

GENERAL:

- 1. THE A.I.A. "GENERAL CONDITIONS OF THE CONTRACT" ARE HEREBY INCORPORATED AS IF COMPLETELY REPRODUCED HEREIN, EXCEPT AS SPECIFICALLY MODIFIED WITHIN THESE SHORT FORM SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO BRIDING AND SHALL VISIT SITE AND BECOME FAMILIAR AS TO THE CONDITION OF THE PREMISES AND THE EXTENT AND CHARACTER OF THE WORK TO BE DONE.
3. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE MOST CURRENT LEGAL GOVERNING BUILDING CODE, LOCAL CODES, NATIONAL ELECTRIC CODE, N.E.P.A. RECOMMENDATIONS, OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST LEGAL EDITION OF THE AUTHORITY HAVING JURISDICTION OVER THIS TYPE.

PLUMBING:

- 1. INSTALLATION SHALL COMPLY WITH ALL LOCAL AND STATE CODES. THE CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.
2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL LABOR MATERIAL AND EQUIPMENT SHALL BE GUARANTEED TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES ESPECIALLY ROUGH CARPENTRY.

- 4. THE CONTRACTOR SHALL CONNECT AND INSULATE ALL WATER FEED LINES WITH 1/2" COPPER PIPING. CONTRACTOR CAN SUBSTITUTE WATER LINES WITH PEX PIPING.
5. COORDINATE ROUTES OF PLUMBING WITH EXISTING PLUMBING COORDINATE ROUTING WITH CARPENTRY PRIOR TO FRAMING OF WALLS NOTCHED STUDS FOR WASTE AND WATER LINES SHALL BE REINFORCED BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. REINFORCEMENT OF SAW NOTCH TO BE SPECIFIED AS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL PIPING EXPOSED TO POSSIBLE FREEZING WHEN WALL CAVITIES SHALL BE PROTECTED FROM FREEZING. PLUMBER TO NOTIFY ARCHITECT IF FREEZING MAY OCCUR.

- 7. ALL PLUMBING SYSTEMS SHALL BE TESTED AS SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE CHAPTER 15 PARAGRAPH 15-1 THROUGH 15-6.
8. VACUUM BREAKERS SHALL BE INSTALLED ON ALL WATER HEATERS SUPPLYING FIXTURES BELOW ELEVATIONS OF BASE OF WATER HEATERS.
9. PLUMBER SHALL OBTAIN INFORMATION FROM THE OWNER AND VERIFY AS TO THE EXACT LOCATION THE SIZE OF THE EXISTING SANITARY SYSTEM.
10. UNDERGROUND DRAINAGE PIPE AND ALL PIPES 2"-0" ABOVE CONCRETE FLOOR OR LESS SHALL BE CAST IRON. OTHER DRAINAGE PIPES SHALL BE PLASTIC UNLESS OTHERWISE NOTED. SUB CONTRACTOR CAN SUBSTITUTE SCHEDULE 40.

- 11. WATER PIPES SHALL BE PLASTIC OR COPPER TUBING TYPE L. UNDERGROUND COPPER TUBING SHALL BE JOINT-LESS PIPE TYPE K. ALL WATER PIPING MAINS SHALL BE 3/4" COPPER LINES. SUB CONTRACTOR CAN SUBSTITUTE PVC.
12. WATER PIPES OVER UNHEATED AREAS SHALL BE RUN WITH INSULATED SLEEVES.
13. EACH FIXTURE GROUP SHALL HAVE SEPARATE TURNOFF VALVES.
14. VENT TO ROOFS (VTR'S) SHALL BE TIED INTO EXISTING VENTS WHERE POSSIBLE UP TO MAXIMUM OF THREE (3) FIXTURES FOR 3" VENTS.
15. HORIZONTAL PIPING RUNS SHALL PITCH 1/4" OVER 12"-0".

- 16. UNLESS OTHERWISE NOTED THE WATER HEATER SHALL BE 40 GALLON MINIMUM FOR RESIDENTIAL APPLICATIONS.
17. THE CONTRACTOR SHALL OBTAIN INFORMATION FROM THE OWNER AND VERIFY AS TO THE EXACT LOCATION THE SIZE OF THE EXISTING SANITARY SYSTEM.
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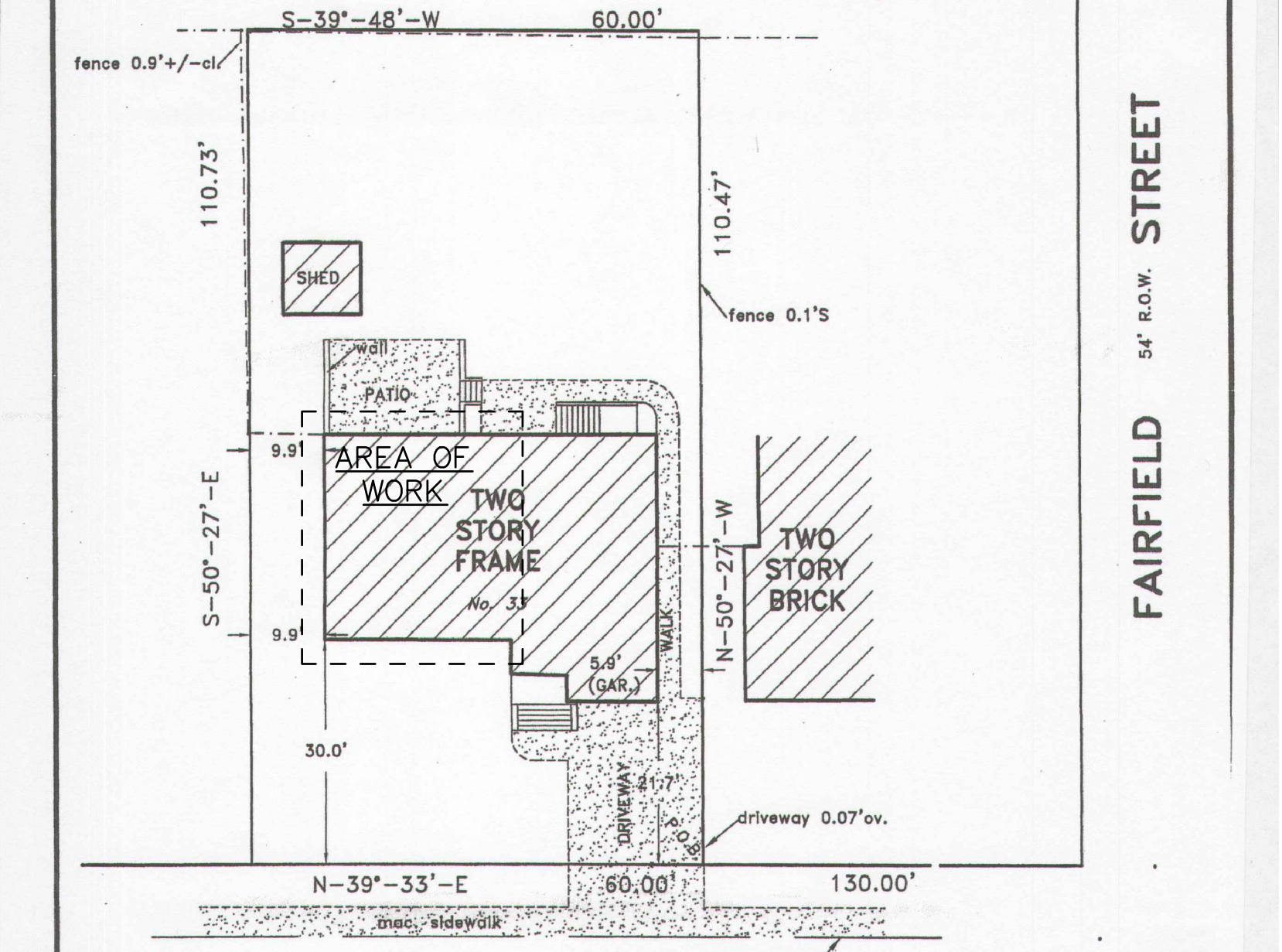
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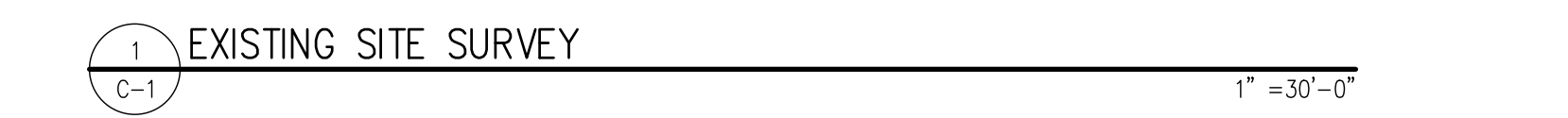
CAULFIELD ASSOCIATES, LLP. PROFESSIONAL LAND SURVEYOR 132 MADISON STREET HOBOKEN, N.J. 07030. Telephone (201) 782-0445 FAX (201) 782-7714. JOB NO. SDL-2017648.

