

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

Table with 3 columns: DESCRIPTION OF BLDG ELEMENTS, NUMBER AND TYPE OF FASTENERS, SPACING OF FASTENERS. Lists various fasteners like joist to sill, sole plate, double studs, etc.

Table with 4 columns: Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing. Lists fasteners like 6d common nail, 8d common nail, etc.

Table with 3 columns: DESCRIPTION OF BLDG MATERIALS, DESCRIPTION OF FASTENERS, and DESC. OF FASTENERS. Lists materials like cellulose fiberboard sheathing, gypsum sheathing, etc.

Notes regarding fasteners: a. All nails are smooth-common, box or deformed shanks... b. Staples are 16 gage wire... c. Nails shall be spaced at not more than 6 inches on center...

Table with 4 columns: DESIGN LOADS (UNLESS OTHERWISE NOTED), LIVE, DEAD, TOTAL. Lists loads for living area floors, sleeping area floors, roof, etc.

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OUTLINE OF BUILDING MATERIAL SPECIFICATIONS

GENERAL
1. ALL CODES HAVING JURISDICTION SHALL BE STRICTLY OBSERVED IN THE CONSTRUCTION OF THE PROJECT...
2. THE OWNER AND/OR CONTRACTOR SHALL ACCEPT ALL LIABILITIES AND HOLD THE ARCHITECT AND ENGINEER HARMLESS FROM ANY DAMAGES...

COMPACTION
1. PERCENTAGE OF MAXIMUM DENSITY REQUIREMENTS - COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGE OF MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM D698.

2. STRUCTURES, BUILDING SLABS AND STEPS - COMPACT TOP 12" OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90% MAXIMUM DENSITY FOR COHESIVE MATERIAL OR 95% RELATIVE DENSITY FOR NON-COHESIVE MATERIAL.

CONCRETE AND FOOTINGS
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.

2. ALL CONCRETE FOOTINGS ARE DESIGNED TO BEAR ON SOLID UNDISTURBED NATURAL OR CONTROLLED COMPACTED FILL CAPABLE OF SUPPORTING A MINIMUM OF 2500 PSF.

MASONRY
1. ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD BUILDING CODE FOR MASONRY
2. CMU FOR GENERAL USE, ASTM C40, TYPE I, MEDIUM OR LIGHT WEIGHT, HOLLOW LOAD BEARING USE GRADE 'N' FOR ALL GENERAL USE WORK...

THERMAL AND MOISTURE PROTECTION
1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN. AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE), FUNDAMENTALS.

2. INSTALL FLASHING AND SHEETMETAL IN COMPLIANCE WITH 'ARCHITECTURAL SHEET METAL'.
3. ALUMINUM FLASHING SHALL CONFORM TO ASTM B209, AND BE A MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.

4. GALVANIZED FLASHING SHALL CONFORM TO ASTM A526, 0.20% COPPER, 26 GAUGE (0.0174"); ASTM A525, DESIGNATION G 90 HOT-DIPPED GALVANIZED, MIL PHOSPHATIZED.
5. BACKPAINT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH GEMENTINOUS MATERIALS OR DISSIMILAR METALS.

6. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF ROOF, DRAINS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATER/TIGHT/WEATHERPROOF PERFORMANCE.

7. COMPOSITION SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURERS PRINTED INSTRUCTIONS BUT NOT LESS THAN FOUR (4) NAILS PER EACH STRIP SHINGLE AND NOT MORE THAN 36" WIDE AND TWO (2) NAILS PER EACH STRIP SHINGLE LESS THAN 20" WIDE. COMPOSITION SHINGLE ROOFS SHALL HAVE AN UNDERLAY OF NOT LESS THAN 1/8LB FELT.

8. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN, THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 2/3 OF ONE PERCENT (2/3) OF THE HORIZONTALLY PROJECTED ROOF AREA OR 1/3 OF ONE PERCENT (1/3) IF AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENTILATORS LOCATED IN THE UPPER PORTION OF ROOF SPACE TO BE VENTILATED AT LEAST THREE FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

9. PROVIDE AND INSTALL A 6 MIL POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D-2028 WHERE SHOWN ON THE DRAWINGS.
10. ALL EXTERIOR JOISTS AROUND DOORS, WINDOWS, UTILITY PENETRATIONS, AT MEETING OF WALLS, FLOORS AND ROOFS MUST BE CAULKED, GASKETED OR OTHERWISE SEALED.

STRUCTURAL STEEL
1. ALL STRUCTURAL STEEL SHALL BE ERECTED AND FABRICATED IN ACCORDANCE WITH THE LATEST AISC CODE AND CONFORM WITH ASTM SPECIFICATION A-36.

2. TUBE STEEL TO CONFORM WITH ASTM A-500 GRADE B-A-36 KSI AND HAVE A SHOP COAT OF RUST INHIBITING PAINT.
3. STEEL CONNECTION BOLTS, NUTS AND WASHERS TO CONFORM TO ASTM A-307.

4. ALL STEEL SHOP AND FIELD WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS AS DESCRIBED IN THE AMERICAN WELDING SOCIETY'S 'STANDARD QUALIFICATION PROCEDURE' TO PERFORM THIS TYPE OF WORK.

5. RAILING ASSEMBLY, WALL RAILS AND ATTACHMENTS SHALL RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 LBS. PER FT. APPLIED AT THE TOP OF THE RAILING WITHOUT DAMAGE TO THE PERMANENT SET. THE PERMANENT SET, ALSO, RAILINGS SHALL BE CAPABLE OF WITHSTANDING A MINIMUM LOAD OF 250 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE TOP OF THE RAIL.

6. ALL WOOD IN CONTACT WITH CONCRETE/MASONRY AND ALL WOOD AT OR BELOW OR IN CONTACT WITH GRADE (SOL) TO BE MINIMUM C-40 GROUND CONTACT PRESURE TREATED GRADE.

7. DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS, AT EDGE OF BATH TUBS, AND KITCHEN CABINETS.
10. ALL HEADERS TO BE TWO (2) 2X12'S UNLESS OTHERWISE NOTED.

GYPSUM BOARD SYSTEMS
1. CONFORM TO CABO NATIONAL BUILDING CODE FOR FIRE RATED ASSEMBLIES, LISTED ASSEMBLY AS SHOWN ON DRAWINGS.
2. STANDARD GYPSUM BOARD - ANSI/ASTM C56; 7/8 INCH THICK, 10' MAXIMUM LENGTH WITH ENDS SQUARE CUT AND TAPERED EDGES.

3. FIRE RATED GYPSUM BOARD - ANSI/ASTM C56, FIRE RESISTANT TYPE, UL RATED, 5/8" INCHES THICK, 10' MAXIMUM PERMISSIBLE LENGTH WITH SQUARE ENDS AND TAPERED EDGES.
4. FINISH THE GYPSUM BOARD BY THE MULTIPLE STEP PROCESS RECOMMENDED BY THE MANUFACTURER OF THE GYPSUM BOARD OR ASTM C-840, WHICHEVER IS MORE STRINGENT.

5. JOINTS OF GYPSUM BOARD DRAFTSTOPS SHALL BE TAPED BUT NOT FINISHED.
HANDRAIL AND GUARDRAIL
1. STAIRS HAVING THREE OR MORE RISERS SHALL REQUIRE A HANDRAIL ON AT LEAST ONE SIDE AT A MINIMUM HEIGHT OF 30" AND A MAXIMUM HEIGHT OF 38"

2. HANDGRIPS SHALL HAVE A MAXIMUM DIAMETER OF 2" AND A MINIMUM DIAMETER OF 1-1/4". HANDRAILS OF ANY OTHER SHAPE MUST HAVE A MAXIMUM PERIMETER OF 6-1/4" AND A MINIMUM PERIMETER OF 4" WITH THE LARGEST DIMENSION NOT EXCEEDING 2-1/4". A MINIMUM RADIUS OF 1/8" IS REQUIRED FOR ALL EDGES.

3. ALL BALCONIES, DECKS, LANDINGS, PORCHES AND OPEN SIDES OF STAIRS EXCEEDING 30" IN HEIGHT SHALL REQUIRE A MINIMUM 36" HIGH GUARDRAIL. WHEN PLATFORM EXCEEDING 8" IN HEIGHT, A MINIMUM 42" HIGH GUARDRAIL SHALL BE REQUIRED FOR EXTERIOR INSTALLATIONS.
4. ALL GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.

5. ALL HANDRAILS MUST BE RETURNED IN NEVEL POSTS OR TO SAFETY TERMINALS.
PREFABRICATED WOOD TRUSSES
1. DESIGN TRUSSES UNDER SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED ERECTION AND EXPERIENCED IN STRUCTURAL FRAMING DESIGN OF WOOD TRUSSES.

2. DESIGN STANDARDS - CONFORM TO THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES PUBLISHED BY THE TRUSS PLATE INSTITUTE.

3. DESIGN MEMBERS TO WITHSTAND THEIR OWN WEIGHT, ERECTION FORCES AND LIVE AND DEAD LOADS. DESIGN FOR 24 LBS./SQ.FT. MINIMUM SNOW LOADS AND APPLICABLE WIND LOADS.
4. LUMBER GRADING AGENCY - CERTIFIED BY AISC

5. TRUSS PLATES - IN ACCORDANCE WITH TRUSS PLATE INSTITUTE.
6. CONFORM TO CABO NATIONAL BUILDING CODE/IBFS FOR LOADS AND OTHER GOVERNING LOAD CRITERIA.

7. SHOP DRAWINGS - INDICATE FRAMING SYSTEM, SIZES AND SPACING OF JOISTS, LOADS AND JOIST CHAMBERS, BEARING AND ANCHOR DETAILS, BRIDGING AND BRACING AND FRAMING OPENINGS. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS TO CODE OFFICIAL AS REQUIRED.
8. VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO FABRICATION.

