

FOUNDATION/CRAWLSPACE & MAIN LEVEL FRAMING PLAN

- NOTES:
- STEP FOOTINGS AS REQUIRED TO MAINTAIN A MINIMUM DEPTH OF FOUNDATION OF 3'-0" BELOW FINISH GRADE.
 - FURNISH AND INSTALL FOUNDATIONS FOR ALL EXTERIOR STEPS SHOWN ON THE DRAWINGS, TO A MINIMUM DEPTH OF 3'-0" BELOW FINISH GRADE.
 - FILL CMU VOIDS SOLID WITH MORTAR BENEATH ALL BEARING POINTS, TO A MINIMUM WIDTH OF ONE FOOT (1'-0") TO EITHER SIDE OF THE BEARING POINT.
 - PROVIDE BEAM POCKETS IN THE FOUNDATION WALL WHEREVER REQUIRED. MAINTAIN A MINIMUM TWO-INCH (2") CLEARANCE BETWEEN WOOD AND MASONRY. ALL BEAMS SHALL REST ON A TREATED WOOD BLOCK, LEVELED AND GROUTED INTO PLACE, WITH THE GRAIN PERPENDICULAR TO THE LOAD, AND HAVING A MINIMUM CROSS-SECTIONAL AREA OF 4" X 4" OR 4" X THE WIDTH OF THE BEAM SUPPORTED, WHICHEVER IS GREATER.
 - ALL INTERIOR BEARING WALLS OVER 8'-0" TALL SHALL BE CONSTRUCTED OF 2 X 4 @ 16" O.C., OR OF 2 X 4 @ 16" O.C. WITH TWO ROWS OF SOLID CATS EQUALLY SPACED.
 - ALL BEAMS SHALL BE (2) 1 3/4" X 11 1/4" M.L. UNLESS OTHERWISE NOTED.
 - ALL FLOOR JOISTS SHALL BE 2 X 8 @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FURNISH AND INSTALL BRIDGING OR SOLID BLOCKING @ 8'-0" O.C. MAX. SPACING.
 - HVAC EQUIPMENT AND HOT WATER HEATER SHALL BE LOCATED IN THE FIELD. INSTALLATION SHALL BE COORDINATED BY THE CONTRACTOR.
 - FURNISH AND INSTALL 5/8" FIRECODE TYPE "X" GYPSUM WALLBOARD ABOVE HVAC UNITS LOCATED IN THE BASEMENT AS REQUIRED BY CODE.

BUILDING DATA

THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE N.J. EDITION, USE GROUP R-5 CONSTRUCTION TYPE 5B.

DESIGN LOADS:
 MAIN LEVEL: 40 PSF
 UPPER LEVEL: 30 PSF
 ATTIC: 20 PSF
 PARTITION: 10 PSF
 ROOF: 30 PSF

BUILDING AREA:
 NEW LIVING: 809 sq.ft.
 MAIN LEVEL: 809 sq.ft.
 TOTAL NEW LIVING: 809 sq.ft.

TOTAL NEW VOL.: 1,508 cu.ft.

RADON ABATEMENT REQUIREMENTS

UNDER SLAB REQUIREMENTS:
 PROVIDE A CONTINUOUS VAPOR BARRIER MIN 6 MIL PVC OR POLYETHYLENE. ALL SEAMS TO BE 2" OVERLAP MIN. BASE COURSE TO BE 4" MIN. THICK CONSISTING OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10% MATERIAL THAT PASSES THROUGH A No. 4 SIEVE.

PROVIDE 3" MIN SOLID VENT PIPE SECTION WITH 1/2" PIPE FITTING FOR EVERY 1500 sq.ft. OF BASEMENT SLAB AREA. THE HORIZONTAL OPENINGS OF THE 1/2" FITTING SHALL BE PLACED IN THE BASE COURSE AGGREGATE. THE VERTICAL PORTION OF THE 1/2" FITTING SHALL EXTEND UP THRU ROOF SLAB. THESE FITTINGS SHALL BE CLEARLY LABELED AND APPROPRIATELY CONNECTED TO AN INDEPENDENT VENT STACK PIPE WHICH TERMINATES AT THE EXTERIOR OF THE BUILDING, A MIN. OF 10'-0" ABOVE GRADE.

FOUNDATION WALL REQUIREMENTS:
 JOINTS IN FOUNDATION WALLS AND FLOOR SHALL BE SUBSTANTIALLY SEALED BY UTILIZING A NON-CRACKING POLYURETHANE OR SIMILAR CAULK, IN ORDER TO SEAL GAS ENTRY ROUTES.

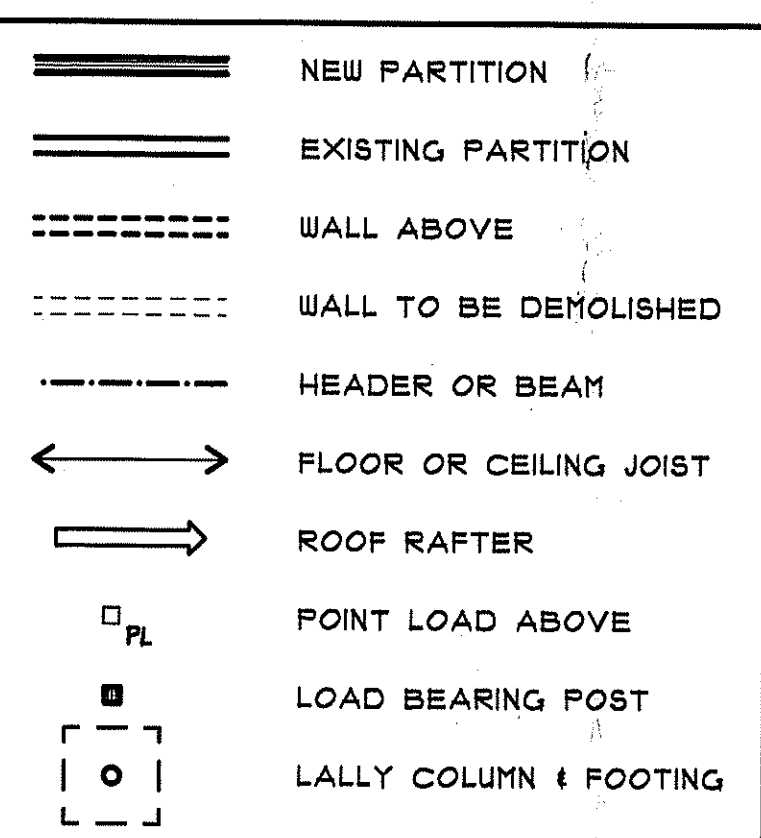
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 JOINTS IN FOUNDATION WALLS AND FLOOR SHALL BE SUBSTANTIALLY SEALED BY UTILIZING A NON-CRACKING POLYURETHANE OR SIMILAR CAULK, IN ORDER TO SEAL GAS ENTRY ROUTES.

