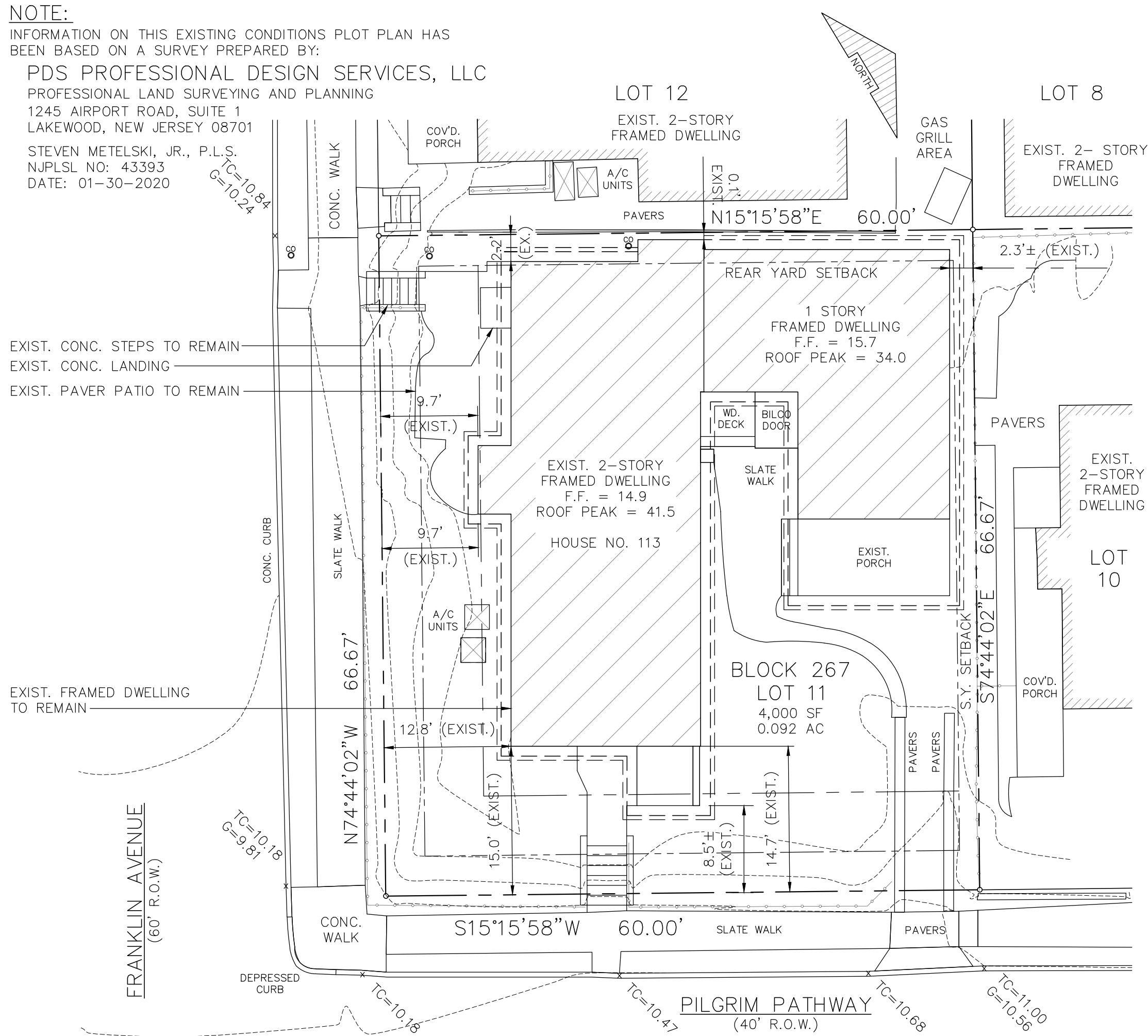
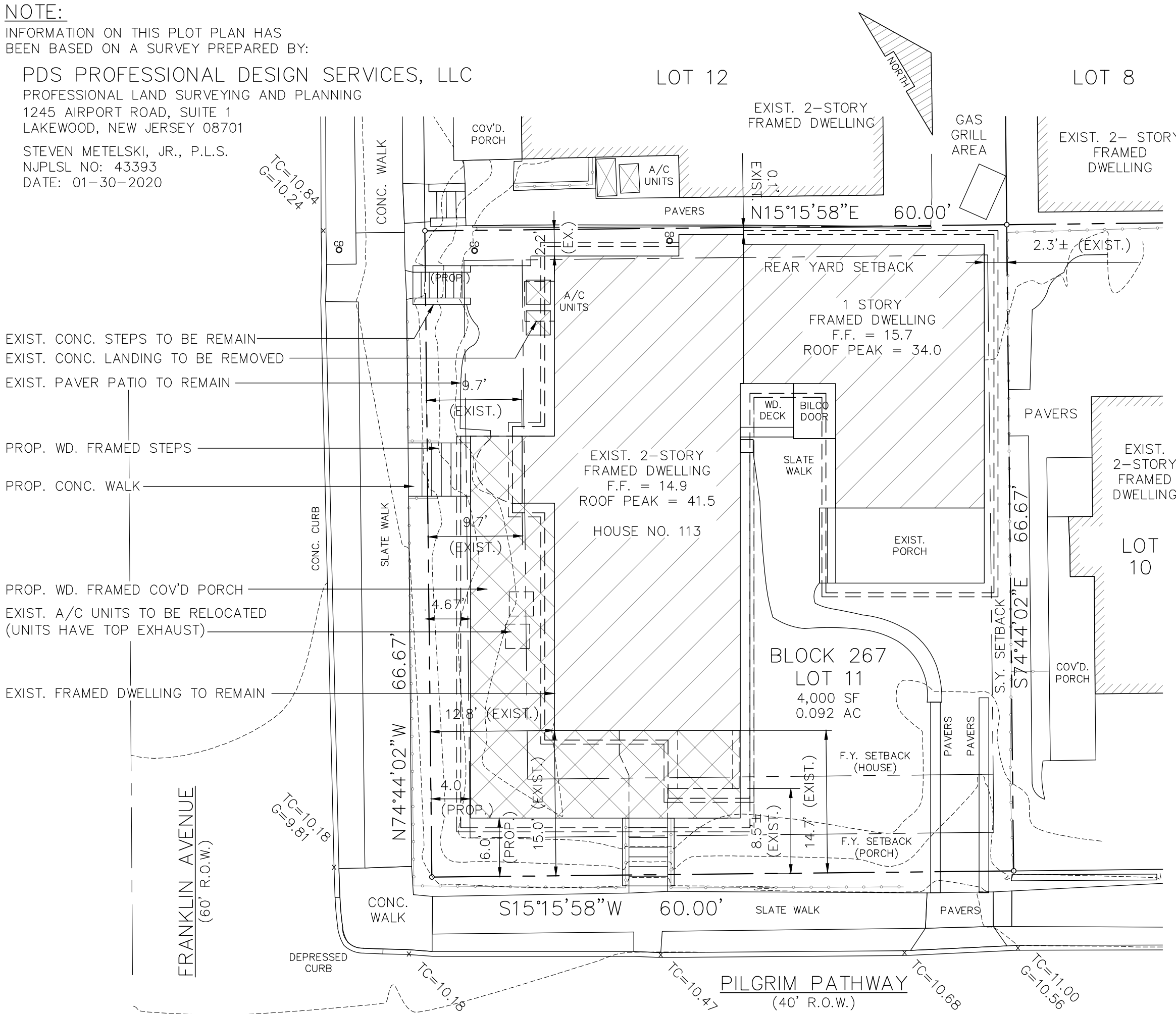


