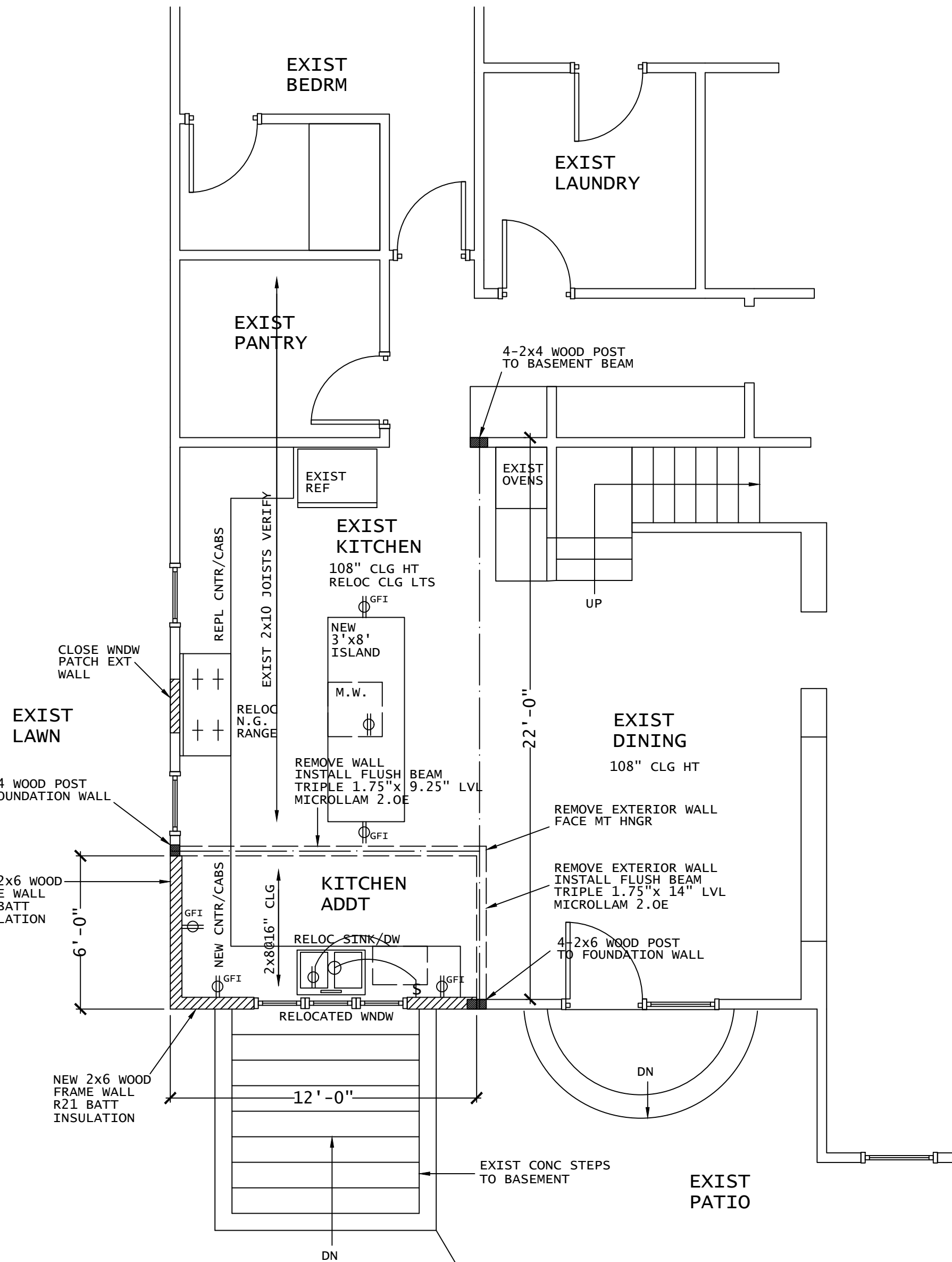