9. INSTALL TRUSSES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AT MAXIMUM SPACING OF 24" O.C.
10. MAINTAIN TRUSSES IN A VERTICAL POSITION DURING ERECTION. AVOID ANY AND ALL RACKING OF TRUSSES.

11. ACCURATELY POSITION TRUSSES AND NAIL IN PLACE.
12. PLACE TRUSSES TRUE TO LINE AND LEVEL.

13. PROVIDE TEMPORARY BRACING TO HOLD TRUSSES IN PLACE UNTIL PERMANENTLY SECURED. SEE PLANS FOR DETAILS.
14. PLACE PERMANENT BRIDGING, BRACING AND ANCHORS TO MAINTAIN TRUSSES STRAIGHT AND IN CORRECT POSITION BEFORE INDUCING LOADS. COORDINATE WITH MANUFACTURER FOR DETAILS.

15. DO NOT FIELD CUT TRUSSES.
16. VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO FABRICATION.

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15. DO NOT FIELD CUT TRUSSES.
16. VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO FABRICATION.

17. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. OWNER WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY OWNER PRIOR TO THE START OF ANY WORK.

8. OWNER RESERVES THE RIGHT TO HIRE OTHER CONTRACTS IN CONNECTION WITH THE WORK OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. HE SHALL NOTIFY OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS INSTRUCTIONS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

10. EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING HIS WORK AS APPLICABLE WORK INDICATED OR REFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN SUBCONTRACTORS COSTS. SAME SHALL APPLY TO GENERAL CONTRACTOR.

11. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS.

12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING AND SPACKLING OF GYPSUM BOARD INSTALLED AS WELL AS PATCHING AND REPAIRING ALL WALLS, CEILING AND CEILING.

13. PROVIDE ACCESS DOORS AS REQUIRED FOR PLUMBING, ELECTRICAL, ETC. AS REQUIRED BY CODE. LOCATION TO BE APPROVED BY ARCHITECT/ENGINEER.

14. PROVIDE EGRESS ACCESS TO ALL ATTIC AND CRAWL SPACES.
15. CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOP BLOCKING IN CEILING AND WALLS AS REQUIRED FOR A COMPLETE INSTALLATION.

16. ALL GYPSUM BOARD PARTIONS SHALL BE PROPERLY BRACED.

17. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO OWNER FOR REVIEW AND APPROVAL. NO WORK SHALL PROCEED UNTIL A SIGNED PROPOSAL IS RETURNED TO THE GENERAL CONTRACTOR.

18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING FIRE RATED WOOD BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED MILLWORK AND EQUIPMENT.

19. ALL WORKMEN PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKMEN IN THEIR RESPECTIVE TRADES.

20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PICKING UP ALL PERMITS FROM THE BUILDING DEPARTMENT.

21. UPON COMPLETION OF OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION. (AIA DOCUMENT 46-104)

22. THE TERMS 'CONSTRUCTION CONTRACTOR', 'GENERAL CONTRACTOR', AND 'CONTRACTOR' SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.

23. GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF CARPET, WOODWORK, FURNITURE, EQUIPMENT, OR OTHER TRADES EMPLOYED BY THE OWNER.

24. THE GENERAL CONTRACTOR SHALL MAINTAIN AN OPERATING CELL PHONE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION.

25. CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY OWNER.

26. GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS AFTER THE INSTALLATION IS COMPLETED AND MAINTAIN CONDITION UNTIL CONTRACT IS COMPLETE.

27. WOOD BASE, HARD WOOD FLOORS, CERAMIC TILES, GRANITE, AND GLAZED MATERIALS SHALL BE THOROUGHLY CLEANED AS REQUIRED BY THE TYPE OR FINISH. PROVIDE INITIAL WAXING OR OTHER SUCH TREATMENTS AS SPECIFIED FOR THE VARIOUS FLOOR FINISHES.

28. WOODWORKING SUBCONTRACTOR SHALL INSPECT THE ALIGNMENT OF ALL GYPSUM BOARD CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER OF ANY CONDITION WHICH WOULD PREVENT HIM FROM PRODUCING SATISFACTORY WORK.

29. WOODWORKING CONTRACTOR SHALL SHIM AND LEVEL ALL CABINETS AS REQUIRED AND SCREEN SECURE ALL COUNTERTOPS TO CABINETS BELOW. COORDINATE INSTALLATIONS WITH EQUIPMENT/OTHERS WHERE NECESSARY.

30. GENERAL CONTRACTOR MUST PROVIDE AND ASSUME ALL COST ASSOCIATED WITH MECHANICAL CONTROLLED INSPECTIONS AND AMENDING AT THE BUILDING DEPT. THE PROFESSIONAL RESPONSIBILITY FOR PROVIDING THE CONTROLLED INSPECTION.

31. GENERAL CONTRACTOR MUST PROVIDE AND ASSUME ALL COST INCLUDING ANY OVERTIME TO MEET THE REQUIREMENTS OF THE SCHEDULE WHICH IS SUBMITTED AND PART OF THE CONTRACT DOCUMENTS.

32. G.C. SHALL BE RESPONSIBLE TO PICK UP THE BUILDING PERMIT AT THE BUILDING DEPARTMENT OFFICES AND PAY ALL OUTSTANDING FEES.

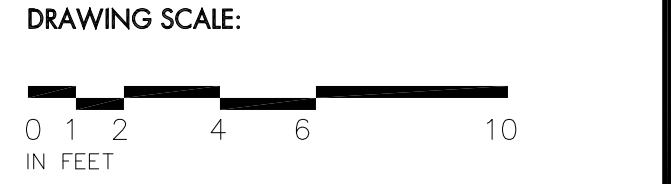
33. FIRE EXTINGUISHERS MUST BE KEPT AT THE JOB SITE DURING CONSTRUCTION.

34. G.C. SHALL BE RESPONSIBLE FOR ALL COST INCURRED FOR DAMAGES BY HIS CONTRACTORS.

35. G.C. SHALL HAVE A COMPETENT SUPERINTENDENT ON THE PREMISES AT ALL TIMES WHEN WORK IS IN PROGRESS.

36. GYPSUM BOARD IN KITCHEN AND BATHROOMS TO BE WATER RESISTANT TYPE.

THE RITTER RESIDENCE
5 EXPLORER COURT
MARLTON, NJ



PROJECT NUMBER: 2023-0040

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CAPPY SABIR PE N.J. LIC NO: 4560800
CAPPY SABIR RA N.J. LIC NO: 21A017418
N.J. CERTIFICATE OF AUTHORIZATION 24GA28114900

Table with 3 columns: No., Revision/Issue, Date. Shows revision history for the drawing.

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Drawing Title: DETACHED GARAGE GENERAL NOTES

Table with 2 columns: Project, Date, Scale. Project: 2023-0040, Date: 09/29/23, Scale: NONE.

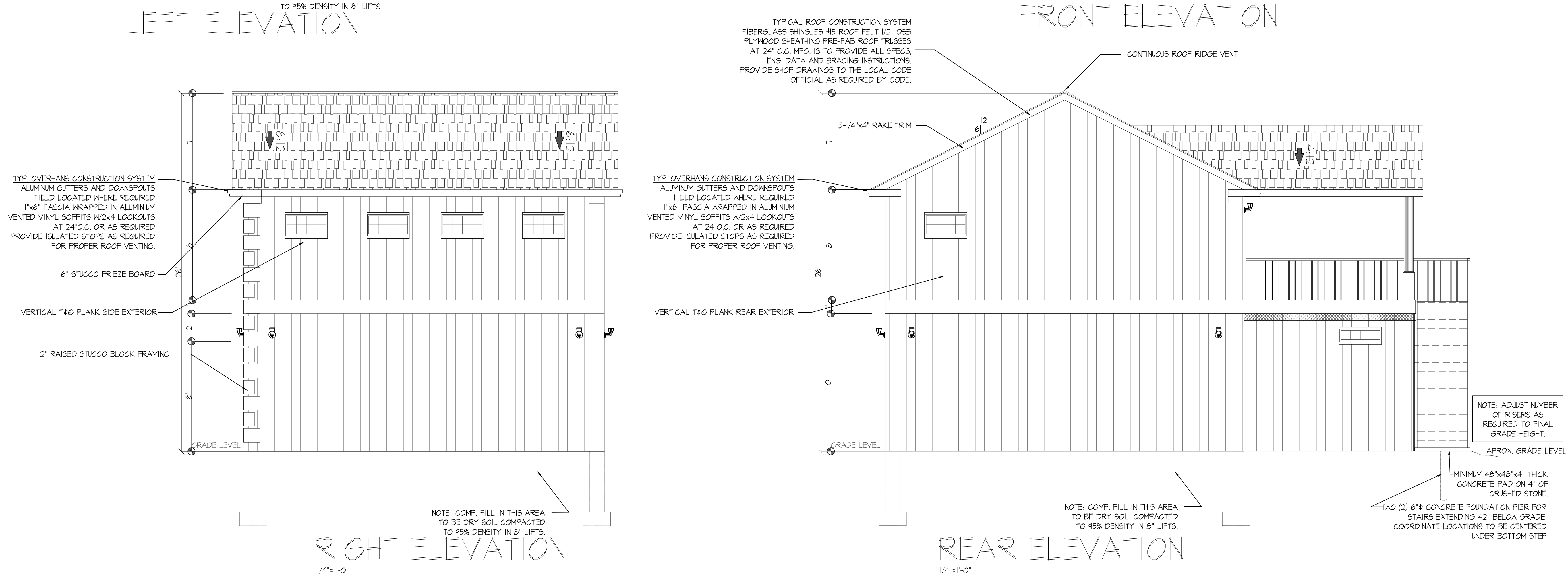
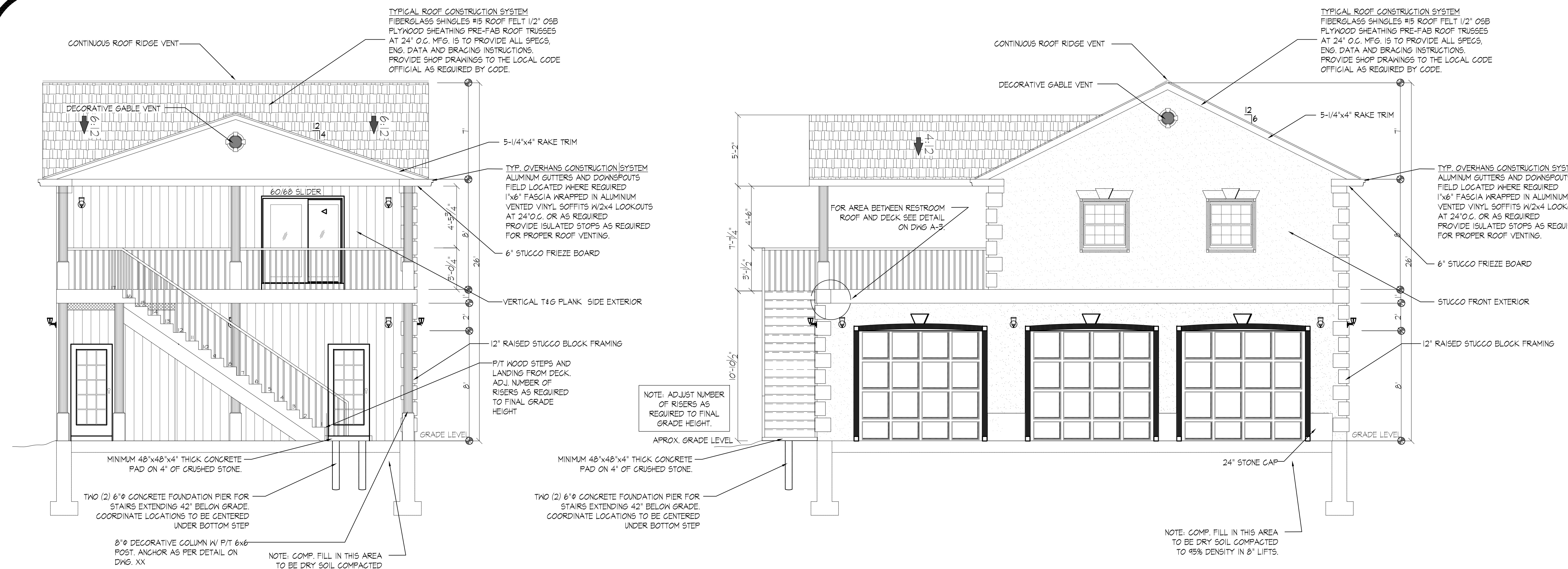
2021 INTERNATIONAL RESIDENTIAL CODE

