

# NEW SINGLE FAMILY DWELLING

## 17 AMBROSE STREET

### SOMERSET, NJ

CODE (as adopted by NJAC 5:23)	Adoption Date
<b>PLUMBING SUBCODE (NJAC 5:23-3.15)</b> National Standard Plumbing Code/2018	Sept. 03, 2019
<b>ELECTRICAL SUBCODE (NJAC 5:23-3.16)</b> National Electrical Code (NFPA 70)/2017 (link provides access to all NFPA standards)	Sept. 03, 2019
<b>ENERGY SUBCODE (NJAC 5:23-3.18)</b> International Energy Conservation Code/ 2018 (Low-Rise Residential) ASHRAE 90.1-2016 (Commercial & all other Residential)	Sept. 03, 2019
<b>MECHANICAL SUBCODE (NJAC 5:23-3.20)</b> International Mechanical Code/2018	Sept. 03, 2019

<b>ONE- AND TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)</b> International Residential Code/2018 (IRC w/ NJ edits from 3.21) * Corrected pages (NJ errata) * Corrected sections (ICC errata) Other referenced I-Codes (ISPSC/2018; etc.)	Sept. 03, 2019
<b>FUEL GAS SUBCODE (NJAC 5:23-3.22)</b> International Fuel Gas Code/ 2018	Sept. 03, 2019

#### BUILDING/SITE CHARACTERISTICS

1 Number of Stories 2  
 2 Height of Structure 30 ft.  
 3 Area- Largest Floor 1248 sf.  
 4 New Building Area 1248 sf. ea.  
 5 Volume of New Structure 35,568 CF.  
 6 Construction Classification 5B

7 Total Land Area Disturbed 4000 sf.  
 8 Flood Hazard Zone No  
 9 Base Floor Elevation NA.  
 10 Wetlands yes no X  
 11 Max. Live Load 40  
 12 Max. occupancy Load NA.  
 BUILDING USE R5



PROPOSED ONE FAMILY DWELLING  
 17 AMBROSE STREET, SOMERSET, NJ  
 OWNER: GABRIEL MERCADO



LARRY C. JOHNSON  
 40A Camner Avenue  
 Somerset, NJ 08873  
 732 828 1187

ARCHITECTURE  
 PLANNING  
 INTERIORS  
 AI 08215

DATE	CHKD BY	DRAWN BY	PROJ. NO.
11/24/2020	LCJ	LCJ	2019

## COVER SHEET

# A1

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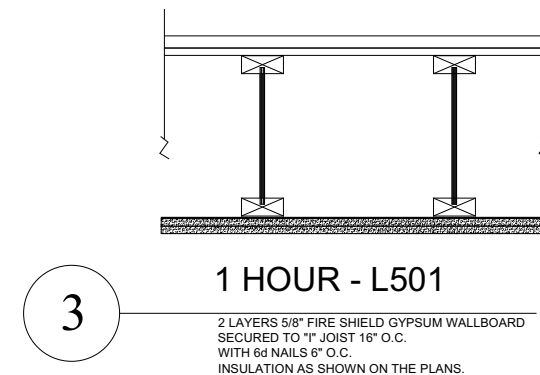
# GENERAL NOTES

1. It is the contractor's responsibility to inspect and assess the project and to fulfill the intent of the work indicated by the contract documents. The contractor shall verify all conditions and dimensions with the contract drawings. Deviations from the contract documents necessitated by field conditions shall be brought to the attention of the architect.
2. All trades i.e. mechanical, electrical, plumbing, and carpentry, etc. shall perform all work in accordance with any and all applicable codes currently in effect at the time of construction. General contractor to verify applicable codes prior to start of construction.
3. Contractor to insure stability of structure at all times during the construction period.
4. Keep construction area in an orderly fashion, secure or remove all debris at the end of each day.
- 5 Contractor shall maintain heat, water and electrical service to the greatest extent possible.
6. Do not scale drawings. Refer to written text and dimensions for information.
7. Final locations of ceiling mounted light fixtures; detectors and registers shall be as per direction of owner and architect.
8. The contractor shall provide adequate blocking and or supports in wall for equipment and accessories attached thereto.
9. All ceiling mounted light fixtures in closets shall have completely enclosed lamps.
10. The perimeters of all water closets and sinks and splashes at counters shall be caulked where they contact either floors or walls. Color of caulk shall be selected by owner.
11. All heating ventilating air-condition and exhaust ductwork to be rigid steel or flex type.
12. The Heating Contractor shall adjust and tune the heating system to provide ample heating in the winter to maintain 70-degree interior when exterior temp is 0 degrees. The Air Conditioning System shall maintain 70 degree interior when exterior temp is 100 degrees.




13. All fire stopping and draft stopping shall be as per code.
14. Contractor shall provide and install all necessary door hardware as selected by the Contractor.
15. All plumbing fixtures shall be selected by Contractor, contractor to provide delivery and installation. Color shall be white.
16. All new interior partitions In residential construction, shall be 2x4 studs 16" o.c. with 2 top plates and a single bottom plate. Where lumber touches concrete or masonry, the lumber shall be treated.
17. One layer of 5/8" gyp. bd. On ceilings where required by detail and code reference. one layer of 1/2" gyp. bd. on each side of all interior partitions.
18. Insulation, R40 at roof and floor, R20 in exterior walls and 2" sound insulation in Toilet Room walls, unless other wise noted.
19. Ceramic tile on Toilet Floors.
20. Provide hard-wired interconnected Smoke & C.O. Detectors.
21. All lumber shall be NO. 2 and better. [REDACTED]
22. Provide 2-2x10 Headers over all windows and doors, unless noted otherwise.
23. The contractor shall take special care to maintain a dry interior condition at all times.

## GARAGE CEILING



SCALE 3/4"=1'-0"

PROPOSED ONE FAMILY DWELLING 17 AMBROSE STREET, SOMERSET, NJ OWNER: GABRIEL MERCADO	 <b>LARRY C. JOHNSON</b> 40A Camner Avenue Somerset, NJ 08873 732 828 1187	<b>ARCHITECTURE PLANNING INTERIORS</b>  AI 08215	DATE	CHKD BY	DRAWN BY	PROJ. NO.
			11/24/2020	LCJ	LCJ	2019

## GENERAL NOTES

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# GENERAL NOTES

1. Remove all topsoil, rubbish and other deleterious materials from building area before beginning work.

Contractor to verify location of all existing utilities (above and below ground) prior to excavation.

2. Soil is assumed to have bearing capacity of 1,500 P.S.F. If soil-bearing capacity appears different, notify Architect immediately so that footing can be redesigned.

3. Bottom all exterior wall footings shall bear on solid undisturbed soil w/min. bearing capacity noted, minimum 3'.0" below finished grade.

4. Place all deep fills under slabs (if required) in 8" thick layers, compacted to a 95 % minimum A.A.S.H.O. density.

5. Typical Locations:

4" Dia. Heavy Duty Lally col. W/all bolts, plates, etc. on 2'8"x 2'8"x12" deep Conc. Ftg. Top of Ftg. elev. as noted.

6. Concrete Footings:

All new concrete footings shall conform to current A.C.I. Code requirements.

a. New Concrete for slabs = 3,000 PSI.

b. Maximum slump = 4".

c. New Concrete footing shall be stone concrete with compressive strength 3000 psi @ 28th. day.

d. Step exterior and interior footings as shown. Bottoms shall not be sloped more than one-foot vertical for each two feet horizontal.

e. Footings shall project as indicated on drawing minimum dimension each side of wall above and shall be a minimum 8" thick. Add 6" to width when footings are not formed for pouring.

f. Footings for 12" block walls to be 24" x 12" deep. Footings at 8" block walls to be 16" x 8" deep.

g. All footings shall bear on solid, undisturbed earth a minimum of 3'0" below final grade but not less than 1'6" below existing grade.

## CONSTRUCTION NOTES - MASONRY

1. Layout Block work from perimeter dims.

2. Construct foundation walls of hollow load bearing con. Block (ASTM C.90) of minimum compressive strength of 3,000 PSI. mortar to be Type M ASTM C.270 (2,500 PSI Min.) Block to be laid in running bond with all courses filled solid with concrete. Provide "DUR-O-Wall" Horizontal joint reinforcing as shown on drawings.

3. Typical Solid Bearing

Fill block voids solid with concrete x full height (minimum 2'.0" wide or as required @ corners as shown) under stl. lally cols/built-up posts. Fill solid with concrete x full height no less than 24" in each direction horizontally.

4. Do not backfill foundation walls unless floor framing or adequate bracing is in place.

5. Provide 6" minimum bearing at all girders, beams on block foundation walls, and fill block solid with concrete for a minimum of 3 courses down and a minimum of 16" in each direction horizontally.

Under steel columns, fill 5 courses solid with concrete no less than 24" in each direction horizontally.

Damp proof hollow block foundation walls with 1/2" coat of Portland cement parging applied to exterior. Apply one (1) coat of Bituminous Damp Proofing over parging below grade.

6. Typical Entire Permin Damp proof hollow block foundation wall with 1/2" thick coat Portland Cement Parging applied to exterior.

7. Typical 4" broom finish concrete slab reinf. With 6" x 6" x 10/10

welded-wire mesh on .006" polyethylene vapor barrier over 4" thick gravel.

8. All wood in contact with concrete and masonry shall be "treated" type and clearly marked as such.

Wood Preservative Treatment: Treatment to protect against insects and decay; shall not stain or otherwise damage adjacent materials. Nails, bolts, or other devices used to anchor treated lumber shall be galvanized.

9. Anchor brick veneer to masonry back-up or wood framing with galvanized steel ties 16" on center each way. Brick veneer shall bear on 12" block foundations with semisolid block under first course of brick. Provide flashing with weep holes at 16" on center.

10. Unless specifically indicated otherwise, provide one (1) angle for each 4" of masonry over all openings and recesses as follows:

0'-0" to 5'-0" use 3<" x 3<" x 5/16"

5'-0" to 8'-0" use 5" x 3<" x 5/16"

8'-0" to 10'-0" use 6" x 3<" x 3/8"

All lintels shall bear 8" minimum each end. For spans over 5'-0" bolt doubled angles back to back at 3'-0" on center.

11. All structural steel, including but not limited to, column, beams, lintels, etc., be protected with rust inhibitive primer. In addition, columns buried below slab and anchor bolts shall receive a heavy coating of bitumen paint.

12. Install fire clay flue lining in all masonry chimneys, and fireplaces; flues for gas fired furnaces to be Type "B", size as recommended by the manufacturer.