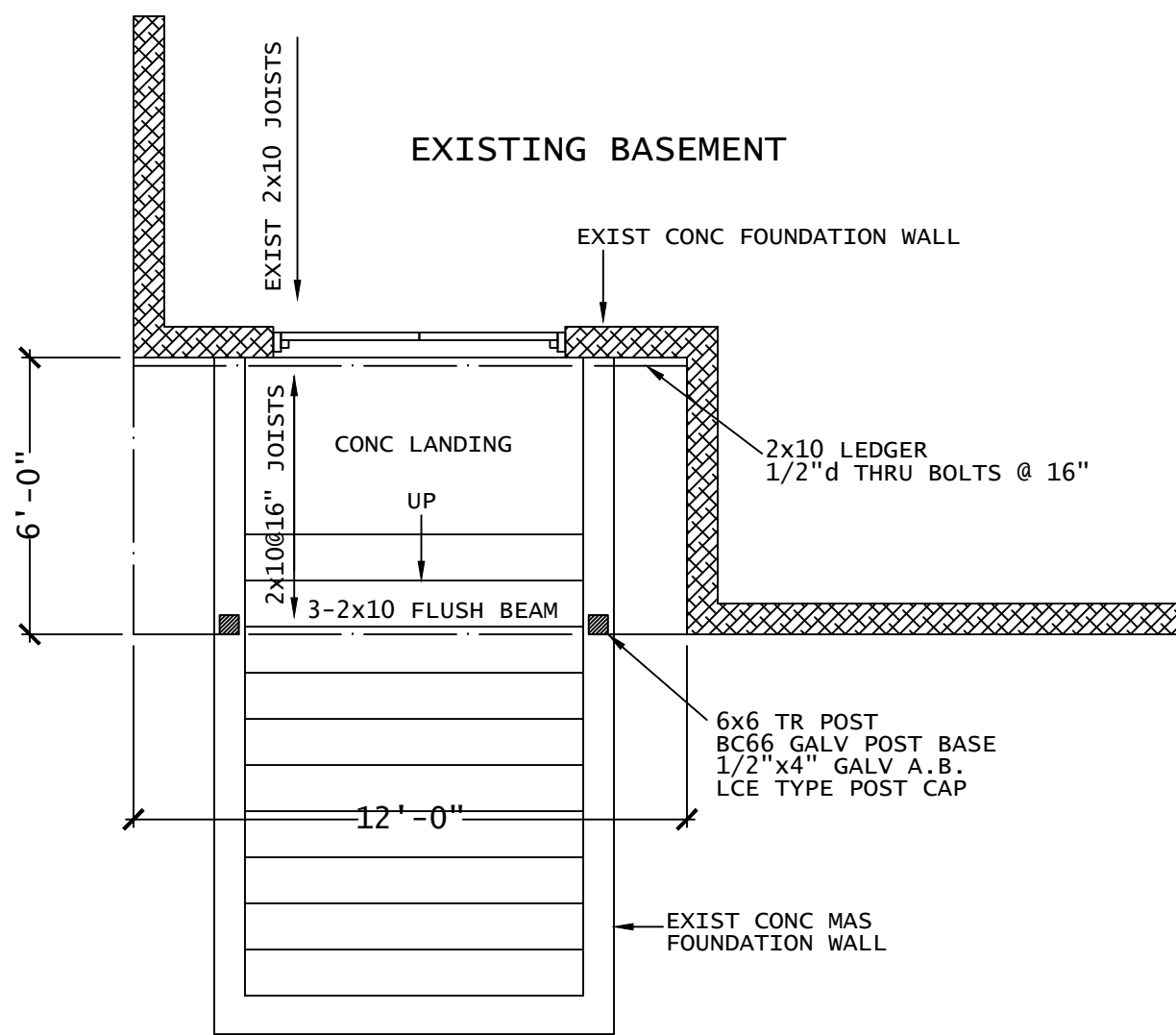
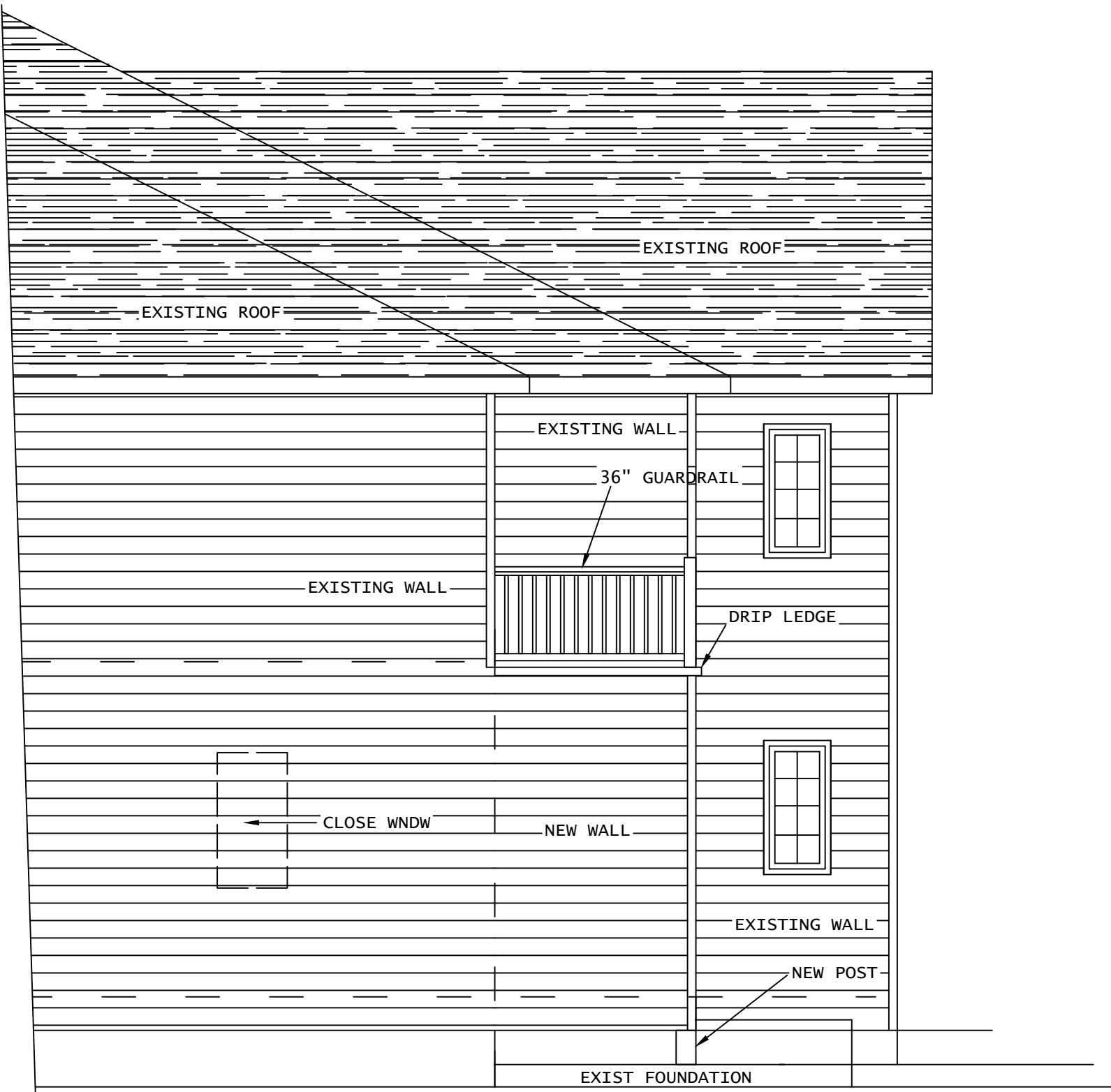
