CONSTRUCTION NOTES

1. DESIGN LOADING (LB./SQ.FT.):

FIRST FLOOR		BEDROOM FLOOR		ROOF	
D.L.	11.0	D.L.	10.0	D.L.	10.0
L.L.	40.0	L.L.	30.0	L.L.	30.0
TOTAL LOAD 50.0		TOTAL LOAD 40.0		TOTAL LOAD 40.0	

GUARDRAILS AND HANDRAILS SHALL BE CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION.

2. ALL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE, ALL APPLICABLE SUB-CODES, AND LOCAL CODES, RULES, REGULATIONS AND ORDINANCES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD AND WORKING CONDITIONS AS WELL AS EXISTING AND NEW DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF THE WORK. AREAS OF EXISTING FOUNDATION, WHERE POINT LOADING OCCURS, SHALL BE INVESTIGATED TO DETERMINE ADEQUATE BEARING CAPACITY.

4. ALL LABOR, MATERIAL, AND EQUIPMENT FOR THE PROPER AND COMPLETE PERFORMANCE OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHETHER SPECIFICALLY CALLED FOR OR NOT.

5. ALL PRODUCTS SHALL BE SIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES, INSTRUCTIONS, AND SPECIFICATIONS OF THE MANUFACTURER. ALL RECOMMENDED ACCESSORIES AND TECHNIQUES SHALL BE UTILIZED SO AS TO INSURE COMPLETE PERFORMANCE OF THE PRODUCT.

6. THE EXISTING STRUCTURE SHALL BE SHORED AS REQUIRED BY THE NEW WORK.

7. DO NOT SCALE FROM THESE DRAWINGS; USE SHOWN DIMENSIONS OR CALL ARCHITECT FOR VERIFICATION.

WOOD

1. ALL JOISTS SHALL BE DOUGLAS FIR SOUTH NO. 2. Fb = 1,350 P.S.I. MINIMUM; E = 1,300,00 P.S.I. MINIMUM; M.C. = 19% MAXIMUM.

2. ALL STUDS SHALL BE DOUGLAS FIR SOUTH STUD GRADE. Fc (PERPENDICULAR) = 520 P.S.I. MINIMUM; E = 1,400,000 P.S.I. MINIMUM; M.C. = 19% MAXIMUM.

3. MICRO-LAM GIRDERS, PARALLAM GIRDERS, AND TJI JOIST SHALL BE AS MANUFACTURED BY THE TRUS-JOIST MAC MILLAN, AND INSTALLED AS PER THE MANUFACTURER'S GUIDELINES, INSTRUCTIONS, AND SPECIFICATIONS. SIZES SHALL BE AS INDICATED ON THE DRAWINGS.

4. GLUE-LAMINATED WOOD BEAMS SHALL BE ARCHITECTURAL GRADE, WITH ADHESIVES MEETING WET SERVICE CONDITION REQUIREMENTS. Fb = 2,400 P.S.I. MINIMUM; E = 1,700,000 P.S.I. MINIMUM.

5. ALL SHEATHING SHALL BE PLYWOOD, SIZED AND IDENTIFIED ON THE DRAWINGS AS ONE OF THE FOLLOWING TYPES:
A. EXTERIOR (EXT.) - SUITABLE FOR USE ANYWHERE ON THE STRUCTURE.
B. EXPOSURE 1 - SUITABLE FOR USE ON ALL INTERIOR CONSTRUCTION.

6. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED, DRILLED, OR OTHERWISE ALTERED FOR PLUMBING, DUCTWORK, OR OTHER MECHANICAL WORK, WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.

7. PROVIDE CLEARANCE TO GRADE FOR WOOD FRAMING AS FOLLOWS, EXCEPT AS NOTED OTHERWISE:
A. 6" MINIMUM FOR EXTERIOR SIDING. B. 8" MINIMUM FOR SILLS.
C. 8" MINIMUM FOR COLUMNS, 12" MINIMUM FOR GIRDERS, AND 18" MINIMUM FOR JOISTS IN CRAWL SPACES WITH EXPOSED GROUND.

8. COMBUSTIBLE FRAMING SHALL BE MINIMUM 2" FROM ALL FLUES, CHIMNEYS, AND FIREPLACES, AND 6" FROM FLUE OPENINGS.

9. PROVIDE STEEL JOIST HANGERS WHERE JOISTS FRAME FLUSH INTO GIRDERS, OR BEARING LENGTH IS LESS THAN 4".

10. PROVIDE FIRE CUTS AND ½" AIR SPACE ON TOP, END, AND SIDES OF WOOD JOISTS OR GIRDERS THAT FRAME INTO MASONRY.

11. FOUNDATION SILL PLATES SHALL BE (2) 2 X 6 CCA PRESSURE-TREATED TO A MINIMUM RETENTION OF .25 LB./CU.FT., EXCEPT AS NOTED OTHERWISE, ANCHORED TO FOUNDATION WALL WITH ½" DIAMETER X 18" LONG WITH 3" BEND STEEL ANCHOR BOLTS AT 96" O.C. MAXIMUM, AND AT CORNERS. THERE SHALL BE A MINIMUM OF TWO (2) ANCHOR BOLTS PER SECTION OF PLATE. PROVIDE 1" THICK FIBERGLASS SILL SEALER BETWEEN SILL AND FOUNDATION WALL. FILL TOP TWO COURSES SOLID.

12. INSTALL ALL FLOOR AND CEILING JOISTS WITH NATURAL COMBER UP. ENDS LAPPED OVER BEARING POINTS SHALL BE SECURELY SPIKED TOGETHER.

13. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS, ALL BATHROOMS, ALL KITCHEN AND BAR ISLANDS AND PENINSULAS, AND AROUND FLOOR AND ROOF OPENINGS, EXCEPT AS NOTED OTHERWISE.

14. PROVIDE ONE ROW OF 1 X 3 WOOD CROSS BRIDGING WITHIN ALL FLOOR, ATTIC, AND ROOF JOIST CONSTRUCTION FOR EACH 8'-0" OF SPAN. PROVIDE CONTINUOUS SOLID BLOCKING AT JOIST ENDS AND OVER BEARING PARTITIONS.

15. ALL HEADERS SHALL BE (2) 2 X 10 EXTERIOR ½" EXTERIOR PLYWOOD GUSSET, EXCEPT AS NOTED OTHERWISE.

PLUMBING

1. SANITARY BUILDING SEWER SHALL BE CONNECTED TO MUNICIPAL SANITARY SEWAGE-DISPOSAL SYSTEM OR TO SEPTIC SYSTEM APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

2. WATER SERVICE PIPE SHALL BE MINIMUM 1" NOMINAL DIAMETER. MAINTAIN MINIMUM 6" SPACE BETWEEN HOT AND COLD WATER LINES; PROVIDE SHUT-OFF VALVES AT BUILDING WATER SERVICE ENTRANCE POINT, MAIN RISERS, PLUMBING FIXTURES, WATER HEATING EQUIPMENT AND METERS, AS REQUIRED. ALL HOT AND COLD WATER SUPPLY PIPING SHALL BE INSULATED WITH MINIMUM 1/2"-THICK CLOSED-CELL PIPE INSULATION.

3. TUB/SHOWER FAUCETS SHALL BE PRESSURE BALANCED WITH HIGH-TEMPERATURE STOPS.

4. HOSE BIBS SHALL BE PROVIDED WITH BACK-FLOW PREVENTERS AND INTERIOR SHUT-OFF VALVES.

5. PLUMBING FIXTURES PROVIDED SHALL HAVE THE FOLLOWING MAXIMUM FLOW RATES: A) THREE (3) GALLONS PER MINUTE FOR LAVATORY FAUCETS, SHOWER HEADS, AND SINK FAUCETS; B) 1.6 GALLONS PER FLUSH FOR WATER CLOSETS.

MECHANICAL

1. HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70°F INSIDE AT 0°F OUTSIDE. COOLING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70°F INSIDE AT 95°F OUTSIDE.

2. THE EXISTING HVAC SYSTEM SHALL BE EXTENDED TO THE ADDITION WITH A SEPARATE ZONE CONTROL. PROVIDE ALL EQUIPMENT, RADIATORS, PIPING, DUCTWORK, GRILLES, DIFFUSERS, REGISTERS, AND ACCESSORIES SO AS TO INSURE COMPLETE PERFORMANCE OF THE SYSTEM.

3. ALL INSTALLED EQUIPMENT SHALL BE ADJUSTED, TESTED, AND BALANCED UNTIL THE RESULTS ARE ACCEPTABLE TO THE OWNER.

4. HVAC SYSTEM COMPONENTS SHALL BE INSULATED AS FOLLOWS:
A. AIR DISTRIBUTION SUPPLY AND RETURN DUCTWORK INSTALLED IN ATTICS, BASEMENTS, CRAWL SPACES, AND OTHER UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM 1 1/2"-THICK FOIL/KRAFT-FACED FIBERGLASS DUCT INSULATION (MINIMUM R-5).
B. HYDRONIC SUPPLY AND RETURN PIPING INSTALLED IN ATTICS, BASEMENTS, CRAWL SPACES, AND OTHER UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM 1/2"-THICK FLEXIBLE ELASTOMERIC PIPE INSULATION.

5. CHIMNEYS SHALL BE PROVIDED SO THAT CHIMNEY OUTLET IS A MINIMUM 3'-0" ABOVE THE HIGHEST POINT THAT THE CHIMNEY PENETRATES THE ROOF, AND MINIMUM 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" HORIZONTALLY.

6. PROVIDE BATHROOMS NOT HAVING NATURAL VENTILATION WITH MECHANICAL VENTILATION CAPABLE OF FIVE (5) AIR CHANGES PER HOUR. VENT FANS TO EXTERIOR.

7. CAST-IRON BOILERS SHALL BE TESTED AND HAVE RATED CAPACITIES IN ACCORDANCE WITH INSTITUTE OF BOILER AND RADIATOR MANUFACTURERS (I-B-R) "TESTING AND RATING STANDARDS FOR CAST-IRON AND STEEL-HEATING BOILER", AND BEAR I-B-R EMBLEM ON NAMEPLATE AFFIXED TO BOILER. CAST-IRON BOILERS SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE NFPA, ASME, UL, NEMA, AND FM OR IRI CODES AND STANDARDS, AND SHALL HAVE A MINIMUM AFUE OF 90% SUBJECT TO COMPLIANCE WITH REQUIREMENTS ABOVE, PROVIDE BOILER(S) FROM ONE OF THE FOLLOWING MANUFACTURERS:
BDP CO., BURNHAM CORP., HYDRONICS DIVISION, HYDROTHERM, INC.
PEERLESS HEATER CO., DIV. OF PEERLESS INDUSTRIES, INC., SLANT/FIN CORP.
SMITH (THE H.B.) CO., INC., WEIL-McLAIN, A MARLEY CO.

