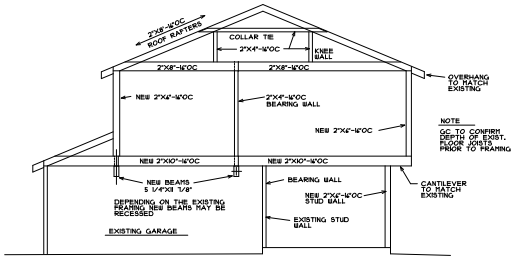


CROSS SECTION

GENERAL NOTES

CONTRACTOR SHALL ONLY USE WRITTEN MEASUREMENTS. IN ABSENCE OF SAME HE SHALL SCALE DRAWINGS ONLY AFTER APPROVAL BY ARCHITECT. IF THERE IS AN APPARENT CONFLICT OF MEASUREMENTS, SCALE, ETC. HE SHALL NOT PROCEED UNTIL ALL CONDITIONS ARE VERIFIED.

ANY OMISSIONS OR DISCREPANCIES NOTED BY CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OT ARCHITECT PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STATE CODE HAVING JURISDICTION.

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

FINISHED GRADING AROUND EXTERIOR OF BUILDING SHALL BE SUCH THAT NO RISER IS GREATER THAN 8 1/4" IN HEIGHT FROM BUILDING TO GRADE.

ALL FOOTINGS TO BE MINIMUM OF 3'-6" BELOW FINISHED GRADE AND SHALL BEAR ON SOIL WITH 3,500 PSF CAPACITY.

ALL FOOTINGS TO BEAR ON VIRGIN OR COMPACTED SOIL.

CONCRETE FOOTINGS AND CONCRETE SLABS TO BE 3,000 P.S.I. AT 28 DAYS.

FOUNDATION WALLS TO EXTEND 8" TO FINISHED GRADE.

TOP COURSE OF FOUNDATION WALL SHALL BE FILLED SOLID WITH MORTAR.

TWO COATS OF PARGING AND TWO COATS OF ASPHALT COATING ON FOUNDATION WALL BELOW GRADE.

8" MINIMUM SOLID MASONRY UNDER ALL GIRDER AND POST-BEARING POINTS UNLESS OTHERWISE NOTED).

ANY WOOD CLOSER THAN 8" TO FINISHED GRADE SHALL BE TREATED WOOD.

CONTRACTOR SHALL PROVIDE EVERY ITEM OF FRAMING AS REQUIRED, WHETHER SPECIFICALLY SHOWN OR NOT, TO MAKE A COMPLETE AS JOB IN ACCORDANCE WITH GOVERNING CODES AND GOOD PRACTICE.

ALL LUMBER (FRAMING) SHALL BE PSI4500 P.S.I. DOUGLAS FIR GRADE 2 OR BETTER, ALL HEADERS AND BEAMS TO BE (2)2-2X" BTH 1/2" PLYWOOD PLATE UNLESS OTHERWISE NOTED.

ALL JOISTS SHALL BEAR 3" MINIMUM.

ALL HEADERS SHALL BE SUPPORTED AT EACH END BY (2)2"x6" MINIMUM.

ALL JOISTS ENDS TO BE SUPPORTED LATERALLY BY A RIM JOISTS OR SOLID BLOCKING.

SOLID BLOCK BELOW ALL BEARING WALLS AND BEARING POINTS.

ALL PLYWOOD SHALL BE LAMINATED WITH EXTERIOR GRADE GLUE.

CONTRACTORS: CONTRACTORS SHALL NOT NOTCH, CUT OR PIERCE WOOD BEAMS, JOISTS, RAFTERS OR STUDS IN EXCESS OF THE LIMITATIONS NOTED BELOW.

NOTCHES: NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OF JOISTS AND RAFTERS OF 4 INCH OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

HOLES: HOLES BORED OR CUT INTO JOISTS FOR PIPING OR ELECTRICAL CABLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST. IN STUDS OF BEARING WALLS OR PARTITIONS, NOTCHES OR BORED HOLES MADE TO RECEIVE PIPING, ELECTRICAL CONDUIT, AIR CONDITIONING OR HEATING DUCT WORK OR FOR OTHER FABRICATING PURPOSES SHALL NOT BE CUT OR BORED MORE THAN ONE-THIRD THE DEPTH OF THE STUD.

REINFORCEMENT: WHERE THE STUD IS CUT OR BORED IN EXCESS OF ONE-THIRD ITS DEPTH, THE STUD SHALL BE REINFORCED TO BE EQUAL IN LOAD-CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE-THIRD ITS DEPTH.

