

electrical general notes:

1. All electrical work to be installed in accordance with the latest edition of the National Electrical Code and any other governing parties having jurisdiction.
2. All electrical materials and equipment for this project shall be new and approved by Underwriters Laboratory (UL) or any other nationally recognized testing agency unless noted otherwise on drawings.
3. All necessary permits, inspections and licenses shall be produced and all fees paid by the contractor. Submit to the owner duplicate certificates of inspection from the approved inspection agency.
4. Upon completion of the work, the entire wiring system shall be free from grounds, short circuits, opens, overloads and improper voltages.
5. Prior to final acceptance of the work, a written statement shall be submitted to the owner guaranteeing all equipment and systems against defective material and workmanship for one (1) year from the date of acceptance. Upon notice all defective equipment, materials and systems shall be promptly repaired at no expense to the owner.
6. This set of drawings is diagrammatic in nature and indicates the general arrangement of the various systems and approximate locations of the equipment. It shall be the responsibility of the contractor to determine that there is adequate space at the locations indicated for all equipment prior to installation of same. The contractor shall be responsible to verify all dimensions in the field, prior to the commencement of construction.
33. All lighting and power panels shall have their tops at 6'-6" above finished floor.
35. Panel boards shall be suitable for flush mounting or surface mounted installation as required.
36. Electrical contractor shall locate lighting fixtures to suit structural and architectural conditions in those rooms where beams, dropped soffits, access panels or similar obstructions require a change in the lighting fixture layout.
37. Electrical contractor to install crawl space lighting w/ switch located at access door in basement. Provide a duplex outlet on dedicated circuit.

ELECTRICAL SPECIFICATIONS

200 amp service and panel with single main circuit breaker and branch circuit breakers. All breakers shall be labeled. All light switches and electrical outlets ( three prong grounded) as indicated in the attached plans. Exterior three prong, duplex, waterproof, GFI electrical outlets Cable and telephone outlets Wiring for the following appliances, lighting fixtures and mechanical electrical equipment: Dishwasher Range Wall Oven Microwave Range hood exhaust fan Refrigerator Washer and Dryer Interior light fixtures and ceiling fans Bathroom exhaust fans Exterior light fixtures for all exterior doors and garage door(s) Central air conditioning units Hot air furnaces Water Heater

INSULATION SPECIFICATIONS

Insulation of all exterior walls with R-21 fiberglass batt insulation. Insulation of Attic Floor with R-19 and R-38 fiberglass batt insulation as noted on plans. Insulation of all cantilever sections, where applicable, with R-19 fiberglass insulation. All joints and gaps around doors and windows shall be packed with fiberglass insulation. All insulation shall be installed with vapor barrier on the warm side of the insulation. The vapor barrier shall be installed free of rips and tears. All insulation shall be stapled tightly in place and sealed to prevent air filtration. All openings for plumbing, ductwork and wiring shall be sealed with fire resistant material.

GENERAL CONDITIONS

The intent of these specifications and attached plans is to call for finished work. The Subcontractor shall be responsible for all work which is incidental or necessary to complete the scope of work specified or reasonably implied. All written dimensions on plans shall govern. Do not scale drawings. All dimensions on plans are framing dimensions and do not indicate drwall finished spaces. The plans and specifications are intended to be consistent with each other, however, in the event there is a discrepancy the Subcontractor shall notify the Contractor for final interpretation. All work shall be performed in workmanlike manner, by those skilled in the particular tra All material and equipment shall be installed in accordance with manufacture's recommendations. For the protection of workers and the public, all Subcontractors and their employees shall take the necessary precautions for the safety of persons and property at the work site. All tools and equipment shall be in good working condition and all work shall be performed in accordance with safe work practices. All work shall be performed in conformance with applicable codes, rules, procedures, regulations, and lawful orders of any public authority having jurisdiction over performance of work.

PLUMBING SPECIFICATIONS

Installation of all fixtures as indicated on plans. All piping to fixtures shall have shut off valves provided by plumbing contractor. Supply and installation of water main from curb stop to house, including required excavation, backfilling, and grading. Water supply main to be 1" Sch 40 PVC pipe. Supply and installation of sewer main from curb stop to house, including required excavation, backfilling, and grading. Sewer main to be 4" Sch 40 PVC pipe. Supply and installation of all natural gas piping to hot water heater, furnaces and gas fired appliances. Pipe material to be sch-40, Threaded Black Steel Pipe, Grade A-53. Supply and installation of (3) exterior frost proof hose bibs, locations on plans. All water supply piping shall be PVC or PEX piping and properly sized to simultaneously supply all fixtures in the home. Drainage lines shall be ABS plastic pipe, sized to remove all waste in the proper manner. All vent piping shall be ABS plastic pipe and penetrate the roof only on the rear side of the house. All piping shall be properly supported to insure alignment and to prevent sagging. Completed piping system shall operate quietly, free from knocks and water hammer. Air chambers or water hammer arrestors are to be installed as necessary.