USE GROUP: R-5
CONSTRUCTION TYPE : 5-B

PROJECT INFORMATION

ADDRESS: 5 EXPLORER COURT MARLTON TOWNSHIP, N.J. 08046
BLOCK 24.24, LOT 73
NJ CODES: BUILDING CODES: UNIFORM CONSTRUCTION CODE/ 2021 INTERNATIONAL RESIDENTIAL CODE/NJ EDITION NJAC 5:23-6; REHABILITATION SUBCODE
FIRE CODE: UNIFORM FIRE CODE
BARRIER FREE SUBCODE: NJAC 5:23-7/ANSI A117.1-2017
ELECTRICAL SUBCODE: 2020 NATIONAL ELECTRICAL CODE
MECHANICAL SUBCODE: 2021 INTERNATIONAL MECHANICAL CODE
PLUMBING SUBCODE: 2021 NATIONAL STANDARD PLUMBING CODE
BARRIER FREE SUBCODE AND ANSI A117.1-2017

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DRAWING SCALE:
0 1 2 4 6 8 10
IN FEET

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No.	Revision/Issue	Date
6	REVISED PER OWNER REQUEST	1/22/24
5	RE-ISSUED FOR PRICING	3/28/24
4	REVISED PER OWNER REQUEST	2/28/24
3	ISSUED FOR PRICING	11/01/23
2	RE-ISSUED FOR REVIEW	10/12/23
1	ISSUED FOR REVIEW	9/29/23

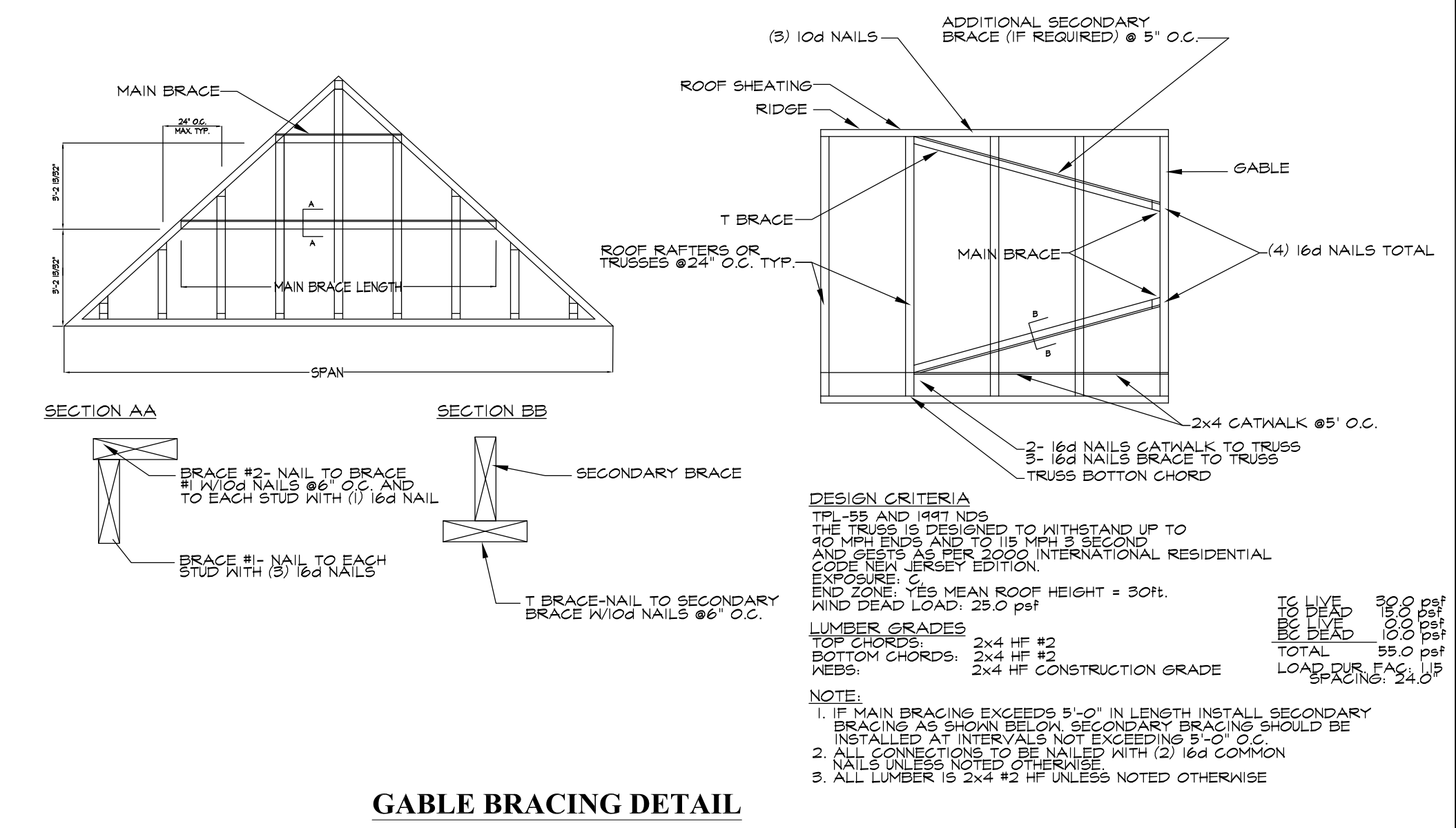
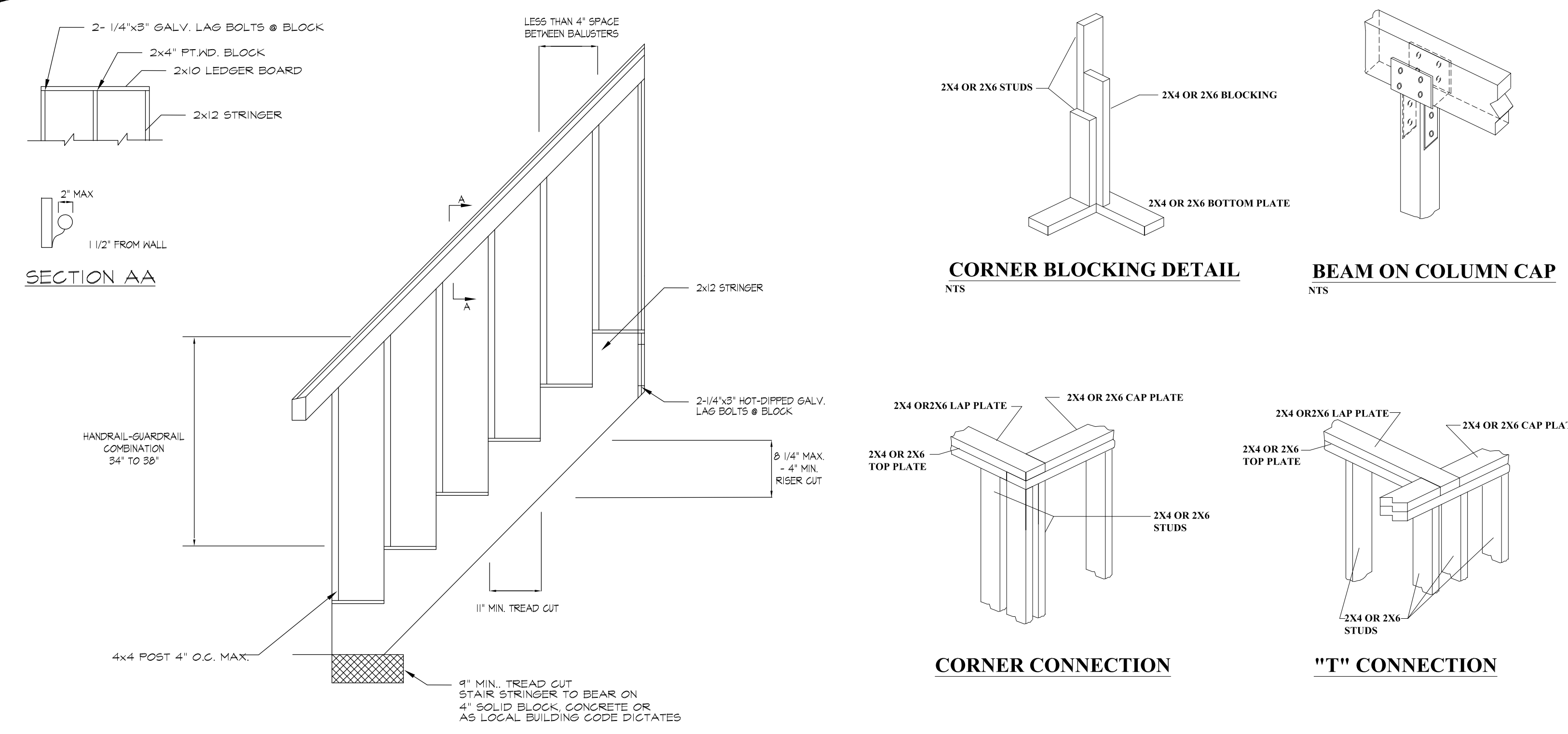
Firm Name and Address
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Drawing Title:
**DETACHED GARAGE
EXTERIOR
ELEVATIONS**

