

1. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO VERIFY AND BECOME AWARE OF EXISTING CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF GARBAGE, EXCESS DEBRIS AND UNUSED MATERIALS. THE SITE SHALL BE LEFT IN ITS ORIGINAL CONDITION. THE CONTRACTOR SHALL GET THE OWNERS APPROVAL BEFORE REMOVING ANY EXCESS MATERIALS.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AN ORDERLY, CLEAN CONSTRUCTION SITE AND SHOULD MINIMIZE ANY INCONVENIENCE OR INTRUSION TO THE OWNER. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
4. THE CONTRACTOR SHALL PROVIDE FULL PROOF OF LICENSE AND INSURANCE, INCLUDING CERTIFICATES OF INSURANCE FROM ALL SUBCONTRACTORS UNDER THIS CONTRACT.
5. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS IN THE FIELD. IF THERE IS ANY VARIATION FROM THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS WITH THE LOCAL BUILDING DEPARTMENT AND PROVIDE THE OWNER WITH COPIES OF ALL APPROVALS OF SUCH INSPECTIONS BEFORE PROCEEDING TO THE NET PHASE OF CONSTRUCTION.
7. VERIFY LOCATION OF UNDERGROUND UTILITIES WITH LOCAL TELEPHONE & GAS COMPANIES AS WELL AS WATER & SEWER DEPARTMENTS BEFORE COMMENCEMENT OF ANY ECAVATION.
8. ALL FOOTINGS SHALL BE A MINIMUM DEPTH REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND THE APPLICABLE STATE CODE. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN MINIMUM FOOTING DEPTH. THE CONTRACTOR SHALL VERIFY, WITH TEST PITS AND ANY MEANS NEXCESSARY THAT ALL EXISTING FOOTINGS & FOUNDATIONS RELATING TO THE SUPPORT OF ANY AND ALL NEW STRUCTURES ARE IN SOUND CONDITION AND MEET THE MINIMUM DEPTH REQUIREMENTS OF THE LOCAL BLDG. DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SUCH CONDITIONS TO THE ARCHITECT.
9. CONCRETE SHALL DEVELOP A STRENGTH OF 3000 PSI IN 28 DAYS
10. EARTH FILL UNDER CONCRETE SLABS SHALL BE FREE FROM WATER AND HAZARDOUS MATERIALS. ALL BACKFIELD BENEATH CONC. SLABS SHALL BE WELL TAMPED AND COMPACTED BEFORE SLABS ARE POURED.
11. MASONRY MATERIALS AND INSTALLATION SHALL COMPLY WITH BLDG. CODE REQUIREMENTS FOR MASONRY AND THE MOST RECENT APPLICABLE STATE CODE.

12. ALL LUMBER USED IN CONSTRUCTION SHALL BE DOUGLAS FIR #2 OR BETTER MINIMUM Fb =1200 PSI AND E = 1.1 X 1000000. ALL STRUCTURAL HEADERS AND GIRDERS SHALL HAVE 4 X 4 OR 6 X 6 POSTS AT EACH END AS REQUIRED BY STUD SIZES.
13. ALL LUMBER SHALL BE EXTERIOR GRADE. AS REQUIRED ALL EXTERIOR STEEL, JOIST HANGERS, LAG BOLTS, NAILS AND SCREWS SHALL BE GALVANIZED. SIMPSON CONNECTORS (HOT DIPPED) & SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS
14. ALL WINDOWS, DOORS AND OPENINGS THAT REQUIRE STRUCTURAL HEADERS SHALL MEET MINIMUM REQUIREMENTS AS SHOWN IN GIRDER SCHEDULE.
15. ALL EXTERIOR OPENINGS SHALL BE CAULKED, FLASHED AND WEATHER-STRIPPED.
16. ALL PLUMBING WORK SHALL CONFORM WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND THE MOST RECENT ADDITION OF THE APPLICABLE STATE CODE. ALL PLUMBING WORK SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.
17. HVAC NOTE: ALL HVAC COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES
18. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL FIRE PROTECTION AGENCY (N.F.P.A.), NATIONAL ELECTRIC CODE (N.E.C.) AND THE LOCAL UTILITY COMPANY.
19. ALL DOORS AND WINDOWS TO UNHEATED SPACES SHALL BE INSULATED AS PER LOCAL AND STATE CODES.
20. THE SUN ROOM SHALL BE INSTALLED IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND DETAILS
- ALL WINDOWS SHALL MEET THE MINIMUM LIGHT, VENTILATION AND EGRESS REQUIREMENTS SET FORTH BY LOCAL AND STATE CODES. ALL WINDOWS SHALL BE DOUBLE GLAZED. VERIFY ALL CATALOG NUMBERS IN THE FIELD.
21. A VAPOR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF ALL CONSTRUCTION.
22. INSULATION SHALL BE INSTALLED IN ALL FRAMED WALLS BETWEEN HEATED AND UNHEATED SPACES AS PER LOCAL, STATE, AND CONSERVATION CONSTRUCTION CODES. WHERE APPLICABLE CONCRETE SLAB INSULATION SHALL BE 2" STYROFOAM.
- 22A. PROVIDE VENT BLOCKS IN CRAWL SPACE AS REQ'D WHEN APPLICABLE.
23. THE CONTRACTOR SHALL VERIFY, THROUGH PROFESSIONAL LABORATORY TESTING, IF ANY ASESTOS OR LEAD IS CONTAINED IN ANY MATERIALS TO BE DISTURBED OR REMOVED. IF SUCH MATERIALS ARE FOUND THE CONTRACTOR SHALL PROVIDE A LICENSED PROFESSIONAL TO EXECUTE REMOVAL. THE CONTRACTOR SHALL SUPPLY TO THE OWNER PROOF OF LICENSING AND RECEIPTS OF PROPER DISPOSAL.

24. THE WORD " PROVIDE " MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL.
25. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL AND STATE CODES.
26. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING SITE CONDITIONS MEET LOCAL CODES, BULK REQUIREMENTS AND STATE CODES. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE AND SURVEY INFORMATION. ALL CORRESPONDENCE WITH THE LOCAL TOWN RELATING TO BULK REQUIREMENTS, PERMITS, VARIANCES ETC.. IS THE RESPONSIBILITY OF THE CONTRACTOR.
27. ALL NEW CONSTRUCTION SHALL ALIGN AND MATCH EXISTING.
28. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY REPORTING EXISTING CONDITIONS AS SHOWN ON THE PLANS. INCLUDING BUT NOT LIMITED TO: STRUCTURAL HEADERS AND ALL STRUCTURAL COMPONENTS FRAMING MEMBERS IN FLOORS, WALLS AND CEILINGS FOUNDATIONS, FOOTINGS AND STRUCTURAL CONNECTORS NOTIFY ARCHITECT OF CHANGES AND/OR DISCREPANCIES.
29. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT THESE DRAWINGS CONFORM TO THE FOLLOWING CODES: INTERNATIONAL RESIDENTIAL CODE 2018, NJ EDITION

SCALE 1inch = 4ft
DATE

RESIDENTIAL ADDITION

McCann RESIDENCE

384 KNIERIM PL NEW MILFORD

GENERAL NOTES

Project No.

Drawn By

Checked By:

Date

Scale

N.J.S.A,

1199 Rt 22 EAST
MOUNTAINSIDE
N.J 07092

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