LARRY C.  
JOHNSON

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DATE  
11/24/2020

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LCJ

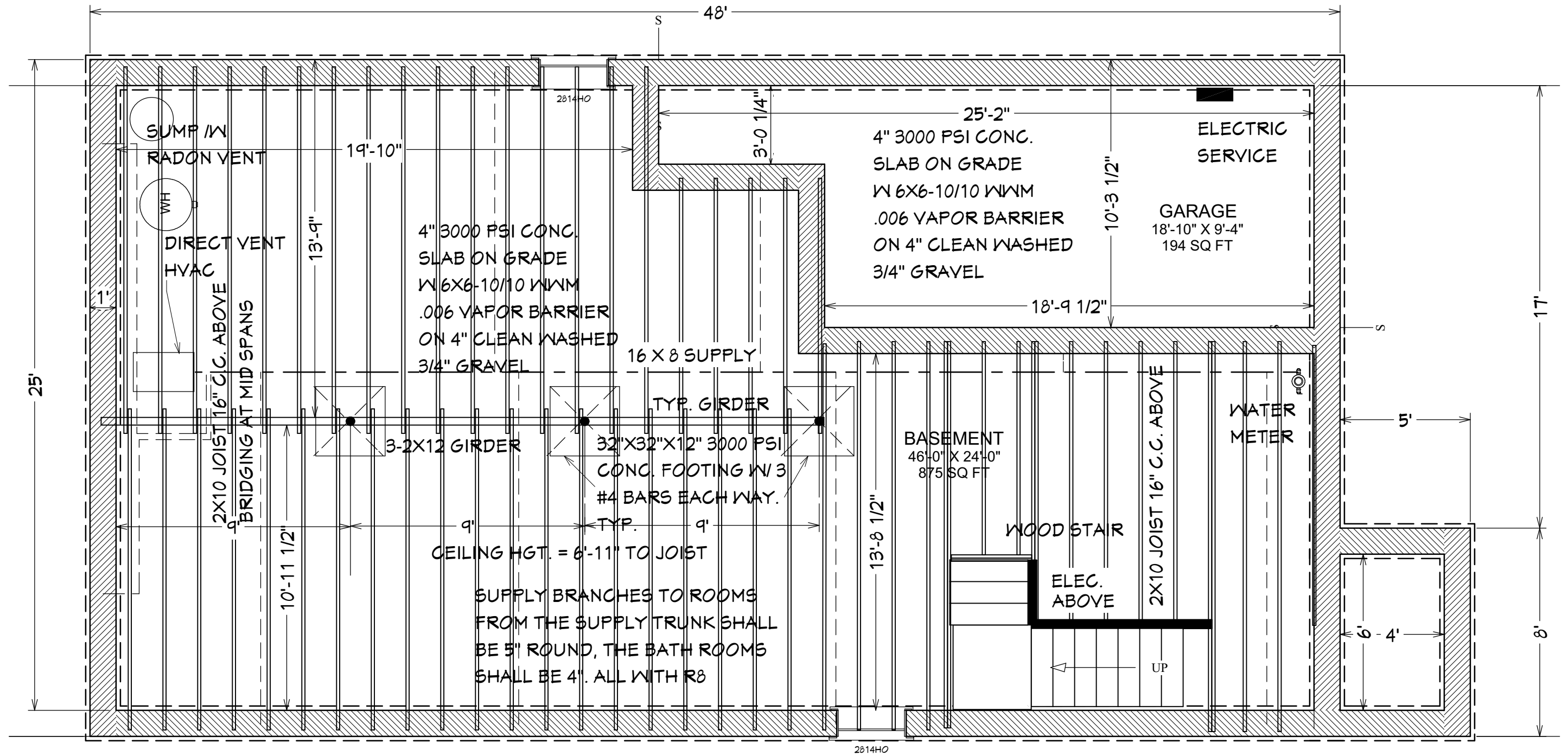
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2019

GENERAL NOTES


A3

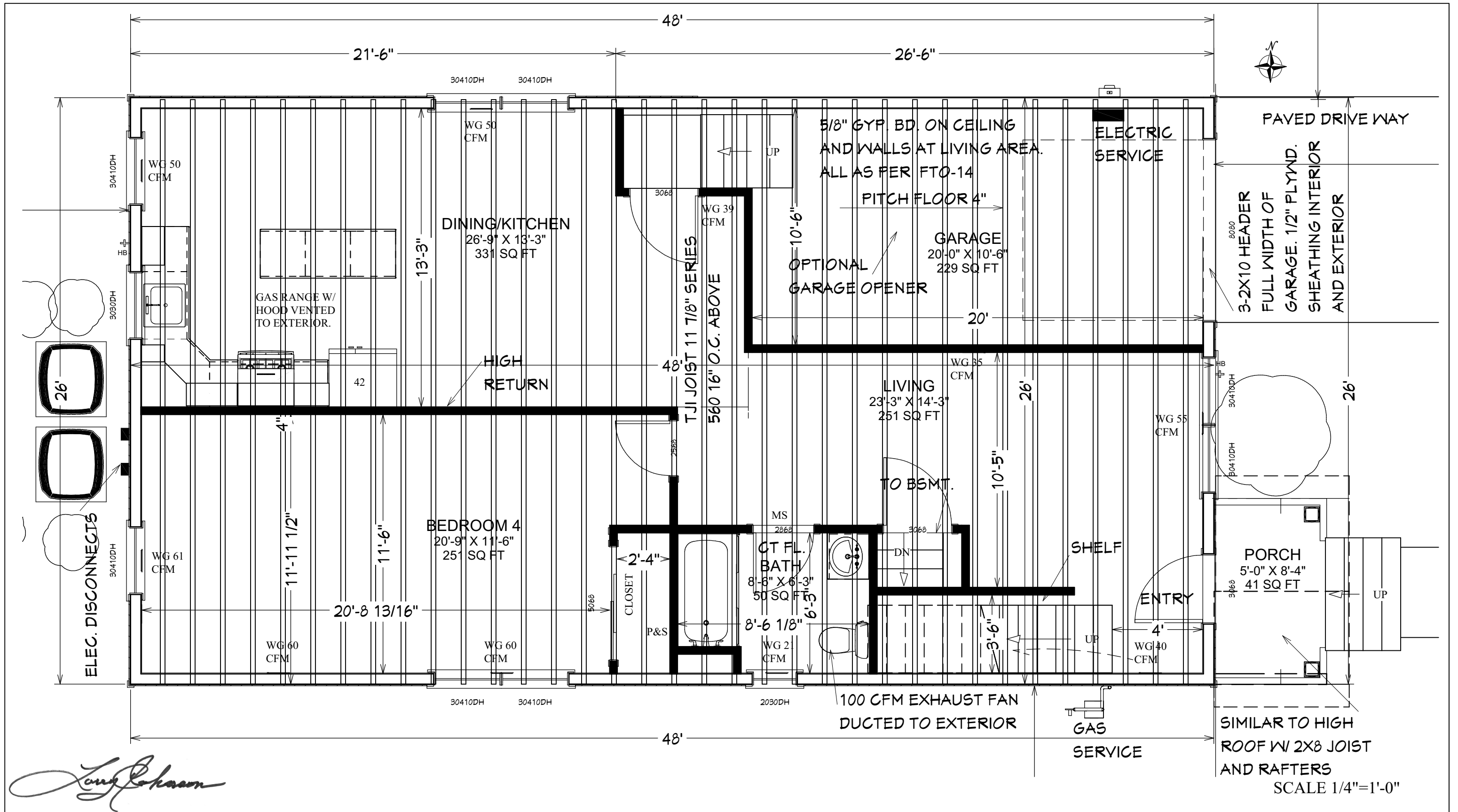
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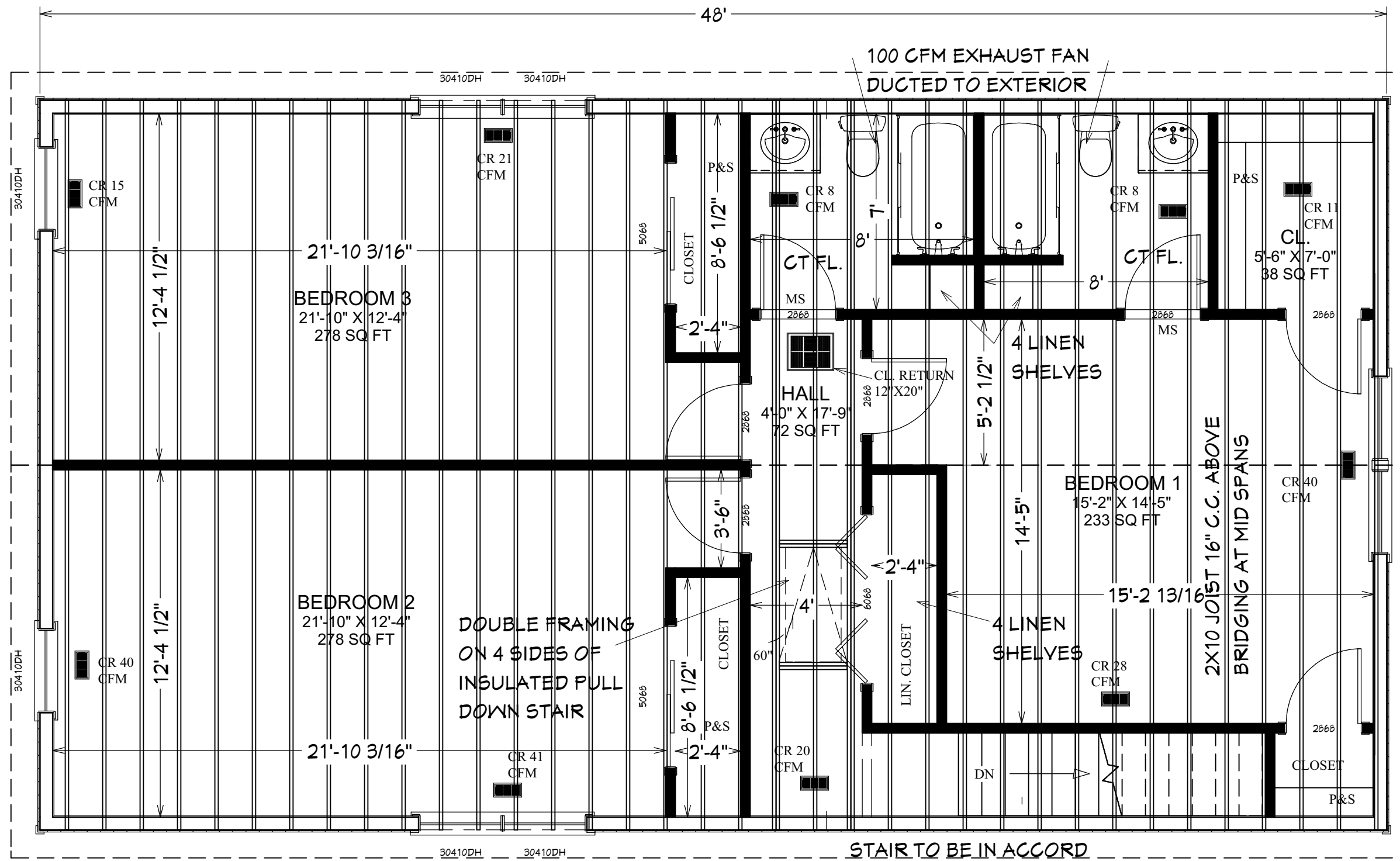
SCALE 1/4"=1'-0"

PROPOSED ONE FAMILY DWELLING 17 AMBROSE STREET, SOMERSET, NJ OWNER: GABRIEL MERCADO	 <b>LARRY C. JOHNSON</b> 40A Camner Avenue Somerset, NJ 08873 732 828 1187	ARCHITECTURE PLANNING INTERIORS  AI 08215	<b>FOUNDATION PLAN</b>				<b>A4</b>  4 OF 22
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			DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019	

