1. THE SCOPE OF WORK FOR THIS SET OF DRAWINGS INCLUDES INTERIOR RENOVATIONS ON THE FIRST AND SECOND FLOOR OF AN EXISTING HOME, A NEW FRONT PORCH AND ROOF ALONG WITH A SECOND FLOOR ADDITION ABOVE THE EXISTING LIVING ROOM. 2. CONTRACTOR IS RESPONSIBLE FOR ATTAINING ALL REQUIRED BUILDING PERMITS 3. CONTRACTOR IS RESPONSIBLE FOR ATTAINING MARKOUTS OF ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR DIGGING. 4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONDENSING UNITS LOCATION, GAS METER LOCATION AND GAS EXHAUST LOCATIONS PER CODE REQUIREMENTS AND WITHIN THE SETBACKS.

CODE REFERENCE: N.J.A.C. 5:23-UNIFORM CONSTRUCTION CODE, STATE OF NEW JERSEY

5. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CURRENT BUILDING CODES AS LISTED BELOW:

INTERNATIONAL RESIDENTAIL CODE, NJ EDITION (2021) NJ REHABILITATION SUBCODE **BARRIER FREE SUBCODE** 5:23-3.16 THE NATIONAL ELECTRICAL CODE (2020) NFPA 70 **INTERNATIONAL MECHANICAL CODE, NJ EDITION (2021)** 5:23-3.20 5:23-3.22 **INTERNATIONAL FUEL GAS CODE, NJ EDITION (2021)** NATIONAL STANDARD PLUMBING CODE, NJ EDITION (2021) 5:23-3.15 INTERNATIONAL ENERGY CONSERVATION CODE, NJ EDITION (2021)

5:23-3.18 5:23-3.7 BARRIER FREE SUBCODE

6. ALL PRODUCTS OR SPECIFIED PRODUCT SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.

DESIGN LOADS: DEAD LOAD 20 PSF (FIRST FLOOR) 20 PSF (SECOND FLOOR) 40 PSF (SECOND FLOOR) SNOW LOAD 15 PSF (ROOF)

1. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK. 2. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE 3. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-SUBCONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT 4. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT

5. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING

. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS 2. NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.

. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION. 2. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OI 3. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER

5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE HOME, BUILDING OR BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE. 6. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHAL 7. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN COMMERCIAL PROJECTS OF SIMILAR SCOPE. 2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY 3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS. 4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS. 5. THE GENERAL CONTRACTOR AND THE GC'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY. 6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT. 7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER. 8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

NOT ALL SPECIFICATIONS LISTED ARE RELEVANT TO THIS PROJECT, GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK. PLEASE NOTIFY ARCHITECT OF DISCREPANCIES.

- FOLLOWING STRIPPING OF SURFACE TOP SOIL, STRIPPING OR ORGANIC MATERIALS AND RELOCATION OF EXISTING UTILITIES THE SUB-GRADE SURFACE IN AREAS WITHIN THE FOOTPRINT OF THE ADDITION SHALL BE THOROUGHLY COMPACTED. - AFTER EXCAVATION FOR NEW FOOTINGS, THOROUGHLY COMPACT TRENCH BOTTOM WITH A VIBRATING PLATE COMPACTOR - GRADING AT PERIMETER OF NEW ADDITION SHALL BE SLOPED @ MINIMUM OF 5 PERCENT AWAY FROM STRUCTURE FOR A

- 4000 PSI CONCRETE FOR ALL FOOTINGS - FOOTINGS SHALL BE MINIMUM 3'-0" BELOW FINAL GRADE; VERIFY WITH LOCAL CODES

- ALL CELLS WITH REINFORCING SHALL BE GROUTED SOLID; REINFORCING PER DETAILS

- USE TYPE M MORTAR; WALL ANCHOR 1 FOOT FROM CORNERS MAXIMUM, 4 FOOT O/C; USE LOAD BEARING MASONRY BLOCK

- 3' OF ICE GUARD AT START OF ALL OVERHANGS AND VALLEYS - 15# FELT PAPER ALL ROOF SURFACES - GAK-ELK TIMBERLINE 30-YEAR ASPHALT SHINGLES OR APPROVED EQUAL; INSTALLATION PER MANUFACTURERS

- VENT ROOF AS INDICATED IN ROOF PLANS.

WOOD FRAMING NOTES REFER TO SPECIFIC FRAMING NOTES ON THIS SHEET

ELECTRICAL NOTES - REFER TO SPECIFIC ELECTRICAL NOTES ON A1.1

- 3 ½" CLOSED CELL SPRAY INSULATION WITH INTEGRAL VAPOR BARRIER @ EXISTING 3.5" EXTERIOR WALLS; MINIMUM R-2

- 5 $rac{1}{2}$ " BATT WITH VAPOR BARRIER @ 5.5" EXTERIOR WALLS; MINIMUM R-20 $\check{}$ - 10" BATT WITH VAPOR BARRIER @ CEILINGS; MINIMUM R-38

- 10" BATT WITH VAPOR BARRIER @ FLOORS AS REQUIRED; MINIMUM R-30 - USE VENT BAFFLES AS REQUIRED AND AS INDICATED IN THE DRAWINGS.

MECHANICAL SYSTEM - FIRST FLOOR ADDITION TO BE SUPPLIED WITH NEW HEATING AND COOLING UTILIZING EXISTING HVAC UNIT IN THE BASEMENT. THE MECHANICAL UNIT AND DUCTWORK WILL BE LOCATED WITHIN THE NEW ATTIC SPACE; PROVIDE SUPPLY AND RETURN DUCTWORK AS REQUIRED PER CODE MINIMUM.

PLUMBING
- ALL PLUMBING TO BE IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.

- ALL PIPE ROUTING SHALL NOT BE WITHIN ANY STRUCTURAL WALL OR FRAMING MEMBER.

SPECIFIC MATERIAL SPECIFICATIONS: ALL MATERIAL AND FIXTURE SELECTIONS ARE TO BE PROVIDED AS LISTED UNLESS CHANGE HAS BEEN FORMALLY SUBMITTED TO ARCHITECT AND APPROVED BY BOTH ARCHITECT AND OWNER.

- WOOD FLOORING TO BE UNFINISHED; STAINED AND SEALED ON FIRST FLOOR OF HOME - ALL WALLS TO RECEIVE ONE COAT OF GLIDDEN GRIPPER PRIMER AT A MINIMUM.

- ALL WALLS TO RECEIVE TWO COATS OF FINISH PAINT; FINISH PAINT COLOR TO BE BENJAMIN MOORE AS DIRECTED BY OWNER. - ALL FINAL PAINT COLORS TO BE SELECTED BY OWNER. - PAINTS IN BATHROOM AREA TO BE MOISTURE AND MILDEW RESISTANT TYPE PAINTS. WOOD BASE TRIM

- WOOD BASE TRIM STYLE AS SELECTION BY OWNER.

- ALL DRYWALL IN ALL BATHROOMS SHALL BE 1/2" MOLD RESISTANT. - ALL SURFACES TO RECEIVE TILE ARE TO HAVE 1/2" USG CEMENT BOARD.

- ALL RECESSED LIGHTING LOCATED IN CEILING WITH INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND FIXTURE TYP SHALL BE SELECTED BY OWNER. PROVIDE WET RATED FIXTURES IN ALL BATHROOMS.

INTERIOR DOORS - ALL DOORS ARE TO HAVE 1 1/2" PAIR BUTTS.

