

# HOUSE RENOVATIONS

322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14



## TABLE OF CONTENTS: CONSTRUCTION DRAWINGS

SHEET NO.	SHEET NAME	ISSUE: REVIEW	ISSUE: PERMITS	RE-ISSUE: PERMITS	ISSUE: REVIEW	RE-ISSUE: BOARD	ISSUE	ISSUE	ISSUE
		2022-08-12	2022-08-19	2022-10-11	2022-12-29	2022-12-29			
<b>ARCHITECTURAL</b>									
A01.01	TITLE SHEET	*	*	*	*	*			
A02.01	GENERAL NOTES & DETAILS	*	*	*	*	*			
A04.01	SITE PLAN, ZONING INFO. & PLUMBING RISER DIAGRAM	*	*	*	*	*			
A05.01	DEMOLITION PLAN - FIRST FLOOR	*	*	*	*	*			
A06.01	CONSTRUCTION PLAN - BASEMENT & FIRST FLOOR	*	*	*	*	*			
A06.02	CONSTRUCTION PLAN - SECOND FLOOR & ATTIC	*	*	*	*	*			
A07.01	FRAMING PLANS & DETAILS - ALL FLOORS	*	*	*	*	*			
A07.02	ROOF PLAN & FRAMING DETAILS	*	*	*	*	*			
A08.01	CEILING & POWER PLANS - ALL FLOORS	*	*	*	*	*			
A11.01	BUILDING ELEVATIONS	*	*	*	*	*			
A12.01	BUILDING SECTIONS	*	*	*	*	*			

TOTAL NUMBER OF SHEETS: 11

**OWNER INFORMATION:**  
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**PROJECT DATA:**

• USE GROUP	R-5
• CONSTRUCTION TYPE	V-B
• CLIMATE ZONE	4A
• EXISTING GROUND COVERAGE	1,281 SQ. FT.
• EXISTING FLOOR AREA:	1,281 SQ. FT.
• AREA OF WORK:	
FIRST FLOOR	1,186 SQ. FT.
SECOND FLOOR	1,243 SQ. FT.
TOTAL	2,429 SQ. FT.
• ADDITION GROUND COVERAGE	N/A
• TOTAL ADDITION FLOOR AREA:	1,243 SQ. FT.
• ADDITION VOLUME:	9,944 CU. FT.

**SCOPE OF WORK:**

**DEMOLITION:**

- REMOVE ALL EXISTING ROOF AND ATTIC STRUCTURE.
- REMOVE EXISTING ENCLOSED FRONT PORCH FLOOR STRUCTURE.
- REMOVE EXISTING STAIRS TO BASEMENT AND ATTIC.
- REMOVE ALL EXISTING WINDOWS.
- REMOVE ALL EXISTING INTERIOR WALLS AS NOTED.
- REMOVE EXISTING BACK DECK, STAIRS & CELLAR DOOR TO BASEMENT.

**NEW WORK:**

- ADD NEW 2ND FLOOR, ATTIC & ROOF STRUCTURE AS NOTED.
- NEW BASEMENT, FIRST FLOOR AND SECOND FLOOR LAYOUT.
- NEW KITCHEN LAYOUT & LOCATION.
- DESIGN NEW STAIRS & LANDING IN FRONT ENTRY.
- INSTALL NEW WINDOWS THROUGHOUT.
- NEW LIGHTNING & ELECTRICAL THROUGHOUT.
- NEW OPEN FRONT PORCH & STAIRS.
- NEW BACK DECK RAILING.

**ABBREVIATIONS:**

#	POUND OR NUMBER	FA	FIRE ALARM	PL	PLATE
&	AND	FD	FLOOR DRAIN	PLYWD	PLYWOOD
<	ANGLE	FE	FIRE EXTINGUISHER	PNL	PANEL
@	AT	FG	FIBERGLASS	PR	PAIR
⊕	CENTERLINE	FIN	FINISH	PSF	POUND PER SQUARE FOOT
∅	DIAMETER OR ROUND	FLR	FLOOR	PSI	POUND PER SQUARE INCH
A		FP	FIREPROOF(ING)	PVC	POLYVINYL CHLORIDE
ACT	ACOUSTICAL CEILING TILE	FR	FIRE RETARDANT	PWR	POWER
ADA	AMERICANS WITH DISABILITIES ACT	FT	FOOT OR FEET	Q	QUARTER
ADJ	ADJUSTABLE / ADJACENT	FUR	FURRING	R	RADIUS
AFF	ABOVE FINISH FLOOR	FURN	FURNISH/FURNITURE	RCP	REFLECTED CEILING PLAN
ALT	ALTERNATE / ALTERATION	G		RD	ROOF DRAIN
APROX	APPROXIMATE	GA	GAUGE	REC	RECEPTACLE
ARCH	ARCHITECT / ARCHITECTURAL	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR
AVG	AVERAGE	GD	GARBAGE DISPOSAL	REQ	REQUIRED
AWP	ACOUSTIC WALL PANEL	GFI	GROUND-FAULT CIRCUIT INTERRUPTER	REV	REVISION
B		GL	GLASS/GLAZING/GLAZED	RM	ROOM
BD	BOARD	GLB	GLASS BLOCK	RO	ROUGH OPENING
BLDG	BUILDING	GND	GROUND	S	SOUTH
BLK	BLOCK	GWB	GYP	SCHED	SCHEDULE
BM	BEAM	GYP	GYP	SECT	SECTION
BO	BY OTHERS	H		SF	SQUARE FEET
BOT	BOTTOM	HDR	HIGH	SHT	SHEET
BSMT	BASEMENT	HDWR	HEADER	SIM	SIMILAR
BTWN	BETWEEN	HR	HARDWARE	SN	SCHEDULE
C		HT	HOUR	SPEC	SPECIFICATION
CJ	CONTROL JOINT	HT	HEIGHT	SQ	SQUARE
CL	CENTER LINE	HT	HEIGHT	STD	STANDARD
CLG	CEILING	HVAC	HEATING VENTILATION AIR CONDITIONING	STOR	STORAGE
CLO	CLOSET	HW	HOT WATER	STRUCT	STRUCTURAL
CLR	CLEAR	I		T	
CMU	CONCRETE MASONRY UNITS	IN	INCHES	T&B	TOP AND BOTTOM
CO	CLEAN OUT	INFO	INFORMATION	TBD	TO BE DETERMINED
COL	COLUMN	INSP	INSPECTION	TEL	TELEPHONE
CONST	CONSTRUCTION	INSUL	INSULATION	THK	THICK
CTR	CENTER	INT	INTERIOR	TOW	TOP OF WALL
CU	CUBIC	INT	INTERIOR	TV	TELEVISION
CW	COLD WATER	JT	JOINT	TYP	TYPICAL
D		K		U	
DBL	DOUBLE	KIT	KITCHEN	UL	UNDERWRITERS LABORATORIES
DEMO	DEMOLITION	L		UNF	UNFINISHED
DET	DETAIL	L	LEFT / LENGTH	UNON	UNLESS OTHERWISE NOTED
DIA	DIAMETER	LB	POUND	V	
DIM	DIMENSION	LL	LIVE LOAD	VAR	VARIABLE / VARNISH / VARIES
DL	DEAD LOAD	LT	LIGHT	VIF	VERIFY IN FIELD
DN	DOWN	LT	LIGHT	VOL	VOLUME
DO	DOOR OPENING	M		W	
DR	DOOR	MAX	MAXIMUM	W	WEST / WIDE
DW	DISHWASHER	MECH	MECHANICAL	W/	WITH
DWG	DRAWING	MFR	MANUFACTURER	W/O	WITHOUT
E		MIN	MINIMUM	WAIN	WAINSCOT
EA	EAST	MIR	MIRROR	WB	WALL BOARD
EJ	EACH	MISC	MISCELLANEOUS	WC	WATER CLOSET
EK	EXPANSION JOINT	MO	MASONRY OPENING	WD	WOOD
EL	ELEVATION	N		WH	WATER HEATER
ELEC	ELECTRICAL	NIC	NOT IN CONTRACT	WIN	WINDOW
EMER	EMERGENCY	NO	NUMBER	WP	WATERPROOF
EP	ELECTRICAL PANEL/END PANEL	NOM	NOMINAL	WT	WEIGHT
EQ	EQUAL	NTS	NOT TO SCALE	Y	
ETR	EXISTING TO REMAIN	O		YD	YARD
EXIST	EXISTING	OA	OVER ALL		
EXT	EXTERIOR	OC	ON CENTER		
		OH	OVERHEAD		
		OZ	OUNCE		

