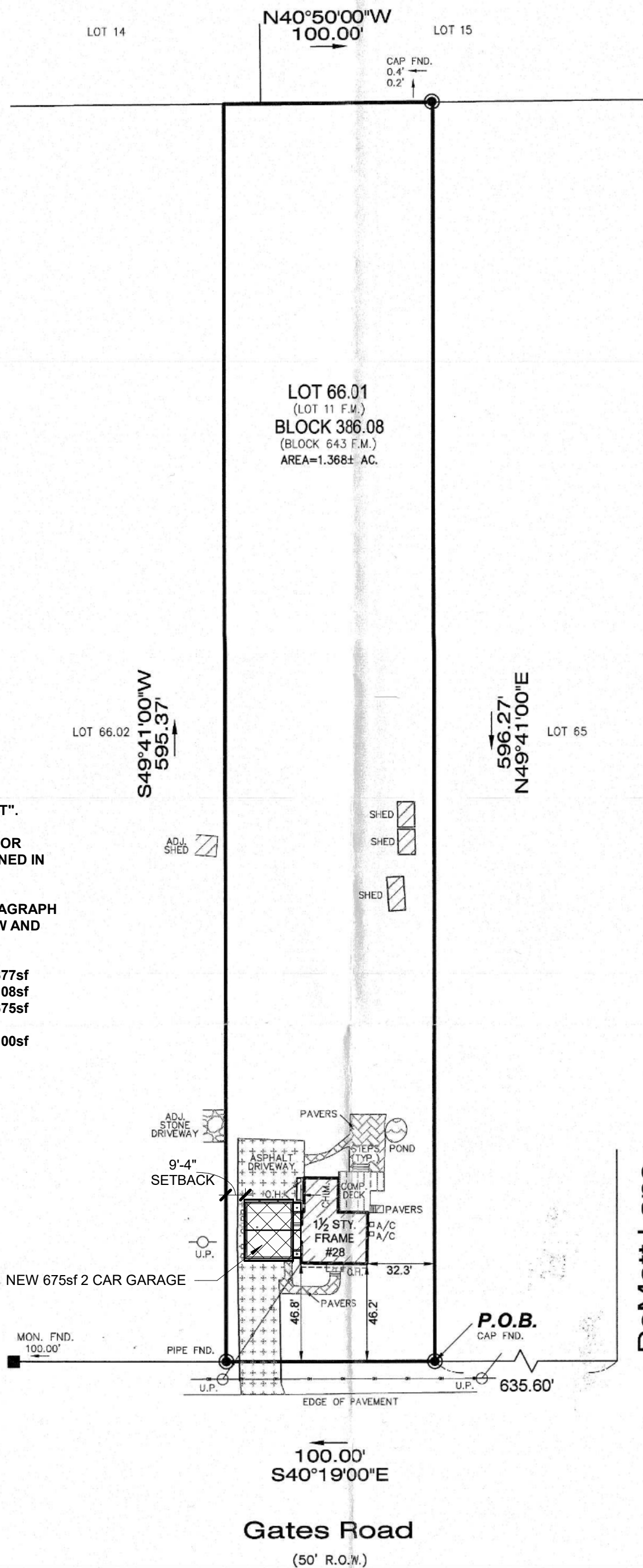


NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS THE LANDS ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.



THIS PROJECT IS IN ZONE B AND DEFINED AS A "MINOR PROJECT".
THIS PROJECT DOES NOT MEET THE REQUIREMENTS OF A "MAJOR PROJECT" PER THE DEFINITION OF "MAJOR PROJECT" AS DEFINED IN SECTION N.J.A.C. 7:45-1.3. OF THE D.R.C.C.

UNDER SECTION 7:45-2.2 JURISDICTIONAL DETERMINATION PARAGRAPH (b) ITEM 2. THIS PROJECT IS EXEMPT FROM COMMISSION REVIEW AND APPROVAL.

EXISTING AREA OF PROPERTY 59,677sf
EXISTING FOOTPRINT 1/2 STORY FRAME HOUSE IS 1,108sf
NEW FOOTPRINT OF 1 STORY 2 CAR GARAGE IS 675sf

EXISTING IMPERVIOUS SURFACE IS 3,100sf
NEW GARAGE IS WITHIN THE SQUARE FOOTAGE OF THE EXISTING DRIVEWAY IMPERVIOUS SURFACE, THEREFORE DOES NOT CONTRIBUTE TO AN INCREASE OF IMPERVIOUS SURFACE.

