# 28 Gates Rd. 2 Car Garage

28 Gates Rd. Somerset, NJ 08873

| lew Jersey Department of C<br>lunicipality, Township of Fra | anklin, New Jersey             | CONO                                  | SIDENTIAL  TRUCTION CLASS            | SIFICATION: 5B |
|---|--------------------------------|---------------------------------------|--------------------------------------|----------------|
| ONING INFORMATION: R  | -40 BIOCK 300.00 LC            | NON-S                                 | PRINKLERED                           |                |
|   | PERMITTED                      | EXISTING                              | PROPOSED                             | VARIANCE       |
|   |                                |                                       |                                      |                |
| BUILDING SETBACKS   |                                |                                       |                                      | <b>-</b>       |
|   | <b>Y</b>                       |                                       | Y                                    |                |
| /IN. SIDE YARD  | 25' ONE SIDE<br>75' BOTH SIDES | 27.6' ONE SIDE<br>59.9' BOTH<br>SIDES | 9.33 ONE SIDE<br>41.63 BOTH<br>SIDES | YES            |
| MIN. FRONT YARD   | 40'                            | 46.2'                                 | UNCHANGED                            | NO             |
| MIN. REAR YARD  | 50'                            | 509'                                  | UNCHANGED                            | NO             |
| MAX BUILDING HEIGHT   | 2 1/2 STORIES<br>@ 35'         | 2 1/2 STORIES<br>@ 22'                | UNCHANGED                            | NO             |
| MAX LOT COVERAGE  | 10% = 5,962.7sf                | 1,105sf/59,580sf<br>= .019%           | 1,676sf/59,627sf<br>= .028%          | NO             |
| MAX IMPERVIOUS<br>COVERAGE                                  | 20% = 11,925.4sf               | 3,691sf/59,580sf<br>= .062%           | UNCHANGED                            | NO             |

GENERAL PROJECT INFORMATION

**APPLICABLE CODES:** 

PROJECT DESCRIPTION:

|  | SITE PLAN | SCALE: 1'=20' | DRAWING LIST   |
|--|-----------|---------------|--|
| N40°50'00"W LOT 15   | Δ         |               | GENERAL T-1 TITLE SHEET  |
| CAP FND.<br>0.4'<br>0.2'   |           |               | ARCHITECTURAL  |
|  |           |               | A-0.1 SITE PLAN A-1.1 EXIST. CONDITIONS/DEMO, NEW PLANS & ELEVATIONS   |
|  |           |               | A-5.1 EXTERIOR ELEVATIONS, BUILDING AND WALL SECTIONS, & DETAILS   |
|  |           |               | ABBREVIATIONS  |
| BLOCK 356 08 (BLOCK 356 08) (BLOCK 3 | 9:4"      |               | AND  |
| PROJECT LOCATION   |           |               | G.C. GENERAL CONTRACTOR STOR STORAGE GA GAUGE STRUCT STRUCTURAL GALV GALVANIZED SUSP SUSPENDED GL GLASS SYM SYMMETRICAL GND GROUND SYS SYSTEM GR GRADE GYP BD GYPSUM WALLBOARD |

