GENERAL NOTES

SCOPE OF WORK:
INTERIOR RENOVATIONS OF KITCHEN AND SUNROOM. EXPAND OPENING IN WALL BETWEEN KITCHEN & SUNROOM. EXTEND KITCHEN INTO GARAGE.

1. NO CHANGE TO USE GROUP.

2. ALL REFERENCES TO THE BUILDING CODE REFER TO THE NEW JERSEY EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, 2018. ALL ASPECTS OF THIS PROJECT MUST MEET THE IRC 2018 REQUIREMENTS.

3. ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE BOROUGH OF FAIR LAWN, BERGEN COUNTY, NEW JERSEY, AND ALL STATE LABOR LAWS AND REGULATIONS.

4. THE GENERAL CONTRACTOR SHALL OBTAIN A WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. PERMIT SHALL BE PROPERLY DISPLAYED AT THE WORK SITE.

5. CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS OR FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

6. JOB SITE IS TO BE KEPT REASONABLY CLEAN AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND TRASH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY. PRIOR TO FINAL ACCEPTANCE OF WORK BY HOMEOWNER, THE ENTIRE WORK AREA AND AREAS AFFECTED BY WORK MUST BE CLEANED AND FREE FROM ANY TRASH, MATERIAL WASTE, EXCESS DUST OR MARKINGS ON FINISHED SURFACES. UNFINISHED SPACES SHALL BE LEFT FREE FROM TRASH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEOUS CONSTRUCTION MATERIALS, DIRT AND DUST.

7. THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS. S/HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK. ALL MATERIALS SHALL BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT WORK CAN PROCEED ON SCHEDULE.

8. THE CONTRACTOR AND SUB-CONTRACTORS SHALLMAKE APPLICATION FOR, OBTAIN AND PAY FOR PERMITS UNDER THEIR RESPECTIVE DIVISIONS OF WORK. THE GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY.

9. TEMPORARY LIGHTING, WARNING SIGNS, LEGAL AND NECESSARY GUARD RAILS AND BARRIERS SHALL BE PROVIDED AND ERECTED BY THE CONTRACTOR DURING THE PROGRESS OF WORK.

10. ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER, SET STRAIGHT AND PLUMB IN ACCORDANCE WITH BEST TRADE PRACTICES.

11. ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.

12. CONTRACTOR REQUIRED TO PROVIDE HOMEOWNER WITH PROOF OF INSURANCE.

13. PRIOR TO THE COMPLETION OF THE WORK, THE G.C. SHALL FURNISH THE HOMEOWNER WITH A COMPLETE SET OF MANUFACTURERS' CATALOGS, OPERATING INSTRUCTIONS AND SIMILAR DATA AND ALL GUARANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE G.C. IN THIS CONSTRUCTION, AND SHALL ORIENT AND INSTRUCT THE HOMEOWNER IN THE OPERATION OF ALL SUCH EQUIPMENT.

14. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL, AND PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUF. LITERATURE, PERFORMANCE DATA, ETC. IN ORDER THAT THE ARCHTIECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO HOMEOWNER.

15. ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS, UNLESS OTHERWISE SPECIFIED. IF ANY DISCREPANCIES OCCUR IN THESE DRAWINGS, THE HIGHER QUALITY PRODUCT OR PROCEDURE SHALL SUPERCEDE. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS THAT THEY ARE INTENDED TO AMPLIFY.

16. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION, SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS OR THE ARCHITECT'S REVIEW AS REQUIRED AND/OR INDICATED ON DRAWINGS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO MATTERS OF FINISH, COLOR OR OTHER AESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS.

17. THE CONTRACTOR SHALL GUARANTEE THE WORK AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF COMPLETED WORK BY HOMEOWNER; AND S/HE SHALL, AT HIS/HER OWN EXPENSE AND WITHOUT COST TO THE HOMEOWNER, CORRECT ANY DEFECTS WHICH MAY DEVELOP DURING SUCH ONE YEAR PERIOD AND CORRECT ANY DAMAGE TO OTHER WORK CAUSED BY SUCH DEFECTS OR REPAIRING OF SAME.

18. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS.

SUSTAINABILITY NOTES

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL DO THEIR UTMOST TO MINIMIZE INTERIOR POLLUTANTS, SUPPORT THE CONSERVATION OF NATURAL RESOURCES, AND USE RECYCLED MATERIALS IN ORDER TO BENEFIT THE NATURAL ENVIRONMENT, ECONOMY AND PRODUCTIVITY AND HEALTH OF THE OCCUPANTS.

2. ALL WOOD PRODUCTS ARE PREFERRED TO BE FSC (FOREST STEWARDSHIP COUNCIL) CERTIFIED.

3. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, TILE ASSEMBLIES, GYPSUM WALL BOARD ASSEMBLIES, INSULATION, PLYWOOD, MUST BE LOW/NO VOC, AND PREFERRABLY GREEN GUARD CERTIFIED AND FORMALDEHYDE FREE.

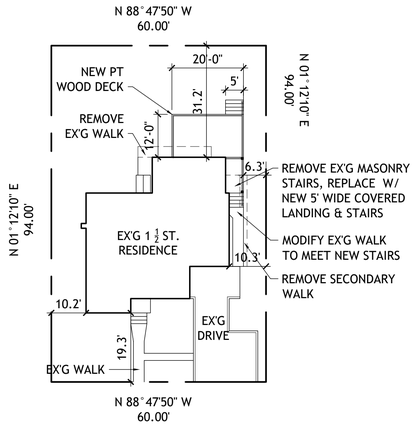
4. ALL MATERIALS MUST STRIVE TO MAXIMIZE RECYCLED CONTENT.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATIVE
ARCH.	ARCHITECT
@	AT
&	AND
B.O.	BY OTHER/OWNER
CAB.	CABINET
CANT.	CANTILEVER
CL	CENTER LINE, OR CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D	DRYER
DW	DISHWASHER
DWG.	DRAWING
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EX'G.	EXISTING
EXIST.	EXISTING
ENG.	ENGINEER
FL.	FLOOR
FT.	FEET
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
HVAC	HEATING VENTING AIR CONDITIONING
KIT.	KITCHEN
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
#	NUMBER
O.C.	ON CENTER
PLYWD.	PLYWOOD
PTD.	PAINTED
REF.	REFRIGERATOR
REQ'D.	REQUIRED
SPECS.	SPECIFICATIONS
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF.	VERIFY IN FIELD
W	WASHER
WD.	WOOD

ARCHITECTURAL SYMBOLS

1	REVISION
1 / A1	DWG. # OF SECTION/ELEV./DETAIL SHEET NUMBER
	CENTER LINE
	HIDDEN LINE BELOW, OR LINE ABOVE
	ELEMENT TO BE DISMANTLED
1	WALL TYPE
	EXISTING WALL
	NEW WALL
001	DOOR NUMBER
A	WINDOW TYPE
	SPOT ELEVATION
	INDICATES EXTENT OF FRAMING INDICATES DIRECTION OF FRAMING