A SUMP COVER WHICH SEALS GAS ENTRY ROUTES SHALL BE INSTALLED AT ALL SUMP PITS.

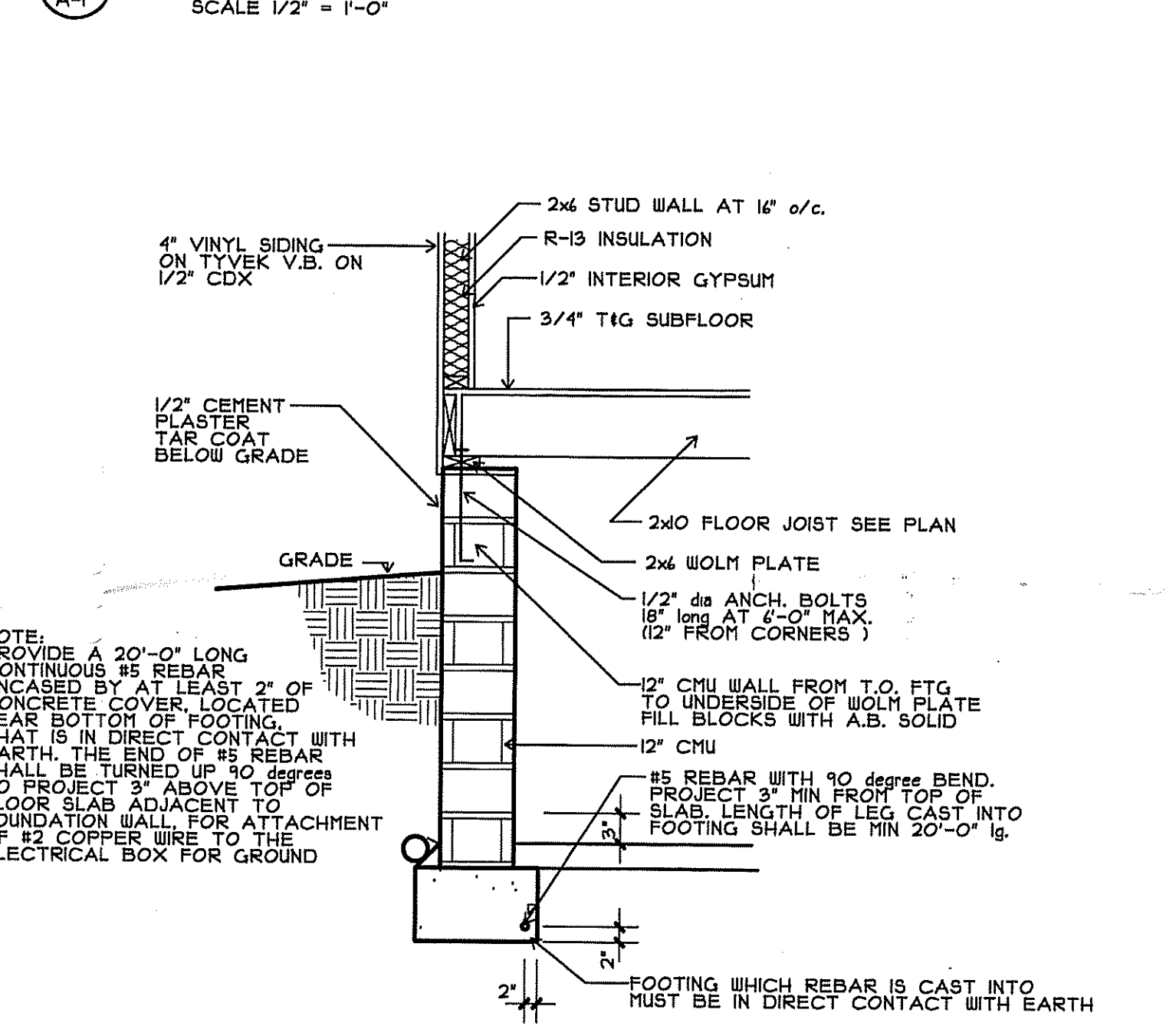
FOUNDATION WALL REQUIREMENTS:
 THE TOPS OF FOUNDATION WALLS, INCLUDING INTERIOR LEDGES THAT ARE CONSTRUCTED OF HOLLOW MASONRY UNITS SHALL BE SEALED OR THE VOIDS FILLED COMPLETELY SOLID.

NOTE:
 PROVIDE ACCESS IN ATTIC (30" MIN) AT RADON VENT STACK WITH ELECTRICAL OUTLET NEARBY FOR POSSIBLE FUTURE FAN.