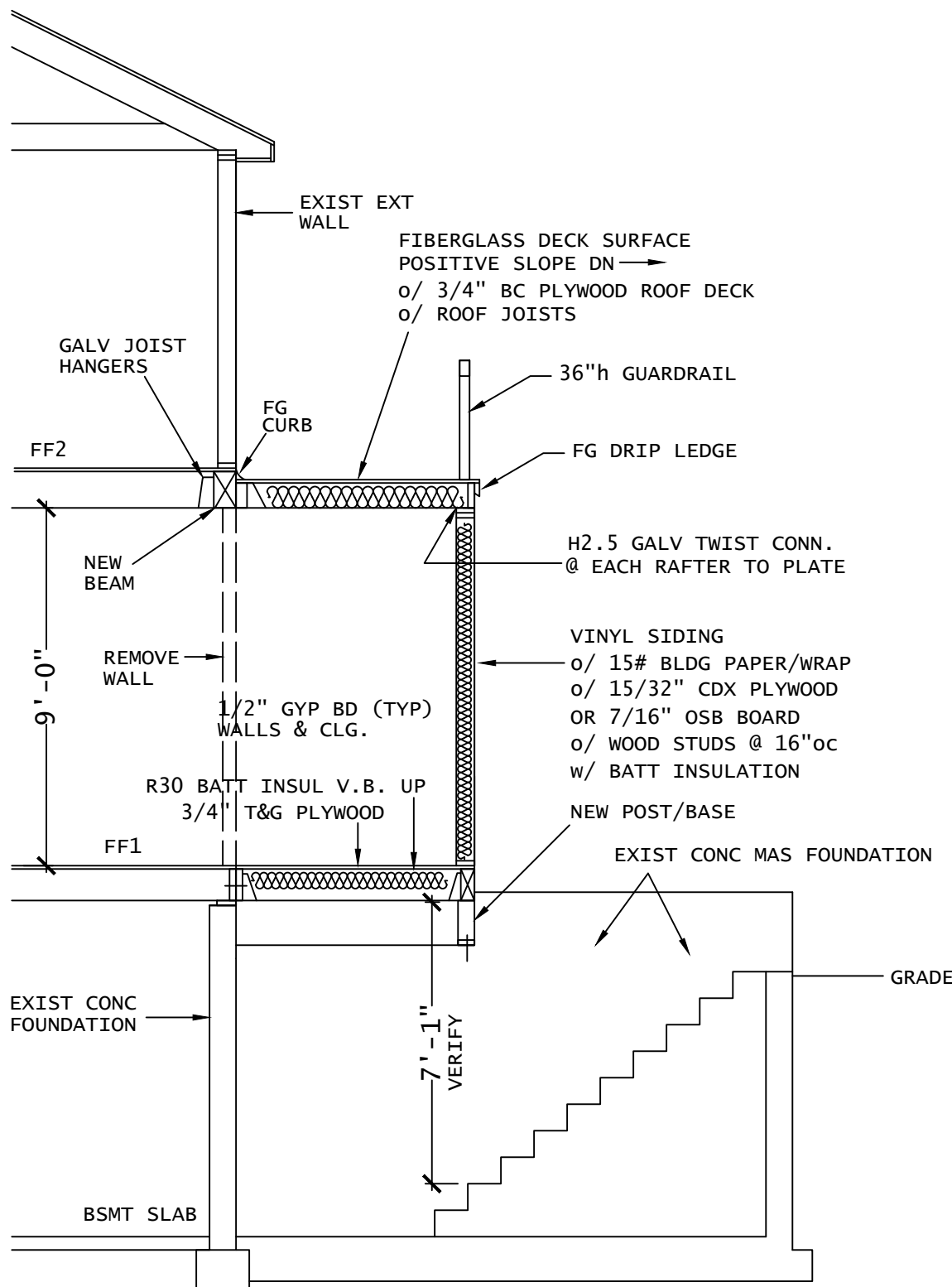


