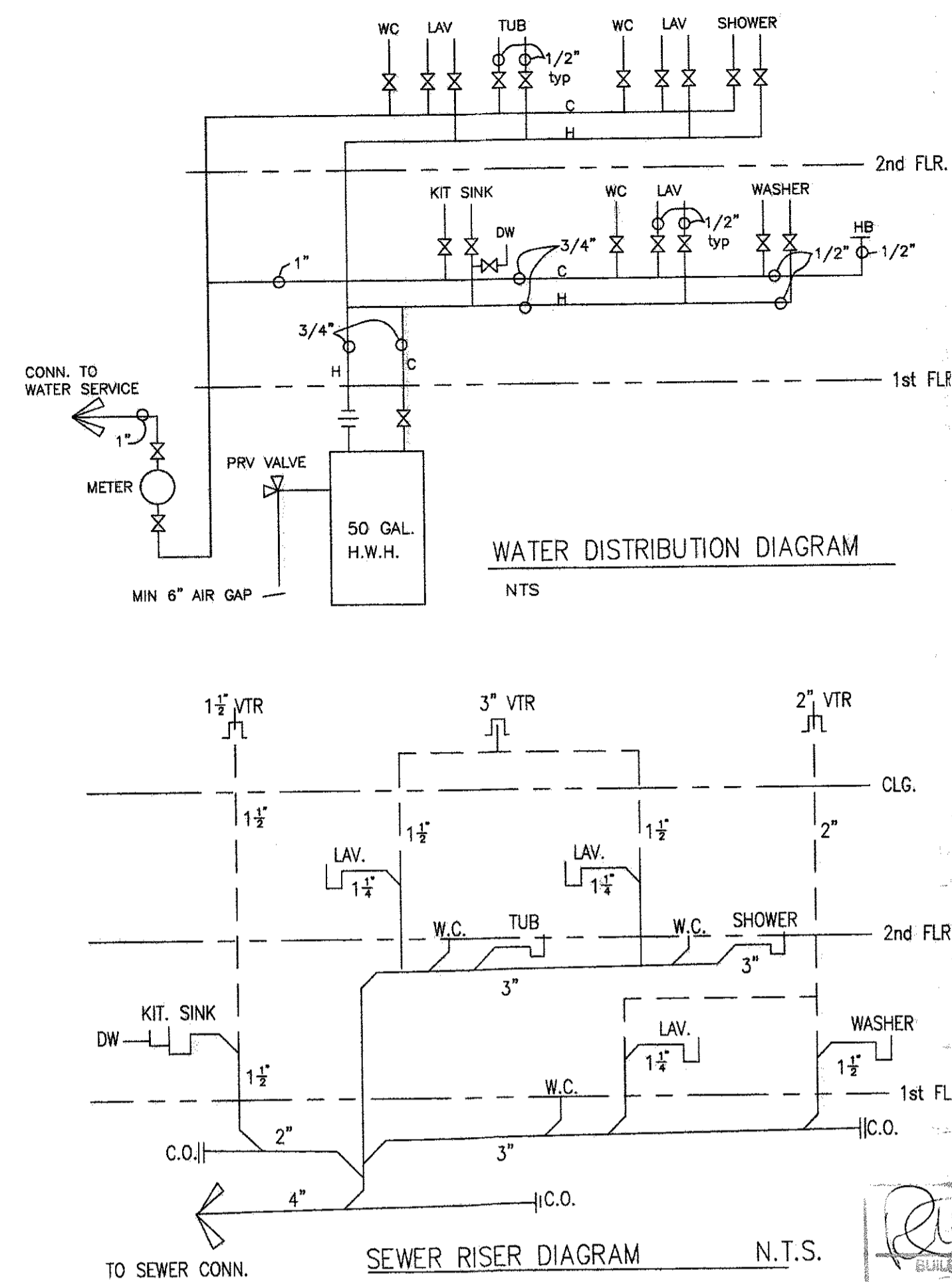


**WALL SECTION**  
SCALE: 3/4" = 1'-0"



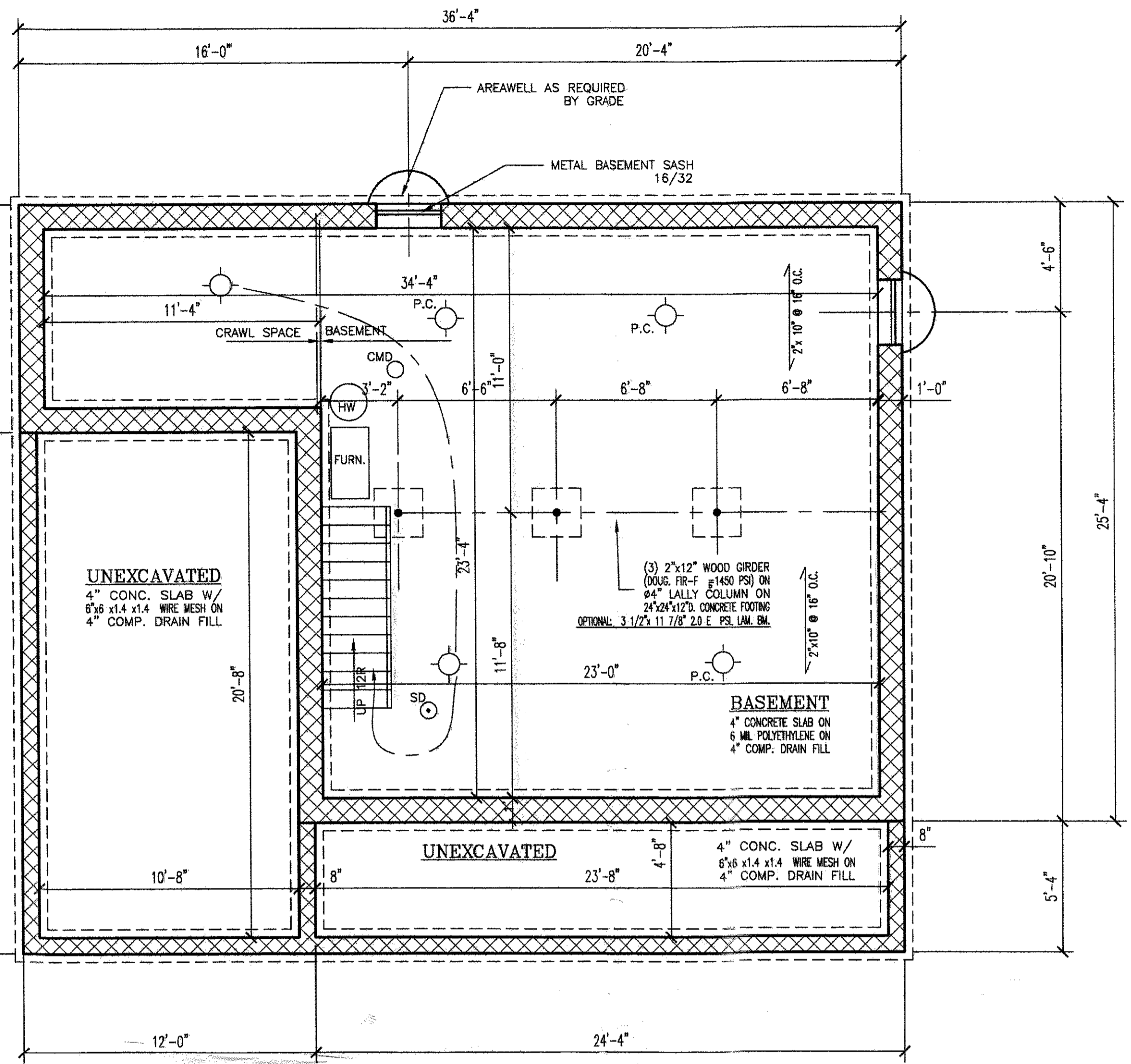
**PLUMBING NOTES:**

- All plumbing work shall conform with the National Standard Plumbing Code, Latest Edition, 2009
- Plumbing Contractor shall verify all conditions, equipment and fixture installations prior to proceeding with the work. No cutting or notching of wood joists shall be permitted, except where coordinated by General Contractor and Architect.
- Plumbing work shall be coordinated with all other trades.
- All water piping shall be CPVC ASTM F441, water service minimum PVC schedule 40 pipe. ALTERNATE: Type L Copper
- Provide shock absorbers at clothes washers and as required.
- Water piping shall be sloped to allow the entire system to be drained through drain valves.
- Soil lines, vents, branch lines and stacks shall be minimum PVC schedule 40 pipe. ASTM D2665, or ABS Schedule 40 DWV, ASTM D2661 above and below ground.
- All water piping in unheated areas shall be insulated.
- Each fixture shall be valved separately.
- All exterior hose bibbs shall be freezeproof type.
- All shower and bath/shower combinations shall be provided with thermostatic or pressure balancing control valves (anti-scald) maximum adjustment not to exceed 120° outlet temperature.
- Ref: Standard ASSE 1016 - Thermostatic Bath/Shower Valve or Ref: Standard ANSI A117.1, ANSI A112, 18.1M - Pressure Balanced Valve.
- Hot water system shall have a device installed by plumbing contractor to control thermal expansion in accordance with Nat. Std. Plumbing Code. Ref: Art. 10.15.7.
- Natural Gas piping shall be steel pipe ASTM A53 schedule 40, black; fittings: ANSI ASME B16.3 malleable iron; joints; screwed for pipe 2" and under.