- ALL DOORS ARE TO BE PAINTED AS PER SPECIFICATIONS - ALL DOOR HARDWARE SHALL BE SELECTED BY THE OWNER & INSTALLED BY THE GENERAL CONTRACTOR. - ALL FRONT EXTERIOR AND GARAGE ENTRY DOORS TO BE PAINTED / SEALED AS PER OWNER.

REFER TO WINDOW NOTES. ALL WINDOW ENERGY VALUES SHALL MEET THE VALUES AT A MINIMUM AS ESTABLISHED PER THE

RESCHECK REPORT INCLUDED IN CONJUNCTION WITH THIS SET OF DRAWINGS. - EXTERIOR DOOR SHALL BE A ANDERSON DOORS AS SELECTED BY OWNER; DOOR HARDWARE SHALL BE SELECTED BY OWNER.

ALL EXTERIOR DOOR ENERGY VALUES SHALL MEET THE VALUES AT A MINIMUM AS ESTABLISHED PER THE RESCHECK REPORT 169.77 INCLUDED IN CONJUNCTION WITH THIS SET OF DRAWINGS. GC SHALL COORDINATE THE FINAL DIMENSIONS OF SPACE AND PROVIDE TO THE OWNER PRIOR TO CABINET SELECTION. GC

SHALL PURCHASE AND INSTALL CABINETS AND COUNTERTOPS AS SELECTED BY OWNER.

EXTERIOR WINDOWS REQUIREMENTS 00 SERIES WINDOWS MINIMUM UNLESS OTHERWISE NOTED. FINISH, COLOR AND

HARDWARE AS PER OWNER. - ALL WINDOWS SHALL HAVE SCREENS - ALL WINDOWS ARE TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

- BATHROOM WINDOWS SHALL BE TEMPERED - ALL WINDOWS ARE TO BE CAULKED AND SEALED.

- ALL WINDOWS ARE TO HAVE FLASHING INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. - (* OR EGRESS) DENOTES EGRESS WINDOW - SEE REQUIREMENTS BELOW

- ALL WINDOWS SHALL HAVE LOW-E GLAZING - CONTRACTOR SHALL COORDINATE ALL WINDOW SIZES, ROUGH OPENINGS REQUIREMENTS AND HEADERS.

- WINDOW STYLE TO BE SELECTED BY OWNER; SIZE OF WINDOWS AS INDICATED ON THE DRAWINGS.

THE SILL HEIGHT ABOVE THE FINISHED FLOOR IS A MAX. OF 44"

THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET.

THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24" HIGH. THE MINIMUM EGRESS WINDOW OPENING IS 20" WIDE.

THE EGRESS WINDOW MUST HAVE A GLASS AREA OF NOT LESS THAN 8% OF THE TOTAL FLOOR AREA OF ROOM(S) FOR WHICH IT IS SERVICING, TO ALLOW THE MINIMUM AMOUNT OF SUFFICIENT NATURAL

THE EGRESS WINDOW MUST HAVE A OPENING AREA OF NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM(S) FOR WHICH IT IS SERVICING, TO ALLOW THE MINIMUM AMOUNT OF NATURAL VENTILATION. *

ROUGH CARPENTRY SHALL CONFORM TO THE PRESCRIPTIVE STANDARDS IN THE CURRENT IRC AS WELL AS THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST VERSION, AS PUBLISHED BY THE AMERICAN WOOD COUNCIL. IN THE CASE OF CONFLICTS BETWEEN THESE PUBLICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. -DIMENSIONS AND SIZES OF FRAMING SHOWN ON PLANS BASED ON PRELIMINARY SIZING AND LAYOUT. VERIFY ALL FRAMING MEMBER DIMENSIONS, SIZES, QUANTITIES, AND LOCATIONS BASED ON ACTUAL FIELD CONDITIONS TO REFLECT VARIATIONS IN EXISTING FRAMING SIZES AND LOCATION, WALL LAYOUT, REQUIRED ROUGH OPENINGS EXISTING COLUMN / BEARING WALL LOCATIONS, ETC. AND MAKE THE NECESSARY REVISIONS. -ALL FRAMING SHALL FOLLOW ALL RECOMMENDATIONS IN THE 2015 ED. WFCM GUIDE (WOOD FRAME CONSTRUCTION IN HIGH WIND AREAS) FOR 120 MPH EXPOSURE B.

-G.C. TO ENSURE THAT ALL COLUMN POINT LOADS AND BEARING WALLS HAVE A CONTINUOUS LOAD PATH FROM -INTERIOR WALL DIMENSIONS WILL BE DICTATED BY THE LOCATION OF THE LOAD BEARING COLUMNS AND WALLS BELOW. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING FOR APPROVAL BEFORE PROCEEDING. -DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS. BATHROOM SHOWERS AND TUBS. AND ALL INTERIOR WINDOW AND DOOR HEADERS ARE (2) 2X12 AT OPENINGS > 6' WIDE OR (2) 2X10 AT OPENINGS < 6' WIDE OR AS INDICATED ON PLANS - PROVIDE 1 BASE PLATE AND 2 TOP PLATES AT ALL WALLS, ALL FLOOR JOISTS ARE AS PER PLAN.

- INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

- ENTIRE HOME TO RECEIVE WEATHER BARRIER WRAP INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. - 2X10 MINIMUM #2 DOUGLAS FIR LEDGER BOARD SHALL BE CONNECTED TO EXISTING RIM BOARD WITH 1/2" DIAMETER BY 4" LONG MINIMUM GALVANIZED LAG SCREWS AT 6" OC STAGGERED TOP AND BOTTOM; MAINTAIN 2" FROM TOP AND BOTTOM TO CENTER OF SCREW. -PROVIDE 2X12 OR 1 1/4" TIMBERSTRAND LSL RIM BOARDS AT ALL EXTERIOR RIM JOIST LOCATIONS. -ALTERNATE OR SUBSTITUTED FLOOR AND ROOF FRAMING SYSTEMS ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS AS DICTATED IN THE GENERAL NOTES. CONTRACTOR TO SUPPLY ALL SPECIFICATIONS, SHOP DRAWINGS AND LAYOUT DRAWINGS TO LOCAL CODE OFFICIAL AND ARCHITECT PRIOR TO ORDERING MATERIALS. -FOLLOW MANUFACTURES DETAILS FOR ALL ENGINEERED LUMBER FRAMING SYSTEMS. PROVIDE OWNER / ARCHITECT ALL CONNECTION INSTALLATION CUT SHEETS - INCLUDING BUT NOT LIMITED TO: CANTILEVERS, BEARING POINTS, WEB STIFFENERS, SQUASH BLOCKS, NAIL PATTERNS, AND ALL ENG. TO ENG. CONNECTIONS. -MAINTAIN 2" CLEAR FROM WOOD FRAMING TO MASONRY AS REQ'D BY BUILDING CODE. -LUMBER SHALL BE AIR OR KILN DRIED WITH A MOISTURE CONTENT LESS THAN 15%. LUMBER SHALL BE FREE OF -DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER USED AS STUDS (VERTICAL APPLICATIONS ONLY) SHALL BE PERMITTED TO BE NO. 3 OR STUD GRADE. -SET JOISTS WITH NATURAL CAMBER UP

-GLUE ALL SHEATHING USING CONTINUOUS BEADS OF CONSTRUCTION ADHESIVE ON ALL SUPPORTING MEMBERS WALL AND ROOF SHEATHING SHALL BE INSTALLED USING ADHESIVE COATED NAILS. FLOOR SHEATHING SHALL BE INSTALLED USING SCREWS. SHEATHING SHALL BE AS FOLLOWS, OR AN EQUAL PRODUCT THAT PROVIDES EQUIVALENT STRENGTH, DURABILITY, AND SPAN RATINGS.

