

**GENERAL NOTES - STRUCTURAL**

- ALL WORK SHALL CONFORM TO THE NJ STATE UNIFORM CONSTRUCTION CODE WITH THE LATEST ADDENDUMS AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (NJ EDITION) WITH APPLICABLE STATE AND LOCAL BUILDING CODES, ORDINANCES, AND ZONING REQUIREMENTS IN EFFECT.  
BUILDING USE GROUP: R-5  
BUILDING CONSTRUCTION TYPE: V (UNPROTECTED WOOD FRAMED CONSTRUCTION), NO FIRE SPRINKLER SYSTEM.
- STRUCTURAL LOADS:  
MAIN FLOOR LIVE LOADS: 40 PSF  
SLEEPING AREA FLOOR LIVE LOAD: 30 PSF  
ATTIC FLOOR LIVE LOAD: 20 PSF  
GROUND SNOW LOAD: 30 PSF
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ALL INCONSISTENCIES TO ENGINEER PRIOR TO COMMENCING WORK.
- PROFESSIONAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT SHOWN ON THE CONTRACT DRAWINGS. ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND TO THE SATISFACTION OF THE OWNER.
- DRAWINGS ARE NOT TO BE GRAPHICALLY SCALED.
- PROFESSIONAL CONTRACTOR SHALL MAINTAIN QUALIFIED PERSONNEL WHO HAVE RECEIVED APPLICABLE PRODUCT TRAINING AND ASSOCIATED LABOR FIELD TRAINING.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AS SPECIFIED ON THE CONTRACT DRAWINGS BY TRADE NAME OR OTHERWISE. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND OPERATIONS AND THE SAFETY OF THESE OPERATIONS.
- CONTRACTOR SHALL INVESTIGATE, LOCATE, AND MARK ALL UNDERGROUND UTILITIES AT OR NEAR THE WORK AREA.
- ALL MATERIALS DELIVERED TO THE JOB SITE SHALL BE STORED OFF GROUND AND PROTECTED FROM THE WEATHER.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FROM FACE OF WALL OR OUTSIDE FACE OF MATERIAL BEING DIMENSIONED. DIMENSIONS SHOWN ARE NOMINAL, AND ALL DIMENSIONS DEPENDENT ON EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO COMMENCEMENT OF WORK IF THE DIMENSIONS WILL NOT ALLOW THE WORK TO FOLLOW THE CONSTRUCTION DOCUMENTS.
- TRIMMER JOISTS AND SPACER BLOCKS SHALL BE INSTALLED TO REINFORCE FLOOR FRAMING BELOW ALL PARTITION WALLS.
- SUBGRADE CONDITIONS SHALL BE INVESTIGATED AND FIELD VERIFIED BY A LICENSED SOIL ENGINEER PRIOR TO CASTING FOOTINGS. THE ASSUMED ALLOWABLE BEARING CAPACITY IS 3 KSF. ALL FOOTINGS SHALL BE INSTALLED ON UNDISTURBED VIRGIN SOIL.
- JACKING OPERATIONS TO BRING FLOORS TO A NEAR LEVEL POSITION SHALL BE PERFORMED AT THE DISCRETION OF THE CONTRACTOR. IT IS ASSUMED THAT SOME AESTHETIC CRACKING WILL OCCUR DURING THIS OPERATION.

