

FIREPLACE NOTES

1. PREFABRICATED FIREPLACE SHALL BE "MAJESTIC" MODEL OR AS SELECTED BY OWNER.
2. GENERAL CONTRACTOR SHALL INSTALL FIREPLACE UNIT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & COORDINATION W/PLUMBING SUB-CONTRACTOR'S RECOMMENDATIONS. NATIONAL PLUMBING CODE CURRENT EDITION, FOR GAS FIRED FIREPLACE. (OPTIONAL)
3. OUTSIDE COMBUSTION AIR OPTION (RAM) SHALL BE INSTALLED PER MANUFACTURER'S MANUAL. OUTSIDE AIR SHALL GO UP INSIDE CHIMNEY FRAMED ENCLOSURE TO 1'-0" ABOVE ROOF & VENT FROM ROOF.
4. GENERAL CONTRACTOR SHALL SUBMIT PROOF OF U.L. LISTING OF COMPONENTS TO THE BUREAU OF FIRE PREVENTION (L-13).
5. INSTALLATION TO BE PER MANUFACTURER'S INSTRUCTION MANUAL FOR SELECTED SERIES & ALL APPLICABLE CODES.
6. GENERAL CONTRACTOR SHALL FIELD TEST THE FIREPLACE, CHIMNEY, OUTSIDE AIR KIT AND (IF SELECTED) W/CAS FIREPLACE LOG STARTER) VERIFY PROPER OPERATIONS PRIOR TO TURNOVER TO OWNER.
7. GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S PREFABRICATED FIREPLACE DRAWING BUILDING CODE OFFICIAL FOR REVIEW, COMMENT, & APPROVAL PRIOR TO ANY FIREPLACE WORK.
8. TYPE & EXIST OF MATERIALS ADJACENT TO FIREPLACE OPENING TO BE CODE COMPLIANT.

SMOKE DETECTOR NOTES:

1. ONE(1) SMOKE DETECTOR IN EACH BEDROOM, PLUS ONE(1) ON EACH LEVEL. (SEE PLANS)
2. "BRC" MODEL #86 RAC 120 VOLT INTERCONNECTED, INCLUDES 9 VOLT BATTERY OR OTHER APPROVED MANUFACTURER.

NOTES:

1. PROVIDE SPLASH BLOCKS AT ALL LEADER DOWN SPOUTS.
2. SLOPE GRADE AWAY FROM BUILDING ON ALL SIDES WITH A MIN. SLOPE OF 1/2" FOR A DISTANCE OF A MIN OF 8'-0".
3. DAMPROOFING: ONE(1) COAT OF BITUMINOUS SEALER WITH 8 MIL POLYETHYLENE LAP JOINTS & SEAL OVER 3/8" CEMENT PLASTER PARGE COAT OVER BLOCK.
4. ICE SHIELD: 2 LAYERS OF UNDER LAYMENT CEMENTED TOGETHER OR WATERPROOFING MEMBRANE SHALL EXTEND FROM THE EAVE EDGE TO A POINT AT LEAST 24" INSIDE THE WALL LINE OF THE BUILDING.

FIRE SEPARATION REQUIREMENTS

BETWEEN DWELLING UNITS & ATTACHED PRIVATE GARAGES AS PER FTO 13 JUNE, 1999, REFERENCES: N.J.A.C. 52:23.14 BUILDING SUBCODE SECTION 407.3.

A. INTERIOR WALLS BETWEEN HOUSE & GARAGE:

THE WALL BETWEEN THE GARAGE AND THE HOUSE SHALL BE PROVIDED WITH ONE LAYER OF 5/8" INCH THICK TYPE X GYPSUM WALLBOARD ON THE GARAGE SIDE OF THE WALL. THE WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO EACH SIDE OF THE STUD AND WITH 1/4" INCH DRYWALL SCREWS OR NAILS AT 12 INCHES ON CENTER. THE JOINTS OF THE GYPSUM WALLBOARD SHALL BE SEPARATED BY AT LEAST ONE STUD BAY ON OPPOSITE SIDES OF THE WALL. THE JOINTS OF THE WALLBOARD SHALL BE TAPED AND PROVIDED WITH ONE COAT OF SPACKLE MINIMUM. IT IS PERMISSIBLE TO INSTALL INSULATION IN THIS WALL. THIS WALL IS REQUIRED TO BE CONTINUOUS TO THE UNDERSIDE OF THE CEILING MEMBRANE ABOVE. MEMBRANE PENETRATIONS SHALL BE AS PERMITTED IN SECTION 714.1 OF THE BUILDING SUBCODE.

