

# CODE INFORMATION

2018 International Residential Code (IRC)  
 2017 National Electrical Code  
 Use Group: R-5; Construction Type: SB  
 Design Loads:  
 Roof (live load) 30# sf  
 Roof (dead load) 15# sf  
 Wind Load 115 mph  
 Soil Bearing: 2,500 psf (presumptive)

# CONSTRUCTION NOTES

ALL FLOOR, CEILING, AND WALL FINISHES TO BE SELECTED / COORDINATED BY OWNER.

### CONCRETE

- 3.1 20" X 12" DEEP CONTINUOUS CONCRETE FOOTING WITH (3) #4 REBAR.
- 3.2 4" CONCRETE SLAB WITH 6" X 6" W1.4 W1.4 WWP OVER 10-MIL VAPOR BARRIER ON 4" GRAVEL BASE. FITCH FLOOR 1/8" - 1'-0" TOWARD GARAGE DOORS.

### MASONRY

- 4.1 8" CMU ONE COURSE ABOVE GARAGE SLAB MINIMUM. INSTALL 2" X 6" P.T. SILL PLATE SECURED TO CMU AS PER SPECIFICATIONS. INSTALL CEMENT PARGE ABOVE GRADE.

### WOOD FRAMING

- 6.1 2" X 10" - 16" O/C CEILING JOISTS WITH R-38C BATT INSULATION AND 1/2" GYPSUM BOARD FINISH BELOW.
- 6.2 NOT USED.
- 6.3 4" X 4" DECORATIVE EXTERIOR ROOF BRACKET. FINISH WITH COMPOSITE TRIM BOARD.

### WALL FRAMING

- 7.1 FINISH SIDING TO BE SELECTED BY OWNER OVER TYVEK INFILTRATION BARRIER ON 1/2" PLYWOOD SHEATHING OVER 2" X 6" - 16" O/C WITH R-21 BATT INSULATION AND 1/2" GYPSUM BOARD INTERIOR FINISH AND WOOD BASE TO BE SELECTED BY OWNER.

### ROOFING

- 7.10 ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC ROOF UNDERLAYMENT ON 1/2" PLYWOOD SHEATHING OVER 2" X 10" - 16" O/C ROOF RAFTERS WITH VINYL BEAD BOARD FINISH BELOW.

- 7.11 NOT USED.
- 7.12 NOT USED.
- 7.13 COMPATIBLE RIDGE VENT.
- 7.14 ALUMINUM GUTTER (VERIFY WITH OWNER) ON COMPOSITE FASCIA WITH COMPOSITE VENTING PANEL SOFFIT SYSTEM.
- 7.15 ALUMINUM LEADER (VERIFY WITH OWNER). INSTALL TO UNDERGROUND DRAINAGE SYSTEM AT GRADE.

### DOORS

- 8.1 CLOPAY GALLERY COLLECTION 8'-0" W. X 7'-0" H. INSULATED OVERHEAD GARAGE DOOR WITH SQ22 WINDOWS. INSTALL 5 1/4" X 9 1/2" PARALLAM HEADER ON (3) 2" X 6" EACH SIDE. INSTALL FYPON 10" CROSSHEAD #CSHM.

- 8.2 36" X 80" ANDERSEN STRAIGHTLINE #179 ENTRY DOOR, FRAME AND HARDWARE FROM MANUFACTURER.

