

FIREPLACE NOTES

- A. PREPARED FIREPLACE SHALL BE VASTRE-MODEL OR AS GENERAL CONTRACTOR SHALL INSTALL REFRACTARY LINING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211.
- B. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR FIREPLACE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND FINAL DESIGN AS INDICATED BY THE PERMITTING AGENCIES.
- C. CONCRETE FOUNDATION FOR FIREPLACE SHALL BE 12" MIN. THICK AND SHALL BE SLOPED TO DRAIN AWAY FROM THE WALL.
- D. INSTALLATION TO BE PER MANUFACTURER'S INSTALLATION MANUAL FOR THE SPECIFIC MODEL OF THE FIREPLACE.
- E. GENERAL CONTRACTOR SHALL FIELD TEST THE REFRACTORY, CHIMNEY AND FLUE PIPING TO PROVE PROPER OPERATIONS PRIOR TO TURNING TO OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 211 AND ALL APPLICABLE NATIONAL AND INTERNATIONAL STANDARDS FOR FIREPLACE CONSTRUCTION AND OPERATIONS.
- F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND FINAL DESIGN AS INDICATED BY THE PERMITTING AGENCIES.
- G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND FINAL DESIGN AS INDICATED BY THE PERMITTING AGENCIES.

SMOKE DETECTOR NOTES:

- 1. DETECTOR SHALL BE INSTALLED IN EACH ROOM.
- 2. DETECTOR SHALL BE INTERCONNECTED TO BATTERY BACKUP.
- 3. DETECTOR SHALL BE TESTED QUARTERLY.
- 4. DETECTOR SHALL BE MAINTAINED BY THE OWNER.

NOTES:

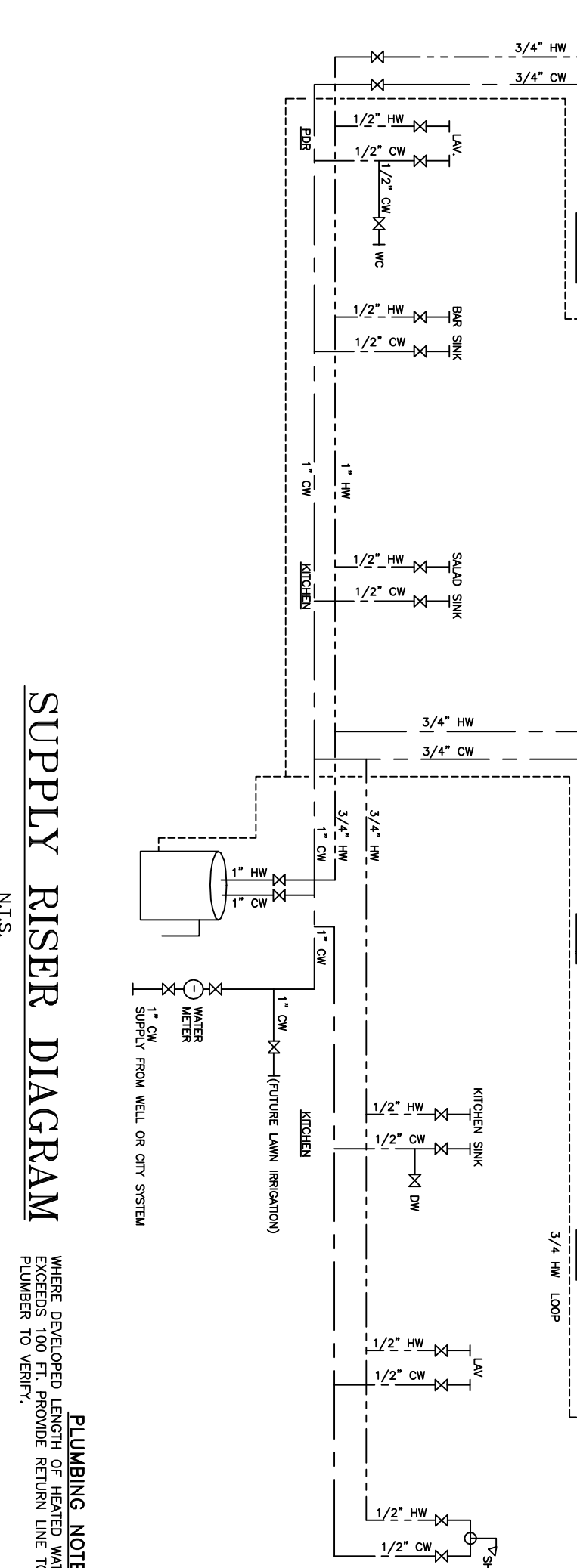
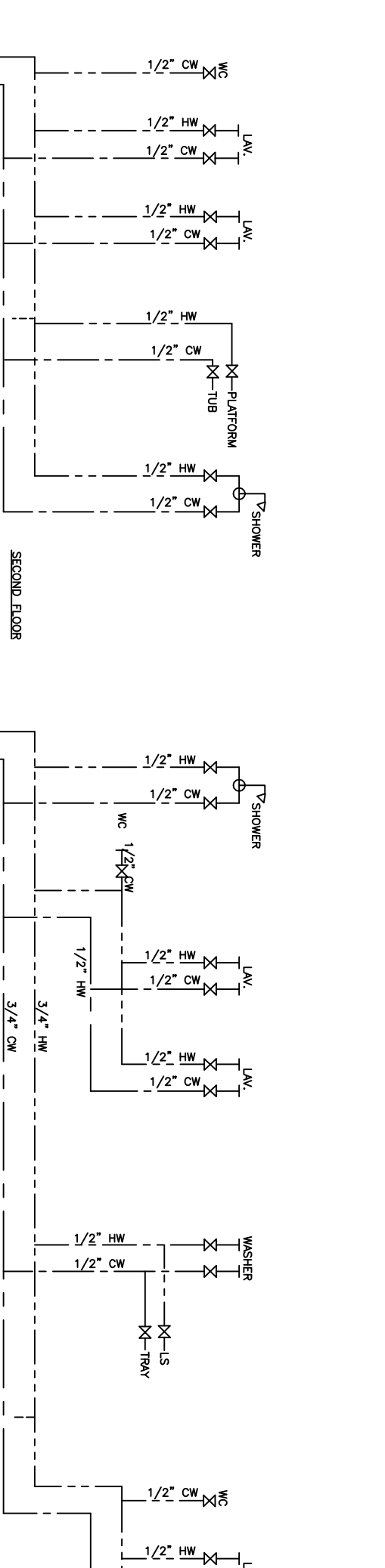
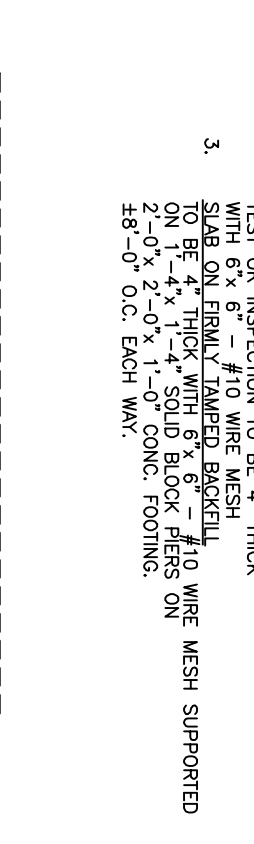
- 1. REPAIR OR REPLACE ALL EXISTING ELECTRICAL SYSTEMS.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.

