GENERAL NOTES

1. ALL FRAMING CONDITIONS SHOWN ARE ASSUMED AND BASED ON STANDARD PRACTICES.
2. IF ANY CONDITION DIFFERS FROM WHAT IS SHOWN, STOP WORK AND NOTIFY ARCHITECT FOR FURTHER ANALYSIS.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTORS RESPONSIBLE FOR FURNISHING WORK FOR THE COMPLETION OF THIS PROJECT SHALL DO SO IN STRICT CONFORMANCE WITH THE WORKING DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.
5. ARCHITECT HAS NO SUPERVISION ON JOB. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE TOTALLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THIS CONTRACT AND COORDINATION WITH ALL WORK BEING INSTALLED BY OTHERS. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS, OCCUPANTS & NEIGHBORS THAT ARE LIKELY TO BE AFFECTED BY WORK UNDER THIS CONTRACT.
6. ARCHITECT HAS NO CONTRACT ADMINISTRATION ON JOB UNLESS OTHERWISE DIRECTED BY OWNER.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
8. THERE ARE NO SEPARATE WRITTEN SPECIFICATIONS FOR THIS PROJECT.
9. ALL CLARIFICATIONS, SUPPLEMENTAL INFORMATION, AND MODIFICATIONS TO BID DOCUMENTS SHALL BE MADE BY THE ARCHITECT ONLY, IN WRITING
10. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO NORMAL WORKING HOURS: 8 AM TO 6 PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS. G.C. SHALL KEEP PUBLIC THOROUGHFARES FREE OF MATERIALS AND DEBRIS, AND SHALL MINIMIZE NOISE AND DUST TO LIMIT DISRUPTION TO NEIGHBORING OCCUPANTS AS MUCH AS POSSIBLE. G.C. SHALL PROTECT ALL SURFACES IN PUBLIC AREAS FROM DAMAGE FROM MATERIALS AND EQUIPMENT BROUGHT TO THE SITE, AS WELL AS DEBRIS REMOVED FROM THE SITE.
11. CONTRACTOR & SUB-CONTRACTORS SHALL BE LICENSED & INSURED AND APPROVED BY OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING / OBTAINING ALL REQUIRED PERMITS, OWNER AND MUNICIPAL APPROVALS, INSPECTIONS AND FOR PAYING ALL FEES.
13. CONTRACTOR SHALL SUPPLY AND INSTALL ALL MATERIALS & LABOR REQUIRED OR INFERRED BY DRAWINGS TO PRODUCE COMPLETE FINISHED JOB.
14. NO SPECIFIED MATERIALS, EQUIPMENT, FIXTURES OR FINISHES MAY BE SUBSTITUTED WITHOUT ARCHITECT WRITTEN APPROVAL.
15. PROJECT REQUIREMENTS ARE SUBJECT TO FIELD INSPECTION BY CONSTRUCTION CODE OFFICIALS.
16. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE SECURITY THROUGHOUT CONSTRUCTION, AND SHALL PROVIDE TEMPORARY CLOSURES AS REQUIRED AT ALL OPENINGS TO THE PREMISES TO PROHIBIT THE ENTRY OF UNAUTHORIZED PERSONS. G.C. SHALL ASSUME ALL COST & RISK OF LOSS OR DAMAGE TO ANY MATERIALS, SUPPLIES, TOOLS, & EQUIPMENT INSTALLED OR STORED ON THE PREMISES THRU-OUT THE WORK PERIOD
18. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE AND VERIFYING ALL DIMENSIONS, MEASUREMENTS, EXISTING CONDITIONS AS WELL AS ALL CONDITIONS TO BE MET AT THE WORK AREA PRIOR TO SUBMITTING BID. EXISTING CONDITIONS MAY VARY SUBSTANTIALLY FROM THESE PLANS AND ALL DIMENSIONS OF EXISTING CONDITIONS ARE APPROXIMATE. LACK OF THOROUGH UNDERSTANDING OF THE PROJECT REQUIREMENTS, DRAWINGS, SPECIFICATIONS OR EXISTING CONDITIONS SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSION, NOR REQUEST FOR EXTRA COMPENSATION. WHERE EXISTING CONDITIONS DIFFER FROM THOSE INDICATED ON THE DRAWINGS OR DISCREPANCIES EXIST BETWEEN DRAWINGS / DISCIPLINES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH DISCREPANCIES TO BOTH THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AREA IN QUESTION SO AS TO NOT CAUSE ANY DELAY IN THE WORK.
19. THE ARCHITECT CANNOT AND DOES NOT WARRANT OR REPRESENT THAT THE BIDS OR NEGOTIATED PRICES FOR THE WORK WILL NOT VARY FROM THE OWNER'S BUDGET FOR THE COST OF WORK OR ANY PREVIOUS ESTIMATE OF THE COST OF THE WORK.
20. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE OWNER'S AND DESIGNER'S DISCOLSURES AND WORK PREPARED BY OTHERS.

STRUCTURAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS SPELLED OUT IN THESE NOTES. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS THAT MAY PERTAIN TO THEIR TRADES. FAILURE TO READ THESE NOTES DOES NOT PERMIT THE CONTRACTOR TO DEVIATE FROM THEIR REQUIREMENTS.
2. ALL OPENINGS IN WALLS, FLOORS, ROOF, ETC., TO BE LOCATED AND SIZED AS PER STRUCTURAL, MECHANICAL AND ARCHITECTURAL REQUIREMENTS, EVEN IF NOT SHOWN AS SUCH ON DRAWINGS ACCEPTANCE OF DEVIATIONS FROM ANY OF THE REQUIREMENTS OF THESE NOTES SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT. ACCEPTANCE OF A DEVIATION FROM ANY REQUIREMENT SHALL NOT BE CONSTRUED AS PERMITTING ANY OTHER DEVIATION.
3. CONTRACTOR SHALL PROVIDE TEMPORARY ADEQUATE SHORING AND BRACING NECESSARY FOR THE INSTALLATION OF NEW WORK AND THE DEMOLITION OF EXISTING WORK. MATERIALS AND METHODS SHALL BE AS DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CURRENT CODES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. ALL MATERIALS AND METHODS USED SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE LATSEST ISSUED INTERNATION RESIDENTIAL CODE. CONTRACTOR SHALL PROVIDE TEMPORARY ADEQUATE WEATHER PROTECTION UNTIL BUILDING IS WATER TIGHT.
4. EXISTING STRUCTURAL SYSTEMS AND LOADING CONDITIONS HAVE NOT BEEN EVALUATED BY THE ARCHITECT AND THOSE INDICATED ON DRAWINGS ARE ASSUMED CONDITIONS BASED ON LIMITED SITE INSPECTIONS. EXISTING STRUCTURAL ELEMENTS MAY REQUIRE RE-INFORCEMENT AND THE ADDITION OF NEW STRUCTURAL MEMBERS AND SYSTEMS, SUBJECT TO DETERMINATION BY THE ARCHITECT. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE AN ARCHITECT LED INSPECTION OF THE EXISTING BUILDING PRIOR TO THE INTRODUCTION OF NEW BUILDING ELEMENTS AND EQUIPMENT THAT ALTERS THE EXISTING LOADING CONDITIONS. NO NEW CONSTRUCTION SHALL BE PERMITTED WITHOUT RECEIVING ARCHITECT STRUCTURAL APPROVAL PRIOR TO THE START OF WORK.
5. STRUCTURAL ELEMENTS WHICH ARE UNCOVERED DURING THE COURSE OF THE REHABILITATION AND WHICH ARE FOUND TO BE UNSOUND OR OTHERWISE STRUCTURALLY DEFICIENT, SHALL BE REINFORCED, SUPPORTED OR REPLACED IN ACCORDANCE WITH THE APPLICABLE STRUCTURAL DESIGN CRITERIA OF THE BUILDING SUBCODE. WHERE STRUCTURAL ELEMENTS ARE SOUND, THERE IS NO EXCESSIVE DEFLECTION (DEFINED AS DEFLECTION IN EXCESS OF THE STANDARDS SET FORTH IN NJ..A.C. 5:23-6.7(C)1), AND FIXED LOADS ARE NOT CHANGING IN A WAY THAT WILL INCREASE THE STRESSES ON EXISTING STRUCTURES BEYOND THAT WHICH IS PERMITTED BY N.J.A.C. 5:23-6.7(C), EXISTING STRUCTURAL ELEMENTS SHALL BE PERMITTED TO REMAIN.
6. THE WORK SHALL NOT CAUSE ANY DIMINUTION OF EXISTING STRUCTURAL STRENGTH, SYSTEM CAPACITY BELOW THAT WHICH EXISTS AT THE TIME OF APPLICATION FOR A PERMIT OR THAT WHICH IS REQUIRED BY THE APPLICABLE SUBCODES OF THE UNIFORM CONSTRUCTION CODE, WHICHEVER IS LOWER. THE REPLACEMENT OR ADDITION OF FIXTURES, EQUIPMENT OR APPLIANCES SHALL NOT INCREASE LOADS ON THESE SYSTEMS UNLESS THE SYSTEM IS UPGRADED IN ACCORDANCE WITH THE APPLICABLE SUBCODE OF THE UCC TO ACCOMMODATETHE INCREASED LOAD. NEWLY INTRODUCED FIXED LOADS SHALL NOT EXCEED THE UNIFORMLY DISTRIBUTED LIVE LOADS OR CONCENTRATED LIVE LOAD CRITERIA OF TABLE 1607.1 OF THE BUILDING SUBCODE AND SHALL NOT CREATE DEFLECTION THAT EXCEEDS THE STANDARDS SET FORTH BELOW.
7. GUARDS AND HANDRAILS SHALL BE DESIGNED TO SUPPORT A MINIMUM 50 POUNDS PER LINEAR FOOT AND A CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE TOP RAIL.