Known as Lot 28 as shown on a map entitled, "Map of Homecraft Park, Township of Cranford, Union County, NJ," filed with the Union County Register on May 16, 1946, as Map No. 310-E, and "Revised Map of Homecraft Park, Township of Cranford, Union County, NJ," filed as Map No. 320-A.

Certified to Jomicheal Caldaronne and Erin Snyder, All Jersey Title, LLC, Chicago title Insurance Company, Linda J. Hockstein, Esq., and Wells Fargo Bank N.A., its successors and/or assigns.



KEITH JEFFRIES 54' R.O.W. AVENUE SURVEY OF PROPERTY LOCATED AT 33 KEITH JEFFRIES AVENUE CRANFORD, UNION CO., N.J. BLOCK 445 LOT 5 DATE MAY 21, 2012 SCALE 1 INCH = 20 FEET



SOIL BEARING CAPACITY: 1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH CAPABLE OF SUPPORTING 2 TONS PER SQUARE FOOT. SPECIFIC SOIL CONDITIONS AT VARIANCE WITH THIS REQUIREMENT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BY THE CONTRACTOR. IF NO SOIL TESTING OR SITE STUDIES ARE PERFORMED BY THE OWNER OR ARE NOT PROVIDED FOR HIS USE, RESPONSIBILITY OF SITE PROBLEMS SUCH AS SURFACE WATER, SUB SURFACE WATER, ROCK, FLOOR SOIL CONDITIONS, BACKFILL MATERIAL, ETC. AND CONSTRUCTION MODIFICATIONS TO ACCOMMODATE RELATED PROBLEMS SHALL BE THE RESPONSIBILITY OF OTHERS.

EXISTING FRONT ELEVATION IMAGE diagram showing a house with a porch and driveway, with a scale of 1 inch = 30 feet.



EXISTING FRONT ELEVATION IMAGE diagram showing a house with a porch and driveway, with a scale of 1 inch = 30 feet.

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS TOWN OF CRANFORD, NJ. Table with columns: DISTRICT R-4, MIN. LOT REQUIREMENTS, LOT AREA (SF), REQUIRED EXISTING PROPOSED, etc.

SCOPE OF WORK: ARCHITECTURAL PROPOSAL FOR EXPANSION OF DORMERS TO A SINGLE-FAMILY HOME AS DESCRIBED WITHIN THESE CONSTRUCTION DOCUMENTS.

- NOTES: 1. ALL LUMBER SHALL BE DOUGLAS FIR #2. 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. 3. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS WITHIN A DISTANCE OF 10 FEET.

DESIGN LOADS table: 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 100 MPH ASSUMED

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ADDITION FOR: JONMICHAEL CALDARONE 33 KEITH JEFFRIES AVE. CRANFORD, NJ, 07016 BLOCK: 445 LOT: 3

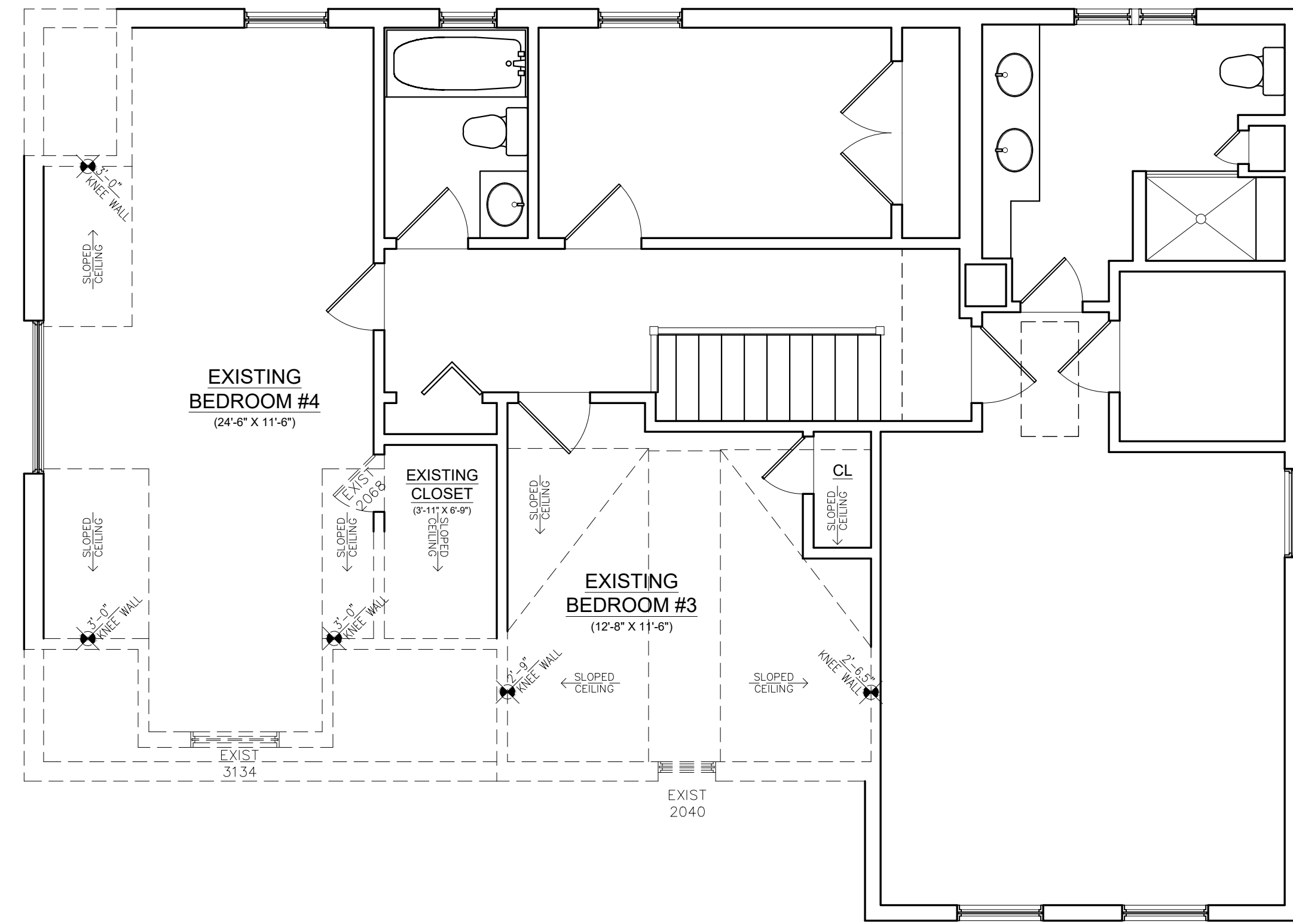
THOMAS BAIO ARCHITECT P.C. 343 MILLBURN AVENUE MILLBURN, N.J. 07041 TEL: 973-376-1176 (F) 973-576-1180

