

**REFERENCE CODES (ONE & TWO FAMILY DWELLING):**  
 \* INTERNATIONAL RESIDENTIAL CODE 2021 NJ EDITION (NJAC 5:23-3.21)  
 with NJ & ICC errata & ISPC5(2021)  
 \* NATIONAL ELECTRICAL CODE (NJAC 5:23-3.16) (NFPA 70) 2020 with (TIA 1-9)  
 \* NATIONAL STANDARD PLUMBING CODE 2021 NJ EDITION with NJ & NSPC errata  
 with ASHRAE 90.1-2019 (RESIDENTIAL)  
 \* INTERNATIONAL MECHANICAL CODE 2021 (NJAC 5:23-3.20)  
 \* INTERNATIONAL FUEL GAS CODE 2021  
 \* THE REHABILITATION SUBCODE (NJAC 5:23-6)  
 \* BARRIER FREE SUBCODE - NJAC 5:23 - 7 & ICC A117.1 - 2021

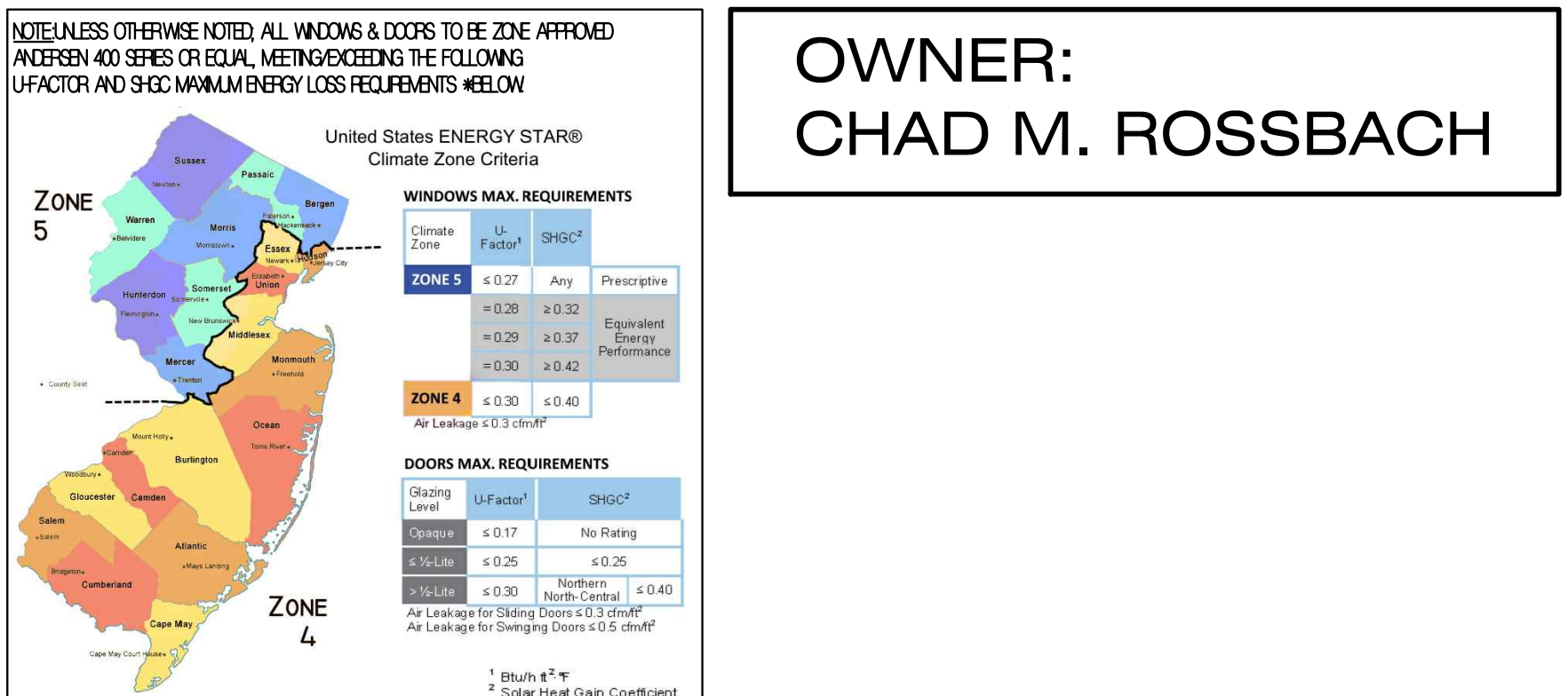
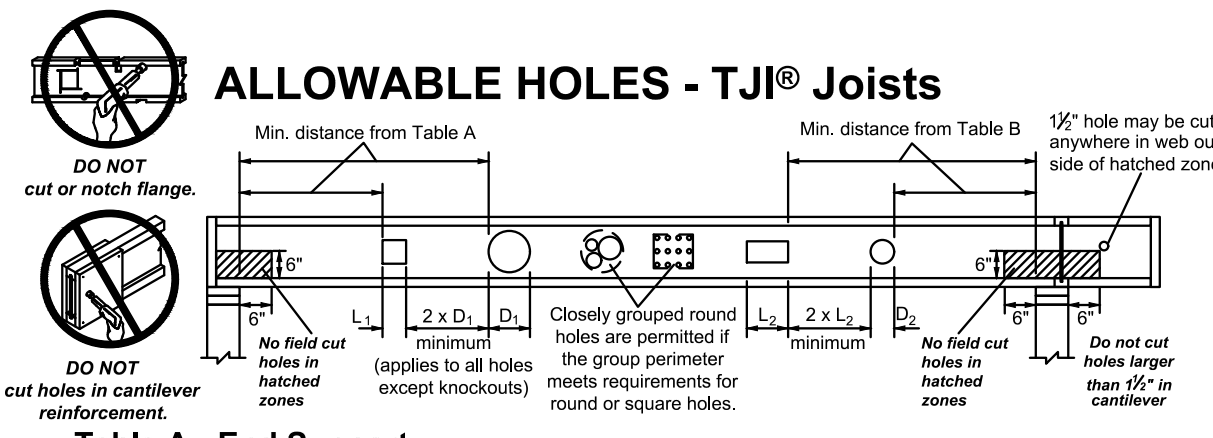
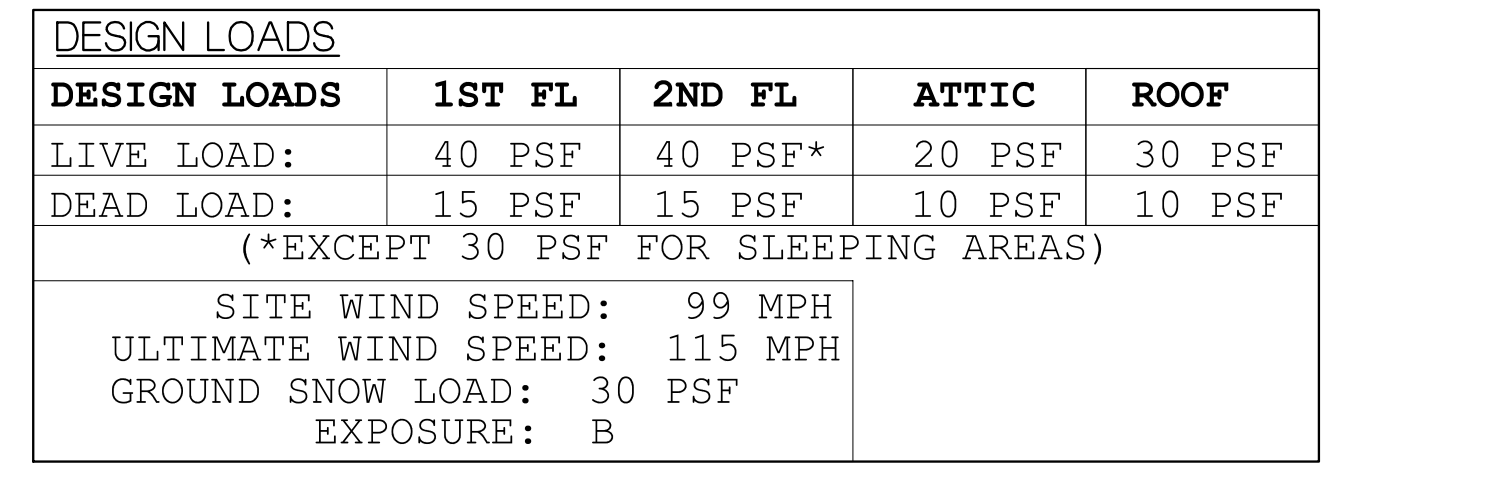
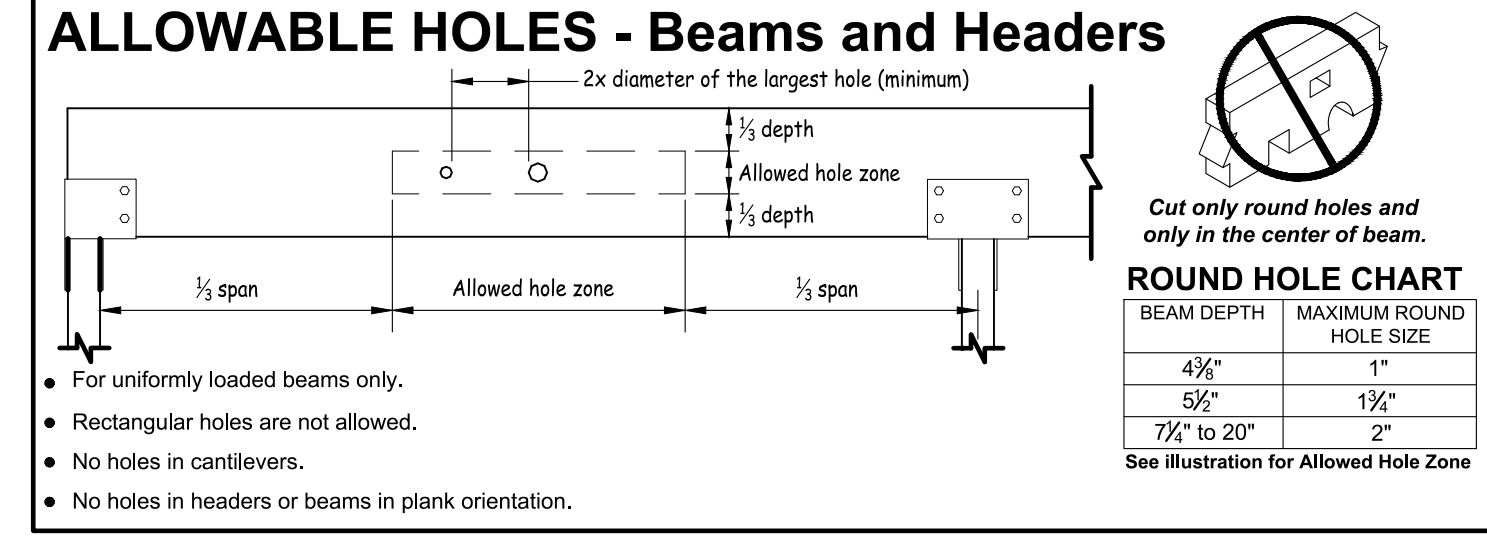
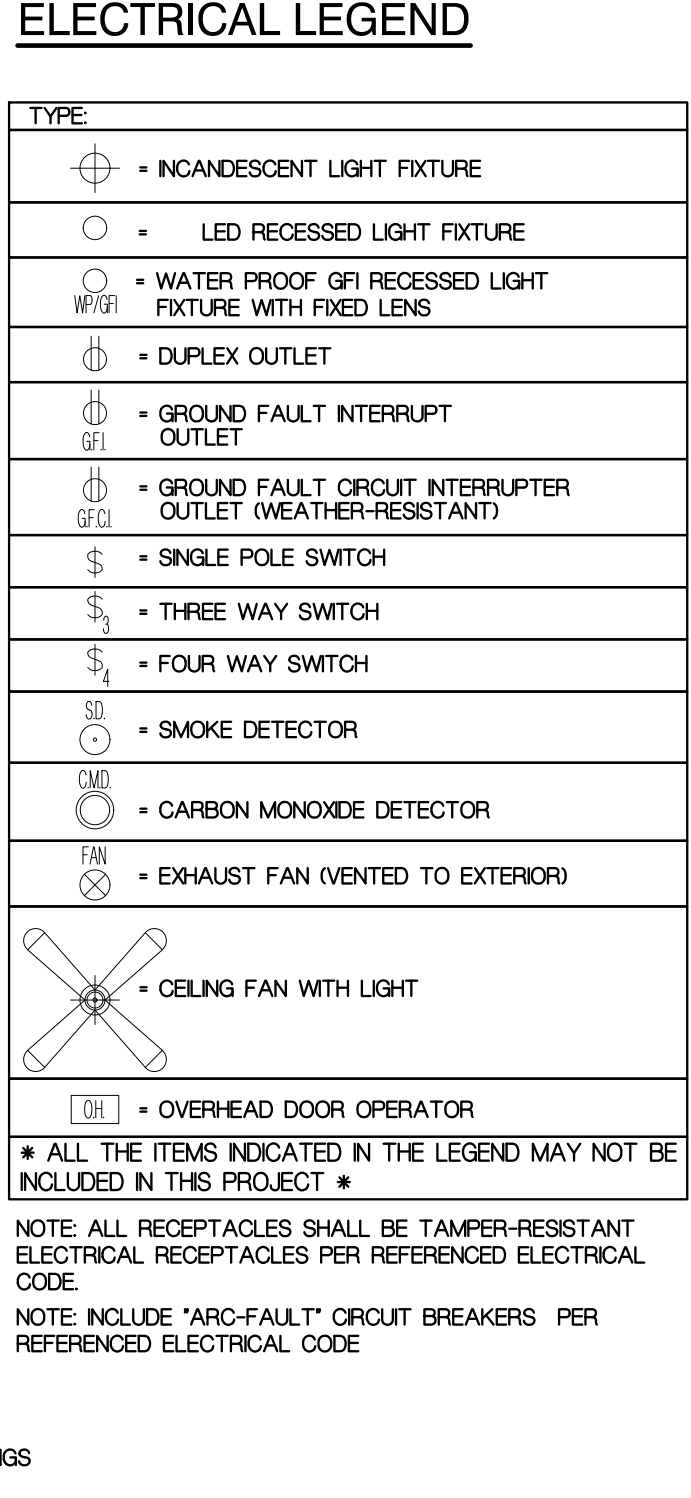
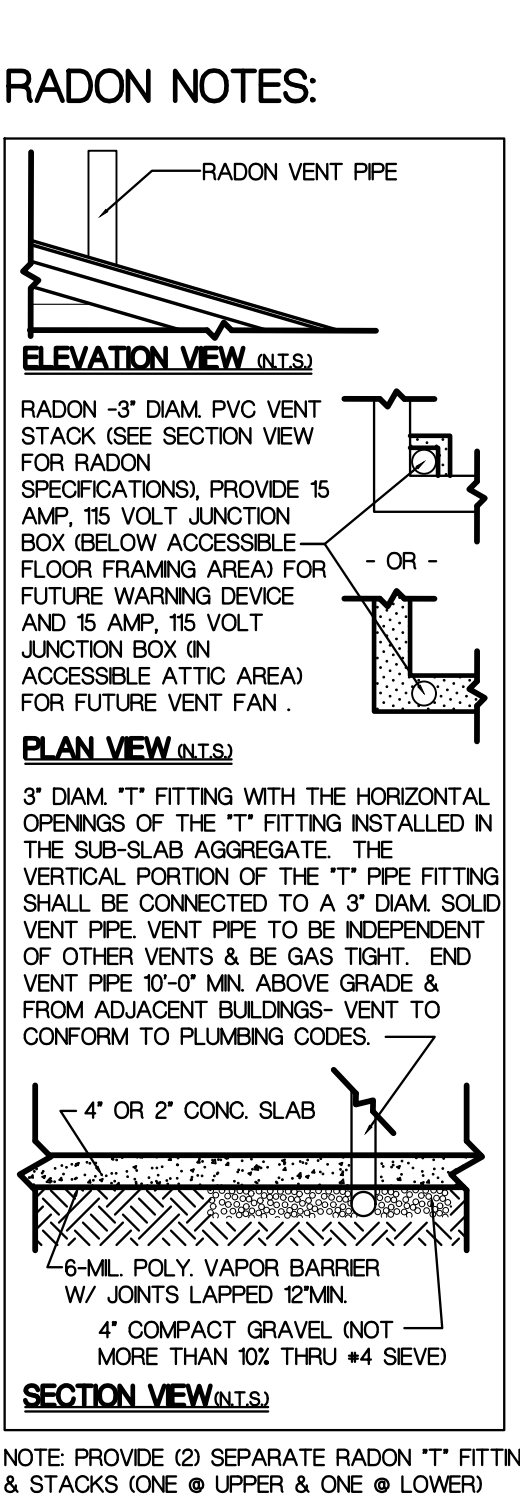
**NOTES**