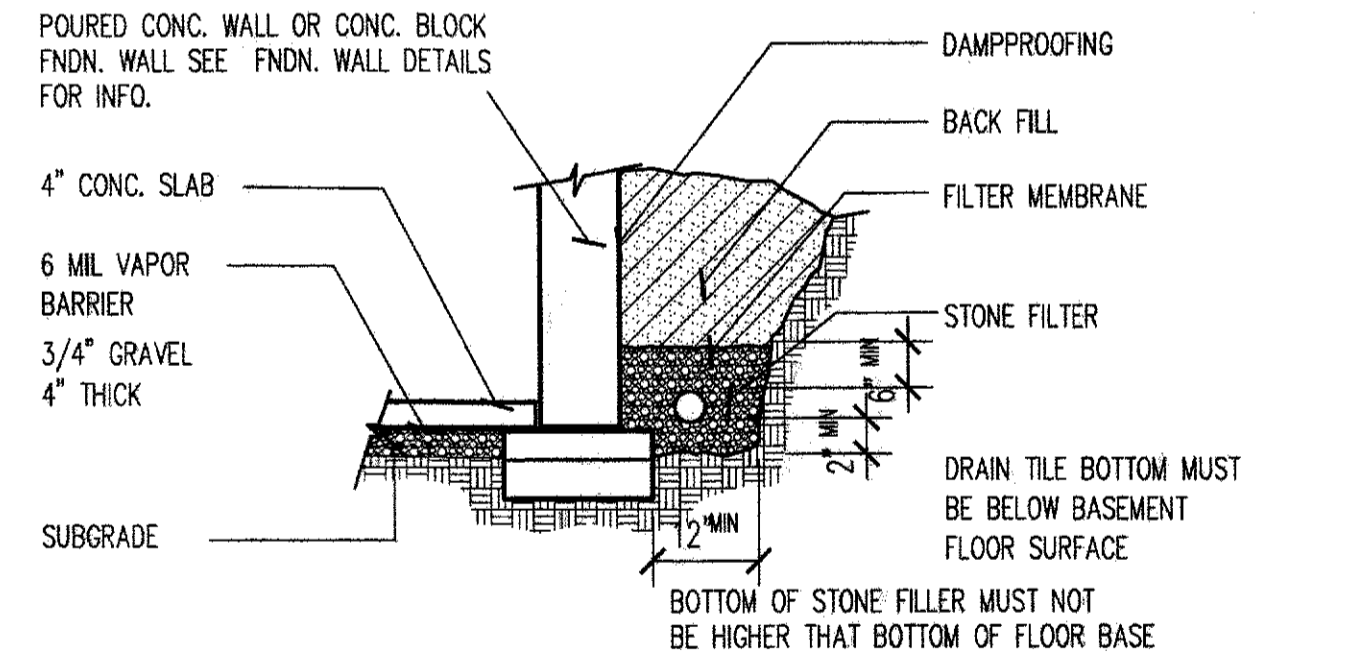
**RE-BAR BONDING NOTE** ref: N.J.A.C. 5:23-3.4, NEC 2002, sec 250.52(A)  
All Re-bar in conc. footings shall be bonded as outlined in NEC / 2002 , Section 250.52  
A U.L. Listed clamp shall be installed connected to the re-bar and with direct contact with the earth w/ a #4 copper connector. The re-bar shall be tied together to form a continuous length of 20' or more. Provide for inspection prior to pouring of foundation. Ground shall be connected to Main Panel

**NOTE**  
"LVL" and "PSL" are product names for pre-engineered structure wood components such as laminated veneer lumber and parallel strand lumber joists and beams by "Truss-Joist" or "Alpine" or/e Structures."  
**IMPORTANT**  
Follow manufacturer's instructions for proper handling & installation procedures.

**WOOD TRUSS NOTE**  
Wood trusses to be manufactured to meet length and configuration indicated on plans.  
Design roof live load at 30 p.s.f. with deflection limited to 1/240.  
Truss Design, Fabrication, and Installation shall be in accordance with Truss Plate Institute, BWT-76, HET-80, PCT-80 including Supplement, TPI-85 including Supplement, QST -88.  
Truss manufacturer to submit calculations and design data by an engineer licensed in the State of New Jersey for approval. No storage will be allowed.



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



**PERIMETER SUB-SOIL DRAIN DETAIL**  
NO SCALE

Subsoil drains shall be piped to a storm drain, or to an approved water course, or to the front street curb or gutter, or to the alley, or the discharge from the subsoil drains shall be conveyed to the alley by a concrete gutter. Where a continuous flowing spring or ground water is encountered, subsoil drains shall be piped to a storm drain or an approved water course.

Where it is not possible to convey the drainage by gravity, subsoil drains shall discharge to an accessible sump pit provided with an approved automatic electric pump. The sump pit shall be at least 15" in diameter, 18" in depth, and be provided with a fitted cover. The sump pump shall have an adequate capacity to discharge all water coming into the sump as it accumulates to the required discharged point, and in no event shall the capacity of the pump be less than 15 gallons per minute. The discharge from the sump pump shall be a minimum of 1 1/4".

**SOIL DRAIN SYSTEM SHALL BE OPTIONAL**  
DEPENDING ON SITE SOIL CONDITIONS.  
REF: EXCEPTION IRC R406.4.2

BUILDING DATA	
USE GROUP	R5
CONSTRUCTION CLASS	58
GROSS BUILDING AREA (HABITABLE)	730 SQ. FT.
FIRST FLOOR	883 SQ. FT.
SECOND FLOOR	239 SQ. FT.
GARAGE	
***** TOTAL HABITABLE AREA 1,122 SQ. FT.	
BUILDING VOLUME (HABITABLE AREA)	11,320 CU. FT.
BUILDING HEIGHT (AVG. TO SLOPED ROOF ABV. GRADE)	24 FT.

REVISIONS	
NO.	DESCRIPTION

This drawing is the property of the Architect and is an instrument of service solely for this project, and may not be used for any other purpose. This drawing may not be reproduced without the Architect's permission.

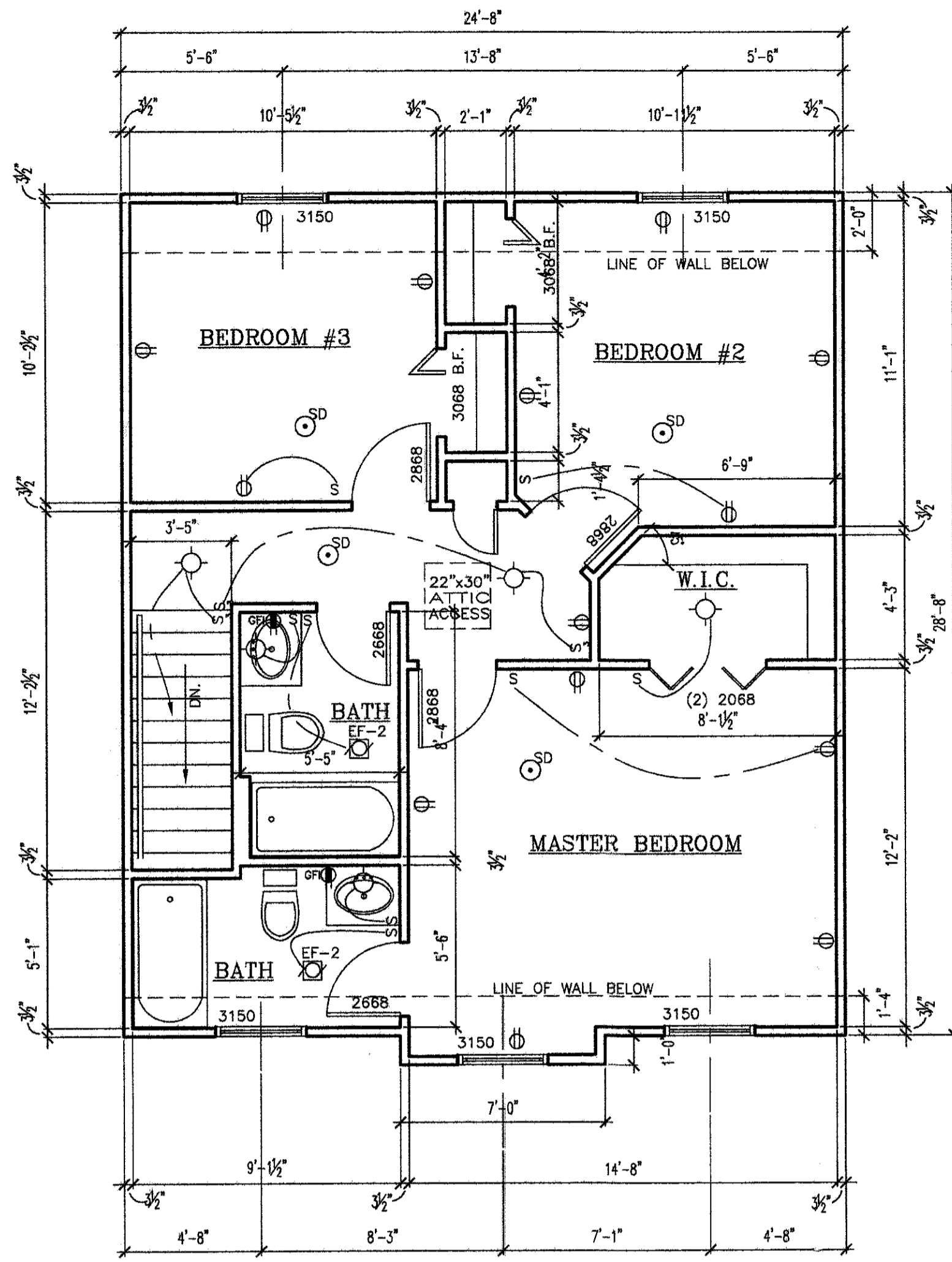
ARCHITECTURE PLANNING INTERIOR DESIGN  
**JAMES V. LIVOTI AIA**  
ARCHITECT  
50 WOODLAND DRIVE  
BRIDGETON, N.J. 08302  
(609) 856-4557 (F) 856-455-9544  
jvlarch@comcast.net