FRAMING KEY



CRAWLSPACE SECTION



GROUNDING ELECTRODE



- DIVISION 3 CONCRETE**
- 3.1 GENERAL:
 ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI 318 AND ACI-301 STANDARDS
- 3.2 MATERIAL
 PORTLAND CEMENT
 POTABLE WATER
 GRADED AGGREGATE
 NATURAL CLEAN SAND
- 3.3 FOOTINGS
 FOOTING SHALL REST ON UNDISTURBED SOIL ALLOWABLE SOIL BEARING PRESSURE SHALL BE 3.0 KSF.
 CONCRETE SHALL BE 3500 PSI REGULAR STONE AGGREGATE
 ALL FOOTINGS SHALL BE SET 3'-0" MIN BELOW GRADE
- 3.4 SLAB ON GRADE
 CONCRETE SHALL BE 3500 PSI REGULAR STONE AGGREGATE
- DIVISION 4 MASONRY**
- 4.1 FOUNDATION WALLS
 PROVIDE NOMINAL 8" CMU @ 16" O.C. AND 8" WIDE CONCRETE LOAD BEARING MASONRY UNITS AS SHOWN ON DRAWINGS.
 MORTAR SHALL BE TYPE "S"
 ALL JOINTS JOISTS AND RAFTERS SHALL BE 1/2" COOLED CONCAVE
 CEMENT FINISH ON EXTERIOR SIDE OF WALL
- DIVISION 4 WOOD**
- 4.1 ROUGH CARPENTRY
 ALL FRAMING SHALL BE DOUGLAS FIR No. 2 OR BETTER WITH THE FOLLOWING DESIGN VALUES:
- | | |
|-----------------------|-------------------|
| HORIZ SHEAR | Fu = 95 PSI |
| COMP PER TO GRAIN | Fc = 625 PSI |
| MODULUS OF ELASTICITY | E = 1,400,000 PSI |
- MICROLAM OR PARRALAM BEAMS SHALL BE DOUGLAS FIR VENEER GLUE LUMBER BY TRUSS JOIST CORP. OR EQUAL WITH THE FOLLOWING DESIGN VALUES:
- | | |
|-----------------------|-------------------|
| STRESS IN BENDING | Fb = 2800 PSI |
| TENSION PARR TO GRAIN | Ft = 1850 PSI |
| COMP PARR TO GRAIN | Fc = 2100 PSI |
| HORIZ SHEAR | Fv = 285 PSI |
| MODULUS OF ELASTICITY | E = 2,000,000 PSI |
- 2x4 AND 2x6 STUDS SHALL BE CONSTRUCTION GRADE DECKS AND RAILINGS SHALL BE CONSTRUCTED OF WOLMANIZED LUMBER AS INDICATED ON DRAWINGS.
 SUBFLOORING SHALL BE 3/4" TIG O.S.B. OR EQUAL.
 FRAMING CONNECTORS AND SUPPORTS SHALL BE TECO OR EQUAL.
 ALL STUDS JOISTS AND RAFTERS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
 ALL TRUSSES SHALL BE 24" O.C. UNLESS OTHERWISE NOTED.
 PROVIDE BLOCKING AND BRIDGING WHERE REQUIRED BY GOOD PRACTICE AND CODE.
 INSTALL ALL TJI PRODUCTS AS PER MANUFACTURERS SPEC'S
 INSTALL SOLID BLOCKING ABOVE ALL GIRDERS.
- 4.2 FINISH
 INTERIOR TRIM TO BE PINE
 INTERIOR STAIRS TO BE PINE RISERS AND TREADS
 PROVIDE 1" WOOD SHELF AND 1" CLOTHES POLE IN EA. CLOSET
 ALL FIXTURES ARE TO BE INSTALLED AS PER MANUF. SPECS AND PER CODE.
 VERIFY LOCATION OF FLOORING FINISHES PRIOR TO INSTALLING
 NOTE: ALL AREAS THAT WILL RECEIVE TILE FINISH SHALL HAVE 1 LAYER TILE MUD COAT INSTALLED ALONG WITH TILE MASTIC
- 4.4 WINDOWS AND DOORS
 WINDOWS SHOWN ARE ANDERSEN DESIGNATED (ALTERNATE MAY BE USED) WINDOW AND DOOR SIZES AS PER SHEETS A-1, A-2, A-3.
- 4.5 EXTERIOR FINISH
 VINYL TYPE SIDING (STYLE AND COLOR DETERMINED BY BUILDER)
 ROOFING-SHINGLES TO BE 25 YEAR 5 TAB FIBERGLASS OR ASPHALTIC.
 EXTERIOR TRIM, FREEZE BOARD, PYFON, SHUTTERS TO BE INSTALLED AS PER MANUF. SPECS
- DIVISION 1 THERMAL AND MOISTURE PROTECTION**
- 1.5 CAULKING SEALANTS
 BUTYL RUBBER CAULKING TO MATCH SURROUND
- 1.6 WATERPROOFING
 BELOW GRADE FOUNDATIONS APPLY ASPHALTIC FOUNDATION WATERPROOFING OVER CEMENT FINISH
- 1.7 INSULATION
 EXTERIOR WALLS FIBERGLASS R-15 CRAFT FACED
 ROOF 12" FIBERGLASS BATT INSULATION R-30 CRAFTED-FACED.
 INSTALL STYROFOAM PROPER VENT.
 VENT IN ALL ROOF RAFTERS WHEN INSTALLED
- 1.8 INSULATION
 INSULATE ALL PIPING IN EXTERIOR WALLS.
- 1.9 GUTTERS
 INSTALL GUTTERS AND LEADERS AS REQUIRED BY CODE

J.D.R. CONSULTANTS
 TAD HYRNOG
 9 TERRY AVENUE
 SOUTH RIVER, N.J.

PAUL J. RODEK
 8 AULER COURT, SUITE C
 EAST BRUNSWICK, N.J. 08816
 PHONE: (732) 419-8400

Tad Hyrnog

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FOUNDATION PLAN

PROJECT :