General Notes

all construction shall be in accordance with the 2021 IRC, and shall comply with all applicable codes, regulations and ordinances. all dimensions and conditions at the job site shall be verified prior to beginning the project or related work. report any discrepancies immediately to the architect; do not proceed with the work without a resolution to the discrepancy. all contractors shall be qualified to undertake the work for which they are contracted. licenses shall be required for all trades where appropriate. all materials and equipment shall be installed in conformance with the manufacturers' recommendations and in a quality workmanship manner. all substitutions and/ or changes affecting the design of this project shall be made subject to architect's and owner's approvals. architect is not responsible for changes made without approval, or work performed that is not in accordance with these drawings. a.i.a. document a201 ( 2017 edition) "general conditions of the contract for construction" will serve as a reference guideline for the general contractor. the scope of work is limited to those areas and limits as delineated on the drawings. a complete project is the intent of these documents. supply all appropriate accessories, equipment, labor, etc., as may be required to accomplish a complete project as documented or as may reasonably be inferred as a part of a complete project whether or not such components are specifically shown on these documents.

shop drawings and/ or samples shall be submitted to the architect for approval as required, substitutions are not allowed unless approved by the owner and architect and subject to other provisions of these notes and drawings.

HVAC Notes: Dual Zone

hvac work shall conform with national mechanical code, local code, latest edition. hvac contractor shall provide all component parts as required to balance the completed system ( dampers, scoops, splitters, turning vanes, shut off and balance dampers, valves and access panels. equipment that can move or vibrate shall be supported by vibration pad so as to negate transmission and vibration of any part of the structure. hvac contractor shall provide complete ac system including wiring, transformers, required for controls, motors, starters, wiring, etc. hvac contractor shall provide all access panels, cutting and patching as required. hvac contractor shall provide, install and extend condensate drain lines from hvac units to drains as required or spill on grade where directed by owner.

Plumbing Notes

all plumbing work shall be installed to conform with national plumbing code, local code, latest edition. domestic piping shall be ( pvc pipe) to conform with code. vent pipe to be PVC where located near living areas. plumbing contractor shall obtain and pay all plumbing permits and commitments. plumbing contractor shall do all required excavating, backfill and patching for complete plumbing system. access panels for plumbing, valves, and cleanouts, shall be provided and installed by the plumbing contractor. the drawings show scope only and must be considered diagrammatic as to the general requirements. it shall be the contractor's responsibility to visit the site and incorporate all site conditions into his bid proposal to accomplish the intent of the contract drawings. cleanouts shall be easily accessible and installed at the base of each vertical stack 50 ft on center and at each change of direction greater than 45 feet.

Drawing Notes

dimensions are to rough face of masonry and structural lumber unless indicated otherwise. details and sections on the drawing are shown at specific locations, but are intended to be "''typical''"where like conditions occur. the contractor must make adjustments to accommodate minor variations. all components of construction not specifically called for or detailed on the drawings ( such as blocking, fire stopping, sills, plates, sleepers, bulkheads, anchors, ties, fasteners, flashing, misc. trim, etc.,) but are required, necessary, and considered good practice for construction

ROOFING SPECIFICATIONS

Installation of roof felt to entire deck. All roofing felt shall be installed with a (6) six inch overlap. Installation of ice and water shield at eaves, rakes and valleys. Installation of aluminum drip edge on eaves and rakes. Installation of all roof flashing. Installation of GAF Timberline HD architectural fiberglass-asphalt roof shingles. Installation of continuous roof ridge vent.

HVAC SPECIFICATIONS

Supply and installation of all heating, ventilation, and air conditioning duct work. Supply and installation of all required grills, registers and diffusers. Supply and installation of two-zone high efficiency forced air natural gas heating unit. The heating unit shall include all necessary air filters. Supply and installation of two-zone central air conditioning units. Supply and installation of all bathroom exhaust fan duct work, vented to the outside. Supply and installation of kitchen range exhaust hood duct work, vented to the outside. Supply and installation of dryer exhaust duct work, vented to outside. No exhaust vents shall be visible from the front side of the house. All holes and openings to the exterior shall be sealed with exterior grade caulk.

Construction Notes

contractor shall be responsible for the integrity of the existing structure during the construction period and shall take all necessary measures to prevent any damage to the structure, its occupants and its contents. leave the construction site in a safe and secure condition at the end of each work day. remove all debris and rubbish from the site at finish of project or when it becomes excessive. protect all stored equipment and materials from weather and vandalism. provide security fencing at contractor's option. contractor shall be responsible for restoration of all damaged piping, equipment, wiring, walks, lawns, etc., caused by his workers or subcontractors during execution of this contract. provide temporary stabilization of soil on site and adjacent to the work area. provide clean fill, topsoil, fertilizer, seeding and mulching for the regraded areas. protect all service lines, utilities, trees, shrubs, etc., scheduled to remain on the site. coordinate changes to utilities with utility companies. excavate to depth required. avoid over-excavation. no loose backfill is allowed at foundations and slabs. all framing lumber to be minimum #2 structural grade hem - fir with a repetitive value of fb - 1150 psi and e= 1.4x106. plates, blocking, nailers, etc shall be utility grade. rough carpentry shall comply with american lumber standards for softwood framing. moisture content shall be 19% or less at time of installation. do not use wet or warped lumber. structural wood exposed to weather shall be preservative-treated. provide simpson or tecu tupe hangers to support all superimposed loads. double wall studs at all headers and beam bearing points. a minimum of 3-1/ 2" support shall be provided for all items to be anchored or hung on stud walls. paint grade running trim: sup clear c or better grade with a minimum of knots, cupping and warp. knots are to be sealed with a mixture of zinc oxide and linseed oil. all exterior joints at doors, utility penetrations, at meeting walls, floors, roofs and sill plates to be caulked or sealed. all areas of air infiltration to be sealed and insulated, except where ventilation is desired. all building insulation shall comply with u.i. 25 specifications. provide flashing where concrete comes in contact with wood framing, wall flashing, base, cap, thru-wall and/ or counter flashing, etc.,to be provided as required to prevent the entrance of water or moisture. provide ventilation as indicated using continuous soffit vents on two sides. install insect screening at all vents. all interior finishes shall have an approved flame spread rating of 25 or less and smoke generation factor of 450 or less. paint all exterior woodwork with primer and two coats finish semi-gloss exterior alkylid paint. backprime exterior woodwork. finish interior wood trim with primer and two coats latex paint. tape, spackle and sand qwb walls and ceiling. finish with sealer and primer and two coats latex flat paint. electrical information is diagrammatic; builder is to provide additional design information for those subcode permits. all piping and conduits shall be concealed within walls and/ or ceilings in all finished areas, where applicable. provide electrical power rough-in and lighting control wiring and devices as required.

