

SCOPE OF WORK:

ARCHITECTURAL PROPOSAL FOR A NEW 2 STORY, SINGLE FAMILY HOUSE AS DESCRIBED WITHIN THESE CONSTRUCTION DOCUMENTS.

DESIGN LOADS

FIRST FLOOR 50 P.S.F. L.L. 10 P.S.F. D.L.
 SECOND FLOOR 40 P.S.F. L.L. 10 P.S.F. D.L.
 ROOF 30 P.S.F. L.L. 10 P.S.F. D.L.
 WIND 115 MPH ASSUMED



NOTES:

- ALL LUMBER SHALL BE DOUGLAS FIR #2
- LOCATE SMOKE DETECTORS IN ALL BEDROOMS, HALLWAY AREA OUTSIDE OF BEDROOMS WITHIN 10 FT, AT THE BOTTOM OF EVERY STAIRCASE, AND IN FINISHED ATTICS. SMOKE DETECTORS SHALL BE HARDWIRED W/ BATTERY BACKUP.
- CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS WITHIN A DISTANCE OF 10 FEET.

CODE REFERENCED:
 IRC 2015 NJ

ESK BUILDER INC.

136 BEACON HILL ROAD
 MARLBORO, NEW JERSEY 07751

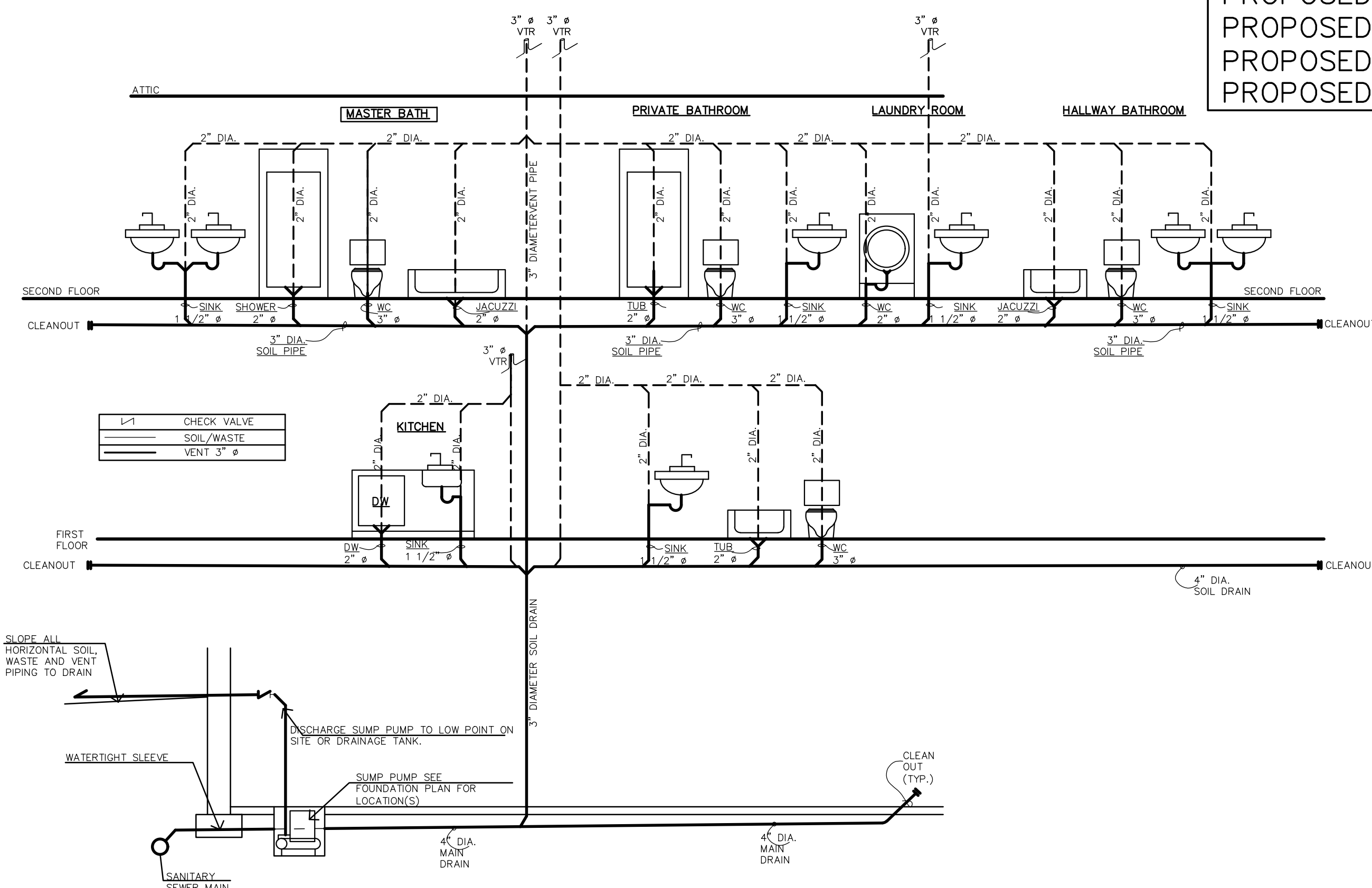
LOT: 78.01 BLOCK: 153

BUILDING DEPARTMENT INFO

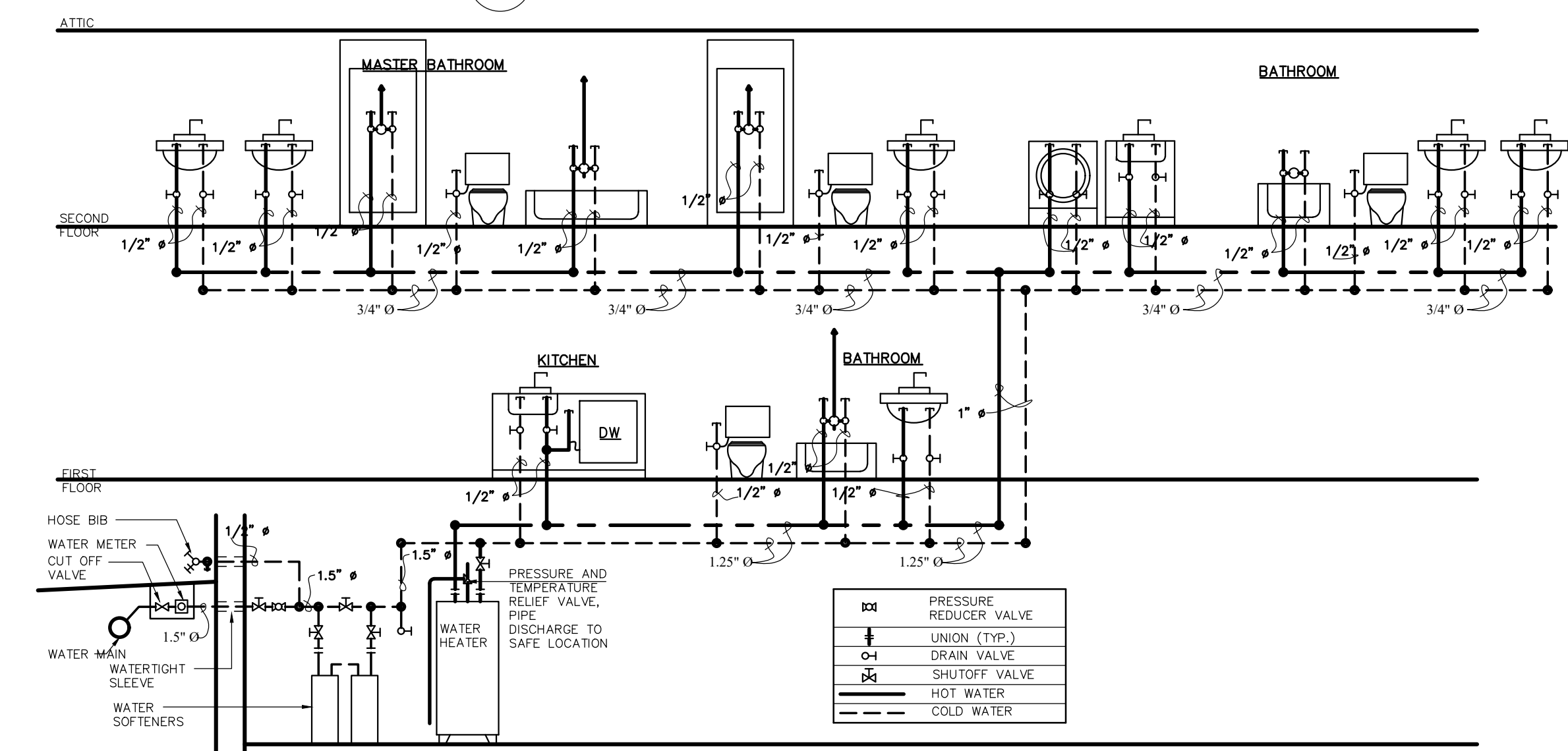
PROPOSED USE GROUP R-5
 PROPOSED CONSTRUCTION CLASS 5-B
 PROPOSED FIRST FLOOR = 1,927.5 SF (EXCLUDES GARAGE)
 GARAGE AREA = 726.5 SF
 PROPOSED SECOND FLOOR = 2,220 (EXCL. DOUBLE HT. FOYER)
 PROPOSED TOTAL BUILDING VOLUME = 90,637.8 CF
 PROPOSED BUILDING COVERAGE = 2,810.72 / 98,061 = 2.86%
 PROPOSED GROSS FLOOR AREA = 4,874 SF
 PROPOSED GROUND FLOOR AREA = 2,654 SF