EXTERIOR WALL FLOOR ROOF

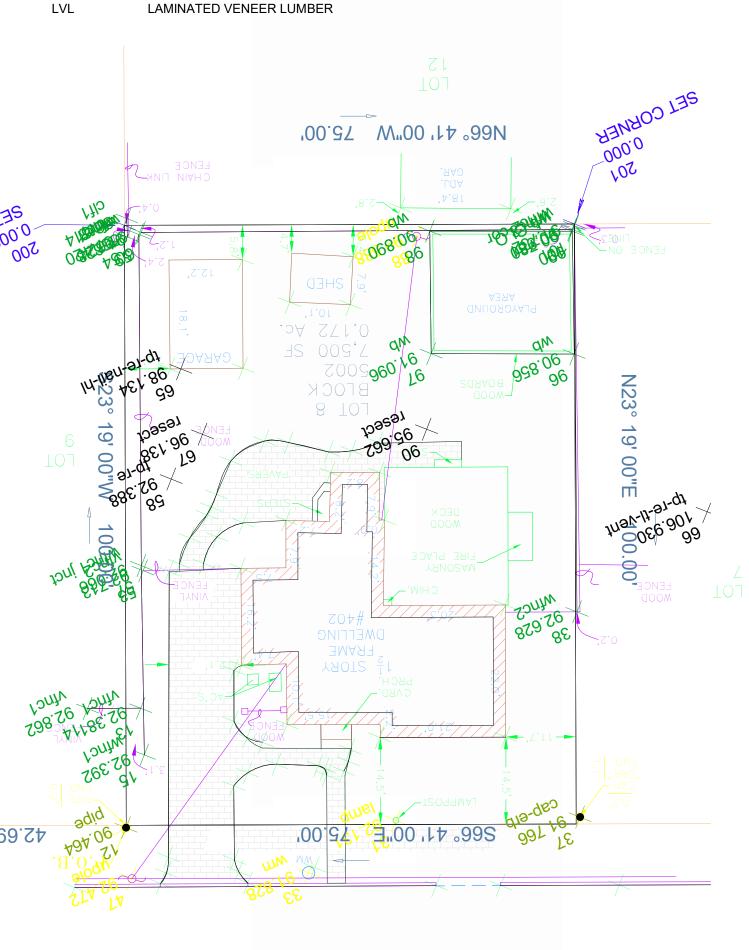
1/2" APA-RATED 24/0 CDX PLYWOOD 3/4" ADVANTECH T&G UNDERLAYMENT 1/2" APA-RATED 32/16 CDX PLYWOOD

-WALLS SHALL BE FRAMED WITH 2x4" OR 2"X6" LUMBER @ 16" OC UNLESS OTHERWISE NOTED. FOR BEARING WALLS THAT ARE NOT CONTINUOUSLY SHEATHED ON ONE SIDE, PROVIDE SOLID BLOCKING AT INTERVALS NOT TO EXCEED 4 FEET. -INSTALL DOUBLE JOISTS UNDER INTERIOR WALLS WHERE WALLS ARE PARALLEL TO JOISTS. -INTERIOR AND EXTERIOR HEADERS SHALL BE BUILT UP (DOUBLE) 2" NOMINAL THICKNESS DIMENSIONAL LUMBER, SIZED IN ACCORDANCE WITH IRC, UNLESS OTHERWISE NOTED ON PLANS. WHERE HEADERS ARE BUILT FROM 2" NOMINAL THICKNESS LUMBER, PROVIDE 1/2" PLYWOOD SPACER TO ENSURE HEADER IS SAME THICKNESS AS

PROVIDE SOLID WOOD BRIDGING FOR FLOOR JOIST SPANS EXCEEDING 8 FEET. INSTALL BRIDGING SUCH THAT-MAXIMUM SPACE BETWEEN BRIDGING IS 4 FEET. -WOOD IN CONTACT WITH MASONRY OR CEMENT SHALL BE PRESSURE TREATED. PROVIDE SILL FOAM SEALER BETWEEN MASONRY AND SILL PLATES. -FLOOR JOISTS WITHIN 18" OF FINISHED GRADE SHALL BE PRESSURE TREATED PROVIDE FIRE STOPPING AT ALL WALLS AND FLOORS AS NEEDED PER IRC.

-HIP RAFTERS, VALLEY RAFTERS, AND ROOF RIDGES SHALL BE LVL MEMBERS OF ONE SIZE LARGER THAN RAFTERS, UNLESS OTHERWISE NOTED. -PROVIDE BOTH RIDGE STRAPS AND COLLAR TIES IN UPPER 1/3 OF ROOF FOR EACH PAIR OF OPPOSING ROOF -WHERE CUTS/NOTCHES, ETC. ARE MADE IN FRAMING MEMBERS IN ACCORDANCE WITH IRC, REINFORCE CUT AREAS WITH MATERIAL OF EQUIVALENT STRENGTH. -PROVIDE APPROVED FRAMING HANGERS, ANCHORS ETC. FOR ALL RAFTER/JOIST CONNECTIONS TO FLUSH BEAMS, HEADERS, AND GIRDERS. GC TO CONFIRM LOCAL CODE FOR SPECIAL STRAPS, HURRICANE CLIPS, ETC. REQUIRED BLOCKING AND BRACING, AND REACTIONS SHALL BE PROVIDED IN ADVANCE OF STARTING FRAMING WORK. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY AN ENGINEER WHO IS LICENSED TO -MATERIAL PROPERTIES FOR ENGINEERED LUMBER SHALL MEET/EXCEED THE FOLLOWING SPECIFICATIONS. FASTEN BUILT-UP LVL BEAMS AS PER MANUFACTURER INSTRUCTIONS. I-JOISTS SHALL BE TRUSJOIST TJI230 BY WEYERHAEUSER OR APPROVED EQUAL.

OPPOSITE ABOVE FINISH FLOOR **OPTION/ OPTIONAL BOTTOM OF** ORIENTED STRAND BOARD BEAM **ROUGH OPENING** BETWEEN CONCRETE MASONRY UNIT CMU SIMII AR EXTERIOR DOOR STRUC **STRUCTURAL GENERAL CONTRACTOR** TOP OF GYPSUM BOARD TYPICAL GROUND FAULT CIRCUIT INTERRUPTER **UNLESS OTHERWISE NOTED** HORIZONTAL VERTICAL INTERIOR DOOR WITH INFORMATION INTERIOR



(S3IAAV (PAVEMENT WIDTH

MORRISEY ROAD (50' R.O.W.)