8. FURNACES SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE UL, NFPA, ANSI AND AGA CODES AND STANDARDS, AND SHALL HAVE A MINIMUM AFUE OF 90% SUBJECT TO COMPLIANCE WITH REQUIREMENTS LISTED ABOVE, PROVIDE FURNACE(S) FROM ONE OF THE FOLLOWING MANUFACTURERS:
BDP. CO., HASTINGS INDUSTRIES, INC., ITT REZNOR, LENNOX INDUSTRIES, INC.
MODINE MANUFACTURING CO., TRANE CO.

9. AIR-COOLED CONDENSER UNITS SHALL HAVE STATED RATED CAPACITIES IN ACCORDANCE WITH ARI 210 "STANDARD FOR UNITARY AIR-CONDITIONING EQUIPMENT". AIR-COOLED CONDENSING UNITS SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE ASHRAE AND UL CODES AND STANDARDS, AND SHALL HAVE A MINIMUM SEER OF 12.0 SUBJECT TO COMPLIANCE WITH REQUIREMENTS LISTED ABOVE, PROVIDE AIR-COOLED CONDENSER UNIT(S) FROM ONE OF THE FOLLOWING MANUFACTURERS:
BDP CO., CARRIER AIR CONDITIONING, DIV. CARRIER CORP.
FEDDERS AIR CONDITIONING USA, FEDDERS CORP., LENNOX INDUSTRIES, INC.
TRANE CO., YORK, DIV. YORK INTERNATIONAL

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH THE LATEST EDITION OF THE ACI CODE (ACI 318-99 AND ACI 318.1-99).

2. ALL CONCRETE SHALL BE TRANSFER MIX STONE CONCRETE, f'c = MINIMUM 3,000 PSI IN 28 DAYS, AND SHALL NOT BE PLACED ON FROZEN SOIL.

3. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL AT 3'-6" MINIMUM BELOW FINISHED GRADE, SIZES AS INDICATED ON THE DRAWINGS. FOOTINGS ARE DESIGNED FOR A MINIMUM OF 3,000 P.S.F. OF SOIL BEARING CAPACITY. SHOULD SOIL WITH BEARING OF LESSER CAPACITY BE ENCOUNTERED, THE ARCHITECT IS TO BE NOTIFIED BEFORE PROCEEDING.

4. DO NOT STEP FOOTINGS MORE THAN ONE (1) UNIT VERTICAL FOR EACH TWO (2) UNITS HORIZONTAL.

5. CONCRETE FLOOR SLABS SHALL BE 4" THICK (5" @ GARAGE), WITH 6" X 6" W1.4 X 1.4 WELDED WIRE FABRIC, ON 6-MIL POLYETHYLENE VAPOR BARRIER ON 4" CRUSHED STONE, UNLESS NOTED OTHERWISE.

6. HORIZONTAL CONCRETE SLABS THAT ABUT VERTICAL SURFACES SHALL BE SEPARATED BY ASPHALT-IMPREGNATED FIBER FILLER STRIPS ½" WIDE X SLAB THICKNESS.

7. ALL CONCRETE EXPOSED TO THE EXTERIOR, INCLUDING GARAGE SLABS, SHALL BE AIR-ENTRAINED, WITH A MINIMUM AIR CONTENT OF 6%.

STEEL

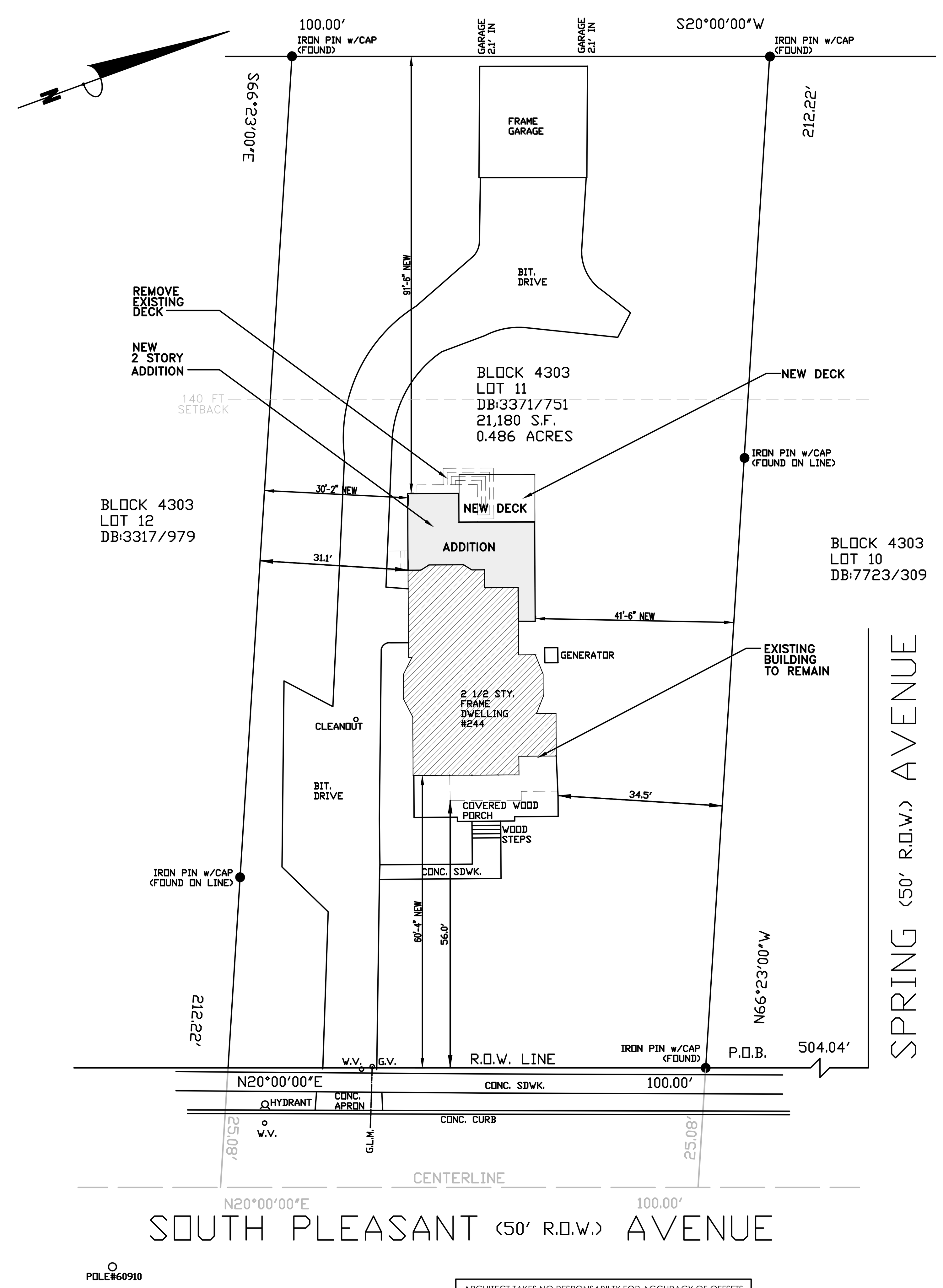
1. ALL STRUCTURAL STEEL SHALL COMPLY WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. STRUCTURAL STEEL SHALL BE ASTM A36 AND SHALL RECEIVE ONE SHOP COAT OF RUST-INHIBITING PAINT. PROVIDE BEARING PLATES AS REQUIRED.

3. STEEL PIPE COLUMNS SHALL BE ASTM A53, GRADE B, NOMINAL 3 ½" DIAMETER STANDARD STEEL PIPE WEIGHING 9.11 LB. PER LINEAL FOOT.

4. STEEL REINFORCING BARS #3 OR LARGER SHALL BE PRE-FORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL AS PER ASTM A615.

5. WELDED WIRE MESH SHALL BE ASTM A185.



LOCATION SITE PLAN

SCALE: 1" = 20'-0'

SITE PLAN FOR LOCATION REFERANCE ONLY.
CONTACT ARCHITECT IF ANY DISCREPANCY,
FIELD OR PLAN EXISTS
SEE SURVEYOR'S PLAN FOR FINAL DIMENSIONS

ARCHITECT TAKES NO RESPONSABILTY FOR ACCURACY OF OFFSETS, SITE DIMENSIONS AND SITE INFORMATION ON ABOVE LOCATION PLAN IS FOR REFERANCE ONLY , REFER TO ENGINEER'S SITE PLAN

SITE PLAN INFORMATION BASED ON:
OWNER'S SURVEY CONDUCTED BY:

DAB Surveying Inc.,
170 Kinnelon Road, Suite 25, Kinnelon, NJ 07405
Telephone: (973) 838-4792 Fax: (973) 283-1655

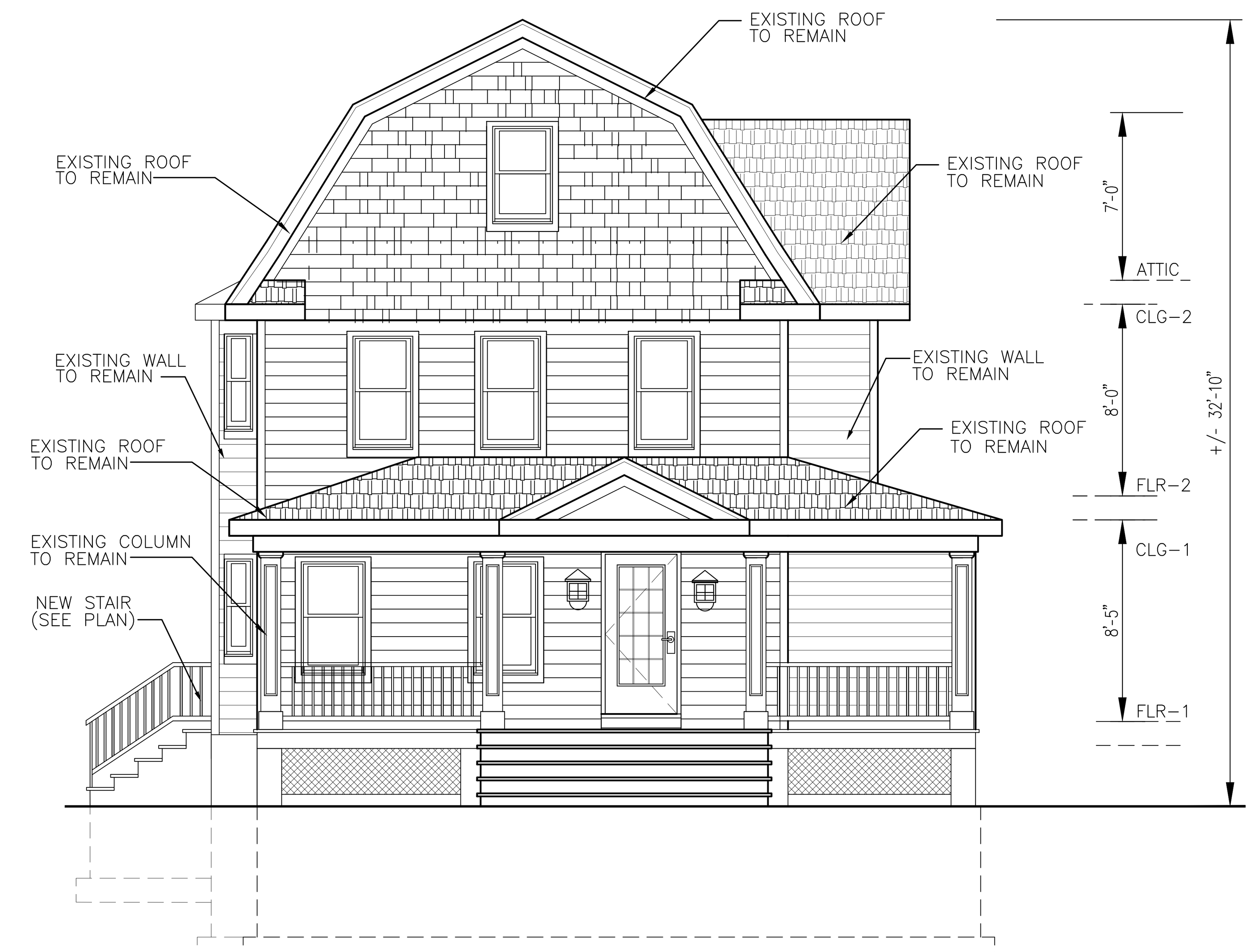
Douglas B. Smith
Professional Land Surveyor
New Jersey License No. 43234