GENERAL NOTES:

- Bidders shall visit the site of the proposed work and be fully acquainted with the existing conditions prior to submitting bids in order that all requirements and conditions are fully understood. All areas and conditions indicated on the drawing must be verified by bidders and their subcontractors at the site prior to start of work.
- Unknown or hidden structural deficiencies or dimensional discrepancies relating to the existing structure or the renovated area must be reported to Architect immediately upon discovery. All changes to plan must be approved by Architect. Methods and systems of erection, demolition and reconstruction and jobsite safety is the responsibility of the contractor. Contractor to submit shop drawings and samples of materials or fabrications for approval by Architect.
- Owner shall oversee the work of contractor unless the Architect is engaged by the owner to administer construction and periodically visit the site. Blueprint Drawings are not to be scaled. All dimensions to be verified and confirmed in the field by contractor prior to installation or construction. Architect shall be notified immediately of any discrepancies to the plan or of the conditions noted or implied upon discovery.
- Design Loads (Total)

Soil Bearing	2000 psf
wind 115 MPH @ 3 sec	19 psf
Snow	30 psf
Floor sleeping areas	40 psf total
living areas	30 psf live
	50 psf total
Roof	40 psf live
Attic storage	35 psf total
non-storage	30 psf total
Stairs	20 psf total
	50 psf total
- Insulation and Water Resistance:
IECC 2015 R402 -
Energy subcode compliance per RESCHECK software.
Insulation:
Ceiling with attic: R-38 batt with attached vapor barrier.
wall: 2x6 WALLS R-21 batt with attached vapor barrier.
2x4 WALLS R-15 batt with attached vapor barrier.
Floor over unconditioned space: R-30 with attached vapor barrier surface faced toward conditioned space.
Windows: U=.35 or better, SHGC=.40 or better
Skylights: U=.55 or better
Eaves: Moisture resistant granular surfaced self-sealing rubberized asphalt membrane 36" wide shingle underlayment in all valleys and at eaves from edge.
- Concrete:
3000 psi @ 28 days for footings.
2500 psi @ 28 days for slabs and other.
Material to comply with ACI 318.
- Lumber:
Framing- Douglas Fir #2 north
PB1250psi., rep., 1000psi. sing., E=1.6
Parallel or MicroLam beams: PB=2,900 psi., E=2.0
Treated wood-to comply with AWPA C22 & C9.
for all sill plates on CMU.
Finish carpentry- complying with PS 20.
Trim- shall be 'C' white pine or as specified. Similar to existing.
window and door headers - to be 2-2x10 unless otherwise specified on drawing.
Fireblocking- provide fireblocking to close off all vertical and horizontal concealed draft openings between floors and walls, and wall and roof spaces. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
Fireblocking materials consist of two inch nominal lumber, two layers of one nominal lumber with broken lap joints, 1/2" gypsum board, 23/32" wood structural panels, 1/4" cement millboard, batts or blankets of mineral wool or glass fiber.
Fireblocking of openings around vents, pipes, ducts, cables and wires to be with an approved material.
- Architectural Woodwork: To comply with AWI for custom grade.
- Plywood: APA Grade P-1-B3 Exterior Glue, 5 ply Fir.
Gypsum Wall Board: Standard type to comply with ASTM-C56. Moisture resistant type to comply with ASTM-C630. Fire rated toward garage side.
- Plastic Laminates: to comply with NEW L03