SITE PLAN (PROPOSED)

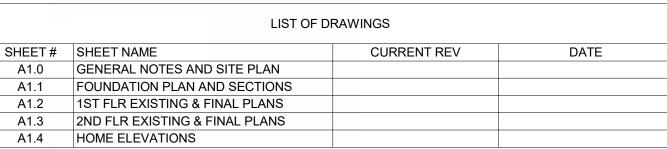
HOME RENOVATION

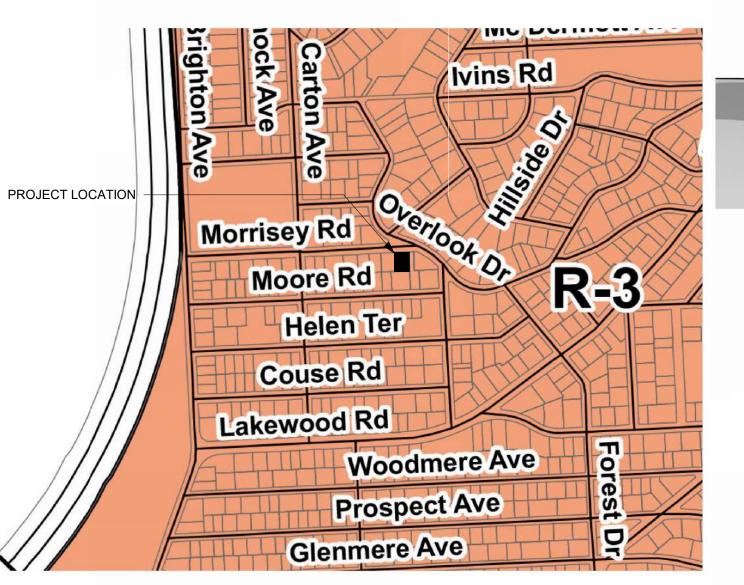
BLOCK 5002, LOT 8

402 Morrisey Road Neptune, NJ 07753

402 Morrisey Road Neptune, NJ 07753

100% CONSTRUCTION **DOCUMENTS - 04/19/2025**





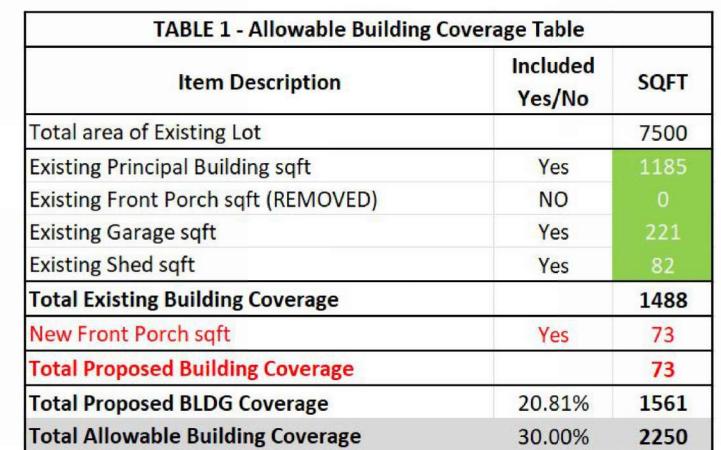


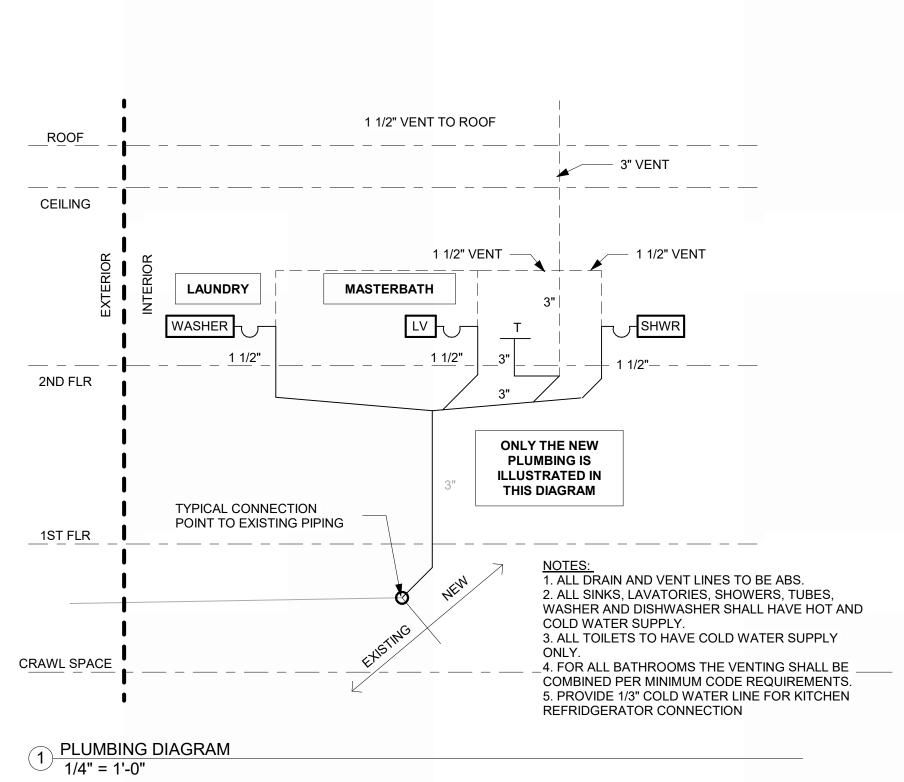
ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS 7,500 | 5.80 | N/A | 75 | 75 | 100 | 20 | 10 | 20 | 30* | 30% | 45% | 2.5 | 35 | 2,000

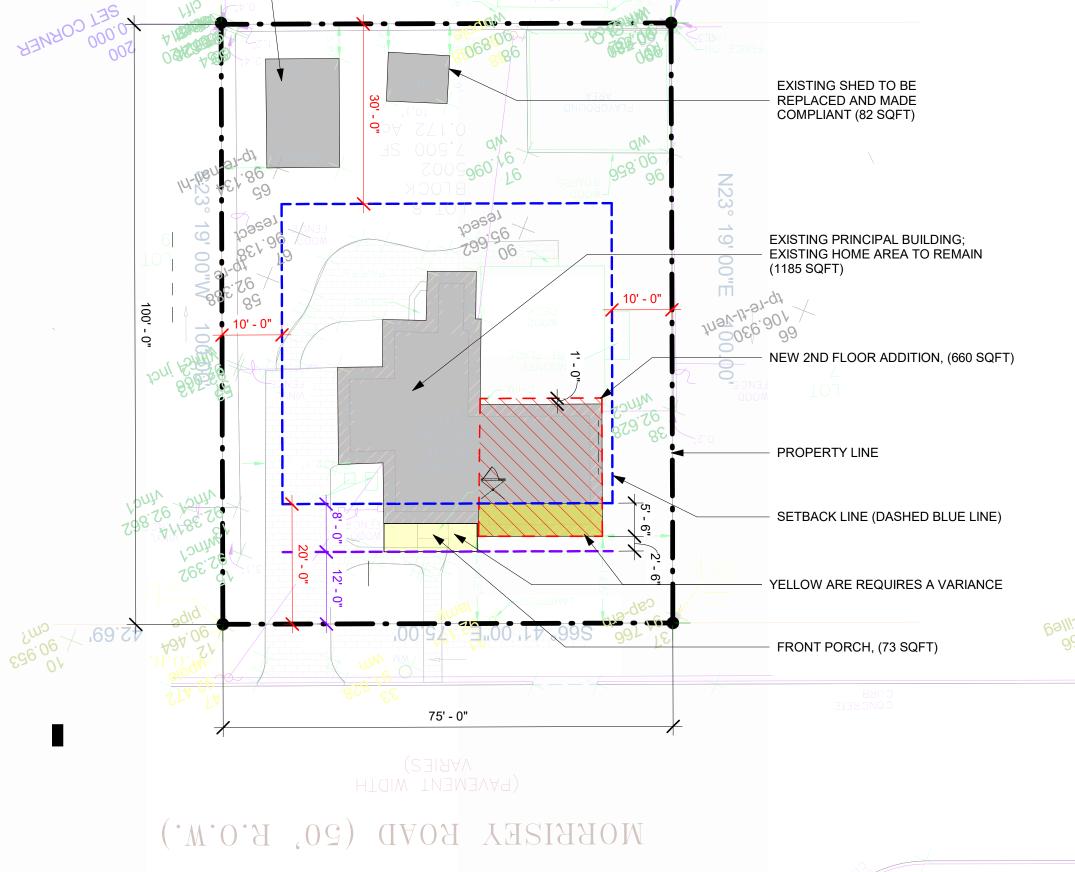
* see Section 411.07 relating to Supplementary Regulations for Decks and Porches Porch setbacks. For single family dwellings, a porch may extend no more than eight (8)