CONCRETE & MASONRY NOTES

1. FOOTINGS SHALL BE PLACED ON ORIGINAL, FIRM, UNDISTURBED SOIL OF 3000 PSF BEARING VALUE. WHERE SUCH SOIL IS NOT PRESENT, THE OWNER SHALL CONTRACT THE SERVICES OF A SOILS ENGINEER. THE SOILS ENGINEER SHALL TEST AND APPROVE SOIL TO BE USED AS FILL AND SPECIFY METHOD OF INSTALLATION OF THE FILL. THE SOILS ENGINEER SHALL INSPECT THE FILL OPERATION AND CERTIFY TO THE ARCHITECT THAT THE FILL WAS PROPERLY PLACED AND THAT THE SOIL BEARING VALUE IS 3000 PSF MINIMUM. ALL FOOTINGS SHALL BE TO FROST LINE DEPTH AS DEFINED BY LOCAL BUILDING CODES; CONFIRM REQUIRED MINIMUM DEPTH WITH THE MUNICIPALITY. FOOTING STEPS TO BE CONTINUOUS AND REINFORCED WITH STEEL; MAXIMUM STEP: 24"; 1 TO 3 RATIO. FOOTING DRAINS TO BE DISCHARGED TO DAYLIGHT OR AN APPROVED DRAINAGE SYSTEM.
2. **CONCRETE** SHALL BE CONTROLLED STONE CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS; OF A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. CONCRETE FOR PORCHES, CARPORT SLABS, STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 PSI. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304, LATEST EDITION. CONCRETE IN THE FOLLOWING LOCATIONS SHALL BE AIR-ENTRAINED AND TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT: BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER; PORCHES, CARPORT SLABS, STEPS EXPOSED TO THE WEATHER, GARAGE FLOOR SLABS; ALL OTHER CONCRETE WORK THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION. THE MINIMUM CEMENT CONTENT OF CONCRETE MIXTURE OF EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO FREEZING AND THAWING SHALL BE 520 IBS. OF CEMENT MEETING ASTM C150 OR C595, PER CUBIC YARD OF CONCRETE. ALL **WINTER CONCRETE** WORK SHALL CONFORM TO ACI PRACTICES FOR COLD WEATHER CONCRETING. ALL CONCRETE PLACED AT TEMPERATURES BELOW 50 DEGREES F SHALL CONTAIN THE WATER REDUCING ACCELERATOR "ACCELGUARD 80" BY THE EUCLID CHEMICAL COMPANY OR APPROVED EQUAL.
3. **WIRE MESH** SHALL CONFORM TO ASTM A185, LATEST EDITION. ALL SLAB ON GRADE TO BE REINFORCED WITH 6 X 6 - 10/10 WELDED WIRE MESH PLACED 3/4" DOWN FROM TOP OF SLABS, AND OVER ANY PIPES OR CONDUITS IN SLAB. WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS, AND MUST BE WIRED TOGETHER.
4. **REINFORCING STEEL** SHALL BE ASTM A615, GRADE 60. ALL BARS TO BE WIRED IN PLACE. CONTINUOUS REINFORCING TO LAP 36 DIAMETERS. CONCRETE COVER SHALL BE 3 IN. FOR FOOTINGS; 2 IN. FOR WALLS; AND 3/4 IN. FOR SLABS.
5. **UNIT MASONRY** SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS: AST M-C90; SOLID UNITS: ASTM-C14; CONCRETE BUILDING BRICKS: ASTM-C55. USE GRADE N MASONRY UNITS IN FOUNDATIONS AND FOR EXTERIOR WALLS; USE GRADE S FOR BACK-UP AND INTERIOR WORK.
6. FILL BLOCK SOLID UNDER ALL MASONRY SUPPORT OF BEAMS, GIRDERS, OR OTHER CONCENTRATED LOADS WITH POURABLE GROUT
7. **MASONRY FOUNDATION WALL REINFORCEMENT** SHALL BE INSTALLED BASED ON THE OVERALL HEIGHT OF THE WALL AS WELL AS THE DIFFERENCE BETWEEN THE TOP OF THE SLAB AND THE FINISHED EXTERIOR GRADE ACCORDING TO THE TABLES R404.1.1(2), R404.1.1(3), R404.1.1(4) OF THE I.R.C. REINFORCEMENT SHALL BE VERTICAL STEEL REINFORCING BARS, GRADE 60 MINIMUM, AND SHALL BE INSTALLED FROM THE SOIL SIDE OF THE WALL A MIN. OF 5" FOR 8" BLOCK, AND A MIN. OF 8-3/4" FOR 12" BLOCK.
8. **MIXES:**
   a. CEMENT MORTAR: TYPE M OR S; 1 PART PORTLAND CEMENT, 1/4 HYDRATED LIME, 3-1/2 PARTS SAND;
   b. CEMENT MORTAR FOR EXTERIOR WALLS BELOW GRADE: 1 PART PORTLAND CEMENT, 1/4 HYDRATED LIME, 3-1/2 PARTS SAND AND ANTI-HYDRO MIXED ACCORDING TO MANUFACTURER'S DIRECTIONS;
   c. GROUT: 1 PART PORTLAND CEMENT, 2-1/2 PARTS SAND AND 2 PARTS PEA GRAVEL;
   d. CEMENT PLASTER: 1 PART PORTLAND CEMENT, 1/4 HYDRATED LIME, 3-1/2 PARTS SAND AND ANTI-HYDRO MIXED ACCORDING TO MANUFACTURER'S DIRECTIONS;
   e. BRICK MORTAR: TYPE S, MIN. 1800 PSI, 28-DAY COMPRESSIVE STRENGTH CONSISTING OF 1 PART PORTLAND CEMENT, PLUS 1/4 TO ½ PARTS HYDRATED LIME; OR 1/2 PART PORTLAND CEMENT PLUS 1 PART MASONRY CEMENT PLUS LOOSE SAND EQUAL TO NOT LESS THAN 2-1/4 NOR MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED.
9. **MASONRY ACCESSORIES:**
   a. **WALL TIES** SHALL BE CORRUGATED GALVANIZED STEEL. INSTALL ONE GALVANIZED WALL TIE FOR EACH SQUARE FOOT OF VENEER.
   b. **JOINT REINFORCEMENT** SHALL BE TRUSS-TYPE "DUR-O-WAL" OF SIZE AND TYPE TO ENABLE CONSTRUCTION OF THE SPECIFIED TYPE MASONRY WORK.INSTALL "DUR-O-WAL" EVERY OTHER BLOCK COURSE IN MORTAR JOINTS.
   c. **LOOSE LINTELS** SHALL BE THE TYPE AND SIZE AS SHOWN ON THE DRAWINGS. ANCHOR BOLTS SHALL BE 1/2" DIAMETER, 16" MIN. LENGTH @ 6' - 0" O.C. AND SHALL MEET THE REQUIREMENTS OF ASTM A307.
   d. **WEEP HOLES** SHALL BE PREFABRICATED PLASTIC WEEP TUBES.
   e. **PRE-MOLDED EXPANSION JOINT FILLER** SHALL BE AS MANUFACTURED BY "BARRETT COMPANY" URETHANE EXPANDED CLOSED CELL NEOPRENE, OR APPROVED EQUAL, SET 1/2" FROM FACE OF MASONRY.
   f. **COLD WEATHER INSTALLATION:** WHEN AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT (F) BUT ABOVE 25 DEGREES 7 SAND AND MIXING WATER SHALL BE PREHEATED TO MINIMUM 70 DEGREES F AND MAXIMUM OF 160 DEGREES F. WHEN AIR TEMPERATURE IS BELOW 25 DEGREES F, ENCLOSURES SHALL BE ERECTED AND HEATERS USED FOR KEEPING THE TEMPERATURE ABOVE FREEZING.
10. **SUMP PUMP PIT** SHALL BE AT LEAST 15" IN DIAMETER, 18" IN DEPTH, AND PROVIDED WITH A FITTED COVER AND SUMP PUMP. INTERIOR FOOTING DRAINS, IF INSTALLED, SHALL CONNECT TO SUMP PIT.
11. **WINDOW WELL** SHALL BE 'STAKWEL' AS MANUFACTURED BY THE "BILCO COMPANY." WINDOW WELL PANELS SHALL BE BLOW MOLDED FROM HIGH DENSITY POLYETHYLENE RESIN AND FILLED WITH RIGID SETTING, CLOSED CELL POLYURETHANE FOAM FOR ADDED STRENGTH AND RIGIDITY. WELLS TO BE FOUNDATION WALL MOUNT. MOUNTING FLANGES SHALL BE MILL FINISH ALUMINUM AND INCLUDE PRE-PUNCHED KEYHOLE SLOTS WITH SCREW ANCHORING SYSTEMS. ASSEMBLY, INSTALLATION AND BACKFILLING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

STEEL NOTES

1. MATERIAL, FABRICATION AND ERECTION OF STEEL SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AISC SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, ADEQUACY OF CONNECTIONS, COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES, AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER. THE CONTRACTOR SHALL VERIFY THAT FOUNDATION CONSTRUCTION FOR ANCHOR BOLT LOCATIONS, ELEVATIONS OF TOP OF CONCRETE AND/OR LEVELING PLATES AND BEARING PLATES ALIGNMENT, ARE CORRECT PRIOR TO THE START OF ERECTION.
2. ALL WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STRUCTURAL WELDING CODE" AS PUBLISHED BY THE AMERICAN WELDING SOCIETY. ALL WELDING, SHOP AND FIELD, SHALL PERFORMED BY WELDERS QUALIFIED ACCORDING TO AMERICAN WELDING SOCIETY STANDARDS.
3. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM-A36, LATEST EDITION, SPECIFICATIONS. ALL HIGH-STRENGTH BOLTS SHALL BE A325-N TYPE UNLESS NOTED ON THE DRAWINGS. ALL BOLTS SHALL BE 3/4" DIAMETER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM-A307. ALL WELDING ELECTRODES TO BE E70XX.
4. STEEL PIPE FOR COLUMNS SHALL BE NOMINAL 4" IN. MIN. DIAMETER SEAMLESS, STANDARD WEIGHT OR HEAVIER, FILLED SOLID. USED PIPE SHALL NOT BE USED FOR COLUMNS. ALL COLUMNS SHALL BE PROVIDED WITH BOTH TOP AND BOTTOM PLATE WITH A MINIMUM THICKNESS OF ¼" IN. UNLESS OTHERWISE SPECIFIED AND SECURELY FASTENED OR WELDED TO COLUMN. BOTTOM PLATE SHALL HAVE MIN. TWO 6 IN. DEEP ANCHOR BOLTS TO FOOTING BELOW AND MINIMUM TWO BOLTS TO BEAM ABOVE.
5. ALL STEEL SHALL BE FURNISHED WITH ONE SHOP APPLIED COAT OF PRIMER. FIELD WELDS AND CONNECTIONS SHALL BE PAINTED AFTER ERECTION. THE SHOP PAINT SHALL BE RED LEAD OR OTHER RUST INHIBITIVE STEEL PRIMER.
6. BEARINGS ON MASONRY WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD, BUT NOT LESS THAN FOUR INCHES FOR SECONDARY MEMBERS, EIGHT INCHES FOR PRIMARY MEMBERS. BEARING PLATES AT LEAST 1/4" THICK SHALL BE INSTALLED WHERE PRIMARY BEAMS OR GIRDERS REST ON MASONRY OR CONCRETE. USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND COLUMNS; WOOD SHIMS ARE NOT ALLOWED. STEEL GIRDERS BEARING ON WOOD POSTS IN WOOD WALLS SHALL BE BLOCKED SOLID ALL AROUND.
   a. COLUMNS SUPPORTING WOOD BEAMS OR GIRDERS SHALL HAVE A SUITABLE COLUMN CAP NOT LESS THAN 1/4" THICK. ALL COLUMNS SHALL BE FURNISHED WITH CAP PLATES AND BASE PLATES OF REQUIRED SIZES AND SHALL BE SHOP WELDED.

