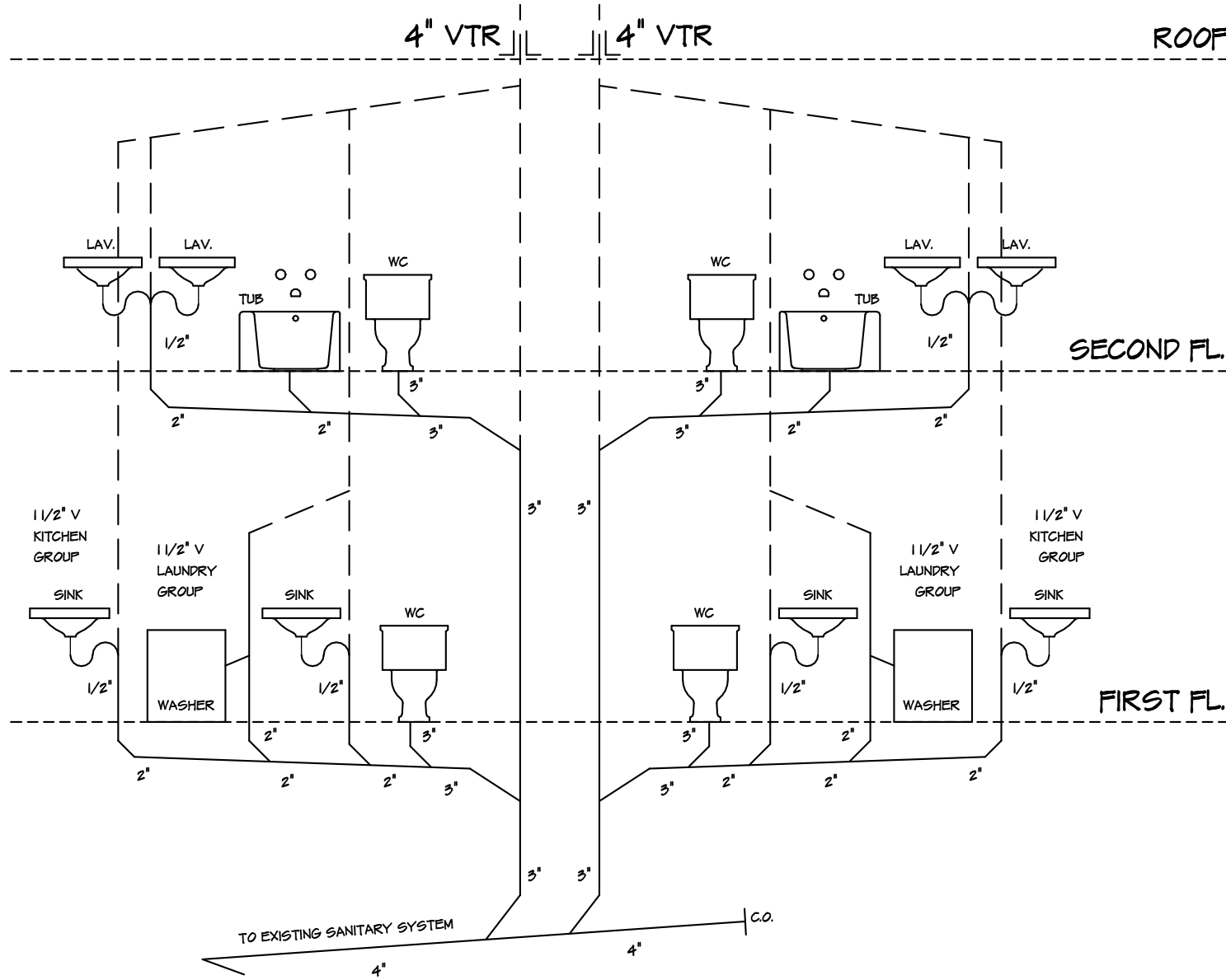


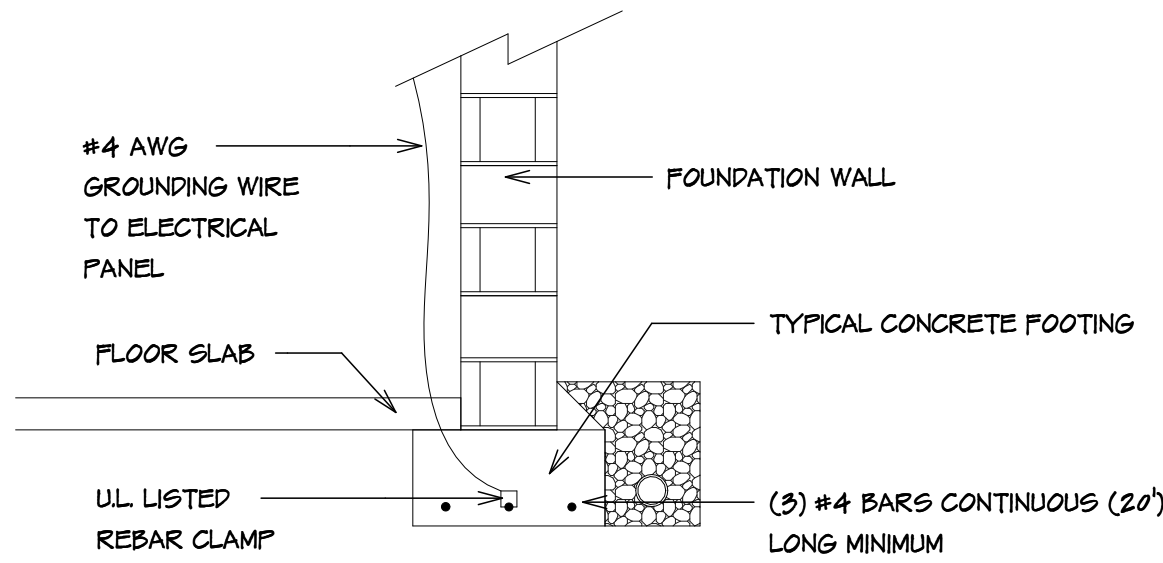
TYPICAL STAIR DETAIL

1. Stair to be minimum 36" wide.
2. Adjacent treads and risers shall not vary more than 3/16".
3. Treads and risers shall not vary more than 3/8" over the entire stair.
4. Guardrails at stair openings to be minimum 36" high.
5. Maximum rise between floors to be 12'-0" without a platform.
6. Guardrail balusters to be spaced minimum 4" O.C. max.
7. Provide graspable handrail having a circular cross section of an outside diameter of at least 1 1/4" and not greater than 2".
8. All exterior stairs, three risers or more, shall have a footing (refer to plans for details) or provide a 3'x4'x4" thick concrete slab.
9. These standards shall apply to all interior and exterior stairs.
10. All stairs to have closed risers.



SCHEMATIC PLUMBING RISER DIAGRAM

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



GROUNDING DETAIL

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

GENERAL NOTES

1. Conform to all dimensions indicated on plan. DO NOT scale drawings.
2. Should a discrepancy arise, Architect or Owner's decision shall govern.
3. Windows in sleeping areas shall conform to the following:
 - a. Have a maximum sill height of 44" above the floor.
 - b. Have a minimum clear width opening of 20".
 - c. Have a minimum clear height opening of 24".
 - d. Have a minimum net clear opening of:
 - First Floor = 5.0 square feet
 - Second Floor = 5.7 square feet
 - e. Where the sill of an operable window is located more than 6'-0" above grade, the sill must be 24" from finished floor or window cannot open more than 4".
3. All window #'s are shown on elevations and are Anderson Window model #'s or approved equal
4. All sleeping areas, as well as corridors accessing same, as well as each level shall have a smoke detector. Each smoke detector shall be electronically interconnected as well as on battery back-up.
5. All bathroom fans and kitchen hoods to be hard ducted to the exterior w/ UL 181 duct.
6. Laundry combustion air shall be provided by (2) 12"x16" high/low vents 12" from ceiling and floor.
7. Clothes dryer exhaust:
 - a) Shall terminate at the exterior of the building and be not less than 3'-0" from any opening.
 - b) Terminations shall have back draft damper
 - c) Screens are not permitted
 - d) Flex ducts are limited to 8'-0" and shall be UL-2158A approved
 - e) Ducts shall be constructed with min. 0.016 inch thick (0.4 mm) rigid metal duct with smooth interior having the joints run in direction of air flow
 - f) Exhaust ducts shall not be connected with any device that extends into the duct.
 - g) The maximum duct length shall not exceed 25'-0" this length shall be reduced 2'-6" feet for each 45 bend and 5'-0" for each 90 bend.

