GENERAL

1) THE A.I.A. "GENERAL CONDITIONS OF THE CONTRACT" ARE HEREBY INCORPORATED AS IF COMPLETELY REPRODUCED HEREIN, EXCEPT AS SPECIFICALLY MODIFIED WITHIN THESE SHORT FORM SPECIFICATIONS.

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO BIDDING AND SHALL VISIT SITE AND BECOME FAMILIAR AS TO THE CONDITION OF THE PREMISES AND THE EXTENT AND CHARACTER OF THE WORK TO BE DONE.

3) ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE MOST CURRENT LEGAL GOVERNING BUILDING CODE, LOCAL CODES, NATIONAL ELECTRIC CODE, N.F.P.A RECOMMENDATIONS, OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST LEGAL EDITION OF THE AUTHORITY HAVING JURISDICTION OVER WORK OF THIS TYPE.

4) ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BE IT MENTION, NOTE, DETAIL ITEMIZATION OR IMPLICATION HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPARATUSES AND APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF A NORMAL INDUSTRY STANDARDS. EACH SUB-TRADE SHALL BE RESPONSIBLE FOR REVIEWING AN ENTIRE SET OF DRAWINGS AND NOTING WORK APPLICABLE AND COORDINATING HIS WORK WITH THE WORK OF ALL OTHER TRADES.

5) ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY EACH CONTRACTOR IN ALL FIELDS OF HIS WORK AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF HIS WORK.

6) ALL WORK COMPLETED OR OTHERWISE SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCE BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THAT TYPE WORK. THE GENERAL CONTRACTORS, SHALL REPAIR (AT HIS OWN COST) ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

7) EACH CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK ANY AND ALL DISCREPANCIES AND OMISSION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK FOR IMMEDIATE RESOLUTION. ANY WORK THAT PROCEEDS OTHERWISE (IF INCORRECTLY PERFORMED) SHALL BE REPLACED OR REPAIRED WITH THE COST FOR SAME BEING HONORED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL FURTHER VERIFY ALL DIMENSIONS FOR COORDINATION WITH ALL OTHER TRADES. COMMENCEMENT OF CONSTRUCTION SHALL BE DEEMED AS ACCEPTANCE OF ALL EXISTING CONDITIONS AND BECOME THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

8) THE CONTRACTOR SHALL PROVIDE PROPERLY SIZED CHASES. HOLES OR OPENINGS FOR HIS WORK AND THE WORK OF HIS SUB-CONTRACTORS CUTTING INTO EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK SHALL BE REPAIRED AND REINFORCED TO MAINTAIN STRUCTURAL INTEGRITY IN CASE OF HIS FAILING TO COORDINATE AND OR PROVIDE SUCH OPENING SHALL THEN BE PROVIDED AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBERS BE CUT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL WORK. ANY AND ALL OPENINGS IN FIRE RATED WALLS CREATED OR DISCOVERED BY THE CONTRACTOR SHALL BE REPAIRED AND FILLED WITH ARCHITECT APPROVED FIRE SAFETY MATERIALS.

9) ALL CONTRACTORS WORK SHALL BE PERFORMED IN A PROFESSIONAL, NEAT, CLEAN AND ACCURATE WORKMANLIKE MANNER. CONTRACTOR SHALL CLEAN ALL NEW AND EXISTING SURFACES SO AS TO BE FREE OF ALL DIRT AND WEAR CAUSED BE DEBRIS FROM ALL INSTALLATIONS OF OTHER TRADES. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATION.

10) THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. BULLETINS, CHANGE ORDERS, DRAWINGS SPECIFICATIONS OR INSTRUCTIONS COVERING SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY ALL SUB-CONTRACTORS AND LOCAL OFFICIALS AFFECTED TO TAKE SUCH MEASURE AS MAY BE NECESSARY TO AVOID ERRORS IN THE WORK WHICH MAY OCCUR DUE TO THE USE OF A SUPERSEDED DRAWINGS' WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED BY THE CONTRACTOR. THE WORK CHANGES SHALL FURTHERMORE NOT BE PROCEED UNLESS THE AFOREMENTIONED CHANGES ARE ACCOMPANIED BY LETTER OR AUTHORIZATION FROM THE ARCHITECT AUTHORIZING THE CONTRACTOR TO PROCEED WITH THE CHANGES. ACCORDINGLY IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF A REVISED DRAWING OR SPECIFICATION CHANGE AFFECTS THE COSTS OF THE CONTRACTOR TO REASONABLY PRODUCE THE ALTERATION WITHIN THE AGREED COST, SHALL AFFORD THE CONTRACTOR AN OPPORTUNITY TO SUBMIT ESTIMATES FOR COSTS INVOLVED PRIOR TO COMMENCEMENT OF SUCH CHANGE.

SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY AFFECT THE PROGRESS OF THE WORK.

11) EACH CONTRACTOR SHALL GUARANTEE IN WRITING IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

12) BEFORE COMMENCING WITH ANY WORK THE CONTRACTOR SHALL FILE WITH THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMENS COMPENSATION, COMPREHENSIVE, GENERAL LIABILITY, BODILY INJURTY AND PROPERTY DAMAGE.

13) SUBSTITUTIONS FOR MATERIALS, METHODS, SCHEDULING, AND OF SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM ARCHITECT/OWNER.

14) THE CONTRACTORS WITHIN (TEN) CALENDAR DAYS FROM RECEIPT OF DRAWINGS SHALL DELIVER TO THE OWNER A COMPLETE AND COMPREHENSIVE COST BREAK DOWN OF HIS CONTRACT PROPOSAL BY TRADES. FURTHERMORE, ALL CONTRACTORS SHALL AGREE TO REVISE HIS COST BREAKDOWN IF NECESSARY TO SATISFY THE OWNER AS TO THE CONTENT DISTRIBUTION OF COST, AND FORM.

15) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF DEBRIS FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL GOVERNING AGENCIES.

16) EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL DEBRIS CREATED FROM THEIR WORK AND MAINTAINING A SAFE AND CLEAN OPERATION.

17) DO NOT SCALE DRAWINGS. QUESTIONS OR DISCREPANCIES REGARDING DIMENSIONS MUST BE DIRECTED TO THE ARCHITECT.

DEMOLITION

1) WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR SHALL PROVIDE ALL SHORING NEEDLING, BRACING, WEDGING AND DRY -PACKING PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES / PROPERTY SURING THE COURSE OF CONSTRUCTION FROM THE ELEMENTS AND SHALL REPAIR/REPLACE ALL ITEMS DAMAGED DUE TO HIS NEGLECT OR FAILURE TO PROPERLY PROTECT SAID STRUCTURE / PROPERTY SURING ALL PHASES OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN WITH INTERIOR OR EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES.

3) VERIF ALL DIMENSIONS AT SITE PRIOR TO START OF CONSTRUCTION. SHOULD CONTRACTOR UNDERTAKE CONSTRUCTION PRIOR TO FIELD DIMENSION VERIFICATION VERIFICATION AND SUCH DIMENSION AS IT APPEARS ON THE ARCHITECTURAL DRAWING IS WRONG, THEN THE CONSTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CORRECTION AND / OR REPAIR.

4) THE CONTRACTOR IS RESOPNSIBLE FOR THE SAFETY OF THE STRUCTURE DURING THIS OPERATION AND THE COORDINATION OF THE DEMOLISION WORK WITH OTHER TRADES.

5) CONTRACTOR SHALL BE REQUIRED TO REPAIRE AND PAATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DUTING THE PROCESS OF THE ALTERATION.

6) DISCONNECT ALL ELECTRICAL, MECHANICAL, AND PLUMBING AS REQUIRED FOR DEMOLITION WORK.

DOORS

1) NEW DOORS SHALL BE SELECTED BY THE OWNER IN SIZES INDICATED ON ARCHITECTURAL DOCUMENTS. UNLESS OTHERWISE NOTED ALL DOORS ARE HOLLOW-CORE PANEL DOORS.

2) NEW INTERIOR DOORS SHALL HAVE KNOCK-DOWN FRAMES, EXCEPT WHERE NOTED.

3) ALL NEW DOOR HARDWARE SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE IN ADDITION/ ALTERATION WORK, OR BE SELECTED BY OWNER IN THE CASE OF NEW CONSTRUCTION WORK. COMMERCIAL & PUBLIC WORK DOORS & HARDWARE SHALL BE ADA APPROVED LEVER HANDLES LOCKSETS SELECTED BY OWNER. DOORS CROSSING ANY RATED PARTITION SHALL RECEIVE APPROVED DOOR CLOSURSES.