5 EXISTING HOME PERSPECTIVE

feet into the required front and/or rear setback area. No porch for a single-family dwelling may extend into a side setback area. No porch associated with any multi-family residential use may extend into any setback area. The front yard setback of a porch shall not be considered the front yard setback of the principal building to which it is attached.







100.87 W"00 114°88N

1. ZONE R-2. USE GROUP R-5. 2. CONSTRUCTION CLASS IS TYPE VB.

EXISTING GARAGE TO

REMAIN (221 SQFT)

3. PROPERTY SETBACKS ARE 10' ON THE SIDE PROPERTY LINES. 3A. PROPOSED DESIGN IS NOT LOCATED WITHIN 10' SIDE PROPERTY SETBACKS. 4. SECOND FLOOR AREA 4. PROPERTY SETBACKS ARE 30' FROM THE REAR PROPERTY LINES. 4A. PROPOSED DESIGN IS NOT LOCATED WITHIN REAR PROPERTY SETBACK. 5. PROPERTY SETBACKS ARE 25' ON FRONT FROM THE FRONT PROPERTY LINE. 5A. PROPOSED DESIGN IS NOT LOCATED WITHIN FRONT PROPERTY SETBACK. 6. MAXIMUM BUILDING HEIGHT IS 35' AND 2 1/2 STORIES. 6A. PROPOSED BUILDING HEIGHT IS WITHIN ALLOWABLE LIMITS

7. EXISTING HOUSE SQ FT TOTAL = 1,476 SQ FT 8. PROPERTY SETBACKS ARE <u>AS INDICATED IN THE DIAGRAM</u>.
9. TOTAL AREA OF EXISTING LOT IS <u>10,398 SQ FT.</u> SITE PLAN (PROPOSED)

GENERAL PERMIT INFORMATION: 1. NUMBER OF STORIES 2. HEIGHT OF STRUCTURE 3. FIRST FLOOR AREA 5. AREA OF LARGEST FLOOR 6. NEW BUILDING AREA 7. VOLUME OF NEW STRUCTURE 8. MAX LIVE LOAD 9. MAX OCCUPANCY LOAD

24'-10"' EXISTING, NEW TO MATCH EXISTING 1697 SQFT (WITH NEW ADDITIONS) 1564 SQFT (WITH ADDITION AREA) (1ST FLOOR) 1697 SQFT (WITH NEW ADDITIONS) 221 SQFT (1ST FLOOR) 660 SQFT (2ND FLOOR) 14,500 CUFT (WITH FRONT PORCH AREA)