DATE: AUG. 18, 2020
SCALE: 1"=20'
CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA-28110300

ZONING INFORMATION CHART

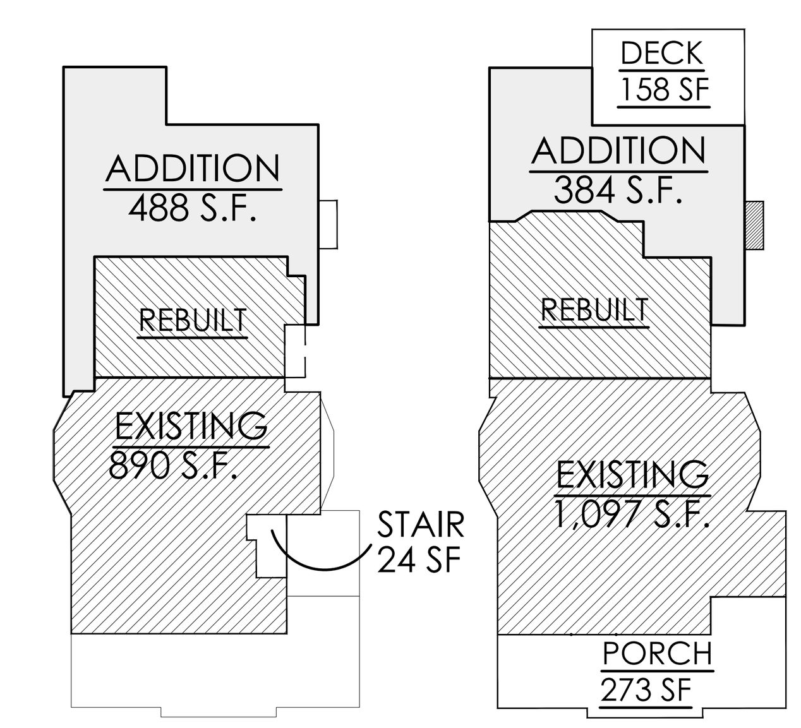
ZONING DISTRICT; EXISTING R-2

	TYPE:	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
(1)	BUILDING HEIGHT	30 FEET (35FT if all criteria below is met)	±32.8 FT	EXISTING TO REMAIN	NO
(2)	FRONT YARD SETBACK	40 FT (MIN)	56 FT	60.3 FT	NO
(3)	SIDE YARD SETBACK MIN.	10 FT	31.1 FT 34.5 FT	30.1 FT 41.5 FT	NO
(4)	BOTH SIDE YARDS SETBACK MIN.	33% LOT WIDTH (33 FT)	65.6 FT	71.6 FT	NO
(5)	REAR YARD SETBACK MIN.	30 FT	±107.5 FT EXISTING	±91.5 FT	NO
LOT SIZE (6)	LOT AREA	10,500 S.F.	±21,180 S.F.	EXISTING TO REMAIN	NO
LOT SIZE (7)	LOT WIDTH	75 FT (MIN.@SETBACK)	100 FT	EXISTING TO REMAIN	NO
LOT SIZE (9)	LOT DEPTH	120 FT (MIN.)	212.22 FT	EXISTING TO REMAIN	NO
(10)	BUILDING COVERAGE OF LOT	20% (MAX.)	7.1% (1,512 SF)	9% (1,912 SF)	NO
(11)	BUILDING COVERAGE within 140FT	20%(MAX.) Lot Area = 14,000 SF	10.8%	13.6% (1,912 SF)	NO
(12)	GROSS BUILDING AREA	24% or 5,000 S.F.	14.3% (3,040 SF)	19.9% (4,221 SF)	NO
(13)	GROSS BUILDING AREA (detached accessory building)	5% or 1,000 S.F.	2.4% (526 SF)	EXISTING TO REMAIN	NO
(H)	COVERAGE BY IMPOVEMENTS	40% (not above 8,750 S.F.)	25.6% (5,440 SF)	26.6% (5,649 SF)	NO
	COVERAGE BY IMPOVEMENTS within 140FT	40% (not above 8,750 S.F.)	38.8% (5,440 SF)	40.3% (5,649 SF)	NO



EXTERIOR FRONT ELEVATION

SCALE: 3/16" = 1'-0"



FLOOR TWO
1,378 S.F.

FLOOR ONE
1,481S.F.

FLOOR AREA DIAGRAM

SCALE: N.T.S.

BUILDING AREA
Proposed

Enclosed ..... 2,859 SF
Open (STAIR) .... 24 SF
Garage (detached) .... 526 SF
Attic (7' high) ..... 812 SF
Total Existing ... 4,221 SF

BUILDING AREA
Existing

Enclosed .... 1,987 SF
Open (STAIR) .... 24 SF
Attic (7' high)..... 503 SF
Garage .... 526 SF
Total Existing ... 3,040 SF

GENERAL NOTES

1- ALL CONSTRUCTION TO CONFORM WITH THE LATEST "I.R.C. 2018" N.J. BUILDING CODE REQUIREMENTS AND LOCAL MUNICIPAL AUTHORITY, NEW JERSEY UNIFORM FIRE CODE AND NEW JERSEY UNIFORM CONSTRUCTION CODES.

2- THE CONTRACTOR SHALL OBSERVE ALL LAWS AND ORDINANCES GOVERNING THE WORK OF HIS CONTRACT AND SHALL OBTAIN AND PAY FOR ANY ADDITIONAL PERMITS, INSPECTIONS OR FEES REQUIRED FOR THE WORK OF HIS TRADE OR TRADES.

3- CONTRACTOR TO TAKE OUT AND MAINTAIN FOR LIFE OF THE CONTRACT PUBLIC LIABILITY/PROPERTY DAMAGE INSURANCE TO PROTECT HIMSELF AND SUB-CONTRACTORS FROM CLAIMS WHICH MAY ARISE FROM OPERATIONS UNDER THIS CONTRACT.

4- THE CONTRACTOR SHALL PLAN, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING WORK.

5- NO WORK SHALL BE COMMENCED UNDER THIS CONTRACT UNTIL THE CONTRACTOR HAS OBTAINED ALL INSURANCE REQUIRED BY LAW AND THIS SPECIFICATION, AND SUCH INSURANCE HAS BEEN PROVIDED TO THE OWNER.

6- THE CONTRACTOR SHALL PROVIDE FIRE, STORM AND VANDALISM INSURANCE ON THE ENTIRE STRUCTURE ON WHICH THE WORK OF THE CONTRACTOR IS BEING PERFORMED, AND UPON ALL INSTALLED MATERIALS AND EQUIPMENT.

7- DO NOT SCALE ANY DRAWINGS, ALL WRITTEN DIMENSIONS SHALL GOVERN.

8- CONTRACTOR SHALL INVESTIGATE SITE AND VERIFY ALL DIMENSIONS. ENGINEER'S SITE PLAN MUST BE OBTAINED TO VERIFY SITE SURVEY INFORMATION AND VERIFY ALL MISC. ITEMS INCLUDING SEPTIC SYSTEM LOCATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

9 - OWNER AND CONTRACTORS SHALL HOLD THE ARCHITECT HARMLESS FROM ANY DISPUTES AND DAMAGES ARISING FROM NONCOMPLIANCE TO THESE CONSTRUCTION DRAWINGS, & NOT SPECIFIED CODE REQUIREMENTS, INCLUDING ANY PAYMENTS AND LEGAL FEES.

10- NO BASIC CHANGES MAY BE MADE WITHOUT EXPRESSED CONSENT OF THE OWNER AND ARCHITECT'S WRITTEN AUTHORIZATION.

11- EXTENT OF THE CONTRACTOR'S WORK SHALL BE AS DIRECTED BY THE OWNER WRITTEN AUTHORIZATION MUST BE OBTAINED BEFORE THE EXECUTION OF ANY WORK IN EXCESS OF THE ORIGINAL CONTRACT.

12- SUBSTITUTIONS WILL BE ALLOWED WHEN THE SPECIFIED ITEMS CANNOT BE OBTAINED WITHIN THE CONTRACT TIMEFRAME AS PER APPROVAL. SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVALS.

13- ARCHITECT DESERVES THE RIGHT TO REJECT ANY/ALL WORK NOT PERFORMED IN A NON-WORKMAN-LIKE MANNER.

14- ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY CHANGES PRIOR TO EXECUTION OF ANY WORK.

15- CONTRACTOR IS TO REMOVE ALL DEBRIS FROM THE SITE ON A DAILY BASIS.

16- ON COMPLETION OF WORK, CONTRACTOR IS TO PROVIDE A BROOM-CLEAN SPACE.

17- UNLESS R.A PUZIO ARCHITECT Inc. IS HIRED FOR FULL SERVICES, WHICH INCLUDE OVERSEENING CONSTRUCTION AND APPROVING PAYMENT REQUESTS FROM CONTRACTORS, THIS LIMITS THE ARCHITECTS's LIABILITY TO THE TOTAL ARCHITECTURAL FEE ONLY.