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**Typical Graphics Legend:**

SECTION	SURFACE	EXISTING TO REMAIN
TO BE DEMOLISHED	NEW CONSTRUCTION	
ELEVATION SECTION DETAIL NUMBER	SHEET WHERE ELEVATION IS DRAWN	ELEVATION OR SECTION DIRECTION
NEW DOOR SWING	EXISTING DOOR SWING	
COUNTERTOP/MILLWORK	AREA NOT IN CONTRACT	
REVISION NUMBER	CLOUD SHOWS AREA OF CHANGE	
DM	RR	EX
EXISTING TO BE DEMOLISHED	EXISTING TO REMAIN	EXISTING TO BE REMOVED & RELOCATED

Project/Cient:  
**HOUSE RENOVATIONS**

Project Location:  
**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

REVISIONS AS PER ZONING DEPARTMENT'S REMARKS	2023-03-08	
REVISIONS AS PER TOWNSHIP'S REMARKS	2022-09-30	
No.	Revision	Date
Drawing Issue:		
<b>RE-ISSUE FOR BOARD REVIEW 2023-03-08</b>		

**Typical Drawing Legend:**

FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A01.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A01.02 GENERAL NOTES	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
A02.01 TITLE SHEET	A07.11 FRAMING/ROOF PLANS	A12.01 BUILDING SECTIONS
A03.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A04.01 SITE/ACCESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REORDERING

Drawing Type: **A05.11**  
Section Number: **1128**

Drawing Title/Floor:  
**TITLE SHEET**

Initial Dwg Date: 2022-07-30	Drawn By: MPK	Chk By: MPK
Dwg #: <b>A01.01</b>	Plan North:	Job #: 2203

THE SCALE REPRESENTED ON THESE DRAWINGS IS ONLY VALID IF THE DRAWINGS IS 24" X 36". DRAWINGS WHICH ARE NOT PLOTTED AT THE SPECIFIED SHEET SIZE ARE NOT TO SCALE.

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**GENERAL NOTES - ALL TRADES:**

- ALL WORK PERFORMED BY THE CONTRACTOR/ SUB-CONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, MUNICIPAL, STATE & FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- THE CONTRACTOR/SUBCONTRACTORS SHALL APPLY FOR & OBTAIN ALL LEGALLY REQ'D APPROVALS & PERMITS NECESSARY FOR THE EXECUTION & COMPLETION OF ALL THEIR WORK.
- EACH CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES & FIELD CONDITIONS BEFORE COMMENCING ANY WORK TO REQUEST CLARIFICATION.
- NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO ARCHITECT & APPROVED BY ARCHITECT & OWNER IN WRITING.
- THE G.C. IS TO NOTIFY ARCHITECT IN WRITING OF ANY ADAPTATIONS TO THESE DWGS OR SPECIFICATIONS REQ'D BY LOCAL LIFE & SAFETY CODES OR ANY OTHER GOVERNING AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR, ALL THE SUB-CONTRACTORS AND SUBORDINATE SUB-CONTRACTORS TO THOROUGHLY REVIEW ALL PLANS, DRAWINGS, AND TITLE, LEGEND AND NOTES PAGES, DETAIL DRAWINGS, ETC. ISSUED AS PART OF THIS SET OF CONSTRUCTION DOCUMENTS IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THEIR WORK AS WELL AS TO FULLY UNDERSTAND THE WORK OF OTHER TRADES AS IT MAY AFFECT THEIR WORK. THE SUBMISSION OF A BID WILL BE DEEMED EVIDENCE FACT THAT ALL CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED. NO CLAIM OF ADDITIONAL EXPENSE WILL BE ACCEPTED FROM THE CONTRACTOR OR SUB-CONTRACTOR OR SUBORDINATE SUB-CONTRACTOR WHO HAS FAILED TO FAMILIARIZE ITSELF WITH THE WORK OF OTHER TRADES.

**STRUCTURAL DATA:**

(LOADS INDICATED ARE IN POUNDS PER SQUARE FOOT AND WERE USED TO DESIGN STRUCTURAL MEMBERS)

<b>FIRST &amp; SECOND FLOORS:</b>			
LIVE LOAD	40	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	52	PSF	
<b>SLEEPING ROOMS:</b>			
LIVE LOAD	30	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	42	PSF	
<b>ATTIC FLOOR:</b>			
LIVE LOAD	20	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	32	PSF	
<b>ROOF LOAD:</b>			
SNOW LOAD	30	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	42	PSF	
<b>STAIR LOAD:</b>			
LIVE LOAD	40	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	52	PSF	
<b>EXTERIOR WOOD DECK LOAD:</b>			
LIVE LOAD	40	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	52	PSF	
<b>EXTERIOR BALCONY LOAD:</b>			
LIVE LOAD	60	PSF	
DEAD LOAD	12	PSF	
TOTAL LOAD	72	PSF	

**GENERAL CONDITIONS:**

- USE OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT.
- NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT. A COPY OF WHICH WILL BE FILED WITH THE CONSTRUCTION OFFICIAL.
- THESE DRAWINGS ARE IN COMPLIANCE WITH THE ARCHITECT'S INTERPRETATION OF THE CURRENT *NEW JERSEY UNIFORM CONSTRUCTION CODE* AND THE *INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION*. IT IS ASSUMED THAT WHEN A BUILDING PERMIT IS ISSUED BY THE BUILDING INSPECTOR, THAT THEY HAVE THOROUGHLY EXAMINED THE DRAWINGS AND SPECIFICATIONS ACCORDING TO THE IRC NEW JERSEY EDITION CODE REQUIREMENTS. ANY CHANGES, ADDITIONS, ETC., MADE BY ANY PARTY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE PERSON(S) MAKING SUCH CHANGES.
- REGULATORY REQUIREMENTS: THESE CONTRACT DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE. THE CONTRACTOR SHALL CONFORM TO THIS AND OTHER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, REGULATIONS, ORDINANCES AND REQUIREMENTS.
- CHANGES: ANY CHANGES TO OR DEVIATIONS FROM THESE DRAWINGS SHALL NOT BE MADE WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
- CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- MANUFACTURER'S SPECIFICATIONS: WHEREVER THEY ARE NOT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATION OR MATERIALS INSTITUTE. WHERE MANUFACTURER'S SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT AND SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND GENERAL CONTRACTOR IN CASE OF FAILURE.
- THESE SPECIFICATIONS ARE INTENDED TO SUPPLEMENT THE WORKING DRAWINGS WHICH TOGETHER ARE TO BE USED FOR PERFORMING THE WORK.
- WHERE THE SPECIFICATIONS DISAGREE WITH THE DRAWINGS, THE DRAWINGS SHALL SUPERSEDE.
- DRAWINGS: DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. CONSTRUCTION NOTES ON DRAWINGS ARE INCLUSIVE OF ALL TRADES AND SHALL BE READ AND UNDERSTOOD BY ALL CONTRACTORS AND SUBCONTRACTORS.
  - DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED.
- SAFETY: ALL CONTRACTORS TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING STATE, LOCAL AND THE OSHA ACT.