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE REFERENCED CODES LISTED ABOVE.
- ALL FOOTINGS TO BEAR ON VIRGIN SOIL ONLY.
- SOIL BEARING CAPACITY ASSUMED TO BE 3000 PSF. IF ACTUAL SOIL BEARING IS DIFFERENT THAN ASSUMED, NOTIFY ARCHITECT BEFORE PROCEEDING. ARCHITECT NOT RESPONSIBLE FOR VERIFICATION OF SUBSURFACE CONDITIONS OR BEARING CAPACITIES.
- STEPPED FOOTINGS (WHERE REQ'D) TO BE AT A RATIO OF ONE FOOT VERTICAL TO TWO FOOT HORIZONTAL.
- ALL BELOW GRADE BLOCK TO BE HOLLOW LOAD BEARING TYPE.
- ALL CONCRETE TO BE MIN. 3000 PSI @ 28 DAY STRENGTH. (GARAGE & DRIVEWAY SLAB REQUIRED TO BE 3500 PSI AIR ENTRAINED CONCRETE).
- ALL MORTAR & GROUT TO BE TYPE "M".
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE 3".
- ALL REINFORCED BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A615, GRADE 60 & SHALL COMPLY WITH ALL CODE REQUIREMENTS. REBAR TO BE LAPPED MINIMUM 20 TIMES THE BAR DIAMETER. ALL FOOTINGS W/ #4 REBAR OR LARGER SHALL PROVIDE GROUNDING WIRE OR REBAR STUB INSTALLED AS PER LOCAL INSPECTORS REQUIREMENTS.
- ALL FRAMING LUMBER TO BE DOUGLAS FIR OR SOUTHERN YELLOW PINE NO. 2, MIN FS=1300 PSI. ALL LUMBER IN CONTACT WITH CONCRETO TO BE TREATED LUMBER (NOTE INCLUDE GALVANIZED OR STAINLESS STEEL ANCHOR BOLTS, OR USE L.S.I. STRAND GUARD - TREATED SILL) (NOTE: ALL PILE CONNECTIONS TO BE STAINLESS STEEL).
- ALL DIMENSIONS ON PLAN ARE FINISHED DIMENSIONS. CONSULT ARCHITECT FOR FRAMING QUESTIONS OR DESCRIPTIONS PRIOR TO FRAMING. DO NOT NOTCH OR CUT LUMBER IN ANY NON TYPICAL MANNER. DISCREPANCIES AND SOLUTIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO FRAMING.
- TREATED LUMBER TO BE ACQ WITH REQUIRED FASTENERS, NAILS, ETC.
- DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
- MICROLLAM OR PARALLAM LUMBER TO BE EQUAL TO TRUS-JOIST CORP. MICROLLAM OR PARALLAM LUMBER WITH MIN. (6)-2900 PSI (NOTE: MICROLLAMS INDICATED ON PLANS CAN BE SUBSTITUTED WITH PARALLAMS. COMBINATION OF MICROLLAMS CAN BE SUBSTITUTED WITH (1) SOLID MICROLLAM OR PARALLAM WITH EQUAL TOTAL WIDTH AND HEIGHT AS SPECIFIED).
- CONTRACTOR / OWNER SHALL PROVIDE ARCHITECT WITH MANUFACTURERS SHOP DRAWINGS OF PRE-ENGINEERED JOIST SYSTEM (T.J. BLUELINK, ETC.) FOR REVIEW AND APPROVAL. PLANS SHALL NOT BECOME FINAL UNTIL ARCHITECT APPROVAL OF SHOP DRAWINGS.
- ALL NAILING TO BE DONE IN ACCORDANCE WITH REFERENCED INTERNATIONAL RESIDENTIAL CODE.
- ROOM SIZES INDICATED ON PLAN MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS, ETC.
- EXTERIOR TO BE VINYL SIDING TO BE SELECTED BY HOMEOWNER.
- INTERIOR WOOD TRIM TO BE READY TO RECEIVE PAINT.
- INCLUDE CEMENT BACKER BOARD ON SURFACES RECEIVING TILE.
- WINDOWS TO BE ANDERSEN 400 SERIES WITH SCREENS. ALL WINDOW AND DOOR MODEL NUMBERS SHALL BE CONFIRMED BY THE CONTRACTOR.
- ROOF & WALL SHEATHING TO BE 1/2" CDX 32/16 EXTERIOR PLYWOOD.
- ROOFING TO BE FIBERGLASS ROOF SHINGLES - TO BE SELECTED BY HOMEOWNER.
- INCLUDE ALL NECESSARY STEP FLASHING, VENT STACK FLASHING, ETC. FOR A COMPLETE INSTALLATION INCLUDE WEATHERWATCH (OR EQUAL) ICE AND WATER SHIELD AT ALL EAVES, VALLEYS, ETC. INCLUDE ALUMINUM FLASHING AT ALL DECK, PORCH, ETC. CONNECTIONS. INSTALL ALL WINDOWS AND DOORS WITH REQUIRED WEATHER SEALS AS SPECIFIED BY MANUFACTURER.
- ELECTRIC LAYOUT IS SCHEMATIC, ALL ELECTRIC WORK TO COMPLY WITH REFERENCED NATIONAL ELECTRICAL CODE. CONFIRM ALL ELECTRIC / LIGHTING WITH HOMEOWNER.
- ALL PLUMBING TO COMPLY WITH REFERENCED NATIONAL STANDARD PLUMBING CODE.
- PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. OWNER RESPONSIBLE FOR COST AND PAYMENT OF PERMITS.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD AND BE RESPONSIBLE FOR SAME. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AND PLAN / COORDINATE ANY REQUIRED CHANGES DUE TO THE PROPOSED CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARCHITECT WITH ANY QUESTIONS, CLARIFICATION, FIELD DISCREPANCIES, CHANGES, ETC.
- ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPIRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.
- THESE PLANS SHALL NOT BECOME FINAL UNTIL APPROVED BY ALL LOCAL (AND OTHER RELEVANT) DEPARTMENTS, AGENCIES, ETC.; THEREFORE, NO WORK SHALL COMMENCE UNTIL ISSUANCE OF ALL REQUIRED PERMITS.