DRAFTING SYMBOLS & HATCHES

001 — DOOR TAG, SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
01 — WINDOW TAG, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
X.X — WALL TAG, SEE DWGS. FOR WALL ASSEMBLY TYPES
X | X — FINISH OR MATERIALS TAG, SEE GENERAL NOTES AND FINISH SCHEDULE.
X — MILLWORK, FIXTURE, HARDWARE OR APPLIANCE TAG
ROOM NAME # — ROOM TAG
FINISH CODE
ELEVATION +0'-0" (+000.00') — ELEVATION MARKER
X — COLUMN GRID MARKER
INDICATES CHANGE IN FLOOR ELEVATION OR FINISH
X / A-X.X — ELEVATION TAG
1 / 2 / 3 / 4 A-X.X — INTERIOR ELEVATION TAG
X / A-X.X — BUILDING SECTION MARKER
X / A-X.X — WALL / DETAIL SECTION MARKER
X / A-X.X — ENLARGED PLAN / DETAIL MARKER

EARTH
POROUS FILL (STONE OR GRAVEL, SUB BASE, ETC.)
ROCK
STRUCTURAL CONCRETE (CAST IN PLACE, OR PRECAST)
BRICK (COMMON OR FACE)
CONCRETE MASONRY UNITS (C.M.U.)
CUT STONE, CAST STONE, MARBLE
METAL (LARGE SCALE)
PLYWOOD (SECTION)
WOOD FINISH
WOOD BLOCKING
ENGINEERED LUMBER (ELEVATION/ SECTION)
GYPSUM WALL BOARD
GLASS (LARGE SCALE)
ACOUSTICAL TILE
EIFS SYSTEM
SPRAY FOAM INSULATION
INSULATION (LOOSE OR BATT)
INSULATION (RIGID)

WOOD NOTES

1. ALL FLOOR, WALL & ROOF FRAMING MEMBERS TO BE DOUGLAS FIR # 2 & BETTER EXCEPT WHERE NOTED ON PLANS. WOOD FRAMING CALCULATIONS BASED ON LUMBER WITH A MIN. ALLOWABLE BASE FIBER STRESS FB= 850 PSI. SPF LUMBER IS NOT ACCEPTABLE FOR USE AS STRUCTURAL MEMBERS. ENGINEERED LUMBER IS PERMITTED, CONTRACTOR TO REQUEST ANY SUBSTITUTION TO ARCHITECT IN WRITING.
2. ALL LUMBER IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED SYP 0.41 CBA-A OR APPROVED EQUAL. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
3. FOR NAILING SIZE, TYPE, FREQUENCY AND LOCATION SEE NAILING SCHEDULE TABLE R 6O2.3 (1) OF THE INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION CHAPTER 6
4. PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS RUNNING PARRALLEL WITH FLOOR JOISTS.
5. NON-BEARING HEADERS: < 6'= 2-2 X 4, < 8'= 2-2 X 6, <10'= 2-2 X 8
6. ANY HEADER AT A BEARING CONDITION NOT SHOWN ON PLANS SHALL BE AS APPROVED BY ARCHITECT 2-2X12 MIN. FOR COST PURPOSES ONLY.
7. METAL FASTENERS INCLUDING JOIST HANGERS, ETC. SHALL BE GALV. G90 BETTER SHALL BE BY "SIMPSON" & LOAD RATED FOR THEIR INTENDED USE.
8. ANY FLOOR/ROOF PENETRATION WIDER THAN THE JOIST/RAFTER SPACING SHALL BE FRAMED WITH DOUBLED MEMBERS ON ALL SIDES.
9. ANY PENETRATION WIDER THAN TWICE THE MEMBER SPACING SHALL BE FRAMED AS PER ARCHITECT'S DRAWINGS.
10. CUTTING AND NOTCHING OF STRUCTURAL SAWN MEMBERS:
   - WHERE PLATES ARE CUT MORE THAN ½ THEIR WIDTH, A METAL TIE NOT LESS THAN 16 GA. X 1½" WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (6) 16D NAILS.
   - NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THAN 4 INCHES WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.
   - HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP AND BOTTOM OF JOISTS AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.
   - CUTTING AND NOTCHING OF ENGINEERED LUMBER IF PERMITTED BY THE MANUFACTURER SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ALL WALL HEADERS SHALL BE IN-FILLED WITH FULL DEPTH AND LENGTH PLYWOOD AS REQUIRED TO MATCH WALL STUD DEPTH.
12. ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) FASTENING SCHEDULE. EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED OR BETTER.
13. THE NON-CANTILEVERED END OF CANTILEVERED JOISTS OR BEAMS SHALL BE ADDITIONALLY SECURED WITH AN INVERTED JOIST HANGER AT FLUSH GIRDERS AND 16 GA STEEL SADDLE STRAP AT DROPPED GIRDERS.
14. LEDGERS, IF REQ'D, SHALL BE BOLTED TO WALLS WITH 5/8" DIA. BOLTS OR MASONRY ANCHORS AT 24" O.C. MAXIMUM STAGGERED AT TOP & BOT.
15. ALL PLYWOOD SHALL BE APA TRADE-MARKED - EXTERIOR - FOR EXPOSURE DURABILITY.
16. ALL SUB-FLOOR PLYWOOD SHALL BE 3/4" THICK APA RATED STURD-I-FLOOR OR SHEATHING, NAILED & GLUED & INSTALLED PER MANUF. SPECS.
17. APA RATED AND TRADE-MARKED ORIENTED STRAND BOARD MAY BE SUBSTITUTED FOR PLYWOOD AT WALLS ONLY.
18. WOODS TO BE USED FOR CABINETRY AND ARCHITECTURAL WOODWORK TO RECEIVE STAIN FINISH OR PAINTED, AS PER THE INTERIOR DESIGNER'S OR OWNER'S SPECIFICATIONS. FINISH HARDWOOD TO BE USED FOR INTERIOR TRIM TO BE PAINTED SHALL BE KILN-DRIED POPLAR OR CLEAR PINE, AND TRIM TO BE STAINED SHALL BE OAK AND PROVIDED BY A REPUTABLE LUMBER SHOP OR MILLWORK SHOP. NEW CONTINUOUS TRIM SHALL BE SPLICE-JOINED WITH HAIRLINE JOINTS AND SECURED IN PLACE TO ASSURE NO FUTURE WARPING, SPLITTING, OR OPENING OF JOINTS. ALL FASTENERS SHALL BE COUNTERSUNK AND CONCEALED WITH PUTTY. ALL SURFACES SHALL BE SANDED SMOOTH IN PREPARATION FOR FINISH APPLICATION. SEE I-SERIES DRAWINGS FOR FINISHED WOOD NOTES AND SPECIFICATIONS.

MIN. UNIFORMLY DISTRIBUTED DEAD & LIVE LOADS

I.R.C. GROUP R-5 TYPE 5B CONSTRUCTION MINIMUM DESIGN LOADS					
	BASEMENT	1ST FLOOR	2ND FLOOR	ATTIC	ROOF
LIVE LOAD	40	40	40	30	30
DEAD LOAD	15	15	15	15	15
TOTAL	55	55	55	45	45

- WIND SPEED:
  A) 3-SECOND GUST: 115 MPH
  B) EXPOSURE CATAGORY: B
- DEFLECTION: IRC TABLE R301.7
  A) RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS SHALL NOT EXCEED L/180.
  B) INTERIOR WALLS AND PARTITIONS SHALL NOT EXCEED H/180.
  C) FLOOR MEMBERS SHALL NOT EXCEED L/360.
  D) CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER OR STUCCO) SHALL NOT EXCEED L/360.
  E) CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD) SHALL NOT EXCEED L/240.
  F) ALL OTHER STRUCTURAL MEMBERS SHALL NOT EXCEED L/240.

DRAFTSTOPPING

DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION TO SUBDIVIDE FLOOR / CEILING ASSEMBLIES. DRAFTSTOPPING CONSISTING OF ANY APPROVED MATERIAL LISTED IN R302.12.1 SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1000 SQUARE FEET, IN ATTICS SUCH THAT HORIZONTAL AREA DOES NOT EXCEED 3,000 S.F.

FIREBLOCKING

FIRESTOPPING CONSISTING OF 2" NOMINAL LUMBER OR ANY APPROVED MATERIALS IN ACCORDANCE WITH R302.11.1 SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES.
3. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS ETC.
4. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. ANNULAR SPACES AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS.
6. CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ELEMENTS AT A MAX. INTERVAL OF 20 FEET SO NO CONCEALED SPACE EXCEEDS 100 SQUARE FEET.
7. CONCEALED SLEEPER SPACES SUCH THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET.

APPROVED FIREBLOCKING MATERIALS

EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS.
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