**1. GENERAL REQUIREMENTS:**

- ALL MATERIAL AND EQUIPMENT SHALL BE APPROVED FOR USE AS REQUIRED BY GOVERNING MUNICIPAL, STATE AND/OR FEDERAL AGENCIES AND SHALL BEAR ALL REQUIRED CONDITIONS.
- EXISTING CONDITIONS: (IF APPLICABLE) ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REPORT, IN WRITING, DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF SUCH CONDITIONS.
- SITE WORK:**
  - SUBSURFACE INVESTIGATION: SOIL NOTE: FOOTINGS ARE DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 3000 PSF. THE CONTRACTOR SHALL INVESTIGATE THE SUBSURFACE TO ENSURE THE SOIL HAS A SAFE BEARING CAPACITY OF 3000 PSF. FOOTING ELEVATIONS SHALL BE ADJUSTED TO ACTUAL LEVELS OF ACCEPTABLE BEARING STRATA FOUND UPON EXCAVATION. NOTIFY ARCHITECT OF ANY UNUSUAL CONDITIONS.
  - BUILDING DEMOLITION: (IF APPLICABLE) DEMOLISH BUILDING TO THE EXTENT INDICATED ON DRAWINGS. FILL ALL EXCAVATIONS AND COMPACT SOIL TO 95%.
  - SELECTIVE DEMOLITION: (IF APPLICABLE) SELECTIVE PORTIONS OF THE INTERIOR AND EXTERIOR OF THE BUILDING, INCLUDING PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS, ARE TO BE REMOVED AND THE REMAINING PORTIONS ARE TO BE PATCHED TO MATCH AND LINE-UP WITH REMAINING ADJACENT SURFACES. REMOVE ABOVE AND BELOW GRADE CONSTRUCTION WHICH WILL INTERFERE WITH THE PROPOSED ADDITION.
  - EARTHWORK: STRIP AND STOCKPILE TOPSOIL FOR LATER REDISTRIBUTION WHEN FINE GRADING IS DONE. SPREAD SOIL, HAND GRADE AND SEED LAWN. EXCESS EXCAVATED MATERIALS SHALL BE DISTRIBUTED IN SUCH A WAY AS TO PROVIDE A SMOOTH TRANSITION TO UNDISTURBED GRADE. PROVIDE CLEAN FILL AS REQUIRED TO BRING FINISHED GRADE TO REQUIRED LEVEL. SLOPE GRADES AWAY FROM BUILDING. FINISHED GRADE SHALL BE A MINIMUM OF 18" BELOW ANY WOOD FRAMING.
  - EXCAVATION, BACKFILLING AND COMPACTING: EXCAVATE AS REQUIRED TO INSTALL FOOTINGS AND TO MAINTAIN FINISH FLOOR ELEVATION. BACKFILL WITH CLEAN SOIL, FREE OF DELETERIOUS MATERIALS. FINISH GRADE AROUND NEW CONSTRUCTION AND SLOPE GRADE AWAY FROM BUILDING. COMPACT SOIL IN AREAS TO RECEIVE CONCRETE FLOORS OR SLABS TO 95%. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FIRST FLOOR FRAMING IS COMPLETE.
  - FROST AND SLOPE PROTECTION: BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE FOR FROST PROTECTION. MAXIMUM SLOPE BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE A RATIO OF ONE(1) VERTICAL TO TWO (2) HORIZONTAL.

**3. CONCRETE:**

- CONCRETE REINFORCEMENT: AS NOTED ON DRAWINGS.
- REINFORCING: ALL REINFORCING BARS SHALL BE NEW BILLET STEEL DEFORMED TYPE, ASTM A615 GRADE 40 AND SHALL COMPLY W/ ALL ACI CODE REQUIREMENTS. LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE LESS THAN 1" FROM THE TOP AND OVER ANY PIPES, AND CONDUITS IN SLAB.
- MASONRY CONTRACTOR IS TO PROVIDE ALL NECESSARY SCREEDING DEVICES FOR THE PROPER INSTALLATION OF ALL REINFORCING.
- CAST-IN-PLACE CONCRETE: ULTIMATE STRENGTH OF CONCRETE FOOTINGS SHALL BE NOT LESS THAN 3000 PSI. IN 28 DAYS. FOOTINGS TO BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE AND REST ON FIRM UNDISTURBED SOIL. (UNLESS OTHERWISE NOTED ON DRAWINGS.)
- ULTIMATE STRENGTH OF CONCRETE SLABS ON GRADE IN GARAGE AREAS AND APRONS SHALL BE NOT LESS THAN 3500 PSI. IN 28 DAYS. WITH 5/8"-10/16" WELDED WIRE MESH SET MIDWAY IN SLAB UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- FILL ALL CONCRETE MASONRY UNITS SOLID WITH CONCRETE UNDER ALL WOOD POSTS FROM ABOVE.
- NO CONCRETE SHALL BE POURED IN FREEZING WEATHER, ON FROZEN OR WET GROUND, OR WHILE IT IS RAINING.
- MASONRY:**
  - CONCRETE MASONRY UNITS: FOUNDATION WALLS SHALL BE HOLLOW LOAD BEARING CONCRETE BLOCK CONFORMING TO ASTM C90, GRADE N, TYPE I. MORTAR FOR MASONRY UNITS SHALL BE TYPE M OR S.
  - HORIZONTAL MASONRY JOINT REINFORCING: TRUSS TYPE REINFORCING TO BE 3/16" LONGITUDINAL RODS, WITH NO. 9 GAUGE CROSS RODS.
  - WHERE BRICK AND/OR STONE VENEER IS INDICATED ON DRAWINGS, REINFORCING TIES, COPINGS, LOOSE LINTELS, ANCHORS AND FLASHING SHALL BE INCLUDED.
  - GLASS BLOCK: PROVIDE AND INSTALL GLASS BLOCK UNITS AS INDICATED ON PLAN, AS MANUFACTURED BY PITTSBURGH CORNING CORP. GLASS BLOCK SPECIFICATIONS AS PROVIDED BY MANUFACTURER.
  - STORAGE: ALL MASONRY MATERIALS SHALL BE STORED IN A NEAT MANOR HIGH AND DRY FROM ALL FOREIGN MATERIAL AND PROTECTED FROM MOISTURE.