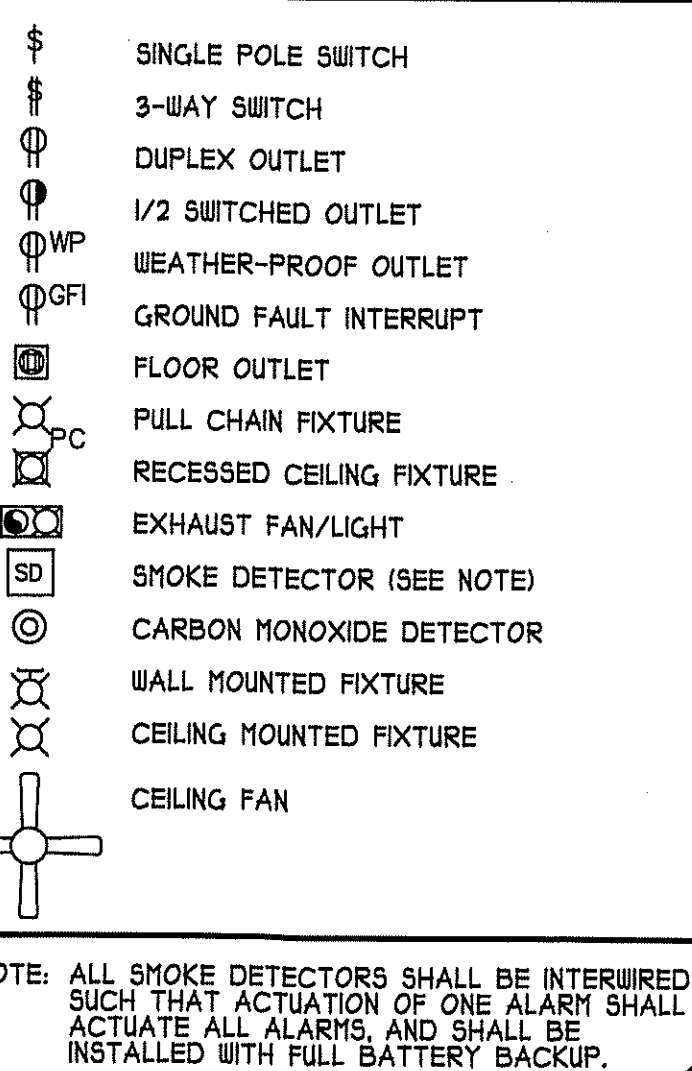
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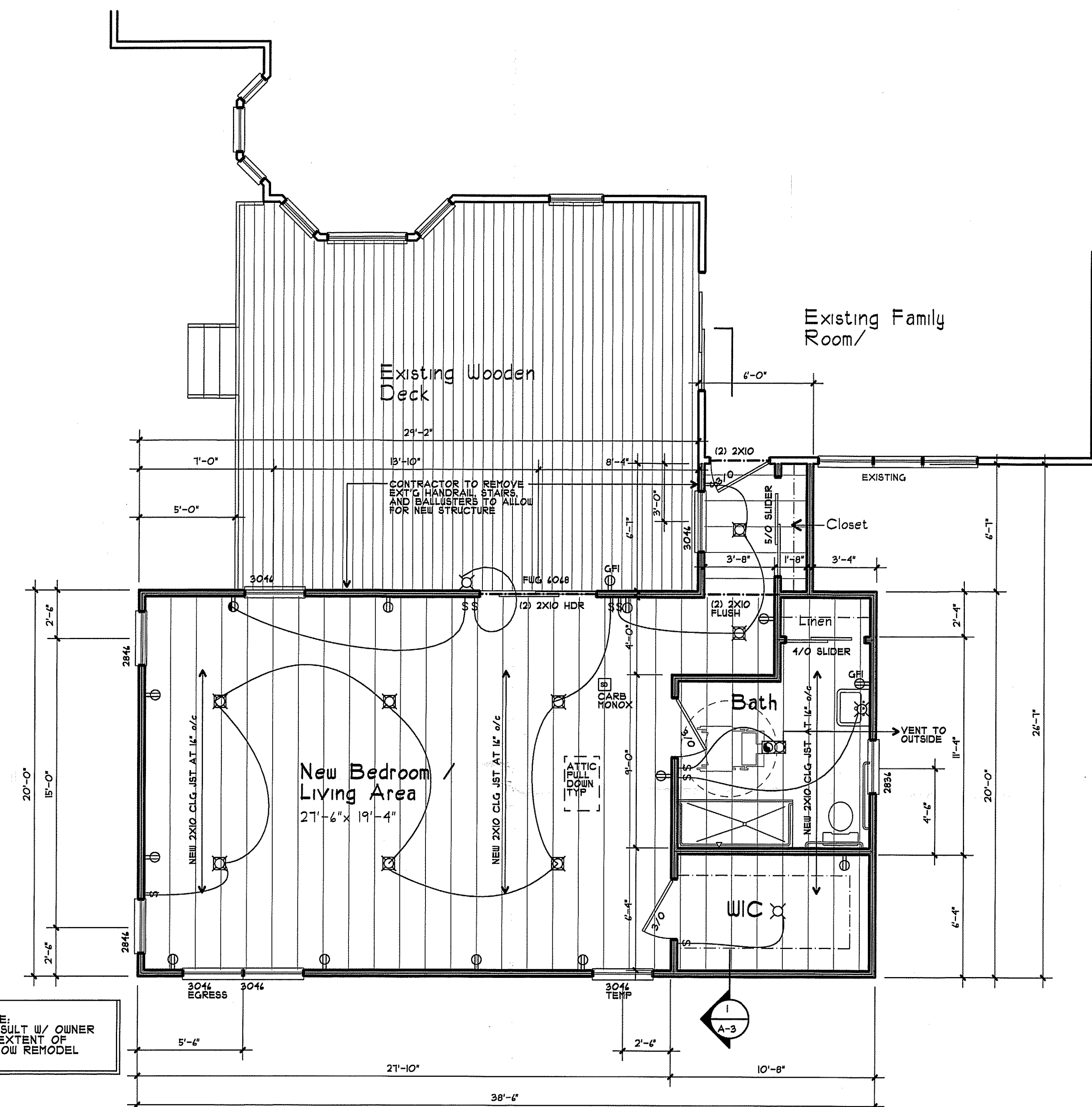
ELECTRICAL KEY



| DATE | REVISIONS | BY | CHKD |
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| 1-4-21 | ZONING REV | PJR | |

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| DATE | 8-26-20 |
| SCALE | AS NOTED |
| DRWN BY | C.C.P. |
| CHKD BY | P.J.R. |
| JOB NO | 220-541 |
| DRWG NO | 1 of 3 |

