

1. TAX MAP OF THE TOWNSHIP OF MONTCLAIR SHEET NUMBER 45.

### DEED REFERENCE:

1. DEED BOOK 12383 PAGE 1276 RECORDED ON AUGUST 9, 2012.

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

## AMPOL SURVEYING, LLC

24 Woodland Court, Kinnelon, NJ 07405 Telephone: (973) 838-4649 Fax: (973) 909-9206 E-mail: ampsurv@optimum.net Jerzy Baraniewicz, P.L.S.

Professional Land Surveyor New Jersey License No. 43282 PROJECT: New York License No. 05/0767

05-27-22 MTCL5-22 FIFLD OR PLAN EXISTS SEE ENGINEER'S/SURVEYOR'S PLAN FOR FINAL DIMENSIONS 06-28-22 CERTIFICATION REVISE

# LOCATION SITE PLAN

7. CONTAINING: 6,747 SQ. FT. OR 0.15 ACRES.

9. ELEVATIONS ARE BASED ON ASSUMED DATUM.

45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN

OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A.

NOTES (CONT.):

SCALE: 1'' = 20'-0'

SITE PLAN FOR LOCATION REFERANCE ONLY. CONTACT ARCHITECT IF ANY DISCREPANCY

#### (RESIDENCE) ZONING DISTRICT; EXISTING TYPE: REQUIREMENTS **EXISTING PROPOSED** 9,000 SF 6, 747 SF **EXISTING TO REMAIN** LOT AREA **EXISTING TO REMAIN** LOT WIDTH 71-80 FT **EXISTING TO REMAIN** 120 FT 112.45 FT LOT DEPTH FRONT YARD SETBACK 27.4 FT 25 FT (MIN) **EXISTING TO REMAIN** 9.6 FT (Side 1) 6 FT (MIN) **EXISTING TO REMAIN**

ZONING INFORMATION

426 S.F.

EXISTING AREA

FLOOR 1

1,304 S.F.

/878/\$/\$/

426 S.F.

XISTING AREA

FLOOR 2

1,232 S.F.

R-1 ZONE

(ONE FAMILY)

654\\$\F./

152 S.F.

FLOOR AREA DIAGRAM

SIDE YARD SETBACK **EXISTING TO REMAIN** 10 FT 14.1 FT (Side 2) 53.7 FT 35.7 FT 25 FT (MIN) REAR YARD SETBACK or 25% EXISTING TO REMAIN MAX. BUILDING HEIGHT (2-1/2 STORIES) 25% MAX. BUILDING COV. 18.6% (1,258 SF) 24.9% (1,684 SF)

### GENERAL NOTES

OF HIS TRADE OR TRADES.

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

## 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 CEILING R-VALUE: R-38HD AT FLAT CEILING (TYPICAL) WALL R-VALUE: R-21HD (INSULATION) FLOOR R-VALUE: R-38HD AT ALL FLOORS (TYPICAL) ALL NEW WINDOWS TO BE (DOUBLE GLAZING LOW-E) HP - LOW-E4 GLAZING U-VALUE: .28 PROPOSED OR BETTER HEATING/COOLING: HIGH HEATING INSULATION SCHEDULE: WALLS: R-21HD @ 6" WALLS

FLOOR: R-38HD CEILING:

GARAGE - (DETACHED)

REAR STOOP (NEW) AREA

## 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

#### CODE INFORMATION USE GROUP: R-5 CONSTRUCTION TYPE: 5B HEIGHT OF STRUCTURE: 29'-8" (APPROX GRADE TO RIDGE) **DWELLING AREA CALCULATION:** 1ST FLOOR (EXISTING/ALTERATION): 878 SQ.FT 426 SQ.FT (ADDITION): 654 SQ.FT 2ND FLOOR (ADDITION/ALTERATION): (ADDITION): 578 SQ.FT TOTAL LIVING FLOOR AREA: 2.536 SQ. FT

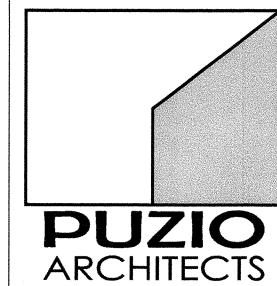
BUILDING VOLUME (CUBIC AREA) ADDITION : ± 10,400 CU.FT.

±380 SF (EXISTING TO REMAIN)

22 SQ.FT

OF 4 SHEET:

Copyright © 2014 - R.A.Puzio Architect Inc. This drawing is the property of R.A.Puzio Architect Inc. The use of this drawing is restricted to the site and time for which it is prepared. Alteration and reproduction is strictly prohibited without the written consent of R.A.Puzio Architect Inc.



R. A. PUZIO ARCHITECT INC. 85 TOTOWA ROAD, TOTOWA, NJ 07512 TEL 973. 904.0094 FAX 973. 904.0095

WWW. PUZIOARCHITECTS. COM

四 N S S

2

Robert Adam Puzio, AIA Licence No.

NJ ..... AI 15225

**COVER SHEET** Drawing Title

Drawn by: RAP 22-034

6.28.22

Drawing No.