**NEW 2 STY DWELLING**  
Lot 24.01 Block 4808  
160 Luciano Drive  
City of Vineland, N.J.  
**R.P.J. PROPERTIES, OWNER**  
3169 So. Main Road  
City of Vineland, New Jersey

SCALE:	AS NOTED
DRAWN:	JVL
CHECKED:	JVL
ISSUE DATE:	
DRAWING TITLE:	FOUNDATION PLAN
WALL SECTION	
DETAILS	
NOTES	
DRAWING NO.	1 OF 4

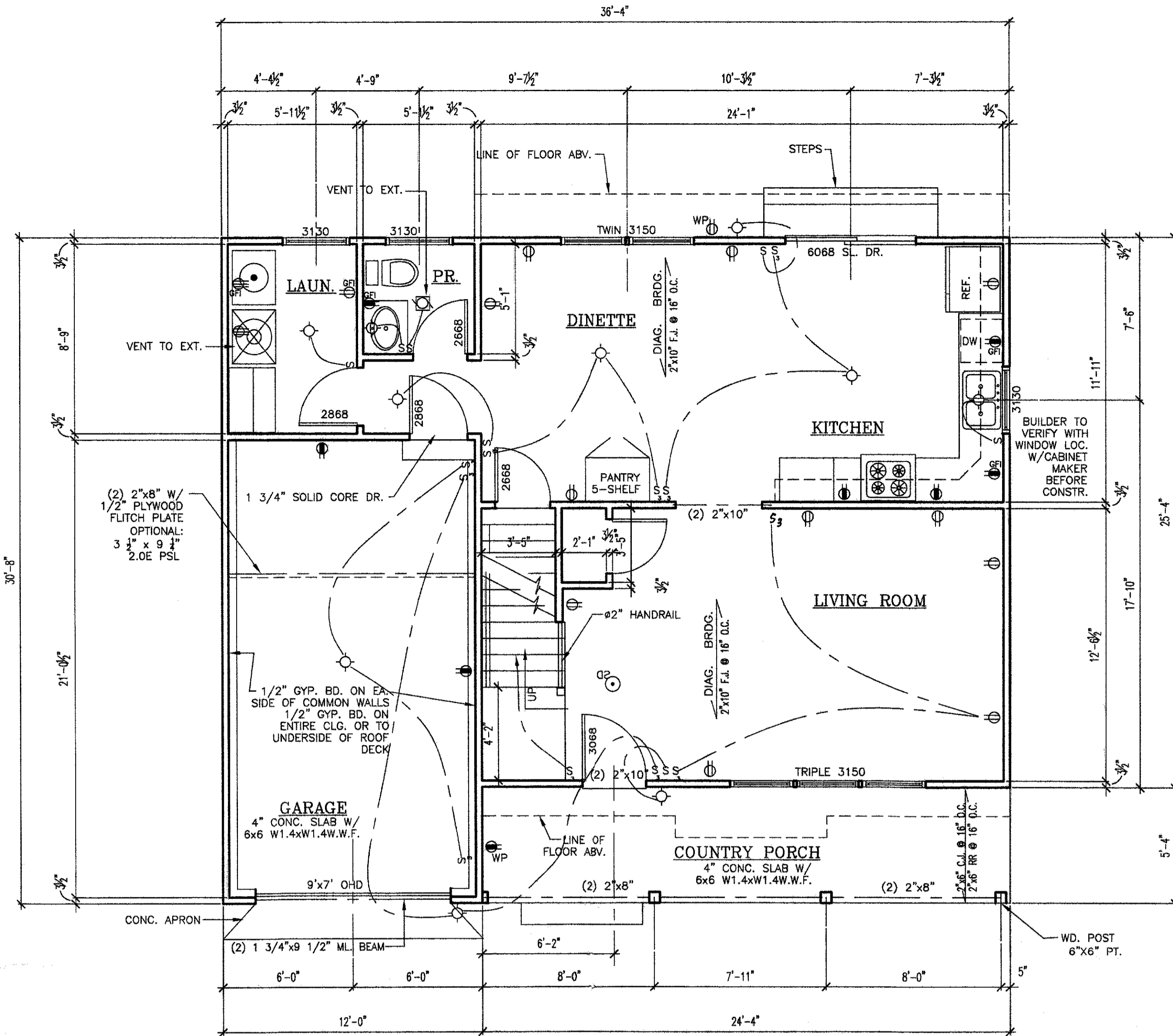
**A-1**  
PROJECT NO. **13897**

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PERTAINING TO THE WORK AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION. DO NOT SCALE DRAWINGS.