Stair Notes

minimum treads = 9" maximum riser = 8-1/ 4" all stairs minimum width = 36" minimum headroom clearance = 6' -8" stair handrails to be 34" to 36" in height measured above nosing of treads. install in stairs or steps w/ 3 or more risers. quardrails = minimum height to be 36" above finish floor of porches, balconies or raised surfaces located above finished floor or grade intermediate rails shall not pass an object 4" or more in diameter stair stringers to be 3- 2x10 unless noted otherwise R311.7.8.2 Continuity Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/ 2 inches (38 mm) between the wall and the handrails Exceptions: Handrails shall be permitted to be interrupted by a newel post at the turn. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

Glazing

All glazing shall be protected as per the International Residential Building Code 2018 Section R308. DP 50 or better. All windows flashed top and bottom and caulked. At least one bedroom window shall exceed 5.7 sq ft net egress area with a clear width of 20" and clear height of 24" per code with max sill height of 44" above finished floor. All windows with a window sill height of 60" above grade must be 24" above finished floor, unless a window guard is provided.

Tempered Safety Glazing

Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Guerrieri

Addition to Existing Residence

Block 166 Lots 21, 22  
114 Steelman Avenue  
City of Northfield. NJ

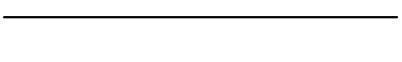


CODE SUMMARY

2021 IRC CODE NJ EDITION  
2021 NATIONAL STANDARD PLUMBING CODE  
2020 NATIONAL ELECTRICAL CODE  
USE GROUP R-5 RESIDENTIAL USE  
CONSTRUCTION TYPE 5b

LIST OF DRAWINGS

A1- COVER SHEET,  
A2- GENERAL CONDITIONS  
A3- GENERAL CONDITIONS  
A4- BASEMENT FIRST AND SECOND FLOOR PLANS  
A5- EXTERIOR ELEVATIONS  
A6- BUILDING SECTION  
A7- PLUMBING DIAGRAMS  
A8- ELECTRICAL PLANS  
A9- GENERAL NOTES

PARTITION LEGEND

	EXISTING CONSTRUCTION
	DEMOLITION
	PROPOSED NEW CONSTRUCTION


Building Characteristics

FLOOR	AREA	VOLUME
First Floor	1,407	11,256
Second Floor	1,136	9,088
Total Area: Living Area	2,543	
Total Volume: Living Area		20,344



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114 Steelman Avenue  
Northfield, New Jersey

