

GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 4/87 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM), (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ANY EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR DIMENSIONS. IF NO DIMENSIONS ARE PROVIDED, CONSULT DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PROJECT WATER-TIGHT. WEATHER TIGHT NOT WITHSTANDING ANYTHING IN THE CONTRACT DOCUMENTS.

SITE WORK
STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK. PATIOS ARE TO BE SLOPED 1/8 TO 1/4" PER FOOT AWAY FROM RESIDENCE. PRIOR TO BEGINNING ANY EXCAVATION, CONTRACTOR SHALL VERIFY AND MARK ALL UNDERGROUND UTILITY LOCATIONS.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3,000 P.S.I. AT 28 DAYS & 3,500 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY LOCAL CODES. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 40" O.C. AND MAX. 12" FROM CORNERS. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

GARAGES
GARAGE SEPERATION SHALL COMPLY PER FTO-13 AND BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE-X GYP. BD. APPLIED TO GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 2 LAYERS OF 5/8" TYPE-X GYP. BD. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK. GARAGE APPLIANCES SHALL BE INSTALLED 18" ABOVE FLOOR ON A PLATFORM. GARAGE FLOORS ARE TO BE SLOPED TOWARDS THE GARAGE DOOR TO FACILITATE THE MOVEMENT OF LIQUIDS.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE WIRING POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

FRAMING AND ROUGH CARPENTRY
JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR #2 OR BETTER. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ TREATED. ALL METAL FASTENERS IN CONTACT WITH ACQ TREATED LUMBER TO BE DOUBLE HOT DIPPED GALVANIZED OR AS SPECIFIED BY MANUFACTURER. TERMITE SHIELDS AT SILL TO BE COPPER OR OTHER APPROVED NON CORROSIVE MATERIAL. ALL EXTERIOR SHEATHING SHALL BE 1/2 CDX DOUGLAS FIR PLYWOOD. SUB-FLOORS TO BE 3/4" CDX PLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS. TOE NAIL JOISTS TO CAP OR BEAM WITH . WHERE FLUSH FRAMING OCCURS, USE MIN. 1/6GA SHEET METAL JOISTS HANGERS BY "SIMPSON" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM 2/2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS:
A) CONCEALED SPACES OF STUD WALLS AT FLOOR AND CEILING LEVELS
B) SOFFITS AND FURRED SPACES AT 10 FOOT LEVELS BOTH VERT. AND HORIZ.
C) ALL INTERCONNECTIONS BETWEEN CONCEALED HORIZONTAL AND VERTICAL SPACES WHICH OCCUR AT DROP SOFFITS, CEILINGS, AND COVE CEILINGS.
D) BETWEEN STAIR STRINGERS IN BOTTOM AND TOP OF RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS.
E) OPENINGS AROUND DUCTS, PIPES, VENTS AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIALS.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED AND AS PER THE NATIONAL STANDARD PLUMBING CODE. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THRU ROOF FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
DISH WASHER 1 1/2"
KITCHEN SINK 1 1/2"
LAVATORY 1 1/4"
SHOWER 2"
TOILET 3" MATCH FIXTURE OUTLET
ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROSTPROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THAT THE OWNER CHANGES, THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

INTERNATIONAL ENERGY CONSERVATION CODE
AIR LEAKAGE:
-JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDINGS ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-RECESSED LIGHTS MUST BE TYPE 1 C RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE 1 C OR NON-1 C RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION

VAPOR RETARDER:
-REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.
MATERIALS IDENTIFICATION:
-MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-MATERIALS AND EQUIPMENT MUST IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
-MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
-INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

TEMPERATURE CONTROLS:
-EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.

STAIRS/GUARDS
STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HEADROOM SHALL BE A MIN. OF 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. STAIR RISER HEIGHT SHALL BE A MAXIMUM OF 8-1/4 INCHES. STAIR TREAD DEPTH SHALL BE A MIN. OF 9 INCHES. ALL TREADS AND RISERS ARE TO BE UNIFORM IN HEIGHT AND DEPTH. STAIR PROFILE, STAIRS WITH A TREAD DEPTH OF LESS THAN 11 INCHES ARE REQUIRED TO HAVE A NOSING OF BETWEEN 3/4 AND 1-1/4 INCHES. LANDINGS FOR STAIRS, THERE SHALL BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, AND BE A MIN. OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. HANDRAILS SHALL BE COMPLY PER IRC R311.7.7 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS AND SHALL BE 30" - 38" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT.

WOOD FLOORING
WOOD FLOORING TO BE 2 1/4" WIDE BY 3/4" THICK JOIST AND GROOVE SELECT RED OAK STRIPS MINIMUM 2' IN LENGTH. FLOORING SHALL BE INSTALLED OVER CONSTRUCTION WEIGHT CRAFT PAPER. ALL BOARDS TO BE BLIND NAILED WITH 2" BARBED FASTENERS. ALL JOINTS TO BE TIGHT WITH BOARD EDGES FREE OF DEFORMITIES. ALLOW FOR PERIMETER EXPANSION AS RECOMMENDED BY WOOD FLOOR MANUFACTURER. PREPARATION AND FINISHING:
ALL PLANK FLOORING TO BE SANDED THREE TIMES: ONE COURSE CUT, ONE MEDIUM CUT, AND ONE FINE CUT. ALL SANDING TO BE UNIFORM, SWIRLS AND CROSS-MARKS ARE UNACCEPTABLE. TWO COATS OF STAIN, APPROVED BY THE ARCHITECT, AND THE OWNER SHALL BE APPLIED IN A UNIFORM MANNER. FLOORING SHALL BE SEALED WITH TWO COATS OF NON-YELLOWING POLYURETHANE AS MANUFACTURED BY MCKLUSKY'S HEIRLOOM SERIES, EGGSHELL FINISH OR APPROVED EQUAL.

PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE.
INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES, WALLS, DOORS, FRAMES, TRIM, AND BASES, ONE COAT WOOD FILLER OR STAIN AND TWO COATS MCKLUSKY'S EGGSHELL FINISH NON-YELLOWING POLYURETHANE GYPSUM BOARD- MINIMUM ONE COAT PRIMER AND TWO COATS FLAT PAINT.
EXTERIOR WOOD SURFACES- TWO COATS EXTERIOR GRADE STAIN.
EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL.
ALL MATERIAL SHALL BE OF BEST QUALITY PITTSBURGH, PRATT & LAMBERT, DUTCH BOY. CABOTS, MCKLUSKY'S, OR APPROVED EQUAL. CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECT'S AND/OR OWNERS APPROVAL.