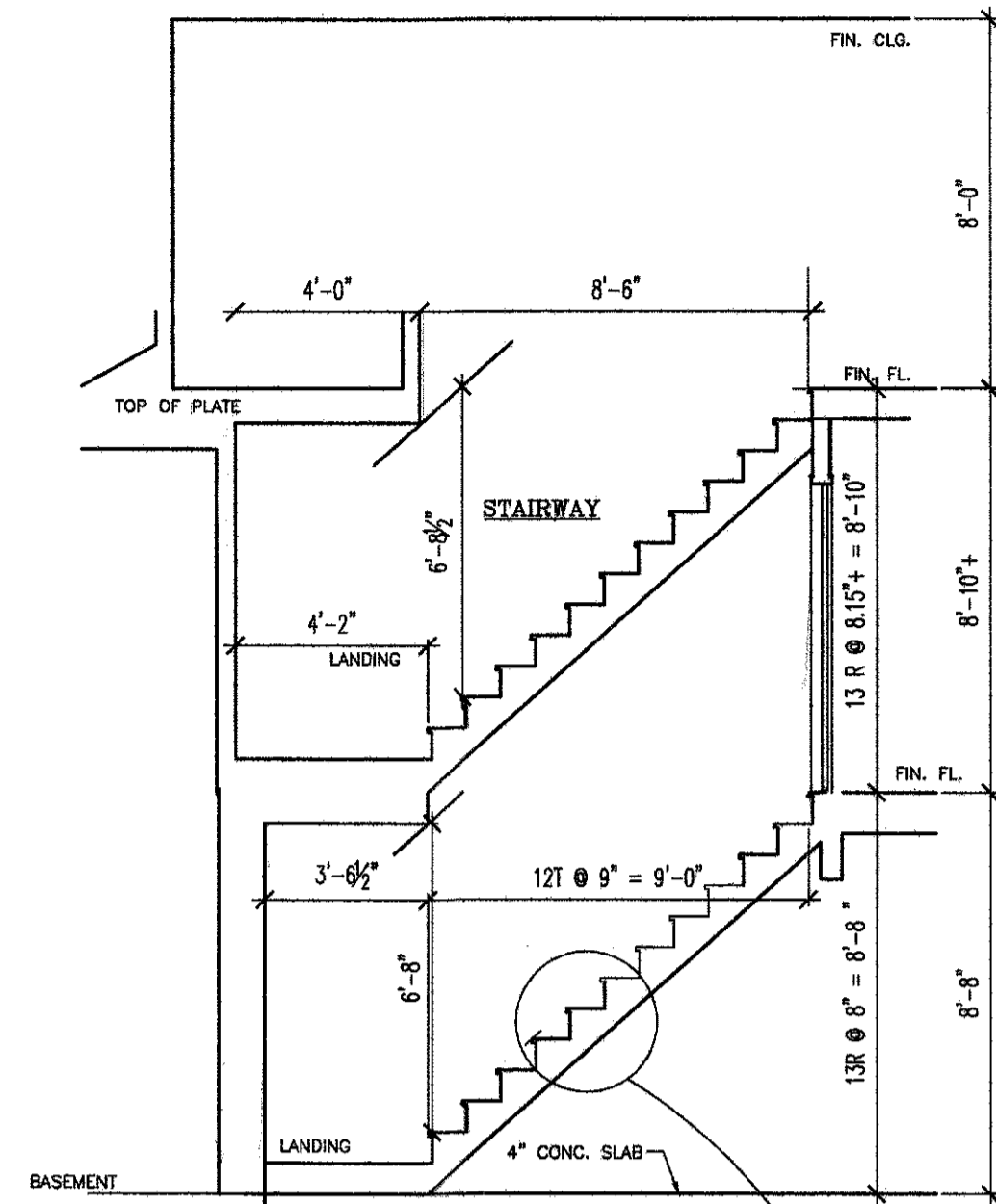
**SECOND FLOOR PLAN**

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



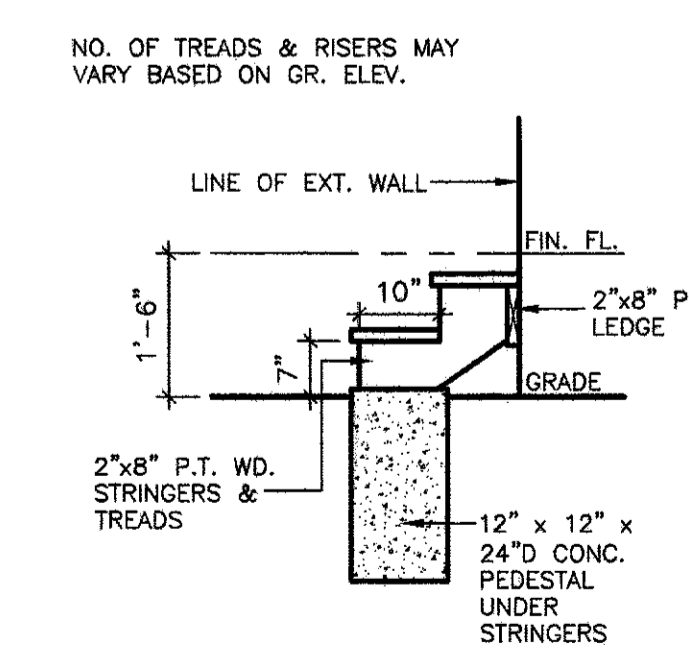
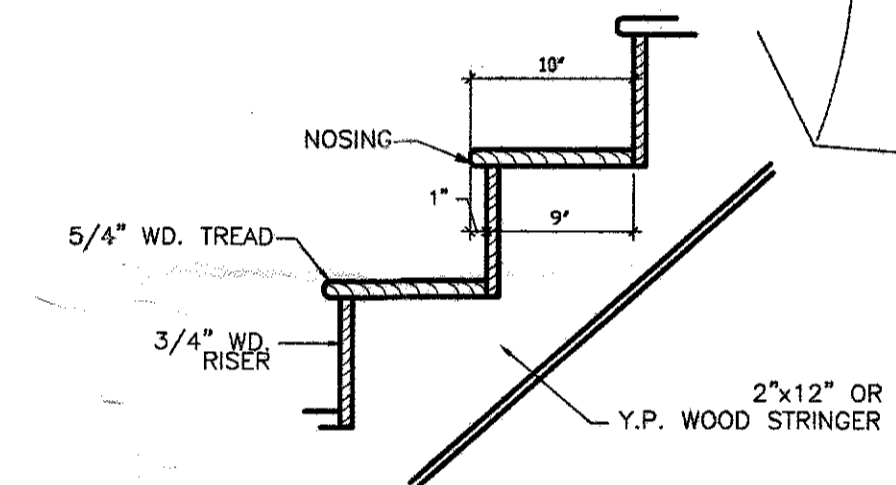
**FIRST FLOOR PLAN**

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



**STAIR DETAIL**

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



**EXTERIOR STEP DETAIL**

SCALE: 1/2" = 1'-0"

**EXHAUST FAN NOTE:**

- EF-1 Ceiling mounted combination fan/light, 100 CFM, 100 Watt max. "Nu-tone" or equal -duct to outside.
- EF-1 Ceiling mounted combination fan/light, 175 CFM, 100 Watt max. "Nu-tone" or equal -duct to outside.
- EF-3 Exhaust fan w/hood (range) duct to outside, 200 CFM Manuf. to be selected by owner.

**HVAC NOTES:**

1. The HVAC Contractor shall furnish the appropriate design and installation as determined by the building design as follows:
  - A. Manufacturer: As determined by Owner.
  - B. Type:
    1. Self contained package factory assembled pre-wired unit with provision (Optional) evaporation coil and outdoor condenser unit. (air conditioning) high efficiency series.
    2. Upflow model gas furnace w/direct pvc. intake & combustion venting per manuf. installation req's U.L. listed
  - C. Heating performance:
    - Avg. 4-5 btuh/c.f. heating output.
    - .75 cfm/s.f. = cfm delivery (12 min. interval air change)
    - 3 btu/s.f. minimum for cooling.
2. OPTIONAL - Provide factory built metal chimney.
  - A. All fuel - Type A in accordance with U.L. standard 103 and/or Type L in accordance with UL 641 and manufacturer's specifications.
3. Clothes Dryer Exhaust:
  - dryer vent - Duct to outside min 28 ga. galv. Metal w/cap size as rec'd. by appliance manuf. Ref: M1502, IRC 2006 N.J. Edition
4. Entire installation shall conform to local codes, state laws, N.F.P.A. A.S.M.E. including IRC, chapter 14 and International Mechanical N.J. Latest adopted Edition.

**Other references:**

- A. SMACNA - Low pressure duct construction standards.
- B. ANSI/NFPA - Installation of warm air heating and air conditioning systems

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL COMPLY WITH THE UNIFORM CODES OF THE STATE OF NEW JERSEY, LATEST EDITIONS INCLUDING:
  - A. "INTERNATIONAL RESIDENTIAL CODE" - 2009 NEW JERSEY EDITION "
2. CONTRACTOR AND/OR OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL REQUIRED FEES.
3. CONTRACTOR SHALL PROVIDE SURVEYOR'S SERVICES IN ORDER TO SET FLOOR LINES AND ESTABLISH GRADES FOR PROPER DRAINAGE.
4. ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 3,000 P. S. I. TESTED AT 28 DAYS.
5. ALL REINFORCING BARS SHALL BE IN CONFORMANCE WITH A. C. I. 318-71.
6. HOLLOW LOAD-BEARING CONCRETE BLOCK SHALL CONFORM TO A. S. T. M. - C90 GRADE A.
7. SOLID LOAD-BEARING CONCRETE BLOCK SHALL CONFORM TO A. S. T. M. - C 145 GRADE A.
8. ALL MORTAR SHALL BE TYPE "S" MORTAR.
9. ALL STRUCTURAL FRAMING LUMBER SHALL BE HEM-FIR NO. 2 OR BETTER, MINIMUM FIBER STRESS IN BENDING OF 1150 P. S. I. (FB=1150 P. S. I.) AND A MODULUS OF ELASTICITY OF 1,400,000 P. S. I. (E=1,400,000 P. S. I.) UNLESS NOTED OTHERWISE ON PLANS.
10. CONTRACTOR SHALL PROVIDE GUTTERS AND DOWN-SPOUTS AND SPLASH BLOCKS WHERE REQUIRED UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL FLASH ALL EXTERIOR DOOR, WINDOW HEADS, JAMBS AND SILLS.
12. CONTRACTOR SHALL FLASH VALLEYS, HIPS, ROOF INTERSECTIONS AND MASONRY TO WOOD CONSTRUCTION.
13. BUILDING CLASSIFICATION R-5 (ref: sec. 310 IBC 2009)
14. BUILDING CONSTRUCTION TYPE 5B
15. Structural live loads:
  - A. Roof live load 25 p.s.f.
  - B. Lower Level live load 40 p.s.f.
  - C. Upper Level live load 40 p.s.f.
  - D. Attic live load (lim. stor.) 20 p.s.f.

ALL WINDOW/DOOR LINTELS SHALL BE MIN. (2) 2"x10" UNLESS NOTED OTHERWISE.

**ELECTRICAL NOTES:**

1. All Electrical work to conform with the National Electrical Code, 2011 ( latest edition).
2. Electrical contractor shall verify all conditions and equipment prior to proceeding with the work. Any discrepancies shall be brought to the attention of the Architect.
3. Electrical contractor shall coordinate his work with the prevailing electric company, and shall cooperate with them in determining loads, hookups, temporary service, etc.
4. Contractor shall provide smoke detector of approved design in each level in locations as recommended by manufacturers and/or as shown on plans. Smoke detectors shall be U.L. listed. Wiring to be 110 v A.C. (bldg. wiring) w/battery back-up. Interconnect all detectors so actuation of one will actuate all detectors simultaneously. (Ref: Sec R313, IRC 2009 N.J. Edition)
5. All wire shall be a minimum #14 AWG type THW copper rated at 75 C. and 167 F. provide conduit where required by NEC (minimum 1/2" conduit). Homerun circuits more than 75 feet from panelboard shall be 310 AWG or larger as required.
6. All bath, kitchen and powder room convenience outlets shall be ground fault circuit interrupt type, exterior outlets shall be ground fault circuit interrupt type and weatherproof. Minimum 12 ga. AWG conductors.
7. Do not scale drawings. Verify locations of equipment and fixtures with other trades and at the job site.
8. Circuit the lighting and receptacles on different circuits so that each space contains parts of at least two circuits.
9. Provide a maximum of 8 convenience outlets on any one 20 amp circuit, maximum 6 on any one 15 amp circuit, and maximum 2 kitchen appliance receptacles on any one 20 amp circuit. All branch circuits supplying 125V 15 or 20A outlets in bedrooms shall have an Arc Fault Circuit Interrupter to protect the entire branch circuit. Provide (1) 20A GFI Recept. at sump pump location sep. circuit to panel -if req'd.
10. Cable TV and telephone outlets shall be prewired during construction with wall outlets. Installation shall be by the Electrical Contractor
11. Electrical contractor to install minimum 200A M.C.B. panel. Number of circuits and panel size as determined by load. Verify location with service entrance and electric utility.