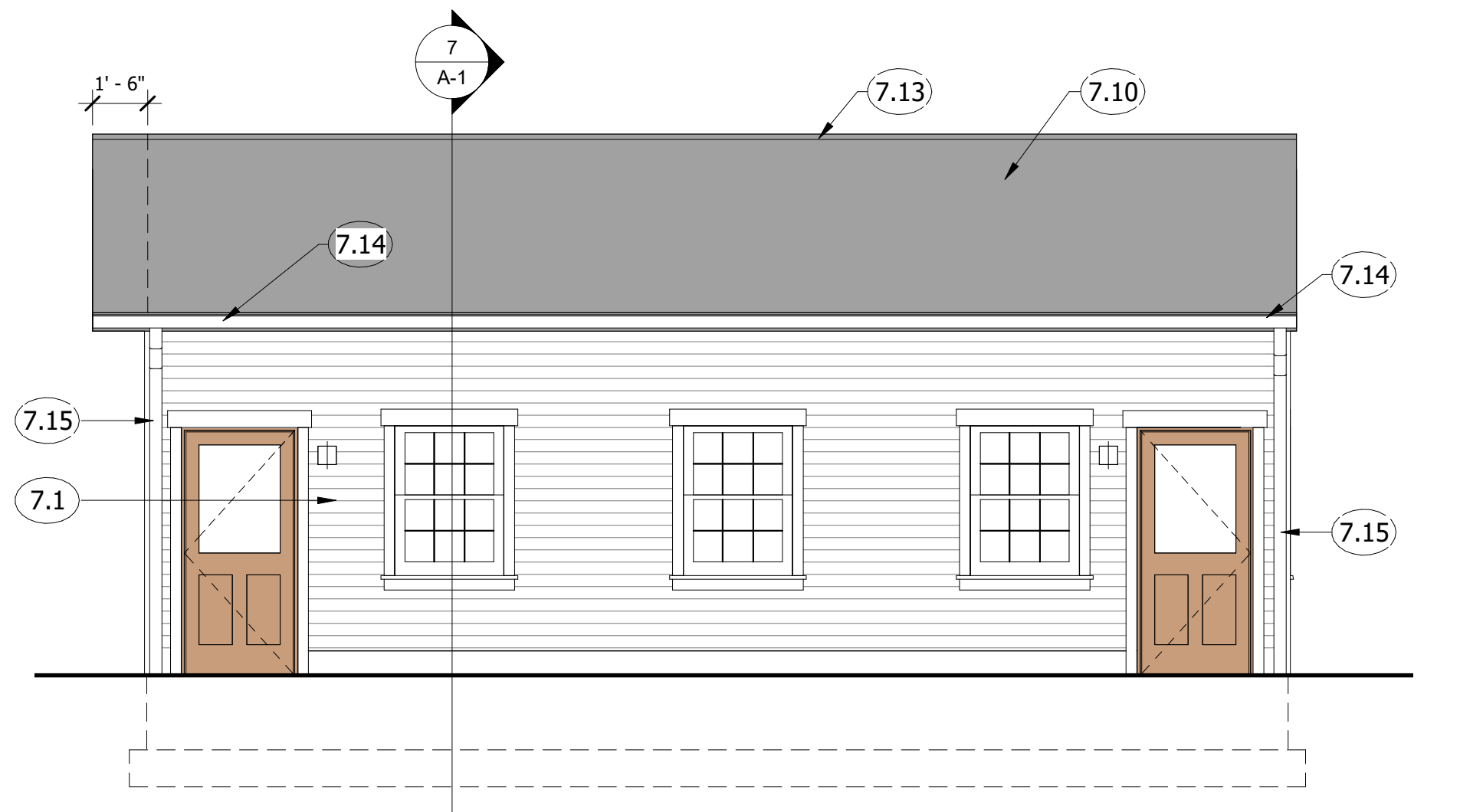
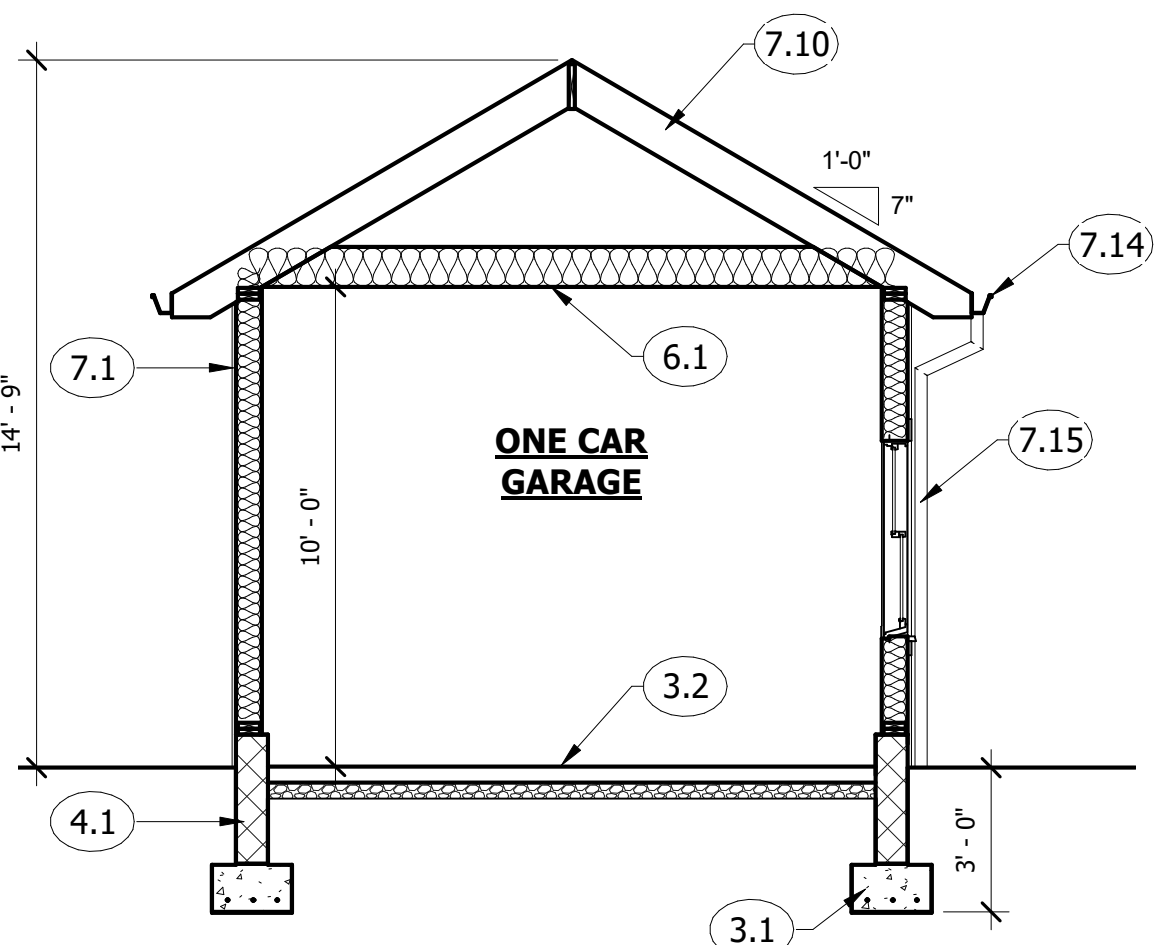
