5

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REBAR
P1.0	CONC. PAD	1'-0" x 1'-0" x 1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6" x 1'-6" x 1'-0"	(2) #5 EA. WAY
P2.0	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. WAY
P3.0	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. WAY
P4.0	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. WAY

FOUNDATION ANCHOR NOTES

1. PROVIDE 1/2" DIAMETER CAST-IN-PLACE ANCHOR BOLTS AT A MAXIMUM SPACING OF 6'-0" O.C. UNLESS NOTED OTHERWISE ON THE PLANS.
2. ANCHOR BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE OR GROUTED CMU CELLS AND SHALL BE SET PRIOR TO CONCRETE PLACEMENT.
3. ANCHOR BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE SILL PLATE WIDTH AND SHALL NOT BE INSTALLED THROUGH GYPSUM BOARD OR NONSTRUCTURAL MATERIALS.
4. PROVIDE NOT LESS THAN TWO (2) ANCHOR BOLTS PER EACH CONTINUOUS SILL PLATE SECTION.
5. PROVIDE ONE (1) ANCHOR BOLT WITHIN 12 INCHES OF EACH END OF EVERY SILL PLATE SECTION, INCLUDING AT PLATE SPLICES OR DISCONTINUITIES, BUT NOT CLOSER THAN SEVEN (7) BOLT DIAMETERS FROM THE END OF THE PLATE.
6. PROVIDE NUT AND WASHER TIGHTENED ON EACH ANCHOR BOLT PRIOR TO FRAMING INSPECTION.
7. WHERE SEISMIC DESIGN CATEGORY D0, D1, OR D2 APPLIES, AND FOR TOWNHOUSES IN SEISMIC DESIGN CATEGORY C, PROVIDE PLATE WASHERS NOT LESS THAN 0.229 INCH THICK BY 3 INCH BY 3 INCH BETWEEN SILL PLATE AND NUT AT ALL ANCHOR BOLTS, UNLESS APPROVED ANCHOR STRAPS ARE USED.
8. ALL WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE-PRESERVATIVE-TREATED OR DECAY-RESISTANT IN ACCORDANCE WITH THE IRC.
9. APPROVED ANCHOR STRAPS OR POST-INSTALLED ANCHORS MAY BE USED IN LIEU OF CAST-IN-PLACE ANCHOR BOLTS PROVIDED EQUIVALENT OR GREATER CAPACITY IS PROVIDED AND INSTALLATION COMPLIES WITH MANUFACTURER ICC-ESR LISTING REQUIREMENTS.
10. POST-INSTALLED ANCHORS SHALL NOT BE INSTALLED IN CRACKED OR DAMAGED CONCRETE AND SHALL BE INSTALLED WITH REQUIRED EDGE DISTANCES AND EMBEDMENT PER MANUFACTURER SPECIFICATIONS.
11. WHERE ANCHOR BOLTS INTERFERE WITH HOLDOWNS, STRAPS, OR OTHER STRUCTURAL CONNECTORS, ADJUST ANCHOR LOCATIONS TO MAINTAIN REQUIRED LOAD PATH CONTINUITY.
12. ALL FOUNDATION ANCHORAGE SHALL COMPLY WITH IRC SECTION R403.1.6 AND ALL APPLICABLE NEW JERSEY AMENDMENTS.



FOOTING FOR BASEMENT

FOOTING FOR LVL.1

WALL LEGEND

	(N) CMU STEMWALL & CONCRETE FOOTING PER PLAN
	(E) CMU STEMWALL & FOOTING TO BE UNDERPINNED PER NOTES
	(E) CMU STEMWALL TO BE REMOVED
	(E) CMU STEMWALL TO BE INFILLED
	(E) CMU STEMWALL TO REMAIN

PROPOSED

FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

FOUNDATION NOTES

1. ALL NEW REINFORCEMENT DOWELS CONNECTING NEW CONCRETE OR CMU TO EXISTING CONCRETE SHALL BE POST-INSTALLED USING A HIGH-STRENGTH ADHESIVE SYSTEM (E.G., HILTI HIT-HY 200 OR SIMPSON SET-3G) IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
2. PROVIDE #4 (GRADE 60) DEFORMED REBAR DOWELS AT 16 INCHES O.C. VERTICALLY AND HORIZONTALLY AT ALL INTERFACES UNLESS NOTED OTHERWISE.
3. MINIMUM EMBEDMENT DEPTH INTO EXISTING CONCRETE SHALL BE 8 INCHES FOR #4 BARS AND 10 INCHES FOR #5 BARS.
4. HOLES SHALL BE DRILLED USING A ROTARY HAMMER DRILL WITH A CARBIDE BIT AND CLEANED USING THE BLOW-BRUSH-BLOW METHOD: TWICE WITH OIL-FREE COMPRESSED AIR, TWICE WITH A WIRE BRUSH, AND TWICE AGAIN WITH COMPRESSED AIR PRIOR TO ADHESIVE INJECTION.
5. CONTRACTOR SHALL USE GPR OR A REBAR LOCATOR PRIOR TO DRILLING; IF EXISTING REINFORCEMENT IS ENCOUNTERED, THE HOLE SHALL BE RELOCATED A MAXIMUM OF 2 INCHES TO AVOID CUTTING STRUCTURAL STEEL.
6. ADHESIVE SHALL BE INJECTED FROM THE BACK OF THE HOLE TO THE FRONT TO PREVENT AIR POCKETS AND REBAR SHALL BE INSERTED WITH A TWISTING MOTION TO ENSURE FULL BONDING.
7. APPLY A HIGH-STRENGTH BONDING AGENT (E.G., SIKA ARMATEC 110) TO THE CLEANED AND ROUGHENED SURFACE OF THE EXISTING CONCRETE PRIOR TO LAYING THE FIRST COURSE OF CMU OR POURING NEW CONCRETE.
8. THE FIRST TWO VERTICAL CELLS OF THE NEW CMU STEM WALL ADJACENT TO THE EXISTING CONCRETE WALL SHALL BE FULLY GROUTED SOLID WITH 3,000 PSI MASONRY GROUT.
9. VERTICAL DOWELS FROM THE EXISTING FOOTING INTO THE NEW CMU WALL MUST EXTEND AT LEAST 24 INCHES ABOVE THE JOINT TO PROVIDE A FULL LAP SPLICE WITH NEW VERTICAL WALL REINFORCEMENT.
10. UNDERPINNING SHALL BE PERFORMED IN SEGMENTAL SECTIONS NOT EXCEEDING 3 FEET IN WIDTH USING THE A-B-C METHOD (SEQUENCED OR SEGMENTAL UNDERPINNING).
11. SECTIONS SHALL BE EXCAVATED AND POURED IN A NON-ADJACENT SEQUENCE SO THAT NO MORE THAN 3 FEET OF THE EXISTING WALL IS UNSUPPORTED AT ANY GIVEN TIME.
12. AFTER NEW UNDERPINNING CONCRETE HAS CURED FOR A MINIMUM OF 24 HOURS, THE GAP BETWEEN THE TOP OF THE NEW UNDERPINNING PIER AND THE UNDERSIDE OF THE EXISTING FOOTING MUST BE FILLED WITH NON-SHRINK STRUCTURAL GROUT (DRY PACK) RAMMED INTO PLACE TO ENSURE POSITIVE LOAD TRANSFER.
13. EXISTING BASEMENT WALLS MUST BE INTERNALLY BRACED WITH TEMPORARY SHORING IF EXTERIOR SOIL IS NOT EXCAVATED SIMULTANEOUSLY OR IF THE UNBRACED HEIGHT EXCEEDS CODE LIMITATIONS DURING CONSTRUCTION.
14. FOUNDATION WALLS WITH UNEVEN BACKFILLS SHALL BE TEMPORARILY SHORED UNTIL FLOOR SLABS ARE POURED AND REACH DESIGN STRENGTH [R404.1.7].
15. CONTRACTOR SHALL BACKFILL SIMULTANEOUSLY ON EACH SIDE OF FOUNDATION WALLS TO MAINTAIN STRUCTURAL EQUILIBRIUM [R404.1.7].
16. ALL EXTERIOR PERIMETER FOOTINGS, CONVENTIONAL FOUNDATIONS, AND UNHEATED SPACES (INCLUDING GARAGES, PORCHES, AND BALCONY SUPPORTS) SHALL EXTEND TO A MINIMUM DEPTH OF 36 INCHES BELOW FINISHED GRADE [R403.1.4.1].
17. FROST-PROTECTED SHALLOW FOUNDATIONS (FPSF) FOR HEATED SPACES (MIN. 64°F) SHALL MAINTAIN A MINIMUM 12-INCH BURIAL DEPTH WITH VERTICAL INSULATION (MIN. R-VALUE 4.5) COMPLYING WITH ASTM C578 [R403.3, TABLE R403.3(1)].
18. ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED AT 1,500 PSF PER NJ IRC; CONTRACTOR SHALL NOTIFY THE NEW JERSEY LICENSED PROFESSIONAL FOR FIELD VERIFICATION OF SUBGRADE CONDITIONS PRIOR TO POURING FOOTINGS.
19. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
20. UNLESS OTHERWISE NOTED ON PLAN, FILLED CELLS SHALL BE 4'-0" O.C. (2-STORY) OR 6'-8" O.C. (SINGLE STORY) MAXIMUM [R403.1.2, R606].
21. FLOOR SLAB SHALL BE A 4" MINIMUM THICKNESS CONCRETE SLAB-ON-GRADE. REINFORCEMENT PER PLAN AT MID-DEPTH. SEE DETAIL DRAWINGS FOR VAPOR BARRIER [R506].
22. PROVIDE 4" DIAMETER PERFORATED PVC FOUNDATION DRAIN (FRENCH DRAIN) AROUND EXTERIOR PERIMETER OF ALL FOOTINGS. PIPE SHALL BE BEDDED IN 6" MINIMUM WASHED STONE AND WRAPPED IN FILTER FABRIC. DISCHARGE TO POP-UP EMITTER (BUBBLER) OR STORM SEWER SYSTEM PER APPROVED GRADING PLAN. DISCHARGE POINT SHALL BE A MINIMUM OF 10'-0" FROM FOUNDATION WALL [R405].
23. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PROTECTED BY METAL FLASHING, WATERPROOF MEMBRANE, OR PRESSURE-TREATED (PT) BLOCKING [R317.1].
24. ALL HEADERS SPANNING OVER 36 INCHES SHALL BEAR ON A MINIMUM OF (2) JACK STUDS.
25. ALL STRUCTURAL FRAMING SHALL COMPLY WITH 2021 IRC NJ EDITION DESIGNED FOR A GROUND SNOW LOAD OF 30 PSF AND A BASIC WIND SPEED OF 115 MPH (3-SECOND GUST).
26. PROVIDE CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION; ALL POSTS AND GIRDERS SHALL BE ALIGNED AND SHIMMED TO ENSURE FULL BEARING ON SUBSTRUCTURE.
27. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL PROJECT INFORMATION.
28. FOUNDATION STEM WALLS SHALL EXTEND A MINIMUM OF 8 INCHES ABOVE FINISHED GRADE UNLESS NOTED OTHERWISE, AND SHALL PROVIDE THE REQUIRED CLEARANCE BETWEEN FINISHED GRADE AND WOOD FRAMING IN ACCORDANCE WITH IRC SECTIONS R404.1.6 AND R317.1 AND NEW JERSEY AMENDMENTS.
29. FINISHED GRADE SHALL BE SLOPED AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (MINIMUM 5 PERCENT SLOPE) IN ACCORDANCE WITH IRC SECTION R401.3.
30. WHERE PHYSICAL SITE CONSTRAINTS PREVENT THE REQUIRED 6-INCH FALL WITHIN 10 FEET, AN ALTERNATIVE DRAINAGE METHOD SUCH AS SWALES, DRAINS, OR IMPERVIOUS SURFACING SHALL BE PROVIDED SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH IRC SECTION R401.3.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