**NOTES**

- A SMOKE DETECTOR SYSTEM MEETING THE REQUIREMENTS OF NFPA 72 WILL BE INSTALLED IN THE DWELLING THIS WILL INCLUDE (1) SMOKE DETECTOR IN EACH BEDROOM, (1) WITHIN 10'-0" OF EACH BEDROOM DOOR AND (1) IN EACH STORY. THE SMOKE DETECTORS WILL INCLUDE BATTERY BACK-UP AND WILL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS.
- A CARBON MONOXIDE ALARMS(S) SHALL BE INSTALLED. THIS ALARMS(S) CAN BE BATTERY, PLUG IN OR HARDWIRED TYPE. THE ALARMS(S) SHALL BE PLACED IN THE COMMON AREA IN THE VICINITY OF ALL BEDROOMS.
- ALL WINDOW & DOOR HEADERS TO BE (2)2"x10" UNLESS NOTED OTHERWISE.
- ALL T.J. JOISTS, PARALLAMS, AND/OR MICROLLAMS SHALL NOT BE NOTCHED, CUT, AND/OR DRILLED WITHOUT PRIOR APPROVAL BY ARCHITECT OR MANUFACTURER.

MEMBER TYPE	MODEL NO.
2"x4"	LUS24
2"x6"	LUS26
2"x8"	LUS28
2"x10"	LUS210
2"x8" DBL	LUS28-2
2"x10" DBL	LUS210-2
4"x4" POST BASE	ABU44
4"x4" POST CAP	BCU4
6"x6" POST BASE	ABU66
6"x6" POST CAP	BC6
HURRICANE TIE	H10-A, H10-2
HURRICANE ANCHOR	TSP
HURRICANE STRAP	H16
T.J.I. 230 SERIES JOISTS	
9 1/2" TOP MOUNT	ITS237/9.5
9 1/2" FACE MOUNT	IJS237/9.5
9 1/2" SKEWED 45°	SUR/L237/9
DOUBLE 9 1/2" TOP MNT.	MIT359.5-2
DOUBLE 9 1/2" FACE MNT.	MU475/9
11 1/8" TOP MOUNT	ITS237/11.88
11 1/8" FACE MOUNT	IJS237/11.88
11 1/8" SKEWED 45°	SUR/L237/11
DOUBLE 11 1/8" TOP MNT.	MIT3511.88-2
DOUBLE 11 1/8" FACE MNT.	MU475/11