PARK AVENUE

1 SITE PLAN
SCALE = 1"=20'-0"

ZONING ANALYSIS

LOT: 19
BLOCK: 5502
ZONE: R-1-2
USE GROUP: R5
CONSTRUCTION TYPE: VB

AREA OF EX'G FOOTPRINT: 1338 SF
AREA OF ADDITION: TBD
CUBIC VOLUME OF ADDITION: TBD

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6500 SF	5640 SF *	NC
MIN. LOT WIDTH	65'	60' *	NC
MIN. LOT DEPTH	100'	100'	NC
BUILDING COVERAGE	25%	1338, 23.7%	1368.75, 24.3%
IMPERVIOUS COVERAGE	35%	2145.5, 38% *	2084.8, 37% **
MIN. FRONT YARD	25'	19.3' *	NC
MIN. SIDE YARD	8'	10.2'	NC
	8'	10.3'	6.3' **
MIN. REAR YARD	20'	31.2'	NC
FLOOR AREA RATIO	.4	1685, 29.9%	1693.3, 30%
DECK AREA	5%, 282 SF	-	4.6%, 260 SF

* = EXISTING NON-COMPLIANCE
NC = NO CHANGE

SITE PLAN TAKEN FROM SURVEY PERFORMED BY OSTERKORN ENGINEERING ASSOCIATES, DATED 12-29-21.

DRAWING INDEX

T-1	TITLE SHEET
A-1	FLOOR PLANS
A-2	NOTES

YAVELBERG RESIDENCE
INTERIOR RENOV.
7-14 PARK AVE.
FAIR LAWN, NJ 07410

REVISIONS	
DATE	REASON
2-22-23	PERMIT SET

DATE	REASON
ISSUED SETS	

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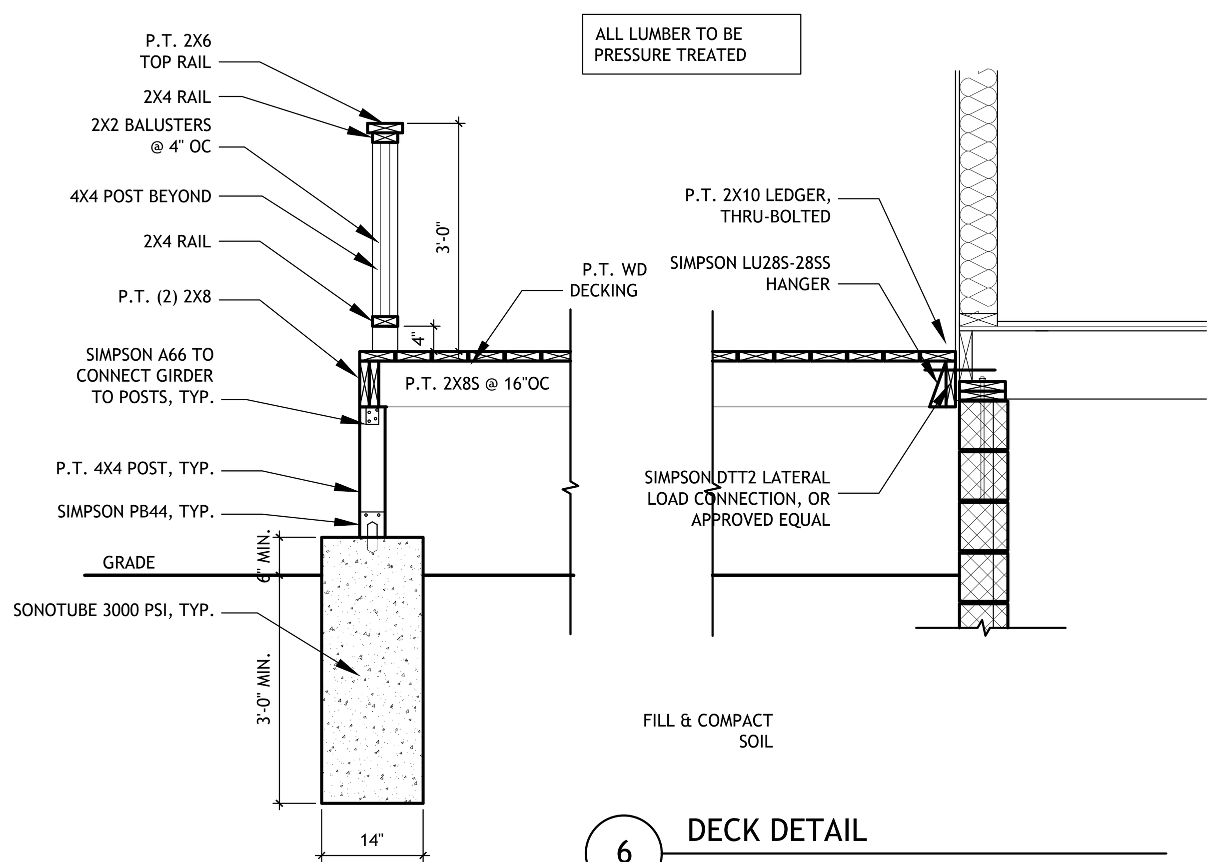
7-14 PARK AVE.
FAIR LAWN, NJ 07410