DWG BY: RVG CHECK: TB DRAWINGS NOT VALID WITHOUT RAISED SEAL

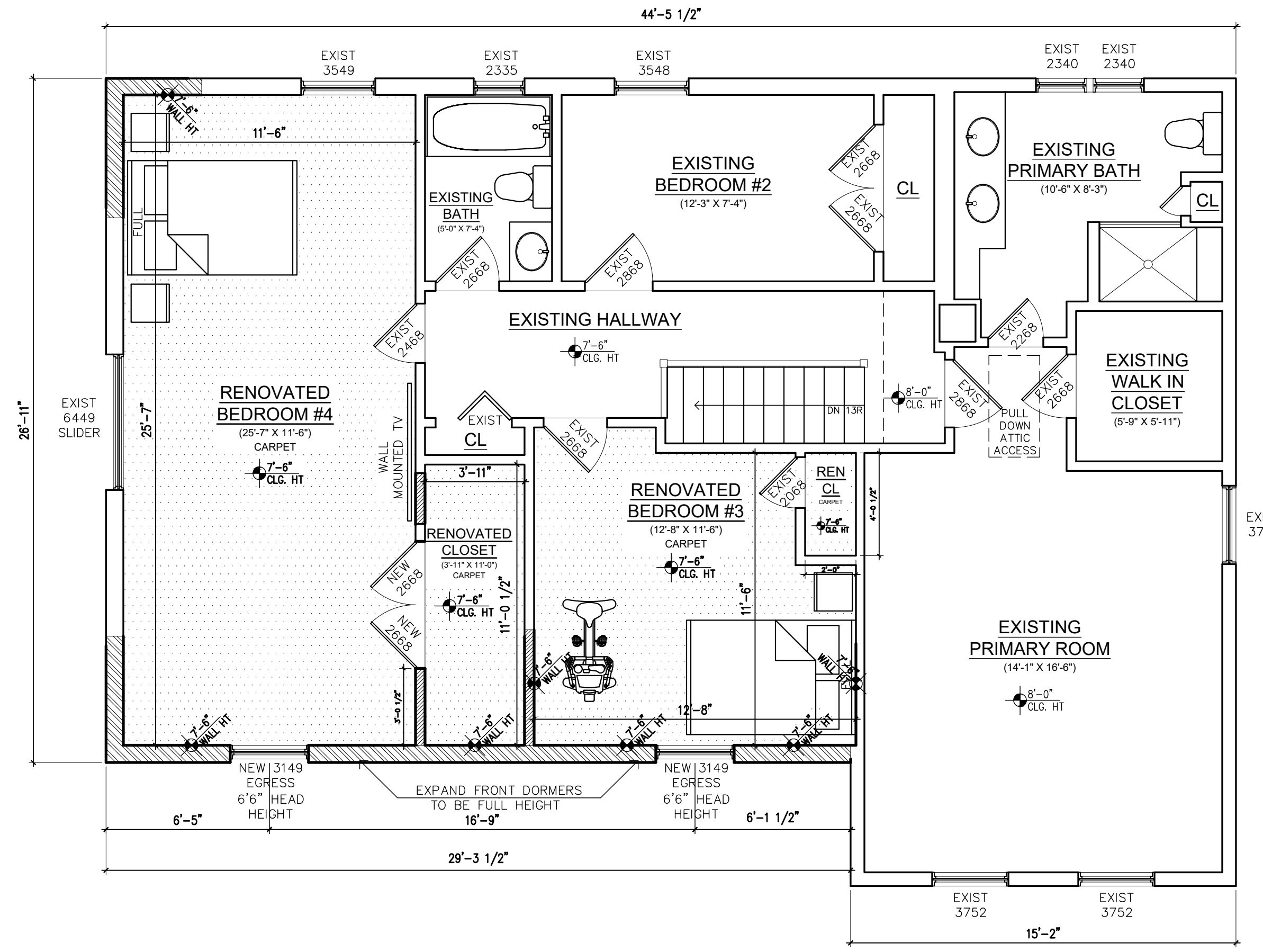
DATE: 09.19.2022 SCALE: AS NOTED DWG: ZONING INFO JOB NO: 22-023