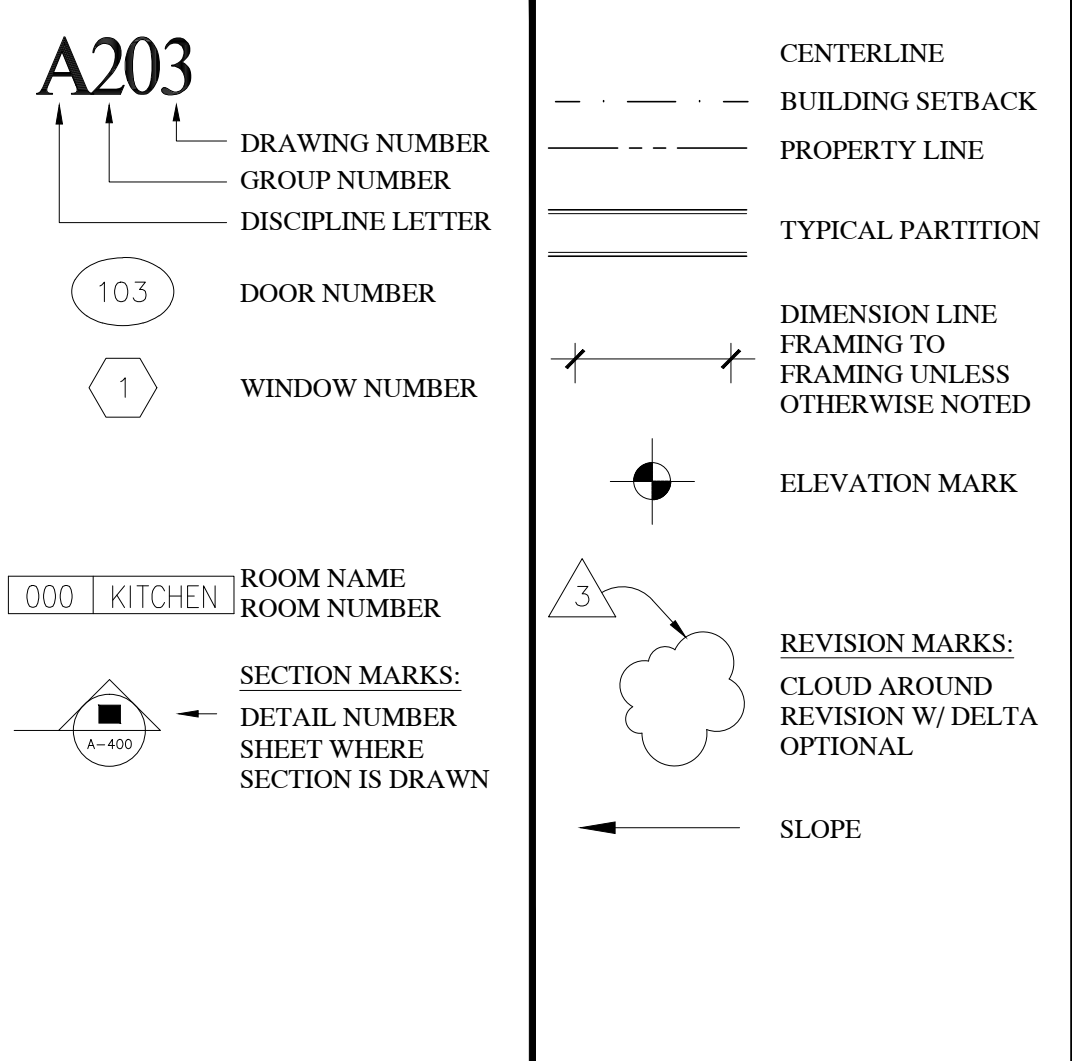
**MATERIAL NOTES:**

- All lumber shall bear official grade or trademark of association under those rules lumber is graded, or shall be accompanied by a Certificate of Inspection, issued by that association, stating that the material complies with Specifications as to species and grade. All lumber shall be well seasoned, sound, and shall have a moisture content not to exceed 15%, unless specified otherwise.
- ALL WOOD FRAMING SHALL BE NO. 2 GRADE OR BETTER WITH A MINIMUM Fb=2,000 PSI AND E=1,600,000 PSI. SOLID WOOD BRIDGING SHALL BE INSTALLED CENTERED IN JOIST SPANS EXCEEDING 8'-0".
- ALL WOOD CONNECTIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE FASTENING SCHEDULE TABLE IN THE I.B.C. CODE, TABLE 2304.9.1.
- ALL EXPOSED WOOD FRAMING SPACES OF FLOOR, CEILING, AND ROOF SHALL BE ADEQUATELY FIREBLOCKED AND DRAFTSTOPPED WITH APPROVED NON-COMBUSTIBLE MATERIALS AS NOTED IN SECTION 716.2.1 OF I.C.C. BUILDING CODE.
- PARALLAM PSL BEAMS SHALL BE MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL. BEAMS SHALL CONFORM TO THE APA-ENGINEERED WOOD REQUIREMENTS AND SHALL HAVE A MINIMUM Fb=2,900 PSI AND E=2,000,000 PSI.
- MICROLAM LVL BEAMS SHALL BE MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL. BEAMS SHALL CONFORM TO THE APA-ENGINEERED WOOD REQUIREMENTS AND SHALL HAVE A MINIMUM Fb=2,600 PSI AND E=1,900,000 PSI.
- TRUS JOIST TAPRO FLOOR JOISTS, RIM BOARDS, AND PARALLAMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
- HEADERS ABOVE SINGLE DOOR AND WINDOW OPENINGS SHALL BE COMPRISED OF 2-2X8S UNLESS OTHERWISE NOTED. HEADERS ABOVE DOUBLE WINDOW OPENINGS SHALL BE COMPRISED OF 2-2X10S UNLESS OTHERWISE NOTED.
- FRAMING CONNECTORS AND TIES SUCH AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL SHALL BE USED TO REINFORCE FLOOR JOIST/HEADER BEAM CONNECTIONS AND RAFTERTOP PLATE CONNECTIONS. FRAMING CONNECTORS SHALL BE GALVANIZED AS PER ASTM A653, AND INSTALLED AS PER MANUFACTURER'S REQUIREMENTS.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRESS OF 3,500 PSI IN 28 DAYS. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33.
- STEEL REINFORCING SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND SHALL CONFORM TO ASTM A615 GRADE 60. MINIMUM SPLICE LENGTH IS 40 BAR DIAMETERS UNLESS NOTED OTHERWISE. FURNISH AND INSTALL REBAR GROUNDING AND BONDING CLAMP AND GROUND WIRE SIZED AS REQUIRED AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND D.C.A. BULLETIN 2-02.
- WELDED WIRE FABRIC SHALL CONFORM TO REQUIREMENTS OF ASTM A496 AND A497 FOR DEFORMED WELDED WIRE FOR CONCRETE REINFORCEMENT.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90. LAY MASONRY UNITS IN A RUNNING BOND PATTERN, AND CUT JOINTS FLUSH. MASONRY MORTAR SHALL BE TYPE M MORTAR, NON-STAINING CONFORMING TO ASTM C270. FILL ALL JOINTS WITH MORTAR AS UNITS ARE LAID. FULL HEAD JOINTS.
- TOP AND BOTTOM COURSES OF CMU BLOCK WALLS SHALL BE FILLED SOLID. A MINIMUM OF FOUR CELLS OF CMU SHALL BE FILLED SOLID TO THE FOOTING BELOW GIRDER BEARING LOCATIONS. ALL CORNER BLOCKS SHALL BE FILLED SOLID.
- INSTALL DURORWALL HORIZONTAL REINFORCEMENT IN ALTERNATE BLOCK COURSES. CMU WALLS SHALL BE BONDED TOGETHER AT INTERSECTIONS.
- CEMENT GROUT TO BE USED TO FILL CONCRETE MASONRY BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRESS OF 4,000 PSI IN 28 DAYS. COURSE GROUT SHALL BE MANUFACTURED WITH FINE AND COURSE AGGREGATES IN ACCORDANCE WITH ASTM C404. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150, TYPE I, II, OR III. MIXING SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- SHORING AND BRACING OF FOUNDATION WALLS SHALL BE EMPLOYED UNTIL FULL DEAD LOAD OF BUILDING IS APPLIED TO WALLS.
- PROTECT NEWLY LAID MASONRY FROM EXPOSURE TO PRECIPITATION, EXCESS DRYING, FREEZING, SOILING, AND OTHER HARMFUL ELEMENTS.
- TWO COATS OF BITUMINOUS DAMPPROOFING MATERIAL SHALL BE APPLIED TO THE EXTERIOR OF THE FOUNDATION WALL FROM THE TOP OF THE FOOTING TO 4' BELOW GROUNDLINE.
- STEEL LALLY COLUMNS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A53, GRADE B.
- STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
- ALL STEEL BOLTS SHALL CONFORM TO ASTM A307. Nuts shall conform to the requirements of ASTM A563. Washers shall conform to the requirements of ASTM F436. All bolts, nuts and washers used as exterior connections shall be galvanized in accordance with ASTM A153.
- BACKFILL AND COMPACTION AGAINST FOUNDATION WALL SHALL BE DEBRIS FREE MATERIAL AND PLACED AND COMPACTED IN 8" LIFTS. BACKFILL TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557. CARE MUST BE TAKEN NOT TO DAMAGE DAMPPROOFING, WATERPROOFING, AND CMU WALLS.
- ALL BUILDING MATERIALS SHALL BE DISPOSED IN A PROPER AND ACCEPTABLE MANNER.
- ADEQUATE TEMPORARY SUPPORTS SHALL BE CONSTRUCTED ADJACENT TO LOCATIONS OF BEARING WALL REMOVALS.
- THE WALL BETWEEN THE GARAGE AND THE LIVABLE AREA, AND THE GARAGE EXTERIOR LOAD BEARING WALLS SHALL BE PROVIDED WITH ONE LAYER OF 5/8" THICK TYPE X GYPSUM WALLBOARD ON THE GARAGE SIDE OF THE WALLS. THE WALLBOARD SHALL BE INSTALLED AT RIGHT ANGLES TO EACH SIDE OF THE STUD WITH 1-1/4" DRYWALL SCREWS OR NAILS AT 12" 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 SPACKLED WITH ONE COAT OF SPACKLE MINIMUM. INSULATION MAY BE INSTALLED IN THE FLOOR/CEILING ASSEMBLY.
- THE FLOOR/CEILING ASSEMBLY BELOW LIVABLE AREAS SHALL BE PROVIDED WITH TWO LAYERS OF 5/8" THICK TYPE X GYPSUM WALLBOARD ON THE GARAGE SIDE OF THE CEILING. THE BASE LAYER SHALL BE INSTALLED AT RIGHT ANGLES TO THE JOISTS WITH 1-1/4" MINIMUM DRYWALL SCREWS OR NAILS AT 24" ON CENTERS. THE FACE LAYER SHALL BE INSTALLED AT RIGHT ANGLES TO JOISTS WITH 1-1/8" MINIMUM DRYWALL SCREWS OR NAILS AT 12" ON CENTERS. THE FACE LAYER JOINTS SHALL BE OFFSET FROM THE BASE LAYER JOINTS BE A MINIMUM OF ONE JOIST BAY. THE JOINTS OF THE FACE LAYER SHALL BE TAPED WITH A MINIMUM OF ONE LAYER OF SPACKLE. INSULATION MAY BE INSTALLED IN THE FLOOR/CEILING ASSEMBLY.
- ALL FLOOR SHEATHING SHALL BE 1/2" TONGUE AND GROOVE CD FLOOR SHEATHING, AND SHALL BE INSTALLED CONTINUOUSLY OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS.

