

GENERAL NOTES

1. Use group: U-Utility

2. Construction Classification: 5b

3. Area Calculations.
- First Floor

743 sq. ft.
4. All work performed shall comply with the 2015 International Residential Code NJ version U.C.C. Chapter 6, and all other local codes and ordinances that apply.

5. The General Contractor and his subcontractors shall verify all conditions, dimensions, etc. at the site and report any discrepancies to the Architect in writing prior to construction. Commencement of work implies the acceptance of all conditions. Contractor shall also coordinate his work with all other trades.

6. The General Contractor shall provide all protective measures for the safety of the public and workers during the course of the work.

7. All work on this project shall be done in the best workman-like manner.

8. General Contractor shall be responsible for all excavation, tree removal and demolition as required for the completion of this project. Remove from the premisis all material that will not be designated or needed for re-use.

9. Leave the premisis broom clean, neat, and orderly at the end of the project.

10. The General contractor shall assume all responsibility for the execution of his work and for any changes and/or deviations from drawings and specifications made without prior written approval from the owner. The cost of corrections resulting from deviations and/or changes shall be borne by the General Contractor.

11. Design alterations made without the Architect's knoweldge during the course of construction are done at the Owner's and/or Contractor's risk. The Architect shall not be held responsible for the consequences of such changes.

12. Do not scale drawings for any reason. Report all diminesional discrepiancies to the Architect before continuing.

ELECTRICAL NOTES

1. All work shall be in compliance with the National Electric Code, latest edition

2. Contractor shall secure all documentation required to secure permits and inspections. Provide the Owner with all Certificates of Inspections.

3. The General Contractor shall furnish all labor, materials, and appliances to produce a complete electrial system. The contact shall include, but not be limited to the following items of work.

a) Work in connection with other trades

b) Installation of lighting fixtures and lamps.

c) Temporary lighting and power if required

d) Tagging of feeders

e) Lighting fixtures, outlets, switches, and dimmers.

f) Heating and Air Conditioning control wiring and unit ignition switches (Coordinate w/ HVAC contractor)

g) Thermostats

h) Exhaust fans and kitchen exhaust units.

i) Clothes washer and dryer locations

j) Gas appliance ignition systems

k) Dishwasher connection

l) Ceiling fans

4. All wiring shall be copper, type Ac (armored cable) or NM (non-metallic cable). Outlet shall be the type and size for location and use indicated.

5. All outlets, switches and dimmers etc shall be selected by Architect and Owner. Switches and outlets shall be sized to match the function required.

6. Contractor shall review the outlet, switch and lighting locations with the Owner in the field prior to installation.

DEVICE SYMBOLS

SURFACE MOUNTED LIGHT

LT/EF

LIGHT FIXTURE AND EXHAUST FAN COMBO

NEW SWITCH

NEW 3-WAY SWITCH

NEW 4-WAY SWITCH

DUPLEX RECEPTACLE

DUPLEX RECEPTACLE W/ GROUND FAULT INTERUPT

LIGHT FIXTURE AND CEILING FAN

WATERPROOF LIGHT

WALL MOUNTED LIGHT

NEW SWITCH

NEW 3-WAY SWITCH

NEW 4-WAY SWITCH

DUPLEX RECEPTACLE

DUPLEX RECEPTACLE W/ GROUND FAULT INTERUPT

SMOKE / CARBON MONOXIDE DETECTOR HARDWIRED WITH BATTERY BACKUP

STRUCTURAL NOTES

(Note: not all notes are used)

1. Design Loads

Floor Live Load

40 PSF

Floor Dead Load

20 PSF

Total Floor Load

60 PSF

Roof Snow Load

30 PSF
2. Foundation design is based on 2000# soil bearing capacity. If during excavation, in adequate or questionable soil conditions are found, notify the Architect in writing, prior to commencing footing pouring.

3. The sub-grade soil near the structure shall be compacted to a minimum density of 95% of the maximun attainable density. The sub-grade foundation material for backfill shall consist of earth, sandy clay, sand, gravel, or other approved materials.

4. Except as noted, fill and backfill shall consist of earth, sand, gravel soft shale or other approved materials.

5. All concrete methods, materials and workmanship shall be in accordance with ACI 318 latest edition.

6. All concrete shall have stone agregate and attain a minimum compressive strength of 3000 P.S.I. at 28 days.

7. Porous fill under concrete shall consist of clean crushed gravel.

8. Provide a 6-mil polyethylene vapor barrier under slab on grade and screed coat construction

9. Expansion joints shall be keyed and coated with mastic before placing adjacent to concrete.

10. Steel trowel finish all concrete slabs.

11. All reinforcing bars shall comply to ASTM A305, latest edition.

12. All concrete block walls shall be load bearing lightweight concrete block with Dur-O-Wal joint reinforcing at 16" vertical intervals.