SITE WORK

1. Presumed Soil Bearing Capacity is 3000 psf on undisturbed soil. All concrete footings shall bear on undisturbed soil or engineering fill. Bottom of footings shall be 3'-0" below finish grade minimum.
2. All slabs on grade shall bear on mechanically crushed stone, capable of supporting 3000 psf.

CONCRETE

1. Concrete shall have a minimum 28 day compressive strength of 3000 psi. All exterior concrete exposed to weather and garage slabs to be 3500 psi.
2. All exterior concrete and garage slabs shall be air-entrained.

MASONRY

1. Non-bearing veneer walls shall be set in Portland Cement mortar type BW, compressive strength (f'm) 3000 psi. Install galvanized metal masonry wall ties spaced at 16" vertical and 24" horizontal spacing staggered. Owner to make finish materials selection.
2. Rebars and grade 40 steel ASTM A-615 for #3 bars and grade 60 steel for #4 & #5 bars.
3. Concrete shall have a min. compressive strength of 3000 psi @ 28 days.
4. Bottom cover of reinforcing shall be 1 1/2".

STRUCTURAL

1. All concrete used is to develop a minimum compressive strength in 28 days as follows:

Footing and walls	3,000 psi
Basement slab	3,000 psi
Garage floor and stoops	3,500 psi
2. Double floor joist under all parallel partitions.
3. Use (2) 2 x 10 headers on all door and window openings up to 3'-0" wide. Use (2) 2 x 12 headers on all door and window openings 3'-6" to 8'-0" or as otherwise noted on plan.
4. All sill plates to be treated lumber with sill seal.
5. Provide cross bridging every 8'-0" for floor joist.
6. Anchor bolts- 1/2" x 18" (w/min. embedment of 7") at a maximum of 6'-0" o.c. each section of sill plate to have a minimum of two bolts. Provide one bolt within 12" of each corner.
- Anchor bolts shall be hot dipped galvanized when used with A.C.Q. lumber.

LUMBER

1. All framing is to be away from grade 8" minimum and all siding is to be 6" minimum to grade.
2. All shower and tub areas to have "DUROROC" or similar cement board.
3. All bathrooms to have moisture resistant gypsum board.
4. All shower and tub glass enclosures to be safety glass
5. All structural lumber shall be DOUGLAS-FIR #2 (min.) visual grade lumber with the following minimum base design values:

Fb=1,300psi base, Fv=205psi, E=600000psi
--
6. Non-structural lumber may be HEM FIR #2
7. The DESIGN LOADS for wood members are as follows:

ROOF	FLOORS
Attic Storage = 20 psf	LL = 40 psf at Living Spaces
Wind = 15 psf	DL = 10 psf at Living Spaces
	LL = 30 psf at Sleeping Space
	DL = 10 psf at Living Spaces

CONTINUED

8. Hangers, framing anchors and fasteners: provide and install stamped and fabricated steel of type indicated as required. Nails to be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the anchor. "Trimfast", "Simpson" or "Artcor" conforming to the requirements indicated shall be provided. All hangers and anchors shall be galvanized.
9. Install pressure treated lumber where lumber is in contact with concrete or exposed to the exterior.
10. All treated lumber shall be in compliance w/ American Wood Association product specifications. Any hangers, fasteners, and connectors shall be in compliance with those specifications.
11. Roof Sheathing: CDX exterior grade plywood (Flyscoor/ Flyscord): 1/2" where spacing is up to 16" o.c. or 5/8" wherever spacing is greater than 16" o.c., or 7/16" OSB sheathing.
12. Wall Sheathing: shall be 1/2" CDX or 7/16" OSB sheathing. Installation shall be as per manufacturer's recommendations.
13. Floor Sheathing to be 3/4" T & G fir plywood glued & nailed subfloor (AFA RATED SHEATHING or approved equal.)
- FLASHING
- Approved corrosion- resistant flashing shall be applied shingle-fashion in manner to prevent entry of water into wall cavity or penetration of water to the building structural framing components.
- Self-adhered membranes used as flashing shall comply with AAMA 711.
- Flashing shall extend to the surface of the exterior wall finish.
- Approved corrosion- resistant flashings shall be installed at all of the following locations:

- a) Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
 - b) At the intersection of chimneys or other masonry construction with frame or stucco copings.
 - c) Under and at the ends of masonry, wood or metal copings & sills.
 - d) Continuously above all projecting wood trim.
 - e) where exterior porches, decks, or stairs attach to a wall or floor assembly of wood -frame construction.
 - f) At wall and roof intersection
 - g) At built in gutters.
 - h) Flashing shall be installed in manner that prevent moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.
- i) At wall and roof intersection, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with thickness of not less than 0.019 inch (0.5 mm) No. 26 galvanized sheet.

ELECTRICAL

1. All work shall conform to NEC 2020 including:
 - a) ARC fault circuit breakers shall be installed where required by Art.210.12
 - b) All exterior receptacles shall have GFCI protected outlets & be weatherproof while in use per Art.406.8
 - c) All 125V, 20 Amp. & 15 Amp. interior receptacles shall be tamperproof type per Art.406.12
 - d) The contractor shall properly bond the CATV & telephone system with a #6 awg copper conductor per Art.250.94
 - e) Provide GFCI protected outlet for each garage bay on a separate circuit per Art.210.52(G)(1).
 - f) Foyer over 60 sq ft require an outlet on each wall greater than 3'-0" long per Art.210.52(1).
 - g) Garbage disposal, dishwashers need GFCI
 - h) Refrigerator within 6' from sink needs GFCI

HVAC

1. Provide 1/2" plywood walkway 2'-0" wide from attic access to unit location.
2. Provide duplex outlet and light at unit location.
3. Provide 30" min. clearance at service side of unit.
4. Provide 24"x30" min. pull down stair. (22"x30" attic access)
5. All Duct work located in unconditioned spaces shall be insulated (R-8)
6. All Flex Duct shall be insulated (R-8)

BUILDING DATA

DESIGN CODE IRC 2021 NEW JERSEY EDITION
UNIFORM CONSTRUCTION CODE
IRC 2021 NEW JERSEY EDITION
NATIONAL ELECTRICAL CODE 2020
N.S. PLUMBING CODE 2021
FIRE CODE 2021
USE GROUP - R5 RESIDENTIAL -
CONSTRUCTION CLASSIFICATION - VB

DESIGN LOAD TABLE

	DEAD LOAD	LIVE LOAD
FIRST FLOOR & SECOND FLOOR	10 LBS/SF	40 LBS/SF
SLEEPING AREA	10 LBS/SF	30 LBS/SF
ATTIC W/ LIMITED STORAGE	10 LBS/SF	20 LBS/SF
ATTIC WITHOUT STORAGE	10 LBS/SF	10 LBS/SF
DECKS	10 LBS/SF	40 LBS/SF
STAIRS	10 LBS/SF	40 LBS/SF
ROOF	10 LBS/SF	50 LBS/SF
GUARDRAILS	10 LBS/SF	30 LBS/SF

AREA / VOLUME CALCULATIONS			
	SPACE	AREA (FT ²)	VOLUME (FT ³)
UNIT A (FINISHED)	FIRST FLR.	453 FT ²	3,624 FT ³
	SEC. FLR.	418 FT ²	3,344 FT ³
	TOTAL	871 FT ²	6,968 FT ³
UNIT A & B	TOTAL	1,742 FT ²	13,936 FT ³
	COV. PORCH	97 FT ²	776 FT ³
UNIT A (UNFINISHED)	PORCH	101 FT ²	
	TOTAL	108 FT ²	776 FT ³
UNIT A & B	TOTAL	306 FT ²	1,552 FT ³