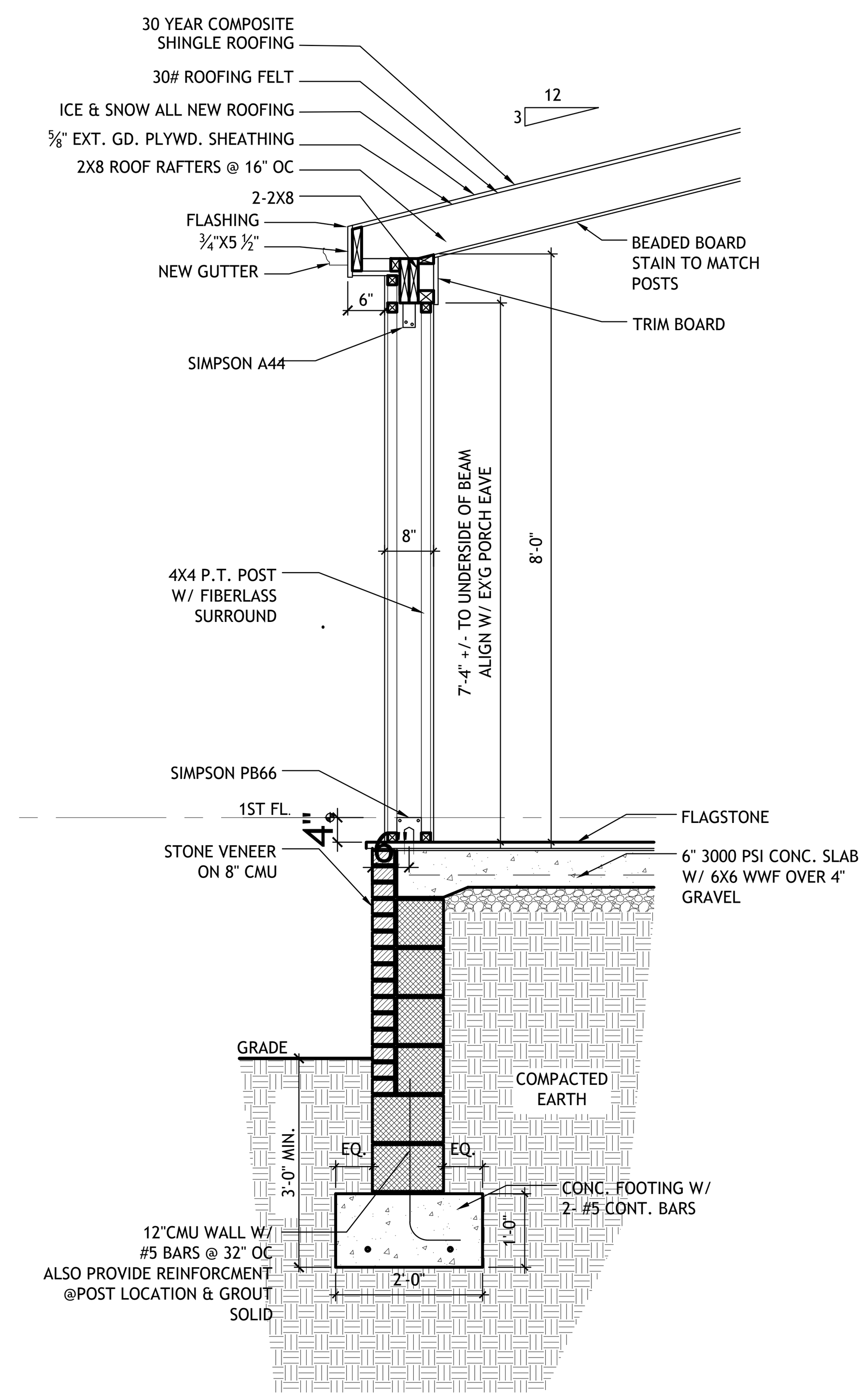
DRAWING TITLE:
TITLE SHEET

DATE: 2-22-23
PROJECT #: 2207
DRAWN BY: LMC
DRAWING #: T-1

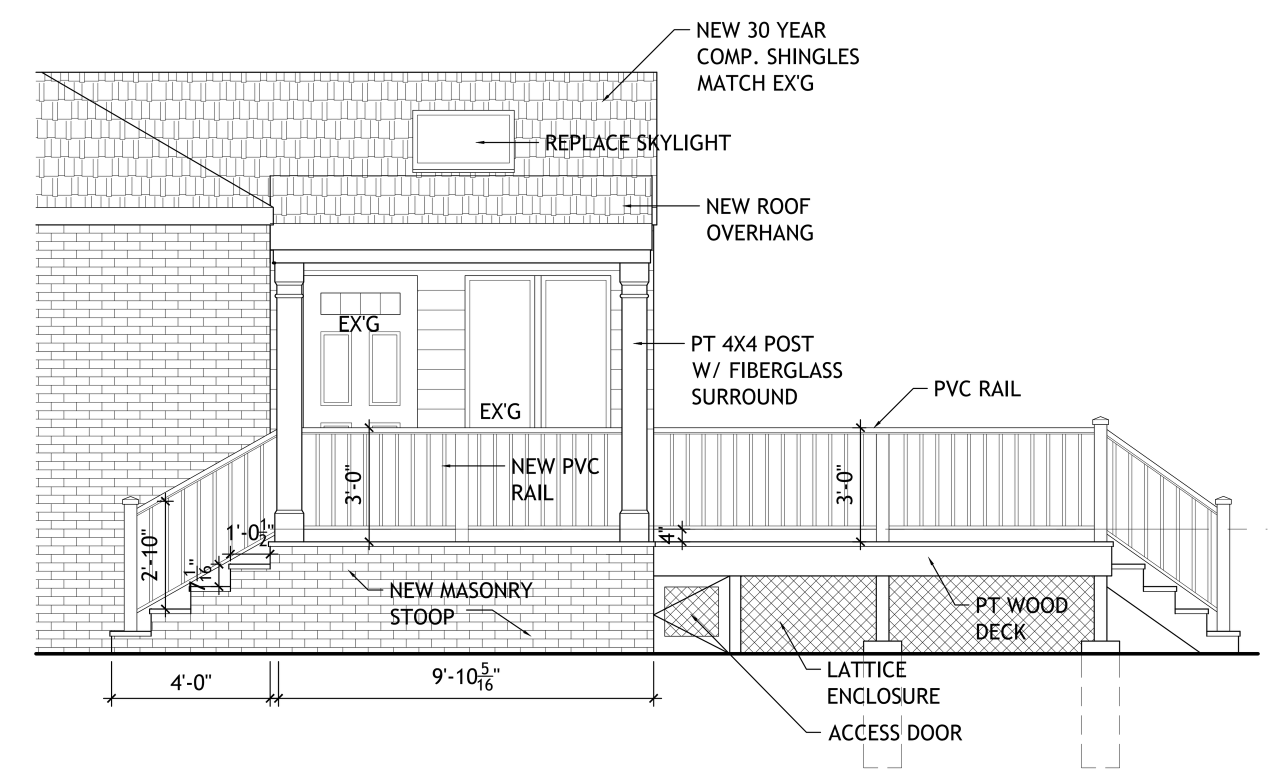
YAVELBERG RESIDENCE
INTERIOR RENOV.
7-14 PARK AVE.
FAIR LAWN, NJ 07410



6 DECK DETAIL
SCALE = ½"=1'-0"

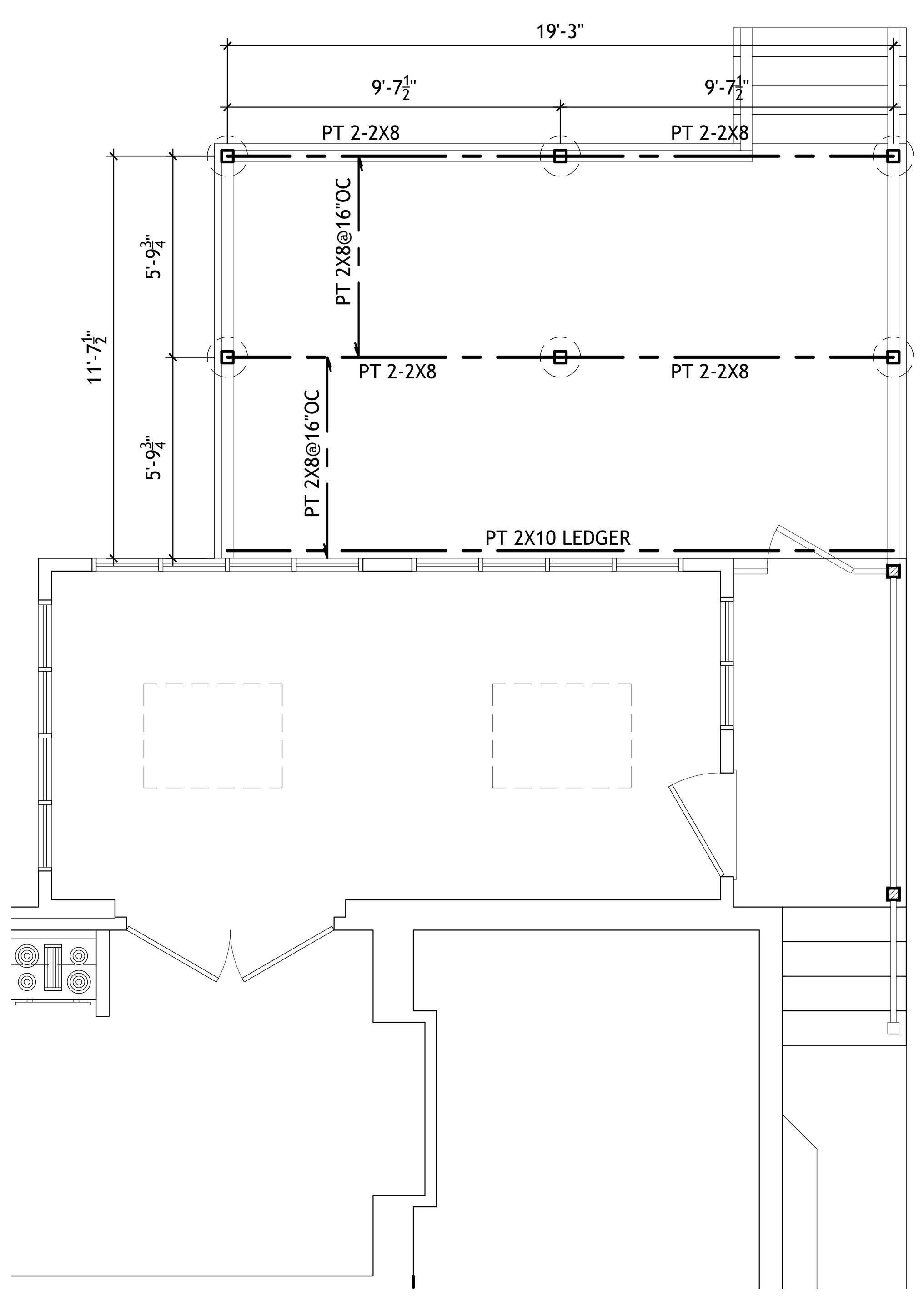


5 STOOP DETAIL
SCALE = ½"=1'-0"

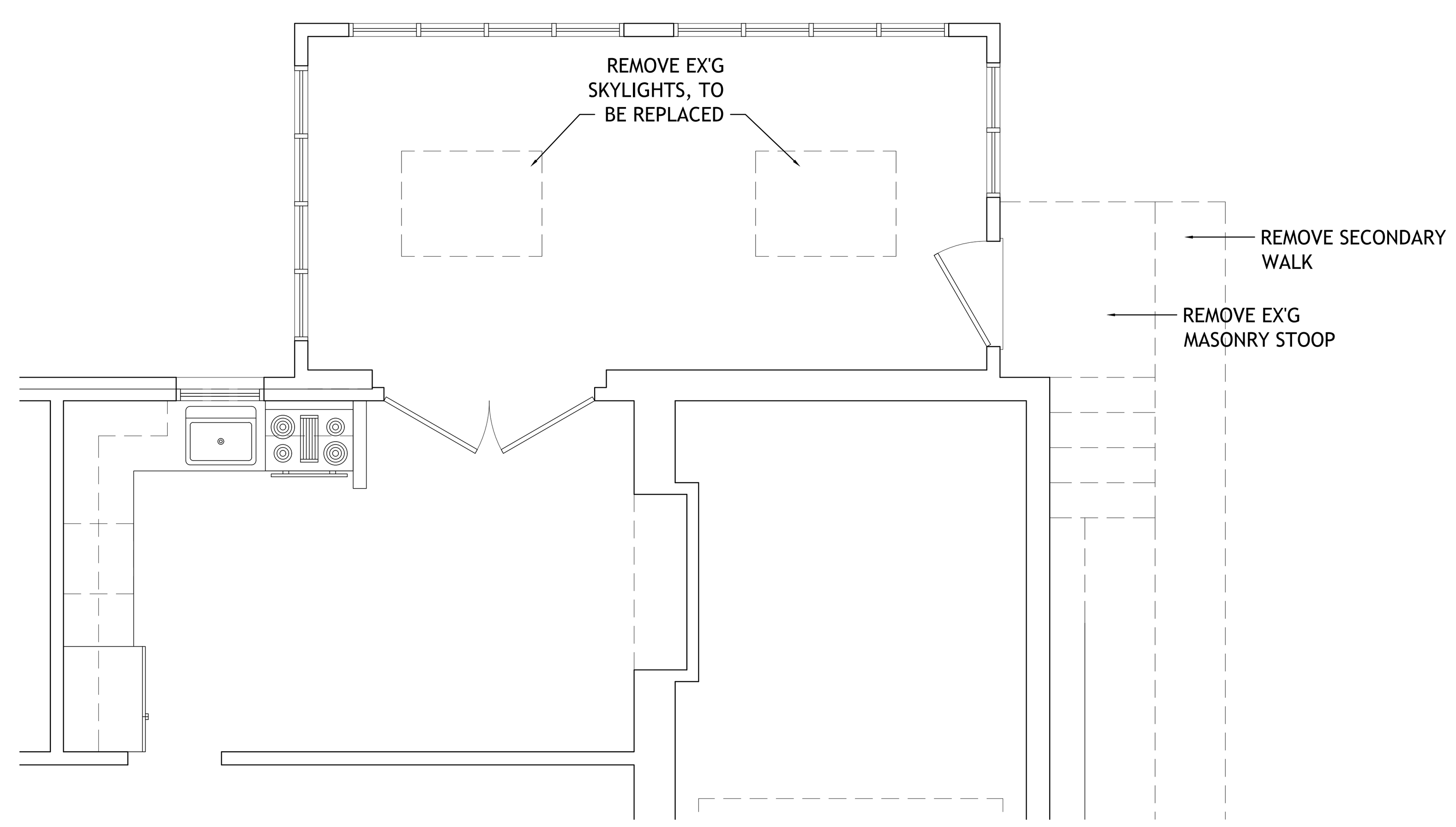


4 SIDE ENTRY ELEVATION
SCALE = ¼"=1'-0"

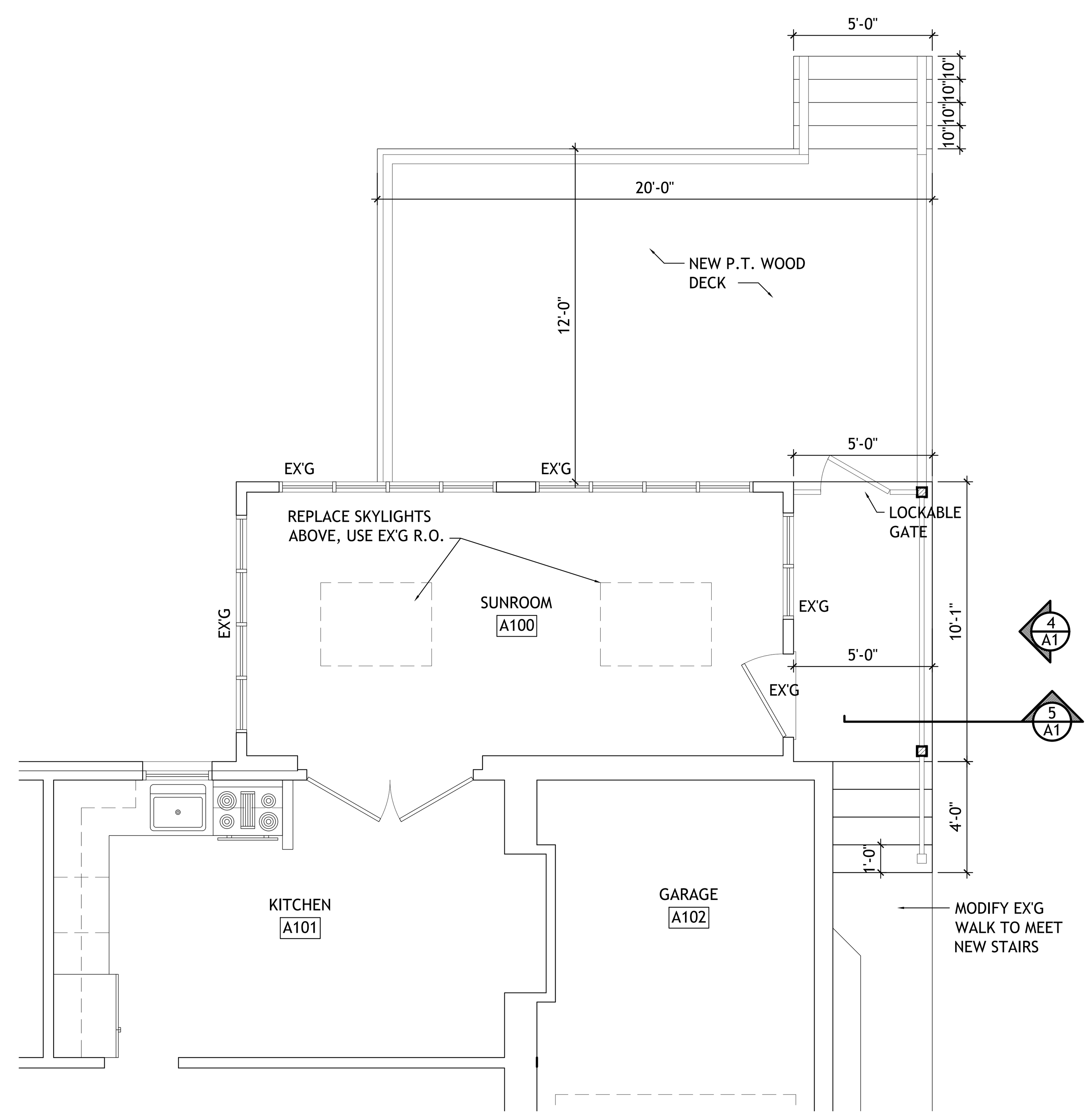
REVISIONS	
DATE	REASON
2-22-23	PERMIT SET
DATE	REASON
ISSUED SETS	



3 DECK FRAMING PLAN