Project	2023-0040	A-2
Date	09/29/23	
Scale	1/4" = 1'-0"	

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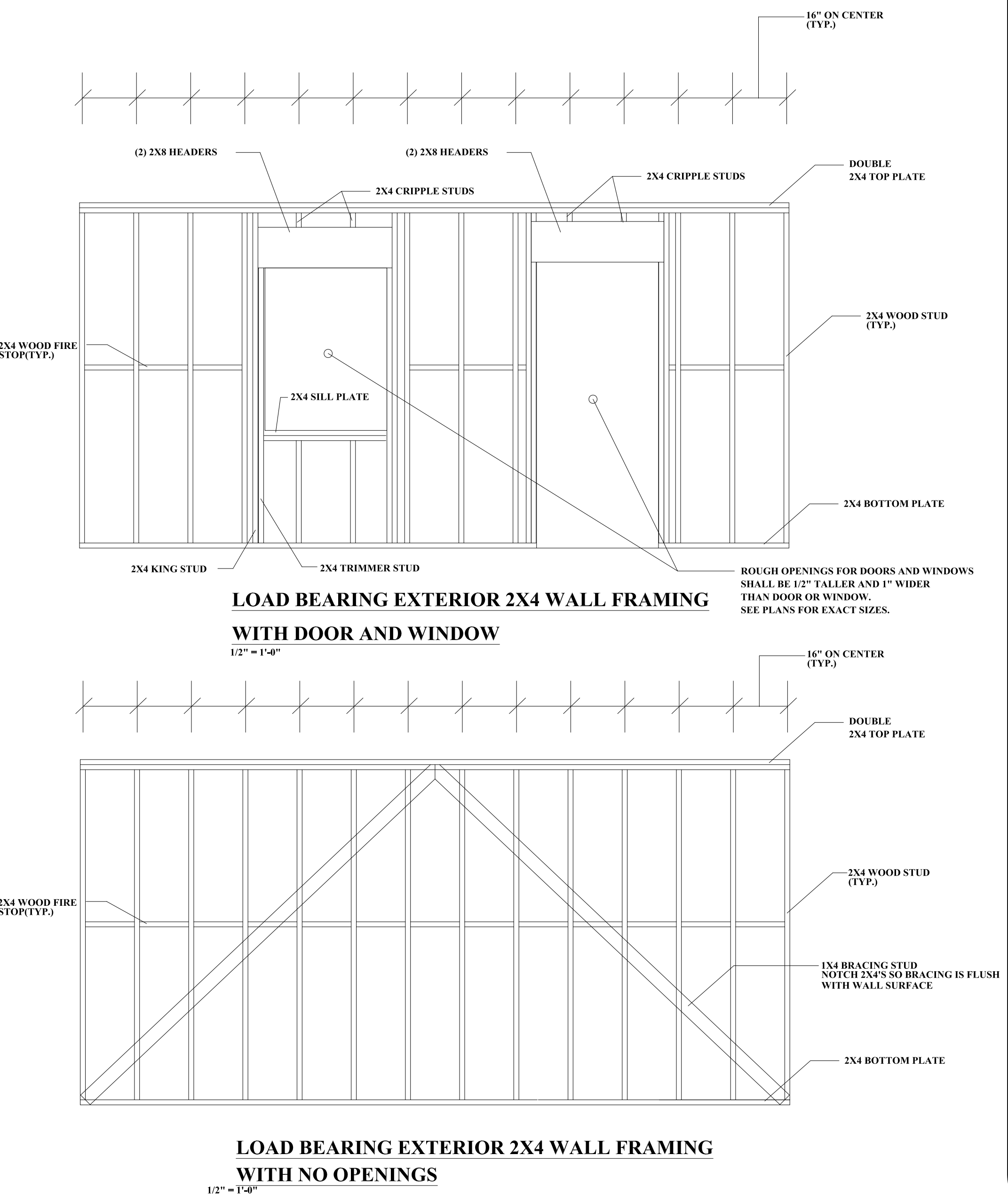
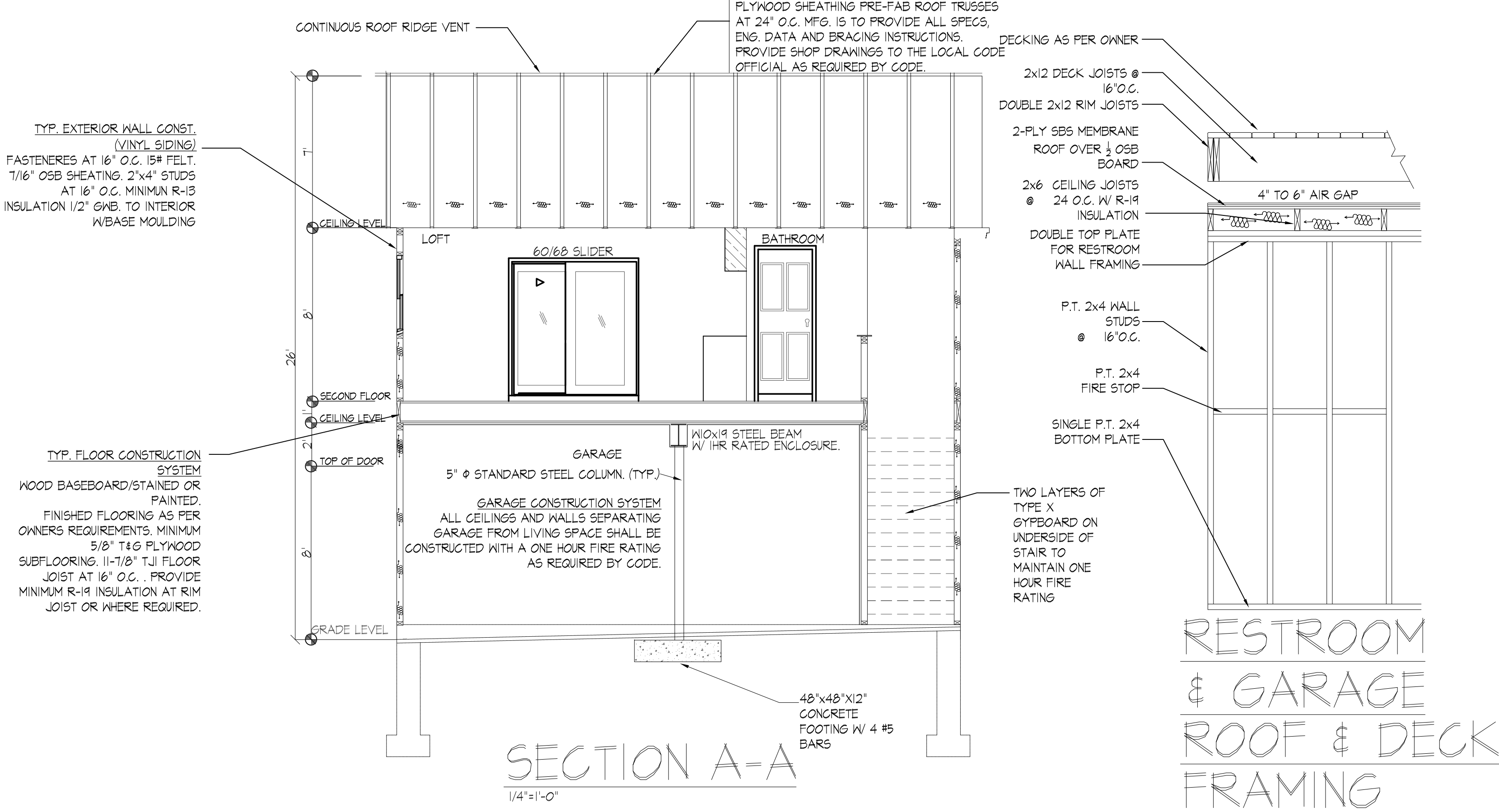
TYPICAL EXTERIOR STAIR DETAIL

COLUMN FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1.0	4'-0" x 4'-0" x 1'-0"	4 #5 EW

LAP AND CAP PLATE OVER TOP PLATE DETAIL FOR LOAD BEARING WALLS

*ALL COLUMNS SHALL BE HIGH STRENGTH STEEL 5"φ x 1/4" THICK WELDED TO A 12" x 12" x 1/2" STEEL PLATE. SEE BASE PLATE DETAIL FOR ANCHORING TO FOOTING.



