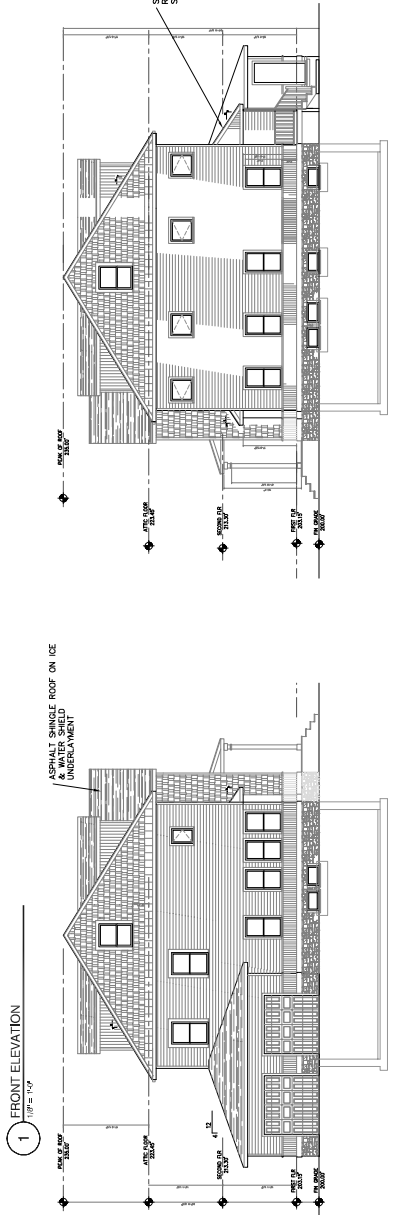
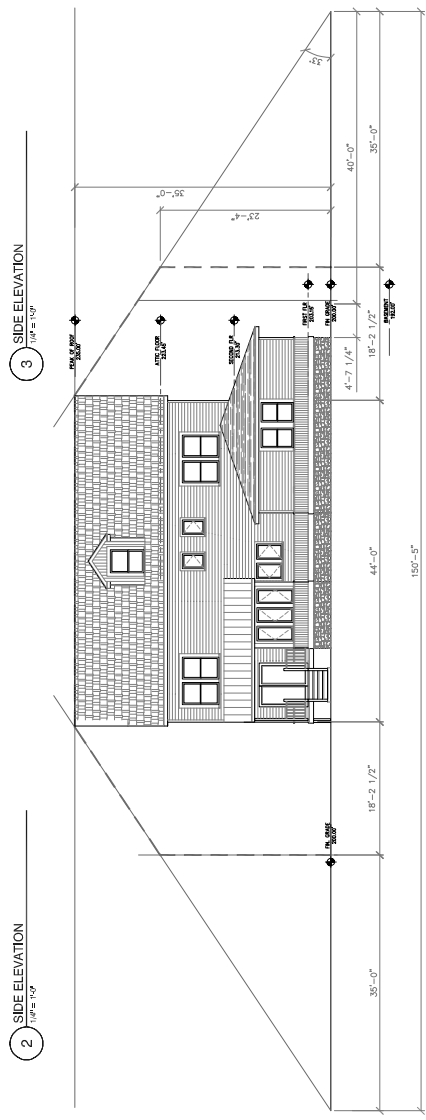