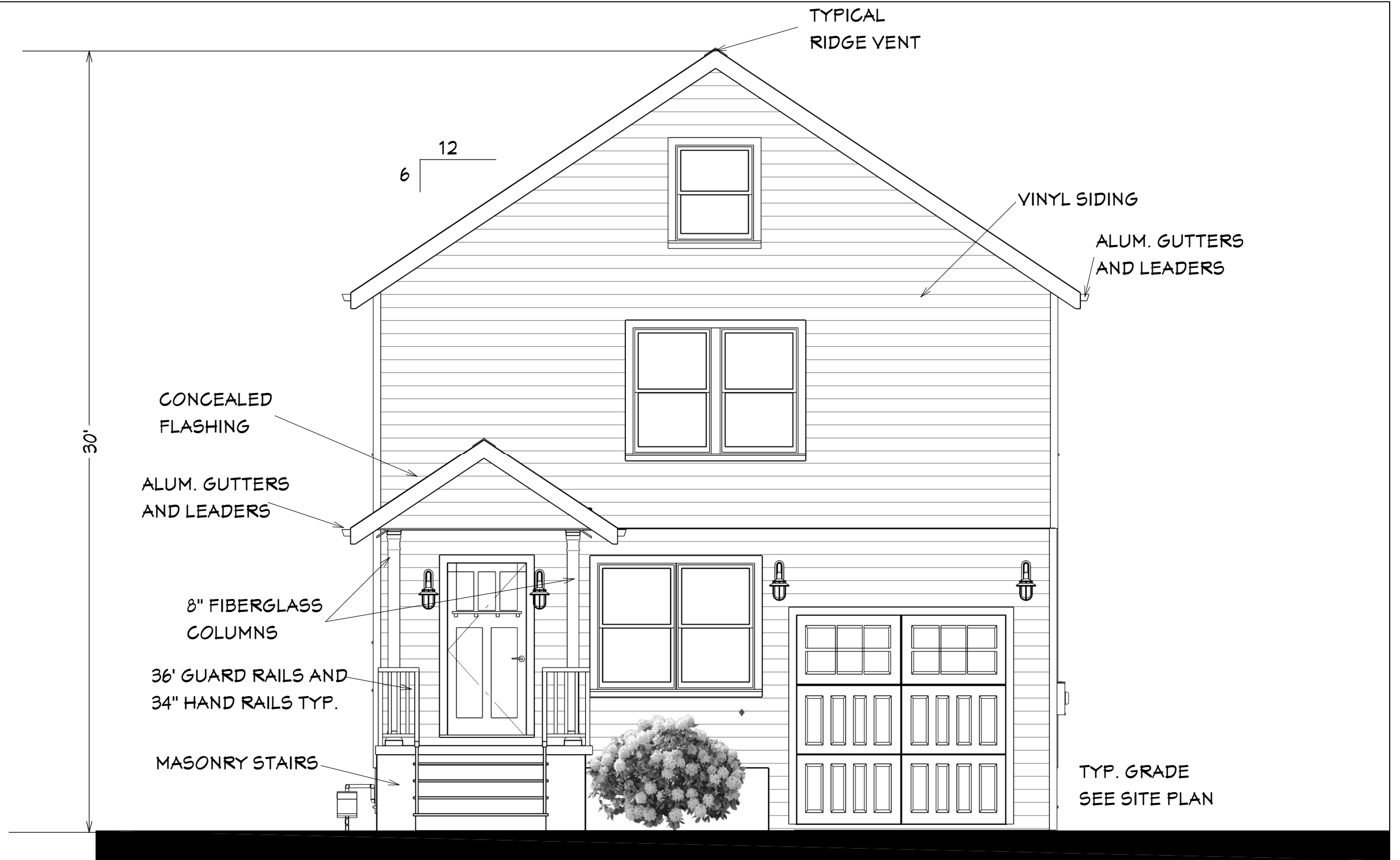


STAIR TO BE IN ACCORD  
WITH R311.7.1 - R311.7.8.5

*Larry Johnson*


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PROPOSED ONE FAMILY DWELLING 17 AMBROSE STREET, SOMERSET, NJ OWNER: GABRIEL MERCADO	 <b>LARRY C. JOHNSON</b> ARCHITECTURE PLANNING INTERIORS 40A Camner Avenue Somerset, NJ 08873 732 828 1187 AI 08215	<b>SECOND FLOOR PLAN</b>				<b>A6</b> 6 OF 22
		DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019	



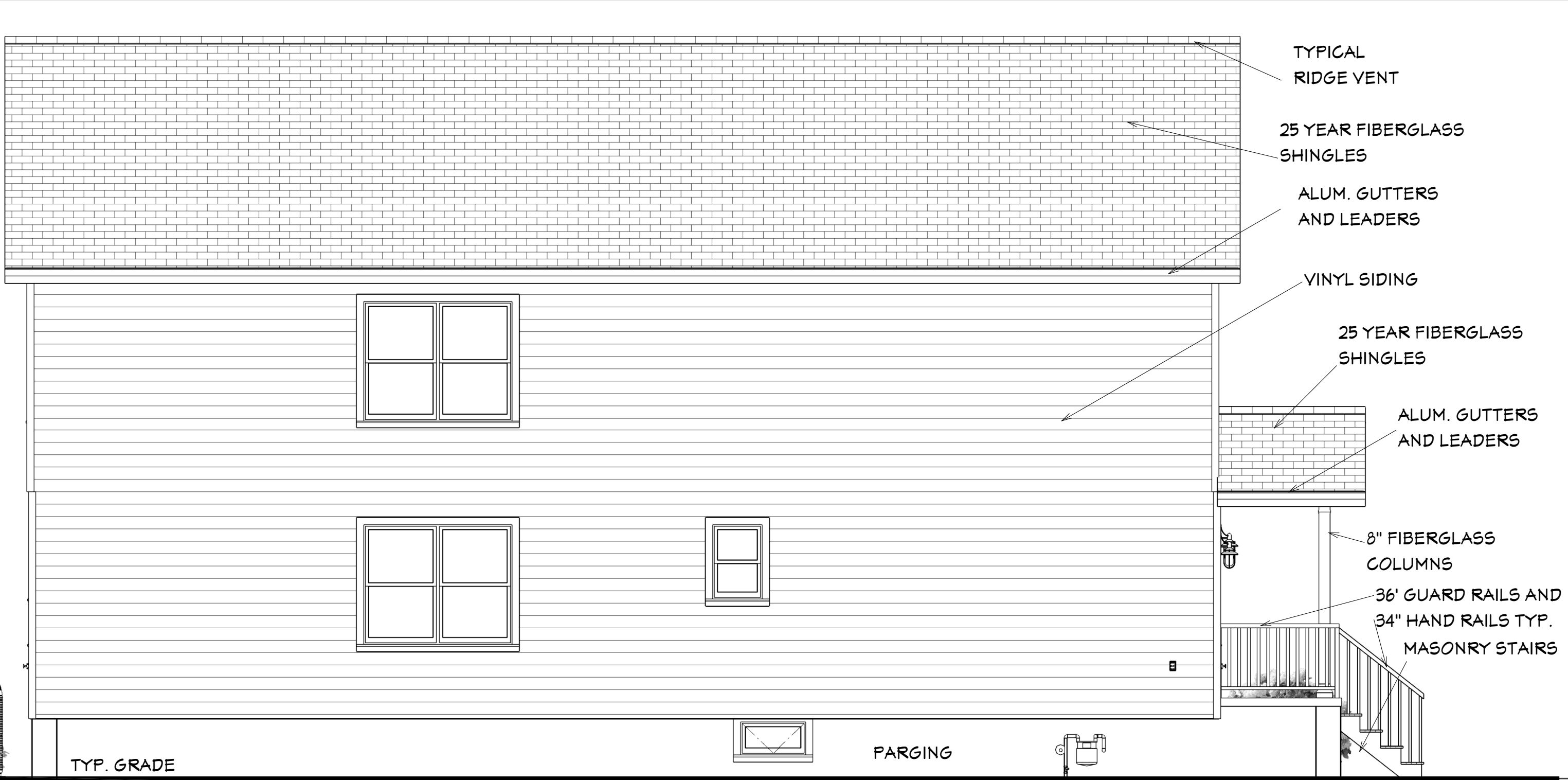
*Larry C. Johnson*

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**FRONT ELEVATION  
(SOUTH)**

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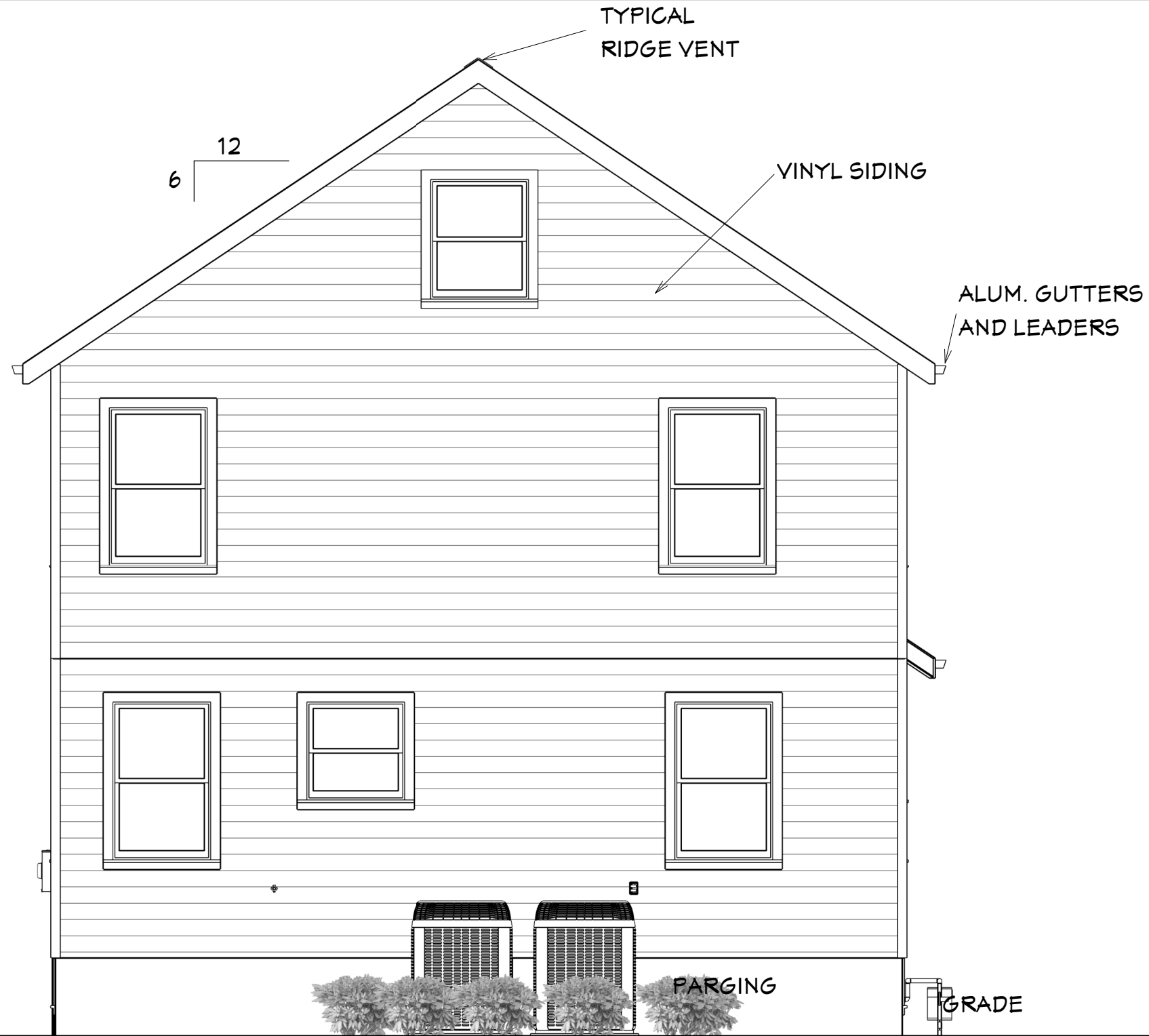


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			DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019	