| DESCRIPTION OF BU  | ILDING ELEMENTS   | OF FASTENER® D.C. d                              | SPACING OF FASTENERS   |
|--|---|--|--|
| Joist to sill or girder, toe nail                              |   | 3-8d   |  |
| 1" × 6" subfloor or less to each joist, face                   | nail  | 2-8d<br>2 staples, 1 <sup>3</sup> / <sub>4</sub> | _  |
| 2" subfloor to joist or girder, blind and fa                   | ce nail   | 2-16d  | _  |
| Sole plate to joist or blocking, face nail                     |   | 16d  | 16" o.c.   |
| Top or sole plate to stud, end nail                            |   | 2-16d  |  |
| Stud to sole plate, toe nail                                   |   | 3-8d or 2-16d                                    | _  |
| Double studs, face nail  |   | 10d  | 24" o.c.   |
| Double top plates, face nail                                   |   | 10d  | 24" o.c.   |
| Sole plate to joist or blocking at braced v                    | vall panels   | 3-16d  | 16" o.c.   |
| Double top plates, minimum 24-inch offi<br>lapped area         |   | 8-16d  |  |
| Blocking between joists or rafters to top                      | plate, toe nail   | 3-8d   |  |
| Rim joist to top plate, toe nail                               |   | 8d   | 6" o.c.  |
| Top plates, laps at corners and intersection                   | ons, face nail  | 2-10d  |  |
| Built-up header, two pieces with 1/2" spar                     |   | 16d  | 16" o.c. along each edge   |
| Continued header, two pieces                                   |   | 16d  | 16" o.c. along each edge   |
| Ceiling joists to plate, toe nail                              |   | 3-8d   |  |
| Continuous header to stud, toe nail                            |   | 4-8d   | 12.0   |
| Ceiling joist, laps over partitions, face na                   | iil   | 3-10d  |  |
| Ceiling joist to parallel rafters, face nail                   | AND                               | 3-10d  |  |
| Rafter to plate, toe nail                                      |   | 2-16d  |  |
| 1" brace to each stud and plate, face nail                     | •   | 2-8d<br>2 staples, 1 <sup>3</sup> / <sub>4</sub> | =  |
| 1" × 6" sheathing to each bearing, face nail                   |   | 2-8d<br>2 staples, 1 <sup>3</sup> / <sub>2</sub> |  |
| 1" × 8" sheathing to each bearing, face n                      | ail   | 2-8d<br>3 staples, 1 <sup>3</sup> / <sub>4</sub> | _  |
| Wider than I" × 8" sheathing to each bea                       | uring, face nail  | 3-8d<br>4 staples. 1 <sup>3</sup> / <sub>4</sub> |  |
| Built-up corner studs  |   | 10d  | 24″o.c.  |
| Built-up girders and beams, 2-inch lumber layers               |   | 10d  | Nail each layer as follows: 32" o.c.<br>top and bottom and staggered. Two<br>nails at ends and at each splice. |
| 2" planks  | 2" planks   |  | At each bearing  |
| Roof rafters to ridge, valley or hip rafter toe nail face nail | 5:  | 4-16d<br>3-16d                                   |  |
| Rafter ties to rafters, face                                   |   | 3-8d   |  |
|  | subfloor, roof and wall sheathing to fram                             | ning, and particleboard v                        | vall sheathing to framing  |
|  | 6d common nail (subfloor, wall)<br>8d common nail (roof) <sup>f</sup> | 6  | 124  |
| 19/32 - I  | 8d common nail  | 6  | 125  |
|  | 10d common nail or 8d deformed nail                                   | 6  | 12   |

|   |   | SPACING OF FASTENERS |  |  |
|---|---|----------------------|--|--|
| DESCRIPTION OF BUILDING<br>MATERIALS  | DESCRIPTION OF FASTENER <sup>b,c,d,e</sup>  | Edges (inches)       | Intermediate supports <sup>c,e</sup> (inches)  |  |
|   | Other wall sheathing <sup>h</sup>   |                      | Annual Assertation of the Control of |  |
| 1/2" regular cellulosic fiberboard<br>sheathing                             | 1 <sup>1</sup> / <sub>2</sub> galvanized roofing nail 6d common nail staple 16 ga., 1 <sup>1</sup> / <sub>2</sub> long  | 3                    | 6  |  |
| 1/2 structural cellulosic fiberboard sheathing                              | 1 <sup>1</sup> / <sub>2</sub> galvanized roofing nail 8d common nail staple<br>16 ga., 1 <sup>1</sup> / <sub>2</sub> long   | 3                    | 6  |  |
| <sup>25</sup> / <sub>32</sub> structural cellulosic fiberboard<br>sheathing | 13/4 galvanized roofing nail 8d common nail staple<br>16 ga., 13/4 long   | 3                    | 6  |  |
| 1/2 gypsum sheathing  | 1 <sup>1</sup> / <sub>2</sub> galvanized roofing nail; 6d common nail; staple galvanized, 1 <sup>1</sup> / <sub>2</sub> long; 1 <sup>1</sup> / <sub>4</sub> screws. Type W or S | 4                    | 8  |  |
| 5/8 gypsum sheathing  | 1 <sup>3</sup> / <sub>4</sub> galvanized roofing nail; 8d common nail; staple galvanized, 1 <sup>5</sup> / <sub>8</sub> long; 1 <sup>5</sup> / <sub>8</sub> screws, Type W or S | 4                    | 8  |  |
|   | Wood structural panels, combination subfloor underlayment   | ent to framing       | ·  |  |
| <sup>3</sup> / <sub>4</sub> and less  | 6d deformed nail or 8d common nail  | 6                    | 12   |  |
|   | 1   |                      | Company of the Compan |  |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h. a. All nails are smooth-common, box or deformed shanks except where otherwise stated.