Copyright © 2022 - R.A.Puzio Architect Inc.

1. THE ELECTRIC SERVICE AND DISTRIBUTION SYSTEM SHALL BE SIZED AS REQUIRED TO MAINTAIN AT LEAST TWO SHARE

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

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.

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.

12. LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE

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. 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 ★" 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.

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, fc = MINIMUM 3,000 PSI IN 28 DAYS, AND SHALL NOT BE PLACED

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 1/2" 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%.

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.

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 BALUSTERS 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

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".

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

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.

DOORS AND WINDOWS

1. TEMPERED GLASS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS, EXCEPT JALOUSIES.

B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

C. GLAZING IN STORM DOORS. D. GLAZING IN ALL UNFRAMED SWINGING DOORS.

E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.

F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

G. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN "E" AND "F", ABOVE, WHICH MEET ALL (4) OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ.FT.

2. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.

3. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.

4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING. H. ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

2. LAMINATED GLASS WITH MINIMUM 30-MIL POLYVINYL BUTYRAL INERLAYER SHALL BE PROVIDED IN SKYLIGHTS AND SLOPED GLAZING SYSTEMS AT A SLOPE OF 15 DEGREES OR MORE FROM THE VERTICAL IF ALL OF THE FOLLOWING CONDITIONS ARE NOT

A. EACH PANE OF GLASS IS 16 SQ.FT. OR LESS IN AREA; B. THE HIGHEST POINT OF THE GLASS IS 12 FEET OR LESS ABOVE ANY WALKING SURFACE OR ACCESSIBLE AREA

C. THE GLASS THICKNESS IS ¾6" OR LESS.

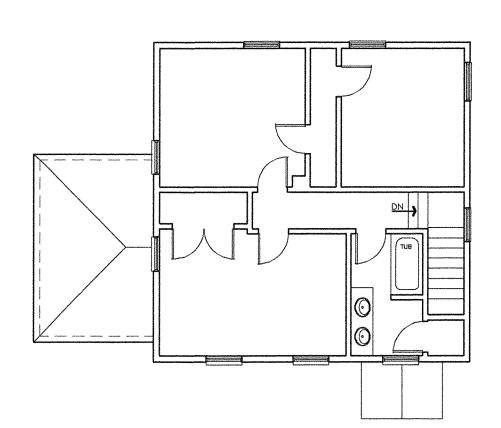
IF ALL OF THE ABOVE CONDITIONS ARE MET, TEMPERED GLASS SHALL BE PROVIDED. 3. INTERIOR DOORS SHALL BE 1¾" THICK STANDARD HOLLOW-CORE, FLUSH WOOD DOORS. PROVIDE PREMIUM GRADE DOORS FACE IN ROTARY-CUT NATURAL BIRCH FOR NATURAL OR STAINED FINISH, AND CUSTOM GRADE DOORS FACED IN LAUAN FOR

4. EGRESS WINDOWS SHALL BE PROVIDED IN BEDROOMS WITHOUT EXTERIOR DOORS, IN THE LOCATIONS ON THE DRAWINGS MARKED "EGRESS", AND SHALL MEET ALL OF THE FOLLOWING CONDITIONS:

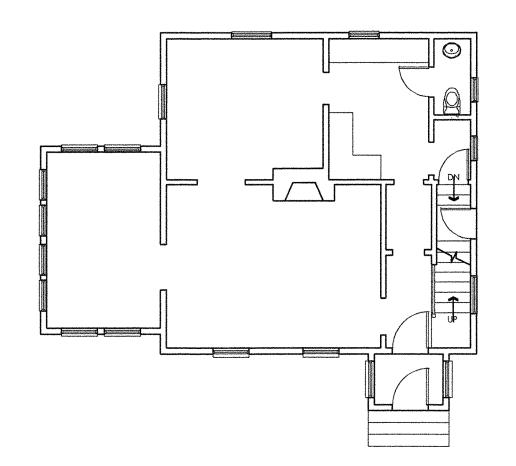
A. BOTTOM OF THE CLEAR OPENING MAXIMUM 44" ABOVE THE FLOOR. B. MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. (EXCEPT GRADE FLOOR MINIMUM NET CLEAR OPENING SHALL BE 5.0 SQ.FT.). C. MINIMUM NET CLEAR OPENING HEIGHT OF 24".

D. MINIMUM NET CLEAR OPENING WIDTH OF 20". 5. WINDOWS SHALL BE VINYL-SHEATHED WOOD (COLOR: WHITE), AS MANUFACTURED BY ANDERSEN CORPORATION, MODEL NUMBERS AS INDICATED ON THE DRAWINGS. WINDOWS SHALL BE PROVIDED WITH HIGH-PERFORMANCE INSULATING GLASS