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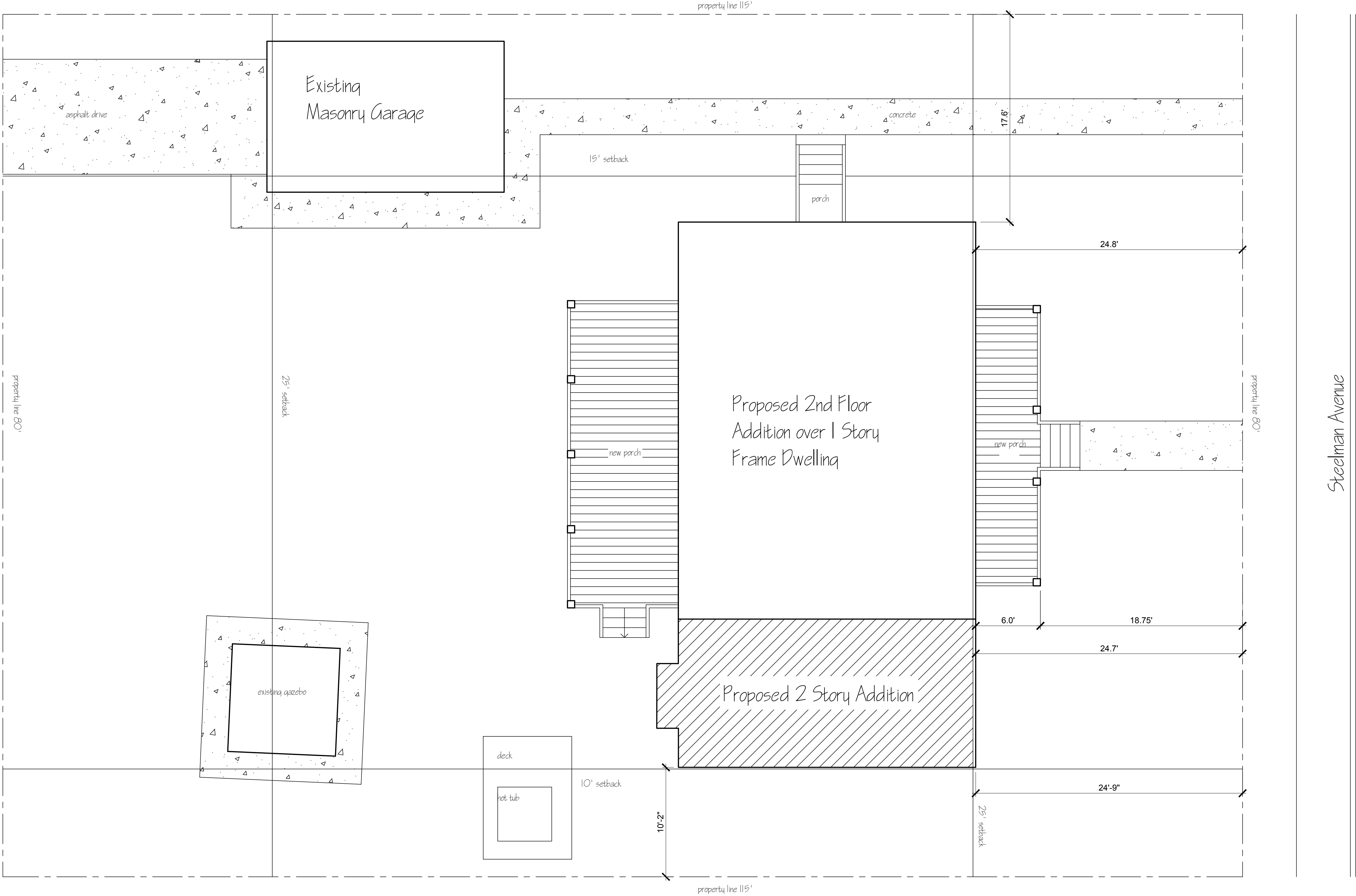
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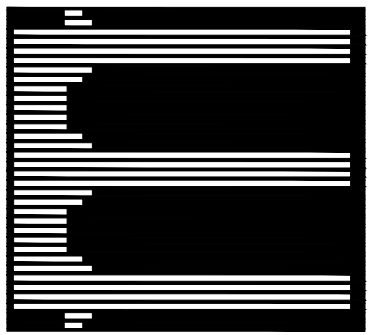
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PROJECT NUMBER:

Survey by  
Daniel J. Ponzio Sr.  
Company & Associates  
Professional Land Surveying  
3910 South Boulevard  
Atlantic City, NJ 08401  
11/11/2024



114 Steelman Ave	R-2 Residential Zone	Block 166 Lots 21,22		
regulation	required	existing	proposed	action
min lot area	7,500 SF	9,200 SF	9,200 SF	
min lot width	70'	80'	80'	
building coverage	30% (2,760 SF)	11% (1,015 SF)	15.29% (1,407 SF)	
lot coverage	45% (4,140 SF)	25.5% (2,349 SF)	34.8% (3,202 SF)	
front yard setback building	25'	24.7'	24.7'	variance
side yard setback	10' / 15'		17.6' / 10.2'	
rear yard setback	25'			
porch setback	25'	18'-9"	18'-9"	variance
max building height	30' / 2 1/2 story	19'-1.5"	29'	