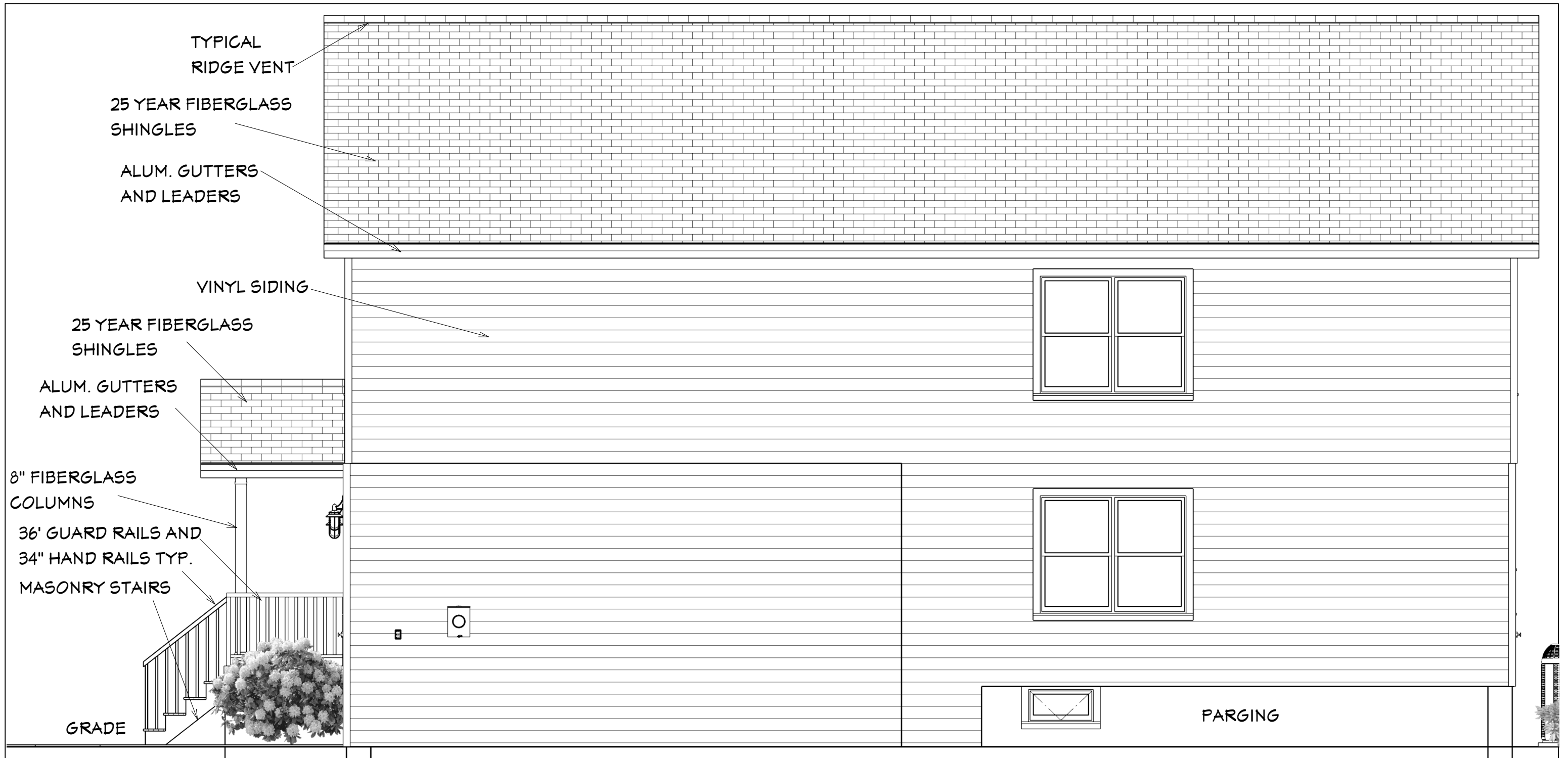




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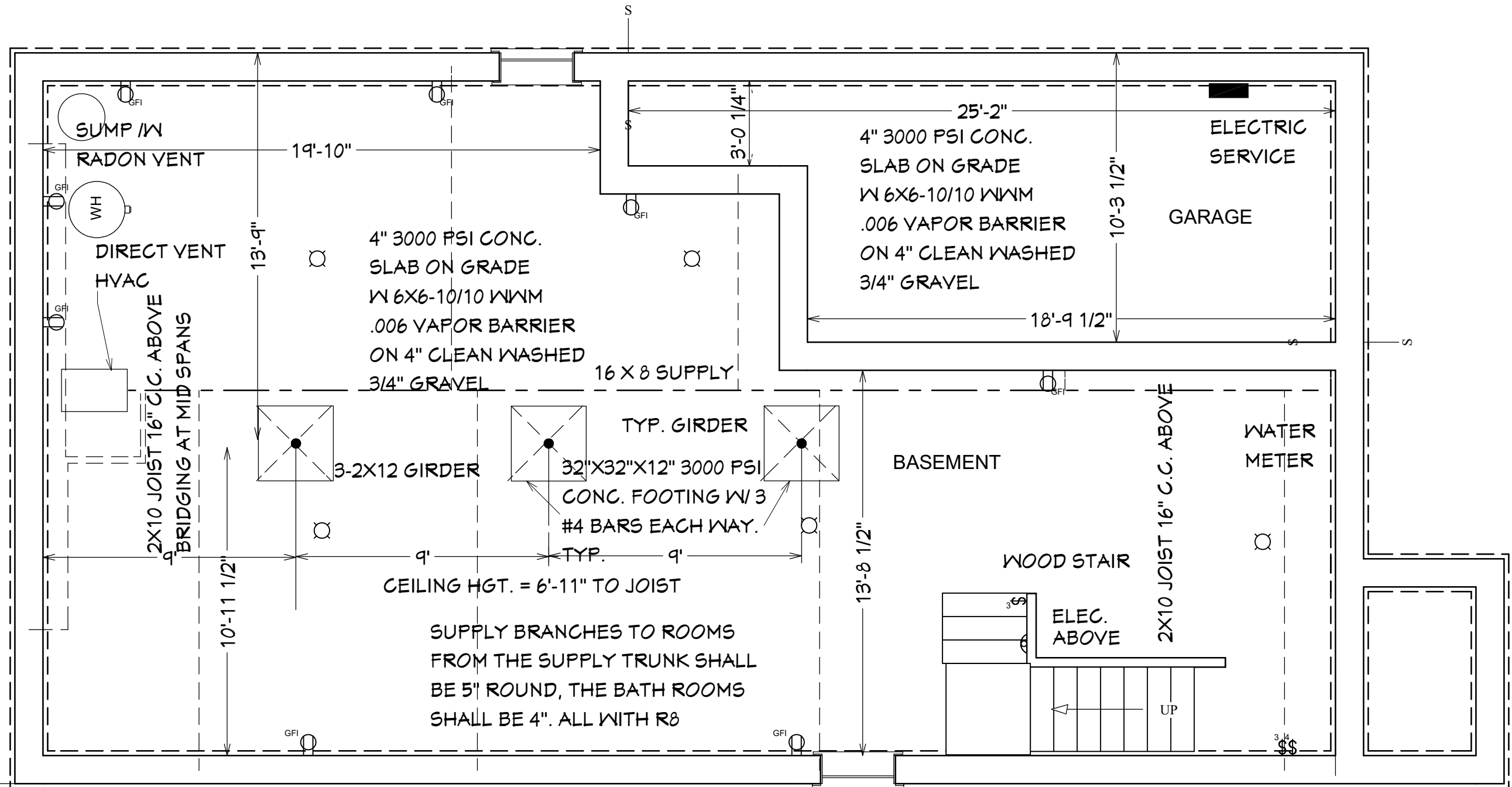
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AI 08215

DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019
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EAST ELEVATION