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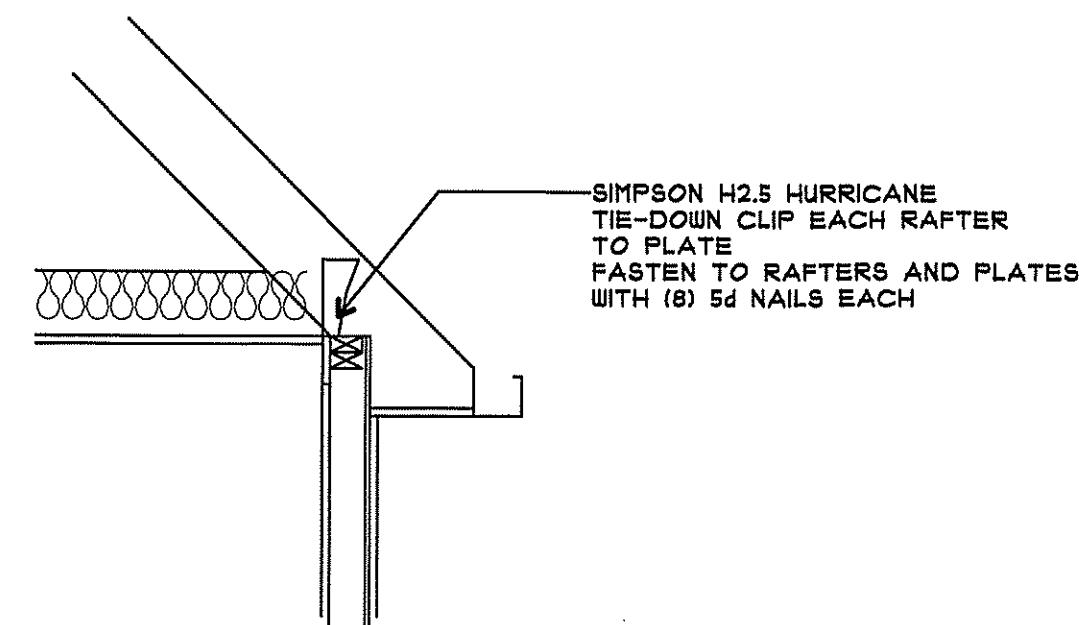
NOTE: CONSULT W/ OWNER ON EXTENT OF WINDOW REMODEL

MAIN LEVEL FLOOR PLAN

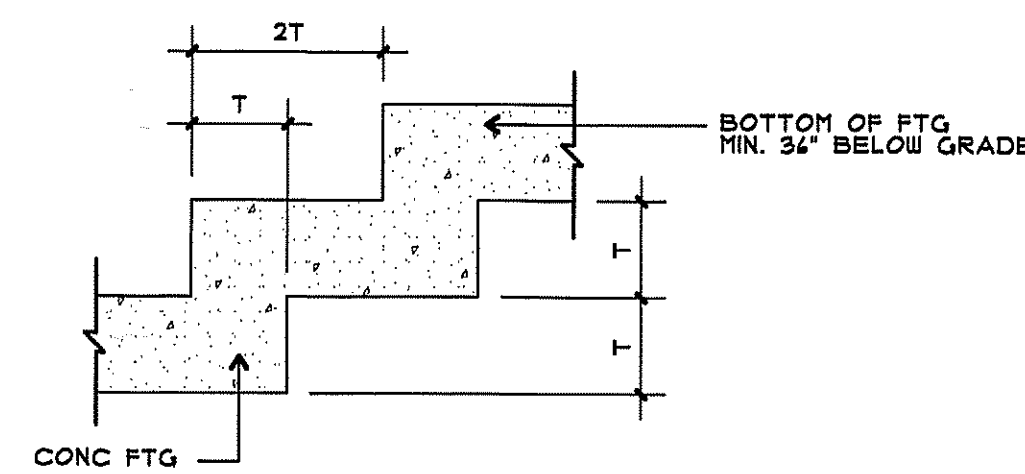
SCALE: 1/4" = 1'-0"

NOTES:

- 1) ROOM SIZES SHOWN ARE APPROXIMATE. REFER TO DIMENSION STRINGS FOR ACTUAL CONSTRUCTION DIMENSIONS.
- 2) ALL FLOOR JOISTS SHALL BE 2 X 8 @ 16" O.C. UNLESS OTHERWISE NOTED.
- 3) FURNISH AND INSTALL BRIDGING AT CENTERLINE OF ALL JOIST SPANS.
- 4) ALL LOAD-BEARING HEADERS SHALL BE (2) 2 X 10 UNLESS OTHERWISE NOTED.
- 5) FURNISH AND INSTALL 5/8" TYPE "X" GYPSUM WALLBOARD AT WALLS AND CEILING OF GARAGE TO ACHIEVE A ONE-HOUR FIRE-RATED ASSEMBLY AS REQUIRED BY CODE.
- 6) WINDOW SIZES SHOWN INDICATE NOMINAL UNIT SIZES. A UNIT LABELED 2449 INDICATES A UNIT SIZE OF 2'-4" WIDTH BY 4'-9" HEIGHT.
- 7) DOOR SIZES SHOWN INDICATE NOMINAL DOOR SIZE (NOT INCLUDING FRAME) A DOOR LABELED 2848 INDICATES A DOOR SIZE OF 2'-8" WIDTH BY 4'-8" HEIGHT.



RAFTER TO WALL PLATE DETAIL



STEP FOOTING DETAIL

SCALE: 1/2" = 1'-0"

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:

- 1) ALL ROOF RAFTERS SHALL BE 2 X 8 @ 16" O.C. UNLESS OTHERWISE NOTED. ALL ROOF RAFTERS AT INSULATED CATHEDRAL CEILINGS SHALL BE 2 X 10 @ 16" O.C. UNLESS OTHERWISE NOTED.
- 2) SEE ELEVATIONS FOR GUTTER AND LEADER LOCATIONS.
- 3) ALL ROOF PITCHES TO BE 5/12 AND 4/12 UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROOF PITCH PRIOR TO CONSTRUCTION.

FRAMING KEY

| | |
|-----------|------------------------|
| — | NEW PARTITION |
| — | EXISTING PARTITION |
| - - - - - | WALL ABOVE |
| - - - - - | WALL TO BE DEMOLISHED |
| - - - - - | HEADER OR BEAM |
| ← → | FLOOR OR CEILING JOIST |
| → | ROOF RAFTER |
| □ PL | POINT LOAD ABOVE |
| ■ | LOAD BEARING POST |
| □ | LALLY COLUMN & FOOTING |

ELECTRICAL KEY

| | |
|-------|---------------------------|
| ⊖ | SINGLE POLE SWITCH |
| ⊖⊖ | 3-WAY SWITCH |
| ⊖ | DUPLEX OUTLET |
| ⊖ | 1/2 SWITCHED OUTLET |
| ⊖ WP | WEATHER-PROOF OUTLET |
| ⊖ CFI | GROUND FAULT INTERRUPT |
| ⊖ | FLOOR OUTLET |
| ⊖ | PULL CHAIN FIXTURE |
| ⊖ | RECESSED CEILING FIXTURE |
| ⊖ | EXHAUST FAN/LIGHT |
| ⊖ | SMOKE DETECTOR (SEE NOTE) |
| ⊖ | CARBON MONOXIDE DETECTOR |
| ⊖ | WALL MOUNTED FIXTURE |
| ⊖ | CEILING MOUNTED FIXTURE |
| ⊖ | CEILING FAN |

NOTE: ALL SMOKE DETECTORS SHALL BE INTERWIRED SUCH THAT ACTUATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS AND SHALL BE INSTALLED WITH FULL BATTERY BACKUP.