ELECTRICAL

1) INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE, AND THE LATEST EDITION OF THE NEC. THIS CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.

2) IN ADDITION / ALTERATION PROPOSALS, THE CONTRACTOR SHALL VERIFY THAT EXISTING CIRCUIT BREAKERS & POWER AVAILABLE IS ADEQUATE TO FULFILL NEEDS OF THE PROPOSED ADDITION / ALTERATION. IN RESIDENTIAL NEW CONSTRUCTION WORK, THE CONTRACTOR SHALL PROVIDE A 200 AMP. THREE PHASE 120/208 VOLT PANEL IN A NON SLEEPING ROOM LOCATED AS CLOSE TO THE INCOMING SERVICE POLE AS POSSIBLE.

3) MATERIALS, PRODUCTS AND EQUIPMENT INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UNDERWRITERS LABORATORIES LIST OF APPROVED ITEMS AND SHALL MEET REQUIREMENTS OF NEC, NEMA, AND OTHER RECOGONIZED STANDARDS AND SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE LATEST EDITION OF THE NEC.

4) ELECTRIC WIRES SHALL RUN PARALLEL AND PERPENDICULAR TO STRUCTURES. FURTHERMORE ALL HOLES THROUGH STRUCTURE SHALL BE DRILLED AS CLOSE TO THE CENTERLINE OF THE RESPECTIVE STRUCTURAL MEMBER AND AS NEAR TO THE CENTER SPAN OF THE MEMBER AS POSSIBLE.

5) PROVIDE AND INSTALL CONDUITS, PULL WIRED BOXES, COVER PLATES, AND DEVICES, ETC. FOR ALL OUTLETS AS INDICATED. RECEPTACLES & WALL PLATES TO BE IVORY COLOR OR AS SELECTED BY OWNER. FOR BIDDING PURPOSES ASSUME PHENOL WALL PLATES.

6) ALL THERMOSTATS SHALL BE MOUNTED 4'-0" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED.

7) ALL OUTLETS OTHER THAN THOSE CALLED FOR AT SNSTALATIONS ABOVE A SINK OR COUNTER, OR AT INSTALLATIONS BEHIND FIXED APPLIANCES OR MECHANICAL EQUIPMENT SHALL BE LOCATED 1'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED.

8) ALL SWITCHES SHALL BE 4'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED.

9) THE LOCATION OF NEW OUTLETS SHOWN ON DRAWINGS ARE SCHEMATIC UNLESS EXPLICITLY DIMENSIONED. THE FINAL LOCATION TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION COORDINATE WITH CARPENTRY THE REQUIRED BLOCKING FOR EXACT LOCATION OF DEVICE.

10) NO FLOOR OR WALL OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS. THE ELECTRICIAN SHALL COORDINATE CIRCUITING BASED ON THE NATIONAL ELECTRIC CODE.

11) ALL ELECTRIC EQUIPMENT SHALL BE INSTALLED BY A NJ LICENSED ELECTRICIAN. NO OTHER INDIVIDUAL HOWEVER QUALIFIED SHALL PERFORM ANY ELECTRICAL WORK WITHIN THESE PLANS.

12) SHOULD JOB CONDITIONS REQUIRE THE RELOCATION OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS FOR ANY REASON, THAN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/ OR OWNER FOR APPROVAL BEFORE RELOCATING THE SERVICES.

13) THE ELECTRICIAN SHALL BE RESPONSIBLE FOR WIRE SIZING, ROUTING AND CIRCUITING OF NEW ELECTRICAL SERVICE, IF NEW ELECTRIC SERVICE IS CALLED FOR.

14) ALL TELEPHONE WORK SHALL BE COORDINATED WITH A TELEPHONE COMPANY REPRESENTATIVE SELECTED BY OWNER.

15) IF OUTLET DIMENSIONS CALL FOR A MOUNTING HEIGHT GREATER THAN 24" ABOVE THE FINISHED FLOOR THEN THE OUTLETS SHALL BE MOUTED HORIZONTALLY UNLESS OTHERWISE NOTED.

16) ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS ABOVE A COUNTERTOP AND WITHIN 6'-0" OF A WATER SUPPLY SHALL BE G.F.I. OUTLETS. ALL 125 VOLT, SINGLE PHASE, 15 &20 AMP OUTLETS WITHIN THE GARAGE, CRAWL SPACE, BATHROOM, UNFINISHED BASEMENT AND ANY OUTDOOR OUTLETS SHALL BE GROUND FAULT INTERRUPT UNLESS OTHERWISE NOTED WITHIN THE ARCHITECTURAL DRAWINGS. ALL OTHER OUTLETS UNLESS OTHERWISE NOTED SHALL BE STANDARD DUPLEX OUTLETS.

17) ALL EXISTING WALL OUTLETS, WHICH DO NOT INTERFERE WITH NEW CONSTRUCTION SHALL REMAIN. ANY EXISTING ELECTRICAL DEVICE WHICH INTERFERES WITH THE NEW PARTITION WORK SHALL BE RELOCATED TO A LOCATION APPROVED BY THE OWNER.

18) THE CONTRACTOR SHALL RECEIVE, HANDLE, ASSEMBLE, INSTALL ALL ELECTRICAL FIXTURES AND CONNECT LIGHT FIXTURES, INCLUDING INITIAL LAMPS. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER.

GWB CAVITY ASSEMBLIES

1) ALL INTERIOR WALL CAVITIES BETWEEN FLOORS SHALL BE FIRESTOPPED. ALL WOOD FIRESTOPPING SHALL BE FIRETREATED LUMBER.

2) ALL GYPSUM WALL BOARD UNLESS OTHERWISE NOTED SHALL BE 1/2" THICKNESS.

3) ALL METAL STUD WORK SIZES FOR NON-LOAD BEARING WALLS, UNLESS OTHERWISE NOTED, SHALL BE 25 GAUGE "S25" STUDS OR BETTER, AND "CR25" RUNNERS FOR TOP AND BOTTOM PLATES OR BETTER. ALL METAL STUD WORK SIZES FOR LOAD BEARING WALLS, MUST BE NOTED ON THE PLANS. IF SPECIFIC REFERENCE REMAINS ON-SPECIFIC WITHIN THESE PLANS PLEASE NOTIFY ARCHITECT IMMEDIATELY.

4) ALL WOOD STUD WALL ASSEMBLIES, UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED OF 2" x 4" WOOD STUDS AT 16" o.c. WITH A 2" x 4" WOOD TOP AND BOTTOM PLATE TOE-NAILED BETWEEN STUD & PLATE.

FINISHES

1) ALL GYPSUM WALL & CEILING BOARD SHALL BE BY "U.S. GYPSUM COMPANY" OR APPROVED EQUAL. ALL SIZES AND LOCATIONS SHALL BE REFERENCED FROM THE ARCHITECTS DRAWINGS.

2) ALL DRYWALL SHALL BE INSTALLED WITH DRYWALL SCREWS. SIZES SHALL BE AS RECOMMENDED BY THE MANUFACTURE.

3) ALL EXISTING CEILING TILES SHALL REMAIN UNLESS AS REQUIRED TO FULFILL THE INTENT OF THE ARCHIT ECTS DRAWINGS. IN THE EVENT THAT TILES MUST BE REMOVED MATCHING TILES SHALL BE PROVIDED.

4) TAPE, SPACKLE, SAND AND PRIME ALL GYPSUM WORK READY FOR PAINT FINISH. ALL PAINTING SHALL BE PERFORMED BY THE CONTRACTOR UNLESS UNDER SEPERATE AGREEMENT.

5) SCREW AND GLUE ALL FLOORING PLYWOOD.

6) PROTECT ALL WORK BEFORE, DURING AND AFTER DEMOLITION AND INSTALLATION.

7) PROVIDE A MINIMUM OF TWO (2) COATS OF JOINT COMPOUND OVER SCREWS HEADS AT JOINT. APPLY JOINT COMPOUND THEN TAPE, AND COVER WITH JOINT COMPOUND. ALLOW TO DRY THEN APPLY JOINT COMPOUND AGAIN. SAND ALL JOINT COMPOUND AREAS SMOOTH (IF NECESSARY). TAKE CARE NOT TO "ROUGH UP" GYPSUM BOARD PAPER.

8) ALL GYPSUM SURFACES SHALL RECEIVE A HEAVY BONDED PRIMER SEALER COAT SIMILAR OR EQUAL TO "U.S. GYPSUM".

9) ALL PAINT SHALL BE THOROUGHLY MIXED. THE MIXTURE SHALL BE ONE COAT COLOR AND CONSISTENCY. ALL COLORS SHALL BE SELECTED BY THE OWNER UNLESS OTHERWISE NOTED.

