PROPOSED DECK

16 SUPRA COURT
TOWNSHIP OF FRANKLIN
COUNTY OF SOMERSET , NEW JERSEY
LOT 10.36 BLOCK 11.01

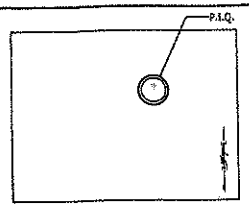
SCOPE OF WORK :
PROPOSED PATIO AND DECK

CODES:
UNIFORM CONSTRUCTION CODE,
STATE OF NEW JERSEY

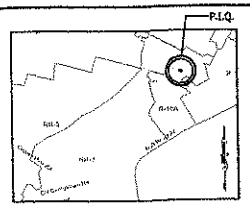
IRC NEW JERSEY EDITION 2018

USE GROUP (EXISTING) USE GROUP (PROPOSED)	R-3 R-3 (NO CHANGE IN USE)
CONSTRUCTION TYPE	5B

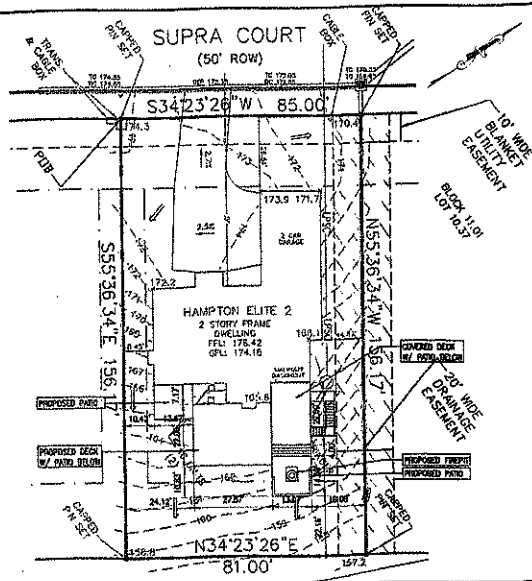
AREA CALCULATIONS	
FLOOR	AREA
COVERED PATIO	825 S.F.
PATIO	357 S.F.
MASONRY STEPS	36 S.F.
COVERED DECK	308 S.F.
UNCOVERED DECK	603 S.F.
WOOD STAIRS	78 S.F.
TOTAL	2,225 S.F.



01 LOCATION MAP
SCALE: NOT TO SCALE



02 ZONING MAP (RR-3)
SCALE: NOT TO SCALE



03 SITE PLAN
SCALE: 1" = 20'-0"

SITE INFORMATION TAKEN FROM A SURVEY PROVIDED BY OWNER. CONDUCTED BY HAROLD E. NOON JR. BY CARROLL ENGINEERING. NEW JERSEY LIC. NO. 24GS03401400 SURVEY DATED SEPT. 22, 2010

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

DRAWING LIST

T-01	TITLE, LOCATION & ZONING MAP, SITE PLAN, ELEVATION, NOTES
A-01	FLOOR PLANS
A-02	BALCONY/DECK SECTION, MASONRY STAIR DETAIL, ELEVATION

GENERAL NOTES

1.1 ALL RIGHTS RESERVED: DRAWINGS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT UNDER LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED, COPIED AND NOR TRANSFERRED UNDER AGREEMENT IN GENERAL AND BEAR THE AGREED CONFIDENCE TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HOLD HARMLESS FROM ALL LIABILITY, LOSS, EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES.

1.2 DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR NEGOTIATE OR PROHIBITIVE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT WITH SIGNED AND SEALED.

1.3 ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK BY MUTUAL CONSENT IS NOT PART OF THIS AGREEMENT. THE OWNER AND/OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK PER "NJAC 5:23-2.21 CONSTRUCTION CONTROL" EXECUTION.

1.4 THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

1.5 THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FIRM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

1.6 EXAMINATION OF SITE, DRAWINGS, AND SPECIFICATIONS: THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS, AND SPECIFICATIONS, FULLY ACQUAINT AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AS THEY EXIST AND MAKE SUCH INVESTIGATIONS AS HE MAY SEE FIT SO THAT HE SHALL FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS PRESENTED TO THE WORK. 1.7 PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.

1.8 ALL WORK, MATERIALS, AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE INSTRUCTIONS OF THE NATIONAL BOARD OF UNDERWRITERS. WHERE APPLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE N.J.S.C.C. BARRIER FREE SUBCODE AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).