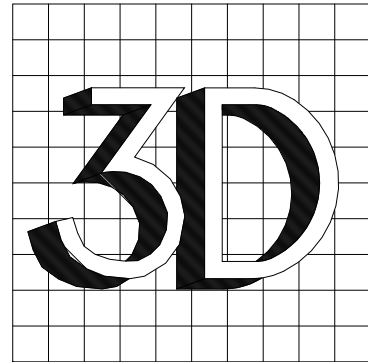
PARTITION LEGEND

	= NEW 8" CMU BLOCK
	= NEW 2" x 6" WOOD STUD PARTITION
	= NEW 2" x 4" WOOD STUD PARTITION
	= NEW (1) HOUR FIRE RATED PARTITION
	= EXISTING PARTITION TO REMAIN
	= EXISTING PARTITION TO BE REMOVED

ELECTRICAL LEGEND

	= Tamper Proof Duplex Outlet
	= Ground Fault Interrupt Outlet (Tamper proof where required)
	= Tamper Proof Quad Outlet
	= Waterproof Outlet
	= 4" LED Recessed Light Fixture
	= Fan - Hard Ducted To The Exterior w/ UL 181 Duct
	= LED Wall Light Fixture
	= Single Pole Switch
	= Three Way Switch
	= Smoke Detector - To be hardwired, interconnected w/ battery back-up in each unit
	= Carbon Monoxide Detector

	= Fan / LED Light Fixture Combination
--	---------------------------------------



ARCHITECTURE

WILLIAM J. DORAN
ARCHITECT

26 DUNDEE ROAD
KENDALL PARK, N.J.
08824

732-297-8467

Bill@3darchitects.net

William J. Doran

NJ LIC. #AI-00506
PA LIC. #RA-016597

This document is the property & copyright of the Architect for the specified project & shall not be used or reproduced without written authorization.

New Apartment Units at
20-31 Dover Ave
Ewing, New Jersey

REVISION: 4/17/24

REVISION: 12/6/23

REVISION: 10/3/23

ISSUED FOR CONSTRUCTION PERMIT: 1/5/25

DESCRIPTION

DATE: 1/4/23

DRAWN BY: S.T.