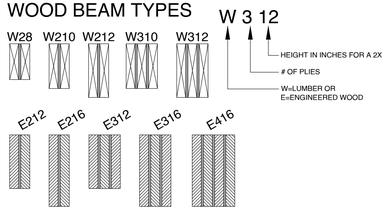
DATE	DESCRIPTION

Sheet Name

S1.0

FOUNDATION PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

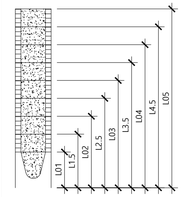
MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25

LINTEL TYPES

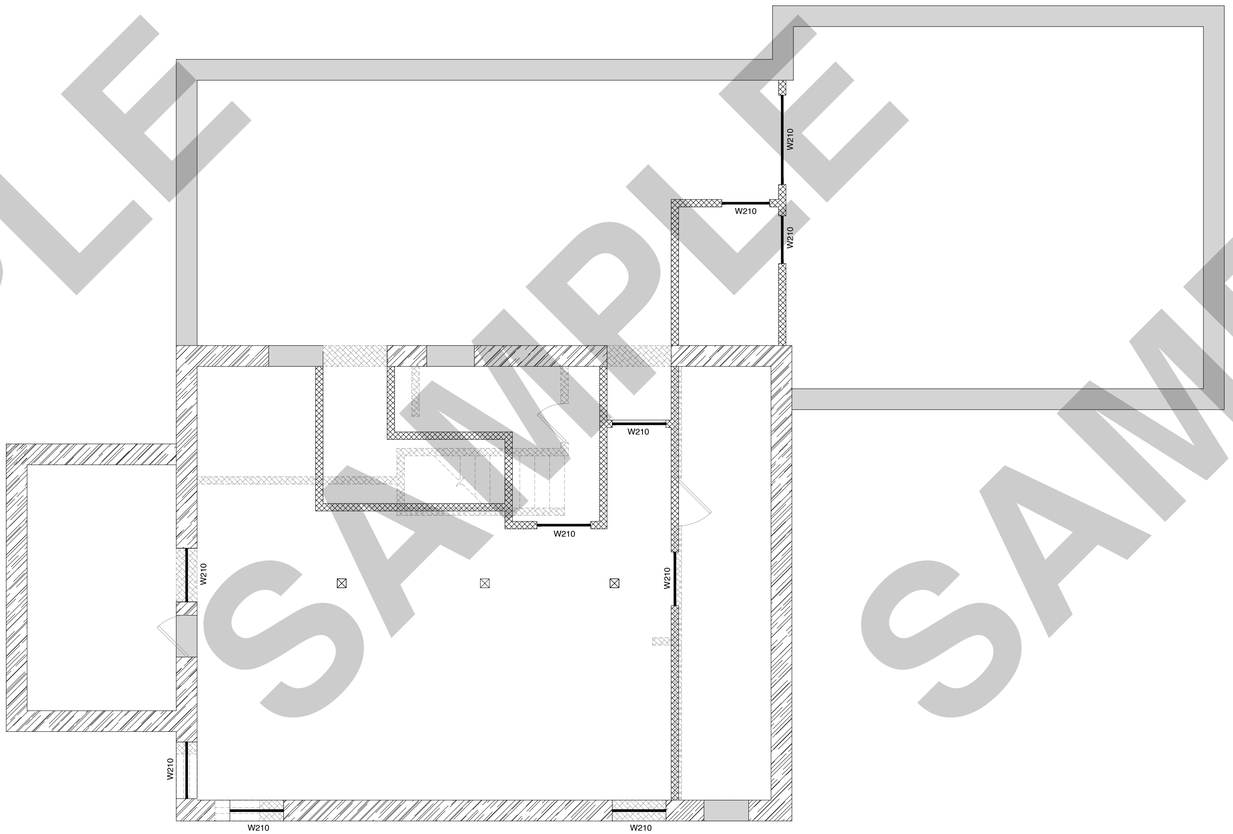


8" WIDE PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

*L01 LINTEL ONLY NEEDS (1) #5 REBAR

ADDITIONAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCING, TEMPORARY BRACING, AND JOBSITE SAFETY.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. REPORT ANY CONFLICTS, OMISSIONS, OR FIELD CONDITIONS THAT DIFFER FROM PLANS PRIOR TO CONSTRUCTION.
3. ANY FIELD CHANGES AFFECTING STRUCTURAL ELEMENTS REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND, WHERE REQUIRED, THE AUTHORITY HAVING JURISDICTION.
4. COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS WITH STRUCTURAL FRAMING PRIOR TO INSTALLATION. DO NOT CUT, NOTCH, OR DRILL SHEAR WALL END POSTS, HOLDOWN POSTS, COLLECTORS, OR STRAPS WITHOUT APPROVAL.
5. DAMAGED, SPLIT, EXCESSIVELY CHECKED, OR MOISTURE-COMPROMISED LUMBER OR SHEATHING SHALL BE REMOVED AND REPLACED. STORE MATERIALS OFF THE GROUND AND PROTECTED FROM WEATHER.
6. HOLDOWN NUTS AND BOLTS SHALL BE SNUG-TIGHTENED AFTER FRAMING AND RE-CHECKED PRIOR TO INSPECTION IF PERMITTED BY MANUFACTURER.
7. ADHESIVES OR SEALANTS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED STRUCTURAL FASTENERS.
8. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR UNAPPROVED FIELD MODIFICATIONS OR CONTRACTOR DEVIATIONS FROM THE APPROVED PLANS.



BASEMENT

WALL LAYOUT PLAN

SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALLS - CONCRETE/CMU
	NEW EXTERIOR WALLS - WOOD FRAMED
	NEW INTERIOR WALLS - WOOD FRAMED
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

WALL FRAMING NOTES

1. ALL WALL FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PERMIT SET, THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC) OR INTERNATIONAL BUILDING CODE (IBC), NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), AND SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS), AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS, NOTES, DETAILS, OR CODES, THE MOST STRINGENT REQUIREMENT SHALL GOVERN UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS, WALL LOCATIONS, OPENING SIZES, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION BEFORE PROCEEDING.
4. PROVIDE A COMPLETE AND CONTINUOUS LOAD PATH FROM ROOF AND FLOOR DIAPHRAGMS THROUGH WALLS TO THE FOUNDATION USING STUDS, PLATES, SHEATHING, STRAPS, HOLDOWNS, ANCHORS, AND CONNECTORS AS SHOWN.
5. WALL STUDS SHALL BE MINIMUM NO. 2 GRADE OR BETTER UNLESS NOTED OTHERWISE, INSTALLED PLUMB AND TRUE, AND CONTINUOUS FROM SUPPORT TO SUPPORT UNLESS SPECIFICALLY DETAILED. STUD SPACING SHALL BE AS SHOWN; DO NOT EXCEED MAXIMUM SPACING ASSUMED IN DESIGN.
6. PROVIDE DOUBLE TOP PLATES AT ALL BEARING WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE. LAP TOP PLATES PER CODE AND PROVIDE STRAPS OR TIES WHERE LAPS ARE INTERRUPTED OR WHERE REQUIRED TO MAINTAIN CONTINUITY.
7. BOTTOM PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-PRESERVATIVE-TREATED OR NATURALLY DURABLE WOOD AS REQUIRED BY CODE. PROVIDE APPROVED SILL SEAL OR CAPILLARY BREAK WHERE REQUIRED. ANCHOR BOTTOM PLATES AND SILL PLATES TO FOUNDATIONS PER APPROVED PLANS, INCLUDING BOLT SIZE, SPACING, EDGE DISTANCE, EMBEDMENT, AND PLATE WASHERS.
8. HEADERS SHALL BE SIZED, BUILT-UP, AND SUPPORTED PER APPROVED PLANS. PROVIDE FULL BEARING AT EACH END. PROVIDE TRIMMER (JACK) STUDS AND KING STUDS AS FOLLOWS UNLESS NOTED OTHERWISE: HEADERS WITH LESS THAN 6 FEET CLEAR SPAN SHALL HAVE (1) TRIMMER STUD AND (1) KING STUD; HEADERS WITH 6 FEET CLEAR SPAN OR GREATER SHALL HAVE (2) TRIMMER STUDS AND (1) KING STUD.
9. CRIPPLE STUDS ABOVE AND BELOW OPENINGS SHALL MATCH ADJACENT STUD SIZE AND SPACING UNLESS NOTED OTHERWISE. POSTS AND BUILT-UP STUD PACKS SHALL BE FASTENED TO ACT AS A SINGLE UNIT AND SHALL PROVIDE CONTINUOUS LOAD TRANSFER TO SUPPORTING ELEMENTS BELOW.
10. THE END MEMBERS AT HOLDOWNS, STRAPS, AND SIMILAR TENSION DEVICES SHALL BE FULL-HEIGHT KING STUDS (OR ENGINEERED CHORD MEMBERS) AND SHALL MEET MINIMUM MEMBER WIDTH AND FASTENER REQUIREMENTS PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. NOTCHING AND DRILLING OF STUDS, PLATES, HEADERS, AND POSTS SHALL COMPLY WITH IRC/IBC LIMITS. FIELD MODIFICATIONS OUTSIDE CODE LIMITS REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
12. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT ALL REQUIRED LOCATIONS IN CONCEALED SPACES, INCLUDING VERTICAL AND HORIZONTAL INTERCONNECTIONS BETWEEN STORIES AND ATTICS, PER CODE REQUIREMENTS.
13. PROVIDE METAL STUD GUARDS/NAIL PLATES WHERE PIPES, CONDUITS, OR CABLES ARE LOCATED WITHIN THE MINIMUM REQUIRED DISTANCE FROM THE FACE OF FRAMING MEMBERS.
14. SHEAR WALLS AND BRACED WALL PANEL SHALL BE LOCATED, SIZED, AND CONSTRUCTED EXACTLY AS SHOWN. DO NOT REMOVE, REDUCE, RELOCATE, OR PENETRATE SHEAR WALLS OR THEIR BOUNDARY MEMBERS WITHOUT WRITTEN APPROVAL.
15. WOOD STRUCTURAL PANEL (WSP) SHEATHING SHALL BE APA-RATED SHEATHING, 15/32 INCH MINIMUM PLYWOOD OR OSB UNLESS NOTED OTHERWISE. INSTALL PANELS WITH 1/8 INCH EDGE GAP TYPICAL AND PROPER ORIENTATION. PROVIDE PANEL EDGE BLOCKING WHERE REQUIRED BY DESIGN OR SDPWS; ALL PANEL EDGES SHALL BE SUPPORTED BY FRAMING OR BLOCKING.
16. WALL SHEATHING NAILING (UNLESS A MORE STRINGENT PROJECT SHEAR WALL SCHEDULE IS PROVIDED): PROVIDE 8D NAILS (0.131 INCH X 2-1/2 INCH) AT 6 INCH O.C. ALONG PANEL EDGES AND 12 INCH O.C. IN THE FIELD. DRIVE NAILS FLUSH AND DO NOT OVERDRIVE. STAPLES SHALL NOT BE USED FOR STRUCTURAL SHEATHING UNLESS SPECIFICALLY DETAILED AND APPROVED IN WRITING.
17. WHERE BRACED WALL PANEL LENGTH IS SHORT RELATIVE TO WALL HEIGHT, INCREASE EDGE NAILING AS FOLLOWS UNLESS NOTED OTHERWISE: IF BRACED WALL LENGTH IS LESS THAN ONE-HALF OF WALL HEIGHT, PROVIDE EDGE NAILING AT 4 INCH O.C.; IF LESS THAN ONE-THIRD OF WALL HEIGHT, PROVIDE EDGE NAILING AT 3 INCH O.C.; IF LESS THAN ONE-FOURTH OF WALL HEIGHT, CONTACT THE ENGINEER OF RECORD FOR NAILING SPECIFICATION PRIOR TO INSTALLATION.
18. PROVIDE HOLDOWNS AT ENDS OF EACH BRACED WALL PANEL OR ENGINEERED SHEAR WALL SEGMENT UNLESS A FORCE-TRANSFER-AROUND-OPENING DETAIL IS SPECIFICALLY PROVIDED, IN WHICH CASE HOLDOWNS ARE REQUIRED ONLY AT EACH END OF THE ENTIRE WALL LINE/ASSEMBLY AS DETAILED.
19. HOLDOWN SELECTION (UNLESS A PROJECT-SPECIFIC HOLDOWN SCHEDULE IS PROVIDED): WHERE BRACED WALL LENGTH IS GREATER THAN ONE-HALF OF WALL HEIGHT, PROVIDE HDU/E3 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-HALF OF WALL HEIGHT, PROVIDE HDU/E5 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-THIRD OF WALL HEIGHT, PROVIDE HDU/E7 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-FOURTH OF WALL HEIGHT, CONTACT THE ENGINEER OF RECORD FOR HOLDOWN SPECIFICATION PRIOR TO INSTALLATION.
20. HOLDOWNS, STRAPS, AND CONNECTORS SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS USING SPECIFIED FASTENERS ONLY AND FULL FASTENER COUNT. PROVIDE CORROSION-RESISTANT CONNECTORS AND FASTENERS WHERE REQUIRED DUE TO TREATED LUMBER, EXTERIOR EXPOSURE, OR ENVIRONMENTAL CONDITIONS.
21. ALL STRUCTURAL CONNECTIONS, SHEATHING NAILING, HOLDOWNS, STRAPS, AND ANCHORAGE SHALL BE COMPLETED AND AVAILABLE FOR INSPECTION PRIOR TO CONCEALMENT. PROVIDE SPECIAL INSPECTIONS WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