1.9 EXCEPT WHERE SPECIFIED REQUIREMENTS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. ESTIMATE MEASUREMENTS PROVIDED WITH REASONABLE ALLOWANCE ON SPACING. PROVIDE CONTROLS CONNECTIONS. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND SEPARATION AGENTS BETWEEN MATERIALS/SURFACES AS INDICATED AND AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS.

1.10 INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO ENSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING OPENING/CLOSING.

1.11 THE CONTRACTOR SHALL, WITHOUT DELAY AND PRIOR TO THEIRDOWN OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT, ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S REQUIRED SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

1.12 SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR OWNER PERMITTED AS THE CONTRACT DOCUMENTS SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITION AND DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION (INCLUDING WARRANTY COVERAGE) AND THAT HE WILL COORDINATE THE INSTALLATION AND MAKE OTHER CHANGES (INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE) WHICH MAY BE REQUIRED FOR WORK TO BE COMPLETE IN ALL ASPECTS.

1.13 CUTTING & PATCHING: INCLUDE ALL CUTTING AND PATCHING FOR INSTALLATIONS THROUGH FLOORS, WALLS, CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

1.14 UNFORESEEN CONDITIONS: SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL IMMEDIATELY, FULLY AND SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. SHALL ANALYZE & RECOMMEND, CONTRACTOR SHALL INCORPORATE REVISIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

1.15 PROVIDE TEMPORARY FACILITIES, SERVICES UTILITIES, AND PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK, PROTECT ADJACENT CONSTRUCTION, AND IMPROVEMENTS, COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, PUBLIC UTILITIES. PROVIDE 24 HOUR NOTIFICATION OF ANY DISCONTINUITY IN UTILITY SERVICES WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIAL FROM THE JOB SITE.

No.	Date	Revision

HERITAGE MADISON ARCHITECTURE, LLC.
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Project No. 2063
Date: Sept. 22, 2020
Block: 11.01
Lot: 10.36
Scale: AS NOTED
Drawn By:
Checked By:

Project: PROPOSED DECK
16 SUPRA COURT
FRANKLIN TOWNSHIP, NEW JERSEY
Client:

Drawing Title: Title, Loc & Zoning Map, Site Plan, Elevations, Notes

Seal: Nazzi Alexander, RA
NJ Lic. # 14036
NY Lic. # 030342

Drawing No. T-01

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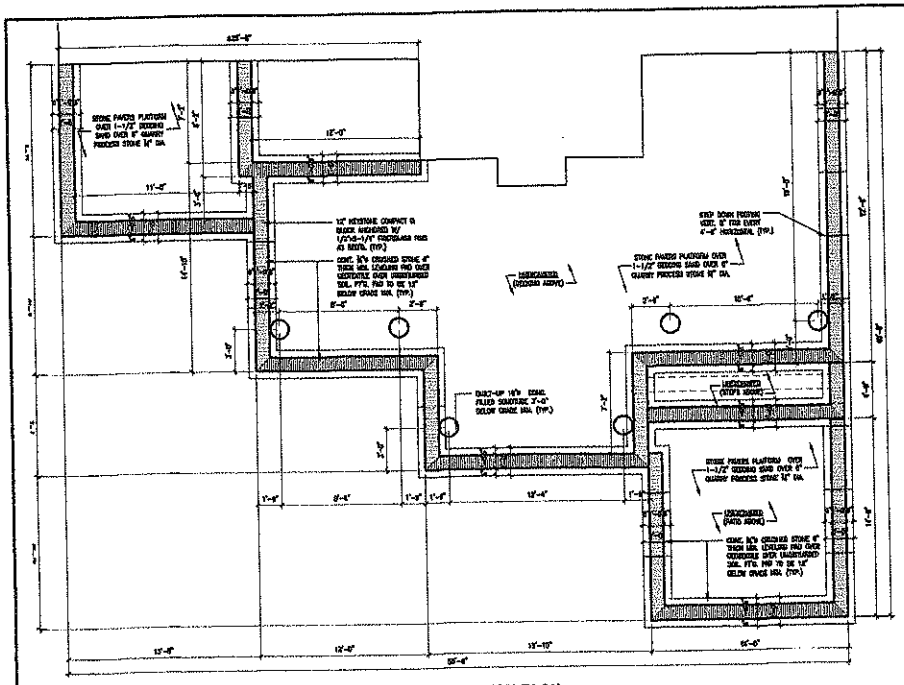
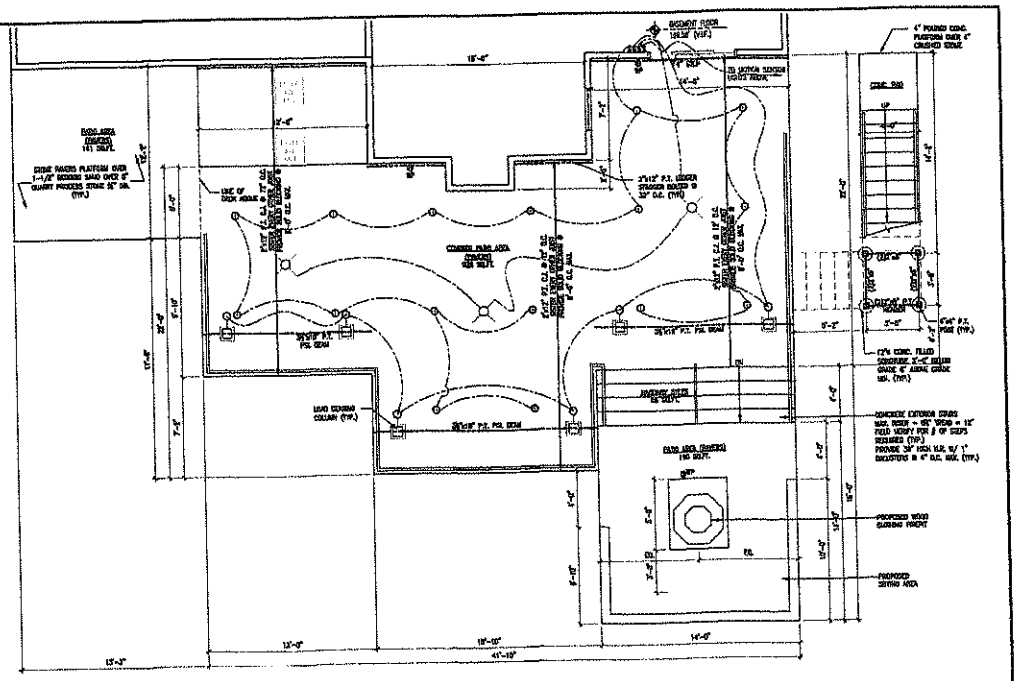
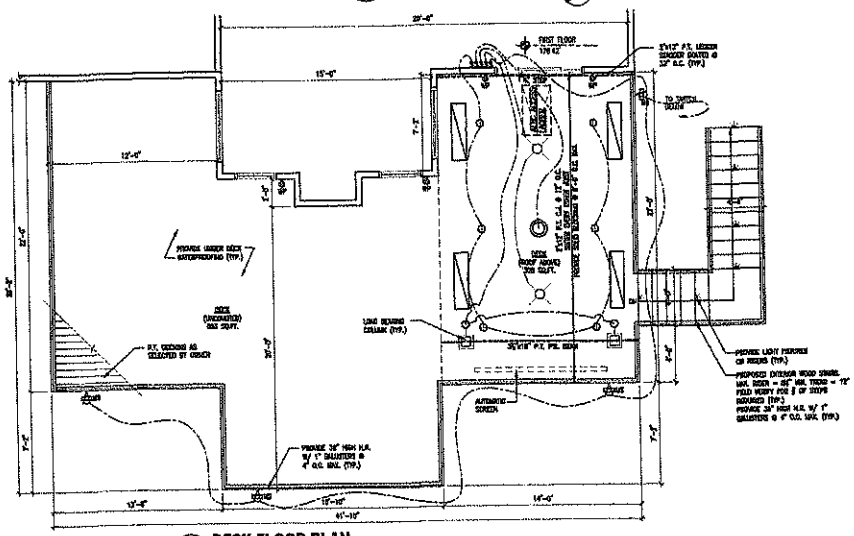


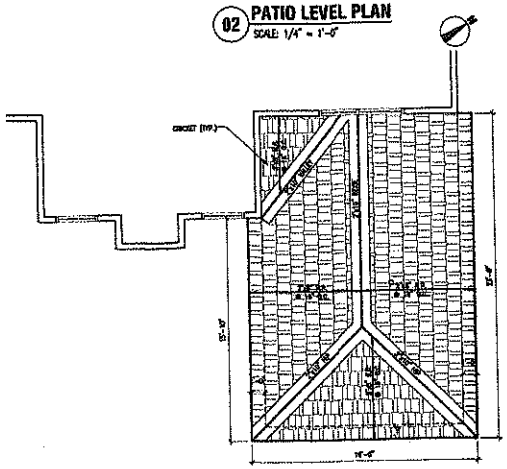
01 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



02 PATIO LEVEL PLAN
SCALE: 1/4" = 1'-0"



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



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

CONSTRUCTION LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONCRETE BLOCK WALL CONSTRUCTION

ELECTRICAL LEGEND:

- INTERIOR GRADE SURFACE MTD. LIGHT FIXTURE
- SINGLE POLE LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- DUPLEX RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET CIRCUIT ONLY SPECIFIED
- WEATHER PROOF DUPLEX RECEPTACLE OUTLET
- CHANDELIER
- LIGHT/ C.O. FAN
- WALL MOUNTED LIGHT FIXTURE
- C.O. MOUNTED ELECTRIC HEATER
- EXTERIOR LIGHT FIXTURE W/MOTION SENSOR

No:	Date:	Revision:

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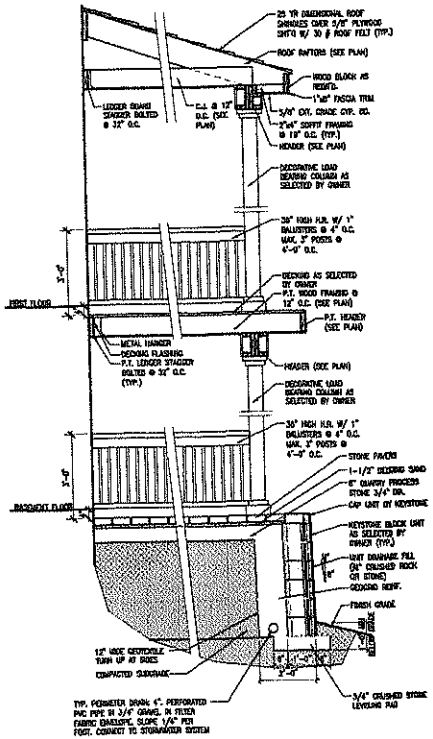
Drawn By: -
Checked By: -

Project: PROPOSED DECK
16 SUPRA COURT
FRANKLIN TOWNSHIP, NEW JERSEY
Client:

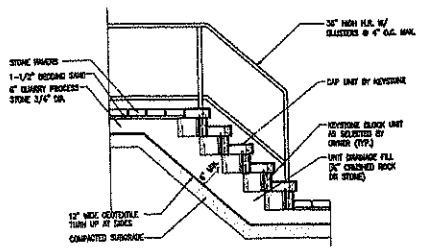
Drawing title: Floor Plans, Legend, Notes

Seal: Nazir Minuhin, PA
NJ Lic. # 16036
NY Lic. # 030342

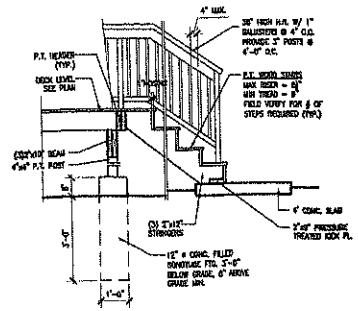
Drawing No: A-01



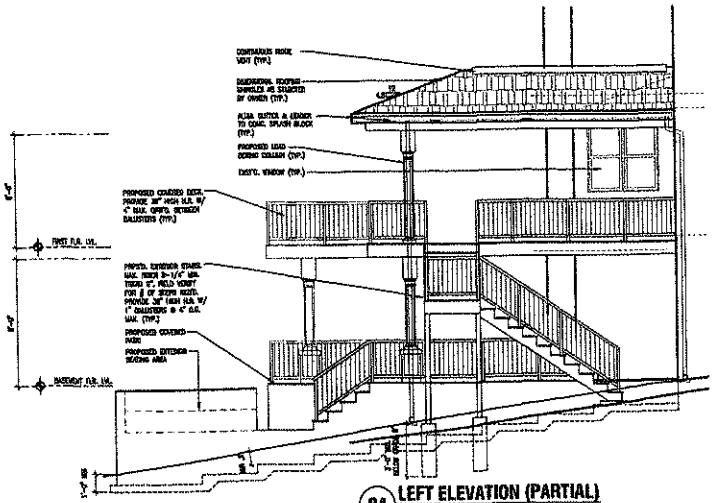
01 BALCONY/DECK SECTION
SCALE: 1/2" = 1'-0"



02 MASONRY STAIR DETAIL
SCALE: 1/2" = 1'-0"



03 WOOD STAIR DETAIL
SCALE: 1/2" = 1'-0"



04 LEFT ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"

No.	Date	Revision

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16 SUPRA COURT
FRANKLIN TOWNSHIP, NEW JERSEY
Check:

Drawing title: Wall Section, Masonry Stair Detail, Wood Stair Detail, Elevation

Seal: Nomir Abdulkhalor, RA
NJ Lic. # 16036
NY Lic. # 030342

Drawing No: A-02

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