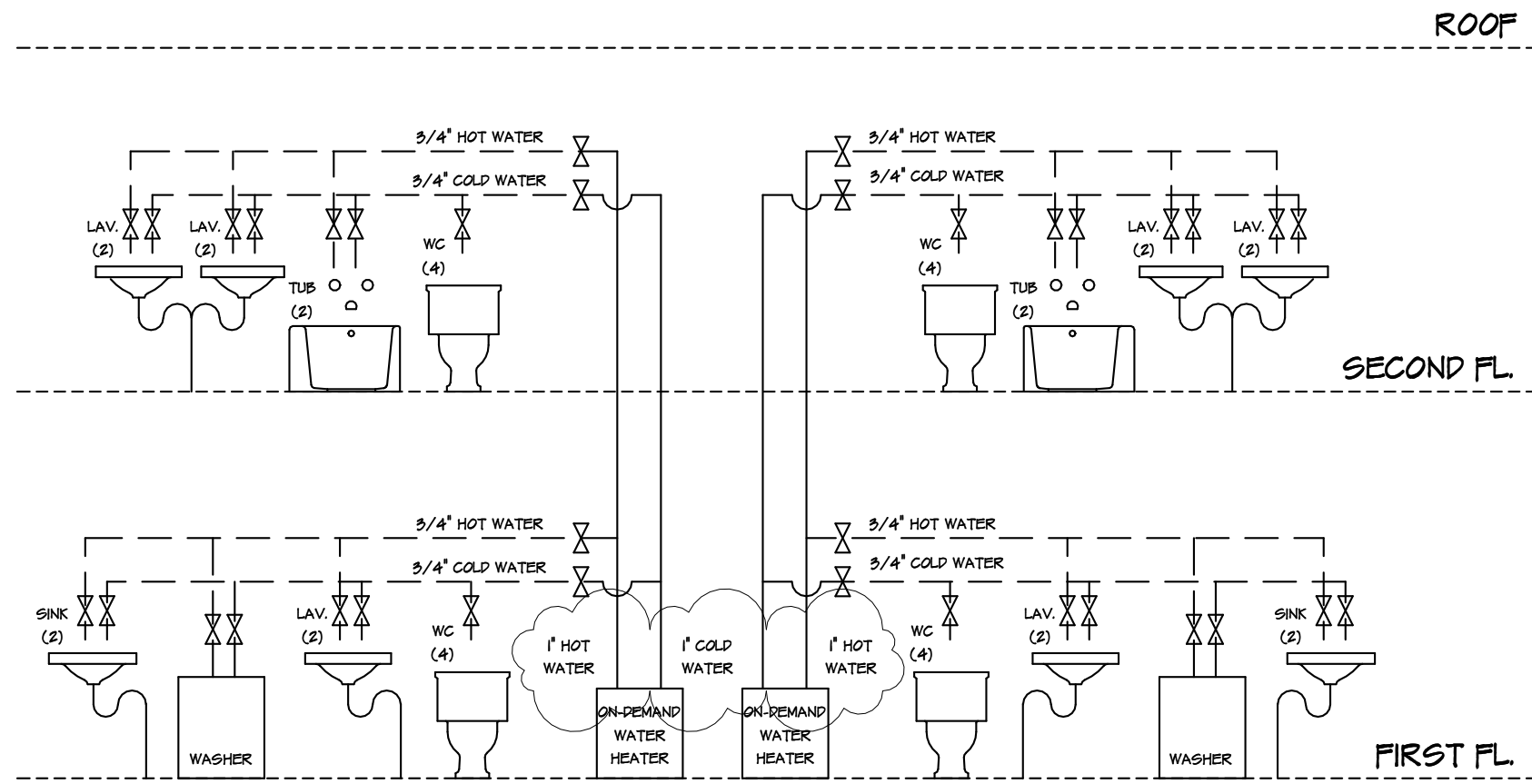
CHK'D BY: W.J.D

SCALE: AS NOTED

SHEET 1 OF 5

SHEET

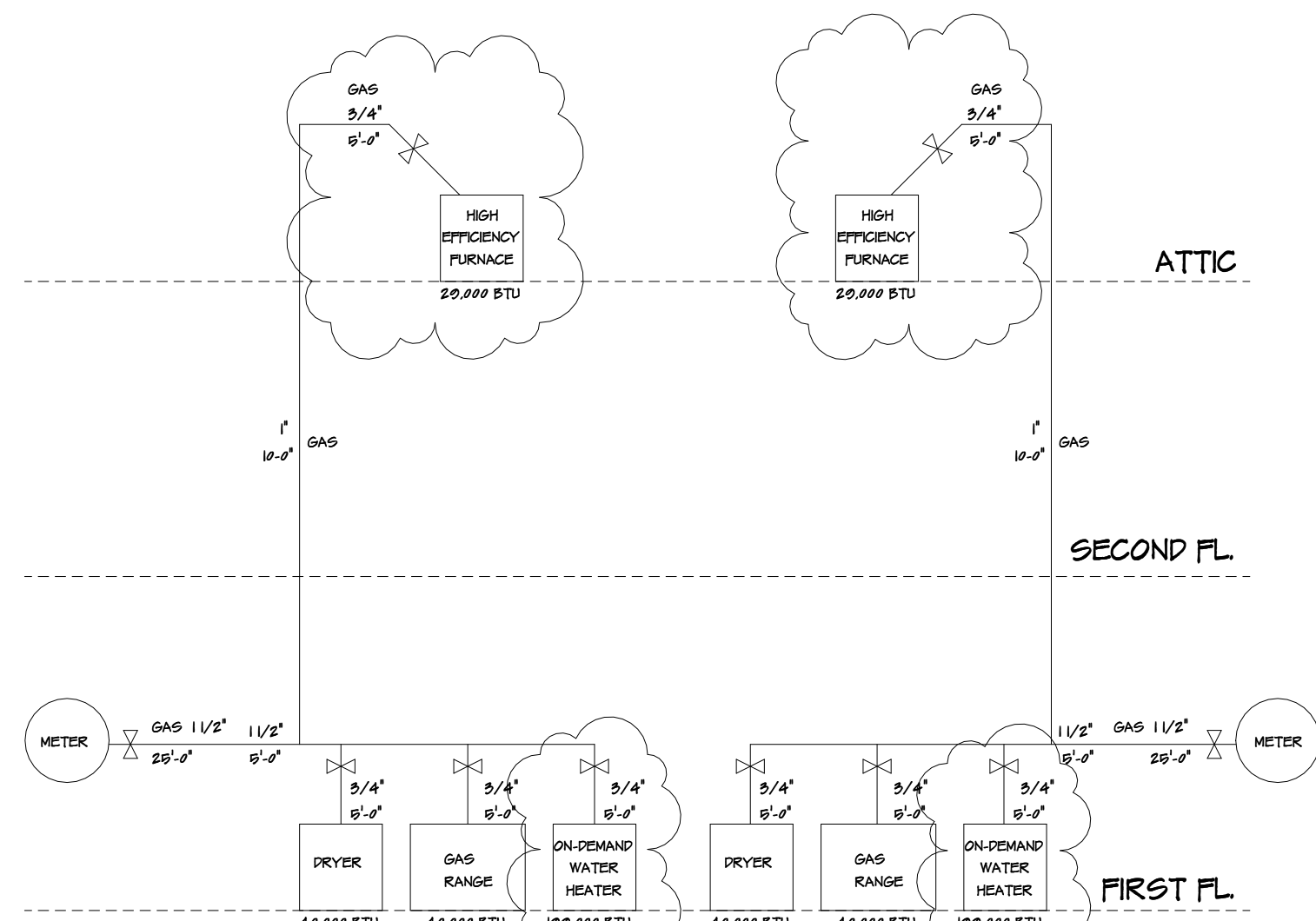
A-1



NOTE:
LAV= 2 WFU; 1/2" CW/HW PIPE SIZE; 1 1/2" DRAIN/ VENT.
TUB= 2 WFU; 1/2" CW/HW PIPE SIZE; 2" DRAIN/ VENT.
WC= 4 WFU; 1/2" CW/HW PIPE SIZE; 3" DRAIN/ VENT.

