

2. ALL LUMBER SHALL BE AIR KILN DRIED (MC-15% MAX.) AND SHALL BE FREE FROM LOOSE KNOTS, EXCESS SAP OR OTHER DEFECTS WHEREBY IT'S STRENGTH MAY BE IMPAIRED.
3. SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. ENDS LAPRED MIN. 4" OVER BEARING SHALL BE SECURELY SPIKED TOGETHER, PROVIDE AT LEAST 1-1/2" BEARING ON ALL JOISTS.
4. EXTERIOR WALL FRAMING SHALL BE MIN. 2"x4" @ 16" O.C. w/DOUBLE TOP PLATES U.O.N.
5. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING IN 4'-8" 9" OR 10' PANELS.
6. PARTITIONS SHALL BE FRAMED WITH MIN. 2"x4" @ 16" O.C. HEM-FIR STUD GRADE OR BETTER.
7. PROVIDE METAL OR 5/4"x3" WOOD CROSS BRIDGING AT A MAX. OF 8'-0" O.C. AND SOLID BRIDGING AT JOIST ENDS.
8. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS RUNNING PARALLEL TO FRAMING.
9. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND COLUMNS.
10. INSTALL 1/2" CDX PLYWOOD ROOF SHEATHING (3/4" WITH 24" O.C. FRAMING), SHEATHING TO BE FIRE-RETARDANT TREATED AT 4'-0" ON EITHER SIDE OF RATED WALL ASSEMBLIES ABUTTING ROOFING.
11. UNDER FLOORING SHALL BE MIN. 1 LAYER 3/4" T&G C.D. PLYWOOD OR AS NOTED ON PLANS. GLUE ALL EDGES SUPPORTED. ALLOW MIN. 1/16" BETWEEN JOINTS AND 1/8" AT EDGES FOR EXPANSION.
12. ALL HEADERS FOR OPENINGS IN FRAME WALLS TO BE MIN. (2)2"x8" U.O.N. (SEE HEADER TABLE ON SHEET G-1) USE 3/8" PLY PACK-OUT TO MATCH STUD THICKNESS. MIN. BEARING TO BE 3" U.O.N.
13. ALL FRAMING EXPOSED TO MASONRY OR WEATHER TO BE PRESSURE TREATED.
14. FIRE-STOP ON WALLS 10' OR HIGHER WALLS AT MID-HEIGHT. FIRE STOP ALL VERTICAL/HORIZONTAL CONNECTIONS SUCH AS DROPPED SOFFITS AND DROPPED CEILING, AT OPENINGS ABOVE DUCTS, CHIMNEYS, VENTS AND PIPES.
15. DRAFT STOP NON-SPRINKLERED RESIDENTIAL HUNG CEILING SPACES AT 500 S.F. MAX. AND 3,000 S.F. OF ATTIC. DRAFT STOP R-1 AND R-2 ABOVE TENANT SEPARATION WALLS.
16. HIP AND VALLEY BEAMS AND RIDGES TO BE 2"x MEMBERS OF ONE SIZE LARGER THAN RAFTERS. DOUBLE UP HIP AND VALLEY RAFTERS.
17. ALL REPETITIVE MEMBER FRAMING SHALL BE 16" O.C. U.O.N.
18. PROVIDE MIN. 2"x4" COLLAR TIES @ 16" O.C. AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOISTS.
20. ADEQUATE CONNECTIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBS.
21. INSTALL PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE, SILLS AND PLATES LESS THAN 8" FROM THE GROUND, AND ALL WOOD SING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND.

FLOOR PLAN NOTES:

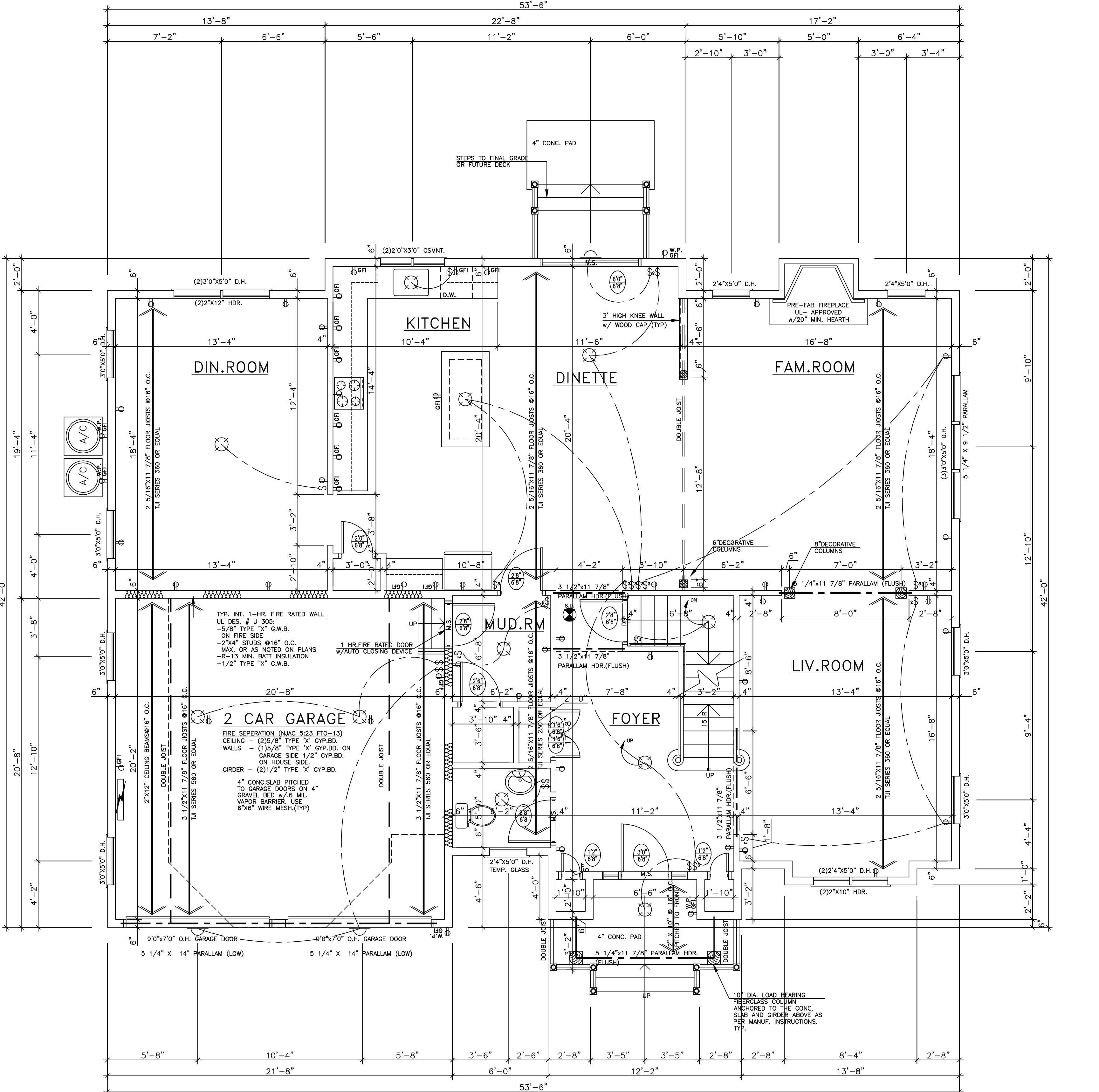
1. CONSTRUCTION:
 - A. ALL PARTITIONS ARE 3/2" ROUGH (U.O.N.)
 - B. ALL ANGLED PARTITIONS ARE 45 DEGREES (U.O.N.)
 - C. ALL WINDOWS HEAD HEIGHTS TO BE AT 6'-8" OFF FINISHED FLOOR ELEVATION (U.O.N.)
 - D. ALL EXTERIOR 2"x6" WALLS ARE TO HAVE R-19 INSULATION
 - E. (3)2"x4" (MIN.) POST AT EACH END OF ALL BEAMS AND GIRDER TRUSSES (U.O.N.) ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID WOOD BLOCKING.
 - F. ALL DIMENSIONS ARE TO FACE OF STUD (U.O.N.)
 - H. DOUBLE FLOOR JOISTS UNDER ALL BEARING WALLS RUNNING PARALLEL TO FRAMING, UNLESS OTHERWISE NOTED ON PLANS.
2. CEILING HEIGHTS IRC 305.1: HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND HABITABLE BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" MEASURED TO THE LOWEST PROJECTION FROM THE CEILING.
3. ATTIC ACCESS IRC 305.1.3:
 - A. AN ATTIC ACCESS SHALL BE PROVIDED WHERE INDICATED, UNLESS OTHERWISE NOTED OR REQUIRED, THE OPENING SHALL NOT BE LESS THAN 20"x30"
 - B. ALL ATTIC ACCESS OPENINGS, OR OTHER OPENINGS INSTALLED IN TOP CEILINGS, SHALL BE CLOSED, GASKETED OR OTHERWISE SEALED WITH MATERIALS APPROVED FOR SUCH APPLICATIONS.
4. THE ACTUAL SIZE MAY DIFFER ACCORDING TO MANUFACTURER. THE SHOWER COMPARTMENT IS TO BE TILED TO A HEIGHT OF 6'-0". TILED FLOORS, BATH TUBS INDICATED ARE OF STANDARD SIZE. THE ACTUAL SIZE MAY DIFFER ACCORDING TO MANUFACTURER. WHERE A SHOWER HEAD IS PROVIDED, THE COMPARTMENT SHALL BE TILED TO A HEIGHT OF 6'-8". FIBERGLASS UNITS ARE OPTIONAL AND MAY BE CONSIDERED AN EXTRA.
5. BATH IN ATTIC SPACE, ATTIC SIDE OF BATH WALLS SHALL BE SHEATHED. DRAFT STOP FLOOR JOISTS UNDER BATH WALLS.
7. PROVIDE MOISTURE RESISTANT C.W.B. AROUND ALL WET AREAS IN KITCHENS AND BATHROOMS.
8. ALL WINDOWS DESIGNATIONS ARE GENERIC SIZES.