DRAWING SCALE:
0 1 2 4 6 8 10
IN FEET

PROJECT NUMBER:
2023-0040
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4	REVISED PER OWNER REQUEST	2/28/24
3	ISSUED FOR PRICING	11/01/23
2	RE-ISSUED FOR REVIEW	10/12/23
1	ISSUED FOR REVIEW	4/24/23

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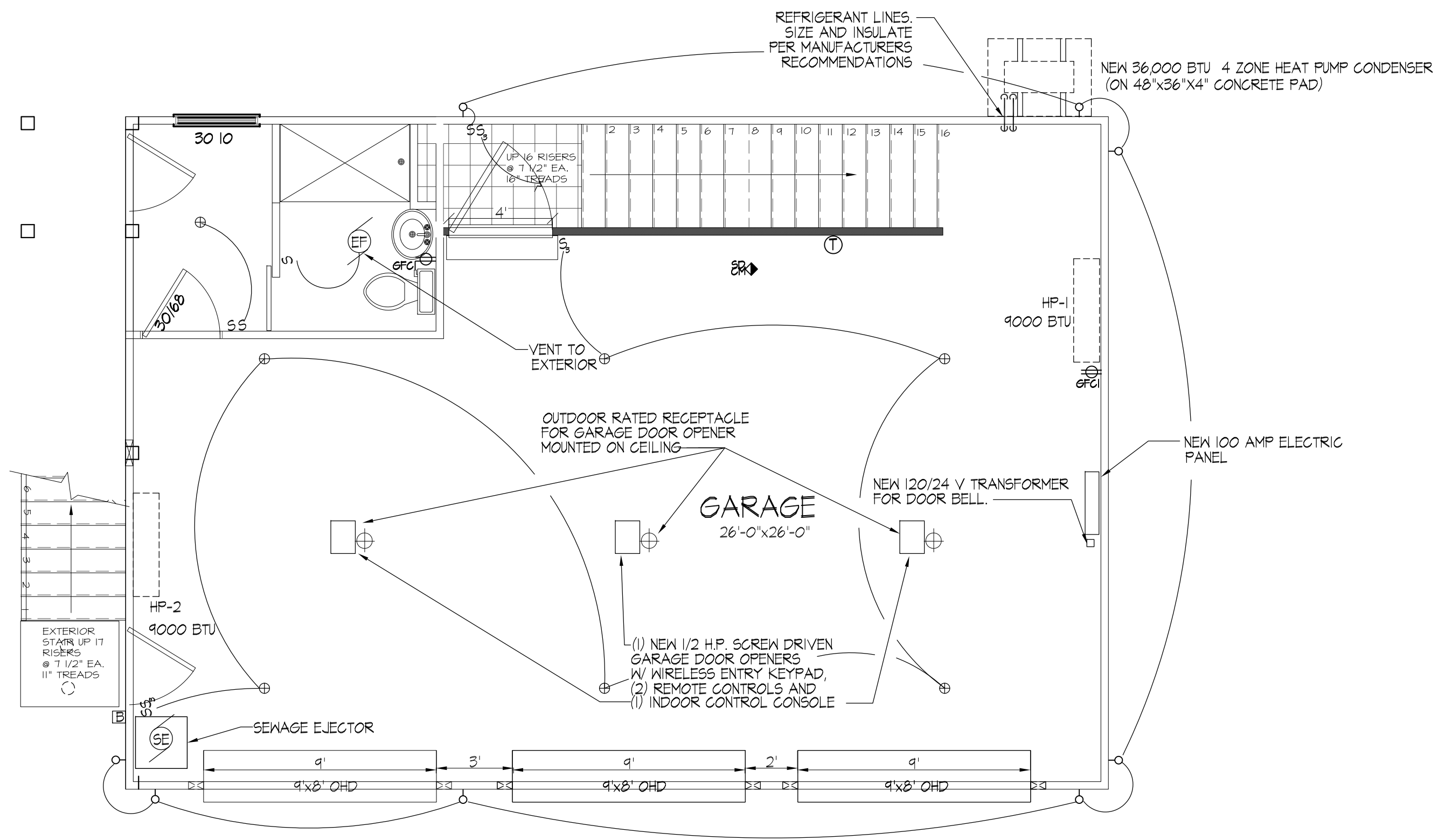
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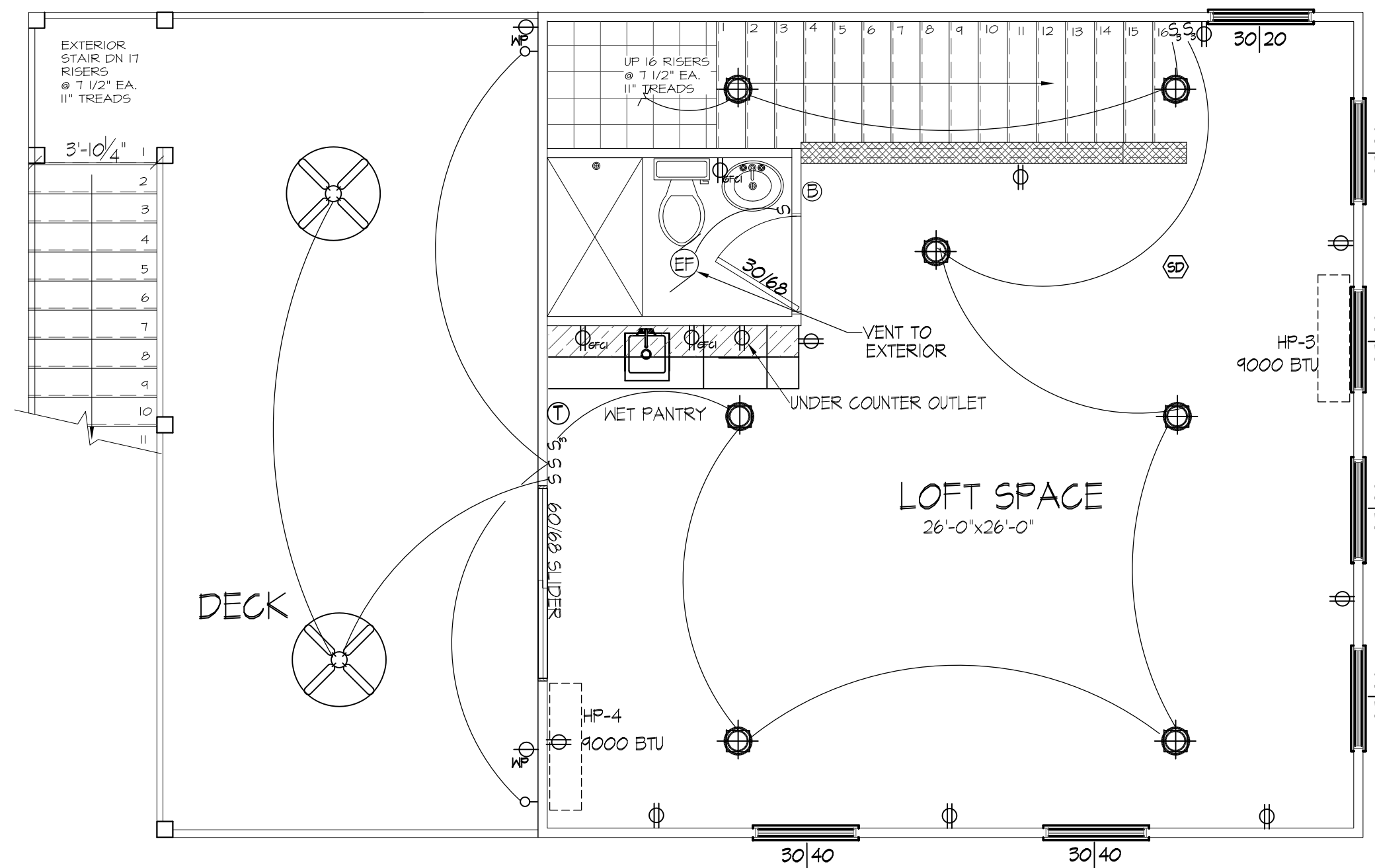
Drawing Title:
DETACHED GARAGE SECTIONS AND DETAILS

Project	2023-0040	A-3
Date	09/29/23	
Scale	AS NOTED	

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GRADE FLOOR MECH AND ELEC PLAN
1/4"=1'-0"



SECOND FLOOR MECH AND ELEC PLAN
1/4"=1'-0"

POWER LEGEND

- ⊕ WALL MOUNTED DUPLEX
- ⊕ WALL MOUNTED DEDICATED DUPLEX
- ⊕ WALL MOUNTED SPECIALTY OUTLET
- ⊕ WALL MOUNTED 240 VOLT RECEPTACLE
- ⊕ GFCI WALL MOUNTED GFCI DUPLEX
- ⊕ WALL MOUNTED SWITCHED DUPLEX
- ⊕ WP WEATHERPROOF OUTDOOR GFCI RECEPTACLE
- ⊕ T WALL MOUNTED THERMOSTAT
- ⊕ H WALL MOUNTED HUMIDISTAT
- S SINGLE POLE SWITCH
- SP PILOT LIGHT SWITCH
- ST TIMER SWITCH
- SS THREE WAY SWITCH
- ⊕ JUNCTION BOX
- ▲ WALL MOUNTED TELEPHONE RECEPTACLE
- ▲ 10/100 ETHERNET JACK
- ⊕ DOOR BELL
- ⊕ DOOR BELL PUSH BUTTON
- ▲ WALL MOUNTED CABLE/MODEM RECEPTACLE
- ⊕ XX HP SEWAGE EJECTOR