J.D.R. CONSULTANTS
 TAD HYRMOG
 9 TERRY AVENUE SOUTH RIVER, N.J.
PAUL J. RODEK
 8 AUBER COURT, SUITE C
 EAST BRUNSWICK, N.J. 08814
 PHONE: (732) 413-8400

Tad Hyrmog

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FRAMING PLANS

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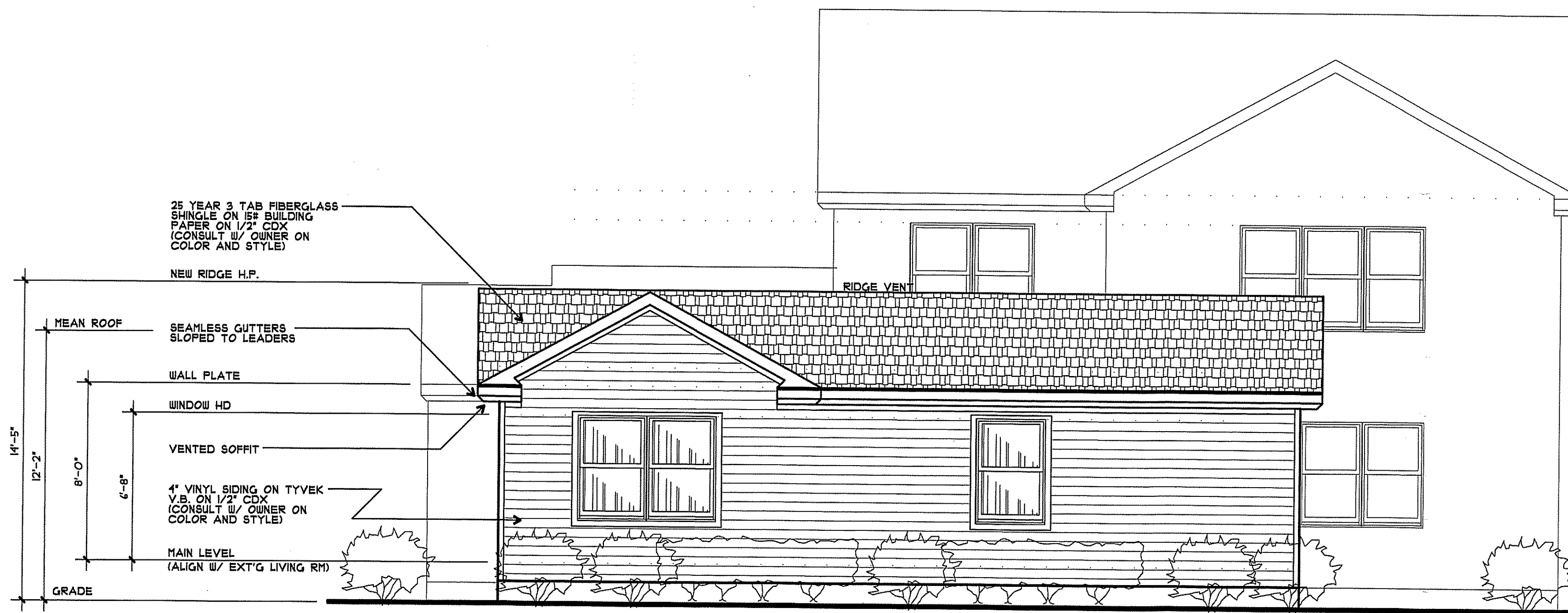
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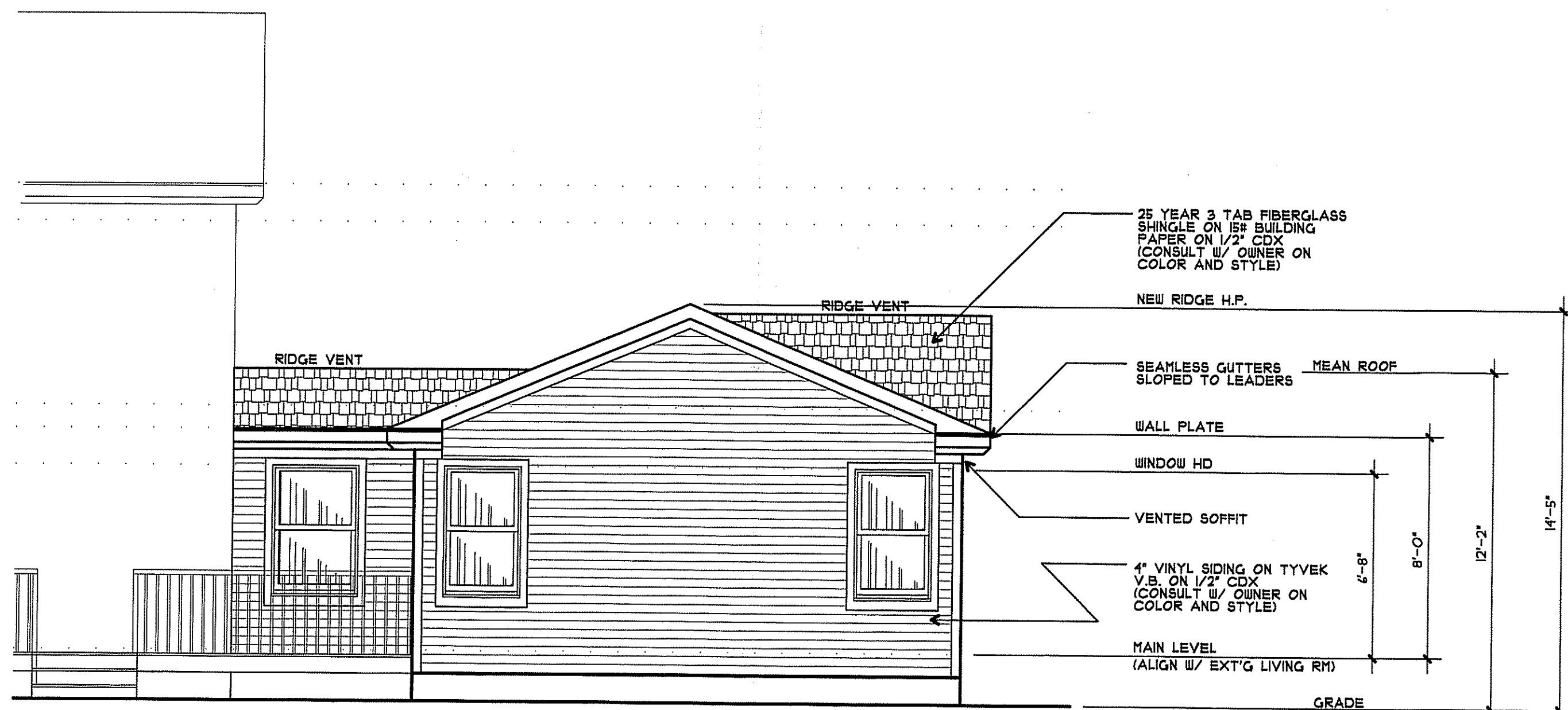
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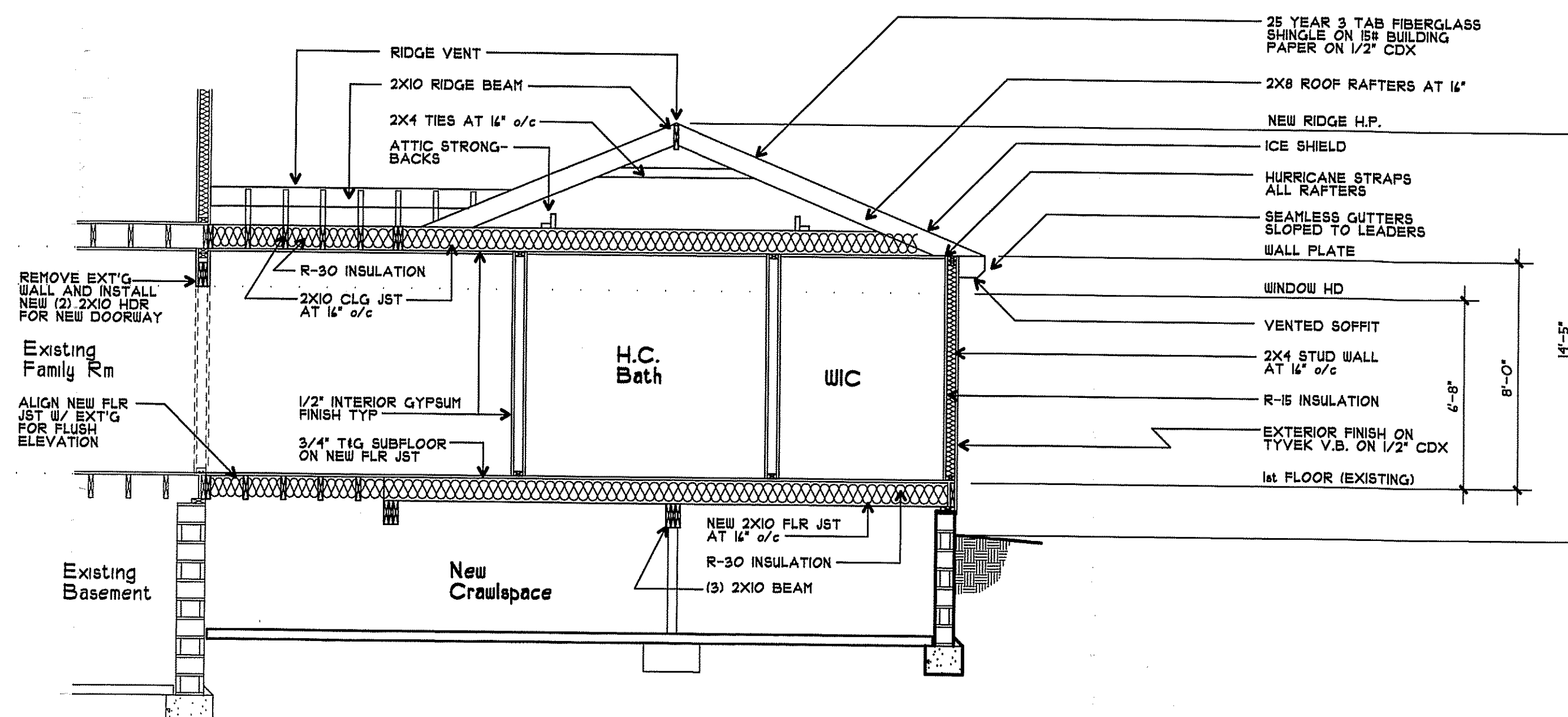
PART REAR EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