PREPARED FOR: **CHARLES J. DeFILIPPO AND LINDSA Y R. DeFILIPPO, MARRIED**
TITLE INSURER: **WEICHERT TITLE AGENCY (W-270054)**
FIDELITY NATIONAL TITLE INSURANCE COMPANY
MORTGAGE HOLDER: **ALLIED MORTGAGE GROUP, INC.**
its successors and/or assigns, as their interest may appear.
LOAN NUMBER 131407071
CLOSING AGENT: **SIGNATURE CLOSING SERVICES**

Filed Map Reference: MAP OF MIDDLEBUSH ACRES	Filed Map Block: 843	Filed Map Lot: 11	Filing Date: 12/18/1947	Filed Map No. 181
<small>I declare that, to the best of my professional knowledge and belief, this map or plan made on 8/23/14 by me or under my direct supervision is in accordance with the Rules and Regulations promulgated by the STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. This survey does not purport to identify, locate or show ground encroachments, utilities, service lines or structures, setbacks, or riparian rights. Offset dimensions from structures to property lines shown herein are not to be used to reestablish property lines. This survey is subject to a full and accurate title search, subject to restrictions and easement record and/or unrecorded. Property corners have not been set as per contractual agreement (N.J.A.C. 17:27-5.1(c))</small>				

DB 5873 PG 2948

MORGAN ENGINEERING & SURVEYING, LLC
ENGINEERING & SURVEYING
P.O. BOX 5232 • TOMS RIVER, N.J. 08754
TEL: 732-270-9990
FAX: 732-270-9991
Website: www.morganengineering.com
Certificate of Authorization 240A2228800

Frank R. DeSantis
FRANK R. DeSANTIS
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 42001

SURVEY OF PROPERTY

LOT 66.01 BLOCK 386.08
TOWNSHIP OF FRANKLIN
COUNTY OF SOMERSET NEW JERSEY
Scale: 1"=50' Drawn By: RICH Date: 8/23/14 JOB #: 14-4436 CAD File #: 14-4436 Sheet #: 1 OF 1

① Site Plan
1" = 50'-0"



Clad Design Workshop

Architecture | Interiors | Planning
320 Park Avenue,
Plainfield, NJ 07060
Tel. 732.309.8618
getclad@cladesignworkshop.com

Reginald B. Piggee Jr. NJ-AI 01824100

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT

CLIENT:

Mr. & Mrs. DeFilippo

PROJECT TEAM:
ARCHITECT:
Reginald B. Piggee Jr., RA
320 Park Avenue,
Plainfield, NJ 07060

28 Gates Rd. 2 Car Garage

28 Gates Rd.
Somerset, NJ 08873
CLIENT: Mr. & Mrs. DeFilippo

REV	DATE	DESCRIPTION
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DESIGN DELIVERABLE: Permit Set
ISSUE DATE: April 16, 2023
DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER:
P22-031

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-0.1



CLIENT: **Mr. & Mrs. DeFilippo**

PROJECT TEAM:
 ARCHITECT:
 Reginald B. Piggee Jr., RA
 320 Park Avenue,
 Plainfield, NJ 07060