\*Minimum 12 gauge wire for 20 amp circuits.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PERTAINING TO THE WORK AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION. DO NOT SCALE DRAWINGS.

NO.	DATE	DESCRIPTION

This drawing is the property of the Architect and is an instrument of service solely for this project, and may not be used for any other purpose. This drawing may not be reproduced without the Architect's permission.

ARCHITECTURE PLANNING INTERIOR DESIGN  
**JAMES V. LIVOTI AIA**  
 ARCHITECT  
 50 WOODLAND DRIVE  
 BRIDGETON, N.J. 08302  
 (V) 856.455.7171 (F) 856.455.9544  
 jlv@comcast.net

**NEW 2 STY DWELLING**  
 Lot 24.01 Block 4808  
 160 Luciano Drive  
 City of Vineland, N.J.  
**R.P.J. PROPERTIES, OWNER**  
 3169 So. Main Road  
 City of Vineland, New Jersey

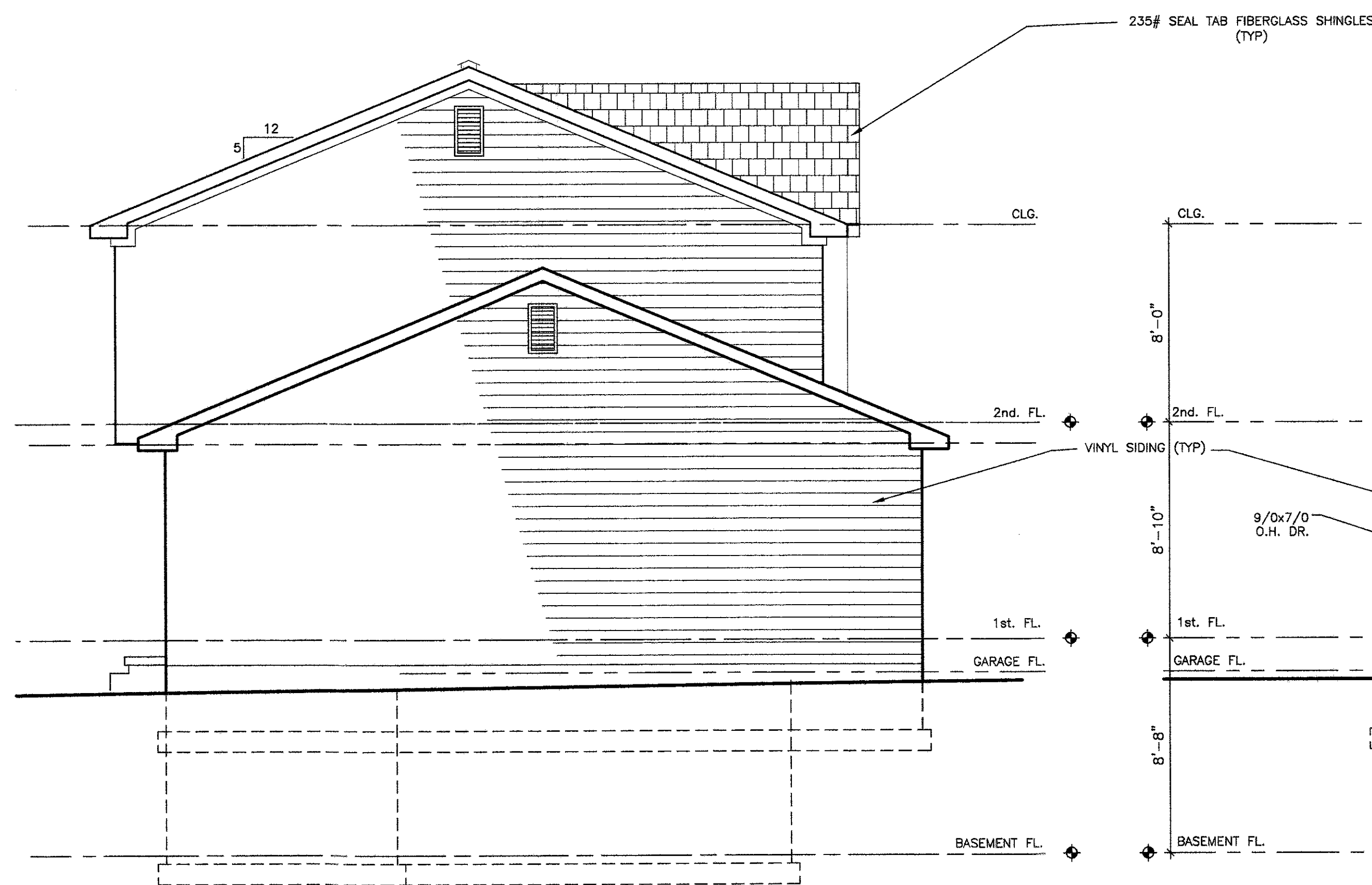
SCALE:	AS NOTED
DRAWN:	JVL
CHECKED:	JVL
ISSUE DATE:	
DRAWING TITLE:	FLOOR PLANS DETAIL NOTES