SCALE = ¼"=1'-0"



2 DEMOLITION PLAN
SCALE = ¼"=1'-0"



1 FLOOR PLAN
SCALE = ¼"=1'-0"

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DRAWING TITLE:
FLOOR PLANS

DATE:	2-22-23
PROJECT #:	2207
DRAWN BY:	LMC
DRAWING #:	A-1

SITE WORK:

1.EXCAVATE TO LINES AND GRADES AS SHOWN ON DRAWINGS AND STOCK PILE EXCAVATED MATERIAL AND STRIPPED TOP SOIL FOR LATER DISTRIBUTION.
2. PLACE ALL BACKFILL IN LIFTS NOT TO EXCEED 8" COMPACT EACH LIFT TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD "C". BACKFILL SHALL CONTAIN NO BOULDERS, ORGANIC MATERIAL, FROZEN EARTH OR DEBRIS. DO NOT BACKFILL WHEN PRECEEDING LIFT OR SUBGRADE IS FROZEN.
3. STORM WATER SHALL NOT BE ALLOWED TO DRAIN TO BUILDING OR SPILL ONTO ADJACENT PROPERTIES. SURFACE WATER SHALL BE DIVERTED TO STORM DRAINGS OR STREET BY PROPERLY GRADING SITE.
4. REMOVE ANY EXCESS MATERIAL FROM SITE AT COMPLETION OF ALL ROUGH GRADING.
5. ROCK EXCAVATION, SPRINGS AND RUNNING WATER ARE NOT INCLUDED IN THIS CONTRACT.
6. ALL LIGHTING FOR SITE SHALL BE DESIGNED TO KEEP SPILL LIGHT TO A MINIMUM, SHALL NOT FACE ANY ROADWAY OR CAUSE TRAFFIC DISTRACTIONS. ALL LIGHTING IS SUBJECT TO BOROUGH APPROVAL.