LIGHTING LEGEND

- ⊕ OUTDOOR RATED CEILING FAN W/ INTEGRAL LIGHT
- ⊕ RECESSED INCANDESCENT 100 WATT MAX FIXTURE
- ⊕ DECORATIVE SURFACE MOUNTED FIXTURE, 100 WATTS MAX.
- ⊕ DECORATIVE WALL MOUNTED WATERPROOF OUTDOOR FIXTURE, 100 WATT MAX.
- CONTRACTOR GRADE NON-GLOBED INCANDESCENT, 100 WATT MAX.
- ⊕ SD CEILING MOUNTED HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP.
- ⊕ SD CEILING MOUNTED HARD WIRED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP.
- HP WALL MOUNTED CASSETTE TYPE HEAT PUMP
- ⊕ 1/10 HP BATH EXHAUST W/ INTEGRAL LIGHT

TYPICAL ELECTRICAL DRAWING NOTES

1. ALL INDOOR 15 AMP CIRCUITS SHALL BE FED WITH 14/2 NM CABLE.
2. ALL INDOOR 20 AMP CIRCUITS SHALL BE FED WITH 12/2 NM CABLE.
3. ALL EXPOSED CABLING WITHIN GARAGE SHALL BE RUN IN IMC CONDUIT WITH COMPRESSION FITTINGS RATED FOR OUTDOOR USE.
4. OUTDOOR GFCI RECEPTACLES SHALL TERMINATE IN CAST ALUMINUM WEATHER PROOF OUTLET BOXES WITH COMPRESSION FITTINGS.
5. CONTRACTOR SHALL INCLUDE THE INSTALLATION OF ALL ELECTRICAL FIXTURES LABELED AS "SUPPLIED BY OWNER".
6. ALL LIGHT SWITCHES SHOWN IN LIVING AREAS SHALL BE DIMMABLE.
7. ALL LIGHTING SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE.
8. SMOKE DETECTORS SHALL BE INSTALLED AS SHOWN ON EACH LEVEL. ALL DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACKUP IN CASE OF POWER LOSS OR INTERRUPTION OF POWER. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL AREAS AND SHALL BE UL LISTED AND INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
9. CARBON MONOXIDE ALARMS SHALL BE INSTALLED WITHIN THE IMMEDIATE VICINITY, NOT EXCEEDING 10FT, OF ALL BEDROOMS OR SLEEPING AREAS IN ALL DWELLINGS THAT CONTAIN A FUEL BURNING (SOLID, LIQUID, AND/OR GASEOUS) APPLIANCE OR HAVE AN ATTACHED GARAGE. ALARMS SHALL BE MANUFACTURED, LISTED AND LABELED IN ACCORDANCE WITH URL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND FA 720. ALL CARBON MONOXIDE ALARMS SHALL BE BATTERY OPERATED, HARD WIRED OR OF PLUG-IN TYPE.

PANEL NO. GARAGE-1	MOUNTING: SURFACE	1 PHASE	3 WIRE
20 POLES	200AMCB		120/208 VOLTS

GENERAL LIGHTING AND RECEPTACLES - 12/2 AWG NM CABLE SINGLE POLE 20 AMP BREAKER
 INDOOR SECTION OF AC UNIT - 14/2 AWG NM CABLE SINGLE POLE 15 AMP BREAKER
 OUTDOOR SECTION OF AC UNIT - 10/2 AWG NM CABLE DOUBLE POLE 30 AMP BREAKER
 WATER HEATER - 6/3 AWG NM CABLE DOUBLE POLE 60 AMP BREAKER
 SEWAGE EJECTOR - 6/3 AWG NM CABLE DOUBLE POLE 60 AMP BREAKER

THE
RITTER
RESIDENCE
5 EXPLORER COURT
MARLTON, NJ

DRAWING SCALE:



PROJECT NUMBER:

2023-0040

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CAPPY SABIR PE N.J. LIC NO: 4560800
 CAPPY SABIR RA N.J. LIC NO: 21A1017418
 N.J. CERTIFICATE OF AUTHORIZATION 24GA28114900

No.	Revision/Issue	Date
5	REVISED PER OWNER REQUEST	07/22/24
4	RE-ISSUED FOR PRICING	03/28/24
3	ISSUED FOR PRICING	11/01/23
2	RE-ISSUED FOR REVIEW	01/12/23
1	ISSUED FOR REVIEW	04/24/23

Firm Name and Address

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Drawing Title:

DETACHED GARAGE
MECHANICAL
AND ELECTRICAL
PLANS

Project	2023-0040	ME-1
Date	09/29/23	
Scale	1/4" = 1'-0"	

THE
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RESIDENCE
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MARLTON, NJ

DRAWING SCALE:
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IN FEET

PROJECT NUMBER:
2023-0040
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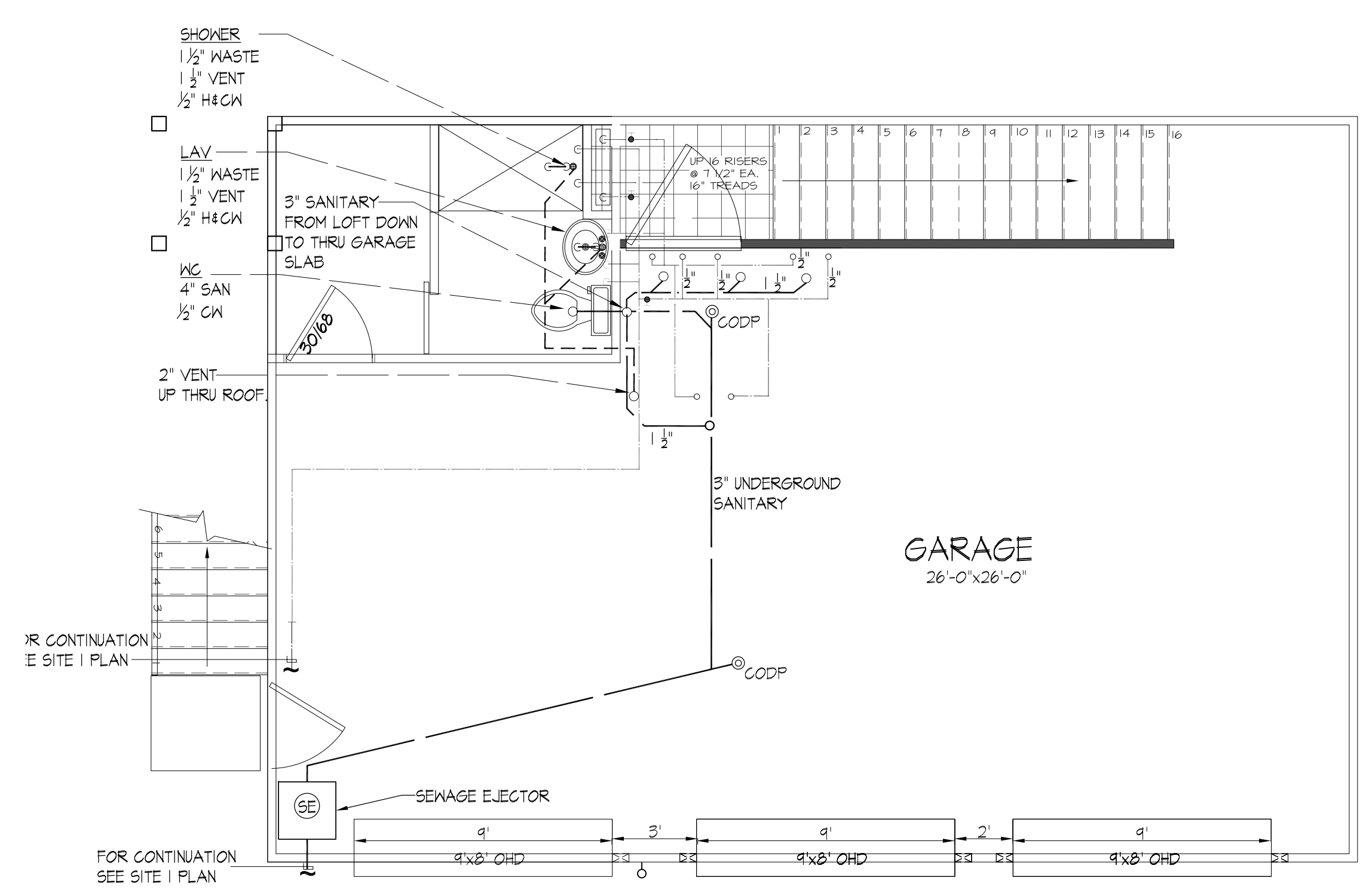
CAPPY SABIR PE N.J. LIC NO: 4560800
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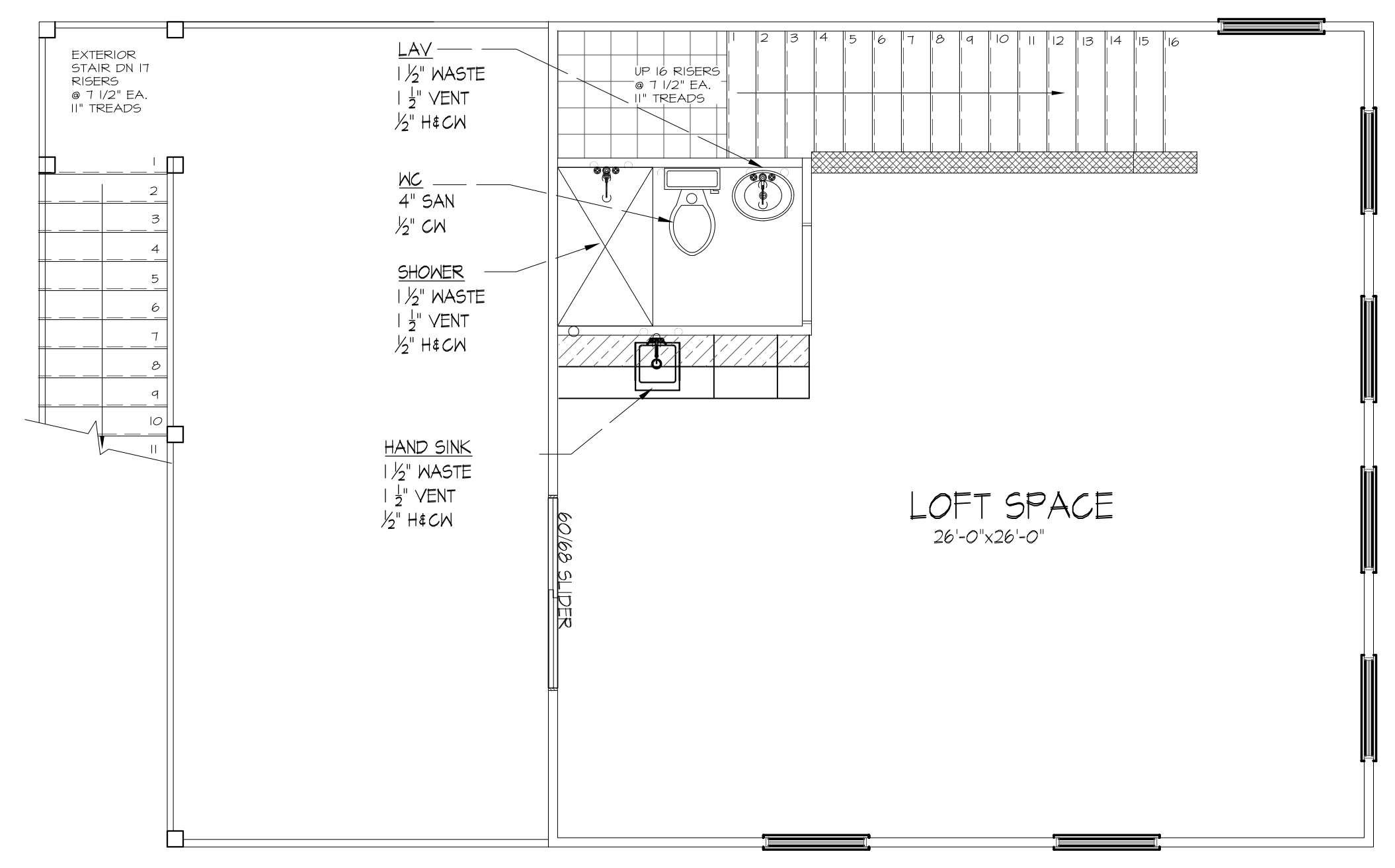
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Drawing Title:
**DETACHED GARAGE
PLUMBING
PLANS**

