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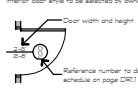
GENERAL PROJECT NOTES

1. Building design and construction are complex endeavors. Although the designer and consultants have performed their services with due care and diligence, they cannot guarantee perfection nor can they anticipate every possible contingency. Construction plans are conceptual in nature in the sense that some details and instructions have been omitted under the assumption that the General Contractor and Subcontractors will also perform their services with due care and diligence.
2. Any decisions discovered by the use of these plans shall be reported to the designer immediately. Failure to notify shall relieve the designer from the responsibility of subsequent consequences.
3. Changes made to these plans without the express consent of the designer are unauthorized and shall relieve the designer from the responsibility of consequences due to such changes.
4. References in these plans to Code refers to all federal, state, county and local codes, laws and regulations including building, engineering, sanitation and planning department requirements. All work shall be performed in accordance with these requirements.

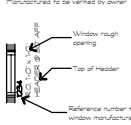
PLAN LEGEND

- Indicate floor elevation change
- Indicate section / detail indicator
- Indicate relative elevation reference

INTERIOR DOOR DETAIL

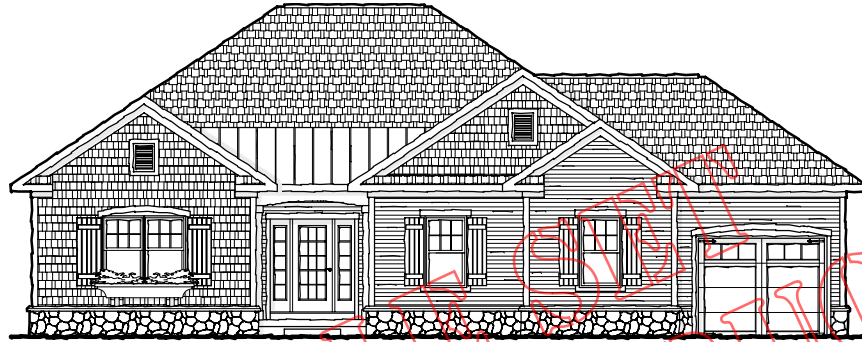


WINDOW DETAIL



SITE WORK & GRADING NOTES

- TREE REMOVAL**
1. Excavator shall use extreme caution when excavating around trees to be preserved.
 2. Hand excavate around exposed roots.
- EXCAVATION & BACKFILL**
1. Excavator and backfill shall be conducted in strict accordance with the site report.
 2. Provide foundation drain per table report.
 3. Minimum positive drainage slope from foundation @ minimum 3/8" grade.



The Meadow Grove

CONCRETE FOOTING / FLATWORK NOTES

- FOOTINGS / FLATWORK**
1. For typical wall and footing details see page AQ1.
 2. The general contractor and concrete subcontractors shall field verify rebar specifications, foundation wall and footing elevations based on field elevations.
 3. The general contractor shall confirm the subcontractor's field verification with the submittal record. See page AQ2 for rebar layout, rebar size and size.
 4. Provide 3/8" steel reinforcement bars @ 24" o.c. in all concrete walls.
 5. Concrete shall be 3,000 psi.
 6. Reinforce by forming and foundation walls to minimum 12" thick.
 7. All foundation walls shall be finished with masonry and plaster.
 8. Provide 1/2" steel reinforcement bars @ 24" o.c. in all exterior walls.
 9. Provide footing for novel bents, taller paper rebar, topicals, columns and any other permanent fixtures.
 10. Draft striping and the footing to be provided per code requirements.
 11. Provide continuous band of reinforcement above between all piers and slab floor.
 12. Footing shall be cast in place and all piers and columns.
- CONCRETE FLATWORK**
1. There shall be a minimum 6" clear and under all slabs on grade.
 2. Concrete slabs on grade shall be minimum 5" thick.
 3. All slabs on grade shall have a control or expansion joint at a maximum spacing in feet of three times the slab thickness in no case less than 12'.
 4. All slabs in heated areas to receive heating radiation shall be an expansion slab from footings. Insulators to act as vapor barrier.

ROUGH-IN NOTES

- FRAMING**
1. For details see page A3.1.
 2. Provide all drawings and specifications comply with local building code.
 3. Roof eave overhalls shall be confirmed by the architect with maximum deflection of 1/32".
 4. Verify framing layout and loading to be confirmed by local engineer @ maximum 3/8" deflection.
 5. All dimensions are from to frame including 1/2" sheathing on exterior walls.
 6. Align studs with joists, rafters and truss locations.
 7. All header sizes and materials to be confirmed by local engineer.
 8. Lumber grade to be #2 soft hem, doug fir or better. All nails and screws to be coated.
 9. The general contractor, suppliers and subcontractors shall verify and approve all window and door sizes.
 10. Provide blocking for novel bents, taller paper rebar, topicals, columns and any other permanent fixtures.
 11. Draft striping and the blocking to be provided per code requirements.
 12. Provide continuous band of reinforcement above between all piers and slab floor.
 13. Footing shall be cast in place and all piers and columns.