DRAWING NO. 2 OF 4

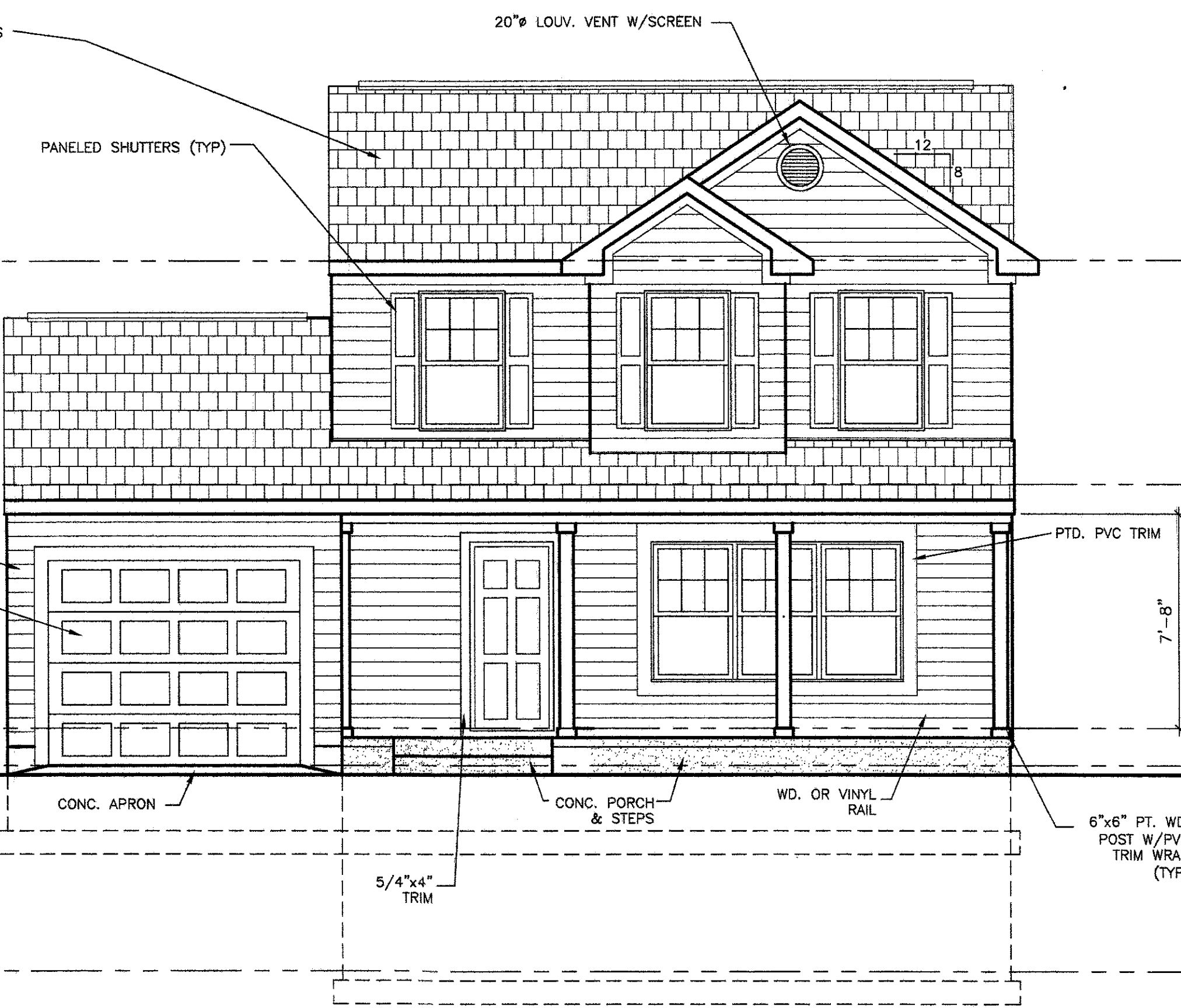
**A-2**

PROJECT NO. **13897**

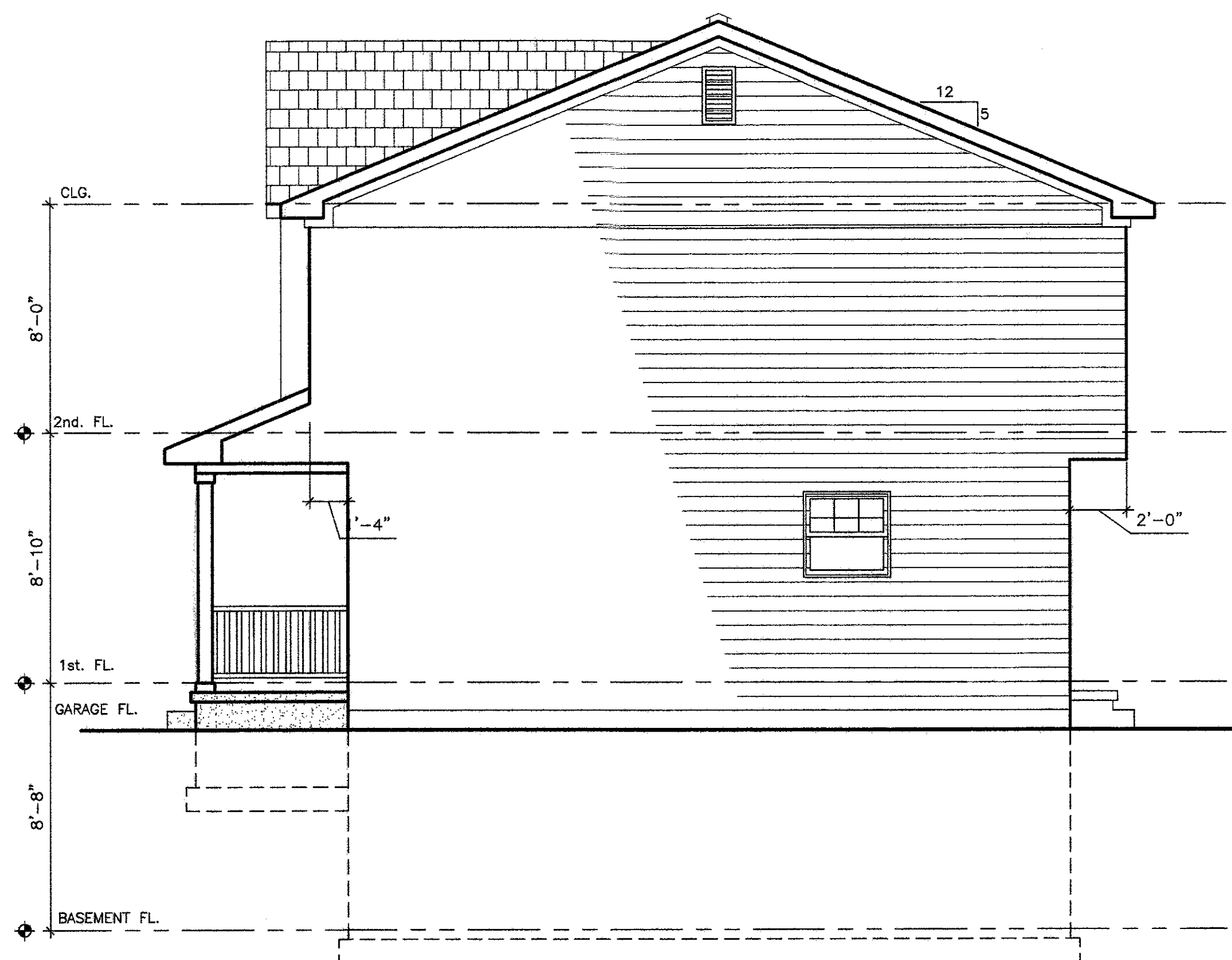
s:\ACTIVE\FILES-CURRENT\13897 2.dwg, Lusiano R.P. JVL B07, A-2, 4-1-13.dwg, Layout1, 4/1/2013 8:37:04 PM, James V. Livoti, AIA



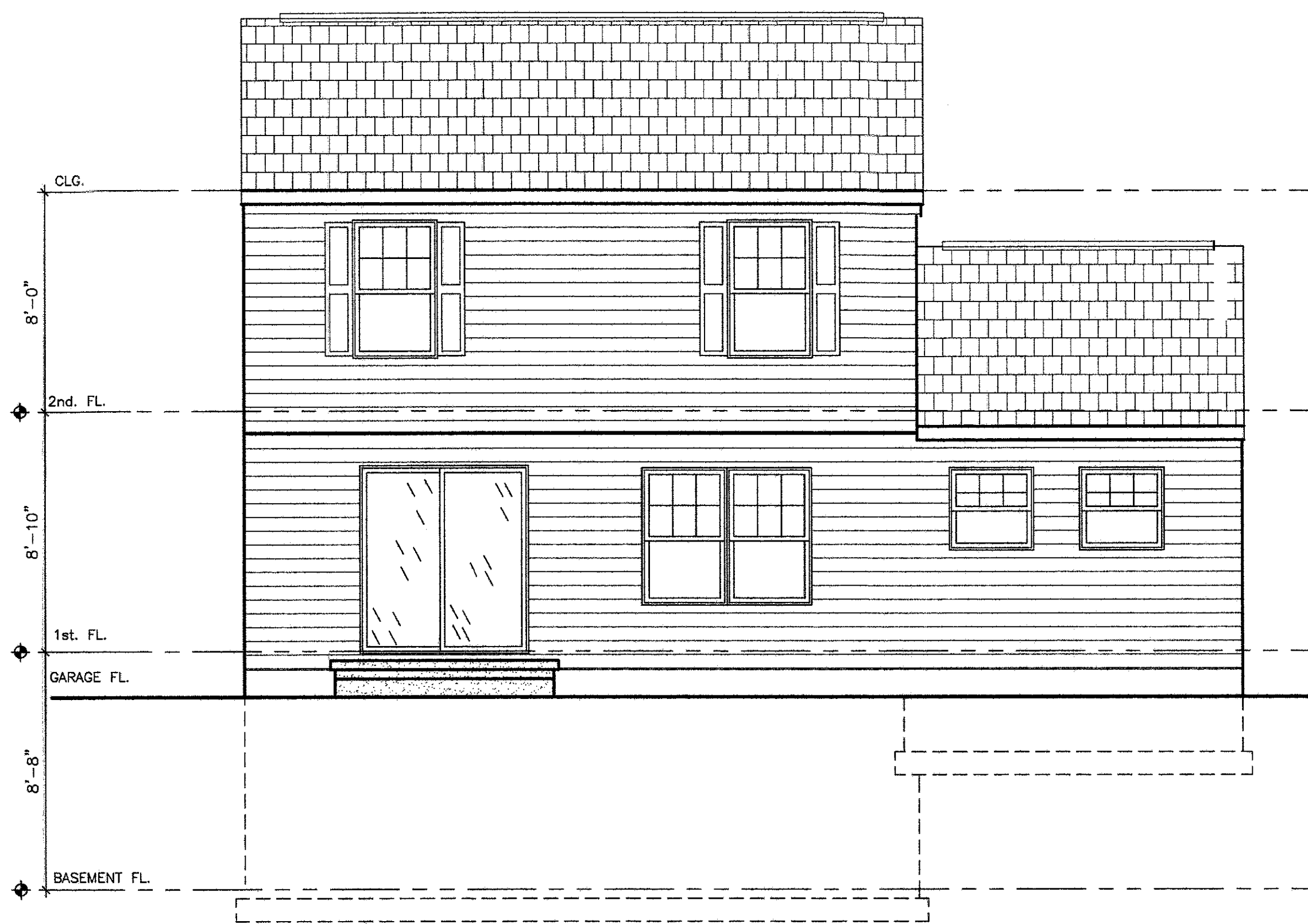
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**EGRESS SASH NOTE:**

- E-1 Meets or exceeds min. net cl. op'ng for grade fl. window exceeds 5 s.f. and min op'ng hgt. of 22"H and 20"W.
  - E-2 Meets or exceeds min. Std. cl. op'ng of 5.7 s.f. exceeds min. hgt. op'ng of 22"H and 20"W.
- Ref: Manuf. Specs.

**WINDOW NOTE**

All windows shall be poly-vinyl exterior grade frame and sash except where indicated otherwise.  
 Manufacturer: "Patriot Manuf. Co." or equal.  
 Manufacturer's size and unit numbers indicated on plans.  
 Include 5/8" glazing with optional low "E" glass and screens  
 Install in accordance with manufacturers instructions.

**FIRESTOPPING NOTE:**

Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations:

1. in concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor level;
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drip ceilings, cove ceilings, etc.;
3. in concealed spaces between stair stringers at the top and bottom of the run;
4. At openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible materials.

except as provided in Item 4 above, firestopping shall consist of 2-inch nominal lumber, or two thicknesses of 1-inch nominal lumber with broken lap joints, or one thickness of 23/32-inch plywood with joints backed by 23/32-inch plywood, or one thickness of 3/4-inch type 2-M particleboard with joints backed by 3/4-inch Type 2-M particleboard, or other approved materials.