NOTE:
INFORMATION ON THIS EXISTING CONDITIONS PLOT PLAN HAS
BEEN BASED ON A SURVEY PREPARED BY:
PDS PROFESSIONAL DESIGN SERVICES, LLC
PROFESSIONAL LAND SURVEYING AND PLANNING
1245 AIRPORT ROAD, SUITE 1
LAKEWOOD, NEW JERSEY 08701
STEVEN METELSKI, JR., P.L.S.
NJPLSL NO: 43393
DATE: 01-30-2020



PLOT PLAN - EXISTING CONDITIONS
SCALE: 1" = 10'

NOTE:
INFORMATION ON THIS PLOT PLAN HAS
BEEN BASED ON A SURVEY PREPARED BY:
PDS PROFESSIONAL DESIGN SERVICES, LLC
PROFESSIONAL LAND SURVEYING AND PLANNING
1245 AIRPORT ROAD, SUITE 1
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STEVEN METELSKI, JR., P.L.S.
NJPLSL NO: 43393
DATE: 01-30-2020



PLOT PLAN - PROPOSED ADDITION
SCALE: 1" = 10'

BASE FLOOD ELEVATION NOTES:

FLOOD ZONE: X
FLOOD ELEVATION (B.F.E.) = N/A
DESIGN FLOOD ELEVATION (D.F.E.) = N/A

DESIGN LOAD CRITERIA:

STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE W/
ASCE 24 (FLOOD RESISTANT CONSTRUCTION), ASCE-7
(MINIMUM DESIGN LOADS FOR BUILDINGS), AND IRC/NJ
2015, SECTION 301, AND MEETS THE FOLLOWING
REQUIREMENTS:

BASIC WINDSPEED IS 125 MPH, TABLE R301.2(1)
SNOW LOADS: 20 PSF
EXPOSURE CATEGORY: EXPOSURE C
WIND LOAD IMPORTANCE FACTOR IS 1.00 (AT OCEANLINE
IN HURRICANE PRONE REGION)

PROPOSED BUILDING COVERAGE:

EXIST. HOUSE 1,534 SF
EXIST. COVERED PORCH (RIGHT SIDE) 132 SF
PROP. COVERED PORCH 491 SF
OTHER ---

TOTAL BUILDING AREA 2,157 SF
DIVIDE BY LOT SIZE 4,000 SF
TOTAL BUILDING COVERAGE 53.93 %

FLOOR AREA (S.F.)

	EXIST.	PROPOSED	TOTAL
FIRST	1,534	---	1,534
SECOND	980	---	980
TOTAL	2,514	---	2,514

PROPOSED LOT COVERAGE:

EXIST. HOUSE 1,534 SF
EXIST. COVERED PORCH (RIGHT SIDE) 132 SF
PROP. COVERED PORCH 491 SF
EXIST. PAVER WALK (PILGRIM) 106 SF
EXIST. SLATE WALK (PILGRIM) 154 SF
PROP. CONC. WALK (PILGRIM) 10 SF
EXIST. CONC. STEPS (PILGRIM) 27 SF
EXIST. CONC. STEPS (FRANKLIN) 20 SF
EXIST. CONC. WALK (FRANKLIN) 10 SF
PROP. A/C UNITS (2 UNITS) 10 SF
PROP. BILCO DOOR/STAIRS 25 SF
PROP. DRIVEWAY (ASPHALT) ---
PROP. PATIO ---
OTHER - FRAMED DECK 30 SF
OTHER - FRAMED STAIR (FRANKLIN) 28 SF
TOTAL IMPROVED AREA 2,577 SF
DIVIDE BY LOT SIZE 4,000 SF
TOTAL LOT COVERAGE 64.43 %

NOTE:

EXIST. SIDING TO BE REMOVED AS REQ'D.
BY PORCH ADD'N., PATCH AS REQ'D. TO
MATCH EXIST. (TYP.)