CODE INFORMATION

USE GROUP: R-5 (TWO FAMILY)
CONSTRUCTION TYPE: 5B
HEIGHT OF STRUCTURE: EXISTING TO REMAIN

DWELLING AREA CALCULATION:

1ST FLOOR AREA (EXISTING/REBUILT) :	1,097 SQ.FT.
1ST FLOOR AREA (ADDITION) :	384 SQ.FT.
2ND FLOOR AREA (EXISTING/REBUILT):	890 SQ.FT.
2ND FLOOR AREA (ADDITION):	488 SQ.FT.
TOTAL FINISHED FLOOR AREA (FLOOR 1 & 2):	2,859 SQ.FT.
FRONT PORCH:	273 SQ. FT
REAR DECK:	158 SQ. FT
BUILDING VOLUME (TOTAL ADDITION) :	±34,500 CU.FT.

ENERGY CODE INFORMATION

PROPOSED DWELLING TO COMPLY w/
IECC 2018 MODEL ENERGY CODE
SINGLE & TWO FAMILY HOUSE

SEE ATTACHED RES-CHECK CALCULATIONS
FOR ADDITION INFORMATION
2018 IECC version may be used as per BULLETIN

CEILING R-VALUE: R-38HD AT ALL CEILINGS (TYPICAL)

WALL R-VALUE: R-21 HD PROPOSED (BATT INSULATION)

FLOOR R-VALUE: R-38

ALL NEW WINDOWS TO BE (DOUBLE GLAZING LOW-E)
HP - LOW-E4
GLAZING U-VALUE: .30 PROPOSED OR BETTER

HEATING/COOLING: HIGH HEATING

INSULATION SCHEDULE:

WALLS: R-21HD @ 6" WALLS
FLOOR: R-38HD @ FLOOR JOIST
CEILING: R-38 @ ALL JOISTS

CONSTRUCTION CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE (NFPA 70)
2018 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
N.J.A.C. 5:23-6 REHABILITATION SUBCODE
NJUCC. SUBCHAPTER 6

SCOPE OF WORK

1. BOTH FLOORS INTERIOR ALTERATION
EXTERIOR WALLS TO REMAIN
2. REAR DECK ADDITION
3. NEW 2 STORY ADDITION AT REAR

PUZIO ARCHITECTS

R. A. PUZIO ARCHITECT INC.
785 TOTOWA ROAD, TOTOWA, NJ 07512
TEL 973. 904.0094 FAX 973. 904.0095
WWW. PUZIOARCHITECTS. COM

ALTERATION & ADDITION
AT
SINGLE FAMILY DWELLING
244 SOUTH PLEASANT AVENUE
RIDGEWOOD, NEW JERSEY

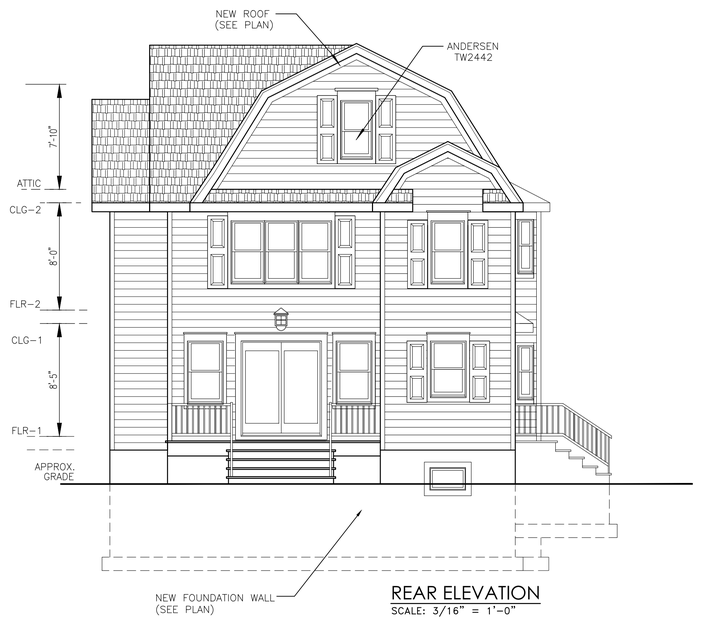
Robert Adam Puzio, AIA
Licence No.
NJ .... AI 15225

COVER SHEET
Drawing Title

Rev:

Project No. 20-070
Drawn by: RAP
Project Date. 10.12.20
Drawing No. A-1 OF 5 SHEETS

EXTERIOR SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

SPECIAL CONSTRUCTION

1. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH, WITH A MINIMUM HEADROOM OF 6'-8" IN HEIGHT MEASURED VERTICALLY FROM THE LEADING EDGE OF THE TREAD. THE NUMBER OF RISERS SHALL BE AS SHOWN ON THE DRAWINGS, WITH A MAXIMUM RISER HEIGHT OF 7 3/4", AND A MINIMUM TREAD DEPTH OF 10" MEASURED HORIZONTALLY FROM RISER TO RISER.
2. GUARDS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
A. ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, AND LANDINGS WHICH ARE LOCATED MORE THAN 18" ABOVE THE FLOOR OR GRADE BELOW.
B. CONTINUOUSLY ALONG BOTH SIDES OF STAIRWAYS.
C. WHERE RETAINING WALLS WITH DIFFERENCES IN GRADE LEVEL ON EITHER SIDE OF THE WALL IN EXCESS OF FOUR (4) FT. ARE LOCATED CLOSER THAN TWO (2) FT. TO A WALK, PATH, PARKING LOT OR DRIVEWAY ON THE HIGH SIDE.
GUARDS SHALL NOT BE LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. OPEN GUARDS SHALL HAVE BALLISTERS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH ANY OPENING, EXCEPT THAT THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING.
3. STAIRWAYS SHALL HAVE CONTINUOUS HANDRAILS ON BOTH SIDES, EXCEPT ONLY ONE HANDRAIL SHALL BE REQUIRED ON STAIRWAYS HAVING A WIDTH OF LESS THAN 44". STAIR HANDRAILS SHALL NOT BE LESS THAN 34" NOR MORE THAN 38" MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREADS OR ABOVE THE FINISHED FLOOR. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE ADJACENT WALL SHALL NOT BE LESS THAN 1 1/2" AND THE HANDRAIL SHALL NOT PROJECT MORE THAN 3 1/2" INTO THE STAIRWAY WIDTH. HANDRAILS SHALL HAVE A CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2".

FINISHES

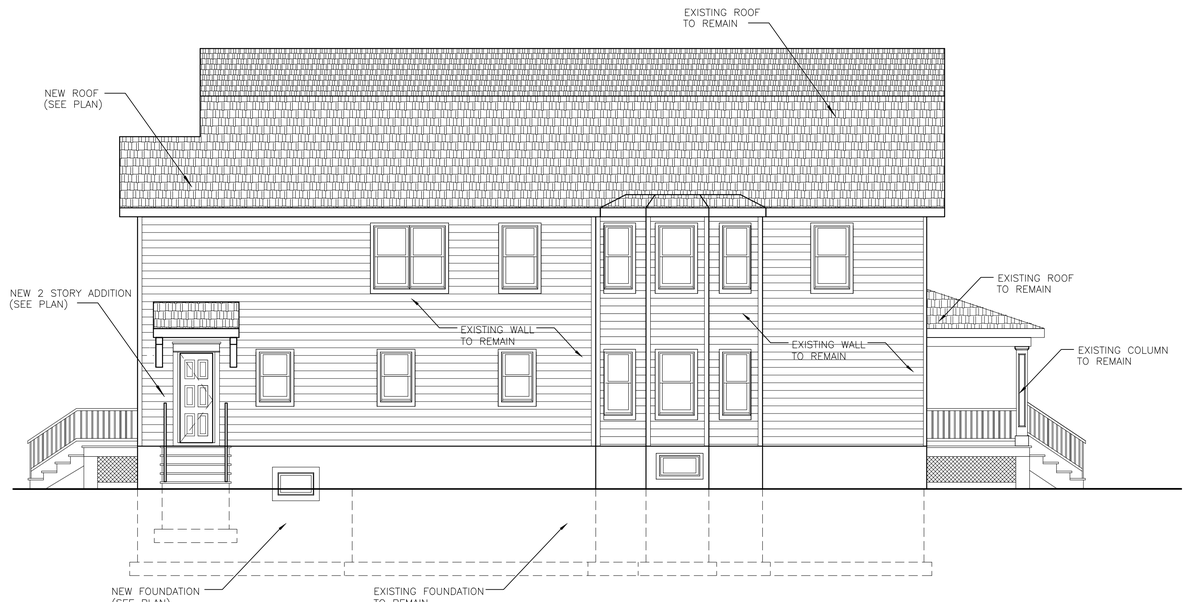
1. GYPSUM BOARD SHALL BE 1/2" BEVELED EDGE, EXCEPT AS NOTED BELOW.
A. 1/2" BEVELED EDGE, MOISTURE-RESISTANT, IN ALL BATHROOMS AND DAMP AREAS.
B. PROVIDE 1/2" CEMENTITIOUS BACKER-BOARD UNDER ALL CERAMIC TILE.
PROVIDE GYPSUM BOARD IN MAXIMUM LENGTHS PRACTICAL TO MINIMIZE END-TO-END JOINTS, FASTENED TO STUDS WITH SCREWS, WITH FLOATING INTERIOR ANGLES, AND FORMED-METAL CORNER BEADS ON EXTERNAL ANGLES. ALL JOINTS SHALL BE TAPED AND SPACKLED, AND SCREW HOLES FILLED WITH A MINIMUM OF THREE (3) COATS.
2. CERAMIC TILE WORK SHALL COMPLY WITH THE LATEST EDITION OF THE TILE COUNCIL OF AMERICA (TCA) "HANDBOOK FOR CERAMIC TILE INSTALLATION".
3. WOOD FLOORING SHALL HAVE A MAXIMUM AVERAGE MOISTURE CONTENT OF 12% WITH 14% MAXIMUM FOR ANY PIECE AT TIME OF DELIVERY. DO NOT DELIVER MATERIAL TO BUILDING UNTIL "WET WORK", SUCH AS CONCRETE AND PLASTER HAS BEEN COMPLETED AND CURED TO A CONDITION OF EQUILIBRIUM. PROVIDE MINIMUM 1/2" EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATION OF FLOORING. PROVIDE 15# ASPHALT-SATURATED FELT UNDER WOOD STRIP FLOORING.
4. INTERIOR PAINT AND STAIN FINISH MATERIALS SHALL BE PROVIDED AS NOTED BELOW:
A. PAINTED GYPSUM BOARD - ONE (1) PRIME COAT VINYL-ACRYLIC LATEX PRIMER-SEALER. TWO (2) FINISH COATS VINYL-ACRYLIC LATEX FLAT FINISH PAINT. COLOR(S) AS SELECTED BY OWNER.
PAINTED GYPSUM BOARD IN KITCHENS, BATHROOMS, AND OTHER WET AREAS SHALL BE EGGSHELL, PEARL, OR SEMI-GLOSS FINISH, AS SELECTED BY OWNER.
B. PAINTED WOOD (TRIM, DOORS, WINDOWS) - ONE (1) PRIME COAT LONG-OIL ALKYD-BASED PRIMER. TWO (2) FINISH COATS ACRYLIC LATEX HIGH-GLOSS FINISH ENAMEL. COLOR(S) AS SELECTED BY OWNER.
C. STAINED WOOD (TRIM, DOORS, WINDOWS, RAILINGS, FLOORS) - ONE (1) COAT ALKYD-BASED NON-MASKING PENETRATING STAIN. COLOR(S) AS SELECTED BY OWNER. TWO (2) FINISH COATS POLYURETHANE SEALER. FLAT, LOW-LUSTER, OR HIGH-GLOSS FINISH AS SELECTED BY OWNER.
5. EXTERIOR PAINT AND STAIN FINISH MATERIAL SHALL BE PROVIDED AS NOTED BELOW:
A. PAINTED WOOD (SIDING) - ONE (1) PRIME COAT LONG-OIL ALKYD-BASED PRIMER. TWO (2) FINISH COATS ACRYLIC-LATEX SOFT-GLOSS FINISH HOUSE PAINT. COLOR(S) AS SELECTED BY OWNER.
B. PAINTED WOOD (TRIM, DOORS, WINDOWS, SHUTTERS) - ONE (1) PRIME COAT LONG-OIL ALKYD-BASED PRIMER. TWO (2) FINISH COATS ACRYLIC-LATEX HIGH-GLOSS ENAMEL. COLOR(S) AS SELECTED BY OWNER.
C. STAINED WOOD (SIDING, TRIM) - ONE (1) COAT LINSEED OIL-BASED WATER-REPELLENT STAIN. SEMI-TRANSPARENT OR SOLID COLOR(S). AS SELECTED BY OWNER.
6. ALL INTERIOR WOOD TRIM AND MOULDINGS TO BE STAINED SHALL BE STAIN-GRADE-1 FINISH. TRIM AND MOULDINGS TO BE PAINTED SHALL BE PAINT-GRADE-2 FINISH. FINGER-JOINTED TRIM MAY BE USED ONLY ON WOOD TO BE PAINTED.