DEMOLITION LEGEND

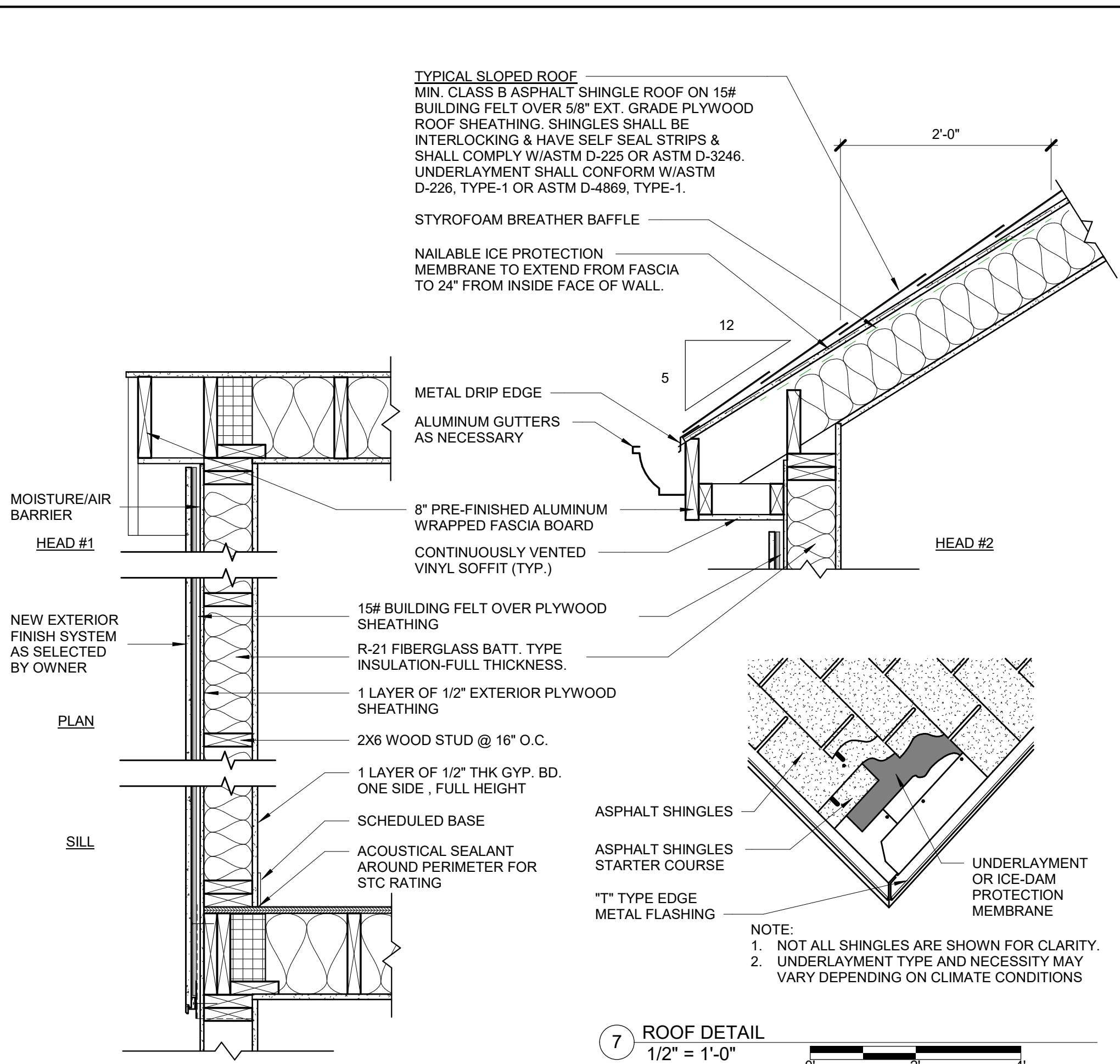
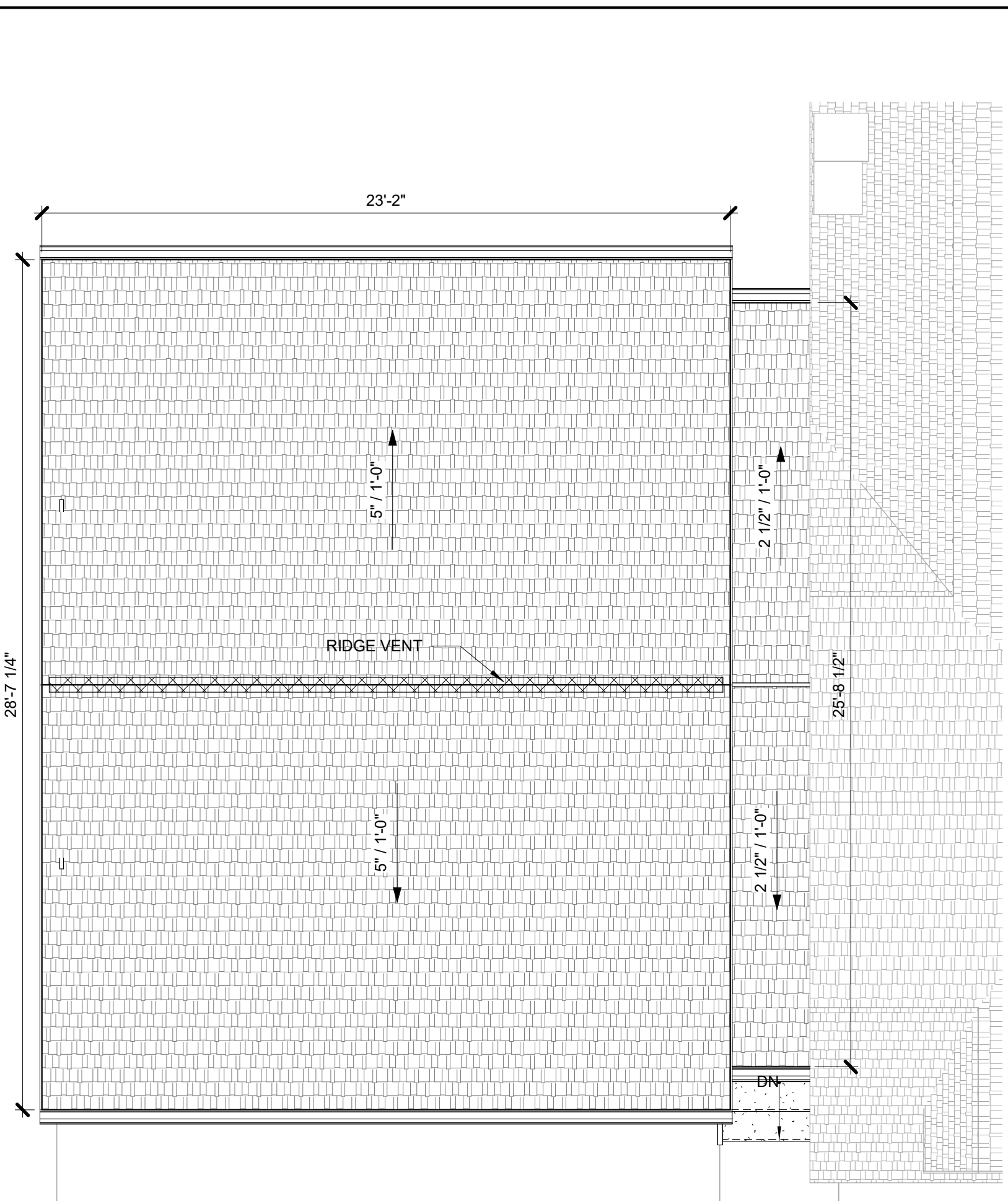
- REMOVE EXISTING WALL OR WALL PORTION TO BE REMOVED ENTIRELY
- EXISTING WALL, WALL PORTION, OR ITEM TO REMAIN
- REMOVE EXISTING DOOR & FRAME
- EXISTING DOOR & FRAME TO REMAIN
- EXCAVATE AS REQ'D FOR FOOTING REINFORCEMENT, TYP.