DWG 1 OF 4

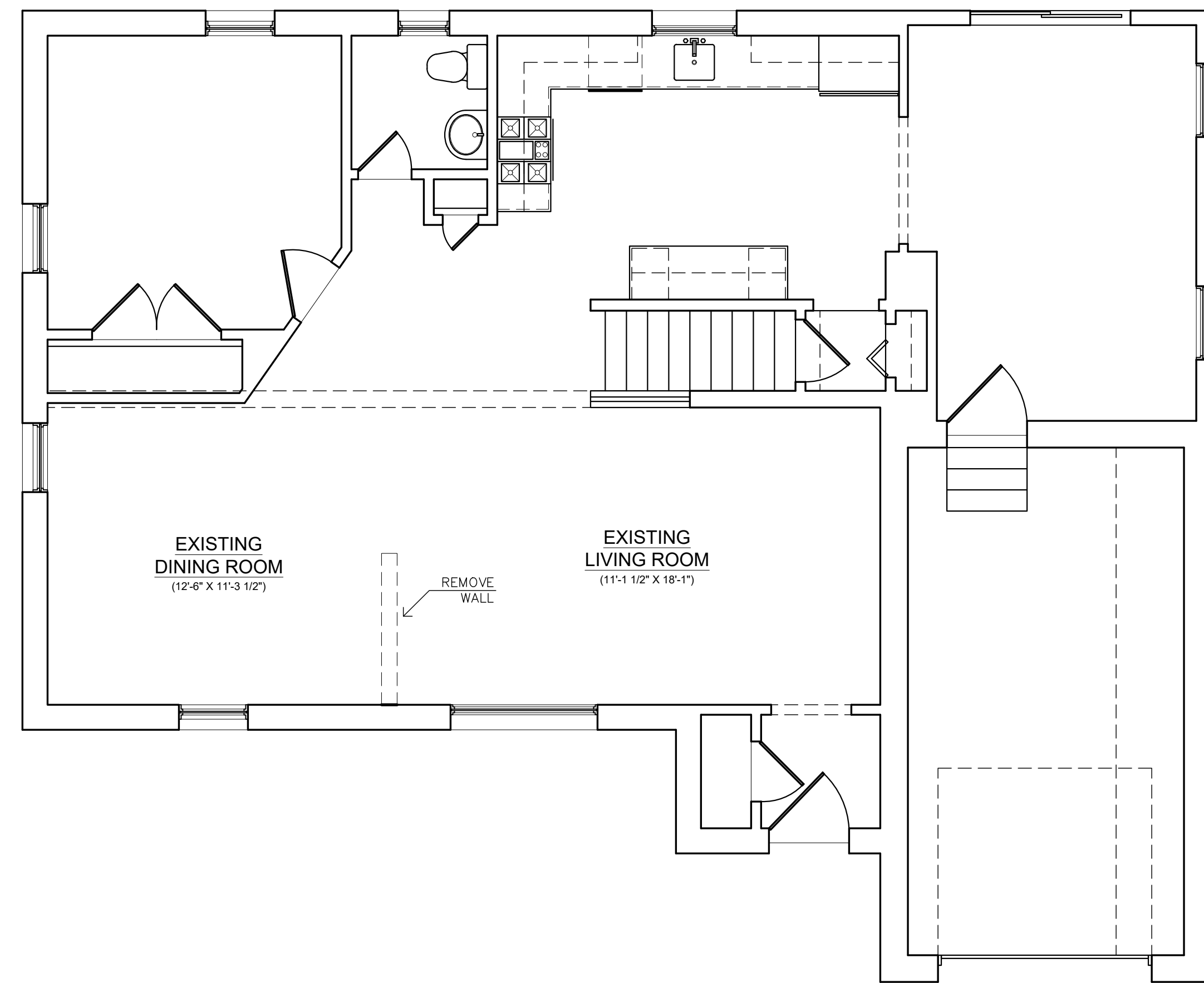




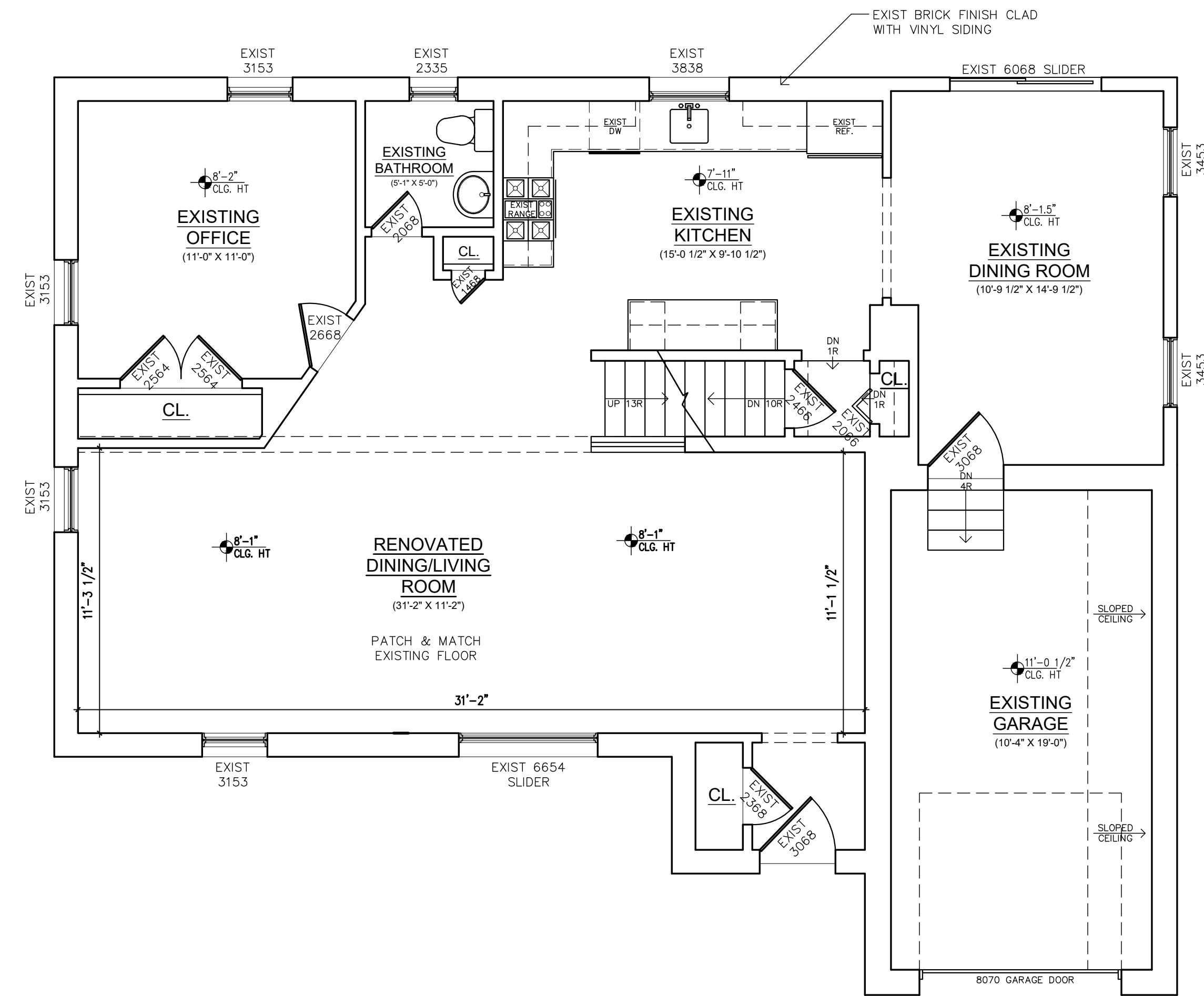
3 SECOND FLOOR DEMO PLAN  
1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN  
1,270 SF  
1/4"=1'-0"



4 FIRST FLOOR DEMO PLAN  
1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN  
1,344.4 SF  
1/4"=1'-0"

CONSTRUCTION LEGEND	
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	EXISTING WALL TO BE REMOVED
[Symbol]	NEW 8" CMU WALLS TO BE CONSTRUCTED
[Symbol]	NEW 12" CMU WALLS TO BE CONSTRUCTED
[Symbol]	NEW 2x4 WALLS TO BE CONSTRUCTED, INSULATE WITH R-13 IF EXTERIOR
[Symbol]	NEW 2x6 WALLS TO BE CONSTRUCTED, INSULATE WITH R-19 IF EXTERIOR
[Symbol]	NEW 2-2x4 WOOD POST UNLESS OTHERWISE NOTED

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ADDITION FOR:  
**JONMICHAEL CALDARONE**  
33 KEITH JEFFRIES AVE. CRANFORD, NJ, 07016 BLOCK: 445 LOT: 3  
**THOMAS BAIO ARCHITECT P.C. AIA**  
343 MILLBURN AVENUE  
MILLBURN, NJ 07041  
(P) 973-376-1176 (F) 973-376-1180  
SUITE 100