1 Site Location Plan  
NTS



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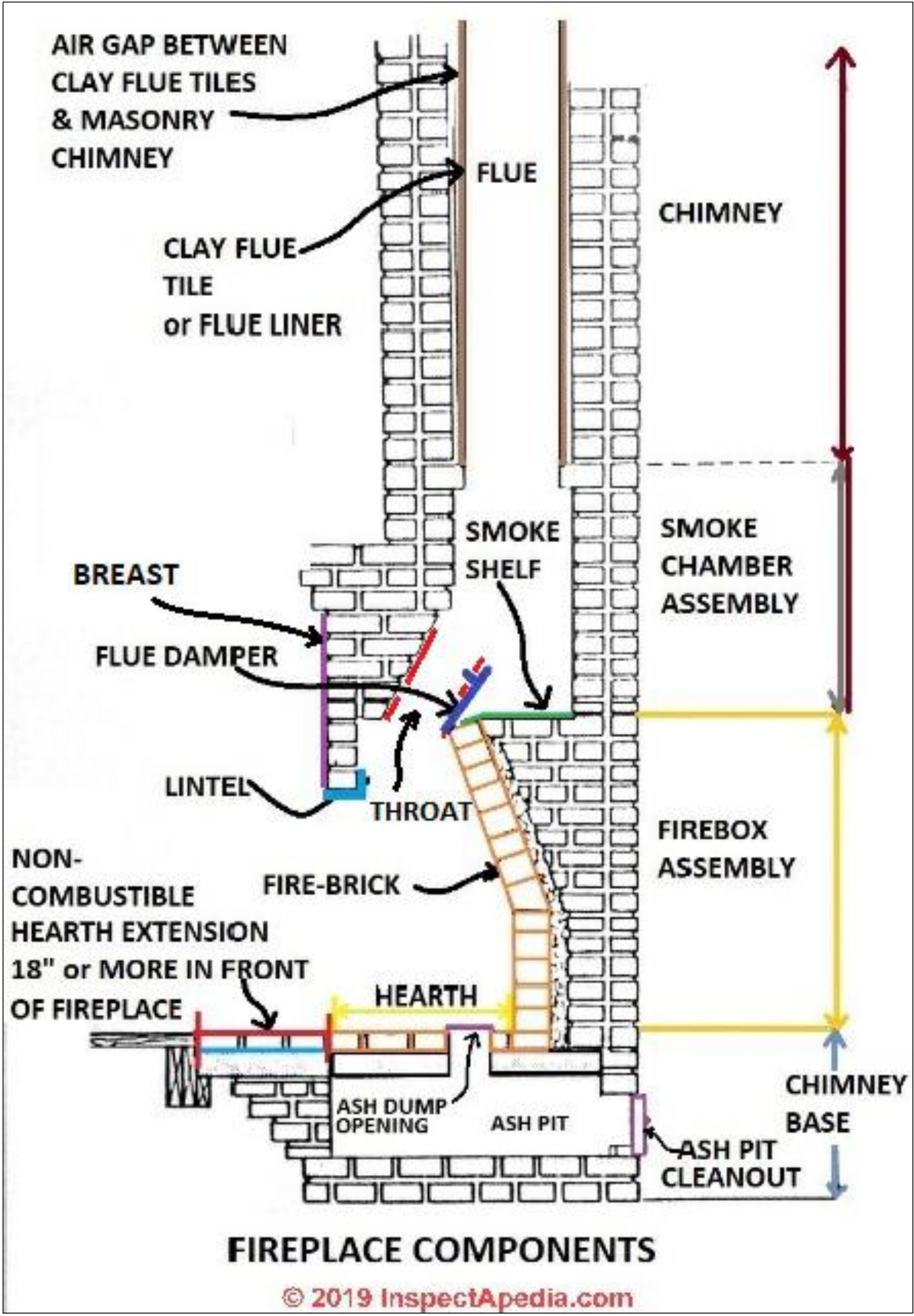
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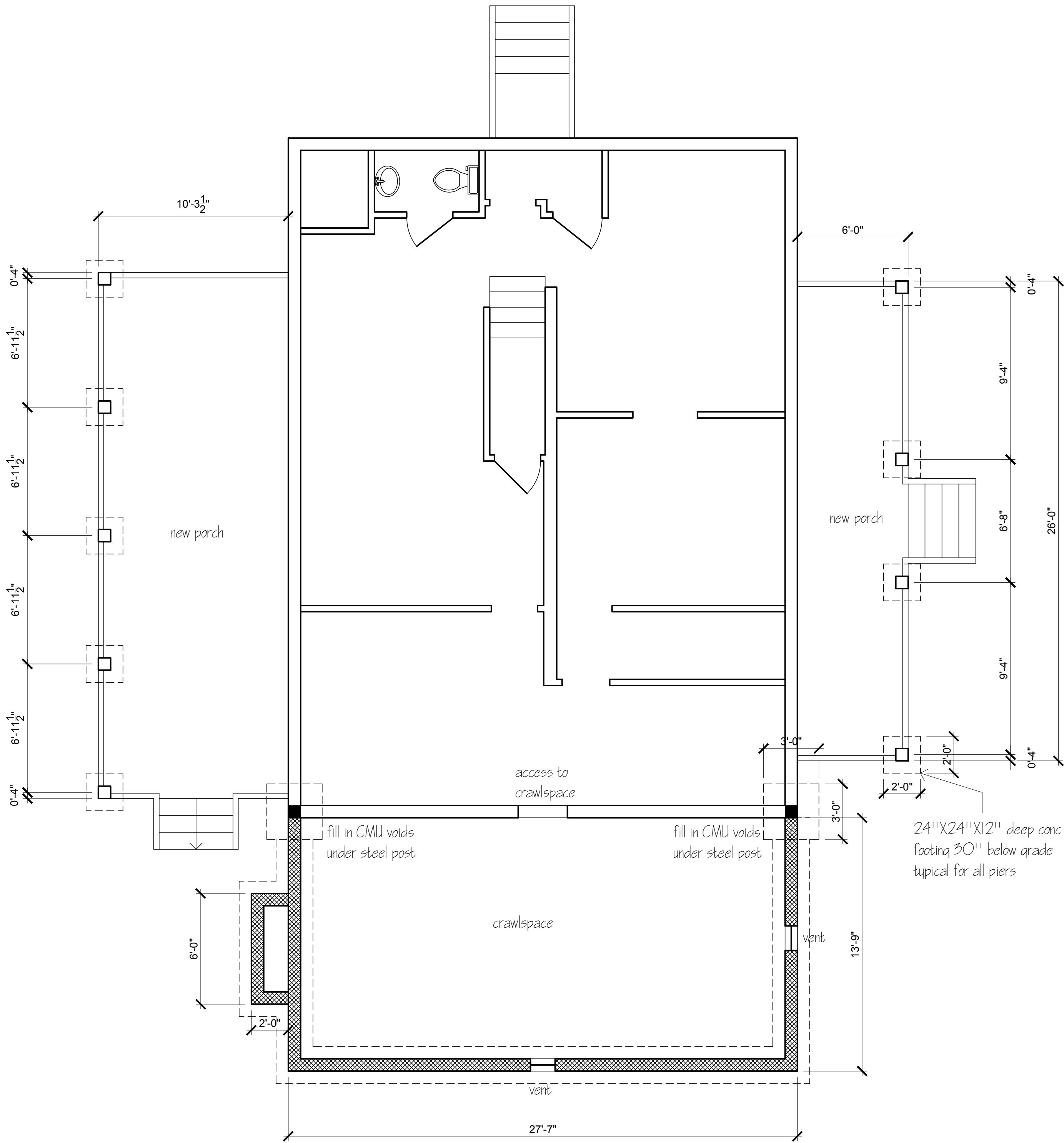
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② Fireplace Section  
NTS