B. FLOOR/CEILING ASSEMBLY:

GARAGE BENEATH LIVING SPACE: THE FLOOR/CEILING ASSEMBLY SHALL CONSIST OF TWO LAYERS OF 5/8" INCH THICK TYPE X GYPSUM WALLBOARD. THE BASE SHALL BE APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1/4" INCH MINIMUM DRYWALL SCREWS OR NAILS AT 24 INCHES ON CENTER. THE FACE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1/4" INCH MINIMUM DRYWALL SCREWS OR NAILS AT 12 INCHES ON CENTER. THE FACE LAYER JOINTS SHALL BE OFFSET FROM BASE LAYER JOINTS BY A MINIMUM OF JOIST BAY. THE JOINT OF THE FACE LAYER SHALL BE TAPED AND PROVIDED WITH A MINIMUM OF ONE LAYER OF SPACKLE. INSULATION MAY BE INSTALLED IN THIS FLOOR/CEILING ASSEMBLY. THERE ARE NO RESTRICTIONS ON THE TYPE OF FLOORING TO BE USED AS THE TOP MEMBRANE AND IF UNUSABLE SPACE IS LOCATED ABOVE A PORTION OF THE ASSEMBLY, THEN NO TOP MEMBRANE IS REQUIRED. PROTECTION FOR ANY PENETRATIONS IN THE UPPER MEMBRANE OF THE ASSEMBLY (I.E. HEATING AND AIR CONDITIONING REGISTERS) IS NOT REQUIRED. MEMBRANE PENETRATED SHALL BE AS PERMITTED IN SECTION 714.2.6 OF THE BUILDING SUBCODE.

C. EXTERIOR WALLS:

THE EXTERIOR LOAD BEARING WALL IS REQUIRED TO BE PROVIDED WITH ONE LAYER OF 5/8" INCH THICK TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO THE STUDS AND SECURED WITH A MINIMUM OF 1/4" INCH DRYWALL SCREWS OR NAILS AT 12 INCHES ON CENTER. THE JOINTS OF THE WALLBOARD SHALL BE TAPED AND PROVIDED WITH A MINIMUM OF ONE COAT OF SPACKLE. INSULATION MAY BE INSTALLED IN THIS WALL. THIS WALL IS REQUIRED TO BE CONTINUOUS TO THE UNDERSIDE OF THE CEILING MEMBRANE ABOVE.

D. GARAGE GIRDER:

IF THERE IS A GIRDER SUPPORTING THE FLOOR/CEILING ASSEMBLY AND THE GIRDER CONSISTS OF A MINIMUM OF THREE (3) 2" INCH BY 10" INCH MEMBERS, THERE IS NO ADDITIONAL PROTECTION REQUIRED FOR THE GIRDER. IF THE GIRDER IS SMALLER THAN THREE (3) 2" INCH BY 10" INCH MEMBERS OF ENGINEERED LUMBER OR STEEL CONSTRUCTION, IT MUST BE ENCASED IN A MINIMUM OF TWO LAYERS OF 1/2" INCH THICK TYPE X GYPSUM WALLBOARD. THE BASE LAYER SHALL BE SECURED WITH A MINIMUM OF ONE (1) INCH SCREW AT 12 INCHES ON CENTER AND THE FACE LAYER IS REQUIRED TO BE SECURED WITH A MINIMUM OF 5/8" INCH SCREW AT 12 INCHES ON CENTER. THE FACE LAYER SHALL BE PROVIDED WITH TAPE AND ONE LAYER OF SPACKLE. NO ADDITIONAL PROTECTION IS REQUIRED FOR THE COLUMN OR WALL SUPPORTING THE GIRDER.

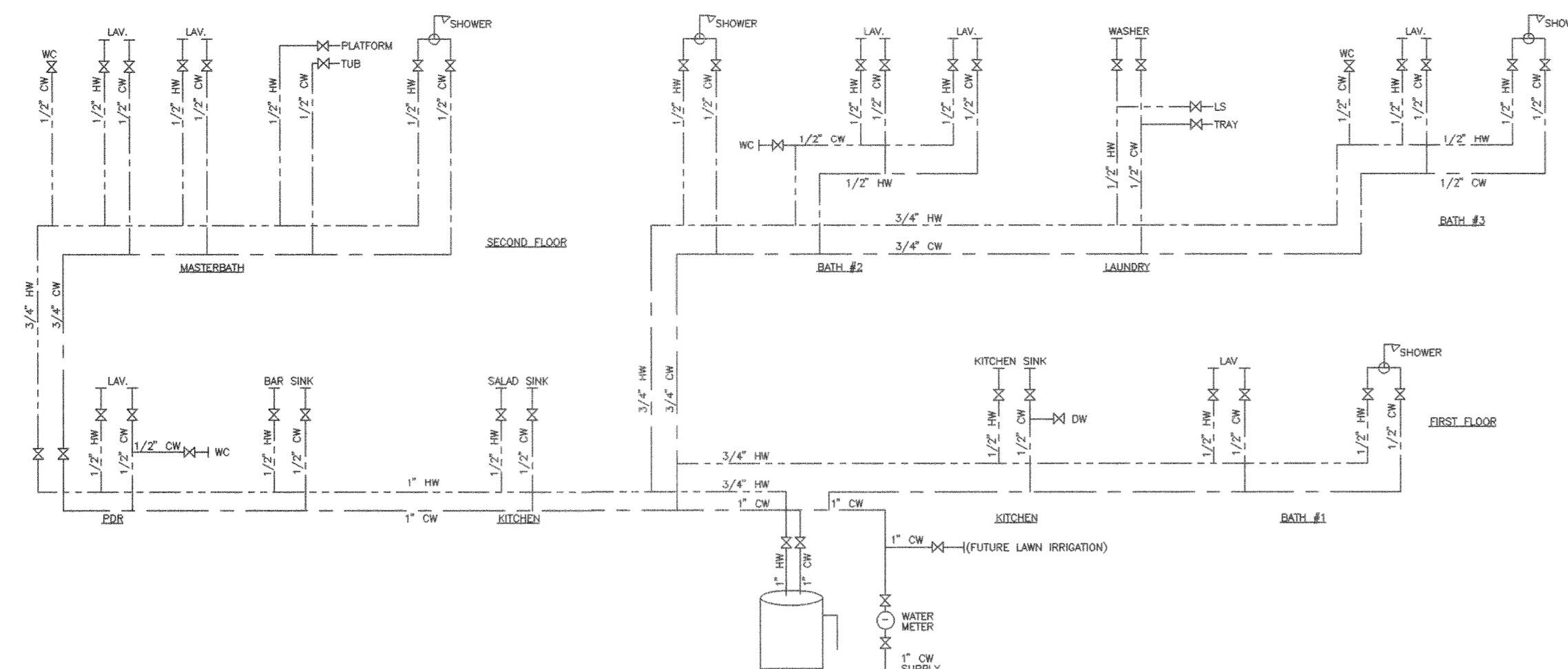
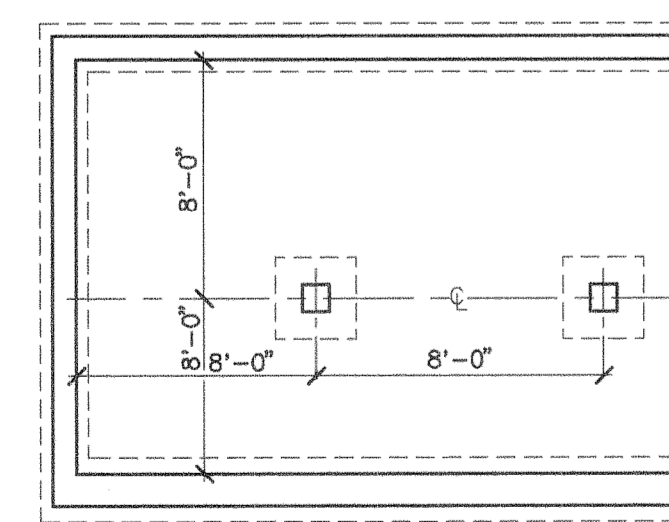
E. INTERIOR DOOR:

LIVING SPACE TO GARAGE: THE DOOR BETWEEN THE GARAGE AND ADJACENT INTERIOR SPACE SHALL BE A MINIMUM OF 1 3/4" INCH SOLID CORE WOOD OR 1 3/4" INCH SOLID OR HONEYCOMB STEEL. THERE IS NO REQUIREMENT FOR THIS DOOR TO BE PROVIDED WITH A LABELED JAMB OR WITH A DOOR CLOSER.

SPECIAL NOTE: GARAGE SLAB CONSTRUCTION

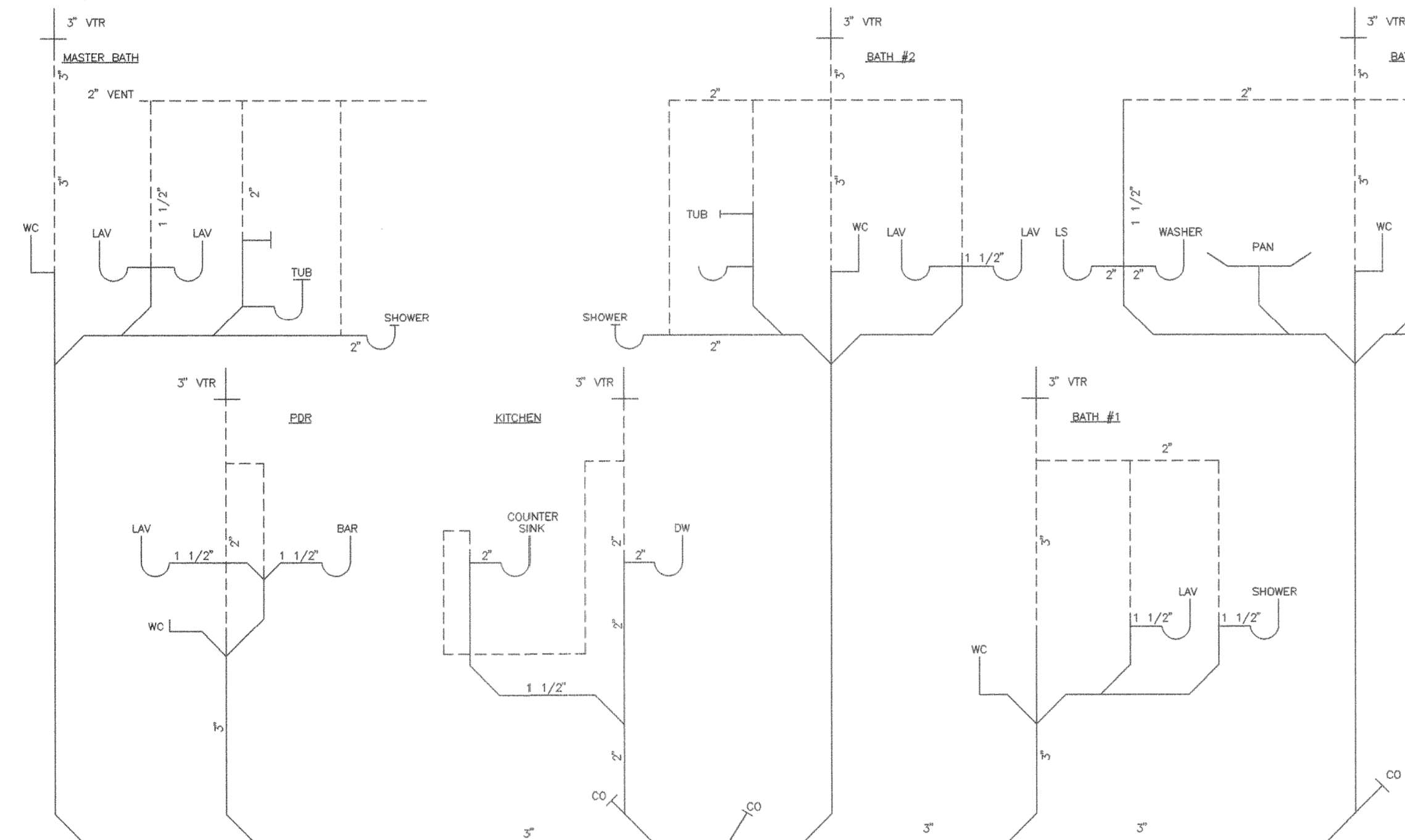
CONC. SLAB TO BE CONSTRUCTED IN ONE OF THE FOLLOWING WAYS AS DETERMINED BY SOIL CONDITIONS:

1. **SLAB ON UNDISTURBED SOIL:** TO BE 4" THICK WITH 6" x 6" #10 WIRE MESH
2. **SLAB ON COMPACTED SOIL:** TO SOIL CAPACITY AS DETERMINED BY TEST OR INSPECTION TO BE 4" THICK WITH 6" x 6" #10 WIRE MESH
3. **SLAB ON FIRMLY TAMPED BACKFILL:** TO BE 4" THICK WITH 6" x 6" #10 WIRE MESH SUPPORTED ON 1'-4" x 1'-4" SOLID BLOCK PIERS ON 2'-4" x 2'-4" CONC. FOOTING. 48" O.C. EACH WAY.



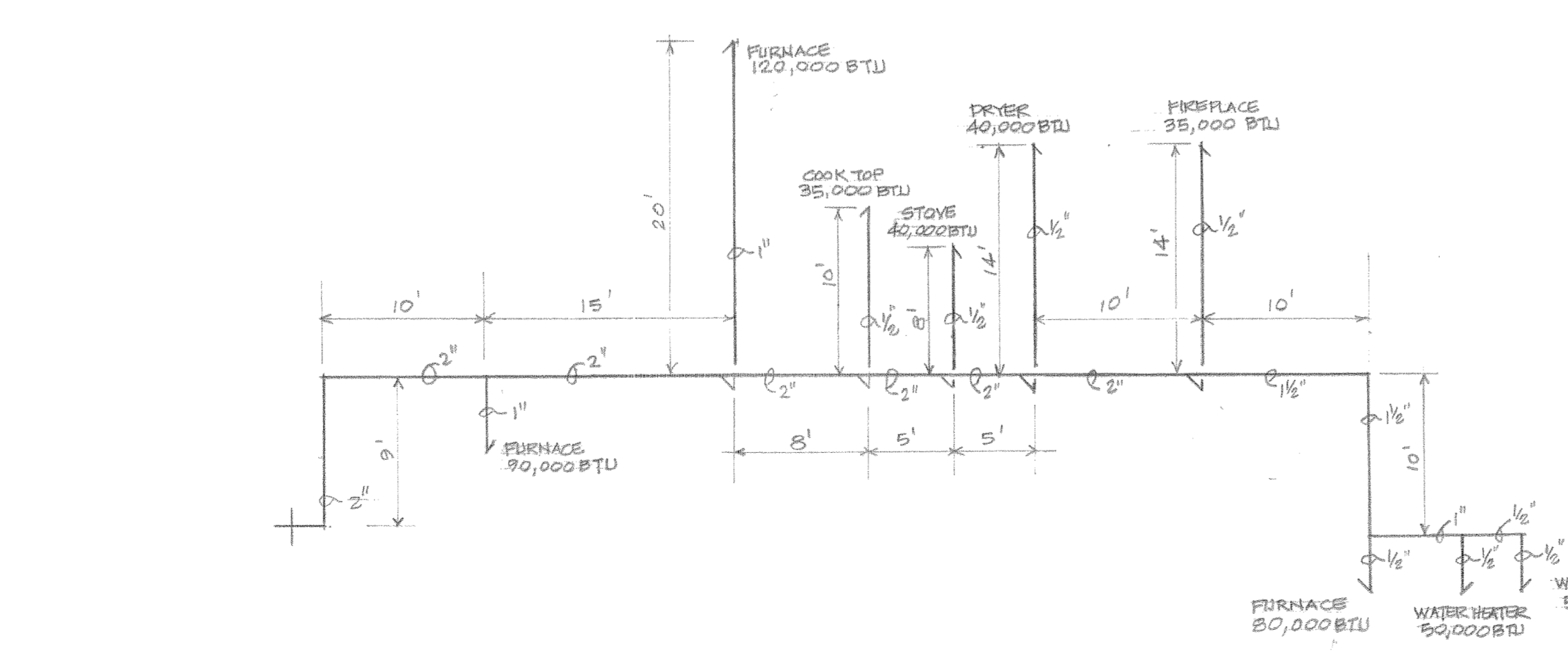
SUPPLY RISER DIAGRAM

N.T.S.