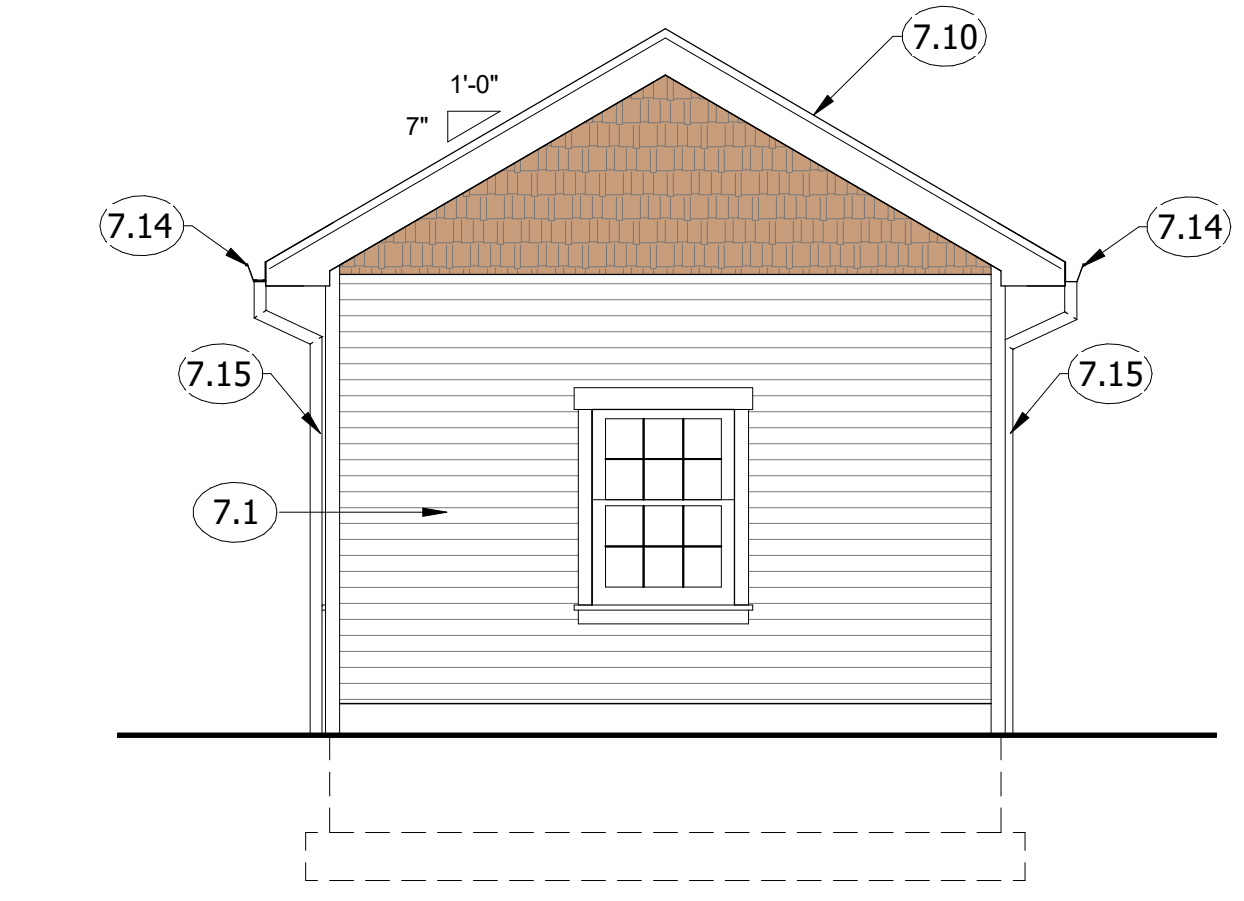