**DRAWING INDEX**

- L-100 SITE PLAN, PROJECT DATA, DRAWING INDEX, SYMBOLS.
- A-100 BASEMENT PLAN
  - A-101 1ST FLOOR DEMO AND FLOOR PLAN
  - A-102 2ND FLOOR DEMO AND FLOOR PLAN
  - A-103 ATTIC AND ROOF PLAN
  - A-201 EXTERIOR ELEVATIONS
  - A-301 WALL SECTIONS AND DETAILS (NOT ISSUED)
  - PG-100 PLUMBING AND GAS RISER DIAGRAMS (NOT ISSUED)

**DRAWING SYMBOLS**

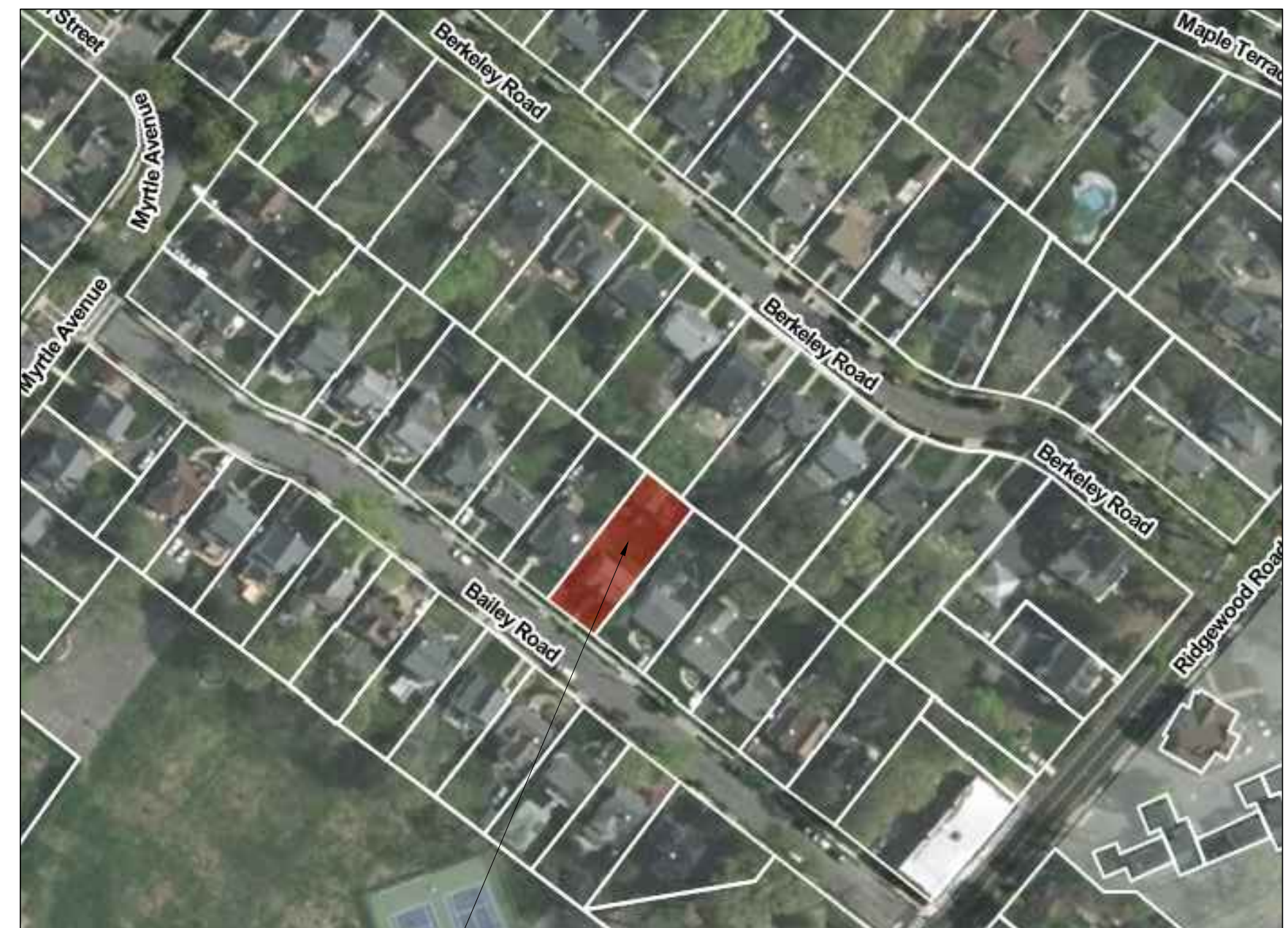


**BUILDING STATISTICS 19 BAILEY MOFFITT RESIDENCE**

LOT SIZE 6650 SQF  
FAR ALLOWED: 36% X 6657 = 2394 SQF

**FLOOR AREA CALCULATION (SQF)**

	EXISTING	PROPOSED	INCREASE
1ST FL (SQF)	850	1167	317
2ND FL (SQF)	800	1117	317
TOTAL 1ST AND 2ND FLOOR	1650	2284	634
EXISTING TWO CAR GARAGE	315	315	
TOTAL FLOOR AREA	1965	2599	
FAR	29.5%	39%	



PROPOSED PROJECT LOCATION:  
BLOCK 211, LOT 10  
THE TOWNSHIP OF MILLBURN

**VICINITY MAP**

NO SCALE

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No.	ISSUE	DATE
3	FOR VARIANCE APPLICATION	2020/12/04
2	FOR DENIAL LETTER	2020/11/18
1	SCHEMATIC DESIGN	2020/10/26

**MOFFITT RESIDENCE**  
AT 19 BAILEY ROAD  
MILLBURN, NJ

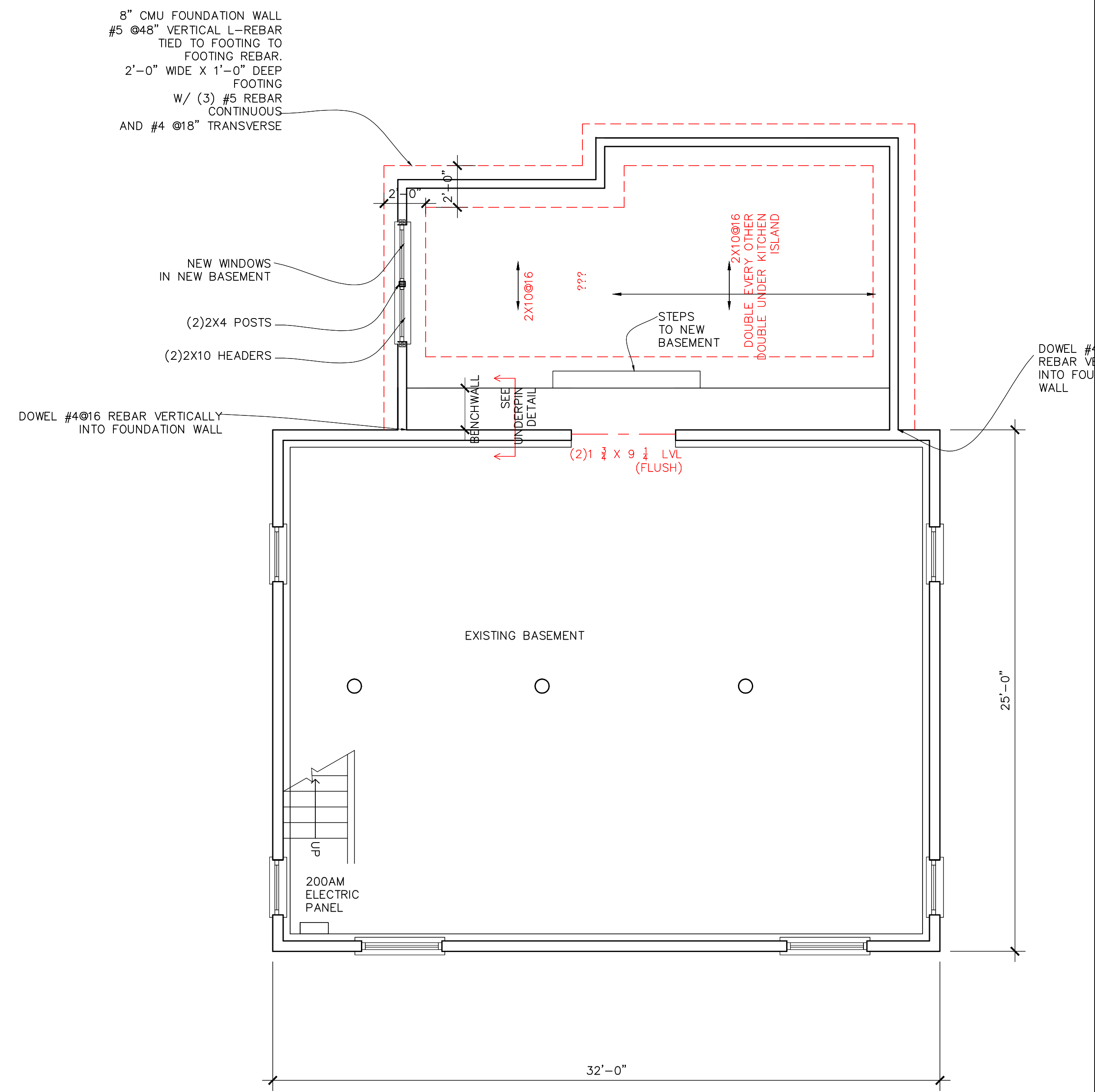
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**SITE PLAN**