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ZONING ANALYSIS

ZONE: HD-R-1 (HISTORIC DIST. SINGLE FAM.) BLOCK 267, LOT 11						C - CONFORMING NC - EXIST. NON- CONFORMING V - VARIANCE REQUIRED
ITEM	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	ORDINANCE	
1	PERMITTED USE	RESIDENCE	RESIDENCE	RESIDENCE	407.01 B.3	C
2	MIN. LOT AREA (S.F.)	1,800	4,000	4,000	SCHEDULE B	C
3	MAX. DENSITY (D.U. PER ACRE)	24.2	10	10	SCHEDULE B	C
4	MAX. FLOOR AREA RATIO	N/A	N/A	N/A	SCHEDULE B	N/A
5	MIN. LOT WIDTH (FT.)	30	60.00	60.00	SCHEDULE B	C
6	MIN. LOT FRONTAGE (FT.)	30	60.00	60.00	SCHEDULE B	C
7	MIN. LOT DEPTH (FT.)	60	66.67	66.67	SCHEDULE B	C
8	FRONT YARD SETBACK, HOUSE (FT.)	10	14.70 / 9.70	14.70 / 9.70	SCHEDULE B	C / NC/V
9	FRONT YARD SETBACK, PORCH (FT.)	4	8.5 / ---	6.00 / 4.00	SCHEDULE B	C
10	SIDE YARD SETBACK (FT.)	2	2.3±	2.3±	SCHEDULE B	C
11	COMBINED SIDE YARD SETBACK (FT.)	4	N/A	N/A	SCHEDULE B	N/A
12	REAR YARD SETBACK, HOUSE (FT.)	3.1	0.1	0.1	SCHEDULE B	NC/V
13	REAR YARD SETBACK, PORCH (FT.)	3.1	N/A	3.2	SCHEDULE B	C
14	MAX. PERCENT BUILDING COVERAGE	85	41.65	53.93	SCHEDULE B	C
15	MAX. PERCENT TOTAL LOT COVERAGE	90	50.95	64.43	SCHEDULE B	C
16	MAX. NUMBER OF STORIES	2-1/2	2	2	SCHEDULE B	C
17	MAX. BUILDING HEIGHT (FT. / STORY)	35	22.5±	22.5±	SCHEDULE B	C

REVISIONS

NO.	DATE	DESCRIPTION
1	8-3-21	3-31-21
2	DR	BY
1	DR	BY
NO.	BY	NO.

GATES
ARCHITECTURAL
DESIGN
INC.



P.O. BOX 8533
182 LANDING ROAD
LANDING
NEW JERSEY 07850

115 W. BAY WAY
LAVALLLETTE
NEW JERSEY 08735

10731 308 - 4860
17321 793 - 8600

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PROJECT

JULIE & JACK HEKKER

PORCH ADDITION
FOR

THE HEKKER
RESIDENCE

113 PILGRIM PATHWAY
NEPTUNE OCEAN GROVE, NJ

DATE: 11-2-20

SCALE: AS SHOWN

DRAWN BY: DR

CHECKED: JAG

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JOSEPH A. GATES, N.J. LICENSE NO. 12124
JOSEPH A. GATES, PA. LICENSE NO. RA-014263-B
This drawing not valid for building permits
unless signed and sealed by the Architect.

DRAWING TITLE

PLOT PLAN &
EXTER. ELEV'S.

CDN 20001200

PROJECT NO.

SHEET

20001

OF

A-1

2

RESIDENTIAL SPECIFICATIONS:

GENERAL NOTES:

UNLESS OTHERWISE NOTED BY SEPARATE AND SPECIFIC REFERENCE IN THE CONTRACT DOCUMENTS, THIS PROJECT SHALL CONFORM TO THIS SPECIFICATION.

THE START OF WORK CONSTITUTES THAT THE CONTRACTOR HAS REVIEWED, UNDERSTANDS, AND AGREES TO THE CONDITIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS.

WORK SHALL COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE, AND THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION 2018 (IRC/NJ) WITH CURRENT SUPPLEMENTS, ALL GOVERNMENT AGENCIES HAVING JURISDICTION, AND APPLICABLE UTILITY COMPANY REGULATIONS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE METHODS AND MEANS USED TO PERFORM THE WORK OUTLINED IN THE CONSTRUCTION, AND SHALL NOT BE RESPONSIBLE FOR THE SAME.

THE CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS, THE ARCHITECT FROM, AND AGAINST, AND NOT LIMITED TO, ANY AND ALL LOSS, EXPENSE, INCLUDING LEGAL FEES, OR DAMAGES, GROWING OUT OF OR RESULTING IN CONNECTION WITH, AND NOT LIMITED TO, THE EXECUTION AND METHODS OF WORK, DAMAGES, AND/OR INJURIES, EQUIPMENT, TOOLS, OR MACHINERY, USED TO PERFORM THE WORK OUTLINED IN THE CONSTRUCTION DOCUMENTS.

ALL WORK PERFORMED AS A PART OF THIS CONTRACT IS TO BE GUARANTEED BY THE CONTRACTOR AND/OR SUBCONTRACTOR TO BE FREE FROM DEFECTS ON MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK. CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO RETURN TO THE JOB AND MAKE REPAIRS AND/OR REPLACEMENT TO SUCH DEFECTS AT NO COST TO THE OWNER.

STORED MATERIALS SHALL BE PROTECTED FROM WEATHER AND DAMAGE IN ACCORDANCE WITH GOOD STANDARD PRACTICES, OR AS RECOMMENDED BY THE MANUFACTURER.

LABOR, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE HIGHEST STANDARDS OF THE INDUSTRY.

CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY INCONSISTENCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT. THE ARCHITECT RETAINS FINAL JUDGEMENT AS TO THE INTERPRETATION OF THE DOCUMENTS DRAWINGS.

IN AREAS OF DEMOLITION, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT ADJACENT AREAS AND FINISHES. MECHANICAL, PLUMBING, AND ELECTRIC SERVICES SHALL BE DISCONNECTED PRIOR TO BEGINNING ANY DEMOLITION WORK.

