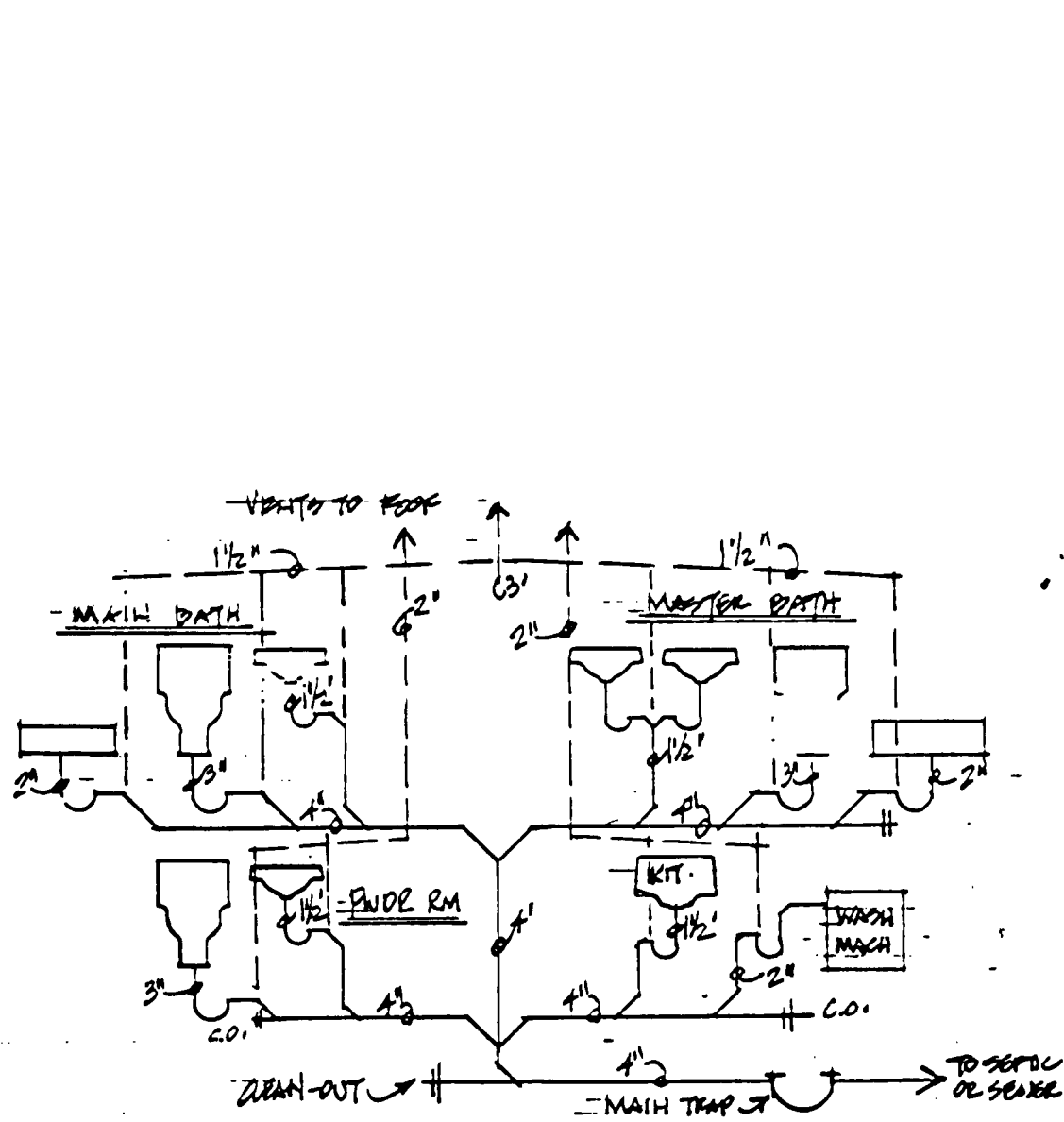