**5. METALS**

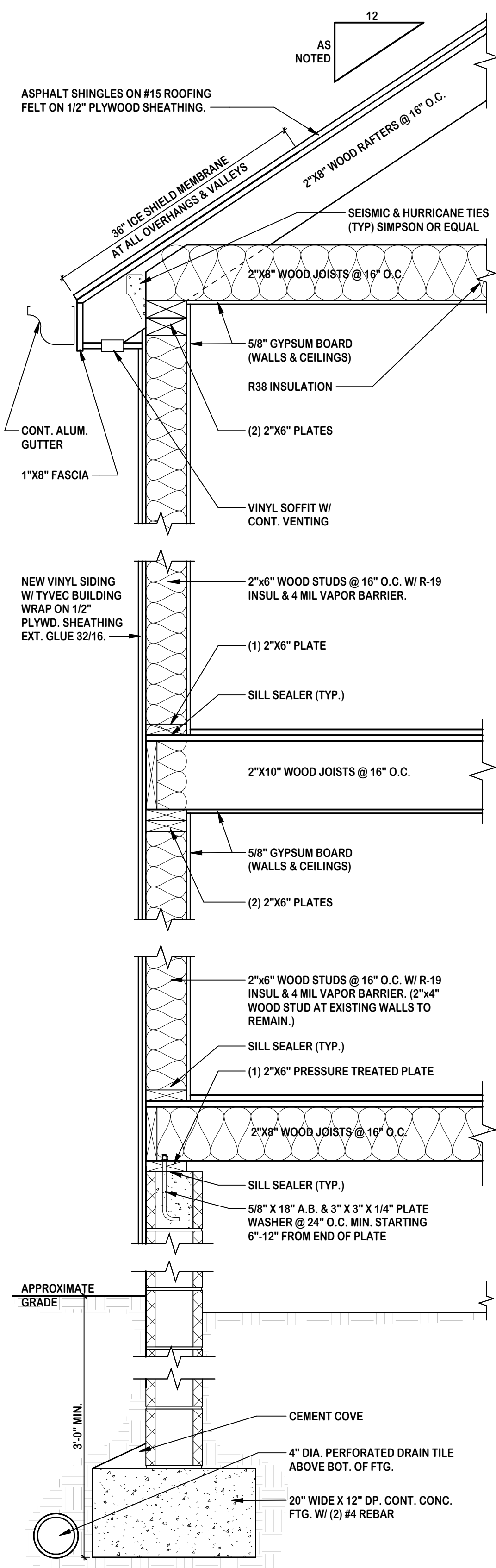
- METAL FASTENING: ANCHOR BOLTS 1/2" DIAMETER X 18" LONG AT 8'-0" O.C. AND 12" FROM EACH CORNER OR APPROVED ANCHORING SYSTEM AS PER SECTION R403.1.8 OF THE INTERNATIONAL RESIDENTIAL CODE 2018 NEW JERSEY EDITION.
- STRUCTURAL METAL FRAMING: ALL LALLY COLUMNS SHALL BE OF STANDARD STEEL PIPE WITH FY=36KSI AS FOUND IN THE "MANUAL OF STEEL CONSTRUCTION" UNLESS OTHERWISE NOTED.
- ALL COLUMN BASE PLATES AND BEARING PLATES TO BE 5" X 5" X 3/16" THICK A-36 STEEL UNLESS OTHERWISE NOTED.
- STEEL LINTELS: (SEE DRAWINGS FOR SIZE AND SPECIFICATIONS)
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL WORK TO RECEIVE ONE SHOP COAT OF PAINT.
- HANDRAILS AND GUARDS: ALL GUARDS AND HANDRAILS TO COMPLY WITH SPECIFICATIONS SET FORTH IN INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION SECTIONS R311.7.8 AND R312.