(6) BASED ON # OF BEDROOMS

SHEET NAME As indicated PEEPLES01-2025

Checked by

A1.0

100% CONSTRUCTION

DRAWINGS

GENERAL

NOTES AND

SITE PLAN

04/19/2025

ANZZOLIN ARCHITECTURAL LLO

904 PROSPECT AVE

SPRING LAKE HEIGHTS, NJ 07762

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ADAM ANZZOLIN, AIA

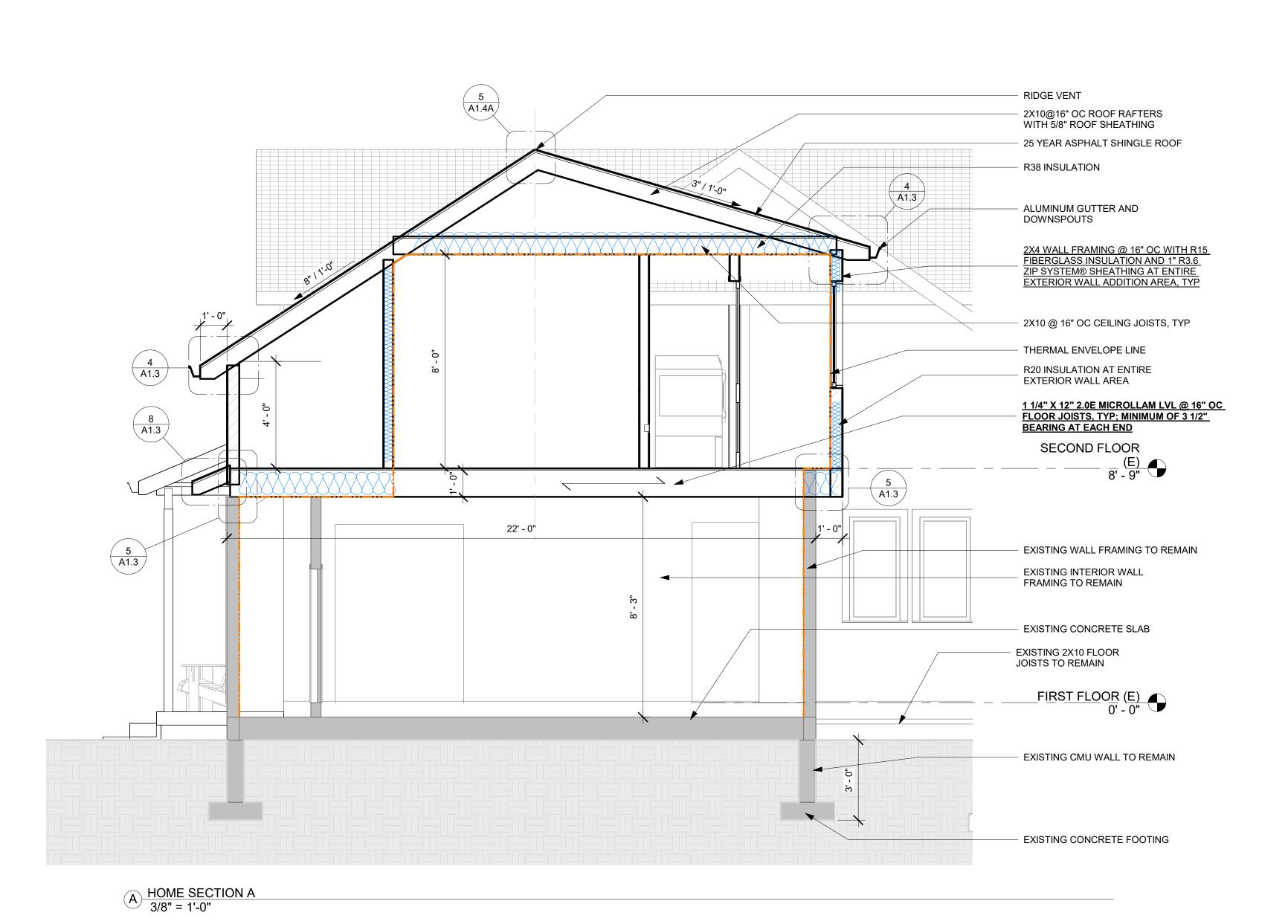
SEAL NJ LICENSE # 01821300

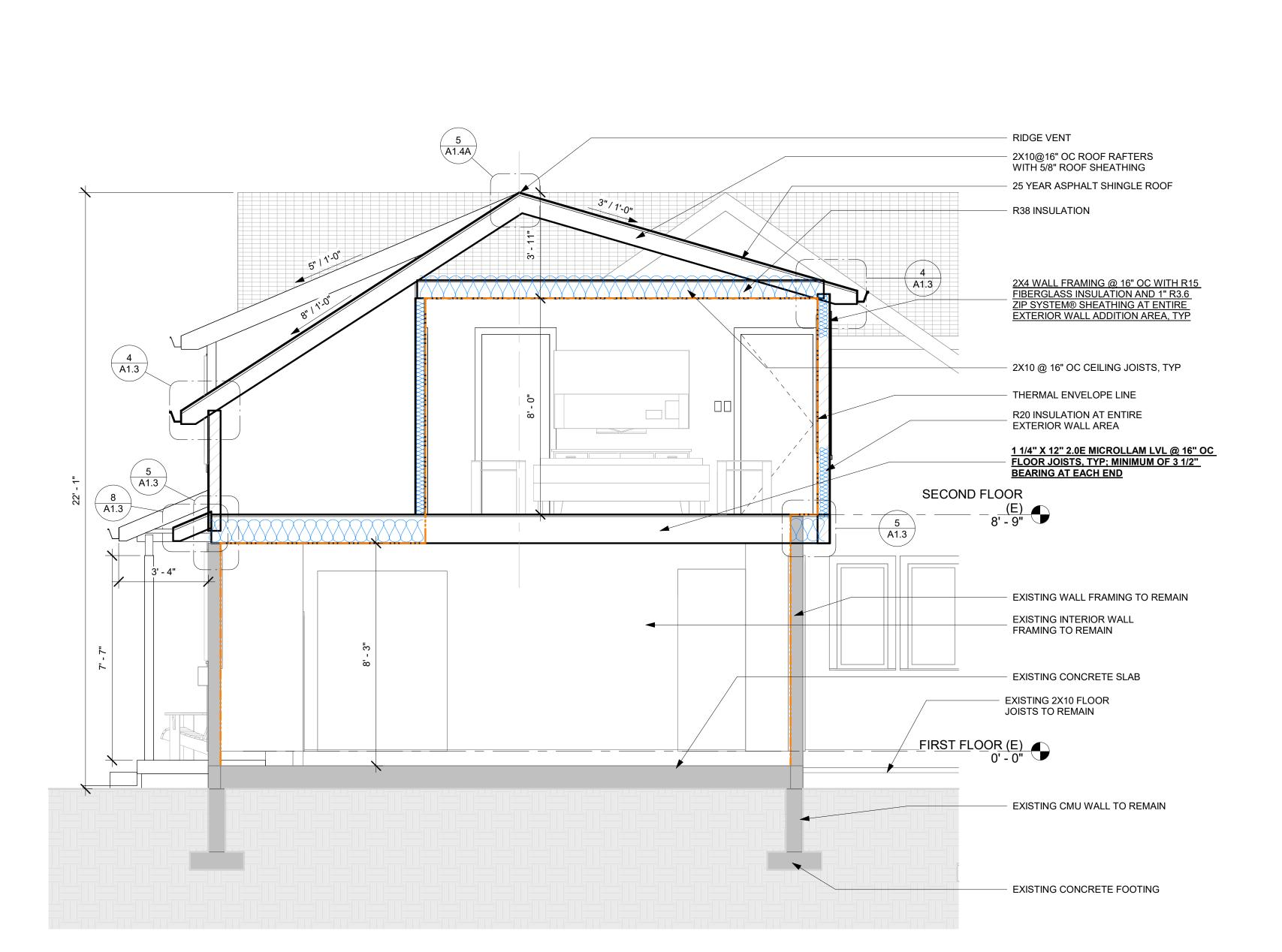
APPEARING HEREIN CONSTITUTE ORGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE

OF ETHICS AND A THEFT OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PERSECUTED TO THI

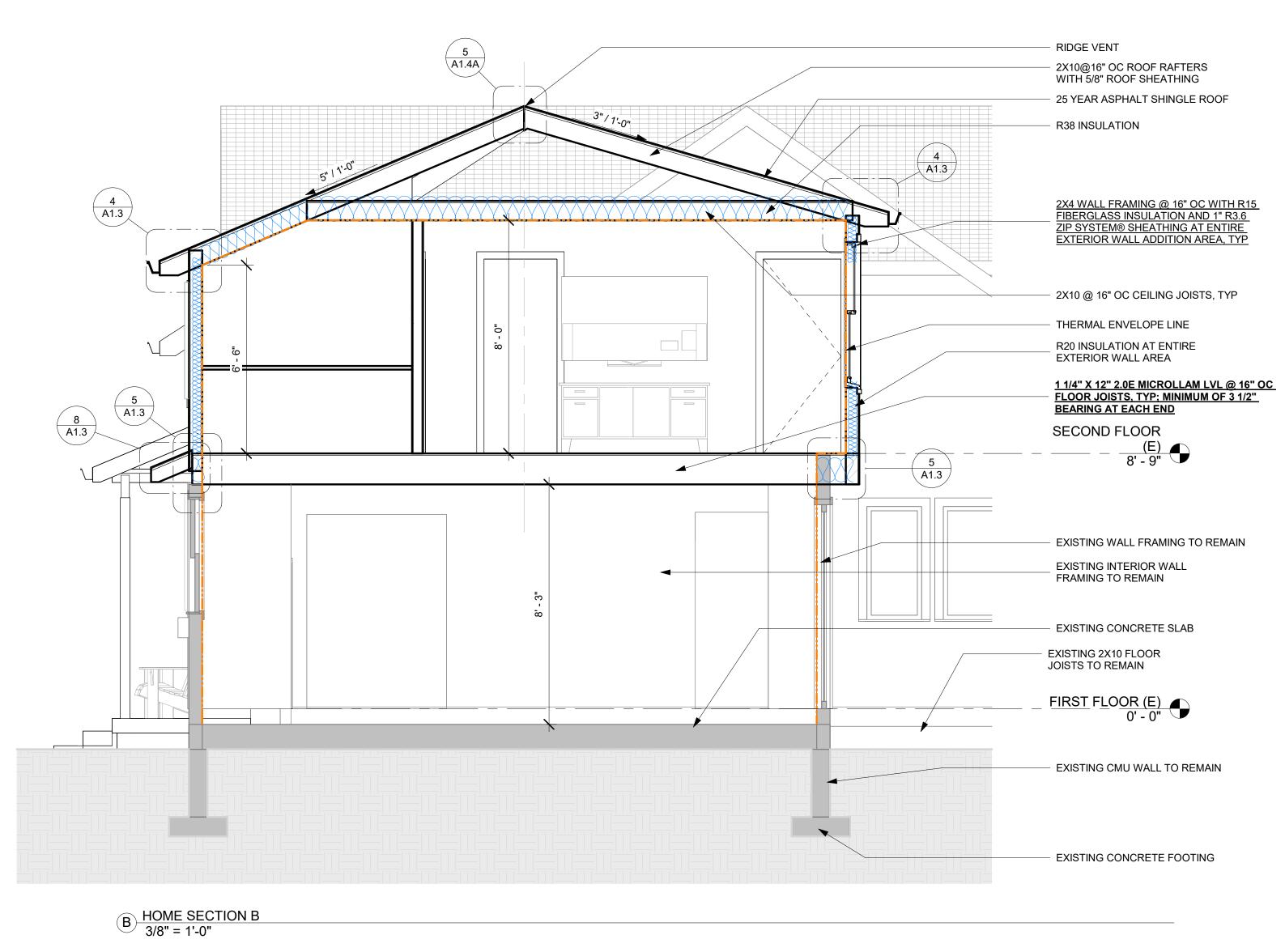
RPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A