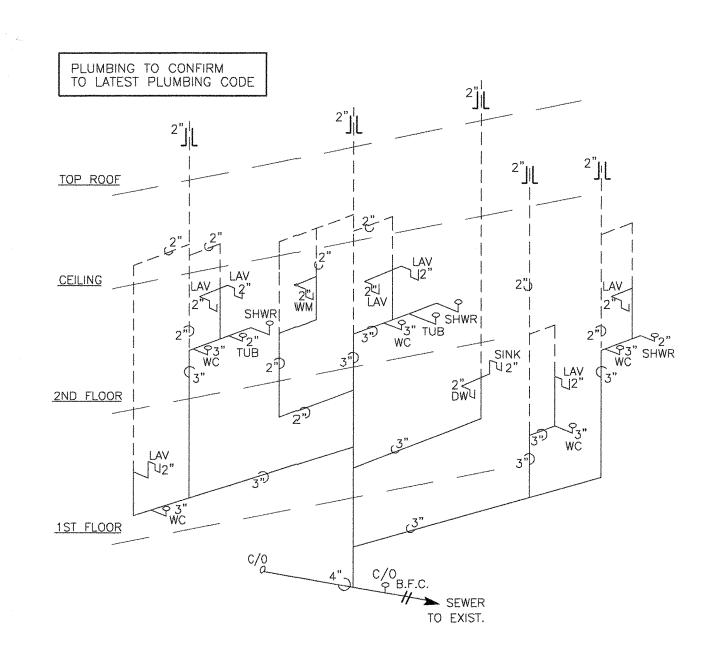
CONFORMING TO NOTE NO. 1 ABOVE, AND INSECT SCREENS ON OPERABLE WINDOWS. PROVIDE EXTENSION JAMBS AS REQUIRED.



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



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



PLUMBING SCHEDULE						
<u>FIXTURE</u>	BRANCH_PIPING					
	HOT WATER	COLD WATER	<u>DRAIN</u>	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 RISER DIAGRAM

PLUMBING NOTES:

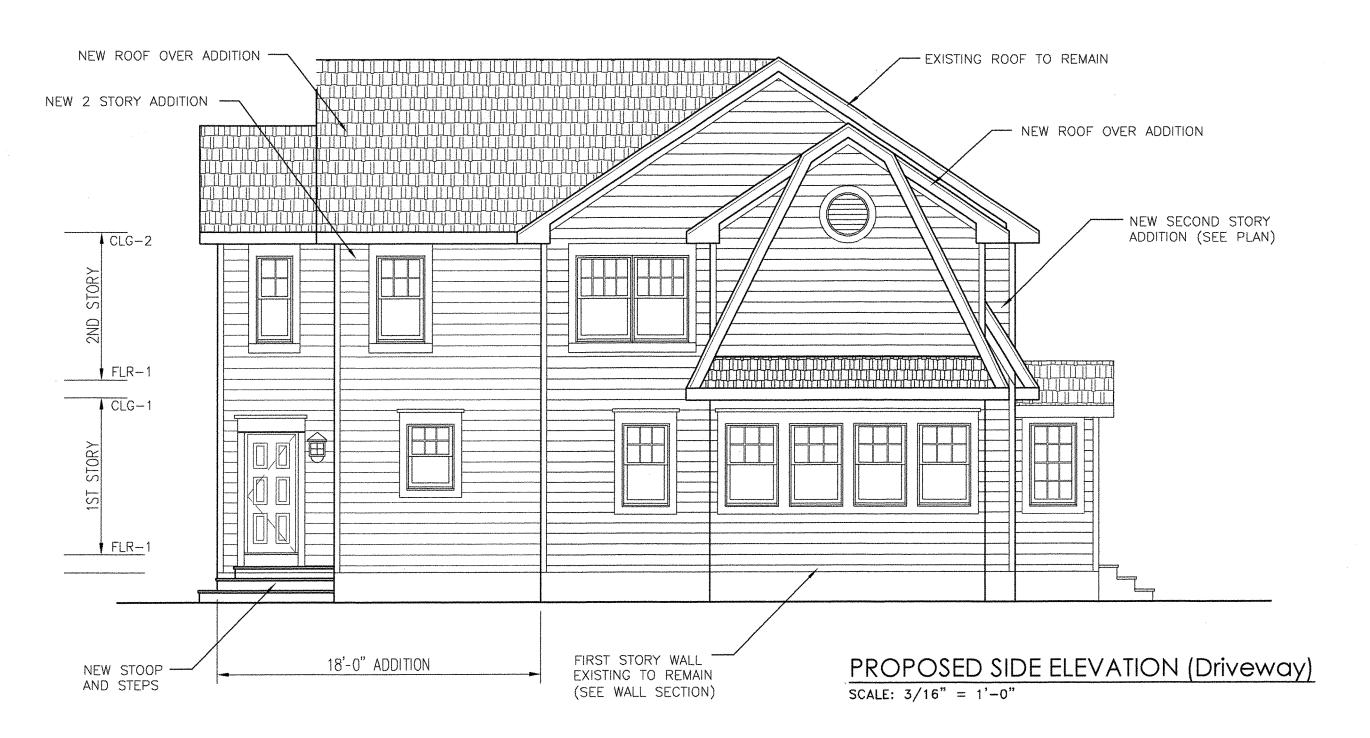
1- ALL VENT ABOVE GRADE TO BE PVC SCHEDULE-40 2- ALL WAIST LINE ABOVE GRADE TO BE PVC SCHEDULE-40