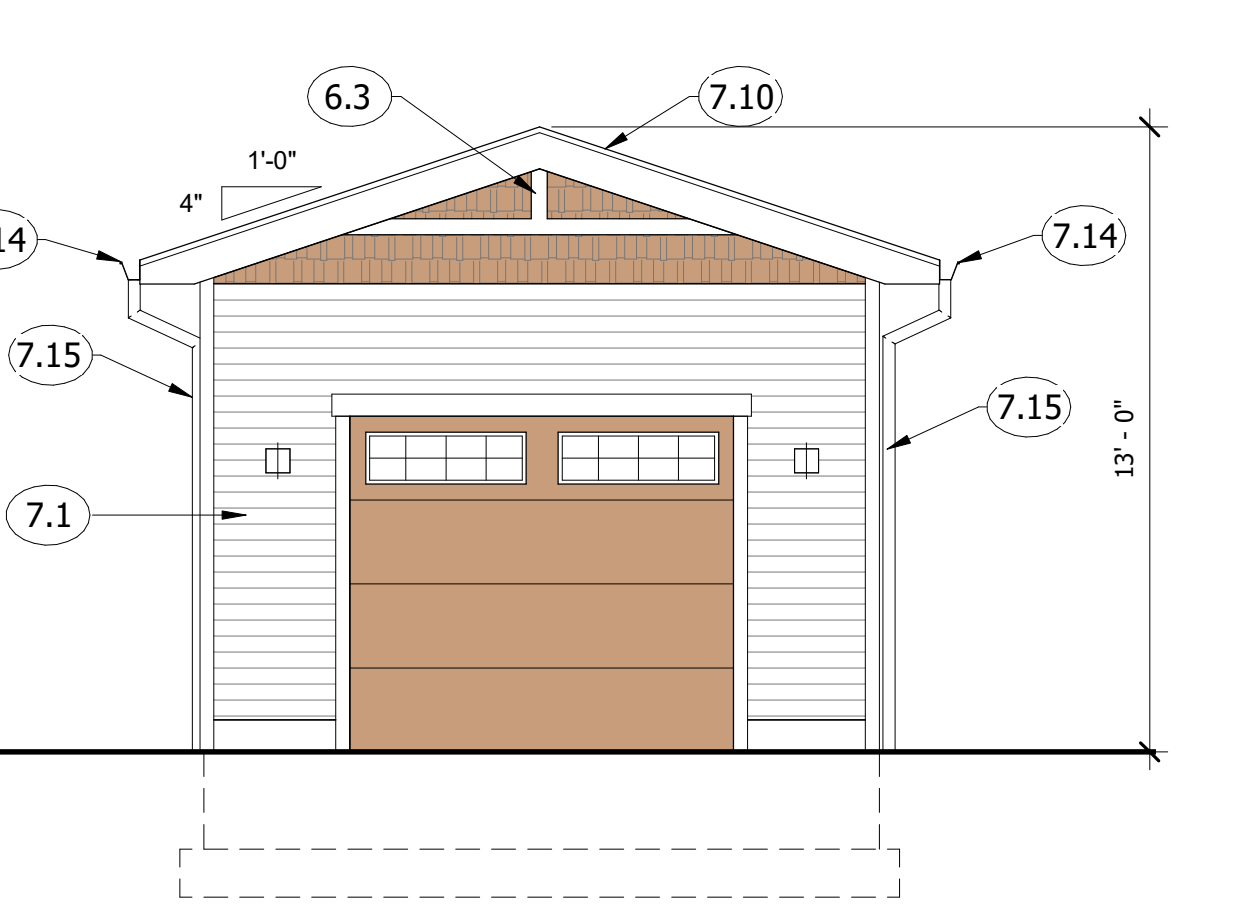
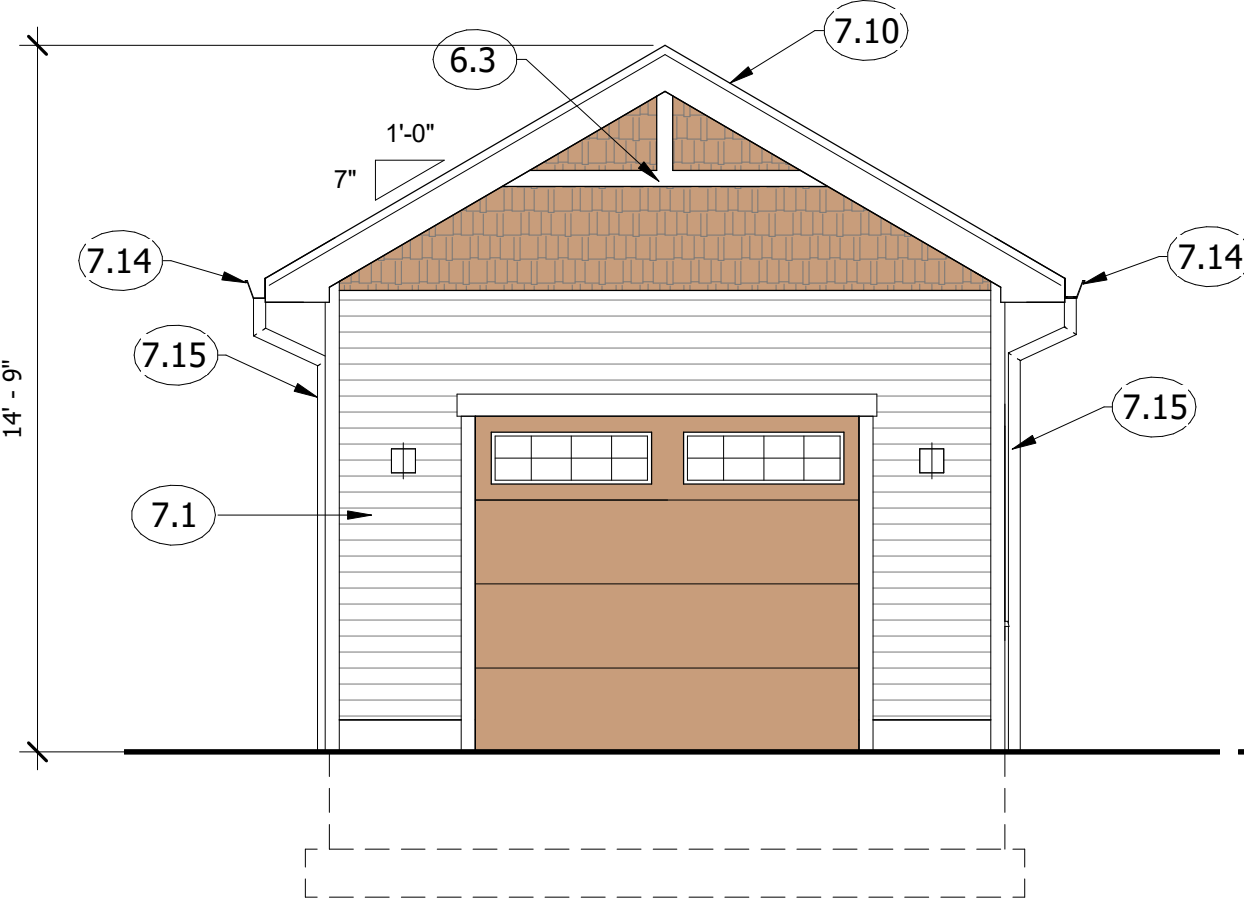