**6. WOODS AND PLASTICS**

- ROUGH CARPENTRY: FOR LUMBER, PROVIDE S4S, SDRY, GRADE MARKED AND COMPLYING WITH PS 20. STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE AND CONFORM TO THE FOLLOWING: FB-1250 PSI (SINGLE MEMBER), FB-1450 PSI (REPETITIVE MEMBER), E-1,600,000 PSI, FV-95 PSI. ALL LUMBER IN CONTACT WITH MASONRY, EXPOSED TO WEATHER OR AS INDICATED ON THE DRAWINGS SHALL BE PRESSURE TREATED TO COMPLY WITH AWP C2 AND C9. SIZES OF LUMBER ARE INDICATED ON DRAWINGS.
- PLYWOOD: PROVIDE PLYWOOD WITH AMERICAN PLYWOOD ASSOCIATION GRADE STAMP ON EACH SHEET, INDICATING THE SPAN RATING, EXPOSURE DURABILITY CLASSIFICATION, THICKNESS, AND GRADE DESIGNATIONS. PLYWOOD SHALL COMPLY WITH THE REQUIREMENTS OF PS-1-83. THE FOLLOWING MINIMUM THICKNESS AND GRADE DESIGNATIONS SHALL BE PROVIDED FOR THE APPLICABLE LOCATIONS: WHERE THE DRAWINGS INDICATE A DIFFERENT THICKNESS, THE LARGER THICKNESS SHALL BE INSTALLED.
- PREFABRICATED WOOD BEAMS: PROVIDE PRE-MANUFACTURED PARALLEL LAMINATED VENEER LUMBER USING 1/8" THICK DOUGLAS FIR VENEERS GLUED WITH ALL GRAIN PARALLEL TO THE LENGTH OF THE BEAM. BEAMS ARE DESIGNATED ON DRAWINGS AS "MICRO-LAM" AND SHALL BE OF SINGLE PIECE LENGTH AND CONFORM TO THE FOLLOWING: FB-2800 PSI, E-2,000,000 PSI, AND FV-285 PSI. SIZES ARE INDICATED ON THE DRAWINGS.
- APPLICATIONS: ALL HEADERS SHALL BE A MINIMUM OF (2) 2"x10" WITH 2"x4" BOTTOM LINED UP TO THE FOLLOWING: FB-1250 PSI (SINGLE MEMBER) IN THE INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION SECTIONS R602.7 AND TABLE R602.7(1).
- ALL CEILING BEAMS SHALL BE HUNG WITH 2"x4" - 16" O.C. HANGERS, IF CLEAR SPAN EXCEEDS 12'-0".
- JOISTS AND BEAMS SHALL BEAR ON A MINIMUM OF 3 1/2" BASE. PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).
- ALL JOISTS FRAMING INTO FLUSH HEADERS OR TRIMMERS SHALL BE HUNG FROM "SIMPSON STRONG TIE" METAL JOIST HANGERS OR APPROVED EQUAL.
- DOUBLE ALL JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOISTS, UNDER TUBS AND AROUND ALL OPENINGS.
- IN BEARING WALLS, HEADERS SHALL REST ON DOUBLE JACK STUD, EACH SIDE OR AS STIPULATED IN THE INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION TABLE R602.7(1).
- PROVIDE WOOD "BLOCKING" MIDWAY IN ALL BEARING WALLS.
- PROVIDE A SILL SEALER ON TOP OF FOUNDATION WALLS BELOW TREATED WOOD SILLS.
- PROVIDE SOLID OR "X" TYPE BRIDGING AT 8'-0" ON CENTER, MAXIMUM BETWEEN ALL FLOOR JOISTS.
- IF USED, ALL WOOD ROOF TRUSSES SHALL BE DESIGNED AND GUARANTEED BY THE MANUFACTURER OF SAME. ALL DESIGN CALCULATIONS SHALL BE IN STRICT ACCORDANCE WITH THE S.U.C.C. CODE OF NEW JERSEY AND SEALED BY A N.J. LICENSED ENGINEER AND SUBMITTED TO THE BUILDING DEPARTMENT, OWNER AND ARCHITECT.
- IF USED, FLITCH PLATE BEAMS SHALL BE ASSEMBLED WITH 3/4" DIAMETER CARRIAGE TYPE BOLTS SPACED AT 2'-0" O.C., STAGGERED, DOUBLE BOLTS AT ENDS, UNLESS OTHERWISE NOTED.
- PROVIDE DRAFTSTOPPING AND FIRESTOPPING AT MAXIMUM 8'-0" O.C. VERTICALLY IN ALL CHASES AND STACKS, ETC., AS PER LOCAL CODES.
- THERMAL & MOISTURE PROTECTION**
  - BITUMINOUS DAMPPROOFING: PROVIDE COLD ASPHALT DAMPPROOFING OF THE SEMI-FIBRATED TYPE CONFORMING TO FS-894 TO ALL BELOW GRADE MASONRY SURFACES. SUBMIT PRODUCT DATA. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
  - CEMENTITIOUS DAMPPROOFING: ON ALL EXTERIOR ABOVE AND BELOW GRADE CONCRETE MASONRY UNIT SURFACES PROVIDE AND INSTALL A TWO (2) COAT CEMENTITIOUS PLASTER FINISH. FINISH SURFACE SHALL BE A TROWEL FINISH, TOTAL THICKNESS OF 3/8". INSTALL COVE AT INTERSECTION OF FOUNDATION WALLS AND FOOTINGS.
  - VAPOR BARRIER: PROVIDE 6 MIL CARBONATED POLYETHYLENE FILM, RATED AT 0.1 PERMS.
  - AIR INFILTRATION BARRIER: PROVIDE A 5 MIL HIGH DENSITY POLYETHYLENE FIBER AIR INFILTRATION BARRIER, "TYVEK" AS MANUFACTURED BY DUPONT OR APPROVED EQUAL WHERE INDICATED ON DRAWINGS.
  - BUILDING INSULATION: PROVIDE MINERAL FIBER BLANKET INSULATION WITH 1.0 LB./DEN. DENSITY, K-0.27, THICKNESS AS INDICATED ON DRAWINGS, CONFORMING TO FS HH-1-521. PROVIDE TYPE II (REFLECTIVE ALUMINUM FOIL FACING) FOR ALL EXTERIOR WALLS AND CEILINGS, AND TYPE I FOR ALL INTERIOR APPLICATIONS.
  - ASPHALT-FIBERGLASS SHINGLES: PROVIDE MINIMUM 235 LB. U.S. CLASS A, WIND-RESISTANT ASPHALT-FIBERGLASS SHINGLES. COLOR/TEXTURE/PATTERN AS SELECTED BY OWNER UNLESS OTHERWISE NOTED.
  - FLASHING AND SHEET METAL: PROVIDE ALUMINUM SHEET, 0.032" THICK C22241 CLEAR ANODIZED FINISH FOR CONCEALED FLASHING LOCATIONS; AND 0.040" THICK C22241 CLEAR ANODIZED FINISH FOR EXPOSED FLASHING LOCATIONS.
  - PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE FLASHING WHERE CONCRETE IS IN CONTACT WITH WOOD FRAMING. ALL WALL FLASHING, BASE, CAP, THRU-WALL, AND/OR COUNTER-FLASHING, ETC., AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.
  - ATTIC VENTILATION: BASED ON INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION SECTION R802.2, 1 SQ. FT. OF VENTILATION SHALL BE PROVIDED PER 150 SQ. FT. OF ATTIC AREA.
  - GUTTERS AND DOWNSPOUTS: PROVIDE SEAMLESS ALUMINUM SHEET (0.032") GUTTERS AND DOWNSPOUTS AS SHOWN ON THE DRAWINGS. PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS. COLOR AS SELECTED BY OWNER.
  - ROOFING SPECIALTIES: PROVIDE GABLE VENTS AND CONTINUOUS SOFFIT VENTS WHERE INDICATED ON DRAWINGS.
  - POWER VENTILATORS: PROVIDE ELECTRICAL POWERED THERMOSTATIC CONTROLLED ATTIC EXHAUST FAN WHERE INDICATED ON DRAWINGS.
  - PROVIDE 2200 SUPER VENTER 1500 CFM AT 0.3 STAT. PRESSURE, AND MANUFACTURED BY D.P. SPECIALTIES, INC. AS INDICATED ON DRAWINGS.
  - SEALANTS: ELASTOMERIC SEALANT SHALL BE A COMPONENT POLYSULFIDE OR 1 COMPONENT POLYURETHANE SEALANT CONFORMING TO FS TT-S-00230 CLASS A. PROVIDE CLOSED CELL SEALANT BACKER ROD. SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL.
  - EXTERIOR JOINTS AROUND WINDOWS, DOORS, WALL AND FOUNDATION AND AROUND UTILITY SERVICE TO BE CAULKED, GASKETED, WEATHER-STRIPPED OR AS OTHERWISE NOTED.
  - ENERGY CODE REQUIREMENTS: WALL INSULATION TO BE A MINIMUM OF R-13, AND CEILINGS A MINIMUM OF R-19 OR AS OTHERWISE DESIGNATED ON DRAWINGS FLOORS OVER UNHEATED SPACES TO BE A MINIMUM OF R-30.