f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

minimum 48-inch distance from ridges, caves and gable end walls; and 4 inches on center to gable end wall framing. h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or

|                     | 201   CASO   CAS | STUD SPACING (inches)          |                                   |  |
|---------------------|--|--------------------------------|-----------------------------------|--|
| THICKNESS<br>(inch) | GRADE  | When siding is nailed to studs | When siding is nailed to sheathin |  |
| 3/ <sub>k</sub>     | M-1 Exterior glue  | 16                             |                                   |  |
| 1/2                 | M-2 Exterior glue  | 16                             | 16                                |  |

All panel edges must be supported. Leave a 1/16-inch gap between panels and nail no closer than 1/1, inch from panel edges.

| STUD SIZE<br>(inches) | SUPPORTING ROOF AND<br>CEILING ONLY<br>(inches) | SUPPORTING ONE FLOOR<br>ROOF AND CEILING (inches) | SUPPORTING TWO FLOORS<br>ROOF AND CEILING<br>(inches) | SUPPORTING ONE<br>FLOOR ONLY<br>(inches) |
|-----------------------|---|---|---|--|
| 2×1                   | 243   | 16  | _   | 24*                                      |
| 3 × 4                 | 24*   | 24  | 16  | 24                                       |
| 2×5                   | 24  | 24  |   | 24                                       |
| 2×6                   | 24  | 24  | 16  | 24                                       |

Shall be reduced to 16 inches if utility grade studs are used.

|                                    |                                    | MAXIMUM STUD SPACING (inches)  Siding nailed to: |                 |
|------------------------------------|------------------------------------|--|-----------------|
|                                    |                                    |  |                 |
| PANEL SPAN RATING                  | PANEL NOMINAL THICKNESS (inch)     | Stud   | Sheathing       |
| 12/0, 16/0, 20/0, or wall —16 o.c. | 5/ <sub>10</sub> , 3/ <sub>8</sub> | 16   | 16 <sup>6</sup> |
| 24/0, 24/16, 32/16 or wall—24 o.c. | 3/5. 7/16. 15/32. 1/2              | 24   | 24°             |

For SI: 1 inch = 25.4 mm.

c. Three-ply plywood panels shall be applied with long dimension across studs.