MASONRY

1. CONCRETE BLOCKS SHALL BE HOLLOW UNITS, CONFORMING TO ASTM C90, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,700 P.S.I., AND THE MORTAR SHALL BE TYPE M. PROVIDE STEEL HORIZONTAL BLOCK REINFORCEMENT EVERY OTHER COURSE.
2. WHERE HOLLOW WALLS DECREASE IN THICKNESS, TOP COURSE OF THICKER WALL SHALL BE SOLID MASONRY OR CONCRETE-FILLED BLOCK.
3. GIRDERS OR OTHER CONCENTRATED LOADS SHALL BEAR ON 8" SOLID MASONRY OR CONCRETE-FILLED BLOCK, AND SHALL HAVE A MINIMUM BEARING LENGTH OF 4".
4. FOUNDATION WALL SHALL BE DAMP-PROOFED WITH ½" COAT OF CEMENT-PLASTER APPLIED TO EXTERIOR FROM COVE TO CAP. PROVIDE TWO (2) COATS BITUMINOUS DAMP-PROOFING OVER PARGING BELOW GRADE.
5. PROVIDE 4" MINIMUM SOLID CAP UNDER FRAMING MEMBERS.
6. PROVIDE ½" DIAMETER ANCHOR BOLTS FOR WOOD PLATES AS DESCRIBE IN "WOOD" SECTION.
7. THE MASONRY CONTRACTOR SHALL INSTALL OR COORDINATE THE INSTALLATION OF ALL ANCHOR BOLTS, PLATES, SLOTS, CHASES, AND SLEEVES AS REQUIRED BY OTHER TRADES.

ELECTRICAL

1. THE ELECTRIC SERVICE AND DISTRIBUTION SYSTEM SHALL BE SIZED AS REQUIRED TO MAINTAIN AT LEAST TWO SHARE CIRCUITS.
2. PROVIDE POWER CONNECTIONS AND DISCONNECTS FOR MECHANICAL EQUIPMENT CALLED FOR UNDER "PLUMBING" AND "HEATING, VENTILATION AND AIR CONDITIONING" SECTIONS.
3. A MINIMUM OF TWO (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL RECEPTACLE OUTLETS IN KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM, INCLUDING REFRIGERATION EQUIPMENT. NO OTHER OUTLETS MAY BE CONNECTED TO THESE CIRCUITS OTHER THAN A RECEPTACLE PROVIDED SOLELY FOR THE SUPPLY TO AND SUPPORT OF AN ELECTRIC CLOCK.
4. A MINIMUM OF ONE (1) 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
5. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT, RATED AT MORE THAN 1,400 WATTS.
6. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE PROVIDED IN EACH OF THE FOLLOWING LOCATIONS:
A. IN BATHROOMS ADJACENT TO THE BASIN LOCATION. B. OUTDOORS.
C. BASEMENT (IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQ.)
D. HALLWAYS 10'-0" OR MORE IN LENGTH. E. BETWEEN 5'-0" & 10'-0" FROM THE INSIDE WALLS OF A HOT TUB OR SPA.
7. RECEPTACLE OUTLETS SHALL BE PROVIDED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM OR SIMILAR ROOM OR AREA, IN LOCATIONS INDICATED ON THE DRAWINGS, SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0", MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH. ON COUNTER TOPS IN KITCHENS AND DINING AREAS, RECEPTACLE OUTLETS SHALL BE PROVIDED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2'-0", MEASURED HORIZONTALLY, FROM RECEPTACLE OUTLET.
8. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE FOLLOWING LOCATIONS:
A. BATHROOMS
B. OUTDOORS, LOCATED NOT MORE THAN 6'-6" ABOVE GRADE LEVEL.
C. WITHIN 6'-0" OF KITCHEN, LAUNDRY OR BAR SINKS.
D. UNFINISHED BASEMENTS, EXCEPT FOR LAUNDRY CIRCUIT.
9. RECEPTACLES PROVIDED OUTDOORS, WHERE EXPOSED TO THE WEATHER, SHALL BE IN A WEATHERPROOF ENCLOSURE.
10. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE PROVIDED IN EACH HABITABLE ROOM; HALLWAY, STAIRWAY, ATTACHED GARAGE, OUTDOOR ENTRANCE, AND AT THE POINT OF ENTRY TO AN ATTIC, UNDER-FLOOR SPACE, UTILITY ROOM OR BASEMENT, WHEN USED FOR STORAGE OR EQUIPMENT. IN HABITABLE ROOMS OTHER THAN KITCHENS AND BATHROOMS, ONE OR MORE RECEPTACLE OUTLETS, CONTROLLED BY WALL SWITCHES, ARE PERMITTED IN LIEU OF LIGHTING OUTLETS.
11. LIGHTING FIXTURES LOCATED OVER A BATHTUB, SHOWER, HOT TUB OR WHIRLPOOL, OR WITHIN 5'-0" OF THE INSIDE WALLS OF A HOT TUB OR WHIRLPOOL, SHALL BE RECESSED OR SURFACE-MOUNTED FIXTURES, WITH A GLASS OR PLASTIC LENS OR GLOBE, AND NON-METALLIC OR ELECTRICALLY-ISOLATED METAL TRIM. WALL SWITCHES SHALL BE LOCATED AT LEAST 5'-0", MEASURED HORIZONTALLY, FROM THE INSIDE WALLS OF A HOT TUB OR WHIRLPOOL. THESE FIXTURES SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.
12. LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE AREA. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY-ENCLOSED LAMPS, PENDANT FIXTURES, OR LAMP HOLDERS SHALL NOT BE PERMITTED.
13. WALL SWITCHES SHALL BE INSTALLED 48" ABOVE THE FLOOR, WALL RECEPTACLES OUTLETS 14", UNLESS NOTED OTHERWISE.
14. MULTI-STATION SMOKE DETECTORS SHALL BE INTERCONNECTED, USING AN AC PRIMARY POWER SOURCE WITH BATTERY BACKUP, AND SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS, IN THE FOLLOWING LOCATIONS:
A. IN THE IMMEDIATE VICINITY OF BEDROOMS;
B. IN ALL BEDROOMS; AND
C. IN EACH STORY WITHIN THE DWELLING UNIT, INCLUDING BASEMENTS.



EXTERIOR SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECTS

R. A. PUZIO ARCHITECT INC.
785 TOTOWA ROAD, TOTOWA, NJ 07512
TEL 973. 904.0094 FAX 973. 904.0095
WWW. PUZIOARCHITECTS. COM

ALTERATION & ADDITION
AT
SINGLE FAMILY DWELLING
244 SOUTH PLEASANT AVENUE
RIDGEWOOD, NEW JERSEY

Robert Adam Puzio, AIA
Licence No.
NJ ..... AI 15225

ELEVATIONS
Drawing Title

Rev:

Project No. 20-070
Drawn by: RAP
Project Date. 10.12.20
Drawing No. A-2
OF 5 SHEETS

FRAMING CHECKLIST FOR :

A-1 ANCHORAGE (SEE DWG. A-3)
ANCHOR BOLTS SHALL BE 1/2" DIA. AT 6'-0" O.C. max

A-2 SILL PLATES (SEE DWG. A-3)
SILL PLATES SHALL BE 2"x4" PRESSURE TREATED DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000 ATTACHED TO FOUNDATION WALLS WITH ANCHOR BOLTS. SILL PLATE SHALL RUN CONTINUOUSLY OVER OPENINGS AND SHALL BE NAILED TO RIM JOIST AND OPENING HEADER.

A-4 COLUMNS (SEE DWG. A-3 & A-4)
COLUMNS SIZE, SPACING AND LOCATION AS PER PLAN DRAWINGS, 1/2" THICK METAL TOP PLATE WELDED AS PER PLAN

B-1 RIM JOIST (SEE DWG. A-3 TO A-5)
SINGLE RIM JOIST SHALL BE OF SIZE AND LOCATION AS PER DRAWINGS, AND SHALL BE SAME AS FLOOR JOIST SPECIFIED ON DRAWINGS. WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000.

B-2 GIRDERS AND BEAMS (DWG. A-3 TO A-5 & GEN. NOTES)
SIZE AND LOCATION SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED HANGERS MODEL LU28. USE 10D NAILS. PRE-ENGINEERED LIMBER AS MANUFACTURED BY TRUSS JOIST MAY BE HUNG BY USING GALVANIZED HANGERS MODEL WPU AS MANUFACTURED BY SIMPSON. USE 10D NAILS. GIRDERS SHALL BE CONNECTED TO WOOD BEAMS BY USING GALVANIZED CONNECTORS MODEL CCQ AS MANUFACTURED BY SIMPSON.