13. Do not erect masonry walls on concrete cured for less than three days.

14. Reinforce masonry walls with Dur-O-Wal joint reinforcing at 16" vertical intervals.

15. No calcium chloride or solutions containing calicum chloride will be permitted as admixtures in masonry mortar.

16. Framing material shall be Douglas Fir with a minimum Fb = 1250 PSI extreme fiber in bending and a modulus of elasticity of E=1,700,000 PSI

17. All wood sill plates bearing on masonry or slab construction shall be pressure treated lumber with 1/2" dia. x 18" long anchor bolts or mudsill anchor straps MAB15 by Simpson Srong Tie 8'-0" o.c. maximum spacing and a maximum of 12" from each corner.

18. Double up all floor joists under parallel partitions.

19. Provide 5/4" x 3" wood bridging or solid blocking for all joists with a maximum spacing of 8'-0" o.c. Provide bridging as per manufacturers specifications for all TJI framing.

20. Versa-Lam or Micro-Lam Beams

a) All structural micro-lam lumber shall be furnished as shown on the construction documents and specified herein

b) Materials and quality control shall be in conformance with the manufacturers standards Beams shall provide the following allowable stress values:

i) Fb, extreme fiber stress in bending = 2800 PSI

ii) Ft, tension parralel to grain = 2100 PSI

iii) FMC, compression perpendicular to the grain parallel to the glue-line 900 PSI

iv) Full compression parallel to the grain = 3000 PSI

v) Full horizontal shear perpendicular to the glue line = 285 PSI

vi) Adhesives shall meet the requirements for dry conditions of service.

c) Installation -

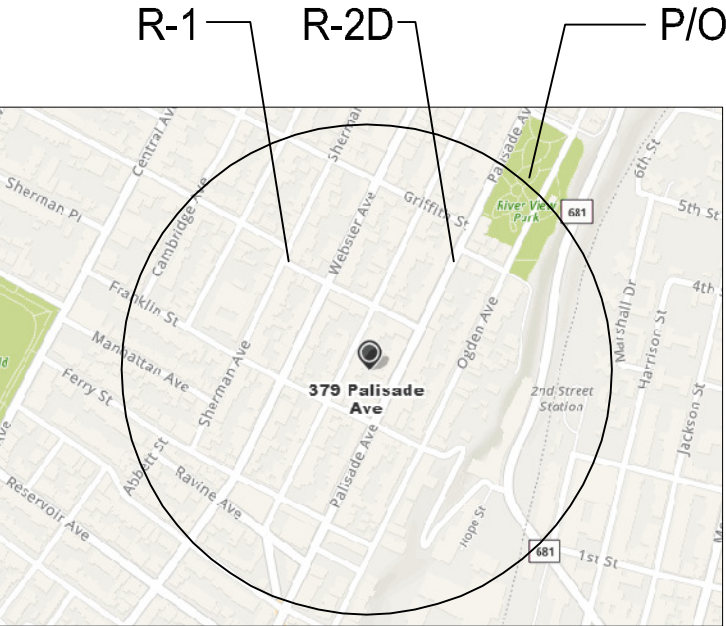
12" and smaller - fasten together with 2 rows 1/2" dia bolts at 12" o.c. staggered top and bottom

14" and larger - Fasten together with 2 rows of 3/4" diameter bolts at 24" o.c. top and bottom

All bolts shall have 2 1/2" washers each side. Furr as required for finishing.

ZONING INFORMATION - R-1 ZONE

ITEM	PERMITTED	PROVIDED	REMARKS
LOT AREA	2500 SF	2500 SF	CONFORMS
LOT WIDTH	25.00'	25.00'	CONFORMS
LOT COVERAGE	100.00'	100.00'	CONFORMS
FRONT YARD	PREDOMINANT SETBACK APPLIES		CONFORMS
REAR YARD	35'-0"	2'-0"	VARIANCE
LOT COVERAGE	85 %	100 %	EXIST NON-CONFORMING
SIDE YARD	0'-0" IF CONN. 2'-0" MIN. IF SEP.	0'/2.5 3.0' AT COVER	CONFORMS
BLDG. COVERAGE	65 %	73.8 %	VARIANCE
LOT COVERAGE	80 %	100 %	EXIST NON-CONFORMING



KEY MAP

SCALE 1" = 500'-0"

- June 25, 2020 - Revised as per Zoning Application Comments
- December 17, 2018 - MOVED COLUMN IN 3'-0" FROM PROPERTY LINE

Robert P. De Pippa Jr. NJ LIC. # 15948 NY LIC. # 028136 57 Kaufman Ave. Little Ferry, NJ 07643 (201) 641-4557 ARCHITECT - CONSULTANT	Proposed Covered Playground Happy Face Day Care 379 Pallsade Ave. Jersey Cty, NJ	DRAWN BY RD
		DATE May 5, 2018
		JOB # 17044
General Notes		DRAWING # A-1