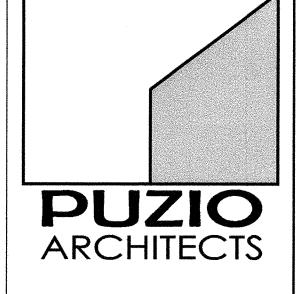
3- ALL HOT/COLD BRANCH LINES TO CONNECT FROM 1" COPPER MAINS OR 'PEX' 4- ALL BATHROOM GROUPS TO CONNECT DIRECTLY FROM

INDIVIDUAL SHUT-OFF VALVES AT BASEMENT 5- PROVIDE SHUT-OFF VALVE AT MAIN HOT/COLD MAINS









R. A. PUZIO ARCHITECT INC. 785 TOTOWA ROAD, TOTOWA, NJ 07512 FEL 973, 904,0094 FAX 973, 904,0095 WWW. PUZIOARCHITECTS. COM

四 N S S Ш  $\Delta$ 

Robert Adam Puzio, AIA Licence No.

NJ ..... AI 15225

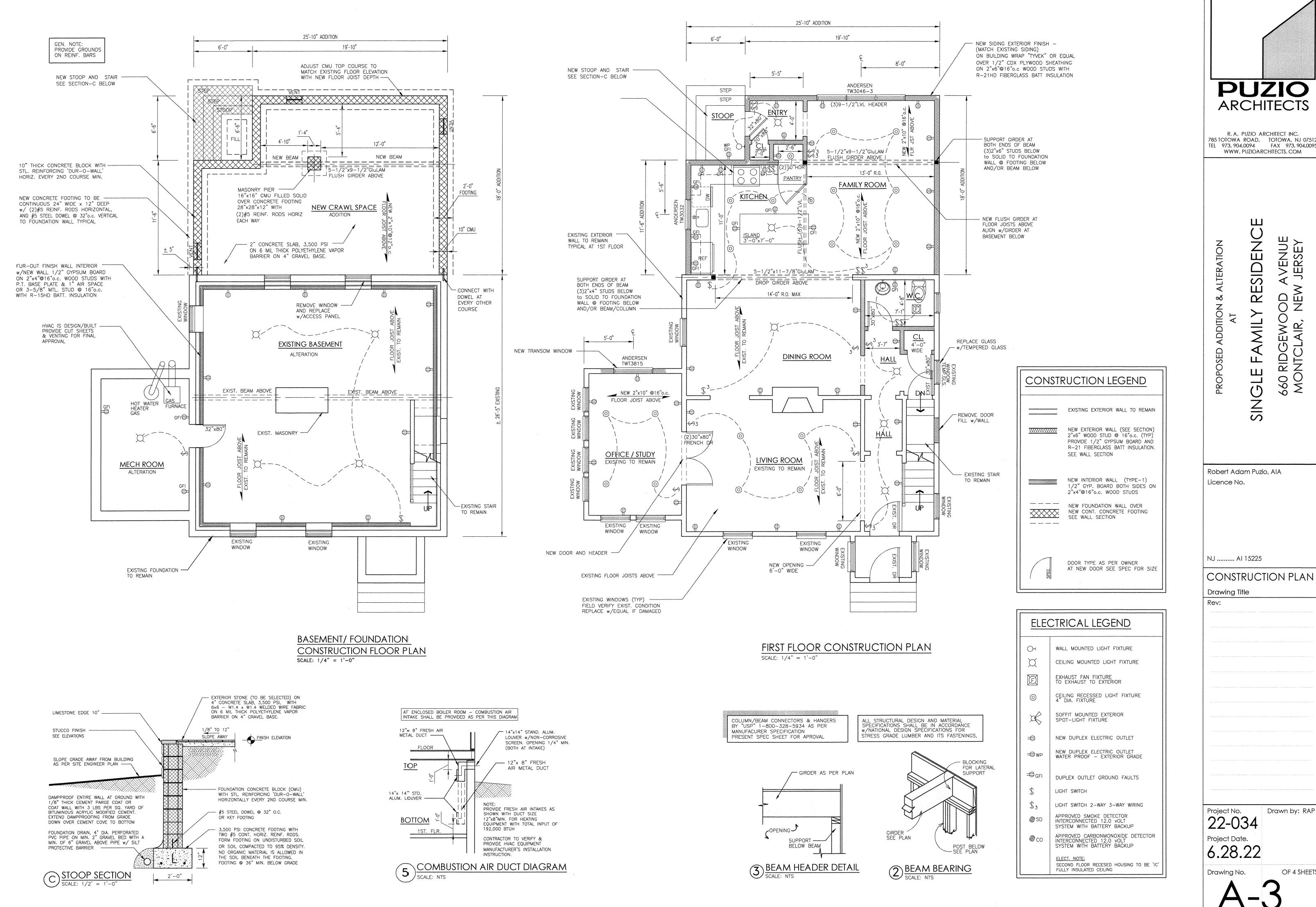
**ELEVATIONS** Drawing Title

Drawn by: RAP 22-034

6.28.22

OF 4 SHEET: Drawing No.