PROPOSED BUILDING VOLUME BREAKDOWN:

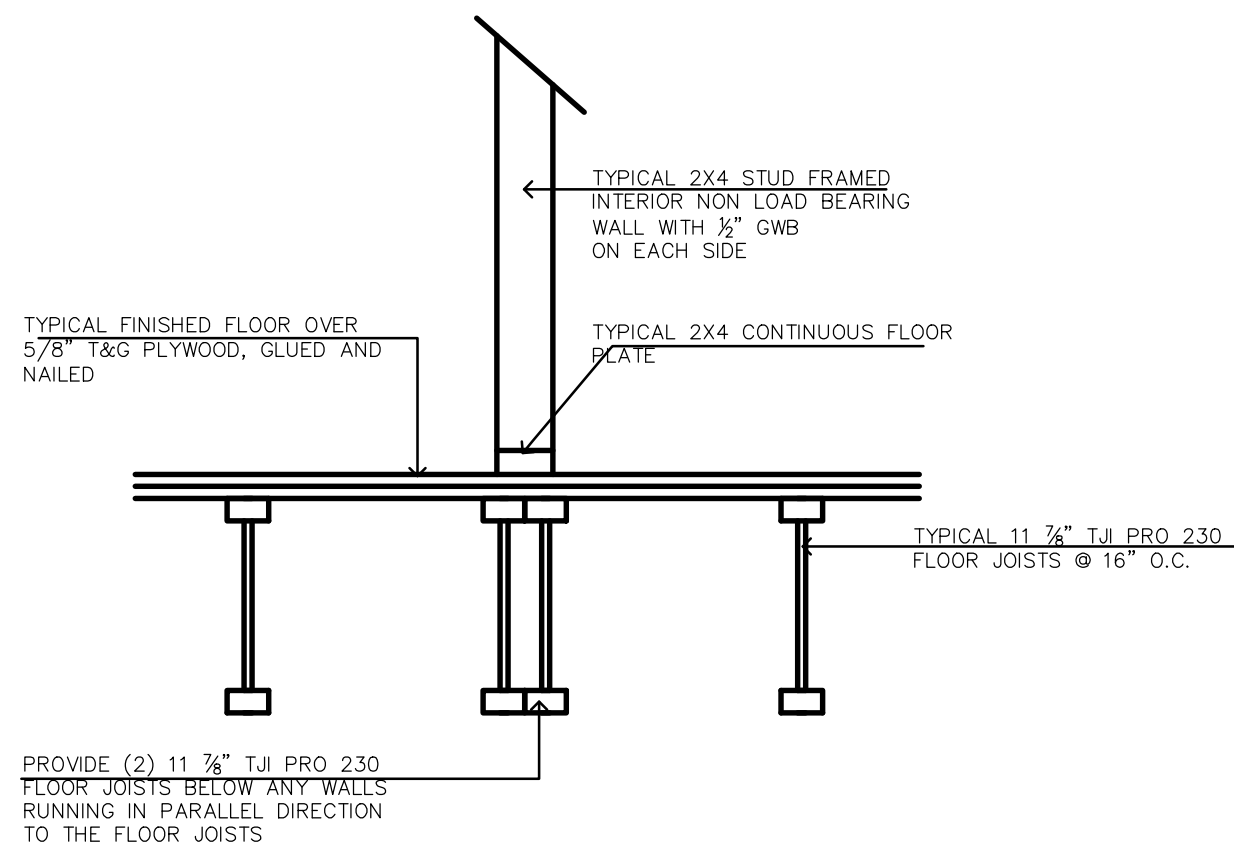
BASEMENT VOLUME: (1,927.5 X 10) = 19,275 CF
 FIRST FLOOR VOLUME: (1,927.5 X 10) = 19,275 CF
 ATTACHED GARAGE VOLUME: (726.5 X 12) = 8,718 CF
 SECOND FLOOR VOLUME: (2,648 X 9.85) = 26,082.8 CF
 ATTIC VOLUME: (VOLUME UNDER ROOF) = 17,287 CF
 TOTAL BUILDING VOLUME PROPOSED = 90,637.8 CF