SANITARY RISER DIAGRAM

N.T.S.



GAS RISER DIAGRAM

N.T.S.

GENERAL NOTES:

ALL CONTRACTORS SHALL PERFORM THEIR WORK IN COMPLIANCE WITH THE CURRENT EDITION OF THE UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY, REFERENCED AND RELATED STANDARDS, FEDERAL, STATE, AND LOCAL LAWS AND THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

THE WORK OF PLUMBING, ELECTRICAL, AND HVAC CONTRACTOR WHERE APPLICABLE SHALL BE "DESIGN-BUILD" AND EACH OF THESE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL ENGINEERING, PLANS, DIAGRAMS AND THE LIKE RELATING TO THEIR WORK AS MAY BE REQUIRED BY THE AGENCIES HAVING JURISDICTION.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS AND CHECK ALL MEASUREMENTS ON THE JOB AND SHALL BE RESPONSIBLE FOR SAME. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS MUST VERIFY ALL DIMENSIONS. DO NOT SCALE PRINTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED. CLAIMS FOR EXTRA WORK RESULTING FROM DOING SO WILL NOT BE ALLOWED.

SHOULD ANY ERROR OR OMISSION EXIST ON DRAWINGS WHICH THE CONTRACTOR MIGHT REASONABLY BE EXPECTED TO DETECT, THE SAME SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CORRECTION OR CLARIFICATION, DOCUMENTED IN WRITING PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PROPERTY AND PERSONAL DAMAGE OR INJURY RESULTING FROM THE CONDUCT OF WORK AND SHALL INDEMNIFY AND SAVE THE OWNER, OWNERS EMPLOYEES AND ARCHITECT HARMLESS FROM ALL CLAIMS FOR LOSS OF OR DAMAGE TO PROPERTY OR PERSONAL INJURY OR DEATH OF ANY AND ALL PERSONS ARISING OUT OF THE WORK OF THIS CONTRACT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES AND JOB-SITE SAFETY AND SHALL COORDINATE SAME WITH OWNER AND ALL ADJACENT TRADERS. THE GENERAL CONTRACTOR SHALL SUPERVISE ALL WORK AND SHALL ASSURE THAT ALL DESIGN CONDITIONS ARE VERIFIED AND SATISFIED.

CHANGES TO THE PLANS AND/OR SPECIFICATIONS AND/OR THE USES THEREOF WHICH CAUSE AND KIND OF DAMAGE TO PERSONS OR PROPERTY (DIRECTLY OR INDIRECTLY) SHALL BE THE RESPONSIBILITY OF THOSE PARTIES AUTHORIZING AND/OR UNDERTAKING SUCH CHANGES HAVE NOT BEEN AUTHORIZED BY THE ARCHITECT MATTERS NOT ADDRESSED BY THE PLANS AND SPECIFICATIONS SHALL BE WHEN ADDRESSED BY OTHERS, THE RESPONSIBILITY OF THOSE OTHERS.

ENGINEERED LUMBER

1. ENGINEERED STRUCTURAL LUMBER FOR FLOOR JOISTS SHALL BE AS MANUFACTURED BY: TRUSS JOIST MACMILLAN (TJ) OR AS SELECTED BY BUILDER.
2. ENGINEERED STRUCTURAL LUMBER FOR HEADERS, AND BEAMS, SHALL BE AS MANUFACTURED BY: TRUSS JOIST MACMILLAN (MICRO LAM) (ML) OR AS SELECTED BY BUILDER.
3. ENGINEERED LUMBER TO BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTALLATION DETAILS FOR BEARING CONDITIONS, BRIDGING, BRIDGING, HOLE LOCATION AND CANTILEVER CONSTRUCTION & NAILING SCHEDULE.
4. EXCEPT FOR CUTTING TO LENGTH, TOP & BOTTOM FLANGES OF (TJ) JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED.
5. CONCENTRATED LOADS SHALL ONLY BE APPLIED THE UPPER SURFACE OF THE TOP FLANGE.
6. END BEARING LENGTH MUST BE AT LEAST 1 3/4" INTERMEDIATE BEARINGS OF MULTIPLE SPAN JOISTS SHALL BE AT LEAST 3 1/2".
7. ENGINEERED LUMBER MUST NOT REMAIN IN DIRECT CONTACT WITH CONCRETE OR MASONRY CONSTRUCTION AND SHALL BE USED IN DRY USE CONDITIONS ONLY.
8. ENGINEERED LUMBER BE PROTECTED FROM EXTENDED EXPOSURES TO THE WEATHER.
9. ADDITIONALLY, RIM JOISTS, BLOCKING PANELS, WEB STIFFENERS, OR SQUASH BLOCKS MUST BE PROVIDED UNDER ALL EXTERIOR WALLS, INTERIOR BEARING WALLS TO TRANSFER LOADS FROM ABOVE TO THE WALL OR FOUNDATION BELOW.
10. THE TOP FLANGES MUST BE KEPT STRAIGHT WITHIN 1/2" OF TRUE ALIGNMENT.