TRIMMER AND HEADER BEAMS: WHERE DETERMINED NECESSARY BY STRESS ANALYSIS TRIMMER AND HEADER BEAMS SHALL BE DOUBLED OR LARGER MEMBERS USED. UNLESS SUPPORTED ON A SAIL GIRDER OR COLUMN, ALL TRIPLE-TRIMMER BEAMS SHALL BE SPACED OR BOLTED TOGETHER.

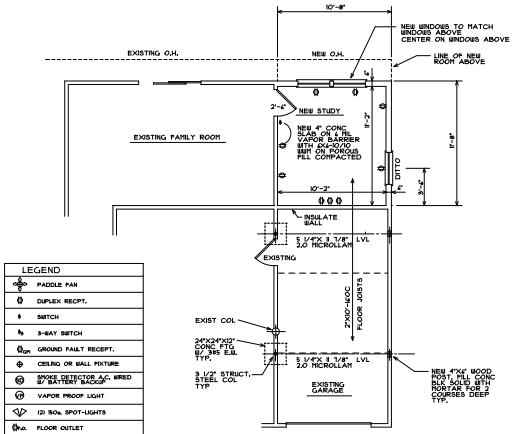
BEARING AND ANCHORAGE ON GIRDERS: ALL MEMBERS FRAMING INTO GIRDERS SHALL BE ANCHORED OR TIED TO ANCHORED GIRDERS. THE FACES OF ALL BEARING OR JOINTS RESTING ON GIRDERS SHALL BEAR NOT LESS THAN 4 INCHES (102 MM) ON THEM, SHALL BE SUPPORTED IF APPROVED METAL STIRRUPS, HANGERS OR OF WOOD CLIPS OR RIBBON STRIPS. BEARING PARTNERS OF WOOD GIRDERS SHALL BE HALF LAP JOINTED, NOTCHED OR SPACED. WHERE BEARING PARTNERS ARE FRAMING END-TO-END, THE BEARS SHALL BE SECURED TOGETHER BY APPROVED TIES, STRAPS DOGS, PLATES OR SIMILAR.

FLASH ALL ROOF PENETRATIONS.

FLASH AND CAULK ALL WINDOWS AND DOORS.

ALL GLAZING IN DOORS SHALL BE SAFETY TEMPERED GLASS.

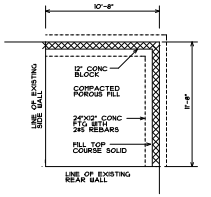
IT IS AGREED THAT THE PROFESSIONAL SERVICES OF DESIGN PROFESSIONAL DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SUPERVISION OF ANY CONSTRUCTION SITE CONDITIONS. CONTRACTOR AGREES TO HOLD OWNER AND DESIGN PROFESSIONAL HARMLESS FROM AND TO DEFEND AND INDEMNIFY THEM AGAINST ANY CLAIM OR ASSERTION, WHETHER OR NOT SUITED, TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED ARISING FROM THE CONTRACTOR'S PERFORMANCE OR THE FAILURE OF THE CONTRACTOR TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. OWNER AND DESIGN PROFESSIONAL AGREES TO BE RESPONSIBLE FOR HIS OWN OR HIS EMPLOYEE'S NEGLIGENT ACT, ERRORS, OR OMISSIONS.



GROUND FLOOR PLAN

LEGEND	
	PADDLE FAN
	DUPLEX RECPT.
	SWITCH
	3-WAY SWITCH
GFCI	GROUND FAULT RECEPT.
	CEILING OR WALL FIXTURE
SD	SMOKE DETECTOR A.C. WIRED W/ BATTERY BACKUP
VP	VAPOR PROOF LIGHT
	(2) 50w. SPOT-LIGHTS
FO	FLOOR OUTLET
	RECESS CEILING LIGHT
	FAN / LITE COMBO
D	SWITCH W/ DIMMER
	2-TUBE 4' LG FLUORESENT
CM	CARBON MONOXIDE DETECTOR