THERMAL & MOISTURE PROTECTION

1. BOARD TYPE INSULATION SHALL BE RIGID CLOSED-CELL, EXTRUDED, EXPANDED POLYSTYRENE COMPLYING WITH FS-HH-I-524 TYPE IV AGED K-VALVE OF 0.20 STYROFOAM SM BRAND INSULATION OR APPROVED EQUAL.
2. FIBERGLASS BATTS WHERE SHOWN ON THE DRAWINGS, SHALL BE AS MANUFACTURED BY OWENS CORNING, CERTAINTEED, JOHNS-MANVILLE, OR APPROVED EQUAL. FIBERGLASS BATTS SHALL BE AS FOLLOWS:
   - 3-1/2" R-15 KRAFT-FACED IN BASEMENT 2" X 4" STUD WALLS;
   - 5-1/2" R-21 KRAFT-FACED IN 2" X 6" STUD WALLS;
   - 6" R-22 KRAFT-FACED IN SLOPED CEILING PORTIONS;
   - (2) LAYERS 9-1/2" R-30 = TOTAL R-60 KRAFT (ONLY BOTTOM LAYER FACED) IN FLAT CEILINGS;
   - 10-1/4" R-38 HIGH-DENSITY KRAFT-FACED IN 2" X 12" CATHEDRAL/ VAULTED CEILINGS;
   - 9-1/2" R-30 KRAFT-FACED IN FLOOR JOISTS OVER CRAWL SPACE OR OVER UNCONDITIONED BASEMENTS.
   - 12" R-38 KRAFT-FACED IN 2" X 12" FLOOR JOISTS OVER CRAWL SPACE OR OVER UNCONDITIONED BASEMENTS; SOUND ATTENUATION BATTS, INSTALLED AT INTERIOR WALLS OF BATHS AND LAUNDRY, SHALL BE 3-1/2" UNFACED. ALL FIBERGLASS INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. VAPOR RETARDERS MUST BE INSTALLED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS AND FLOORS. NON-VENTED AREAS ARE FRAMED CAVITIES WITHOUT VENTS OR OTHER OPENINGS ALLOWING THE FREE MOVEMENT OF AIR. THE VAPOR RETARDER MUST HAVE A PERM RATING OF 1.0 OR LESS.
3. SEE SPECIFIC ARCHITECTURAL DETAILS FOR **SPRAY FOAM INSULATION** REQUIREMENTS WHERE APPLICABLE OR WHEN SUCH CONDITIONS ARE PRESENT SUCH AS IN VAULTED OR CATHEDRAL CEILINGS.
4. PROVIDE **VENTILATION,** HOLES IN FRAMING OR ROOF VENTS WHERE REQUIRED FOR AIR CIRCULATION. ALWAYS ENSURE NO DEAD AIR POCKETS EXIST WITHOUT A ROOF VENT OR OTHER APPROVED MEANS FOR AIR AND MOISTURE TO ESCAPE TO THE EXTERIOR.
5. ALL PIPING SHALL BE INSTALLED IN THE INTERIOR WALLS WHERE POSSIBLE. WHERE WATER SUPPLIES, WASTE/SOIL, OR MEDICINE CABINETS ARE INSTALLED IN EXTERIOR WALLS, THE MAXIMUM AMOUNT OF RIGID INSULATION BOARD SHALL BE INSTALLED BETWEEN THE PIPE AND THE UNHEATED SIDE OF THE WALL. INTERIOR SIDE OF THE PIPE SHALL BE UNINSULATED.
6. JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN ALL CEILING, WALL AND FLOOR COMPONENTS THAT SEPARATE CONDITIONED SPACES FROM UNCONDITIONED SPACES THAT ARE SOURCES OF AIR LEAKAGE MUST BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED. AREAS REQUIRED TO BE SEALED INCLUDE: 1) EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES; 2) BETWEEN WALL SOLE PLATES, FLOORS, AND EXTERIOR WALL PANELS; 3) OPENINGS FOR PLUMBING, ELECTRICITY, REFRIGERANT, AND GAS LINES IN EXTERIOR WALLS, FLOORS AND ROOFS; 4) OPENINGS IN THE ATTIC FLOOR; 5) THE INTERSECTION OF PLUMBING AND CHASE WALLS WITH AN ATTIC SPACE; 6) SERVICE AND ACCESS DOORS AND HATCHES; 7) RECESSED LIGHTING FIXTURES.
7. INSULATE CONCEALED STUD SPACES AT THE INTERSECTION OF INTERIOR PARTITIONS AND EXTERIOR WALLS WITH R-13 FIBERGLASS BATT; AND AT FLOOR JOIST BAYS ADJOINING EXTERIOR WALLS WITH FIBERGLASS INSULATION OF THE SAME THICKNESS.
8. JOINT SEALANTS SHALL BE PROVIDED AT, BUT NOT LIMITED TO, THE FOLLOWING INTERIOR AND EXTERIOR LOCATIONS: A) IN EXPANSION AND CONTROL JOINTS; B) BETWEEN DISSIMILAR MATERIALS; C) BETWEEN DOOR AND WINDOW FRAMES AND SURROUNDING CONSTRUCTION; D) UNDER SADDLES AND SILLS; E) JOINTS BETWEEN LINTELS AND ADJACENT ITEMS; F) JOINTS BETWEEN EXTERIOR WALLS AND METAL FINISHES, SHEET METAL WORK, ETC.; G) WHERE INDICATED ON DRAWINGS.SEALANTS SHALL BE PROVIDED FOR USE AS FOLLOWS UNLESS OTHERWISE SHOWN ON THE DRAWINGS:
   - SILICONE - METAL, GLASS AND TILE JOINTS
   - BUTYL - MASONRY JOINTS AND JOINTS BETWEEN MASONRY AND OTHER SURFACES
   - ACRYLIC LATEX - WOOD JOINTS TO BE PAINTED
   - OIL BASE - WOOD JOINTS TO BE STAINED
   - INSTALLATION SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL GUARANTEE MATERIAL AND WORKMANSHIP FOR A THREE YEAR PERIOD, STARTING FROM DATE OF ACCEPTANCE. ALL SURFACES TO BE SEALED SHALL BE PREPARED AS RECOMMENDED BY SEALANT MANUFACTURER. PROVIDE PRIMER AND BACKSTOP AND PACKING WHERE REQUIRED. LARGE JOINTS SHALL BE PACKED WITH THE RECOMMENDED BACKSTOP MATERIAL TO WITHIN 1/2 INCH. THICKNESS OF SEALANT SHALL NOT EXCEED WIDTH OF JOINT.
11. **UNDERLAYMENT** SHALL BE (2) LAYERS 15 LB. ASPHALT SATURATED FELT; **INTERLAYMENT** SHALL BE 30 LB. ASPHALT SATURATED 0111. FELT; **VALLEY UNDERLAYMENT** SHALL BE 50 LB. ASPHALT FELT. **WATERPROOFING UNDERLAYMENT** SHALL BE SELF-ADHESIVE, FIBERGLASS-REINFORCED "WEATHERLOCK" AS MANUFACTURED BY "OWENS-CORNING FIBERGLASS CORP," OR APPROVED EQUAL. INSTALL AT ALL EAVES FROM EDGE OF OVERHANG UP ROOF TO MIN. 36" BACK FROM THE FINISHED FACE OF EXTERIOR WALL BELOW, AND AT ALL ROOFS WITH A PITCH LESS THAN 4:12. INSTALL UNDERLAYMENT AS PER MANUFACTURER'S SPECIFICATIONS.
12. ALL **FLASHING** SHALL BE ALUMINUM ALLOY SHEETS: ASTM B-209-65 OF NOT LESS THAN 0.040" MINIMUM. FLASHING SHALL BE INSTALLED AT ALL ROOF AND WALL INTERSECTIONS; AT ALL ROOF OPENINGS; AND WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION. FINISH TO BE DURACOLOR BAKED ENAMEL FINISH WHERE EXPOSED. MILL FINISH WHERE CONCEALED. ALL FLASHING IN CONTACT WITH TREATED LUMBER SHALL BE APPROVED FOR EXTERIOR USE AND FOR CONTACT WITH THE TREATED LUMBER USED.
13. **SOFFIT LOUVERS** SHALL BE PREFABRICATED 2" NOMINAL STRIP VENT WITH INSECT SCREEN BY VENT-A-STRIP OR APPROVED EQUAL. COLOR TO MATCH FINISHED SOFFIT.
14. **GUTTERS** SHALL BE 3" X 5", .040 ALUMINUM, OGEE OR 'K' STYLE, BAKED ENAMEL WHITE FINISH UNLESS OTHERWISE NOTED ON THE DRAWINGS. REPAIR, MODIFY AND RE-HANG EXISTING GUTTERS AS REQUIRED. INSTALL GUTTERS WITH PITCH TO LEADERS AT MIN. PITCH OF 1/16" PER FOOT FOR DRAINAGE. **BRACKET HANGERS** SHALL BE ALUMINUM, SCREWED TO FASCIA OR INTO RAFTER ENDS AT APPROXIMATELY 30" ON-CENTER. SPIKE AND FERRULE HANGERS AND STRAP HANGERS SHALL HAVE SPACERS TO FASCIA. ALLOW FOR THIS EXPANSION JOINT AT EVERY 40 FEET OF RUN. CONNECT SECTIONS WITH WATERTIGHT SLIP JOINTS; CAULK JOINTS WITH GUTTER MASTIC OR SILICONE SEALANT. PROVIDE STRAINERS AT EACH GUTTER OUTLET. **STRAINERS** SHALL BE GALVANIZED STEEL WIRE BASKET STRAINER.
15. **LEADERS:** 2-1/2" X 3"; .040 ALUMINUM, CORRUGATED RECTANGULAR, INCLUDING ALL NECESSARY ELBOWS, OUTLET SECTIONS AND HANGERS. UPPER SECTIONS SHALL BE NESTED INTO SECTIONS BELOW 4" MINIMUM AND FASTENED WITH RIVETS OR ALUMINUM SHEET METAL SCREWS. **LEADER HANGER:** SHALL BE TWO PART, CONCEALED TYPE, WITH ONE PART RIVETED TO LEADER AND THE OTHER BOLTED O EXTERIOR SIDING. JOIN BOTH PARTS WITH SCREWS. INSTALL HANGERS AT TOP; BOTTOM AND ALL INTERMEDIATE JOINTS, OR 10'-0" O.C., WHICHEVER IS LESS. **FINISH:** BAKED ENAMEL ON THE LEADERS AND EXPOSED COMPONENTS, OR COLOR TO MATCH EXISTING.
16. LEADERS SHALL DRAIN TO **SUBSURFACE DRAINAGE SYSTEM**. IF NOT EXISTING, SUBSURFACE DRAINAGE PIPE SHALL BE 4" PERFORATED PVC PIPE. IF NECESSARY, ROUTE ANY NEW PIPE BY GRAVITY FLOW TO DRYWELL OR EXISTING SITE DRAINAGE SYSTEM; LOCATION AS SHOWN ON THE DRAWINGS OR AS PER P.E. CONNECT NEW PIPE TO EXISTING SUBSURFACE SYSTEM; CONFIRM THAT THE EXISTING SYSTEM IS FUNCTIONING.
17. MANUFACTURED FLASHING UNITS SHALL BE USED IN ALL AREAS WHEREVER POSSIBLE. INSTALL FLASHINGS AT ROOF SURFACE INTERSECTIONS AND INTERSECTIONS OF ROOF SURFACE WITH OTHER PARTS OF THE BUILDING. INSTALL FLASHINGS AT THE ROOF-TO-CHIMNEY.
18. **EXPANSION JOINTS** SHALL BE PROVIDED AT LEAST EVERY 16 FEET AND WHEREVER NECESSARY IN ANY CONTINUOUS RUN OF SHEET METAL. EXPOSED EDGES OF METAL SHALL BE HEMMED, SECURELY FASTENED AND ABSOLUTELY WATERTIGHT WITH HOLD-DOWN CLIPS AS REQUIRED, NO MORE THAN 4'0"; DESIGNED AND ANCHORED TO AVOID DISTORTION AND OVERSTRESSING OF FASTENING DUE TO EXPANSION AND CONTRACTION OF MATERIALS.

BUILDING FLOOR AREA & VOLUME CALCULATIONS

USABLE FLOOR AREA CALCULATION						
FLOOR	EXIST. GROSS	EXIST. EXCL.	EXIST. USABLE	PROP. GROSS	PROP. EXCL.	PROP. USABLE
BASEMENT	866 SF	30 SF STAIR	836 SF	866 SF	30 SF STAIR	836 SF
FIRST FLOOR	866 SF	30 SF STAIR	836 SF	866 SF	30 SF STAIR	836 SF
SECOND FLOOR	629 SF	30 SF STAIR	599 SF	1,204 SF	30 SF STAIR	1,174 SF
PORTICOS	49 SF		49 SF	49 SF		49 SF
TOTAL GROSS	**2,410 SF**			**2,985 SF**		
TOTAL USABLE			**2,320 SF**			**2,895 SF**
NET INCREASE						**575 SF**

EAST HANOVER TOWNSHIP – "FLOOR AREA, USABLE" DEFINITION:
GROSS FLOOR AREA EXCLUDING STAIRWELLS, ELEVATOR SHAFTS, EQUIPMENT AND UTILITY ROOMS, DEAD STORAGE, COMMON BUILDING LOBBIES, AND LOADING DOCK AREAS.