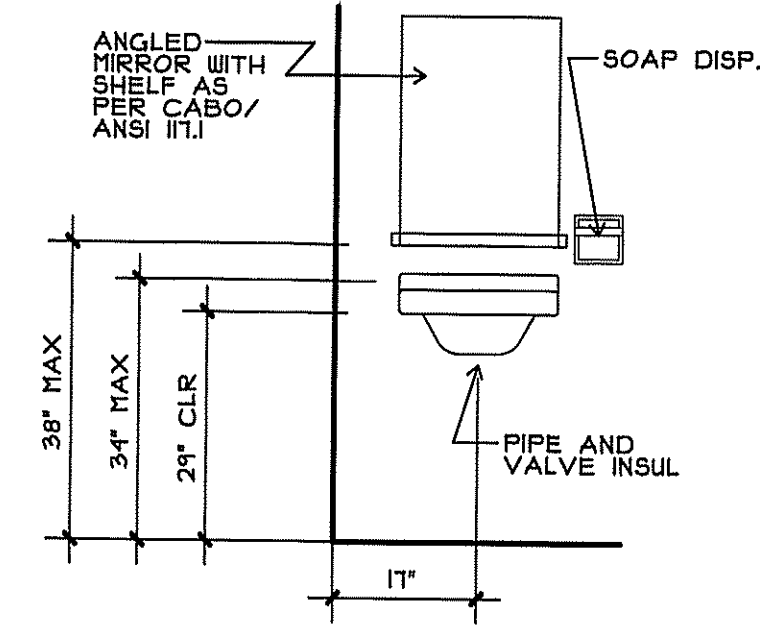
PART SIDE EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