LAUNDRY ROOM NOTES:

LAUNDRY ROOM: ALL LAUNDRY ROOMS SHALL BE PROVIDED WITH A LOUVERED DOOR, WHERE GAS DRYER IS USED OR THE LAUNDRY ROOM SHALL BE PROVIDED WITH (2) OPENINGS ONE WITHIN 12 INCHES OF THE BOTTOM OF THE SPACE, AND ONE WITHIN 12 INCHES OF THE TOP OF THE SPACE.

CIRCULATION AIR HEATING SYSTEM:

HEATING UNIT LOCATION AND TYPE OF FUEL AS SHOWN ON MECH. PLANS SYSTEM TO BE SIZED AND DESIGNED SO THAT IT SHALL BE ADEQUATE TO HEAT TO 70 DEGREES INSIDE WITH 6 DEGREES OUTSIDE AND WIND VELOCITY OF 15 MPH. SYSTEM TO HAVE OUTLETS IN ALL HABITABLE ROOMS, AND RETURNS FROM ALL ROOMS EXCEPT THE KITCHEN, LAUNDRY AND BATHROOMS & W.C. ALL TRUNKS, RISERS, RUNS AND RETURNS TO BE COMPLETELY SEALED IN THE METAL DUCTS, IF DUCTS CUT THROUGH HOUSE PLATES, CONTRACTOR IS TO SURROUND INSTALL A 24 GAUGE STEEL ANGLE OR A 15 GAUGE STEEL PLATE, SECURED WITH 4 NAILS. ALL DUCTS IN OUTSIDE WALLS AND UNCONDITIONED AREAS TO BE INSULATED. ALL RISERS TO HAVE BALANCING DAMPERS. ANY DUCTWORK PASSING THROUGH A FIRE RATED WALL ASSEMBLY SHALL BE NON-COMBUSTIBLE AND PROVIDED WITH APPROVED FIRE DAMPERS. DUCTWORK WITHIN A FIRE RATED FLOOR/CEILING ASSEMBLY MUST BE METAL AND FITTED WITH AN APPROVED FIRE DAMPER REGISTER. THE HEATING AND COOLING UNIT SHALL BE APPROVED AS PER THE MODEL ENERGY CODE 1995.



1 FIRST FLOOR PLAN

SCALE 1/4"=1'-0" AREA - 1651.00 S.F. VOLUME - 16510.00 C.F.