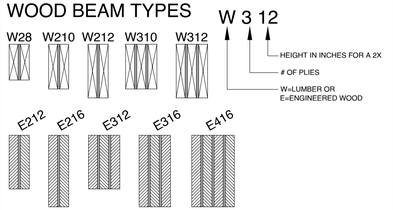
DATE	DESCRIPTION

Sheet Name

S1.1

BASEMENT WALL LAYOUT PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

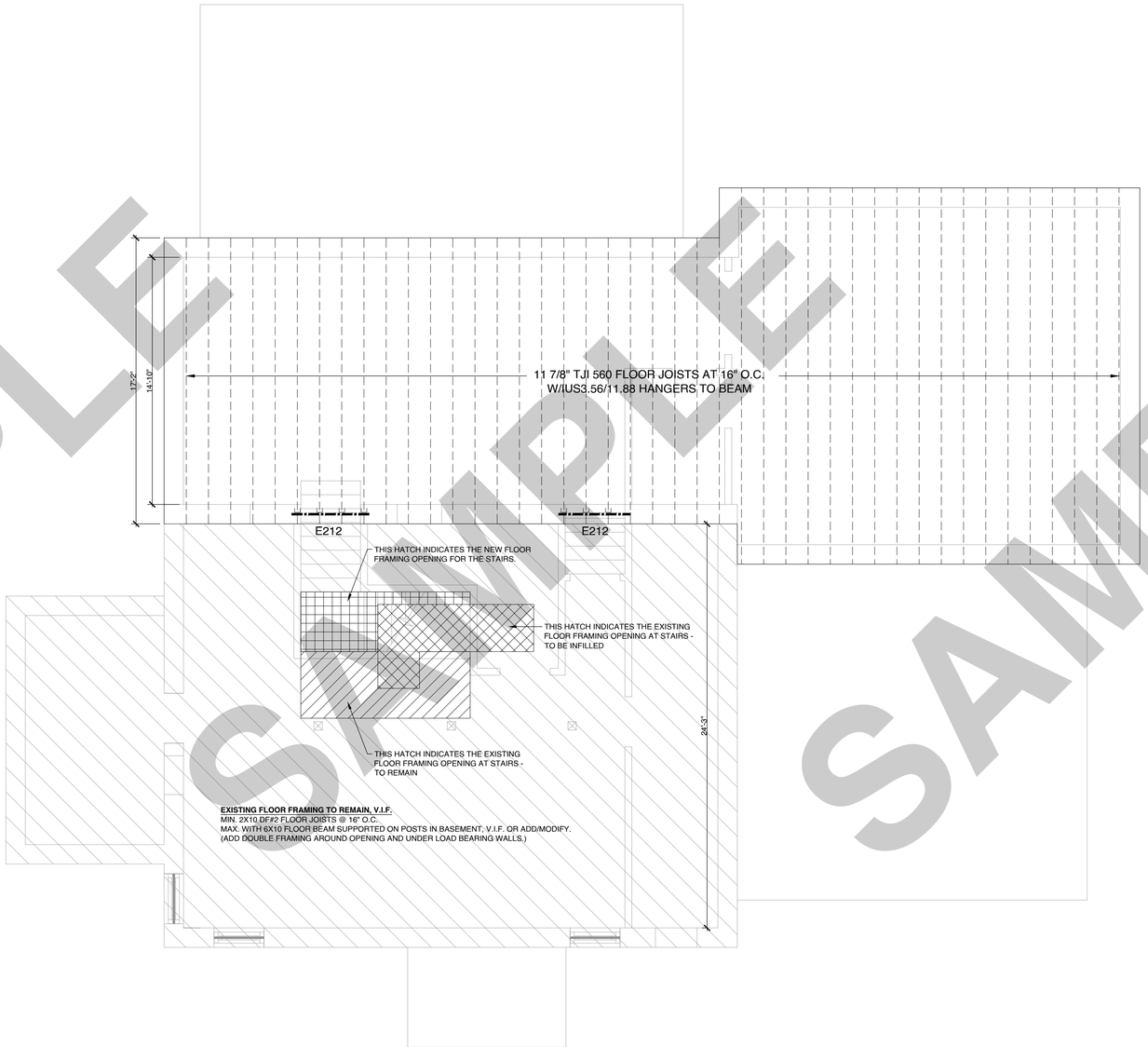
*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25



PROPOSED

FIRST FLOOR FRAMING PLAN

SCALE : 1/4" = 1'-0"

FLOOR FRAMING NOTES

1. ALL FLOOR JOISTS, BLOCKING, AND BRIDGING SHALL BE SPF NO. 2 OR BETTER UNLESS SPECIFICALLY NOTED AS ENGINEERED WOOD PRODUCTS ON THE FRAMING PLAN [R502.1, R502.1.1].
2. MAXIMUM SPANS FOR FLOOR JOISTS SHALL NOT EXCEED THE LIMITS DEFINED IN TABLES R502.3.1(1) AND R502.3.1(2) FOR THE SPECIFIED SPECIES, GRADE, AND SPACING [R502.3.1].
3. FLOOR JOISTS SHALL HAVE A MINIMUM BEARING OF 1.5 INCHES ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE [R502.6].
4. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY FULL-DEPTH SOLID BLOCKING, OR BE ATTACHED TO A FULL-DEPTH HEADER, BAND, OR RIM JOIST [R502.7].
5. LATERAL RESTRAINT FOR JOISTS EXCEEDING A NOMINAL 2X12 SHALL BE PROVIDED BY SOLID BLOCKING, BRIDGING, OR CONTINUOUS 1X3 STRIPS AT INTERVALS NOT EXCEEDING 8 FEET [R502.7.1].
6. NOTCHES IN SOLID LUMBER JOISTS SHALL NOT EXCEED 1/6 OF THE JOIST DEPTH, SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, AND SHALL NOT EXCEED 1/4 OF THE DEPTH AT THE ENDS [R502.8.1].
7. HOLES DRILLED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM EDGE AND THE DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST [R502.8.1].
8. ENGINEERED WOOD PRODUCTS, INCLUDING I-JOISTS (TJI) AND LVL BEAMS, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED SPECIFICATIONS AND HOLE CHARTS [R502.1.2].
9. FLOOR SHEATHING SHALL BE MINIMUM 23/32" TONGUE-AND-GROOVE (T&G) OSB OR PLYWOOD RATED FOR 24" O.C. SPACING. ATTACH WITH 8D COMMON NAILS SPACED 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD [TABLE R602.3(1)].
10. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL BEARING PARTITIONS. WHERE PARTITIONS ARE PERPENDICULAR TO JOISTS, JOISTS SHALL BE SIZED TO SUPPORT THE ADDITIONAL LOAD [R502.4].
11. ALL FLOOR OPENINGS EXCEEDING 4 FEET IN EITHER DIRECTION SHALL BE FRAMED WITH DOUBLE HEADER AND TRIMMER JOISTS [R502.10].
12. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR (DF) [R317.1].
13. FLOOR JOISTS SUPPORTING EXTERIOR CONCENTRATED LOADS (E.G., DECK POSTS OR HEAVY POINT LOADS ABOVE) REQUIRE SOLID BLOCKING TO TRANSFER LOADS DIRECTLY TO THE FOUNDATION OR SUPPORTING BEAM [R502.7].
14. LATERAL RESTRAINT SHALL BE PROVIDED FOR SOLID-SAWN LUMBER JOISTS WITH NOMINAL DEPTHS OF 2X12 OR GREATER. PROVIDE MINIMUM ONE (1) ROW OF SOLID BLOCKING, DIAGONAL BRIDGING, OR 1X3 CONTINUOUS STRIPS AT MIDSPAN FOR ALL JOIST SPANS EXCEEDING 8 FEET.
15. ALL FLOOR BEAMS IN THIS LAYOUT ARE FLUSHED BEAMS, U.O.N.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