**GENERAL NOTES**

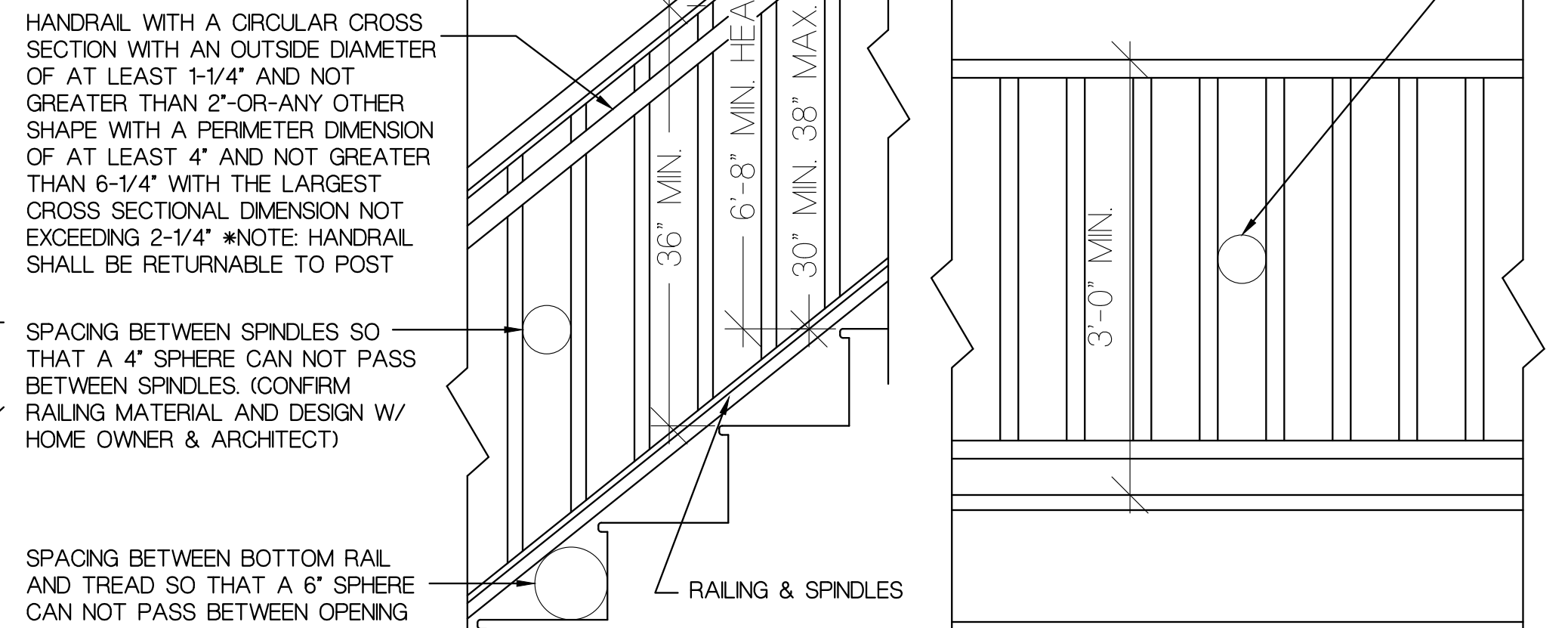
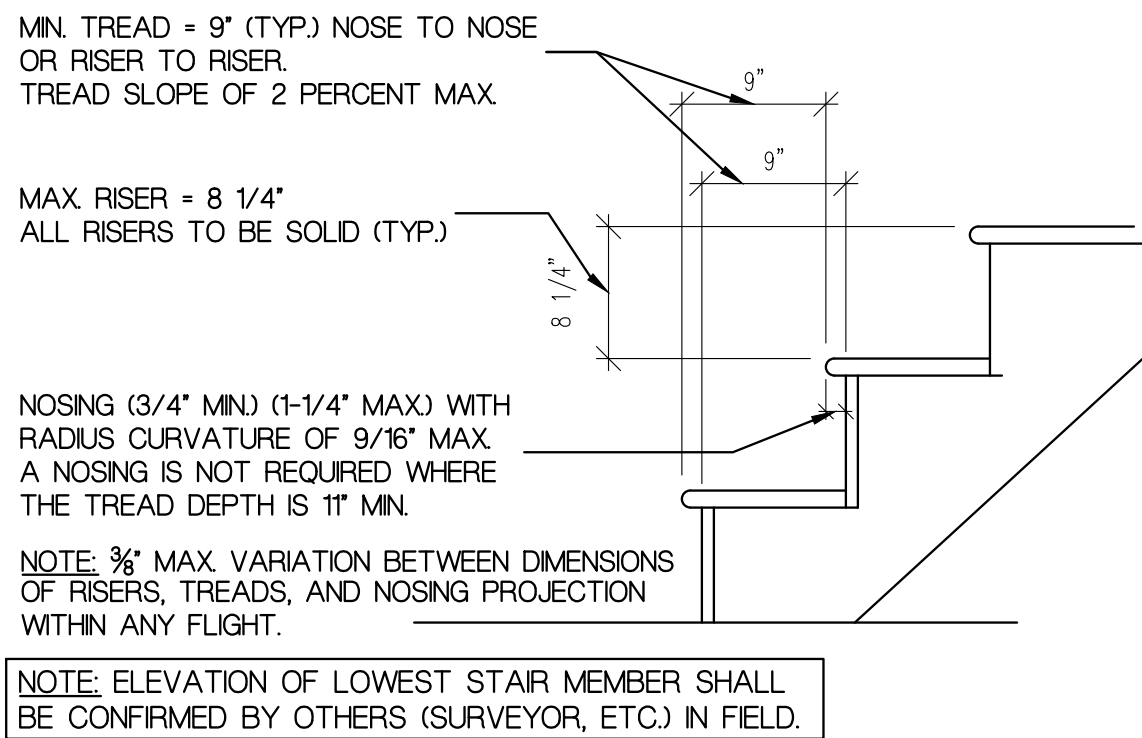
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**2 STAIR PROFILE- TYP.**  
 SCALE: 1"=1'-0"

**3 RAIL DETAIL AT STAIR- TYP.**  
 SCALE: 1"=1'-0"

**4 GUARDRAIL DETAIL- TYP.**  
 SCALE: 1"=1'-0"

**Kurt J. Ludwig, AIA Architect**

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Kurt J. Ludwig, AIA, Incorporated  
 271 North Main Street  
 Milltown, NJ 08850

**PROJECT NAME AND ADDRESS:**  
 PROPOSED NEW SINGLE FAMILY DWELLING  
 ROSSBACH RESIDENCE,  
 4 FIRST STREET  
 LOT 42.01, BLOCK 449.01,  
 TOWNSHIP OF FRANKLIN, NEW JERSEY

**BUILDING DATA**  
 LIVING SPACE AREA: 1767 SF  
 1ST FLR. W/O GARAGE: 1767 SF  
 2ND FLOOR: 2251 SF  
 TOTAL W/O GARAGE: 4018 SF  
 AREA (W/ GARAGE): 2344 SF  
 1ST FLR. W/ GARAGE: 2344 SF  
 2ND FLOOR: 2251 SF  
 TOTAL W/ GARAGE: 4595 SF  
 AREA OF BLDG. FOOT PRINT= 2344 SF.

**CONSTRUCTION CLASSIFICATION:** SB

**USE GROUP:** R-5

**DATE:** 10/12/23  
**REVISION:** 01/18/24

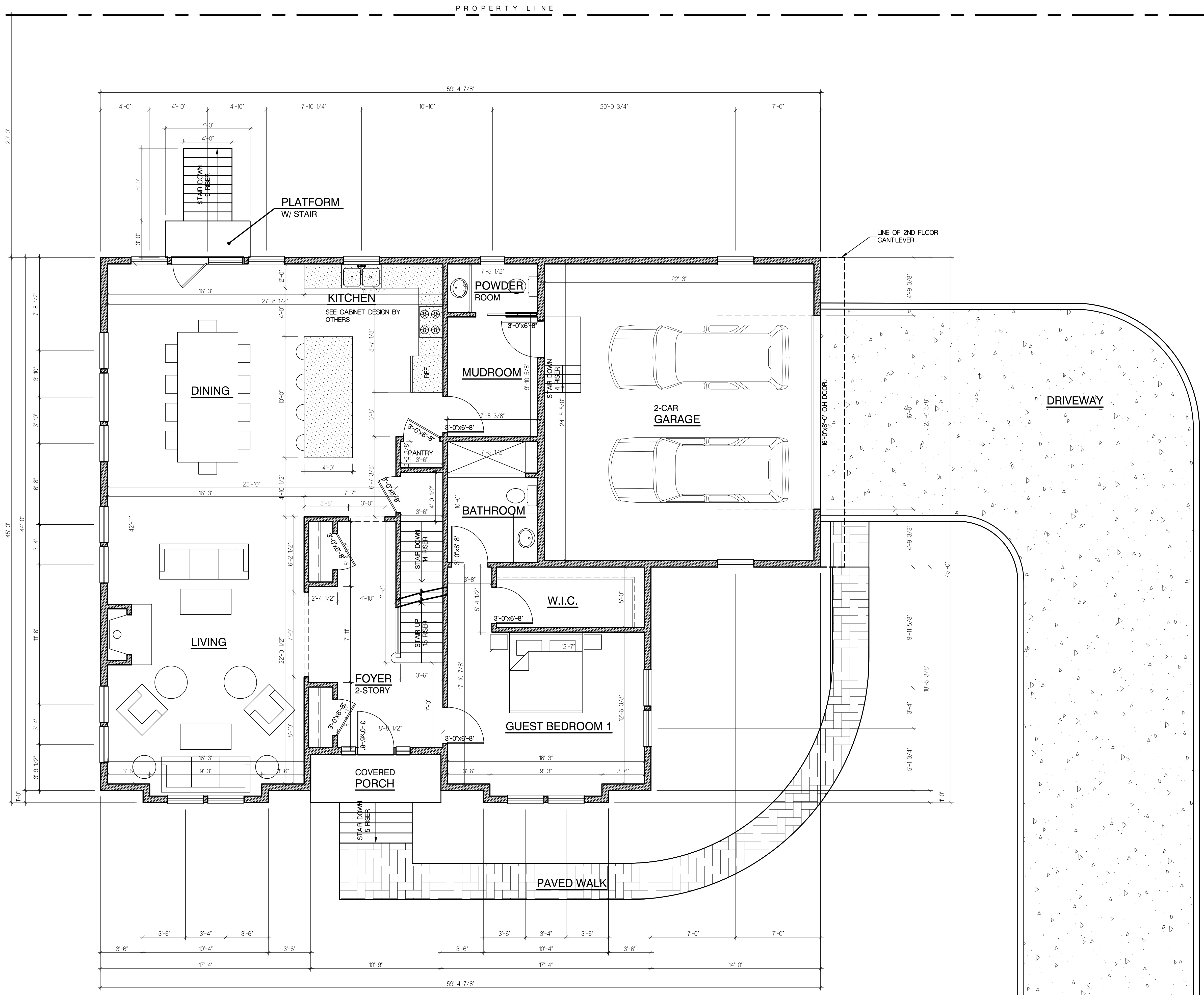
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**DRAWING NAME:**  
**GENERAL NOTES AND DETAIL**