**A10**

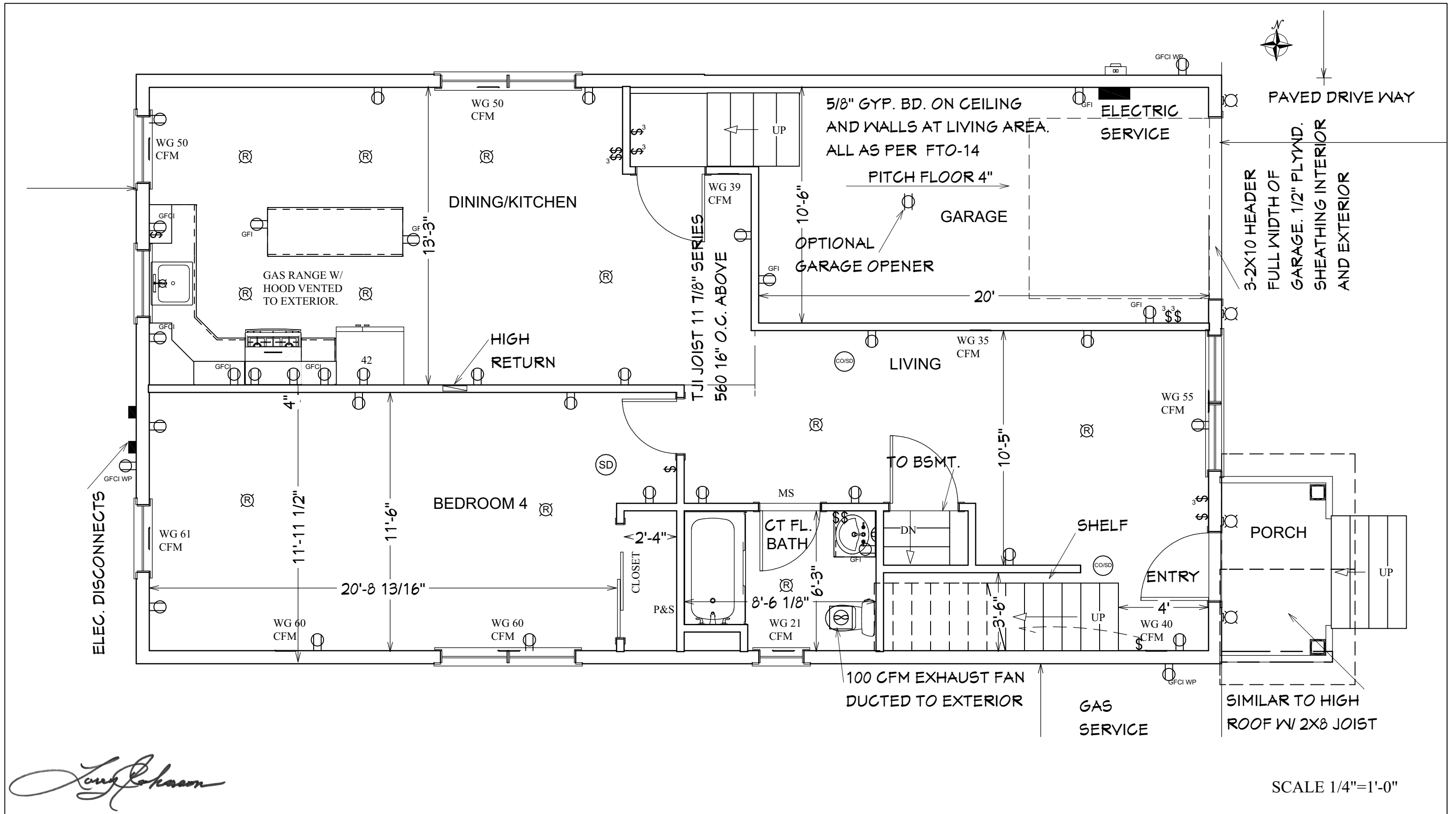
10 OF 22




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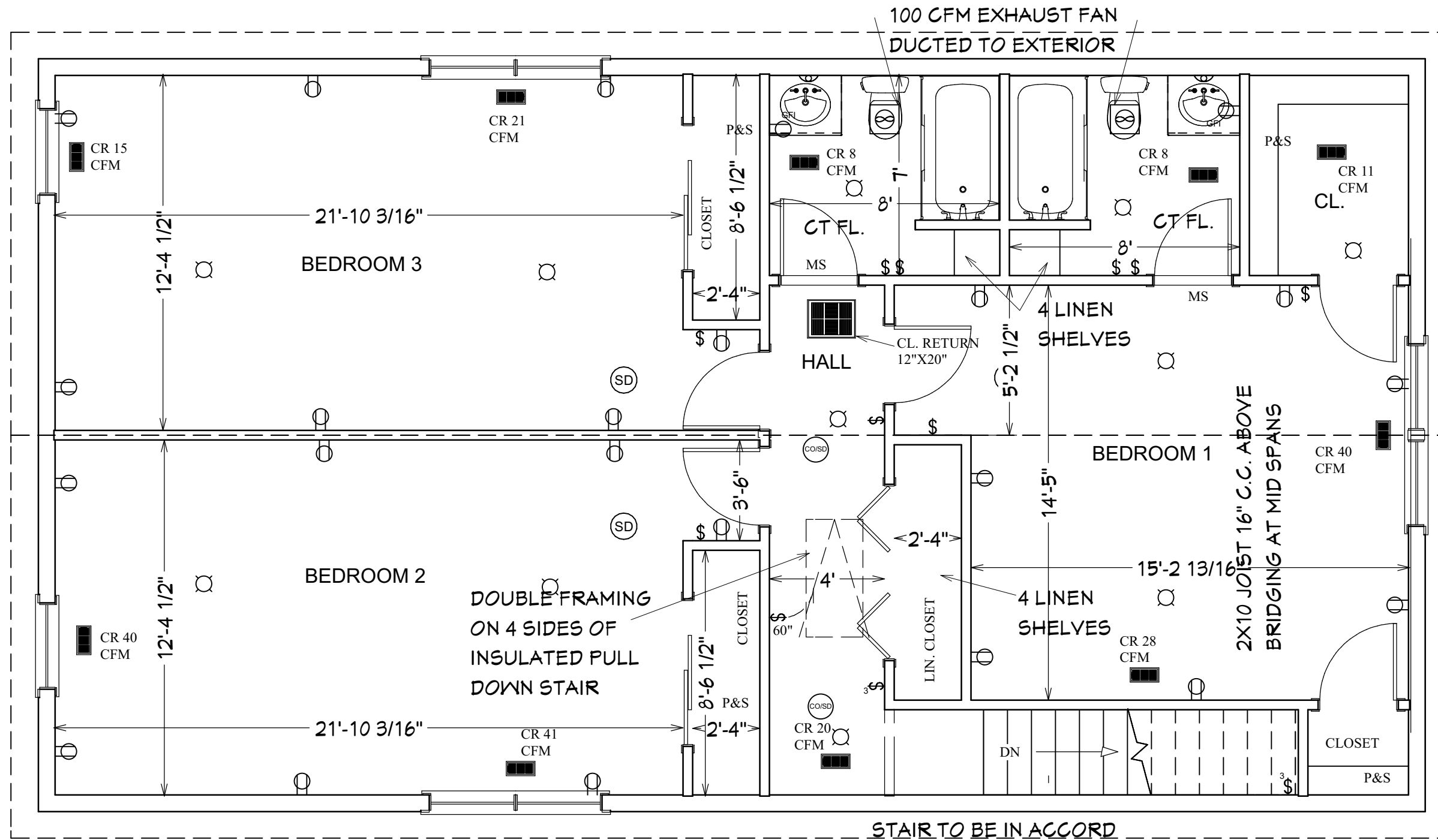
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			DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019	




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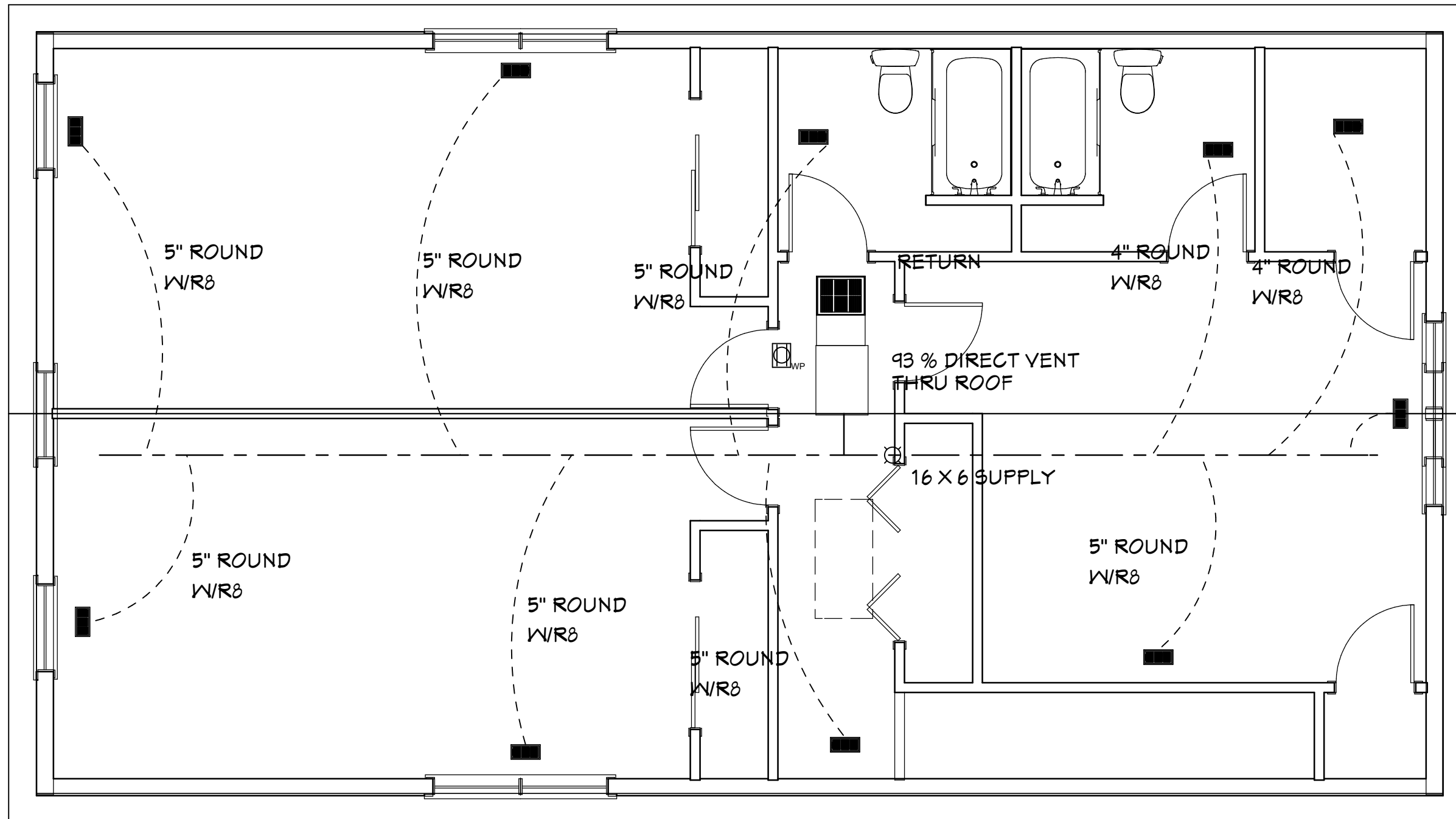
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			DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019	



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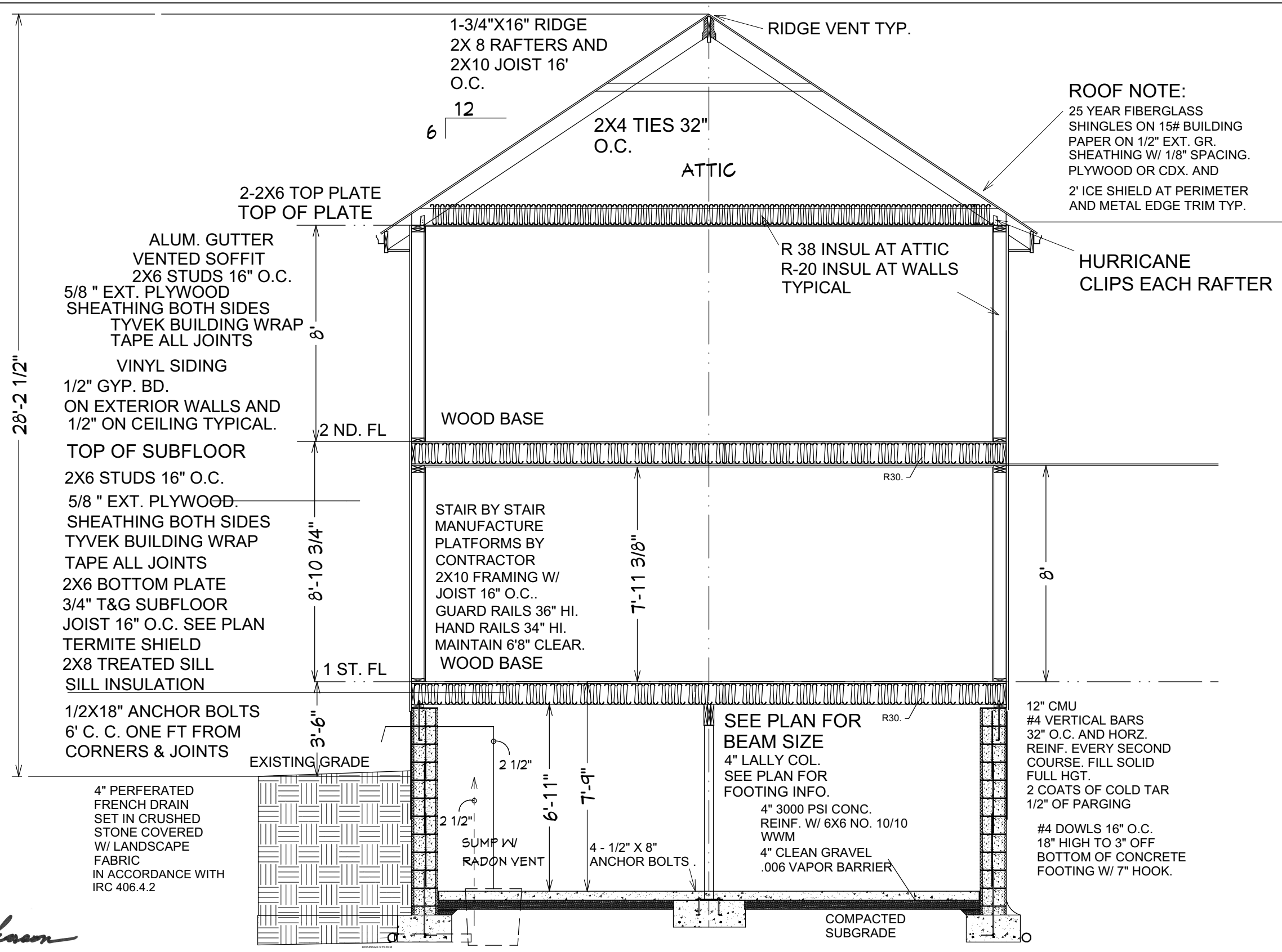
PROPOSED ONE FAMILY DWELLING 17 AMBROSE STREET, SOMERSET, NJ OWNER: GABRIEL MERCADO	 <b>LARRY C. JOHNSON</b> 40A Camner Avenue Somerset, NJ 08873 732 828 1187	ARCHITECTURE PLANNING INTERIORS AI 08215	<b>HVAC SECOND FLOOR</b>				<b>A13</b> 13 OF 22
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<b>ATTIC HVAC</b>				<b>A14</b>		
						14 OF 22