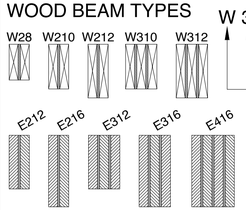
DATE	DESCRIPTION

Sheet Name

S2.0

FIRST FLOOR FRAMING PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

COLUMN SCHEDULE

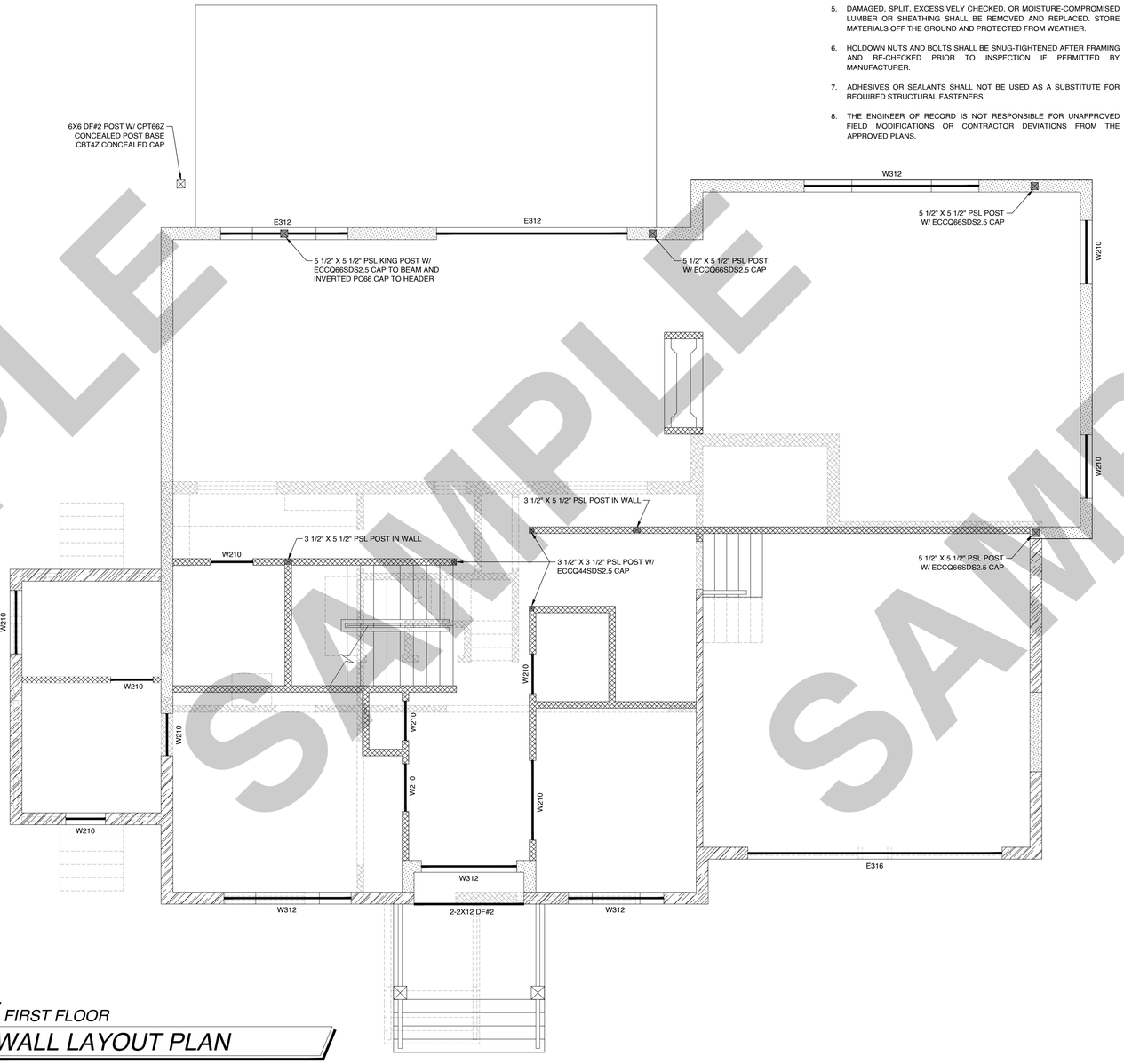
*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25

PORTAL FRAME WITH HOLD-DOWNS (PFH) – GARAGE DOOR OPENINGS

(PER IRC SECTION R602.10.6.2 AND FIGURE R602.10.6.2)

1. PROVIDE A PORTAL FRAME WITH HOLD-DOWNS (PFH) AT EACH SIDE OF ALL GARAGE DOOR OPENINGS IN EXTERIOR BRACED WALL LINES IN ACCORDANCE WITH IRC SECTION R602.10.6.2, UNLESS A SEPARATE ENGINEERED DETAIL IS PROVIDED.
2. EACH PORTAL FRAME SHALL CONSIST OF A MINIMUM 16-INCH-WIDE FULL-HEIGHT WALL SEGMENT AT EACH SIDE OF THE OPENING, SHEATHED WITH MINIMUM 7/16-INCH WOOD STRUCTURAL PANEL INSTALLED ON THE INTERIOR FACE, EXTENDING FROM THE TOP OF FOUNDATION OR FLOOR FRAMING TO THE UNDERSIDE OF THE HEADER.
3. PROVIDE CONTINUOUS HEADER PER PLAN INSTALLED TIGHT TO THE UNDERSIDE OF THE DOUBLE TOP PLATE. PROVIDE FULL-HEIGHT DOUBLE END POSTS (MINIMUM (2) 2X MEMBERS) AT EACH PORTAL FRAME SEGMENT. END POSTS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO HEADER AND SHALL MEET MINIMUM WIDTH REQUIREMENTS FOR HOLD-DOWN INSTALLATION PER MANUFACTURER.
4. FASTEN SHEATHING WITH 8D COMMON NAILS (0.131 INCH X 2-1/2 INCH) AT 3 INCHES ON CENTER ALONG ALL PANEL EDGES AND 6 INCHES ON CENTER IN THE FIELD. ALL PANEL EDGES SHALL BE FULLY SUPPORTED WITH FRAMING OR BLOCKING.
5. INSTALL STRAP-TYPE TENSION TIES FROM THE HEADER TO THE END POST ON THE SAME FACE AS THE SHEATHING AT EACH PORTAL FRAME SEGMENT IN ACCORDANCE WITH IRC FIGURE R602.10.6.2 AND MANUFACTURER REQUIREMENTS.
6. PROVIDE ONE APPROVED HOLD-DOWN DEVICE AT THE BASE OF EACH PORTAL FRAME END POST, CONNECTED TO A MINIMUM 5/8-INCH-DIAMETER ANCHOR BOLT OR ROD WITH REQUIRED EMBEDMENT INTO THE FOUNDATION. INSTALL HOLD-DOWNS WITH SPECIFIED FASTENERS AND FULL FASTENER COUNT.
7. ANCHOR THE BOTTOM PLATE WITH MINIMUM 1/2-INCH-DIAMETER ANCHOR BOLTS AT 12 INCHES ON CENTER MAXIMUM WITHIN THE PORTAL FRAME WIDTH, WITH A BOLT LOCATED WITHIN 12 INCHES OF EACH END OF THE PORTAL FRAME SEGMENT, IN ADDITION TO THE HOLD-DOWN ANCHOR.
8. DO NOT CUT, NOTCH, OR PENETRATE PORTAL FRAME END POSTS, STRAPS, SHEATHING, OR HOLD-DOWN CONNECTIONS. ALL PFH COMPONENTS SHALL BE INSTALLED AND APPROVED PRIOR TO CONCEALMENT.
9. WHERE BUILDING CONDITIONS EXCEED IRC PRESCRIPTIVE LIMITS, PROVIDE ENGINEERED DESIGN.



FIRST FLOOR

WALL LAYOUT PLAN

SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALLS - CONCRETE/CMU
	NEW EXTERIOR WALLS - WOOD FRAMED
	NEW INTERIOR WALLS - WOOD FRAMED
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

ADDITIONAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCING, TEMPORARY BRACING, AND JOBSITE SAFETY.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. REPORT ANY CONFLICTS, OMISSIONS, OR FIELD CONDITIONS THAT DIFFER FROM PLANS PRIOR TO CONSTRUCTION.
3. ANY FIELD CHANGES AFFECTING STRUCTURAL ELEMENTS REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND, WHERE REQUIRED, THE AUTHORITY HAVING JURISDICTION.
4. COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS WITH STRUCTURAL FRAMING PRIOR TO INSTALLATION. DO NOT CUT, NOTCH, OR DRILL SHEAR WALL END POSTS, HOLDOWN POSTS, COLLECTORS, OR STRAPS WITHOUT APPROVAL.
5. DAMAGED, SPLIT, EXCESSIVELY CHECKED, OR MOISTURE-COMPROMISED LUMBER OR SHEATHING SHALL BE REMOVED AND REPLACED. STORE MATERIALS OFF THE GROUND AND PROTECTED FROM WEATHER.
6. HOLDOWN NUTS AND BOLTS SHALL BE SNUG-TIGHTENED AFTER FRAMING AND RE-CHECKED PRIOR TO INSPECTION IF PERMITTED BY MANUFACTURER.
7. ADHESIVES OR SEALANTS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED STRUCTURAL FASTENERS.
8. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR UNAPPROVED FIELD MODIFICATIONS OR CONTRACTOR DEVIATIONS FROM THE APPROVED PLANS.