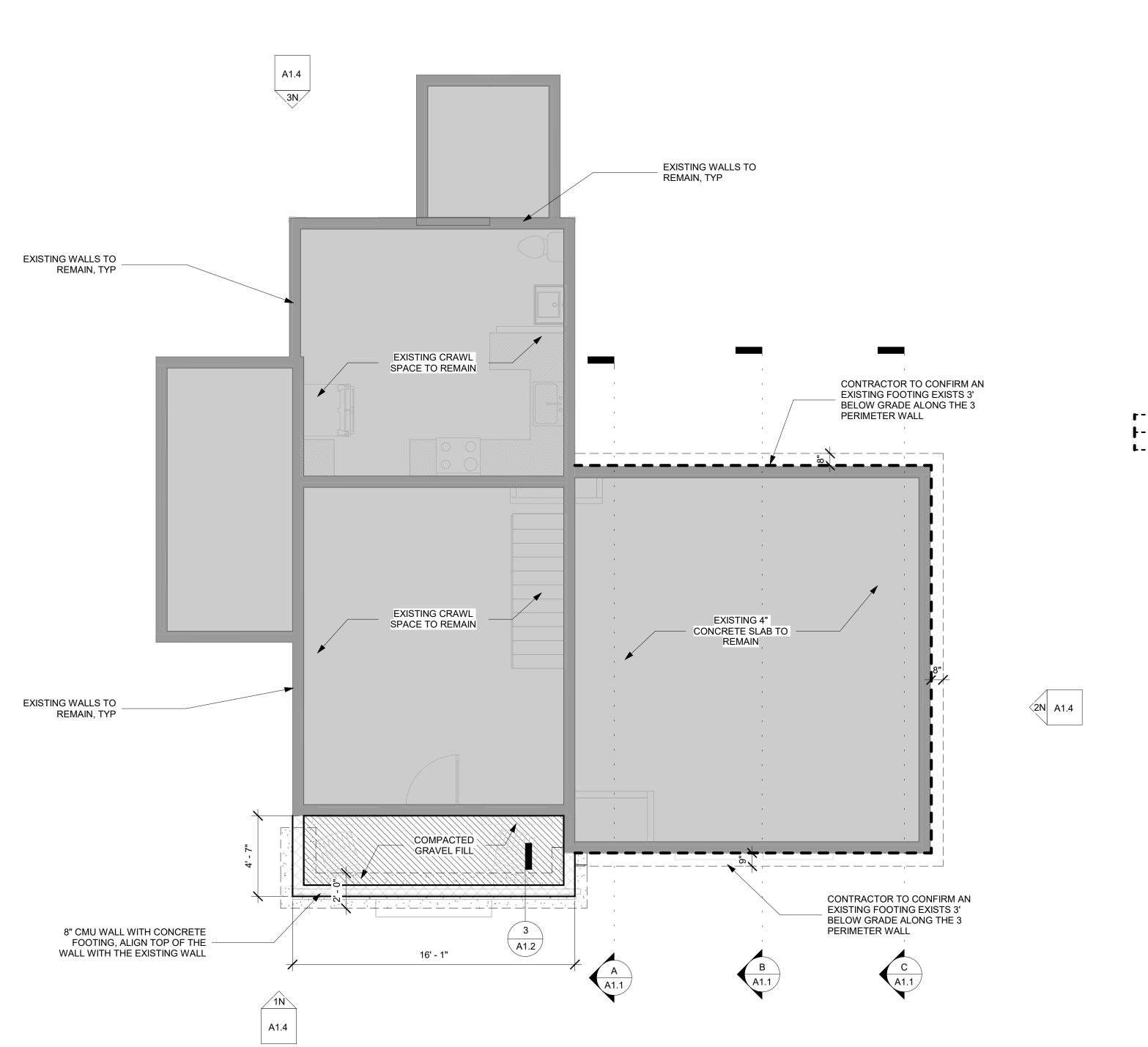
PROJECT NUMBER



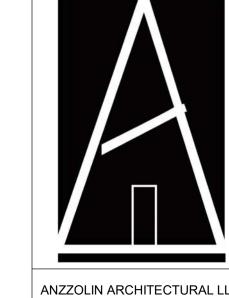


C HOME SECTION C 3/8" = 1'-0"





S2 FINAL BASEMENT PLAN
1/4" = 1'-0"



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ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE ORGINAL AND
UNPUBLISHED WORK OF THE ARCHITECT. THE
REPRODUCTION OF THIS DRAWING FOR THE
PURPOSE OF COPYING THIS WORK OR REVISING
SAID DRAWING SHALL BE CONSIDERED A
VIOLATION OF BOTH THE PROFESSIONAL CODE
OF ETHICS AND A THEFT OF COMPANY ASSETS,
BOTH OF WHICH SHALL BE PERSECUTED TO THE
FULLEST EXTENT OF THE CURRENT STATUTES.