B-3 FLOOR JOIST (SEE DWG. A-3 & GEN. NOTES)
SIZE AND LOCATION SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED JOIST HANGERS MODEL LUS28 AS MANUFACTURED BY SIMPSON. USE 10D NAILS. OR BEARING 2" (MIN.) ON WOOD (RS02.6)

B-4 FLOORING, SHEATHING (SEE DWG. A-3 TO A-5)
ALL SUB FLOORS SHALL BE 3/4" (AS PER PLAN) CDX GRADE PLYWOOD WITH MAXIMUM SPAN OF 24" O.C. AND SHALL BE NAILED TO JOISTS USING 6D RING OR SCREW SHANK NAILS AT 6" O.C. AT EDGES AND 10" O.C. OVER FIELD OF PANEL. GAPS BETWEEN PANELS SHALL BE NO GREATER THAN 1/8".

B-5 STAIR ATTACHMENT (SEE DWG. A-3 TO A-5)
STAIR STRINGERS SHALL BE 2"x12" DOUGLAS FIR AND SHALL BE NAILED TO THE FRAMED OPENING AND FLOOR STRUCTURE BELOW WITH 10D NAILS AT 6" O.C.

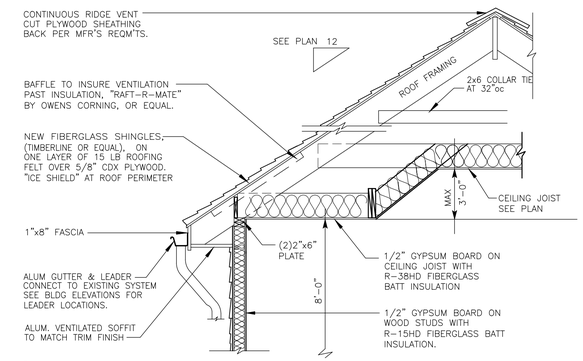
C-1 EXTERIOR WALL FRAME (DWG. A-3. TO A-5 & GEN. NOTES)
WALL CONSTRUCTION SHALL BE 2"x6" WOOD STUDS AT 16" O.C., DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. TOP PLATES SHALL BE (2)2"x4" DOUGLAS FIR LUMBER OVERLAPPING AT INTERSECTION WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET MIN. 48". NOTCHING SHALL BE LIMITED TO 25% OF WIDTH OF STUDS IN ALL INSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 40% OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 5/8" TO EDGE OF MEMBER.

C-2 INTERIOR LOAD BEARING WALL (DWG. A-3 TO A-5)
INTERIOR WALLS THAT ARE LOAD BEARING SHALL BE 2"x4" DOUGLAS FIR WOOD STUDS AT 16" O.C. UPRIGHTS AND PLATES SHALL BE NAILED WITH 16D NAILS. NOTCHING AND DRILLING MAY NOT EXCEED 40% OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 5/8" TO EDGE OF STUD.

D-4 SOLID SAWN ROOF FRAMING (SEE DWG. A-3 & A-5)
SIZE AND SPACING SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. RAFTERS SHALL BE NAILED TO CEILING JOISTS AND EXTERIOR WALL WITH 16D NAILS. RIDGE BEAM SHALL BE AS PER PLAN, BUT NOT LESS THAN CUT END OF RAFTER. NOTCHING SHALL BE LIMITED TO 1/6 DEPTH OF MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL BE LIMITED TO WITHIN 2 INCHES OF THE TOP AND BOTTOM OF THE MEMBER AND SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER. PROVIDE 5/4" X 3" WOOD CROSS BRIDGING FOR ALL JOISTS AT A MAXIMUM SPACING OF 8'-0" O.C. RAFTERS BEARING MIN. 2" ON WOOD.

E-1 EXTERIOR WALL SHEATHING (DWG A-3 TO A-5 & GEN. NOTES)
EXTERIOR WALL SHEATHING SHALL BE 5/8" CDX PLYWOOD FOR MAXIMUM SPANS OF 48". USE 6D NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. GAPS AT EDGES OF SHEATHING SHALL BE NO GREATER THAN 1/8".

E-2 ROOF SHEATHING (SEE DWG A-3 SECTION & A-5)
ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD FOR A MAXIMUM SPAN OF 48" AND SHALL NAILED TO RAFTERS WITH 6D RING OR SCREW SHANK NAILS AT 6" OC. ON THE EDGES AND 10" O.C. OVER THE FIELD OF THE PANEL. GAPS BETWEEN PLYWOOD PANELS SHALL BE NO GREATER THAN 1/8"



C BEDROOM WALL SECTION
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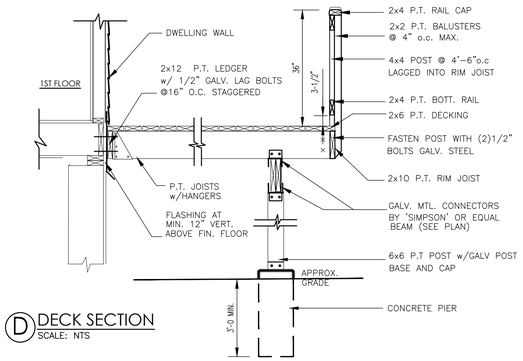

D DECK SECTION
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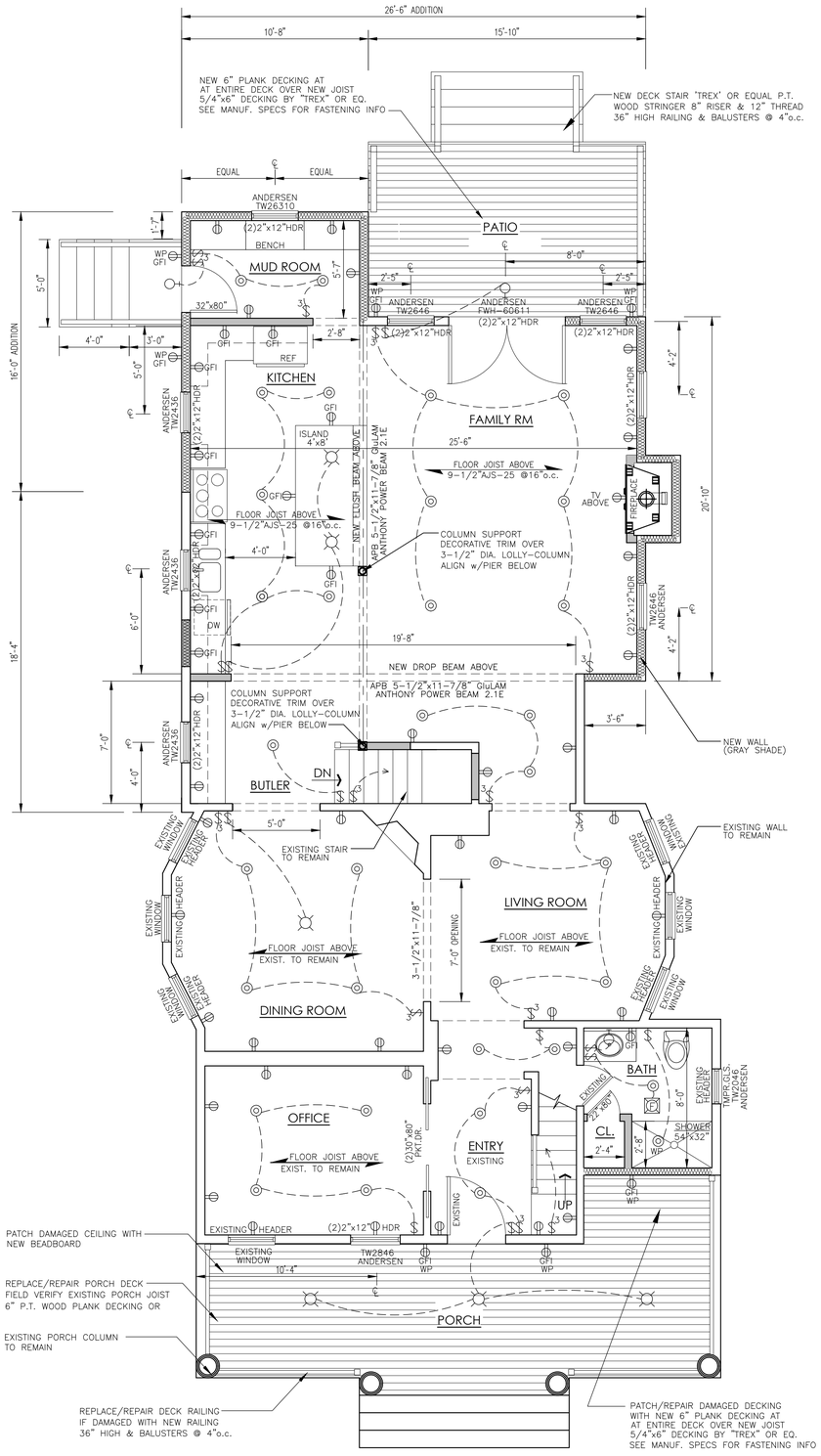
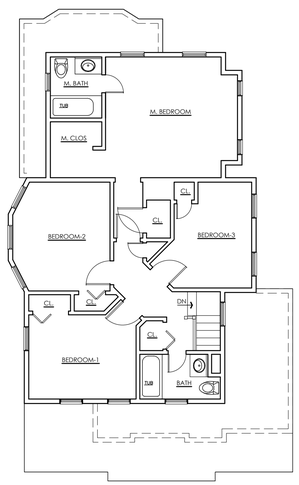
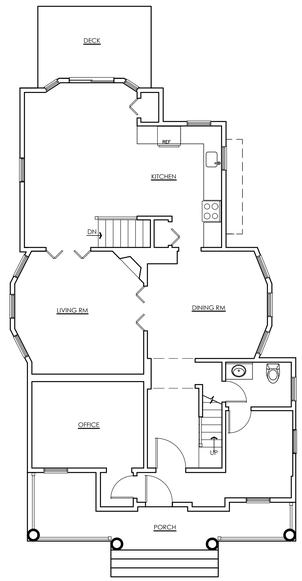


FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

CONSTRUCTION LEGEND

- EXISTING WALL
- NEW EXTERIOR WALL (SEE SECTION) 2"x4" WOOD STUD @16"o.c. WITH R-15HD FIBERGLASS BATT INSULATION AND 1/2" GYPSUM BOARD
- NEW WALL (TYPE-1) 1/2" GYPSUM BOARD BOTH SIDES ON 2x4" WOOD STUD @ 16"o.c.
- FIRE RATED WALL (1 HOUR RATED) (EXTERIOR WALL WITHIN 5FT SETBACK) TENANT SEPARATION WALL @ INTERIOR 5/8" GYPSUM BOARD BOTH SIDES TYPE-'X' FIRE RATED OVER 2"x4"@16"o.c. WOOD STUDS SEE DETAIL-1
- SPEC. DOOR TYPE AS PER OWNER AT NEW DOOR SEE SPEC FOR SIZE
- EXIST. FOUNDATION WALL OVER EXIST. CONT. CONCRETE FOOTING (CMU BLOCK) FIELD VERIFY
- NEW FOUNDATION WALL OVER NEW CONT. CONCRETE FOOTING SEE WALL SECTION