STAIRS SHALL BE 36" WIDE, WITH 8-1/4" MAXIMUM RISERS AND A 9" MINIMUM TREAD DEPTH. TREADS AT SOLID RISERS MUST HAVE A MIN. 3/4" NOSING.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL. HANDRAIL HEIGHT 30"-38". GUARDS AND HANDRAILS SHALL BE DESIGNED TO RESIST THE STRUCTURAL LOADING CONDITIONS IN ACCORDANCE WITH LATEST ADOPTION EDITION OR IRC/NJ.

CORROSION-RESISTANT FLASHING SHALL BE PROVIDED AT THE TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, AND AT ALL INTERSECTION AND CONDITIONS NECESSARY.

ROOF COVERINGS (SHINGLES) SHALL BE CLASS C OR BETTER.

ASPHALT (FIBERGLASS) SHINGLES SHALL NOT BE INSTALLED ON ROOF SLOPES OF LESS THAN TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12). DOUBLE-LAYER UNDERLAYMENT SHALL BE REQUIRED ON ROOF SLOPES OF FOUR OR LESS UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12).

PROVIDE SIX FASTENERS PER STRIP OF SHINGLES ON ROOFS ALONG THE ATLANTIC COASTAL AREA.

A RUBBERIZED ASPHALT LAYER OF ICE SHIELD, WITH SELF-ADHESIVE, SHALL BE PROVIDED AT THE LOW EDGE OF THE ROOF EXTENDING FROM THE FASCIA TO A POINT AT LEAST 24" HORIZONTALLY INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. A 3" WIDE LAYER OF ICE SHIELD SHALL ALSO BE LOCATED AT ALL VALLEYS, THE PERIMETER OF ALL ROOF PLANES, AND AROUND ROOF PENETRATIONS AND DORMERS.

GYPNUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF IRC/NJ. PROVIDE WATER-RESISTANT GYPUM BACKER BOARD FOR WALLS AND CEILINGS IN ALL AREAS SUBJECTED TO REPEATED DAMP CONDITIONS AND MOISTURE CONDITIONS INCLUDING BATHROOMS AND LAUNDRY ROOMS.

WOOD TRIM SHALL BE PROVIDED IN ALL SPACES (UNLESS OTHERWISE NOTED ON PLANS).

SAFETY GLASS SHALL BE PROVIDED IN AREAS WITH LOW SILLS, SHOWERS, NEAR DOOR SWINGS OR ANY OTHER HAZARDOUS LOCATIONS PER CURRENT ADOPTED EDITION OF THE IRC/NJ.

CONTRACTOR SHALL PROVIDE A DOOR BELL AND DOOR BELL PUSH BUTTON AT THE MAIN ENTRANCE. VERIFY WITH OWNER PREFERENCE FOR EITHER HARD WIRED OR WIRELESS TYPE DOOR BELL SYSTEM.

CONTRACTOR SHALL PROVIDE ALL WINDOWS, DOORS AND SKYLIGHTS WITH ALL SCREENS, EXTENSION JAMBS (AS REQUIRED) AND ACCESSORIES.

ARCHITECT IS NOT RESPONSIBLE FOR DETECTION, ADVISEMENT ON HANDLING, AND REMOVAL OF LEAD PAINT, OR LEAD CONTAINING MATERIALS, OR OF ASBESTOS, OR ASBESTOS CONTAINING MATERIALS (ACM).

ALL BIDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER. THE OWNER RESERVES THE RIGHT TO ACCEPT AND/OR REJECT ANY BIDS UNDER CONSIDERATION.

WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.

SITE NOTES:

UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN UP, REMOVE, AND PROPERLY DISPOSE OF ALL DEBRIS.

CONTRACTOR SHOULD FOLLOW RECOMMENDATIONS OF THE LOCAL SOIL CONSERVATION DISTRICT.

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH SITE CONDITIONS BEFORE EXCAVATING. PROVISIONS SHALL BE MADE PRIOR TO EXCAVATION TO DIRECT RAIN RUNOFF AWAY FROM FOOTINGS AND PROTECT THE SITE FROM SOIL EROSION.

TOPSOIL SHALL BE STOCKPILED FOR RE-USE UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL DURING THE PROGRESS OF THE WORK PROVIDE, OPERATE AND MAINTAIN ALL REQUIRED PUMPS, SUCTION AND DISCHARGE LINES, ETC., AND POWER IN SUFFICIENT NUMBER AND CAPACITY TO KEEP ALL EXCAVATIONS, PITS, TRENCHES, COLUMN FOUNDATIONS AND THE LIKE FREE FROM WATER ENTERING THE PREMISES FROM ANY SOURCE WHATSOEVER, AND UNDER ANY AND ALL CIRCUMSTANCES AND CONTINGENCIES THAT MAY ARISE.

SOIL SUPPORTING FOOTINGS SHALL HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF. AND SHALL BE LEVEL. WHEN TRENCHES ARE OVER EXCAVATED, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR RECOMMENDATIONS.

BACKFILL AT FOUNDATION TRENCHES WITHIN 5'-0" OF WALLS SHALL BE WELL GRADED GRANULAR MATERIAL, CONTAINING NO MORE THAN 15% OF MATERIAL PASSING THE #200 SIEVE. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS WHEN BACKFILLING ADJACENT TO WALLS, AND SHALL CORRECT ANY DAMAGE INCURRED TO THE SAME DURING BACKFILLING.

SITE SHALL BE ROUGH GRADED IN A NEAT MANNER, AND SHALL SLOPE AWAY FROM THE BUILDING.

TOPSOIL SHALL BE PROVIDED, IF NOT STOCKPILED ON SITE, (AND SHALL BE FREE OF ROOTS, WEEDS, ROCKS LARGER THAN 1/2", OR FOREIGN MATERIAL), AND BE EVENLY GRADED. CONTRACTOR SHALL TEST SOIL AND APPLY LIME AND FERTILIZER AS REQUIRED. PROPERTY SHALL THEN BE SEEDED AND MULCHED WITH UNWEEDED SALT HAY (UNLESS OTHERWISE NOTED).

STOCKPILE AREAS SHALL BE LEFT IN A CLEAN AND NEAT CONDITION.