Copyright © 2014 - R.A.Puzio Architect Inc. This drawing is the property of R.A.Puzio Architect Inc. The use of this drawing is restricted to the site and time for which it is prepared. Alteration and reproduction is strictly prohibited without the written consent of R.A.Puzio Architect Inc. Copyright © 2022 - R.A.Puzio Architect Inc.



Copyright © 2014 - R.A.Puzio Architect Inc. This drawing is the property of R.A.Puzio Architect Inc. The use of this drawing is restricted to the site and time for which it is prepared. Alteration and reproduction is strictly prohibited without the written consent of R.A.Puzio Architect Inc.

ARCHITECTS

R. A. PUZIO ARCHITECT INC.

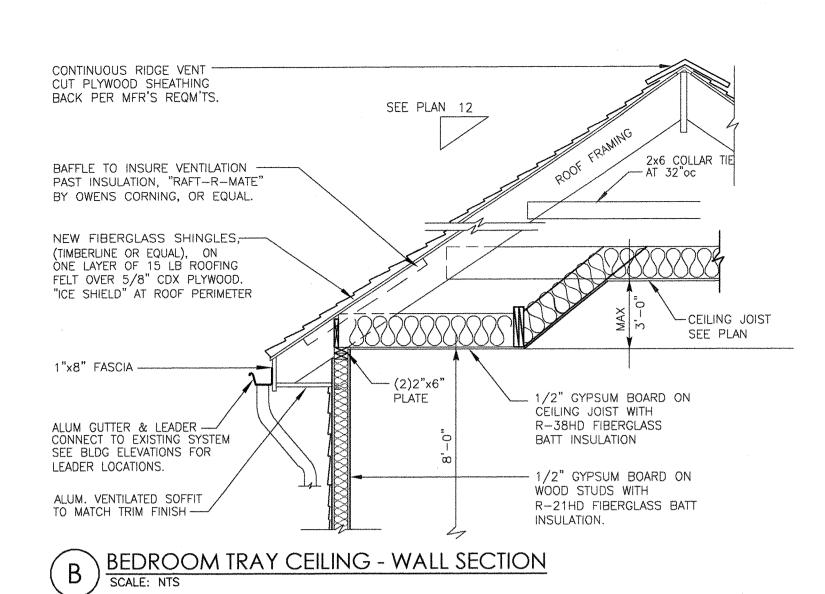
785 TOTOWA ROAD, TOTOWA, NJ 07512 TEL 973. 904.0094 FAX 973. 904.0095 WWW. PUZIOARCHITECTS. COM