WALL FRAMING NOTES

1. ALL WALL FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PERMIT SET, THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC) OR INTERNATIONAL BUILDING CODE (IBC), NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), AND SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS), AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS, NOTES, DETAILS, OR CODES, THE MOST STRINGENT REQUIREMENT SHALL GOVERN UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS, WALL LOCATIONS, OPENING SIZES, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION BEFORE PROCEEDING.
4. PROVIDE A COMPLETE AND CONTINUOUS LOAD PATH FROM ROOF AND FLOOR DIAPHRAGMS THROUGH WALLS TO THE FOUNDATION USING STUDS, PLATES, SHEATHING, STRAPS, HOLDOWNS, ANCHORS, AND CONNECTORS AS SHOWN.
5. WALL STUDS SHALL BE MINIMUM NO. 2 GRADE OR BETTER UNLESS NOTED OTHERWISE, INSTALLED PLUMB AND TRUE, AND CONTINUOUS FROM SUPPORT TO SUPPORT UNLESS SPECIFICALLY DETAILED. STUD SPACING SHALL BE AS SHOWN; DO NOT EXCEED MAXIMUM SPACING ASSUMED IN DESIGN.
6. PROVIDE DOUBLE TOP PLATES AT ALL BEARING WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE. LAP TOP PLATES PER CODE AND PROVIDE STRAPS OR TIES WHERE LAPS ARE INTERRUPTED OR WHERE REQUIRED TO MAINTAIN CONTINUITY.
7. BOTTOM PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-PRESERVATIVE-TREATED OR NATURALLY DURABLE WOOD AS REQUIRED BY CODE. PROVIDE APPROVED SILL SEAL OR CAPILLARY BREAK WHERE REQUIRED. ANCHOR BOTTOM PLATES AND SILL PLATES TO FOUNDATIONS PER APPROVED PLANS, INCLUDING BOLT SIZE, SPACING, EDGE DISTANCE, EMBEDMENT, AND PLATE WASHERS.
8. HEADERS SHALL BE SIZED, BUILT-UP, AND SUPPORTED PER APPROVED PLANS. PROVIDE FULL BEARING AT EACH END. PROVIDE TRIMMER (JACK) STUDS AND KING STUDS AS FOLLOWS UNLESS NOTED OTHERWISE: HEADERS WITH LESS THAN 6 FEET CLEAR SPAN SHALL HAVE (1) TRIMMER STUD AND (1) KING STUD; HEADERS WITH 6 FEET CLEAR SPAN OR GREATER SHALL HAVE (2) TRIMMER STUDS AND (1) KING STUD.
9. CRIPPLE STUDS ABOVE AND BELOW OPENINGS SHALL MATCH ADJACENT STUD SIZE AND SPACING UNLESS NOTED OTHERWISE. POSTS AND BUILT-UP STUD PACKS SHALL BE FASTENED TO ACT AS A SINGLE UNIT AND SHALL PROVIDE CONTINUOUS LOAD TRANSFER TO SUPPORTING ELEMENTS BELOW.
10. THE END MEMBERS AT HOLDOWNS, STRAPS, AND SIMILAR TENSION DEVICES SHALL BE FULL-HEIGHT KING STUDS (OR ENGINEERED CHORD MEMBERS) AND SHALL MEET MINIMUM MEMBER WIDTH AND FASTENER REQUIREMENTS PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. NOTCHING AND DRILLING OF STUDS, PLATES, HEADERS, AND POSTS SHALL COMPLY WITH IRC/IBC LIMITS. FIELD MODIFICATIONS OUTSIDE CODE LIMITS REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
12. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT ALL REQUIRED LOCATIONS IN CONCEALED SPACES, INCLUDING VERTICAL AND HORIZONTAL INTERCONNECTIONS BETWEEN STORIES AND ATTICS, PER CODE REQUIREMENTS.
13. PROVIDE METAL STUD GUARDS/NAIL PLATES WHERE PIPES, CONDUITS, OR CABLES ARE LOCATED WITHIN THE MINIMUM REQUIRED DISTANCE FROM THE FACE OF FRAMING MEMBERS.
14. SHEAR WALLS AND BRACED WALL PANEL SHALL BE LOCATED, SIZED, AND CONSTRUCTED EXACTLY AS SHOWN. DO NOT REMOVE, REDUCE, RELOCATE, OR PENETRATE SHEAR WALLS OR THEIR BOUNDARY MEMBERS WITHOUT WRITTEN APPROVAL.
15. WOOD STRUCTURAL PANEL (WSP) SHEATHING SHALL BE APA-RATED SHEATHING, 15/32 INCH MINIMUM PLYWOOD OR OSB UNLESS NOTED OTHERWISE. INSTALL PANELS WITH 1/8 INCH EDGE GAP TYPICAL AND PROPER ORIENTATION. PROVIDE PANEL EDGE BLOCKING WHERE REQUIRED BY DESIGN OR SDPWS; ALL PANEL EDGES SHALL BE SUPPORTED BY FRAMING OR BLOCKING.
16. WALL SHEATHING NAILING (UNLESS A MORE STRINGENT PROJECT SHEAR WALL SCHEDULE IS PROVIDED): PROVIDE 8D NAILS (0.131 INCH X 2-1/2 INCH) AT 6 INCH O.C. ALONG PANEL EDGES AND 12 INCH O.C. IN THE FIELD. DRIVE NAILS FLUSH AND DO NOT OVERDRIVE. STAPLES SHALL NOT BE USED FOR STRUCTURAL SHEATHING UNLESS SPECIFICALLY DETAILED AND APPROVED IN WRITING.
17. WHERE BRACED WALL PANEL LENGTH IS SHORT RELATIVE TO WALL HEIGHT, INCREASE EDGE NAILING AS FOLLOWS UNLESS NOTED OTHERWISE: IF BRACED WALL LENGTH IS LESS THAN ONE-HALF OF WALL HEIGHT, PROVIDE EDGE NAILING AT 4 INCH O.C.; IF LESS THAN ONE-THIRD OF WALL HEIGHT, PROVIDE EDGE NAILING AT 3 INCH O.C.; IF LESS THAN ONE-FOURTH OF WALL HEIGHT, CONTACT THE ENGINEER OF RECORD FOR NAILING SPECIFICATION PRIOR TO INSTALLATION.
18. PROVIDE HOLDOWNS AT ENDS OF EACH BRACED WALL PANEL OR ENGINEERED SHEAR WALL SEGMENT UNLESS A FORCE-TRANSFER-AROUND-OPENING DETAIL IS SPECIFICALLY PROVIDED, IN WHICH CASE HOLDOWNS ARE REQUIRED ONLY AT EACH END OF THE ENTIRE WALL LINE/ASSEMBLY AS DETAILED.
19. HOLDOWN SELECTION (UNLESS A PROJECT-SPECIFIC HOLDOWN SCHEDULE IS PROVIDED): WHERE BRACED WALL LENGTH IS GREATER THAN ONE-HALF OF WALL HEIGHT, PROVIDE HDU/E3 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-HALF OF WALL HEIGHT, PROVIDE HDU/E5 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-THIRD OF WALL HEIGHT, PROVIDE HDU/E7 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-FOURTH OF WALL HEIGHT, CONTACT THE ENGINEER OF RECORD FOR HOLDOWN SPECIFICATION PRIOR TO INSTALLATION.
20. HOLDOWNS, STRAPS, AND CONNECTORS SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS USING SPECIFIED FASTENERS ONLY AND FULL FASTENER COUNT. PROVIDE CORROSION-RESISTANT CONNECTORS AND FASTENERS WHERE REQUIRED DUE TO TREATED LUMBER, EXTERIOR EXPOSURE, OR ENVIRONMENTAL CONDITIONS.
21. ALL STRUCTURAL CONNECTIONS, SHEATHING NAILING, HOLDOWNS, STRAPS, AND ANCHORAGE SHALL BE COMPLETED AND AVAILABLE FOR INSPECTION PRIOR TO CONCEALMENT. PROVIDE SPECIAL INSPECTIONS WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

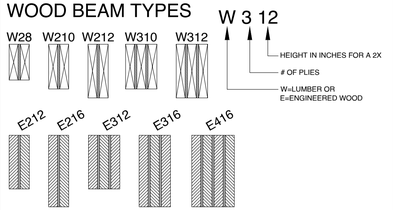
DATE	DESCRIPTION

Sheet Name

S2.1

FIRST FLOOR WALL LAYOUT PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

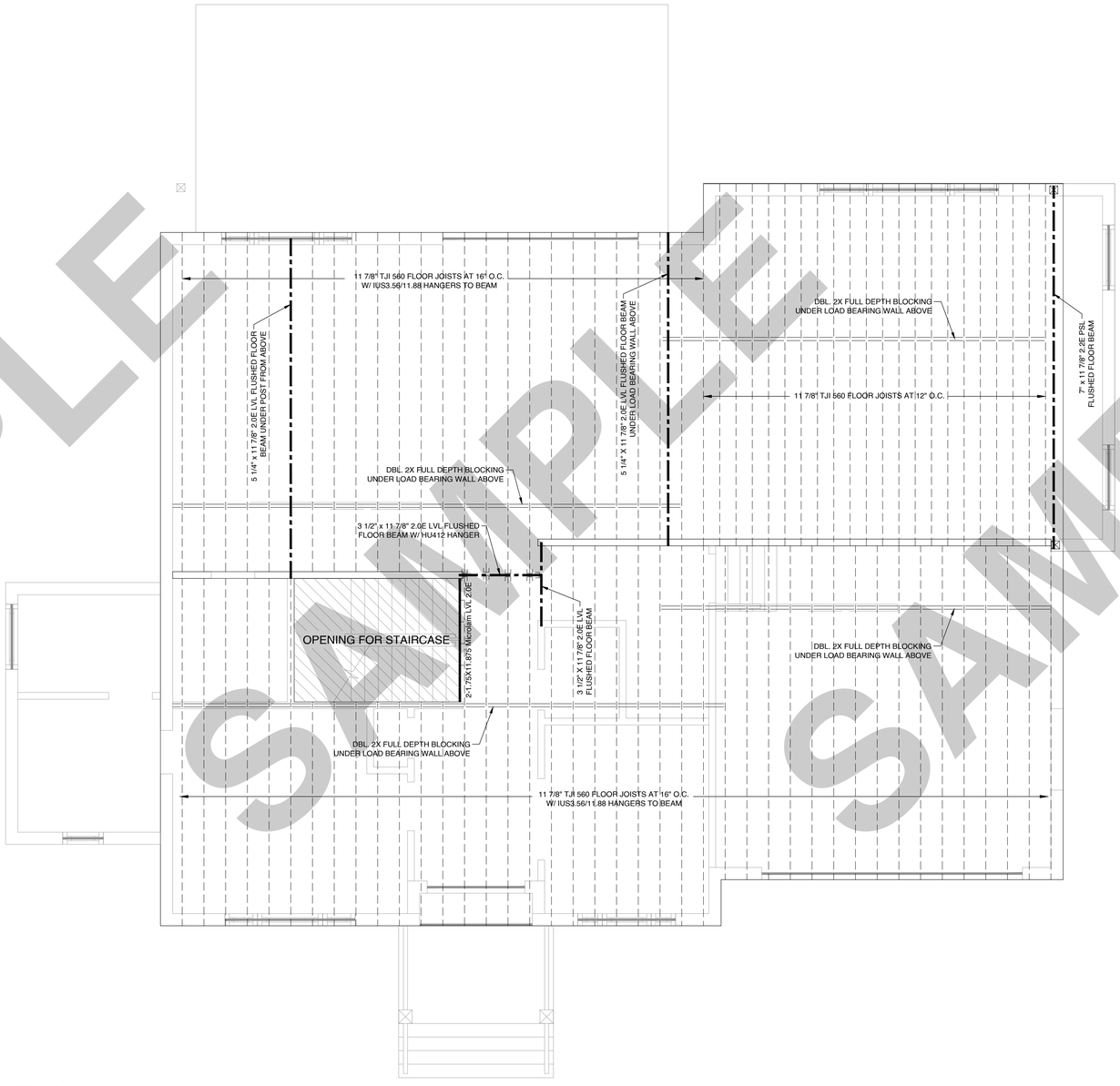
*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25



PROPOSED

SECOND FLOOR FRAMING PLAN

SCALE : 1/4" = 1'-0"

FLOOR FRAMING NOTES

1. ALL FLOOR JOISTS, BLOCKING, AND BRIDGING SHALL BE SPF NO. 2 OR BETTER UNLESS SPECIFICALLY NOTED AS ENGINEERED WOOD PRODUCTS ON THE FRAMING PLAN [R502.1, R502.1.1].
2. MAXIMUM SPANS FOR FLOOR JOISTS SHALL NOT EXCEED THE LIMITS DEFINED IN TABLES R502.3.1(1) AND R502.3.1(2) FOR THE SPECIFIED SPECIES, GRADE, AND SPACING [R502.3.1].
3. FLOOR JOISTS SHALL HAVE A MINIMUM BEARING OF 1.5 INCHES ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE [R502.6].
4. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY FULL-DEPTH SOLID BLOCKING, OR BE ATTACHED TO A FULL-DEPTH HEADER, BAND, OR RIM JOIST [R502.7].
5. LATERAL RESTRAINT FOR JOISTS EXCEEDING A NOMINAL 2X12 SHALL BE PROVIDED BY SOLID BLOCKING, BRIDGING, OR CONTINUOUS 1X3 STRIPS AT INTERVALS NOT EXCEEDING 8 FEET [R502.7.1].
6. NOTCHES IN SOLID LUMBER JOISTS SHALL NOT EXCEED 1/6 OF THE JOIST DEPTH, SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, AND SHALL NOT EXCEED 1/4 OF THE DEPTH AT THE ENDS [R502.8.1].
7. HOLES DRILLED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM EDGE AND THE DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST [R502.8.1].
8. ENGINEERED WOOD PRODUCTS, INCLUDING I-JOISTS (TJI) AND LVL BEAMS, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED SPECIFICATIONS AND HOLE CHARTS [R502.1.2].
9. FLOOR SHEATHING SHALL BE MINIMUM 23/32" TONGUE-AND-GROOVE (T&G) OSB OR PLYWOOD RATED FOR 24" O.C. SPACING. ATTACH WITH 8D COMMON NAILS SPACED 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD [TABLE R602.3(1)].
10. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL BEARING PARTITIONS. WHERE PARTITIONS ARE PERPENDICULAR TO JOISTS, JOISTS SHALL BE SIZED TO SUPPORT THE ADDITIONAL LOAD [R502.4].
11. ALL FLOOR OPENINGS EXCEEDING 4 FEET IN EITHER DIRECTION SHALL BE FRAMED WITH DOUBLE HEADER AND TRIMMER JOISTS [R502.10].
12. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR (DF) [R317.1].
13. FLOOR JOISTS SUPPORTING EXTERIOR CONCENTRATED LOADS (E.G., DECK POSTS OR HEAVY POINT LOADS ABOVE) REQUIRE SOLID BLOCKING TO TRANSFER LOADS DIRECTLY TO THE FOUNDATION OR SUPPORTING BEAM [R502.7].
14. LATERAL RESTRAINT SHALL BE PROVIDED FOR SOLID-SAWN LUMBER JOISTS WITH NOMINAL DEPTHS OF 2X12 OR GREATER. PROVIDE MINIMUM ONE (1) ROW OF SOLID BLOCKING, DIAGONAL BRIDGING, OR 1X3 CONTINUOUS STRIPS AT MIDSPAN FOR ALL JOIST SPANS EXCEEDING 8 FEET.
15. ALL FLOOR BEAMS IN THIS LAYOUT ARE FLUSHED BEAMS, U.O.N.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