Date
CAD File No.
Scale
AS NOTED

Drawing No. **L100**



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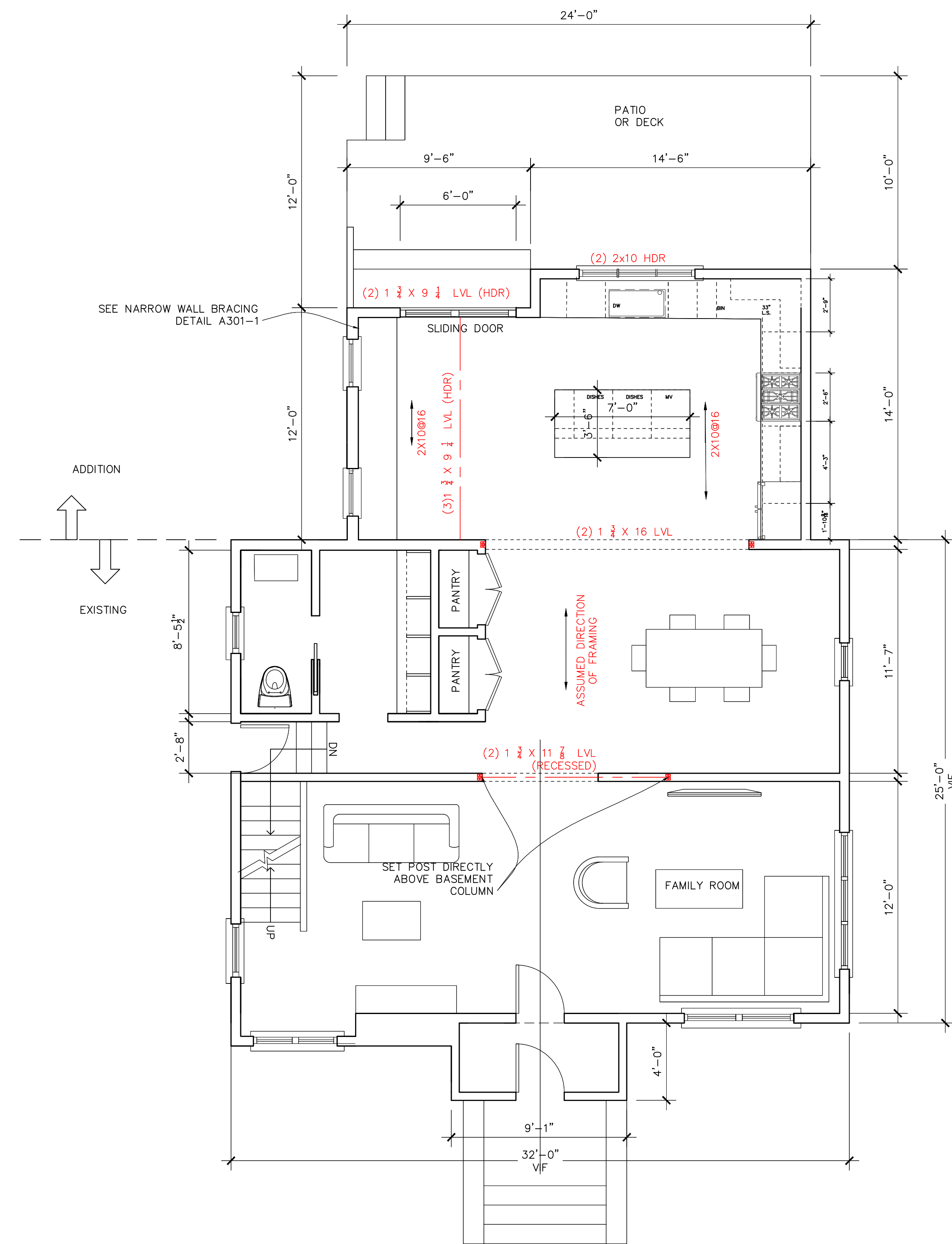
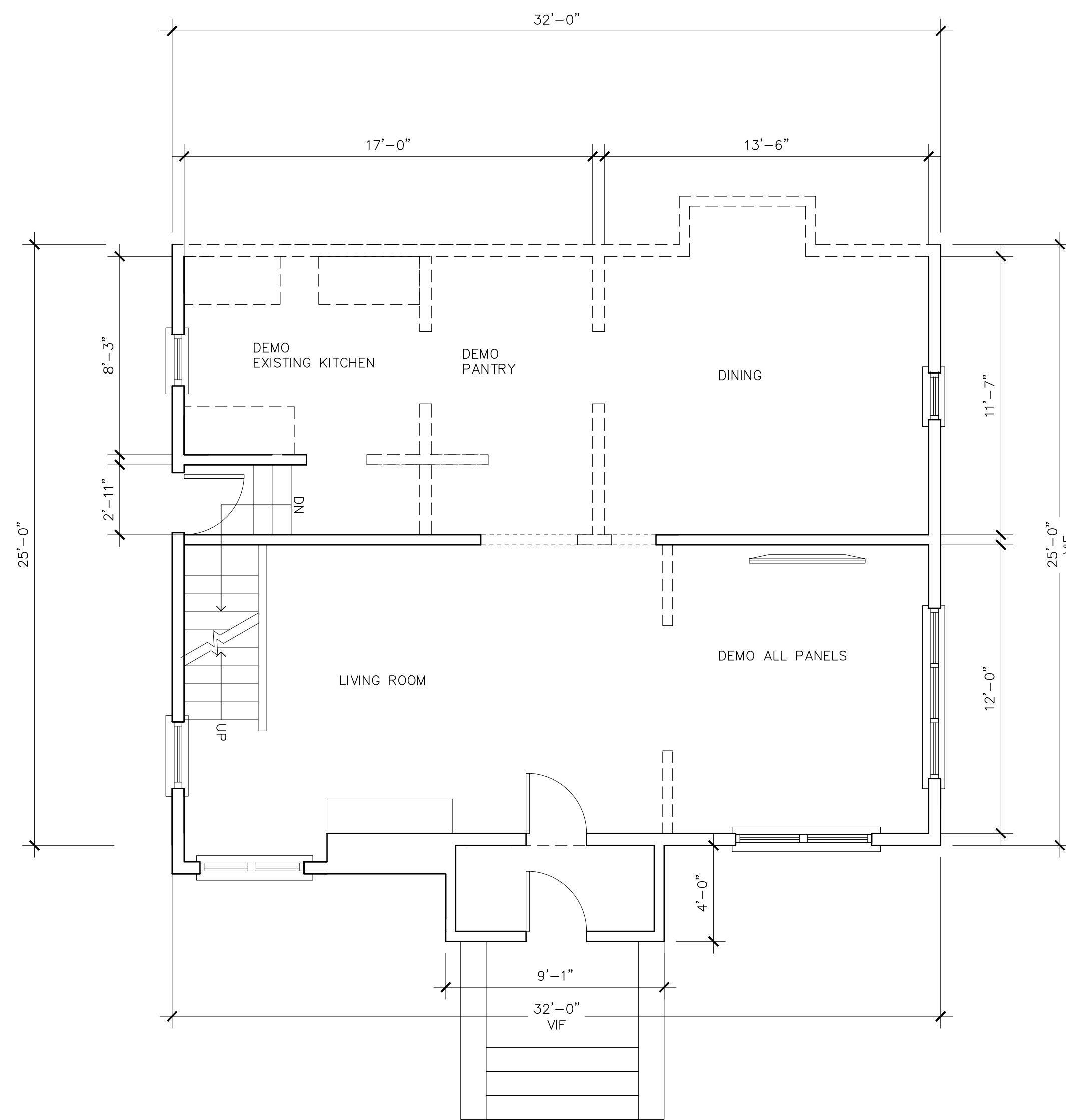
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**SGARA ENGINEERING INC.**  
 15 WOODBINE ROAD, FLORHAM PARK  
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BASEMENT PLAN	
Date	
CAD File No.	Scale
	1/4"=1'-0"
Drawing No.	