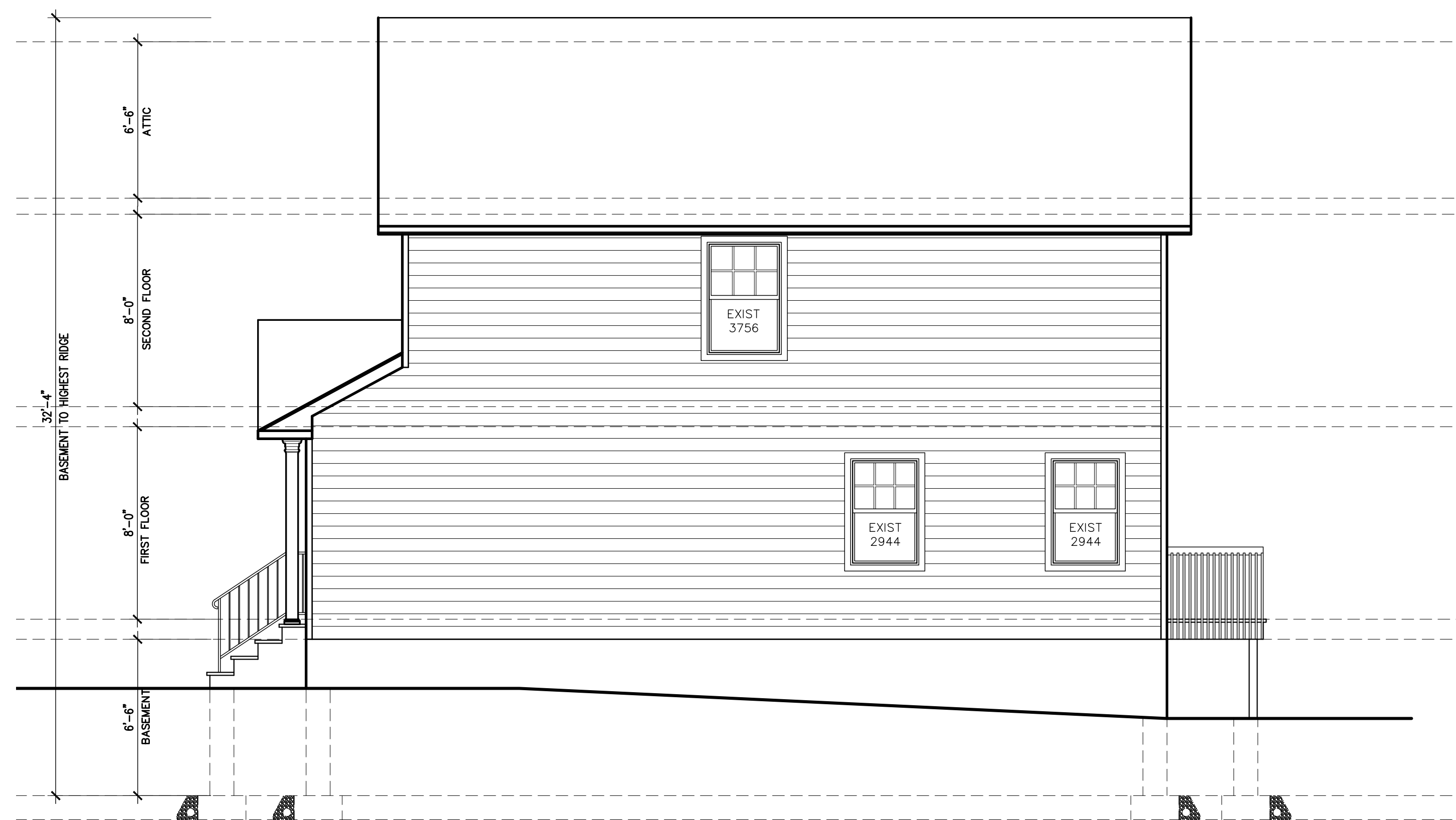
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DRAWINGS NOT VALID WITHOUT RAISED SEAL  
THOMAS BAIO ARCHITECT P.C. AIA  
NJ LICENSE NO. 11713  
DATE: 09.19.2022  
SCALE: AS NOTED  
DWG: FLOOR PLANS  
JOB NO.: 22-023

**WINDOWS NOTE TO CONTRACTOR:**

- ALL WINDOWS ARE ANDERSON RENEWAL.
- ALL "EGRESS" LABELED WINDOWS SHALL MEET EGRESS REQUIREMENTS
- TEMPERED GLASS SHALL BE PROVIDED ON ALL WINDOWS FACING TUBS, JACUZZIS, OR ANY WINDOW WITH SILL HEIGHTS LESS THAN 18"

CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BR REMOVED
	NEW 8" CMU WALLS TO BE CONSTRUCTED
	NEW 12" CMU WALLS TO BE CONSTRUCTED
	NEW 2x4 WALLS TO BE CONSTRUCTED, INSULATE WITH R-13 IF EXTERIOR
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	NEW 2-2x4 WOOD POST UNLESS OTHERWISE NOTED

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2 EXISTING RIGHT ELEVATION - NO CHANGES  
 1/4"=1'-0"



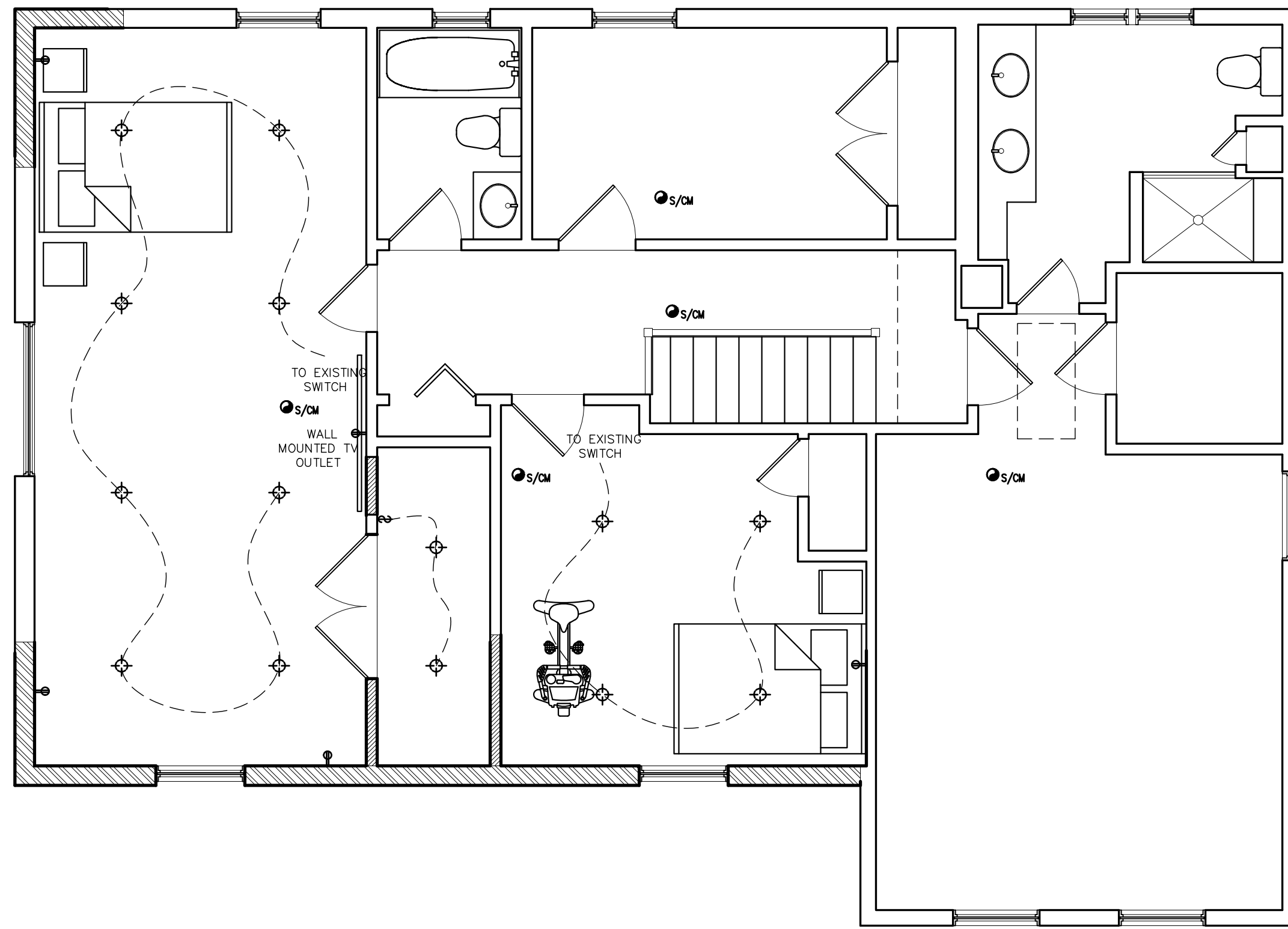
4 PROPOSED REAR ELEVATION  
 1/4"=1'-0"