**DRAWING NUMBER:**  
**A-1**  
 1 OF 5  
 JOB NO. 23-144K



Kurt J. Ludwig, AIA  
Architect



**1** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
SCALE: 1/4" = 1'-0" (IN FEET)

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*[Signature]*  
NJ CERT. NO. #A1-11708  
NY LIC. NO. 034741-1  
REGISTERED ARCHITECT

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**BUILDING DATA**

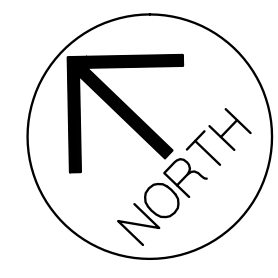
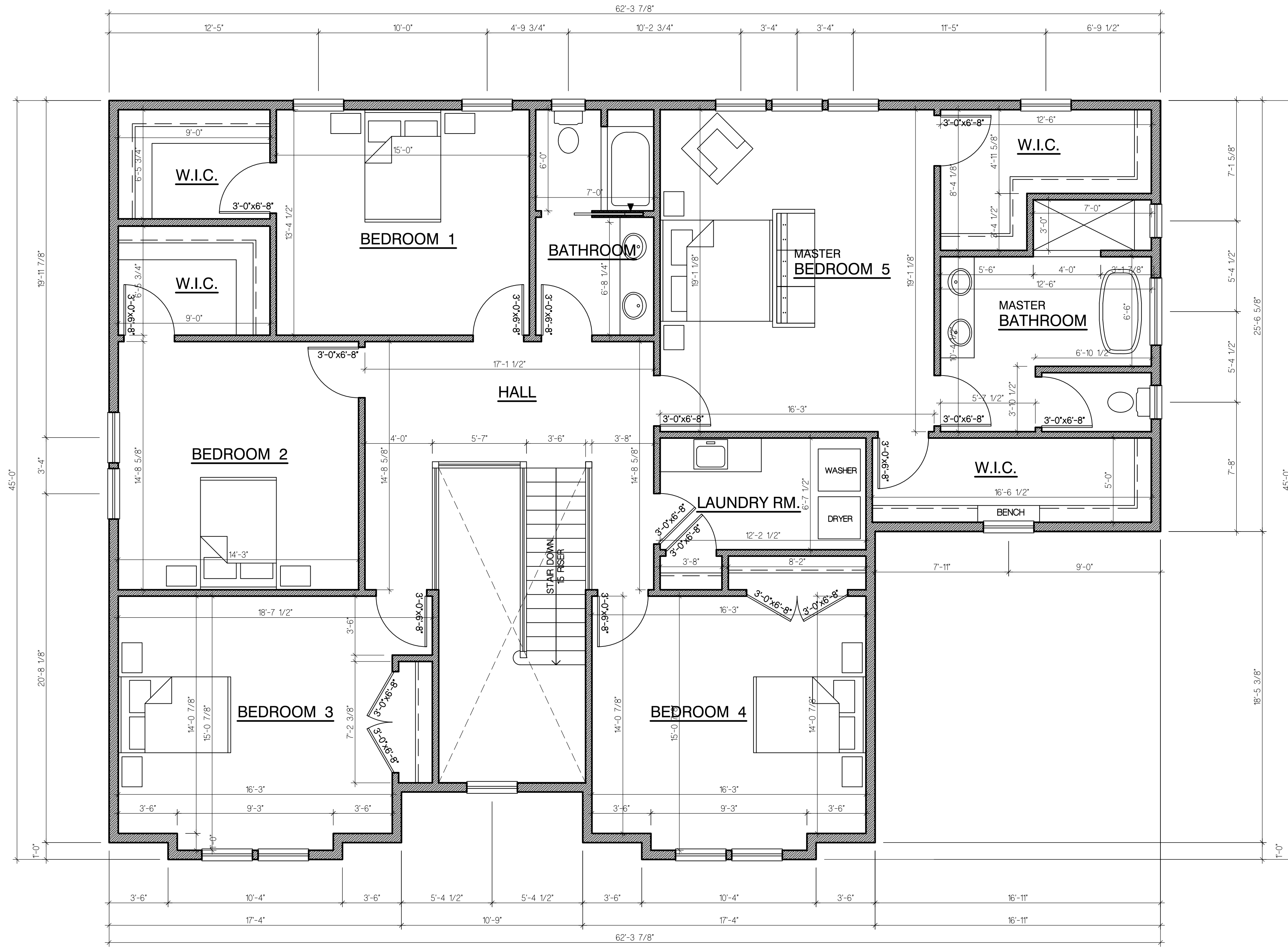
LIVING SPACE AREA:	
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TOTAL W/O GARAGE	4018 SF
AREA W/ GARAGE:	
1ST FLR. W/ GARAGE	2344 SF
2ND FLOOR	2251 SF
TOTAL W/ GARAGE	4595 SF
AREA OF BLDG. FOOT PRINT	2344 SF

CONSTRUCTION CLASSIFICATION: SB  
USE GROUP: R-5

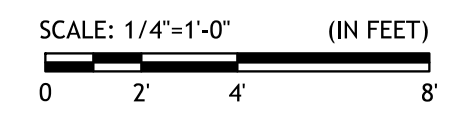
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10/12/23		ISSUE FOR CLIENT REVIEW	NG
01/18/24		ISSUE FOR ZONING SUBMISSION	NG

DRAWING NAME:  
**FIRST FLOOR PLAN**

DRAWING NUMBER  
**A-2**  
2 OF 5  
JOB NO.  
**23-144K**



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



*[Signature]*

NO. CERT. NO. #A1-11708  
NY LIC. NO. 034741-1  
REGISTERED ARCHITECT

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AREA W/ GARAGE:	
1ST FLR. W/ GARAGE :	2344 SF
2ND FLOOR :	2251 SF
TOTAL W/ GARAGE :	4595 SF
AREA OF BLDG. FOOT PRINT*	2344 SF