The integrity of all firestops shall be maintained.

NO.	DATE	DESCRIPTION

This drawing is the property of the Architect and is an instrument of service solely for this project, and may not be used for any other purpose. This drawing may not be reproduced without the Architect's permission.

ARCHITECTURE PLANNING INTERIOR DESIGN  
**JAMES V. LIVOTI AIA** 4/2/13  
 ARCHITECT  
 JAMES V. LIVOTI, R.A., N.J. LIC. 12595

**JM ARCHITECT**  
 JAMES V. LIVOTI, AIA  
 3169 So. Main Road  
 Vineland, NJ 08360  
 (NJ) 856.455.7171 (FL) 856.455.9544  
 jlvarch@comcast.net

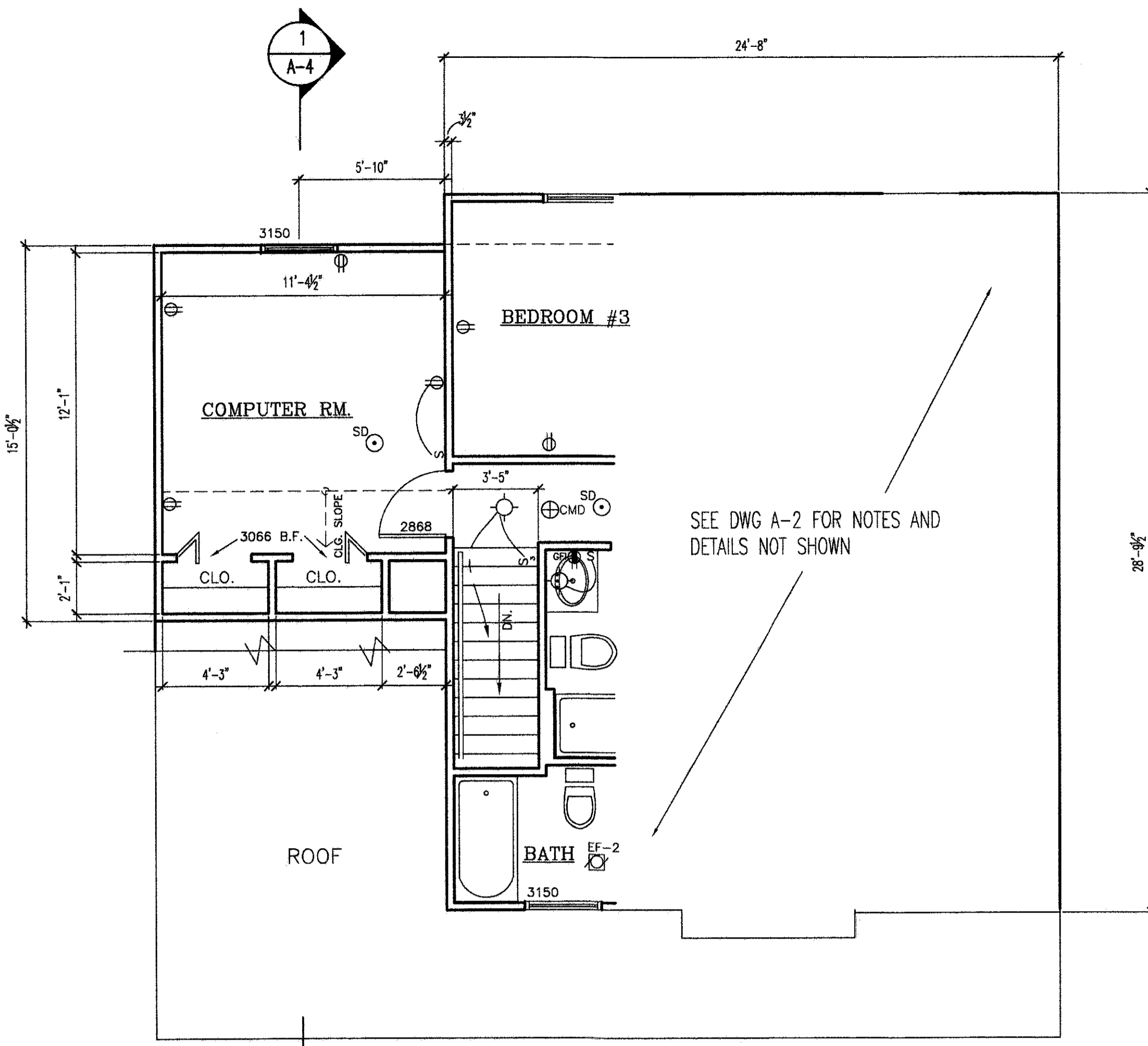
**NEW 2 STY DWELLING**  
 Lot 24.01 Block 4808  
 160 Luciano Drive  
 City of Vineland, N.J.  
**R. P. J. PROPERTIES, OWNER**  
 3169 So. Main Road  
 Vineland, New Jersey

SCALE:	AS NOTED
DRAWN:	JVL
CHECKED:	JVL
ISSUE DATE:	
DRAWING TITLE:	ELEVATIONS NOTES

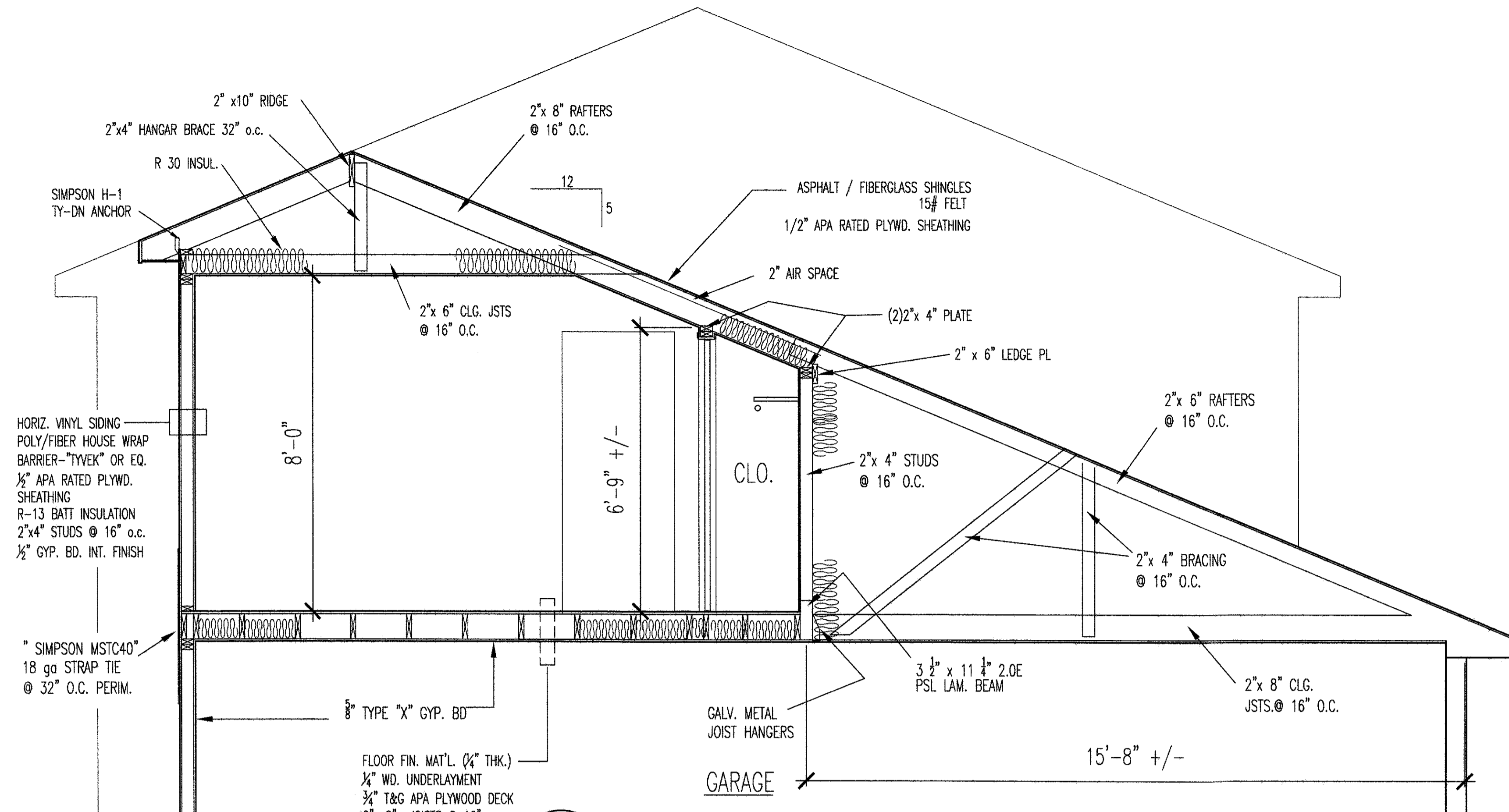
DRAWING NO. 3 OF 4  
**A-3**  
 PROJECT NO. **13897**

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PERTAINING TO THE WORK AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION. DO NOT SCALE DRAWINGS.