**8. DOORS AND WINDOWS**

- WOOD DOORS: WHERE INDICATED ON DRAWINGS, PROVIDE DOORS WITH APPROPRIATE UL FIRE RESISTANCE RATING.
- EXTERIOR METAL CLAD DOORS: EXTERIOR METAL CLAD DOORS SHALL BE 3/4" THICK PRE-HUNG DOORS, THERMA-TRU OR EQUAL. GLASS LIGHTS SHALL BE 1/2" THICK TEMPERED INSULATING GLASS OF DIMENSIONS INDICATED ON DRAWINGS.
- VINYL WINDOWS: PROVIDE VINYL WINDOWS OF TYPES AND SIZES INDICATED ON DRAWINGS. WINDOWS SHALL BE PRE-GLAZED WITH DOUBLE PANE HIGH PERFORMANCE CLEAR FUSED INSULATING GLASS. BASIS OF DESIGN: ANDERSEN CORPORATION 200-SERIES OR APPROVED EQUAL.
- CODE REQUIREMENT: SLEEPING ROOM WINDOWS SPECIFIED SHALL COMPLY WITH SECTION R310 OF THE INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION CODE. A MINIMUM OF ONE OPERABLE WINDOW IN EACH BEDROOM SHALL HAVE A NET CLEAR OPENING OF FIVE AND SEVEN TENTHS (5.7) SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE TWENTY FOUR (24") INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE TWENTY (20") INCHES.
- ALL GLAZING TO BE IN CONFORMANCE WITH SECTION R308 OF THE INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION.
- FINISHES**
  - GYPSUM DRYWALL: PROVIDE 5/8" THICK STANDARD TAPER GYPSUM BOARD COMPLYING WITH ASTM C36 UNLESS OTHERWISE INDICATED. NAIL OR SCREW TO EACH DRYWALL TO WALL AND CEILING SYSTEMS. PROVIDE WATER-RESISTANT GYPSUM BOARD, (ASTM C530) IN TOILET ROOMS AND WET AREAS. PROVIDE MANUFACTURER'S STANDARD METAL TRIM ACCESSORIES OF THE BEAD TYPE. PROVIDE READY-MIXED VINYL JOINT COMPOUND AND PERFORATED JOINT TAPE. INSTALL COMPOUND IN THREE COATS.
  - CLOSETS TO HAVE ONE SHELF AND ONE CLOTHES POLE UNLESS OTHERWISE NOTED. LINEN CLOSETS & PANTRIES TO HAVE FIVE (5) EVENLY SPACED SHELVES.
- SPECIALTIES**
  - N/A
- EQUIPMENT**
  - N/A
- FURNISHINGS**
  - N/A
- SPECIAL CONSTRUCTION**
  - N/A
- CONVEYING SYSTEMS**
  - N/A
- MECHANICAL**
  - THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE DESIGN OF PLUMBING, AIR CONDITIONING SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR DESIGN. THE HVAC SUBCONTRACTOR SHALL DESIGN THE HEATING AND COOLING SYSTEM AND THE PLUMBING SUBCONTRACTOR SHALL DESIGN THE PLUMBING SYSTEM.
  - PLUMBING SYSTEM: PROVIDE AND INSTALL ALL REQUIRED PIPING FOR THE SANITARY DRAINAGE, HOT AND COLD WATER SUPPLY AND NATURAL GAS SUPPLY. OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS. COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND THE APPLICABLE UTILITY COMPANIES. THE ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, STATE CODES AND LOCAL ORDINANCES AND THE LOCAL GAS COMPANY AND WATER COMPANY.
  - HOT AND COLD WATER PIPING: ABOVE GROUND PIPING SHALL BE TYPE "L" COPPER. UNDERGROUND WATER SUPPLY LINE SHALL BE TYPE "K" COPPER OR SCHEDULED 40 PVC AND SHALL BE INSTALLED MINIMUM 48" BELOW FINISHED GRADE. INSULATE ALL HOT AND COLD WATER SUPPLY LINES LOCATED WITHIN THE BUILDING.
  - SOIL AND WASTE PIPING SYSTEM: ALL WASTE PIPING UNDER CONCRETE SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE, SCHEDULE 40 PVC OR SCHEDULE 40 ABS. ALL ABOVE GROUND WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC WITH DMV TYPE FITTINGS.
  - NATURAL GAS PIPING: ALL ABOVE GROUND NATURAL GAS PIPING SHALL BE BLACK IRON OR GALVANIZED IRON. ALL UNDERGROUND NATURAL GAS PIPE SHALL BE GALVANIZED IRON PIPE.
  - EXISTING SANITARY SEWER LINE: THE EXISTING SANITARY SEWER LINE MUST BE LOCATED AND CHECKED TO ESTABLISH ITS USABILITY BEFORE CONNECTING THE NEW PORTIONS OF THE SANITARY SEWER LINE INTO IT. IT MUST ALSO BE CLEANED OUT AS PART OF THE USABILITY TESTING. IF THE CONDITION OF THE EXISTING LINE IS GOOD, IT MAY BE USED; IF THE CONDITION IS QUESTIONABLE, IT MUST BE REPLACED. THE NEW PORTION OF THE SANITARY LINE SHALL BE SCHEDULE 40 PVC. IF THE EXISTING LINE MUST BE REPLACED, IT SHALL BE SCHEDULE 40 PVC.
  - EXHAUST FANS: PROVIDE 50 CFM BATHROOM EXHAUST FANS WHERE SHOWN ON DRAWINGS. PROVIDE DUCT WORK AND ROOF JACKS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS TO VENT FAN THROUGH ROOF. USE INSULATED FLEX-DUCT TO PREVENT CONDENSATION.
  - PROVIDE FRESH AIR INTAKE FROM THE EXTERIOR TO THE FURNACE FOR HEATING SYSTEMS AS REQUIRED.
- ELECTRICAL**
  - THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE DESIGN OF ANY ELECTRICAL SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR DESIGN. THE ELECTRICAL SUBCONTRACTOR SHALL DESIGN THE ELECTRICAL SYSTEM, USING WHAT IS CURRENTLY AVAILABLE AND UPGRADING TO MEET THE FOLLOWING STANDARDS.
  - BASIC MATERIALS AND METHODS: PROVIDE AND INSTALL ALL REQUIRED WIRING FOR THE EXTERIOR ELECTRICAL SERVICE TO THE BUILDING. OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS. COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND APPLICABLE UTILITY COMPANIES. THE ENTIRE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 NATIONAL ELECTRICAL CODE, STATE CODE, LOCAL ORDINANCES, THE LOCAL ELECTRIC UTILITY COMPANY AND THE TELEPHONE COMPANY.
  - SMOKE AND CO2 DETECTOR SYSTEMS: PROVIDE AND INSTALL ALL SMOKE AND CO2 DETECTORS WITH AC PRIMARY POWER SOURCE AND SHALL RECEIVE POWER FROM A BATTERY WHEN THE AC PRIMARY POWER SOURCE IS INTERRUPTED. SMOKE AND CO2 DETECTORS SHALL BE UL APPROVED AND INSTALLED ACCORDING WITH SECTIONS R314 AND R315 OF THE INTERNATIONAL RESIDENTIAL CODE 2018, NEW JERSEY EDITION.



NOTE: ACTUAL CONDITIONS MAY VARY. THIS SECTION SHOULD BE USED FOR TYPICAL BUILDING MATERIALS TO BE USED ON THIS PROJECT. ALL NEW CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL FOR WIND SPEEDS OF UP TO 115 MPH

**1 TYP. WALL SECTION**  
SCALE: 1" = 1'-0"

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NEW JERSEY: 21A02175600

Typical Graphics Legend:

SECTION	SURFACE	EXISTING TO REMAIN
(Dashed line)	(Dotted line)	TO BE DEMOLISHED
(Hatched pattern)	(Stippled pattern)	NEW CONSTRUCTION
(Circle with arrow)	(Circle with arrow)	ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELSEVISE NOT SHOWN ELEVATION OR SECTION DIRECTION
(Circle with arrow)	(Circle with arrow)	NEW DOOR SWING
(Circle with arrow)	(Circle with arrow)	EXISTING DOOR SWINGS
(Circle with arrow)	(Circle with arrow)	COUNTERTOP/MILLWORK
(Circle with arrow)	(Circle with arrow)	AREA NOT IN CONTRACT
(Cloud shape)	(Cloud shape)	REVISION NUMBER CLOUD SHOWS AREA OF CHANGE
DM	RR	EX
(Circle with arrow)	(Circle with arrow)	EXISTING TO BE DEMOLISHED
(Circle with arrow)	(Circle with arrow)	EXISTING TO REMAIN
(Circle with arrow)	(Circle with arrow)	EXISTING TO BE REMOVED & RELOCATED

Project Client:

**HOUSE RENOVATIONS**

Project Location:

**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

Drawing Issue:

**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

No.	Revision	Date

Typical Drawing Legend:

FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A01.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A01.02 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
A02.01 GENERAL NOTES	A07.11 FRAMING/ROOF PLANS	A12.01 BUILDING SECTIONS
A03.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A04.01 SITE/EGRESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REORDERINGS

Drawing Title/Floor:

**GENERAL NOTES & DETAILS**

Initial Dwg Date: 2022-07-30	Drawn By: MPK	Chk By: MPK
Dwg #:	Plan North:	

**A02.01**

THE SCALE REPRESENTED ON THESE DRAWINGS IS ONLY VALID IF THE DRAWINGS ARE 18" X 24". DRAWINGS WHICH ARE NOT PLOTTED AT THE SPECIFIED SHEET SIZE ARE NOT TO SCALE.