*Larry Johnson*

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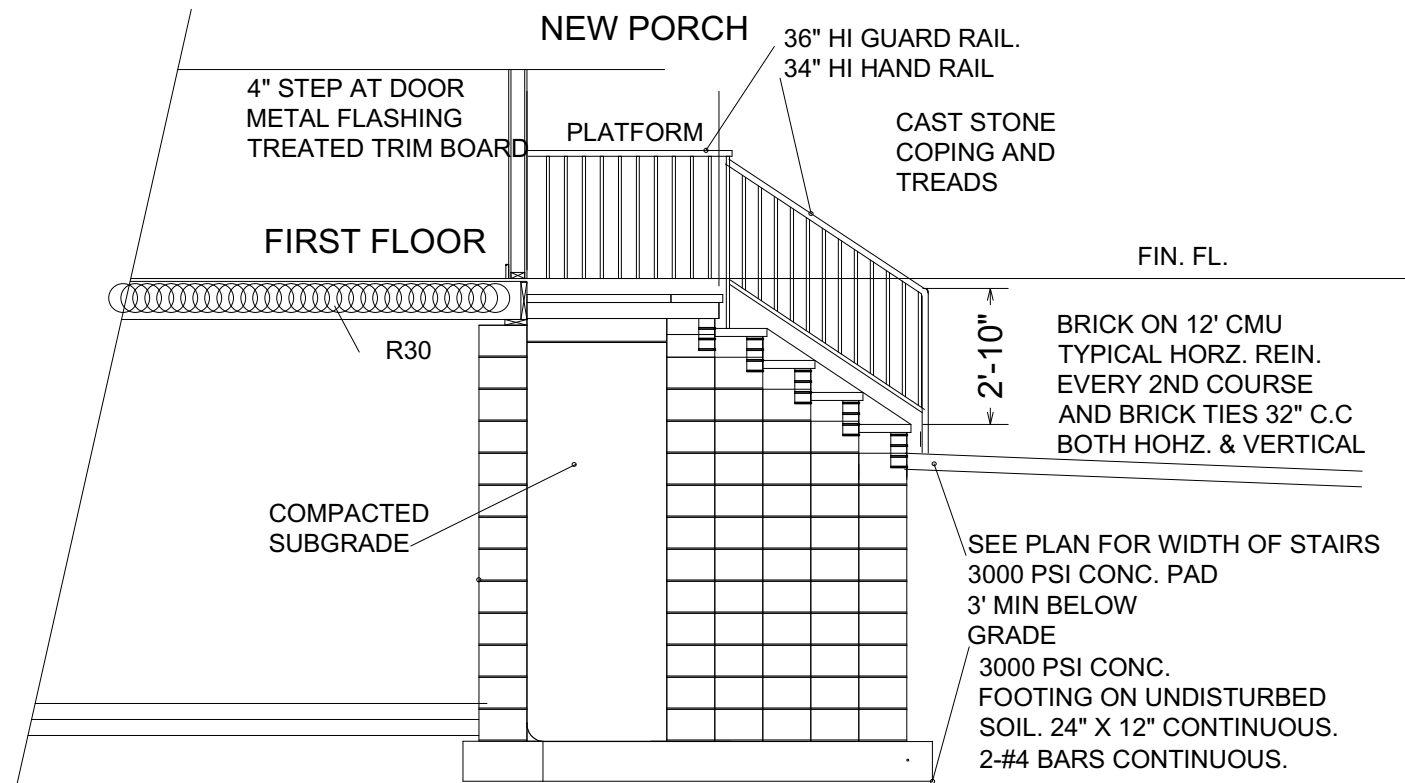
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			DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019	

Table 2. General Nailing Schedule

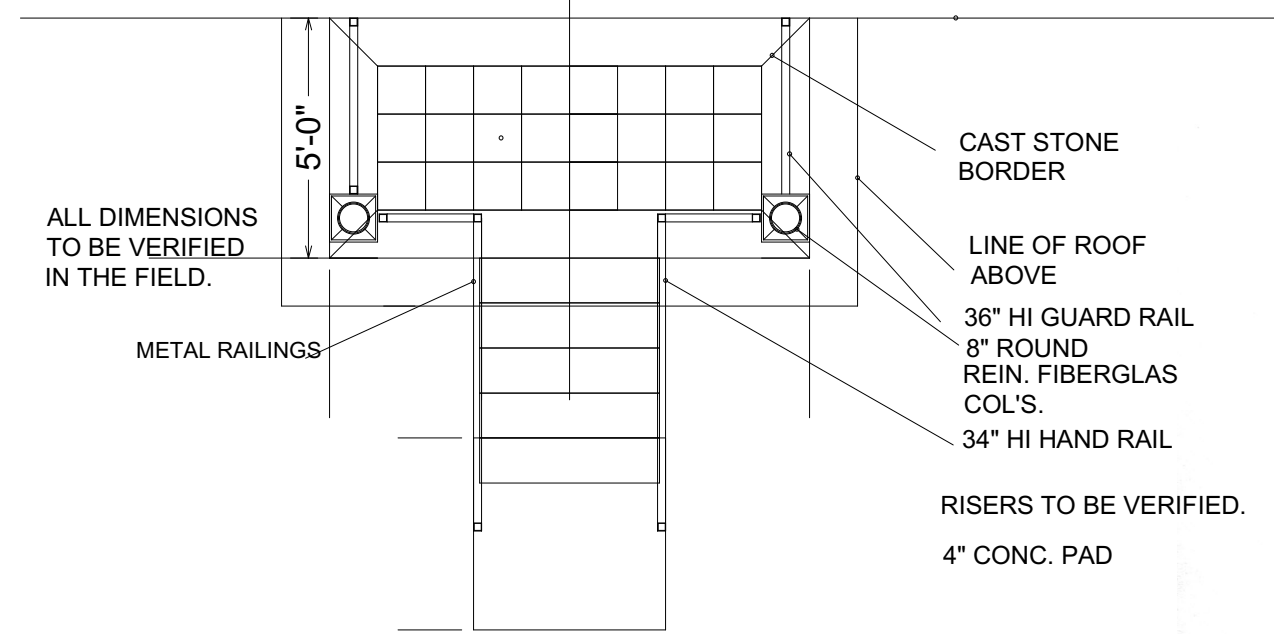
Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
<b>Roof Framing</b>			
Blocking to Rafter (Toe-nailed)	2- 8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
<b>Wall Framing</b>			
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	at joints
Stud to Stud (Face-nailed)	2-16d	2-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
<b>Floor Framing</b>			
Joist to Sill, Top Plate or Girder (Toe-nailed) (Fig. 14)	4- 8d	4-10d	per joist
Blocking to Joist (Toe-nailed)	2- 8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger Strip to Beam or Girder (Face-nailed)	3-16d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	3-10d	per joist
Band Joist to Joist (End-nailed) (Fig. 14)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed) (Fig. 14)	2-16d	3-16d	per foot
<b>Roof Sheathing</b>			
Wood Structural Panels			
rafters or trusses spaced up to 16" o.c.	8d	10d	6" edge / 6" field
rafters or trusses spaced over 16" o.c.	8d	10d	4" edge / 4" field
gable endwall rake or rake truss w/o gable overhang	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/ structural outlookers	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/ lookout blocks	8d	10d	4" edge / 4" field
<b>Ceiling Sheathing</b>			
Gypsum Wallboard	5d coolers	-	7" edge / 10" field
<b>Wall Sheathing</b>			
Wood Structural Panels			
studs spaced up to 24" o.c.	8d	10d	6" edge / 12" field
1/2" and 25/32" Fiberboard Panels	8d <sup>1</sup>	-	3" edge / 6" field
1/2" Gypsum Wallboard	5d coolers	-	7" edge / 10" field
<b>Floor Sheathing</b>			
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater than 1"	10d	16d	6" edge / 6" field

<sup>1</sup> Corrosion resistant 11 gage roofing nails and 16 gage staples are permitted, check IBC for additional requirements.

Nails. Unless otherwise stated, sizes given for nails are common wire sizes. Box and pneumatic nails of equivalent diameter and equal or greater length to the specified common nails may be substituted unless otherwise prohibited.



TYPICAL MASONRY PORCH SECTION  
SCALE 1/4"=1'-0"



PORCH PLAN SCALE 1/4"=1'-0"

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NAILING SCHEDULE & PORCH DET.

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16 OF 22



ELECTRICAL SCHEDULE											
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	NUMBER
E01	1	0	3 "	3/4 "	5 "	WALL	FOUR WAY				E01
E02	2	0	3 "	3/4 "	5 "	WALL	THREE WAY				E02
E03	8	0	3 "	5/16 "	5 "	WALL	GFI				E03
E04	5	0	4 7/16 "	4 1/2 "	10 1/8 "	CEILING	BARE BULB - CEILING PULL				E04
E05	1	0	7 3/4 "	6 1/4 "	13 "	WALL	GRAN TENOS				E05
E07	3	1	2 7/8 "	7/16 "	4 9/16 "	WALL	GFCI WP				E07
E08	7	1	3 "	3/4 "	5 "	WALL	SINGLE POLE				E08
E09	6	1	3 "	3/4 "	5 "	WALL	THREE WAY				E09
E10	1	1	3 "	5 "	5/16 "	CEILING	DUPLEX, CEILING MOUNTED				E10
E11	2	1	3 "	5/16 "	5 "	CABINET	GFI				E11
E12	23	1	3 "	5/16 "	5 "	WALL	DUPLEX				E12
E13	4	1	3 "	5/16 "	5 "	WALL	GFCI				E13
E14	4	1	3 "	5/16 "	5 "	WALL	GFI				E14
E15	1	1	4 13/16 "	4 13/16 "	3/16 "	CEILING	RECESSED DOWN LIGHT 4				E15
E16	1	1	7 3/4 "	6 1/4 "	13 "	WALL	GRAN TENOS				E16
E17	11	1	7 3/8 "	7 3/8 "	5/16 "	CEILING	RECESSED DOWN LIGHT 6				E17
E18	2	1	8 "	8 "	1 3/4 "	CEILING	CO/SMOKE DETECTOR				E18
E19	1	1	8 "	8 "	3 5/8 "	CEILING	SMOKE DETECTOR 3				E19
E20	1	1	8 1/2 "	8 1/2 "	3/4 "	CEILING	EXHAUST				E20
E21	4	1	9 "	9 1/4 "	18 5/16 "	WALL	CAGED LANTERN				E21
E22	11	2	18 15/16 "	18 15/16 "	6 1/2 "	CEILING	CONTEMPORARY FLUSH				E22
E23	10	2	3 "	3/4 "	5 "	WALL	SINGLE POLE				E23
E24	2	2	3 "	3/4 "	5 "	WALL	THREE WAY				E24
E25	21	2	3 "	5/16 "	5 "	WALL	DUPLEX				E25
E26	2	2	3 "	5/16 "	5 "	WALL	GFI				E26
E27	2	2	7 3/4 "	6 1/4 "	13 "	WALL	GRAN TENOS				E27
E28	2	2	8 "	8 "	1 3/4 "	CEILING	CO/SMOKE DETECTOR				E28
E29	3	2	8 "	8 "	3 5/8 "	CEILING	SMOKE DETECTOR 3				E29
E30	2	2	8 1/2 "	8 1/2 "	3/4 "	CEILING	EXHAUST				E30
E31	1	3	3 "	5 "	3/4 "	FLOOR	DUPLEX (WEATHERPROOF)				E31
E32	1	3	4 7/16 "	4 1/2 "	4 3/4 "	CEILING	BARE BULB				E32
E34	1	1	14 1/4 "	3 3/8 "	23 "	WALL	ELECTRICAL PANEL				E34



