

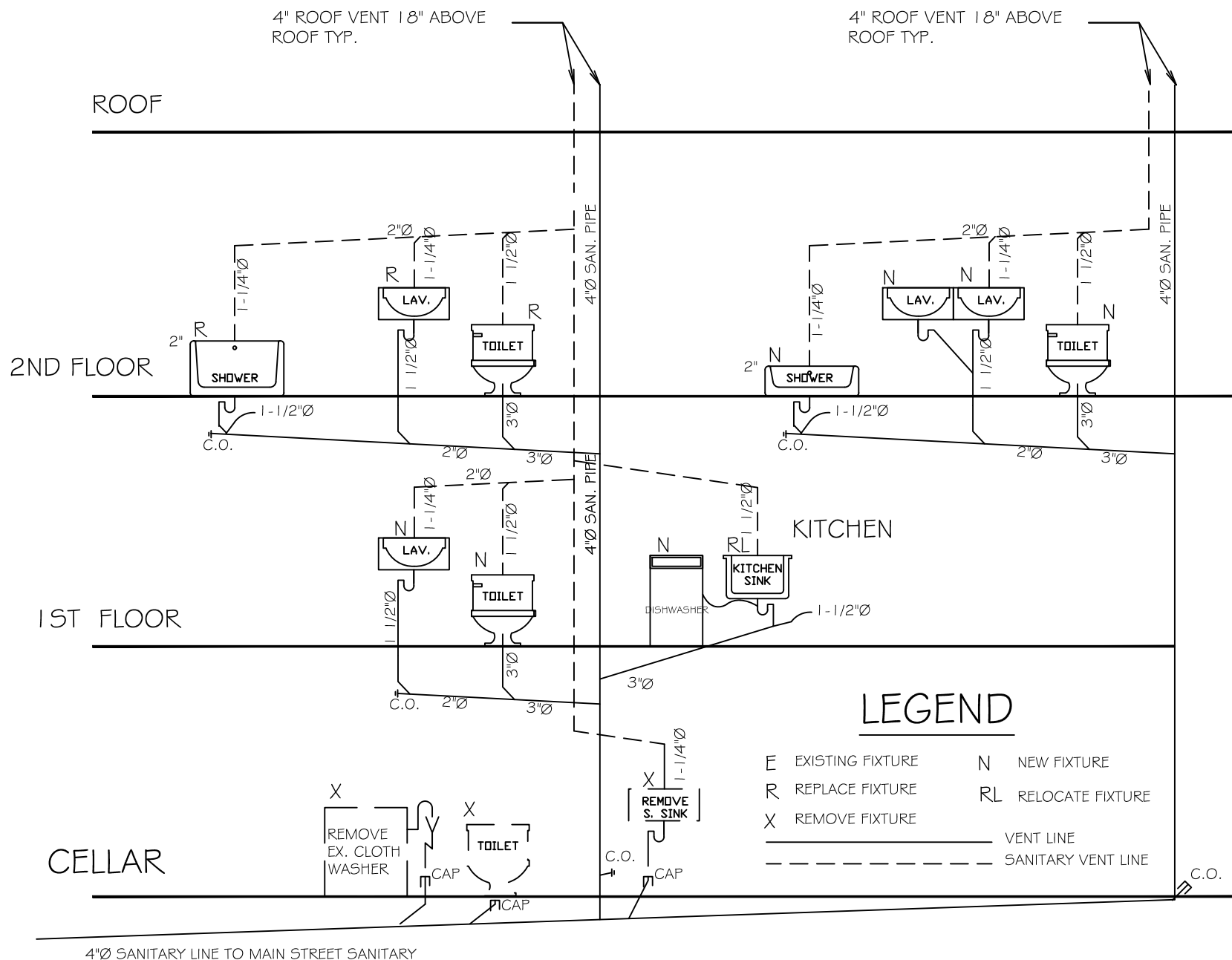
is a violation of law for any person, unless he or she is acting under the direction of a licensed professional Architect, to offer on item in any way. If an item bearing the seal of an Architect is altered, no altering Architect shall affix to the item his or her seal and the notation "altered by" followed by the signature and date of such alteration, and a specific description of the alteration

GENERAL NOTES:

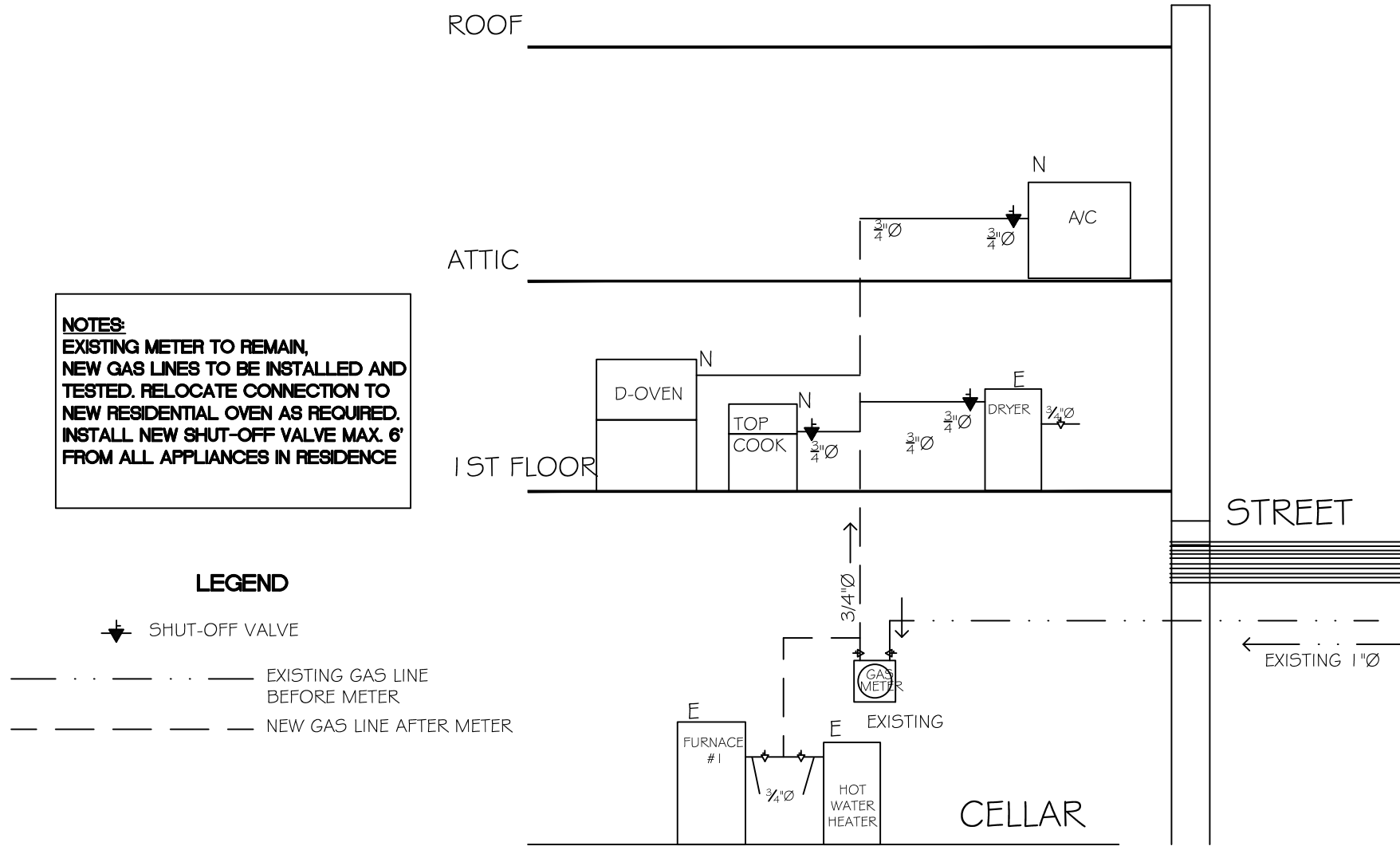
1. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE OUTLINE SPECIFICATIONS, WHEN PROVIDED.
2. THE FLOOR PLANS SHOWN SHALL BE FOR THE CONSTRUCTION OF DORMER ON THE ATTIC LEVEL AND THE INTERIOR RENOVATION OF ATTIC LEVEL OF THE EXISTING ONE FAMILY RESIDENCE, WHICH IS CLASSIFIED BY THE **NEW JERSEY BUILDING CODE/ICC 2015** AS USE GROUP R-5. THE TOWNSHIP OF MONTCLAIR CLASSIFIES THIS USE AS AN "R-15" RESIDENTIAL ZONE (FOR ONE FAMILY RESIDENCES), BASED UPON ITS ZONING REGULATIONS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS.
4. THE GENERAL CONTRACTOR AND ALL HIS SUBCONTRACTORS MUST COMPLY WITH ALL BUILDING RULES AND REGULATIONS AT ALL TIMES.
5. ALL PARTITIONS AND FURRING SHALL BE WOOD STUD CONSTRUCTION FOR EXTERIOR & INTERIOR WORK AND SHALL CONFORM TO THE **NEW JERSEY BUILDING CODE/ICC 2015**, THE **NEW JERSEY RESIDENTIAL CODE/ICC 2015** AND THE **UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY**.
6. ELECTRIC WORK TO CONFORM TO THE **NATIONAL ELECTRIC CODE/2011** AND THE NEW JERSEY ELECTRIC CODE. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR PER BEDROOM AND ON EACH FLOOR. PROVIDE A MINIMUM OF ONE CARBON MONOXIDE DETECTOR ON EACH FLOOR. ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED.
7. INDOOR DESIGN TEMPERATURE SHALL BE MAX. 72° FOR HEATING AND MIN. 78° FOR COOLING BASED ON 10° WINTER AND 83° SUMMER TEMPERATURE LISTED AS PER THE **NEW JERSEY BUILDING CODE/ICC 2015** ENERGY CONSERVATION SECTION.
8. ALL EXPOSED HOT WATER PIPING AND/OR HEATING DUCTS TO BE INSULATED AS PER ENERGY CONSERVATION SECTION OF THE **NJBC/ICC 2015**.
9. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE **NEW JERSEY BUILDING CODE/ICC 2015**. VERIFY ANY CHANGES IN CODE THAT MIGHT EFFECT CONSTRUCTION WITH THE TOWNSHIP OF MONTCLAIR BUILDING DEPT.
10. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIED USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION. **DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY !!!**
12. ALL ELECTRIC HEAT, ETC. SHALL CONFORM TO PSE&G, NJSEC, NEC, & NBFU REQUIREMENTS.
13. THE ARCHITECT'S CERTIFICATION APPLIES ONLY TO THESE PLANS CONFORMANCE TO THE **NEW JERSEY BUILDING CODE/ICC 2015**, THE **NEW JERSEY RESIDENTIAL CODE/ICC 2015** AND THE **UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY**.
14. GC TO INFORM THE ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS & EXISTING SITE CONDITIONS. NO WORK IS TO PROCEED UNTIL DISCREPANCIES ARE CLARIFIED & CORRECTED.
15. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING SUBCONTRACTOR. ALL PIPING TO BE A MINIMUM SIZE OF ¾" DIAMETER. WATER METER & STREET SERVICE AND 1" DIAMETER WATER SERVICE & DISTRIBUTION TO ALLOW FOR THE TOTAL NUMBER OF BATHROOMS PLUMBING IN THE RESIDENCE. SUBCONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY MILLWORK SUBCONTRACTOR.
16. THE PLUMBER IS TO INSTALL BASEBOARD HEATING IN ALL NE ROOMS. WHETHER OR NOT THE BASEBOARD HEATING LOCATIONS ARE INDICATED ON THE PLAN, SAID LOCATIONS ARE TO BE DISCUSSED WITH BOTH THE ARCHITECT AND THE OWNER PRIOR TO INSTALLATION.
17. THE GC IS RESPONSIBLE FOR THE DISTRIBUTION OF ALL DRAWINGS TO ALL SUBCONTRACTORS. PARTIAL SETS DO NOT CONSTITUTE COMPLETE DOCUMENTS & AS SUCH, DO NOT DELINEATE ALL ITEMS OF WORK & THEIR COORDINATION WITH OTHER TRADES. ANY ERRORS OR OMISSIONS BY ANY SUBCONTRACTOR RESULTING FROM LACK OF FULL DOCUMENTATION, I.E. INFORMATION WAS ON A DRAWING OR IN PART OF THE SPECIFICATIONS WHICH A SUBCONTRACTOR NEVER RECEIVED, IT IS THE RESPONSIBILITY OF THE GC.
18. GC MUST CARRY COMPENSATION & LIABILITY INSURANCE, AS WELL AS WORKMAN'S COMPENSATION AND DISABILITY. GC SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES, CONTRIBUTIONS, & OTHER EXPENSES ATTRIBUTABLE TO THE WAGES OF EMPLOYEES PERFORMING REQUIRED WORK.
19. GC SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED. DRAWINGS INDICATE THE LOCATIONS FOR EITHER NEW CONSTRUCTION OR EXISTING CONDITIONS TO REMAIN. ANY EXISTING CONDITION SHOWN ON DEMOLITION DRAWINGS IN DOTTED LINES IS TO BE REMOVED. GC TO VERIFY WITH ARCHITECT THOSE ITEMS NOT INDICATED THAT ARE TO BE REMOVED.
20. GC SHALL BE RESPONSIBLE FOR MAKING ALL REPAIRS TO ADJACENT AREAS TO AREA OF WORK DAMAGED DURING PERIOD OF DEMOLITION/ CONSTRUCTION. PROVIDE ADEQUATE PROTECTION TO ALL AREAS OUTSIDE THE SCOPE OF WORK. GC SHALL HAVE AREA "BROOMSWEEP" CLEAN & DEBRIS REMOVED ON A DAILY BASIS.
21. ALL MATERIALS SHALL BE NEW AND UNUSED UNLESS OTHERWISE NOTED. ALL DEFECTIVE MATERIALS FURNISHED BY THE GC AND/OR BY SUBCONTRACTORS SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS' EXPENSE AND WITHOUT DELAY TO THE PROJECT.
22. GC SHALL REMOVE ALL DEBRIS AS IT ACCUMULATES ON THE JOB SITE FROM THE BUILDING. NO DEBRIS SHALL BE LEFT IN THE CORRIDORS AT ANY TIME.
23. GC SHALL LEAVE THE JOB SITE VACUUM/BROOMSWEEP CLEAN AT THE END OF EACH WORK DAY AND AT THE COMPLETION OF THE PROJECT. ALL HARDWARE, METAL & GLASS, AND DOORS SHALL BE CLEANED.
24. **THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.**
25. ASSUMED SOIL BEARING CAPACITY TO BE 2 TONS PER SQUARE FOOT.
26. ALL FOOTINGS TO REST ON VIRGIN, UNDISTURBED SOIL.
27. CONCRETE TO BE PLAIN, UNREINFORCED 4,500 PSI, 28-DAY TEST, MIN.
28. ALL LUMBER TO BE DOUGLAS FIR, F=1,750 PSI.
29. DOUBLE JACK STUDS UNDER ALL HEADERS IS REQUIRED, UNLESS OTHERWISE NOTED.
30. ALL LUMBER USED FOR THE CONSTRUCTION OF PLATFORMS, STAIRS, ETC. SHALL BE FIRE RETARDANT LUMBER: UL #2574 FR-S LUMBER, WOOD SILLS THAT SIT ATOP OF CONCRETE WALLS AND SLABS TO BE WELDMANIZED/TREATED LUMBER, NER #628. INSTALL TERMITE SHIELD ALONG EXTERIOR PERIMETER OF CONCRETE FOUNDATION WALL.
31. ALL NEW FLOORS TO RECEIVE A ¾" THICK PLYWOOD SUBFLOOR WITH ¾" THICK FINISH FLOOR, TO BE EITHER OAK OR PINE, AS PER THE OWNER.
32. ALL HEADERS TO BE 2" X 6", UNLESS OTHERWISE NOTED.
33. DESIGN LOADINGS ARE AS FOLLOWS, PER SQUARE FOOT:

LOCATION	LIVE LOAD	DEAD LOAD	DEFLECTION LIMIT
1ST FLOOR	40 LBS	10 LBS	L/360
2ND FLOOR	40 LBS	10 LBS	L/360
ATTIC (NON-STOR.)	10 LBS	5 LBS	L/240
ROOF (W/ FIN. CLG)	30 LBS	15 LBS	L/240
ROOF (NO FIN. CLG)	30 LBS	7 LBS	L/180

CEILING BEAMS MAY HAVE TO BE INCREASED FOR STORAGE ATTICS AND RAFTERS INCREASED FOR HIGHER SNOW LOAD.

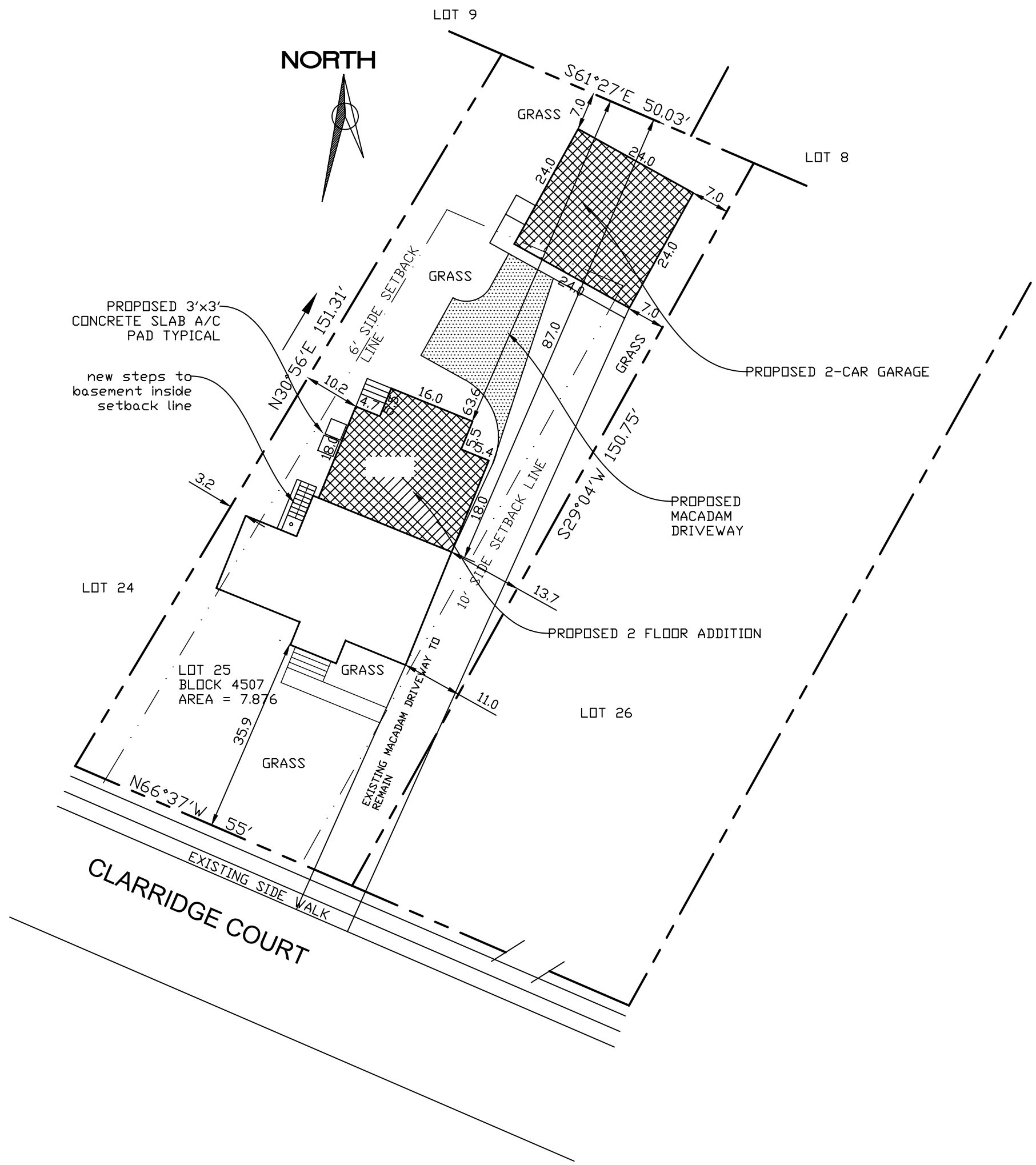


**NOTE:**  
PLUMBING RISER DIAGRAM IS DIAGRAMMATIC ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING EXISTING AND PROPOSED. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES: INSULATION, ROUGHING, FIXTURES, VENTING, INSPECTIONS & SIGN-OFFS



PLUMBING NOTES:

1. ALL TRENCHING, EXCAVATION AND BACKFILLING TO BE DONE IN ACCORDANCE WITH SECTION 2.6, CHAPTER 2 OF THE NATIONAL STANDARD PLUMBING CODE, 2015. THIS SHALL APPLY TO THE REQUIRED TRENCHING FOR ALL SERVICE PROVIDED FROM THE BASEMENT.
2. ALL PLUMBING MATERIALS AND SUPPLIES ARE TO COMPLY WITH THE STANDARDS SET FORTH IN CHAPTER 3 OF THE NATIONAL STANDARDS PLUMBING CODE, 2015.
3. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING SUBCONTRACTOR. ALL PIPING TO BE A MINIMUM SIZE OF ¾" DIAMETER WATER METER & STREET SERVICE AND 1" DIAMETER WATER SERVICE & DISTRIBUTION TO ALLOW FOR THE TOTAL NUMBER OF BATHROOMS PLUMBING IN THE RESIDENCE.
4. ALL JOINTS AND CONNECTIONS ARE TO CONFORM TO THE STANDARDS AS SET FORTH IN CHAPTER 4 OF NSPC, 2015.
5. HOT AND COLD WATER PIPES ARE TO BE COPPER TYPE 'L' AS PER SECTION 3.4.3, TABLE 3.4.3, CHAPTER 3 OF THE NSPC, 2015.
6. ALL WATER SUPPLY VALVES (BALL COCK) ARE TO BE PROVIDED AS PER NSPC, 2015, SECTION 10.12.6, CHAPTER 10.
7. ALL VENTS THAT PENETRATE THROUGH THE ROOF ARE TO BE 4" DIAMETER, TERMINATING A MINIMUM OF 6" ABOVE THE FINISHED ROOF LINE.
8. ALL PLUMBING SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES AND BE INSTALLED BY A LICENSED PLUMBER.
9. CONNECT ALL FIXTURES TO A VENT STACK THROUGH THE ROOF, TO BE A MINIMUM OF 18" ABOVE FINISHED ROOF.
10. PROVIDE CLEAN-OUTS AT ALL CHANGES OF DIRECTION FOR WASTE LINES.
11. ALL WATER SUPPLY PIPE AND FIXTURE RISERS TO BE COPPER TYPE 'L'. ALL HORIZONTAL RUNS SHALL BE SUPPORTED AT 48" O.C. MAXIMUM AND MAINTAIN A UNIFORM SLOPE. SUPPLY PIPING SHALL BE SUPPORTED SHALL BE SUPPORTED AT A MAXIMUM OF 48" O.C.
12. SYSTEM IS DESIGNED FOR A MAXIMUM VELOCITY OF 8 FEET PER SECOND.
13. ALL PIPING TO BE SUPPORTED, ANCHORED & INSULATED AS PER NSPC, 2006, CHAPTER 4.
14. PROVIDE AT ALL CELLAR (BASEMENT) BRANCHES BOTH A VALVE AND DRAIN COCK.
15. PROVIDE SHUT OFF VALVES DIRECTLY OFF NEW SUPPLY BRANCHES IN CELLAR (BASEMENT).
16. NEW EJECTOR PUMP AND SUMP PUMP INSTALLATION TO COMPLY WITH NSPC, 2006, SECTION 11.7.8, CHAPTER 11.
17. ALL AREAS, INCLUDING WALLS, FLOORS AND CEILINGS, DAMAGED DURING WORK MUST BE PATCHED, REPAIRED, RESTORED TO MATCH ADJACENT EXISTING SURFACES.



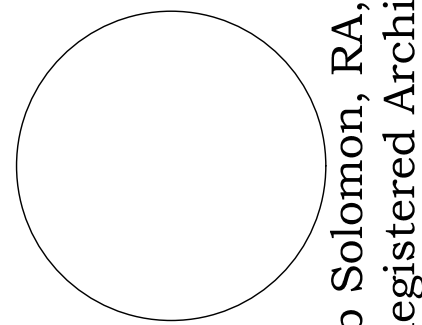
PLOT PLAN  
SCALE 1" = 20'

ZONING: BLOCK NO. 4507 -LOT NO. 25				
PRINCIPAL BUILDING:				
ITEM:	REQUIRED	EXISTING	PROPOSED	CHANGES
LOT AREA:	N/A	7,876 S.F.	7,876 S.F.	NO
FRONT YARD	N/A	35.9 ft.	35.9 ft.	NO
SIDE YARD:				
(Min.) 1ST	6 ft.	3.2 ft.	3.2 ft. *	NO *
2ND	10 ft.	11 ft.	11 ft.	NO
REAR YARD: (max.)	30 ft.	87 ft.	63.6 ft.	YES
HEIGHT: (max.)/floors	35 ft./ 2-1/2	28'-6" ft./ 2-1/2	32'-0" ft./ 2-1/2 ST.	YES
LOT COVERAGE (max.)	25%	10.42%	17.52%	YES
BUILDING WIDTH (%)	65% OF FRONTAGE = 55' x 0.65 = 35.75 ft.	EXISTING BUILDING WIDTH = 41.8'	PROPOSED ADDITION WIDTH = 31.1	NO
GARAGE:				
ITEM:	REQUIRED	EXISTING	PROPOSED	PROPOSED
REAR YARD:	6 ft.	N/A	7 ft.	7 ft.
SIDE YARD	6 ft.	N/A	7 ft.	7 ft.
LOT COVERAGE (max.)	25% OF REAR YARD 3,252 x0.25 = 813 S.F.	0.0%	17.72% GARAGE AREA = 24' x24' = 576 S.F.	17.72% GARAGE AREA = 24' x24' = 576 S.F.
* EXISTING NON-CONFORMITY				

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2 FLOOR REAR ADDITION AND NEW 2-CAR GARAGE:  
SINGLE FAMILY DWELLING  
12 CLAIRIDGE COURT  
TOWNSHIP OF MONTCLAIR, NJ

Date: 9/12/2017

Drawn By: N.A.

Checked By: J.S.