|  | FASTENER SCHEDULE FOR STRUCTURAL ME   | MBERS                |   |  |
|--|---|----------------------|---|--|
| DESCRIPTION OF DURI DURI   |   | SPACING OF FASTENERS |   |  |
| DESCRIPTION OF BUILDING<br>MATERIALS                                     | DESCRIPTION OF FASTENER <sup>b,c,d,e</sup>  | Edges (inches)       | Intermediate supports <sup>c,e</sup> (inches) |  |
|  | Other wall sheathingh   |                      | 22.007  |  |
| 1/2" regular cellulosic fiberboard<br>sheathing                          | 1 <sup>1</sup> / <sub>2</sub> galvanized roofing nail 6d common nail staple 16 ga., 1 <sup>1</sup> / <sub>2</sub> long  | 3                    | 6   |  |
| <sup>1</sup> / <sub>2</sub> structural cellulosic fiberboard sheathing   | 1 <sup>1</sup> / <sub>2</sub> galvanized roofing nail 8d common nail staple<br>16 ga., 1 <sup>1</sup> / <sub>2</sub> long   | 3                    | 6   |  |
| <sup>25</sup> / <sub>32</sub> structural cellulosic fiberboard sheathing | 13/4 galvanized roofing nail 8d common nail staple<br>16 ga., 13/4 long   | 3                    | 6   |  |
| 1/2 gypsum sheathing   | 1 <sup>1</sup> / <sub>2</sub> galvanized roofing nail; 6d common nail; staple galvanized, 1 <sup>1</sup> / <sub>2</sub> long; 1 <sup>1</sup> / <sub>4</sub> screws. Type W or S | 4                    | 8   |  |
| <sup>5</sup> / <sub>8</sub> gypsum sheathing                             | 1 <sup>3</sup> / <sub>4</sub> galvanized roofing nail; 8d common nail; staple galvanized, 1 <sup>5</sup> / <sub>8</sub> long; 1 <sup>5</sup> / <sub>8</sub> screws, Type W or S | 4                    | 8   |  |
|  | Wood structural panels, combination subfloor underlayment   | ent to framing       |   |  |
| <sup>3</sup> / <sub>4</sub> and less                                     | 6d deformed nail or 8d common nail  | 6                    | 12  |  |
| <sup>7</sup> / <sub>8</sub> -1   | 8d common nail or 8d deformed nail  | 6                    | 12  |  |
| 11/ 11/  | 10d common pail or 8d deformed pail   | 6                    | 12  |  |

10d common nail or 8d deformed nail

b. Staples are 16 gage wire and have a minimum 7 is inch on diameter crown width. c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d, Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically. e. Spacing of fasteners not included in this table shall be based on Table R602.3(1).

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing

|                     |                   | STUD SPACING (inches)          |                                   |  |
|---------------------|-------------------|--------------------------------|-----------------------------------|--|
| THICKNESS<br>(inch) | GRADE             | When siding is nailed to studs | When siding is nailed to sheathin |  |
| 3/ <sub>k</sub>     | M-1 Exterior glue | . 16                           |                                   |  |
| 1/2                 | M-2 Exterior glue | 16                             | 16                                |  |

a. Wall sheathing not exposed to the weather. If the panels are applied horizontally, the end joints of the panel shall be offset so that four panels corners will not meet.

| STUD SIZE<br>(inches) | SUPPORTING ROOF AND<br>CEILING ONLY<br>(inches) | SUPPORTING ONE FLOOR<br>ROOF AND CEILING (inches) | SUPPORTING TWO FLOORS<br>ROOF AND CEILING<br>(inches) | SUPPORTING ONE<br>FLOOR ONLY<br>(inches) |
|-----------------------|---|---|---|--|
| 2×1                   | 243   | 16  | i   | 24*                                      |
| 3 × 4                 | 24*   | 24  | 16  | 24                                       |
| 2×5                   | 24  | 24  | _   | 24                                       |
| 2×6                   | 24  | 24  | 16  | 24                                       |

 Blocking of horizontal joints shall not be required. b. Plywood sheathing 1/4-inch thick or less shall be applied with long dimension across studs.

# SYMBOLS LEGEND



REFERENCE

REFERENCE

SHEET#

A3.01 - SHEET # REFERENCE IDENTIFICATION

**WINDOW OR** LOUVER TYPE DATUM /

ADDITIONAL SYMBOLS MAY APPEAR

WORKPOINT

ALL SYMBOLS SHOWN ON THIS SHEET MIGHT NOT BE USED ON THIS PROJECT.

ON OTHER SHEETS IN THE PROJECT. Mr. & Mrs. DeFilippo THE CONTRACTOR SHALL MEET ALL REQUIREMENTS OF LOCAL MUNICIPAL, STATE,

NATIONAL CODES AND REGULATIONS AND INDUSTRY CODES, SPECIFICALLY, BUT NOT LIMITED TO THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL REFERENCED CODES.

THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING WITH THE WORK, AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE THE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTING OR LACKING

ALL CARPENTRY MATERIALS TO CONFORM TO STANDARD REQUIREMENTS OF THE NATIONAL LUMBERMAN'S ASSOCIATION. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL

PROVIDE TEMPORARY BRACING AND SUPPORT FOR ALL BEARING WALLS DURING DEMOLITION AND NEW CONSTRUCTION. UNLESS SPECIFICALLY NOTED, ALL NEW ELEMENTS INSTALLED SHOULD MATCH

EXISTING IN ORIGINAL QUALITY AND DETAIL. THIS SHOULD INCLUDE TRIM, FINISH MATERIAL, MASONRY WORK, GENERAL CARPENTRY ETC. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

CONTRACTOR SHALL COORDINATE ALL FINISH MATERIALS WITH OWNER. REMOVE ALL WALLS AND ASSOCIATED ELECTRICAL, PLUMBING, DOORS, TRIM, ETC. AS SHOWN DOTTED ON DRAWINGS.

PATCH ADJACENT AREAS AFFECTED BY DEMOLITION. CUTTING AND PATCHING AS SPECIFIED SHALL INCLUDE ALL MATERIALS SUCH AS TRIM, FINISHES. MASONRY, ETC. SO AS TO MATCH EXISTING IN EVERY DETAIL. ALL DISTURBED SURFACES SHOULD BE PATCHED SO AS TO BLEND IN WITH EXISTING ADJACENT

CONTRACTOR TO VERIFY LOCATION ON MAIN WATER AND POWER LINES AT AREA OF ADDITION BEFORE CONSTRUCTION BEGINS. ALL FOOTINGS AND PIERS TO BE A MINIMUM 3'-0' BELOW GRADE.

STRUCTURAL LUMBER: SEE PLANS. JOB SITE TO BE KEPT FREE OF DEBRIS AND ALL MATERIAL ON SITE TO BE STORED IN AN

ORDERLY MANNER. BROOM CLEAN JOB SITE AT END OF EVERY WORKING DAY. SOIL BEARING ASSUMED TO BE 3000 PSF.

PLUMBING CONTRACTOR SHALL SUPPLY ALL GAS, SUPPLY AND SANITARY RISER DIAGRAMS, AND CALCULATIONS REQUIRED BY CODE. ELECTRICAL CONTRACTOR SHALL SUPPLY ALL LINE, WIRING, CONDUIT AND BREAKER

DATA REQUIRED BY CODE. MECHANICAL CONTRACTOR SHALL SUPPLY ALL EQUIPMENT AND DISTRIBUTION DATA

ALL STRUCTURAL WOOD USED IN CONSTRUCTION OF NEW PORCH IT TO BE PRESSURE

CABINET AND FINISH SELECTION MADE BY OWNER AND INSTALLED BY G.C

# STRUCTURAL CRITERIA 1. DESIGN LIVE LOADS: 40 PSL.

2. DESIGN DEAD LOADS: 5 P.S.F. AT EACH AREA THROUGHOUT 3. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR NO. 2 OR BETTER, 1250 P.S.I. MIN. FIBER

4. ALL CONCRETE SHALL HAVE A MIN. ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 5. ALL EXTERIOR WALLS TO BE BRACED WALLS IN ACCORDANCE WITH NJRC-R602.IO AND IN SEISMIC DESIGN CATEGORIES DO, DI AND D2 THE ADDITIONAL REQUIREMENTS OF R602.10.9 TO

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES AND STANDARDS AS ADOPTED AND AMENDED BY THE LOCAL DEPARTMENT OF CODE ENFORCEMENT: THE 2021 NJ EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL STANDARD PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION, THE NU 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND THE NATIONAL ELECTRIC CODE. ADDITIONALLY, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL ZONING, NFPA RECOMMENDATIONS, OSHA, AND ALL OTHER APPLICABLE CODES IN THEIR LATEST EDITION, OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE.

2. CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS BEGUN. 3. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS UNLESS NOTED

4. CONTRACTORS SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE CONSTRUCTION IS COMPLETED 5. ALL LUMBER IN CONTACT WITH MASONRY AND EXPOSED TO WEATHER SHALL BE PRESSURE TREATED ROT RESISTANT NOTED AS "P.T." ON PLANS PRESSURE TREATED WOOD SHALL BE WOLMANIZED ALKALINE COPPER QUAT (ACQ).

