

SYMBOLS LEGEND

VIEW NAME
1 / 1/8" = 1'-0"

FLOOR LEVEL
000 -0'-0"

COLUMN LABELS AND GRID LINES
A2

DETAIL #
1 / A100

BUILDING SECTION
1 / A100

INTERIOR ELEVATION
A101

DETAIL / WALL SECTION
1 / A101

DETAIL PLAN, ELEVATION, SECTION
1 / A101

ROOM NAME
ROOM TAG (ROOM NAME & ROOM NUMBER)

CEILING TAG
(CEILING TYPE & HEIGHT A.F.F.)

WALL / PARTITION TYPE
XX

WINDOW & EXTERIOR DOOR NUMBER
101

INTERIOR DOOR / CASED OPENING NUMBER
101

NOTES
NOTES w/ LEADER

STANDARD DIMENSIONS & FRAMING LAYOUT
3'-8"

DIMENSIONS TO FACE OF FINISH
3'-8"

FINISHES TO ALIGN
ALIGN

STAIR RUN DIRECTION
DN

LEVEL OR GRADE CHANGE (STEP UP / DOWN)
6"

DOWNSPOUT
DS

MATCHLINE & VIEW REFERENCE
1 / A101

BREAKLINE

WHEELCHAIR TURNING RADIUS
BY CLR

REVISION NUMBER
#

CENTERLINE
C

NORTH ARROW
N

ABBREVIATIONS LEGEND

AFF	ABOVE FINISHED FLOOR	MO	MASONRY OPENING
AWRB	AIR / WATER RESISTIVE BARRIER	MC	RECESSED MEDICINE CABINET
BO	BOTTOM OF	NIC	NOT IN CONTRACT
CL	CENTER LINE	NHS	NOT TO SCALE
CP	CENTER POINT	RO	ROUGH OPENING
DLO	DAY-LIGHT OPENING (WINDOWS)	SS	STAINLESS STEEL
DS	DOWNSPOUT	STL	STEEL
FIN FL	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FP	FIREPLACE	T.O	TOP OF
FLR	FLOORING	UNO	UNLESS OTHERWISE NOTED
FD	FLOOR DRAIN	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	WC	WATER CLOSET
HP	HIGH POINT	WD	WOOD
LAV	LAVATORY		
LCC	LEAD-COATED COPPER		
LP	LOW POINT		

CONSTRUCTION SPECIFICATIONS

BUILDING STANDARDS:

- THE HOMES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST NEW JERSEY EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
- ALL MATERIALS USED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND INSTRUCTIONS
- USE GROUP: R-5
- TYPE OF CONSTRUCTION: 5B

FIRE RESISTANCE RATING:

EXTERIOR WALLS LESS THAN 3'-0" FROM PROPERTY LINE: 1 HR.
ALL OTHER EXTERIOR WALLS: 0 HR.
INTERIOR WALLS: 0 HR.
ROOF CONSTRUCTION: 0 HR.
FLOOR CONSTRUCTION: 0 HR.

DESIGN LOADS:

ROOF: 40 P.S.F. LIVE LOAD + 15 P.S.F. DEAD LOAD
1ST FLOOR: 40 P.S.F. LIVE LOAD + 20 P.S.F. DEAD LOAD
2ND FLOOR: 30 P.S.F. LIVE LOAD + 20 P.S.F. DEAD LOAD
INTERIOR STAIRS: 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD*
DECKS: 40 P.S.F. LIVE LOAD + 15 P.S.F. DEAD LOAD

- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. IN. WHICHEVER PRODUCES THE GREATER STRESS.
- SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 THE LATEST INTERNATIONAL RESIDENTIAL CODE.
- WIND SPEED CRITERIA: INTERPOLATED FROM FIGURE R301.2(4) OF THE INTERNATIONAL RESIDENTIAL CODE, THE DESIGN FOR THIS BUILDING WILL RESIST A WIND SPEED OF 112 MPH.

GENERAL CONSTRUCTION NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE TO BE USED FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY CONDITIONS AT SPECIFIC LOCATIONS AS REQUIRED TO CONFIRM AND PERFORM ALL WORK AS SPECIFIED.
- ALL EXTERIOR WALL PLAN DIMENSIONS ARE INDICATED TO THE OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS. ALL WINDOW AND DOOR OPENING DIMENSIONS REFER TO ROUGH OPENINGS (R.O.).
- DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS. THE WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & PRIOR TO ORDERING ANY PRODUCT OR PROPRIETARY SYSTEM. DETAILS, DIMENSIONS, AND CONDITIONS ON SMALLER SCALE DRAWINGS ARE PRECEDED BY THOSE ON LARGER SCALE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY EXISTING CONDITIONS REQUIRING MODIFICATION PRIOR TO THE BEGINNING OF ANY WORK.
- IN CASE OF OMISSIONS OR DISCREPANCIES IN THESE DOCUMENTS, CONSULT WITH THE ARCHITECT PRIOR TO ORDERING ANY PRODUCT, MATERIAL, OR PROPRIETARY SYSTEMS, OR PRIOR TO PROCEEDING WITH SHOP DRAWINGS OR ANY OTHER WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, EXCAVATION, ETC. AS REQUIRED TO ACCOMPLISH THE WORK IN AN APPROVED MANNER.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND GATES AS REQUIRED TO RESTRICT UNAUTHORIZED ACCESS TO THE JOB SITE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY GUARD RAILS, STAIRS, AND OTHER PROTECTION AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL MISC. STEEL & METAL FABRICATIONS, REQUIRED BRACING, STIFFENERS, BACKING PLATES, BRACKETS, ETC. AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS NEEDED FOR THE PROPER FABRICATION, ERECTION, INSTALLATION, OR CONSTRUCTION OF THIS PROJECT. SCOPE TO INCLUDE, BUT SHALL NOT BE LIMITED TO, PARTITIONS, SUSPENDED SOFFITS & CEILINGS, AS WELL AS WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, FIRE PROTECTION, A/V, SECURITY, ETC. CONTRACTOR TO VERIFY SCOPE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WATERPROOFING AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS REQUIRED FOR THE PROPER CONSTRUCTION OF THIS PROJECT.
- ALL ELEVATOR SHAFT WALLS SHALL BE CAPABLE OF WITHSTANDING 7.5 MIN. INWARD & OUTWARD ACTING PRESSURES.
- ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY ELEVATOR SUBCONTRACTOR PRIOR TO FORMING PITS & SLAB FRAMING. REQUIRED MODIFICATION SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT & OWNER PRIOR TO FORMING.
- THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL CEILING ELEMENTS W/ ARCHITECTURAL, MEP, SECURITY & A/V DRAWINGS. PROVIDE COORDINATION DRAWINGS INCLUDING ALL TRADES WHERE DISCREPANCIES MAY OCCUR. CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL WALL SURFACE PLATES, SWITCHES, OUTLETS, OR OTHER ELECTRICAL FIXTURES WITH ARCHITECTURAL, MEP, AND STRUCTURAL DRAWINGS. PROVIDE COORDINATION DRAWINGS INCLUDING ALL TRADES WHERE DISCREPANCIES MAY OCCUR. CONSULT WITH ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES & AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND ALL LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING W/ WORK.
- PROVIDE ADEQUATE WATERPROOFING AS NOTED IN DRAWINGS AND SPECIFICATIONS AND AS REQUIRED FOR THE PROPER INSTALLATION AND CONSTRUCTION OF THE WORK.
- ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, ETC. TO BE LEAKAGE/AIR INFILTRATION FREE.
- THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT BASE & HOUSEKEEPING PADS WITH MEP CONTRACTORS. INSTALL PADS BENEATH THE FULL PROJECTED AREA OF EQUIPMENT.
- THE CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS, FIRE-RATED WALL AND CEILING OPENINGS, AS WELL AS FOUNDATION WALL SLEEVE LOCATIONS. NO CORE DRILLING WILL BE ALLOWED ON FOUNDATION WALLS.
- THE CONTRACTOR SHALL COORDINATE AND PROVIDE BLOCKING AS REQUIRED IN PARTITIONS AND CEILINGS FOR ALL MILLWORK AND OTHER ITEMS ATTACHED TO OR MOUNTED TO WALLS OR CEILINGS.
- ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS. TAPE AND SPACKLE SMOOTH WHERE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING FIRE-RATED CONSTRUCTION (WALLS, FLOOR, CEILINGS, ETC.) WHERE SHOWN ON DRAWINGS. INSTALL APPROVED FIRE-STOPPING AS REQUIRED.
- FOR ADDITIONAL NOTES, SEE PLANS AND BUILDING ELEVATION DRAWINGS AND PROJECT SPECIFICATIONS.
- CONTRACTOR TO DAM OFF AREAS AND WATERTEST FOR 24 HOURS PRIOR TO COVERING SUBTERRANEAN ROOF AREAS WITH INSULATION, DRAINAGE BOARDS & SOIL.
- ALL MECHANICAL ROOMS TO HAVE 2" THERMAX INSULATION BOARDS WITH WHITE PEBBLE FINISH, RATED TO NOT REQUIRE A THERMAL BARRIER AND LEFT EXPOSED IN LIEU OF SPRAY FOAM.
- ALL MECHANICAL EQUIPMENT EXCEPT SUPPLY AND RETURN REGISTERS TO BE CONCEALED UNLESS IN MECHANICAL ROOMS, ELECT ROOMS OR ATTICS. ANY ITEMS REQUIRING ACCESS PANELS TO BE CALLED OUT AND FLAGGED ON SHOP DRAWINGS.
- ALL FLOOR DRAINS IN LAUNDRY ROOMS ARE TO BE LOCATED UNDERNEATH WASHING MACHINES TO BE CONCEALED FROM VIEW. ALL LAUNDRY ROOMS ON MAIN FLOOR AND SECOND FLOOR TO HAVE DRAIN PANS UNDER WASHING MACHINES TIED TO FLOOR DRAINS.
- ALL LAUNDRY ROOMS AND POOL EQUIPMENT ROOMS TO BE EQUIPPED WITH WATERBUG ALARMED LEAK SENSORS AND WATTS INTELLIFLOW AUTO-SHUTOFFS.

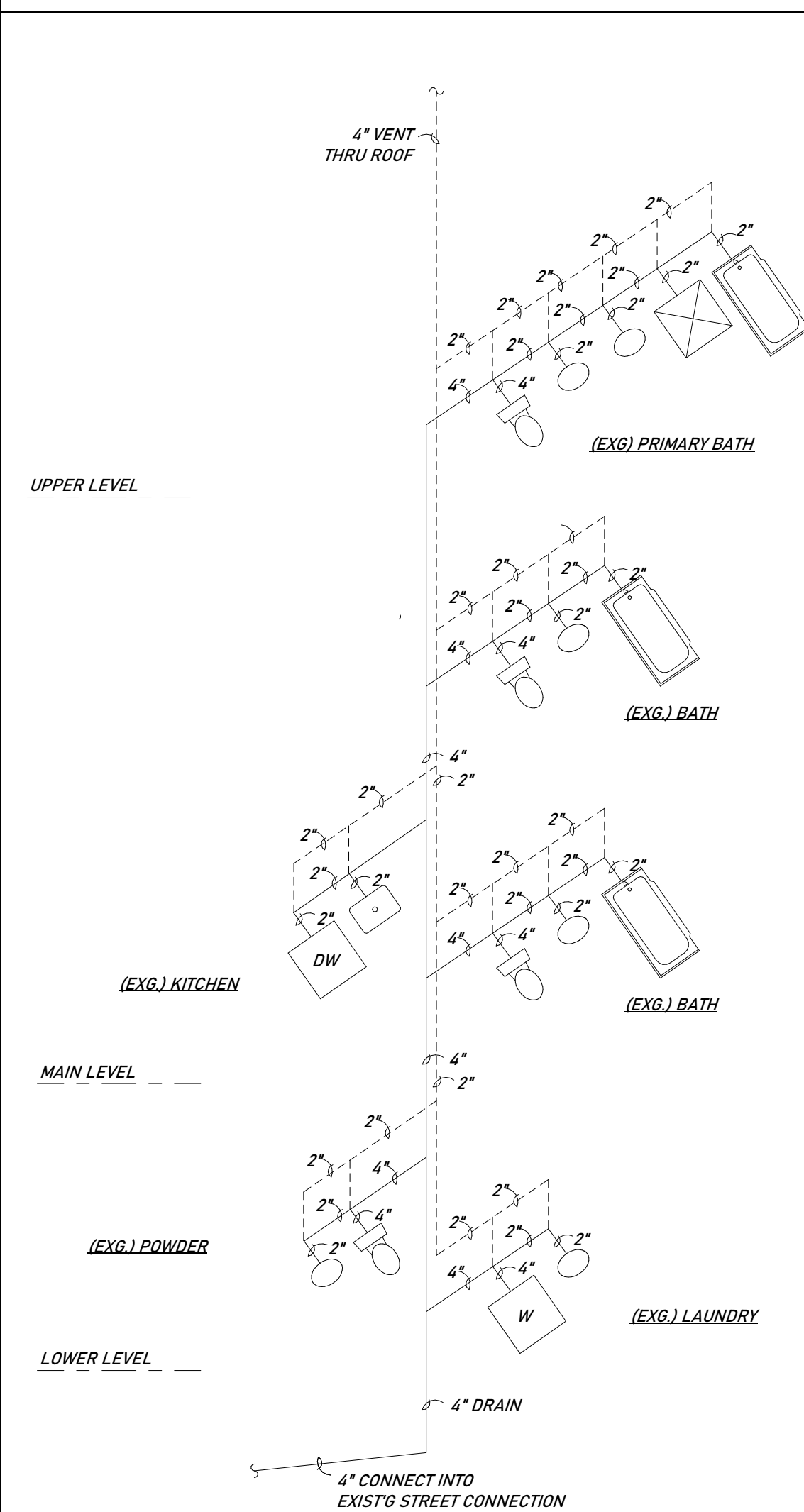
GENERAL INTERIORS NOTES

- CONTRACTOR TO SUPPLY FINISH SAMPLES FOR ALL MATERIALS AND APPLICATIONS (INTERIOR & EXTERIOR)
- HARDWOOD FLOORING TO MATCH EXISTING IN SPECIES, WIDTH AND FINISH. PATCH AND REPAIR EXISTING FLOOR WHEREVER POSSIBLE.
- MATCH EXISTING SPECIES FOR STAIR TREADS, RISERS AND NOSING SHALL BE SOLIDS.
- REFER TO OWNER FOR ALL PAINT SPECIFICATIONS.
- REFER TO OWNER FOR FIXTURES, FITTINGS & ACCESSORIES.
- DOOR THRESHOLDS TO BE FLUSH ON BOTH SIDES OF DOOR, WHERE MATERIAL ON EITHER SIDE OF DOOR DIFFERS, SPLIT THRESHOLD AT CENTER OF DOOR.
- ALL TILE AND STONE TO BE MUD SET IN ACCORDANCE WITH TCNA APPROVED ASSEMBLIES.
- DECORATIVE ARCHITECTURAL GRILLES:
 - WALL & CEILING GRILLES: ALUMINUM BAR GRILLE W/ 1/8" BAR AND 1/4" SPACING, PTD.
 - TOE KICK GRILLES TO BE CNC CUT WOOD FINISHED TO MATCH SURROUNDING CABINET FINISH, WETHER NATURAL FINISH OR PAINTED WOOD.
- STONE
 - IF SPECIFIED, STONE WALL PANELING, FLOORS, COUNTERTOPS, AND TUB DECK TO BE MONOLITHIC STONE 3CM OR SOLID SURFACE MATERIAL WITH BUILT-UP LIP AS REQUIRED BY ARCHITECTURAL DETAILS. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE JOINTS IN SLABS, AND SHALL SEEK ARCHITECT'S APPROVAL ON JOINT LOCATIONS PRIOR TO FABRICATION BY WAY OF SHOP DRAWINGS.
 - STONE CONTRACTOR TO COORDINATE CUT OUTS FOR TUB DECK AND COUNTERTOP
- CLOSETS
 - ALL CLOSET INTERIORS TO HAVE PAINTED GYP. WALLS AND CEILINGS, U.O.N., A HANGING ROD AND SHELF ABOVE.
- SHOWER GLASS
 - ALL SHOWER GLASS, SHELVEING AND CUSTOM MIRRORS SHALL CONSIST OF 1/2" "STARPHIRE" ULTRA LOW-IRON GLASS, ALL EXPOSED EDGES CHAMFERRED & POLISHED, O.A.E. U.O.N.

SHEET LIST

SHEET NAME		DATE / ISSUE #	DATE / ISSUE #	DATE / ISSUE #	DATE / ISSUE #
A0.01	GENERAL NOTES & DRAWING LIST				
A1.10	ARCHITECTURAL SITE PLAN & ZONING				
A2.01	PROPOSED PLAN - LOWER LEVEL				
A2.11	PROPOSED PLAN - MAIN LEVEL				
A2.20	DEMO PLAN - UPPER LEVEL				
A2.21	PROPOSED PLAN - UPPER LEVEL				
A2.30	PROPOSED ROOF PLAN				
A3.00	EXTERIOR ELEVATIONS				
A3.01	EXTERIOR ELEVATIONS				
A3.02	EXTERIOR ELEVATIONS				
A3.03	EXTERIOR ELEVATIONS				
A4.01	BUILDING & WALL SECTIONS				
A4.50	TYPICAL DETAILS				
AE.20	ELECTRICAL PLAN - UPPER LEVEL				
S1.00	FRAMING PLANS				
S1.50	STRUCTURAL DETAILS				
TOTAL SHEETS: 16					

PLUMBING RISER DIAGRAM



MATERIALS LEGEND

	EARTH / COMPACTED SOIL		EXISTING CONSTRUCTION TO REMAIN
	SAND / MORTAR / GROUT		EXISTING CONSTRUCTION TO REMAIN (ALT. WALL VENEER)
	GRAVEL / COURSE POROUS FILL		EXISTING CONCRETE STRUCTURE TO REMAIN
	CONCRETE		EXISTING WALL OR PARTITION TO BE REMOVED
	BRICK MASONRY		EXISTING FIXTURE OR FITTING TO BE REMOVED
	CUT STONE / STONE VENEER		EXISTING CONCRETE SLAB TO BE REMOVED
	CONCRETE MASONRY UNIT (CMU)		NEW PARTITION (SCHEMATIC)
	STEEL		NEW PARTITION
	BATT INSULATION		NEW WALL, DETAILED ASSEMBLY
	SPRAY FOAM INSULATION		PROPERTY LINE
	RIGID INSULATION		SETBACK
	FINISH WOODWORK		FENCE
	PLYWOOD		CUT TILE
	GYPSUM WALLBOARD		CONTINUOUS WOOD FRAMING
	IMPACT SOUND ISOLATION MAT		WOOD BLOCKING
			SEALANT AND BACKER ROD
			WATERPROOFING

CLIENT: AMY LIU & VINCENT ROMANO
732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450
BLOCK 1306, LOT 2

ARCHITECT: AJD ARCHITECT, LLC
123 EDGEWOOD ROAD
ALLLENDALE, NJ 07401
201.723.8908 / ANDREW@AJDARCHITECT.COM

DRAWING ISSUES	
DESCRIPTION	DATE
ISSUE FOR PERMIT	09/09/2024

REVISIONS		
#	DESCRIPTION	DATE

732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450



SEAL & SIGNATURE:

GENERAL NOTES & DRAWING LIST

As indicated

PROJECT No:	####
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	
A0.01	



EXISTING



PROPOSED



PROPOSED

References:

- KNOWN AND DESIGNATED as Lot 2 in Block 16A as shown on a certain map entitled, "Section 5, Belmont Park, Property of George W. Peterson, Village of Ridgewood, Bergen County, New Jersey" filed in the Bergen County Clerk's Office on June 28, 1955 as Map No. 4848.
- KNOWN AND DESIGNATED as Lot 2 in Block 1306 as shown on the current Tax Assessment Map of the Village of Ridgewood, Bergen County, New Jersey.
- Deed Book V4533 Page 7.

Notes:

- Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, walls, and other utilities.
- Property subject to easements and restrictions of record and findings of a current title report.
- Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
- Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.

This Survey is certified to:
Vincent Romano

Schmidt Surveying
49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt
Andrew A. Schmidt
NJ Professional Land Surveyor
No. 24GS04330100

Boundary Survey
Tax Lot 2 - Block 1306
732 Wellington Road
Village of Ridgewood
Bergen County, New Jersey

Drawn: JK | Checked: AS | Date: 8-3-24 | Scale: 1" = 30'

VILLAGE OF RIDGEWOOD

LOT: 2
BLOCK: 1306
ZONE: R-1 RESIDENTIAL DISTRICT
USE: 1 - FAMILY DWELLING

BULK REQUIREMENTS:

ITEM:	REQUIRED:	EXISTING:	PROPOSED:	VARIANCE:
MAX. BUILDING HEIGHT	30'	22'-7 1/2"	24'-9 1/4"	NONE
MIN. FRONT YARD	40'	42'4" - 20.2'	NO CHANGE	NONE
MIN. SIDE YARD	15' OR 2/3 HEIGHT	15'	NO CHANGE	YES
MIN. REAR YARD	30'	48.99'	NO CHANGE	NONE
MIN. LOT AREA	16,800 SQFT	12,945 SQFT (UNDERSIZED)	NO CHANGE	NONE
MIN. LOT WIDTH	100'	101.83'	NO CHANGE	NONE
MIN. LOT DEPTH	120'	138.92'	NO CHANGE	NONE
GROSS BUILDING AREA:				
TOTAL FLOOR AREA	32%, 4,060 SQFT	4,218.43 SQFT (30.25%)	4,400.29 (31.55%)	YES
GARAGE LEVEL		965.35 SQFT	NO CHANGE	
MAIN LEVEL		2,390.04 SQFT	NO CHANGE	
UPPER LEVEL		863.04 SQFT	1,044.90 SQFT	

NOTE: INTENT OF RAISING BUILDING HEIGHT IS TO ALLOW NEW FRONT FACING DORMER TO HAVE A STEEPER ROOF PITCH TO MATCH THE EXISTING ADJACENT GABLE. IF BUILDING HEIGHT IS NOT INCREASED, NEW FRONT FACING DORMER WOULD HAVE A MUCH SHALLOWER GABLE THAT DOES NOT MATCH EXG. OR PROVIDE BEST CURB APPEAL. RAISING BUILDING HEIGHT DOES NOT YIELD ADDITIONAL SQFT - IS SOLELY PROPOSED TO ACHIEVE BEST AESTHETIC AT FRONT ELEVATION.

NOTE: LOT IS UNDERSIZED FOR A CORNER LOT IN ZONE R-1. EXG. RESIDENCE IS OVER GROSS BUILDING AREA. PROPOSED ALTERATION DOES NOT INCREASE BUILDING COVERAGE AND WORKS WITHIN EXG. MAJOR ROOF LINES.

