

CONTRACTOR INSURANCES:

- 1. INSURANCE: BEFORE INITIATING ANY WORK AT SITE, CONTRACTOR(S) SHALL PROVIDE PROOF OF INSURANCE, INCLUDING COMMERCIAL GENERAL LIABILITY, WORKMEN'S COMPENSATION AND AUTOMOBILE LIABILITY. MINIMUM LIMITS SHALL BE AS FOLLOWS:

Table with 3 columns: Insurance Type, Description, and Amount. Includes Commercial General Liability, Fire Damage, Automobile Liability, and Workmen's Compensation.

- 2. OWNER AND ARCHITECT SHALL BE NAMED AS "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY POLICIES. OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE...

RESIDENTIAL CODES

- 1. CODES: ALL WORK SHALL COMPLY WITH THE CONTROLLING REGULATORY CODES. THESE DOCUMENTS (DRAWINGS) SHALL INCLUDE BY REFERENCE ALL STATE, MUNICIPAL AND OTHER REGULATORY CODES.

FIELD OFFICE AND SITE DOCUMENTS

- 1. WITH INITIATION OF WORK ON SITE, THE CONTRACTOR SHALL MAINTAIN A FIELD OFFICE. THIS MAY BE AS SIMPLE AS A LOCK BOX IN THE BEGINNING, ASAP, THIS SHALL BE AN ENCLOSED SECURE ROOM.

GENERAL NOTES:

- 1. PROJECT GUARANTEE: THE CONTRACTOR(S) AND ALL SUBCONTRACTORS UNDER HIS RESPONSIBILITY SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL FOR A MINIMUM OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION.

BEFORE YOU DIG: CALL THE PA "ONE CALL SYSTEM"

- 1. BEFORE YOU DIG AT THE SITE IT IS MANDATORY TO CALL THE PENNSYLVANIA "ONE CALL SYSTEM." 1-800-242-1776. ALL CONTRACTORS, INCLUDING SUB-CONTRACTORS, SHOULD MAKE THEIR OWN NOTIFICATION.

DIMENSIONS: DO NOT SCALE DRAWINGS:

- 1. ALL DIMENSIONS ARE GIVEN TO "FACE OF MASONRY" OR "FACE OF STUD". CHECK ALL DIMENSIONS BEFORE PROCEEDING. FOR "CLEAR" OPENINGS BETWEEN FINISHES, SUBTRACT FINISH THICKNESS FROM DIMENSIONS GIVEN.

LEAD PAINT RULES APPLY

- 1. ALL CONTRACTOR SUPERVISORS SHALL BE TRAINED AND CERTIFIED AS CURRENT WITH ALL LEAD PAINT ABATEMENT & PROTECTIONS. PROVIDE OWNER WITH COMPLIANCE CERTIFICATES.

FIELD CHANGES:

- 1. CONTRACTORS OR THE ARCHITECT DO NOT HAVE AUTHORITY TO MAKE IMPROPTU CHANGES IN THE FIELD. WITHOUT EXCEPTION, ALL PROPOSED CHANGES OR SUBSTITUTIONS, SHALL BE SUBMITTED IN WRITING TO THE OWNER, WITH SUPPORT MATERIALS, FOR AUTHORIZATION.

CONCRETE WORK

- 1. CODES AND STANDARDS: ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI-347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"; ACI-304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"; READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C-94.

BELOW SLAB VAPOR BARRIERS

- 1. BELOW ALL INTERIOR GROUND SUPPORTED CONCRETE SLABS, INCLUDING GARAGES, SHALL BE INSTALLED A VAPOR BARRIER, RADON / METHANE BARRIER. THE LOWER THE VAPOR PERMEANCE RATING OF THE BARRIER, THE MORE RESISTIVE IT IS TO RADON AND METHANE.

EMERGENCY MEANS OF EGRESS: SPECIAL RESIDENTIAL

- 1. ALL HABITABLE BASEMENTS IN EXCESS OF 200 SQ.FT., AND ALL SLEEPING ROOMS SHALL HAVE A MINIMUM OF ONE ALTERNATE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. GENERALLY ALL "EGRESS WINDOWS" EACH OPENING SHALL: A) HAVE A MINIMUM NET CLEAR OPEN AREA OF 5.7 SQUARE FEET; B) THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES; C) THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES; D) THE SILL HEIGHT OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR; E) WHEN THE INTERIOR WINDOW SILL IS MORE THAN 72 INCHES ABOVE GRADE, THEN THE INTERIOR SILL HEIGHT SHALL NOT BE LESS THAN 24 INCHES ABOVE FINISHED FLOOR; F) THE OPERATION OF THE EMERGENCY OPENING SHALL NOT REQUIRE ANY SPECIAL HARDWARE OR KEY.