NOTE: EVERY SLEEPING ROOM SHALL HAVE (1) MIN. OPERABLE WINDOW OR EXTERIOR DOOR OPENING APPROVED FOR EMERGENCY EGRESS. UNITS MUST BE OPERABLE FROM INSIDE TO A FULL CLEAR OPENING WITHOUT USE OF SEPARATE TOOL. EGRESS WINDOWS SHALL HAVE:

| | |
|-------------------------------|--------------------------|
| SILL HEIGHT | NOT MORE THAN 44" A.F.F. |
| MIN. NET CLEAR OPENING | 5.7 S.F. |
| MIN. NET CLEAR OPENING HEIGHT | 24" |
| MIN. NET CLEAR OPENING WIDTH | 20" |

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DRAWINGS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION AND ARE NOT TO BE REUSED WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPENSE, CLAIMS, DAMAGES, LOSSES AND EXPENSES.

3. STAIR GUARDS/HANDRAILS SHALL HAVE BALUSTERS OR SOLID MATERIAL SUCH THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH ANY OPENING.
4. THE TRIANGULAR OPENINGS FORMED BY THE RISER, AND BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY BE A MAX. SIZE SUCH THAT A SPHERE 6" CANNOT PASS THROUGH ANY OPENINGS.
5. ALL HANDRAILS GRIPPING SURFACES SHALL BE CONT. WITH ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF PROJECTIONS. THE CLEAR BETWEEN THE HANDRAIL AND ADJACENT WALL OR SURFACE SHALL NOT BE LESS THAN 1 1/2". HANDRAILS SHALL NOT PROJECT MORE THAN 3 1/2" INTO THE STAIR.
6. HANDRAILS THAT FORM PART OF A GUARD SHALL HAVE HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38".
7. HANDRAILS SHALL BE GRASPABLE WITH A CROSS-SECTIONAL AREA OUTSIDE GUARDING A MIN. OF 1 1/4" NOT GREATER THAN 2".
8. STAIR GUARD/HANDRAILS SHALL BE CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APP. AT ANY POINT AND IN ANY DIRECTION.
9. INTERMEDIATE HANDRAILS ARE REQUIRED SO THAT ALL PORTIONS OF THE WIDTH OF THE STAIRS ARE WITHIN 30" OF A HANDRAIL ON MONUMENTAL STAIRS. HANDRAILS SHALL BE LOCATED ALONG THE MOST DIRECT PATH OF TRAVEL.
10. ALL GUARDRAILS SHALL BE A MIN. OF 36" ABOVE FLOOR.
11. OPEN GUARDS SHALL HAVE BALUSTERS OR BE OF SOLID MATERIAL SUCH THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING.
12. GUARDS SHALL NOT HAVE AN ORNAMENTAL PATTERN WOULD PROVIDE A LADDER EFFECT.
13. ALL HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED WOOD OR ALUMINUM.
14. STAIRWAYS WITH FEWER THAN THREE RISERS ARE NOT REQUIRED TO HAVE HANDRAILS, WHEN SERVING A SINGLE FAMILY DWELLING UNIT.
15. THE MIN. HEADROOM IN ALL PARTS OF A STAIRWAY BE NOT LESS THAN 80" OR 78" FOR A SPIRAL STAIRWAY MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGES OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ALONG THE STAIRWAY AND TO THE FULL WIDTH OF STAIRWAY ON LANDING.

SMOKE DETECTOR NOTES

1. THE INSTALLATION OR WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE.
2. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
 - a. ON EACH AND EVERY FLOOR LEVEL AND WITHIN PROXIMITY OF EACH SEPARATE SLEEPING AREA.
 - b. WITHIN EACH AND EVERY SLEEPING ROOM IN THE DWELLING UNITS INCLUDING ANY ENCLOSED ROOM WITH CLOSET OR EGRESS WINDOW AND.
 - c. IN BASEMENT AND RECREATION ROOMS.
3. EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR IS RECOMMENDED.
4. SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR CEILING AND WITHIN 15 FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES.
5. IF CEILING MOUNTED THE CLOSEST EDGE OF DETECTOR SHALL BE MIN. OF 4" FROM ANY WALL.
6. IF WALL MOUNTED, THE CLOSEST EDGE OF THE DETECTOR SHALL BE MIN. OF 4" AND MAX. OF 12" FROM THE CEILING.
7. ALL SMOKE DETECTORS SHALL BE A/C INTERCONNECTED AND SHALL BE PROVIDED WITH A BATTERY BACKUP SYSTEM IN CASE OF POWER INTERUPTION.
8. UNITS TO BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND COMPLY WITH RS 17-11. UNITS BE APPROVED BY BOARD OF STANDARDS AND APPEALS LISTED BY AN ACCEPTED TESTING LABORATORY SUCH AS UL LISTED DETECTORS-ANSI/NFPA NO. 74.
9. A CERTIFICATE OF SATISFACTORY INSTALLATION MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT TEN DAYS AFTER THE INSTALLATION OF SMOKE DETECTORS.