DEMOLITION NOTES

1. DO NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH SPACE AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. VERIFY EXTENT OF ALL DEMOLITION WITHIN THE CONTRACT LIMITS. BRING DEVIATIONS FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS TO THE ATTENTION OF THE ARCHITECT. THE EXTENT OF DEMOLITION AND REMOVAL WORK IS SHOWN ON THE DRAWINGS AND INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING ITEMS LISTED BELOW.
2. REMOVE EXISTING PARTITIONS, CEILINGS, DOORS, WINDOWS, PLUMBING FIXTURES, TV BRACKETS MECHANICAL SYSTEMS, LIGHTING FIXTURES, AND RELATED WORK AS INDICATED ON DRAWINGS AND AS REQUIRED FOR NEW WORK.
3. IN ALL AREAS SCHEDULED TO RECEIVE NEW FLOOR FINISHES, REMOVE ALL FLOORING MATERIALS DOWN TO EXISTING SLAB WHERE REQUIRED. ANY AREA OF EXISTING FLOORING THAT IS SECURELY ATTACHED, CAN REMAIN PER NEW FLOORING MANUFACTURER'S ACCEPTANCE.
4. CAP OFF AND REROUTE UTILITIES AS REQUIRED TO MAINTAIN EXISTING SERVICES AND SYSTEMS; COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. DISPOSAL OF MATERIALS: REMOVE ALL DEBRIS, TRASH AND NON-SALVAGEABLE ITEMS FROM SITE IN MANNER ACCEPTABLE TO OWNER; DISPOSE OF OFF-SITE IN LEGAL MANNER.
6. REMOVE EXISTING BASES WHERE THEY INTERFERE WITH CASEWORK INSTALLATION.
7. WHERE EXISTING CEILINGS ARE SCHEDULED TO REMAIN, REMOVE EXISTING CEILINGS ONLY TO EXTENT SHOWN OR REQUIRED TO ACCOMMODATE HVAC, PLUMBING, ELECTRICAL, OR OTHER WORK. REMOVE SUSPENDED ACOUSTIC TILE CEILINGS AS INDICATED. REPAIR ANY DAMAGE TO CEILINGS CAUSED BY NEW WORK.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.
9. IN ALL AREAS SCHEDULED TO RECEIVE NEW FINISHES, REMOVE EXISTING APPLIED FINISHES, BUMPER GUARDS, HANDRAILS, APPLIED BASE, ETC.
10. REMOVE EXISTING CERAMIC TILE FLOORS, BASES AND WALLS WHERE NOTED ON PLANS.
11. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION WORK. WHERE SUCH WORK OCCURS, ARCHITECTURAL ITEMS AND FINISHES SHALL BE REMOVED ONLY TO THE EXTENT REQUIRED.
12. CONTRACTOR IS TO PROVIDE ALL NECESSARY SHORING AND BRACING TO SUPPORT EXISTING STRUCTURE UNTIL PERMANENT SUPPORTS ARE ERECTED. TAKE ALL NECESSARY MEASURES TO PREVENT COLLAPSE OF WALLS, SLABS, ETC.
13. CONSTRUCTION TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
14. NOTIFY THE ARCHITECT IF UNDOCUMENTED STRUCTURAL MEMBERS ARE UNCOVERED DURING THE COURSE OF DEMOLITION. KEEP ARCHITECT NOTIFIED OF PROGRESS.
15. CONTRACTOR IS TO COORDINATE ALL INDICATED DEMOLITION WITH NEW CONSTRUCTION TO INSURE PROPER LOCATION AND DIMENSION OF DEMOLISHED AREAS. INFORM ARCHITECT OF ANY DISCREPANCIES.
16. INCLUDED IN SCOPE IS ANY WORK REQUIRED TO BE DONE ON FLOORS ABOVE OR BELOW DEMOLITION AREAS, INCLUDING BUT NOT LIMITED TO ACCESSING OR REROUTING UTILITIES. EXISTING CONDITIONS TO REMAIN ARE TO BE PROTECTED FROM DAMAGE.
17. CONTRACTOR IS RESPONSIBLE FOR CUTTING OPENINGS IN EXISTING WALLS. SEE PLANS AND DETAILS ON ARCHITECTURAL/STRUCTURAL DRAWINGS FOR LOCATIONS OF OPENINGS WHICH REQUIRE STRUCTURAL SUPPORT. PROVIDE PROPER SHORING WHERE NECESSARY.
18. ALL HVAC, ELECTRICAL AND PLUMBING EQUIPMENT UNCOVERED DURING THE COURSE OF DEMOLITION THAT IS NOT INDICATED TO BE TIED INTO NEW CONSTRUCTION OR TO BE ELUCATED IS TO BE 'CAPPED OFF', COVERED, AND LOCATION NOTED FOR FUTURE USE.
19. ALL WORK AND SHUT DOWNS MUST BE COORDINATED WITH THE OWNER/USER AT LEAST 72 HRS IN ADVANCE.
20. WHERE APPLICABLE, DAMAGED CEILING TILES ARE TO BE REMOVED AND REPLACED. WHERE NEW CEILING CONSTRUCTION IS INDICATED, REMOVE EXISTING FLUORESCENT LIGHTING FIXTURES WITHOUT DAMAGE THERETO, AND SAVE FOR USE AS DIRECTED BY OWNER. ANY DISPOSAL OF SAME TO BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CONSTRUCTION NOTES