WINDOWS AND DOORS

1. Windows and doors shall be specified on plan one per window and door.
2. See page AQ2 & AQ3 for individual model numbers and rough opening sizes.
3. All windows and doors to have a maximum U-value rating of 0.3 U-value.
4. All windows to have LOW-E argon filled glass.

MECHANICAL SYSTEMS

- PLUMBING**
1. Fixture selections by contractor in coordination with owner. Coordinate requirements of selected fixtures with subcontractors. Provide the best fixtures meeting water and load regulations.
 2. Take care to locate all waste lines to minimize noise. Insulate where possible.
 3. Take care to locate plumbing vents away from bedrooms, vertical vents, etc. Locate air return roof drains away from entry elevation sight lines.
 4. Water heater to be minimum 30 gallon.
 5. Option for circulation pump & fan.
- PLUMBING LEGEND**
- Water heater to be minimum 30 gallon.
 - Gas or Electric meter to be named on schedule.
 - Indoor gas shut.

HVAC

1. Provide combustion air supply for furnace and hot water heater as required by code and local regulations.
2. Floor drain to be provided in all mechanical areas. Location of drain not specified on plan shall be decided by the general contractor in coordination with sub contractors.
3. Furnace or heating and cooling system. Furnace efficiency to be 80% or greater.
4. Air conditioner to have SEER rating of 13 or greater.
5. Programmable thermostat to be provided.
6. Heat recovery ventilator to be provided.
7. Provide vent fan with backdraft damper in all bathrooms.
8. All duct work to be sealed with mastic or tape.
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REPLACES

1. Provide model and specifications T.B.D. by contractor prior to framing.
2. Replacement to be completed per manufacturer's specifications. Conform to all codes and local regulations.
3. Coordinate enclosure dimensions with manufacturer enclosure requirements.
4. Provide combustion air to freshwater per local regulations.

ELECTRICAL NOTES

- (If applicable)
1. See pages E1 and E1.2 for electrical layout including general fixture locations and wiring.
 2. Circuit shown on plan are to be verified by electrical contractor to meet or exceed all code requirements.
 3. Strip lighting and wiring to be provided to meet code requirements.
 4. Provide all smoke detectors, heat sensors and carbon monoxide detectors as required by code.
 5. See legend on electrical pages for electrical symbols.
 6. All recessed cans to be 10" units in unconditioned ceiling space.

DRYWALL NOTES

1. All ceilings to be 1/2" type X" gypsum board where required by code and where loading is 20' or less.
2. All walls to be 1/2" type X" round edge gypsum board.
3. All drywall boards to be glued and screwed to backing.
4. Drywall ceiling to be nailed to 2x8 blocking @ all interior walls, not to rest on base to avoid nail pull due to predicted truss movement.
5. Drywall finish to be as shop process.
6. All doors to receive adequate protection during hang and finish of wall.
7. Drywall contractor to be responsible to remove all drywall scraps and waste from site.
8. All drywall to be primed prior to installation of interior finish.
9. Test moisture content to confirm below maximum content required by drywall manufacturer.

INSULATION NOTES

1. All 2nd exterior walls to receive minimum R-20 insulation value. 2nd exterior walls to receive minimum R-20 insulation value.
2. All foam insulation to consist of closed cell product.
3. Use 1/2" foil board to receive minimum 2" of foam insulation. Total applied core to seal around all penetrations.
4. Airtex to have minimum R-38 blown fiberglass insulation blanket.
5. Fill around all exterior doors and windows with non-expanding foam insulation.
6. Seal all penetrations between floors per the code requirements.
7. Provide adequate batt insulation between both, bedrooms and sunny rooms.

INTERIOR FINISHES

- INTERIOR TRIM (If applicable)**
1. See page 111 & 112 for trim schedule.
 2. See page DR11 for door schedules.

CABINETS AND APPLIANCES

1. Provide sink water supply for refrigerator.
2. Countertop - Glass
3. Oven - Glass
4. Provide hot and cold water supply and waste line for dishwasher.
5. Dishwasher - Glass
6. Furnace - Glass
7. Hot Water Heater - Glass
8. Cabinetry supplier to field verify all dimensions prior to installing and fabricating cabinetry.

FLOORING LEGEND

- Carpet flooring
- The tile or vinyl flooring
- Wood flooring
- Decking

THE MEADOW GROVE
 LICENSE AGREEMENT No. 1000X
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MASTER SHEET
 N/A
AO.O