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| PROJECT | | | |
| SINGLE FAMILY HOUSE | | | |
| MAGESTRO COURT | | | |
| BLOCK 7702 LOT 16.09 | | | |
| MOUNT OLIVE TWP., NJ | | | |
| MORRIS COUNTY | | | |
| "LAKE VIEW EST." | | | |
| DRAWING/S FIRST FLOOR PLAN | | | |
| DATE: | 04/02/14 | SCALE: | AS NOTED |
| COMM.# | 14LV18N-12 | DRAWN BY: | S.B. |
| GROUP | - R-5 | APPROVED: | Y.I.W. |
| CONST. TYPE | - V-B | | |
| YUVAL WELLISCH ARCH. NJ LIC. AI 14910 | SEAL | SHEET N | A4 |

2. ROOF AT OR OVER 4:12 PITCH SHALL HAVE A FLASHING STRIP OF MINERAL SURFACED ROLL ROOFING APPLIED FROM THE EAVES TO EXTEND TO A POINT 24 INCHES (MIN.) INSIDE THE INTERIOR WALL LINE. THE UNDERLAYMENT SHALL BE LAID PARALLEL TO THE EAVES WITH A 2" TOP LAP AND 4" END NAILING SUFFICIENTLY TO HOLD IN PLACE.

3. ROOFS UNDER 4:12 PITCH BUT AT LEAST 2:12 PITCH SHALL HAVE TWO LAYERS OF UNDERLAYMENT LAD SHINGLE FASHION PARALLEL TO THE EAVES WITH A 19" TOP LAP AND 12" END LAP, WITH END LAPS LOCATED AT LEAST 6 FEET FROM END LAPS IN THE PRECEDING COURSE, AND BLIND NAILED SUFFICIENTLY TO HOLD IN PLACE. THE TWO LAYERS OF UNDERLAYMENT, FROM THE EAVES TO EXTEND TO A POINT 24"(MIN.) INSIDE THE INTERIOR WALL LINE.

4. ROOF WINDOWS AND SKYLIGHTS SHALL BE GLAZED WITH APPROVED LAMINATED GLASS OR APPROVED PLASTIC MATERIALS.

5. UNLESS OTHERWISE NOTED, FRAME OUT FOR CHIMNEYS AND ROOF WINDOWS / SKYLIGHTS WITH DOUBLE RAFTERS, IN CATHEDRAL CEILINGS FOR VENTILATION, PROVIDE THREE ROWS OF 2" DIAMETER HOLES WITH THE CENTERLINE AT LEAST 3" FROM THE TOP OF EACH RAFTER WHOLE BAY IS NOT CONTINUOUS FROM THE EXTERIOR WALL TO THE RIDGE, IF APPLICABLE, THE VENTILATION HOLES SHALL BE PLACED ON BOTH SIDES OF THE OBSTRUCTION.

6. FLASHING TO BE USED AT CHIMNEYS SKYLIGHTS, STACKS, AND OTHER VERTICAL SURFACES AND INSTALLED IN ACCORDANCE WITH THE RESIDENTIAL ROOFING MANUAL.

7. VALLEY NOTE: UNLESS OTHERWISE NOTED, NO STRUCTURAL VALLEYS SHALL BE USED. VALLEYS SHALL BE FORMED BY SETTING ONE ROOF ON TOP OF ANOTHER. THE UPPER ROOF RAFTERS ARE TO BE SET ON A 2"x12" PLATE WHICH IS TO BE SET ON TOP OF THE SHEATHING OF THE LOWER ROOF AND NAILED THROUGH TO THE TOPS OF THE LOWER RAFTER. INSTALL 3/4" WIDE 50 LB. ROLL ROOFING FOR THE ENTIRE LENGTH OF THE VALLEY OVER THE UNDERLAYMENT PRIOR TO SHINGLE INSTALLATION.