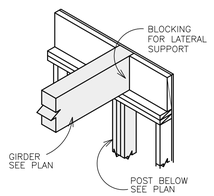
ELECTRICAL LEGEND

	NEW DUPLEX ELECTRIC OUTLET
WP	NEW DUPLEX ELECTRIC OUTLET WATER PROOF – EXTERIOR GRADE
GFI	DUPLEX OUTLET GROUND FAULTS – GFI
$	LIGHT SWITCH
$3	LIGHT SWITCH 2–WAY 3–WAY WIRING
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
F	EXHAUST FAN FIXTURE TO EXHAUST TO EXTERIOR
	CEILING RECESSED LIGHT FIXTURE 4" DIA. FIXTURE
SD	APPROVED SMOKE DETECTOR INTERCONNECTED 12.0 vOLT SYSTEM WITH BATTERY BACKUP
CO	APPROVED CARBONMONOXIDE DETECTOR INTERCONNECTED 12.0 vOLT SYSTEM WITH BATTERY BACKUP

NOTE: SECOND FLOOR RECESSED HOUSING TO BE 'IC' FULLY INSULATED CEILING

ALL NEW WINDOWS TO BE
'ANDERSEN' – SERIES '400'
DOUBLE HUNG

SPECIAL NOTE:
INTERIOR WALLS SHOWN AS 5" NOMINAL



② BEAM BEARING
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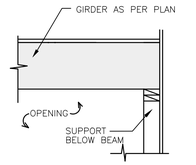

③ BEAM HEADER DETAIL
SCALE: NTS

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TEL 973.904.0094 FAX 973.904.0095
WWW.PUZIOARCHITECTS.COM

ALTERATION & ADDITION
AT
SINGLE FAMILY DWELLING
244 SOUTH PLEASANT AVENUE
RIDGEWOOD, NEW JERSEY

Robert Adam Puzio, AIA
Licence No.
NJ ..... AI 15225

CONSTRUCTION PLAN
Drawing Title

Rev:

Project No. 20-070
Drawn by: RAP
Project Date. 10.12.20
Drawing No. A-4
OF 5 SHEETS

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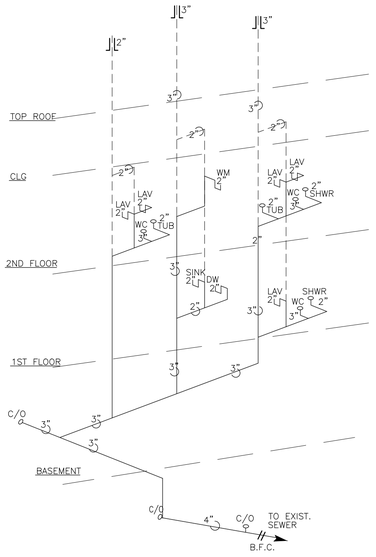


PLUMBING RISER DIAGRAM

NOT TO SCALE

PLUMBING TO CONFORM TO LATEST PLUMBING CODE

PLUMBING SCHEDULE

FIXTURE	BRANCH PIPING			
	HOT WATER	COLD WATER	DRAIN	TRAP
WATER CLOSET (TOILET)		1/2" COPPER or PEX	3" PVC	
LAVATORY OR SINK	1/2" COPPER or PEX	1/2" COPPER or PEX	2" PVC	2" PVC
SHOWER	1/2" COPPER or PEX	1/2" COPPER or PEX	2" PVC	2" PVC
TUB	1/2" COPPER or PEX	1/2" COPPER or PEX	2" PVC	2" PVC
WASHING MACHINE	1/2" COPPER or PEX	1/2" COPPER or PEX	2" PVC	2" PVC

PLUMBING NOTES:

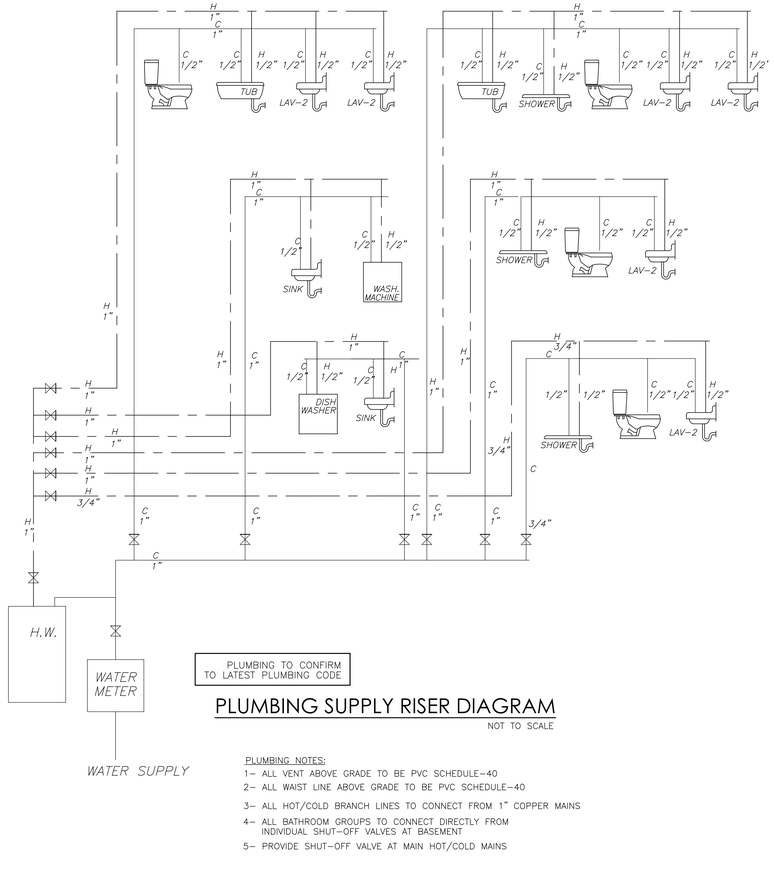
1– ALL VENT ABOVE GRADE TO BE PVC SCHEDULE–40

2– ALL WAIST LINE ABOVE GRADE TO BE PVC SCHEDULE–40

3– ALL HOT/COLD BRANCH LINES TO CONNECT FROM 1" COPPER MAINS OR 'PEX'

4– ALL BATHROOM GROUPS TO CONNECT DIRECTLY FROM INDIVIDUAL SHUT–OFF VALVES AT BASEMENT

5– PROVIDE SHUT–OFF VALVE AT MAIN HOT/COLD MAINS



PLUMBING TO CONFIRM TO LATEST PLUMBING CODE

PLUMBING SUPPLY RISER DIAGRAM

NOT TO SCALE

PLUMBING NOTES:

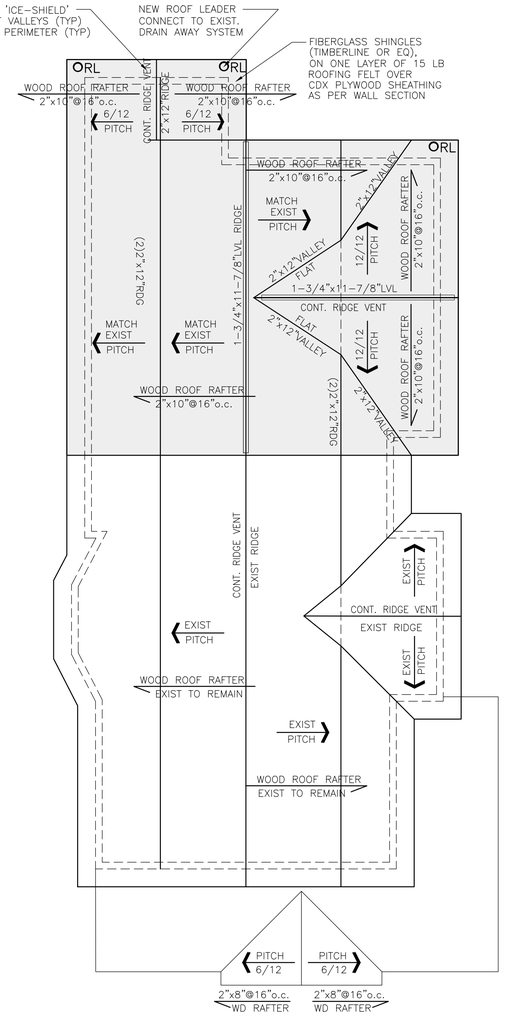
1– ALL VENT ABOVE GRADE TO BE PVC SCHEDULE–40

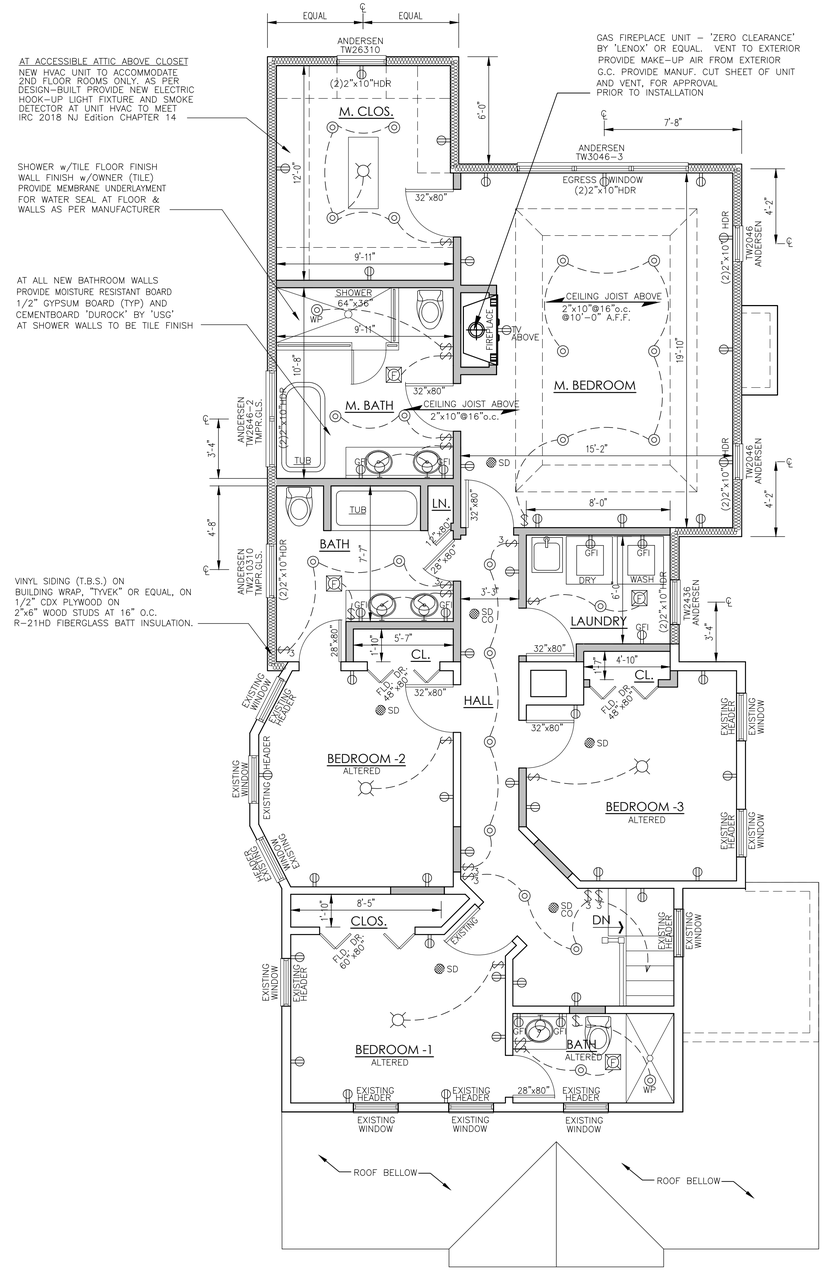
2– ALL WAIST LINE ABOVE GRADE TO BE PVC SCHEDULE–40