SURVEY NOTES:

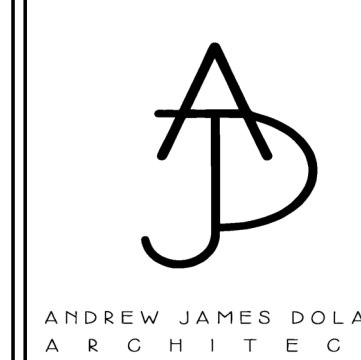
- ALL SURVEY INFORMATION TAKEN FROM SURVEY PROVIDED BY SCHMIDT SURVEYING, INC. LOCATED IN WESTWOOD, NJ 07675

CLIENT:	AMY LIU & VINCENT ROMANO 732 WELLINGTON ROAD RIDGEWOOD, NJ 07450 BLOCK 1306, LOT 2
ARCHITECT:	AJD ARCHITECT, LLC 123 EDGEWOOD ROAD ALLENDALE, NJ 07401 201.723.8908 / ANDREW@AJDARCHITECT.COM

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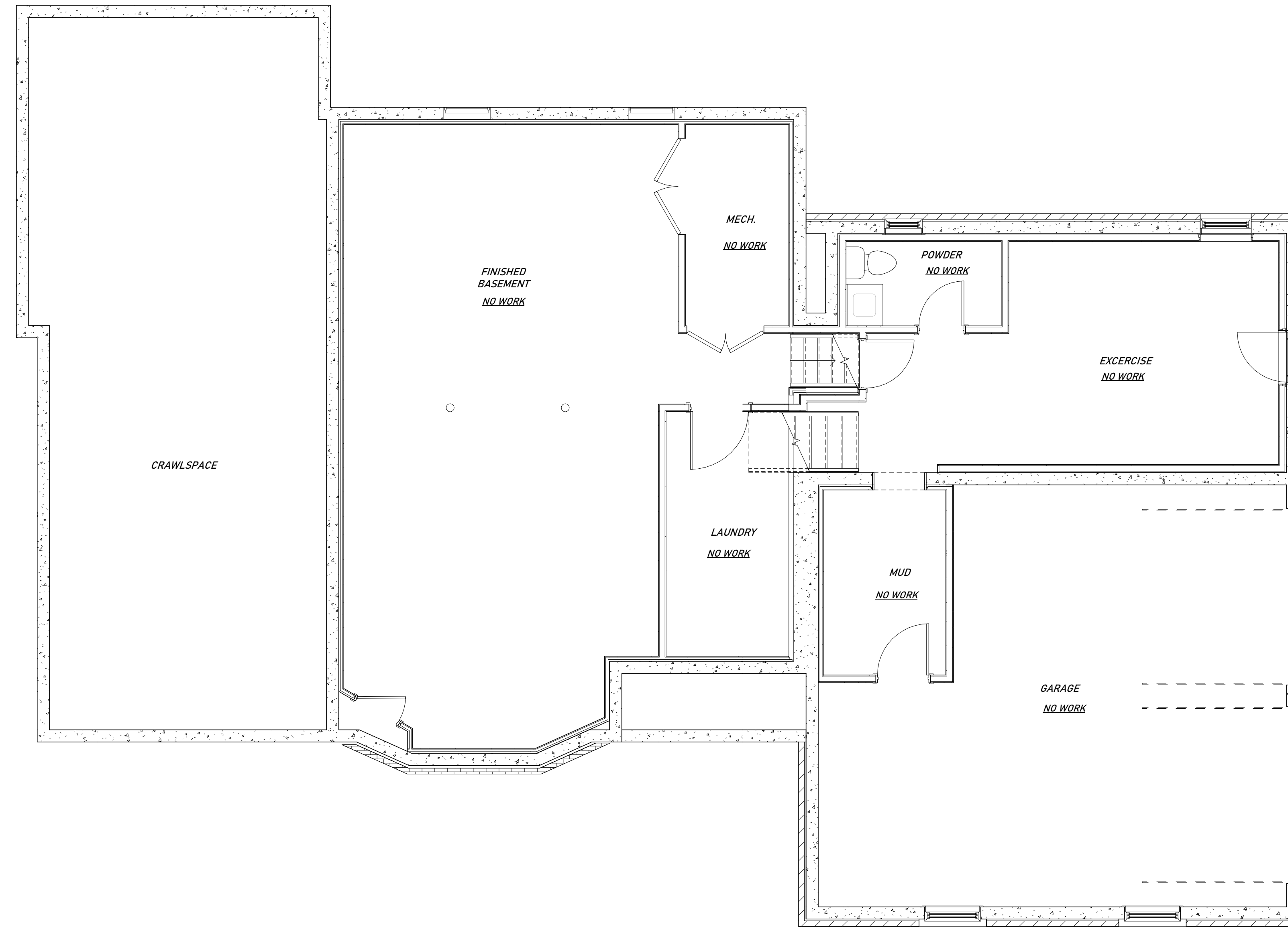
ARCHITECTURAL SITE PLAN & ZONING

PROJECT No:	####
DRAWING BY:	AJD
CHK BY:	Checker
DWG No:	

A1.10

GENERAL NOTES

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2. THE CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
3. ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED. ALL MEASUREMENTS NOT INCLUDED ON DRAWINGS TO BE CONFIRMED WITH ARCHITECT.
4. ALL FRAMING MEMBERS AND OTHER CONSTRUCTION MATERIALS TO COMPLY WITH STRUCTURAL SPECIFICATIONS, SEE S1.00.
5. LEVEL ALL FLOORS AND CEILINGS AS REQUIRED TO CREATE A UNIFORM SURFACE AT THE FLOOR AND CEILING UNLESS OTHERWISE NOTED.
6. WOOD FLOORING: SELECT 3"x3/4" QUARTERED AND RIFT WHITE OAK STRIP FLOORING STAINED WITH (2) COATS OF POLYURETHANE SATIN FINISH TO BE APPROVED BY OWNER AND ARCHITECT. NO VISIBLE LENGTHS LESS THAN 4'-0" ARE TO BE USED ON ALL AREAS UNLESS OTHERWISE NOTED.
7. PRIME AND BACK PRIME ALL PAINTED WOOD.
8. INSTALL 16 OZ. COPPER PAN AND FLASHING WITH DRIP EDGE ABOVE WINDOW AND DOOR TRIM.
9. PROVIDE 16 OZ. COPPER STEP FLASHING ABOVE ALL VERTICAL SURFACES WHERE APPLICABLE.
10. PROVIDE GARDEN STATE LUMBER DRIP CAP MODEL NUMBER 8926 AT ALL WINDOWS AND DOORS WITH COPPER FLASHING ABOVE THE MOLDING.
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12. PROVIDE SOUND ATTENUATION INSULATION AT ALL BATHROOMS AND POWDER ROOMS.
13. PLUMBING FIXTURES AND FITTINGS AND APPLIANCES TO BE SELECTED BY OWNER.



NO WORK ON LOWER LEVEL - INCLUDED FOR REFERENCE

1 PROPOSED PLAN - LOWER LEVEL
A2.01 1/4" = 1'-0"

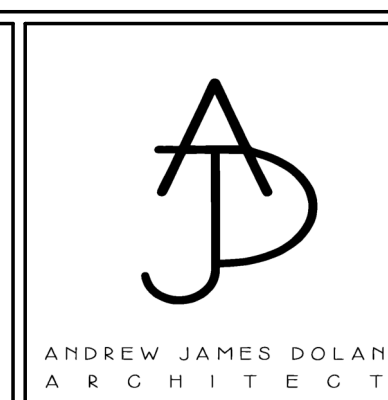
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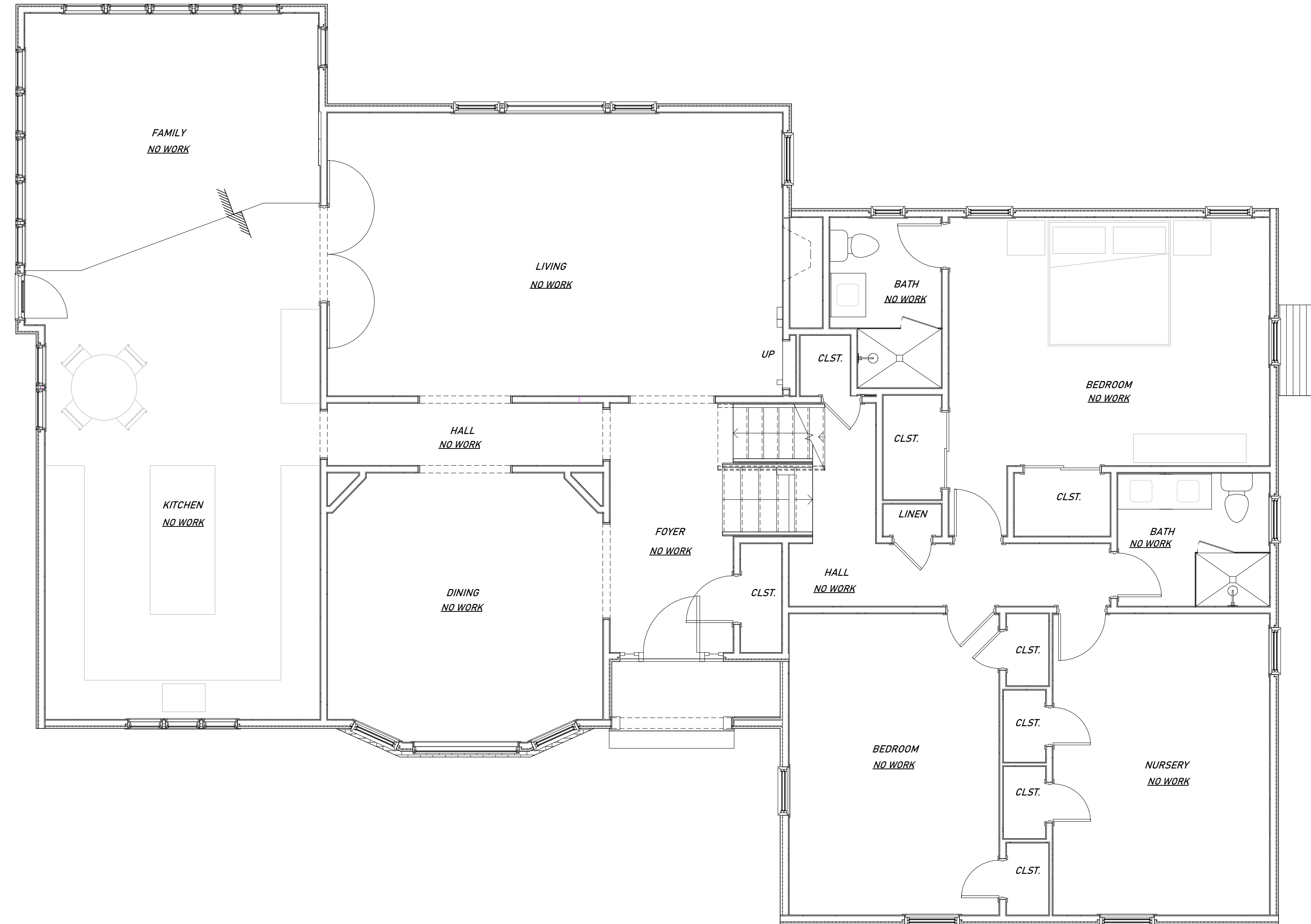
PROPOSED PLAN - LOWER LEVEL

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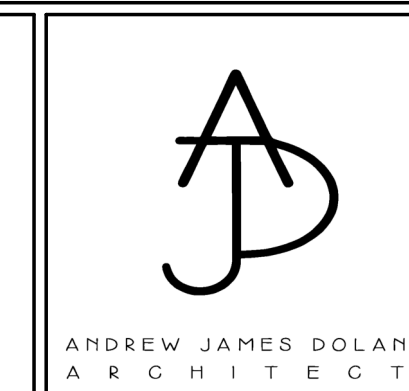
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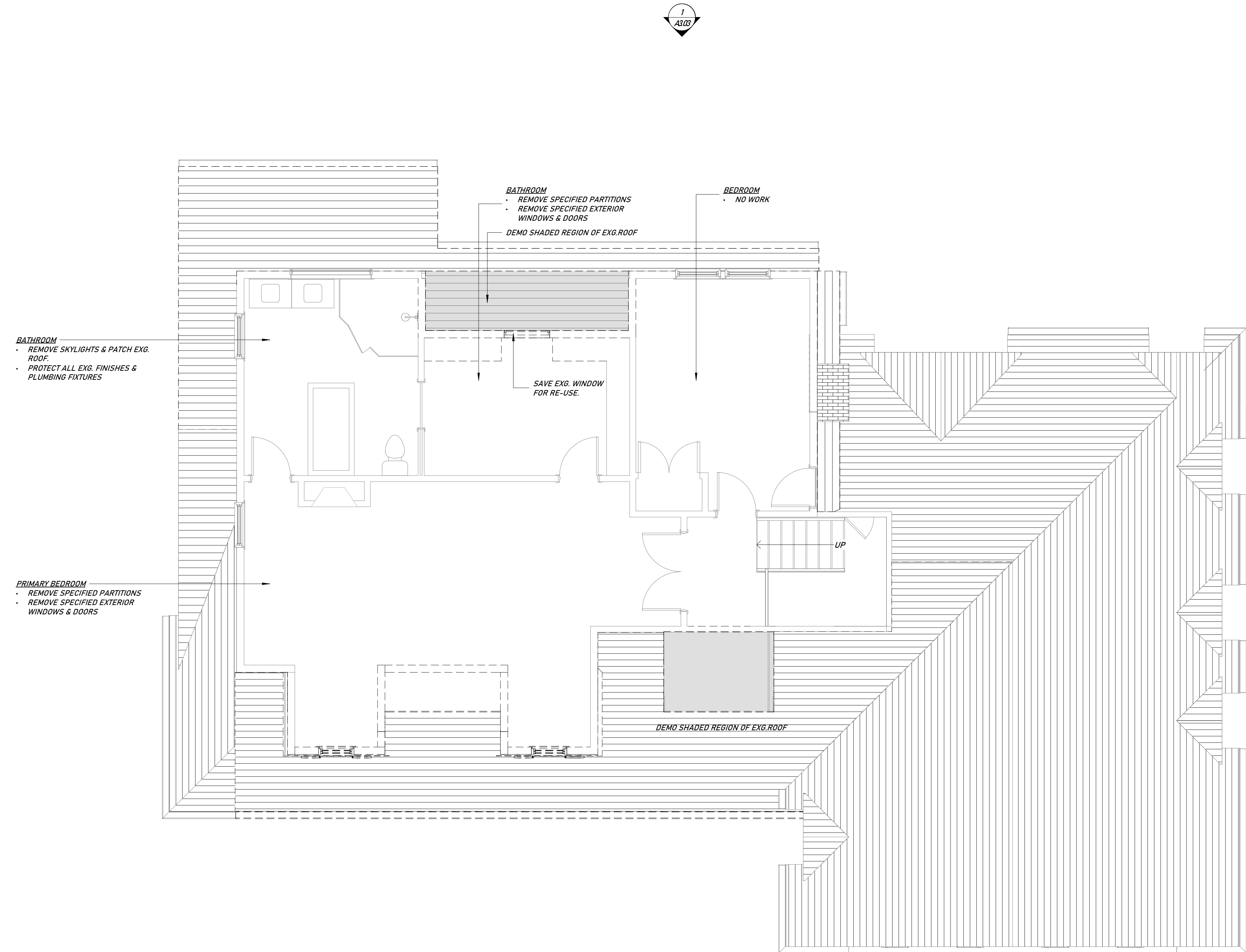
PROPOSED PLAN - MAIN LEVEL

As indicated

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DWG No:	A2.11

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2. THE CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
3. ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED. ALL MEASUREMENTS NOT INCLUDED ON DRAWINGS TO BE CONFIRMED WITH ARCHITECT.
4. ALL FRAMING MEMBERS AND OTHER CONSTRUCTION MATERIALS TO COMPLY WITH STRUCTURAL SPECIFICATIONS, SEE S1.00.
5. LEVEL ALL FLOORS AND CEILINGS AS REQUIRED TO CREATE A UNIFORM SURFACE AT THE FLOOR AND CEILING UNLESS OTHERWISE NOTED.
6. WOOD FLOORING: SELECT 3"x3/4" QUARTERED AND RIFT WHITE OAK STRIP FLOORING STAINED WITH (2) COATS OF POLYURETHANE SATIN FINISH TO BE APPROVED BY OWNER AND ARCHITECT. NO VISIBLE LENGTHS LESS THAN 4'-0" ARE TO BE USED ON ALL AREAS UNLESS OTHERWISE NOTED.
7. PRIME AND BACK PRIME ALL PAINTED WOOD.
8. INSTALL 16 OZ. COPPER PAN AND FLASHING WITH DRIP EDGE ABOVE WINDOW AND DOOR TRIM.
9. PROVIDE 16 OZ. COPPER STEP FLASHING ABOVE ALL VERTICAL SURFACES WHERE APPLICABLE.
10. PROVIDE GARDEN STATE LUMBER DRIP CAP MODEL NUMBER 8926 AT ALL WINDOWS AND DOORS WITH COPPER FLASHING ABOVE THE MULDING.
11. PROVIDE 30LB FELT UNDERLAYMENT AT ALL NEW EXTERIOR STUD WALLS UNLESS OTHERWISE NOTED.
12. PROVIDE SOUND ATTENUATION INSULATION AT ALL BATHROOMS AND POWDER ROOMS.
13. PLUMBING FIXTURES AND FITTINGS AND APPLIANCES TO BE SELECTED BY OWNER.



1 DEMO PLAN - UPPER LEVEL
A2.20 1/4" = 1'-0"

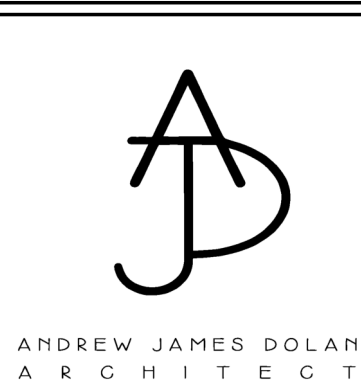
CLIENT: AMY LIU & VINCENT ROMANO
732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450
BLOCK 1306, LOT 2

ARCHITECT: AJD ARCHITECT, LLC.
123 EDGEWOOD ROAD
ALLENDALE, NJ 07401
201.723.8908 / ANDREW@AJDARCHITECT.COM

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732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450



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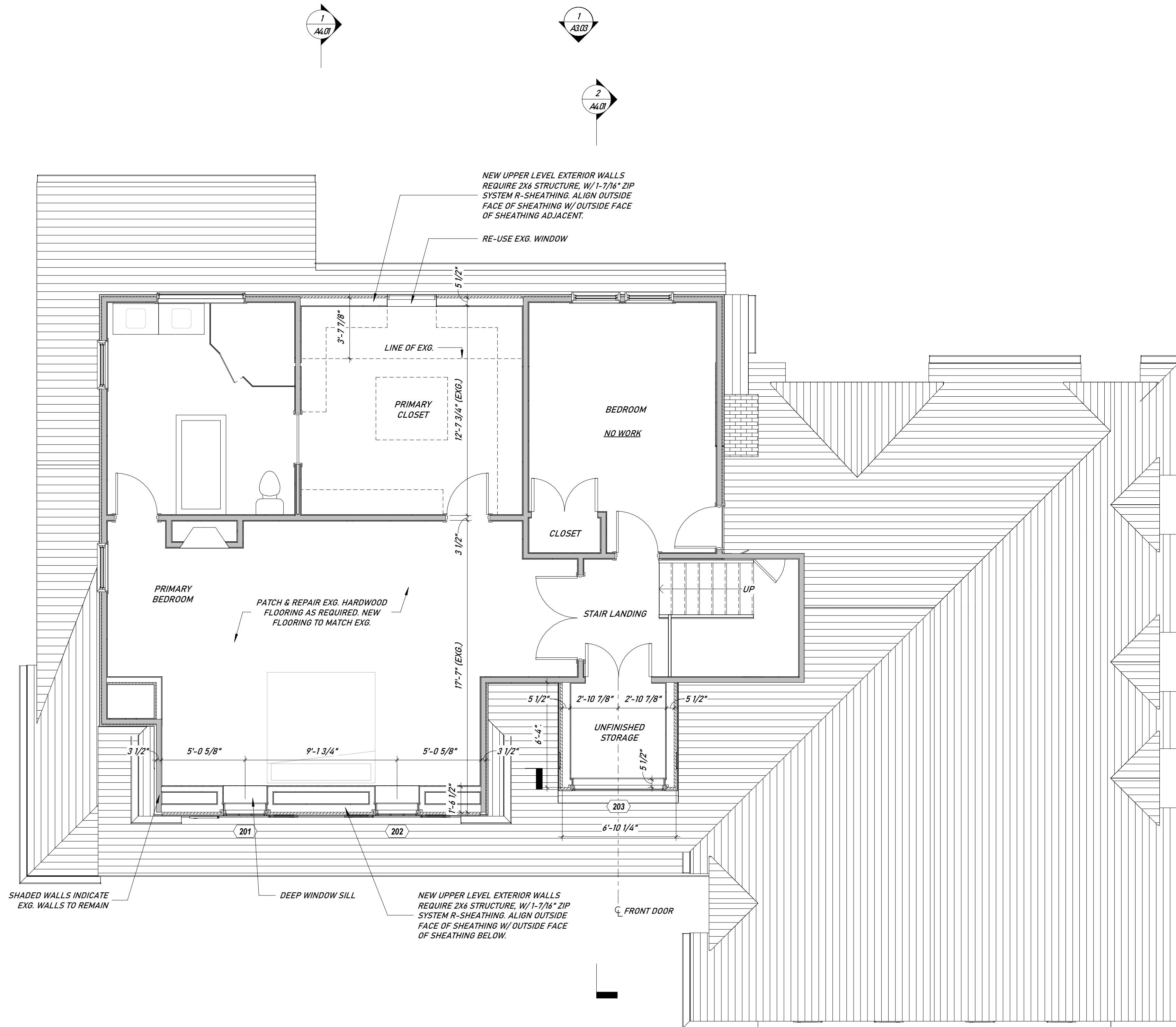
DEMO PLAN - UPPER LEVEL

As indicated

PROJECT No:	####
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A2.20

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6. WOOD FLOORING: SELECT 3"x3/4" QUARTERED AND RIFT WHITE OAK STRIP FLOORING STAINED WITH (2) COATS OF POLYURETHANE SATIN FINISH TO BE APPROVED BY OWNER AND ARCHITECT. NO VISIBLE LENGTHS LESS THAN 4'-0" ARE TO BE USED ON ALL AREAS UNLESS OTHERWISE NOTED.
7. PRIME AND BACK PRIME ALL PAINTED WOOD.
8. INSTALL 16 OZ. COPPER PAN AND FLASHING WITH DRIP EDGE ABOVE WINDOW AND DOOR TRIM.
9. PROVIDE 16 OZ. COPPER STEP FLASHING ABOVE ALL VERTICAL SURFACES WHERE APPLICABLE.
10. PROVIDE GARDEN STATE LUMBER DRIP CAP MODEL NUMBER 8926 AT ALL WINDOWS AND DOORS WITH COPPER FLASHING ABOVE THE MOULDING.
11. PROVIDE 30LB FELT UNDERLAYMENT AT ALL NEW EXTERIOR STUD WALLS UNLESS OTHERWISE NOTED.
12. PROVIDE SOUND ATTENUATION INSULATION AT ALL BATHROOMS AND POWDER ROOMS.
13. PLUMBING FIXTURES AND FITTINGS AND APPLIANCES TO BE SELECTED BY OWNER.



WINDOW NOTES:

WINDOW NOTES:
*G.C. MUST REVIEW WINDOW SCHEDULES WITH ARCHITECT OR PROVIDE SHOP DRAWINGS PRIOR TO ORDER OR ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS/OMISSIONS.

1. G.C. TO FIELD VERIFY ALL NEW AND EXISTING ROUGH OPENINGS WITH MODEL #'S AND DIMENSIONS PRIOR TO ORDERING. BRING DISCREPANCIES TO ARCHITECT'S ATTENTION. CONTACT OWNER/ARCHITECT BEFORE ORDER.
2. ALL WINDOWS SPECIFIED ARE BY ANDERSEN WINDOWS - 400 SERIES. GRILLE PATTERNS AT SWING DIRECTION TO MATCH ELEVATIONS.
3. ALL WINDOWS TO RECEIVE PAINTED WOOD JAMB EXTENSIONS.
4. ALL OPERABLE WINDOWS TO HAVE FULL HEIGHT SCREENS.
5. ALL WINDOWS TO HAVE HIGH PERFORMANCE GLASS.
6. WINDOWS TO BE INSTALLED SO THAT THE T.O. WINDOW CASING ALIGNS W/ T.O. 6'-8" TALL INTERIOR DOOR CASINGS.
7. G.C. TO VERIFY ROUGH OPENING SIZE OF GROUPED WINDOWS WITH MANUFACTURER OPENING REQUIREMENT BASE ON SPECIFIED ANDERSEN WINDOWS.
8. ALL WINDOWS TO RECEIVE 2-1/2" WIDE BORAL TRIM, PAINTED.
9. ALL WINDOWS WITH A SILL HEIGHT BELOW 24" A.F.F. SHALL HAVE A WINDOW OPENING CONTROL DEVICE AS PER CODE.
10. WINDOWS LABELED EGRESS MUST MEET OR EXCEED THE FOLLOWING DIMENSIONS:
A. CLEAR OPENABLE AREA OF 5.7 SQ. FT.
B. CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24"
11. ALL GLASS SHALL BE TEMPERED IN THE FOLLOWING AREAS:
A. GLAZING IN DOORS & ENCLOSURES FOR BATHTUBS, SHOWERS & WATER CLOSETS.
B. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE.
C. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF THE TOP & BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.

