

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 RISES. USE 4" CAST IRON THROUGH 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 HOOB-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN-COCKS. THE MAIN DRAIN/SEWER SHALL BE 8" IN DIAMETER.

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 1C RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE 1C OR NON-1C RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM

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 BE 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

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

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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
TRAFFIC TRAVEL TRAIL.
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PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE
CONVENIENCE OF THE PAINTING CONTRACTORS AND
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
SAND 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.

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
PARTS OF DOORS AND WINDOWS SHALL BE INSTALLED
WITH 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
AND DOORS SHALL BE SEALED PER IBC
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 GUARANTEED BY THE MANUFACTURER AND
GUARANTEED BY THE MANUFACTURER FOR A PERIOD
OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE
ANDERSEN UNLESS INDICATED OTHERWISE. WINDOW
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/
MIN. NET CLEAR HEIGHT - 20 INCHES MIN.
SAFETY GLASS SHALL BE PER IRC R308.4 AND
PROVIDED WHERE GLASS IS LOCATED IN HAZARDOUS
AREAS AND ALL GLASS WITHIN 18" OF FLOOR.

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 1½" ASPHALT FELT WITH
 GAF-WEATHER-WATCH ICE AND WATER BARRIER
 APPLIED AT EAVES, VALLEYS AND FLASHING. ROOFING
 CONTRACTOR SHALL PROVIDE ALL FLASHING
 NECESSARY FOR A WATERTIGHT, WEATHERPROOF
 JOB. ROOFING IS TO BE APPLIED IN STRICT
 ACCORDANCE WITH THE MANUFACTURERS
 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 1-1/2" 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.

NOT TO SCALE

DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION
ABOVE FINISH FLOOR	A.F.F.	FEMININE NAPKIN DISPENSER	F.N. DISP.	PRESSURE & TEMP. RELIEF	P.T.R.
ACOUSTICAL TILE	ACT.	FIBERGLASS	F.GLASS	QUARRY TILE	Q.T.
AGGREGATE BASE COURSE	ABC	FINISH FLOOR ELEVATION	F.F.E.	REFLECTED	R.F.
ASPHALTIC CONCRETE	A.C.	FIREPROOFING	F.P.	REFLECTED CEILING PLANK	R.C.F.P.
AIR CONDITIONER	A.C.U.	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.	FLUTE THRU ROOF	FTR.	RISER	R.
ANCHOR BOLT	A.B.	FOUNDATION	FDN.	ROOFING	R.O.
AND	AND	FURNISHED BY OTHERS	F.B.O.	ROOF DRAIN	R.D.
ANODIZED	ANOD.	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	G.L.B.	SANITARY NAPKIN DISPOSAL	S.N.D.
BOARD	BD.	GYPSUM WALL BOARD	G.W.B	SANITARY NAPKIN VENDOR	S.N.
BOTTOM	BOT.	HANDICAPPED	H.C.	SAW-CUT JOINT	S.J.
BOTTOM OF BEAM	B.O.B.	HANGER	HGR.	SEPARATION	SEP.
BOTTOM OF JOIST	B.O.J.	HARDBOARD	HDBD.	SEWER	S.
BOTTOM OF LEDGER	B.O.L.	HARDWARE	HDWR.	SHEATHING	S.HTG.
BREAKER	BKR.	HARDWOOD	HDWD.	SHEET METAL	S.M.
BRONZE	BRZ.	HEADER	HDR.	SHELF	SH.
BUILT-UP ROOFING	B.U.R.	HEIGHT	HT.	SLIDING GLASS DOOR	S.G.
CABINET	CAB.	HOLLOW CORE	H.C.	DOOR	
CAPACITY	CAP.	HOLLOW METAL	H.M.		
CAST IRON	C.I.	HOSE BIB	H.B.	SOAP DISPENSER	S.D.
CEILING DIFFUSER	C.D.	HOT WATER	H.W.	SOLID CORE	S.C.
CEILING DIFFUSER	CER.	HOT WATER RETURN	H.W.R.	SOUNDPROOF	SP
CERAMIC TILE	C.T.	INSIDE DIAMETER	I.D.	STAINLESS STEEL	S.S.
CLEAN OUT	C.O.	INTERMEDIATE	INTERM.	STEEL	STL.
CLEARANCE	CLR.	JOINT	JT.	STYROFOAM	STYRO.
COLD WATER	C.W.	JOIST	JST.	SUPPLY AIR REGISTER	SAR.
COLUMN	COL.	LAMINATE	LAM.	SUSPENDED	SUSP.
COMPACTED	COMP.	MASONRY CONTROL JOINT	M.C.J.	SYSTEM	SYSTEM.
CONCRETE	CONC.	MATERIAL	M.TL.	THERMOSTAT	TH.
CONCRETE MASONRY UNIT	C.M.U.	MEDIUM DENSITY FIBERBOARD	M.D.F.	TOILET PAPER DISPENSER	T.P. DISP.
CONDITION	C.	MEMBRANE	MEMB.	TONGUE & GROOVE	T. & G.
CONDUIT THRU ROOF	C.T.R.	METAL	MTL.	TOP OF BEAM	T.O.B.
CONTROL JOIST / CONSTRUCTION JOINT	C.J.	NATURAL	N.	TOP OF CONCRETE / CURB	T.O.C.
CORNER GUARD	C.G.	NOT IN CONTRACT	N.I.C.	TOP OF JOIST	T.O.J.
CORRIDOR	COR.	NOT TO SCALE	N.T.S.	TOP OF LEDGER	T.O.L.
CORRUGATED METAL PIPE	C.C.P.	ON CENTER	O.C.	TOP OF MASONRY	T.O.M.
COUNTER FLASHING	C.F.LASH.	OPENING	OPNG.	TOP OF PLATE	T.O.P.
COUNTERSINK	C'SINK	OPPOSITE	O.P.	TOP OF WALL	T.O.W.
CUBIC FEET	C.F.	OUTSIDE DIAMETER	O.D.	THREAD	THR.
CUBIC FEET PER MINUTE	C.F.M.	OVERHEAD	O.H.	UNLESS NOTED OTHERWISE	U.N.O.
DAMP-PROOFING	D.P.	OVERHANG	O/H HANG	URINAL	UR.
DECOMPOSED GRANITE	D.G.	OVERHEAD	OTH.	VENT	V.
DISPENSER	DISP.	PAINTED	PD.	VENT THRU ROOF	V.T.R.
DOMESTIC COLD WATER	D.C.W.	PAPER TONEL DISPENSER	P.T. DISP.	VERTICAL	VERT.
DOUBLE	DBL.	PARTITION	PART'N	VINYL COMPOSITION TILE	V.C.T.
DOWN	DN.	PER LINEAR FOOT	P.L.F.	VINYL WALL FABRIC	V.W.F.
DRINKING FOUNTAIN	D.F.	PITCH POCKET	P.P.	WASTE	W.
DUCT THRU ROOF	D.T.R.	PLASTER	PLAS.	WASTE RECEPTACLE	W.R.
DUCT THRU WALL	D.T.W.	PLASTIC LAMINATE	PL. LAM.	WATER CLOSET	W.C.
ELECTRIC WATER COOLER	E.W.C.	POLYWOOD	PLWD.	WATER HEATER	W.H.
EXHAUST FAN	E.F.	POINT	PNT.	WATERPROOF	W.P.
EXHAUST GRILLE	E.G.	PVC	PVC	WATER RESISTANT	W.R.
EXPANSION JOINT	E.J.	POST INDICATOR VALVE	P.I.V.	WELDED WIRE FABRIC	W.W.F.
EXTINGUISHER	EXTING.	POUNDS PER SQUARE INCH	PSI	WINDOW	WNDW.
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.				