Job No: 17-BAS-003

Revisions

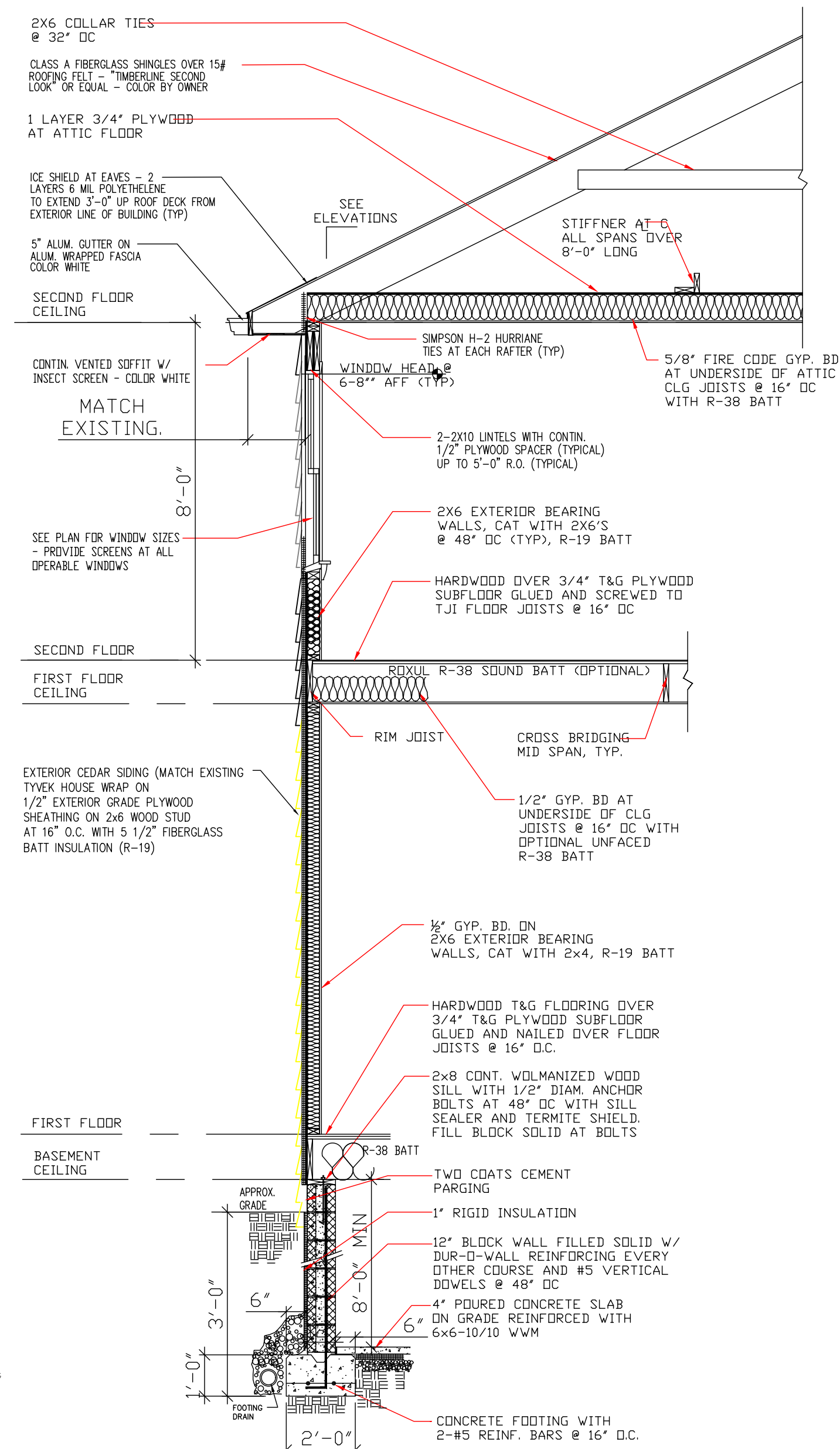
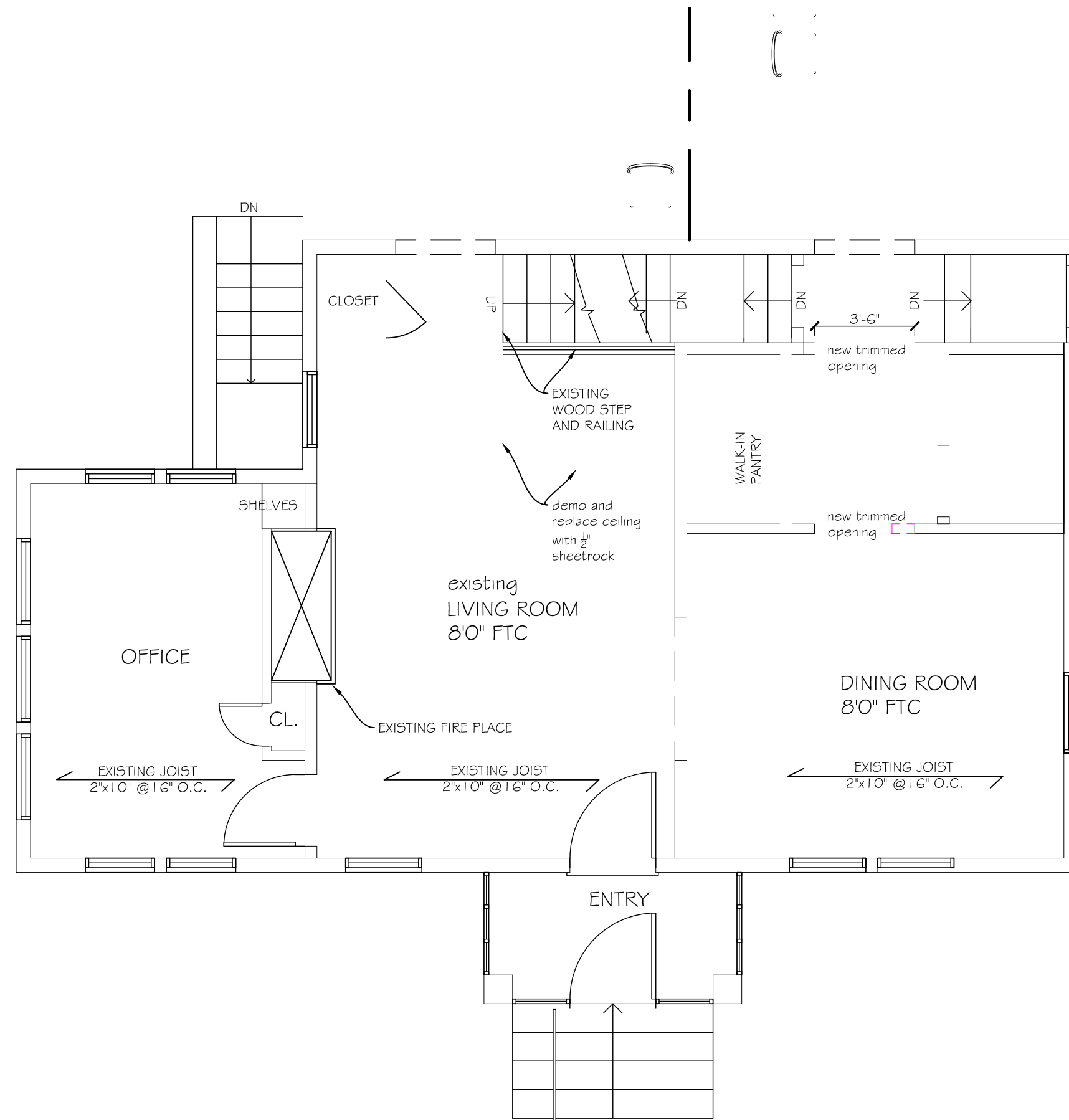
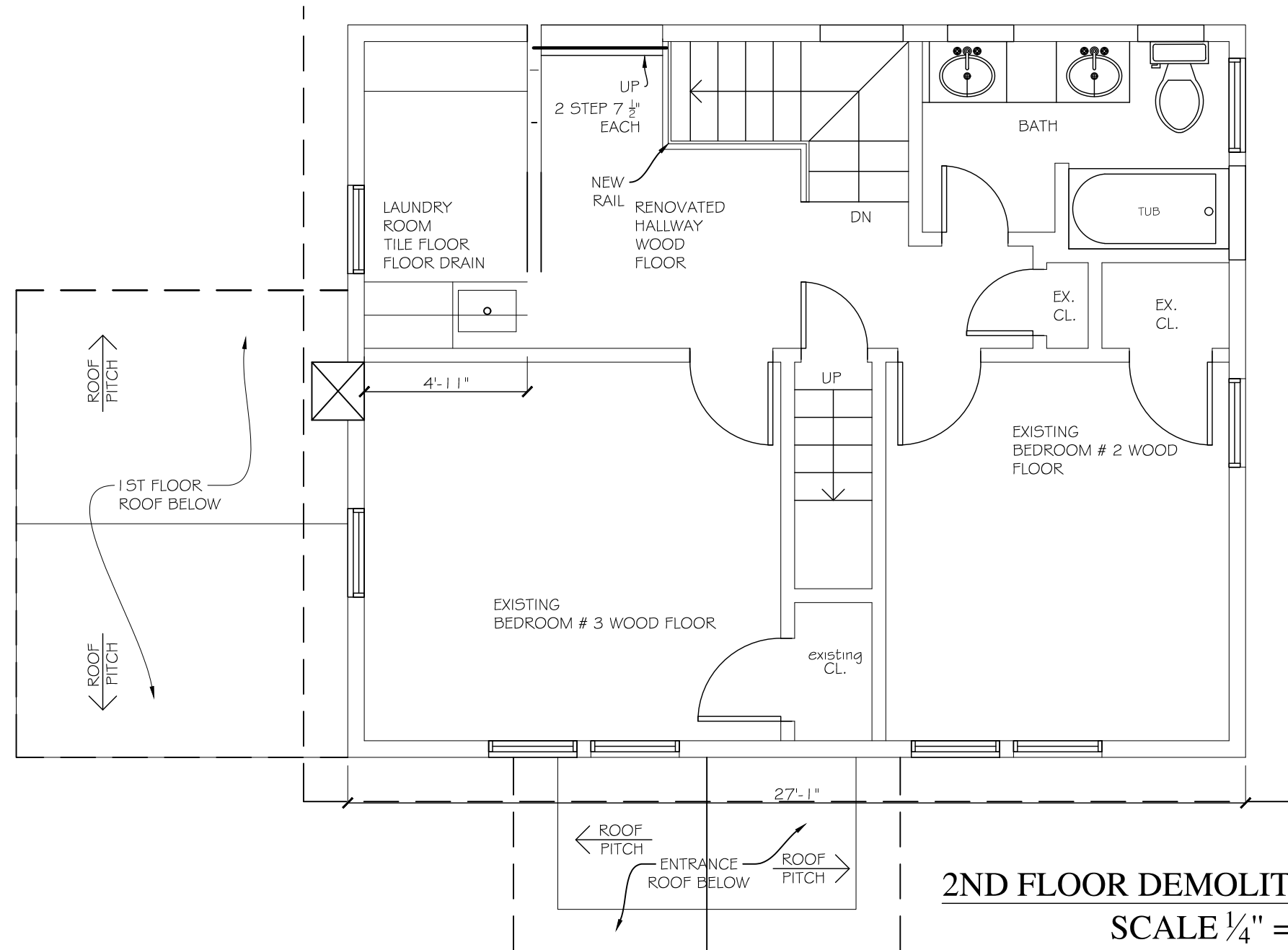

Drawing Title:

PLOT PLAN, DATA,  
PLUMBING AND GAS  
DIAGRAMS, NOTES

Dwg No.

G-100.00

1 OF 7



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FRONT YARD ELEVATION  
SCALE 1/4" = 1'



SIDE YARD ELEVATION  
SCALE 1/4" = 1'



REAR YARD ELEVATION  
SCALE 1/4" = 1'



SIDE YARD ELEVATION  
SCALE 1/4" = 1'



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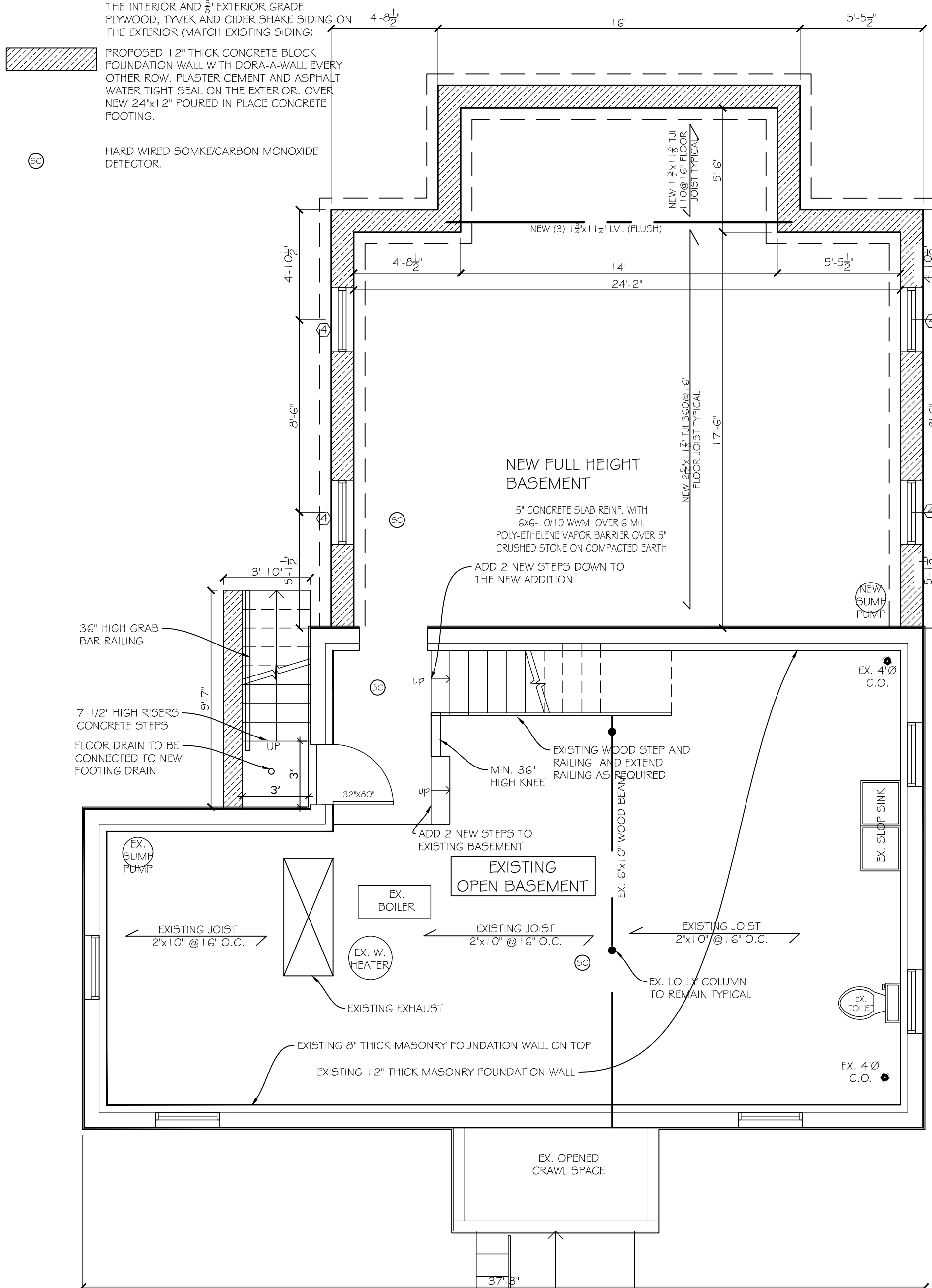
Drawing Title:

ELEVATIONS

Dwg No.