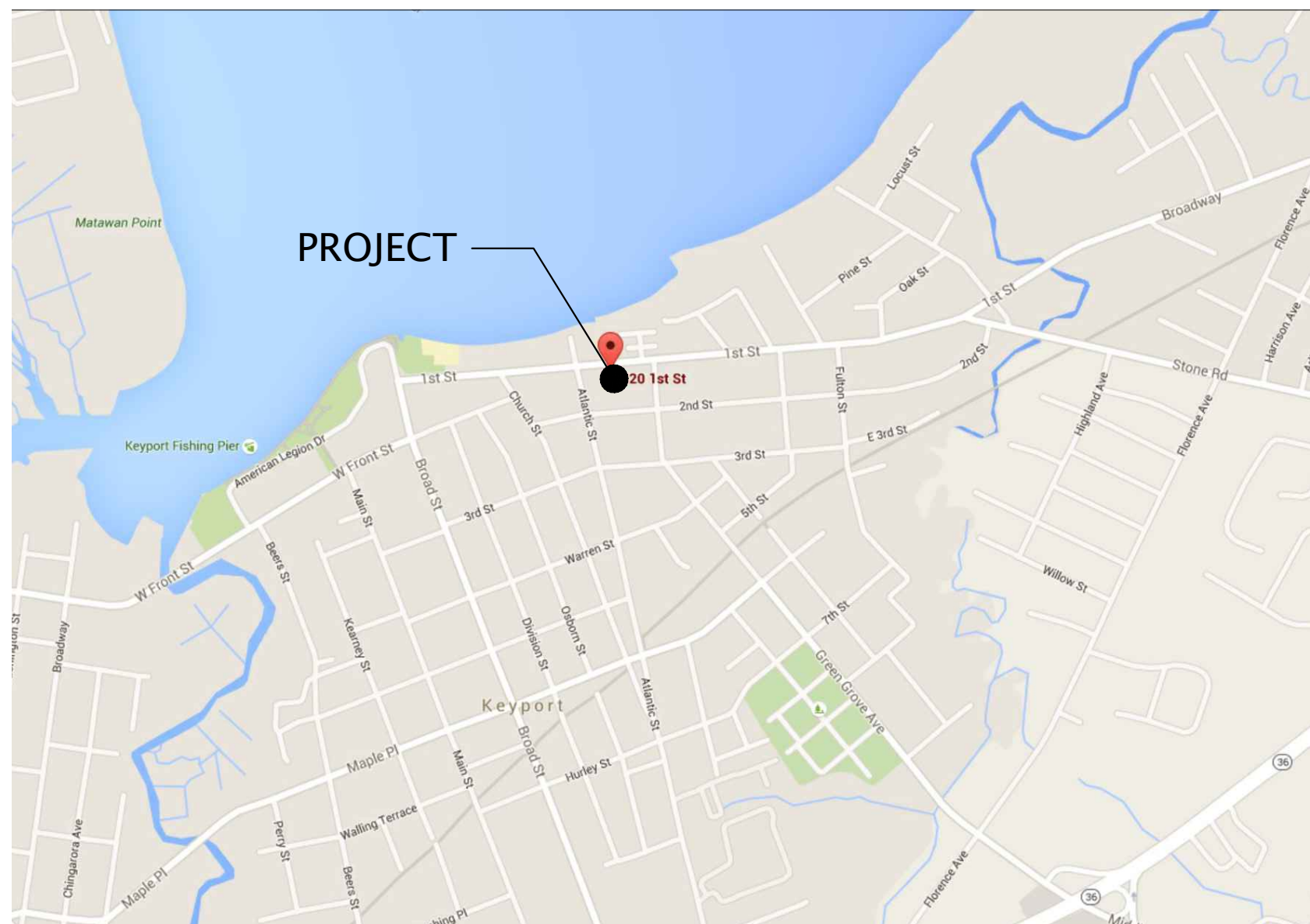
GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.3 OF THE INTERNATIONAL RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.
ALL BATHROOMS SHALL BE PROVIDED WITH MOISTURE RESISTANT GYPSUM BOARD.
ALL TUBS & SHOWER ENCLOSURES TO RECEIVE TILE SHALL BE PROVIDED WITH CEMENT BACKER BOARD OR APPROVED EQUAL.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER THE INTERNATIONAL RESIDENTIAL CODE. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER IECC ENERGY REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER, DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED, PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE. WINDOWS USED FOR RESCUE OR ESCAPE SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. WIDTH = 20 INCHES MIN. HEIGHT = 24 INCHES/ WINDOW SILL HEIGHT = MAX 44 INCHES SAFETY GLASS SHALL BE PER IRC R308.4 AND PROVIDED WHERE GLASS IS LOCATED IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR.
EXCEPT AS NOTED:
1) DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
2) FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. ROOMS THAT ARE HABITABLE SHALL BE PROVIDED WITH A GLAZING AREA NOT LESS THAN 8% WITHIN MINIMUM OPENABLE AREA TO EXTERIOR OF 4% BASED ON THE FLOOR AREA BEING VENTILATED PER IRC R303.1 AND R303.2.

ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R905.2 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIES AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATER-TIGHT, WEATHER-PROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNER'S APPROVAL, PRIOR TO INSTALLATION.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH KRAFT FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. KRAFT TO BE PLACED TOWARD WARM SIDE. PROVIDE 1-1 1/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTING TO 6" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