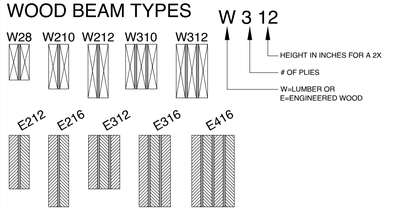
DATE	DESCRIPTION

Sheet Name

S3.0

SECOND FLOOR FRAMING PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

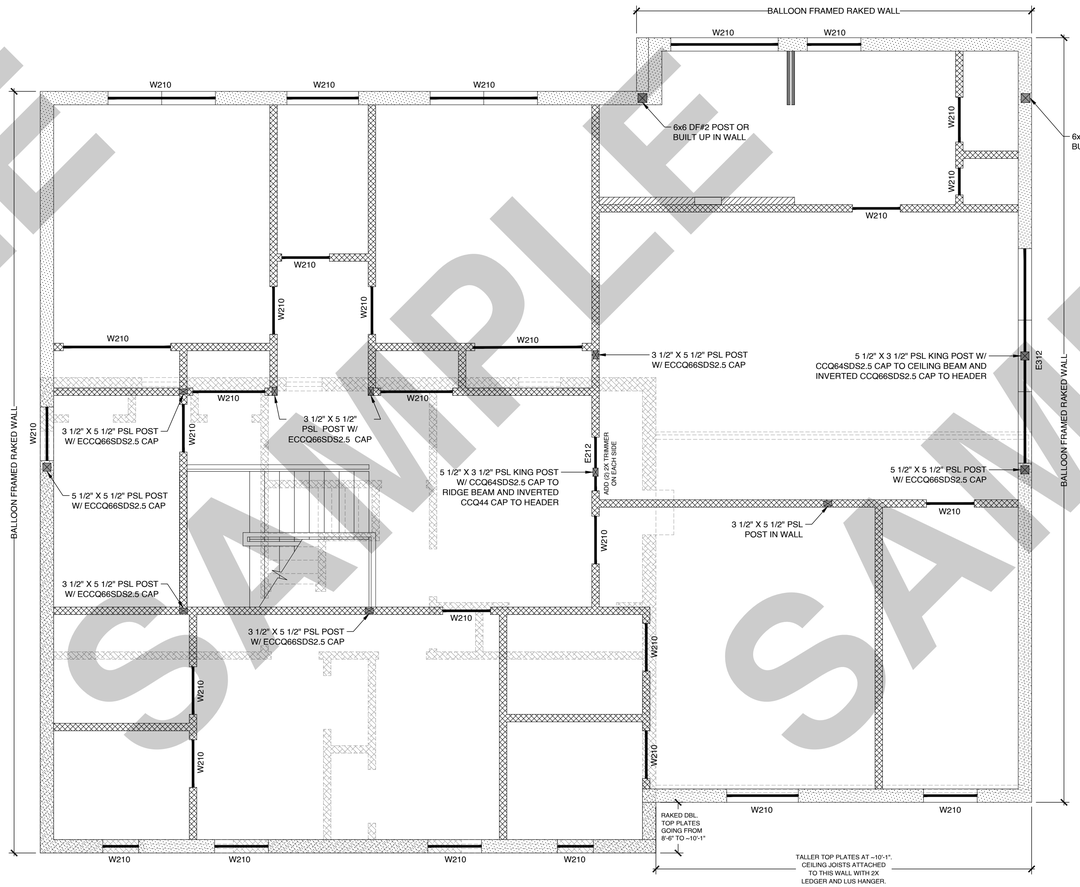
COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25

ADDITIONAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCING, TEMPORARY BRACING, AND JOBSITE SAFETY.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. REPORT ANY CONFLICTS, OMISSIONS, OR FIELD CONDITIONS THAT DIFFER FROM PLANS PRIOR TO CONSTRUCTION.
3. ANY FIELD CHANGES AFFECTING STRUCTURAL ELEMENTS REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND, WHERE REQUIRED, THE AUTHORITY HAVING JURISDICTION.
4. COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS WITH STRUCTURAL FRAMING PRIOR TO INSTALLATION. DO NOT CUT, NOTCH, OR DRILL SHEAR WALL END POSTS, HOLDOWN POSTS, COLLECTORS, OR STRAPS WITHOUT APPROVAL.
5. DAMAGED, SPLIT, EXCESSIVELY CHECKED, OR MOISTURE-COMPROMISED LUMBER OR SHEATHING SHALL BE REMOVED AND REPLACED. STORE MATERIALS OFF THE GROUND AND PROTECTED FROM WEATHER.
6. HOLDOWN NUTS AND BOLTS SHALL BE SNUG-TIGHTENED AFTER FRAMING AND RE-CHECKED PRIOR TO INSPECTION IF PERMITTED BY MANUFACTURER.
7. ADHESIVES OR SEALANTS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED STRUCTURAL FASTENERS.
8. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR UNAPPROVED FIELD MODIFICATIONS OR CONTRACTOR DEVIATIONS FROM THE APPROVED PLANS.



SECOND FLOOR

WALL LAYOUT PLAN

SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALLS - CONCRETE/CMU
	NEW EXTERIOR WALLS - WOOD FRAMED
	NEW INTERIOR WALLS - WOOD FRAMED
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

WALL FRAMING NOTES

1. ALL WALL FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PERMIT SET, THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC) OR INTERNATIONAL BUILDING CODE (IBC), NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), AND SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS), AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS, NOTES, DETAILS, OR CODES, THE MOST STRINGENT REQUIREMENT SHALL GOVERN UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS, WALL LOCATIONS, OPENING SIZES, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION BEFORE PROCEEDING.
4. PROVIDE A COMPLETE AND CONTINUOUS LOAD PATH FROM ROOF AND FLOOR DIAPHRAGMS THROUGH WALLS TO THE FOUNDATION USING STUDS, PLATES, SHEATHING, STRAPS, HOLDOWNS, ANCHORS, AND CONNECTORS AS SHOWN.
5. WALL STUDS SHALL BE MINIMUM NO. 2 GRADE OR BETTER UNLESS NOTED OTHERWISE, INSTALLED PLUMB AND TRUE, AND CONTINUOUS FROM SUPPORT TO SUPPORT UNLESS SPECIFICALLY DETAILED. STUD SPACING SHALL BE AS SHOWN; DO NOT EXCEED MAXIMUM SPACING ASSUMED IN DESIGN.
6. PROVIDE DOUBLE TOP PLATES AT ALL BEARING WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE. LAP TOP PLATES PER CODE AND PROVIDE STRAPS OR TIES WHERE LAPS ARE INTERRUPTED OR WHERE REQUIRED TO MAINTAIN CONTINUITY.
7. BOTTOM PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-PRESERVATIVE-TREATED OR NATURALLY DURABLE WOOD AS REQUIRED BY CODE. PROVIDE APPROVED SILL SEAL OR CAPILLARY BREAK WHERE REQUIRED. ANCHOR BOTTOM PLATES AND SILL PLATES TO FOUNDATIONS PER APPROVED PLANS, INCLUDING BOLT SIZE, SPACING, EDGE DISTANCE, EMBEDMENT, AND PLATE WASHERS.
8. HEADERS SHALL BE SIZED, BUILT-UP, AND SUPPORTED PER APPROVED PLANS. PROVIDE FULL BEARING AT EACH END. PROVIDE TRIMMER (JACK) STUDS AND KING STUDS AS FOLLOWS UNLESS NOTED OTHERWISE: HEADERS WITH LESS THAN 6 FEET CLEAR SPAN SHALL HAVE (1) TRIMMER STUD AND (1) KING STUD; HEADERS WITH 6 FEET CLEAR SPAN OR GREATER SHALL HAVE (2) TRIMMER STUDS AND (1) KING STUD.
9. CRIPPLE STUDS ABOVE AND BELOW OPENINGS SHALL MATCH ADJACENT STUD SIZE AND SPACING UNLESS NOTED OTHERWISE. POSTS AND BUILT-UP STUD PACKS SHALL BE FASTENED TO ACT AS A SINGLE UNIT AND SHALL PROVIDE CONTINUOUS LOAD TRANSFER TO SUPPORTING ELEMENTS BELOW.
10. THE END MEMBERS AT HOLDOWNS, STRAPS, AND SIMILAR TENSION DEVICES SHALL BE FULL-HEIGHT KING STUDS (OR ENGINEERED CHORD MEMBERS) AND SHALL MEET MINIMUM MEMBER WIDTH AND FASTENER REQUIREMENTS PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. NOTCHING AND DRILLING OF STUDS, PLATES, HEADERS, AND POSTS SHALL COMPLY WITH IRC/IBC LIMITS. FIELD MODIFICATIONS OUTSIDE CODE LIMITS REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
12. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT ALL REQUIRED LOCATIONS IN CONCEALED SPACES, INCLUDING VERTICAL AND HORIZONTAL INTERCONNECTIONS BETWEEN STORIES AND ATTICS, PER CODE REQUIREMENTS.
13. PROVIDE METAL STUD GUARDS/NAIL PLATES WHERE PIPES, CONDUITS, OR CABLES ARE LOCATED WITHIN THE MINIMUM REQUIRED DISTANCE FROM THE FACE OF FRAMING MEMBERS.
14. SHEAR WALLS AND BRACED WALL PANEL SHALL BE LOCATED, SIZED, AND CONSTRUCTED EXACTLY AS SHOWN. DO NOT REMOVE, REDUCE, RELOCATE, OR PENETRATE SHEAR WALLS OR THEIR BOUNDARY MEMBERS WITHOUT WRITTEN APPROVAL.
15. WOOD STRUCTURAL PANEL (WSP) SHEATHING SHALL BE APA-RATED SHEATHING, 15/32 INCH MINIMUM PLYWOOD OR OSB UNLESS NOTED OTHERWISE. INSTALL PANELS WITH 1/8 INCH EDGE GAP TYPICAL AND PROPER ORIENTATION. PROVIDE PANEL EDGE BLOCKING WHERE REQUIRED BY DESIGN OR SDPWS; ALL PANEL EDGES SHALL BE SUPPORTED BY FRAMING OR BLOCKING.
16. WALL SHEATHING NAILING (UNLESS A MORE STRINGENT PROJECT SHEAR WALL SCHEDULE IS PROVIDED): PROVIDE 8D NAILS (0.131 INCH X 2-1/2 INCH) AT 6 INCH O.C. ALONG PANEL EDGES AND 12 INCH O.C. IN THE FIELD. DRIVE NAILS FLUSH AND DO NOT OVERDRIVE. STAPLES SHALL NOT BE USED FOR STRUCTURAL SHEATHING UNLESS SPECIFICALLY DETAILED AND APPROVED IN WRITING.
17. WHERE BRACED WALL PANEL LENGTH IS SHORT RELATIVE TO WALL HEIGHT, INCREASE EDGE NAILING AS FOLLOWS UNLESS NOTED OTHERWISE: IF BRACED WALL LENGTH IS LESS THAN ONE-HALF OF WALL HEIGHT, PROVIDE EDGE NAILING AT 4 INCH O.C.; IF LESS THAN ONE-THIRD OF WALL HEIGHT, PROVIDE EDGE NAILING AT 3 INCH O.C.; IF LESS THAN ONE-FOURTH OF WALL HEIGHT, CONTACT THE ENGINEER OF RECORD FOR NAILING SPECIFICATION PRIOR TO INSTALLATION.
18. PROVIDE HOLDOWNS AT ENDS OF EACH BRACED WALL PANEL OR ENGINEERED SHEAR WALL SEGMENT UNLESS A FORCE-TRANSFER-AROUND-OPENING DETAIL IS SPECIFICALLY PROVIDED, IN WHICH CASE HOLDOWNS ARE REQUIRED ONLY AT EACH END OF THE ENTIRE WALL LINE/ASSEMBLY AS DETAILED.
19. HOLDOWN SELECTION (UNLESS A PROJECT-SPECIFIC HOLDOWN SCHEDULE IS PROVIDED): WHERE BRACED WALL LENGTH IS GREATER THAN ONE-HALF OF WALL HEIGHT, PROVIDE HDU/E3 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-HALF OF WALL HEIGHT, PROVIDE HDU/E5 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-THIRD OF WALL HEIGHT, PROVIDE HDU/E7 HOLDOWNS WITH 5/8 INCH DIAMETER ANCHOR AND MINIMUM 3 INCH END MEMBER WIDTH; WHERE BRACED WALL LENGTH IS LESS THAN ONE-FOURTH OF WALL HEIGHT, CONTACT THE ENGINEER OF RECORD FOR HOLDOWN SPECIFICATION PRIOR TO INSTALLATION.
20. HOLDOWNS, STRAPS, AND CONNECTORS SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS USING SPECIFIED FASTENERS ONLY AND FULL FASTENER COUNT. PROVIDE CORROSION-RESISTANT CONNECTORS AND FASTENERS WHERE REQUIRED DUE TO TREATED LUMBER, EXTERIOR EXPOSURE, OR ENVIRONMENTAL CONDITIONS.
21. ALL STRUCTURAL CONNECTIONS, SHEATHING NAILING, HOLDOWNS, STRAPS, AND ANCHORAGE SHALL BE COMPLETED AND AVAILABLE FOR INSPECTION PRIOR TO CONCEALMENT. PROVIDE SPECIAL INSPECTIONS WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