6. THE CONTRACTOR SHALL STORE ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL DEBRIS TO A LEGAL DISPOSAL

8. THE ARCHITECT'S SERVICES ARE LIMITED TO THESE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR DOCUMENTS BY OTHERS, SUCH AS SITE PLANS, SITE SURVEYS,

9. DRAFTSTOP/ FIRESTOP WITH APPROVED NON-COMBUSTIBLE MATERIAL AT LAUNDRY CHUTE, FIREPLACE, SOFFITS, ETC., AT ALL FLOOR AND CEILINGS INTERSECTIONS WHERE APPLICABLE. WHERE PLATES ARE CUT FOR DUCTWORK, PROVIDE STRAP AROUND DUCTWORK AT OPPOSITE SIDE FROM SHEATHING TO STRENGTHEN PLATE. PROVIDE SOLID BLOCKING AND FIRE SAFING. 10. ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE AS FOLLOWS: ANCHOR BOLTS: TRIPLE DIPPED GALVANIZED WITH GALVANIZED WASHERS AND GALVANIZED NUTS. NAILS: ELECTROGALVANIZED FULL ROUND HEAD NAILS OR TRIPLE DIPPED GALVANIZED TECO

11. ALL RAILINGS SHALL BE 36" HIGH AT HORIZONTAL AREAS AND BETWEEN 24" AND 36"HIGH FROM STAIR NOSING AT INCLINED AREAS. BALUSTERS SHALL BE PLACED AS TO NOT ALLOW A 4" SPHERE TO PASS BETWEEN. 12. ALL STAIRS HAVE MAX 1 3/4" CLOSED RISER AND MIN. OF 4" CLOSED RISER ALL STAIRS SHALL

CONNECTIONS: Z MAX TRIPLE DIPPED GALVANIZED.

HAVE A MIN. 10" TREAD PLUS 1" NOSING.

1. ELECTRICAL LAYOUT IS SUGGESTED ONLY. ALL WORK SHALL BE DONE BY A NJ LICENSED

2. PROVIDE AND INSTALL SMOKE DETECTORS AS INDICATED ON DRAWINGS AND AS DIRECTED BY MUNICIPAL OFFICIAL. SMOKE DETECTORS SHALL BE HARDWIRED TO PANEL. 3. ELECTRIC WATER HEATER (IF USED) SHALL HAVE A STANDBY LOSS NOT EXCEEDING 4 WATTS/ S.F OF TANK SURFACE. NO ENERGY SHALL BE USED TO PROVIDE RELATIVE HUMIDITY BELOW 60% OR ABOVE 30%. 4. DESIGN OF DISTRIBUTION PANELS, FEEDERS, GROUNDING, ETC. BY OTHERS.

GENERAL WINDOW AND DOOR NOTES:
THE CONTRACTOR SHALL VERIFY THE FINAL WINDOW AND DOOR SELECTIONS WITH THE OWNER PRIOR TO ORDERING. THE MANUFACTURER MODEL, STYLE, MATERIAL/FINISH AND HARDWARE SHOULD MATCH THE EXISTING UNLESS OTHERWISE DIRECTED. ALL DOORS AND WINDOWS TO INCLUDE THE MANUFACTURER'S ACCESSORIES AS SELECTED BY OWNER. INCLUDING BUT NOT LIMITED TO GRILLS, SCREENS, AND SILL & JAMB EXTENSIONS AND

I. THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AS A COST SAVINGS IF THE EXISTING DOORS REMOVED DURING DEMOLITION CAN BE USED IN THE NEW ADDITION.