A-100.00  
3 OF 7

	EXISTING WALL/STRUCTURE TO REMAIN
	PROPOSED INTERIOR WALL: 2"x4" @ 16" O.C. STUD WALL WITH 3" GYP. BD. ON EACH SIDE. USE GREEN B.D. WHERE MOIST AND 3" CEMENT B.D. WHERE TUBS AND SHOWERS
	PROPOSED EXTERIOR WALL: 2"x6" @ 16" O.C. + R-21 BATT INSULATION, 3" GYP. BD. ON THE INTERIOR AND 3" EXTERIOR GRADE PLYWOOD, TYVEK AND CIDER SHAKE SIDING OF THE EXTERIOR (MATCH EXISTING BLOCK)
	PROPOSED 12" THICK CONCRETE BLOCK FOUNDATION WALL WITH POLYCEMENT EVERY OTHER ROW. PLASTER CEMENT AND ASPHALT WATER TIGHT SEAL ON THE EXTERIOR. OVER NEW 2"x4"x12" POURED IN PLACE CONCRETE FOOTING.
	HARD WIRED SMOKE/CARBON MONOXIDE DETECTOR.



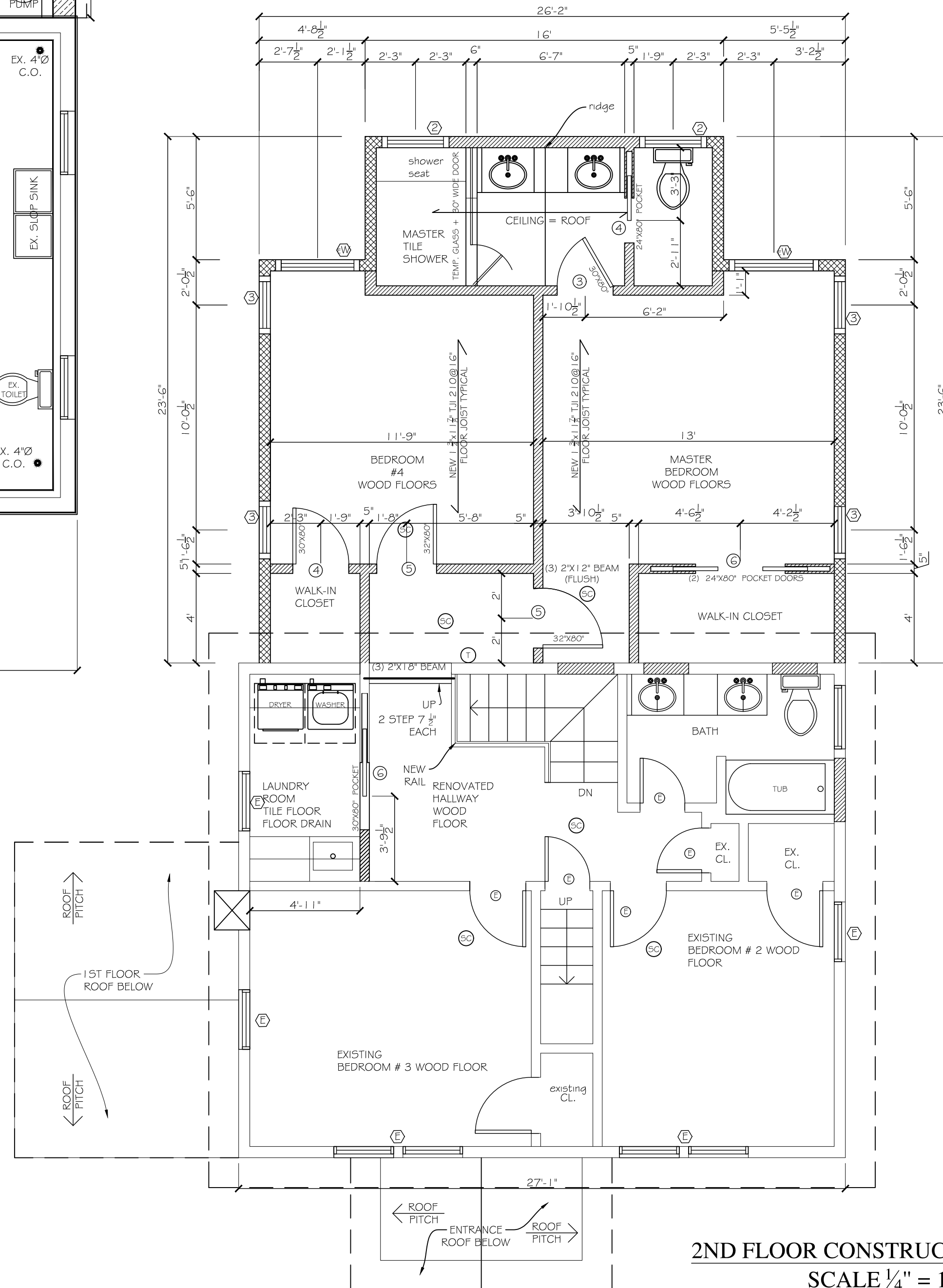
The drawing illustrates the details of a joist hanger, including an isometric view and three orthographic views.

- SECTION:** A cross-sectional view of the hanger. It shows a main body with a vertical height of  $12 \frac{1}{4}"$  and a horizontal width of  $1 \frac{1}{2}"$ . A diagonal stiffener is shown with a thickness of  $\frac{3}{8}"$ . The stiffener is labeled " $\frac{3}{8}"$  THICK WELDED STIFFENER". The overall width of the hanger is  $4 \frac{1}{2}"$ , and the height of the stiffener is  $4"$ .
- TOP VIEW:** A plan view of the hanger. It shows a rectangular shape with a width of  $4 \frac{1}{2}"$  and a length of  $1 \frac{1}{2}"$ . There are four circular holes, each with a diameter of  $\frac{3}{8}"$ , arranged in two rows of two.
- SIDE VIEW:** A side view of the hanger. It shows the hanger's profile with a height of  $12 \frac{1}{4}"$  and a width of  $4 \frac{1}{2}"$ . The stiffener is shown with a thickness of  $\frac{3}{8}"$ . The hanger is labeled "NEW (2)  $1 \frac{1}{2}" \times 1 \frac{1}{2}"$  C.V.L. WITH  $\frac{3}{8}"$  THICK STEEL PLATE (DROPPED)".
- ISOMETRIC VIEW:** A three-dimensional perspective view of the hanger, showing its overall shape and the position of the stiffener.

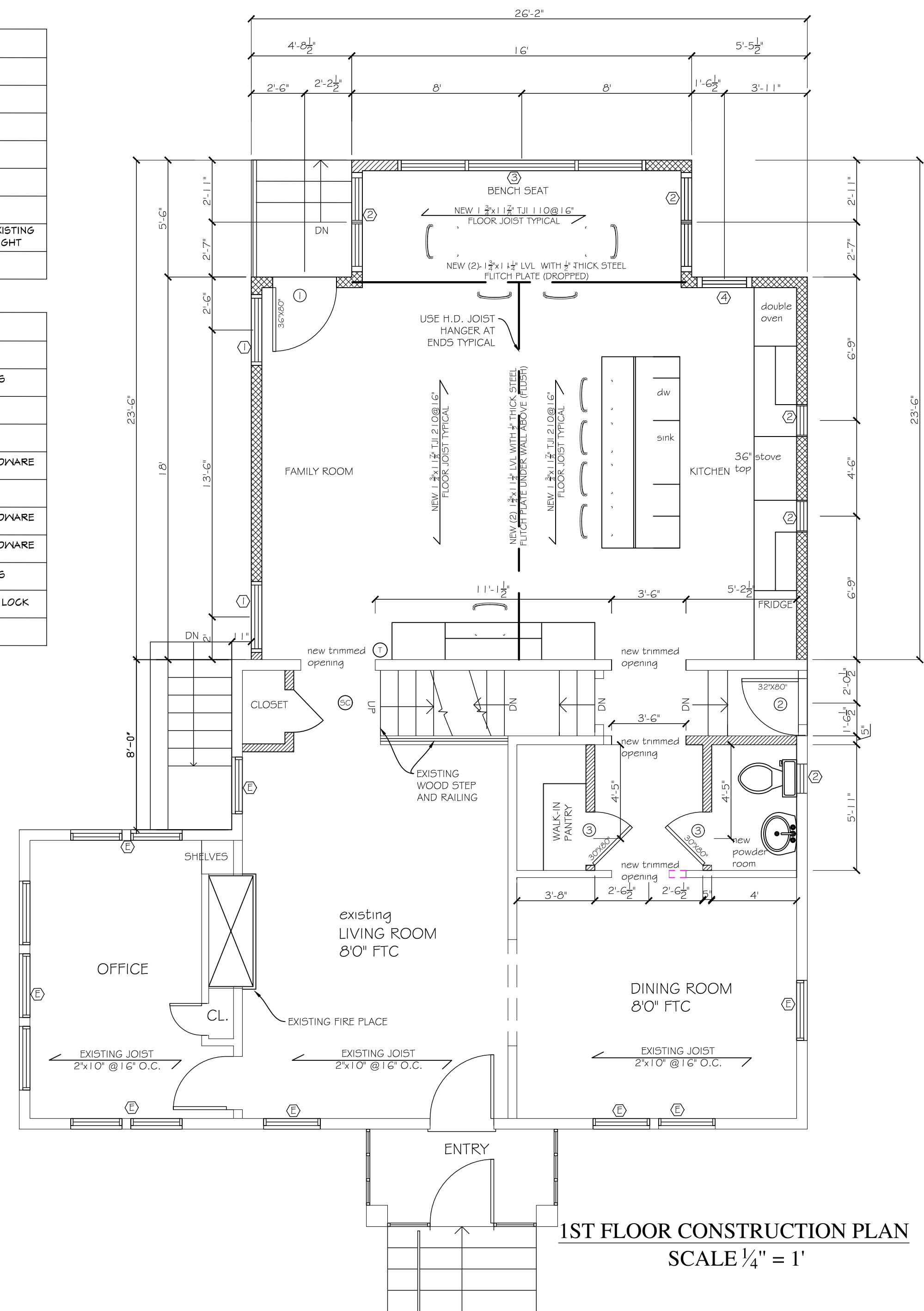
WINDOWS SCHEDULE					
#	WINDOW TYPE	BRAND	ROUGH OPENING	HARDWARE	COMMENTS
①	FIXED SKY LIGHT	VULEX	ROUGH OPENING	NA	NA
①	TRIPLE CASEMENT WINDOW 24-35-39-47	PELLA	43-3/4" X 47-3/4"	WHITE	LEFT-FIXED-RIGHT
②	TRIPLE DOUBLE HUNG WINDOW 33-37-39-54	PELLA	45-3/4" X 53-3/4"	WHITE	NA
③	DOUBLE HUNG WINDOW 2159	PELLA	21-3/4" X 53-3/4"	WHITE	NA
④	DOUBLE HUNG WINDOW 60885	PELLA	21-3/4" X 53-3/4"	WHITE	NA
⑤	DOUBLE HUNG WINDOW 2159	PELLA	21-3/4" X 53-3/4"	WHITE	TEMPERED GLASS
⑥	TWIN DOUBLE HUNG WINDOW 242459	PELLA	56-3/4" X ??	WHITE	HEIGHT TO MATCH OTHER EXISTING LIVING ROOM WINDOW HEIGHT
NOTE: BASE PRICE ON PELLA PROLINE SERIES WHITE CLAD EXTERIOR AND PRIMED EXTERIOR WITH STANDARD CLIP ON MULLIONS					

DOORS SCHEDULE					
#	DOOR TYPE	BRAND	ROUGH OPENING	HARDWARE	COMMENTS
①	EXISTING SOLID WOOD DOOR TO REMAIN	N/A	VARY	EXISTING	EXISTING TO REMAIN
①	NEW FATIO DOOR	NA	3'-0" X 6'-10"	B.O.	EXTERIOR LOCK AND HANDLES
②	MATCH EXISTING FRONT DOOR	NA	2'-8" X 6'-10"	B.O.	N/A
③	MATCH EXISTING INTERIOR DOORS	NA	2'-6" X 6'-10"	B.O.	N/A
④	MATCH EXISTING INTERIOR DOORS	NA	2'-6" X 6'-10"	B.O.	CHECK HT WITH POCKET HARDWARE
⑤	MATCH EXISTING INTERIOR DOORS	NA	2'-8" X 6'-10"	B.O.	NA
⑥	MATCH EXISTING INTERIOR DOORS	NA	(2) 2'-0" X 6'-10"	B.O.	CHECK HT WITH POCKET HARDWARE
⑦	MATCH EXISTING INTERIOR DOORS	NA	2'-6" X 6'-10"	B.O.	CHECK HT WITH POCKET HARDWARE
⑧	MATCH EXISTING FRONT DOOR	NA	2'-8" X 6'-10"	B.O.	EXTERIOR LOCK AND HANDLES
⑨	ROULLED-UP GARAGE DOOR	NA	4'-2" X 6'-10"	B.O.	ELECTRIC GARAGE OPENER + LOCK