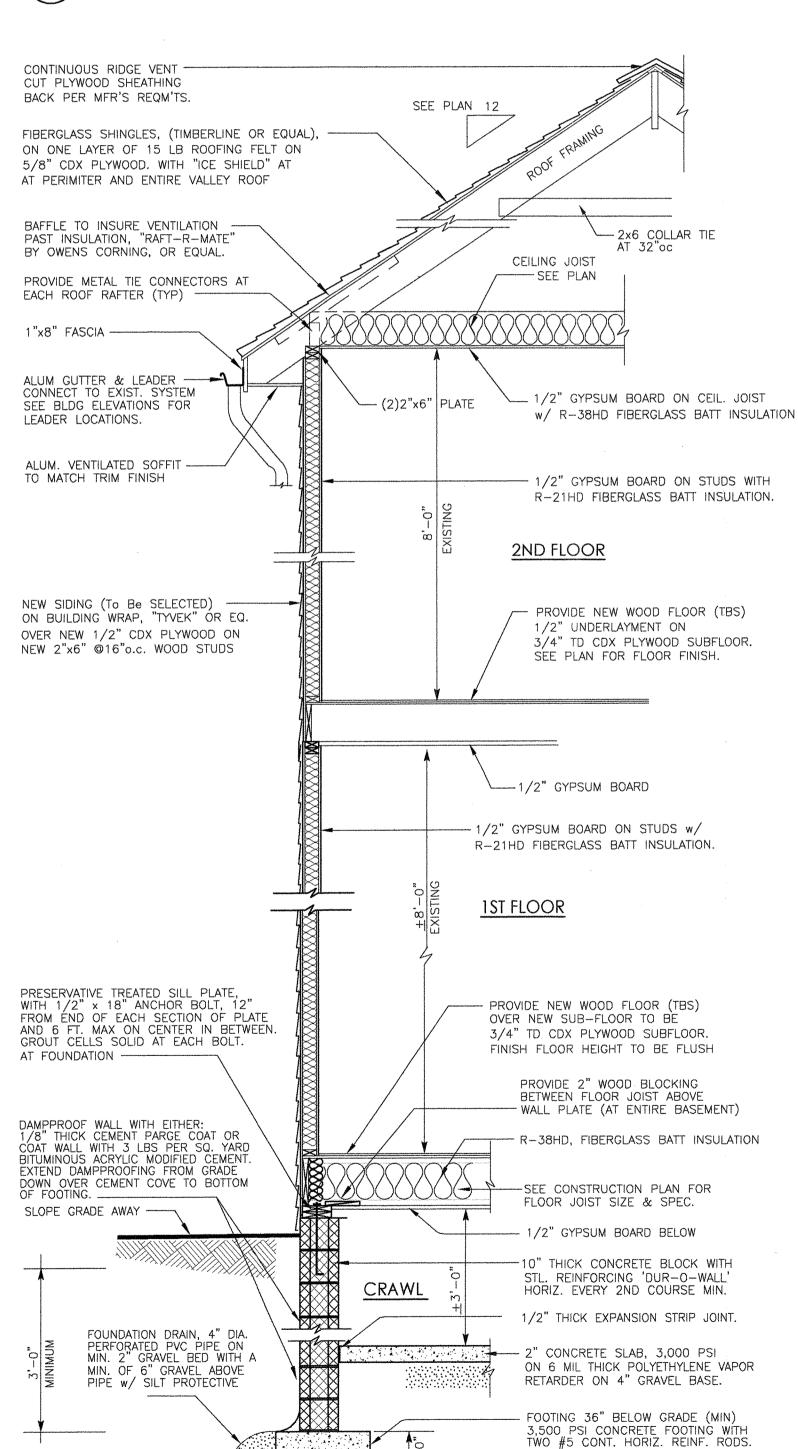
> Z W EN RSE  $\Box$   $\dot{\Box}$

Robert Adam Puzio, AIA

**CONSTRUCTION PLAN** 

OF 4 SHEETS



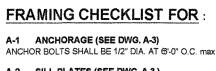


FORM FOOTING ON UNDISTURBED SOIL

OR SOIL COMPACTED TO 95% DENSITY

NO ORGANIC MATERIAL IS ALLOWED IN

THE SOIL BENEATH THE FOOTING.



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 RIIM 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

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 IIN BENDING AND A MODULUS OF ELASTICITY OF

B-2 GIRDERS AND BEAMS (DWG. A-3 TO A-5 & GEN. NOTES) SIZE AND LOCATION SHALL BE AS PER IPLAN. ALL WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IIN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. DIMENSIONAL LUMBER JOIISTS 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 HIANGERS 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 IPLAN. ALL WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IIN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. DIMENSIONAL LUMBER JOHSTS MAY BE HUNG BY USING GALVANIZED JOIST HANGERS MODEL LUS28 AS MANUFACT'URED BY SIMPSON. USE 10D NAILS. OR BEARING 2" (MIN.) ON WOOD (R502.6)

B-4 FLOORING, SHEATHING (SEE IDWG. 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

B-5 STAIR ATTACHMENT (SEE DWIG. A-3 TO A-5)
STAIR STRINGERS SHALL BE 2"x12" DOUIGLAS FIR AND SHALL BE NAILED TO THE FRAMED OPENING AND FLOOR STRUCTURE BELIOW 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 IIN 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 MEMBEIR.

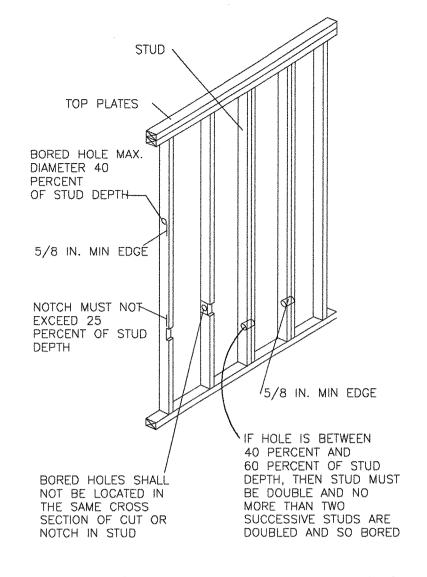
C-2 INTERIOR LOAD BEARING WAILL (DWG. A-3 TO A-5)

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

D-4 SOLID SAWN ROOF FRAMING (SEE DWG. A-3 & A-5) SIZE AND SPACING SHALL BE AS PER PILAN. ALL WOOD SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-1200 PSI EXTREME FIBER IIN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000. RAFTERS SHALL BE NAILEID TO CEILING JOISTS AND EXTERIOR WALL WITH 16D NAILS. RIDGE BEAM SHALL BE AS PER IPLAN, 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 SHALIL 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 BRIDGIING 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" C.C. AT INTERMEDIATE SUPPORTS. GAPS AT EDGES OF SHEATHING SHALL BE NO GREATER TH/AN 1/8".