1. ALL GYPSUM BOARD TO BE 5/8" THICK UNLESS NOTED OTHERWISE.
2. CONSTRUCTION NOTES ARE SUPPLEMENTAL TO GENERAL NOTES FOR THE PROJECT. REVIEW GENERAL NOTES PRIOR TO COMMENCEMENT OF WORK.
3. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL CLARIFICATIONS OR ADDITIONAL INFORMATION WILL FURNISHED BY THE ARCHITECT UPON WRITTEN REQUEST OF THE CONTRACTOR ARCHITECT'S CONSTRUCTION PLAN SUPERCEDES ALL OTHER PLANS. BUT DOES NOT LIMIT CONTRACTOR TO CONSTRUCTION PLAN WORK ONLY.
4. ALL DOOR FRAMES SHALL BE LOCATED 4" FROM FACE OF ADJACENT PERPENDICULAR WALL TO INSIDE FACE OF DOOR JAMB UNLESS OTHERWISE INDICATED.
5. ALL NEW PARTITIONS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING DATUM UNLESS OTHERWISE NOTED.
6. FRAMING CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND COMMUNICATIONS/ SECURITY CONTRACTOR REGARDING LOCATIONS OF POWER AND COMMUNICATIONS RECEPTABLES AND TERMINATIONS, AND ANY OTHER SPECIAL FRAMING REQUIREMENTS.
7. PROVIDE LATERAL BRACING OF PARTITIONS ABOVE CEILING AS REQUIRED. BRACING SHALL BE PROVIDED IN CONFORMANCE WITH ACCEPTABLE PRACTICE, APPLICABLE CODE, OR AS OTHERWISE MAY BE REQUIRED BY THE LOCAL SUB-CODE OFFICIAL.
8. PROVIDE WOOD BLOCKING AS REQUIRED AT ALL PARTITIONS RECEIVING WALL HUNG CABINETS, FIXTURES, HARDWARE, ACCESSORIES, GRAB BARS, ETC. PROVIDE SOLID WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WALL MOUNTED DOORSTOPS ARE TO BE INSTALLED.
9. INSTALL WATER RESISTANT GYPSUM BOARD ("GREEN BOARD") IN GARAGE.
10. UNLESS OTHERWISE NOTED, ALL MODULE EXTERIOR WALL ARE TO BE CONSTRUCTED WITH 2" X 6" WOOD STUDS. ALL INTERIOR WALLS ARE CONSTRUCTED WITH 2" X 4" WOOD STUDS WITH THE EXCEPTION OF PLUMBING WALLS FOR WATER CLOSETS AND SINKS WHERE 2" X 6" WOOD STUDS MAY BE REQUIRED.