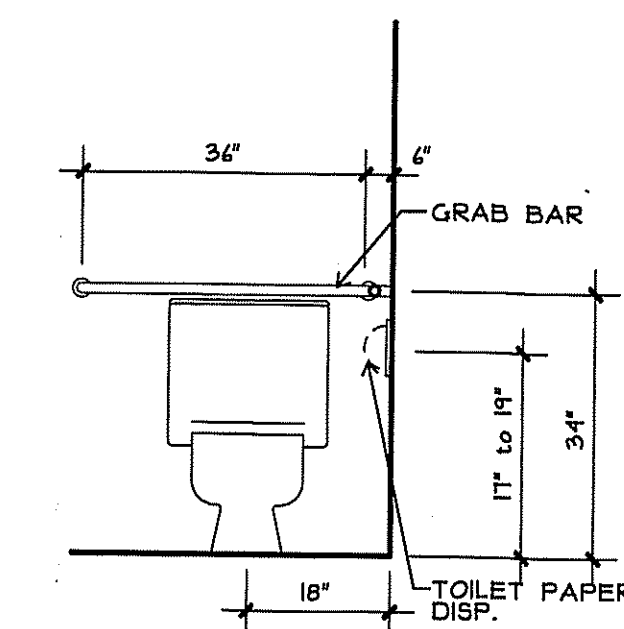


PARTIAL NEW BUILDING SECTION

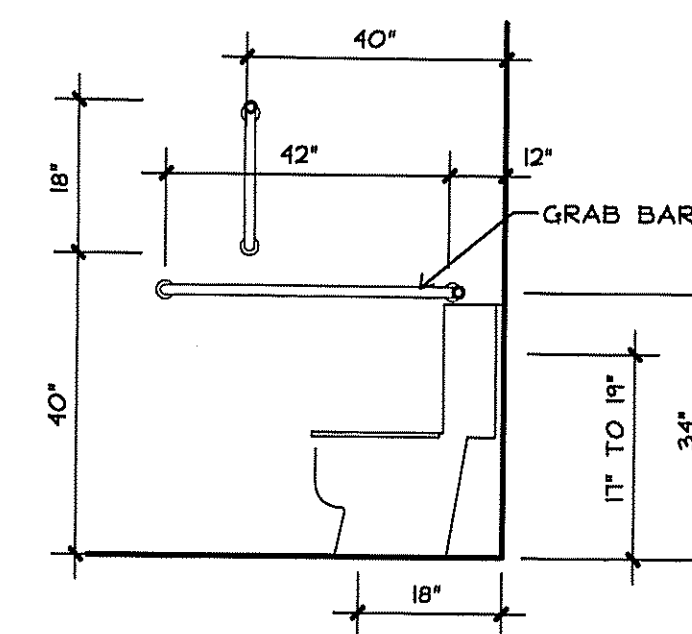
SCALE 1/4" = 1'-0"



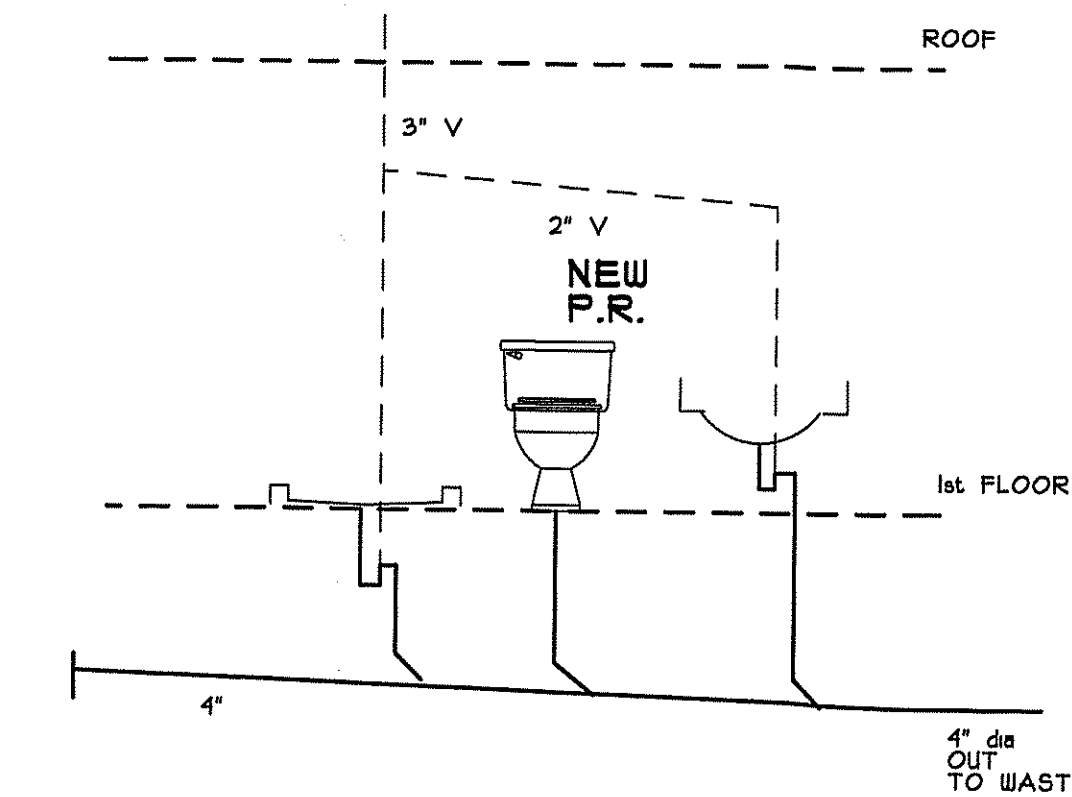
HC SINK ELEV



HC TOILET ELEV



HC TOILET ELEV



PLUMBING RISER DIAGRAM

J.D.R. CONSULTANTS
 TAD HYMAN
 9 TERRY AVENUE SOUTH RIVER, N.J.
PAUL J. RODEK
 8 AUER COURT, SUITE G
 EAST BRUNSWICK, N.J. 08814
 PHONE: (732) 455-8600

Tad Hyman

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