CONSTRUCTION CLASSIFICATION: SB  
USE GROUP: R-5

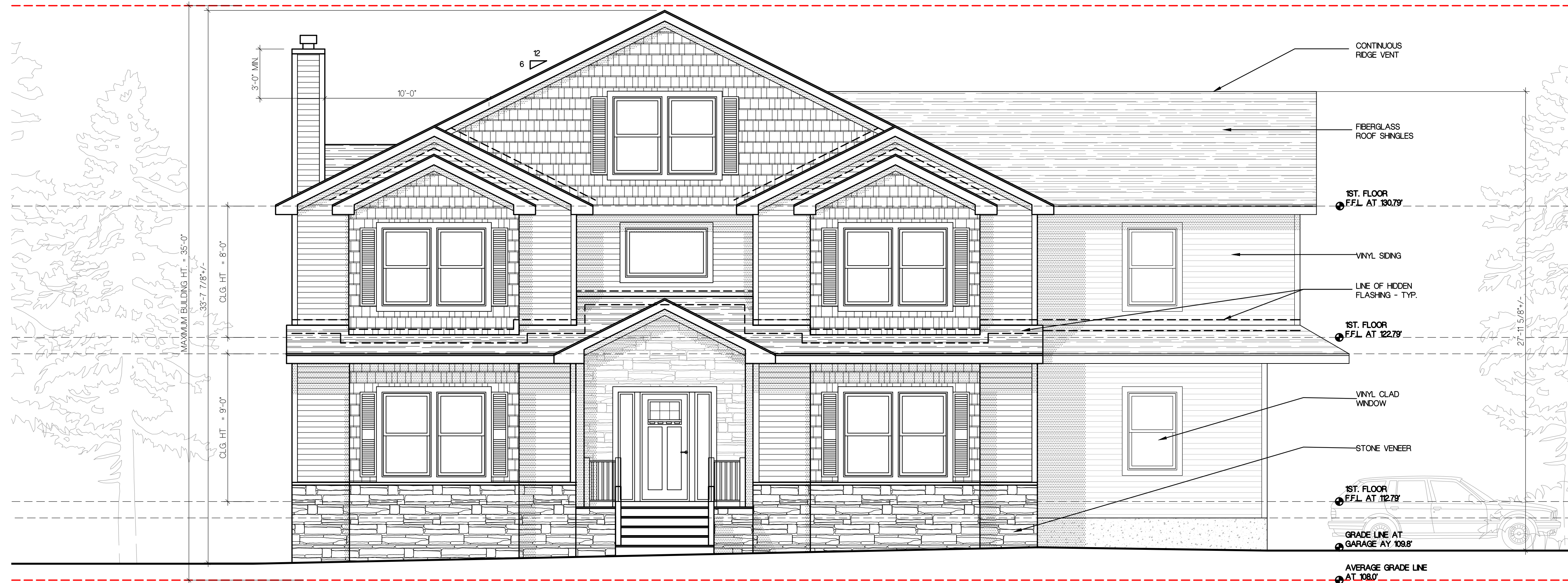
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DRAWING NAME:  
**SECOND FLOOR PLAN**

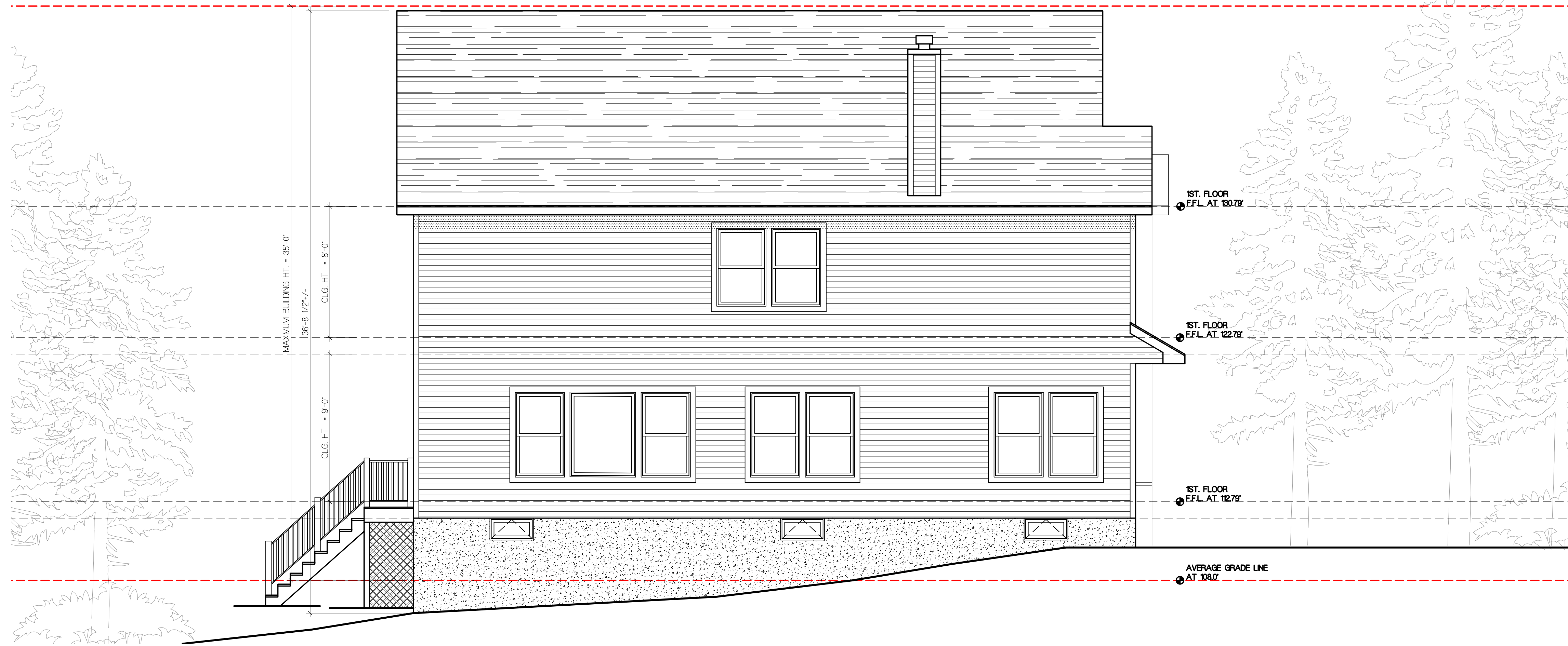
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**A-3**  
3 OF 5

JOB NO.  
**23-144K**





**1 FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"  
 SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8



**2 LEFT-SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"  
 SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8

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AREA OF BLDG. FOOT PRINT= 2344 SF.	