Ⓑ Basement/ Foundation Plan  
Scale: 1/4" = 1'-0"



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SCALE:

DATE: 30 June 2025

PROJECT NUMBER:

- $\$$

SWITCH

$\$3$

3 WAY SWITCH

$\circ$

DOOR- BALL SWITCH

AFCI DUPLEX OUTLET (12" AFF/U.N.O.) 110V.

GFI GROUND FAULT CIRCUIT INTERRUPTER

220 V. OUTLET

FLOOR OUTLET (VERIFY LOCATION- WITH OWNER, TYP.)

P.C.

PULL CHAIN

DIM

DIMMER SWITCH

M

MOTION DETECTOR

GFI

GROUND FAULT CIRCUIT INTERRUPTER

AFCI

ARC FAULT CIRCUIT INTERRUPTER

W.P.

WEATHER PROOF

CAB

IN CABINETY

PHONE PORT

PHONE PORT WITH 2 PORTS

COMPUTER PORT (VERIFY SYSTEM REQUIREMENTS OR NETWORKING)

TELEVISION PORT (VERIFY SYSTEM REQUIREMENTS)

HEAT, LIGHT AND VENT

FL

EXHAUST FAN WITH LIGHT

EXHAUST FAN WALL MOUNTED

EXHAUST FAN

EXHAUST FAN w/ LIGHT

SURFACE MOUNT FIXTURE

HANGING LIGHT FIXTURE

RECESSED "CAN" FIXTURE

3" Mud recessed lighting

BULB SOCKET LIGHT

CO/SMOKE DETECTOR

EXTERIOR "FLOOD" LIGHT MOTION DET.

UNDER COUNTER

LOW VOLTAGE TRACK, CABLE OR RAIL LIGHT WITH FIXTURES AS SHOWN

FLUORESCENT LIGHT FIXTURE

CEILING FAN WITH LIGHT

2

SYMBOL LIST

200 amp service

#4 copper wire to cold + hot water pipes with approved ground clamps

Panel boxes will be mounted in the utility room.

#4 bare solid ground wire (copper) to footing rebar with approved rebar clamp

ELECTRICAL PANEL		200 AMP. SINGLE PHASE		BREAKER		DESCRIPTION		amps	
amps	DESCRIPTION	1	2	NUMBER		DESCRIPTION		amps	
30	1st floor	1	2			oven		40	
30	a/c comp first floor	3	4			first floor heater		15	
30	a/c comp second floor	5	6			smoke detectors		15	
20	kitchen outlets	7	8			master bedroom		15	
20	refrigerator	9	10			master bedroom		15	
20	laundry circuit	11	12			bedroom #2		15	
20	laundry circuit	13	14			bedroom #3		15	
20	dish washer	15	16			master bath and hall light		15	
20	dining room outlets	17	18			kitchen lights		15	
20	Bathroom GFCI outlets	19	20			living room lights		15	
20		21	22			outside WP outlets		15	
23		23	24			second floor heater		15	
25		25	26			surge suppression 2 pole		20	
27		27	28						
29		29	30						
31		31	32						
40	220 V oven	33	34						
40	220 V cooktop	35	36						
37		37	38						
38		38	40						
41		41	42						