FOOTING / CONCRETE NOTES:

ALL CONCRETE METHODS, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI 318, LATEST EDITION.

PRIOR TO CONSTRUCTION, TOP OF WALL ELEVATIONS AND OTHER DIMENSIONS TO BE VERIFIED BY CONTRACTOR WITH ARCHITECTURAL PLANS. INFORM ARCHITECT OF ANY ELEVATION DISCREPANCY. DO NOT BUILD WALL UNTIL ALL APPARENT VARIATIONS ARE RESOLVED BY ARCHITECT.

CENTER-LINE OF FOOTINGS AND CENTER LINES OF PIERS, COLUMNS, GRADE BEAMS AND WALLS SHALL BE THE SAME, UNLESS OTHERWISE NOTED.

CONTRACTOR TO RETAIN ALL TRUCK RECEIPTS FOR READY-MIX CONCRETE FOR ARCHITECTS REVIEW OF MIXTURE.

ADMIXTURES IN CONCRETE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

ALL CONCRETE TO BE STONE CONCRETE DEVELOPING 4,000 PSI COMPRESSIVE STRENGTHS IN 28 DAYS. UNLESS OTHERWISE NOTED, CONCRETE IS SHOWN ON PLANS. ALL CONCRETE FOR EXTERIOR FOUNDATION WALLS AND OTHER PORTIONS OF CONCRETE STRUCTURE EXPOSED TO SOIL SHALL BE AIR ENTRAINED, 4,000 PSI STONE CONCRETE.

ALL EXPOSED EXTERIOR CONCRETE SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE CONFORMING TO ASTM C260. CONCRETE SHALL HAVE AN AIR CONTENT OF 6 TO 8%.

ALL CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 564 POUNDS PER CUBIC YARD, MAXIMUM SLUMP OF 4+ 1". WATER-REDUCING ADMIXTURE MAY BE ADDED ONLY WITH ARCHITECTS PERMISSION.

ADEQUATE BRACING SHALL BE USED ON FORMS. QUALIFIED WORKMEN SHALL CONSTANTLY WATCH AND ADJUST ALL SHORES DURING CONCRETE PLACING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SCAFFOLDING.

REINFORCING STEEL, TO BE ASTM A615, GRADE 60. ALL BARS TO BE WIRED AND HELD SECURELY IN PLACE WHILE POURING CONCRETE. ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL REINFORCING AS REQUIRED. CONTINUOUS REINFORCING TO BE LAPPED 30 DIAMETERS.

CONCRETE COVER FOR REINFORCING: 3" FOR FOOTINGS, 1-1/2" FOR WALLS, 2" FOR COLUMNS, AND 3/4" FOR SLABS. FOR CONCRETE EXPOSED TO WEATHER, OR EARTH, PROVIDE 2" MINIMUM COVER.

DO NOT PLACE FOOTINGS OR SLABS ON FROZEN GROUND. WHEN FREEZING TEMPERATURES ARE EXPECTED, PROTECT FOOTING BOTTOMS FROM FROST BEFORE PLACING CONCRETE, AND TAKE MEASURES TO KEEP CONCRETE PROTECTED AS IT CURES. RETARDERS IN CONCRETE WILL NOT BE PERMITTED WITHOUT PRIOR PERMISSION OF THE ARCHITECT.

SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED A MINIMUM OF 75% OF ITS 28-DAY STRENGTH.

CONCRETE SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER PLACING.

DETAILS AND DIMENSIONS, SHOWN IN ANY SECTION, APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED.

MASONRY NOTES:

PRIOR TO START OF WORK, CONTRACTOR SHALL VERIFY TOP OF BLOCK WITH ARCHITECTURAL PLANS. TOP OF MASONRY MUST BE COORDINATED WITH PREFABRICATED STAIRS AND HEADROOM REQUIREMENTS.

MASON CONTRACTOR SHALL PROVIDE FOUNDATION WALL PENETRATIONS AS REQUIRED BY MECHANICAL AND ELECTRICAL TRADES, AND SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ANCHOR BOLTS, ETC. AS REQUIRED FOR ALL OTHER TRADES BEFORE CONCRETE IS POURED.

MORTAR SHALL BE TYPE S UNLESS OTHERWISE NOTED. (1,800 PSI PER ASTM C270).

BLOCK SHALL HAVE MINIMUM COMPRESSIVE STRENGTH ON THE GROSS AREA OF 1,060 PSI. GENERALLY, USE TYPE N. CINDER BLOCK MAY NOT BE USED IN CONTACT WITH GROUND.

REINFORCING FOR MASONRY WALLS SHALL INCLUDE THE FOLLOWING: REINFORCEMENT BARS SHALL BE GRADE 60 PER ASTM A 615. HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED 16" ON CENTER USING A 9 GAGE GALVANIZED TRUSS TYPE, WITH 2-WIRE AT SINGLE WYTHE AND 3-WIRE AT DOUBLE WYTHE. HORIZONTAL REINFORCING WIDTH SHALL BE APPROXIMATELY 2" LESS THAN BLOCK WALL THICKNESS. MILL GALVANIZED PREFORMED CORNERS AND TEES. (OUR-0-WAL OR APPROVED EQUAL).

LAY UNIT MASONRY IN RUNNING BOND PATTERN WITH APPROXIMATELY 3/8" JOINTS. EXPOSED JOINTS SHALL BE TOOLED SLIGHTLY CONCAVE. JOINTS TO BE COVERED BY OTHER MATERIALS SHALL BE CUT FLUSH.

EXPOSED UNITS, INCLUDING PARTIAL UNITS, SHALL HAVE STRAIGHT, UNCHIPPED EDGES AND FACES.