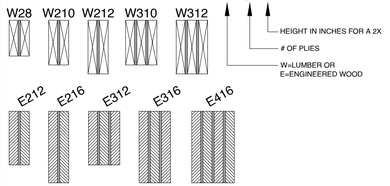
DATE	DESCRIPTION

Sheet Name

S3.1

SECOND FLOOR WALL LAYOUT PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

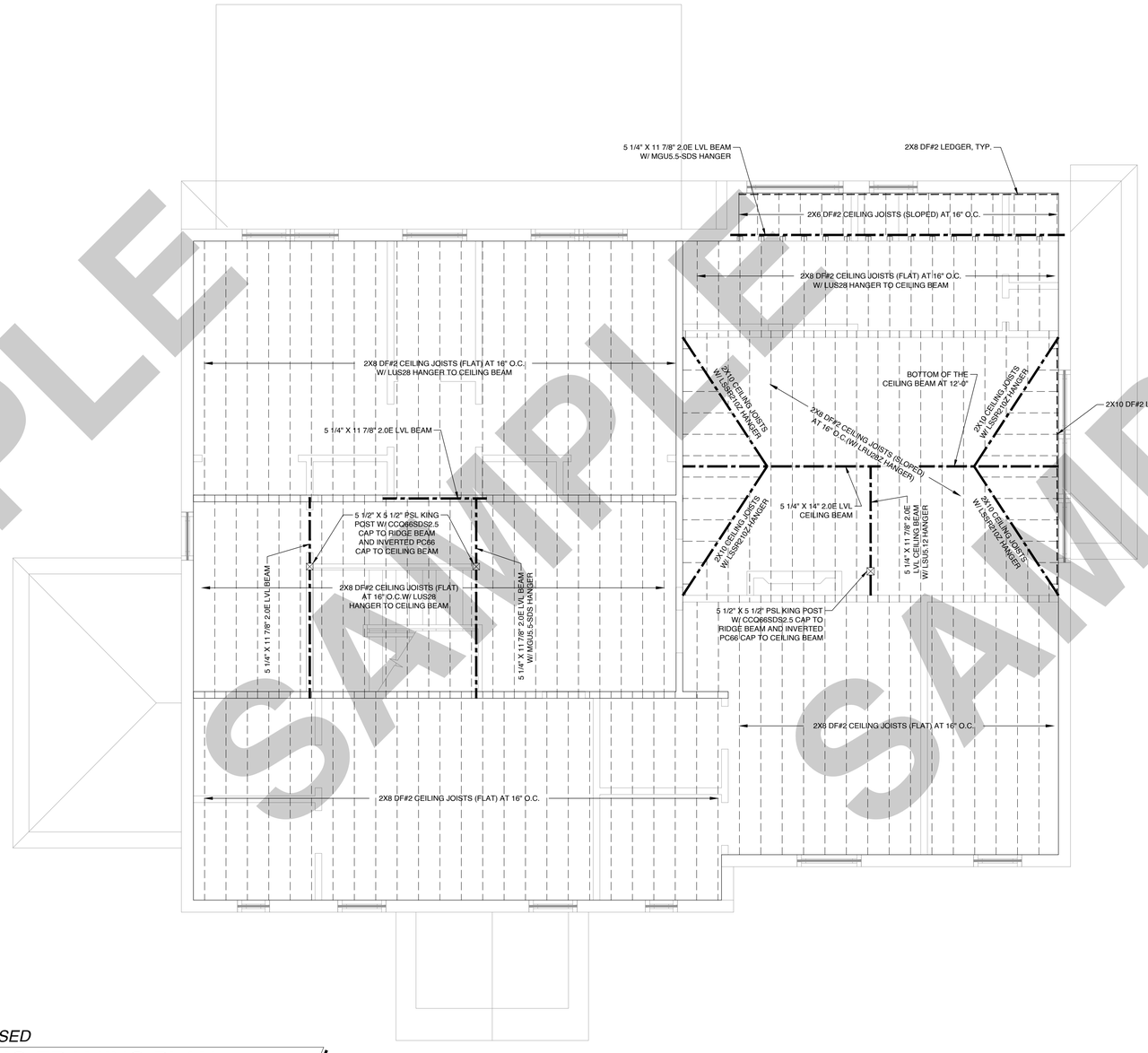
*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25



PROPOSED

CEILING FRAMING PLAN

SCALE : 1/4" = 1'-0"

CEILING FRAMING NOTES

1. CEILING JOISTS SHALL BE DESIGNED FOR A MINIMUM LIVE LOAD OF 10 PSF (NO STORAGE), 20 PSF (LIMITED STORAGE), OR 30 PSF (HABITABLE ATTIC) PER TABLE R301.5.
2. WHERE CEILING JOISTS ARE PARALLEL TO RAFTERS, THEY SHALL BE NAILED TO THE RAFTER TO FORM A CONTINUOUS TIE AT THE TOP PLATE. WHERE NOT PARALLEL, PROVIDE APPROVED RAFTER TIES AT 4'-0" O.C. MAX TO RESIST THRUST [R802.5.2].
3. NOTCHES IN SOLID LUMBER CEILING JOISTS SHALL NOT EXCEED 1/6 OF THE JOIST DEPTH, SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, AND SHALL NOT EXCEED 1/4 OF THE DEPTH AT THE ENDS [R802.7.2].
4. HOLES DRILLED IN CEILING JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM EDGE AND THE DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST [R802.7.2].