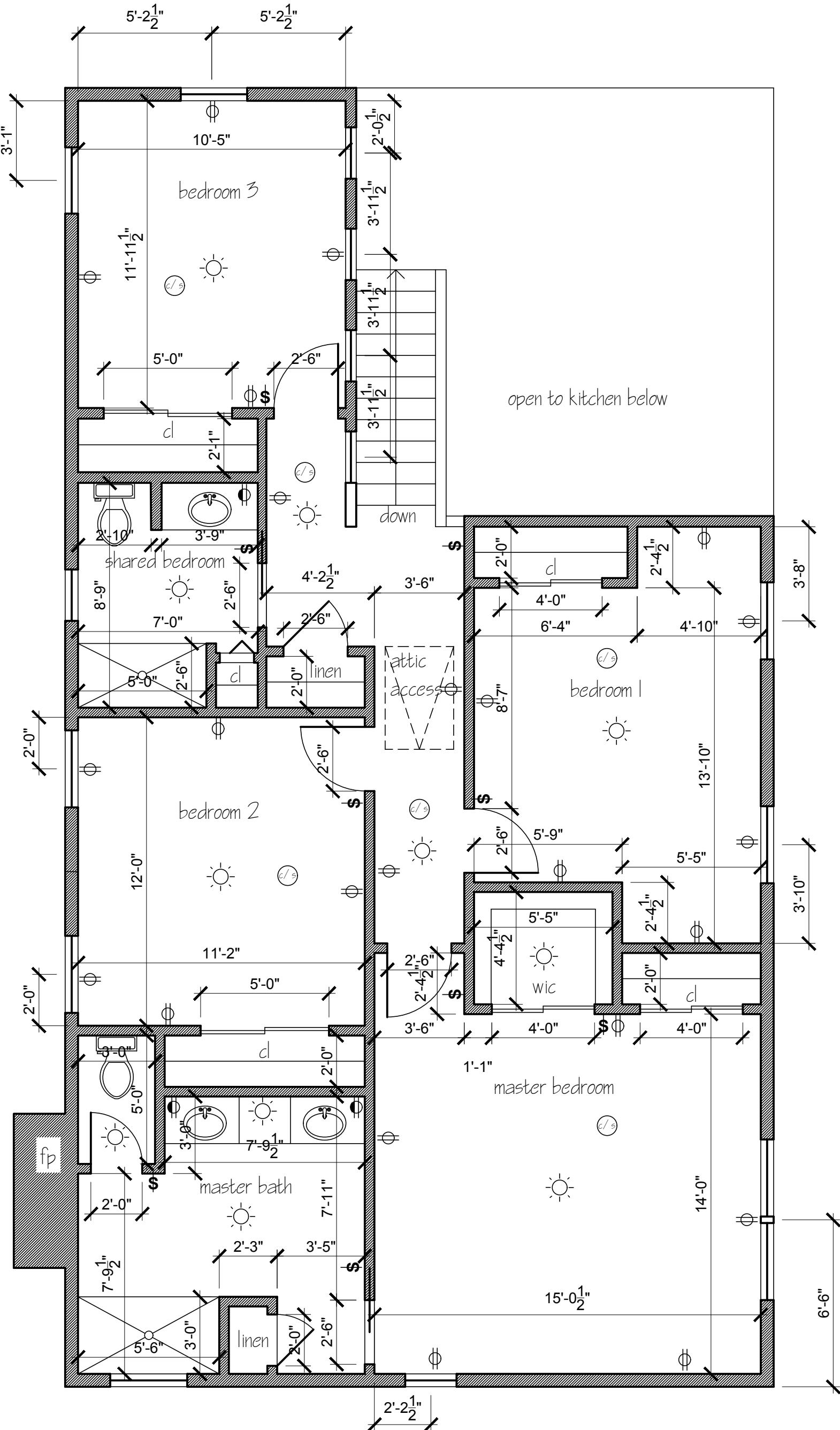
Panel Schedule

general lighting 3va X 2676 sq ft area	8028w
small appliance	3000w
laundry	1500w
oven	9600w
dishwasher	1500w
ac #1	5040w
ac #2	5040w
heater #1	700w
heater #2	800w
refrigerator	900w
(small appliance total 6900w X.75=5175w)	