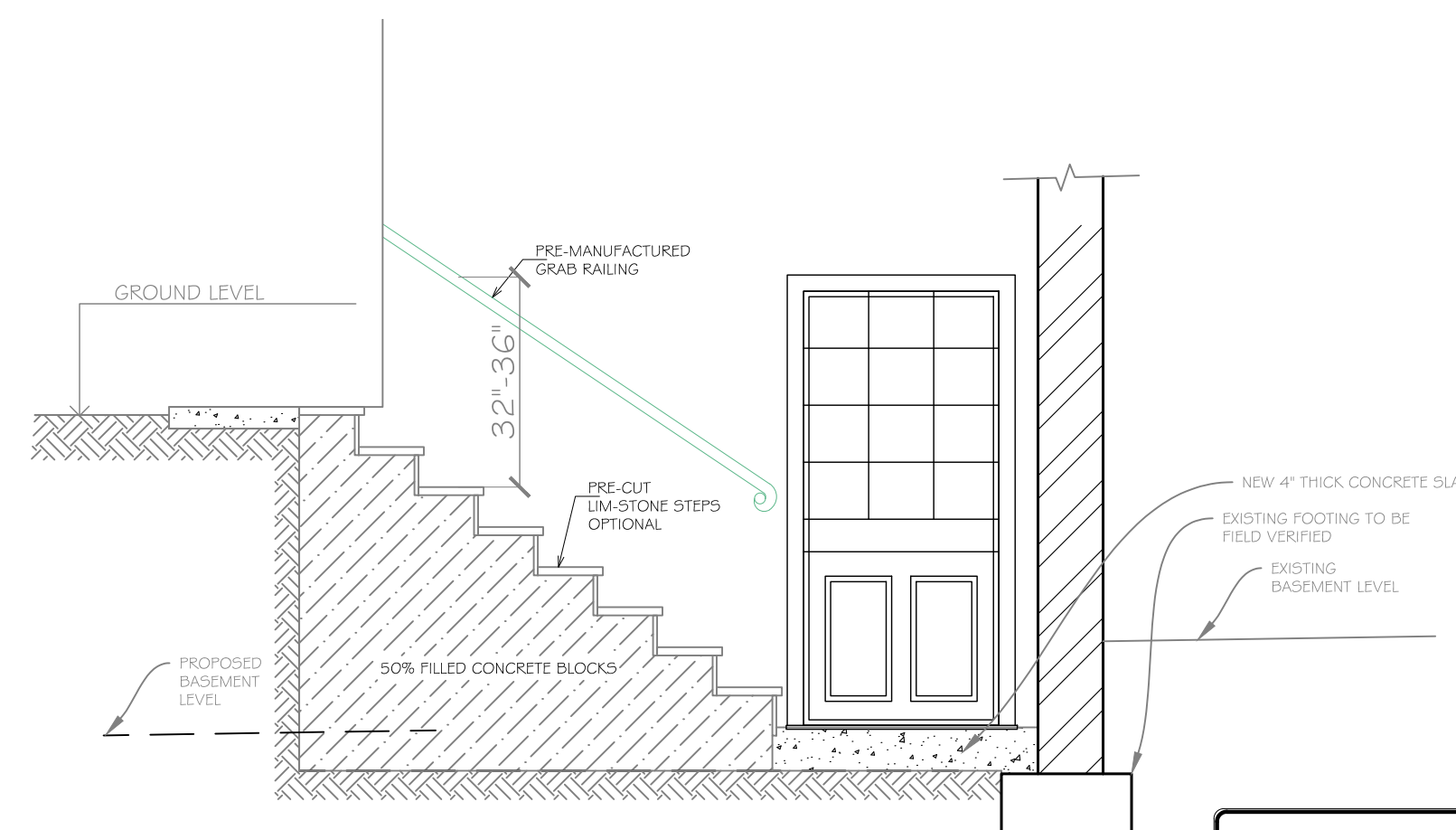
NOTE: BASE PRICE ON ACONITE PRE-HUNG OR SLAB 6 PANEL DOORS TO BE APPROVED BY OWNER



2ND FLOOR CONSTRUCTION PLAN  
SCALE 1/4" = 1'



1ST FLOOR CONSTRUCTION PLAN  
SCALE  $\frac{1}{4}" = 1'$



BASEMENT STEPS DETAIL  
SCALE  $\frac{3}{8}'' = 1'$



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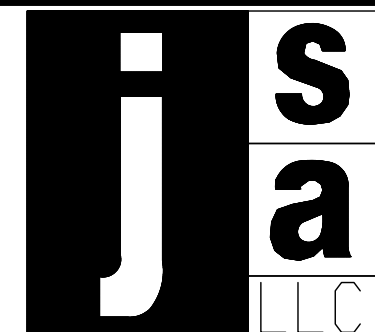
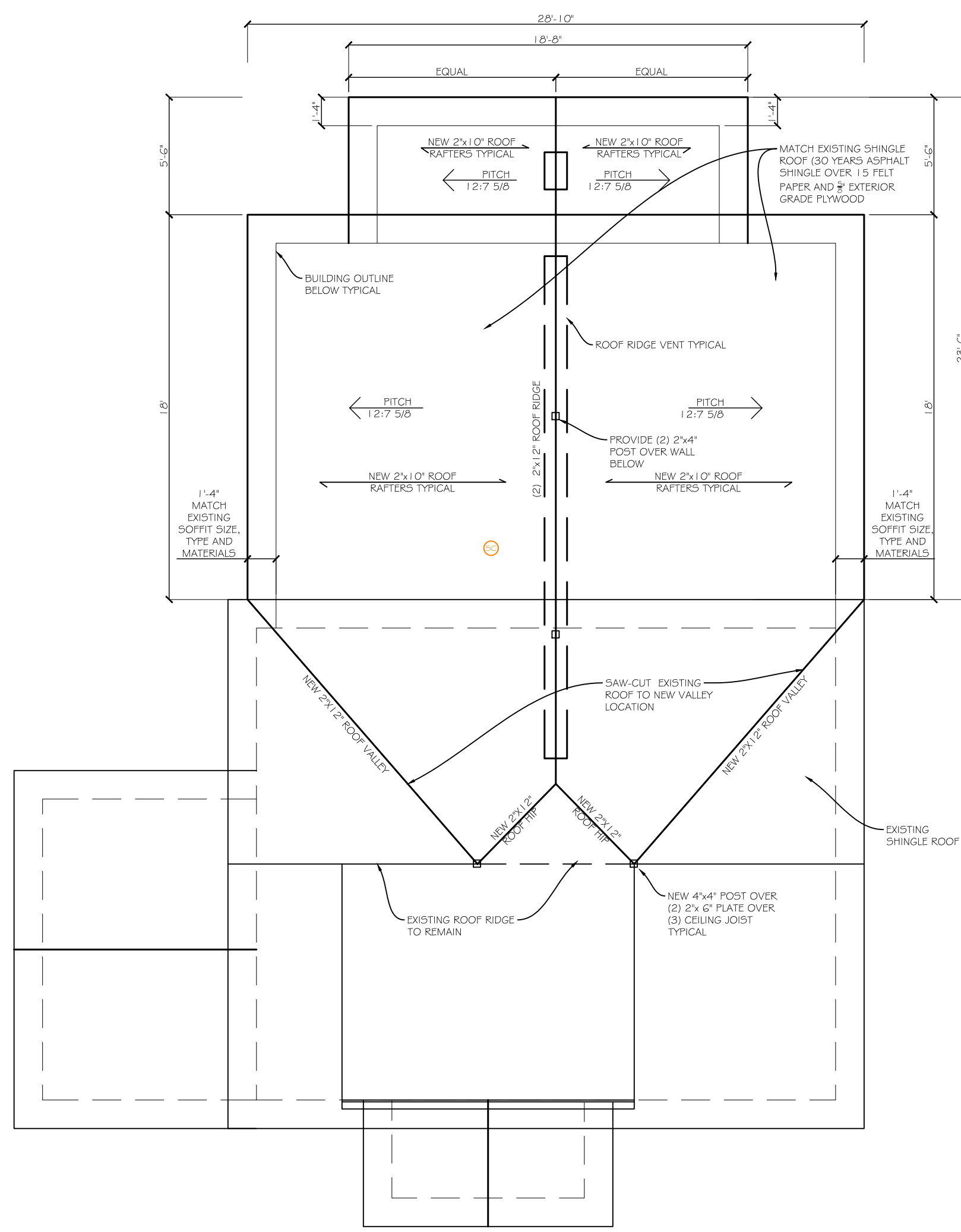
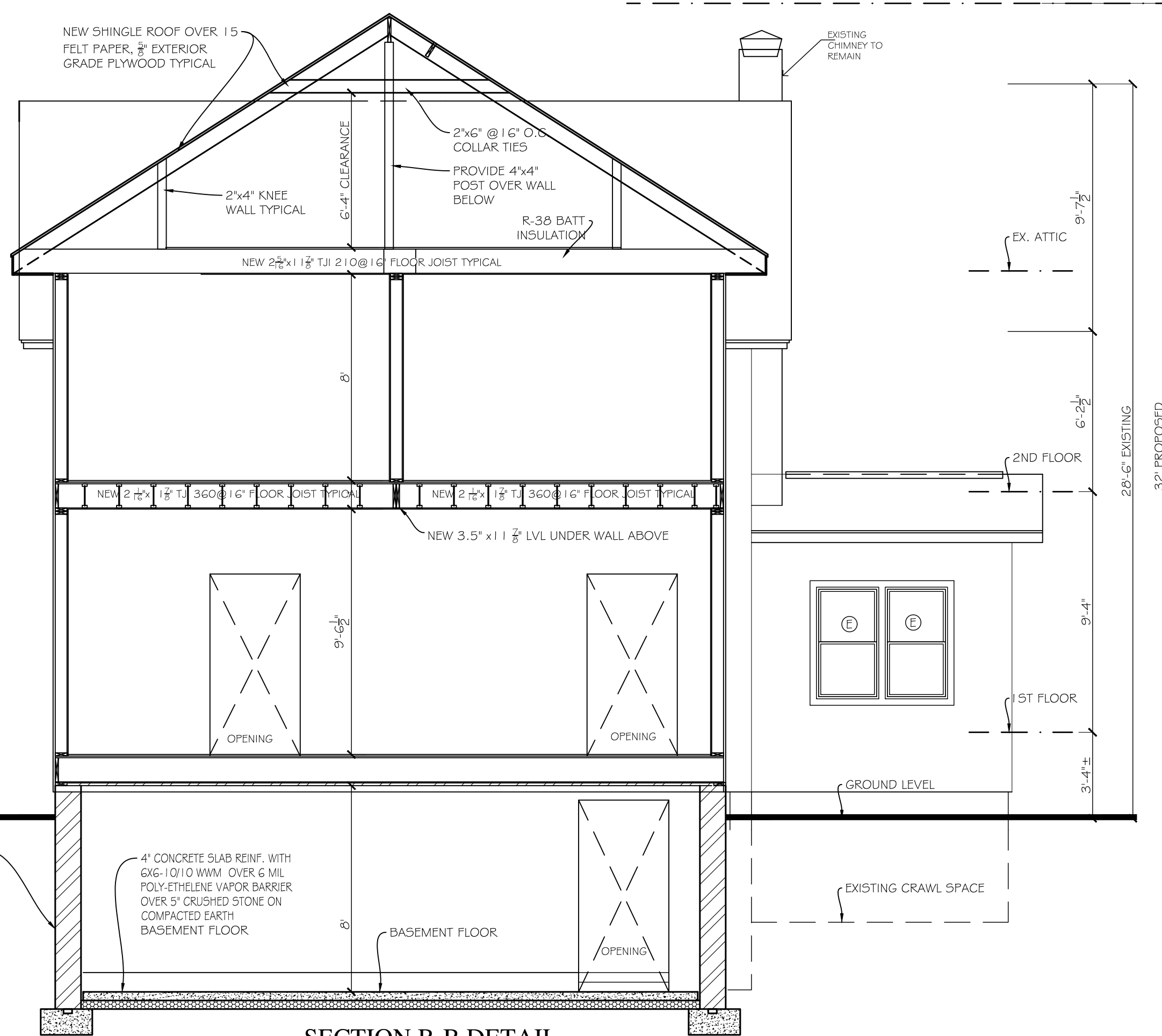
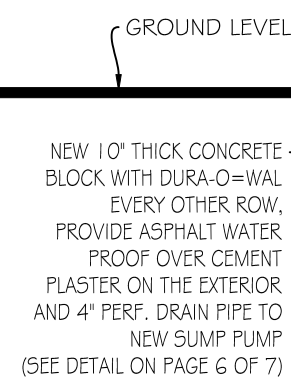
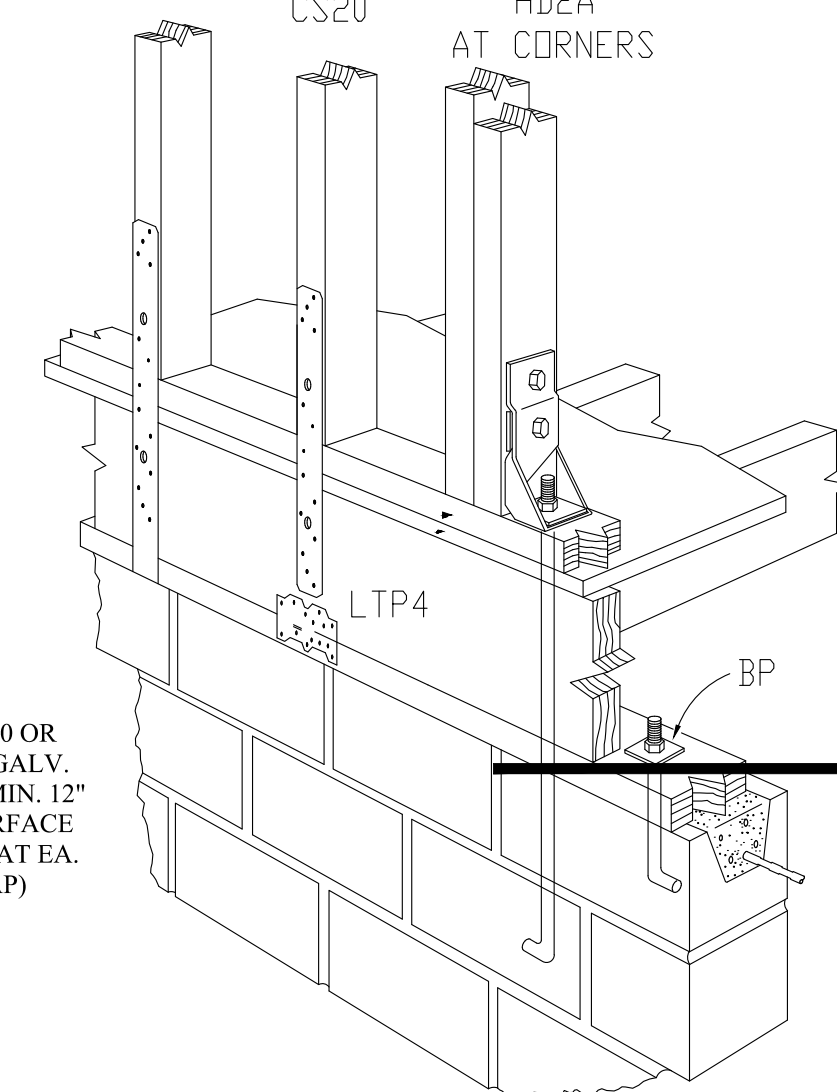
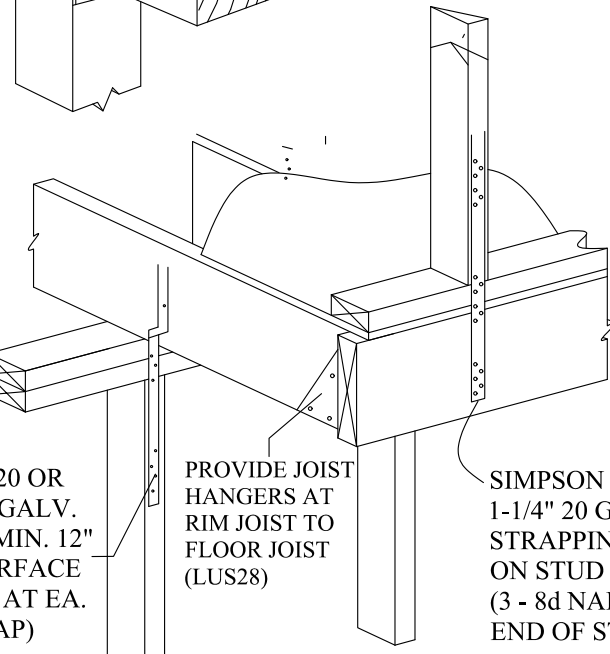
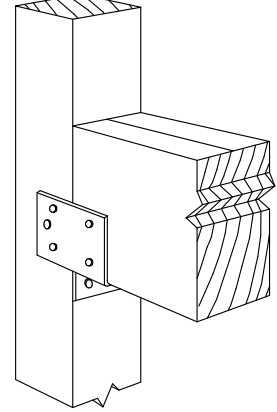
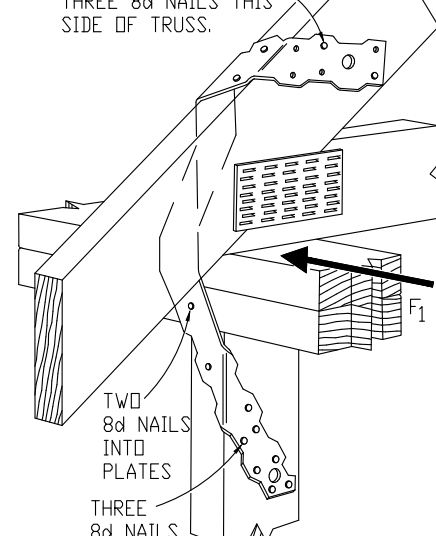
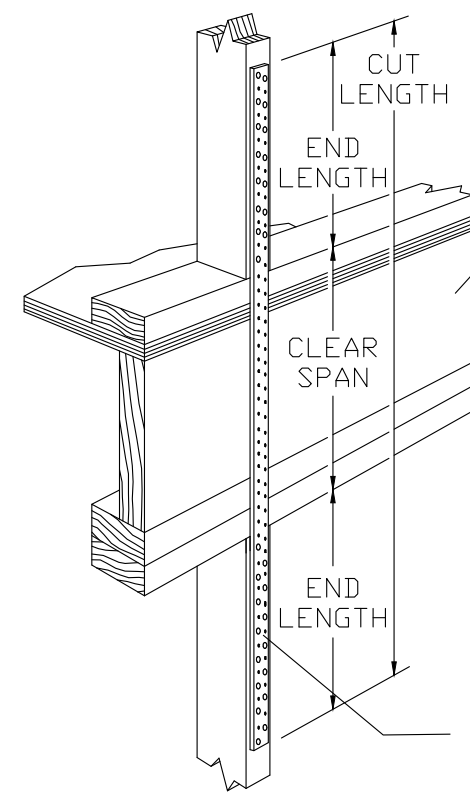
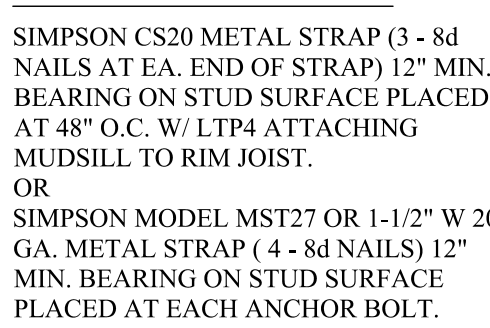
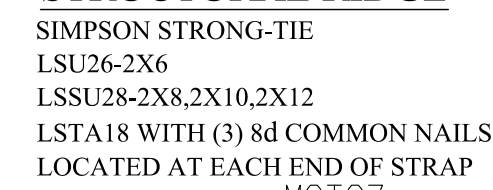
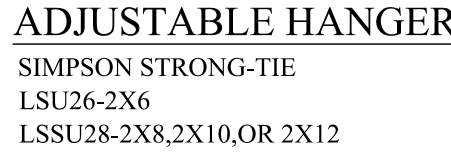
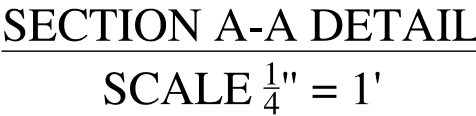
# BASEMENT, 1ST AND 2ND FLOOR CONSTRUCTION PLANS