ATTIC VENTILATION CALCULATIONS

The attic space to be located by Gable vents or continuous Ridge vents as indicated on plans, located in the upper third of the space to be ventilated with the balance of the required ventilation provided by soffit vents.

- Total attic area = 2,967 sq ft, minimum required area =1/300
- Total required area = 9.89 sq.ft.
- Actual area provided= 10.56 Sq.ft. ridge vent & 14.4 sq.ft of soffit vent.
- With minimum soffit vents the provided attic ventilation exceeds the minimum requirements of BOCA section 1210.0

ELECTRICAL LEGEND:

- WALL OUTLET 110 VOLT
- 110 VOLT WALL OUTLET
- DEDICATED WALL OUTLET
- GROUND FAULT PROTECTED OUTLET.
- RANGE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- EXHAUST FAN
- TELEPHONE JACK
- JUNCTION BOX
- SMOKE DETECTOR
- THERMOSTAT
- CARBON MONOXIDE DETECTOR (OPTIONAL)

ENERGY CODE BUILDING ENVELOPE

TYPICAL EXTERIOR WALL	U VALUE	R VALUE
EXT. AIR FILM	5.90	0.17
8" CONCRETE	0.08	12.50
1/2" SHEATHING	18.20	0.06
3 1/2" INSULATION	0.078	13.00
1/2" GYPSUM	0.05	20.00
INT. AIR FILM	1.47	0.68
TOTAL	R= 15.87	

MAXIMUM ALLOWABLE Uo VALUE FOR EXTERIOR WALLS =0.135 BTU/Hr-F. ACTUAL Uo= 0.051 MEETS CODE.

TYPICAL ROOF/CEILING ENVELOPE

ATTC AIR FILM	U VALUE	R VALUE
ATTC AIR FILM	5.90	0.17
6" INSULATION	0.03	30.00
1/2" GYPSUM	0.05	20.00
INT. AIR FILM	1.60	0.62
TOTAL RESISTANCE	R= 31.68	

MAXIMUM ALLOWABLE Uo VALUE FOR ROOF CEILING=0.033 BTU/Hr-F. ACTUAL Uo= 0.031 MEETS CODE.

CATHERED ROOF CEILING

AREA	U VALUE	R VALUE
AREA	0.05	19.00
WALL EXT.	R=13	
ROOF CEILING	R=30	
FLOOR ON GRADE	R=6.7	
TOTAL RESISTANCE	R= 20.68	

MAXIMUM ALLOWABLE Uo VALUE FOR CATERED CEILING=0.048 BTU/Hr-F. ACTUAL Uo= 0.048 MEETS CODE.

FLOORS OVER UNHEATED SPACES OR OUTDOOR AIR (overhangs)

MAXIMUM ALLOWABLE Uo VALUE = 0.020 BTU/Hr-F. ACTUAL Uo VALUE = 0.048 BTU/Hr-F. (R=19) MEETS CODE

SLAB ON GRADE FLOORS

PERIMETER INSULATION HEATED SLAB = R=6.7 PERIMETER INSULATION UNHEATED SLAB = R=4.5

PERIMETER DRAIN SPACE WALLS

EXTERIOR AIR FILM	U VALUE	R VALUE
EXTERIOR AIR FILM <td>5.90</td> <td>0.17</td>	5.90	0.17
8" W/OUTSIGHT BLOCK	0.12	8.33
W/ KORTAL INSULATED	1.47	0.68
TOTAL RESISTANCE	9.18	

MAXIMUM ALLOWABLE Uo VALUE FOR EXTERIOR WALLS =0.135 BTU/Hr-F. ACTUAL Uo= 0.108 MEETS CODE.

PERIMETER BASEMENT WALLS

(ABOVE FINISHED GRADE)	U VALUE	R VALUE
EXTERIOR AIR FILM	5.90	0.17
W/ KORTAL INSULATED	0.12	8.33
INT. AIR FILM	1.47	0.68
TOTAL RESISTANCE	9.18	

MAXIMUM ALLOWABLE Uo VALUE FOR EXTERIOR WALLS =0.135 BTU/Hr-F. ACTUAL Uo= 0.108 MEETS CODE.