3– ALL HOT/COLD BRANCH LINES TO CONNECT FROM 1" COPPER MAINS

4– ALL BATHROOM GROUPS TO CONNECT DIRECTLY FROM INDIVIDUAL SHUT–OFF VALVES AT BASEMENT

5– PROVIDE SHUT–OFF VALVE AT MAIN HOT/COLD MAINS





SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'–0"

LOADING SCHEDULE

FLOOR:	LIVE LOAD	40 PSF	CEILING:	LIVE LOAD	20 PSF	ROOF:	LIVE LOAD	30 PSF
	DEAD LOAD	10 PSF		DEAD LOAD	10 PSF		DEAD LOAD	10 PSF
	TOTAL	50 PSF		TOTAL	30 PSF		TOTAL	40 PSF

ALL WOOD FRAMING SHALL BE DUGLAS FIR, LARCH GRADE–2 OR OTHER SPECIES HAVING FOLLOWING MIN. STRUCTURAL PROPERTIES.

Fb = 1250 PSI SINGLE
Fb = 1450 PSI MULTIPLE MEMBERS

2ND FLR. BEDROOM FLOOR: LIVE LOAD 30 PSF

ALL STRUCTURAL DESIGN AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, ALL STEEL SHALL CONFORM TO ASTM A–36 SPECS.

ALL NEW WINDOWS TO BE 'ANDERSEN' – SERIES '400' DOUBLE HUNG

SPECIAL NOTE:
INTERIOR WALLS SHOWN AS 5" NOMINAL

PUZIO ARCHITECTS

R. A. PUZIO ARCHITECT INC.
785 TOTOWA ROAD, TOTOWA, NJ 07512
TEL 973.904.0094 FAX 973.904.0095
WWW.PUZIOARCHITECTS.COM

ALTERATION & ADDITION AT

SINGLE FAMILY DWELLING

244 SOUTH PLEASANT AVENUE
RIDGEWOOD, NEW JERSEY

Robert Adam Puzio, AIA
Licence No.

NJ ..... AI 15225

CONSTRUCTION PLAN

Drawing Title

Rev:

Project No. 20-070

Drawn by: RAP

Project Date. 10.12.20

Drawing No. A-5

OF 5 SHEETS

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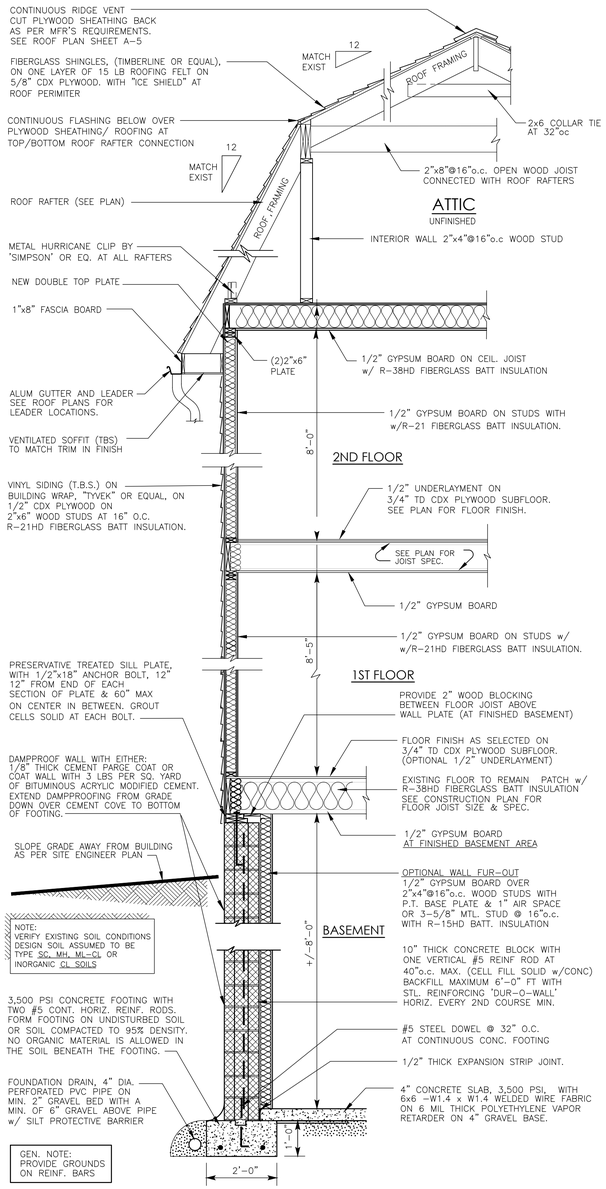
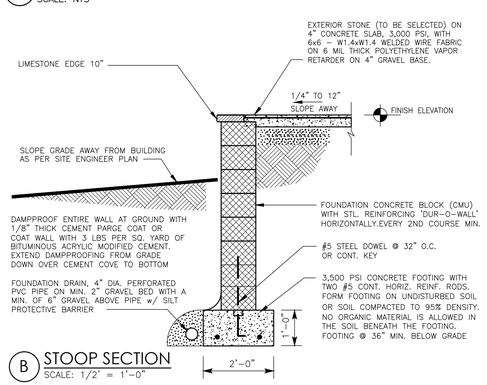
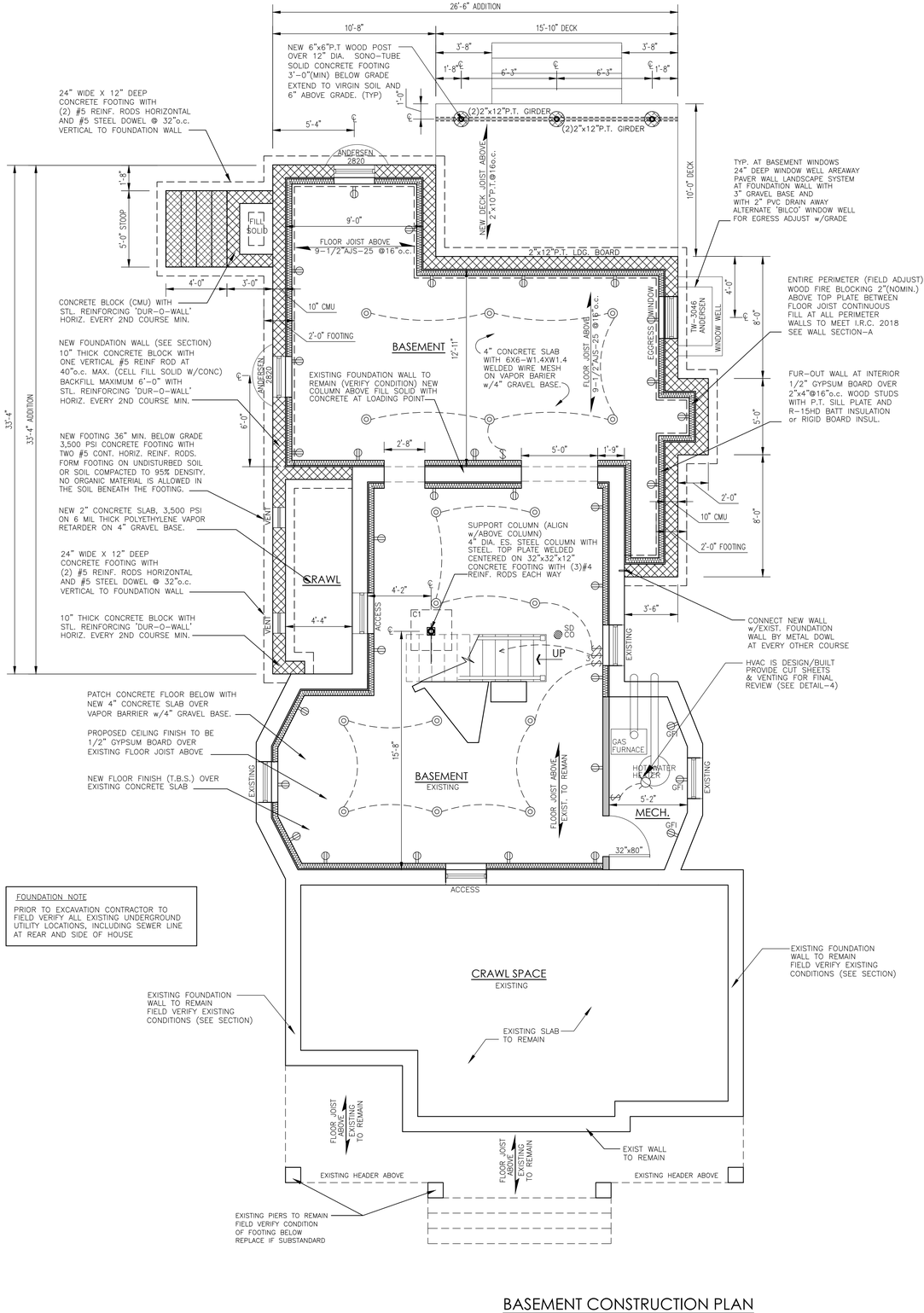


A TYPICAL WALL SECTION AT ADDITION
SCALE: NTS



B STOOP SECTION
SCALE: 1/2" = 1'-0"



BASEMENT CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

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Drawing No. A-3
OF 5 SHEETS