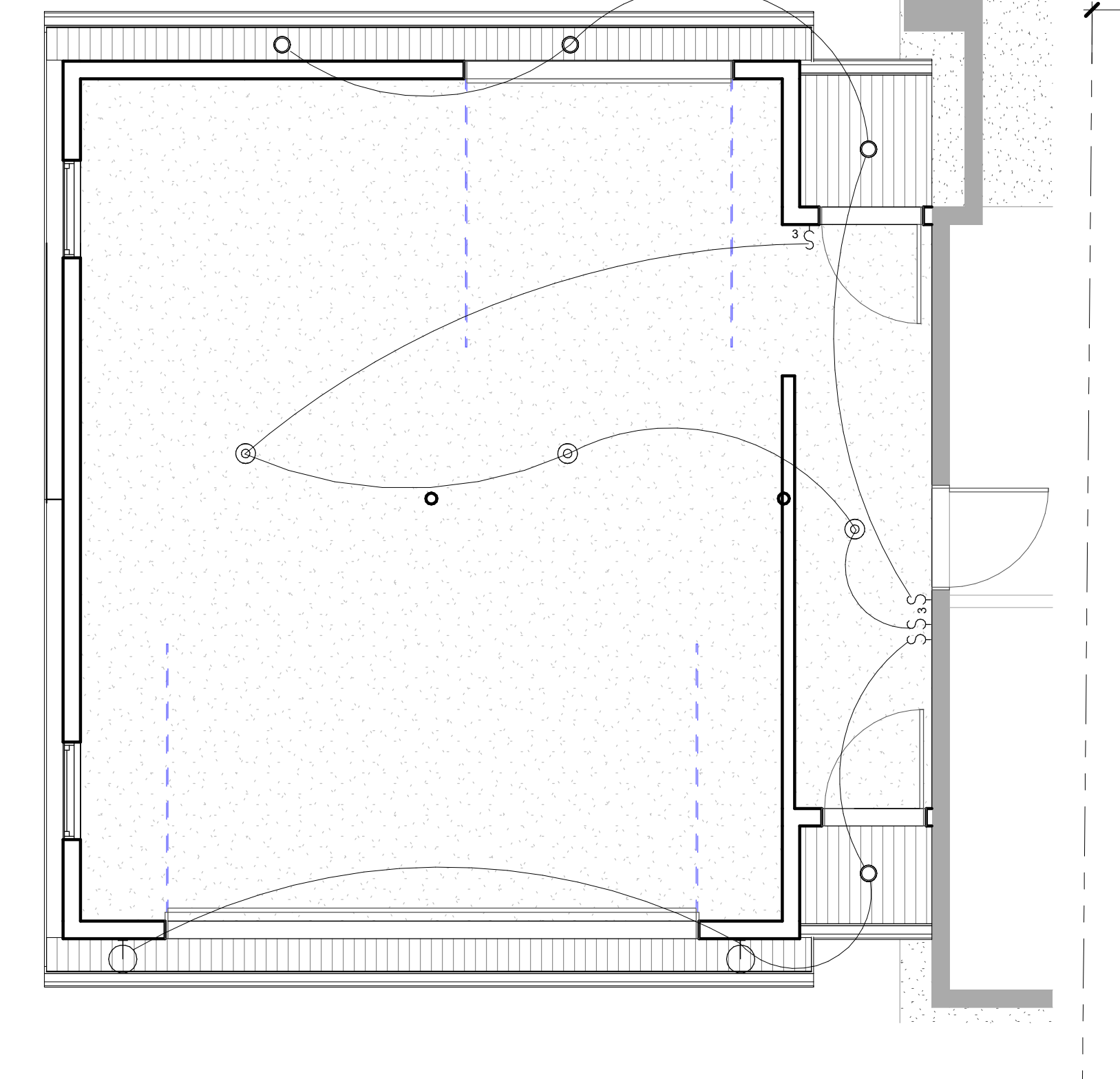
5 GARAGE ROOF
 1/4" = 1'-0"