**A100**

1 BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"



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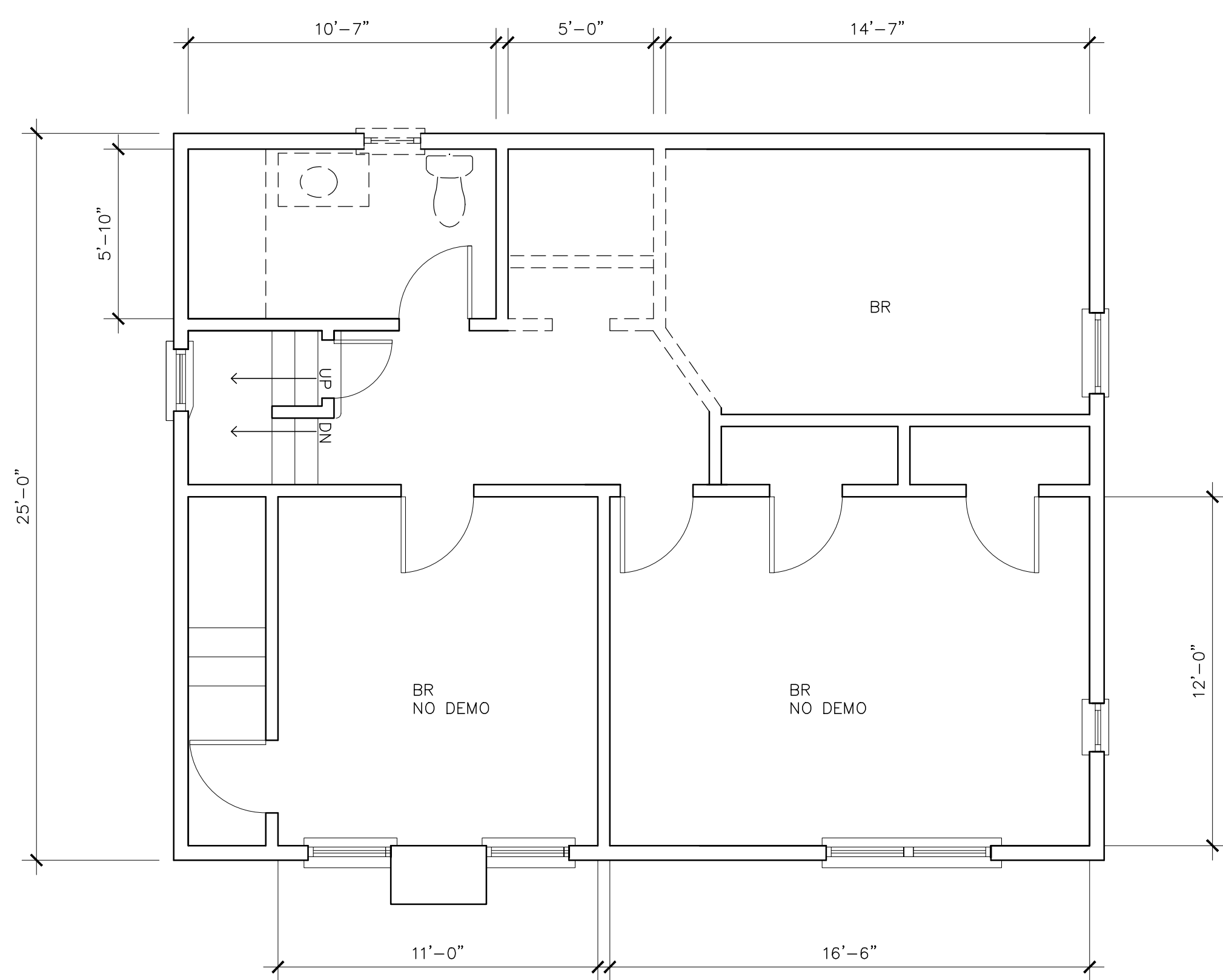
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FLOOR PLANS	
1ST FL	
CAD File No.	Date
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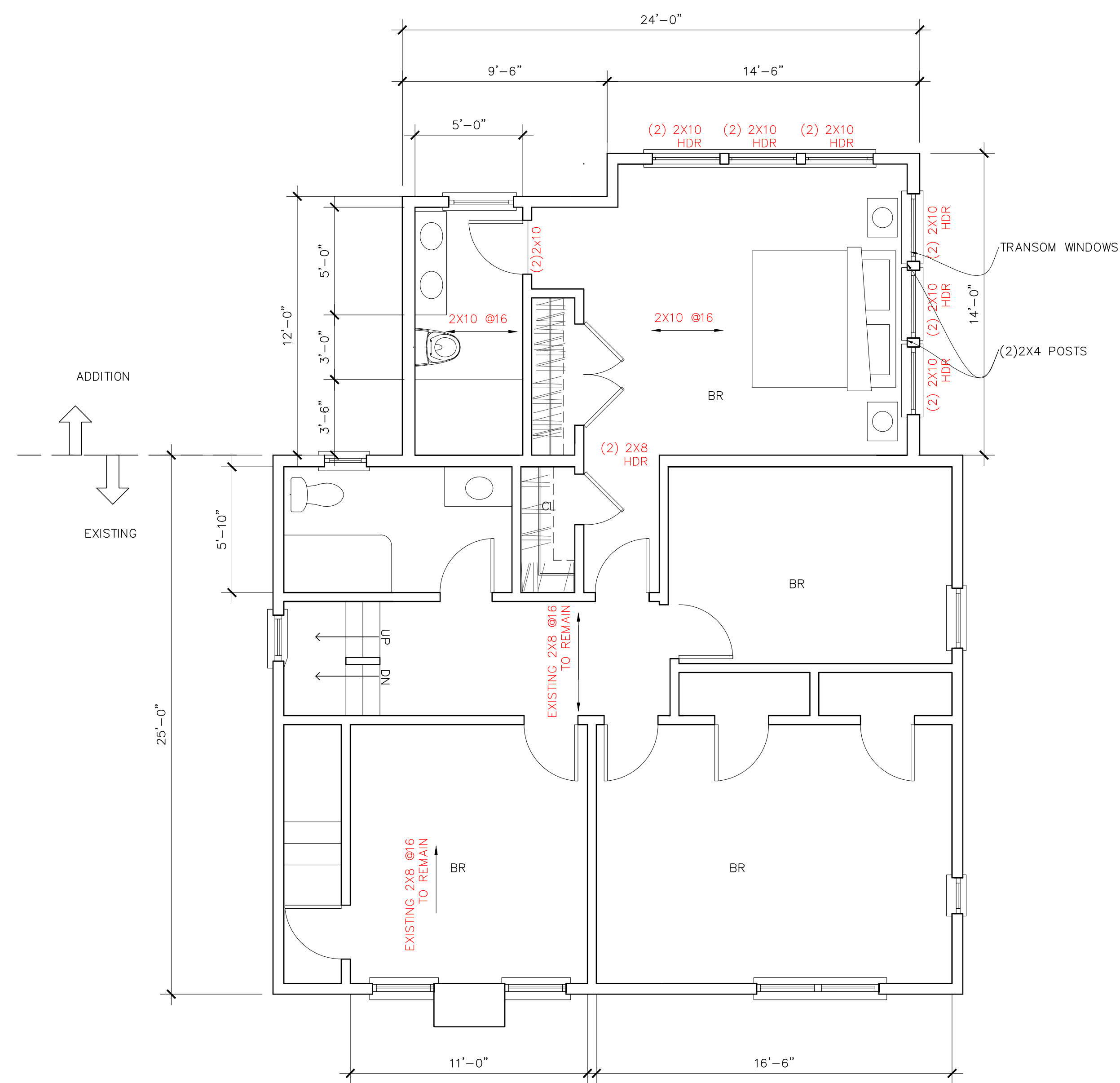
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2 1SR FL DEMO  
SCALE: 1/4" = 1'-0"