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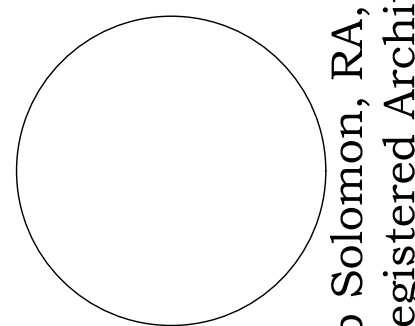
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4 OF 7

is a violation of law for any person, unless he or she is acting under the direction of a licensed professional Architect, to alter on item in any way. If on item bearing the seal of an Architect is altered, the altering Architect shall affix to the item his or her seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration



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NJ Registered Architect

EAR ADDITION AND NEW 2-CAR  
GLE FAMILY DWELLING  
2 CLAIRIDGE COURT  
TOWNSHIP OF MONTCLAIR, NJ

Date: 9/12/2017

Drawn By: N.A.

Checked By: J.S.

Job No: 17-BAS-00.

[illegible]

*Drawing Title:*

# ROOF CONSTRUCTION PLAN, SECTIONS AND DETAILS

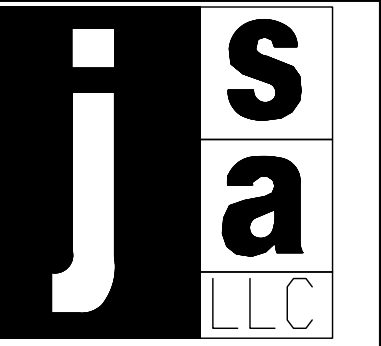
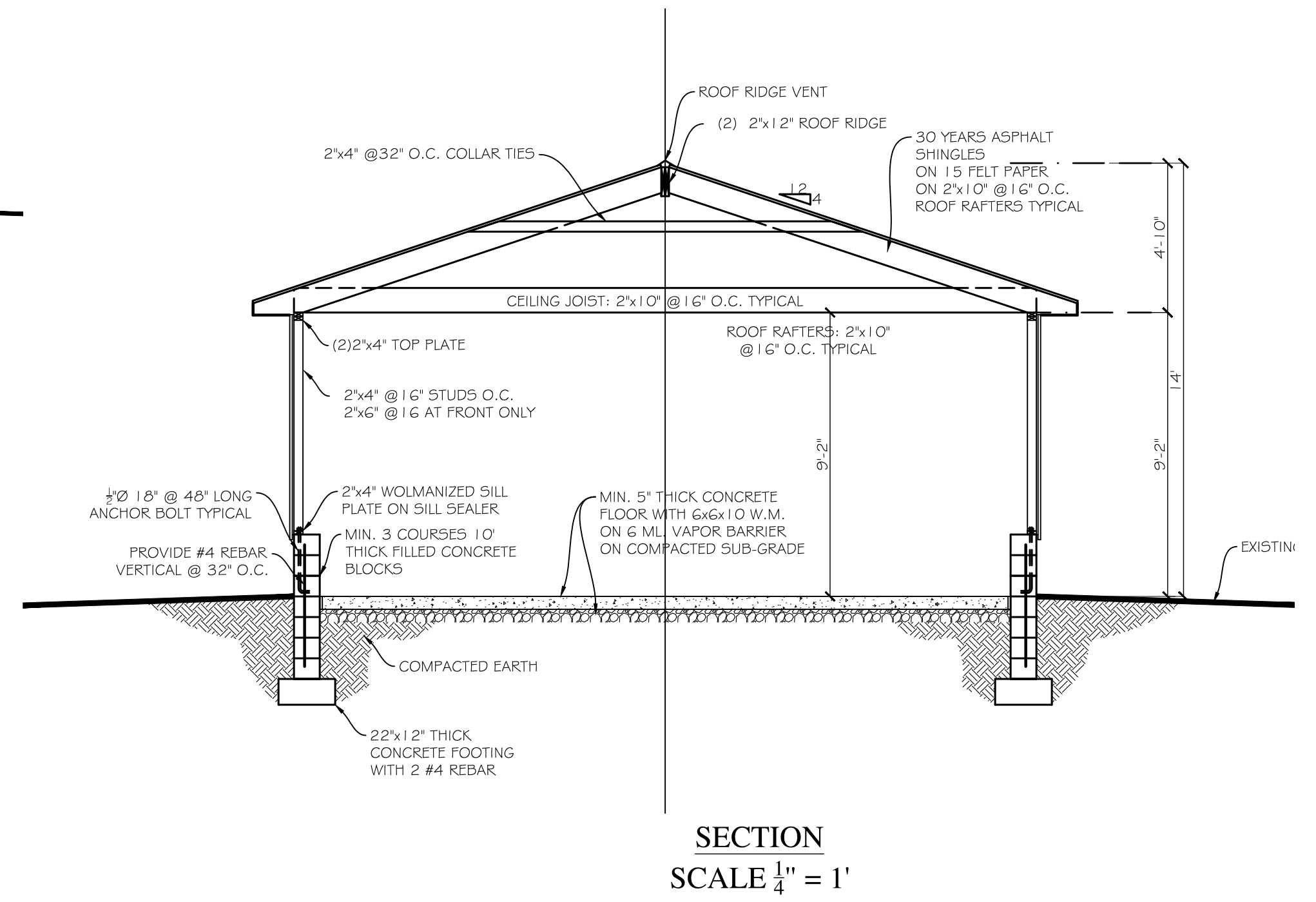
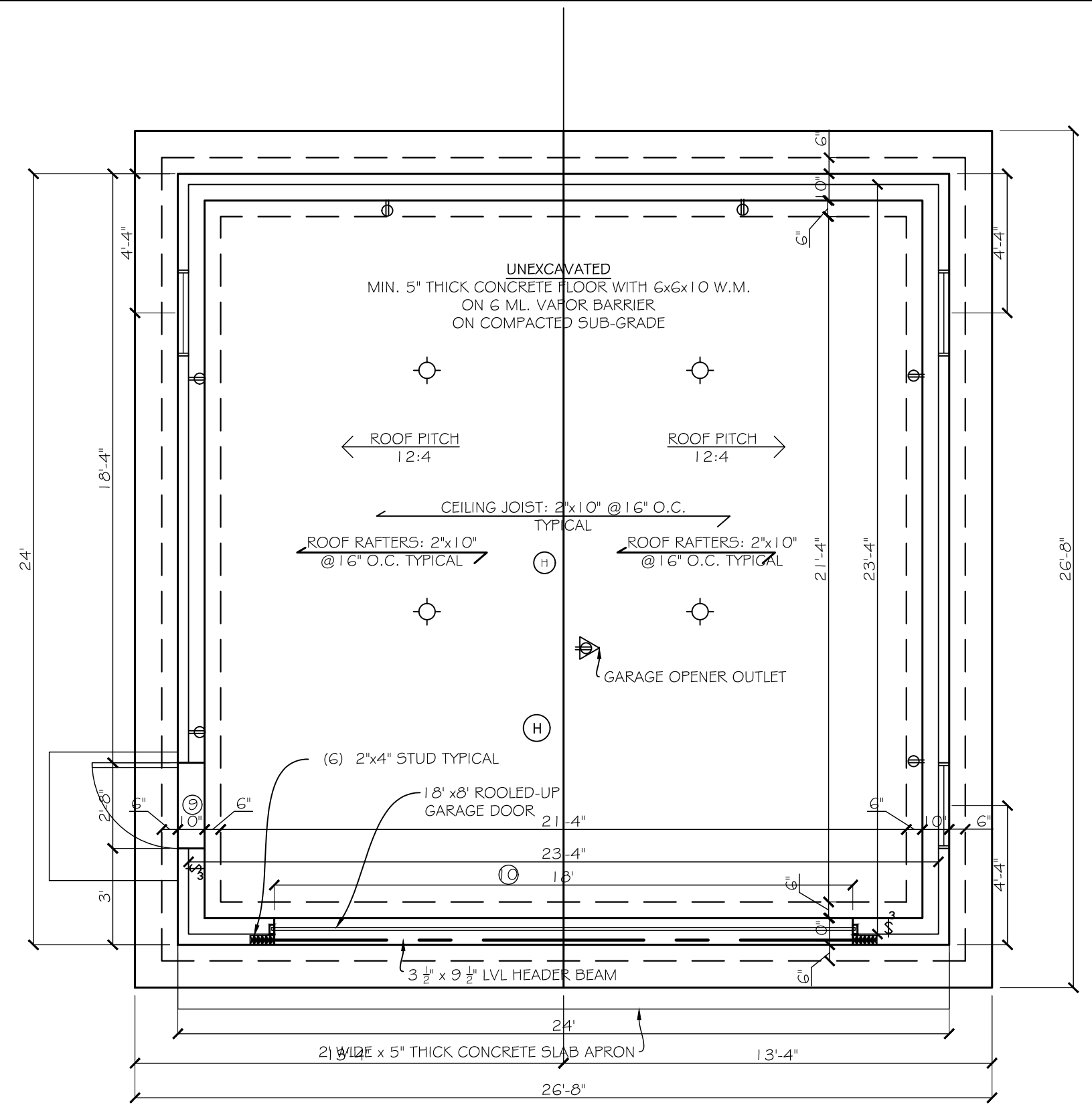
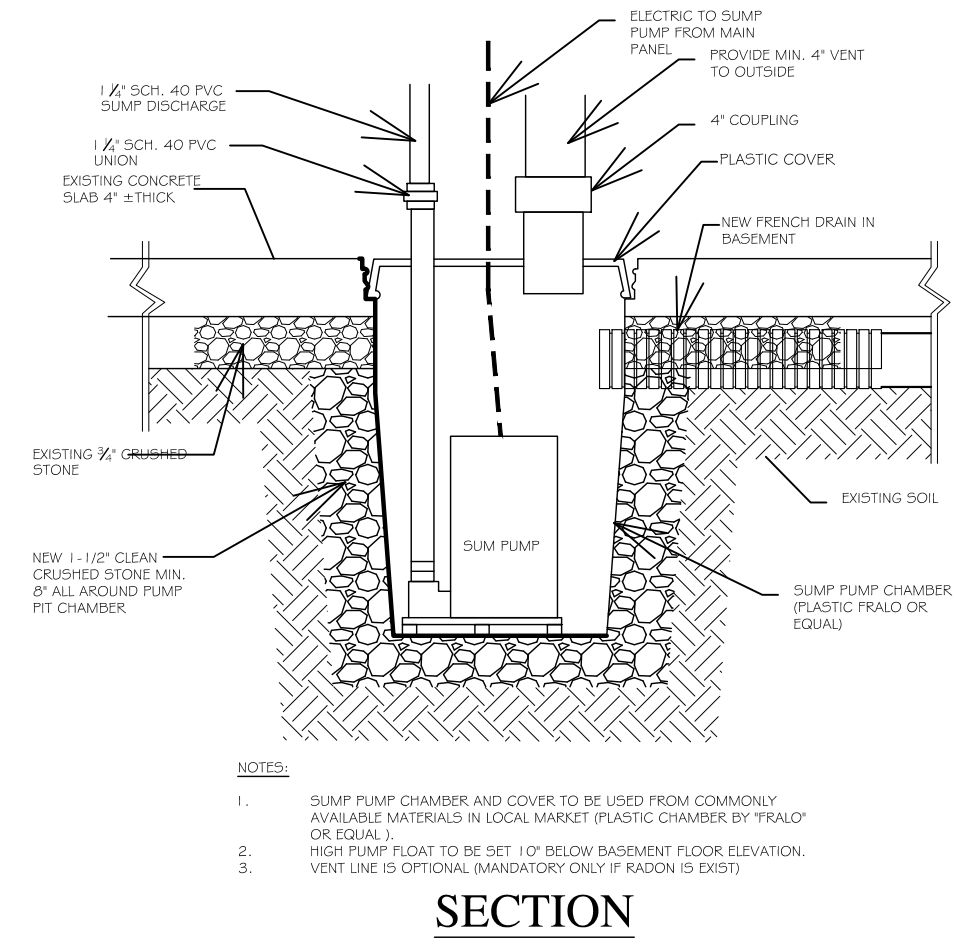
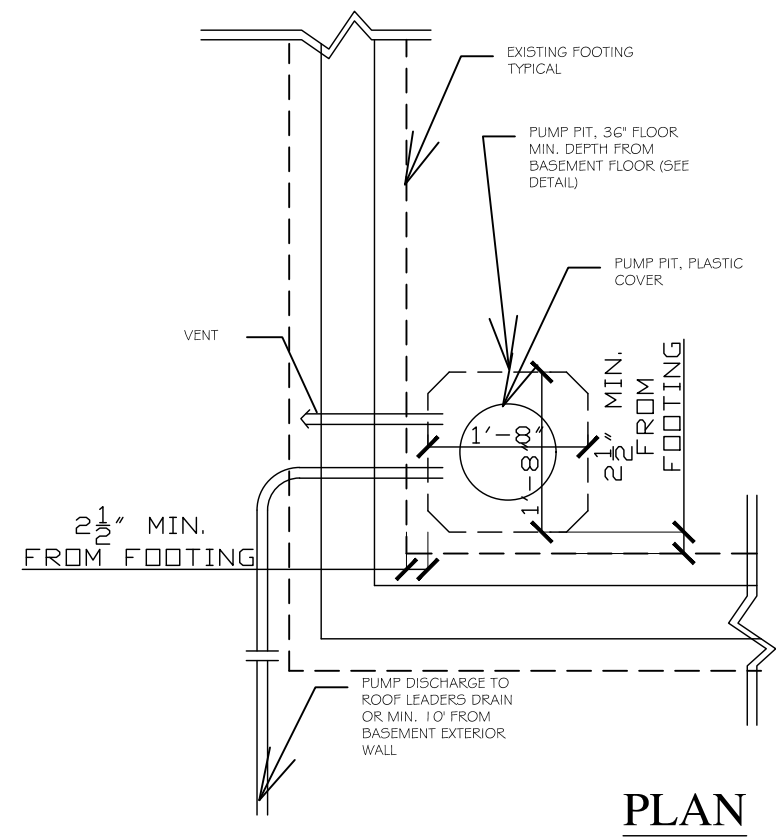
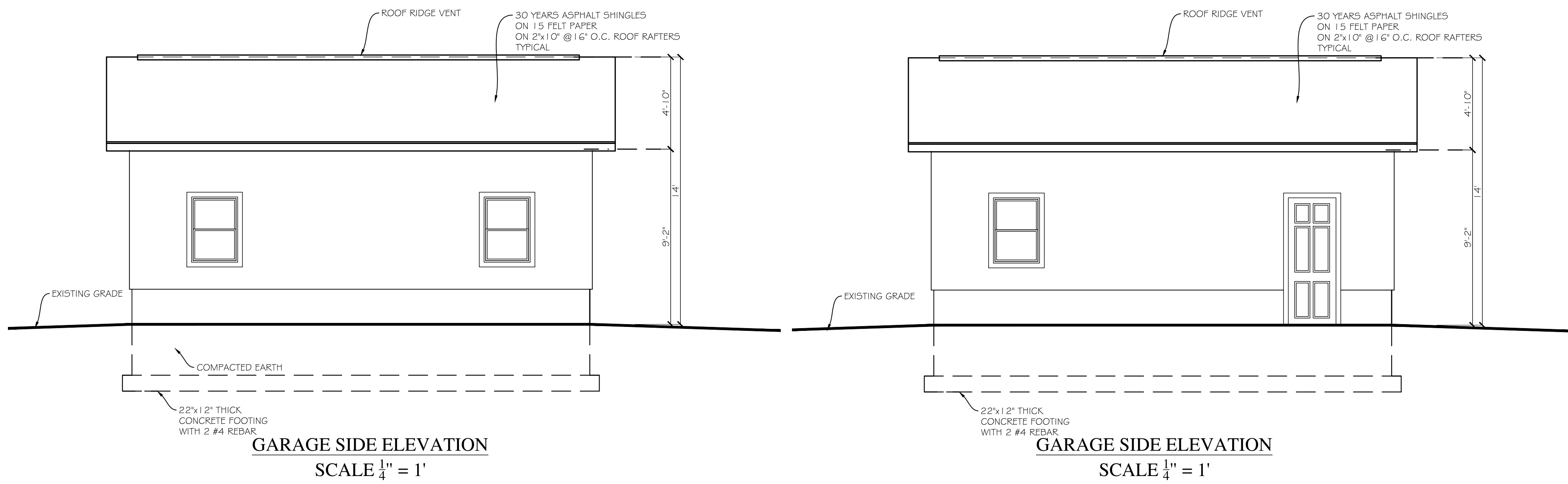
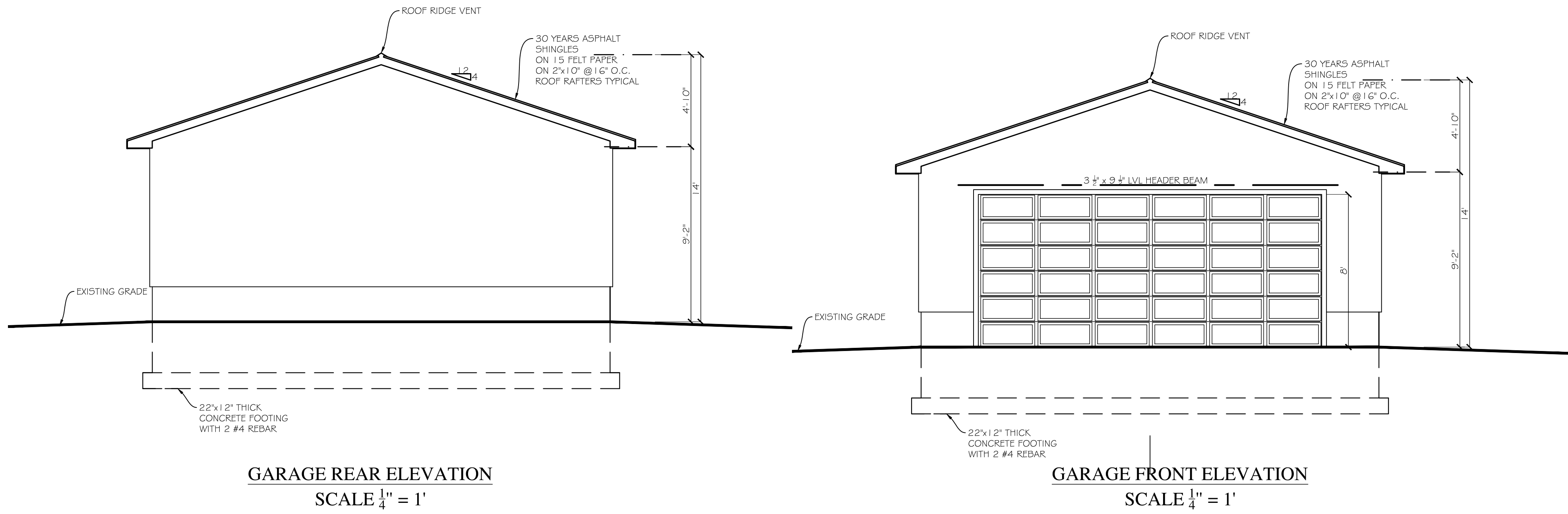
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FOR REAR ADDITION AND NEW 2-CAR  
GE:  
SINGLE FAMILY DWELLING  
12 CLAIRIDGE COURT  
TOWNSHIP OF MONTCLAIR, NJ

Date: 9/12/2017

Drawn By: N.A.

Checked By: J.S.

Job No: 17-BAS-003

Revisions

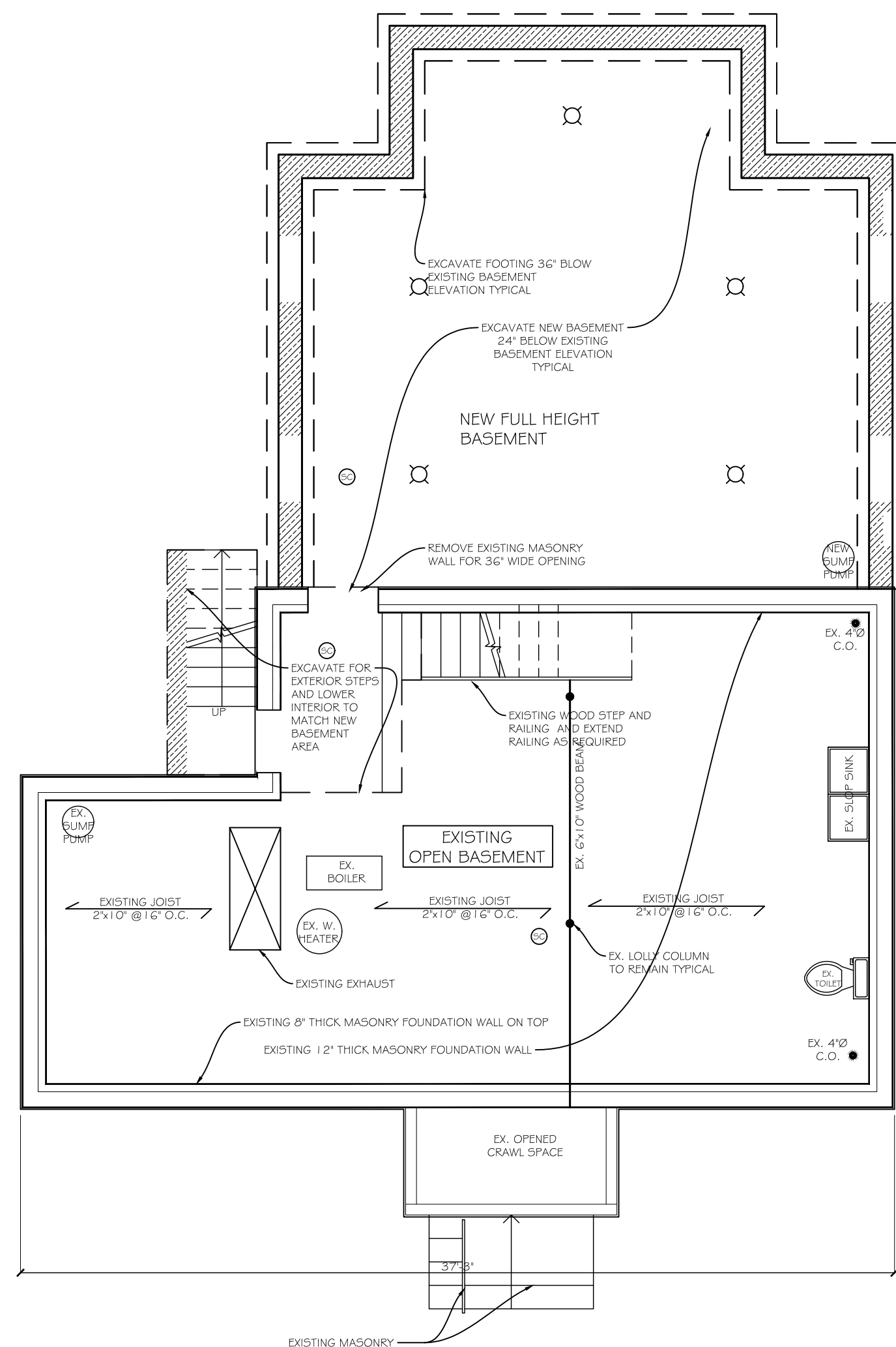
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# GARAGE CONSTRUCTION PLAN AND DETAILS