RADON SUBCODE REQUIREMENTS

5:23-10.4 CONSTRUCTION TECHNIQUES

1. THE SOIL RADON HAZARD AREAS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE COUNTY/MUNICIPAL RADON LISTING ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CURRENT LIST OF MUNICIPALITIES IN THE COUNTY IS SET FORTH IN APPENDIX 10-A OF THIS SUBCODE.
2. THE CONSTRUCTION TECHNIQUES SET FORTH IN THIS SUBSECTION SHALL BE THE MINIMUM RADON HAZARD PROTECTIVE MEASURES REQUIRED TO BE INCORPORATED INTO CONSTRUCTION OF BUILDINGS IN USE GROUPS 1 AND 2 IN THE COUNTY AND SHALL BE INCORPORATED ELSEWHERE, IN ORDER TO MINIMIZE RADON AND RADON REMOVAL THAT MAY BE REQUIRED. ENFORCEMENT OF THESE CONSTRUCTION TECHNIQUES IS NOT INTENDED TO PRECLUDE VOLUNTARY USE OF ADDITIONAL OR MORE EXTENSIVE TECHNIQUES. FULL COMPLIANCE WITH THESE CONSTRUCTION TECHNIQUES THAT ARE FEASIBLE SHALL BE INCORPORATED.
3. A CONTINUOUS VAPOR BARRIER NOT LESS THAN SIX-MIL (0.06 INCH; 152 UM) POLYETHYLENE OR POLYETHYLENE WITH ANY SEAMS OVERLAPPED NOT LESS THAN TWO (2) INCHES, OR OTHER APPROVED MATERIALS, SHALL BE INSTALLED UNDER THE SLAB IN BASEMENT AND SLAB-ON-GRADE CONSTRUCTION AND ON THE SOIL IN CRAWL SPACE CONSTRUCTION.
4. FLOORS OF BASEMENTS AND SLAB ON GRADE CONSTRUCTION SHALL BE PLACED OVER A BASE COURSE, NOT LESS THAN FOUR INCHES (102 MM) IN THICKNESS, CONSISTING OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT OF MATERIAL THAT PASSES THROUGH A No. 4 SIEVE.
5. BASEMENT SLABS WITH INTERIOR FOUNDATION PIPE DRAINS INSTALLED SHALL HAVE A SOLID THREE-INCH MINIMUM DIAMETER VENT PIPE SECTION INSTALLED IN CONJUNCTION WITH THIS DRAIN-AGE SYSTEM AND BE CONNECTED TO AN INDEPENDENT VENT STACK TERMINATING AT AN APPROVED LOCATION ON THE EXTERIOR OF THE BUILDING.
6. BASEMENT SLABS WHICH DO NOT HAVE AN INTERIOR FOUNDATION PIPE DRAIN AND SLAB ON GRADE CONSTRUCTION (EXCLUDING NON-HABITABLE SPACES SUCH AS GARAGES), SHALL BE PROVIDED WITH ONE THREE-INCH MINIMUM SOLID VENT PIPE SECTION WITH A "T" PIPE FITTING FOR EVERY 1,500 SQUARE FEET, OR PORTION THEREOF, OF SLAB AREA. THIS VENT PIPE SECTION TO BE INSTALLED INTO THE SUB-SLAB AGGREGATE. THE HORIZONTAL PORTION OF THE "T" PIPE FITTING SHALL BE PLACED IN THE SUB-SLAB AGGREGATE. THE VERTICAL PORTION OF THE "T" PIPE FITTING SHALL BE CONNECTED TO AN INDEPENDENT VENT STACK PIPE TERMINATING AT AN APPROVED LOCATION ON THE EXTERIOR OF THE BUILDING WHERE MORE THAN ONE VENT PIPE SECTION IS PROVIDED. INTERCONNECTION OF THESE SECTIONS INTO A SINGLE INDEPENDENT VENT STACK IS PERMITTED.
7. BASEMENT SLABS WITH FRENCH DRAINS OR CHANNEL DRAINS SHALL NOT BE ALLOWED UNLESS INTERIOR FOUNDATION PIPE DRAINS AS DESCRIBED IN THIS SECTION ARE INSTALLED.
8. JOINTS IN FOUNDATION WALLS AND FLOORS, INCLUDING WITHOUT LIMITATION, CONTROL JOINTS BETWEEN SLAB SECTIONS POURED SEPARATELY, AND BETWEEN FOUNDATION WALL AND FLOOR (EXCEPT FOR FRENCH DRAINS OR CHANNEL DRAINS), AS WELL AS PENETRATIONS OF THE FOUNDATION WALLS AND FLOORS INCLUDING, BUT NOT LIMITED TO, UTILITY PENETRATIONS SHALL BE SUBSTANTIALLY SEALED BY UTILIZING A NON-CRACKING POLYURETHANE OR SIMILAR CAULK, OR EQUIVALENT, IN ORDER TO CLOSE OFF THE SOIL GAS ENTRY ROUTES. ANY OPENINGS OR PENETRATIONS OF THE FLOOR OVER THE CRAWL SPACE SHALL BE SUBSTANTIALLY SEALED IN ORDER TO CLOSE OFF THE SOIL GAS ENTRY ROUTES.
9. UNTRAPPED FLOOR DRAINS SHALL BE PROVIDED WITH REMOVABLE STOPPERS WHICH SUBSTANTIALLY CLOSES OFF THE SOIL GAS ENTRY ROUTES.
10. A SUMP COVER WHICH SUBSTANTIALLY CLOSES OFF THE SOIL GAS ENTRY ROUTES SHALL BE PROVIDED FOR ALL SUMP INSTALLATIONS. IF FOUNDATION PIPE DRAINS TERMINATE AT A SUMP INSTALLATION AND PROVISIONS ARE MADE FOR VENTING FROM THE SUMP INSTALLATION, THE THREE-INCH DIAMETER SOLID VENT PIPE REQUIREMENT OF (5) IS ABOVE NEED NOT BE PROVIDED.