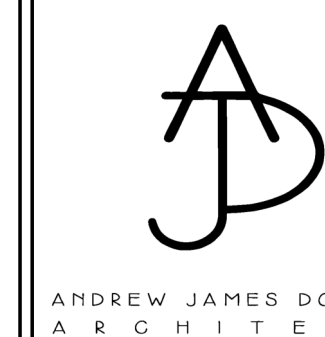
- WINDOW NOTES:
1. G.C. TO FIELD VERIFY ALL ROUGH OPENINGS AND SPECIFIED MODEL #'S PRIOR TO ORDERING.
 2. ALL WINDOWS TO BE MOUNTED AT HEAD HEIGHTS LISTED IN SCHEDULES
 3. WINDOWS TO BE ORDERED WITH ANDERSEN TRADITIONAL PROFILES
 4. WINDOWS TO BE ORDERED WITH WHITE EXTERIORS, CONFIRM W/ CLIENT PRIOR TO ORDERING.
 5. EXT./INT. WINDOW TRIM TO BE PROVIDED BY G.C.
 6. JAMB EXTENSIONS TO BE PROVIDED BY G.C.
 7. PROVIDE DRIP CAP W/ COPPER FLASHING (GARDEN STATE LUMBER MODEL #8926)
 8. ALL MUNTINS TO BE SIMULATED DIVIDED LIGHT UNLESS OTHERWISE NOTED.
 9. STANDARD HARDWARE AND SCREENS UNLESS OTHERWISE SPECIFIED BY OWNER.

ANDERSEN EXTERIOR WINDOW/ DOOR SCHEDULE

WINDOW#	MANUFACTURER	SERIES	OPERATION	MODEL	FRAME WIDTH	FRAME HEIGHT	HEAD HEIGHT	COMMENTS
201	ANDERSEN EXTERIOR WINDOWS & DOORS	400 SERIES	CASEMENT	CX14	2'-7 1/2"	4'-0"	6'-6" A.F.F.	EGRESS, W/ SIMULATED CHECK RAIL AND DIVIDED LIGHTS TO MATCH ELEVATIONS
202	ANDERSEN EXTERIOR WINDOWS & DOORS	400 SERIES	CASEMENT	CX14	2'-7 1/2"	4'-0"	6'-6" A.F.F.	EGRESS, W/ SIMULATED CHECK RAIL AND DIVIDED LIGHTS TO MATCH ELEVATIONS
203	ANDERSEN EXTERIOR WINDOWS & DOORS	400 SERIES	PICTURE	CUSTOM	5'-7 3/8"	2'-0 1/8"	5'-6" A.F.F.	DIVIDED LIGHTS TO MATCH ELEVATIONS

1 PROPOSED PLAN - UPPER LEVEL
A2.21 1/4" = 1'-0"

732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450



ANDREW JAMES DOLAN
ARCHITECT

SEAL & SIGNATURE:

PROPOSED PLAN - UPPER LEVEL

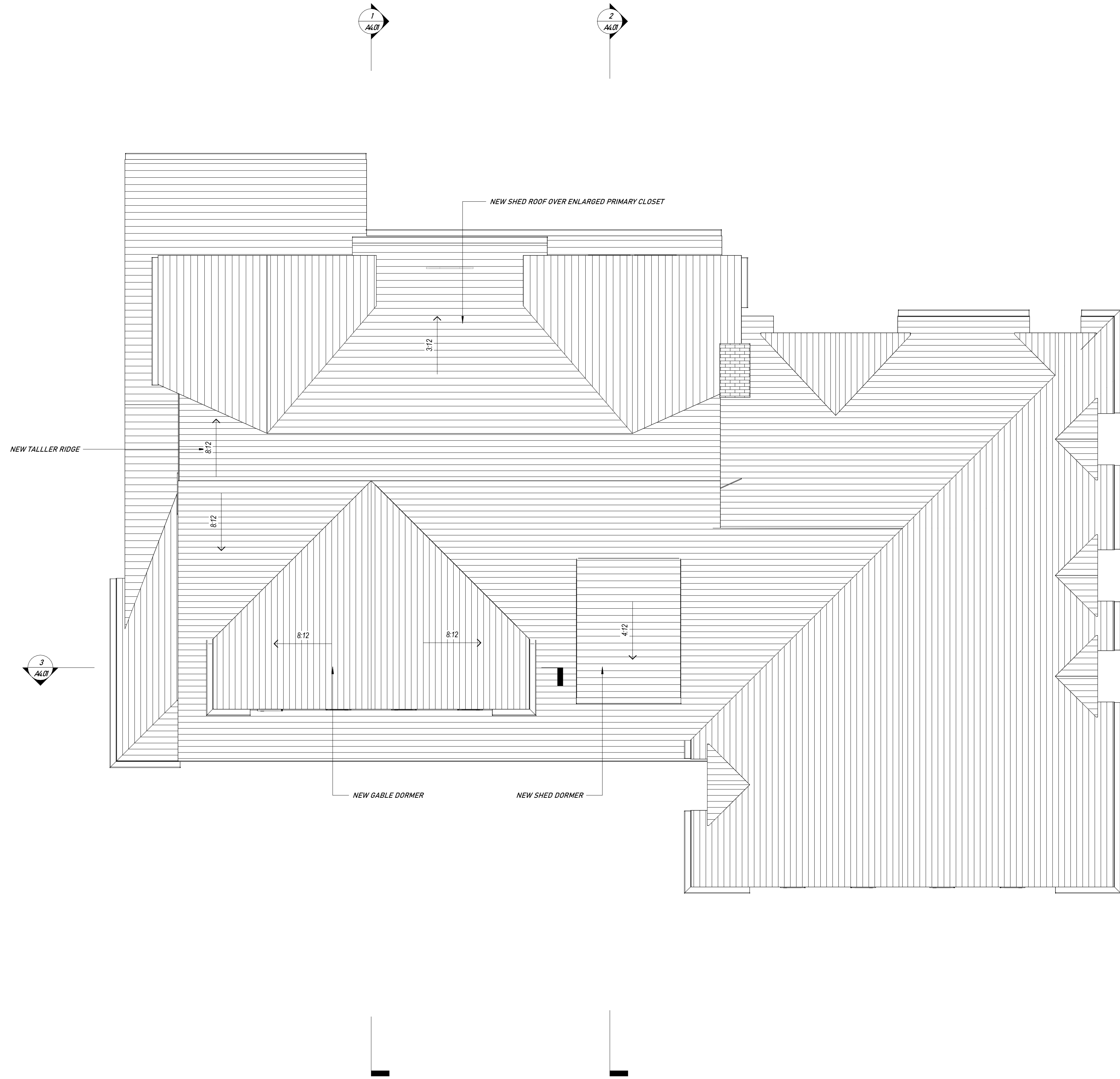
As indicated

PROJECT No: #####
DRAWING BY: Author
CHK BY: Checker
DWG No:

A2.21

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2. THE CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
3. ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED. ALL MEASUREMENTS NOT INCLUDED ON DRAWINGS TO BE CONFIRMED WITH ARCHITECT.
4. ALL FRAMING MEMBERS AND OTHER CONSTRUCTION MATERIALS TO COMPLY WITH STRUCTURAL SPECIFICATIONS, SEE S1.00.
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1 PROPOSED PLAN - ROOF PLAN
A2.30 1/4" = 1'-0"

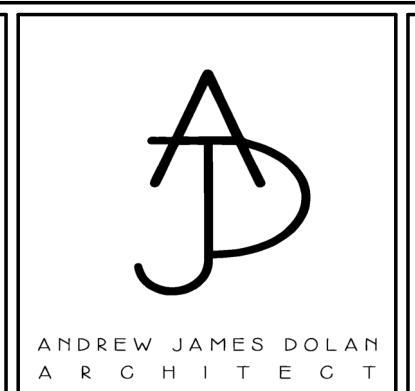
CLIENT: AMY LIU & VINCENT ROMANO
732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450
BLOCK 1306, LOT 2

ARCHITECT: AJD ARCHITECT, LLC
123 EDGEWOOD ROAD
ALLENDALE, NJ 07401
201.723.8908 / ANDREW@AJDARCHITECT.COM

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PROPOSED ROOF PLAN

As indicated

PROJECT No:	####
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A2.30

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6. BOND THE ELECTRICAL PANEL GROUND TO THE FOOTING REINFORCEMENT STEEL.
7. NO VENT STACKS TO BE VISIBLE FROM FRONT OF HOUSE. ALL OTHER VENT STACKS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE.



1 NORTH ELEVATION - DEMO
A3.00 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
A3.00 1/4" = 1'-0"

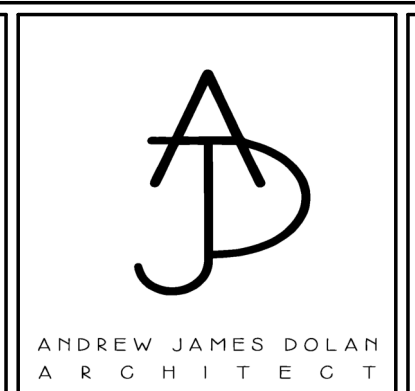
CLIENT: AMY LIU & VINCENT ROMANO
732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450
BLOCK 1306, LOT 2

ARCHITECT: A/JD ARCHITECT, LLC.
123 EDGEWOOD ROAD
ALLENDALE, NJ 07401
201.723.8908 / ANDREW@AJDARCHITECT.COM

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RIDGEWOOD, NJ 07450



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EXTERIOR ELEVATIONS

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PROJECT No:	####
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	

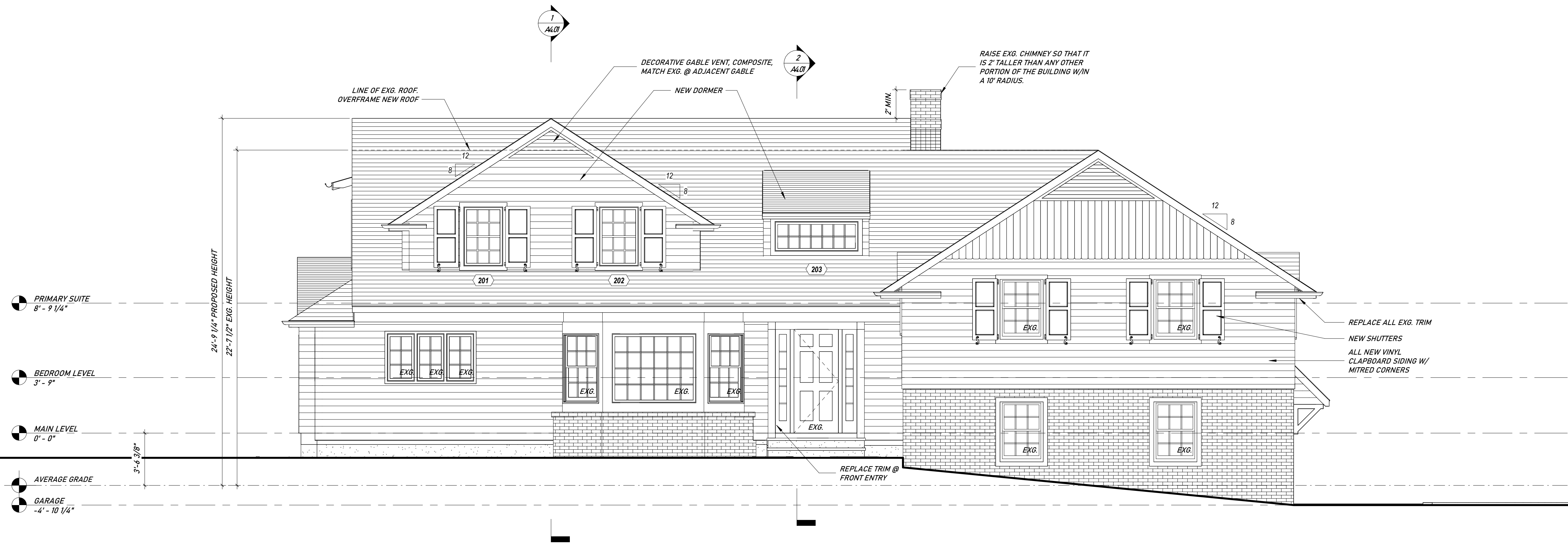
A3.00

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6. BOND THE ELECTRICAL PANEL GROUND TO THE FOOTING REINFORCEMENT STEEL.
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1 EAST ELEVATION - DEMO
A3.01 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
A3.01 1/4" = 1'-0"

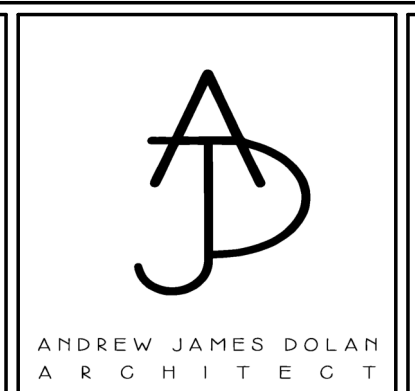
CLIENT: AMY LIU & VINCENT ROMANO
732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450
BLOCK 1306, LOT 2

ARCHITECT: AJD ARCHITECT, LLC.
123 EDGEWOOD ROAD
ALLENDALE, NJ 07401
201.723.8908 / ANDREW@AJDARCHITECT.COM

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EXTERIOR ELEVATIONS

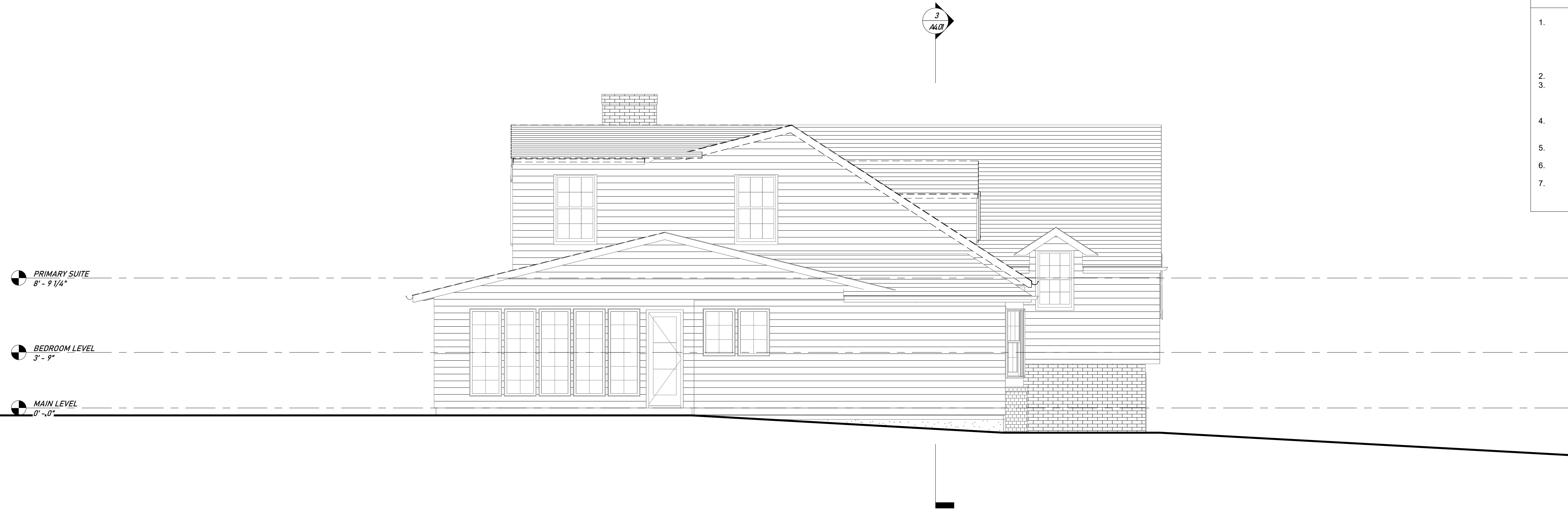
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PROJECT No:	####
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	

A3.01

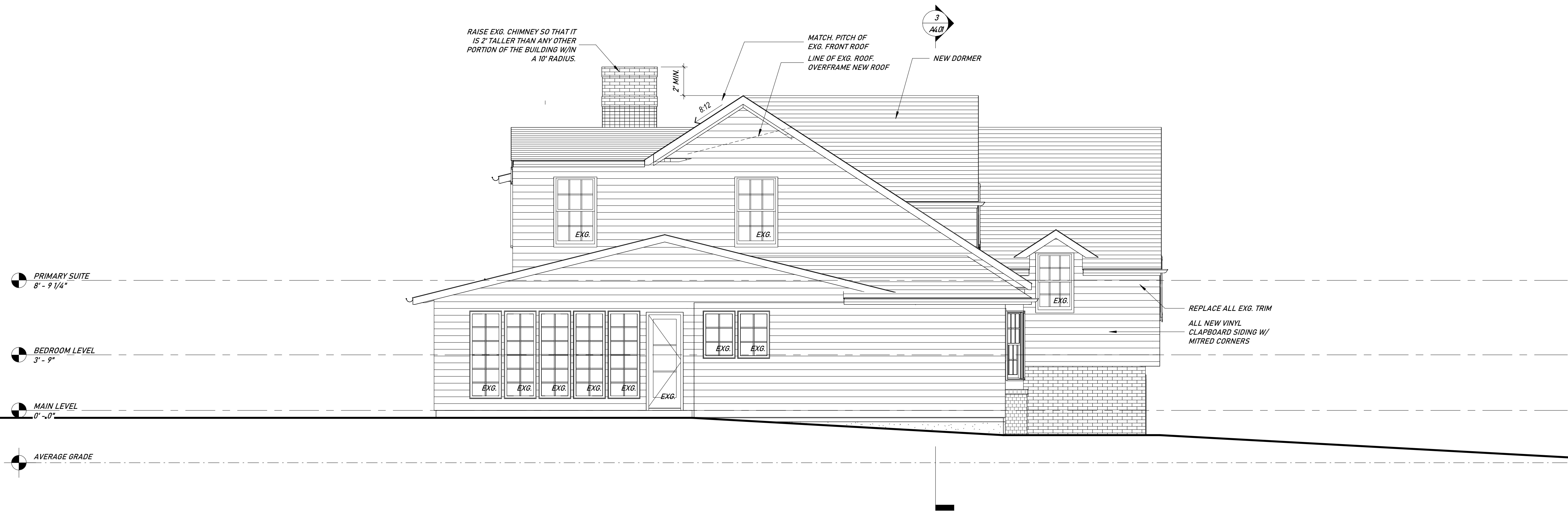
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1 SOUTH ELEVATION - DEMO

A3.02 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED

A3.02 1/4" = 1'-0"

CLIENT: AMY LIU & VINCENT ROMANO
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RIDGEWOOD, NJ 07450
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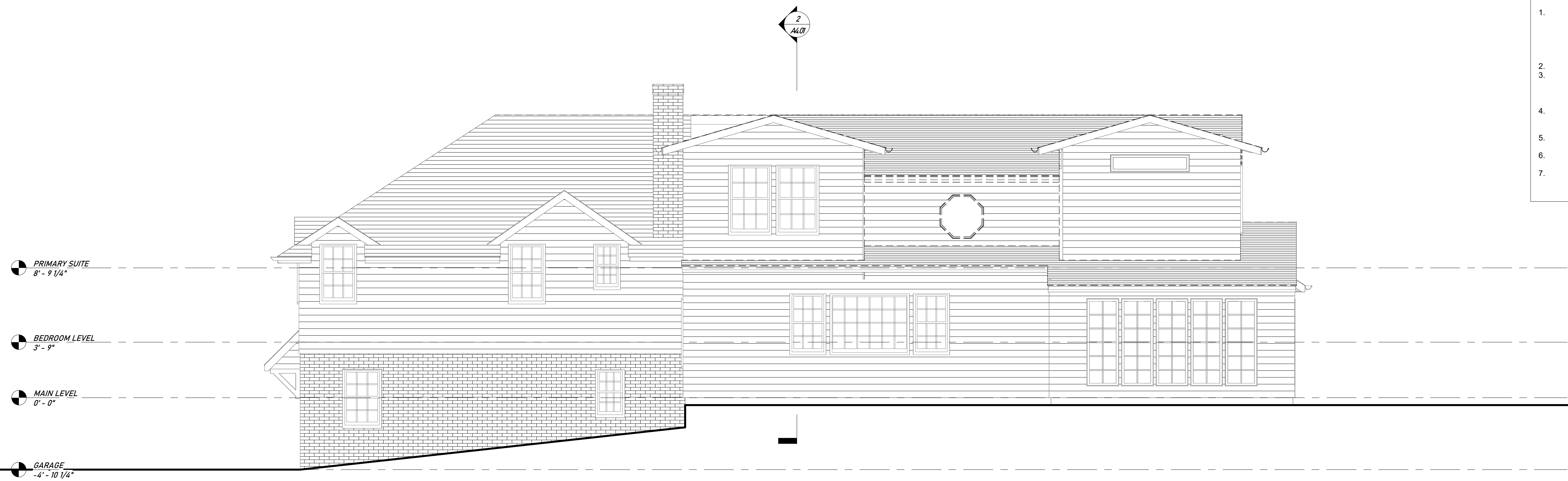
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As indicated

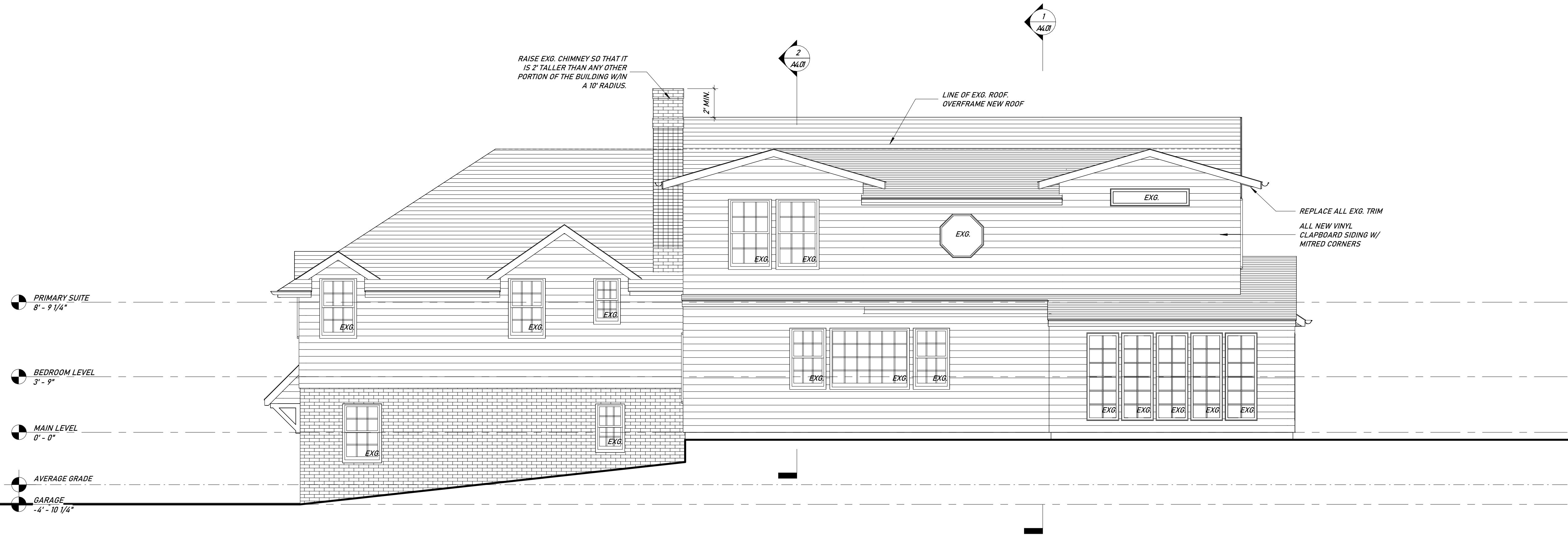
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DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A3.02