INFORMATION OBTAINED
FROM SURVEY PREPARED
BY: THOMAS FINNEGAN, P.L.S.,
DATED: FEBRUARY 25, 2021



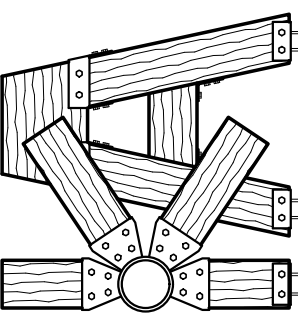
(Chairman) (Date)

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

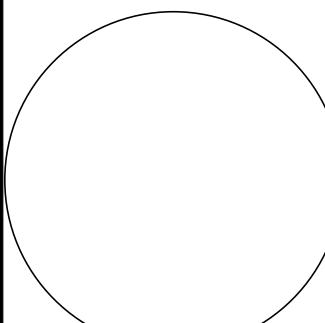
A-1 COVER SHEET/INDEX/SITE PLAN
A-2 1ST FLOOR PLAN / NOTES
A-3 2ND FLOOR PLAN / ROOF PLAN
A-4 ELETRIC PLANS
A-5 ELEVATIONS / DETAILS

ELEVATOR SUBCODE - 5:23-12

ZONE: RA	REQUIRED	PROVIDED
LOT AREA	5000 SF.	5,020 SF.
LOT WIDTH	50 FT.	40 FT.
LOT DEPTH	N/A	127 FT.
FRONT YARD	20 FT.	11 FT.
REAR YARD	15 FT.	17.1 FT.
SIDE YARD (MIN/TOTAL)	6/16 FT	0/7 FT.
BUILDING HEIGHT	30 FT	30 FT
BUILDING COVERAGE	30% (40% W/ AS.)	48%
IMPERVIOUS COVERAGE	60%	100%

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COVER SHEET
INDEX
LOC. MAP
GEN. NOTES

REVISIONS:

02/26/22 - REVISED SURVEY
FOR ALL BUILD PERMITS

DATE: 04/17/2018

DRAWN BY: GA

CHECKED BY: GA

JOB # 20-21

A 1

AMI

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1 of 2

2 OF 2