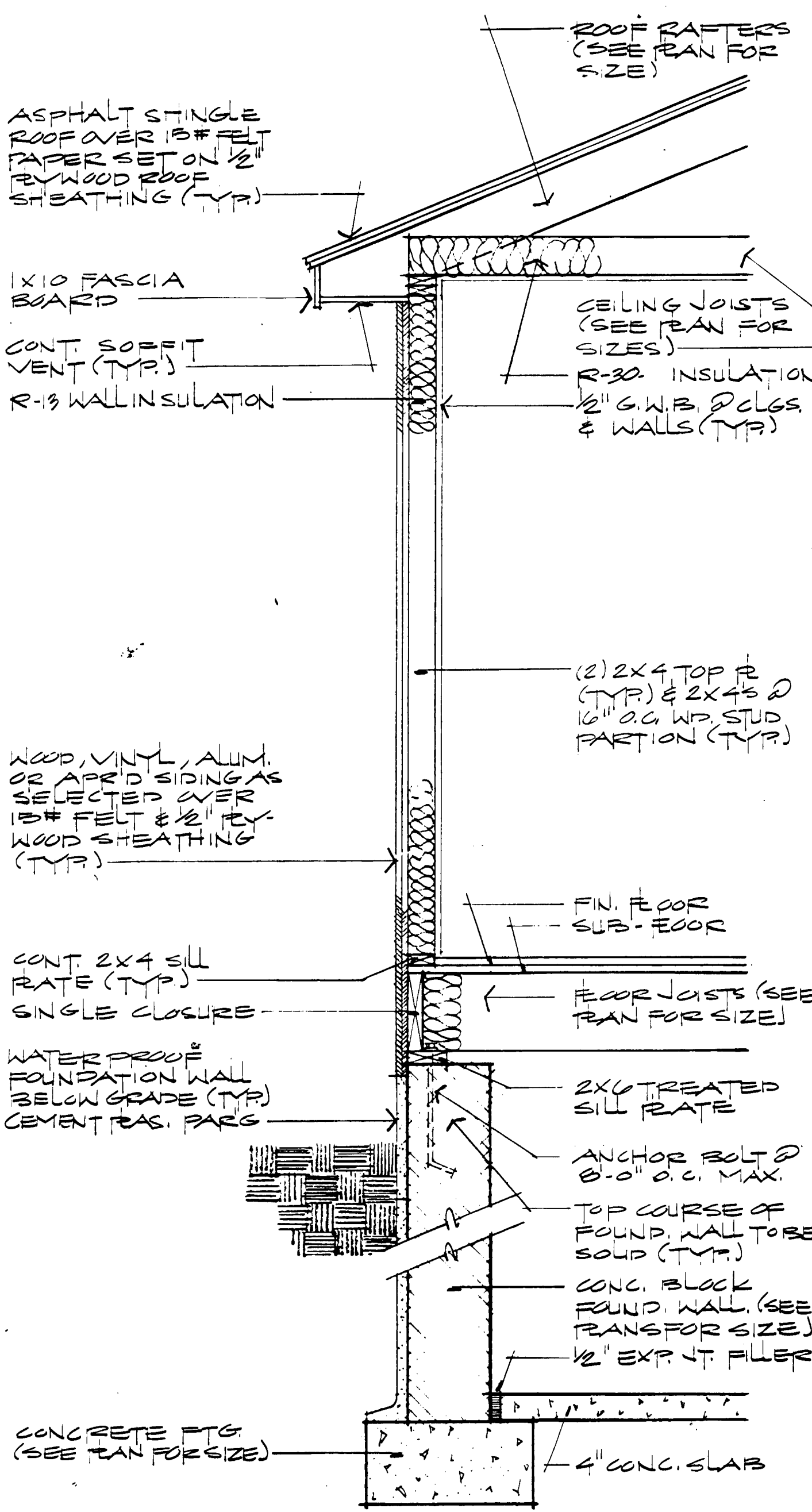