NOTE - ALL NEW LIGHTS SHALL BE LED LAMPS



FOUNDATION PLAN

ADOPTED CODES AND STANDARDS	
AS THEY PERTAIN TO THIS PROJECT	ADOPTION
BUILDING SUBCODE (NJAC 5:23-3.14) INTERNAT'L BUILDING CODE/ 2018, NJ EDITS (IBC FROM 3.14)	SEPT. 3, 2019
ELECTRICAL SUBCODE/NJAC 5:23-3.16) NATIONAL ELECTRICAL CODE (NFPA '70) 2017	SEPT. 3, 2019
PLUMBING SUBCODE (NJAC 5:23-3.15) NAT'L STD PLUMBING CODE/2018 (NSPC W/ NJ EDITS FROM 3.15)	SEPT. 3, 2019
ENERGY SUBCODE (NJAC 5:23-3.18) INTERN'L ENERGY CONSERVATION CODE/2018 LOWRISE RESIDENT. ASHRAE 90.1-2016 (COMMERCIAL AND ALL OTHER RESIDENTIAL	SEPT. 3, 2019
MECHANICAL SUBCODE (NJAC 5:23-3.20) INTERNATIONAL MECHANICAL CODE / 2018	SEPT. 3, 2019
FUEL GAS SUBCODE (NJAC 5:23-3.22) INTERNATIONAL FUEL GAS CODE / 2018	SEPT. 3, 2019
ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21) INTERNAT'L RESIDENTIAL CODE/2018, NJ ED. (IRC NJ EDITS 3.21)	SEPT. 3, 2019
REHABILITATION CODE (NJAC 5:23-6 NJUCC SUBCHAPTER 6	CURRENT AUG. 20, 2018
BARRIER FREE SUBCODE (CHAP. 11 OF IBC/2018 & NJAC 5:23-7 ICC/ANSI A 117.1-2009	SEPT. 3, 2019
ELEVATOR SUBCODE (NJAC 5:23-12) AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)	SEPT. 3, 2019

ATTENTION

AS OF NOVEMBER 2009, THE DEPT. OF COMMUNITY AFFAIRS IS ENFORCING A "RE-USE RECORDING" POLICY. UNDER THIS POLICY, ANY CHANGES MADE DURING CONSTRUCTION TO THE RESIDENTIAL LAYOUT CHANGED BY BUILDER OR HOME OWNER, AND/OR CONTRACTORS CANNOT MAKE CHANGES TO THE PLANS PREPARED BY THE ARCHITECT.

CHANGES AND / OR SUBSTITUTIONS ARE NOT ALLOWED

EXAMPLES - PARALLAM VS. NICOLAM VS. ANTHONY, ENGINEERED VS. METAL STRINGER VS. WOOD STRINGER, VS. STICK FRAMING, PLYWOOD VS. PARTICLE BOARD, ETC.

IF CHANGES AND / OR SUBSTITUTIONS ARE MADE, THE HOME OWNER AND/OR BUILDER SHALL HOLD THE ARCHITECT HARMLESS FROM ANY CHANGES AND / OR ERRORS AND OMISSIONS REQUIRED BY THE CONSTRUCTION OFFICIAL.

SEISMIC/HURRICANE TIES

USE SIMPSON-STRONG TIE CONNECTORS ONLY NO SUBSTITUTIONS ALLOWED.

SOLE PLATE TO STUD - 1
SOLE PLATE TO FLOOR JOIST - H2S
DOUBLE PLATE TO CEILING REAR - H4
RIDGE BEAM TO ROOF RAFTER - RR

ENERGY REQUIREMENTS HAVE BEEN MET BY
COMPLIANCE W/ PERSCRIPTIVE PACKAGE
ZONE 4
FENESTRATION U=0.31 CEILING/ROOF R-49 WOOD FRAME WALL R-20 or R-13+R-3.8 FLOOR SLAB UNHEATED R-15 FOR 24" CRAWL SPACE R-10/13

IICC MPO CHART	
AREA	FIRST FLR - 124 SF SECOND FLR - 298 SF
VOLUME	4211 CF
USE GROUP	R-5 RESIDENTIAL
CONSTRUCTION TYPE	V-B
FLOOR LOAD	40 PSF LL 10 PSF DL
ROOF LOAD	30 PSF LL 10 PSF DL
CEILING LOAD	20 PSF TOTAL
WIND LOAD	100 PSF

JOB NO. 2104
DWG. NO. A-1

LIC. NO. AI 00888

ROBERT P. COLETTA
ARCHITECT

PROJECT: RESIDENTIAL ADDITION
LOCATION: 184 BIRARWOOD DRIVE EAST
OWNER: DANIEL AND SHERIEN BROWN

DRAWING TITLE: UCC INFO
FLOOR PLANS

137 CHAUCER DRIVE
BERKELEY HTS., N.J. 07922

(908) 665-8704

DATE	SCALE	DRAWN BY	CHECKED BY
9/7/20	1/4"=1'-0"	RPC	RPC

REVISIONS