NOTES – USABLE FLOOR AREA
1. FLOOR AREAS ARE MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS OR TO THE EXTERIOR ROOF EDGE WHERE APPLICABLE.
2. USABLE FLOOR AREA IS CALCULATED IN ACCORDANCE WITH THE EAST HANOVER TOWNSHIP LAND USE ORDINANCE DEFINITIONS OF "FLOOR AREA, GROSS" AND "FLOOR AREA, USABLE."
3. ROOFED PORTICO AREAS ARE INCLUDED IN GROSS AND USABLE FLOOR AREA.
4. PROPOSED GARAGE AREA = 422 SF (FOR REFERENCE). GARAGE AREA IS EXCLUDED FROM GROSS AND USABLE FLOOR AREA AS AREA USED FOR REQUIRED PARKING.

BUILDING VOLUME CALCULATION					
FLOOR	EXIST. AREA	PROP. AREA	HEIGHT	EXIST. VOLUME	PROP. VOLUME
BASEMENT	866 SF	866 SF	7'-0"	6,062 CF	6,062 CF
FIRST FLOOR	866 SF	866 SF	8'-0"	6,928 CF	6,928 CF
SECOND FLOOR	629 SF	1,204 SF	8'-2"	5,137 CF	9,833 CF
TOTAL				**18,127 CF**	**22,823 CF**
NET INCREASE					**4,696 CF**

NOTES — CUBIC CONTENT
1. CUBIC CONTENT IS CALCULATED USING THE FLOOR AREAS AND AVERAGE FLOOR-TO-FLOOR HEIGHTS INDICATED ABOVE.
2. PROPOSED GARAGE AREA = 422 SF (FOR REFERENCE). GARAGE AREA IS EXCLUDED FROM CUBIC CONTENT.
3. OPEN PORTICO AREAS ARE EXCLUDED FROM CUBIC CONTENT.

3

APLLICABLE CODE & LOT INFORMATION

- REHABILITATION SUBCODE NJAC 5:23-6 NJUCC SUBCHAPTER 6 SHALL APPLY TO REPAIRS, ALTERATIONS, AND RENOVATIONS OF THE EXISTING STRUCTURE. (ONE AND TWO FAMILY DWELLING SUBCODE NJAC 5:23-3.21)
- INTERNATIONAL RESIDENTIAL CODE/ 2021, NJ ED
- INTERNATIONAL MECHANICAL CODE/ 2021
- NATIONAL ELECTRICAL CODE (NFPA 70)/ 2020
- NATIONAL STANDARD PLUMBING CODE/ 2021, NJ ED
- INTERNATIONAL FUEL GAS CODE/ 2021
- INTERNATIONAL ENERGY CONSERVATION CODE/ 2021

OCCUPANCY GROUP: R5
CONSTRUCTION TYPE: 5B
USE = SINGLE FAMILY RESIDENTIAL
LOT AREA = 11,718 SF
ZONE = R-120
BLOCK = 5
LOT = 87.02

SCOPE OF WORK

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A NEW APPROXIMATELY 422 SF ATTACHED ONE-CAR GARAGE ALONG THE SIDE OF THE EXISTING RESIDENCE, INCLUDING DEDICATED STORAGE SPACE AND POTENTIAL DIRECT INTERIOR ACCESS TO THE HOME. THE WORK WILL INCLUDE THE ASSOCIATED FOUNDATION, FRAMING, ROOFING, WINDOWS, DOORS, AND EXTERIOR FINISHES NECESSARY TO INTEGRATE THE NEW GARAGE WITH THE EXISTING RESIDENCE. RELATED EXTERIOR MODIFICATIONS WILL ALSO BE INCORPORATED AS REQUIRED TO IMPROVE THE OVERALL FUNCTIONALITY AND ARCHITECTURAL CHARACTER OF THE HOME.

THE SECOND FLOOR WILL BE EXPANDED AND RECONFIGURED, INCREASING FROM APPROXIMATELY 629 SF TO 1,204 SF, FOR A NET INCREASE OF APPROXIMATELY 575 SF. THE PROPOSED SECOND-FLOOR WORK INCLUDES A NEW PRIMARY BEDROOM SUITE WITH A WALK-IN CLOSET AND PRIVATE BATHROOM, ALONG WITH MODIFICATIONS TO THE EXISTING BEDROOM AND BATHROOM LAYOUTS TO IMPROVE CIRCULATION AND OVERALL FUNCTIONALITY. A NEW SECOND-FLOOR LAUNDRY AREA WILL ALSO BE PROVIDED ADJACENT TO AN EXISTING BATHROOM. NEW WINDOWS, DORMERS, ROOF CONSTRUCTION, AND RELATED STRUCTURAL MODIFICATIONS WILL BE PROVIDED AS REQUIRED TO INTEGRATE THE EXPANDED SECOND FLOOR WITH THE EXISTING RESIDENCE.

THE PROJECT WILL ALSO INCLUDE ASSOCIATED INTERIOR ALTERATIONS, STRUCTURAL MODIFICATIONS, AND FINISH WORK NECESSARY TO CONNECT THE NEW AND EXISTING PORTIONS OF THE HOME. ALL WORK WILL BE COORDINATED WITH THE EXISTING CONSTRUCTION AND COMPLETED IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL AND BUILDING CODE REQUIREMENTS.

DRAWING LIST

G-0.1 COVER SHEET / GENERAL NOTES / APPLICABLE CODE / AREA CALCULATIONS
G-0.2 GENERAL NOTES CONTINUED / BUILDING SYSTEMS NOTES
A-0.1 EXISTING CONDITIONS / DEMOLITION FLOOR PLANS / RES-CHECK COMPLIANCE CERTIFICATE
A-1.1 PROPOSED CONSTRUCTION FLOOR PLANS / MISC. DETAILS
A-2.1 PROPOSED EXTERIOR ELEVATIONS / WINDOW SCHEDULE / MISC. NOTES
A-2.2 PROPOSED EXTERIOR ELEVATIONS / MISC. NOTES
A-3.1 PROPOSED WALL SECTIONS / RIDGE & SOFFIT DETAILS / MISC. DETAILS



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SUB. #	DATE	SUBMISSION
1	04.15.26	ZONING REVIEW
2	06.15.26	ZBA SUBMISSION
3	08.12.26	DRC REVIEW MTG. COMMENTS

DANIEL J. ALLOCCA A.I.A.
N.J. LIC. : 21AI02194600

ALTERATION & ADDITION TO
LANZO RESIDENCE
16 STIMIS LANE
EAST HANOVER, NJ
07936
LOT-87.02 BLOCK-5

G-0.1

SITE WORK NOTES

1. CONTRACTOR TO FOLLOW ALL WORK AND IMPROVEMENTS ON ENGINEERED GRADING AND DRAINAGE PLANS AS REQUIRED BY LOCAL JURISDICTION.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO MINIMIZE DAMAGE TO THE SITE AROUND THE AREA OF NEW CONSTRUCTION.
3. REMOVE ALL EXISTING TREES, LANDSCAPING AND LANDSCAPE STRUCTURES WITHIN THE AREA OF NEW CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID DAMAGE TO TREES, SHRUBS, FLOWERS, AND GRASS ON THE JOB SITE. ALL EXISTING TREES THAT DO NOT INTERFERE WITH THE NEW CONSTRUCTION SHALL REMAIN ON THE SITE.
5. THE CONTRACTOR SHALL RESTORE THE JOB SITE TO ITS PRESENT CONDITION AFTER CONSTRUCTION WORK IS COMPLETED. ALL RUTS CAUSED BY CONSTRUCTION EQUIPMENT SHALL BE GRADED SMOOTH & FLUSH, ALL DAMAGED GRASS AREAS SHALL BE RE-SEEDED AND ALL DAMAGED SHRUBS REPLACED.
6. GRADES AND SWALES SHALL BE ESTABLISHED BY THE CONTRACTOR TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDING. THE GRADE FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET EXCEPT AS RESTRICTED BY LOT LINES WHERE THE FALL SHALL BE 6 INCHES. STANDING OR PONDING WATER SHALL NOT REMAIN FOR MORE THAN 24 HOURS IN THE IMMEDIATE AREA OF THE HOUSE AFTER A RAIN UNDER NORMAL CONDITIONS; EXCEPTIONAL CONDITIONS INCLUDE UNUSUALLY HEAVY RAINFALL, AND AT AREAS OF SUMP PUMP DISCHARGE.
7. EXISTING TOP SOIL SHALL BE KEPT ON THE JOB SITE FOR FINAL GRADING, ALL OTHER EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE.
8. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEANED UP ON A REGULAR BASIS, AND WILL NOT ALLOW CONSTRUCTION DEBRIS TO ACCUMULATE AROUND THE WORK AREA. THE CONTRACTOR SHALL PROVIDE AND PAY FOR A "DUMPSTER TYPE OF REFUSE CONTAINER TO BE KEPT ON THE JOB SITE AS NEEDED TO MAINTAIN THE JOB SITE IN A CLEAN CONDITION.
9. FOOTINGS SHALL BE ON SOLID, UNDISTURBED SOIL, IF REQUIRED, IN EXCESS OF DEPTH SHOWN ON DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY SUBSTANDARD SOIL CONDITIONS ENCOUNTERED DURING EXCAVATIONS.
10. THE CONTRACTOR SHALL PERFORM A SUBSURFACE SOIL INVESTIGATION IF THERE IS THE POSSIBILITY OF THE GROUND WATER TABLE RISING ABOVE THE PROPOSED ELEVATION OF THE FLOOR OR FLOORS BELOW GRADE. IF A HYDROSTATIC PRESSURE CONDITION EXISTS, NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING. WATERPROOFING METHODS MUST BE INSTALLED.
11. DO NOT PERMIT WATER TO ACCUMULATE IN EXCAVATIONS. PROVIDE ALL PUMPS, EQUIPMENT, LABOR AND METHOD NECESSARY TO MAINTAIN CONTROL OF WATER AND TO PREVENT SOFTENING OF FOUNDATION BOTTOMS.
12. BACKFILL OR FILL MATERIALS SHALL BE CLEAN, AND FREE OF VEGETATION, ORGANIC MATERIAL, DEBRIS AND LARGE ROCKS, AND SUBJECT TO ARCHITECT'S APPROVAL. THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER WHICH DOES NOT DAMAGE THE FOUNDATION, THE WATERPROOFING OR DAMPPROOFING MATERIAL. IN ALL FOUNDATION EXCAVATIONS OF 4FT OR GREATER, DO NOT BACKFILL UNTIL THE FLOOR FRAMING IS SECURELY IN PLACE. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. COMPACTION SHALL BE TO MINIMUM 95% DENSITY. FILL UNDER SLABS SHALL BE PEA FILL ⅜" DIAMETER STONE FILL.