FIRE SEPARATION REQUIREMENTS

- A. INTERIOR WALLS BETWEEN GARAGE AND GARAGE: INTERIOR WALLS BETWEEN GARAGE AND GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM OF 1 1/2" THICK Gypsum Board on Each Side of a 1 1/2" Nominally Thick Stud. The Stud Shall Be Installed in Accordance with Section 312.1.1. The Wall Shall Be Finished in Accordance with Section 312.1.2.
- B. FLOOR/CEILING ASSEMBLY: THE FLOOR/CEILING ASSEMBLY SHALL BE CONSTRUCTED WITH A MINIMUM OF 1 1/2" THICK Gypsum Board on Each Side of a 1 1/2" Nominally Thick Stud. The Stud Shall Be Installed in Accordance with Section 312.1.1. The Ceiling Shall Be Finished in Accordance with Section 312.1.2.
- C. EXTERIOR WALLS: THE EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 1 1/2" THICK Gypsum Board on Each Side of a 1 1/2" Nominally Thick Stud. The Stud Shall Be Installed in Accordance with Section 312.1.1. The Wall Shall Be Finished in Accordance with Section 312.1.2.
- D. GARAGE DOORS: THE GARAGE DOORS SHALL BE CONSTRUCTED WITH A MINIMUM OF 1 1/2" THICK Gypsum Board on Each Side of a 1 1/2" Nominally Thick Stud. The Stud Shall Be Installed in Accordance with Section 312.1.1. The Door Shall Be Finished in Accordance with Section 312.1.2.
- E. INTERIOR DOORS: THE INTERIOR DOORS SHALL BE CONSTRUCTED WITH A MINIMUM OF 1 1/2" THICK Gypsum Board on Each Side of a 1 1/2" Nominally Thick Stud. The Stud Shall Be Installed in Accordance with Section 312.1.1. The Door Shall Be Finished in Accordance with Section 312.1.2.

SPECIAL NOTE: GARAGE SLAB CONSTRUCTION

- 1. GARAGE SLAB SHALL BE CONSTRUCTED IN ONE OF THE FOLLOWING CONDITIONS:
- 2. GARAGE SLAB SHALL BE CONSTRUCTED IN ONE OF THE FOLLOWING CONDITIONS:
- 3. GARAGE SLAB SHALL BE CONSTRUCTED IN ONE OF THE FOLLOWING CONDITIONS:



SUPPLY RISER DIAGRAM

WHERE INDICATED, PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC) AND ALL APPLICABLE LOCAL ORDINANCES.