ANY BLOCK WORK AT SILLS OR ON-GRADE SITUATIONS SHALL BE FILLED SOLID WITH PEA GRAVEL CONCRETE TO TOP OF FOOTINGS. LOAD BEARING PLASTERS OR PIERS SHALL BE FILLED SOLID. WHERE STEEL BEAMS OR GIRDERS REST ON MASONRY, THIS MASONRY SHALL BE FILLED SOLID TO TOP OF FOOTINGS. WHERE REPETITIVE MEMBERS, SUCH AS JOISTS REST ON MASONRY WALLS, THE TOP TWO COURSES SHALL BE FILLED SOLID. USE OF BEARING PLATES DOES NOT ELIMINATE REQUIREMENT TO FILL CONCRETE BLOCKS SOLID.

WET BRICK, BUT DO NOT WET CONCRETE MASONRY WHEN LAID. COMPLETELY FILL BED, HEAD AND COLLAR JOINTS OF BRICK WITH MORTAR. FULLY BED STARTING COURSE OF CONCRETE MASONRY UNITS. FACE-SHELL BED ALL OTHERS.

BRICK, BLOCK AND STONE MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION. CONSULT ARCHITECT IF TEMPERATURE IS BELOW 30°F. ACCELERATORS AND ANTI-FREEZE CHEMICALS NOT ALLOWED WITHOUT PRIOR APPROVAL OF ARCHITECT.

FLASHING SHALL BE BLACK, MINIMUM 20-MIL VIRGIN PVC WITH PLASTICIZERS, EQUAL TO NERVASTRAL HD, UNLESS OTHERWISE NOTED. PROVIDE WEEP HOLES IN EXTERIOR WYTHE MASONRY IMMEDIATELY ABOVE FLASHING AT 24" ON CENTER UNLESS OTHERWISE INDICATED.

CLEAN MASONRY SURFACES WORK PROGRESSES USING WATER AND BRUSH OR HIGH PRESSURE WATER. CHEMICALS AND COMMERCIAL CLEANING AGENTS MUST BE SPECIFICALLY APPROVED BY THE ARCHITECT BEFORE USE.

FRAMING NOTES:

WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF IRC/NJ.

PLANS INDICATE STRUCTURAL ELEMENTS ONLY. BLOCKING, NAILERS, ETC. TO BE PROVIDED AS REQUIRED. ALL JOISTS, CINDER BLOCKS, AND OTHER PORTIONS OF CONCRETE STRUCTURE EXPOSED TO SOIL SHALL BE WET WERE SPECIFICALLY CALLED FOR.

FRAMING LUMBER (JOISTS, GIRDERS, RAFTERS, PLATES, SILLS, HEADERS, TRIMMERS, RIDGES, VALLEYS, TAIL BEAMS, ETC.) SHALL BE DOUG-FIR #2 OR BETTER, KILN DRIED. DESIGN VALUES FOR FRAMING MEMBERS SHALL BE A MINIMUM OF 1,300 PSI FOR EXTREME FIBER IN BENDING FOR REPETITIVE USE AND 1,250 FOR SINGLE USE, AND A MODULUS OF ELASTICITY OF 1,700,000 PSI.

FOUNDATION ANCHORAGE SHALL BE IN ACCORDANCE WITH CURRENT IRC/NJ REQUIREMENTS.

ALL EXTERIOR LUMBER EXPOSED TO SOIL OR WEATHER, OR IN CONTACT WITH CONCRETE OR CONCRETE BLOCK THAT IS IN CONTACT WITH THE EARTH SHALL BE PRESERVATIVE TREATED ALKALINE COPPER QUATERNARY (ACQ)-- INSTALLED W/ HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.

PRESERVATIVE-TREATED FRAMING MEMBERS SHALL BE USED WHEN THEY ARE, IN CONTACT WITH EXTERIOR FOUNDATION WALLS. LESS THAN 8" FROM EXPOSED EARTH; SLEEPERS OR SILLS ON CONCRETE OR MASONRY SLABS THAT ARE IN DIRECT CONTACT WITH EARTH; LESS THAN 6" ABOVE EARTH.

WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A 1/2" MINIMUM AIRSPACE AROUND ITS TOP, SIDES, AND ENDS, UNLESS PRESERVATIVE-TREATED WOOD IS USED.

GALVANIZED METAL JOIST HANGERS SHALL BE PROVIDED AT ALL FLUSH FRAMING CONDITIONS.

JOISTS, BEAMS, AND GIRDERS SHALL BE INSTALLED WITH CAMBER UP.

FASTENING, CUTTING, AND NOTCHING SHALL BE IN ACCORDANCE WITH IRC/NJ.

ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOIST/BEAMS.

PLYWOOD FLOOR, WALL AND ROOF SHEATHING SHALL BE IN ACCORDANCE WITH IRC/NJ.

BRIDGING FOR FLOOR, ATTIC, AND ROOF FRAMING SHALL BE 1 ROW OF 1" X 3" LUMBER FOR EACH 8' OF SPAN.

FRAMING NOTES (CONT'D):

BRACING FOR WALLS SHALL BE PROVIDED IN ACCORDANCE WITH IRC/NJ.

DOUBLE UP STUDS AT ALL OPENINGS, SUPPORT HEADERS ON STUDS: SUPPORT HEADERS LONGER THAN 7'-0" ON TWO STUDS EACH END.

WOOD FRAMING SHALL BE A MINIMUM OF 2" AWAY FROM ALL FLUES, CHIMNEYS, AND FIREPLACES, AND 6" AWAY FROM FLUE OPENINGS.

FIRESTOPPING SHALL BE INSTALLED IN ALL LOCATIONS IN ACCORDANCE WITH IRC/NJ.

DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO MAIN FRAMING MEMBERS, DIVIDING FLOOR SPACES INTO AREAS NOT GREATER THAN 500 SQUARE FEET, AND SHALL ALSO BE INSTALLED IN ALL ATTICS SUCH THAT ANY AREA DOES NOT EXCEED 3000 SQUARE FEET.

STAIRS SHALL HAVE A MINIMUM HEADROOM OF 80 INCHES.

VENTILATION OF CONCEALED ROOF SPACES AND CRAWL SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH IRC/NJ.

ELECTRICAL:

ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE (NEC).