E-2 ROOF SHEATHING (SEE DWG /A-3 SECTION & A-5 )
ROOF SHEATHING SHALL BE 5/8" CDX PILYWOOD 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. GIAPS BETWEEN PLYWOOD PANELS SHALL BE NO



NEW SIDING EXTERIOR FINISH - MATCH EXISING -

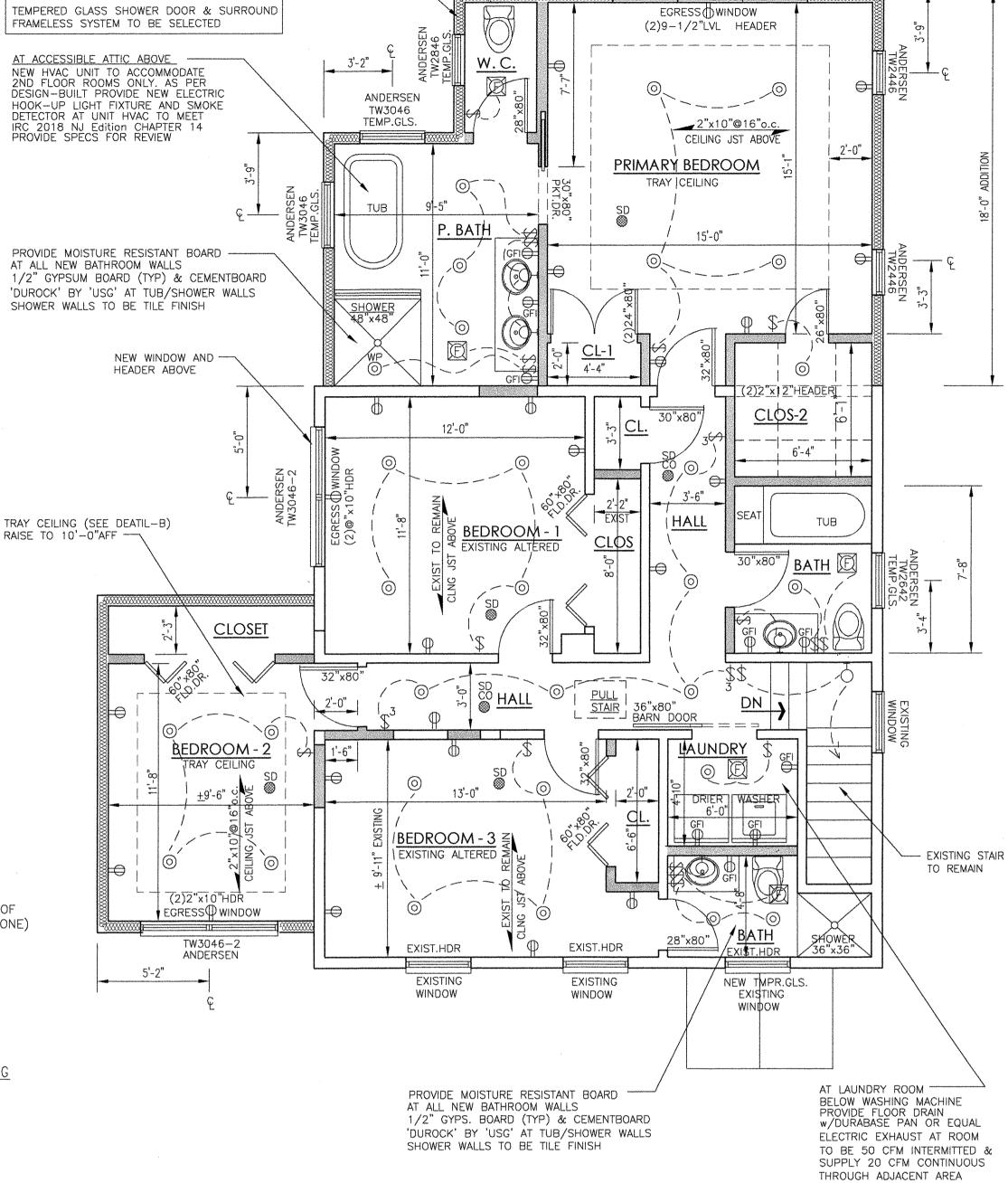
ON BUILDING WRAP "TYVEK" OR EQUAL

OVER 1/2" CDX PLYWOOD SHEATHING

R-21HD FIBERGLASS BATT INSULATION

ON 2"x6"@16"o.c WOOD STUDS WITH

NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS



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

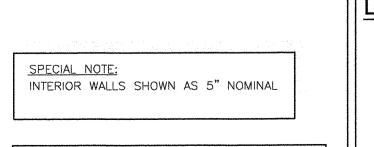
8'-0"

TW3046-3

111000	I I Im A Im Im	D COLUEDI	11
INTERIOR BEA		R SCHEDL HEADER	<u> </u>
BEARING	SIZE	BEARING SPAN	JACK STUD
1 FLOOR	(2)2"x10"	6'-0"	2 EACH SIDE
SUPPORT	(2)2"x12"	7'-0"	2 EACH SIDE
2 FLOOR	(2)2"x10"	4'-3"	2 EACH SIDE
SUPPORT	(2)2"x12"	5'-0"	3 EACH SIDE
LUMBER TO	BE DOUGLAS	FIR-LARCH #2	

NEW SHOWER W/TILE FLOOR SLOPED TO DRAIN PROVIDE MEMBRANE UNDERLAYMENT FOR WATER SEAL FLOOR AND WALLS AS PER MANUFACTURER

ALL NEW WINDOWS TO BE 'ANDERSEN' - DOUBLEHUNG '400 SERIES'