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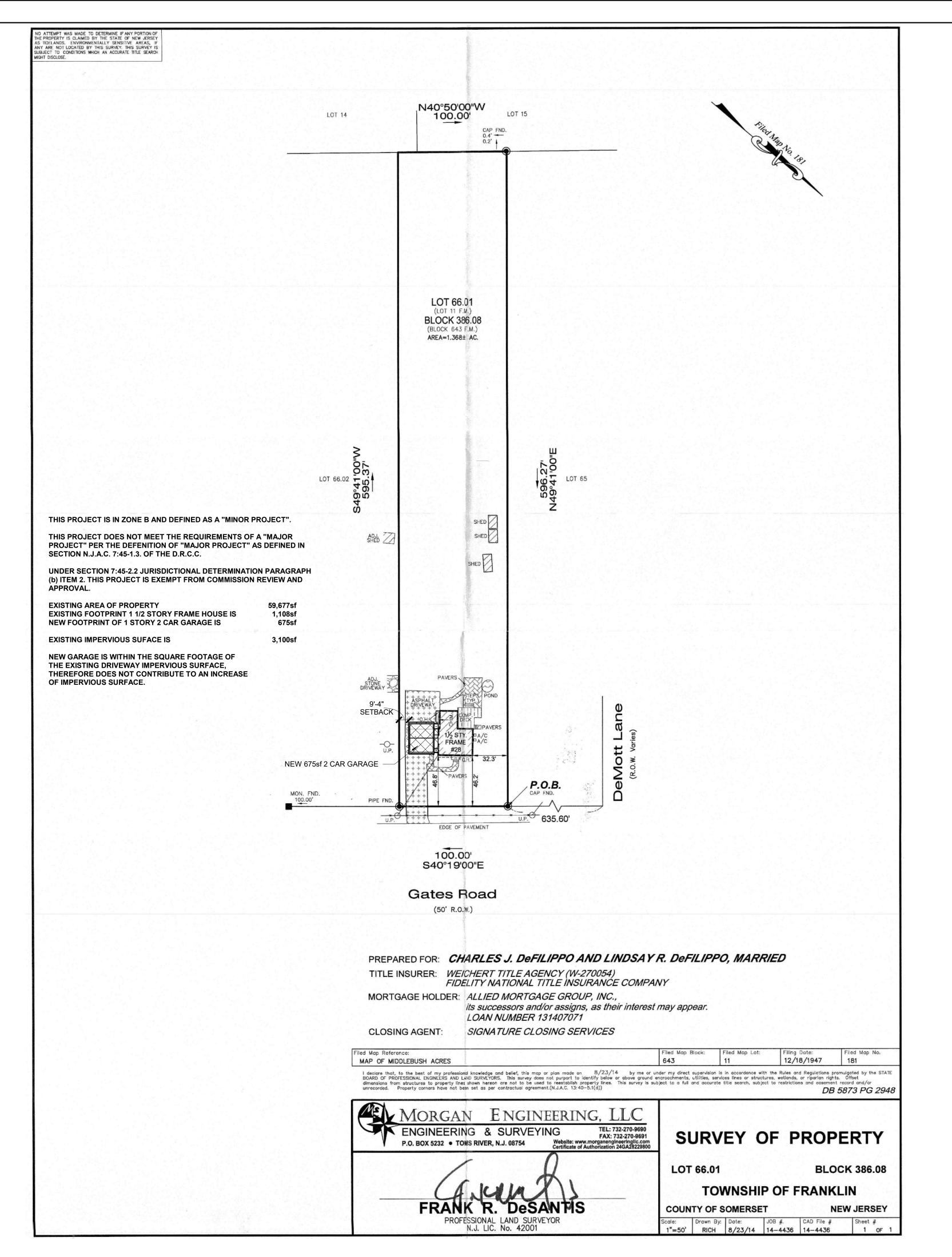
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DESCRIPTION

DESIGN DELIVERABLE: Permit Set ISSUE DATE: April 16, 2023

DRAWN BY: CHECKED BY:

PROJECT NUMBER: P22-031



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Architecture | Interiors | Planning