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1 WEST ELEVATION - DEMO
A3.03 1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
A3.03 1/4" = 1'-0"

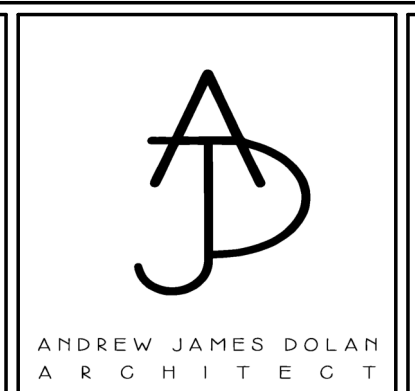
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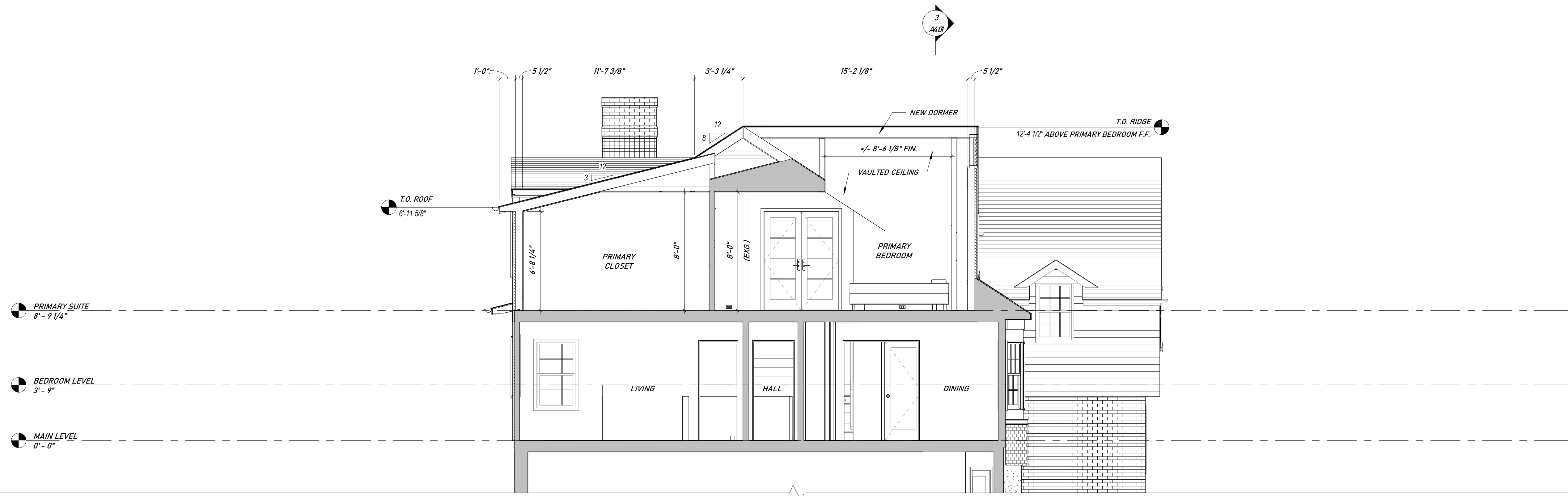


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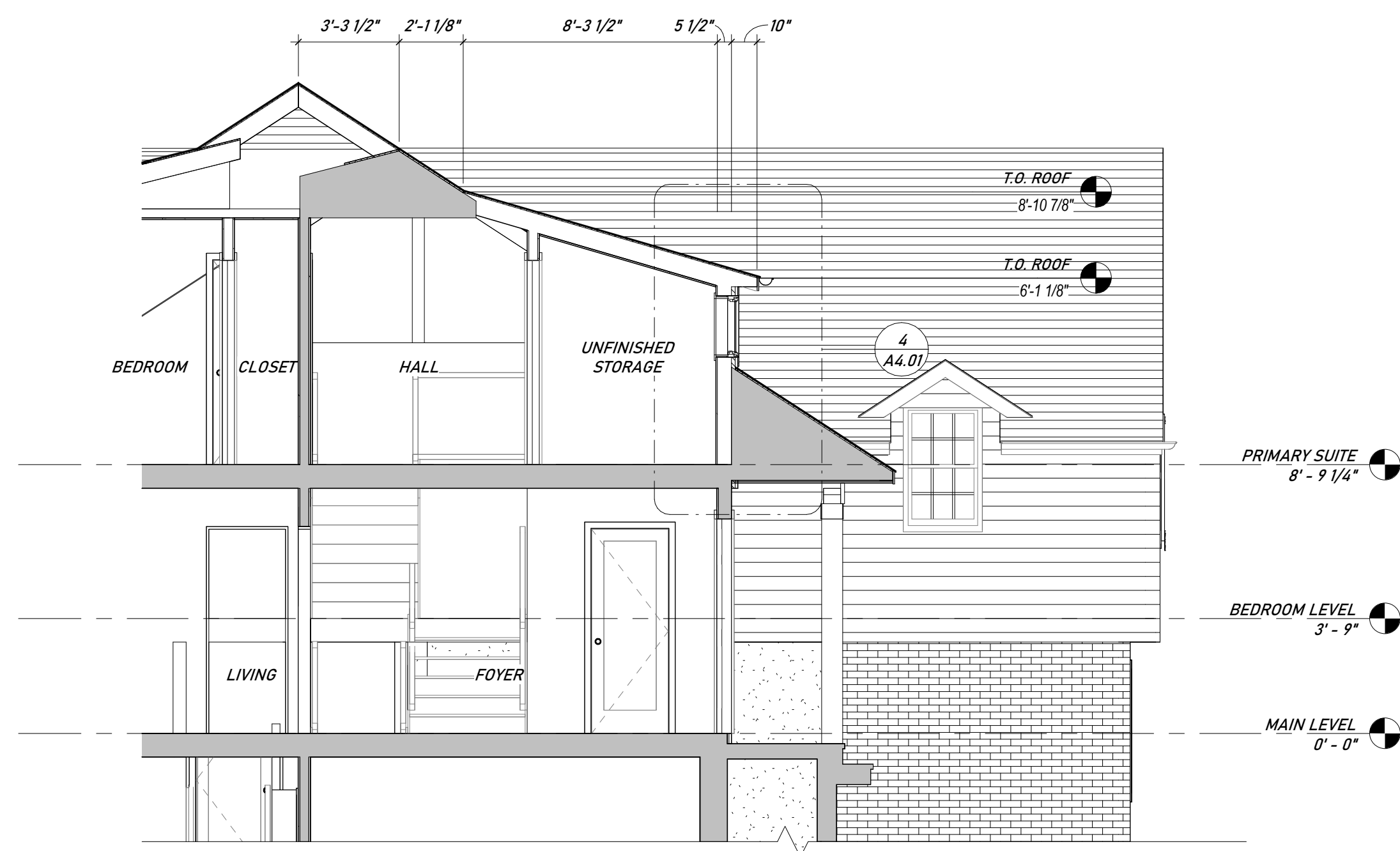
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As indicated

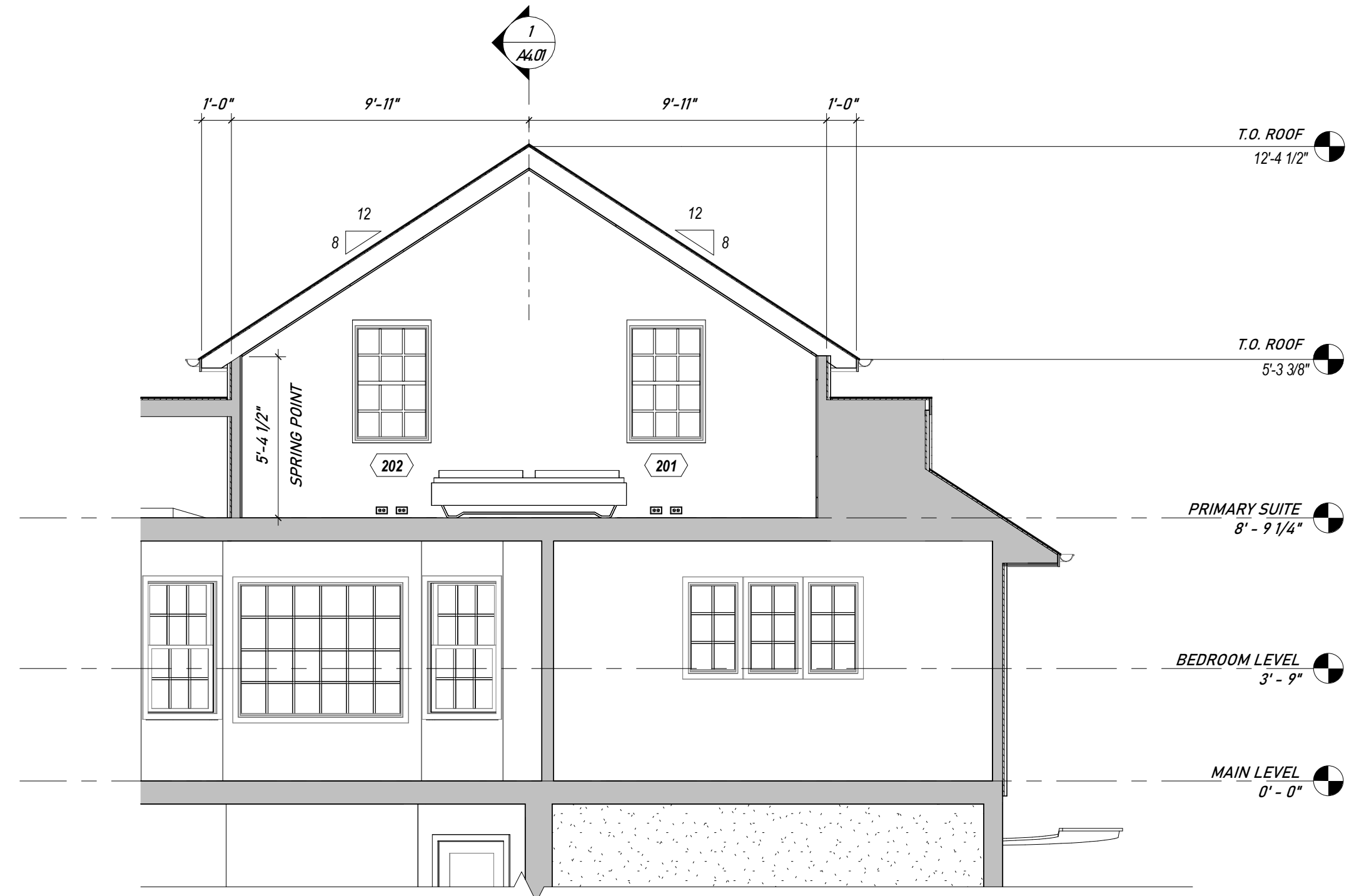
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DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A3.03



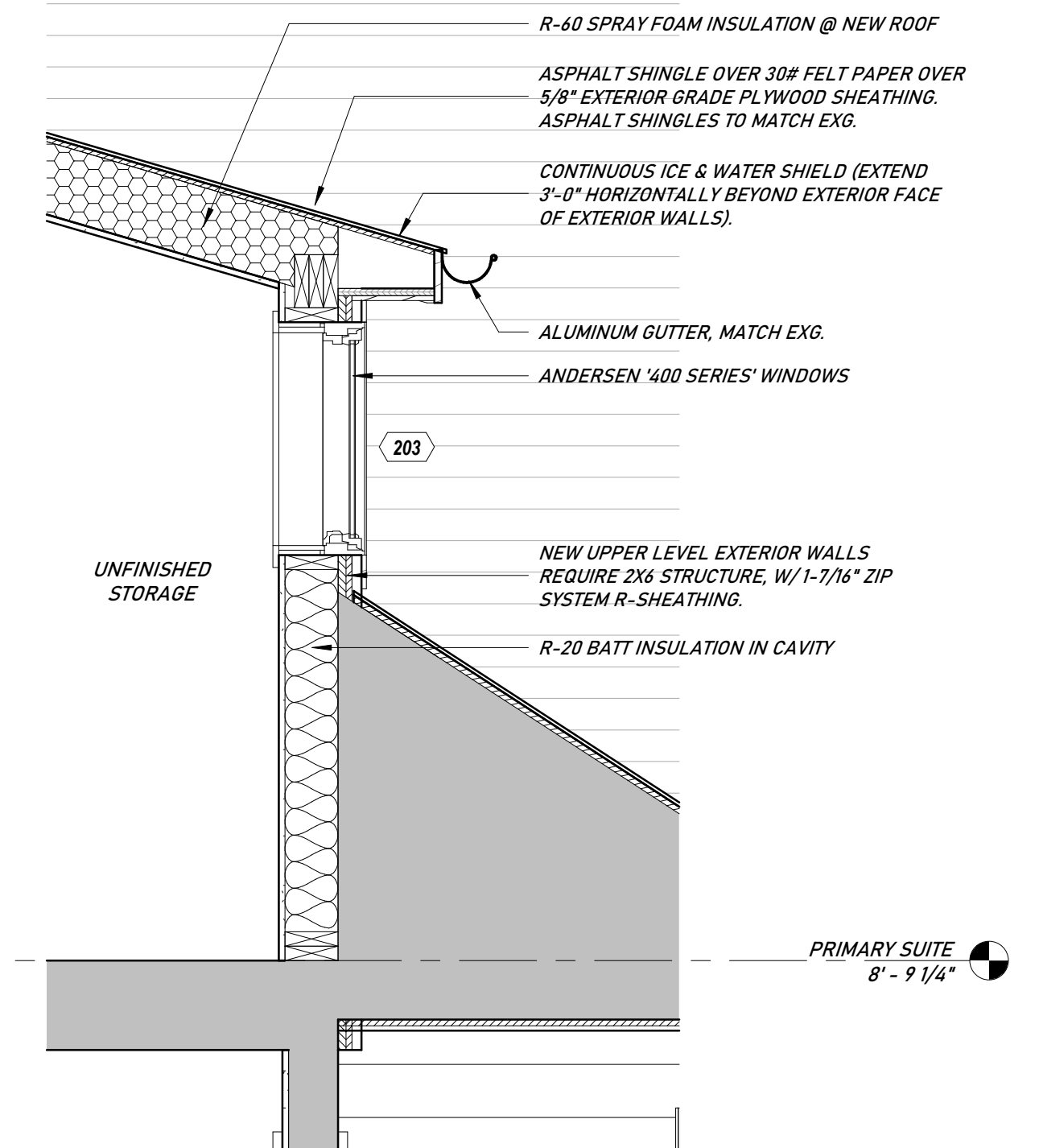
1 BUILDING SECTION THROUGH PRIMARY CLOSET
A4.01 1/4" = 1'-0"



2 BUILDING SECTION THROUGH UNFINISHED STORAGE
A4.01 1/4" = 1'-0"



3 BUILDING SECTION THROUGH PRIMARY BEDROOM DORMER
A4.01 1/4" = 1'-0"



4 ENLARGED WALL SECTION
A4.01 3/4" = 1'-0"

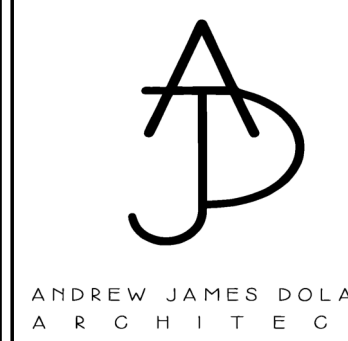
CLIENT: AMY LIU & VINCENT ROMANO
732 WELLINGTON ROAD
RIDGEWOOD, NJ 07450
BLOCK 1306, LOT 2

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ANDREW JAMES DOLAN
ARCHITECT

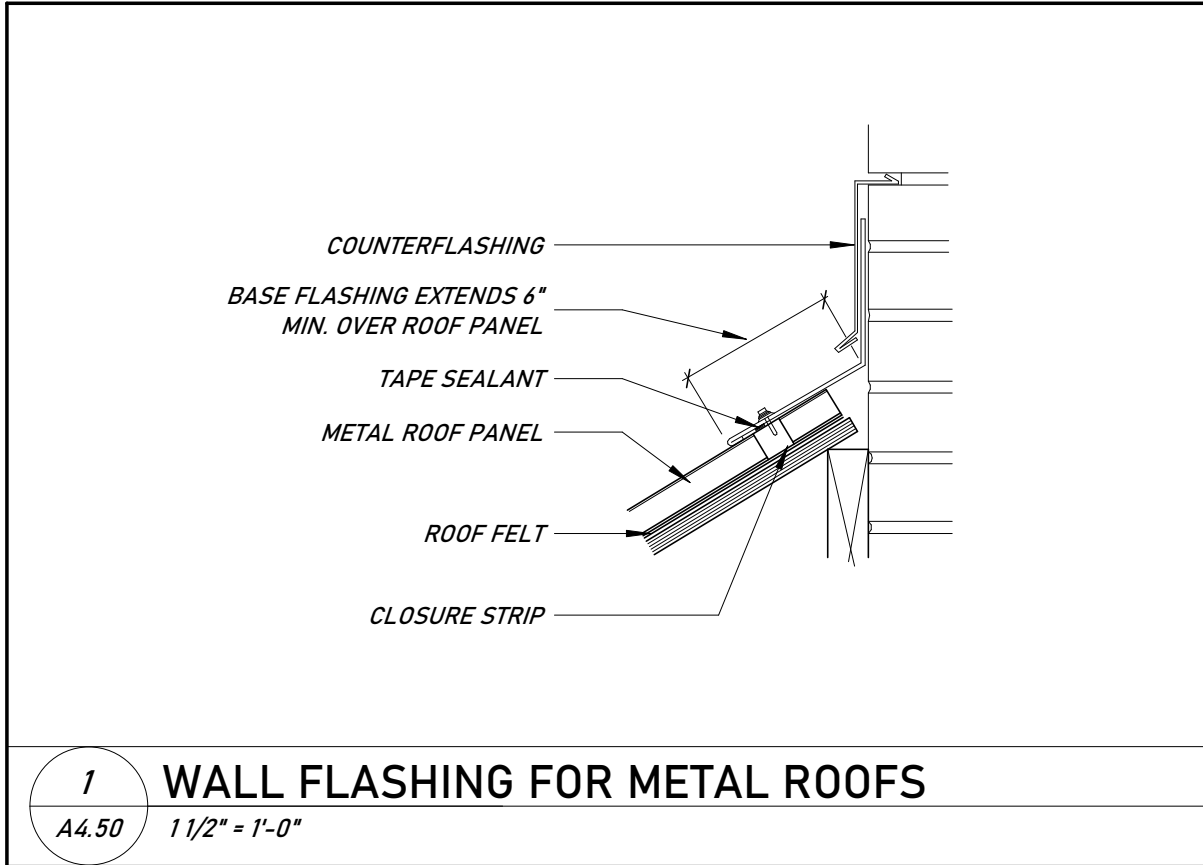
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BUILDING & WALLSECTIONS

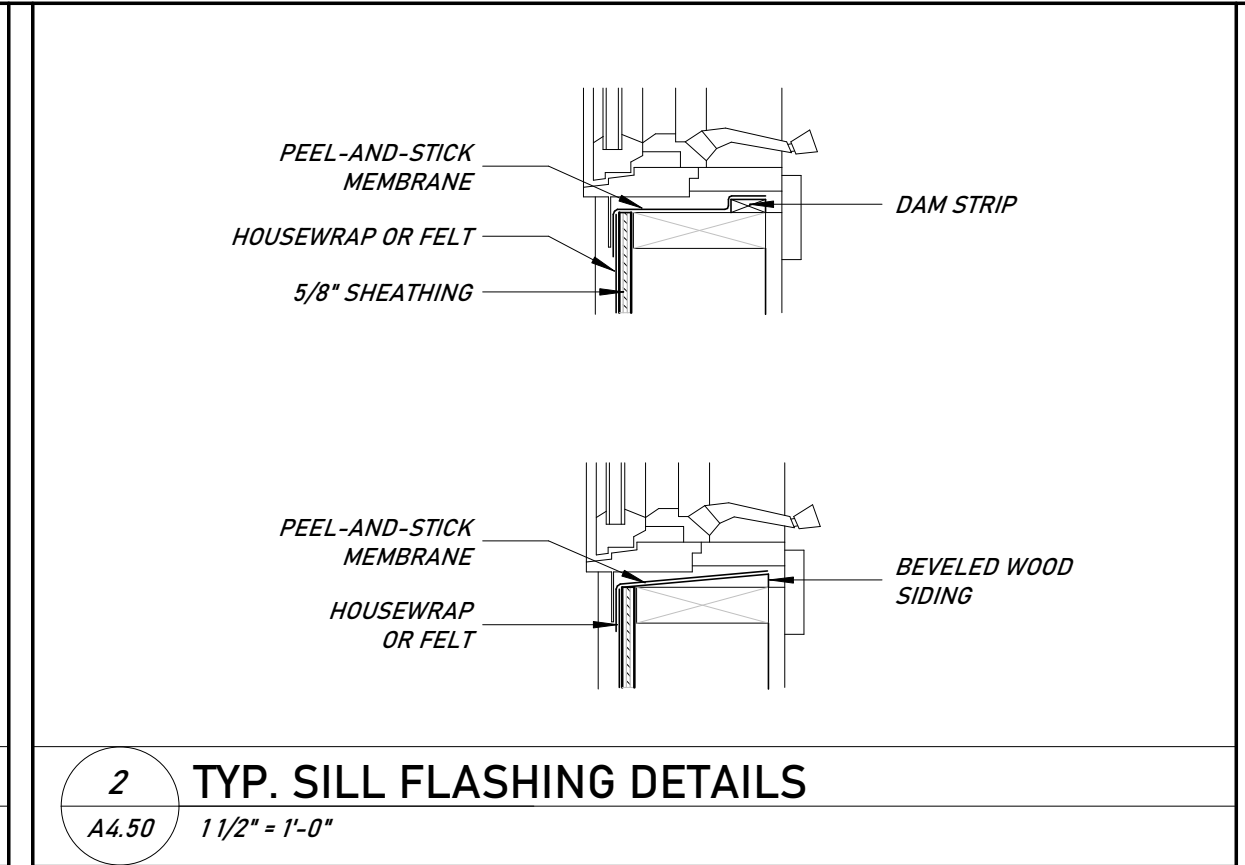
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PROJECT No: #####
DRAWING BY: Author
CHK BY: Checker
DWG No:

A4.01



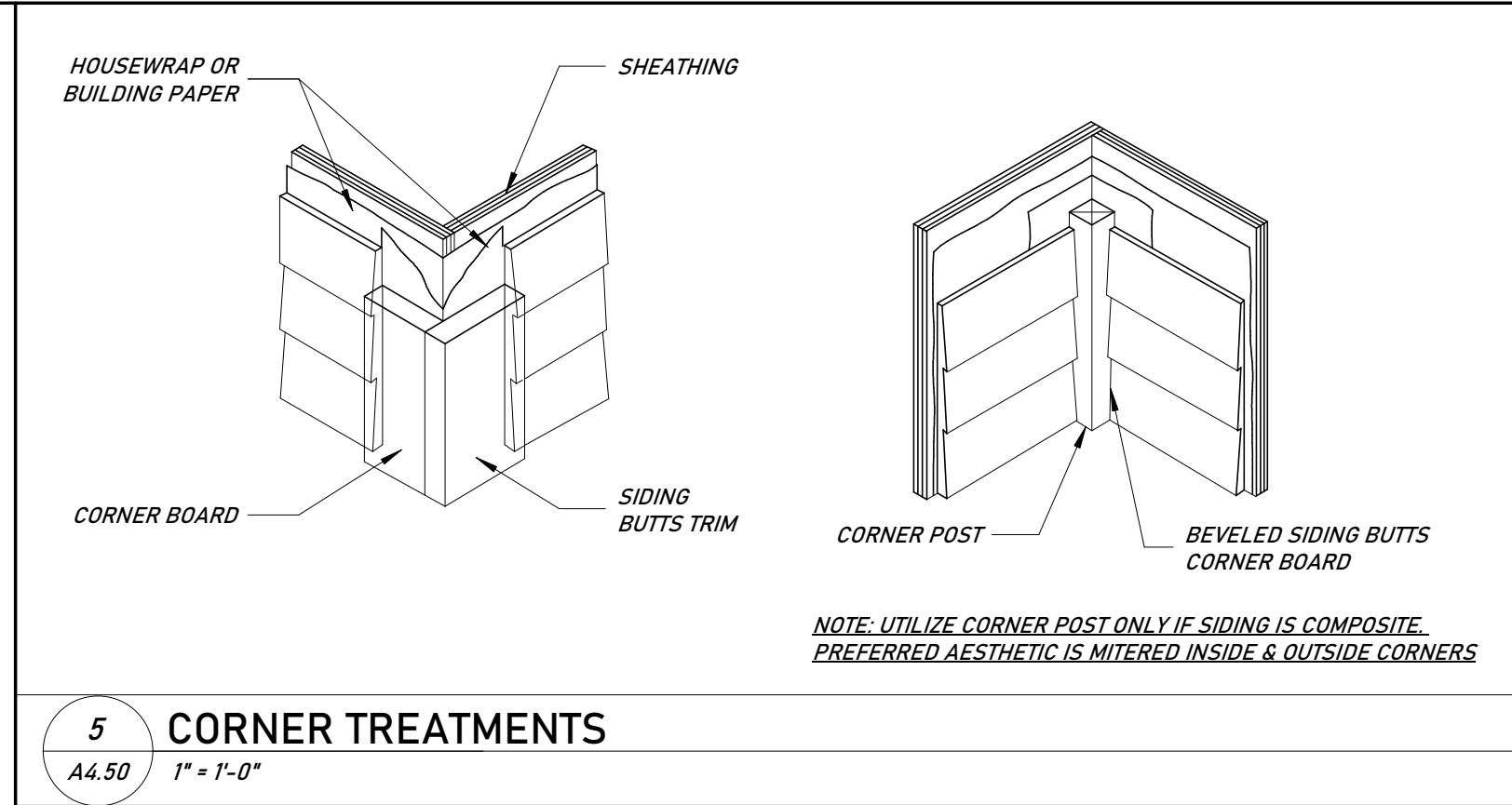
1 WALL FLASHING FOR METAL ROOFS
A4.50 1 1/2" = 1'-0"



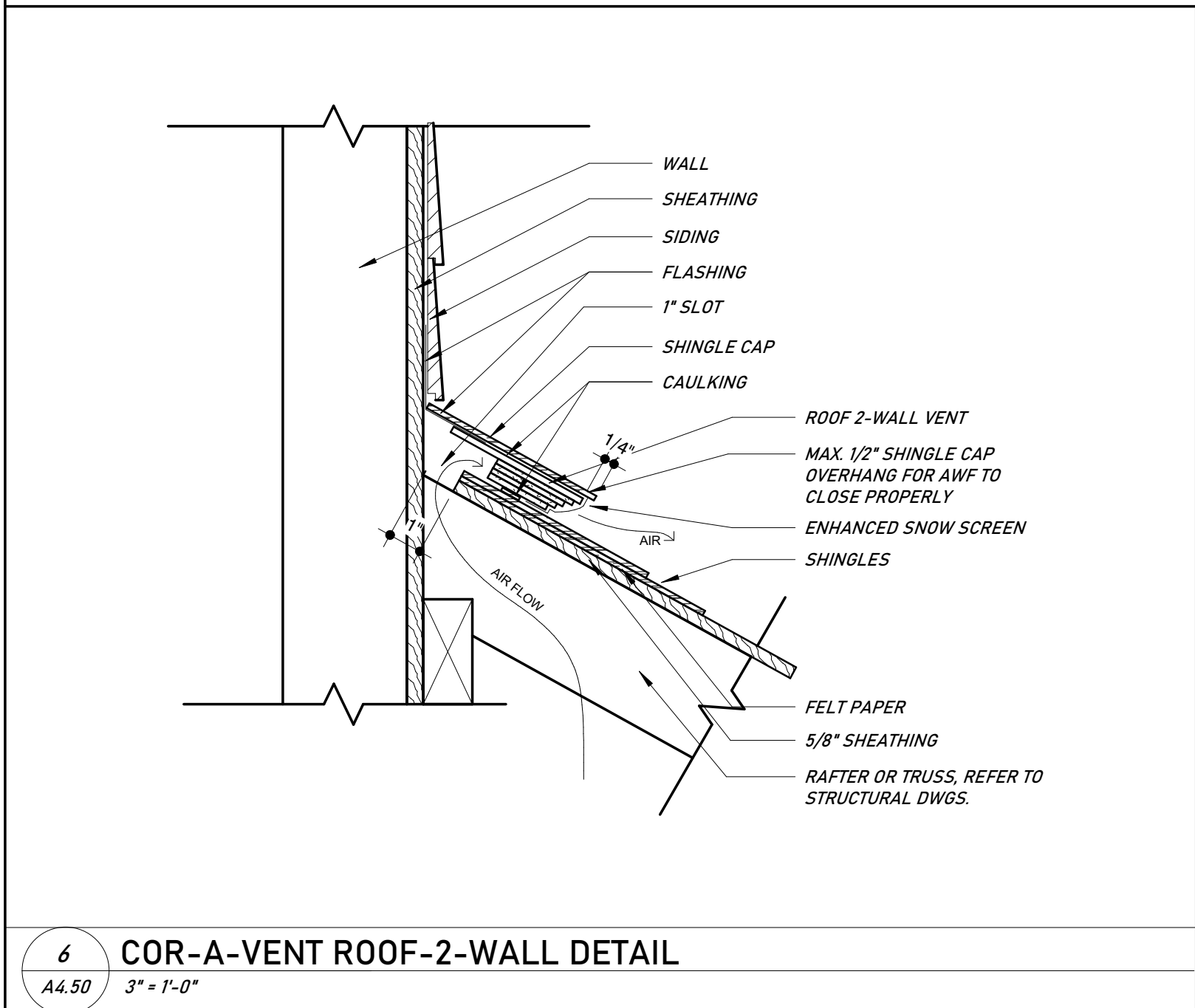
2 TYP. SILL FLASHING DETAILS
A4.50 1 1/2" = 1'-0"



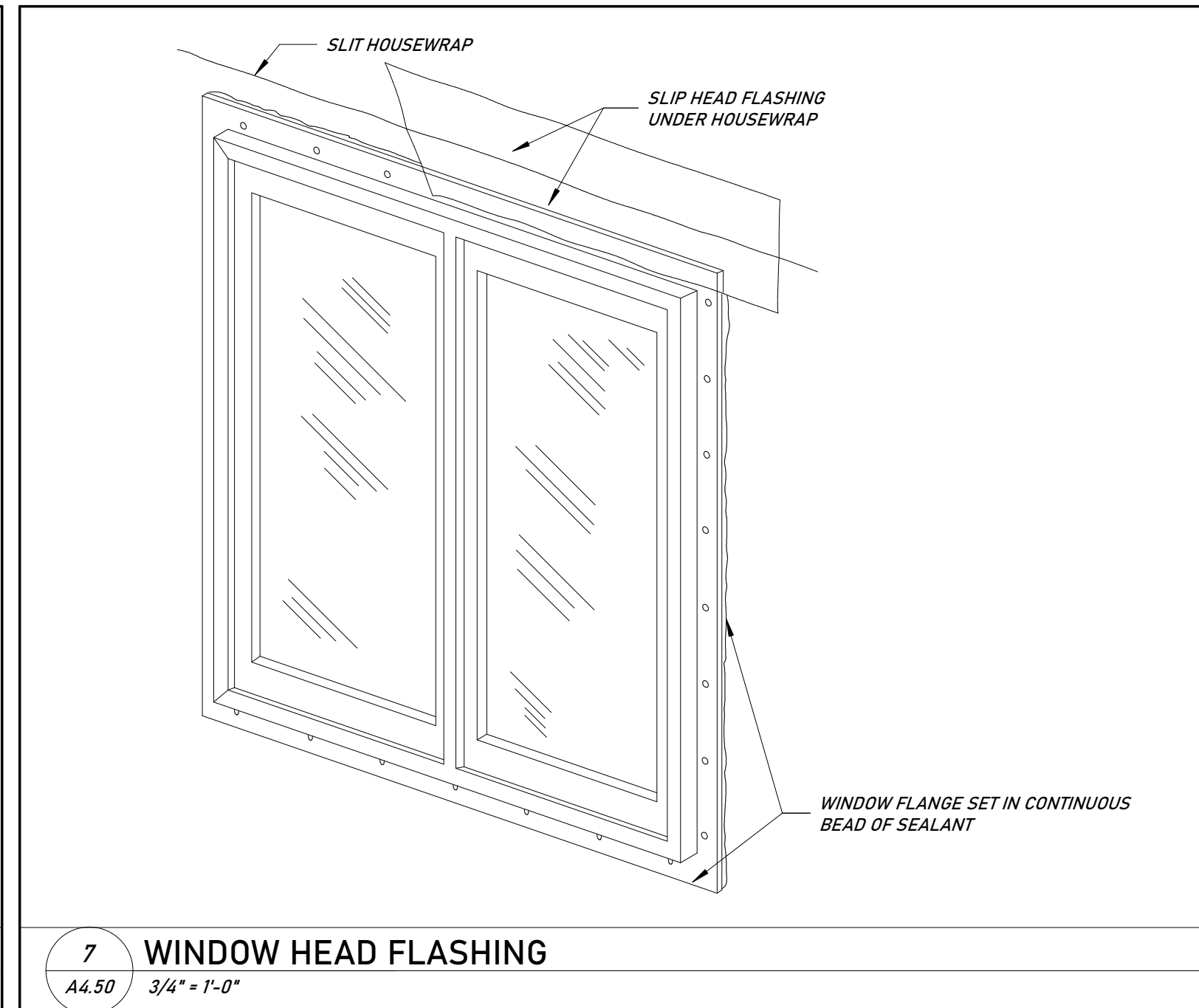
4 SHED DORMER FLASHING DETAIL
A4.50 1/2" = 1'-0"



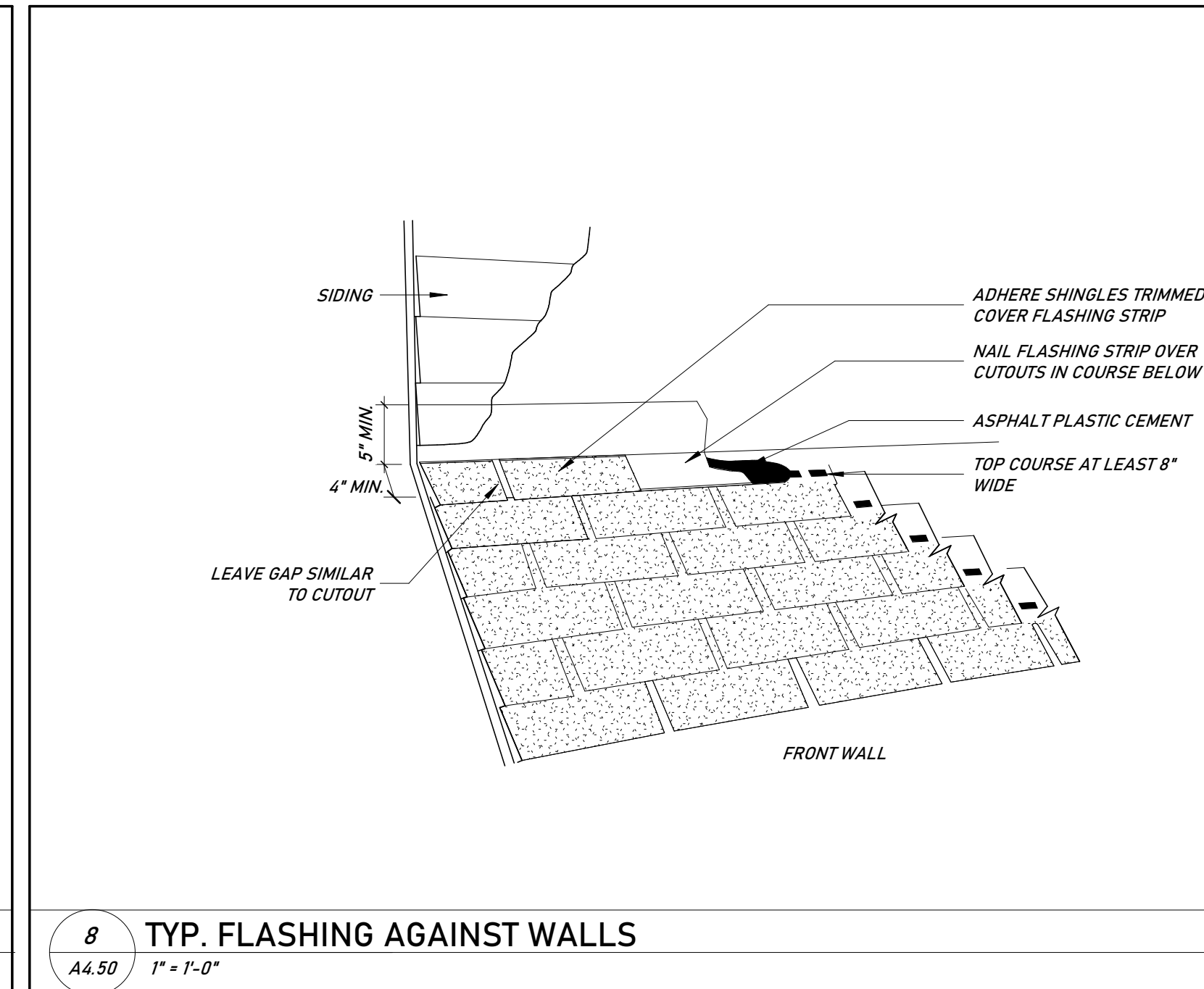
5 CORNER TREATMENTS
A4.50 1" = 1'-0"



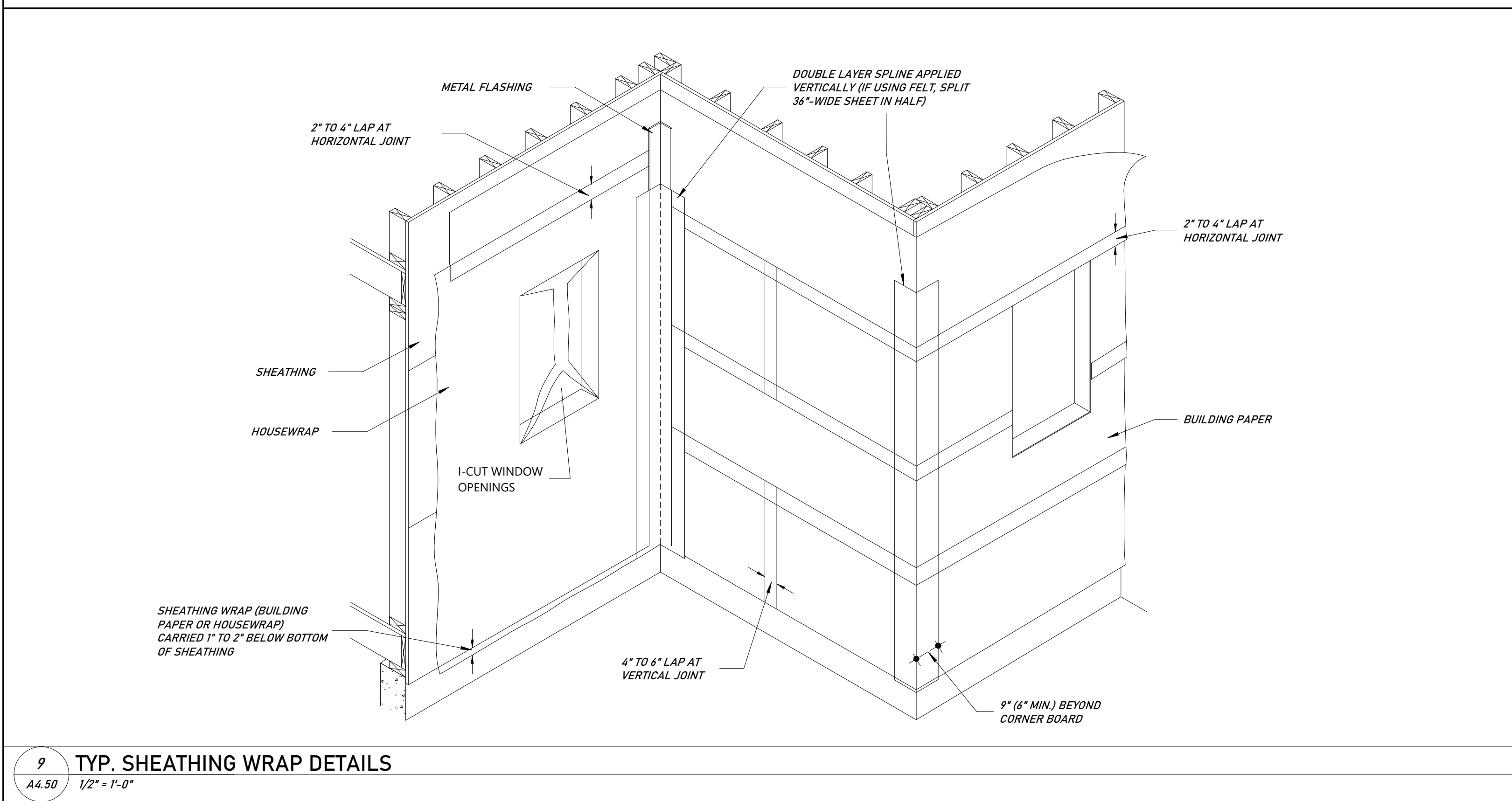
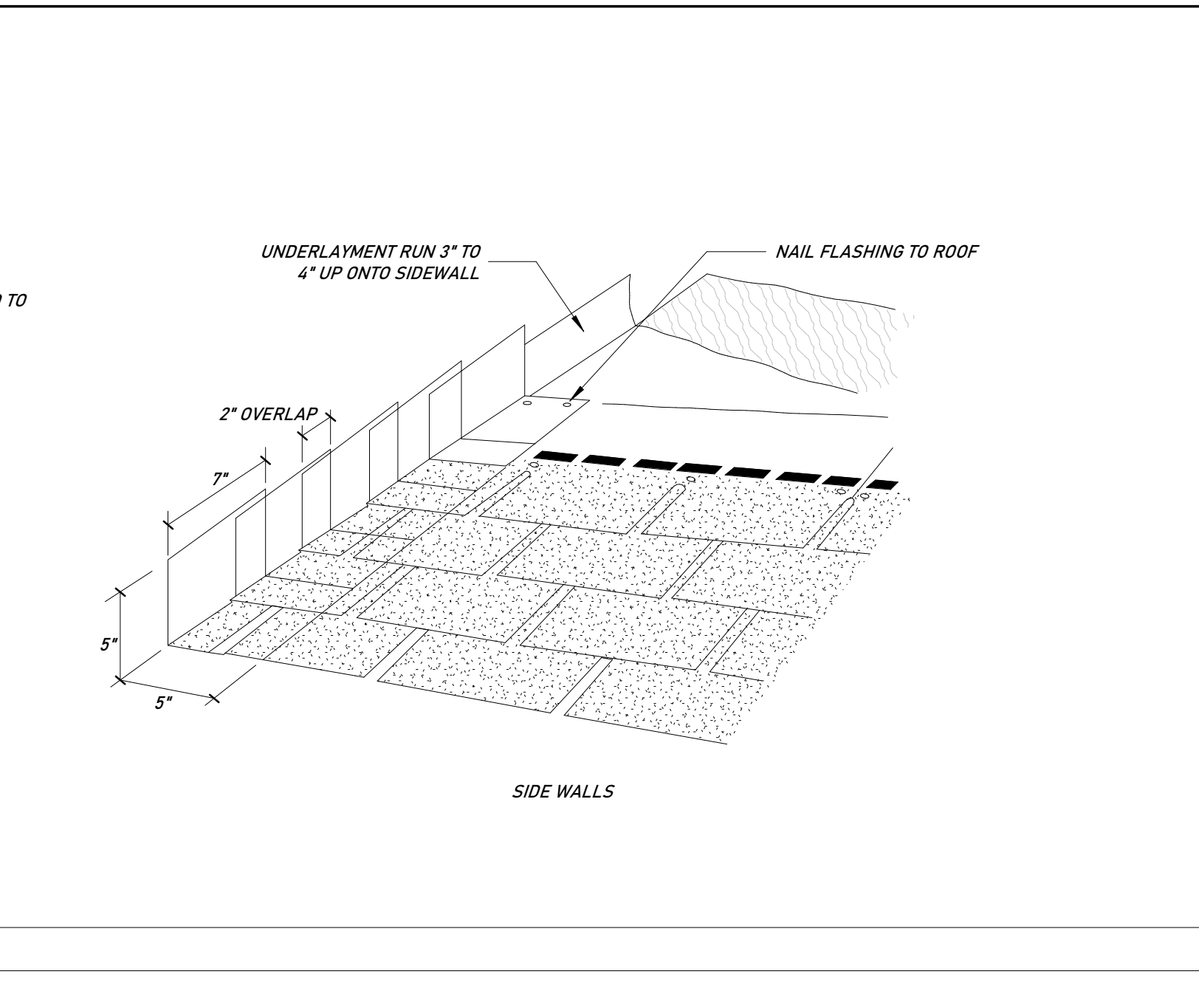
6 COR-A-VENT ROOF-2-WALL DETAIL
A4.50 3" = 1'-0"