GENERAL CONDITIONS

ALL CONTRACTORS SHALL COMPLY WITH THE CURRENT EDITION OF THE NATIONAL CONSTRUCTION CODE OF THE STATE OF NEW JERSEY AND THE REVISIONS THEREOF, AND LOCAL ORDINANCES AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK AND SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND FINAL DESIGN AS INDICATED BY THE PERMITTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND FINAL DESIGN AS INDICATED BY THE PERMITTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND FINAL DESIGN AS INDICATED BY THE PERMITTING AGENCIES.

ENGINEERED LUMBER

- 1. ENGINEERED STRUCTURAL LUMBER SHALL BE AS MANUFACTURED BY THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL LUMBER SPECIFICATIONS AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ENGINEERED STRUCTURAL LUMBER FOR HEADERS AND BEAMS SHALL BE AS MANUFACTURED BY THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL LUMBER SPECIFICATIONS AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ENGINEERED LUMBER TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL APPLICABLE LOCAL ORDINANCES.

ABBREVIATIONS

- A/C - AIR CONDITIONING
- APFD - ABOVE FINISHED FLOOR
- ASD - ASSESSMENT OF SOIL DISPLACEMENT
- AW - ABOVE FINISHED FLOOR
- BC - BELOW FINISHED FLOOR
- CH - CHIMNEY
- CC - COMMON CORE
- CE - CEILING
- CF - CEILING FINISH
- CG - CEILING JOIST
- CH - CHIMNEY
- CF - CEILING FINISH
- CG - CEILING JOIST

ELECTRICAL LEGEND

- WALL OUTLET 110 VOLT
- 110 VOLT WALL OUTLET
- GROUND FAULT PROTECTED OUTLET
- RANGE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FLOOR WALL 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

TYPE	U VALUE	R VALUE
WALL	0.10	10.00
FLOOR	0.10	10.00
CEILING	0.10	10.00
ROOF	0.10	10.00
GLAZING	0.10	10.00
DOOR	0.10	10.00
WINDOW	0.10	10.00
AIR LEAKAGE	0.10	10.00

RAJON SUBCODE REQUIREMENTS

ITEM	U VALUE	R VALUE
WALL	0.10	10.00
FLOOR	0.10	10.00
CEILING	0.10	10.00
ROOF	0.10	10.00
GLAZING	0.10	10.00
DOOR	0.10	10.00
WINDOW	0.10	10.00
AIR LEAKAGE	0.10	10.00

2.2-10.0.0 CONSTRUCTION TECHNIQUES

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND ALL APPLICABLE LOCAL ORDINANCES.

BUILDING SUBCODE INFORMATION

- 1. FOUNDATION: AS-1
- 2. CONSTRUCTION CLASSIFICATION: 5-4
- 3. BUILDING LIVING AREA: 3,691 SQ. FT.
- 4. BUILDING TOTAL AREA: 4,228 SQ. FT.
- 5. BUILDING TOTAL FLOOR AREA: 4,228 SQ. FT.
- 6. BUILDING TOTAL ROOF AREA: 4,228 SQ. FT.
- 7. BUILDING TOTAL ATTIC AREA: 14,320 SQ. FT.
- 8. BUILDING TOTAL GARAGE AREA: 1,200 SQ. FT.
- 9. BUILDING TOTAL DECK AREA: 1,200 SQ. FT.
- 10. BUILDING TOTAL PORCH AREA: 1,200 SQ. FT.
- 11. BUILDING TOTAL TERRACE AREA: 1,200 SQ. FT.
- 12. BUILDING TOTAL BALCONY AREA: 1,200 SQ. FT.
- 13. BUILDING TOTAL PATIO AREA: 1,200 SQ. FT.
- 14. BUILDING TOTAL DRIVEWAY AREA: 1,200 SQ. FT.
- 15. BUILDING TOTAL WALKWAY AREA: 1,200 SQ. FT.
- 16. BUILDING TOTAL STAIRWAY AREA: 1,200 SQ. FT.
- 17. BUILDING TOTAL HALLWAY AREA: 1,200 SQ. FT.
- 18. BUILDING TOTAL BATH AREA: 1,200 SQ. FT.
- 19. BUILDING TOTAL KITCHEN AREA: 1,200 SQ. FT.
- 20. BUILDING TOTAL LIVING AREA: 1,200 SQ. FT.
- 21. BUILDING TOTAL DINE AREA: 1,200 SQ. FT.
- 22. BUILDING TOTAL BED AREA: 1,200 SQ. FT.
- 23. BUILDING TOTAL BATH AREA: 1,200 SQ. FT.
- 24. BUILDING TOTAL CLOSET AREA: 1,200 SQ. FT.
- 25. BUILDING TOTAL STORAGE AREA: 1,200 SQ. FT.

THE WASHINGTON II

MEISENBACHER HOMES  
BY  
STEVE J. DRUGA, A.I.A.  
REGISTERED ARCHITECT  
290 STELLION RD. SUITE # 6  
FISHKILL, N.Y. 08984  
E-MAIL: STEVE@AIA.COM  
TEL: (732) 762-2028  
FAX: (732) 762-2027

RECD N.Y. & REV.	PROJECT	SHEET
DATE: 9-28-01	SCALE: AS NOTED	99048AR T1