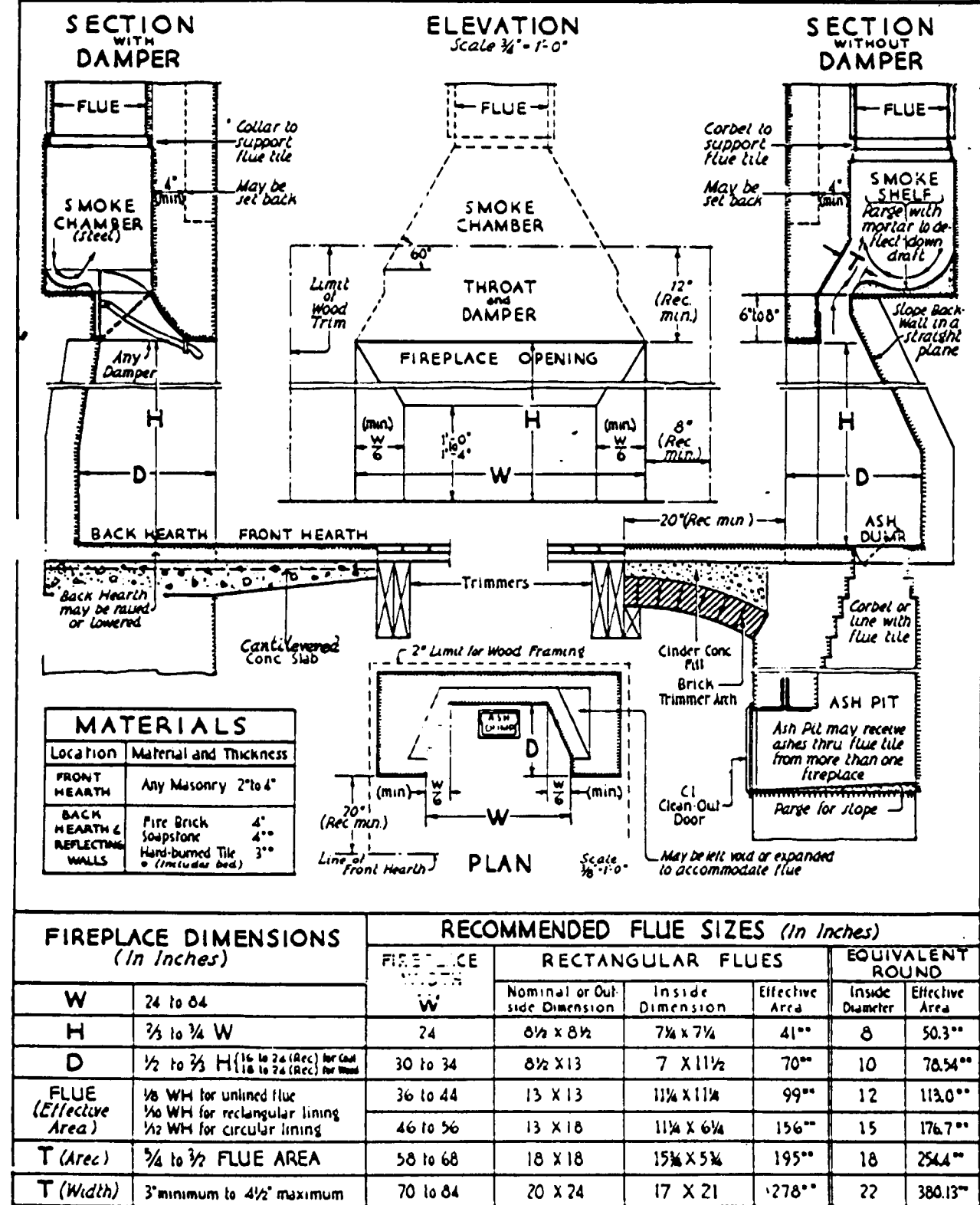