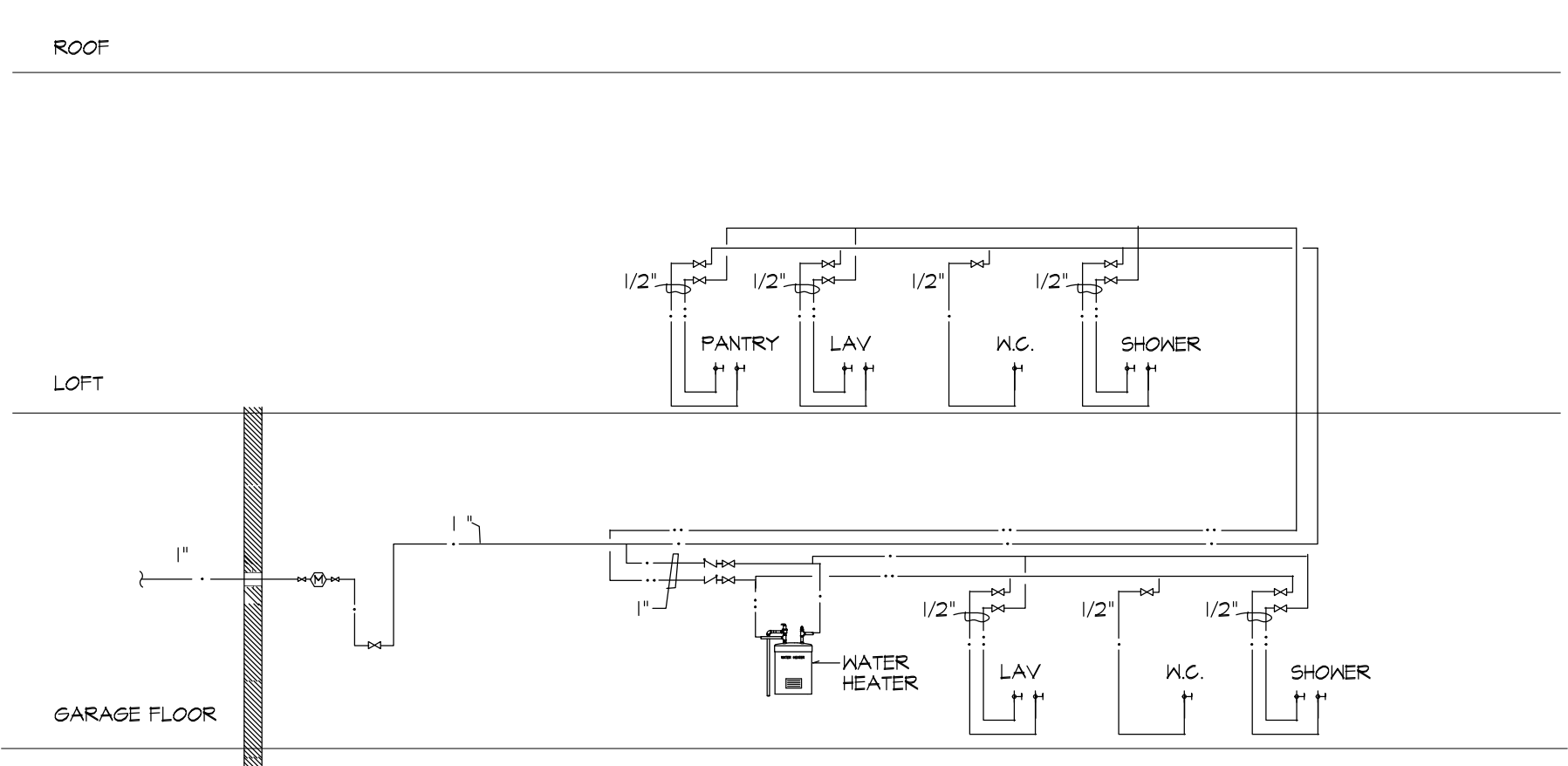
Project	2023-0040	P-1
Date	09/29/23	
Scale	1/4" = 1'-0"	



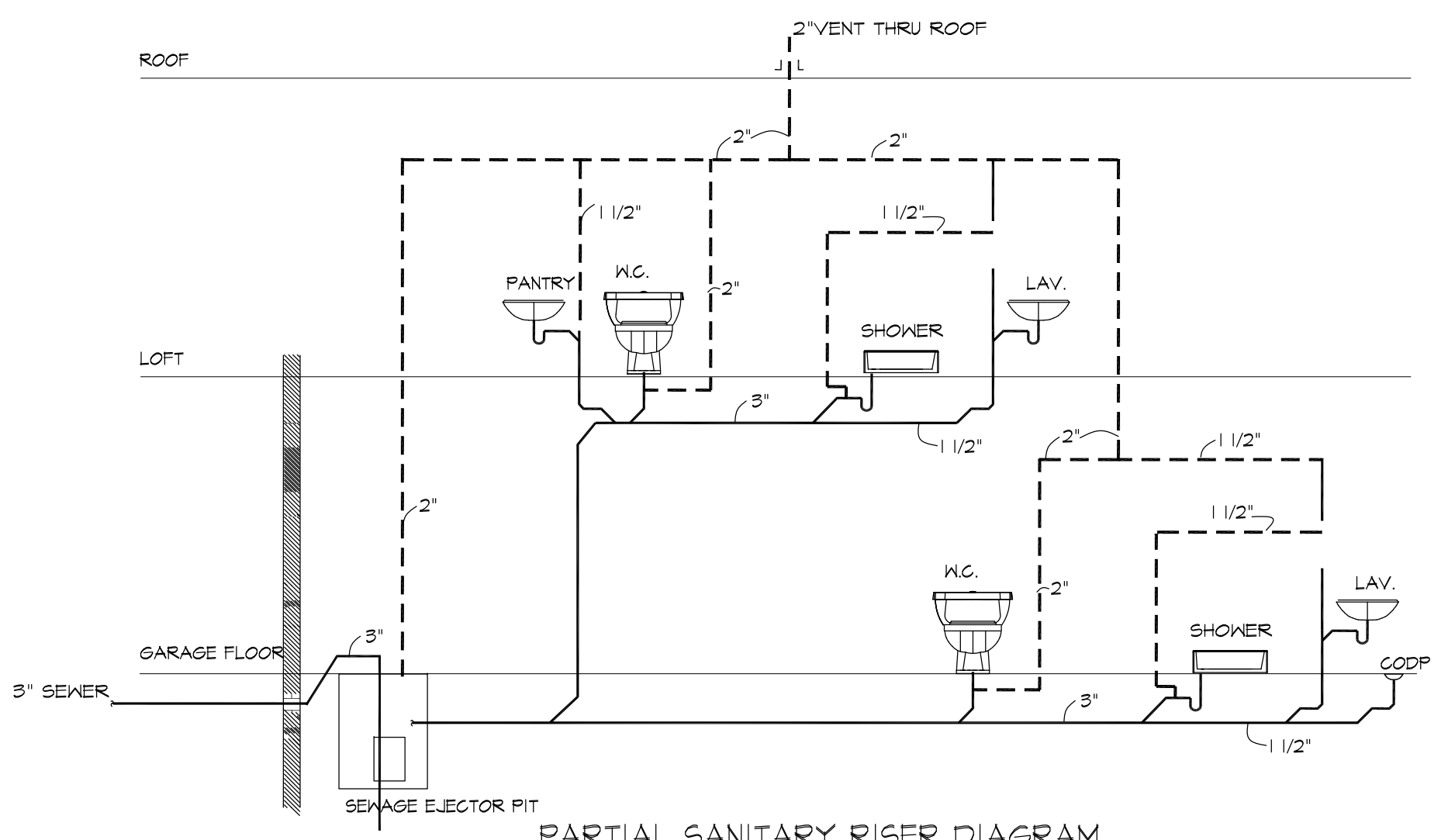
GRADE FLOOR PLUMBING PLAN
1/4"=1'-0"