11. ANY OUTWORK THAT IS ROUTED THROUGH A CRAWL SPACE OR BENEATH A SLAB SHALL BE PROPERLY TIED OR SEALED.
12. SEAMANT MATERIALS THAT SUBSTANTIALLY CLOSE OFF THE SOIL GAS ENTRY ROUTES SHALL BE INSTALLED ON ANY DOORS OR OTHER OPENINGS BETWEEN BASEMENTS AND ADJOINING CRAWL SPACES THAT ARE VENTED TO THE EXTERIOR.
13. THE TOPS OF FOUNDATION WALLS, INCLUDING WITHOUT LIMITATION, INTERIOR LEDGES, THAT ARE CONSTRUCTED OF HOLLOW MASONRY UNITS SHALL BE CAULKED OR THE JOINTS SHALL BE COMPLETELY FILLED.
14. THE INDEPENDENT VENT STACK PIPE PROVIDED IN ACCORDANCE WITH (4) OR (8) ABOVE SHALL BE AN ADEQUATELY SUPPORTED, GAS TIGHT, THREE-INCH MINIMUM DIAMETER SOLID PIPE. THE PIPE SHALL BE ROUTED IN A MANNER THAT MAKES IT ACCESSIBLE FOR THE INSTALLATION OF A FUTURE IN-LINE VENT PIPE FAN IN A NON-CONDITIONED (NOT HEATED OR COOLED) SPACE, INCLUDING WITHOUT LIMITATION, AN ATTIC SPACE, BUT EXCLUDING A BASEMENT OR CRAWL SPACE, AND INSTALLED IN A CONFIGURATION AND SUPPORTED IN A MANNER THAT WILL ENSURE THAT RAIN WATER OR CONDENSATE ACCUMULATION UNDER THE PIPES WILL DRAIN DOWNWARD INTO THE GROUND BENEATH THE SLAB OR VAPOR BARRIER. THE VENT STACK PIPE SHALL MEET THE FOLLOWING TERMINATION REQUIREMENTS:
 - i. VENT PIPES SHALL TERMINATE AT LEAST 12 INCHES ABOVE THE ROOF, MEASURED FROM THE HIGHER POINT WHERE THE VENT INTERSECTS THE ROOF. WHEN A VENT PIPE EXTENSION TERMINATES ON AN OCCUPIABLE ROOF THE VENT PIPE SHALL EXTEND AT LEAST SEVEN FEET ABOVE THE ROOF SURFACE.
 - ii. EXCEPT FOR BUILDINGS MORE THAN THREE STORIES IN HEIGHT, SHALL BE ALLOWED TO EXTEND VENT PIPE TERMINATES THROUGH A WALL PROVIDED THAT THE TERMINATION IS AT LEAST 20 FEET ABOVE GRADE AND IS EFFECTIVELY SCREENED.
 - iii. NO VENT TERMINAL SHALL BE LOCATED DIRECTLY BENEATH ANY DOOR, WINDOW, OR OTHER VENTILATING OPENING OF THE BUILDING OR AN ADJACENT BUILDING NOR SHALL ANY SUCH VENT TERMINAL BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST TWO FEET ABOVE THE TOP OF SUCH OPENING.
 - iv. NO VENT TERMINAL SHALL BE CLOSER THAN 10 FEET HORIZONTALLY FROM ANY LOT LINE. WHERE THIS 10 FOOT HORIZONTAL DISTANCE IS NOT POSSIBLE DUE TO LOT WIDTH, THE VENT TERMINAL SHALL BE PLACED AS REMOTE FROM THE LOT LINE AS PRACTICABLE.
15. RADON VENT PIPES SHALL BE IDENTIFIABLE AND CLEARLY LABELED AT INTERVALS OF NOT MORE THAN 20 FEET IN CONCEALED LOCATIONS, NOT MORE THAN 50 FEET IN EXPOSED LOCATION AND NOT LESS THAN ONCE IN ANY ROOM OR SPACE.
16. ELECTRICAL JUNCTION BOXES SHALL BE INSTALLED NEAR THE PROVIDED AREA, SUCH AS AN ACCESSIBLE ATTIC SPACE, WHERE A FUTURE IN-LINE VENT PIPE FAN AND SYSTEM FALURE ALARM MAY BE INSTALLED.
17. IN COMBINATION BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE BUILDINGS A THREE-INCH MINIMUM SOLID VENT PIPE SHALL BE PROVIDED BETWEEN THE AREAS AND INTERCONNECTED INTO THE INDEPENDENT VENT STACK TO PERMIT USE OF A SINGLE IN-LINE VENT PIPE FAN IF ACTIVATION OF THE SYSTEM IS DESIRED.
18. IN ORDER TO REDUCE STACK EFFECT, IN AIR PASSAGES THAT PENETRATE THE CONDITIONED ENVELOPE OF THE BUILDING, SUCH AS ATTIC ACCESS OPENINGS OR OTHER OPENINGS, INSTALLATION OF TOP-FLOOR CEILING, SHALL BE CLOSED, GASKETED OR OTHERWISE SEALED WITH MATERIALS APPROVED FOR SUCH APPLICATIONS.

ADS RADON VENTED SUMP DETAIL

N.T.S.

STEPPED FOOTING DETAIL

N.T.S.

ISSUED JUNE 9, 2000 FOR PERMIT

SPECIFICATION SHEET; CODE NOTES; RISER DIAGRAMS

MEISENBACHER HOMES
Block 12001 Lot 26
Grandview Road
Montgomery Township, New Jersey

STEVE J. DRUGA, A.I.A.
REGISTERED ARCHITECT
Steve J. Druga A106847
250 STELTON RD. SUITE # 6
PISCATAWAY N.J. 08854
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REC'D N.J. & ARIZ.	PROJECT	SHEET
DRAWN BY:	99070	T1
SCALE: AS NOTED		
DATE: 4-15-00		