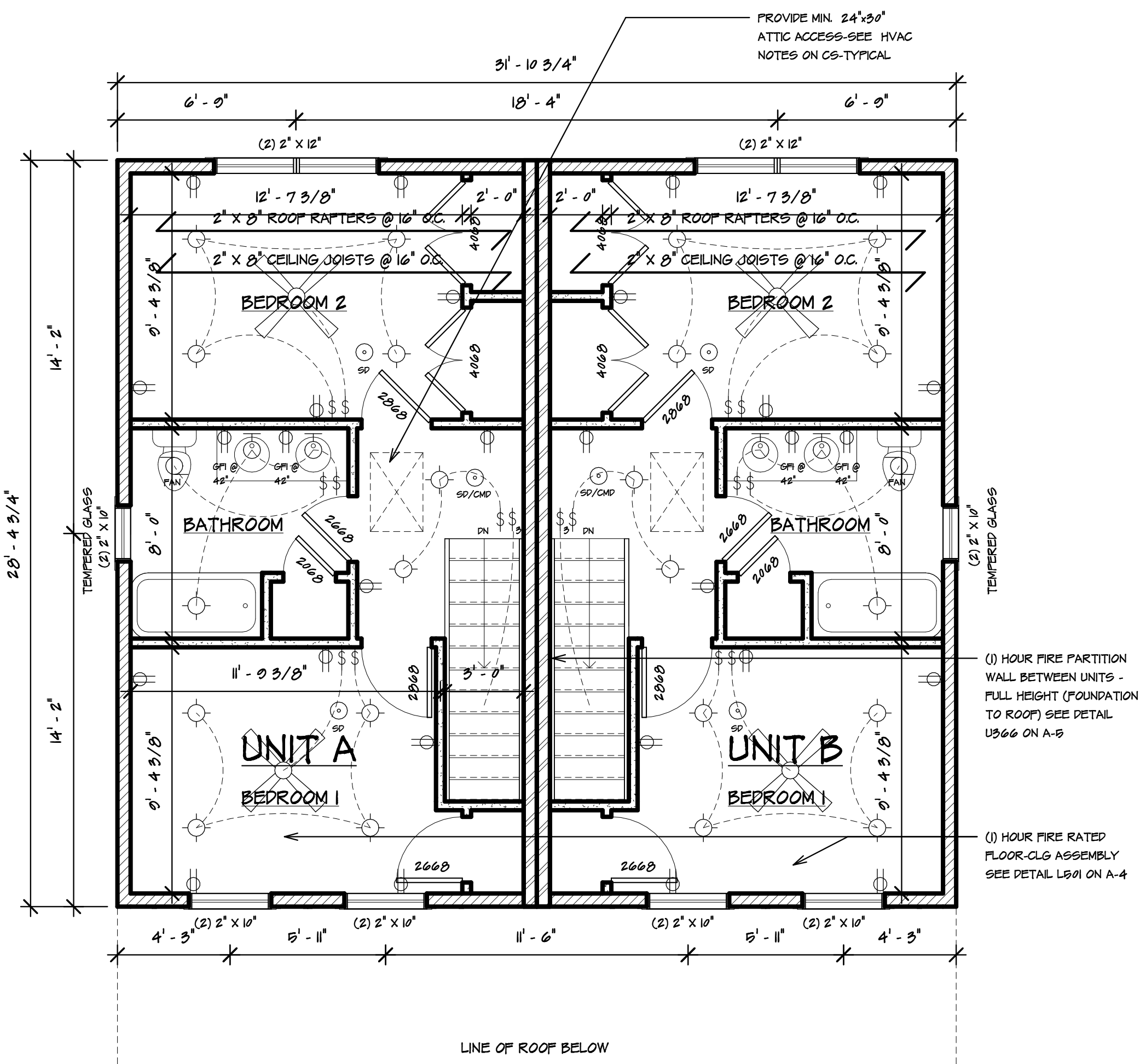
SCHEMATIC WATER RISER DIAGRAM

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



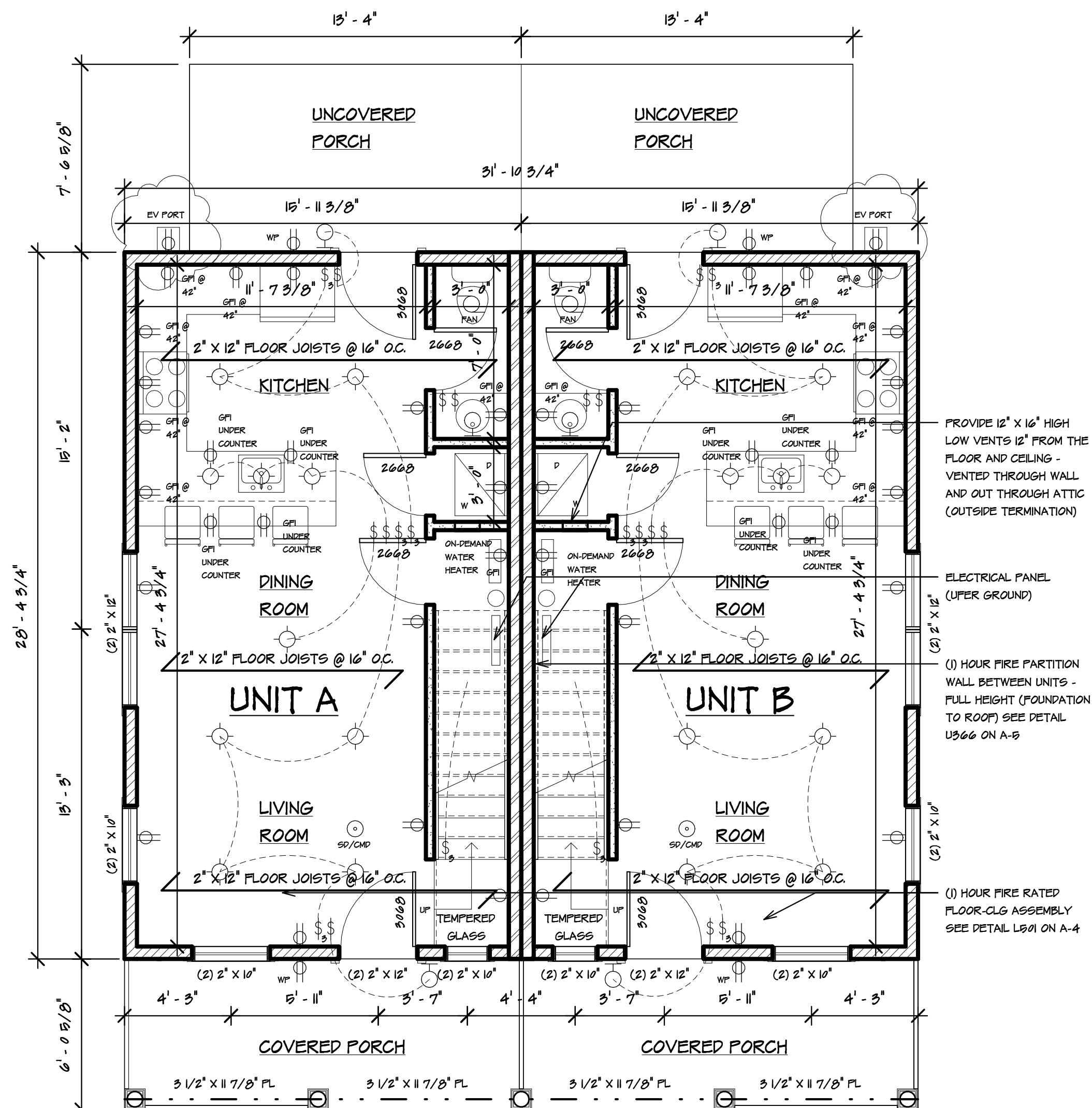
SCHEMATIC GAS RISER DIAGRAM

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



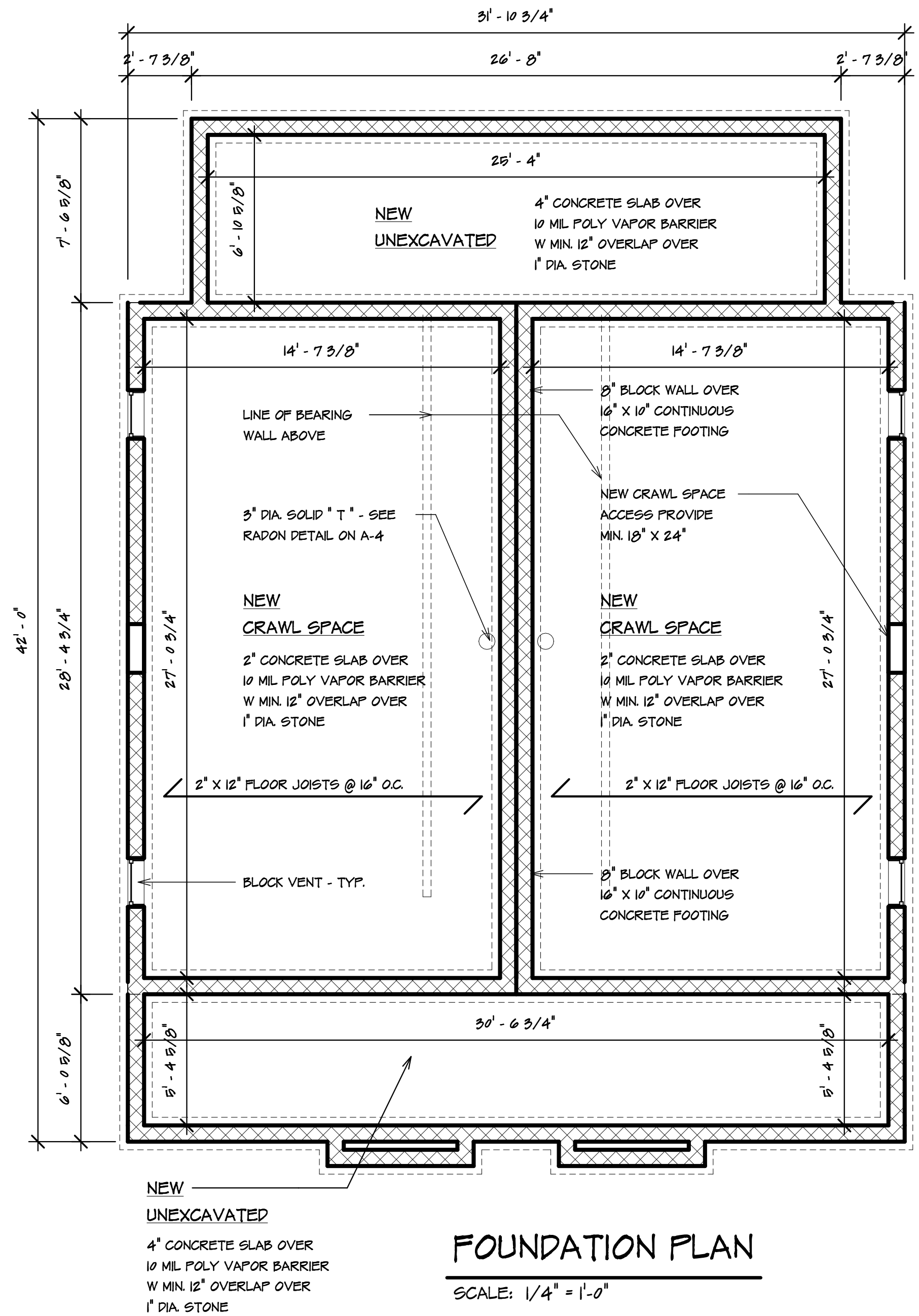
SECOND FLOOR PLAN

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



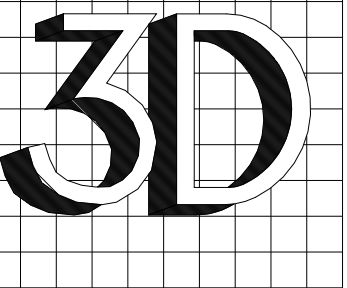
FIRST FLOOR PLAN

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



FOUNDATION PLAN

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



ARCHITECTURE

WILLIAM J. DORAN
ARCHITECT

26 DUNDEE ROAD
KENDALL PARK, N.J.
08824

732-297-8467
Bill@3darchitects.net

William J. Doran

NJ LIC. #A1-09596
PA LIC. #RA-016597

This document is the property & copyright
of the Architect for the specified project
& shall not be used or reproduced without
written authorization.

New Apartment Units at
29-31 Dover Ave
Ewing, New Jersey

Revision 1

REVISION: 4/11/24

REVISION: 12/6/23

REVISION: 10/3/23

ISSUED FOR CONSTRUCTION PERMIT: 1/5/25

DESCRIPTION

DATE: 1/4/23

DRAWN BY: S.T.