MATERIAL & FINISH NOTES

1. THE CONTRACTOR SHALL INSTALL ALL ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS & DOCUMENTATION, STANDARD DETAILS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND BEST PRACTICES AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR OBTAINING ALL RELEVANT DATA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. LACK OF THOROUGH UNDERSTANDING OR FAILURE TO MEET MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSION, NOR REQUEST FOR EXTRA COMPENSATION.
2. ALL DETAILING DONE PRIOR TO GUTTING OF ANY EXISTING FINISHES
3. IN THE EVENT THAT ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND GENERAL NOTES & SPECIFICATIONS OR THE MANUFACTURER'S WRITTEN SPECIFICATIONS, THE CONTRACTOR SHALL INFORM THE ARCHITECT AND AWAIT INSTRUCTION. FAILURE TO DO SO SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSION, OR REQUEST FOR EXTRA COMPENSATION
4. ALL ITEMS SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. ALL ITEMS NOTED 'AS SELECTED BY OWNER OR ARCHITECT SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL FURNISH ALL DOCUMENTATION AND SAMPLES THAT SHALL BE REQUIRED BY OWNER TO MAKE SELECTIONS. MATERIAL OR FINISH SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT ARCHITECT AND DESIGNER APPROVAL.
5. ALL FINISHES AND MATERIALS SHALL BE SUPPLIED WITH ALL COMPONENTS, ACCESSORIES AND EQUIPMENT INFERRED BY THESE DRAWINGS AND SPECIFICATIONS TO PRODUCE A COMPLETE AND FINISHED JOB.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE WORK BETWEEN THE VARIOUS SUBCONTRACTORS AND SHALL MEET ALL OF THE REQUIRED CONDITIONS OF THE JOB SITE AS REQUIRED BY THOSE ITEMS TO BE INSTALLED BY OTHERS (MANUFACTURER'S INSTALLER OR OWNERS FORCES).ALL FLOOR, WALL AND CEILING FINISHES SHALL BE AS SCHEDULED, SEE I-SERIES DRAWINGS. F FINISH IS ANY MATERIAL (PAINT, GYPSUM BOARD, TILE, HARDWOOD FLOORING, ETC.) APPLIED OVER ROUGH WORK (STUDS, FURRING, SLAB, ETC.).
7. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND BEST PRACTICES. ALL NON-FACTORY FINISHED SURFACES WITH THE INTERIOR AND EXTERIOR WORK AREA TO BE FINISHED BY CONTRACTOR.
8. INTERIOR TRIM INCLUDING WINDOW CASINGS, DOOR CASINGS, BASEBOARDS AND SHOE MOLDINGS SHALL BE AS SCHEDULED OR AS SELECTED BY OWNER. ALL DOOR CASING AND TRIM SHALL BE PAINT GRADE 5/4SX PINE, MDF OR POPLAR. BASE TRIM SHALL BE AS SCHEDULED OR SELECTED BY OWNER.
9. ALL SURFACES TO BE PAINTED SHALL BE PAINTED WITH (1) COAT PRIMER AND (2) COATS LATEX ACRYLIC PAINT UNLESS DIRECTED OTHERWISE BY THE DESIGNER. UNLESS OTHERWISE NOTED, BID FOR INTERIOR SHALL BE ONE COLOR FOR WALLS, ANOTHER COLOR FOR CEILINGS AND ANOTHER COLOR FOR CASING/TRIM FOR EACH ROOM. CONTRACTOR SHALL PROVIDE PAINT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT APPROVAL PRIOR TO APPLICATION.
10. ALL INTERIOR SURFACES TO BE STAINED SHALL BE STAINED TO ACHIEVE DESIRED TONE THEN SEALED WITH WATER BASED POLYURETHANE, NUMBER OF COATS AS RECOMMENDED BY MANUFACTURER AND SHEEN AS SELECTED BY DESIGNER
11. ALL PAINTING MATERIALS SHALL BE SHALL BE NO V.O.C.
12. ALL GYPSUM BOARD SHALL BE INSTALLED W/SCREWS AT THE MANUFACTURER'S RECOMMENDED SPACING, COVER ALL SCREW HEADS WITH JOINT COMPOUND, TAPE ALL JOINTS AND COVER WITH (3) COATS OF JOINT COMPOUND AND INSTALL METAL CORNER BEAD AT ALL OUTSIDE CORNERS
13. DRYWALL ACCESSORIES SHALL BE PVC AS MANUFACTURED BY PLASTIC COMPONENTS OR APPROVED EQUAL.

DEMOLITION NOTES

1. REMOVE ALL INTERIOR FINISHES INCLUDIONG WOOD, PLASTER, GYP. WALLBOARD, CERAMIC TILE ETC. FROM EXISTING AREAS INDICATED.
2. THE CONTRACTOR SHALL PROVIDE TEMPORARY STRUCTURAL SHORING AS REQ'D. TO COMPLETE THE WORK WITHOUT WEAKENING THE EXISTING HOUSE STRUCTURE.
3. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT SHOULD QUESTIONS ARISE REGARDING UNDERMINING THE EXISTING HOUSE STRUCTURE.
4. THE CONTRACTOR SHALL INCLUDE AS PART OF THE CONTRACT DEMOLITION, REMOVAL OR RELOCATION OF EXISTING EQUIPMENT, MATERIALS, APPURTENANCES, ETC., AS INDICATED ON THE DRAWINGS OR AS HEREIN SPECIFIED AS REQUIRED. WHERE PIPING OR DUCTS ARE REMOVED, INTERRUPTED OR BROKEN, PROVIDE THE REQUIRED RELOCATION, RECONNECTION OR REPLACEMENT TO RESTORE SERVICE TO ALL ITEMS NOT MADE OBSOLETE BY THIS WORK. ALL EQUIPMENT, MATERIAL, ETC. REMOVED UNDER THIS CONTRACT AND NOT INTENDED FOR FINAL USE IN THE FINAL INSTALLATION SHALL BE REMOVED FROM THE PREMISES. ANY DEMOLITION OR MODIFICATION WORK AS INDICATED ON THE DRAWINGS, AND NOT HEREIN SPECIFIED, OR VICE VERSA, SHALL BE COMPLETED BY THIS CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE CONTRACT. DISCONNECT PLUMBING, ELECTRICAL AND DUCTWORK AS REQUIRED. CAP-OFF UNUSED PLUMBING AND PROVIDE FOR RE-ROUTING FOR THE ABOVE WORK.
5. SPECIAL CARE SHALL BE TAKEN TO PREVENT DIRT, DUST, AND CONSTRUCTION DEBRIS FROM ENTERING OTHER AREAS OF THE HOUSE. DOORS SHALL BE COVERED AND TAPED.
6. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT NO DAMAGE OCCUR IN ANY OTHER AREA OF THE HOUSE DURING DEMOLITION OF INDICATED AREAS.
7. THE WORK SHALL BE KEPT CLEAN ON A DAILY BASIS. ALL DEBRIS SHALL BE PUT IN A CONTAINER AT DAY'S END.
8. THE CONTRACTOR SHALL CONSULT WITH THE OWNER PRIOR TO DISCARDING ANY EXISTING FIXTURES, HARDWARE, OR OTHER ITEMS THAT THE OWNER MAY WISH TO RETAIN FOR RE-USE.