RENOVATION / ADDITION TO: MERLA RESIDENCE 120 1ST STREET KEYPORT , NJ 07735

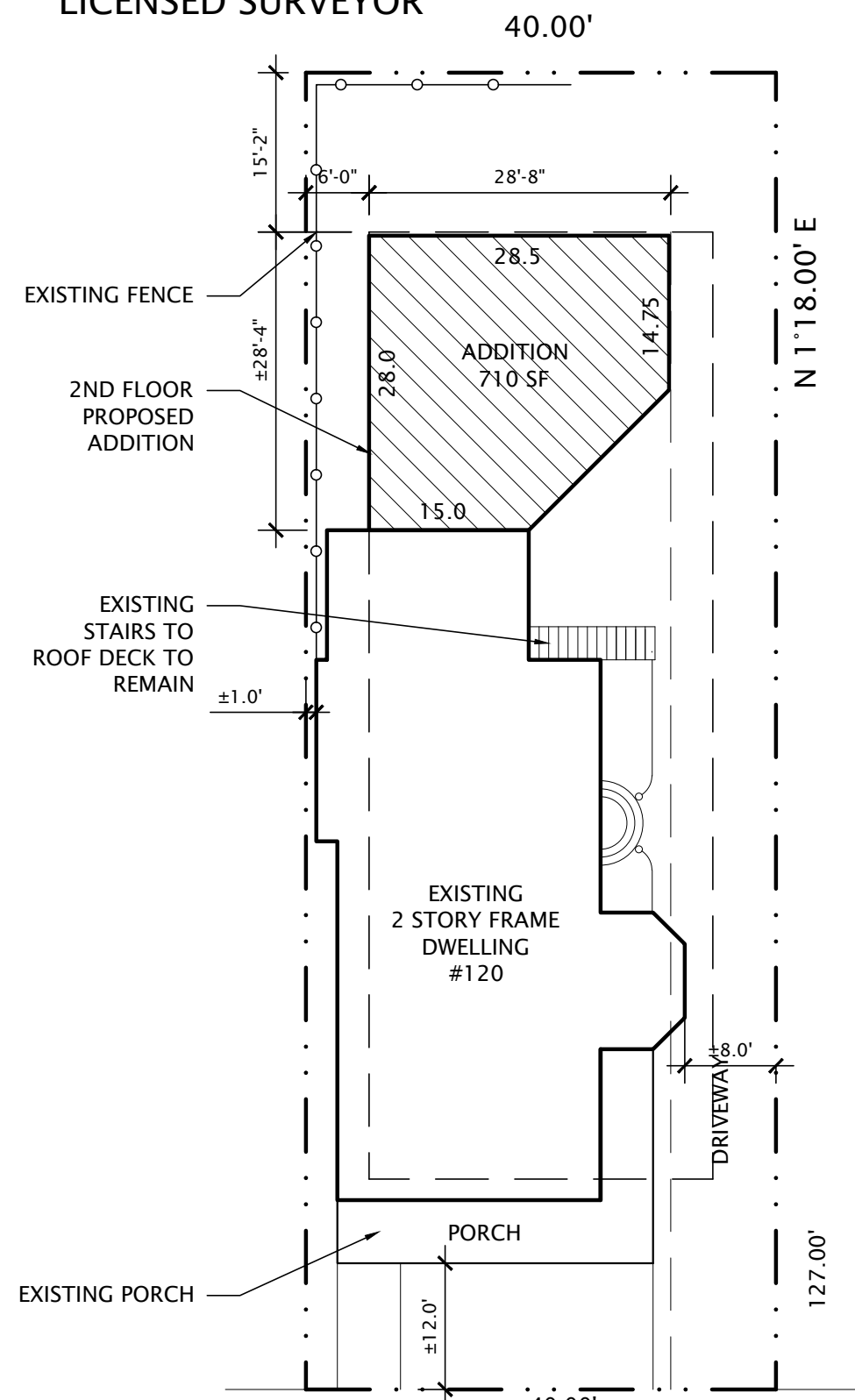


LOCATION MAP NOT TO SCALE

ABBREVIATIONS

DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION
ABOVE FINISH FLOOR	A.F.F.	FEMININE NAKPIN DISPENSER	F.N. DISP.	PRESSURE & TEMP. RELIEF	P.T.R.
ACOUSTICAL TILE	ACT.	FLOORGLASS	F.GLASS	QUARRY TILE	Q.T.
AGGREGATE BASE COURSE	ABC	FINISH FLOOR ELEVATION	F.F.E.	REFLECTED	REFL.
ASPHALTIC CONCRETE	A.C.	FIREPROOFING	F.P.	REFLECTED CEILING PLAN	R.C.P.
AIR CONDITIONER	A/C	FIXTURE UNIT	F.U.	REGISTER	R.G.
AIR HANDLING UNIT	A.H.U.	FLOOR DRAIN	F.D.	RETURN AIR GRILLE	R.A.G.
ANCHOR	ANCH.	FLUE THRU ROOF	FTR.	RISER	R.
ANCHOR BOLT	A.B.	FOUNDATION	FDN.	ROOFING	REFG.
AND	&	FURNISHED BY OTHERS	F.B.O.	ROOF DRAIN	R.D.
ANDNOIZED	ANDNO.	GALVANIZED IRON	G.I.	ROUGH OPENING	R.O.
BEAM	BM.	GENERAL	GEN.	ROUGH SAWN	R.S.
BEARING	BRG.	GLASS / GLAZING	GL.	RUBBER	RUB.
BENCHMARK	B.M.	GLU-LAM BEAM	GL.LB	SANITARY NAKPIN DISPOSAL	S.N.D.
BOARD	BD.	GYPSUM WALL BOARD	G.W.B	SANITARY NAKPIN VENDOR	S.N.
BOTTOM	BOT.	HANDICAPPED	H.	VENO.	V.
BOTTOM OF BEAM	B.O.B.	HANGER	HGR.	SAW-CUT JOINT	S.C.J.
BOTTOM OF JOIST	B.O.J.	HARDBOARD	HDBD.	SEPARATION	SEP.
BOTTOM OF LEDGER	B.O.L.	HARDWARE	HDWR.	SEWER	S.
BREAKER	BKR.	HARDWOOD	HDWD.	SHEATHING	SHTG.
BROWN	BRZ.	HEADER	HDR.	SHEET METAL	S.M.
BUILT-UP ROOFING	B.U.R.	HEIGHT	HT.	SH	SH.
CABINET	CAB.	HOLLOW CORE	H.C.	SLIDING GLASS DOOR	S.G.
CAPACITY	CAP.	HOLLOW METAL	H.M.	DOOR	D.
CAST IRON	C.I.	HOSE BIB	H.B.	SOAP DISPENSER	S.D.
CERAMIC TILE	C.T.	HOT WATER	H.W.	SOLID CORE	S.C.
CERAMIC TILE	C.T.	HOT WATER RETURN	H.W.R.	SOUNDPROOF	SP.
CLEARANCE	C.O.	INSIDE DIAMETER	I.D.	STAINLESS STEEL	S.S.
CLEARANCE	CLR.	INTERMEDIATE	INTERM.	STEEL	STL.
COLD WATER	C.W.	JOINT	JT.	STYROFOAM	STYRO.
COLUMB	COL.	JOIST	JST.	SUPPLY AIR REGISTER	SAR.
COMPACTED	COMP.	LAMINATE	LAM.	SUSPENDED	SUSP.
CONCRETE	CONC.	MASSONRY CONTROL JOINT	M.C.I.	SYSTEM	SYS.
CONCRETE MASONRY UNIT	C.M.U.	MATERIAL	MAT'L	THERMOSTAT	TH.M.
CORNER GUARD	C.G.	MEDIUM DENSITY FIBERBOARD	M.D.F.	TOILET PAPER DISPENSER	T.P. DISP.
CORRIDOR	COND.	MEMBRANE	MEMB.	TONGUE & GROOVE	T. & G.
CONDUIT THRU ROOF	C.T.R.	METAL	MTL.	TOP OF BEAM	T.O.B.
CONTROL JOINT / CONSTRUCTION JOINT	C.J.	NATURAL	NAT.	TOP OF CONCRETE / CURB	T.O.C.
CORNER GUARD	C.G.	N.C.	N.C.	TOP OF JOIST	T.O.J.
CORRIDOR	CORR.	NOT IN CONTRACT	N.T.S.	TOP OF LEDGER	T.O.L.
CORRUGATED METAL PIPE	CMP	NOT TO SCALE	O.C.	TOP OF MASONRY	T.O.M.
COUNTER FLASHING	CFLASH.	ON CENTER	OPNG.	TOP OF PLATE	T.O.P.
COUNTERSINK	CSINK	OPENING	O.P.	TOP OF WALL	T.O.W.
CUBIC FEET	C.F.	OPPOSITE	O.P.	TREAD	T.
CUBIC FEET PER MINUTE	C.F.M.	OVERFLOW ROOF DRAIN	O.O.D.	UNLESS NOTED OTHERWISE	U.N.O.
DAMP-PROOFING	D.P.	OVERHANG	O.H.	UR	UR.
DECOMPOSED GRANITE	D.G.	OVERHEAD	OH.	VENT	V.
DISPENSER	DISP.	PAINTED	PTD.	VERT THRU ROOF	V.T.R.
DOMESTIC COLD WATER	D.C.W.	PAPER TOWEL DISPENSER	P.T. DISP.	VERT	VERT.
DOUBLE	DBL.	PARTITION	PART'N	V.C.T.	V.C.T.
DOWN	DN.	PER LINEAR FOOT	P.L.F.	V.W.F.	V.W.F.
DRAINING FOUNTAIN	D.F.	PITCH POCKET	P.P.	W.	W.
DUCT THRU ROOF	D.T.R.	PLASTER	PL.	WASTE RECEPTACLE	W.R.
DUCT THRU WALL	D.T.W.	PLASTIC LAMINATE	PL.LAM.	WATER CLOSET	W.C.
ELECTRIC WATER COOLER	E.W.C	PLYWOOD	PLWD.	WATER RESEATER	W.H.
EXHAUST FAN	E.F.	POINT	PNT.	WATERPROOF	W.P.
EXHAUST GRILLE	E.G.	POLY VINYL CHLORIDE	P.V.C.	WATER RESISTANT	W.R.
EXPANSION JOINT	E.J.	POST INDICATOR VALVE	P.I.V.	WELDED WIRE FABRIC	W.W.F.
EXTINGUISHING	EXTING.	POUNDS PER SQUARE INCH	P.S.I.	WINDOW	WDW.
FAB. FABRICATED	FAB.	PRE-FABRICATED	PRE-FAB.	WOOD	WD.
FACIAL TISSUE DISPENSER	F.T. DISP.	PRESSURE RELIEF	P.R.	WROUGHT IRON	W.I.
FAN COIL UNIT	F.C.U.				

NOTE: THIS IS AN
ARCHITECTS PLOT
PLAN & IS SUBJECT TO
VERIFICATION BY A
LICENSED SURVEYOR



SITE PLAN

SCALE = 1/16" = 1'-0"

LEGEND

	EXISTING TO REMOVE
	EXISTING TO REMAIN
	NEW STUD WALL
	BEARING WALL
	POURED CONCRETE
	CONCRETE BLOCK
	INSULATION
	STONE VENEER

DESIGN LOADS

WIND LOAD = 115 MPH

SNOW LOAD = 25 PSF

LIVE LOAD (TYPICAL) = 40 PSF

LIVE LOAD (SLEEPING RMS) = 30 PSF

LIVE LOAD (ATTIC) = 20 PSF

LIVE LOAD (DECK) = 40 PSF

DRAWING INDEX

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A-5 ELEVATIONS / DETAILS

CODE REVIEW

BUILDING - ICC, IBC - NJ EDIT. 2018

ONE & TWO FMLY - ICC, IRC - NJ EDIT. 2018

ELECTRIC - (NFPA 70), NEC - 2017

PLUMBING - NSPC - 2018

ENERGY (RES.D.) - ICC, IECC - 2018

ENERGY (COMM.) - ASHRAE 90.1-2016

MECHANICAL - ICC, IMC - 2018

FUEL GAS - ICC, IFGC - 2018

REHABILITATION SUBCODE - 5:23-6

ELEVATOR SUBCODE - 5:23-12

ZONING DATA

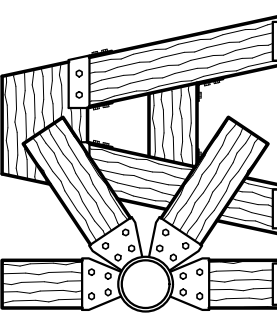
SECTION: BLOCK: 95 LOT(S): 3 & 4

ZONE: RA	REQUIRED	PROVIDED
LOT AREA	5000 SF.	5,590 SF.
LOT WIDTH	50 FT.	40 FT. (EXIST)
LOT DEPTH	N/A	127 FT.
FRONT YARD	20 FT.	±12 FT. (EXIST)
REAR YARD	15 FT.	±15.2 FT.
SIDE YARD (MIN/TOTAL)	6/16 FT	±1/9 FT. (EXIST)
BUILDING HEIGHT	30 FT	±30 FT
BUILDING COVERAGE	30% (40% W/ AS.)	±46%
IMPERVIOUS COVERAGE	60%	±48%
ACCESSORY STRUCTURE	REQUIRED	PROVIDED
REAR YARD	3 FT.	- FT
SIDE YARD (MIN)	3 FT.	- FT
BUILDING HEIGHT	16 FT.	-

RENOVATION / ADDITION TO:
MERLA RESIDENCE

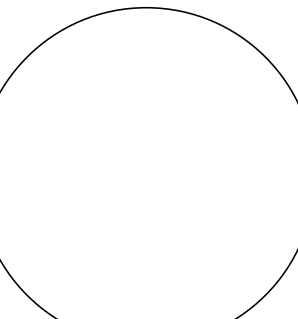
120 1ST STREET
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Gary Junkroft RA
NJ LIC. # 17679

COVER SHEET

INDEX

LOC. MAP

GEN. NOTES

REVISIONS:

DATE: 04/17/20

DRAWN BY: GAJ

CHECKED BY: GAJ

JOB # 20-213

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1 OF 5

TABLE 3.1 NAILING SCHEDULE AS PER ANSI/AF&PA WFCM-1995					
JOINT DESCRIPTION		NUMBER OF COMMON NAILS		NAIL SPACING	
ROOF FRAMING					
RAFTER TO TOP PLATE (TOE-NAILED): 12" O.C. SPACING 16" O.C. SPACING		(3) 8d (3) 8d		PER RAFTER PER RAFTER	
CEILING JOIST TO TOP PLATE (TOE-NAILED): 12" O.C. SPACING 16" O.C. SPACING		(3) 8d (3) 8d		PER JOIST PER JOIST	
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED):		ROOF SPAN			
		12'-0"	20'-0"	28'-0"	36'-0"
12" O.C. SPACING 3:12 PITCH	(4) 16d	(6) 16d	(8) 16d	(11) 16d	EACH LAP
16" O.C. SPACING 3:12 PITCH	(5) 16d	(8) 16d	(11) 16d	(14) 16d	EACH LAP
12" O.C. SPACING 4:12 PITCH	(3) 16d	(5) 16d	(6) 16d	(8) 16d	EACH LAP
16" O.C. SPACING 4:12 PITCH	(4) 16d	(6) 16d	(8) 16d	(11) 16d	EACH LAP
12" O.C. SPACING 5:12 PITCH	(3) 16d	(4) 16d	(5) 16d	(7) 16d	EACH LAP
16" O.C. SPACING 5:12 PITCH	(3) 16d	(5) 16d	(7) 16d	(9) 16d	EACH LAP
12" O.C. SPACING 7:12 PITCH	(3) 16d	(3) 16d	(4) 16d	(5) 16d	EACH LAP
16" O.C. SPACING 7:12 PITCH	(3) 16d	(4) 16d	(5) 16d	(6) 16d	EACH LAP
12" O.C. SPACING 9:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(4) 16d	EACH LAP
16" O.C. SPACING 9:12 PITCH	(3) 16d	(3) 16d	(4) 16d	(5) 16d	EACH LAP
12" O.C. SPACING 12:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(3) 16d	EACH LAP
16" O.C. SPACING 12:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(4) 16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED):		ROOF SPAN			
		12'-0"	20'-0"	28'-0"	36'-0"
12" O.C. SPACING 3:12 PITCH	(4) 16d	(6) 16d	(8) 16d	(11) 16d	EACH LAP
16" O.C. SPACING 3:12 PITCH	(5) 16d	(8) 16d	(11) 16d	(14) 16d	EACH LAP
12" O.C. SPACING 4:12 PITCH	(3) 16d	(5) 16d	(6) 16d	(8) 16d	EACH LAP
16" O.C. SPACING 4:12 PITCH	(4) 16d	(6) 16d	(8) 16d	(11) 16d	EACH LAP
12" O.C. SPACING 5:12 PITCH	(3) 16d	(4) 16d	(5) 16d	(7) 16d	EACH LAP
16" O.C. SPACING 5:12 PITCH	(3) 16d	(5) 16d	(7) 16d	(9) 16d	EACH LAP
12" O.C. SPACING 7:12 PITCH	(3) 16d	(3) 16d	(4) 16d	(5) 16d	EACH LAP
16" O.C. SPACING 7:12 PITCH	(3) 16d	(4) 16d	(5) 16d	(6) 16d	EACH LAP
12" O.C. SPACING 9:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(4) 16d	EACH LAP
16" O.C. SPACING 9:12 PITCH	(3) 16d	(3) 16d	(4) 16d	(5) 16d	EACH LAP
12" O.C. SPACING 12:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(3) 16d	EACH LAP
16" O.C. SPACING 12:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(4) 16d	EACH LAP
RIDGE STRAPPING (TABLE 3.4)		SPAN			
3:12 PITCH	12'-0"	(2) 8d		EACH END OF STRAP	
	16'-0"	(3) 8d			
	20'-0"	(4) 8d			
	24'-0"	(4) 8d			
	28'-0"	(5) 8d			
	32'-0"	(5) 8d			
	36'-0"	(6) 8d			
4:12 PITCH	12'-0"	(2) 8d		EACH END OF STRAP	
	16'-0"	(2) 8d			
	20'-0"	(3) 8d			
	24'-0"	(3) 8d			
	28'-0"	(4) 8d			
	32'-0"	(4) 8d			
	36'-0"	(5) 8d			
5:12 PITCH	12'-0"	(2) 8d		EACH END OF STRAP	
	16'-0"	(2) 8d			
	20'-0"	(2) 8d			
	24'-0"	(3) 8d			
	28'-0"	(3) 8d			
	32'-0"	(4) 8d			
	36'-0"	(4) 8d			
6:12 PITCH	12'-0"	(2) 8d		EACH END OF STRAP	
	16'-0"	(2) 8d			
	20'-0"	(2) 8d			
	24'-0"	(3) 8d			
	28'-0"	(3) 8d			
	32'-0"	(4) 8d			
	36'-0"	(4) 8d			
7:12-12:12 PITCH	12'-0"	(1) 8d		EACH END OF STRAP	
	16'-0"	(2) 8d			
	20'-0"	(2) 8d			
	24'-0"	(2) 8d			
	28'-0"	(3) 8d			
	32'-0"	(3) 8d			
	36'-0"	(3) 8d			
BLOCKING TO RAFTER (TOE-NAILED)		(2) 8d		EACH END	
RIM BOARD TO RAFTER (END NAILED)		(2) 16d		EACH END	
WALL FRAMING					
TOP PLATE TO TOP PLATE (FACE NAILED)		(2) 16d ¹		PER FOOT	
TOP PLATE AT INTERSECTIONS (FACE NAILED)		(4) 16d		JOINTS - EACH SIDE	
STUD TO STUD (FACE NAILED)		(2) 16d		24" O.C.	
HEADER TO HEADER (FACE NAILED)		16d		16" O.C. ALONG EDGES	
TOP OR BOTTOM PLATE TO STUD (END NAILED):		(2) 16d (3) 16d (4) 16d		PER 2x4 STUD PER 2x6 STUD PER 2x8 STUD	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)		(2) 16d ^{1,2}		PER FOOT	
FLOOR FRAMING					
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)		(4) 8d		PER JOIST	
BRIDGING TO JOIST (TOE NAILED)		(2) 8d		EACH END	
BLOCKING TO JOIST (TOE NAILED)		(2) 8d		EACH END	
BLOCKING TO SILL OR TO TOP PLATE (TOE NAILED)		(3) 16d		EACH BLOCK	
LEDGER STRIP TO BEAM (FACE NAILED)		(3) 16d		EACH JOIST	
JOIST ON LEDGER TO BEAM (TOE NAILED)		(3) 8d		PER JOIST	
BAND JOIST TO JOIST (END NAILED)		(3) 16d		PER JOIST	
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)		(2) 16d ¹		PER FOOT	
ROOF SHEATHING					
STRUCTURAL PANELS		8d		*SEE TABLE 3.8"	
DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8" 1"x10" OR WIDER		(2) 8d (3) 8d		PER SUPPORT PER SUPPORT	
CEILING SHEATHING					
GYPSUM WALL BAORD		5d COOLERS		7" EDGE / 10" FIELD	
WALL SHEATHING					
STRUCTURAL PANELS		8d		*SEE TABLE 3.9"	
FIBERBOARD PANELS 7/16" 25/32"		6d 8d		3" EDGE / 6" FIELD 3" EDGE / 6" FIELD	
GYPSUM WALL BAORD		5d COOLERS		7" EDGE / 10" FIELD	
HARDBOARD		8d		*SEE TABLE 3.9"	
PARTICLEBOARD PANELS		8d		*SEE TABLE 3.9"	
DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8" 1"x10" OR WIDER		(2) 8d (3) 8d		PER SUPPORT PER SUPPORT	
FLOOR SHEATHING					
STRUCTURAL PANELS 1 INCH OR LESS GREATER THAN 1 INCH		8d 10d		6" EDGE / 12" FIELD 6" EDGE / 6" FIELD	
DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8" 1"x10" OR WIDER		(2) 8d (3) 8d		PER SUPPORT PER SUPPORT	

UPLIFT STRAP CONNECTION REQUIREMENTS (ROOF-TO-WALL, WALL-TO-WALL, AND WALL-TO-FOUNDATION) (TABLE 3.3B)					
FRAMING SPACING (IN.)	ROOF SPAN (FT.)	FASTEST MILE WINDSPEED (MPH)		FRAMING SPACING (IN.)	ROOF SPAN (FT.)
		90 MPH NAILS IN EA. END OF 1½"x20 GAGE STRAP	120 MPH NAILS IN EA. END OF 1½"x20 GAGE STRAP		
12	12'-0"	(2) 8d	(2) 8d	19.2	12'-0"
	16'-0"	(2) 8d	(3) 8d		16'-0"
	20'-0"	(2) 8d	(3) 8d		20'-0"
	24'-0"	(2) 8d	(4) 8d		24'-0"
	28'-0"	(3) 8d	(4) 8d		28'-0"
16	32'-0"	(3) 8d	(4) 8d	24	32'-0"
	36'-0"	(3) 8d	(5) 8d		36'-0"
	12'-0"	(2) 8d	(3) 8d		12'-0"
	16'-0"	(2) 8d	(3) 8d		16'-0"
	20'-0"	(3) 8d	(4) 8d		20'-0"

- NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
 - WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO (1) 16d NAIL PER FOOT.
- RAFTER TO TOP PLATE / CEILING JOIST TO TOP PLATE JOINT NOTES (TABLE 3.3A ANSI/AF&PA WFCM-1995):**
 -10d BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 8d COMMON NAILS
 -WHEN CEILING JOIST ARE INSTALLED PARALLEL TO RAFTERS, THE SUM OF THE TOENAILS IN THE RAFTER AND AND CEILING JOIST SHALL EQUAL OR EXCEED THE TABULATED NUMBER OF NAILS REQUIRED
 -TO AVOID SPLITTING, NO MORE THAN TWO TOENAILS SHALL BE INSTALLED IN EACH SIDE OF THE RAFTER OR CEILING JOIST WHEN FASTENED TO A 2x4 TOP PLATE OR 3 TOENAILS IN EACH SIDE WHEN FASTENED TO A 2x6 TOP PLATE
- CEILING JOIST TO PARALLEL RAFTER / CEILING JOIST LAPS OVER PARTITIONS JOINT NOTES (TABLE 3.7 ANSI/AF&PA WFCM-1995):**
 -NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED
 -HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOADBEARING WALL, HEADER OR RIDGE BEAM
 -WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOAD BEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN
 -EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES
- *TABULATED HEEL JOINT CONNECTION REQUIREMENTS ASSUME CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOIST OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS:

CEILING HEIGHT/ ROOF RIDGE HEIGHT	HEEL JOINT CONNECTION ADJUSTMENT FACTORS	CEILING HEIGHT/ ROOF RIDGE HEIGHT	HEEL JOINT CONNECTION ADJUSTMENT FACTORS
5/6	6.00	1/3	1.50
4/5	5.00	1/4	1.33
3/4	4.00	1/5	1.25
2/3	3.00	1/6	1.20
1/2	2.00	1/10	1.11
1/3			

- COLLAR TIE TO RAFTER NOTES (TABLE 3.4 ANSI/AF&PA WFCM-1995):**
 -TABULATED CONNECTION REQUIREMENTS ARE BASED ON TOTAL UPLIFT MINUS 2/3 OF THE ROOF ASSEMBLY DEAD LOAD (2/3 x 10psf)
 -WHEN THE TABULATED NUMBER OF NAILS REQUIRED IN EACH END OF THE STRAP IS EQUAL TO 1 AND THE FRAMING IS ATTACHED IN ACCORDANCE WITH TABLE 3.1, THE RIDGE STRAP AND ADDITIONAL NAILING IS NOT REQUIRED
 -WHEN A COLOR TIE IS USED IN LIEU OF A RIDGE STRAP, THE NUMBER OF 10d COMMON NAILS REQUIRED IN EACH END OF THE COLLAR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 8d NAILS IN A STEEL STRAP
 -TABULATED CONNECTION REQUIREMENTS ARE BASED ON 12" RIDGE STRAP SPACING. FOR DIFFERENT RIDGE STRAP SPACING MULTIPLY THE TABULATED VALUES BY THE APPROPRIATE MULTIPLIER BELOW: IF THE NUMBER OF NAILS IN EACH END OF THE RIDGE STRAP EXCEEDS 8, SPECIAL CONNECTION HARDWARE IS REQUIRED
- | RIDGE CONNECTION SPACING (IN.) | 12 | 16 | 19.2 | 24 | 48 | 72 |
|--------------------------------|------|------|------|------|------|------|
| MULTIPLIER | 1.00 | 1.33 | 1.60 | 2.00 | 4.00 | 6.00 |
- *TABULATED LENGTH REQUIREMENTS ASSUME A MEAN ROOF HEIGHT OF 33 FEET. FOR MEAN ROOF HEIGHTS OF 15 FEET OR LESS, THE TABULATED VALUES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.80

TABLE 3.8 ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS AS PER ANSI/AF&PA WFCM-1995					
SHEATHING LOCATION	RAFTER/TRUSS SPACING (INCHES, O.C.)	STRUCTURAL SHEATHING MAXIMUM NAIL SPACING FOR 8d COMMON NAILS (INCHES, O.C.)			
		110 MPH ZONE		120 MPH ZONE	
4' PERIMETER EDGE ZONE	12" O.C.	6	12'	6	6
	16" O.C.	6	6	6'	6'
INTERIOR LOCATION	12" O.C.	6	12	6	12
	16" O.C.	6	12'	6	12'
GABLE ENDWALL RAKE AND RAKE TRUSS		4	4	4'	4'

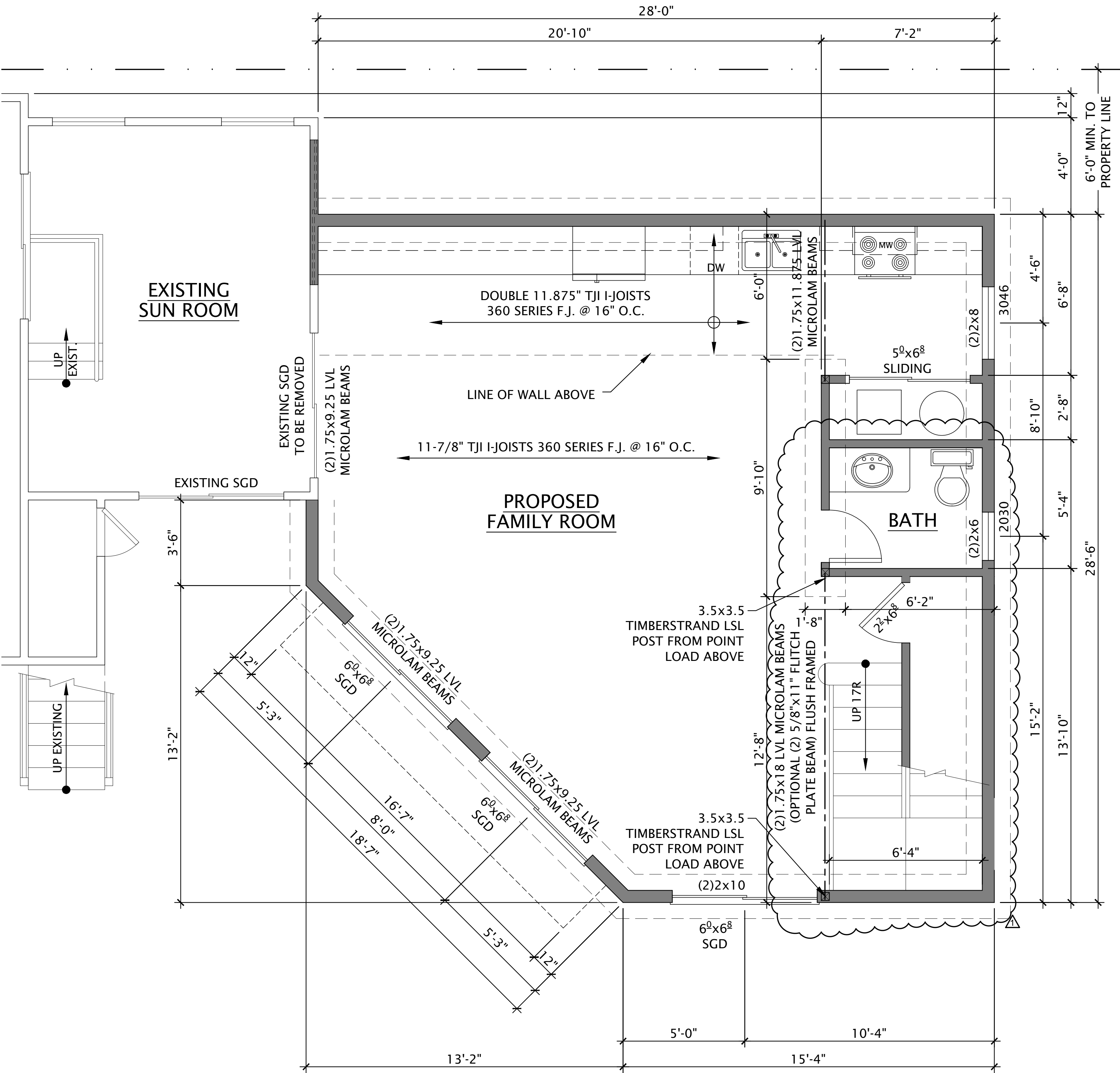
SHEATHING SIZE	RAFTER/TRUSS SPACING (INCHES, O.C.)	MINIMUM NUMBER OF 8d COMMON NAILS PER SUPPORT	
1x6 OR 1x8 SHEATHING	12-19.2	2	2
1x10 OR LARGER SHEATHING	12-19.2	3	3

- E = NAIL SPACING AT PANEL EDGES (INCHES)
 F = NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)
- FOR ROOF SHEATHING WITHIN 4 FEET OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF THE ROOF PEAK, THE 4 FOOT PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED
 - TABULATED 12 INCH. O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G > 0.49. FOR FRAMING MEMBERS WITH G < 0.49 G < 0.49, THE NAIL SPACING SHALL BE REDUCED BY 6 INCH. O.C.
 - TABULATED 6 INCH. O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G > 0.49. FOR FRAMING MEMBERS WITH G < 0.49 G < 0.49, THE NAIL SPACING SHALL BE REDUCED BY 4 INCH. O.C.
 - TABULATED 4 INCH. O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G > 0.49. FOR FRAMING MEMBERS WITH G < 0.49 G < 0.49, THE NAIL SPACING SHALL BE REDUCED BY 3 INCH. O.C.