- Conc.Masonry: to comply with ACI 530/ASCE 5/MS 402
- Roof System:
120 mmp rated 240#/sq asphalt shingles self-seal
ASTM D3018 Type 1, ASTM D 225 or ASTM D 3462
UL597 wind resistance.
ASTM D 7158 Labeled Class G OR H wind or alternate test ASTM D3161 Labeled Class F wind,
ASTM E108 Class A Fire, UL790 Class A Fire resistance, over 15 lb bldg paper underlayment ASTM D226 type 1, over 15/32" CDX plywood sheathing, roof trusses/rafters.
36" wide moisture resistant granular surfaced self-sealing rubberized asphalt membrane in all valleys and along eaves. Continuous ridge venting.
- Ceiling System: Batt insulation with attached vapor barrier and 1/2" gypsum wall board screw fastened to ceiling.
- Exterior walls: 0.035 vinyl siding ASTM D 3679, over 15 lb asphalt saturated felt over 15/32" 5-ply APA rated CDX plywood sheathing or 7/16" osb panels, wood studs with batt insulation with attached vapor barrier, and 1/2" gypsum wall board nailed to stud, taped and sanded smooth.
- Floor System:
Base subfloor -one layer of 3/4" APA rated T&G plywood glued-nailed to floor joists.
A) Carpet or hardwood strips over subfloor.
B) vinyl sheet or vinyl tiles: vinyl over 1/4" Lauan plywood over subfloor. Use recommended tile manufacturer mastic compound.
C) ceramic tile: 3" ceramic tile, owner and architect to approve over two 3/4" APA rated plywood subfloors. Use approved manufacturer thin set compound.
- Windows, sliding doors and skylights: RELOCATED EXISTING UNIT by Andersen, Velux, Pella or approved equivalent. Double pane, low E insulated glass U=0.35 or better, vinyl clad exterior, w/ screen & standard handle.
Install self adhered corrosion resistant flashing membrane at exterior door and window openings. The flashing shall installed shingle style and shall extend from the window or door unit to the surface of the exterior wall surface or to the water resistive barrier. Written installation instructions shall be provided by the manufacturer for each exterior door and window.
- Doors: NA
- Fixtures: All fixtures selection for plumbing and electrical to be approved by owner and architect.
- Hardware: Provide door hardware made by shlage residential series with bedroom/bath locking.
- Electrical:DESIGN BY ELEC. CONTRACTOR
- Mechanical: HVAC DESIGN BY GENL. CONTR. General contractor to submit specification data sheet for new HVAC equipment, detailing electrical and venting specifications and unit and vent clearances, and plan for any related supply and return duct design
- Plumbing: RELOCATE EXISTING SINK
- Other Specified Materials on Drawings: Materials indicated on drawing showing specific Manufacturer are intended to be for size and shape references only. Contractor may submit equivalent materials and colors from other manufacturers for approval by architect or owner.



USE GROUP: R5
CONSTRUCTION CLASSIFICATION: 5B

AREA AND VOLUME	AREA SF	VOL CF
SPACE		
FLOOR 1 ADDITION	74 SF	700 CF

CODES

International Residential Code 2021, NJ Edition
New Jersey uniform Construction code
NJAC Rehabilitation Subcode NJUCC Subchapter 6
National Electrical Code (NFPA 70) 2020
National Standard Plumbing Code 2021
IECC 2015 Energy code
International Mechanical code 2021
International Fuel Gas Code 2021

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STATE OF NJ RA14415
STATE OF OHIO RA8837

RESIDENCE ADDITION
LOT BLOCK
26 BLUE HERON WAY, SKILLMAN, NJ

DATE OF ISSUE : FEBRUARY 27, 2023

1 OF 1

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DATE	REVISION