TEMPERED SAFETY GLAZING:

- 1. TEMPERED GLASS MUST BE IDENTIFIED ON EACH PIECE, BY MEANS OF NON-REMOVABLE ETCHING OR EQUAL. TEMPERED GLASS IS REQUIRED IN THE FOLLOWING "HAZARDOUS" LOCATIONS:

GYPSON BOARD SYSTEMS:

- 1. GYPSON BOARD SHALL BE INSTALLED TO THE HIGHEST STANDARDS OF THE TRADE. INSTALL LONGEST BOARDS POSSIBLE, LENGTHWISE, TO MINIMIZE JOINTING.

PAINTING SYSTEMS

SEE FINISH SCHEDULE FOR COLORS IF AVAILABLE. CONFIRM ALL COLORS AND PRODUCT SELECTIONS WITH OWNER BEFORE PROCEEDING. PRIMERS MAY BE DELETED IF FACTORY PRIMED, TOUCH UP AS REQUIRED. ALL PRODUCT SHALL BE PREMIUM GRADE FROM A NATIONALLY RECOGNIZED MANUFACTURER.

CAULKING

- 1. PERMITTED MATERIALS: ALL EXTERIOR CAULKING SHALL BE TWO-PART POLYURETHANE COMPONENT BASED. NO SILICONE CAULKS ARE PERMITTED UNLESS THE APPLICATION IS FOR A "GLASS TO GLASS" ADHESIVE. ALL CAULKS USED IN PREPARATION FOR INTERIOR PAINTING SHALL BE POLYURETHANE OR LATEX, WITH NO SILICONES.

SEISMIC AND WIND DESIGN COMPONENTS: RESIDENTIAL

- 1. INTERNATIONAL RESIDENTIAL CODE CLASSIFIES THE DELAWARE VALLEY AS SEISMIC DESIGN CATEGORY "C." NOTE: DETACHED ONE AND TWO FAMILY DWELLINGS ARE EXEMPT FROM THE SEISMIC REQUIREMENTS OF THIS CODE.

RESIDENCE DESIGN LOADS THE PROJECT HAS BEEN DESIGNED WITH THESE LOADS

Table with 6 columns: Design Loads, Roofs, Floors, Attic Floor, Balconies/Decks. Includes Dead Load, Live Load, and Total (PSF).

BELOW SLAB RIGID INSULATION BOARD

- 1. INSULATION BOARD PLACED BELOW INTERIOR CONCRETE SLABS SHALL BE DOW "BLUEBOARD" STYROFOAM, OR EQ., A MINIMUM OF 2-INCHES THICK, R-10, TIGHTLY FITTED, T&G.

CONCRETE SEALER (IF DESIRED)

- 1. CONCRETE SEALER FOR ALL HORIZONTAL INTERIOR AND EXTERIOR SLABS WHERE INDICATED SHALL BE "SEALTIGHT INTEX" BY W.R. MEADOWS, INC., P.O. BOX 543, ELGIN, ILLINOIS 60121, (312)683-4500.

FOOTING PLACEMENT FOR FOUNDATION WALLS

- 1. BOTTOMS OF ALL FOOTINGS (OR EARTH BORN WALLS) SHALL BE ON UNDISTURBED SOILS CAPABLE OF SUPPORTING THE ASSUMED DESIGN LOAD OF 3,000 PSF. THE CONTRACTOR SHALL EXAMINE AND VERIFY THE SOIL CONDITIONS BEFORE ALLOWING CONCRETE FOOTINGS AND FOUNDATIONS TO BE INSTALLED.

UNIT MASONRY

- 1. CONCRETE MASONRY UNIT (CMU) CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6-88)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.

FOUNDATION DRAINAGE SYSTEM

- 1. SEE DRAWINGS FOR LOCATIONS, GENERALLY AT THE BOTTOM OF ALL CRAWLSPACE WALLS IF HIGH WATER TABLES.

WOOD FRAMING "BASIC"

- 1. STANDARDS: ALL ROUGH CARPENTRY TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY NATIONAL FOREST PRODUCTS ASSOC. THE 2006 ICC RESIDENTIAL CODE, AND WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOC.

WOOD FRAMING & "CONTINUOUS LOAD PATH" ANCHORAGE

- 1. R301.1 THE CONSTRUCTION OF BUILDING AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.

FIRESTOPPING

- 1. INSTALLATION SHALL BE BEFORE ROUGHING IN OF ANY PLUMBING, ELECTRICAL OR HVAC WORK.

ALL DRAWINGS ARE FORMATTED FOR FULL SCALE PRINTING ON 24"x36" SHEETS, DO NOT SCALE ANY OTHER SHEET SIZE

Table with 2 columns: Revision Description and Date. Includes Start Up, Review Set, and Final Construction.

PLANS NOT VALID FOR PERMITS UNLESS SIGNED IN "RED" & IMPRESSED w/ SEAL

Creative Design Associates, Inc. SITE & SPACE PLANNING. Includes contact information for Eric C. Van Reed, Architect and New Jersey Architect 09081.

D. Wesley Rapp General Contracting & Building. Includes contact information for 528 Dawesville Road, Willow Grove, PA 19090.

51 Red Oak Drive MASTER BATH ADDITION Township of Voorhees, Camden County, NJ

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