1 FRONT ELEVATION
1/8" = 1/4"



2 SIDE ELEVATION
1/8" = 1/4"



4 REAR ELEVATION
1/8" = 1/4"

- A. FOUNDATION: PROVIDE 12" (6" @ GARAGE EXTERIOR) LIGHT WEIGHT STRUCTURAL CONCRETE ON 4" FILL. PROVIDE 2" MIN. CURB AND 4" MIN. BATT INSULATION ON TOP. MIX AND PLACE CONCRETE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE RECOMMENDATIONS.
- B. FOUNDATION WALLS: PROVIDE 12" (6" @ GARAGE EXTERIOR) LIGHT WEIGHT STRUCTURAL CONCRETE ON 4" FILL. PROVIDE 2" MIN. CURB AND 4" MIN. BATT INSULATION ON TOP. MIX AND PLACE CONCRETE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE RECOMMENDATIONS.
- C. SLAB ON GRADE: PROVIDE 4" (6" FOR GARAGE FLOOR) x 3000 PSI AIR-ENRICHED CONCRETE WITH THIN LAYER OF POLYETHYLENE WAX BARRIERS ON 4" CURBED GRANULAR FILL. PROVIDE 2" BATT INSULATION ON INSIDE AND 1" BATT INSULATION ON OUTSIDE. PROVIDE 24" R-3 INSULATION OVER GARAGE CONCRETE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE RECOMMENDATIONS.
- D. SILL: PROVIDE CONTINUOUS 24" PRESERVATIVE TREATED STUDS WITH 1/2" DIA. ANCHOR BOLTS GROUTED SOLID 1/2" FROM EACH CORNER AND 48" OC. SET SILL ON TERRACE SHIELD AND CONTINUOUS BED OF SILL SEALANT.
- E. 1ST & 2ND FLOOR FRAMING: PROVIDE HURDY DD-6000A 1.8 SERIES JOISTS BY 16" OC. WITH 1/2" PLYWOOD UNDERLAYS TO EQUIPMENT (R-38 BATT INSULATION). PROVIDE 11875F B&B RM JOIST. FILL VOIDS WITH MIN. R-38 BATT INSULATION. (2ND FLOOR OVER GARAGE PROVIDE HURDY DD-600A 2.1 SERIES JOISTS).
- F. WALLS: PROVIDE 4" (5 1/4" WITH STEEL CORNERS) 2x6 WALLS OVER 2x4 BEARING PLATE. CONTINUOUS ALLET WELD BEARING PLATES AND GRID SMOOTH BEAM ON GRADE. PROVIDE 24" R-5 EXTERIOR PLYWOOD SHEATHING, WAXER BARRIER, 1/2" R-5 THOMAX INSULATED SHEATHING AND SOUND PER INSULATION OVER 2x4 WALLS. PROVIDE 24" R-5 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 2x4 WALLS. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION IN WALL CAVITY. KRAFT PAPER SHALL FACE INTERIOR.
- G. INTERIOR PARTITIONS: PROVIDE 24" SPT STUDS @ 16" OC WITH 1/2" GYPSUM BOARD (PROVIDE WATER RESISTANT BOARD IN BATHROOM AND KITCHEN) JAPES, SPACKLED AND PAINTED. PROVIDE 24" FOR PARTITIONS. PROVIDE 24" STUDS @ 16" OC WITH 1/2" GYPSUM BOARD OVER PARTITION.
- H. GARAGE SEPARATION WALL: PROVIDE 24" SPT STUDS @ 16" OC WITH 5/8" OR 1/2" TYPE 'X' FIRE RATED GYPSUM BOARD BOTH SIDES. TAPED, SPACKLED AND PAINTED.
- I. BASEMENT WALL FINISHES: PROVIDE 24" SPT OR 3.5" x 24 GAUGE METAL STUDS @ 16" OC WITH 1/2" MOISTURE-RESISTANT GYPSUM BOARD, TAPED, SPACKLED AND PAINTED WITH R-13 BATT INSULATION.
- J. FLOOR DECK: PROVIDE 24" SPT @ 16" OC WITH HURRYKANE TRUS. PROVIDE 5/8" EXTERIOR PLYWOOD DECK, 4" WIDE SHEET OF ICE AND WATER SHIELD ALONG ALL LEADING EDGES. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 24" SPT STUDS. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 24" SPT STUDS. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 24" SPT STUDS. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 24" SPT STUDS. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 24" SPT STUDS. PROVIDE 24" R-3 EXTERIOR PLYWOOD SHEATHING AND SOUND PER INSULATION OVER 24" SPT STUDS.
- K. LADDER FRAME: PROVIDE 2x6 SPAN @ 12" OC.
- L. PROVIDE GALVALUME RIPP EDGE TRIM AT ALL LEADING EDGES OF ROOFING PLYWOOD DECK EDGES.
- M. ATTIC FLOOR: PROVIDE 11875F DD-6000A 1.8 SERIES JOISTS BY 24" OC. CASCADE OR EQUAL @ 16" OC WITH 1/2" PLYWOOD UNDERLAYS TO EQUIPMENT (R-38 BATT INSULATION) IN JOIST CAVITIES.
- N. FRONT STEPS: PROVIDE 1-1/2" STONE PAVERS ON 4" CONCRETE BASE ON 4" x 3/4" WIDE DRAINAGE STONE INLL WORKED IN FILTER FABRIC RUNNING FULL LENGTH OF PROTECTION.
- O. TIE DOWN: PROVIDE 1-1/2" STONE PAVERS ON 4" CONCRETE BASE ON 4" x 3/4" WIDE DRAINAGE STONE INLL WORKED IN FILTER FABRIC RUNNING FULL LENGTH OF BUILDING PERIMETER. DOWN TO DRAINAGE.
- P. SHIMS: PROVIDE 2x2 CARRIAGES AT EACH END AND 125% (4x4) @ 12" OC IN CENTER. PROVIDE 2x2 CARRIAGES AT EACH END AND 125% (4x4) @ 12" OC IN CENTER. PROVIDE 2x2 CARRIAGES AT EACH END AND 125% (4x4) @ 12" OC IN CENTER.
- Q. EXTERIOR STAIRS: PROVIDE 2x10 CARRIAGES @ 16" OC. TREADS SHALL BE (2) 2x6. RISERS SHALL BE 2x8. PROVIDE 2x10 LEADER LAGED TO WALL @ 16" OC. ALL LUMBER SHALL BE DRY KILN DRIED AND TREATED WITH AN ACCEPTABLE, PROVIDE 2x4 HANDRAIL W/ EASED EDGES & 2x4 POSTS @ 5'-10" OC.