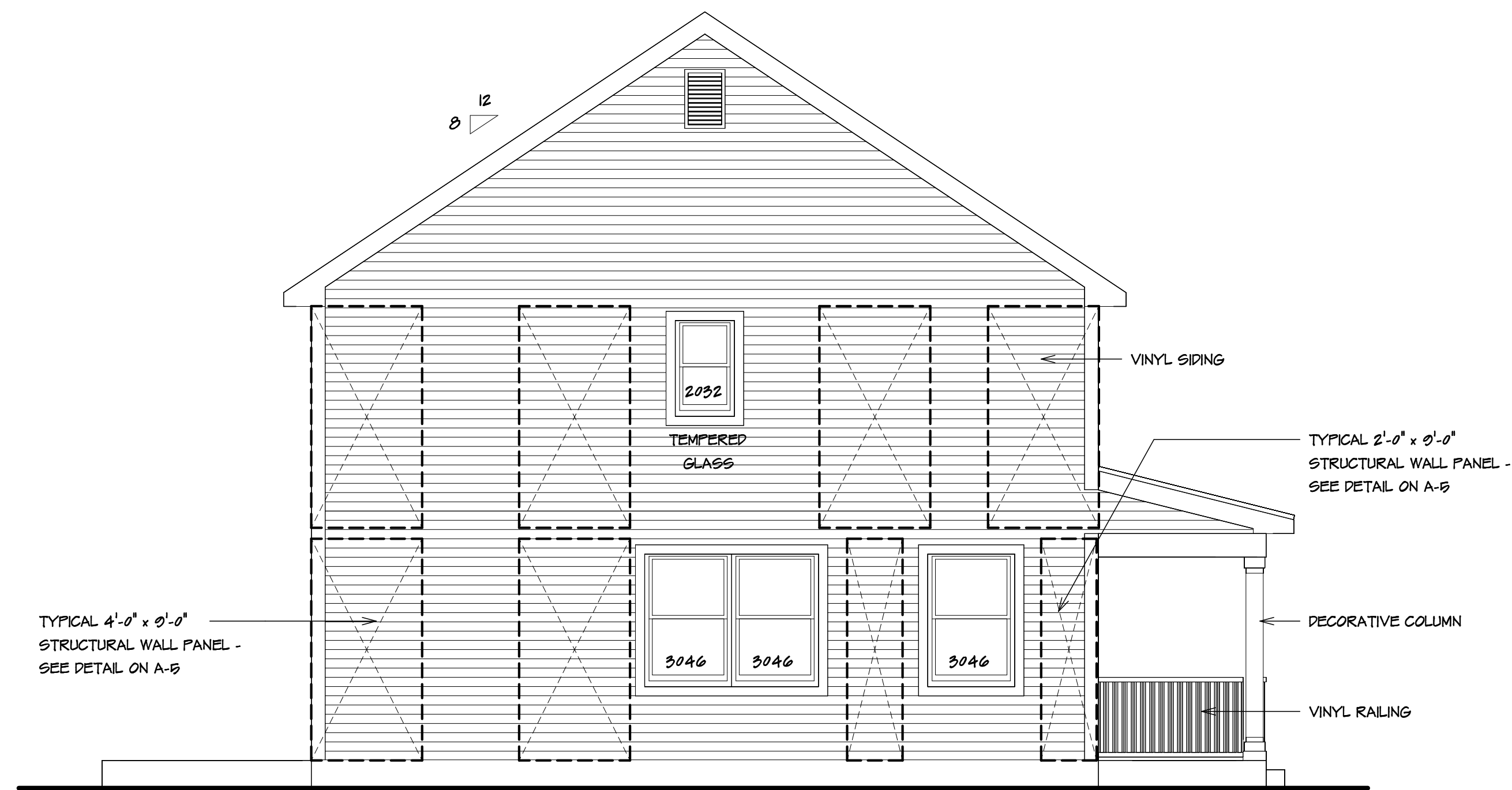
CHK'D BY: W.J.D.

SCALE: AS NOTED

SHEET 2 OF 5

SHEET

A-2



LEFT ELEVATION OPT. 1

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



FRONT ELEVATION OPT. 1

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

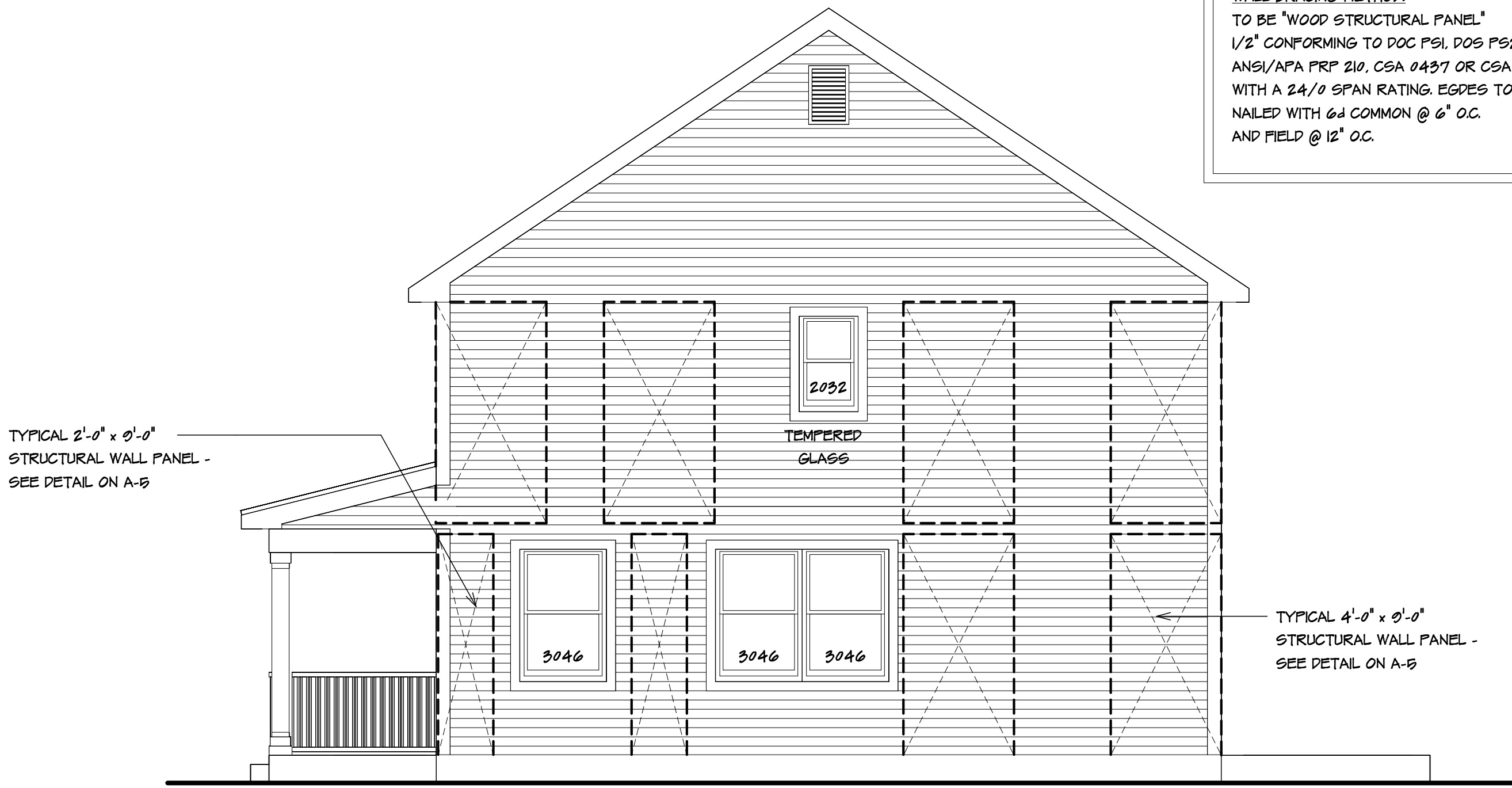
NOTE: ALL WINDOWS ARE BY ANDERSON OR APPROVED EQUAL.
3046 MEETS EGRESS REQUIREMENTS -
CLEAR OPENABLE AREA OF 5.7 SQ. FT.,
CLEAR OPENABLE WIDTH OF 20" &
CLEAR OPENABLE HEIGHT OF 24"

WALL BRACING METHOD:
TO BE "WOOD STRUCTURAL PANEL"
1/2" CONFORMING TO DOC P51, DOS P52 OR
ANSI/APA PRF 210, CSA 0437 OR CSA 0325
WITH A 24/0 SPAN RATING. EDGES TO BE
NAILED WITH 6d COMMON @ 6" O.C.
AND FIELD @ 12" O.C.



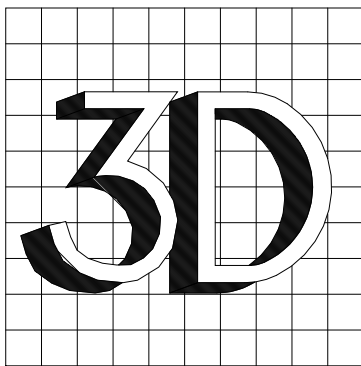
REAR ELEVATION OPT. 1

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



RIGHT ELEVATION OPT. 1

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



ARCHITECTURE

WILLIAM J. DORAN
ARCHITECT

26 DUNDEE ROAD
KENDALL PARK, N.J.
08824

732-207-8467
Bill@3darchitects.net

William J. Doran

NJ LIC. #A1-09596
PA LIC. #RA-016897

This document is the property & copyright
of the Architect for the specified project
& shall not be used or reproduced without
written authorization.