1 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 2ND FLOOR EXISTING/DEMO PLAN  
SCALE: 1/4" = 1'-0"



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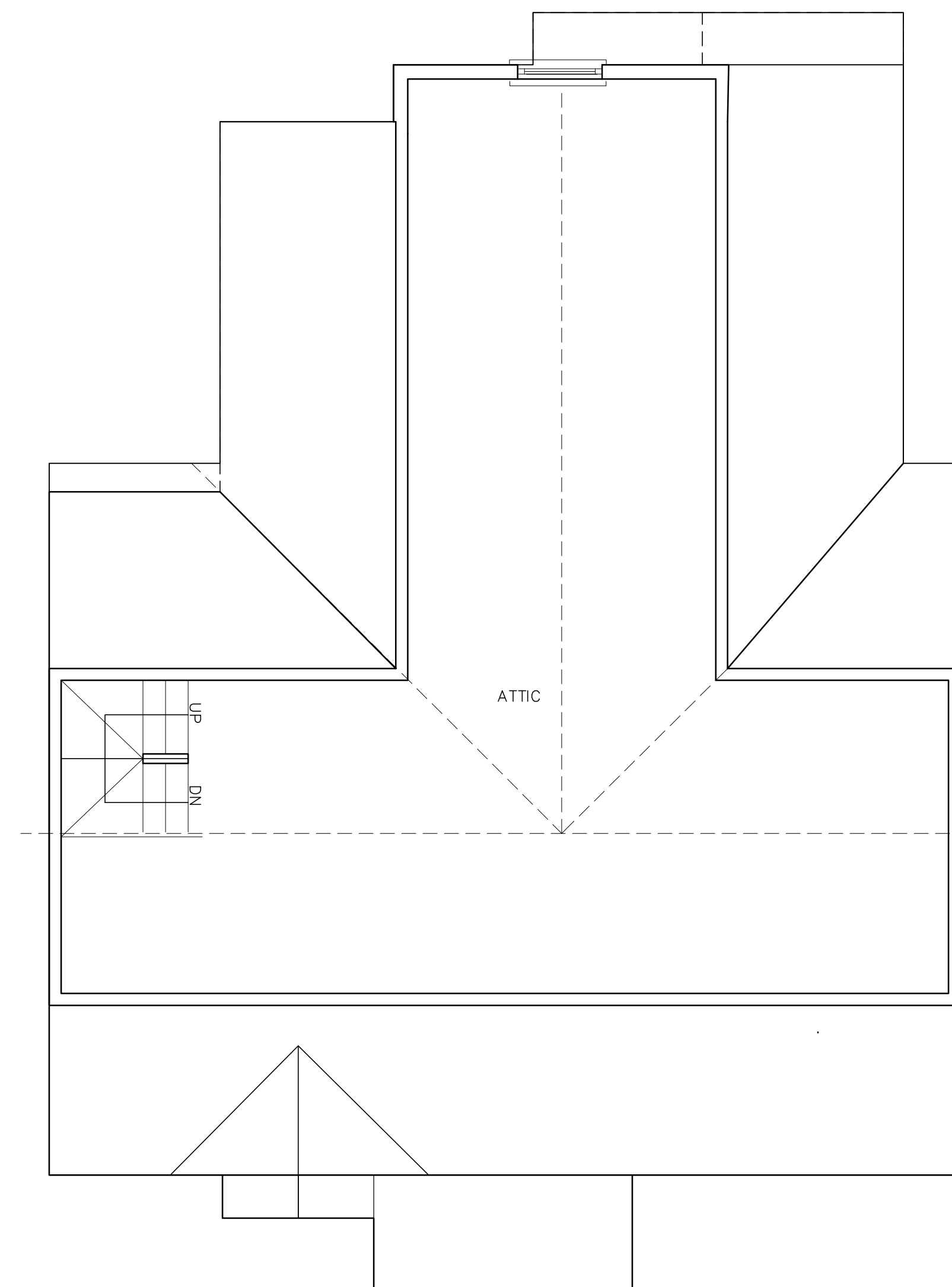
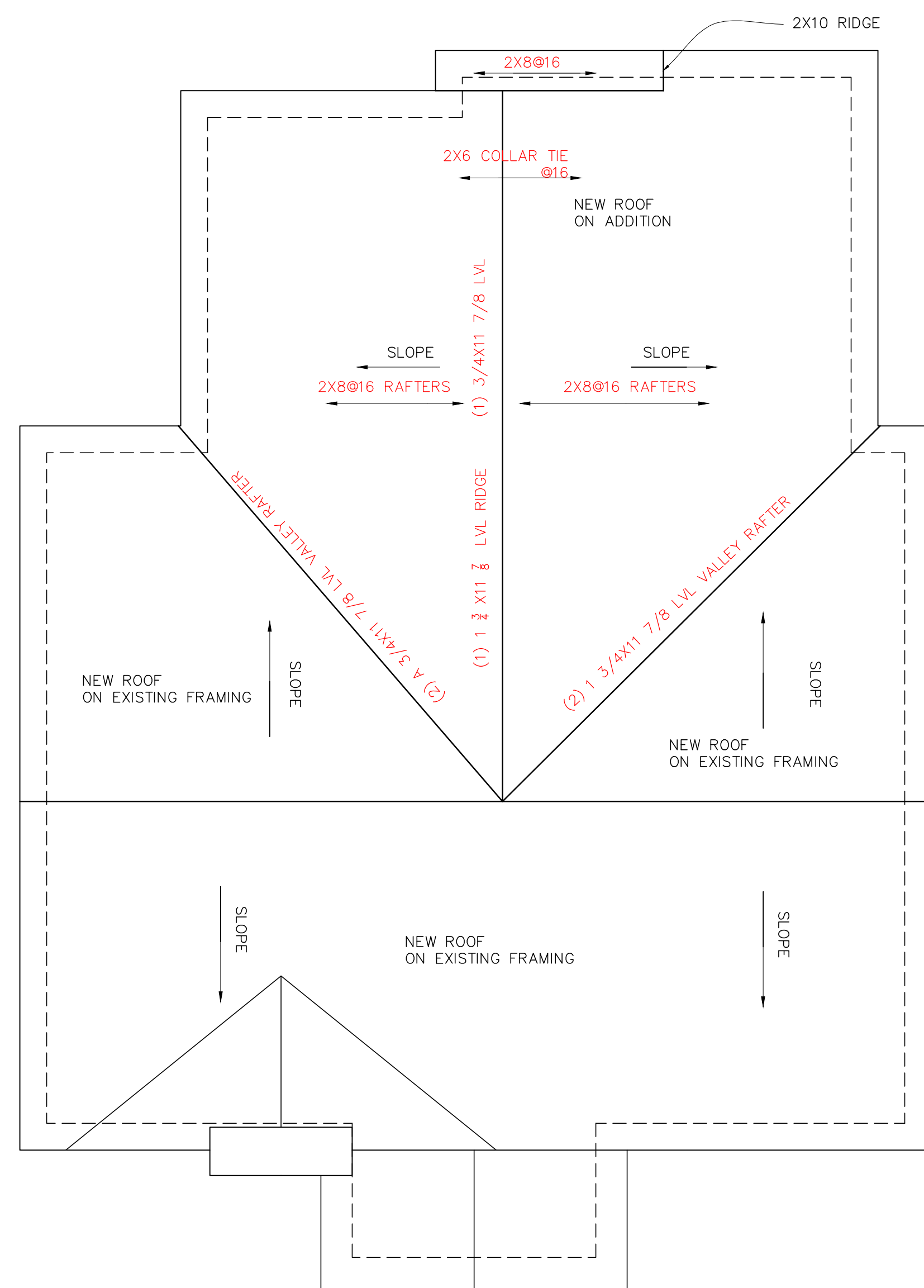
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FLOOR PLANS  
2ND FL AND ATTIC