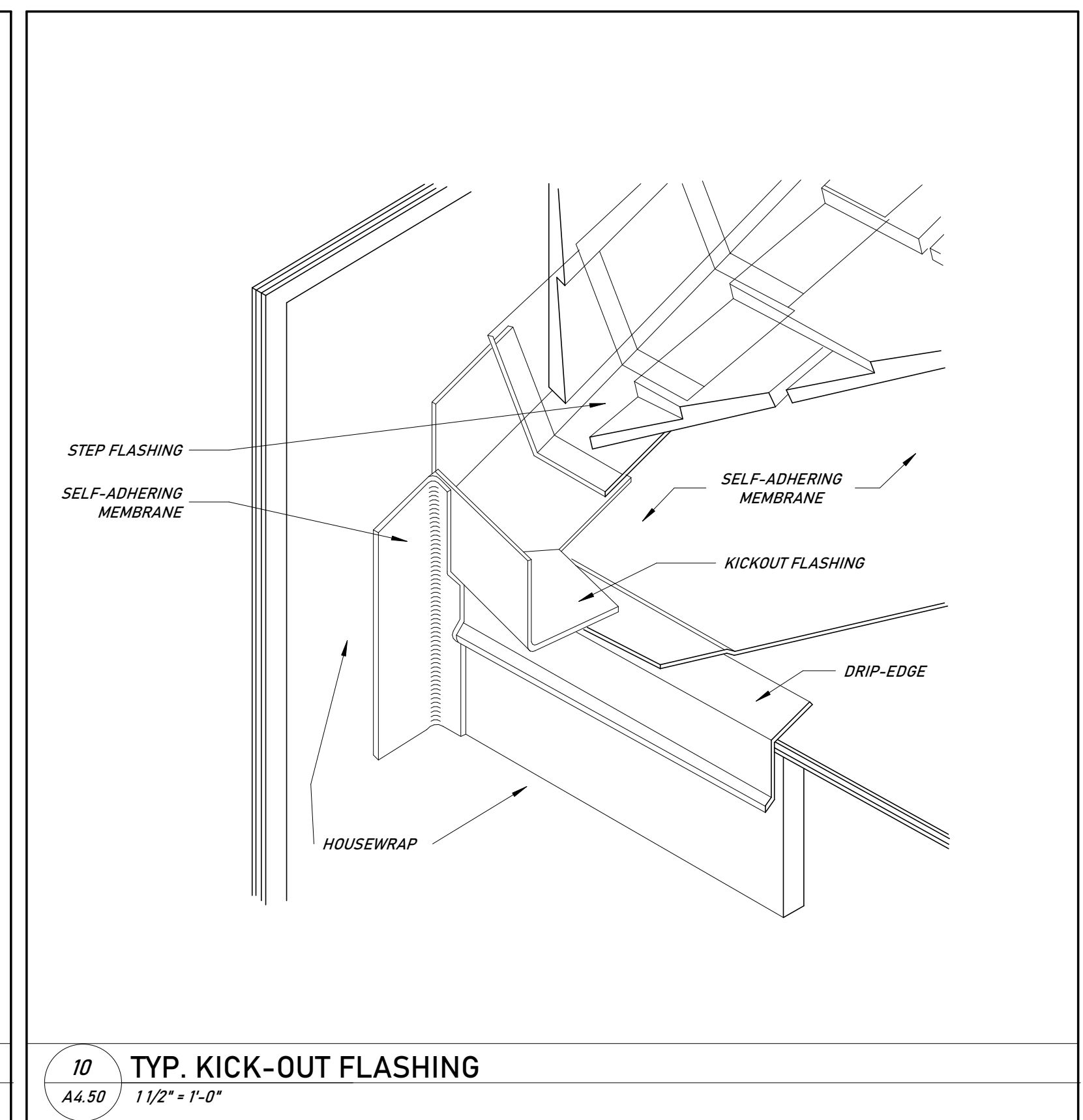
7 WINDOW HEAD FLASHING
A4.50 3/4" = 1'-0"



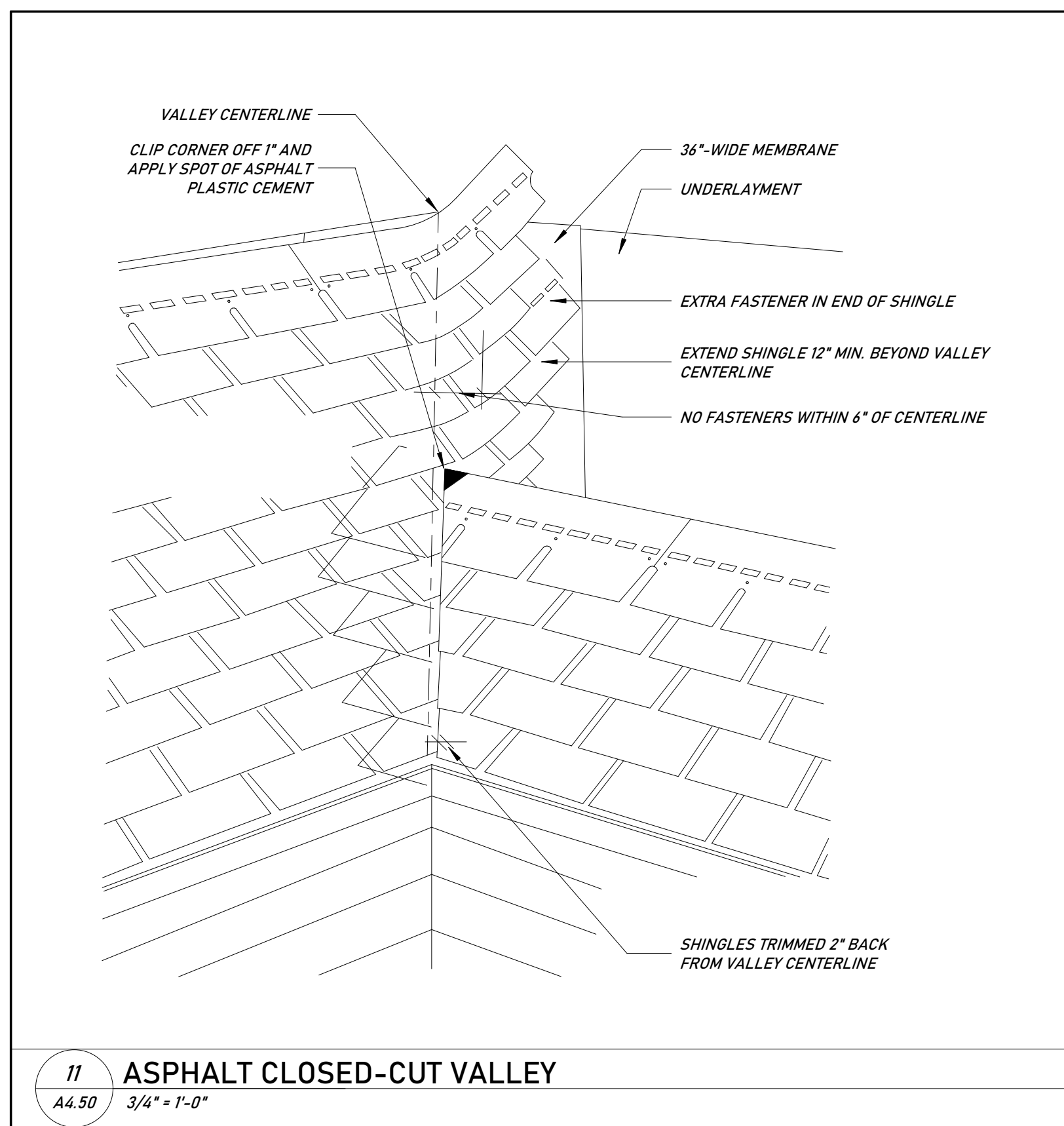
8 TYP. FLASHING AGAINST WALLS
A4.50 1" = 1'-0"



9 TYP. SHEATHING WRAP DETAILS
A4.50 1/2" = 1'-0"



10 TYP. KICK-OUT FLASHING
A4.50 1 1/2" = 1'-0"



11 ASPHALT CLOSED-CUT VALLEY
A4.50 3/4" = 1'-0"

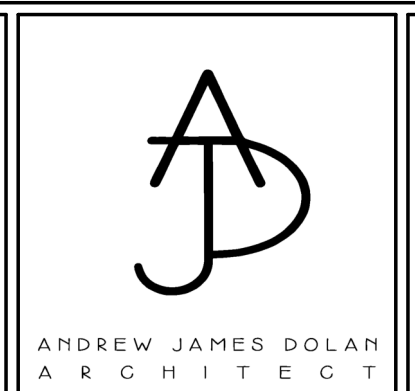
CLIENT: AMY LIU & VINCENT ROMANO
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BLOCK 1306, LOT 2

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














TYPICAL DETAILS

As indicated

PROJECT No:	####
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DWG No:	

A4.50

ELECTRICAL LEGEND & SYMBOLS

-  LIGHT SWITCH
-  DIMMER SWITCH
-  3-WAY SWITCH
-  DUPLEX OUTLET
-  GROUND FAULT INTERRUPT OUTLET
-  WEATHER PROOF OUTLET
-  TELEPHONE / CAT 5 / T.V. CABLE JACK
-  CARBON MONOXIDE/SMOKE DETECTOR COMBO
-  SMOKE DETECTOR
-  4" LOW VOLTAGE HALOGEN RECESSED LIGHT FIXTURE
-  4" INCANDESCENT RECESSED LIGHT FIXTURE
-  SURFACE MOUNTED LIGHT FIXTURE
-  SURFACE MOUNTED LIGHT FIXTURE WITH FAN
-  WALL MOUNTED LIGHT FIXTURE
-  RECESSED BATHROOM EXHAUST FAN

- GENERAL NOTES:**
- PROVIDE DIMMER SWITCHES FOR ALL COMMUNAL ROOMS, BEDROOMS & BATHROOMS.
 - ALL REACH IN CLOSETS TO HAVE AUTOMATIC JAMB SWITCHES.
 - G.C. TO INSTALL ADDITIONAL OUTLETS TO MEET THE CURRENT ELECTRICAL CODE REQUIREMENTS.
 - ALL LOW-WALL OUTLETS TO BE INSTALLED HORIZONTALLY, CENTERED IN HEIGHT OF BASEBOARD.
 - CONTRACTOR TO SURVEY ALL EXISTING CARBON MONOXIDE AND SMOKE DETECTORS. IF NOT AT CODE, NOTIFY OWNER AND ARCHITECT.
 - BOND THE ELECTRICAL PANEL GROUND TO THE FOOTING REINFORCEMENT STEEL.
 - PROVIDE 6"Ø PIGTAIL BEYOND SCONCE MOUNTING HEIGHT, TYP.
 - ALL LIGHTING FIXTURES TO BE COMPATIBLE WITH LED BULBS.

- CONSIDERATIONS FOR G.C., ELECTRICAL SUBCONTRACTOR AND LOW VOLTAGE INSTALLER:**
- ALL LIGHTING IN COMMUNAL ROOM AND BEDROOMS SHALL BE CONTROLLED BY LED SMART DIMMERS WITH WIFI CAPABILITY, OR CENTRALIZED SMART LIGHTING SYSTEM (LUTRON, OR EQ.).
 - HOME SHALL BE WIRED FOR SMART ALARM SYSTEM WITH INTERNET MONITORED SURVEILLANCE CAMERAS. LOCATIONS TO BE DETERMINED IN FIELD WITH OWNER.
 - ALL HVAC CONTROL SHALL BE HANDLED BY SMART THERMOSTATS (NEST OR EQUAL).
 - G.C. SHALL PROVIDE OPTIONAL PRICE FOR INTEGRATED SOUND SYSTEM AND/OR DISTRIBUTED VIDEO SYSTEM SHALL SPAN ALL 1ST FLOOR COMMUNAL ROOMS AS WELL AS PRIMARY BEDROOM AND BATHROOM. LOCATIONS TO BE FINALIZED BETWEEN OWNER AND A/V CONSULTANT AS PER HOMEOWNER'S DESIRES.

ELECTRIC HARDWIRED SMOKE/CARBON DETECTOR SCHEDULE

AS PER INTERNATIONAL RESIDENTIAL CODE 2018 NEW JERSEY UNIFORM CONSTRUCTION CODE N.J.A.C.5:23-6.32(F)1. INTERCONNECTION: WHEN MORE THAN ONE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT AS PER IRC 2018 NEW JERSEY SECTION R317.2

BATTERY BACKUP: IN ADDITION TO THE REQUIRED AC PRIMARY SOURCE, ALL REQUIRED SMOKE DETECTORS IN BUILDING OF USE GROUP R-5 SHALL RECEIVE POWER FROM A BATTERY WHEN THE AC PRIMARY POWER SOURCE IS INTERRUPTED AS PER IRC SECTION 317.2.

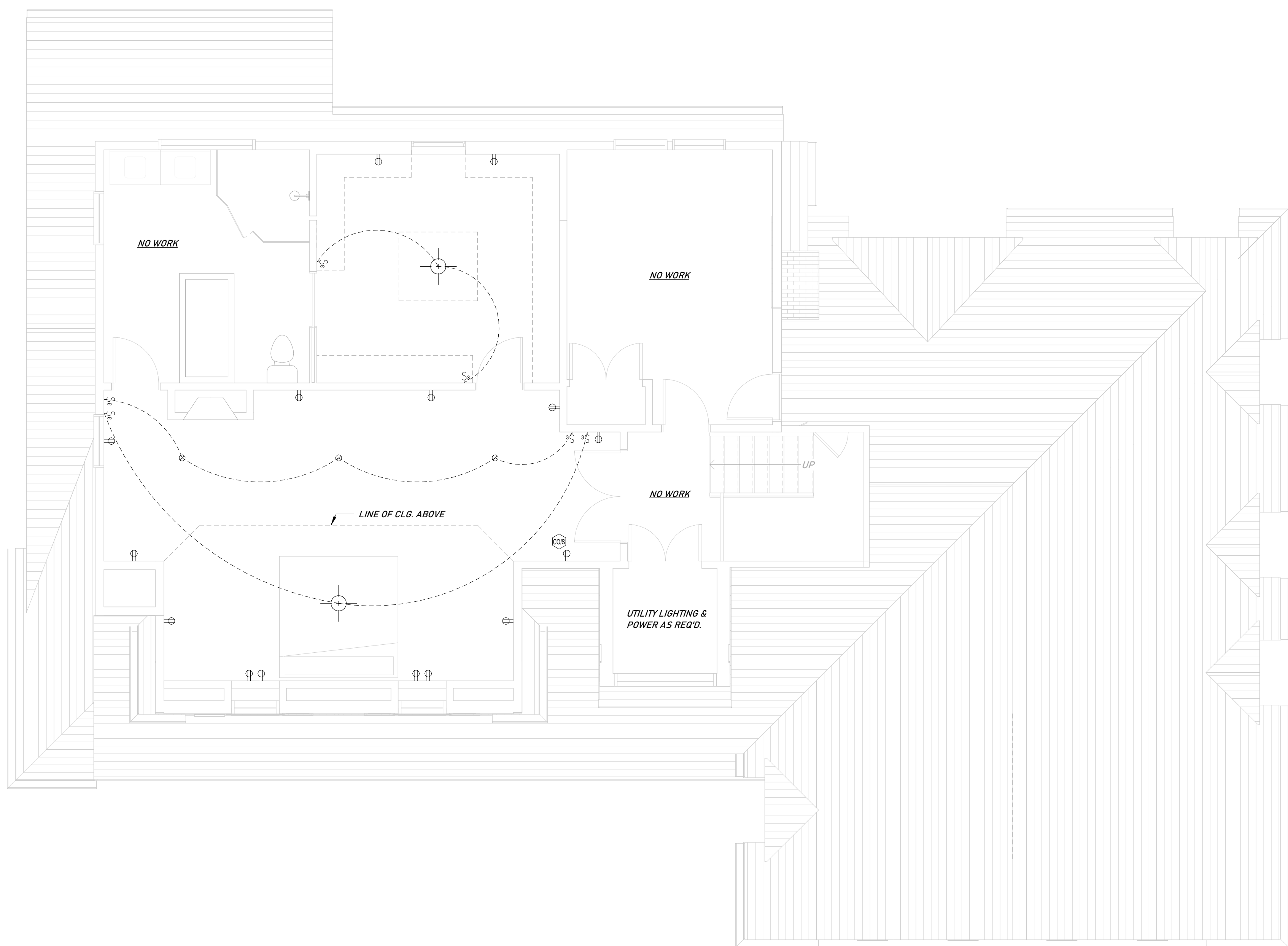
AS REQUIRED BY NEW JERSEY UNIFORM CONSTRUCTION CODE N.J.A.C.5:23-6.6(E)9,111, CARBON MONOXIDE DETECTORS THAT MEET UNDERWRITERS LABORATORIES STANDARD 2034 ARE REQUIRED TO BE INSTALLED IN THE DWELLING UNIT IN ACCORDANCE WITH NFPA 720. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF ALL BEDROOMS, SLEEPING AREAS & ATTIC. THESE DETECTORS MAY BE ELECTRIC HARDWIRED, PLUG-IN OR BATTERY OPERATED TYPE.

MAKEUP AIR SYSTEMS:

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTES SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

MAKEUP AIR SYSTEMS SHALL COMPLY WIT THE INTERNATIONAL RESIDENTIAL CODE 2015, NJ EDITION; SECTION M1503.4 AND M1503.4.1

KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED.



1 PROPOSED ELECTRICAL PLAN - UPPER LEVEL
 AE.20 1/4" = 1'-0"

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 732 WELLINGTON ROAD
 RIDGEWOOD, NJ 07450
 BLOCK 1306, LOT 2

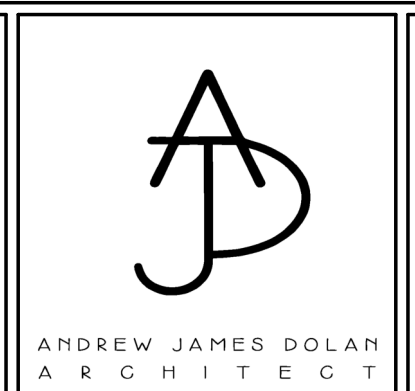
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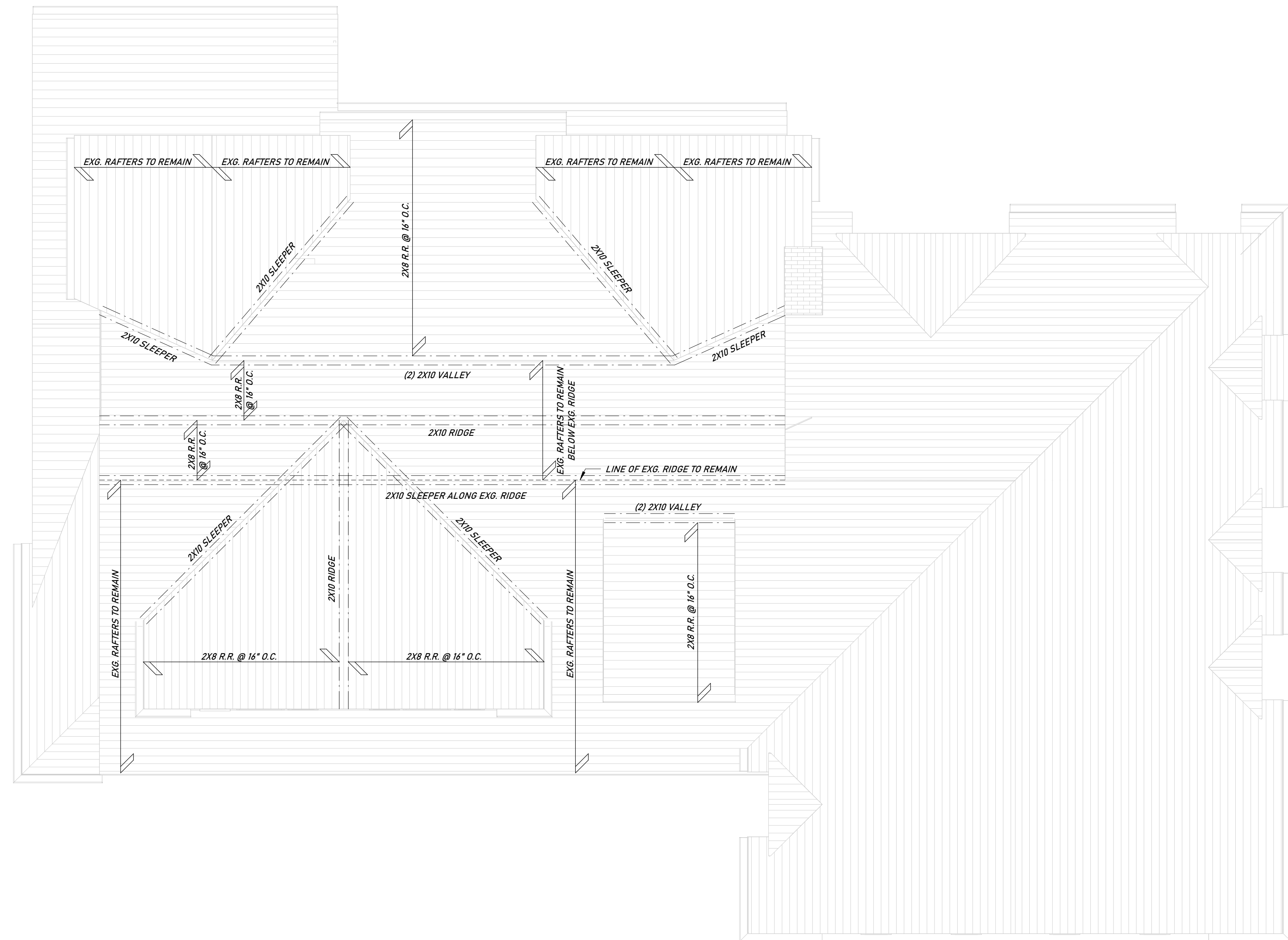
ELECTRICAL PLAN - UPPER LEVEL

As indicated

PROJECT No:	####
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DWG No:	AE.20

FRAMING NOTES:

1. ALL STRUCTURAL LUMBER TO BE DOUG FIR NO. 2 OR BETTER, F_b SINGLE = 900 PSI, E = 1,300,000 PSI.
2. ALL LVL'S TO BE TRUJOIST MACMILLION OR EQUAL, F_b = 2,600 PSI, E = 1,900,000 PSI. ARCHITECT MUST APPROVE ANY PRODUCT SUBSTITUTIONS PRIOR TO CONSTRUCTION.
3. ALL STRUCTURAL STEEL TO BE ASTM A36 GRADE F_y = 36,000 PSI, E = 29,000,000 PSI.
4. ALL COLUMNS, TOP PLATES AND BASE PLATES TO BE SET IN 1" MIN. HIGH STRENGTH LEVELING GROUT WITH MIN (2) 3/4" ANCHOR BOLTS.
5. AT ALL STEEL LOCATIONS, PROVIDE STEEL COLUMNS DOWN TO FOUNDATION WALL.
6. ALL COLUMNS TO SIT ON SOLID FILLED FOUNDATION WALL.
7. DOUBLE ALL FLOOR FRAMING UNDER PARALLEL PARTITIONS AND AROUND ALL OPENINGS.
8. PROVIDE "SIMPSON" TYPE CONNECTORS @ ALL FLUSH HEADERS.
9. PROVIDE SOLIDE BRIDGING @ MID-SPAN OF ALL FLOOR JOISTS OVER 8'-0" IN LENGTH.
10. PROVIDE SOLID BLOCKING UNDER ALL POSTS, COLUMNS AND WALLS.
11. ALL STUDS TO BE FULL HEIGHT PLATE TO PLATE.
12. JOIST AND PLATE GIRDERS SHALL HAVE FULL 3" MINIMUM BEARING AT ALL SILL PLATES.
13. BUILT-UP GIRDERS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS:
 - A. FOR UP TO 3 PLIES, USE 2 ROWS OF NAILS STAGGERED AT 12" O.C., USE 10D NAILS ON 1 1/2" MEMBERS AND 16D NAILS ON 1 3/4" MEMBERS.
 - B. FOR MORE THAN 3 PLIES, USE 2 ROWS OF 3/8" DIAMETER THROUGH BOLTS AT 12" O.C. STAGGERED.
14. ALL BRIDGING SHALL BE SOLID AND FULL DEPTH OF JOIST.
15. ALL TRIPLE AND GREATER LVL STRUCTURAL MEMBERS TO BE THROUGH BOLTED CONNECTIONS. BOLTS ARE TO BE ASTM STANDARD A307 (MACHINE BOLTS). BOLT HOLES ARE TO BE SAME DIAMETER AS THE BOLT AND LOCATED 2" FROM THE TOP AND BOTTOM OF THE MEMBER. USE 2 ROWS OF 1/2" BOLTS @ 12" O.C. STAGGERED.
16. NO HOLES BY ANY TRADE IN MICROLAMS AND LVL'S.
17. ALL FRAMING TO HAVE CONTINUOUS PATH TIE-DOWNS TO THE FOUNDATION, AS PER RESIDENTIAL CODE OF NJ & THE WOOD FRAME CONSTRUCTION MANUAL.
18. ALL HEADERS TO BE (2) 2X-- UNLESS OTHERWISE NOTED.
19. PROVIDE ACCESS TO ALL ENCLOSED CRAWL SPACE AND ATTIC.
20. VENTILATE ALL CRAWL SPACES AND ATTICS AS PER CODE MEASURED IN TOTAL FREE VENTILATION AREA.
21. ALL EXTERIOR SHEATHING SHALL BE EXTERIOR GRADE, C-D PLYWOOD, 5/8" MINIMUM THICKNESS ALL SHEATHING SHALL BE NAILED WITH 6D NAIL, 6" O.C. AT EDGES AND 10" O.C. IN THE FIELD.
22. SIZE OF HEADERS FOR OPENINGS IN BEARING WALLS SHALL BE AS FOLLOWS:
 - A. MINIMUM HEADER SIZE FOR ANY OPENING SHALL BE 2-2X6
 - B. FOR OPENINGS UP TO 3'-0" SHALL BE 2-2X6 MIN.
 - C. FOR OPENINGS UP TO 4'-0" SHALL BE 2-2X8 MIN.
 - D. FOR OPENINGS UP TO 5'-0" SHALL BE 2-2X10 MIN.
 - E. FOR OPENINGS UP TO 6'-0" SHALL BE 2-2X12 MIN.
 - F. FOR OPENINGS OVER 6'-0" WIDE SEE PLANS FOR HEADER SIZE.