ELECTRICAL SERVICE IS EXISTING AND SHALL REMAIN.

RECEPTACLES INSTALLED IN BATHROOMS, GARAGES (UNLESS READILY ACCESSIBLE OR DEDICATED), OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, SERVING COUNTERTOPS, AND WITHIN 6' OF A SINK, SHALL HAVE GFCI (GROUND-FAULT CIRCUIT INTERRUPTER) PROTECTION.

RECEPTACLES SHALL BE PROVIDED IN ALL HABITABLE ROOMS, SO THAT NO POINT ALONG THE UNBROKEN FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET. (BREAKS IN THE FLOOR LINE INCLUDE DOORWAYS, BOOKCASES, WINDOWS EXTENDING TO THE FLOOR LINE, OR A FIREPLACE). ALL PORTIONS OF WALLS 2' OR MORE SHALL BE PROVIDED WITH A RECEPTACLE.

AT LEAST ONE RECEPTACLE SHALL BE PROVIDED ON THE EXTERIOR OF THE RESIDENCE AT THE FRONT AND REAR, AND SHALL BE GFI PROTECTED.

HALLWAYS THAT ARE 10' OR MORE SHALL HAVE AT LEAST ONE RECEPTACLE.

RECEPTACLES INSTALLED HIGHER THAN 5'-6" ABOVE THE FLOOR LINE, OR ARE AN INTEGRAL PART OF A FIXTURE OR APPLIANCE, SHALL NOT BE INCLUDED IN THE PRECEDING REQUIREMENTS.

WALL SWITCH-CONTROLLED RECEPTACLES SHALL BE WIRED TO ALLOW ONLY THE BOTTOM OUTLET TO BE OPERATED BY THE SWITCH, WITH THE TOP OUTLET TO REMAIN LIVE AT ALL TIMES.

AT LEAST ONE SWITCH CONTROLLED LIGHTING OUTLET SHALL BE PROVIDED IN EVERY HABITABLE ROOM AND OUTSIDE OF ALL OUTDOOR ENTRANCES AND EXITS.

FRAME NEW OPNG. AS REQ'D. W/ (2)

2x6 DROPPED HEADER

INSTALL LIQUID APPLIED MEMBRANE ROOFING AT DECK SOPREMA OR EQ., INSTALL IN ACCRD.W/ MFR'S. SPEC'S, ON 3/4" A/C PLYWOOD SHEATHING, SLOPE 1/4" / FT. TO SCUPPER

6" H. RAILING ON TOP OF 30" H. KNEEWALL, W/ OAK CAP, (SIDING TO MATCH EXIST., IN TYVEK HOUSEWRAP ON 1/2" CDX PLYWOOD SHEATHING)

FINISH FLOOR AT BALCONY AND PORCH DECK TO BE 2" BELOW DOOR (TYP.)

WINDOW NOTES:

ADJUST WINDOW HEAD HEIGHT AS REQ'D. TO MAKE SILL MIN. 24" ABOVE FINISHED FLOOR

IF SILL IS LOWER THAN 24" ABOVE THE FINISHED FLOOR, INSTALL WINDOW GUARD IN ACCORD. W/ ASTM F 2006 OR F 2090, GUARD MUST BE INSTALLED AS REQ'D. TO MAINTAIN EGRESS REQ'S.

FRAMING NOTES:

LEDGERS TO BE BOLTED W/ 1/4"Ø LEDGER LOK BOLTS (BY FASTENMASTER) @ 8" O.C. STAGGERED TOP & BOT. W/ (2) AT EA. END, USE 1/2" Ø EXPANSION BOLTS AT MASONRY

PROVIDE GALV. METAL JOIST HANGERS AT ALL FLUSH FRAMING CONDITIONS

PROVIDE 4x6 WD. POST AT EA. END OF BEAMS, U.O.N.

PROVIDE SOLID BLOCKING BELOW ALL POSTS DOWN TO BEARING POINTS

POSTS FROM ABOVE SHALL EXTEND DOWN TO SOLID BEARING TO FOUNDATION

ALL EXTERIOR LUMBER AND ALL LUMBER IN CONTACT WITH CONCRETE OR CONCRETE BLOCK THAT IS IN CONTACT WITH THE EARTH SHALL BE PRESERVATIVE TREATED ALKALINE COPPER QUATERNARY (ACQ) - INSTALLED W/ HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS

8"Ø ROUND COLUMN TO MATCH EXIST., HB&G OR EQ. (TYP.)

PORCH / RAILING NOTES:

1x3 T&G DECKING, P. TD. DOUGLAS FIR, COLOR AS SEL'D. BY OWNER

GUARDRAILS AT DECKS AND LANDINGS SHALL BE MIN. 36" H. ABOVE THE WALKING SURFACE, W/ OAK CAP AND 2x2 BALUSTERS

LOCATION OF POST AT MIDSPAN OF RAILINGS TO BE IN ACCORD. W/ MFR'S. SPEC'S. (TYP.), (5'-0" O.C. IF STICK BUILT)

CLEAR SPACE BETWEEN BALUSTERS, AND BETWEEN RAILS / STAIRS MUST BE LESS THAN 4" (TYP.)

HANDRAILS AT STAIRS SHALL BE BETWEEN 30" - 38", MEASURED ABOVE THE NOSING OF THE TREAD, W/ GRASPABLE HANDRAIL W/ DIAMETER BTWN. MIN. 1-1/4" TO MAX. 2" ON MIN. ONE SIDE

CLEAR SPACE BETWEEN BALUSTERS, AND BETWEEN RAILS / STAIRS MUST BE LESS THAN 4" (TYP.)

WD. STAIRS W/ GUARDRAIL ON EA. SIDE, 36" WIDE, 8-1/4" RISE (MAX.), 9-1/2" TREAD (MIN.), W/ 3/4" NOSING

INSTALL GALV. POST BASE (CB66) AT ALL GIRDER / PIER CONNECTIONS, SIMPSON OR EQ.