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Drawing No.

A102



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- SUBSTITUTIONS FOR PROPRIETARY PRODUCTS LISTED IN SPECIFICATIONS WILL BE APPROVED UPON OWNER AND ARCHITECT'S REVIEW. SUBSTITUTIONS SHOULD PERFORM EQUAL TO OR ABOVE THE PROPRIETARY PRODUCT.

3	FOR VARIANCE APPLICATION	2020/12/04
2	FOR DENIAL LETTER	2020/11/18
1	SCHEMATIC DESIGN	2020/10/26
No.	ISSUE	DATE

**MOFFITT RESIDENCE**  
**AT 19 BAILEY ROAD**  
 MILLBURN, NJ

**YING LI ARCHITECT**  
 MILLBURN, NJ 07041  
 TEL (917) 346-9158 FAX (866) 762-2029  
 YING@YLARCHITECT.COM

**SGARA ENGINEERING INC.**  
 15 WOODBINE ROAD, FLORHAM PARK  
 TEL (973) 377-3033 FAX (973) 660-0743

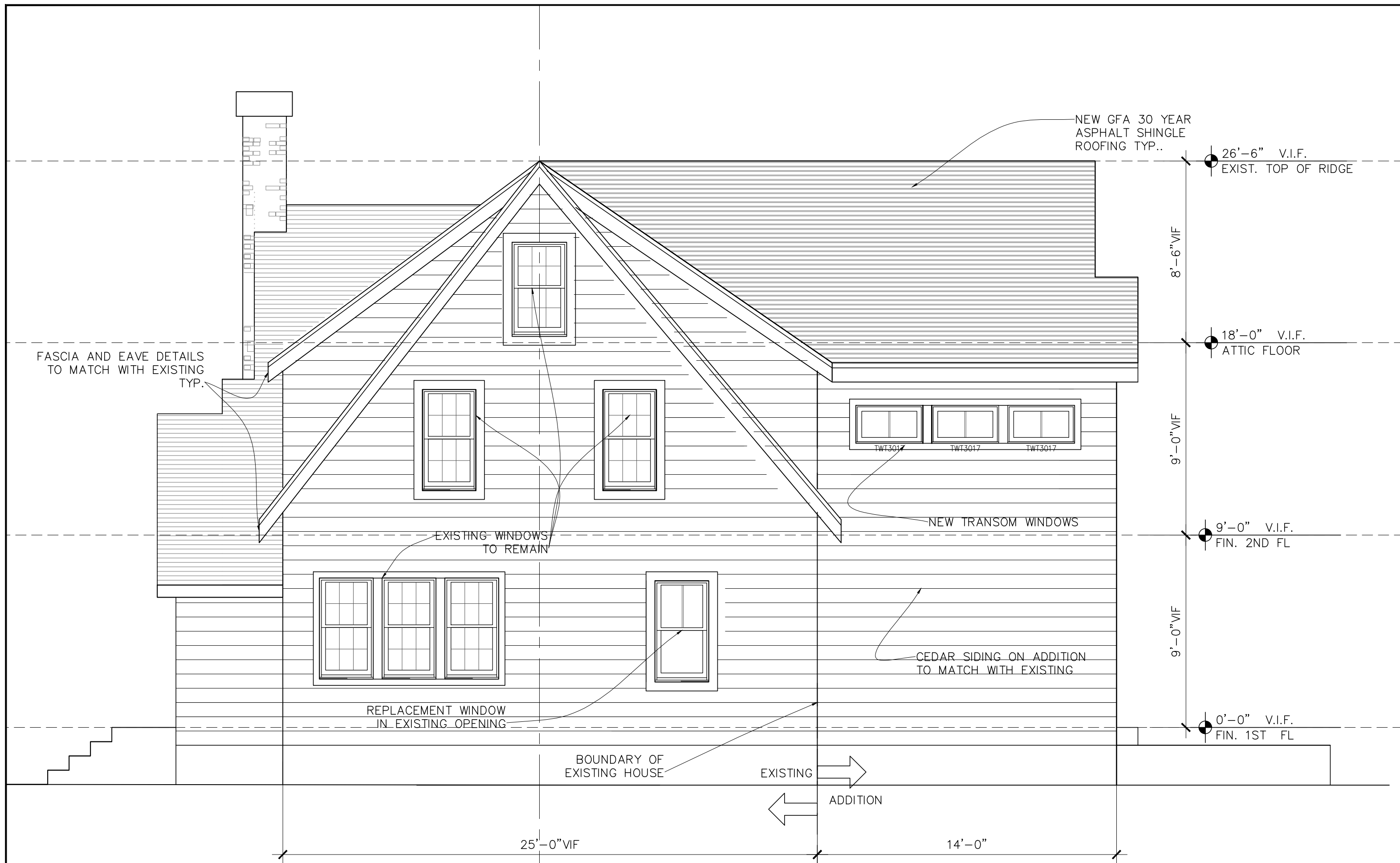
**ATTIC AND ROOF PLAN**

Date	
CAD File No.	Scale
	1/4"=1'-0"
Drawing No.	