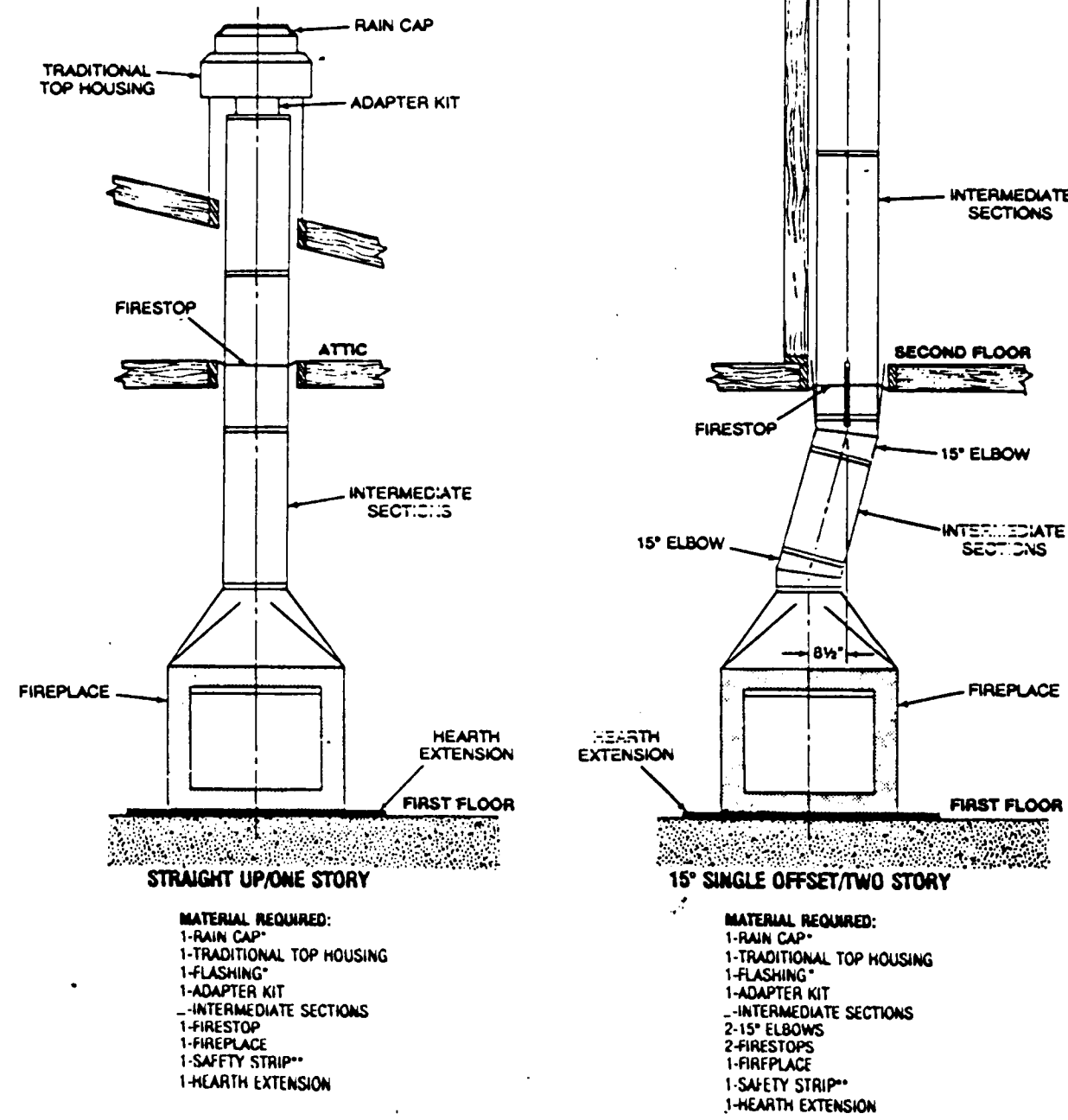