PROVIDE MOISTURE RESISTANT BOARD AT ALL NEW BATHROOM WALLS 1/2" GYPSUM BOARD (TYP) & CEMENTBOARD 'DUROCK' BY 'USG' AT SHOWER WALLS

# LOADING SCHEDULE

FLOOR: LIVE LOAD 40 PSF CEILING: LIVE LOAD 20 PSF DEAD LOAD 10 PSF DEAD LOAD 10 PSF TOTAL TOTAL

DEAD LOAD 10 PSF TOTAL 30 PSF

ROOF: LIVE LOAD 30 PSF

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

Fb = 1250 PSI SINGLE 2ND FLR. BEDROOM FLOOR: LIVE LOAD 30 PSF Fb = 1450 PSI MULTIPLE MEMBERS 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.

PUZIO ARCHITECTS

R. A. PUZIO ARCHITECT INC. 785 TOTOWA ROAD, TOTOWA, NJ 07512 TEL 973, 904,0094 FAX 973, 904,0095 WWW. PUZIOARCHITECTS. COM

> 四  $\supset$ S

ШΩ S 

Robert Adam Puzio, AIA Licence No.

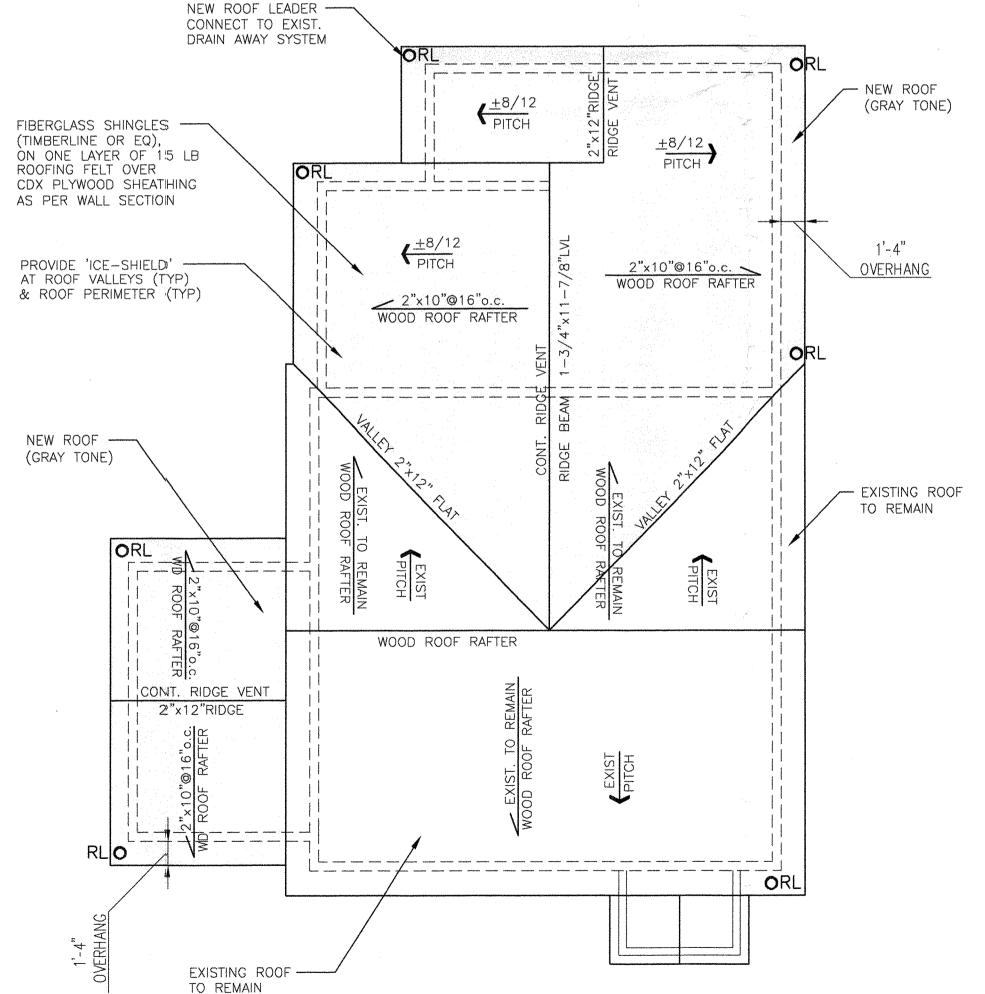
NJ ..... AI 15225

CONSTRUCTION PLAN Drawing Title

Drawn by: RAP 22-034

Project Date.

OF 4 SHEETS Drawing No.



ROOF CONSTRUCTION PLAN SCALE: 3/16" = 1'-0"

TYP. WALL SECTION AT ADDITION

2'-0"

GEN. NOTE:

PROVIDE GROUNDS

ON REINF. BARS

Copyright © 2014 - R.A.Puzio Architect Inc. This drawing is the property of R.A.Puzio Architect Inc. The use of this drawing is restricted to the site and time for which it is prepared. Alteration and reproduction is strictly prohibited without the written consent of R.A.Puzio Architect Inc.