PROPOSED ONE FAMILY DWELLING  
17 AMBROSE STREET, SOMERSET, NJ  
OWNER: GABRIEL MERCADO



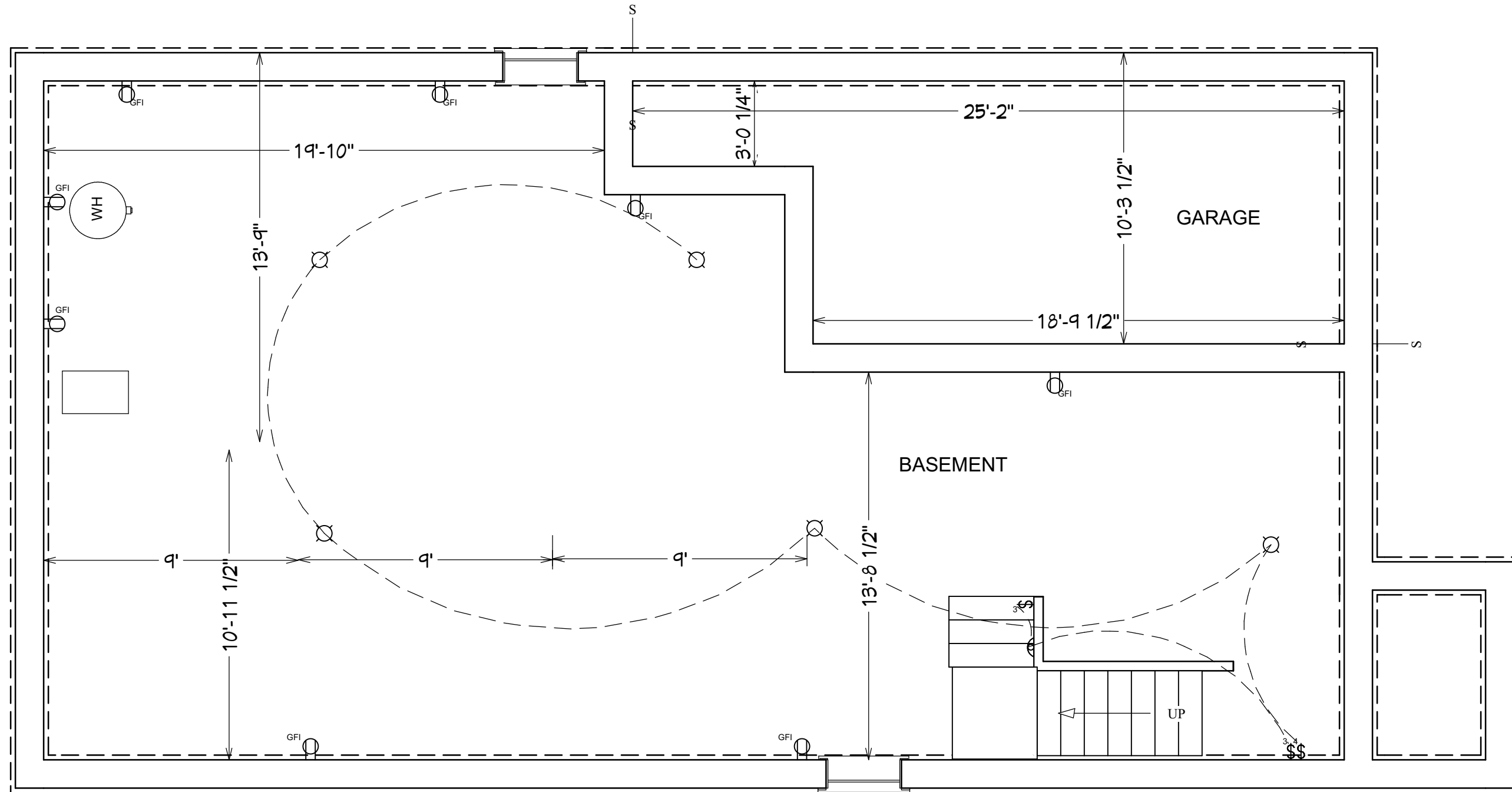
LARRY C. JOHNSON  
ARCHITECTURE  
PLANNING  
INTERIORS  
40A Camner Avenue  
Somerset, NJ 08873  
732 828 1187  
AI 08215

DATE	CHKD BY	DRAWN BY	PROJ. NO.
11/24/2020	LCJ	LCJ	2019

ELECTRICAL  
SCHEDULE

A17

17 OF 22



*Larry Johnson*

PROPOSED ONE FAMILY DWELLING  
 17 AMBROSE STREET, SOMERSET, NJ  
 OWNER: GABRIEL MERCADO



LARRY C.  
 JOHNSON  
 40A Camner Avenue  
 Somerset, NJ 08873  
 732 828 1187

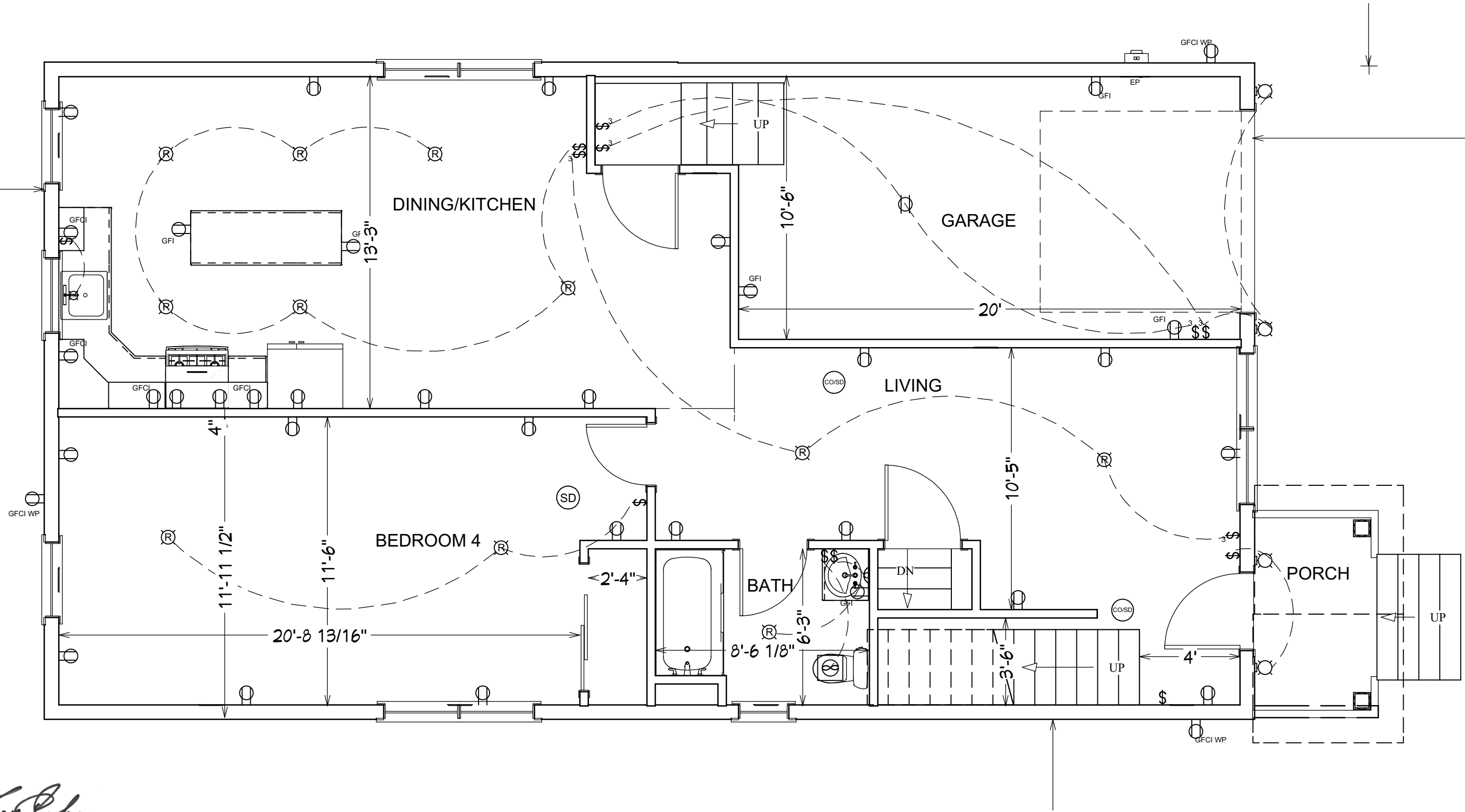
ARCHITECTURE  
 PLANNING  
 INTERIORS  
 A1 08215

DATE	CHKD BY	DRAWN BY	PROJ. NO.
11/24/2020	LCJ	LCJ	2019

**BASEMENT  
 ELECTRICAL**


**A18**

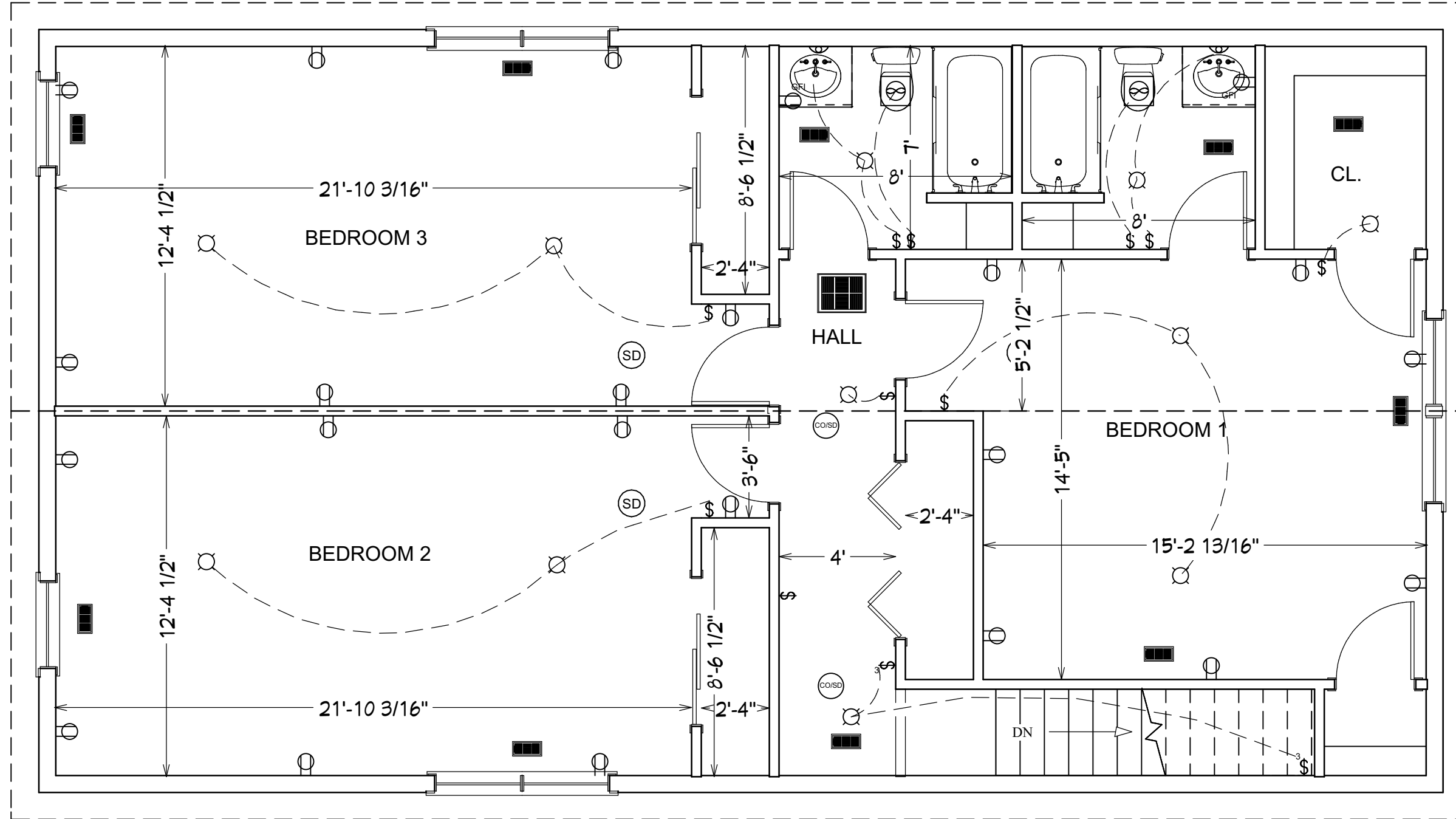
18 OF 22



*Larry Johnson*

SCALE 1/4"=1'-0"