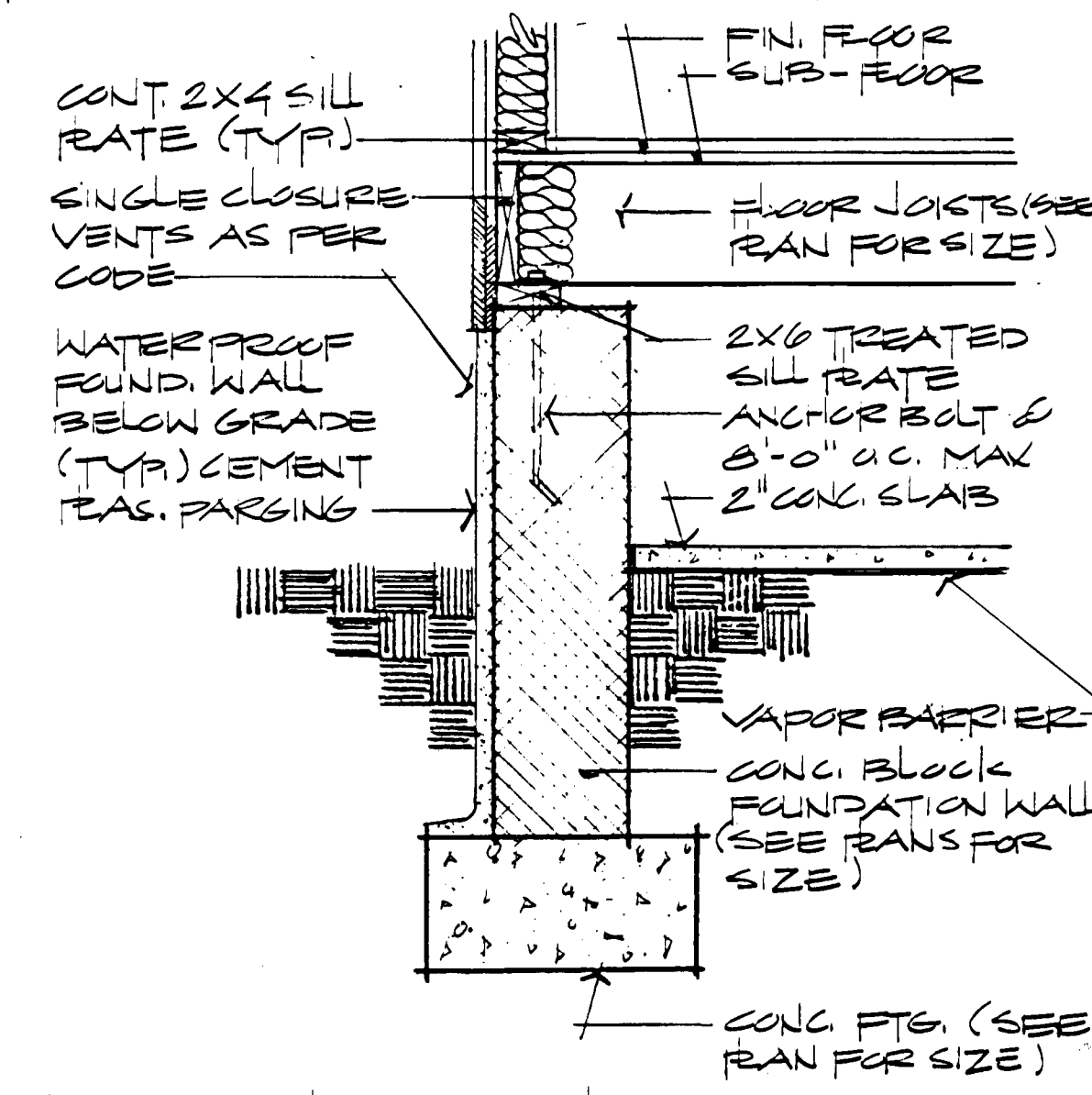


PLUMBING RISER DIAGRAM: NO SCALE



TYPICAL WALL SECTION SCALE 3/4" = 1'-0"

ELECTRICAL INFORMATION			
EQUIPMENT	PROPOSED	INSTALLED	REMARKS
RECEPTACLES			
SWITCHES			
FIXTURES			
AIR CONDITION			
SERVICE PANEL	24 CIRCUITS		
SERVICE	150A-100V 120/240		
TYPE OF CONDUIT	2" 12 COPPER		150 AMP CIRCUITS
RANGE, DRYER	GAS		AS PER SPEC. SHT.
HOT WATER HTR			
BUILDING LIVING AREA =		4824.0	SQ. FT.
BUILDING VOLUME (G.A.T.C.) =		114,507.2	CU. FT.



TYPICAL CRAWL SPACE SCALE 3/4" = 1'-0"

GENERAL NOTES

THESE PLANS HAVE BEEN PREPARED PER REGULATIONS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE. THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFOREMENTIONED CODE.

NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT. A COPY OF WHICH WILL BE FILED WITH THE CONSTRUCTION OFFICIAL.

THESE DRAWINGS ARE IN COMPLIANCE WITH THE ARCHITECT'S INTERPRETATION OF THE B.O.C.A. BASIC BUILDING CODE OF THE STATE OF NEW JERSEY. IT IS ASSUMED THAT WHEN A BUILDING PERMIT IS ISSUED BY THE BUILDING INSPECTOR, THAT HE HAS THOROUGHLY EXAMINED THE DRAWINGS AND SPECIFICATIONS ACCORDING TO THE B.O.C.A. CODE REQUIREMENTS. ANY CHANGES, ADDITIONS, ETC., MADE BY ANY PARTY DURING CONSTRUCTION SHALL BE HIS RESPONSIBILITY.