10) ALL FLOORING UNLESS OTHERWISE NOTED SHALL BE SELECTED BY THE OWNER.

HVAC

1) SEE DEMOLITION NOTES FOR SCOPE OF DEMOLITION. THE INTENT OF THIS SECTION IS TO ALLOW SPECIFICATION OF THE PROPOSED DIFFUSER AND DUCT SYSTEM, AS INDICATED WITHIN THESE ARCHITECTURAL DRAWINGS, TO PRACTICAL INDUSTRY STANDARDS AND ERECTED IN ACCORDANCE WITH INDUSTRY NORMS AND PRACTICAL LIMITATIONS OF THIS ARCHITECTURAL PROJECT. AS SUCH THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING SYSTEM (IF APPLICABLE) OR PROPOSED SYSTEM IS PROPERLY SIZED AND IS OR COULD BE IN WORKING CONDITION TO DERIVE EFFICIENTLY, WITHIN THE PROPOSED LAYOUT, AN EVEN DISTRIBUTION OF THE HEATING, VENTILATION, & AIR CONDITIONING. THE CONTRACTOR SHALL SIZE THE NEW PORTION (WHOLE OR PART) OF THE HVAC SYSTEM BASED ON THE REQUIREMENTS OF THE OWNER, HIS WORK, AND THE SIZE OF THE SPACE.

2) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HVAC CONTROLLED INSPECTION REPORTS AS REQUIRED BY THE LOCATION AUTHORITIES HAVING JURISDICTION AND PAY FOR ALL INSPECTIONS AND PERMITS.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR HIS WORK. NO STRUCTURAL ELEMENTS OR FIRE RATED WALL SHALL BE CUT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH ROUGH CARPENTRY AND VERIFY BY DESIGN ACTUAL SIZE OF DUCT EXTENSIONS WHERE REQUIRED OR SHOWN ON CONSTRUCTION DOCUMENTS.

4) DIFFUSER LOCATIONS IF NOTED ARE "SCHEMATIC" AND ARE INTENDED TO PROVIDE A SUGGESTED LAYOUT. ACTUAL LOCATION SHALL BE BASED ON EXISTING CEILING GRID IN THE CASE OF ADDITION/ALTERATION TO COMMERCIAL WORK, OR PRACTICAL ALIGNMENT WITH EXISTING ELEMENTS OR FIXTURES IN THE CASE OF RESIDENTIAL INSTALLATIONS.

5) FLEXIBLE DUCT WORK SHALL BE INSULATED AND SECURED WITH STEEL DRAW BANDS. THE MAXIMUM LENGTH OF 10" FLEXIBLE DUCTWORK IS 8'-0".

6) CONTRACTOR SHALL BALANCE THIS SYSTEM AT THE COMPLETION OF HIS WORK.

7) ALL HVAC WORK EQUIPMENT AND APPARATUS SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING
IRC 2009 NJ, NATIONAL FIRE PROTECTION ASSOCIATION NFPA, AMCA AIR MOVEMENT AND CONTROL ASSOCIATION INC., SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION INC.,
ASHRAE- AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS INC.
ASTM- AMERICAN SOCIETY FOR TESTING MATERIALS
NATIONAL ELECTRIC CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL BOARD OF FIRE UNDERWRITTERS UNDERWRITTERS LABORATORIES

8) POWER WIRING FOR ALL HVAC EQUIPMENT SHALL BE BY ELECTRIC CONTRACTOR AND ALL CONTROL WIRING BY HVAC CONTRACTOR.

9) CONTRACTOR SHALL PROVIDE ALL WORK, MATERIAL, AND EQUIPMENT NECESSARY TO FURNISH A COMPLETE SYSTEM.

10) CONTRACTOR SHALL PROVIDE REROUTING RECONFIGURATION, TESTING, AND ADJUSTMENT FOR BASEBOARD SYSTEM AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

MOISTURE PROTECTION

1) CAULK AND SEAL WITH APPROVED MATERIAL ALL JOINTS AND POINTS OF INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT THESE OPENINGS CAULK SHALL BE LATEX "SINNEBORN" "OFF WHITE".

PLUMBING

1) INSTALLATION SHALL COMPLY WITH ALL LOCAL AND STATE CODES. THE CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.

2) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL LABOR MATERIAL AND EQUIPMENT SHALL BE GUARANTEED TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION.

3) THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES ESPECIALLY ROUGH CARPENTRY.

4) THE CONTRACTOR SHALL CONNECT AND INSULATE ALL WATER FEED LINES WITH 1/2" COPPER PIPING.

5) COORDINATE ROUTES OF PLUMBING WITH EXISTING PLUMBING COORDINATE ROUTING WITH CAPENTRY PRIOR TO FRAMING OF WALLS NOTCHED STUDS FOR WASTE AND WATER LINES SHALL BE REINFORCED BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.

6) ALL PIPING EXPOSED TO POSSIBLE FREEZING WITHIN WALL CAVITIES SHALL BE PROTECTED FROM FREEZING.

7) ALL PLUMBING SYSTEMS SHALL BE TESTED AS SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE CHAPTER 15 PARAGRAPH 15.1 THROUGH 15.6.

8) VACUUM BREAKERS SHALL BE INSTALLED ON ALL WATER HEATERS SUPPLYING FIXTURES BELOW ELEVATIONS OF BASE OF WATER HEATERS.

9) PLUMBER SHALL OBTAIN INFORMATION FROM THE OWNER AND VERIFY AS TO THE EXACT LOCATION THE SIZE OF THE EXISTING SANITARY SYSTEM.

10) UNDERGROUND DRAINAGE PIPE AND ALL PIPES 2'-0" ABOVE CONCRETE FLOOR OR LESS SHALL BE CAST IRON. OTHER DRAINAGE PIPES SHALL BE PLASTIC UNLESS OTHERWISE NOTED.

11) WATER PIPES SHALL BE COPPER TUBING TYPE L. UNDERGROUNG COPPER TUBING SHALL BE JOINT-LESS PIPE TYPE K. ALL WATER PIPING MAINS SHALL BE 3/4" COPPER PIPING. ALL FIXTURE RUNS SHALL BE 1/2". PROVIDE 1/2" AIR POCKETS AT TOP OF WATER LINES.

12) WATER PIPES OVER UNHEATED AREAS SHALL BE RUN WITHIN INSULATED SPACES.

13) EACH FIXTURE GROUP SHALL HAVE SEPERATE TURN-OFF VALUES.

14) VENT TO ROOF'S (VTR'S) SHALL BE TIED INTO EXISTING VENTS WHERE POSSIBLE UP TO MAXIMUM OF THREE (3) FIXTURES FOR 3" VENTS.

15) HORIZONTAL PIPING RUNS SHALL PITCH 1/4" OVER 12'-0".

16) UNLESS OTHERWISE NOTED THE WATER HEATER SHALL BE 40 GALLON MINIMUM FOR RESIDENTIAL APPLICATIONS.

BUILDING DEPARTMENT INFO

	EXISTING	PROPOSED ADDITIONS
USE GROUP	R-5	R-5
CONSTRUCTION CLASS	5B	5B
BSMNT SQ. FOOTAGE		1,686 SF FINISHED
HOUSE VOLUME	EXISTING	NO CHANGES
OCCUPANCY LOAD		
AREA OF LARGEST FLOOR (SF).		

DESIGN LOAD TABLE:

FIRST FLOOR:	50 PSF LIVE	10 PSF DEAD
SECOND FLOOR:	40 PSF LIVE	10 PSF DEAD
ROOF:	30 PSF LIVE	10 PSF DEAD
WIND:	100 MPH (ASSUMED)	

ZONING DATA:

MUNICIPALITY	MANALAPAN, NEW JERSEY
LOT NO	4
BLOCK NO.	8404
ZONE	??

SCOPE OF WORK:
ARCHITECTURAL PROPOSAL FOR:
1. PROPOSED FINISHED BASEMENT

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CLIENT ADDRESS: 61 HIGHLAND RIDGE ROAD MANALAPAN TOWNSHIP, NEW JERSEY 07726
GENERAL CONTRACTOR CONTACT INFORMATION:
THE LERMAN GROUP (848) 391-8819

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REVISION # REVISION DATE

DWGS ON THIS SHEET:
GENERAL NOTES

DATE: JANUARY 9, 2023

SCALE: AS SHOWN

DRAWN BY R.A.H.

CHECKED BY R.A.H.

PROJECT NUMBER 22-045

ROBERT A. HERNANDEZ ARCHITECT

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SHEET: 3 OF 3