SECOND FLOOR PLUMBING PLAN
1/4"=1'-0"



PARTIAL DOMESTIC RISER DIAGRAM



PARTIAL SANITARY RISER DIAGRAM

ABBREVIATIONS & SYMBOLS LIST

SYMBOL	ABBREVIATION	DESCRIPTION
---	SAN/W/S	SANITARY/WASTE/SOIL PIPING
---	SAN	SANITARY PIPING ABOVE GRADE
---	V	VENT PIPING
---	CW	COLD WATER PIPING
---	HW	HOT WATER PIPING
⊙	CODP	CLEANOUT DECK PLATE
●		BALL VALVE
⌘	CV	CHECK VALVE

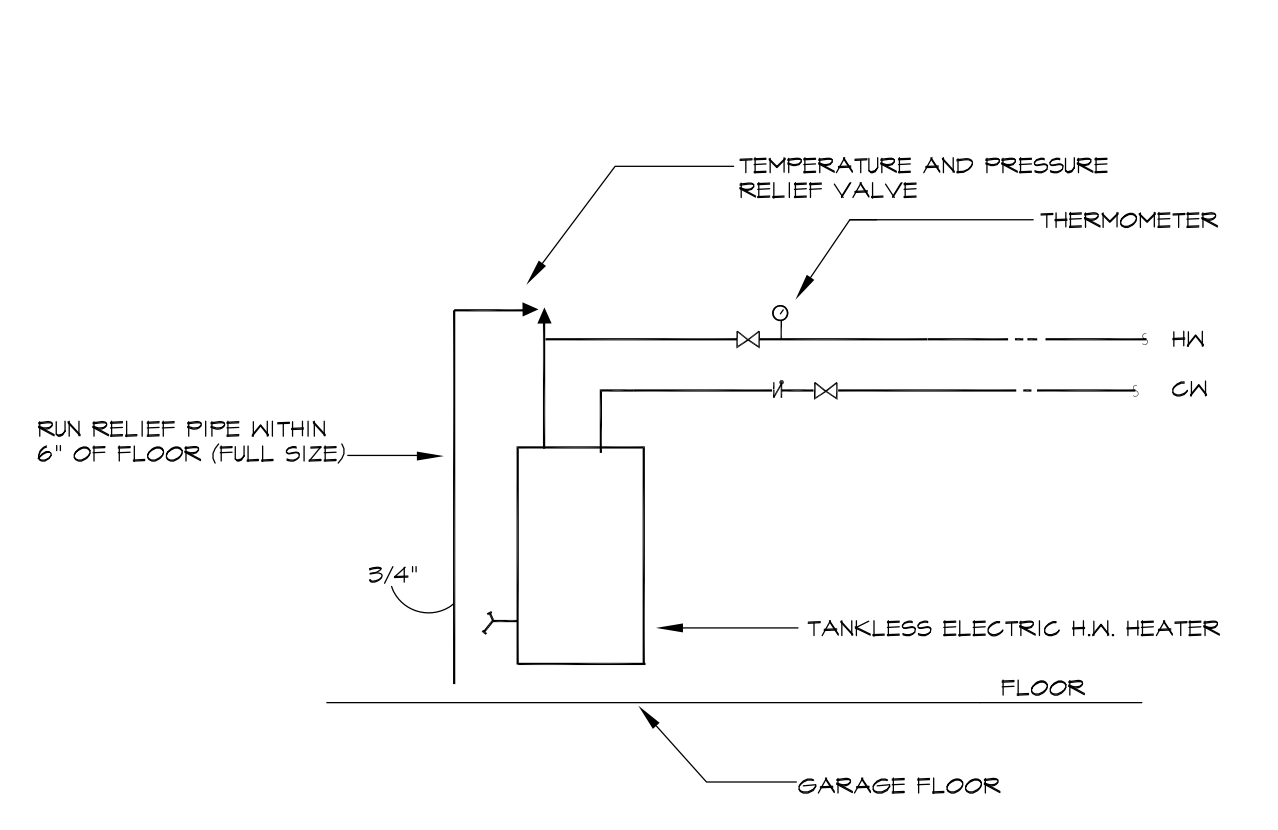
SEWAGE EJECTOR SCHEDULE

TAG	DESIGNATION	No.	GALLONS	GAL./CYCLE	MODEL NO. (BASED ON)	H.P.	DIMENSIONS	VOLTS	PHASE	CYCLE	EFFICIENCY	FACTORY PACKAGE	WEIGHT
SE	SEWAGE EJECTOR	1	70	20	LIBERTY 700 SERIES MODEL 702LE52A	1/2	24 x 36	240	1	60	80%	●	93 LBS

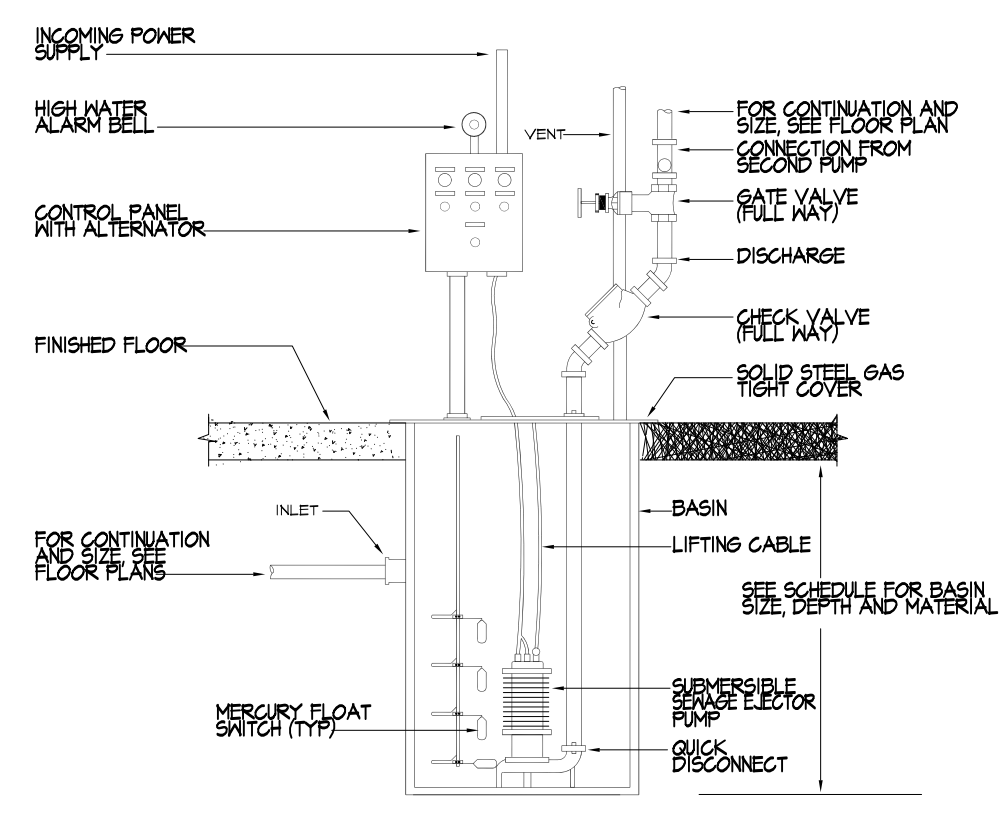
1. PUMPS SHALL BE MAINTENANCE FREE/SELF LUBRICATED TYPE WITH LEAD FREE/BRONZE FITTED CONSTRUCTION.
2. COORDINATE ALL POWER REQUIREMENTS, CONTROLS & CONTROL WIRING WITH THE ELECTRICAL CONTRACTOR.
3. PROVIDE COMPLETE ASSEMBLY INCLUDING PUMP, BASIN, FLOAT AND COVER

ELECTRIC TANKLESS WATER HEATER SCHEDULE

WATER HEATER NO.	LOCATION	MODEL	GALLON CAPACITY	KW INPUT	NUMBER OF ELEMENTS	ELEMENT WATTAGE	VOLTAGE	PHASE	HEIGHT (IN.)	WID (IN.)
WH-1	GARAGE	A0 SMITH C2VA-12IE	-	12	2	6000	240	1	22	15



ELECTRIC HOT WATER HEATER DETAIL
NO SCALE



SEWAGE EJECTOR PUMP DETAIL
NO SCALE

FIXTURE CONNECTION SCHEDULE

FIXTURE	ABBR.	S. OR W.	V.	C/W.	H/W.	S/S
WATER CLOSET	WC	4"	2"	1/2"	--	--
LAVATORY	LAV.	1 1/2"	1 1/2"	1/2"	1/2"	--
SINK	SK.	2"	1 1/2"	1/2"	1/2"	--
BAR SINK	SK.	2"	1 1/2"	1/2"	1/2"	--
SERVICE SINK	SS	3"	1 1/2"	1/2"	1/2"	--
BATHUB	B.T.	1 1/2"	1 1/2"	1/2"	1/2"	--
SHOWER	SH.	2"	1 1/2"	1/2"	1/2"	--
STOVE	ST.	--	--	--	--	3/4"
OVEN	OV.	--	--	--	--	3/4"
DRYER	DRYER	--	--	--	--	3/4"
REFRIGERATOR	REFRIG.	--	--	1/2"	--	--
WASHING MACHINE	WM.	2"	1 1/2"	1/2"	1/2"	--

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