PROPOSED ONE FAMILY DWELLING 17 AMBROSE STREET, SOMERSET, NJ OWNER: GABRIEL MERCADO	 <b>LARRY C. JOHNSON</b> 40A Camner Avenue Somerset, NJ 08873 732 828 1187	ARCHITECTURE PLANNING INTERIORS AI 08215	DATE: 11/24/2020    CHKD BY: LCJ    DRAWN BY: LCJ    PROJ. NO.: 2019				<b>FIRST FLOOR          ELECTRICAL</b>	<b>A19</b> 19 OF 22



*Larry Johnson*

ELECTRIC IN ATTIC  
IS HVAC POWER AND  
LIGHT FIXTURE.

SCALE 1/4"=1'-0"

PROPOSED ONE FAMILY DWELLING  
17 AMBROSE STREET, SOMERSET, NJ  
OWNER: GABRIEL MERCADO



LARRY C.  
JOHNSON  
40A Camner Avenue  
Somerset, NJ 08873  
732 828 1187

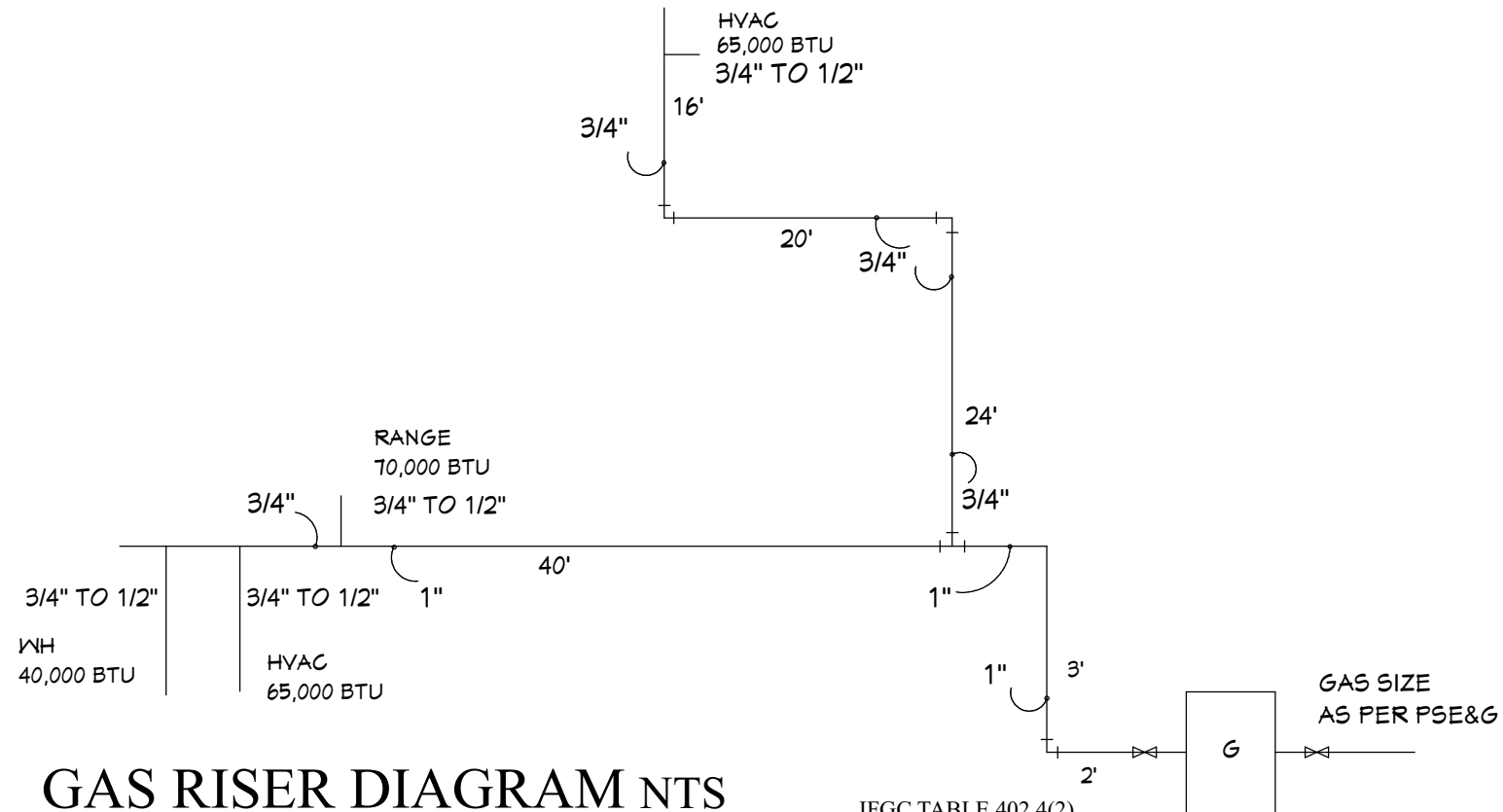
ARCHITECTURE  
PLANNING  
INTERIORS  
AI 08215

DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019
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## SECOND FLOOR ELECTRICAL

# A20

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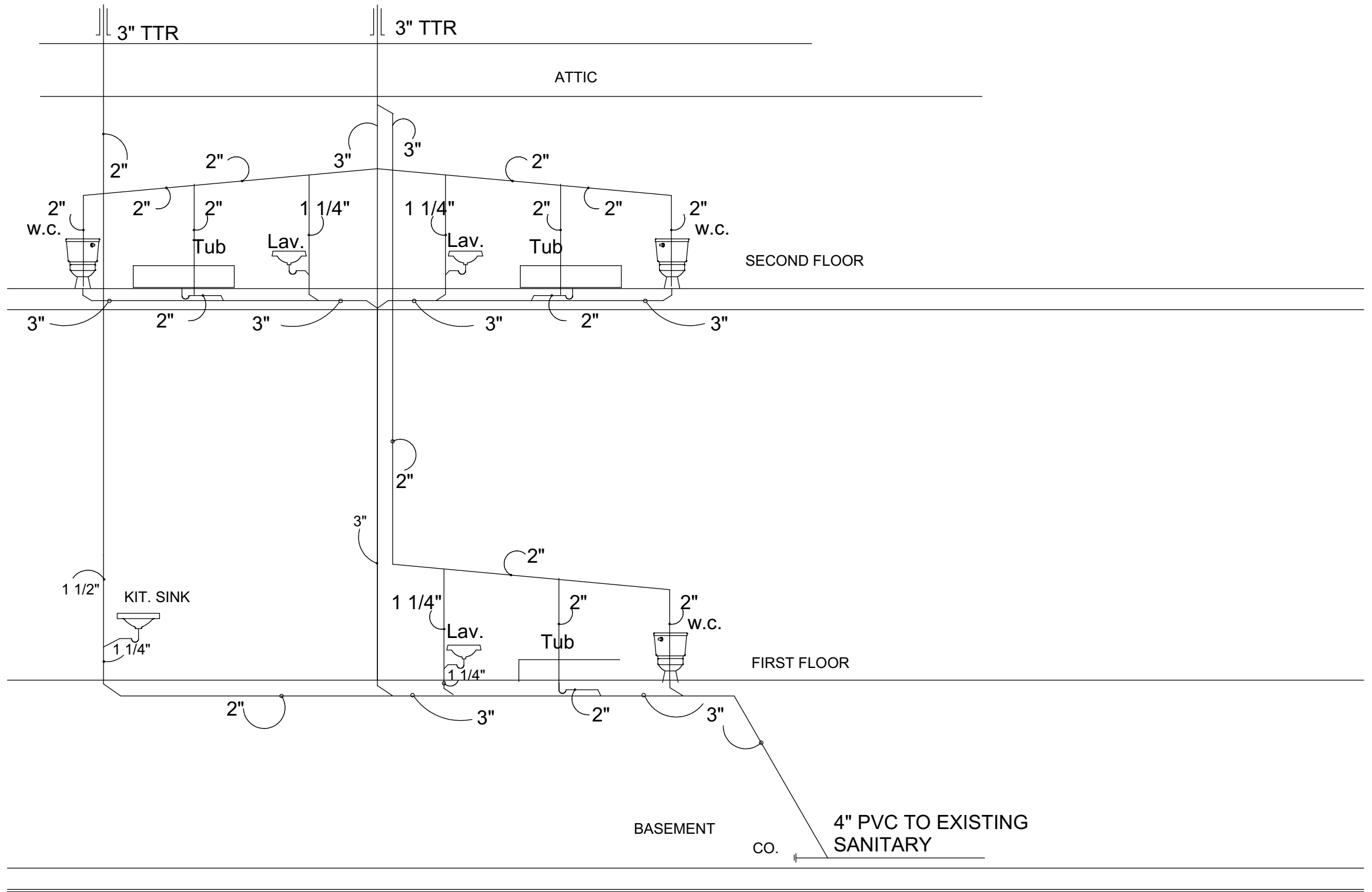


### GAS RISER DIAGRAM NTS

TOTAL LENGTH = 45 FT. - TOTAL BTU 240,000  
 1" PIPE CARRIES 285,000 BTU FOR 50 FT.

IFGC TABLE 402.4(2)  
 SEC 40 METALLIC PIPE  
 TOTAL LENGTH TBD  
 SPECIFIC GRAVITY 0.6  
 BASED ON PRESSURE DROP  
 OF 0.5 INCHES WC.

PROPOSED ONE FAMILY DWELLING 17 AMBROSE STREET, SOMERSET, NJ OWNER: GABRIEL MERCADO		<b>LARRY C. JOHNSON</b> 40A Camner Avenue Somerset, NJ 08873 732 828 1187	ARCHITECTURE PLANNING INTERIORS AI 08215	DATE: 11/24/2020    CHKD BY: LCJ    DRAWN BY: LCJ    PROJ. NO.: 2019				<b>GAS RISER          DIAGRAM</b>	<b>A21</b> 21 OF 22



PLUMBING RISER NTS  
DIAGRAM

*Larry C. Johnson*



LARRY C. JOHNSON  
40A Camner Avenue  
Somerset, NJ 08873  
732 828 1187

ARCHITECTURE  
PLANNING  
INTERIORS  
AI 08215

DATE 11/24/2020	CHKD BY LCJ	DRAWN BY LCJ	PROJ. NO. 2019
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PLUMBING RISER  
DIAGRAM

A22

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