4 ROOF FRAMING PLAN
S1.00 1/4" = 1'-0"

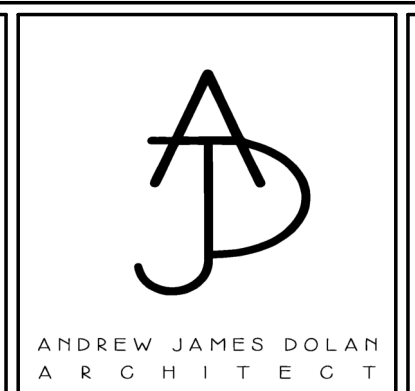
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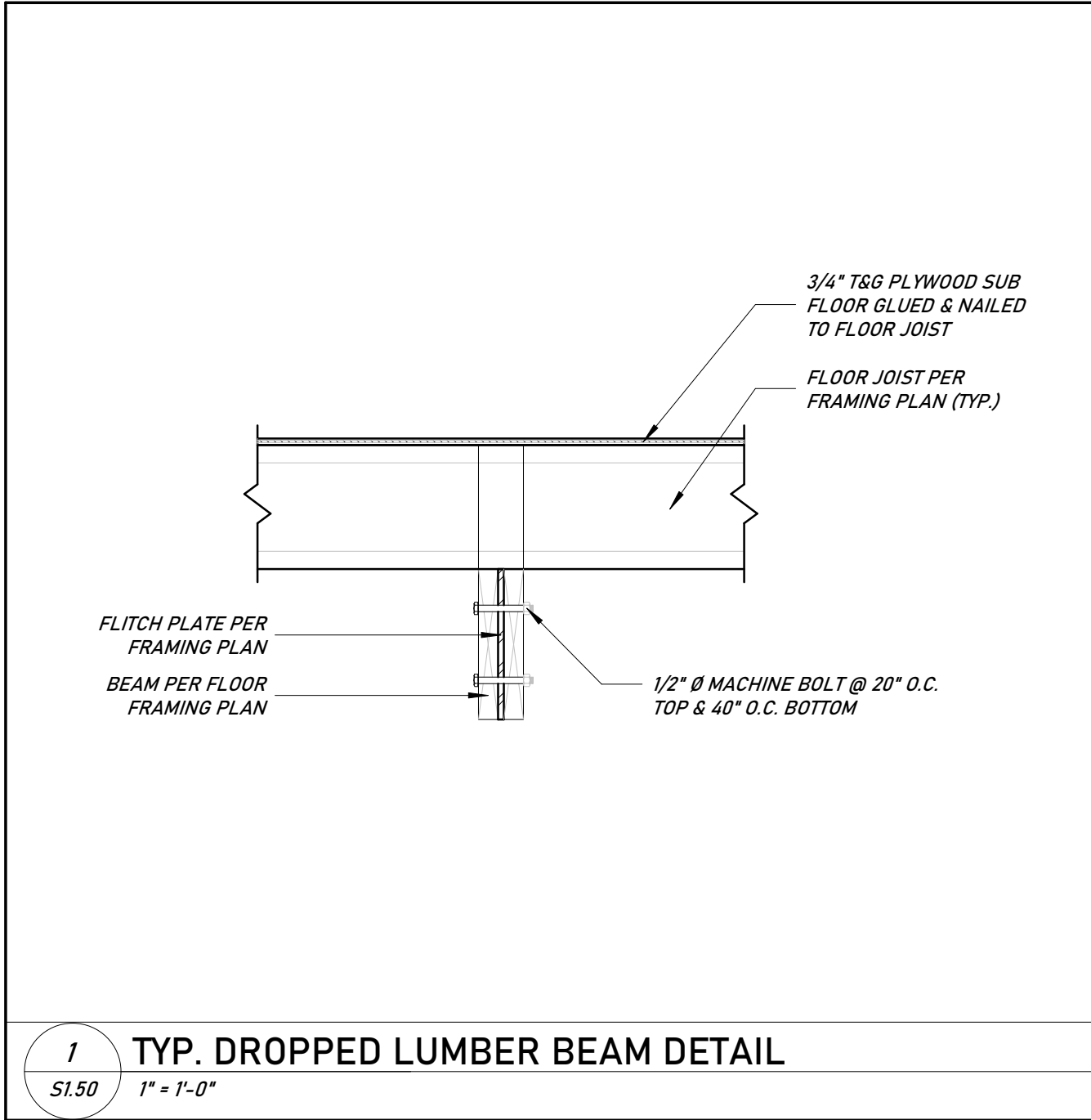


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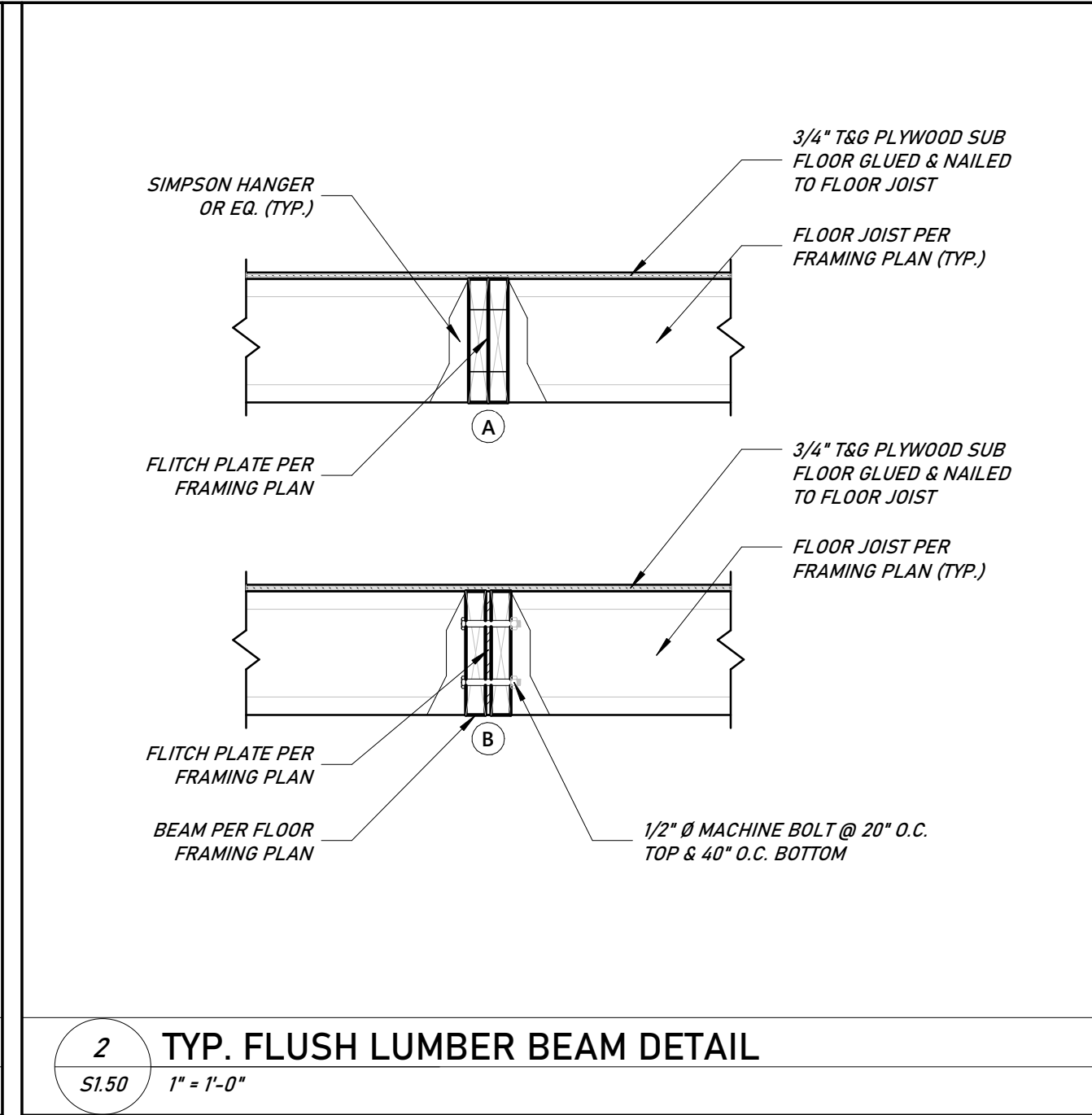
FRAMING PLANS

As indicated

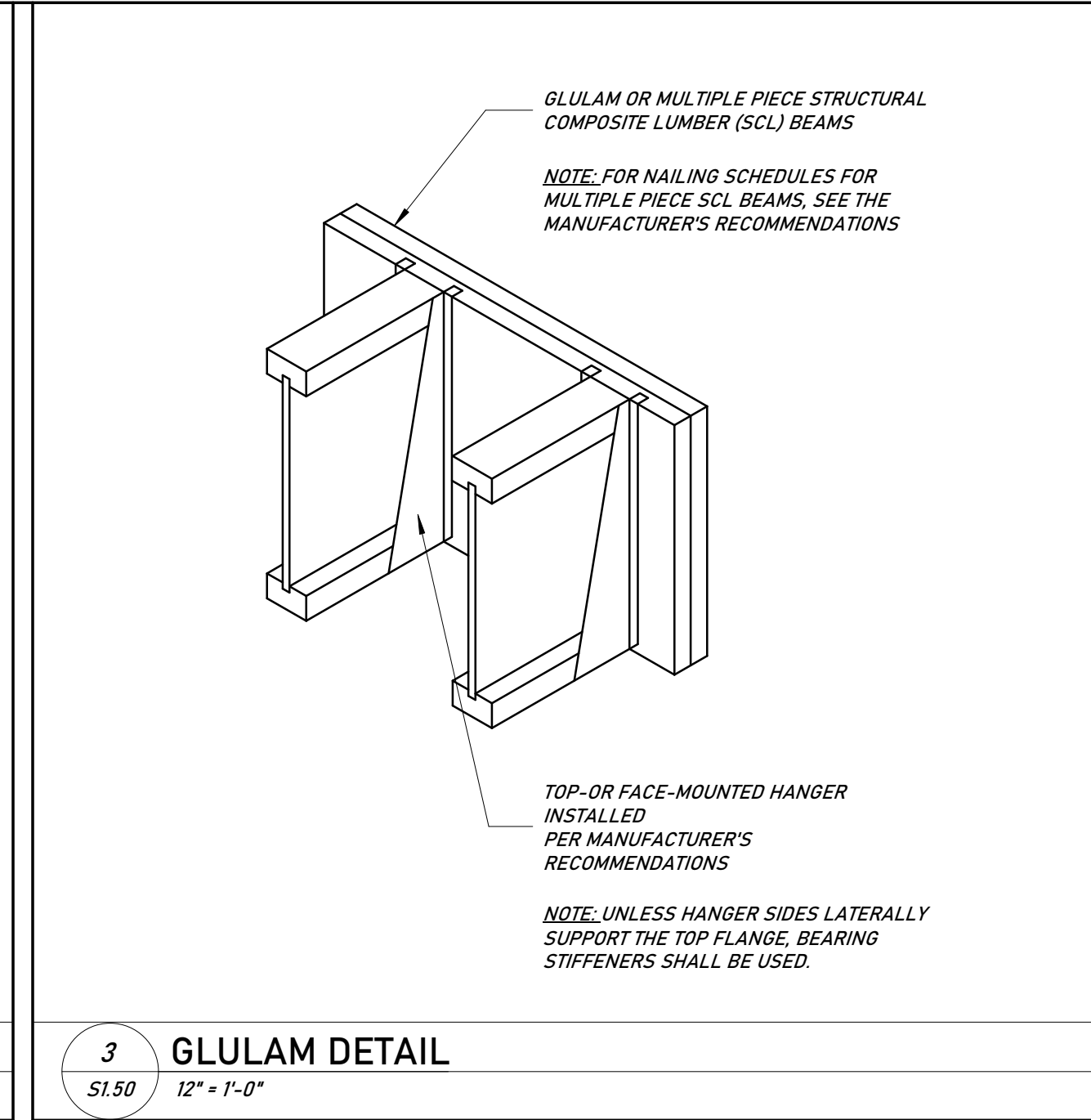
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DWG No:	S1.00



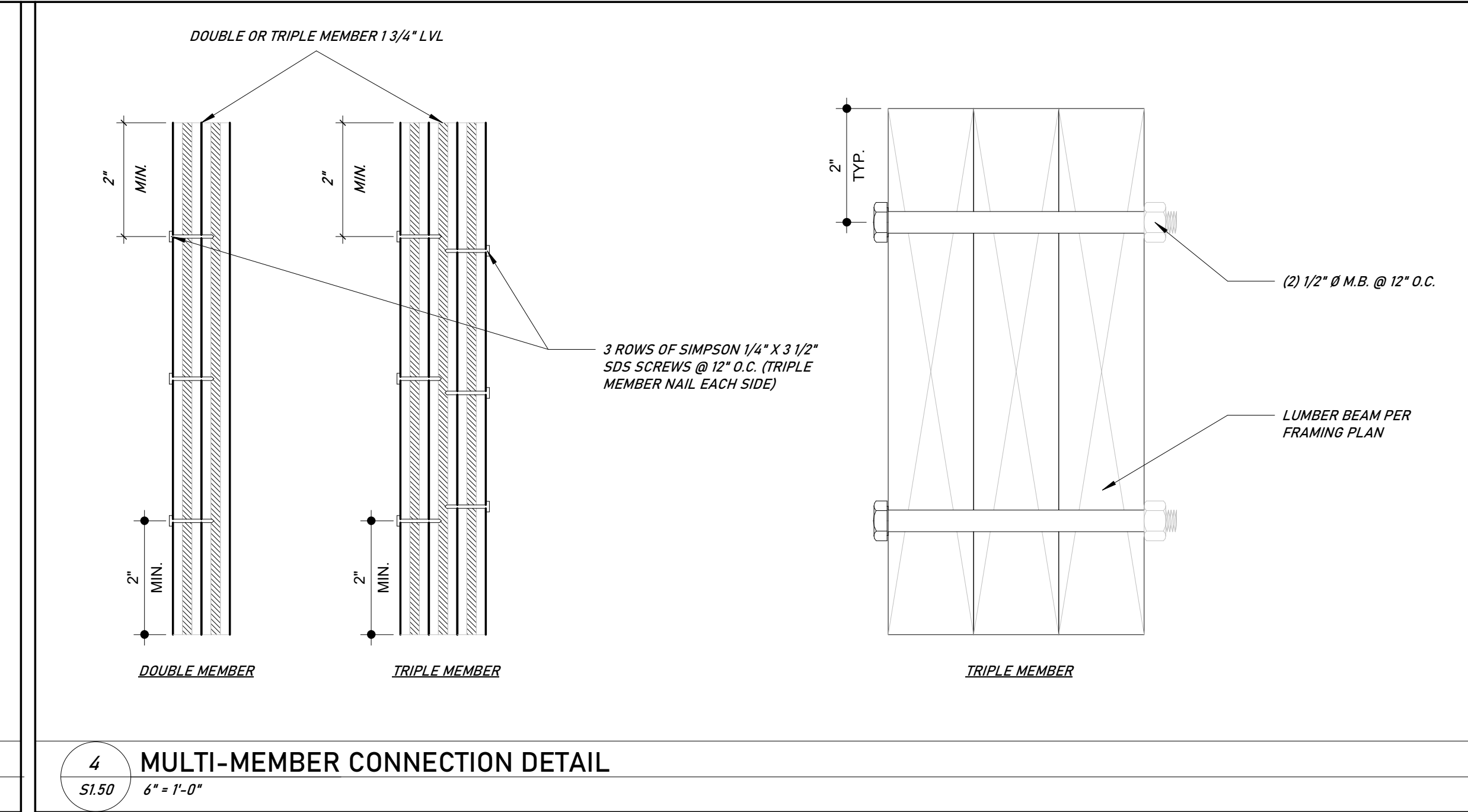
1 TYP. DROPPED LUMBER BEAM DETAIL
S1.50 1" = 1'-0"



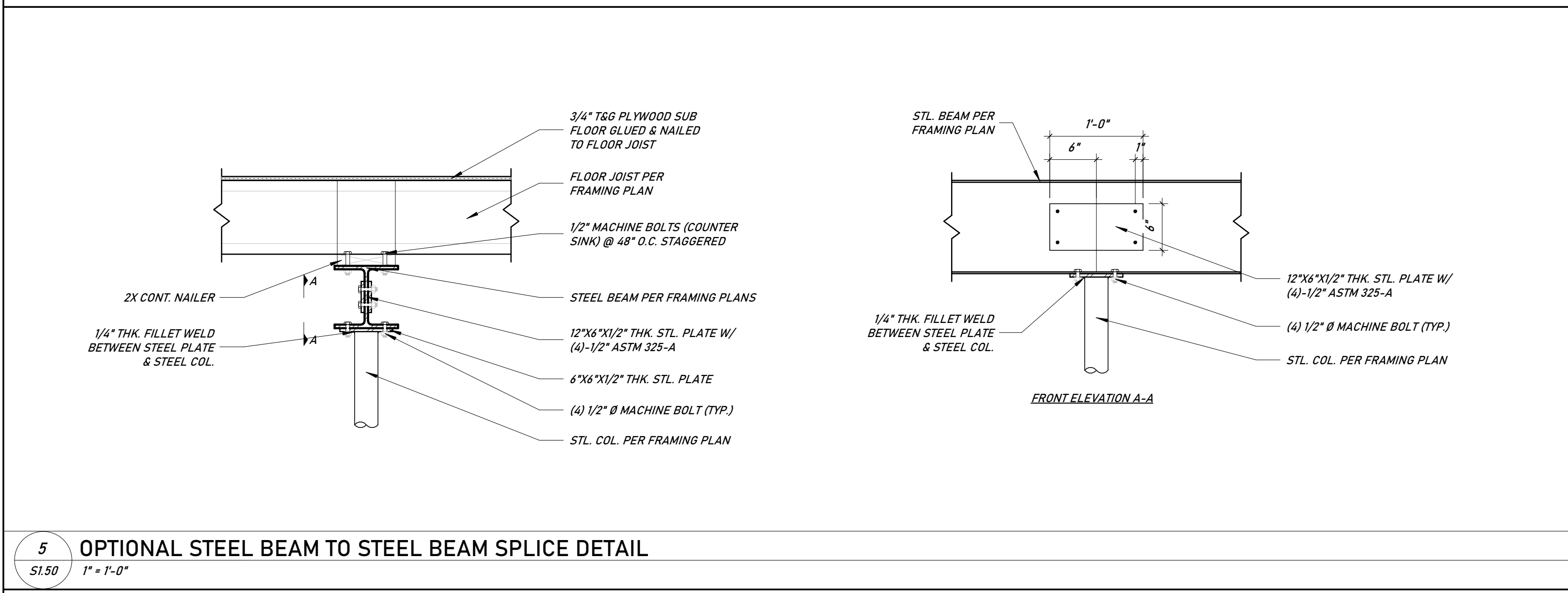
2 TYP. FLUSH LUMBER BEAM DETAIL
S1.50 1" = 1'-0"



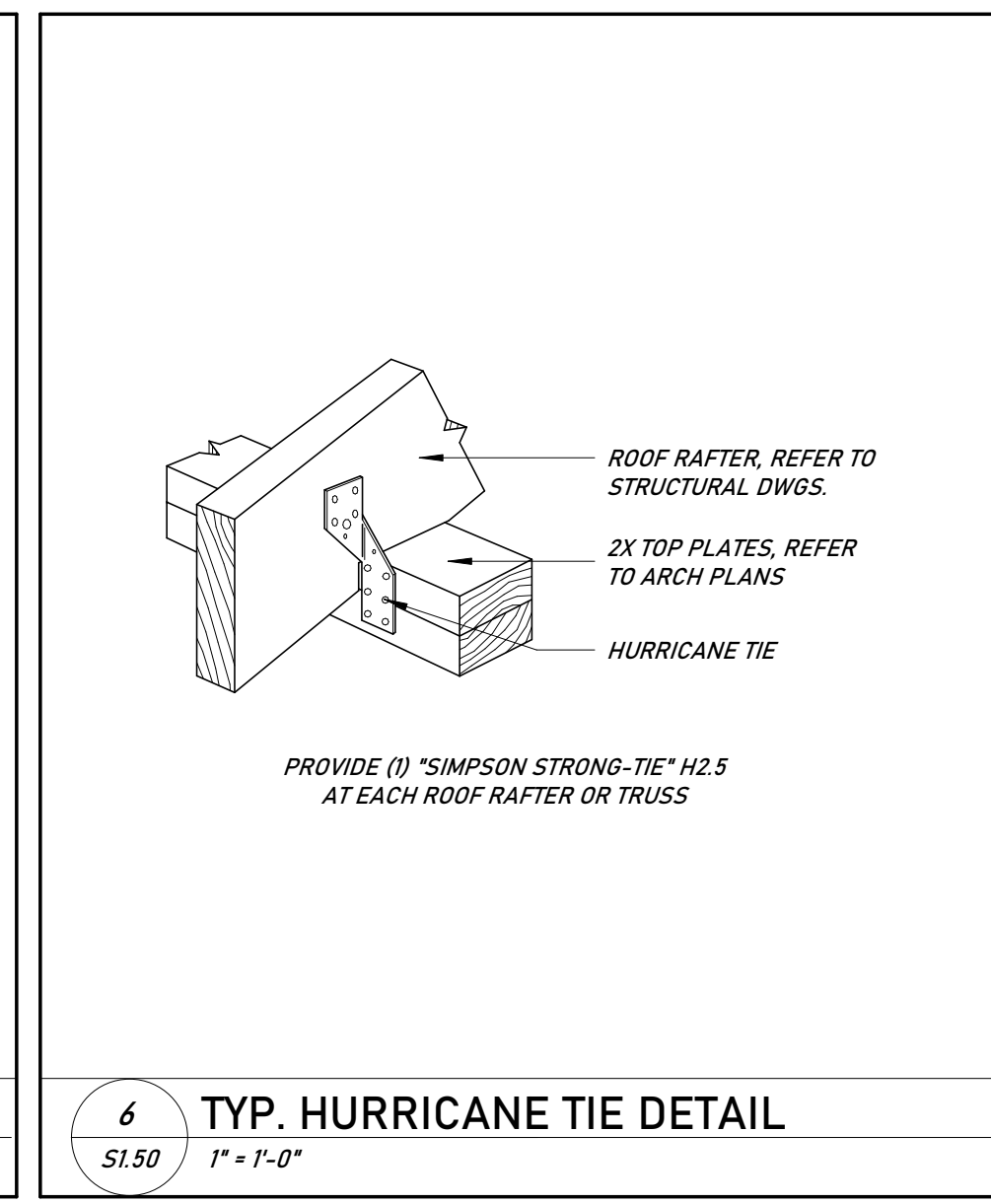
3 GLULAM DETAIL
S1.50 12" = 1'-0"