8. ROOF LEADERS NOT SHOWN, LEADERS SHALL BE LOCATED IN THE FIELD, COORDINATED AND INSTALLED IN AN APPROVED MANNER BY THE CONTRACTOR PER SITE AND ORIENTATION.

9. ATTIC VENTILATION IS TO BE PROVIDED WITH 50% OF THE REQUIRED VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC (RIDGE VENTS, ROOF JACKS ETC.) AND WITH 50% OF THE REQUIRED VENTS LOCATED IN THE LOWER PORTION (SOFFIT VENTS) OF THE ATTIC. ALL VENTS SHALL BE PROVIDED WITH INSECT SCREENS.

ELECTRIC NOTES:

FINAL LAYOUT TO BE DETERMINED BY OWNERS/BUYERS.

ALL INTERIOR WIRING TO BE COPPER ROMEX CABLE NM WITH GROUND.

ALL WIRING TO BE IN ACCORDANCE WITH N.E.C.

NUMBER OF OUTLETS ON BRANCH CIRCUITS ARE -
10 ON 15 A, 13 ON 20 A.
EXCEPT APPLIANCE CIRCUITS ARE -C5 ON 20 A.

WIRING TO BE SIZED AS BELOW:
15 A - #14 45 A - #8
20 A - #12 65 A - #6
30 A - #10

ALL RECEPTACLES TO BE GROUNDED TYPE. BASE RECEPTACLES TO BE 1'-2" FROM FLOOR.

ALL WATER HEATERS TO BE CONNECTED IN ACCORDANCE WITH THE CONNECTING UTILITY COMPANY'S REQUIREMENTS.

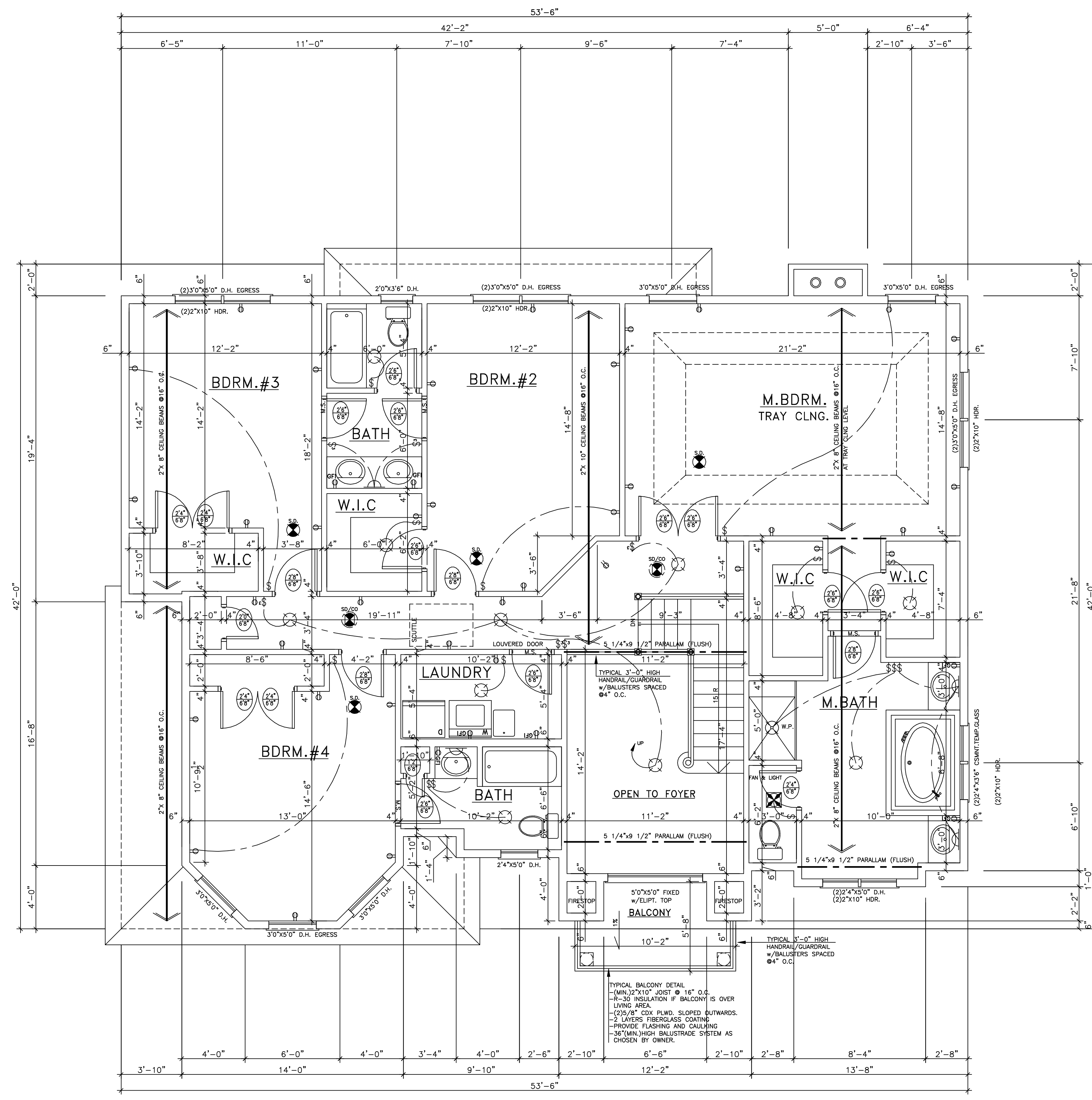
SMOKE DETECTOR ALARMS AS INDICATED ON CONSTRUCTION DOCUMENTS SHALL BE AN AC PRIMARY SOURCE, CLOSED CIRCUIT TYPE AND SHALL BE ELECTRICALLY OR MECHANICALLY SUPERVISED. ALL SMOKE DETECTOR ALARMS SHALL BE INTERCONNECTED. SMOKE DETECTOR ALARMS SHALL BE PROVIDED IN EVERY BEDROOM AND AS LOCATED ON THE CONSTRUCTION DRAWINGS.