New Apartment Units at
29-31 Dover Ave
Ewing, New Jersey

REVISION: 4/17/24
REVISION: 12/6/23
REVISION: 10/3/23
ISSUED FOR CONSTRUCTION PERMIT: 1/5/25

DESCRIPTION

DATE: 1/4/23

DRAWN BY: S.T.

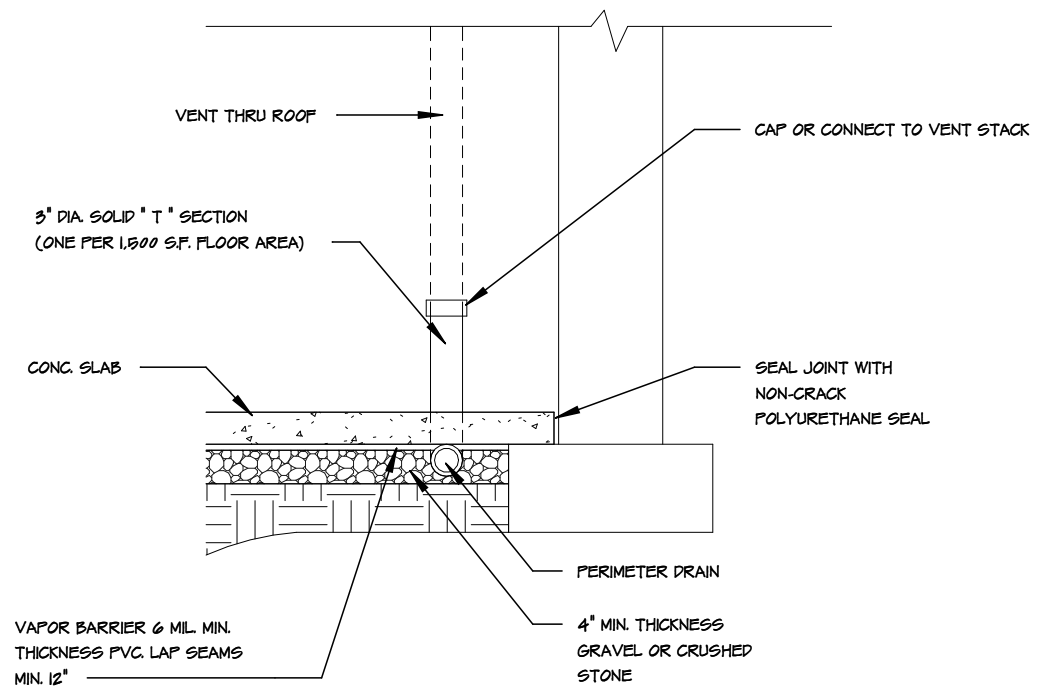
CHK'D BY: W.J.D.

SCALE: AS NOTED

SHEET 3 OF 5

SHEET

A-3



Under slab requirements: Provide a continuous vapor barrier minimum 6 mil PVC or Polyethylene. All seams to be 12\"/>

Provide a 5\"/>

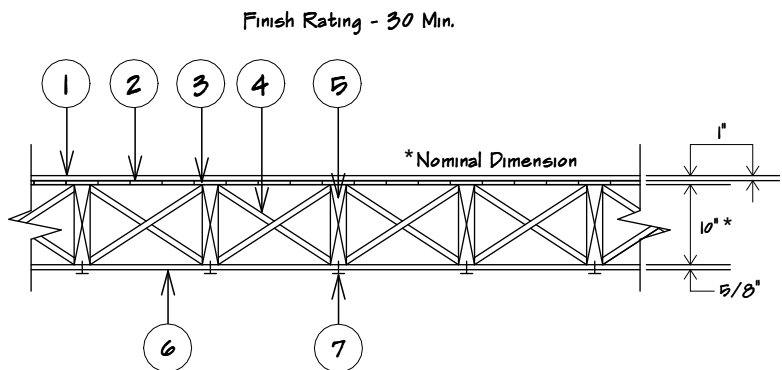
Slab Requirements: Units in foundation walls and floors shall be substantially sealed by filling a non-cracking polyurethane or similar caulk, in order to seal gas entry routes.

A ramp cover which seals gas entry routes shall be installed at all ramp exits.

Foundation Wall Requirements: The tops of foundation walls, including exterior ledges, that are constructed of below masonry units shall be capped, or the voids shall be completely filled.

RADON ABATEMENT REQUIREMENTS

NOTE:
Provide access in attic (30\"/>



- 1, 2, 3. Flooring Systems - The finish flooring (Item 1), vapor barrier (Item 2) and the sub-flooring (Item 3), may consist of any one of the following systems:
System No. 1
Finish Flooring - 1 by 4 in. T & G laid perpendicular to joists, or 10/32 in. thick plywood, minimum grade "Underlayment" or "Sturd-I-Floor" with T & G long edges and conforming to PS 1-03 specifications. Face grain of plywood to be perpendicular to joists with joints staggered.
Vapor Barrier - Commercial resin-sized, 0.010 in. thick. Sub-Flooring - 1 by 6 in. T & G, fastened diagonally to joists, or 10/32 in. thick plywood minimum grade "C-D" Exposure 1 or "C-D" with exterior glue conforming to PS 1-03 specifications. Face grain of plywood to be perpendicular to the joists with joints staggered.
4. Cross Bridging - 1 by 3 in.
5. Wood Joists - 2 by 10 in., spaced 16 in. O.C., firestopped.
6. Wallboard, Gypsum* - 5/8 in. thick. Sheets of wallboard (or lath) installed with long dimension perpendicular to joists and fastened to each joist with 1-7/8 in. long, 6d cement-coated nails spaced 6 in. O.C.
Celotex Corp. - Type A, B, C, FRF or SP3.
Dormar Gypsum - Type C, 4, 5 or 9.
Georgia Pacific Corp., Gypsum Div. - Type GFFS1, GFFS3, GFFS4 or GFFS6.
Gold Bond Building Products - Types FSW, FSWG, FSW2, FSK or FSK-G.
Norwest Gypsum Inc. - Type Fire X.
Palco Gypsum - Types FG-3, FG-4, FG-6.
Republic Gypsum Co. - Type RG-1 or RG-3.
Temple Gypsum Inc. - Types -3, VPB-3.
United States Gypsum Co. - Type C, D, IF-XI, IF-X2, SCX, SHX or WRX.
Western Gypsum Co. - Type I.
Weyerhaeuser Co., Gypsum Div. - Type DPN1, DDG2 or DDDG3.
Windsor Gypsum Inc. - Type WTR or WTR-G.
7. Finishing System - Fiber tape embedded in compound over joints and exposed nail heads, covered with compound with edges of compound feathered out. As an alternate, non. 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
8. Steel Corner Fasteners - (Optional - not shown) - Used to attach ends of wallboard at wall intersection where joists run parallel to wall. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galvanized steel. Fasteners nailed to face of wall bearing plate through fastener tab with one No. 6d cement-coated nail, spaced not greater than 16 in. O.C. and 2 in. from edge of wallboard. Fasteners covered with gypsum wallboard facing applied to intersecting wall.
- * -Bearing the UL Classification Marking.