1 PROPOSED LEFT ELEVATION  
 1/4"=1'-0"

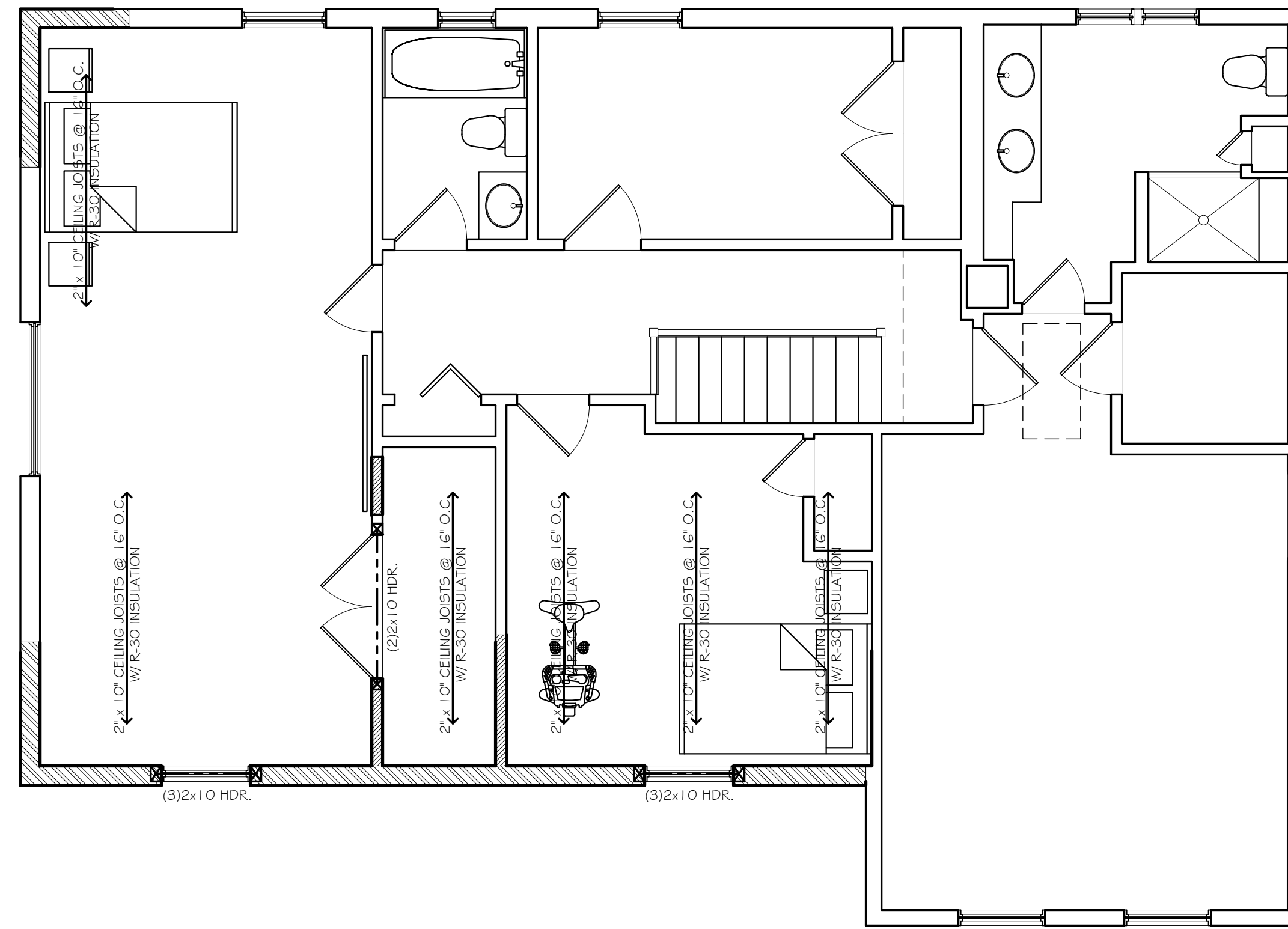
FOR:  
 ADDITION  
 JONMICHAEL CALDARONE  
 33 KEITH JEFFRIES AVE. CRANFORD, NJ, 07016 BLOCK: 445 LOT: 3  
 THOMAS BAIO ARCHITECT P.C. AIA  
 343 MILLBURN AVENUE SUITE 100 MILLBURN, N.J. 07041 (P) 973-376-1176 (F) 973-576-1180

DWG BY: RVG CHECK: TB  
 DRAWINGS NOT VALID WITHOUT RAISED SEAL  
 THOMAS BAIO ARCHITECT P.C. AIA  
 NJ LICENSE NO. 11773  
 DATE: 09.19.2022  
 SCALE: AS NOTED  
 DWG: ELEVATIONS  
 JOB NO: 22-023