No. Description Date

PEEPLES
RENOVATIONS
402 Morrisey Road
Neptune, NJ 07753

100% CONSTRUCTION DRAWINGS

Date 04/19/2025
Drawn by AA
Checked by AA

FOUNDATION
PLAN AND
SECTIONS

As indicated
SCALE
PEEPLES01-2025

PROJECT NUMBER

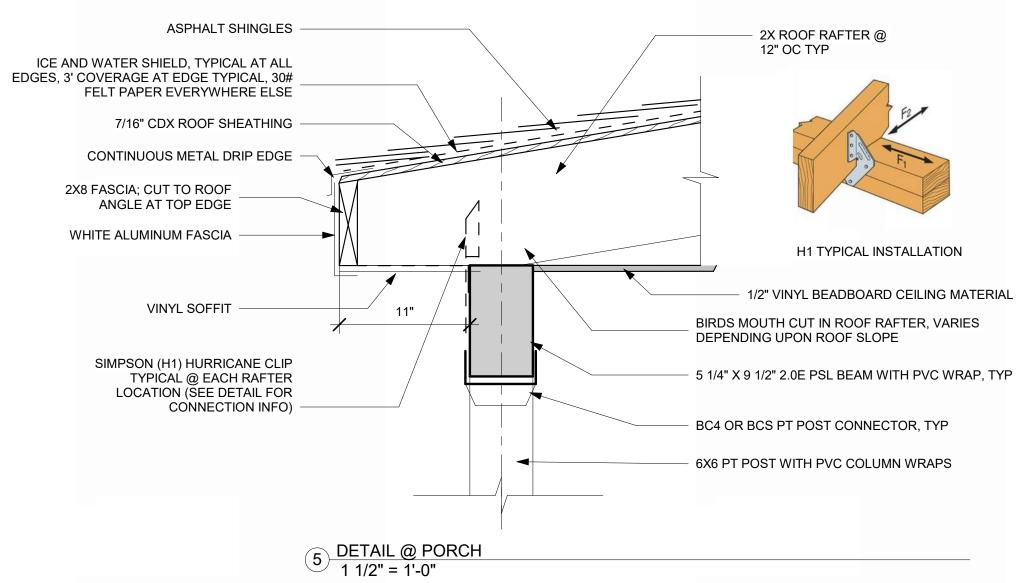
A1.1

		NUMBER AND TYPE		
ITEM	DESCRIPTION OF BUILDING ELEMENTS	OF FASTENER ^{a, b, c}	SPACING AND LOCATION	
		Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 ¹ / ₂ ' × 0.113') or 3-8d common (2 ¹ / ₂ ' × 0.131'); or 3-10d box (3' × 0.128'); or 3-3' × 0.131' nails	Toe nail	
2	Ceiling joists to top plate	4-8d box (2 ¹ / ₂ ' × 0.113'); or 3-8d common (2 ¹ / ₂ ' × 0.131'); or 3-10d box (3' × 0.128'); or 3-3' × 0.131' nails	Per joist, toe nail	
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3* × 0.128*); or 3-16d common (3*/2* × 0.162*); or 4-3* × 0.131* nails		
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail	
5	Collar tie to rafter, face nail or 1 ¹ / ₄ * × 20 ga, ridge strap to rafter	4-10d box (3* × 0.128*); or 3-10d common (3* × 0.148*); or 4-3* × 0.131* nails	Face nail each rafter	
6	Rafter or roof truss to plate	3-16d box nails (3 ¹ / ₂ " × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss	
7	Roof rafters to ridge, valley or hip rafters or roof rafter	4-16d (3 ¹ / ₂ " × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail	
1	to minimum 2' ridge beam	3-16d box 3 ¹ / ₂ * × 0.135*); or 2-16d common (3 ¹ / ₂ * × 0.162*); or 3-10d box (3* × 0.128*); or 3-3* × 0.131* nails	End nail	

TABLE	R602.3(1)	FASTENIN	G SCHEDULE

TEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{2, 2, 0}	SPACING AND LOCATION	
		Wall	1	
		16d common (3 ¹ / ₂ " × 0.162")	24° o.c. face nail	
8	Stud to stud (not at braced wall panels)	10d box (3" × 0.128"); or 3" × 0.131" nalls	16' o c. face nail	
54	Stud to stud and abutting studs at intersecting wall corners	16d box (3 ¹ / ₂ ' × 0.135'), or 3' × 0.131' nails	12' o.c. face nail	
	(at braced wall panels)	16d common (3 ¹ / ₂ ° × 0.162°)	16' o.c. face nail	
10	Built-up header (2' to 2' header with 1/2' spacer)	16d common (31/2" × 0.162")	16" o.c. each edge face nail	
	commutation (c. to c. industri vini 12 spaces)	16d box (3 ¹ / ₂ ' × 0.135')	12" o.c. each edge face nail	
11	Continuous header to stud	5-8d box (2 ¹ / ₂ " × 0.113"); or 4-8d common (2 ¹ / ₂ " = 0.131"); or 4-10d box (3" × 0.128")	Toe nail	
		16d common (3 ¹ / ₂ " × 0.162")	16° o.c. face nail	
12	Top plate to top plate	10d box (3" × 0 128"), or 3" × 0.131" neils	12' o.c. face nail	
13	Double top plate splice	8-16d common (3 ¹ / ₂ * × 0.162*); or 12-16d box (3 ¹ / ₂ * × 0.135*); or 12-10d box (3* × 0.128*); or 12-3* × 0.131* nails	Face nail on each side of end joint (minimum 24* lap splice length eac side of end joint)	
	Pottom pinto to loist des falot band laint es	16d common (31/2" × 0.162")	16" o.c. face nail	
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3 ¹ / ₂ " × 0.135"); or 3" × 0.131" nails	12" o.c. face nail	
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 ¹ / ₂ " × 0.135*); or 2-16d common (3 ¹ / ₂ " × 0.162*); or 4-3" × 0.131" nails	3 each 16° o.c. face nail 2 each 16° o.c. face nail 4 each 16° o.c. face nail	
16	Top or bottom plate to stud	4-8d box (2 ¹ / ₂ " × 0.113"); or 3-16d box (3 ¹ / ₂ " × 0.135"); or 4-8d common (2 ⁵ / ₂ " × 0.131"), or 4-10d box(3" × 0.128"); or 4-3" × 0.131" nails	Toe nall	
		3-16d box (3 ¹ / ₂ * × 0.135*); or 2-16d common (3 ¹ / ₂ * × 0.162*); or 3-10d box (3* × 0.128*); or 3-3* × 0.131* nails	End nail	
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3"/ ₂ " × 0.162"); or 3-3" × 0.131" nails	Face nail	
18	1* brace to each stud and plate	3-8d box $(2^{1}/_{2}^{*} \times 0.113^{*})$; or 2-8d common $(2^{1}/_{2}^{*} \times 0.131^{*})$; or 2-10d box $(3^{*} \times 0.128^{*})$; or 2 staples $1^{3}/_{4}^{*}$	Face nail	
19	1" × 6" sheathing to each bearing	3-8d box (2 ¹ / ₂ " × 0.113"); or 2-8d common (2 ¹ / ₂ " × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1 ³ / ₄ " long	Face nail	
20	1" × 8" and wider sheathing to each bearing	3-8d box (2 ¹ / ₂ " × 0.113"); or 3-8d common (2 ¹ / ₂ " × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1 ³ / ₄ "long Wider than 1" × 8"	Face nail	
		4-8d box (2 ¹ / ₂ * 0.113*); or 3-8d common (2 ¹ / ₂ * v.0.131*); or 3-10d box (3* v.0.128*); or 4 staples, 1* crown, 16 ga., 1 ³ / ₄ * long		

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
		Floor	
21	Joist to sill, top plate or girder	4-8d box (2 ¹ / ₂ " × 0.113"); or 3-8d common (2 ¹ / ₂ " × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
	CHRONOUS AND	8d box (21/2" × 0.113")	4' o.c. toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2 ¹ / ₂ * × 0.131*); or 10d box (3* × 0.128*); or 3* × 0.131* nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2 ¹ / ₂ * × 0.113*); or 2-8d common (2 ¹ / ₂ * × 0.131*); or 3-10d box (3* × 0.128*); or 2 staples, 1* crown, 16 ga., 1 ³ / ₄ * long	Face nail
		Floor	
24	2* subfloor to joist or girder	3-16d box (3 ¹ / ₂ " × 0.135"); or 2-16d common (3 ¹ / ₂ " × 0.162")	Blind and face nail
25	2* planks (plank & beam—floor & roof)	3-16d box (3 ¹ / ₂ " × 0.135"); or 2-16d common (3 ¹ / ₂ " × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 [†] / ₂ * × 0.162*) 4-10 box (3* × 0.128*), or 4-3* × 0.131* nails; or 4-3* × 14 ga. staples, ⁷ / ₁₆ * crown	End nail
	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32* o.c. at top and bottom and staggered.
27		10d box (3' × 0.128'); or 3' × 0.131' nails	24* o.c. face nail at top and bottom staggered on opposite sides
21		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice





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DOOR SCHEDULE - FIRST FLOOR							
#	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT		COMMENTS	
ID2.6	2' - 0"	6' - 8"	2' - 1"	6' - 9"			
WINDOW SCHEDULE - FIRST FLOOR							
#	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT	SILL HEIGHT	COMMENTS	