Job #: 2203
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NOTE: NO RAINWATER LEADER OR OTHER PIPE OR CONDUIT SHALL BE CONSTRUCTED, MAINTAINED OR PLACED IN SUCH MANNER THAT THE WATER THEREOF SHALL BE DISCHARGED UPON THE SURFACE OF ANY SIDEWALK.

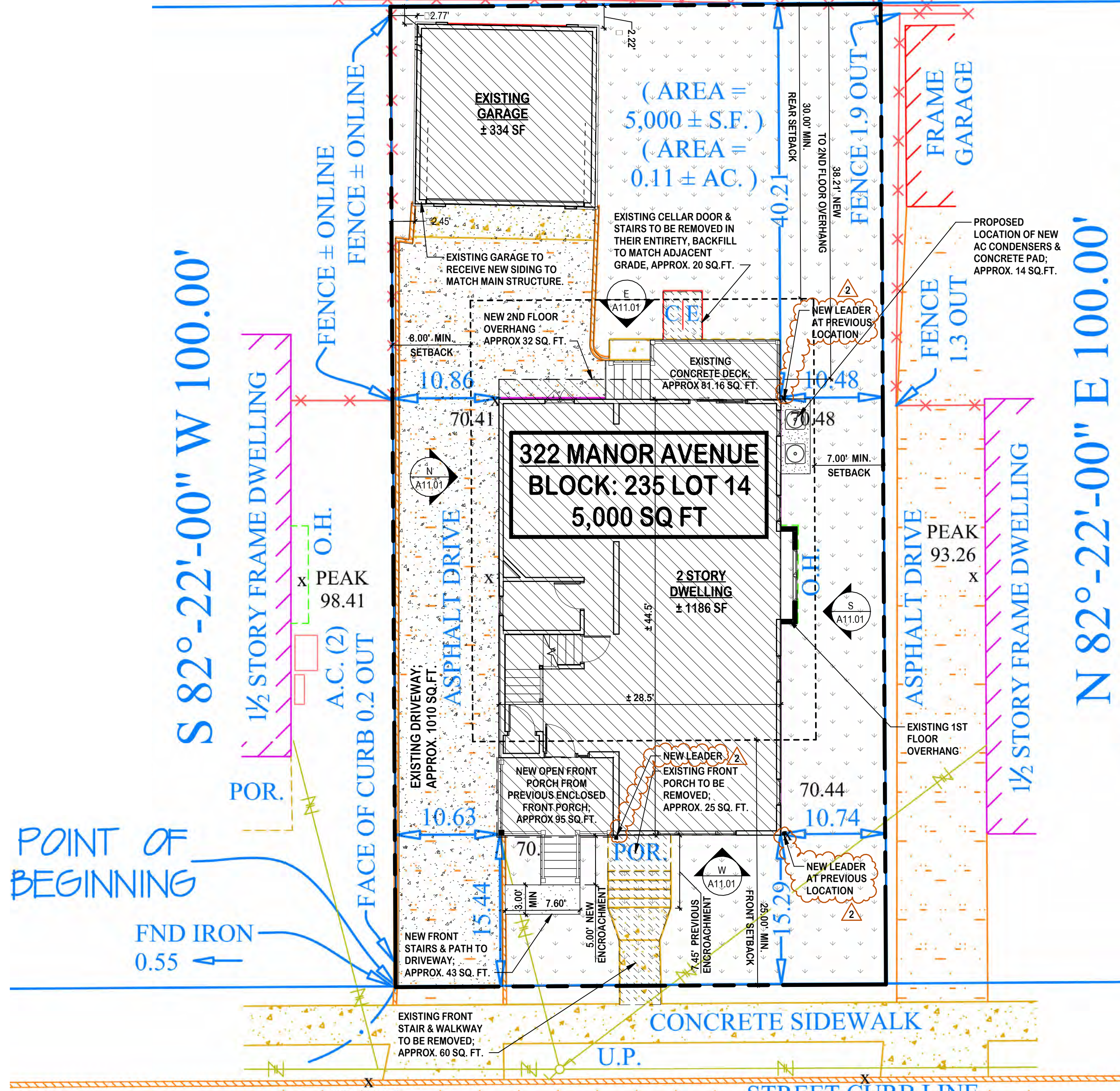
N 07°-38'-00" W 50.00'

FENCE 0.6 OUT

FENCE 0.2 IN

S 82°-22'-00" W 100.00'

N 82°-22'-00" E 100.00'



**NOTE:**  
THIS IS *NOT* A CERTIFIED SURVEY, ALL INFORMATION WAS DERIVED FROM THE SURVEY BY MAP IT, LLC, DATED 2022-10-06.

S 07°-38'-00" E 50.00'  
MANOR AVENUE ( 50.00' )  
( F.K.A. 7TH STREET )

ARCHITECTURAL SITE PLAN (NOT A SURVEY)

SCALE: 1/8" = 1'-0"