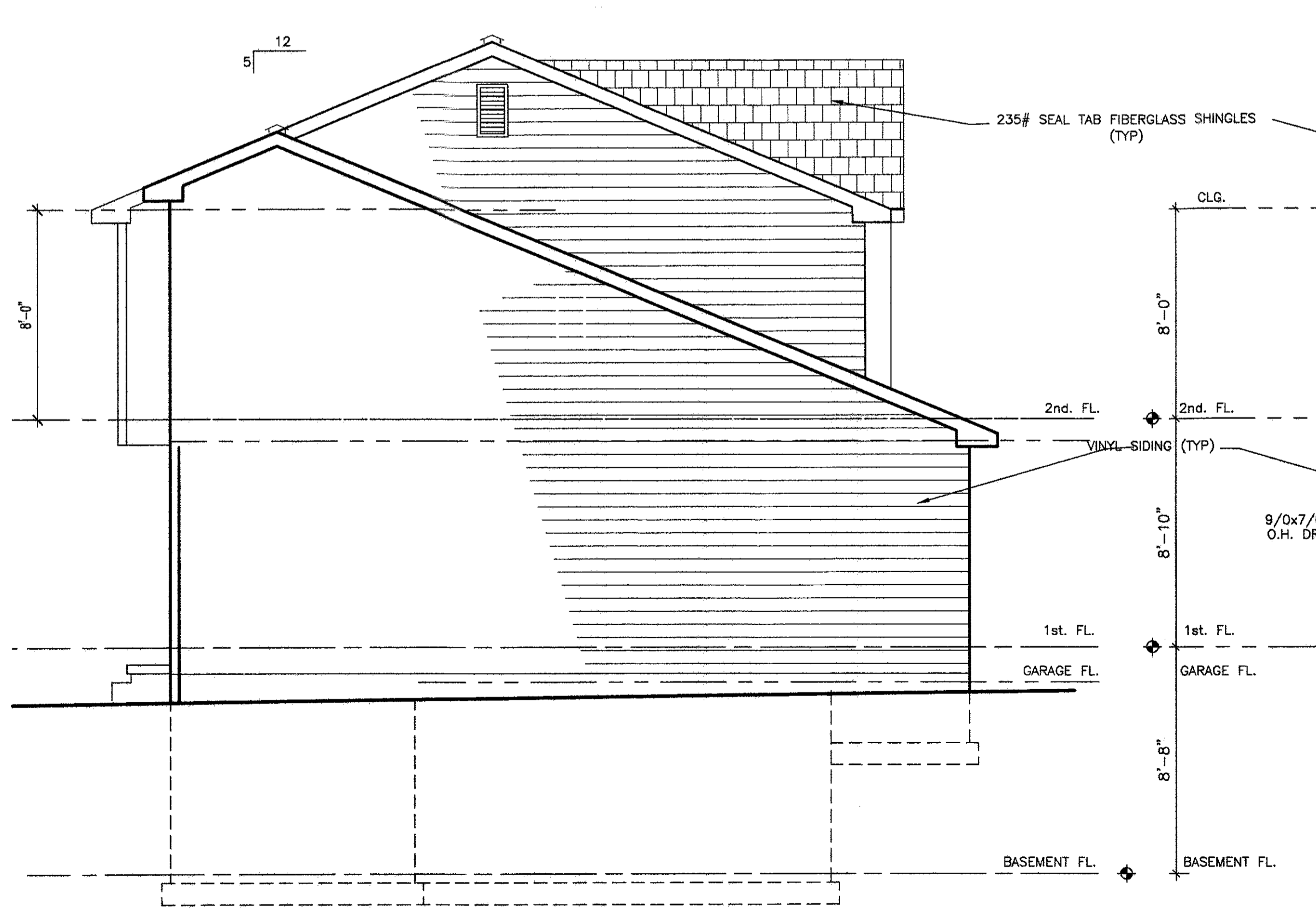
ssa\_238 ACTIVE FILES-CURRENT# 13897 2 sty Repeat 160 Luciano R.P. #4807 A-3 4-1-13.dwg Layout: 4/1/2013 5:53:00 PM, James V. Livoti, AIA



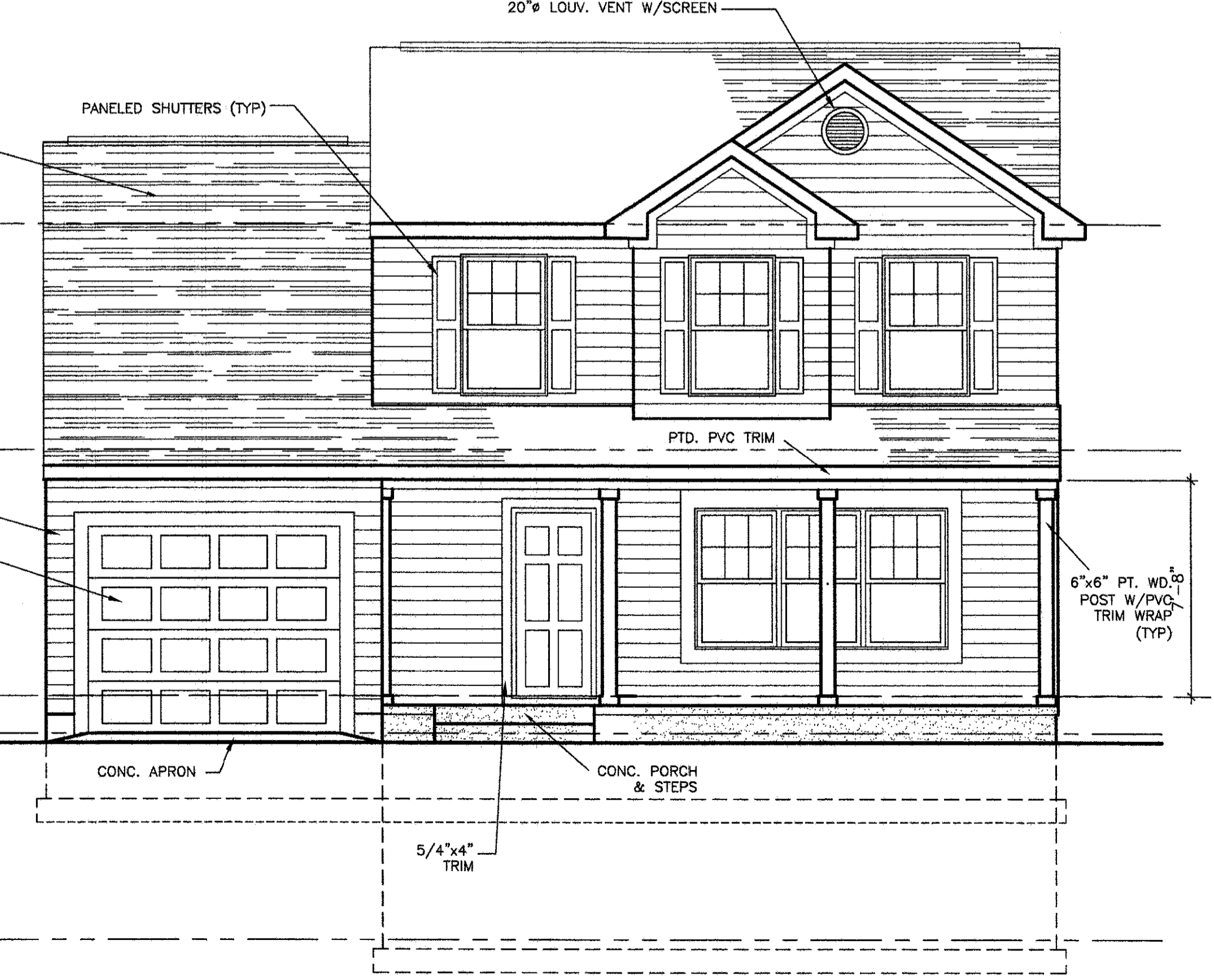
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SECTION 1 A-4**  
SCALE: 1/2" = 1'-0"



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



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

REVISIONS	
NO.	DESCRIPTION

This drawing is the property of the Architect and is an instrument of service solely for this project, and may not be used for any other purpose. This drawing may not be reproduced without the Architect's permission.

ARCHITECTURE PLANNING INTERIOR DESIGN  
**JAMES V. LIVOTI AIA**  
ARCHITECT

50 WOODLAND DRIVE  
BRIDGETON, N.J. 08302  
(VI) 856.455.7171 (F) 856.455.9544  
jlvarch@comcast.net

**COMPUTER ROOM OPTION ( 2ND FLOOR)**

**NEW 2 STY DWELLING**  
Lot 24.01 Block 4808  
160 Luciano Drive  
City of Vineland, N.J.  
**R.P.J. PROPERTIES, OWNER**  
169 So. Milan Road  
City of Vineland, New Jersey

SCALE:	AS NOTED
DRAWN:	JVL
CHECKED:	JVL
ISSUE DATE:	
DRAWING TITLE:	FOUNDATION PLAN WALL SECTION DETAILS NOTES
DRAWING NO.	4 OF 4
<b>A-4</b>	
PROJECT NO.	13897

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PERTAINING TO THE WORK AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION. DO NOT SCALE DRAWINGS.