STANDING SEAM GALVALUME SHIELD UNDERLAMENT

WINDOW SCHEDULE:

MODEL NO.	TYPE	AREA	OPENING	GLAZING	U / SHGC	
W1 ANGRB	AWNING	4.5 SF	12.5'	3/4" IG, LOW E ⁺	0.29/0.28	
W2 OHIS *	CASEMENT	11.6 SF	6.6'	3/4" IG, LOW E ⁺	0.31/0.28	
W3 ORIS	CASEMENT	7.1 SF	2.8'	3/4" IG, LOW E ⁺	0.31/0.28	
W4 T3500	PICTURE	17.0 SF	— SF	3/4" IG, LOW E ⁺	0.31/0.28	
W5 TW 2440	DOUBLE HANG	13.8 SF	5.08 SF	3/4" IG, LOW E ⁺	0.31/0.28	
W6 TW 2440	DOUBLE HANG	11.6 SF	4.3 SF	3/4" IG, LOW E ⁺	0.31/0.28	
W7 CIS 0 ***	ALL WINI	CASEMENT	8.0 SF	4.0 SF	3/4" IG, LOW E ⁺	0.31/0.28
W8 CW 235	CASEMENT	12.0 SF	5.7 SF	3/4" IG, LOW E ⁺	0.31/0.28	
W9 CW	CASEMENT	8.0 SF	5.5 SF	3/4" IG, LOW E ⁺	0.31/0.28	
W10 CH	CASEMENT	8.0 SF	5.5 SF	3/4" IG, LOW E ⁺	0.31/0.28	
W11 T1A53DU68	FIXED SQUELITE	7.85	— SF	3/4" IG, LOW E ⁺	0.29/0.28	
W12 TW 2040 *	DOUBLE HANG	15.05 SF	5.89 SF	3/4" IG, LOW E ⁺	0.31/0.28	
W13 CW 13 *	CASEMENT	9.0 SF	6.4 SF	3/4" IG, LOW E ⁺	0.31/0.28	

WINDOW LEGEND:
 ANDERSON WINDOW SYSTEMS
 ** PROVIDE TRANSLUCENT INSIDE LITE
 * PROVIDE TEMPERED SAFETY GLASS
 * SPLIT ARM CASEMENT BRACKET
 * WINDOW SHALL MEET EGRESS REQUIREMENTS; MINIMUM 5.7 SF CLEAR OPENING ABOVE WINDOW FLOOR; 5.0 SF AT GROUND FLOOR.
 ALL WINDOWS: NO DIVIDED LITES
 CASEMENT S: STRAIGHT ARM
 G.C.A.G.I.N.G.: HP, LOW E4
 PER N.J.-IRC-2015, SECTION R612.2
 SET WINDOW SILL @ 24" AFF WHERE SHIS IS MORE THAN 72" ABOVE FINISHED GRADE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/13/17	
2	02/25/17	
3	03/02/17	
4	03/28/17	

SIGNATURE: _____
 DATE: 11/28/16
 PROJECT NO: 16-00115502-Y
 LICENSE NO. IN NJ: N. LICENSE NO. 16A-0115502-Y

DAVID B. SINGER, A.I.A.
 ARCHITECT
 P.O. BOX 374, STOCKTON, NJ 08559
 TEL: 609.773.0167
 FAX: 609.773.1145
 PA: LICENSE NO. 16A-0115502-Y

NEW SINGLE FAMILY RESIDENCE
 458 MOUNT LUCAS ROAD
 BLOOMSBURY, NJ 08507
 COMPILED BY: PATRICK R-8
 CHECKED BY: BBS
 SCALE: AS NOTED
 DRAWING NO.: BBS
 DATE: 03/08/17

CONSTRUCTION DOCUMENTS: 03.08.17
 A-6