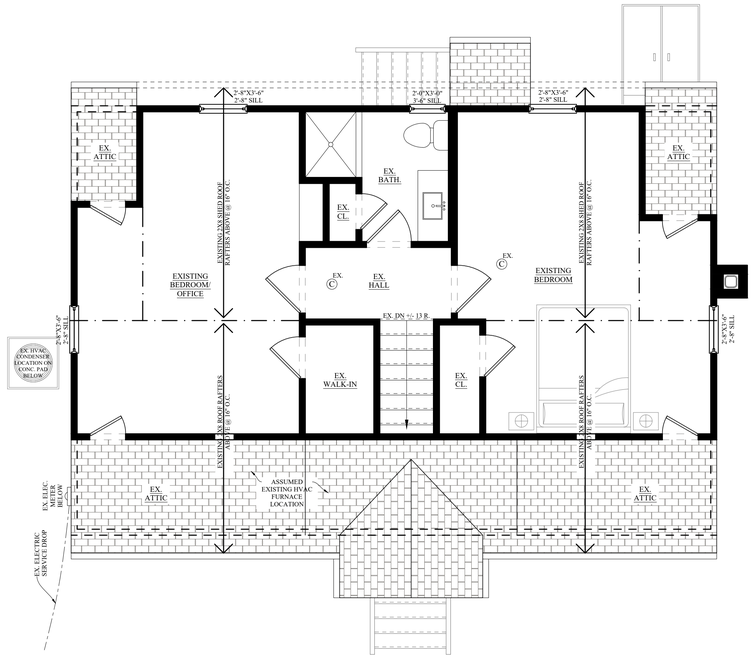
DEMOLITION LEGEND

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING WALLS TO BE REMOVED

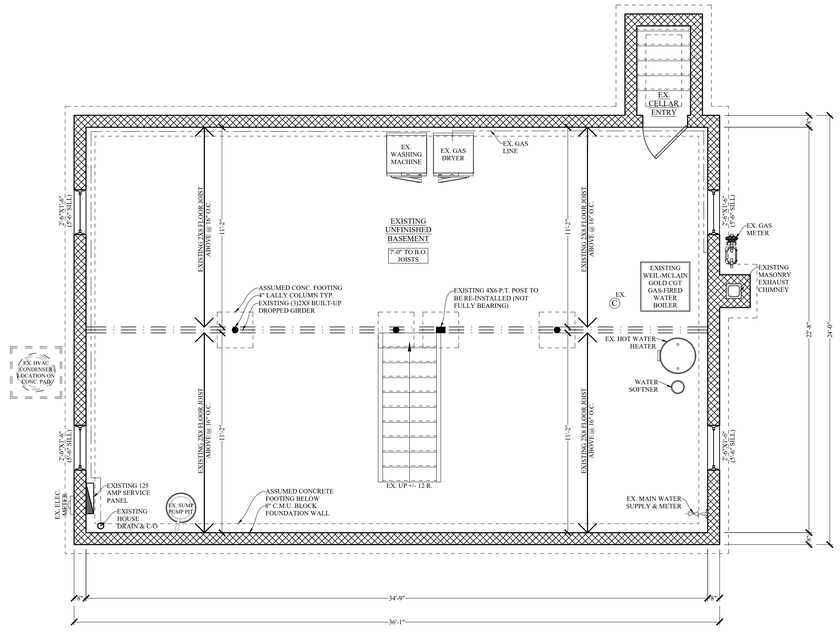
EXISTING WALLS TO REMAIN

EXISTING FOUNDATION WALL TO REMAIN



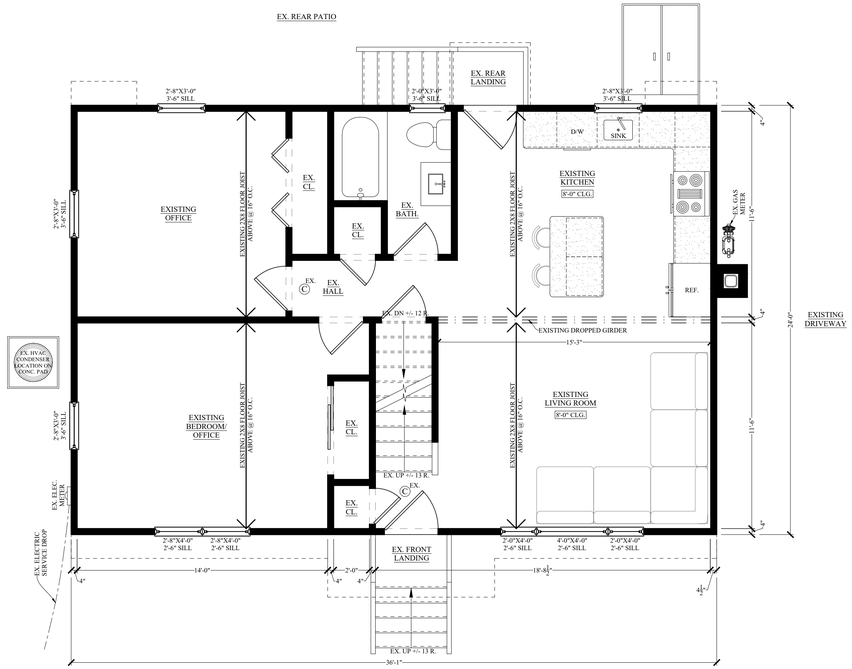
3 A-0.1 SECOND FLOOR EXISTING CONDITIONS/ DEMO. PLAN

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



2 A-0.1 BASEMENT EXISTING CONDITIONS/ DEMO. PLAN

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



1 A-0.1 EXISTING CONDITIONS/ DEMO. FIRST FLOOR PLAN

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

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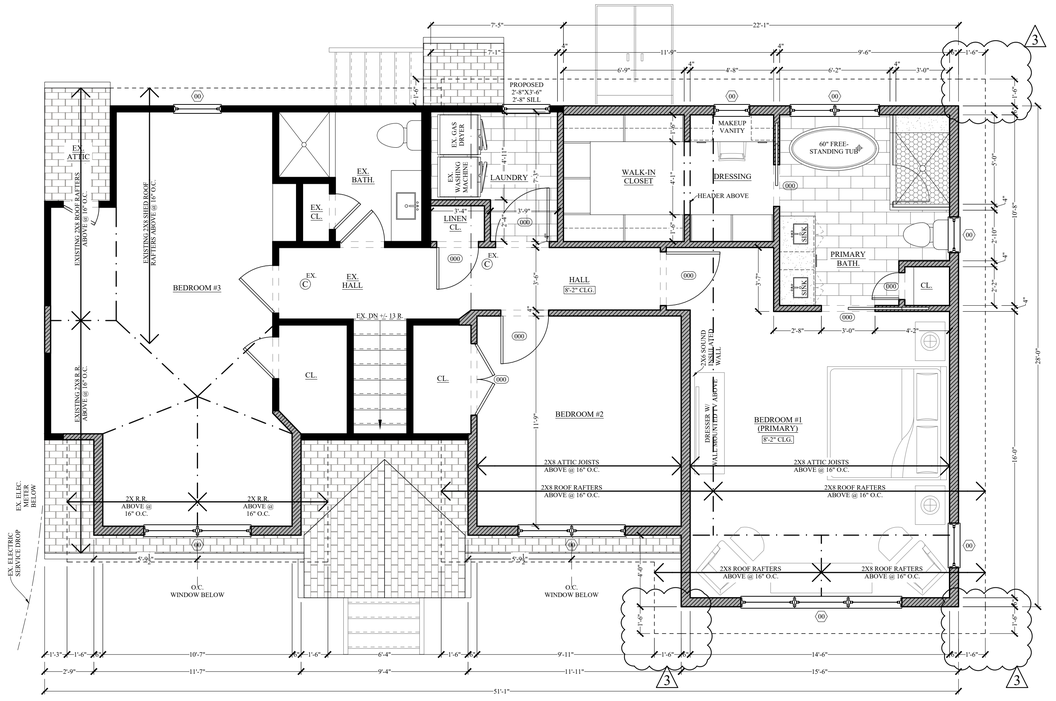
SUB.#	DATE
1	04.15.26
2	06.15.26
3	08.12.26

SUBMISSION
ZONING REVIEW
ZBA SUBMISSION
DRC REVIEW MTG. COMMENTS

ALTERATION & ADDITION TO
LANZO RESIDENCE
16 STIMIS LANE
EAST HANOVER, NJ
07936
LOT-87.02 BLOCK-5

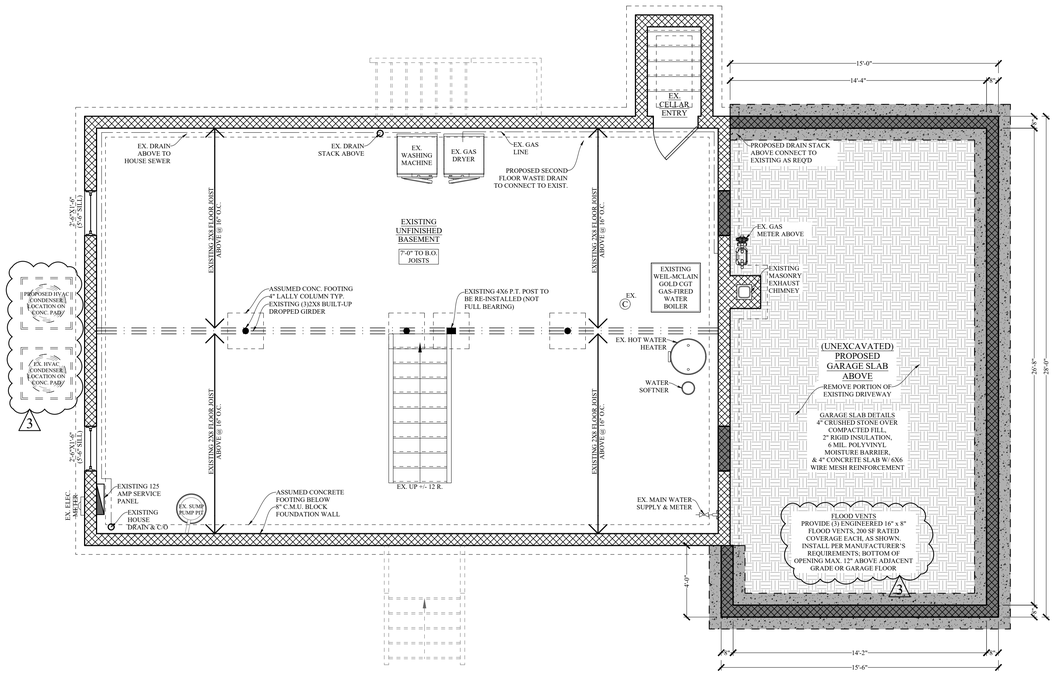
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A-0.1



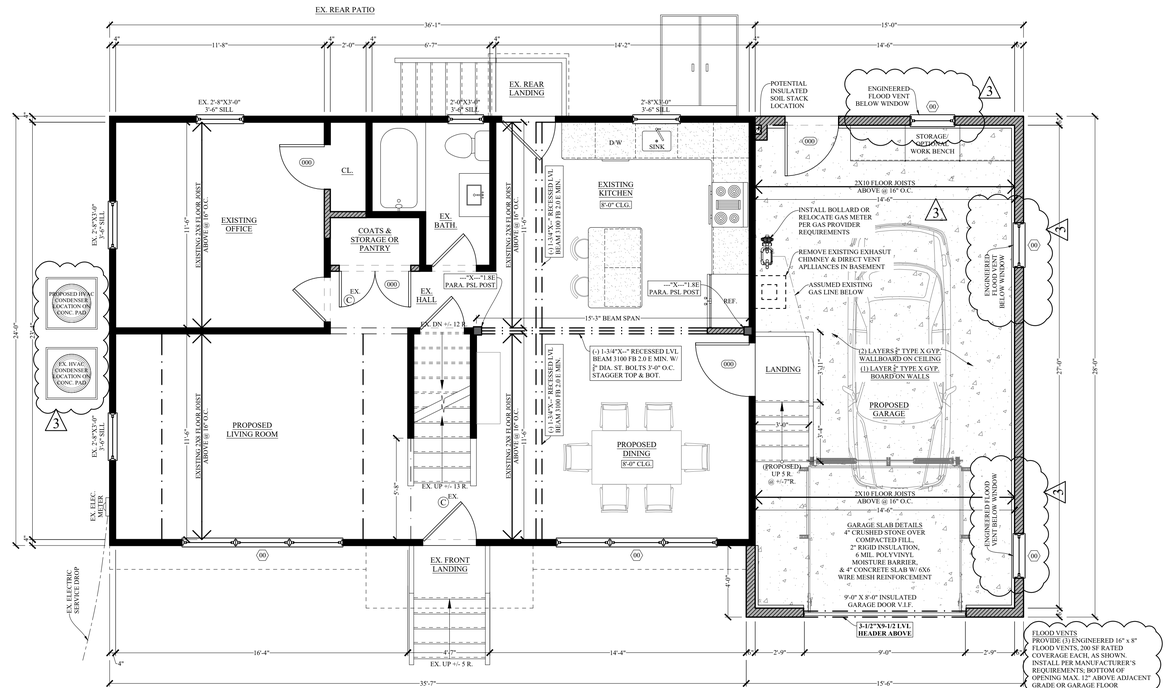
3 A-1.1 PROPOSED SECOND FLOOR CONSTRUCTION PLAN