METALS:

1.INSTALL ALUMINUM GUTTERS ALONG ALL CORNICES.
2. INSTALL ALUMINUM LEADERS AS SHOWN ON DRAWINGS AND PIPE AWAY FROM BUILDING AS DIRECTED.
3. ALUMINUM FLASHING OF .019" IS TO BE USED AT ALL:
BASE COURSES, WALL OPENINGS HEAD AND SILL, THROUGH WALL, CAP AND BASE FLASHING, JUNCTION OF VERTICAL AND HORIZONTAL SURFACES, ROOF EDGES, RIDGES AND HIPS, CRICKETS, VALLEYS AND GUTTERS, CHIPNEY PAN, LEDGE FLASHING.
4. USE .040" ALUMINUM FOR ALL ROOF PENETRATIONS.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

CONCRETE & MASONRY NOTES:

1.CONCRETE FOR ALL WALLS, PEDESTALS AND FOOTINGS SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000PSI IN 28 DAYS.
2. CONCRETE SLABS SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000PSI.
3. ALL FOOTINGS TO BEAR ON FIRM DRY UNDISTURBED VIRGIN SOIL CAPABLE OF SUPPORTING 2 TONS PSF MINIMUM TO BE VERIFIED BY THE OWNER THROUGH SOIL ENGINEERS. FOOTINGS SHALL BE REDESIGNED IF SITE CONDITIONS DO NOT MEET THESE REQUIREMENTS.
4. NO FOOTING SHALL BEAR ON FILL, ORGANIC MATERIAL OR OTHER UNSTABLE MATERIAL.
5. FOOTINGS SHALL BE CENTERED ON WALLS AND COLUMNS UNLESS OTHERWISE NOTED. THEY SHALL BE STEPPED AT A RATE NOT TO EXCEED 1 VERTICAL TO 2 HORIZONTAL.
6. FOUNDATIONS SHALL BE LIGHTWEIGHT MASONRY BLOCK CONFORMING TO ASTM SPECIFICATIONS SIZE AS SHOWN ON DRAWINGS. WALLS SHALL BE LAID UP PLUMB AND LEVEL WITH 1:3 CEMENT MORTAR. INSTALL TRUSS MESH BLOCK REINFORCING @ 16"OC VERTICAL STARTING WITH 1ST COURSE.
7. ALL CEMENT MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
8. TYPE M MORTAR SHALL BE USED FOR ABOVE GRADE WORK.
9. TYPE N MORTAR SHALL BE USED FOR BELOW GRADE WORK.
10. PROVIDE SOLID MASONRY PIERS, CONCRETE FILLED BLOCK OR SOLID BRICK WHEN STEEL BEARS ON MASONRY WALLS. PIERS SHALL EXTEND FROM FOOTING UP TO BEARING PLATE.
11. ALL LINTELS AND STEEL BEAMS AND GIRDERS FRAMING INTO MASONRY WALLS SHALL HAVE A MINIMUM BEARING OF 8".
12. AT COMPLETION OF WORK ALL EXPOSED MASONRY SURFACES SHALL BE SCRAPED CLEAN OF MORTAR DRIPPINGS AND WASHED WITH APPROPRIATE SOLUTIONS.
13. DAMPPROOFING FOR WALLS SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. DAMPPROOFING SHALL CONSIST OF BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, $\frac{3}{8}$" COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C887, OR ANY OF THE MATERIALS LISTED BELOW FOR WATERPROOFING.
14. IF WATERPROOFING IS REQUIRED IT SHALL CONSIST OF TWO-PLY HOT MOPPED FELTS, NOT LESS THAN 6MIL POLYVINYL CHLORIDE, 40-MIL POLYMER-MODIFIED ASPHALT, 6-MIL POLYETHYLENE OR OTHER APPROVED METHODS OR MATERIALS CAPABLE OF BRIDGING NONSTRUCTURAL CRACKS.
15. CONCRETE FLOORS SHALL BE 4" THICK ON 6 MIL VAPOR BARRIER (U.N.O.) WITH SEAMS OVERLAPPED AND TAPED ON 4" CRUSHED STONE BASE.
16. GARAGE FLOORS SHALL STEP DOWN FROM BASEMENT OR 1ST FLOORS A MINIMUM OF 4", PITCH DOWN TO OVERHEAD DOORS AND REINFORCE WITH 6"X6"-10/10 WELDED WIRE MESH.

FINISH CARPENTRY:

1. OUTSIDE TRIM TO BE CLEAR WHITE PINE OR AS NOTED ON DRAWINGS.
2. INTERIOR TRIM SHALL BE CLEAR PONDEROSA PINE OR AS NOTED ON DRAWINGS.
CAULK AROUND ALL EXTERIOR OPENINGS WITH SILICONE CONSTRUCTION SEALANT, COLOR TO MATCH ADJACENT MATERIAL COLOR.
3. FINISHED WOOD FLOORS SHALL BE 1"X2 $\frac{1}{2}$" SELECT RED OAK NAILED OVER RED FLOOR FELT, LAID WITH JOINTS TIGHTLY DRIVEN UP AND BLIND NAILED WITH STEEL CUT NAILS. SCRAPE, SAND AND FINISH WITH A SEAL COAT AND A FINISH COAT OF POLYURETHANE. STEEL WOOL SURFACES BEFORE EACH APPLICATION.
4. FLOORS TO BE CARPETED SHALL RECEIVE AN UNDERLAYMENT OF CARPET BOARD.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

ROOFING:

1. PITCHED ROOF AREAS (4:12 MIN. SLOPE) SHALL BE COVERED WITH 50 YEAR COMPOSITE SHINGLES LAID OVER 30# BUILDING FELT ALL NAILED DOWN WITH GALVANIZED NAILS PER MANUFACTURER'S SPECIFICATIONS. SHINGLES SHALL BE SELF-SEALING. COLOR AND STYLE TO BE SELECTED BY OWNER.
2. LOW PITCHED ROOF AREAS (3:12 OR LESS) SHALL BE COVERED WITH A MINERAL SURVACED ROLLED ROOFING SYSTEM COLOR AS SELECTED.
3. THE FIRST 3'-0" (FROM EAVE UP) OF ALL ROOF DECK AREAS TO BE PROTECTED WITH ICE AND SNOW SHIELD, 40 MIL. ALSO INSTALL AT ALL HIPS, VALLEYS, RIDGES, RAKES, INTERSECTING WALLS, AROUND ALL DORMERS AND SKYLIGHTS, AND AS OTHERWISE NOTED ON DRAWINGS.

FINISH NOTES

GYPSUM BOARD ASSEMBLIES

1. ALL INTERIOR WALLS AND CEILINGS TO BE COVERED WITH ½" THICK GYPSUM BOARD. VERTICAL EDGES TAPED. STAGGER JOINTS ON OPPOSITE SIDES OF PARTITIONS. CUT OPENINGS FOR ELECTRICAL OUTLETS, PIPING, ETC., NEATLY AND CLOSE TO TOLERANCES. USE METAL CORNER REINFORCING, TAPE, FLOAT AND SAND.

2. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE INSTALLED AT ALL WET ROOM LOCATIONS.