SAFETY: ALL CONTRACTORS TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING STATE, LOCAL, AND THE OSHA ACT.

PROJECT DATA:	USE GROUP
CONSTRUCTION TYPE	5-B
BUILDING VOLUME	114,507.2 C.F.
GROUND COVERAGE	3767.4 S.F.
TOTAL FLOOR AREA (GARAGE)	4824.0 S.F.
	901.0 S.F.

SLEEPING ROOM WINDOWS SPECIFIED COMPLY WITH B.O.C.A. CODE REQUIREMENTS FOR EMERGENCY ESCAPE: MIN. NET CLEAR OPENING OF 5.7 SQ. FT. WITH MIN. CLEAR HEIGHT OF 24" AND MIN. CLEAR WIDTH OF 20". SILL HEIGHT SHALL BE MAX. 44" ABOVE FLOOR.

STRUCTURAL DESIGN DATA:	
ROOF:	LIVE LOAD -20 PSF. DEAD LOAD -10 PSF.
2ND FLOOR:	LIVE LOAD -20 PSF. DEAD LOAD -10 PSF.
1ST FLOOR:	LIVE LOAD -40 PSF. DEAD LOAD -10 PSF.

CHANGES: ANY CHANGES TO OR DEVIATIONS FROM THESE DRAWINGS SHALL NOT BE MADE WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CHANGES TO THE PLANS BY THE OWNER AND CONTRACTORS SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

USE OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT.

EXCAVATION: EXCAVATE AS REQUIRED FOR FOUNDATIONS TO UNDISTURBED VIRGIN SOIL.

SOIL: ASSUMED SOIL BEARING CAPACITY: 3000 PSF. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY TO BE EQUAL TO OR EXCEED THE ASSUMED VALUE BEFORE PROCEEDING WITH THE WORK. A SOIL BEARING VALUE FOUND TO BE LESS THAN THE ASSUMED VALUE SHALL BE REPORTED TO THE ARCHITECT FOR FOOTING REDESIGN. FAILURE OF THE CONTRACTOR TO REQUEST SUCH TEST OR RECOMMENDATION SHALL IMPOSE THE BURDEN OF RESPONSIBILITY FOR ADEQUACY OF SOIL BEARING QUALITIES AND SUBSEQUENT DAMAGE UPON THE CONTRACTOR.

FOOTINGS: FOOTINGS TO BE A MIN. 3'-0" BELOW FIN. GRADE AND REST ON FIRM UNDISTURBED SOIL.

FILL: ALL FILL UNDER CONCRETE SLABS TO BE 95% COMPACTED EARTH, WELL TAMPED AND PULVERIZED.

CONCRETE: SHALL BE 3,000 P.S.I. @ 28 DAYS.

MASONRY: REINF. MASONRY SPEC. A.N.S.I. A41.2-70. ALL BLOCK A.S.T.M. C-145 UNLESS OTHERWISE NOTED. ALL MORTAR TO BE TYPE S OR M. MASONRY MATERIALS SHALL BE STORED IN A NEAT MANNER HIGH AND DRY FROM ALL FOREIGN MATERIAL AND PROTECTED FROM MOISTURE.

LUMBER:

LIGHT FRAMING-STUDS, PLATES BLOCKING (FD-1150 P.S.I. MIN.)

STRUCTURAL FRAMING - JOISTS, RAFTERS, HEADERS, ETC., TO BE (FD-1200 P.S.I., MIN., GIRDERS TO BE - FD-1450 P.S.I., MIN.)

ALL HEADERS SHALL BE A MIN. OF (2) 2" x 10" UNLESS NOTED OTHERWISE.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS (TYPICAL).

PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).

PROVIDE SOLID OR "X" TYPE BRIDGING @ 8'-0" ON CENTER, MAXIMUM.

IF USED ALL WOOD ROOF TRUSSES SHALL BE DESIGNED AND GUARANTEED BY THE MANUFACTURER OF SAME. ALL DESIGN CALCULATIONS SHALL BE IN STRICT ACCORDANCE WITH THE B.O.C.A. CODE OF NEW JERSEY AND SEALED BY A LICENSED ENGINEER AND SUBMITTED TO THE BUILDING DEPARTMENT OWNER AND ARCHITECT.