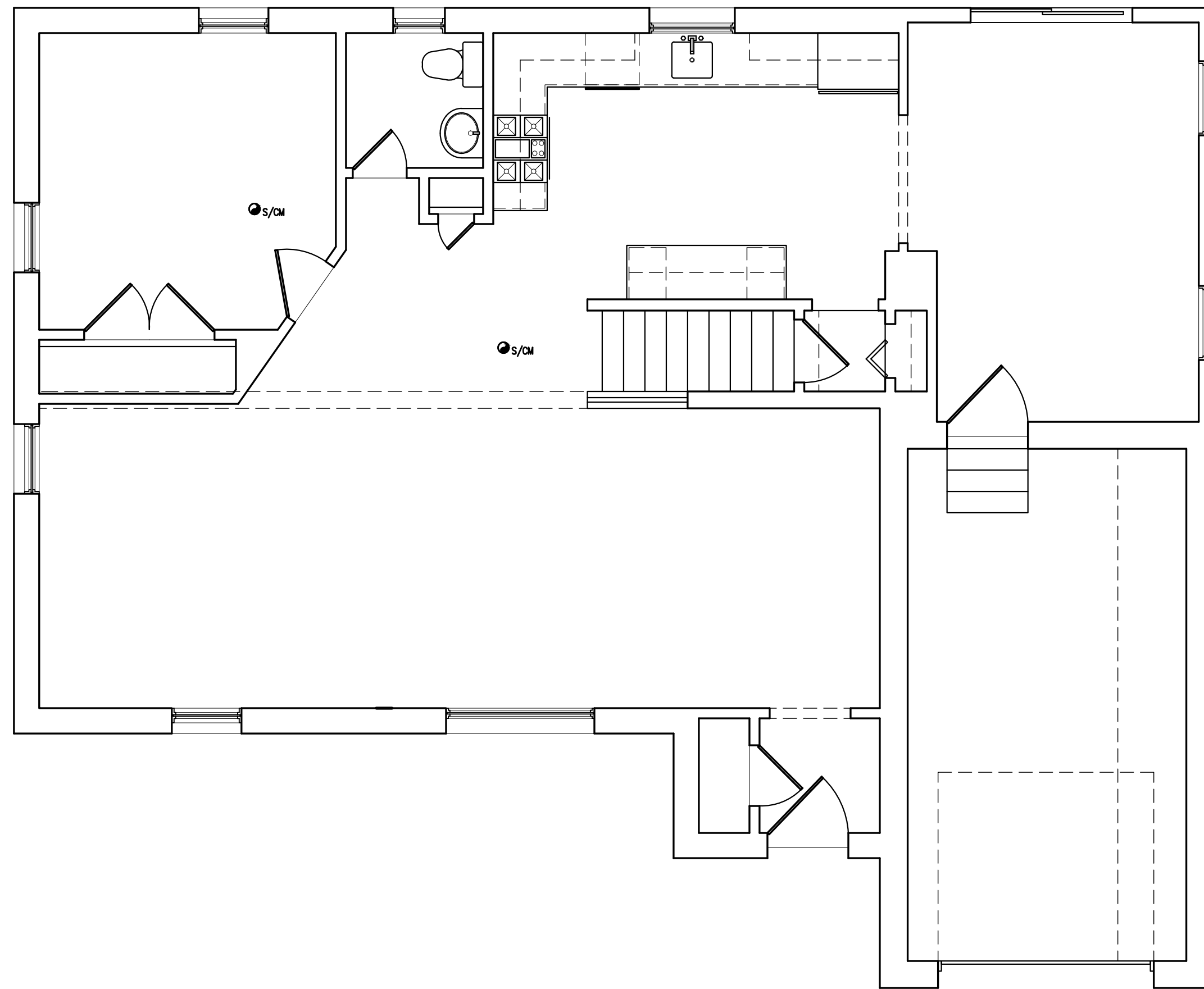
3 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



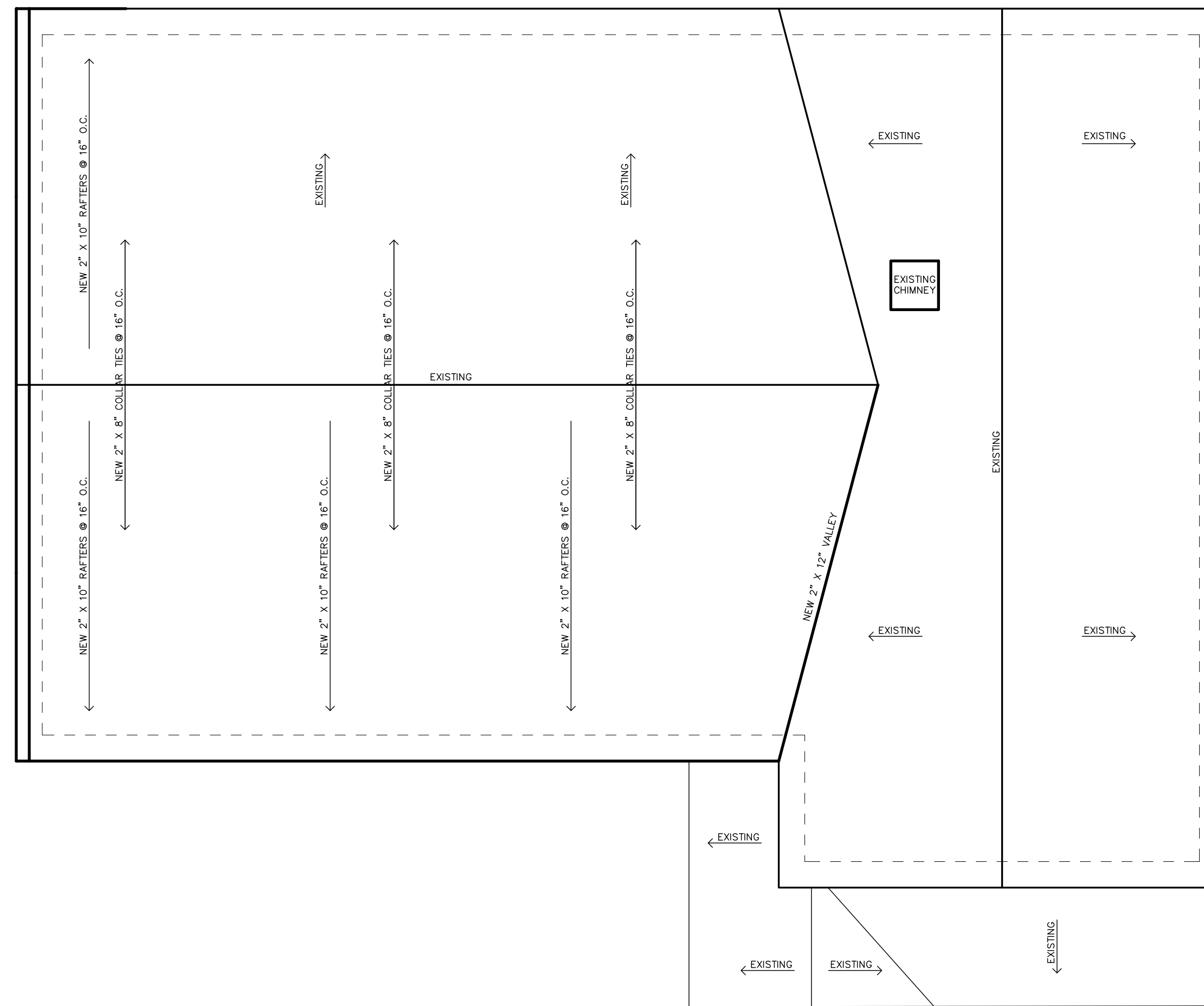
2 SECOND FLOOR FRAMING PLAN

1/4"=1'-0"



4 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"