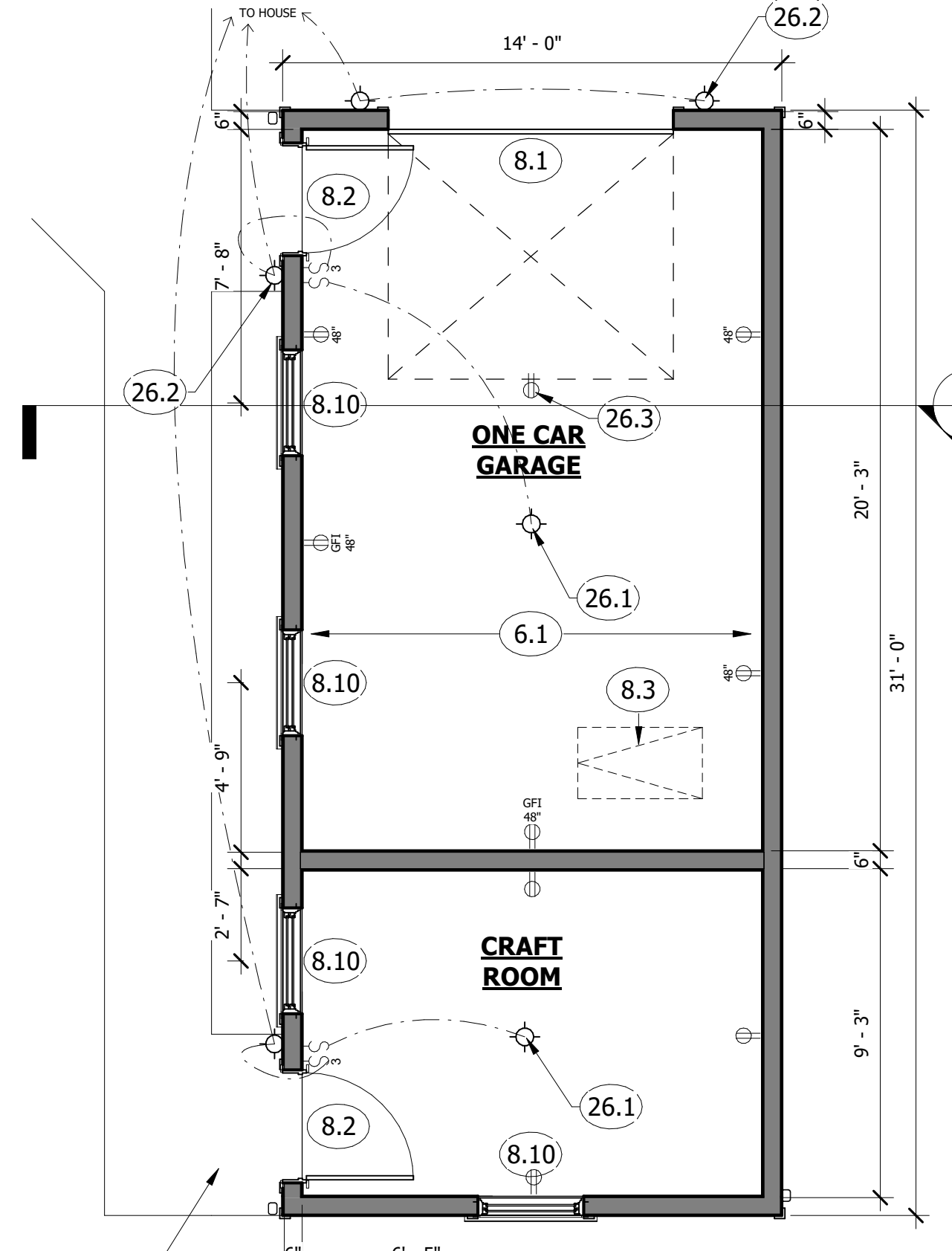