DESIGN # L501
UNRESTRAINED ASSEMBLY RATING - 1 HOUR



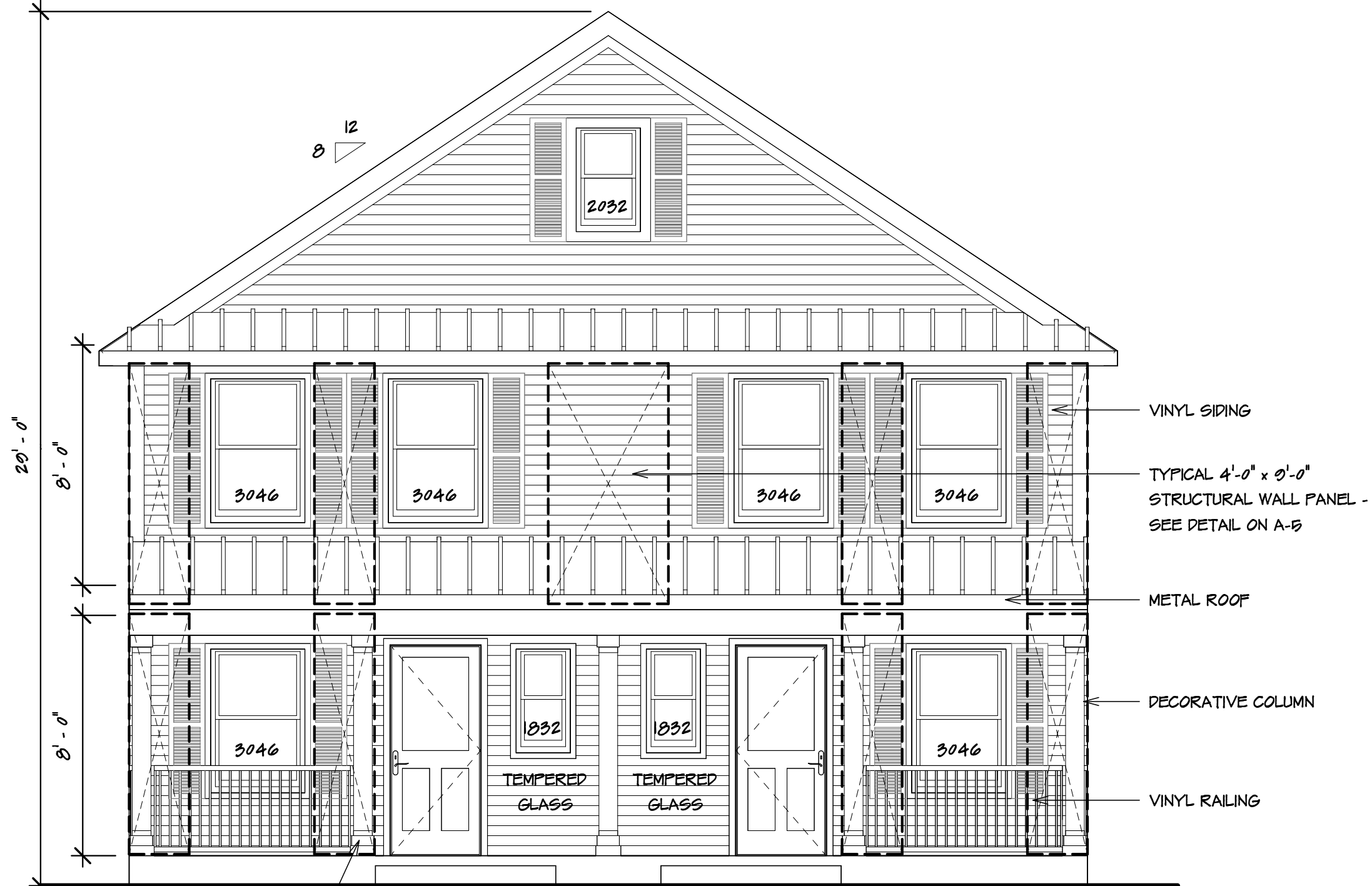
LEFT ELEVATION OPT. 2

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



LEFT ELEVATION OPT. 3

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



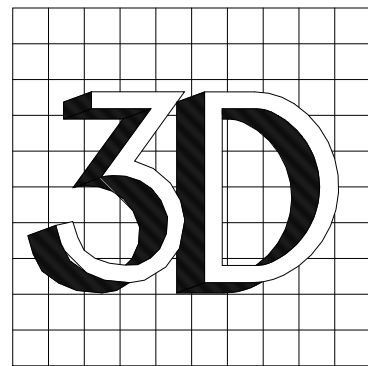
FRONT ELEVATION OPT. 2

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



FRONT ELEVATION OPT. 3

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



ARCHITECTURE

WILLIAM J. DORAN
ARCHITECT

26 DUNDEE ROAD
KENDALL PARK, N.J.
08824

732-207-8467
Bill@3darchitects.net

William J. Doran

NJ LIC. #A1-00506
PA LIC. #RA-016507

This document is the property & copyright of the Architect for the specified project & shall not be used or reproduced without written authorization.

New Apartment Units at
20-31 Dover Ave
Ewing, New Jersey

REVISION: 4/17/24
REVISION: 12/6/23
REVISION: 10/3/23
ISSUED FOR CONSTRUCTION PERMIT: 1/5/25

DESCRIPTION

DATE: 1/4/23

DRAWN BY: S.T.

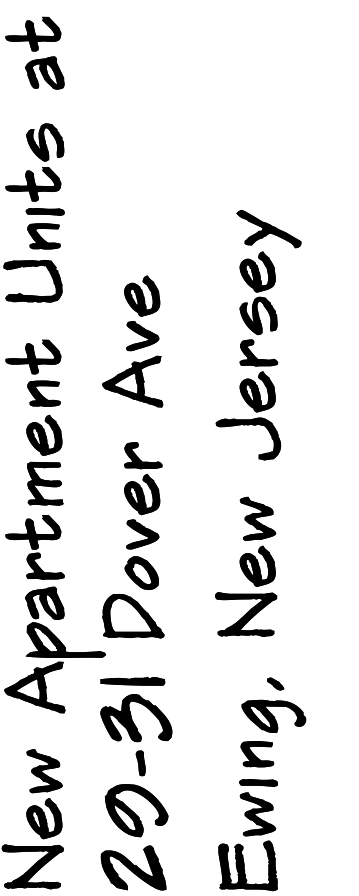
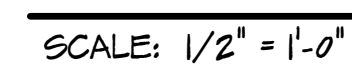
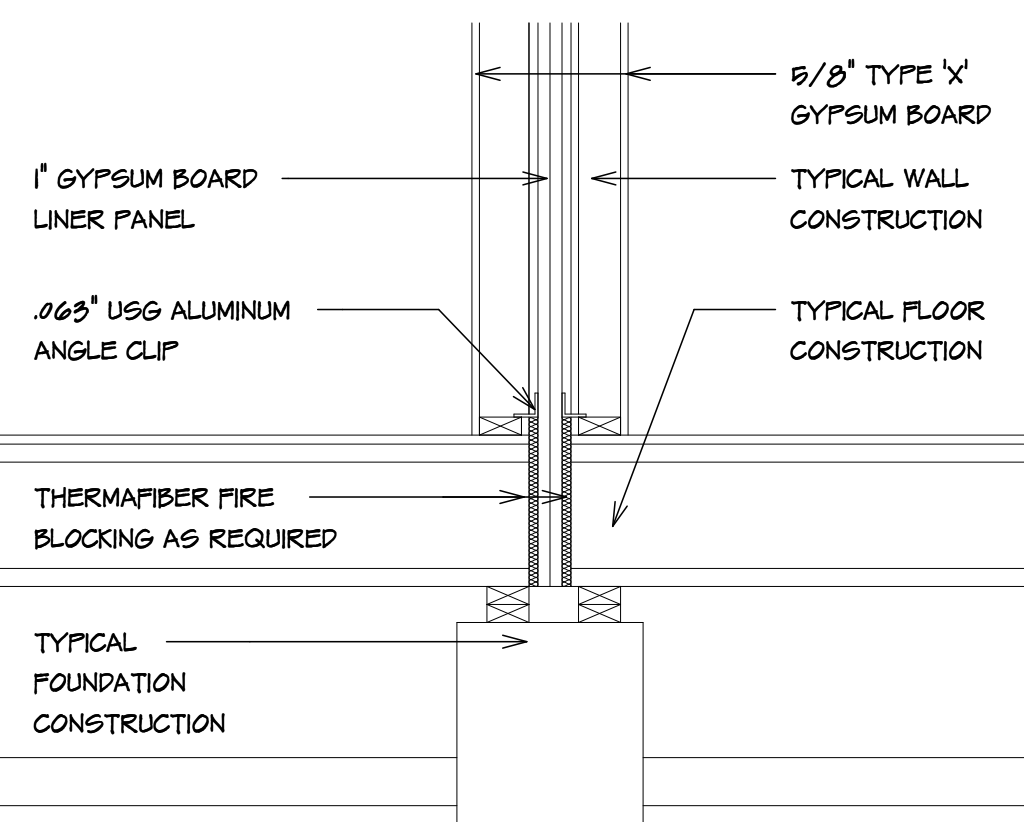
CHK'D BY: W.J.D.

SCALE: AS NOTED

SHEET 4 OF 5

SHEET

A-4



A-5

SCALE: $3/4" = 1'-0"$