TABLE 3.9 WALL SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS AS PER ANSI/AF&PA WFCM-1995			
SHEATHING LOCATION	STUD SPACING (INCHES, O.C.)	STRUCTURAL SHEATHING OR PANEL SIDING MAXIMUM NAIL SPACING FOR 8d COMMON NAILS (INCHES, O.C.)	
		110 MPH ZONE	120 MPH ZONE
4' EDGE ZONE	12" O.C.	6	12
	16" O.C.	6	12
INTERIOR ZONE	12" O.C.	6	12
	16" O.C.	6	12

SHEATHING SIZE	STUD SPACING (INCHES, O.C.)	MINIMUM NUMBER OF 8d COMMON NAILS PER SUPPORT	
1x6 OR 1x8 SHEATHING	12-19.2	2	2
1x10 OR LARGER SHEATHING	12-19.2	3	3

- FOR WALL SHEATHING WITHIN 4 FEET OF THE CORNERS, THE 4 FOOT EDGE ZONE ATTACHMENTS SHALL BE USED
- TABULATED 12 INCH O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO STUDFRAME MEMBERS WITH G ≥ 0.49. FOR FRAMING MEMBERS WITH 0.42 ≤ G < 0.49, THE NAIL SPACINGS SHALL BE REDUCED TO 6 INCHES O.C.
- FOR EXTERIOR PANEL SIDING, GALVANIZED BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR COMMON NAILS



1ST FLOOR PLAN

SCALE = 3/8"=1'-0"

CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS

1½" WIDTH PIECES:

- MINIMUM OF 2 ROWS 16D (3½") NAILS AT 12" O.C.
- MINIMUM OF 3 ROWS 16D (3½") NAILS AT 12" O.C. FOR 14" AND DEEPER BEAMS
- NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE (MINIMUM 0.131" x 3.25")

3½" WIDTH PIECES:

- MINIMUM OF 2 ROWS ½" BOLTS AT 24" O.C. STAGGERED

ADDITIONAL NAILING OR BOLTING MAY BE REQUIRED WITH SIDE-LOADED MULTIPLE MEMBER BEAMS. REFER TO CURRENT PRODUCT LITERATURE.

NOTE: VERIFY ALL EXISTING STRUCTURE IN THE FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

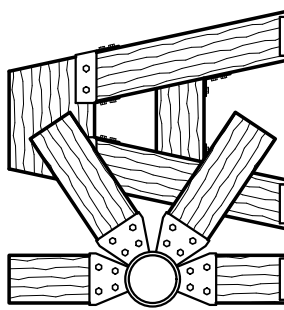
NOTE: CONTRACTOR TO COORDINATE FINAL WINDOW & DOOR SIZE AND STYLE SELECTION WITH OWNER AND FIELD VERIFY OPENING SIZES PRIOR TO ORDERING

LEGEND

- EXISTING TO REMOVE
- EXISTING TO REMAIN
- NEW STUD WALL
- BEARING WALL
- POURED CONCRETE
- INSULATION

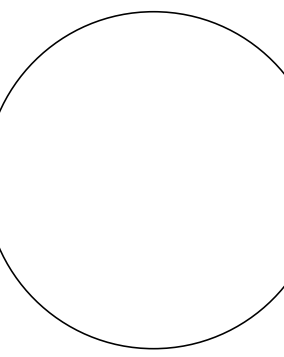
RENOVATION / ADDITION TO:
MERLA RESIDENCE
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FLOOR PLANS & NOTES

10/07/20 FIELD CHANGES

DATE: 04/17/20

DRAWN BY: GAJ

CHECKED BY: GAJ

JOB # 20-213

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 2 OF 5

3 OF 5

LIGHTING LEGEND

LIGHTING INDEX:			
	4" RECESSED FIXTURE (75W MAX)		SINGLE POLE SWITCH
	6" RECESSED FIXTURE (100W MAX)		3 WAY SWITCH
	2" RECESSED FIXTURE (20W MAX)		4 WAY SWITCH
	4" WALL WASHER (EYE BALL) (75W MAX)		REMOTE CONTROL SWITCH
	6" WALL WASHER (EYE BALL) (100W MAX)		TIMER SWITCH
	PULL CHAIN		DIMMER SWITCH
	LANDSCAPE FIXTURE (FIXTURE SELECTED BY OWNER)		HINGE LIGHT SWITCH
	RECESSED CABINET LIGHT (20W MAX)		JUNCTION BOX
	RECESSED FIXTURE - WET LOCATIONS (50W MAX)		RECESSED FAN
	WALL MOUNT UPLIGHT (100W MAX)		FLOOD LIGHT (100W MAX)
	WALL MOUNT LIGHT (100W MAX)		STANDARD CEILING LIGHT (100W MAX)
	PENDANT LIGHT (200W MAX)		HEAT/FAN/LIGHT COMBINATION (100W MAX)
	CHANDELIER (200W MAX)		
	ROPE LIGHTING		
	TRACK LIGHTING		UNDER-COUNTER LIGHTS (20W MAX)
	BATH BAR		LOW LEVEL LIGHTING (20W MAX)
	24" X 48" 2 STRIP FLORESCENT LIGHT FIXTURE		12" X 48" 1 STRIP FLORESCENT LIGHT FIXTURE
	2 STRIP - 8'-0" FLORESCENT LIGHT FIXTURE		
	SOLAR TUBE		SKYLIGHT
	FAN		FAN W/ LIGHT

POWER LEGEND

POWER INDEX:			
	DUPLEX OUTLET		CENTRAL VACUUM DRAW
	220 VOLTAGE RECEPTACLE		INFRARED SENSOR
	SPLIT WIRED RECEPTACLE		CAT 5 CABLE HOOK UP
	4-PLEX OUTLET		THERMOSTAT
	FLOOR MOUNTED OUTLET		PANEL BOARD
	UNDER-COUNTER (UNLESS NOTED OTHERWISE)		SPECIAL DUTY OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER		JUNCTION BOX
	WATER PROOF GROUND FAULT RECEPTACLE		UTILITY METER
	PHOTOCELL LIGHT		LOW VOLTAGE WIRING
	TELEPHONE JACK		MAIN DISCONNECT SWITCH
	AUDIO		TRANSFORMER
	CARBON MONOXIDE DETECTOR - HARD WIRED		AUTOMATIC DOOR OPENER
	SMOKE DETECTOR - HARD WIRED		DOOR BELL
	DOOR BELL CHIMES		PUSH BUTTON
	BUZZER CHIMES		1" CONDUIT TO MEDIA CLOSET. SEPARATE DISTINCT CONDUIT AT EACH NOTED AREA.
	TELEVISION COAX RECEPTACLE		