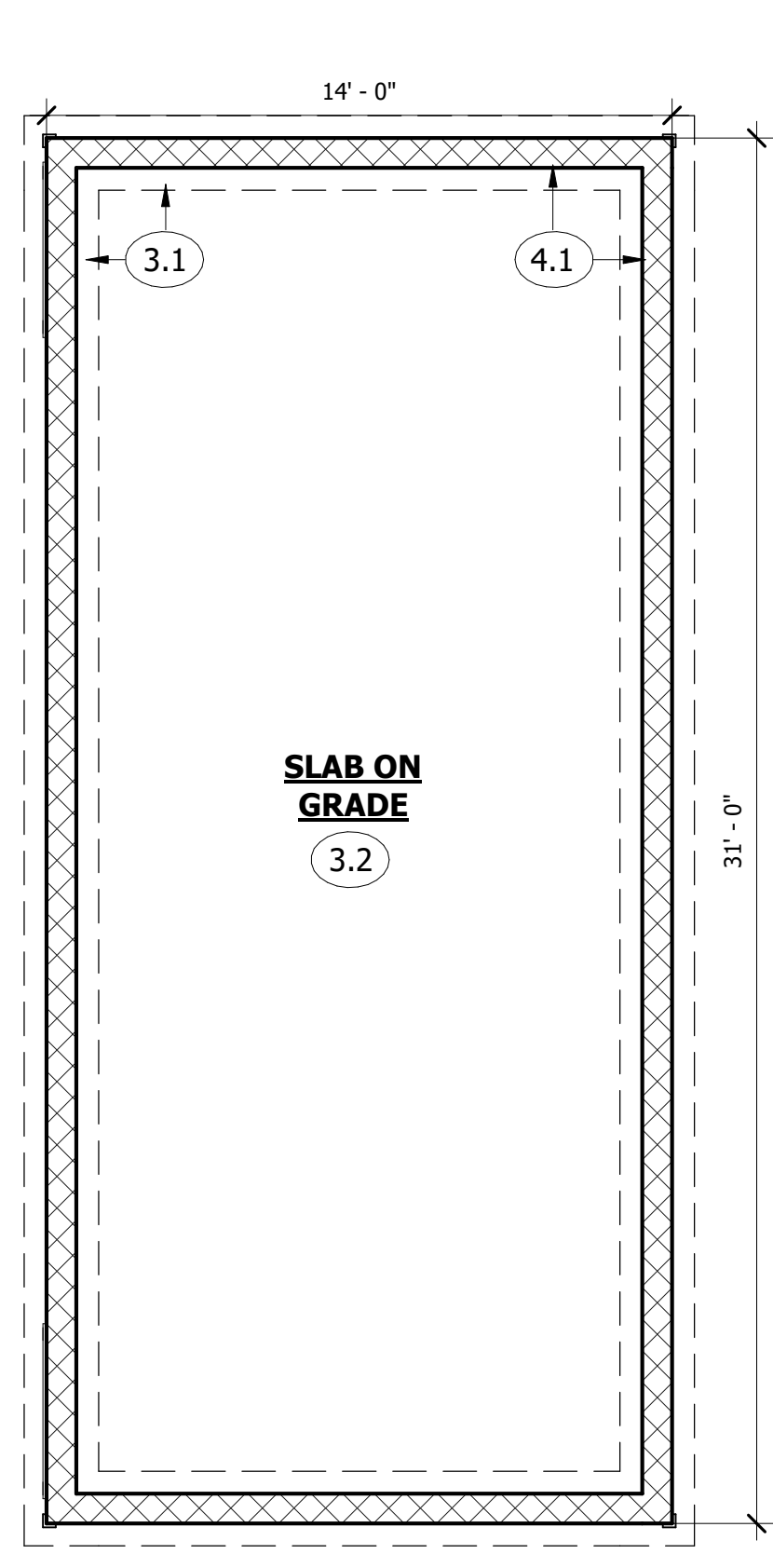
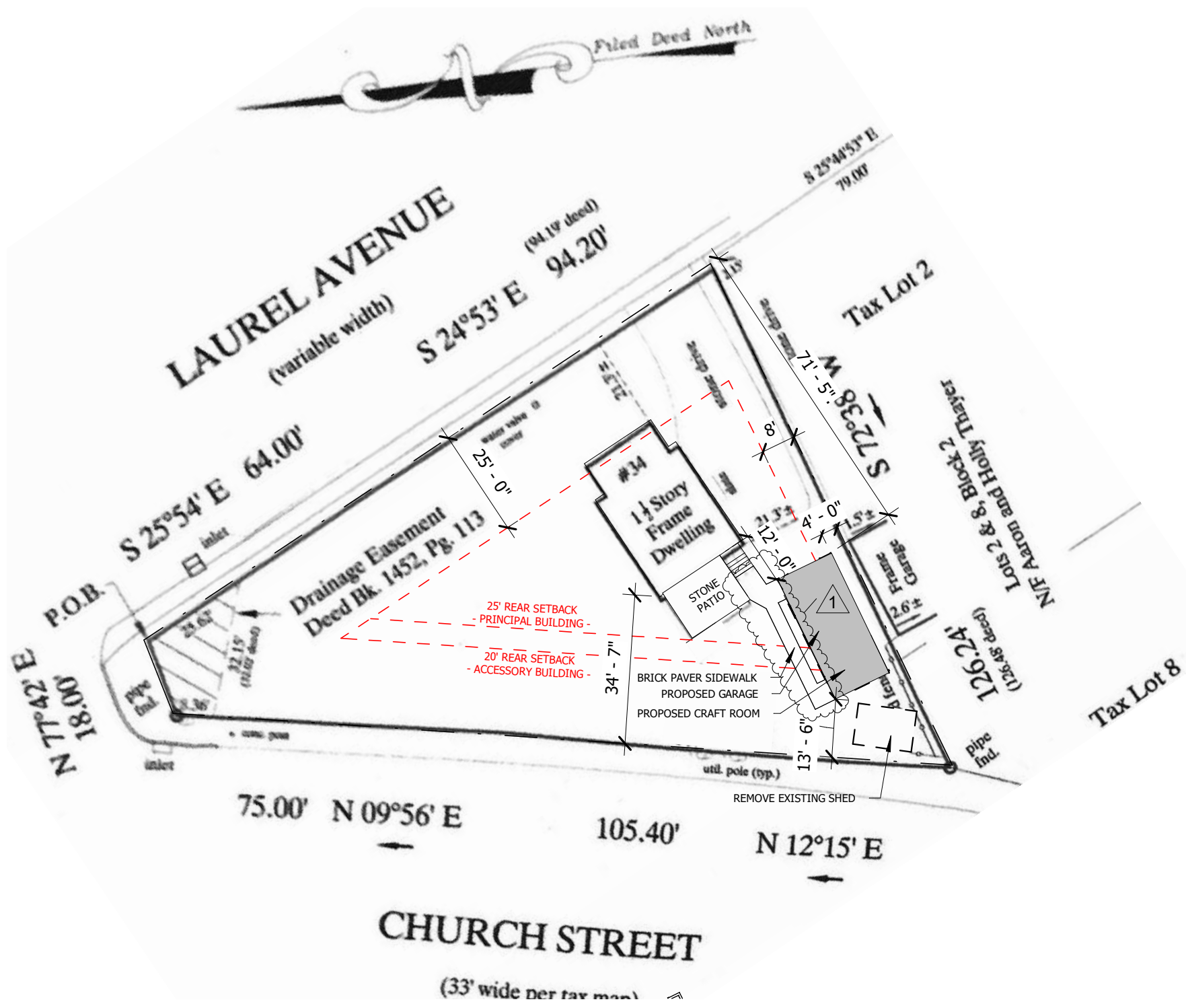
- 8.3 22" WIDE INSULATED PULL DOWN ATTIC ACCESS LADDER.