TYPICAL ROOF DETAILS

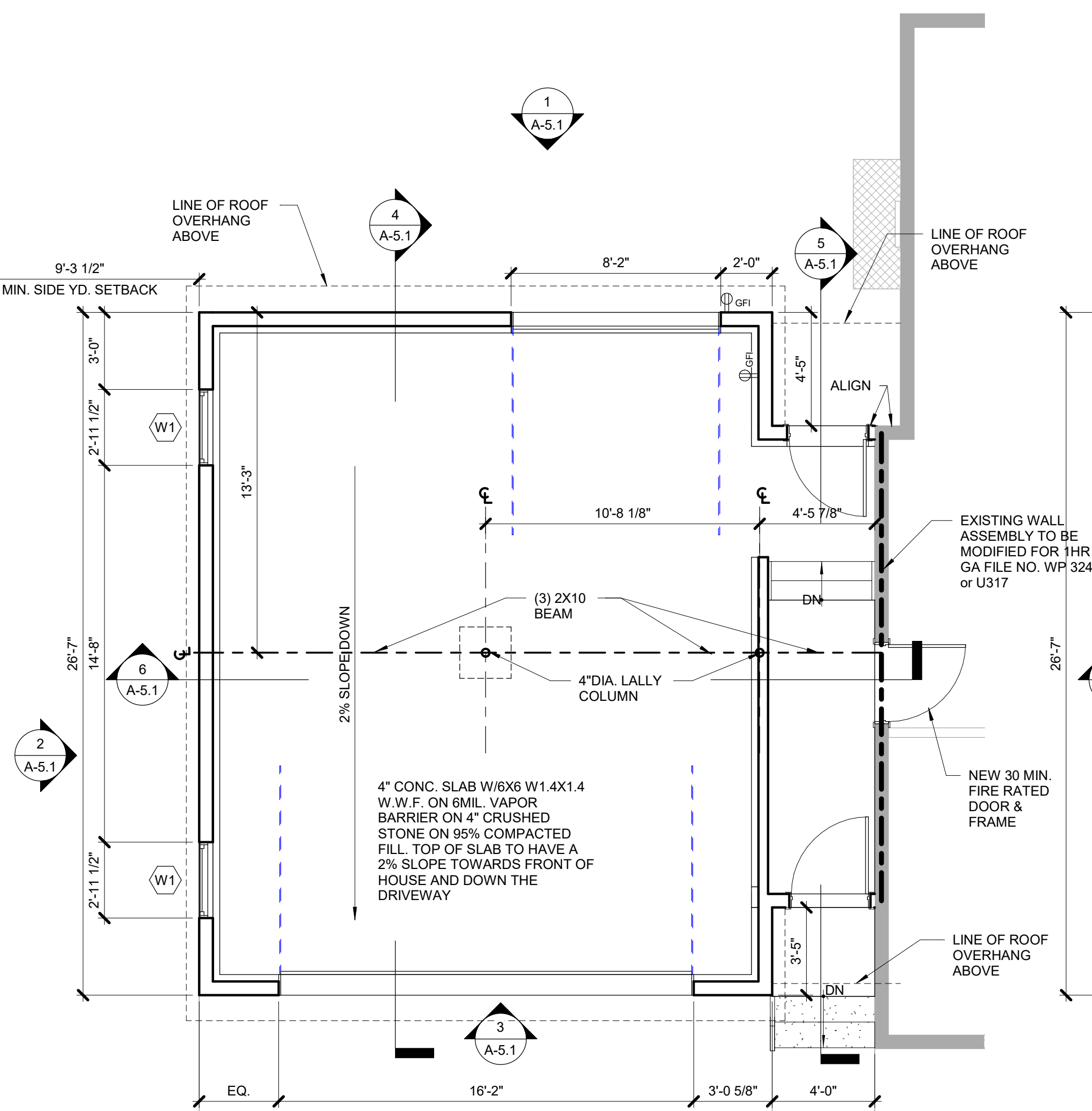
2X6 STUDS 16" O.C. 1/2" GWB, ON THE INTERIOR FINISH SIDE, FULL HEIGHT WITH BATT. INSULATION, EXTERIOR 1/2" PLYWOOD SHEATHING, VAPOR BARRIER AND EXTERIOR FINISH SYSTEM TO MATCH EXISTING.