1 ROOF FRAMING PLAN

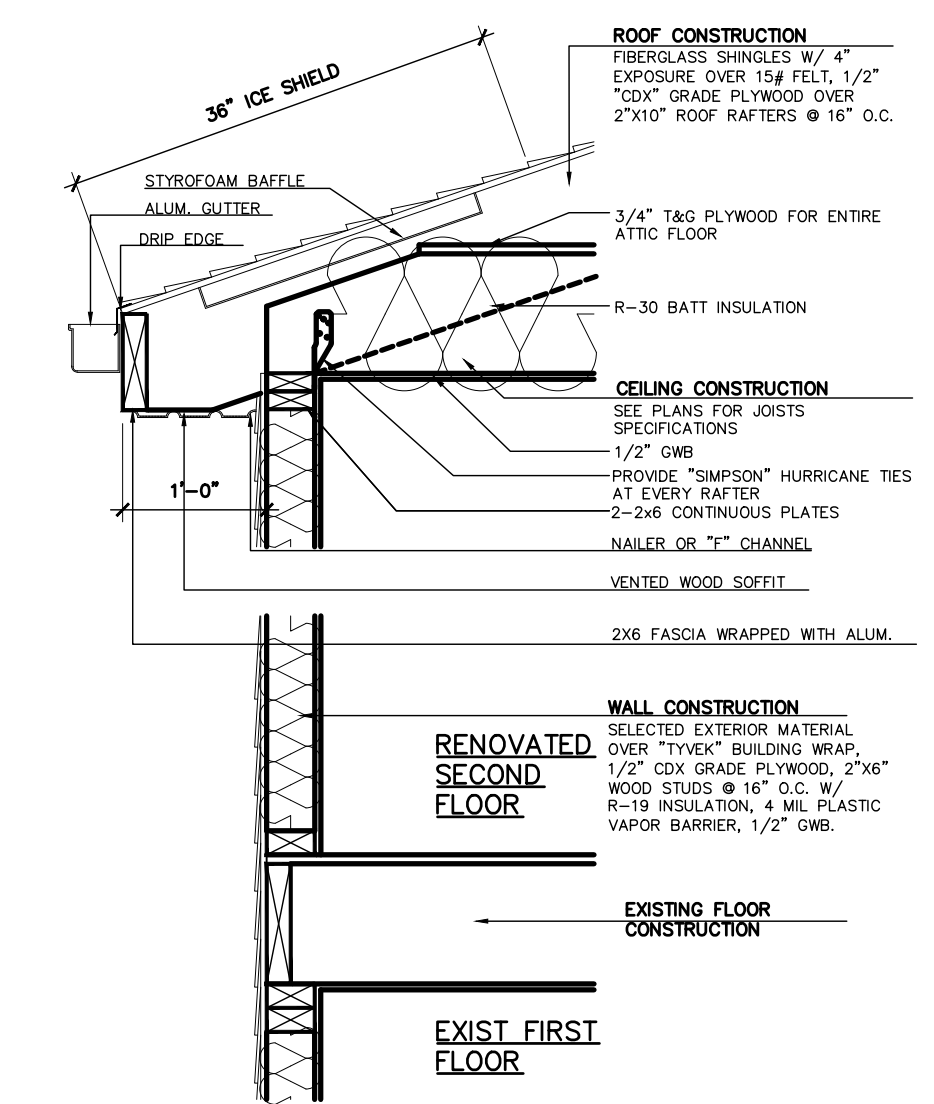
1/4"=1'-0"

ELECTRICAL LEGEND	
⊕	HIGH HAT L.E.D. RECESSED
⊕ S	SLOPED CLG. L.E.D. RECESSED
⊕ H	HALOGEN RECESSED
⊕ F	FLOORSICHT RECESSED
⊕ FX	L.E.D. HUNG FROM CLG.
⊕ D	DIRECTIONAL L.E.D. HIGH HAT RECESSED
⊕ WH	DIRECTIONAL WALL WASH HALOGEN RECESSED
⊕ PS	PAUL STRING LIGHT RECESSED
⊕ E	LIGHT WITH EXHAUST FAN RECESSED
⊕ FM	WALL MOUNTED L.E.D. LIGHT FIXTURE
⊕ FL	FLOOD LIGHT
⊕ HSC	WALL MOUNTED HALOGEN
⊕ CL	FLOOD LIGHT W/ MOTION SENSOR
⊕ O	DUPLEX RECEPTACLE OUTLET M.T.D. 18" A.F.F.
⊕ GFI	GROUND FAULT CIRCUIT INTERRUPTER
⊕ UC	DUPLEX RECEPTACLE OUTLET M.T.D. UNDER COUNTER
⊕ S2	TWO-POLE SINGLE THROW TOGGLE SWITCH M.T.D. 42" A.F.F.
⊕ S3	THREE WAY SWITCH M.T.D. 42" A.F.F.
⊕ S4	FOUR WAY SWITCH M.T.D. 42" A.F.F.
⊕ C	CABLE TV JACK
⊕ T	TELEPHONE JACK LINE 1
⊕ T2	TWISTED PAIR CAT 6s
⊕ S	HOSE BIB
⊕ S	SMOKE DETECTOR
⊕ CM	CARBON MONOXIDE DETECTOR

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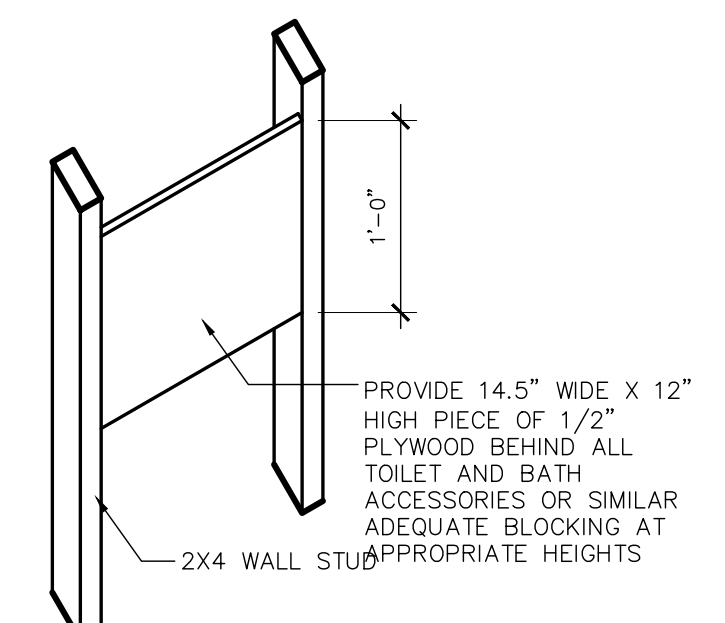
ELECTRICAL NOTES TO CONTRACTOR:  
 \*ALL EXISTING RECEPTACLES TO REMAIN WHERE POSSIBLE.  
 \*ALL LIGHTING LOCATIONS SHALL BE VERIFIED IN FIELD WITH THE OWNERS BEFORE INSTALLATION.

FRAMING NOTES TO CONTRACTOR:  
 \*ALL NEWLY CONSTRUCTED EXTERIOR WALLS SHALL BE FRAMING USING 2X6 LUMBER. EXISTING WALLS TO BE PACKED OUT TO MEET NEW WALL WHERE REQUIRED.



5 TYPICAL WALL SECTION DETAIL

3/4"=1'-0"



6 TYPICAL ACCESSORY BLOCKING DETAIL

1"=1'-0"

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 SUITE 100  
 (P) 973-376-1176 (F) 973-376-1180

DWG BY: RVG CHECK: TB  
 DRAWINGS NOT VALID WITHOUT RAISED SEAL  
 THOMAS BAIO ARCHITECT P.C. AIA  
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 DWG: FLOOR PLANS  
 JOB NO: 22-023

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