### WINDOWS - ALL WINDOWS TO HAVE 4" WHITE COMPOSITE TRIM ALL SIDES (SEE DETAIL).

- 8.10 ANDERSEN DOUBLE HUNG WINDOW #TW210310. INSTALL (3) 2" X 8" HEADER WITH (2) 1/2" PLYWOOD. INSTALL TOP OF WINDOW 7'-0" AFF.

### ELECTRICAL

- 26.1 CEILING MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER.
- 26.2 EXTERIOR GRADE LIGHT FIXTURE TO BE SELECTED BY OWNER.
- 26.3 CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER.



**ZONING ORDINANCE REQUIREMENTS**  
 24 Laurel Avenue, Franklin Township, Somerset, NJ 08540  
 (Lot: 1 Block: 2) Area of Tract: ~11,271 sf  
 R-5 ZONE DISTRICT

Item Regulated	Requirements	Existing	Proposed
Lot Area (sq. ft.)	13,125	11,271	-
Lot width at bldg. line (ft.)	105'	158.2'	-
Lot Depth (ft.)	-	126.2'	-
Lot Frontage (ft.)	105'	158.2'	-
Building setback:			
Front Yard	25'	21.3'	-
Rear Yard	40'	34.7'	-
Side Yard	8'	21.3'	-
Accessory distance:			
Side Line	8'	-	4'
Rear Line	20'	-	13.6'
Other Bldg.	-	-	-
Building height (Max. Ft.)	35 ft.	-	-
Building height Accessory (Max. Ft.)	15 ft.	-	14.9'
Building Coverage	20.0%	7.0%	4%

**Impervious Coverage**  
 24 Laurel Avenue, Franklin Township, Somerset, NJ 08540  
 Lot 1 Area = 11,271 SF  
 R-5 ZONE DISTRICT

Area for Lot	Existing	Proposed
House (Including Garage)	791.00	0.00
Detached Garage	0.00	434.00
Deck / Patios	203.00	0.00
Stone / Gravel Walks	0.00	197.00
Paved Driveway	1,157.00	165.00
<b>Total Gross Floor Area</b>	<b>2,141.00</b>	<b>796.00</b>
Impervious Coverage %	0.190	0.071
90% Requirement	19 %	7 %
Lot Area (sq. ft.)	11,271.00	-

**NOTE:**  
 THIS SURVEY PLAN IS FOR REPRESENTATION PURPOSES ONLY.  
 THE ORIGINAL INFORMATION WAS TAKEN FROM THE DRAWING PROVIDED BY THE OWNER.  
 FORTUNATO ARCHITECTURE OFFERS NO WARRANTY AS TO ITS ACCURACY.

NO.	REVISION	DATE
1	BRICK PAVER WALK	11/22/2021

**FORTUNATO ARCHITECTURE**  
 NEW JERSEY #A1 12392  
 NEW YORK #021463-1  
 PENNSYLVANIA #RA-014182B

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 13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY 08558  
 609-683-0180 • www.fortunatoarchitecture.com

PROPOSAL FOR ONE CAR GARAGE AT:  
**Khan Residence**  
 34 Laurel Avenue  
 Franklin Township, Somerset, NJ

DRAWN: JMP  
 CHECKED: DF  
 DATE: 10/08/2021  
 SCALE: As indicated  
 JOB NO.: 2021-182  
 SHEET

**A-1**  
 1 OF 1 SHEETS

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