Total calculated load34383w

34383w / 240v=143.26 amps

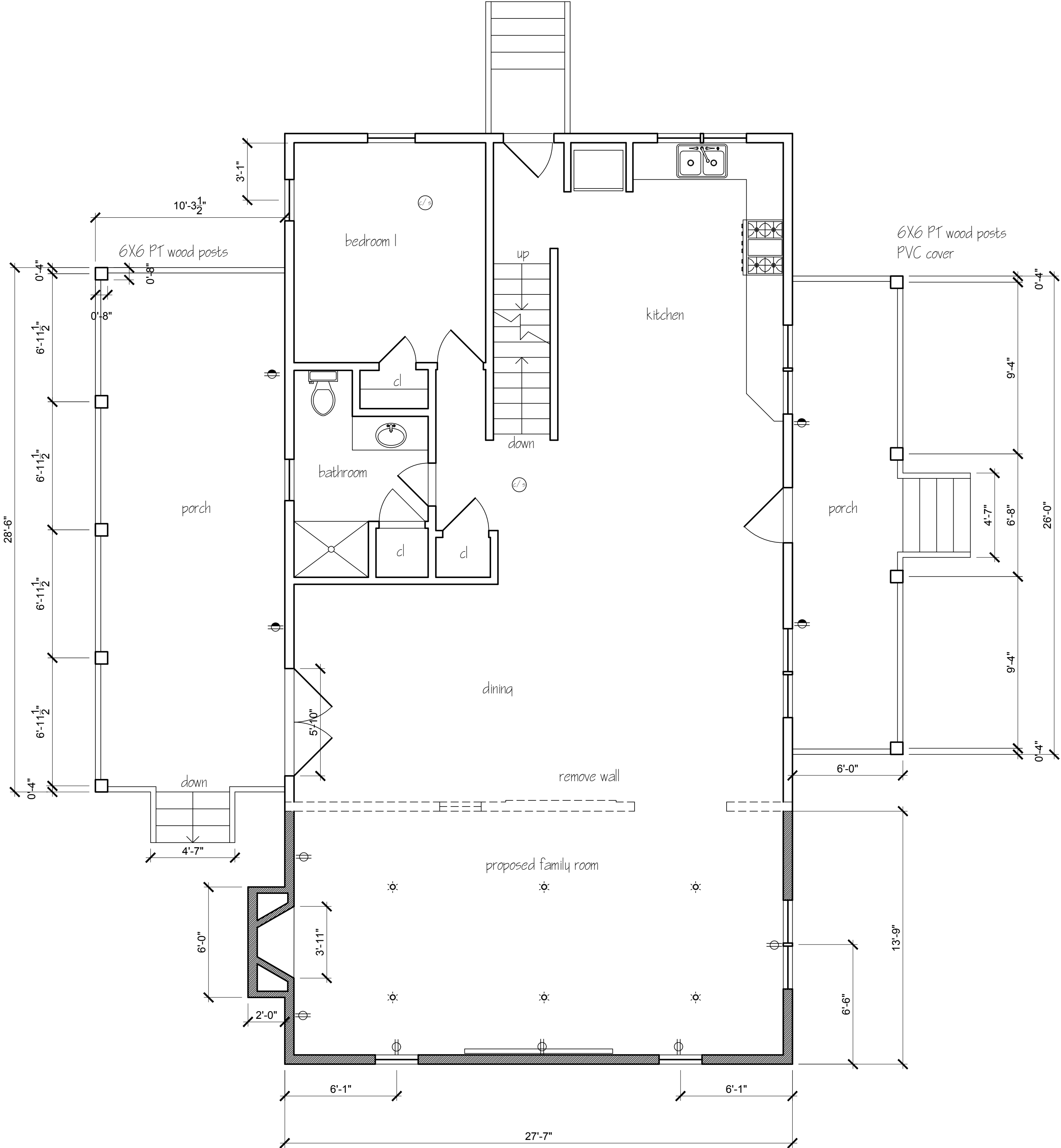
Elecric Load Calculations



2

Second Floor Plan

Scale: 1/4" = 1'-0"



1

First Floor Plan

Scale: 1/4" = 1'-0"



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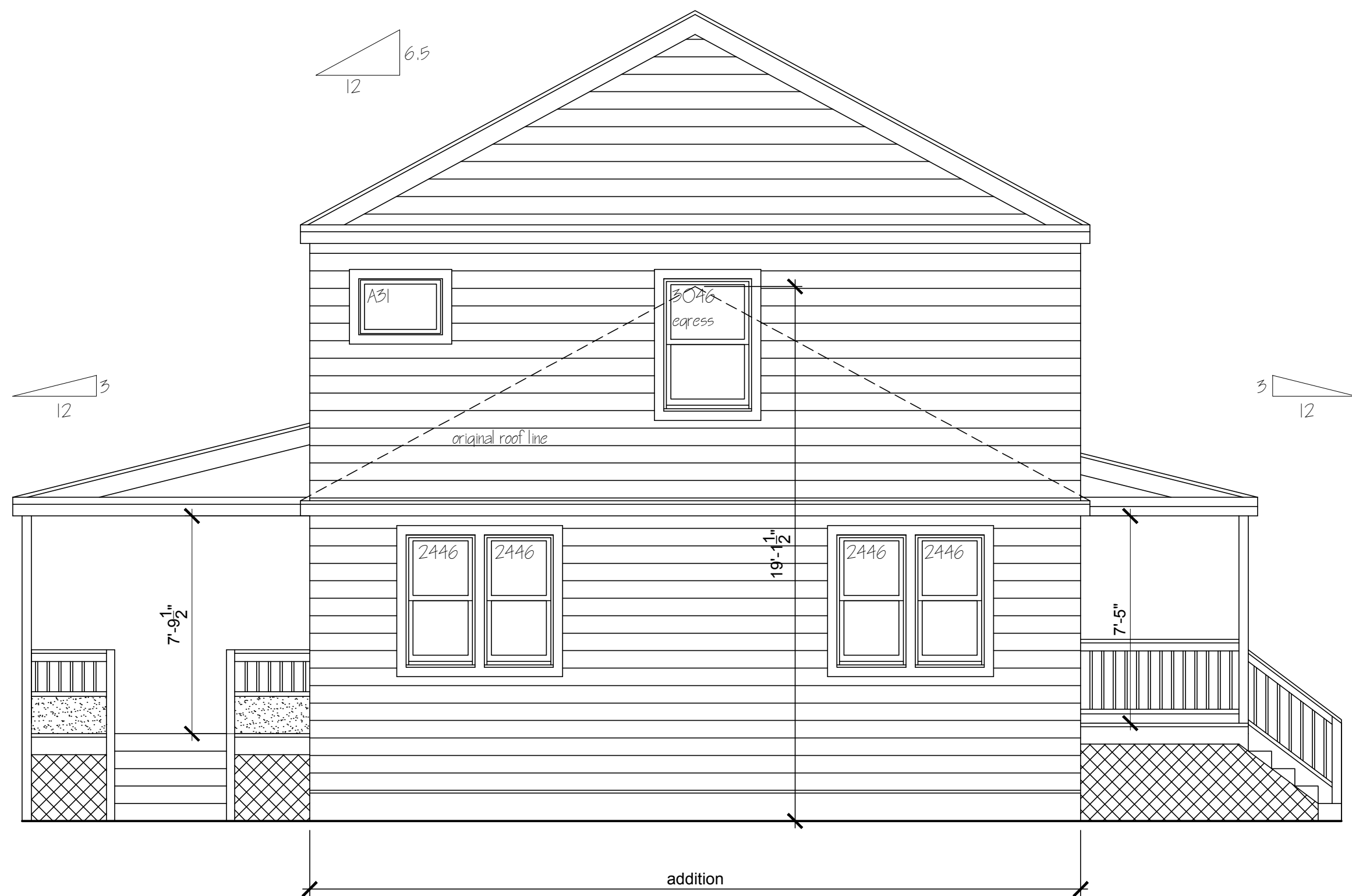
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④ Rear Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



③ Right Side Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



② Left Side Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



① Front Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



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