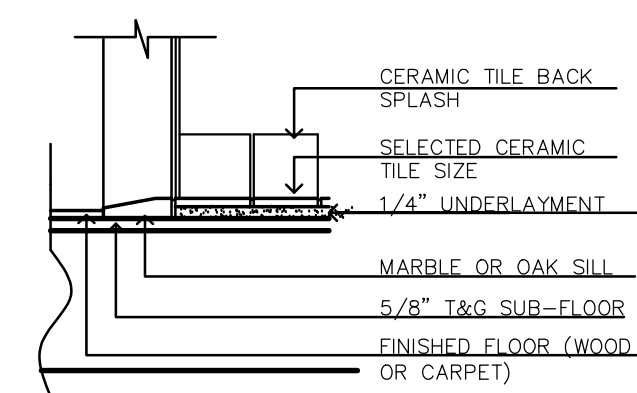
1 PLUMBING WASTE RISER DIAGRAM



2 PLUMBING WATER SUPPLY RISER DIAGRAM



4 TYPICAL DOUBLE JOISTS BELOW PARALLEL WALLS DETAIL



3 TYPICAL BATHROOM CERAMIC FLOORING DETAIL



306.3 2015 IMC:

Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

DRAWING KEY

- C-1 BUILDING DEPARTMENT INFORMATION
 PLUMBING WASTE RISER DIAGRAM
 WATER SUPPLY RISER DIAGRAM
 DOUBLE JOISTS BELOW PARALLEL WALLS
 TILED FLOORING DETAIL
- C-2 BEAM POCKET DETAIL
 STEEL LALLY COLUMN DETAIL
 HAUNCH FOOTING DETAIL
 GARAGE WALL CONSTRUCTION DETAIL
 GAS RISER DIAGRAM
- A-1 FOUNDATION PLAN
 GARAGE TO HOUSE CONNECTION WALL
 PILASTER DETAIL
- A-2 FIRST FLOOR PLAN
 TYPICAL 2 STORY WALL CONST. DETAIL
 TYP. CATHEDRAL CEILING DETAIL
- A-3 SECOND FLOOR PLAN
 TYP. HALLWAY RAISED PANEL DETAIL
- A-4 FRONT ELEVATION
 LEFT SIDE ELEVATION
- A-5 BACK ELEVATION
 RIGHT SIDE ELEVATION
- E-1 BASEMENT ELECTRICAL PLAN
- E-2 FIRST AND SECOND FLOOR ELECTRICAL
- M-1 BASEMENT MECHANICAL PLAN
- M-2 FIRST AND SECOND FLOOR MECHANICAL
- F-1 FIRST FLOOR PLATFORM FRAMING PLAN
 SECOND FLOOR PLATFORM FRAMING PLAN
- F-2 ATTIC FLOOR FRAMING PLAN
 ROOF PLAN
- F-2 ROOF PLAN
- D-1 TJI JOISTS FLOOR FRAMING DETAILS
- D-2 HVAC NOTES
 IRC NAILING SCHEDULE
- D-3 FRONT PORCH DETAIL
 FOUNDATION 3D DETAIL (CMU BLOCK OPTION)
 OPTIONAL FINISHED BASEMENT WALL DETAIL

BUILDING DEPARTMENT INFO		
	EXISTING	PROPOSED ADDITIONS
USE GROUP	R-5	R-5
CONSTRUCTION CLASS	5B	5B
SQUARE FOOTAGE	SEE COVER SHEET	
VOLUME	SEE COVER SHEET	
OCCUPANCY LOAD		
AREA OF LARGEST FLOOR (SF)	SEE COVER SHEET	

DESIGN LOAD TABLE:	
FIRST FLOOR:	50 PSF LIVE 10 PSF DEAD
SECOND FLOOR:	40 PSF LIVE 10 PSF DEAD
ROOF:	30 PSF LIVE 10 PSF DEAD
WIND:	100 MPH (ASSUMED)

ZONING DATA:	
MUNICIPALITY	MARLBORO, NEW JERSEY
LOT NO	78.01
BLOCK NO.	153
ZONE	R-80

SCOPE OF WORK:
 ARCHITECTURAL PROPOSAL FOR:
 NEW 2 STORY SINGLE FAMILY HOME.

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REVISION #	REVISION DATE
REVISION 2	MARCH 13, 2018
REVISION 1	FEBRUARY 2, 2018

DWGS ON THIS SHEET: BUILDING DEPT INFO PLUMBING WATER SUPPLY PLUMBING WASTE RISER TILED FLOORING DETAIL JOISTS BELOW PARALLEL	ROBERT A. HERNANDEZ ARCHITECT
DATE: JANUARY 9, 2018	
SCALE: AS SHOWN	
DRAWN BY R.A.H.	N.J. Reg. No. 18706 Cert. of Auth. AC-919 (NOT VALID UNLESS SEALED)
CHECKED BY R.A.H.	PAGE: C-1
PROJECT NUMBER 16-049	SHEET: 1 OF 16