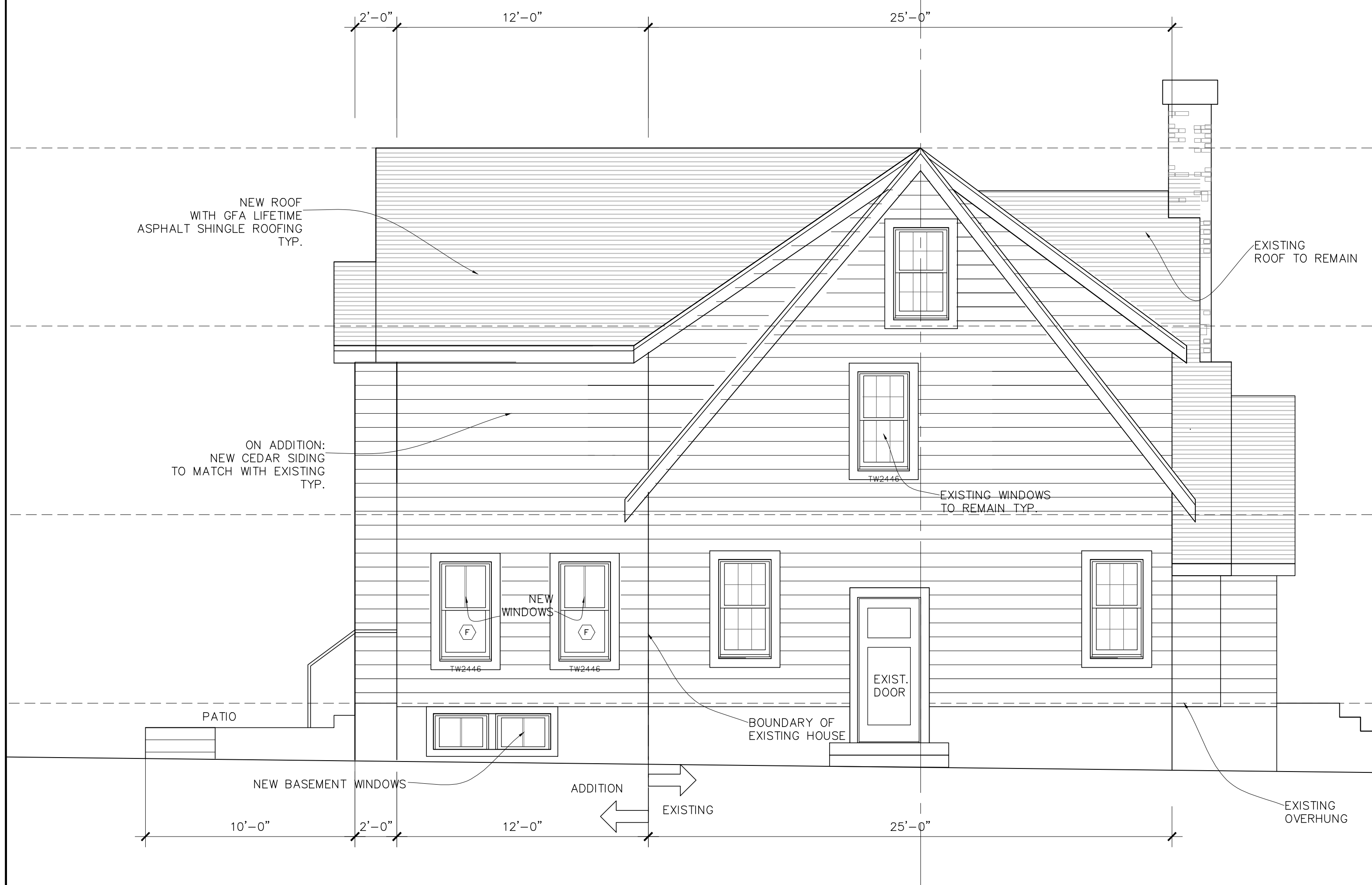
**A103**

2 ROOF PLAN  
 SCALE: 1/4" = 1'-0"

1 ATTIC PLAN  
 SCALE: 1/4" = 1'-0"



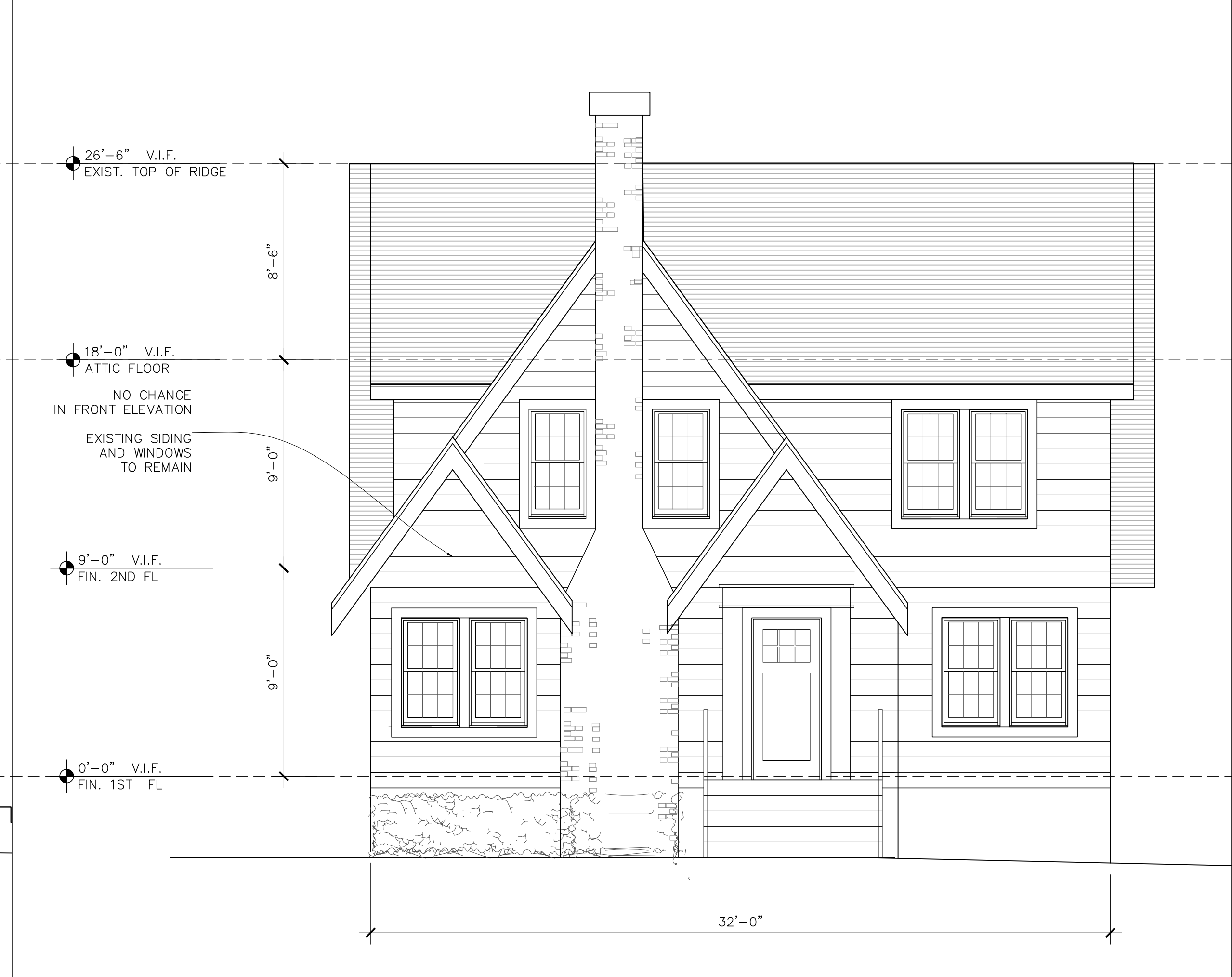
4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



3 BACK ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL NOTES - ARCHITECTURAL

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO IBC 2018 NEW JERSEY EDITION. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THE DRAWINGS AND THE ABOVE MENTIONED.
- DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO THAT CLARIFICATION CAN BE MADE. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED IN THIS SET OF CONTRACT DOCUMENTS UNLESS OTHERWISE NOTED. A SUBMISSION OF A BID CERTIFIES THE CONTRACTOR HAS VISITED AND EXAMINED THE SITE FOR ANY CONFLICTS WITH PROPOSED WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEPOSITS AND FEES PERTAINING TO ON SITE UTILITIES AND PERMITTING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
- PROVIDE WATER RESISTANT GYPSUM BOARD UNDER ALL TUB AND SHOWER ENCLOSURES AND AT WALLS TO HEIGHT OF 8'-0" ABOVE FINISHED FLOOR.
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BUILDING ELEVATIONS	
CAD File No.	Date
Drawing No.	Scale

A201