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



2 A-1.1 PROPOSED FOUNDATION PLAN

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



1 A-1.1 PROPOSED FIRST FLOOR CONSTRUCTION PLAN

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

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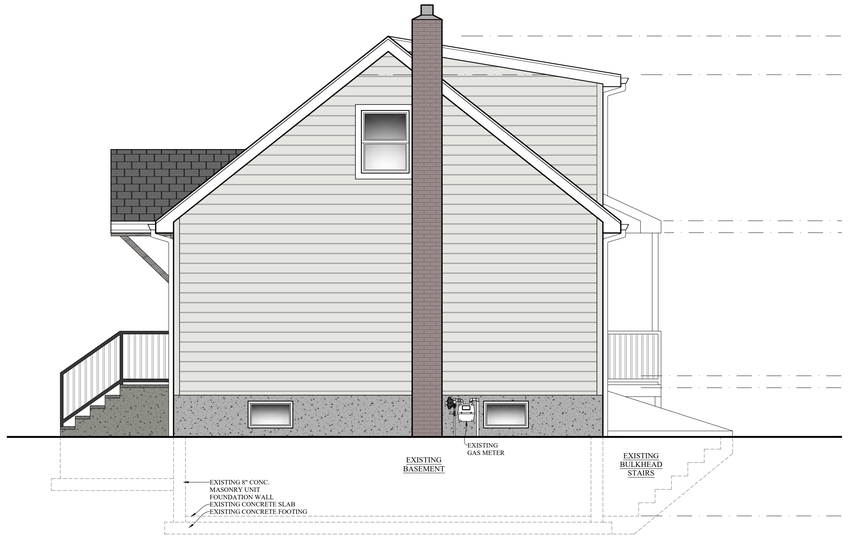
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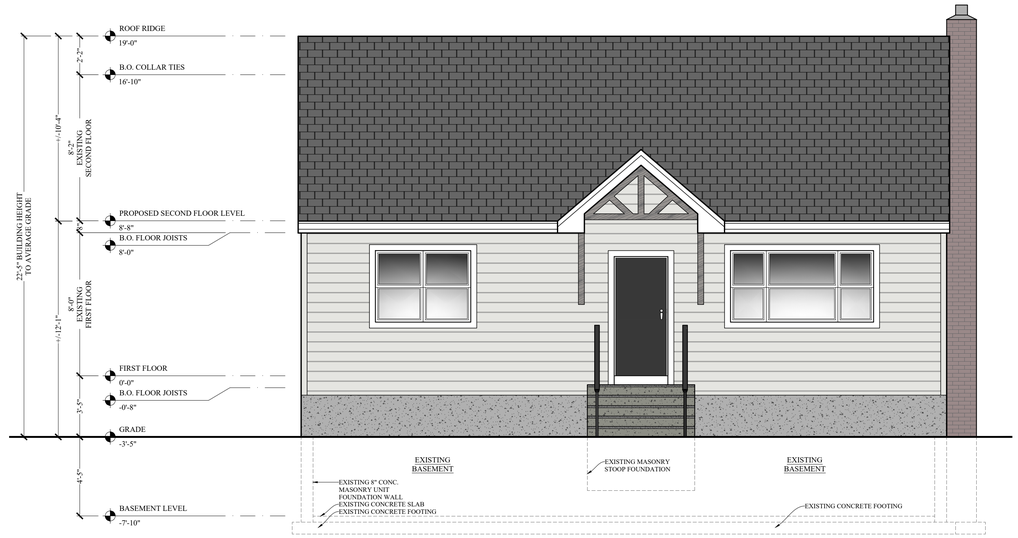
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A-1.1



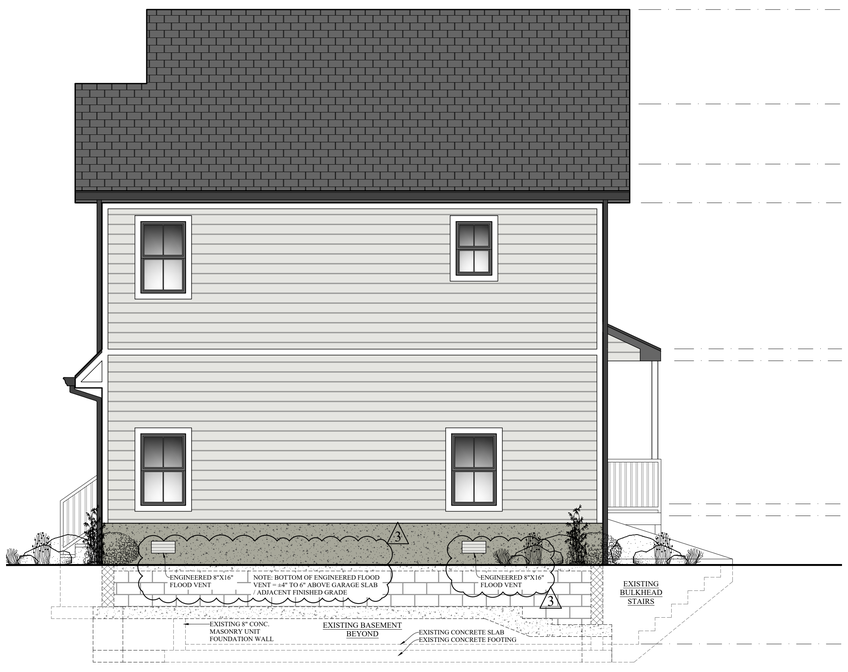
4 A-2.1 EXISTING SIDE ELEVATION (SOUTH)

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



3 A-2.1 EXISTING FRONT ELEVATION (WEST)

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



2 A-2.1 PROPOSED SIDE ELEVATION (SOUTH)

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



1 A-2.1 PROPOSED FRONT ELEVATION (WEST)

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

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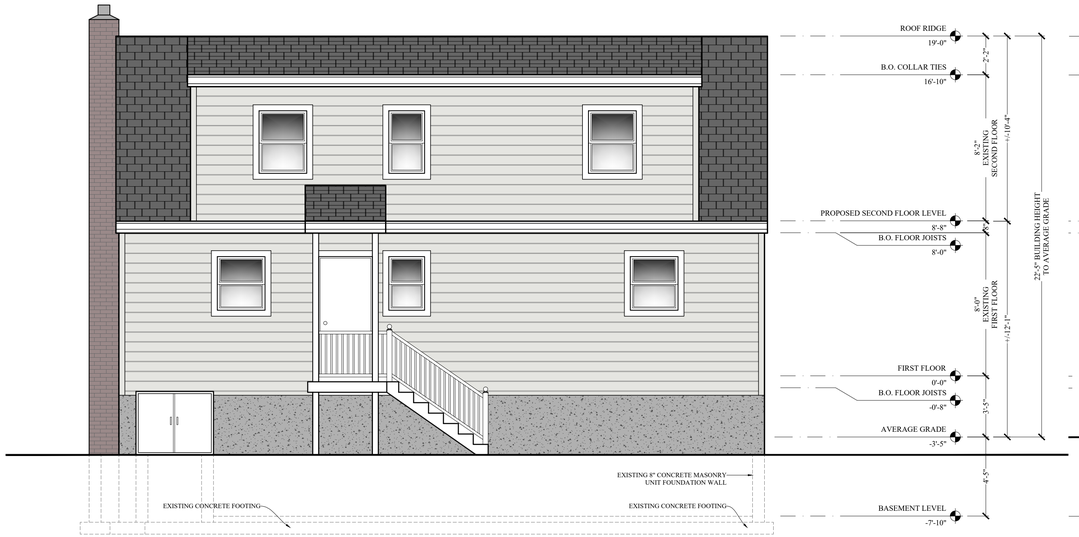
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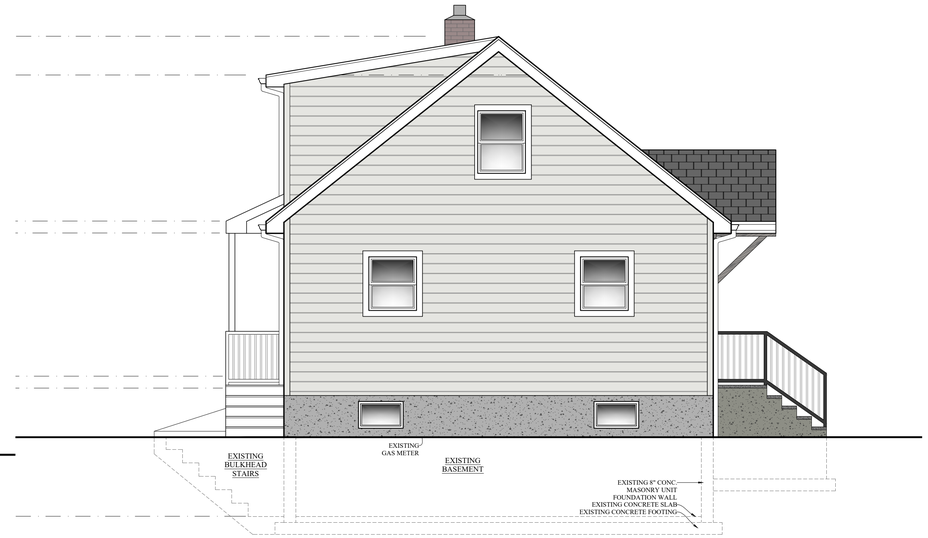
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A-2.1



4 A-2.2 EXISTING REAR ELEVATION (EAST)

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



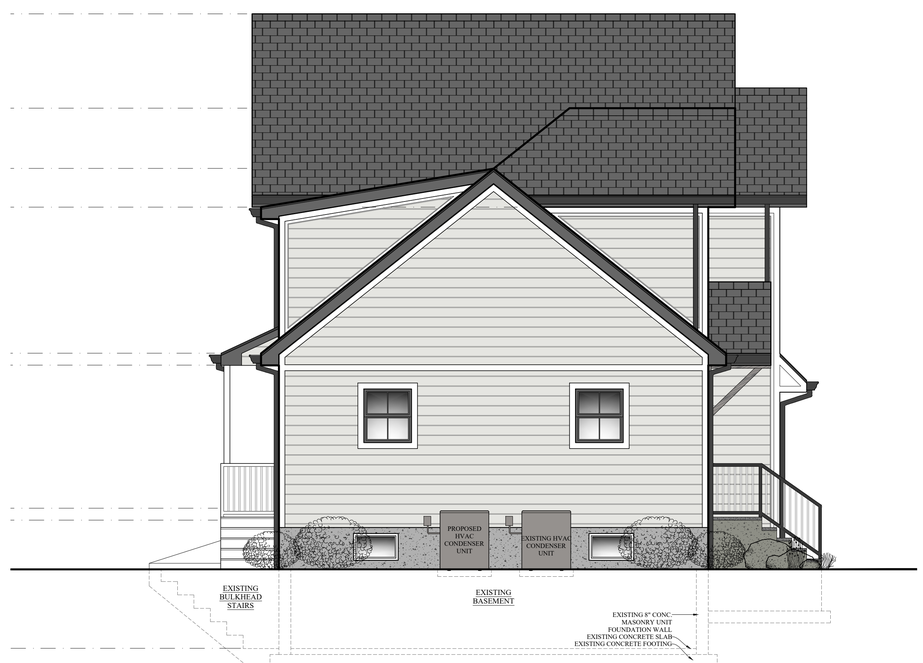
3 A-2.2 EXISTING SIDE ELEVATION (NORTH)

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



2 A-2.2 PROPOSED REAR ELEVATION (EAST)

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



1 A-2.2 PROPOSED SIDE ELEVATION (NORTH)

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

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