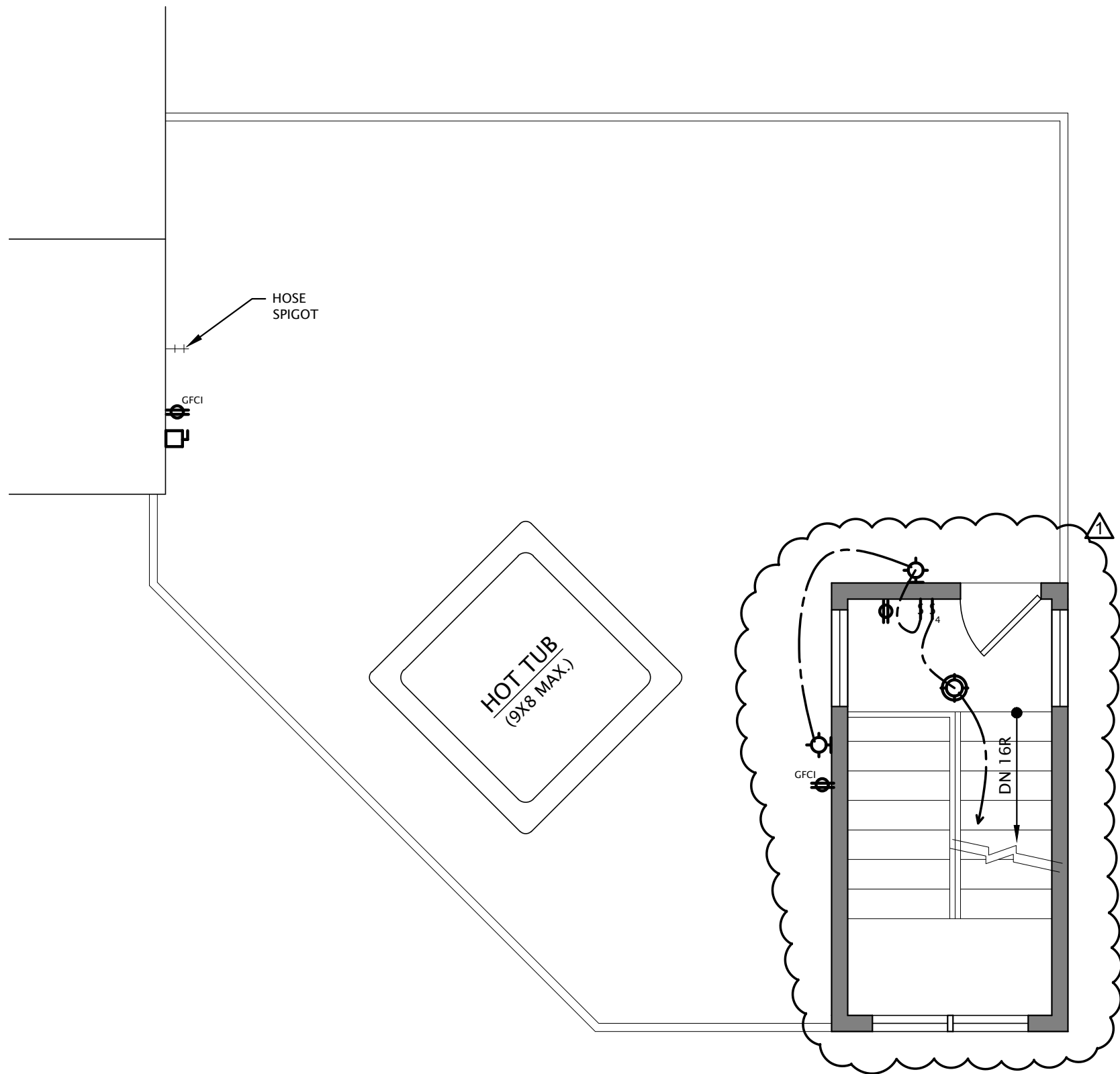
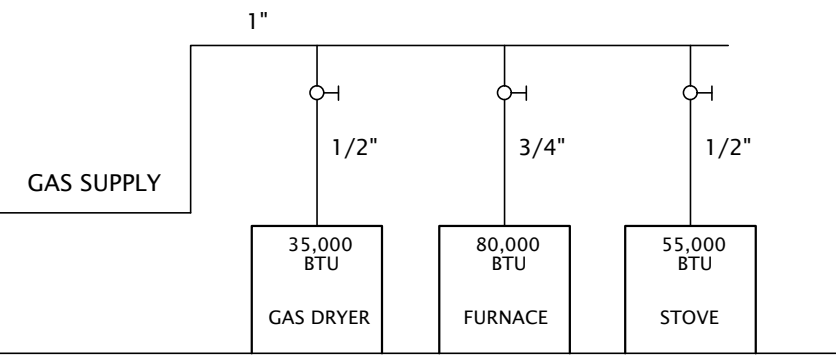
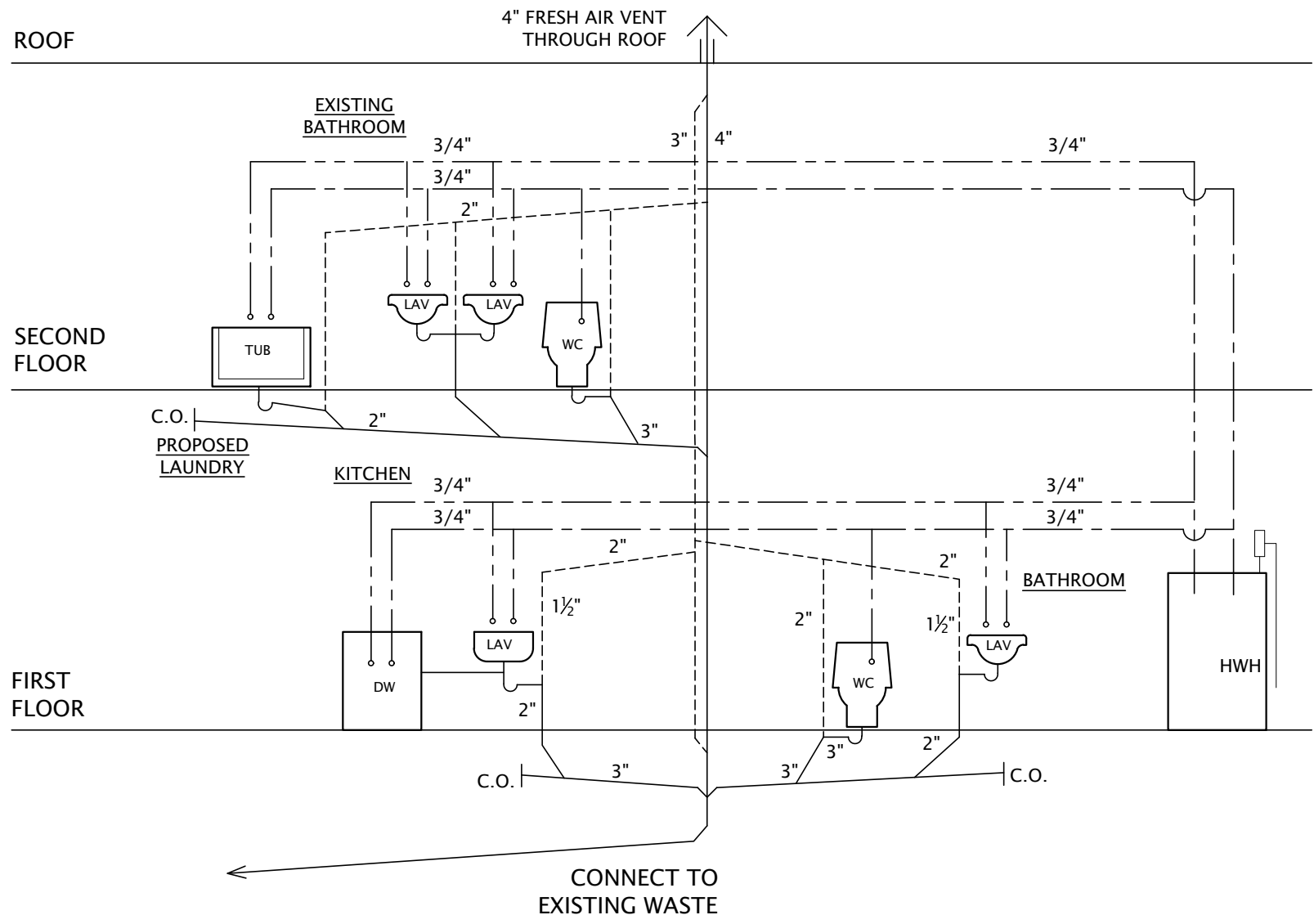
NOTE:
CONFIRM ALL LIGHT FIXTURE SELECTIONS AND LAYOUT WITH OWNER.

NOTE:
VERIFY ALL CONSTRUCTION DOCUMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

NOTE:
ONLY NEW ELECTRIC WORK IS SHOWN, EXISTING TO REMAIN IS NOT INDICATED.