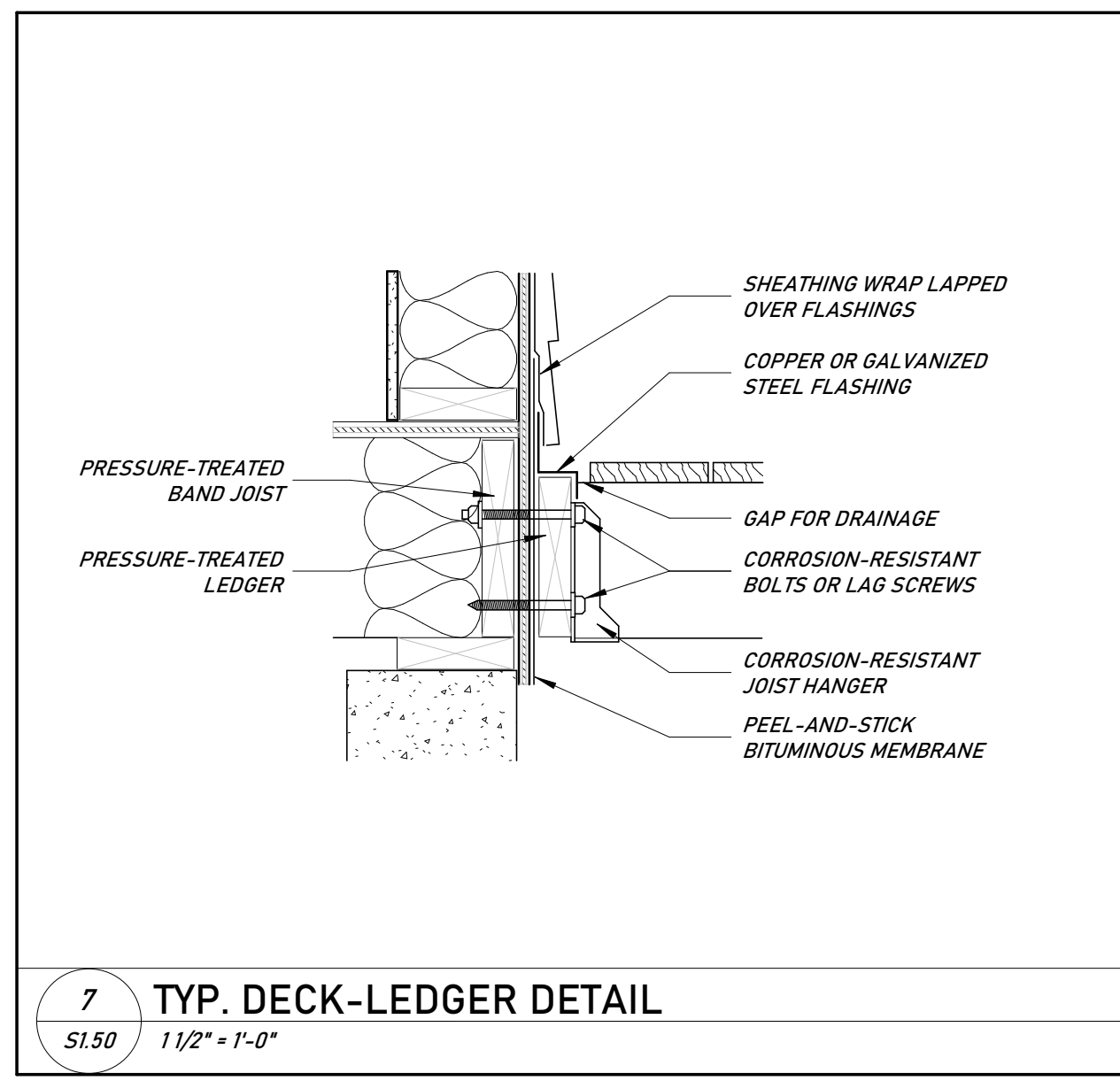
4 MULTI-MEMBER CONNECTION DETAIL
S1.50 6" = 1'-0"



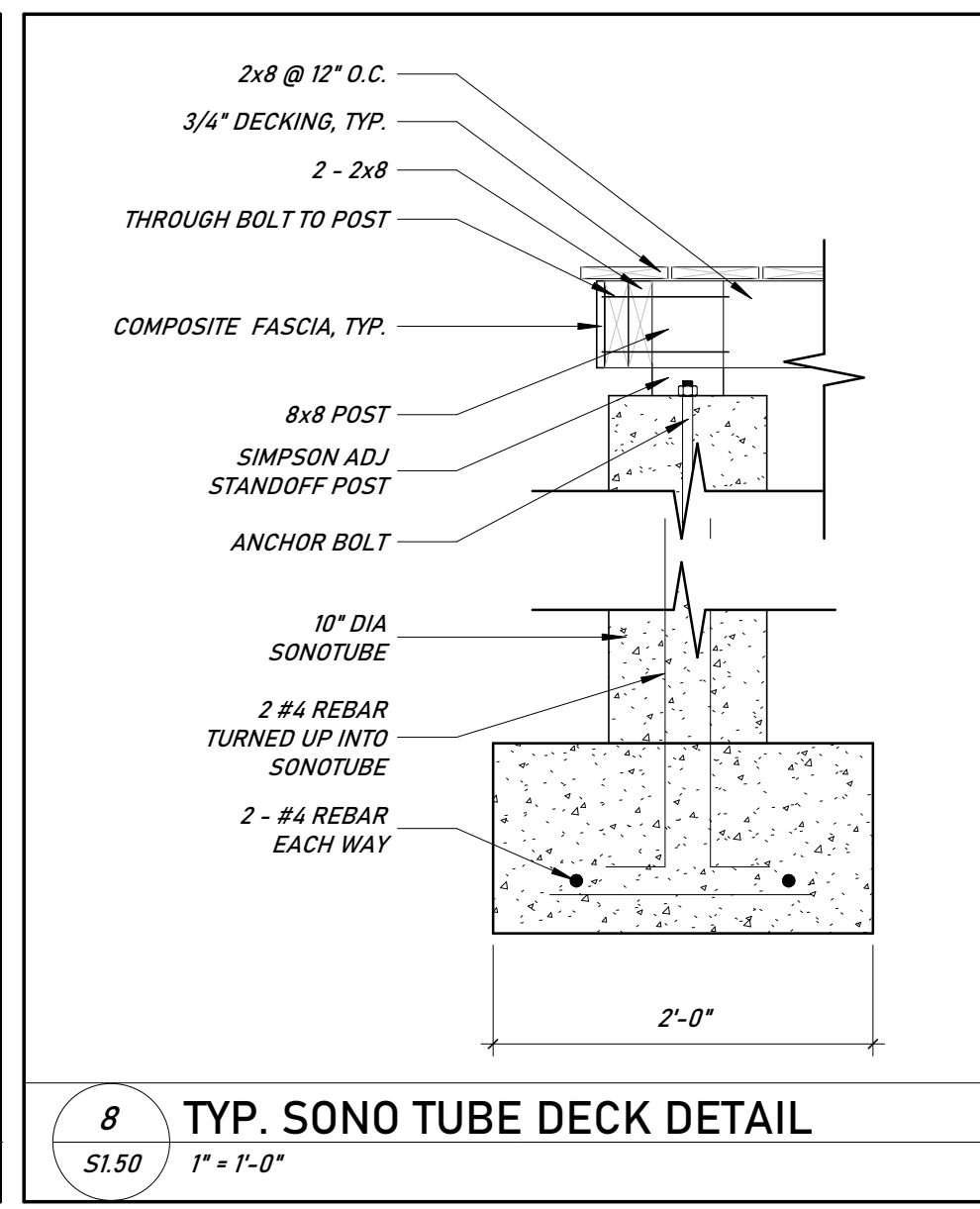
5 OPTIONAL STEEL BEAM TO STEEL BEAM SPLICE DETAIL
S1.50 1" = 1'-0"



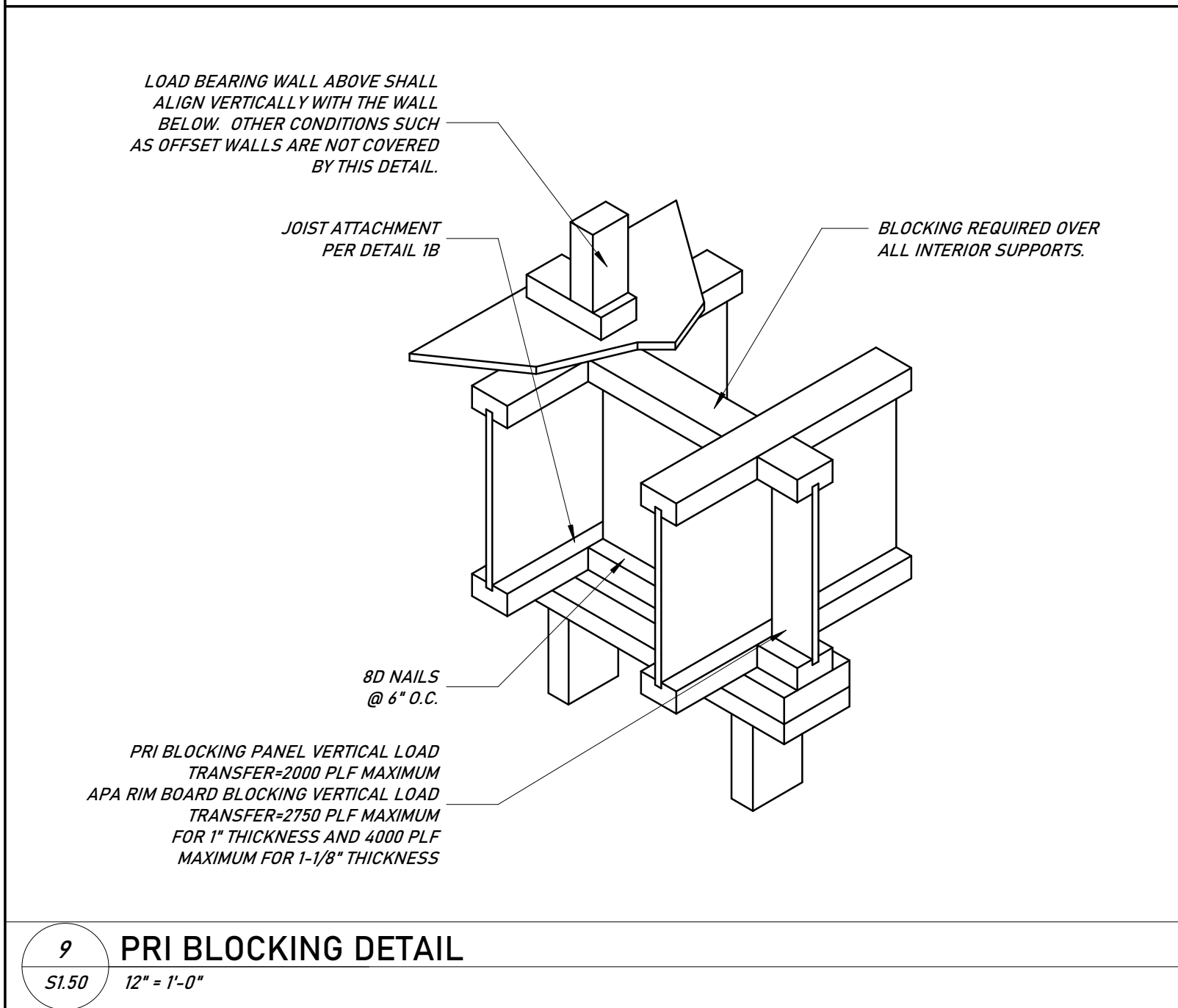
6 TYP. HURRICANE TIE DETAIL
S1.50 1" = 1'-0"



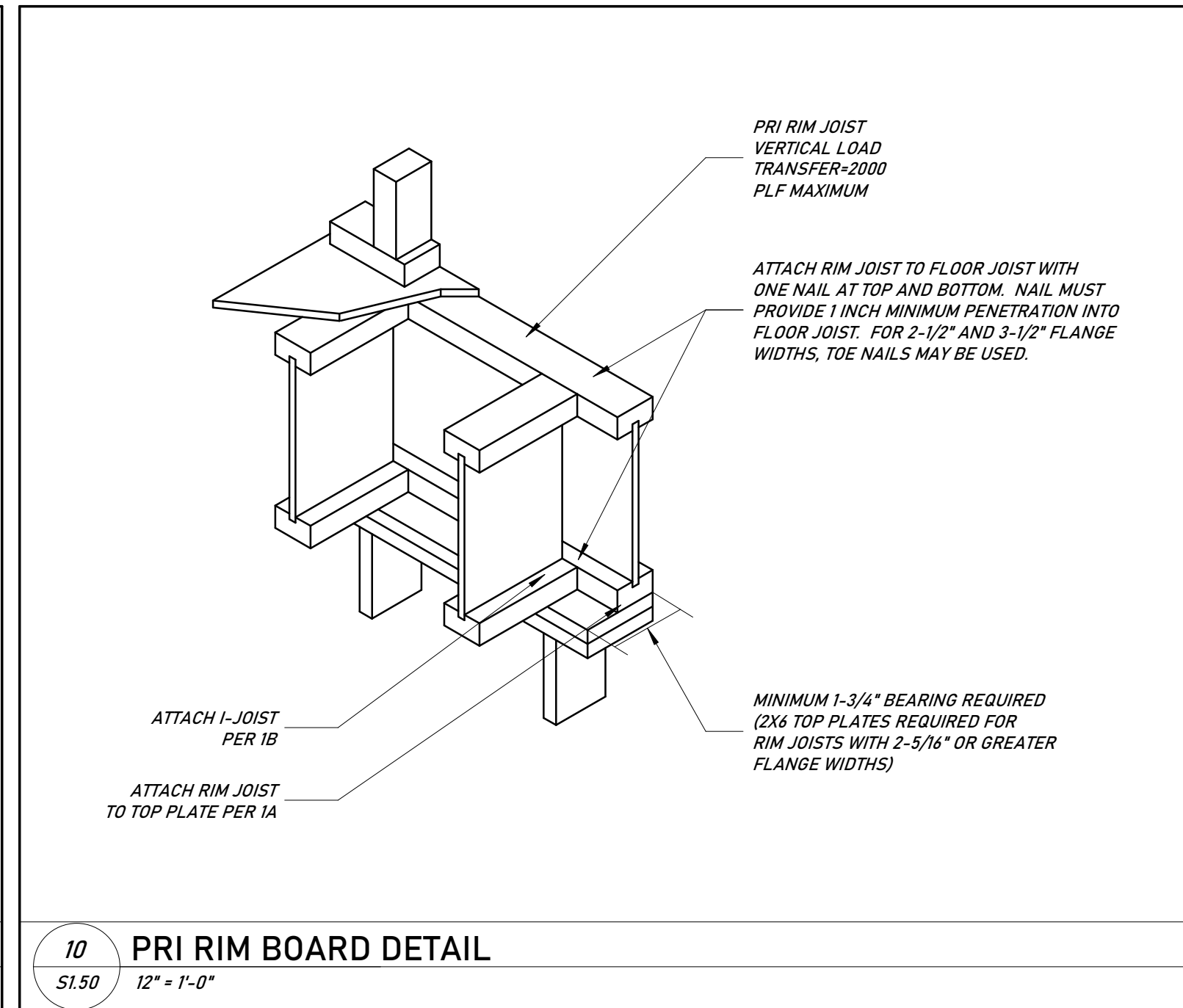
7 TYP. DECK-LEDGER DETAIL
S1.50 1 1/2" = 1'-0"



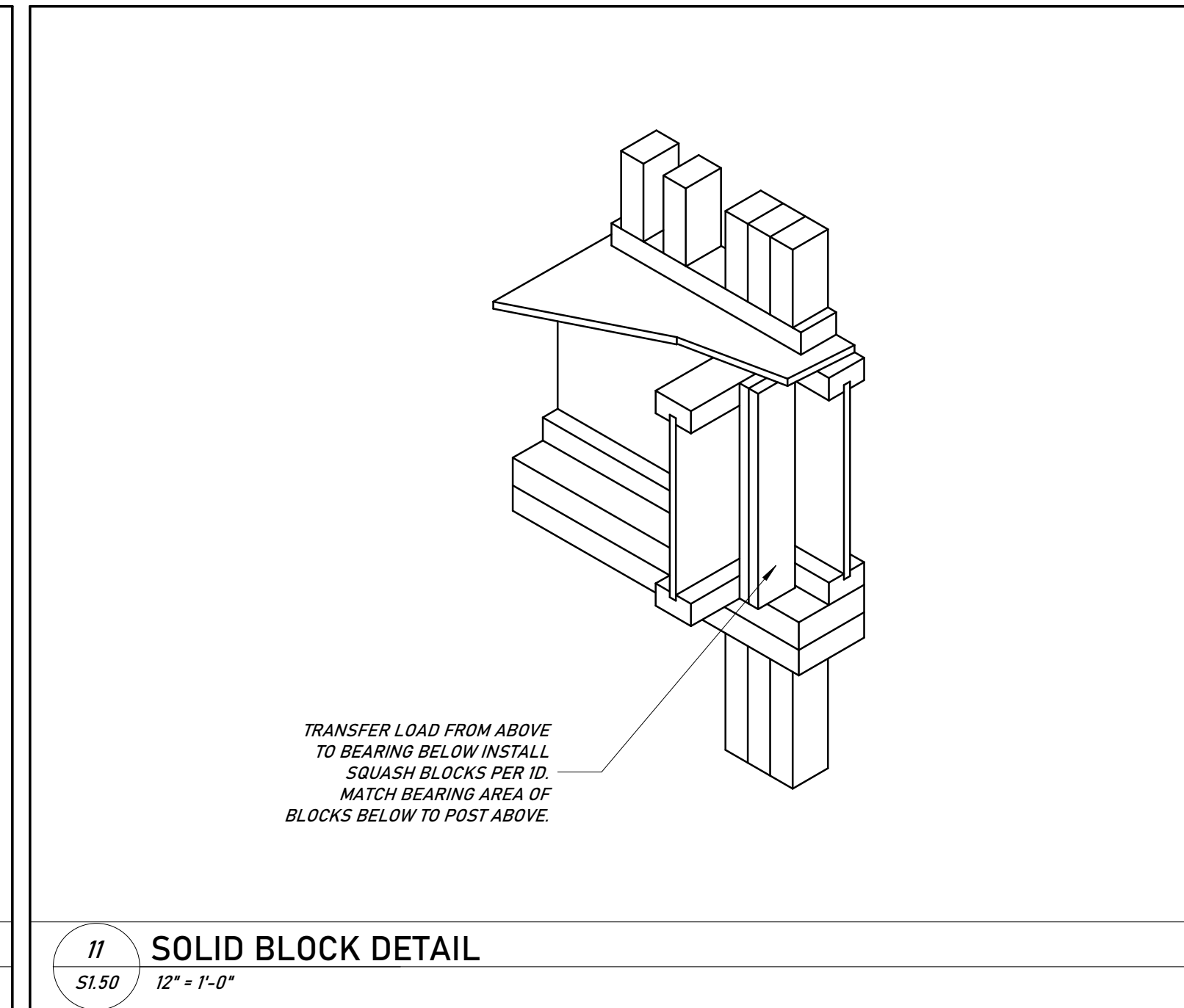
8 TYP. SONO TUBE DECK DETAIL
S1.50 1" = 1'-0"



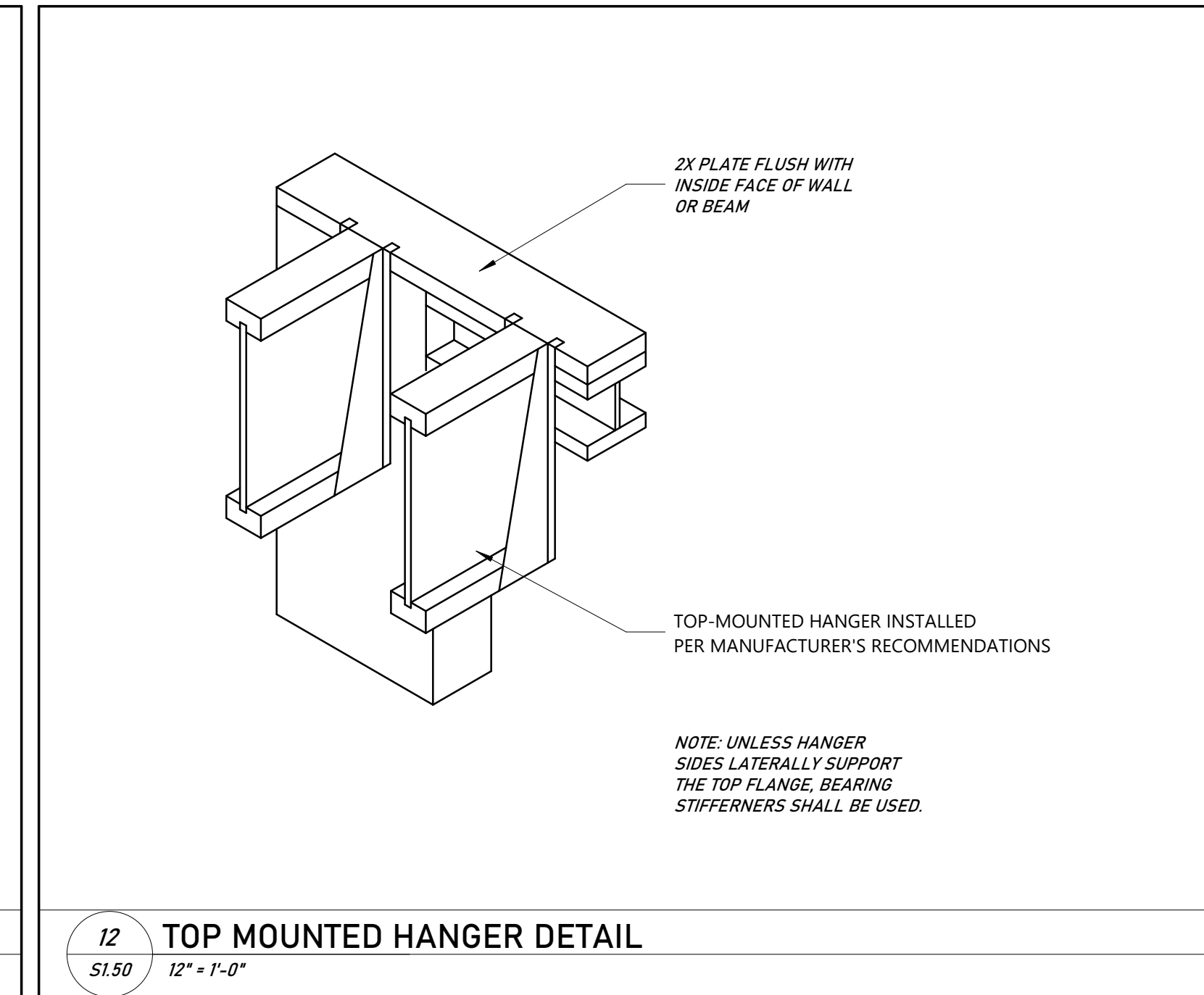
9 PRI BLOCKING DETAIL
S1.50 12" = 1'-0"



10 PRI RIM BOARD DETAIL
S1.50 12" = 1'-0"



11 SOLID BLOCK DETAIL
S1.50 12" = 1'-0"



12 TOP MOUNTED HANGER DETAIL
S1.50 12" = 1'-0"

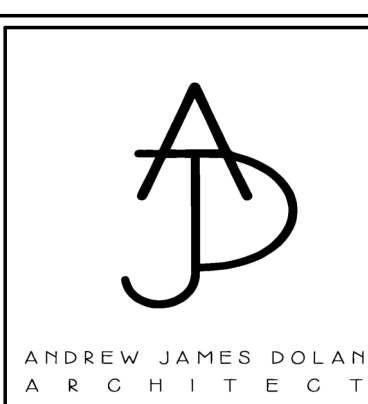
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S1.50