3. ALL LOCATIONS TO RECEIVE CERAMIC TILE INSTALLATION SHALL BE SHEATHED WITH CEMENT BOARD TILE SUBSTRATE OF AN AGGREGATE PORTLAND CEMENT MIXTURE REINFORCED WITH A POLYMER-COATED GLASS FIBER MESH EMBEDDED IN BOTH SIDES, IE DUROCK OR WONDERBOARD.

3. STUDS TO BE SPACED NO MORE THAN 16" O.C. AND SHALL EXTEND TO CEILING OR SLAB ABOVE AS SHOWN IN DRAWING.

FINISH NOTES (CONT'D)

GYPSUM BOARD ASSEMBLIES (CONT'D)
4. GYPSUM BOARD JOINT TREATMENT MATERIALS SHALL COMPLY WITH ASTM C 475.

5. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE.

6. WHERE THE REMOVAL OF ITEMS EXTENDS ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR SURFACES IN THE NEW SPACE TO PROVIDE AN EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE. REMOVE EXISTING COVERINGS AND REPLACE WITH NEW MATERIALS, IF NECESSARY, TO ACHIEVE UNIFORM COLOR AND APPEARANCE, AFTER REVIEW AND APPROVAL.

7. WHERE PATCHING OCCURS IN A SMOOTH PAINTED SURFACE, EXTEND FINAL PAINT COAT OVER ENTIRE UNBROKEN AREA CONTAINING THE PATCH, AFTER THE PATCHED AREA HAS RECEIVED PRIMER AND SECOND COAT.

8. PATCH, REPAIR OR RESAND EXISTING CEILINGS AND WALLS AS NECESSARY TO PROVIDE AN EVEN PLANE SURFACE OF UNIFORM APPEARANCE.

9. INTERIOR TRIM AND FINISHES TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED IN DRAWINGS.

CARPENTRY
1. INSTALL ROUGH CARPENTRY TO FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION: SCRIBE AND COPE FOR ACCURATE FIT. CORRELATE LOCATION OF FURRING, BLOCKING, AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER CONSTRUCTION.

2. SECURELY ATTACH ROUGH CARPENTRY TO SUBSTRATE BY ANCHORING AND FASTENING PER MANUFACTURER'S REQUIREMENTS.

3. INSTALL INTERIOR TRIM TO FIT TRIM TO OTHER CONSTRUCTION; SCRIBE AND COPE FOR ACCURATE FIT. CORRELATE LOCATION OF FURRING, BLOCKING, AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER CONSTRUCTION.

4. SECURELY ATTACH CARPENTRY WORK AS INDICATED AND ACCORDING TO RECOGNIZED STANDARDS.

5. COUNTERSINK NAIL HEADS ON EXPOSED CARPENTRY WORK AND FILL HOLES WITH WOOD FILLER.

6. INSTALL WOOD TRIM WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTHS OF LUMBER AVAILABLE. COPE AT RETURNS AND MITER AT CORNERS TO PRODUCE TIGHT-FITTING JOINTS WITH FULL-SUFACE CONTACT THROUGHOUT LENGTH OF JOINT. USE SCARF JOINTS FOR END TO END JOINTS.

7. MATCH COLOR AND GRAIN PATTERN ACROSS JOINTS.

8. INSTALL TRIM AFTER GYPSUM BOARD JOINT FINISHING OPERATIONS ARE COMPLETED.
9. INSTALL TO TOLERANCE OF $\frac{1}{8}$" IN 96 INCHES FOR LEVEL AND PLUMB. INSTALL ADJOINING TRIM WITH $\frac{1}{32}$ INCH MAXIMUM OFFSET FOR FLUSH INSTALLATION.

10. INSTALL SIDING LEVEL, PLUMB, TRUE AND ALIGNED WITH ADJACENT MATERIALS. SCRIBE AND CUT TO FIT ADJOINING WORK. REFINISH AND SEAL CUTS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

PAINTING
1. ALL NEW GYPSUM WALL AND CEILING BOARD SURFACES SHALL BE PAINTED AS REQUIRED AND RECEIVE A PRIMER PLUS TWO COATS OF PAINT, COLOR TO MATCH EXISTING.

2. ALL SURFACES SHALL BE PROPERLY PREPARED TO RECEIVE PAINT IN ACCORDANCE WITH THE PRINTED PAINT INSTRUCTIONS OF THE APPROVED PAINT MANUFACTURER. WALLBOARD SHALL BE THOROUGHLY PATCHED, SANDED AND POLISHED BEFORE FINISH PAINTING, USING FINELY GROUND, NON-SHRINKING AND SMOOTH, HARD-DRYING SPACKLING COMPOUND. ALL EXISTING PAINT SURFACES SHALL BE CLEANED AND SANDPAPERED AS APPROPRIATE TO RECEIVE FINISH COATS.

3. ALL INTERIOR DOORS AND TRIM TO BE PAINTED SHALL RECEIVE ONE COAT OF AN ALKYD ENAMEL UMDERCOATER AND TWO COATS OF A LATEX SEMI-GLASS PAINT.

4. VARINISHED/STAINED SURFACES ARE TO RECEIVE THREE COATS OF A CLEAR POLYURETHANE FINISH FOR A NATURAL LOOK OR A FIRST COAT OF AN OIL STAIN.

TILE
EXECUTION: PREPARE WALLS AS NECESSARY TO ACCEPT NEW TILE; PREPARE WALLS WITH PLASTER, CEMENT OR WONDERBOARD AS NECESSARY. IF REQUIRED, AT BASE AND TOILET WALLS INSTALL CEMENTITIOUS BACKER UNITS BEHIND BASE AND TREAT JOINTS AS REQUIRED.

INSTALLATION: COMPLY WITH ANSI A108.1 AND 108.4 THROUGH 108.10 AND AS APPLICABLE COMPLY WITH MANUFACTURERE'S INSTRUCITONS FOR APPLICATION OF PROPRIETARY MATERIALS.

JOINTS TO BE 1/16 INCH WIDE UNLESS OTHERWISE INDICATED.

CLEANING: UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER. REMOVE LATEX-PORTLAND CEMENT GROUT FROM TILE AS SOON AS POSSIBLE. REMOVE TEMPORARY PROTECTIVE COATING BY METHOD RECOMMENDED BY COATING MANUFACTURERE THAT IS ACCEPTABLE TO TILE AND GROUT MANUFACTURER. TRAP AND REMOVE COATING TO PREVENT IT FROM CLOGGING DRAINS.