IF USED PLITCH PL BEAMS SHALL BE ASSEMBLED WITH 3/4" DIA. CARRIAGE TYPE BOLTS SPACED @ 2'-0" O.C., STAGGERED, DOUBLE BOLTS @ ENDS, UNLESS NOTED OTHERWISE.

PROVIDE DRAFTSTOPPING AND FIRESTOPPING @ MAX. -0" O.C. VERTICALLY IN ALL CHASES AND STACKS, ETC. AS PER LOCAL CODES.

FLASHING:

PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE FLASHING WHERE CONC. IS IN CONTACT WITH WOOD FRAMING. ALL WALL FLASHING, BASE, CAP, THRU-WALL, AND/OR COUNTER-FLASHING, ETC., AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.

MANUFACTURER'S SPECIFICATIONS:

WHEREVER THEY ARE NOT IN CONFLICT WITH THOSE SPECIFICATIONS, ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATION OR MATERIALS INSTITUTE. WHERE MANUFACTURER'S RECOMMENDED DETAILS ARE USED THE MANUFACTURER SHALL BE INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND GENERAL CONTRACTOR IN CASE OF FAILURE.

MISCELLANEOUS:

ALL WORK AND MATERIALS SHALL MEET THE REQ. OF LOCAL AND STATE CODES AND THE SPECS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS GOVERN.

MECHANICALLY VENT ALL INTERIOR BATHS THRU NON-COMBUSTIBLE DUCTS TO THE EXTERIOR AT A RATE OF 50 C.F.M.

PROVIDE FRESH AIR INTAKE FROM THE EXTERIOR TO THE FURNACE FOR HEATING SYSTEMS AS REQUIRED.

PROVIDE SMOKE/FIRE DETECTORS AS PER LOCAL ORDINANCES, DIRECT WIRED AND IN SERIES.

VENT CLOTHES DRYERS TO EXTERIOR (TYPICAL).

ENERGY CODE REQUIREMENTS:

WALL INSULATION TO BE A MIN. R-13, CEILINGS A MIN. R-30 FLOORS OVER UNHEATED SPACES TO BE A MIN. R-19.

AIR LEAKAGE: JOINTS LESS THAN 0.5 CFM/LIN. FT., SLIDING GLASS DOORS LESS THAN 0.5 CFM/SQ. FT. OF FLOOR AREA; SWINGING DOORS LESS 1.25 CFM/SQ. FT. OF DOOR AREA.

WALL CODE LIMIT 10 TO BE LESS THAN 0.23.

EXTERIOR JOINTS AROUND WINDOWS, DOORS, WALL AND FOUNDATION AND AROUND UTILITY SERVICE TO BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE NOTED.

ENERGY CODE COMPLIANCE:

HEATING - ARTICLE 4, PART 1/PLUMBING - ARTICLE 5, PART 1; ELECTRICAL - ARTICLE 6, PART 1 (INCLUDING LIGHTING LEVELS IN THE POWER BUDGET GUIDELINES).

PLUMBING NOTES:

- MIN. SIZE OF INDIVIDUAL SOIL & WASTE BRANCHES: WATER CLOSET, 3 IN. - SHOWER, 2 IN. - KITCHEN SINK, BATH TUB, WASH TUB, 1 1/2 IN. - LAVATORY, 1 1/2 IN.
- SUPPLY PIPES SHALL BE 3/4" EXCEPT 3/8" IS O.K. FOR WATER CLOSET & LAVATORY.
- CONNECT HOUSE DRAIN TO SEPTIC SYSTEM OR SEWER.

LDS HM-B 10703827

NEW RESIDENCE for :
MAGNUM DEVELOPMENT CORP.
SUBSIDIARY of ACQUAVIVA LTD.
HOLMDEL, N.J.

LEONARD V. MARTELLI, AIA, P.A.
ARCHITECT
650 NEWMAN SPRINGS RD., LINCROFT, N.J. 07738
(201) 530-1989

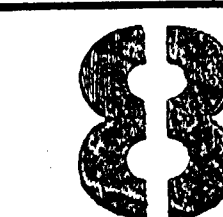
n.j. lic. no. C-7438

n.j. lic. no. 15638

N.C.A.R.B. cert. no. 25,117

Planners lic. no. LIO-2522

JOB: 24-11



DWG OF