CEILING LEGEND

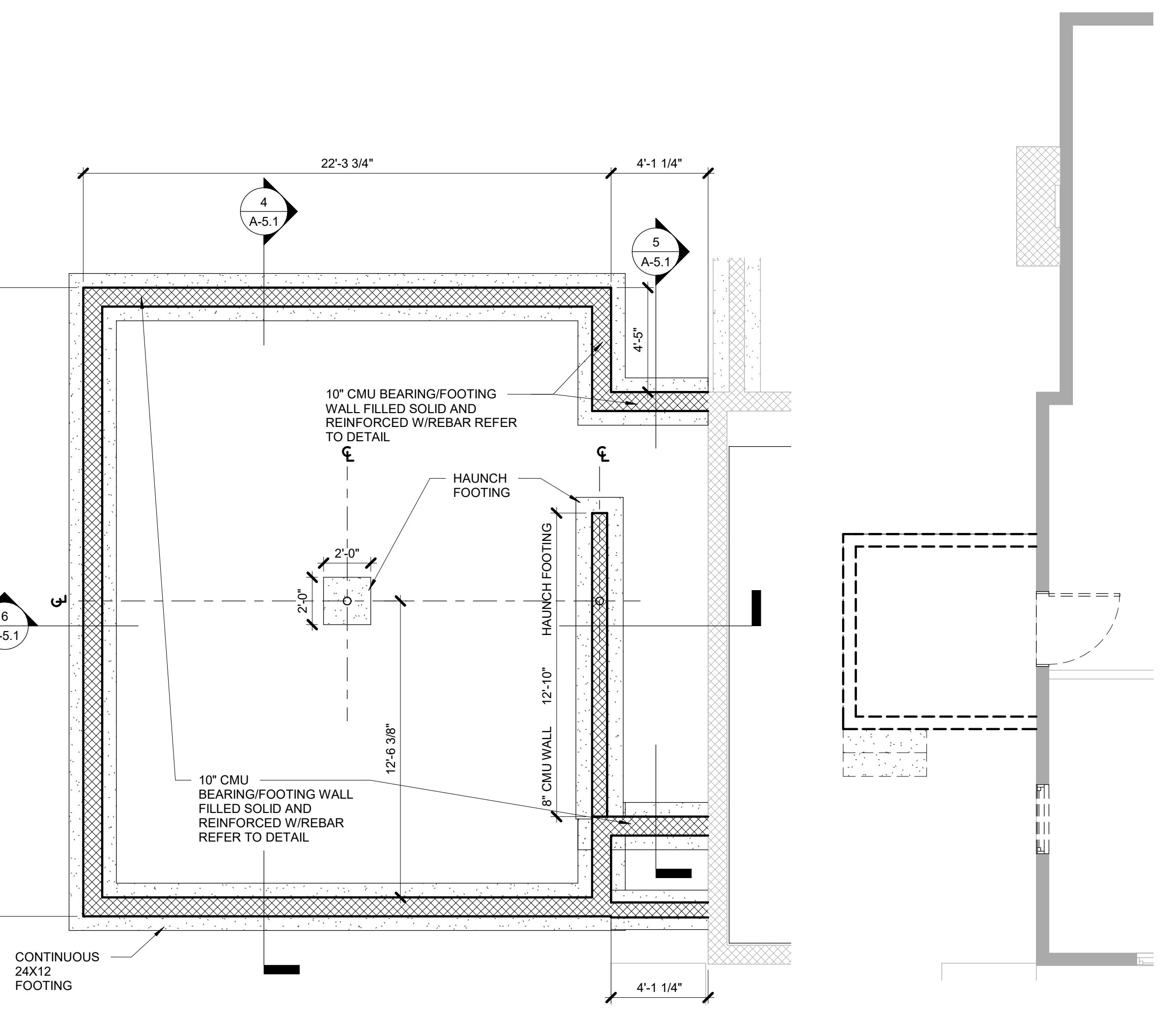
SYMBOL	DESCRIPTION
	NEW EXTERIOR RECESSED LIGHT
	NEW EXTERIOR SCONCE
	NEW INCANDESCENT SURFACE MOUNTED LIGHT
	NEW SINGLE LIGHT SWITCH
	NEW GROUND FAULT INTERCEPTOR ELECTRICAL OUTLET



4 CEILING PLAN
 1/4" = 1'-0"



3 GARAGE SLAB
 1/4" = 1'-0"



2 FOUNDATION PLAN
 1/4" = 1'-0"

1 EXIST. CONDITIONS / DEMO PLAN
 1/4" = 1'-0"

**28 Gates Rd.
 2 Car Garage**

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: Permit Set
 ISSUE DATE: April 16, 2023
 DRAWN BY: RP
 CHECKED BY: RP
 PROJECT NUMBER: P22-031

SHEET TITLE:
**EXIST. CONDITIONS/DEMO,
 NEW PLANS & ELEVATIONS**

SHEET NUMBER:
A-1.0

28 Gates Rd.
 Somerset, NJ 08873
 CLIENT: Mr. & Mrs. DeFilippo

3/1/2024 9:17:42 AM