ROOF LOADS

ROOFING	5 PSF
SHEATHING	3 PSF
RAFTERS	5 PSF
INSULATION	2 PSF
DEAD LOAD	15 PSF
LIVE LOAD	30 PSF
TOTAL LOAD	45 PSF

FLOOR LOADS

FINISH	5 PSF
FINISH (BATH)	15 PSF
SHEATHING	3 PSF
FLOOR JOISTS	5 PSF
CEILING	2 PSF
DEAD LOAD	15 PSF
LIVE LOAD	40 PSF
TOTAL LOAD	55 PSF

WOOD FRAMING NOTES:

1. LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION, UNLESS OTHERWISE NOTED.
2. ALL LUMBER TO BE DOUGLAS FIR- LARCH #2 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

SIZE	Fb (PSI) (SINGLE)	Fb (PSI) (REPETITIVE)	Ft (PSI)	Fc ll (PSI)
2X4	1350	1552	862	1552
2X6	1170	1345	747	1485
2X8	1080	1242	690	1418
2X10	990	1138	632	1350
2X12	900	1035	575	1350

Fv (HORIZONTAL SHEAR) = 180 PSI
Fc (PERPENDICULAR TO GRAIN) = 625 PSI
E (MODULUS OF ELASTICITY) = 1,600,000 PSI

3. PROVIDE BRIDGING SPACED NOT MORE THAN 8'-0" OC.
4. PROVIDE TEMPORARY AND PERMANENT BRACING FOR FRAMING, INCLUDING TRUSSES, TO HOLD IT SECURELY IN POSITION AT ALL TIMES.
5. PROVIDE DOUBLE MEMBERS AROUND OPENINGS MORE THAN 16" WIDE.
6. PROVIDE A MINIMUM OF TWO MEMBERS UNDER ALL PARALLEL PARTITIONS.
7. PROVIDE NAILERS OR LEDGERS WHERE REQUIRED; FASTEN SECURELY.
8. LAP AND SPIKE ENDS OF RAFTERS OR JOISTS. ANCHOR ALL FRAMING TO WALLS NOT MORE THAN 4'-0" OC; INCLUDING RAFTERS AND JOISTS PARALLEL TO WALLS.
9. ALL FLUSH-FRAMED CONNECTIONS SHALL BE MADE USING METAL HANGERS, AS MAUFACTURED BY SIMPSON STRONG-TIE CO., INC., OR APPROVED EQUAL. CONTRACTOR TO NOTE THAT SPECIAL CONDITIONS MAY REQUIRE A LONG DELAY IN DELIVERY OF THE PROJECT FROM MANUFACTURER.
10. ALL LUMBER TO BE LEFT EXPOSED SHALL BE PRESEVATIVE TREATED AS DIRECTED BY THE ARCHITECT.
11. LAMINATED VENEER LUMBER (LVL) SHALL BE CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

Fb	=	2600 PSI (FOR 12" DEPTH)
Fv	=	285 PSI
Fc PERPENDICULAR	=	750 PSI
Fc PARALLEL	=	2510 PSI
E	=	1,900,000 PSI

CONTRACTOR SHALL INSPECT LVL PRODUCTS UPON ARRIVAL AT JOB SITE AND REJECT ANY MATERIAL THAT IS WARPED, WET OR OTHERWISE DEFECTIVE.

12. FASTENERS FOR ALL TREATED LUMBER ARE TO BE STAINLESS STEEL.
13. LVL BEAMS SHALL BE KEPT DRY THROUGH DURATION OF CONSTRUCTION.
14. LVL BEAMS MAY BE PURCHASED FOR THE FULL WIDTH SPECIFIED ON DRAWINGS OR BE FASTENED TOGETHER AS FOLLOWS:
9 ½" AND 11 ⅞" MEMBERS- 2 ROWS OF 16d NAILS @ 12" OC STAGGERED TOP AND BOTTOM.
14", 16" AND 18" MEMBERS- 3 ROWS OF 16d NAILS AT 12" OC STAGGERED TOP AND BOTTOM.
15. WOOD STUD BEARING WALLS NOT FACED WITH PLYWOOD SHALL BE BRACED WITH SOLID BLOCKING AT INTERVALS NOT EXCEEDING .4 TIMES THE LENGTH OF THE STUD FOR 2X4 STUDS AND .25 TIMES THE LENGTH OF THE STUD FOR 2X6 STUDS.
16. ALL ROOF RAFTERS SHALL BE SECURED TO BEARING POINTS W/ 1-SIMPSON H2A SEISMIC AND HURRICANE ANCHORS PER RAFTER, APPLIED TO THE OUTSIDE FACE OF WALL.
17. ALL CONVENTIONALLY FRAMED ROOFS ARE TO HAVE 2X6 COLLARS TIES @ 32" OC PLACED ONE-THIRD THD DISTANCE DOWN FROM THE RIDGE.
18. ALL HEADERS AND WOOD BEAMS ARE TO BEAR ON A MINIMUM OF 2- 2X MEMBERS.
19. ALL WALL STUDS MUST RUN CONTINUOUS FROM FLOOR TO CEILING.
20. ALL BUILT-UP COLUMNS MUST BE NAILED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" SECTION 15.3.3.
21. WOOD SILL PLATES ARE TO BE ANCHORED TO THE FOUNDATION WALL USING ½" DIAMETER X 18" LONG ANCHOR BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR BOLTS ARE TO BE LOCATED WTIHIN 12" FROM THE ENDS OF EACH PLATE SECTION, INCLUDING ALL OPENINGS. PROVIDE SIMPSON TITAN HD BOLTS WHERE EMBEDDED ANCHORS DO NOT MEET ABOVE CRITERIA OR TO REPLACE MISALIGNED EMBEDDED ANCHORS.
22. ALL WOOD FRAMING MUST BE FASTENED IN ACCORDANCE TO THE FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (TABLE R602.3(1) IRC) OR AFPA WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM) NAILING SCHEDULE (TABLE 3.1), WHICHEVER IS MORE RESTRICTIVE.
23. CONTRACTOR MUST PROVIDE CONTINUOUS LOAD PATH FROM THE RAFTERS DOWN TO THE FOUNDATION INCLUDING, BUT NOT LIMITED TO, HURRICANE TIES FROM RAFTER TO STUDS, SIMPSON MST STRAPS FOR FLOOR-TO-FLOOR TIES AND A MINIMUM OF ½" WOOD STRUCTURAL PANEL SHEATHING NAILED ON THE EXTERIOR OF THE WOOD STUDS AND SILL PLATE.
24. NO SUBSTITUTIONS FOR SPECIFIED MATERIALS (MEMBERS OR FASTENERS) MAY BE MADE WITHOUt APPROVAL FROM THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

YAVELBERG RESIDENCE
INTERIOR RENOV.
7-14 PARK AVE.
FAIR LAWN, NJ 07410

REVISIONS	
DATE	REASON
2-22-23	PERMIT SET
DATE	REASON
ISSUED SETS	

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DRAWING TITLE:
NOTES

DATE: 2-22-23
PROJECT #: 2207
DRAWN BY: LMC
DRAWING #: A-2
3 OF 3