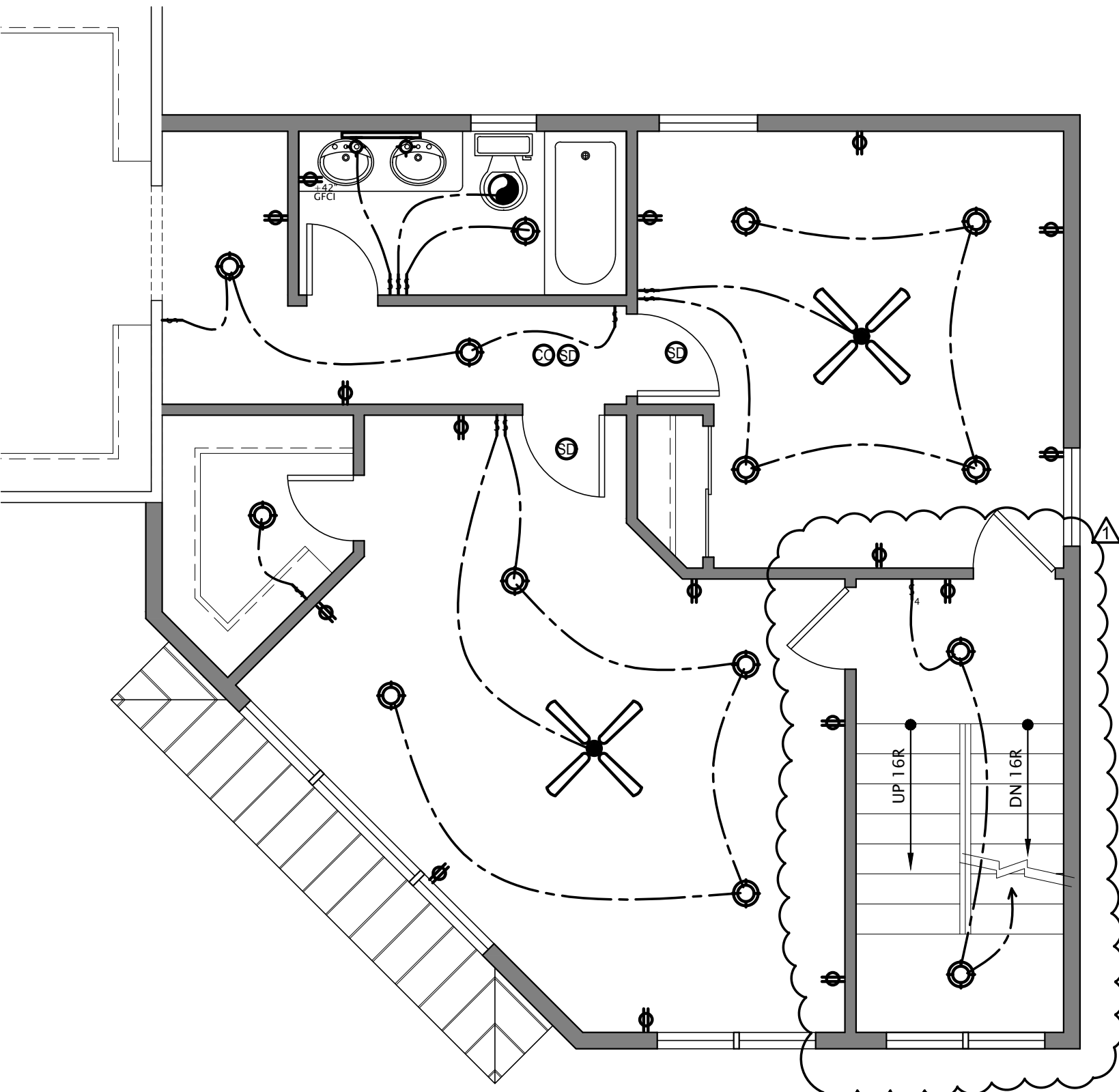
NOTE:
SMOKE DETECTORS ARE TO BE LOCATED NO LESS THEN 3 FEET FROM BATHROOM DOORS AND HVAC SUPPLY AND RETURN DUCTS

NOTE:
ALL HVAC SUPPLY DUCTWORK IN UNCONDITIONED ATTIC SPACES TO BE R-8 MIN., RETURN DUCTS TO BE R-6 MIN.,



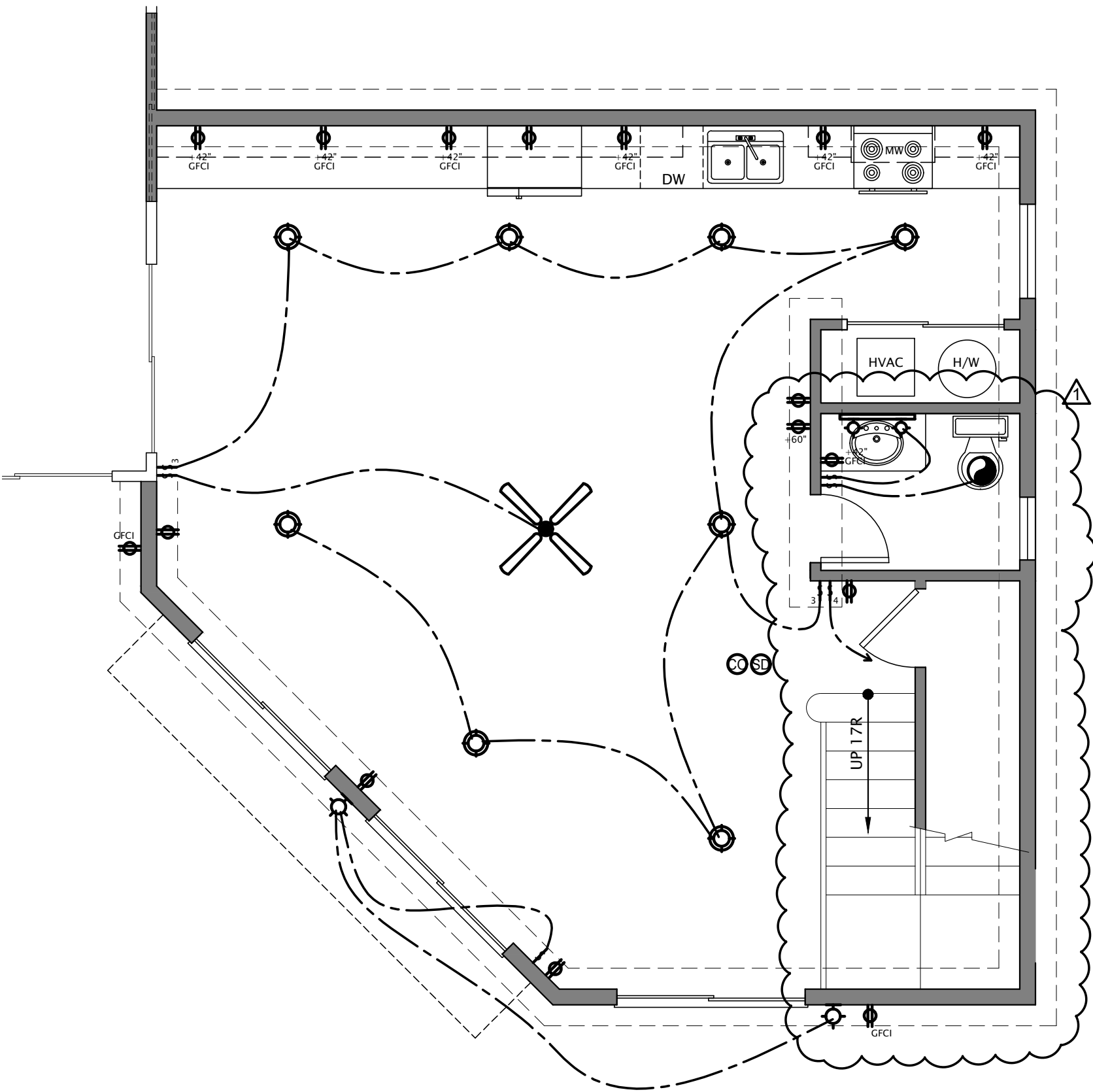
ROOF PLAN - ELECTRIC

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



2ND FLOOR PLAN - ELECTRIC

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

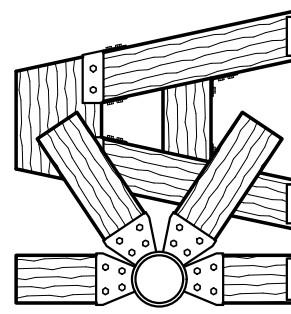


1ST FLOOR PLAN - ELECTRIC

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

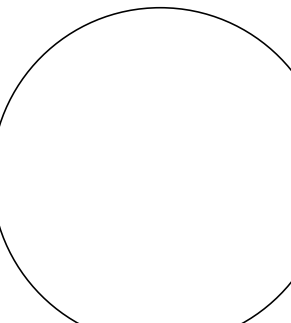
RENOVATION / ADDITION TO:
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FLOOR PLANS
& NOTES

10/07/20 FIELD CHANGES

DATE: 04/17/20

DRAWN BY: GAJ

CHECKED BY: GAJ

JOB # 20-213

A-4

4 OF 5



ROOF DETAIL

ROOF DETAIL

WALL DETAIL

BUILDING SECTION

FRONT ELEVATION

5 OF 5