CONSTRUCTION CLASSIFICATION: 5B  
 USE GROUP: R-5

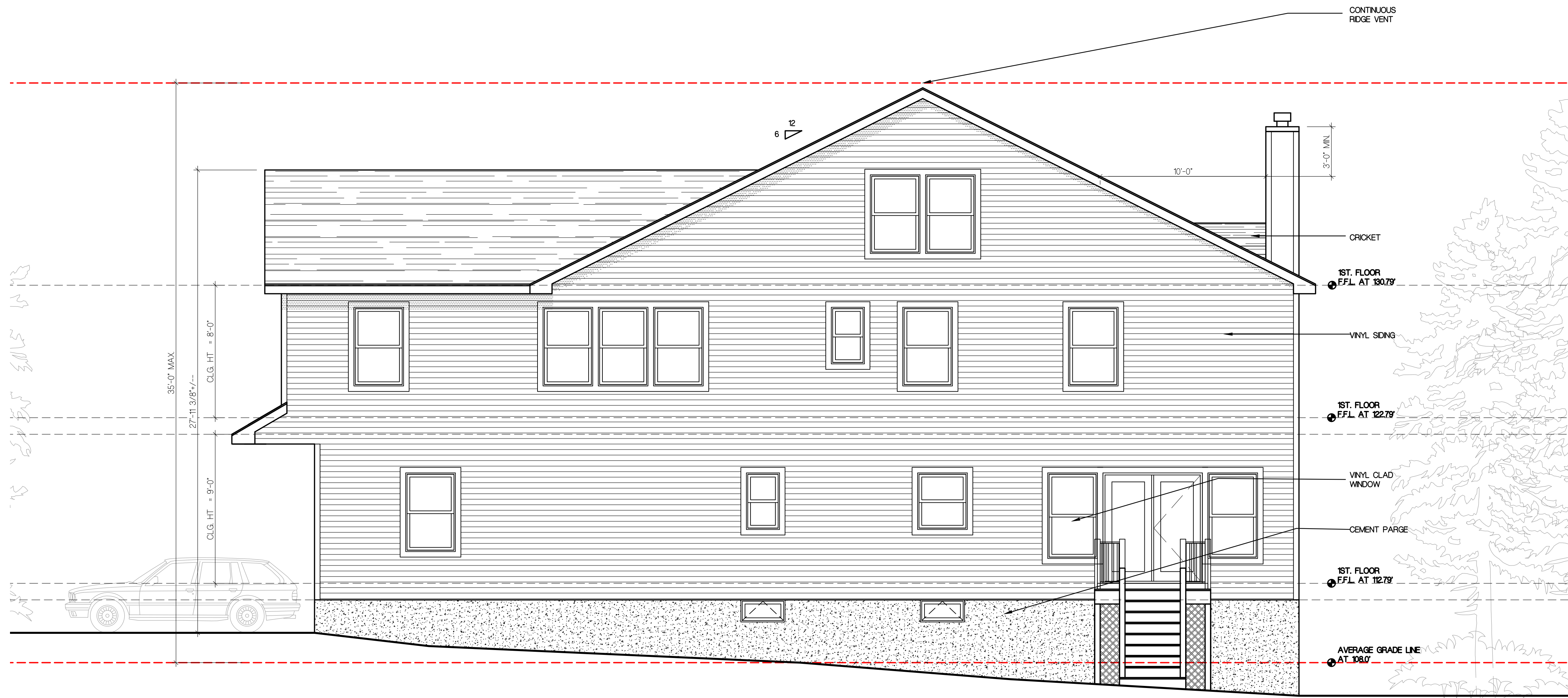
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DRAWING NAME:  
**ELEVATIONS**

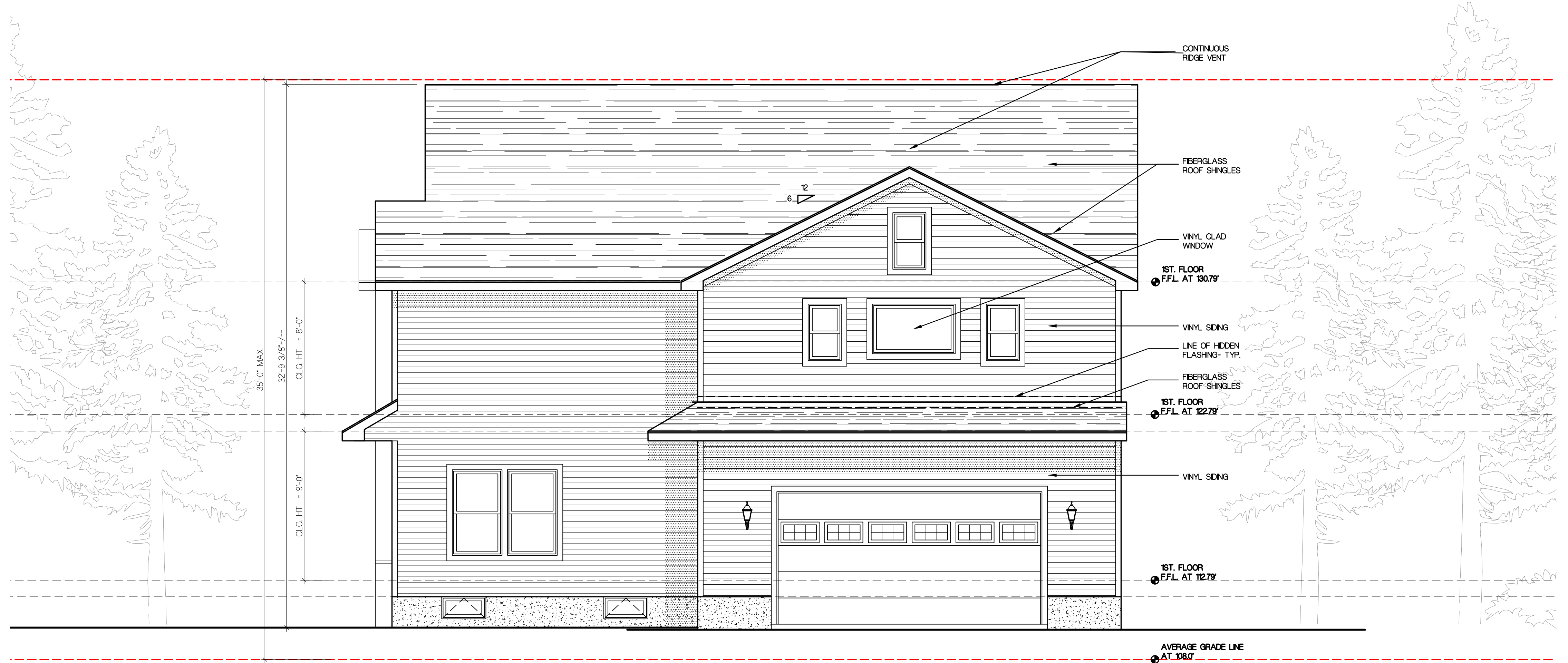
DRAWING NUMBER  
**A-4**  
 5 OF 5  
 JOB NO.  
**23-144K**

Kurt J. Ludwig, AIA  
 Architect  
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 Architect  
 Kurt J. Ludwig, AIA  
 Architect  
 Kurt J. Ludwig, AIA  
 Architect  
 Kurt J. Ludwig, AIA  
 Architect





**1 REAR ELEVATION**  
 SCALE: 1/4"=1'-0"  
 SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8



**2 RIGHT-SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"  
 SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8

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01/18/24		ISSUE FOR ZONING SUBMISSION	NG

DRAWING NAME:

**ELEVATIONS**

DRAWING NUMBER

**A-5**

6 OF 5

JOB NO.

**23-144K**

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