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Mr. & Mrs. DeFilippo

ARCHITECT: Reginald B. Piggee Jr., RA 320 Park Avenue, Planfield, NJ 07060

> Rd Gates ar 77

DESCRIPTION

Author

DESIGN DELIVERABLE: Permit Set ISSUE DATE: April 16, 2023

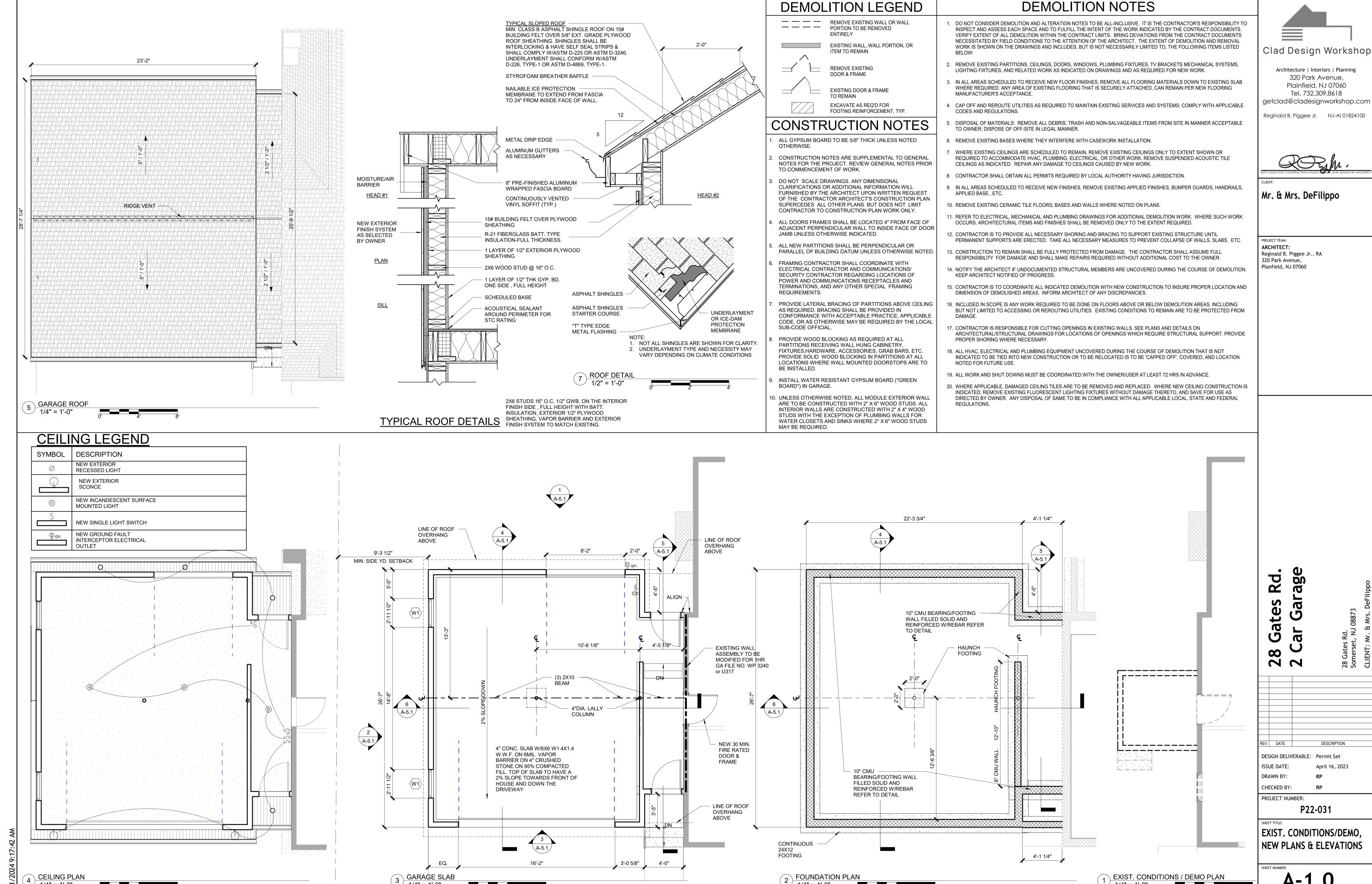
DRAWN BY: CHECKED BY:

Checker PROJECT NUMBER:

P22-031

SITE PLAN

A-0.1



Architecture | Interiors | Planning 320 Park Avenue, Plainfield, NJ 07060

Tel. 732.309.8618

DESCRIPTION DESIGN DELIVERABLE: Permit Set

April 16, 2023

P22-031

EXIST. CONDITIONS/DEMO. **NEW PLANS & ELEVATIONS** 

A-1.0