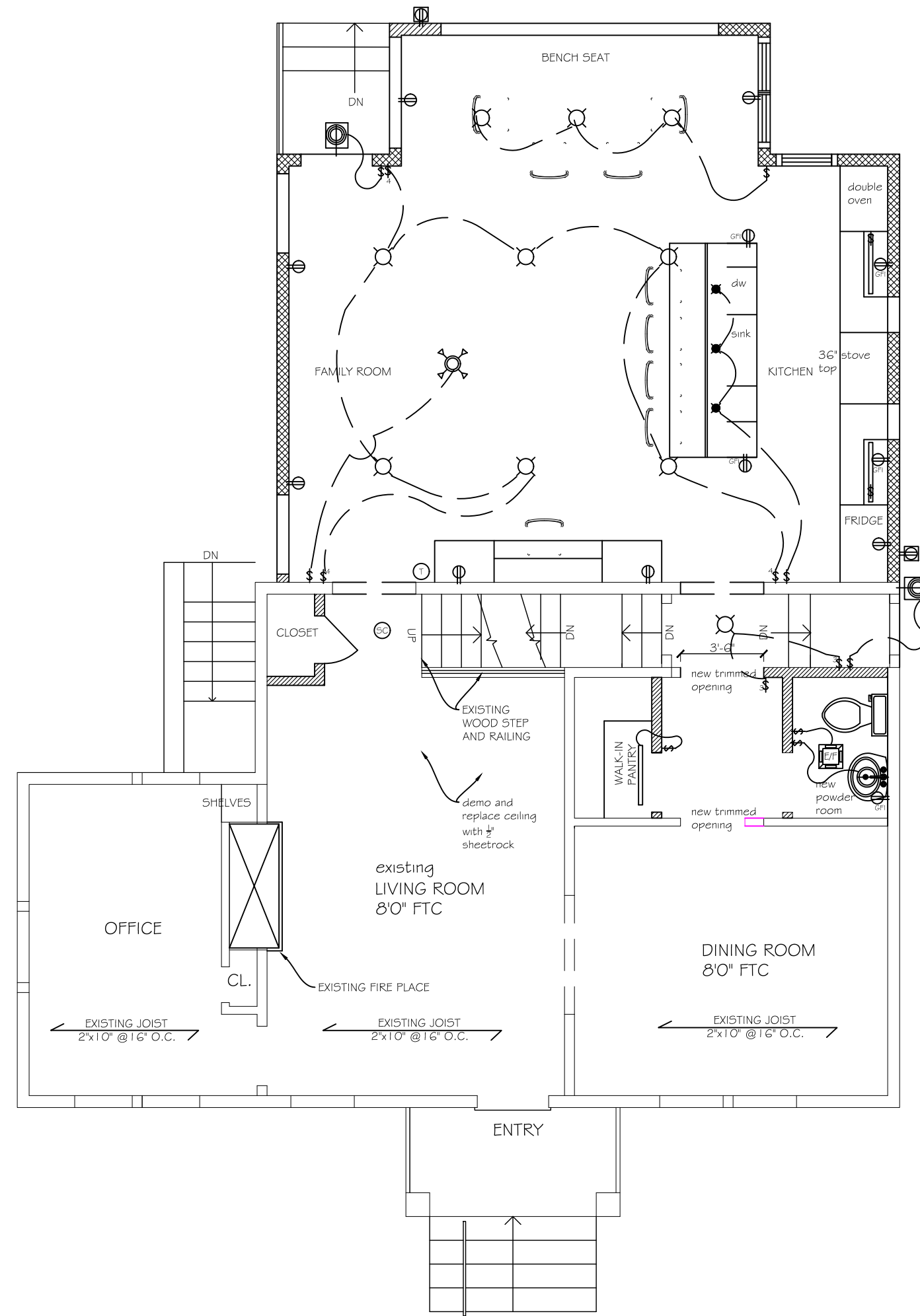
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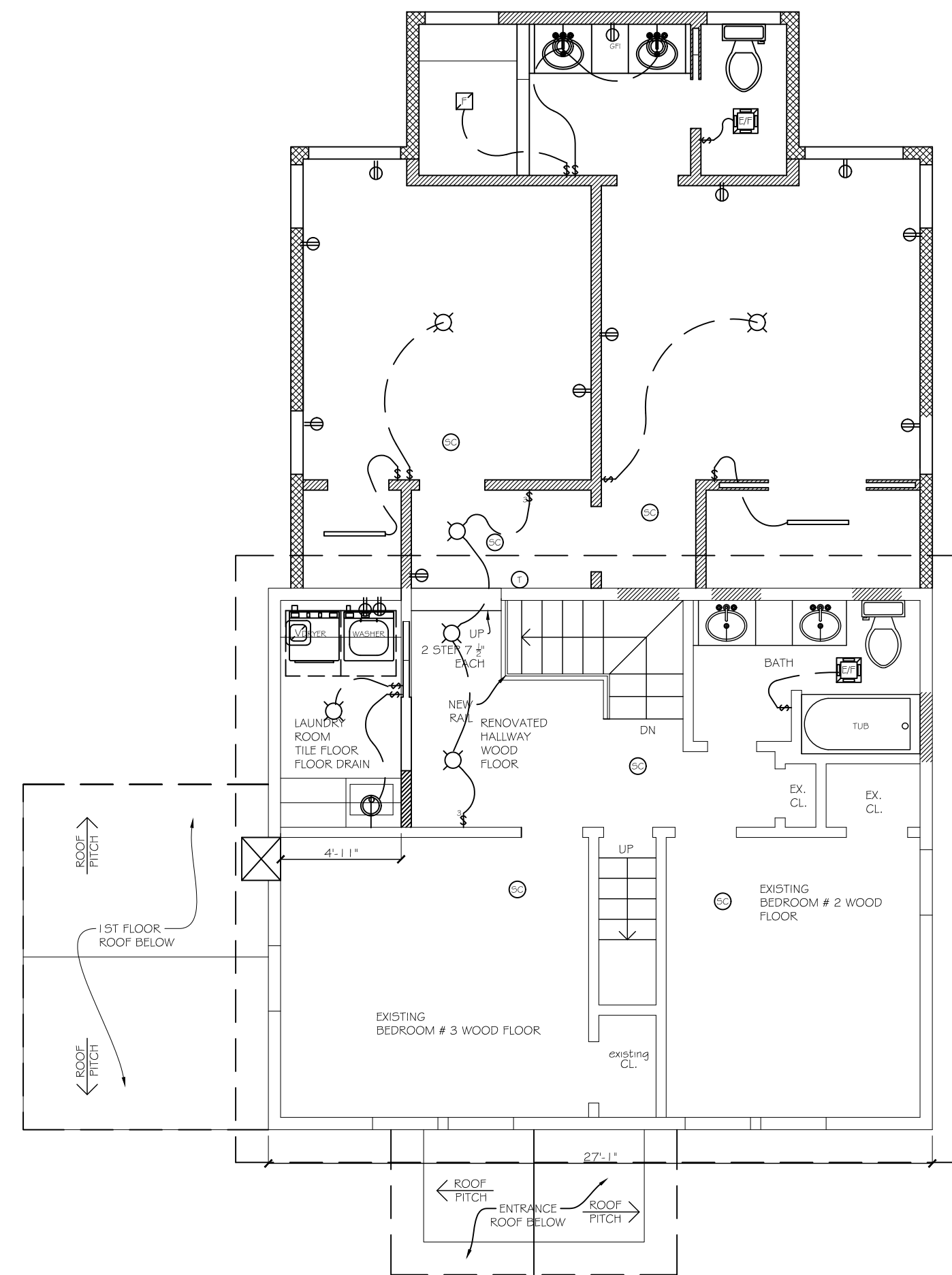
6 OF 7



BASEMENT ELECTRIC PLAN  
SCALE  $\frac{3}{16}" = 1'$



1ST FLOOR ELECTRIC PLAN  
SCALE  $\frac{3}{16}" = 1'$



















2ND FLOOR ELECTRIC PLAN  
SCALE  $\frac{3}{16}" = 1'$

ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH THE **2011 NATIONAL ELECTRIC CODE** AND **ANY AND ALL APPLICABLE LOCAL AND STATE OF NEW JERSEY ELECTRICAL CODES AND ORDINANCES.**
2. EXISTING 100 AMP SERVICE CIRCUIT BREAKER PANEL IS TO BE REPLACED AND UPGRADED TO A MINIMUM OF 200 AMP SERVICE. RE-WIRE EXISTING ROUNDS TO REDUCE THE LOADS ON THE CIRCUIT BREAKERS. THE MINIMUM CIRCUIT BREAKER SIZE IS REQUIRED TO BE 20 AMP WITH 12 AWG ROMEX WITH GROUND. BOTH THE ELECTRICAL SUB-CONTRACTOR AND THE GC WILL VERIFY THE SWITCHING OF THE EXISTING PANEL PRIOR TO REPLACEMENT (DURING THE BIDDING PROCESS).
3. ALL WALL OUTLETS SHALL BE INSTALLED IN THE RESIDENCE AT A HEIGHT OF 16" AFF. UNLESS OTHERWISE NOTED. ALL SERVICE OUTLETS SHOWN AS "BACK TO BACK" SHALL BE OFFSET A MINIMUM OF 6" IN THE FIELD, AS COORDINATED BY THE ARCHITECT. ALL ELECTRICAL OUTLETS, TELEPHONE, AND CABLE OUTLETS LOCATED SIDE BY SIDE, SHALL BE INSTALLED WITH CENTERS AT 6" APART, UNLESS OTHERWISE NOTED. **OUTLETS AND SWITCHES ARE TO BE "GANGED" TOGETHER WHERE EVER POSSIBLE.**
4. ANY EXISTING OUTLET NOT SHOWN ON THE PLAN ON AN EXISTING REMAINING WALL, SHALL BE DETERMINED TO BE "EXISTING TO REMAIN." ALL OTHER OUTLETS ON WALLS BEING REMOVED ARE TO BE DETERMINED TO BE "EXISTING TO BE REMOVED," AND SHALL NOT BE REPLACED DURING THE COURSE OF CONSTRUCTION. BOTH THE ELECTRICAL SUB-CONTRACTOR AND THE GC WILL VERIFY THE LOCATION OF ALL EXISTING ELECTRICAL OUTLETS IN THE AREA OF WORK.
5. WALL OUTLETS TO BE INSTALLED ABOVE CABINERY/COUNTERTOPS, SHALL BE AT THE SPECIFIED DIMENSION FROM THE FINISH FACE OF THE **CENTER** OF THE OUTLET. INSTALL OUTLET WITH THE LONG DIMENSION RUNNING PARALLEL TO THE FLOOR LINE.
6. NO COVER PLATES AT ANY OUTLET LOCATION SHALL BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED. OUTLETS INSTALLED SHALL BE FULLY PROTECTED DURING THE FINISH PROCESS.
7. NEW SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE APPROVED MANNER REGARDING HARDWIRING THEM TO A SINGLE SEPARATE POWER SOURCE. ALL SMOKE AND CARBON MONOXIDE DETECTORS MUST MEET THE **REQUIREMENTS OF THE UNIFORM FIRE ALARM AND LIFE SAFETY CODE, THE INTERNATIONAL BUILDING CODE OF NEW JERSEY 2009, AND THE INTERNATIONAL RESIDENTIAL CODE OF NEW JERSEY 2015**
8. ALL LIGHTING FIXTURES AND SWITCHES INDICATED ON THE PLAN ARE FOR DESIGN, LOCATION, AND SPECIFICATIONS ONLY. THE GENERAL CONTRACTOR AND TECHNICAL SPECIFICATION INFORMATION SHALL BE OBTAINED FROM THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND/OR OWNER, THROUGH THE GC, CUTS (MINIMUM OF 2) OF ALL FIXTURES FOR REVIEW AND APPROVAL. ALL SPECIFIED FIXTURES MAY BE SUBSTITUTED FOR AN APPROVED EQUIV. FIXTURE.
9. FASCIA/SOFFITS SHALL BE AS SHOWN ON THE PLANS. ALL SOFFITS SHALL BE LEVEL AND TRUE, WITH THE FASCIAS PLUMB, WITH NO DISTORTION.

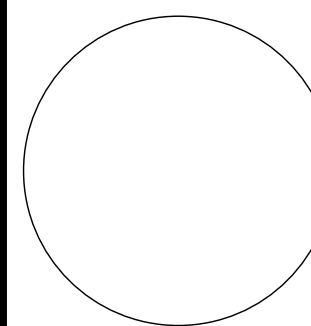
### LEGEND

- |   |                                 |   |  |
|---|---------------------------------|---|--|
|  | QUAD OUTLET 110V                |  | HARDWIRED SMOKE / CARBON MONOXIDE DETECTOR |
|  | DUPLEX OUTLET 110V              |  | EXISTING ELEC. PANEL                       |
|  | GROUND FAULT INTERRUPTER        |  | PREINST. LIGHT IN SPOUNDER                 |
|  | SEPARATE CIRCUIT OUTLET 20 AMPS |  | CHIMES                                     |
|  | SWITCH                          |  | BATHROOM EXHAUST FAN W/ LIGHT              |
|  | 3 POLE SWITCH                   |  | KITCHEN HOOD EXHAUST FAN W/ LIGHT          |
|  | PROGRAMMABLE THERMOSTAT         |  | ELECTRICAL WIRE                            |
|  | CEILING LIGHT                   |   |  |
|  | OUTDOOR WALL MOUNTED PICTURE    |   |  |

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12 CLAIRIDGE COURT  
TOWNSHIP OF MONTGOMERY, NJ

Date: 9/12/2017

Drawn By: N.A.

Checked By: J.S.

Job No: 17-BAS-003

## Revisions


Drawing Title

## ELECTRIC PLANS

Dwg No.

A-200.00

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