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

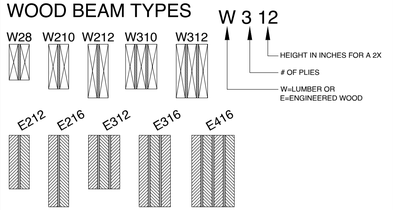
DATE	DESCRIPTION

Sheet Name

S4.0

CEILING FRAMING PLAN

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

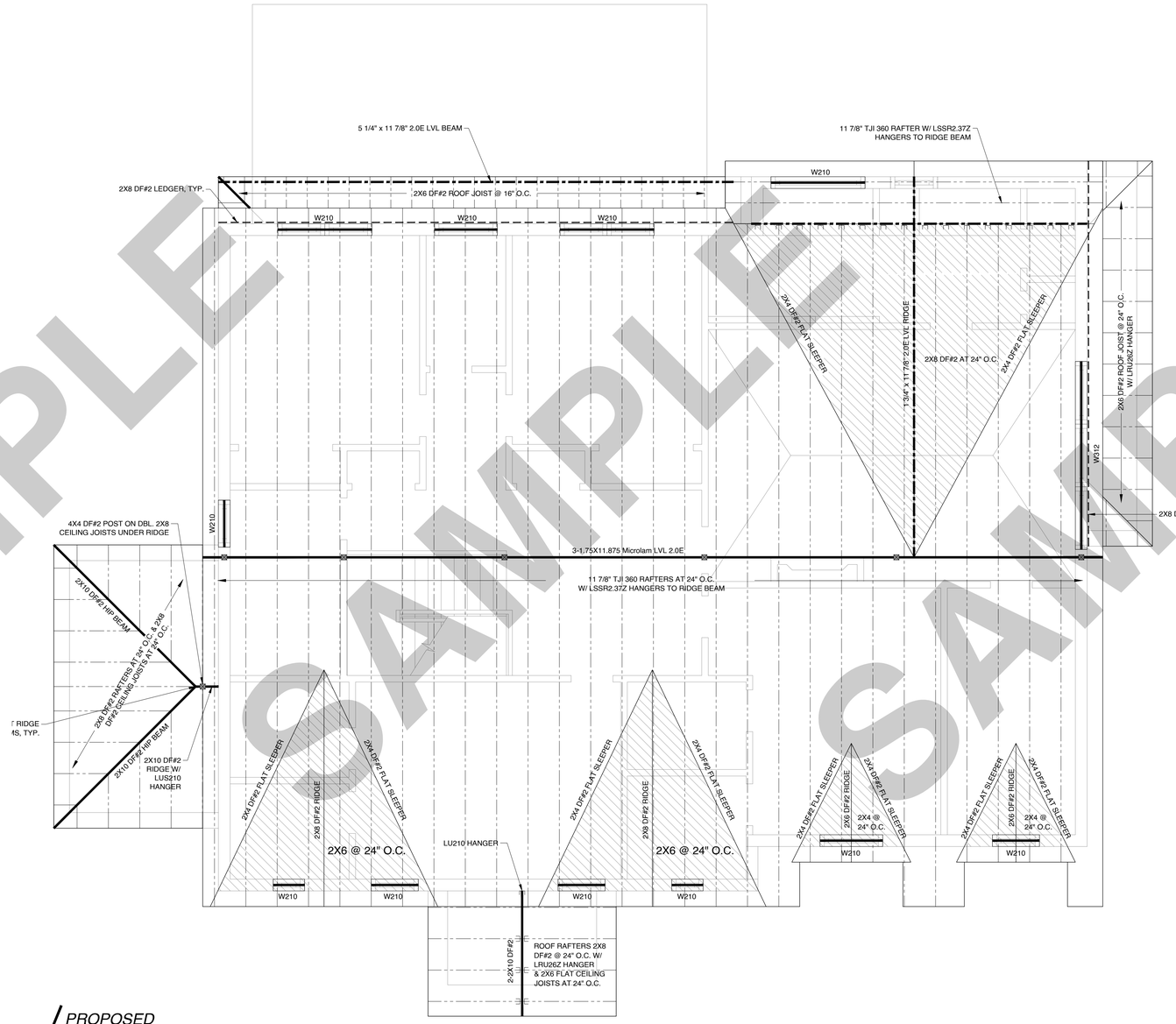
*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.875		MIN. 2.0E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 2.0E
E312	ENGINEERED WOOD	5.25"x11.875		MIN. 2.0E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 2.0E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 2.0E

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZW (WXD)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25



PROPOSED

ROOF FRAMING PLAN

SCALE : 1/4" = 1'-0"

ROOF FRAMING NOTES

1. ALL RAFTERS, RIDGE BOARDS, AND ROOF BLOCKING SHALL BE SPF NO. 2 OR BETTER UNLESS SPECIFICALLY NOTED AS ENGINEERED WOOD PRODUCTS ON THE FRAMING PLAN [R802.1].
2. RAFTERS SHALL HAVE A MINIMUM BEARING OF 1.5 INCHES ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE [R802.6].
3. THE RIDGE BOARD SHALL BE A MINIMUM 1-INCH NOMINAL THICKNESS AND NOT LESS THAN THE FULL DEPTH OF THE RAFTER CUT END. RAFTERS SHALL BEAR DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE [R802.3].
4. PROVIDE CONTINUOUS LOAD PATH TO RESIST WIND UPLIFT FOR 115 MPH (ULT) WIND SPEED. INSTALL APPROVED UPLIFT CONNECTORS (HURRICANE TIES) AT EVERY RAFTER-TO-WALL INTERFACE [R301.2.1, R802.11].
5. ROOF FRAMING SHALL BE DESIGNED FOR A MINIMUM GROUND SNOW LOAD (PG) OF 30 PSF. ACCOUNT FOR SNOW DRIFT SURCHARGE AT ALL ROOF-WALL TRANSITIONS [R301.2.3, TABLE R301.2].
6. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB OR PLYWOOD RATED FOR 24/16 SPAN RATING. FASTEN WITH 8D COMMON NAILS SPACED 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD [TABLE R602.3(1)].
7. VALLEY AND HIP RAFTERS SHALL BE A MINIMUM 2-INCH NOMINAL THICKNESS AND NOT LESS THAN THE FULL DEPTH OF THE RAFTER CUT END [R802.3].
8. PROVIDE (3) 2x FULL-HEIGHT STUDS (BUILT-UP COLUMN) MIN. AT ALL HIP AND VALLEY BEAM BEARING LOCATIONS. NAIL STUDS TOGETHER W/ 10d COMMON NAILS @ 12" O.C. STAGGERED. ENSURE DIRECT LOAD PATH TO FOUNDATION OR SUPPORTING MEMBER BELOW.
9. PURLINS SHALL BE CONTINUOUS, AND SUPPORTED BY STRUTS TO BEARING WALLS. STRUTS SHALL BE NO LONGER THAN 8 FEET AND AT AN ANGLE NO LESS THAN 45 DEGREES [R802.4.5].
10. ALL GABLE END WALLS TO BE FRAMED WITH CONTINUOUS BALLOON FRAMED WALLS, U.O.N.
11. THE WALLS AROUND THE STAIRWELL TO HAVE CONTINUOUS TALL BALLOON FRAMED WALLS.
12. USE 1 1/2" X 5 1/2" 1.6E LSL STUDS FOR WALLS TALLER THAN 10 FT.

SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

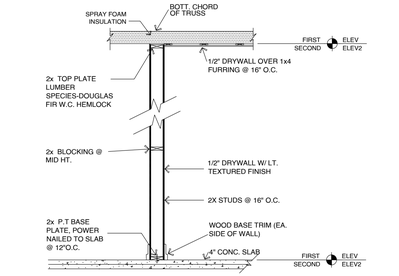
ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

S5.0

ROOF FRAMING PLAN



TYPICAL INTERIOR PARTITION SECTION

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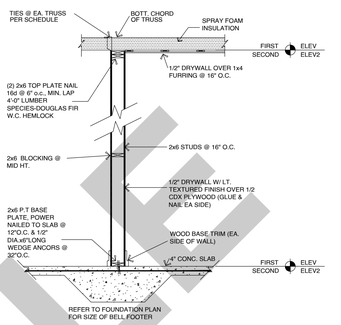
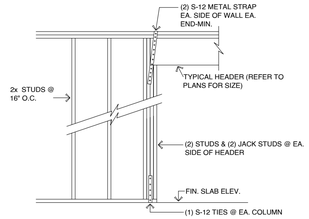


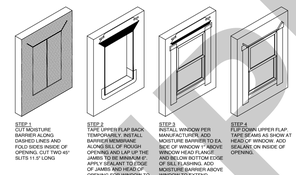
BEARING/SHEAR WALL SECTION

SCALE: NTS



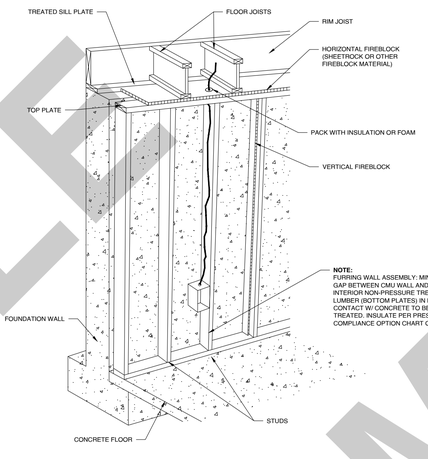
HEADER DETAIL

SCALE: NTS



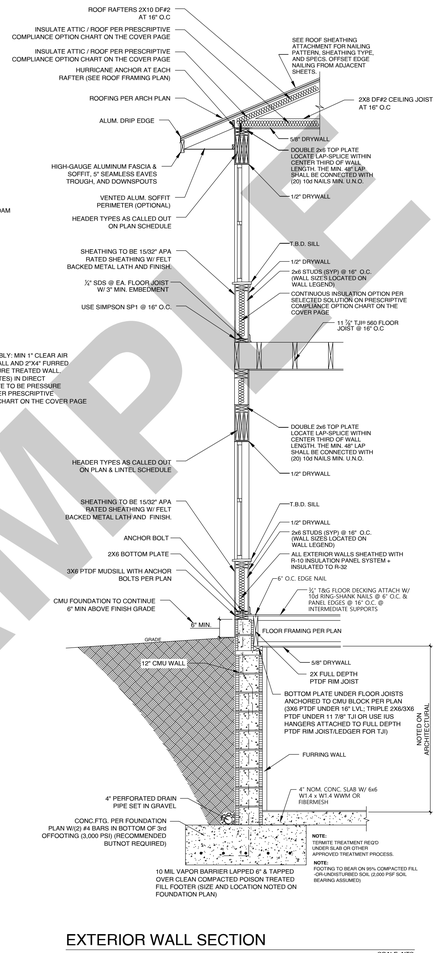
ROUGH OPENING PREPARATION DETAIL

SCALE: NTS



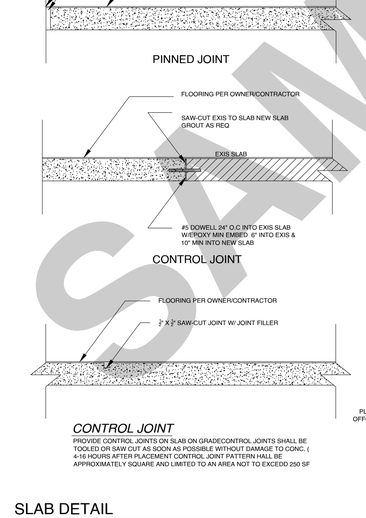
BASEMENT WALL DETAIL

SCALE: NTS



EXTERIOR WALL SECTION

SCALE: NTS



PINNED JOINT

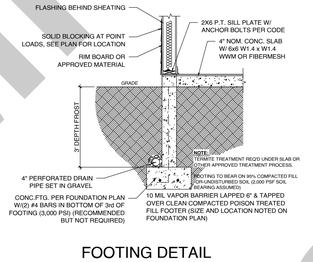
CONTROL JOINT

CONTROL JOINT

PROVIDE CONTROL JOINTS ON SLAB ON GRADECONTROL JOINTS SHALL BE TOOLED OR SAW CUT AS SOON AS POSSIBLE WITHOUT DAMAGE TO CONC. (4-18 HOURS AFTER PLACEMENT CONTROL JOINT PATTERN HALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA NOT TO EXCEDD 250 SF

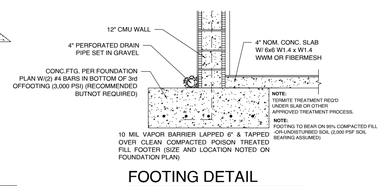
SLAB DETAIL

SCALE: NTS



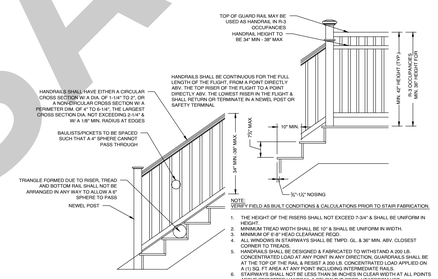
FOOTING DETAIL

FOR LVL 1 SCALE: NTS



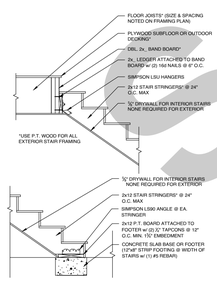
FOOTING DETAIL

FOR BASEMENT SCALE: NTS



STAIR AND RAILING DETAILS

SCALE: NTS



SEAL

REMODELING, RENOVATION & ADDITION OF EXISTING TWO STORY HOUSE

ISSUANCE SCHEDULE

DATE	DESCRIPTION

Sheet Name

S6.0

STRUCTURE DETAIL