TIE-DOWN NOTES:

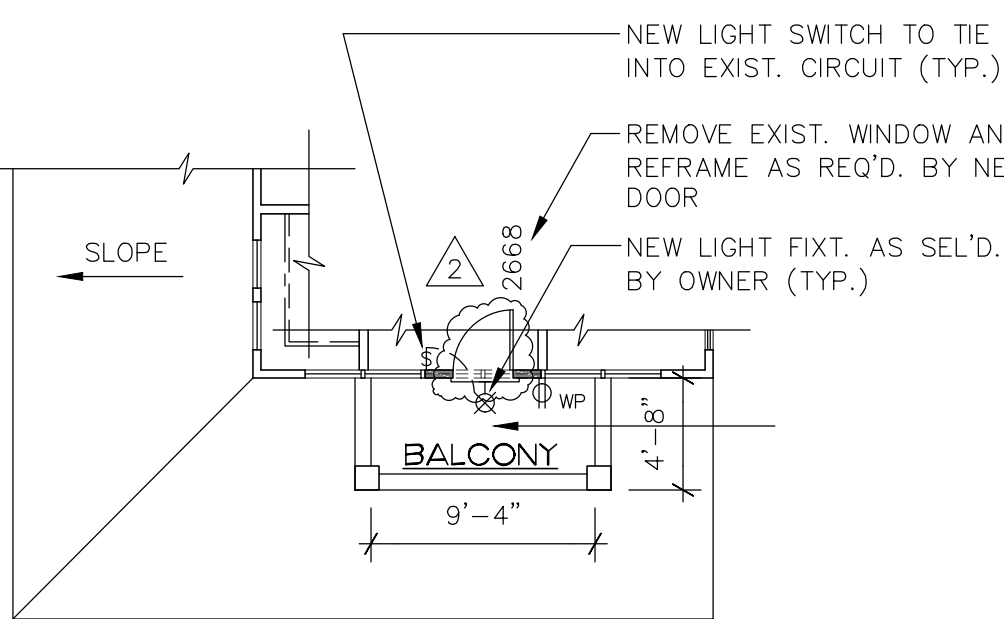
INSTALL (1) SIMPSON H2.5A TIE AT EA. JOIST / BAND CONNECTION AND AT ALL JOIST / GIRDER CONNECTION

INSTALL SIMPSON H2A, (1) PER RAFTER / TOP PLATE CONNECTION

INSTALL (1) SIMPSON FLUSH JOIST HANGER AT ALL JOIST AND RAFTER CONNECTIONS TO LEDGER

PROVIDE HD2A ANCHOR BASE W/ SIMPSON CMST14 STAP THRU COL. & WRAP OVER TOP OF HEADER, FASTEN W/ (8) 10D NAILS

ALL TIE-DOWNS SHALL BE GALVANIZED



RELOCATE EXIST. A/C CONDENSER UNITS AS INDICATED, CARRIER MODEL #CA13NA024-F, UP VENTING, RELOCATE EXIST. 208//230 V ELEC. SERVICE (TYP. OF 2)

RELOCATE EXIST. KITCHEN DOOR TO EXIST. BAY AS INDICATED, REPLACE W/ NEW WINDOW (MATCH EXIST.)

EXIST. LANDING TO BE REMOVED

NEW WOOD STAIRS AS INDICATED

RELOCATED KITCHEN DOOR AS INDICATED, REFRAME OPENING AS REQ'D., W/ (2) 2x10 HEADER

EXIST. SIDEWALK

EXIST. A/C CONDENSERS TO BE RELOCATED

PATCHING NOTE

PATCH EXIST. WALLS IN AREAS OF WORK AS REQ'D. TO MATCH AND BE FLUSH W/ EXIST. ADJACENT SURFACES (TYP.)

ELECTRIC NOTE:

ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORD. W/ CURRENT NATIONAL ELECTRIC CODE (NEC) REQUIREMENTS, 2017 EDITION

UTILITY NOTES:

DISCONNECT ALL UTILITIES IN ACCORD. W/ MUNICIPAL AND UTILITY CO. REQ'S. PRIOR TO CONSTRUCTION

ELECTRIC SERVICE IS EXIST. TO REMAIN

STAIR NOTE:

STAIRS SHALL BE MIN. 7'-6" WIDE, 8-1/4" RISE (MAX.), 9-1/2" TREAD (MIN.), ALLOW FOR 3/4" NOSING. PROVIDE GRASPABLE HANDRAIL ON MIN. ONE SIDE, W/ RAILING & BALUSTERS AS INDICATED, U.O.N.

HANDRAILS REQ'D. AT ALL STAIRS W/ 3 OR MORE RISERS, IN ACCORD. W/ IRC/NJ REQ'D.

SHINGLES

FIBERGLASS ARCHITECTURAL SHINGLES, TIMBERLINE ULTRA, BY GAF, 40 YEAR, COLOR AS SEL'D. BY OWNER

SHINGLES ON PORCH ROOF THAT IS LESS THAN 4/12 PITCH TO BE INSTALLED OVER 2 LAYERS OF 15# FELT IN ADDITION TO MFR'S. RECOMMENDATION

ROOFING ON ROOF THAT IS LESS THAN 2/12 PITCH TO BE LIBERTY SBS SELF-ADHERING ROLL ROOFING SYSTEM BY GAF OR EQ., TO BE INSTALLED IN ACCORD. W/ MFR'S. SPEC'S, COLOR TO MATCH ROOF SHINGLES AT MAIN HOUSE

FIRST FLOOR PORCH PLAN

SCALE: 1/8" = 1'-0"

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

CEILING FRAMING PLAN

SCALE: 1/8" = 1'-0"

ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

GATES ARCHITECTURAL DESIGN INC.



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PROJECT

JULIE & JOHN HEKKER

PORCH ADDITION FOR

THE HEKKER RESIDENCE

113 PILGRIM PATHWAY
NEPTUNE OCEAN GROVE, NJ

DATE: 11-2-20