FANS IN ROOMS THAT LACK NATURAL VENTILATION SHALL BE SIZED TO EXPEL A MINIMUM OF 2 CFM PER SQUARE FOOT OF ROOM. THE FAN IN A TOILET ROOM SHALL BE SIZED TO EXPEL AT LEAST 70 CFM.

THE BASE UNIT POWER DENSITY (UPD) IN WATTS/SQ.FT. FOR ANY ROOM OR SPACE SHALL NOT EXCEED THE VALUES BELOW.

| INDIVIDUAL ROOM/SPACE | UPD WATTS/SQ.FT. |
|--------------------------|------------------|
| BATH | 4.3 |
| BEDROOM | 1.4 |
| FINISHED LIVING SPACES | 2.2 |
| GARAGE | 0.5 |
| KITCHEN | 3.0 |
| LAUNDRY | 1.0 |
| UNFINISHED LIVING SPACES | 0.5 |

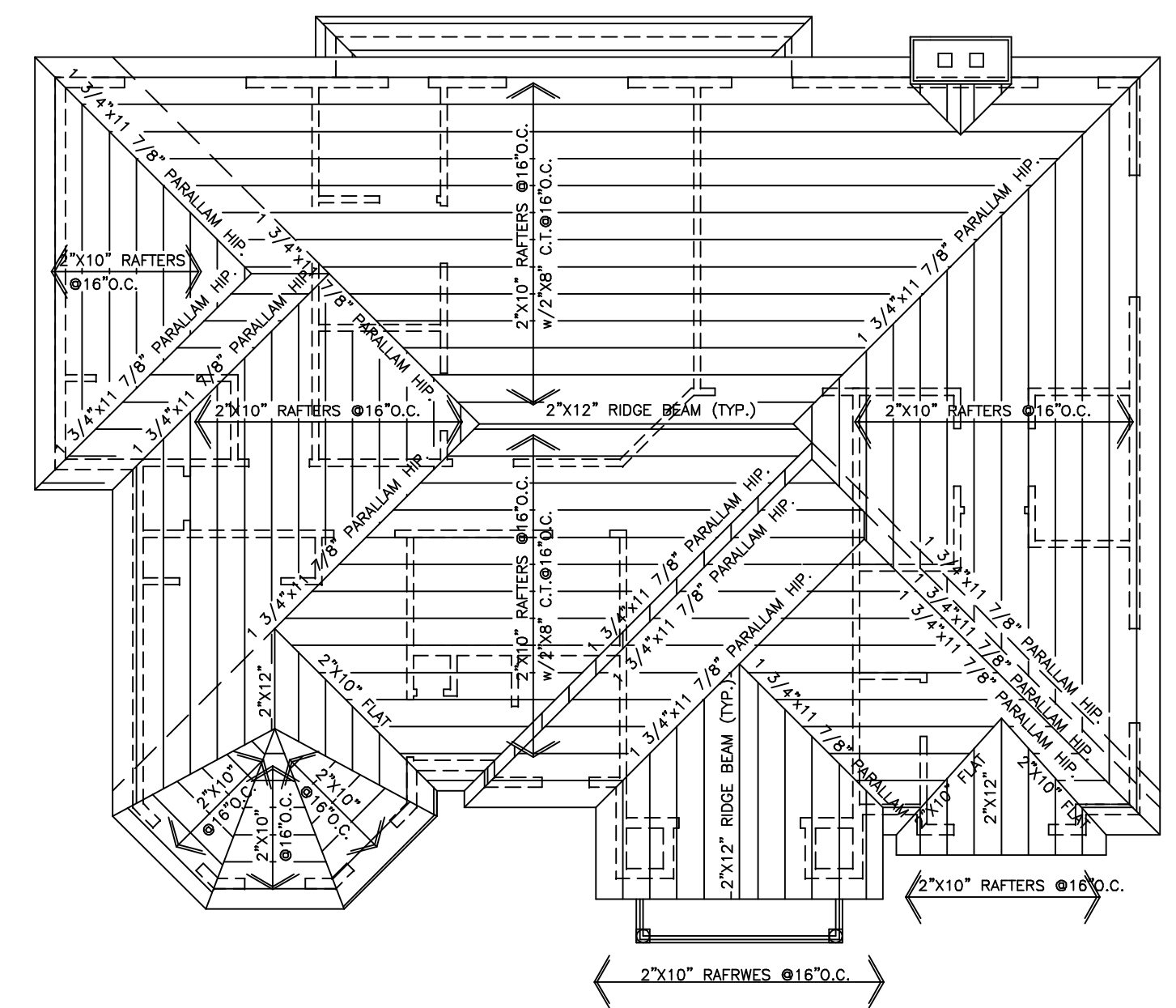
THE ELECTRICAL PLAN IS BASED ON MINIMUM CODE REQUIREMENTS. THE ARCHITECT MAY BE CONSULTED FOR ADDITIONAL ELECTRICAL DESIGNS AS A SEPARATE COMMISSION.



1 SECOND FLOOR PLAN
A-5
SCALE 1/4"=1'-0" AREA - 1726.00 S.F. VOLUME - 13808.00 C.F.

WINDOWS SILLS TO BE 24" MIN. ABOVE FINISHED FLOOR LEVEL. TYP.

HURRICANE PROTECTION NOTES
1. ROOF CONSTRUCTION: ROOF RAFTERS OR TRUSSES TO BE ATTACHED WITH HEAVY DUTY METAL HURRICANE CLIPS OR TIES. (SYMPSON STRONG TIE #8 HURRICANE CLIP OR EQUAL)



2 ROOF PLAN
A-5
SCALE 1/8"=1'-0"

| DATE | REVISIONS | |
|--|-------------------|------------------|
| | | |
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| PROJECT SINGLE FAMILY HOUSE MAGESTRO COURT BLOCK 7702 LOT 16.09 MOUNT OLIVE TWP., NJ MORRIS COUNTY "LAKE VIEW EST." | | |
| DRAWING/S | SECOND FLOOR PLAN | ROOF PLAN |
| DATE: | 04/02/14 | SCALE: AS NOTED |
| COMM.# | 14LV18N-12 | DRAWN BY: S.B. |
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| YUVAL WELLISCH ARCH. NJ LIC. #14910 | SEAL | SHEET N A5 |