**ZONE R-4: ONE FAMILY DETACHED RESIDENCE DISTRICT**

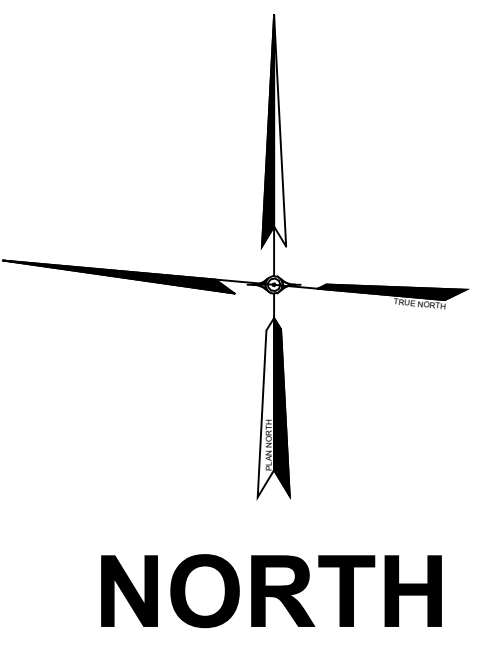
	ALLOWABLE/REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED	COMMENTS
MIN. LOT AREA:	6,000 SF (MIN)	5,000 SF	-	EXISTING NON CONFORMING	NO CHANGE
MIN. LOT WIDTH:	60 FT (MIN)	50 FT	-	EXISTING NON CONFORMING	NO CHANGE
MIN. LOT DEPTH:	100 FT (MIN)	100.0 FT	-	NO	NO CHANGE
MIN. FRONT SETBACK:	25 FT (MIN)	15.29 FT	15.29 FT	EXISTING NON CONFORMING	NO CHANGE (SEE FOOTNOTE 2)
FRONT STAIR SETBACK ENCROACHMENT:	EXISTING OR NEW IN PREVIOUS LOCATION	7.00 FT	5.00 FT NEW LOCATION	YES	PROPOSED NEW LOCATION (SEE FOOTNOTE 4)
MIN. REAR SETBACK:	30 FT (MIN) (SEE NOTE F)	40.21 FT	38.25 FT	NO	PROPOSED ALTERATION (SEE FOOTNOTE 1)
MIN. SIDE SETBACKS - TOTAL (BOTH):	15 FT (MIN) (30% WIDTH)	21.37 FT	-	NO	NO CHANGE
- RIGHT SIDE:	7 FT (MIN) (10% WIDTH OR 7 FT)	10.48 FT	-	NO	NO CHANGE
- LEFT SIDE:	8 FT (MIN) (15 FT - 7 FT)	10.63 FT	-	NO	NO CHANGE
MAX. LOT COVERAGE (IMPERVIOUS SURFACES):	40% (MAX)	57.22%	56.84%	EXISTING NON CONFORMING	EXISTING NON CONFORMING CONDITIONS IMPROVED
MAX. BUILDING COVERAGE:	30% (MAX) 1,500 SQ. FT.	34.25% 1,709 SQ. FT.	34.6% 1,738 SQ. FT. / 2	YES	PROPOSED ALTERATION
MAX. BUILDING HEIGHT:	32.00 FT (MAX)	22.79 FT	31.25 FT	NO	PROPOSED ALTERATION
MAX. 1ST FLOOR HEIGHT FROM GROUND:	3.5 FT (MAX)	4.55 FT (HIGHEST) 4.33 FT (AVERAGE)	-	EXISTING NON CONFORMING	NO CHANGE
MAX. BUILDING STORIES:	2.5 STORIES (MAX)	2.5 STORIES	3.0 STORIES	YES	PROPOSED ALTERATION (SEE FOOTNOTE 3)
ACCESSORY BUILDING - MAX. BUILDING HEIGHT:	16 FT (MAX)	13 FT / 1	-	NO	NO CHANGE
- MAX. BUILDING STORIES:	1 (MAX)	-	-	NO	NO CHANGE
- MIN. SIDE SETBACK:	10 FT (MIN)	2.45 FT	-	EXISTING NON CONFORMING	NO CHANGE
- MIN. REAR SETBACK:	10 FT (MIN)	1.77 FT	-	EXISTING NON CONFORMING	NO CHANGE

FOOTNOTE 1: SCHEDULE 1 - NOTE F: 30% OF THE FIRST 100 FT OF LOT DEPTH; 45% OF THE NEXT 50 FT OF LOT DEPTH; 65% OF THE NEXT 50 FT OF LOT DEPTH; 90% OF THE BALANCE OF THE LOT DEPTH.

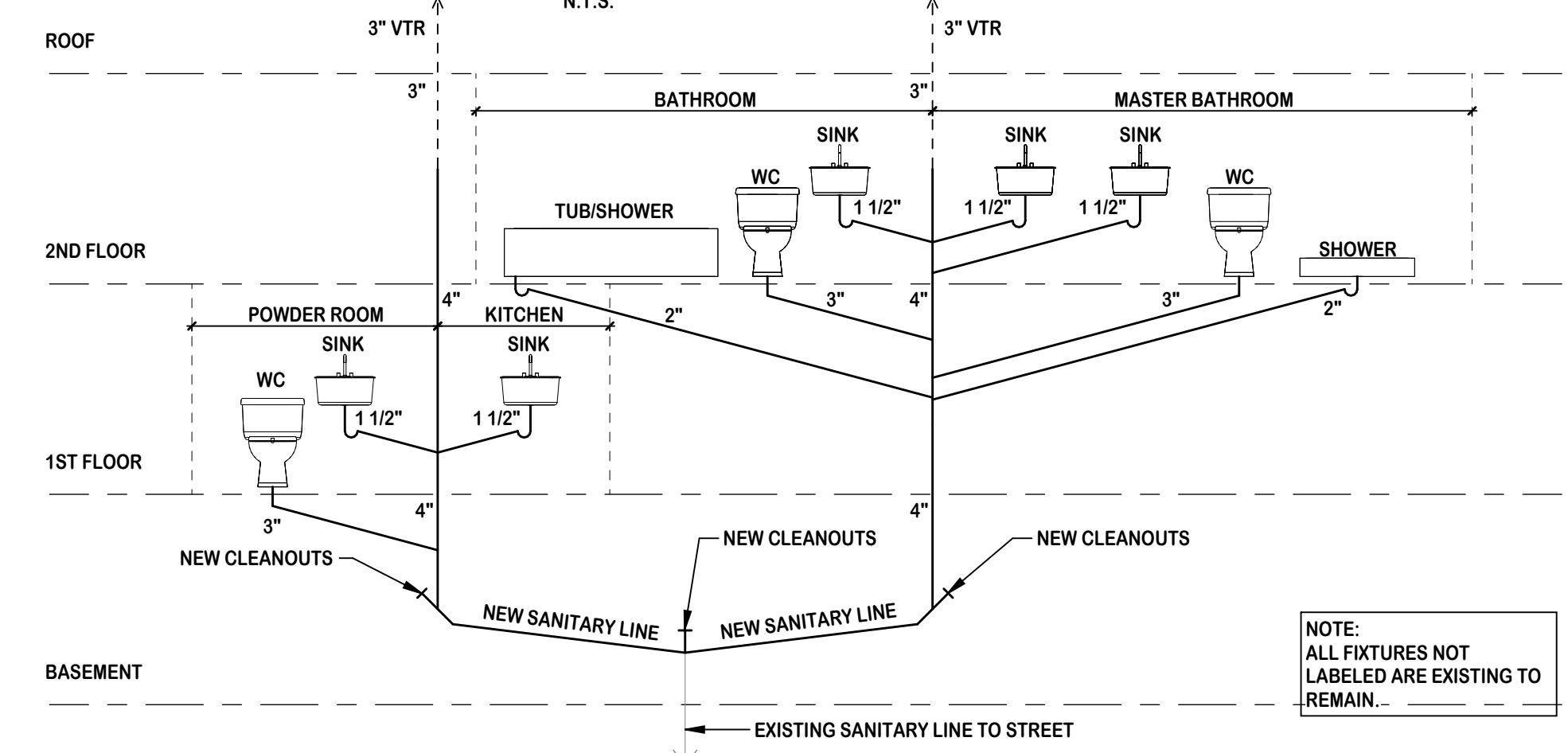
FOOTNOTE 2: § 255-42. NONCONFORMING USES AND STRUCTURES: NONCONFORMING SETBACKS, WHERE A LOT EXISTS IN SINGLE OWNERSHIP AND IS IMPROVED WITH A BUILDING WHICH IS NONCONFORMING DUE TO LOCATION, SAID BUILDING MAY BE EXPANDED, PROVIDED THAT EXISTING NONCONFORMING YARDS OR SETBACKS ARE ONLY EXTENDED AND NOT FURTHER ENCLOSED UPON, AND FURTHER PROVIDED THAT WHERE YARDS OR SETBACKS ARE REQUIRED, NO SUCH YARD OR SETBACK SHALL BE LESS THAN FIVE FEET.

FOOTNOTE 3: § 255-1. PURPOSES, DEFINITIONS: STORY, ABOVE GRADE: ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE, EXCEPT THAT A BASEMENT SHALL BE CONSIDERED TO BE A STORY ABOVE GRADE WHERE THE BASEMENT OR A PORTION THEREOF EXTENDS ABOVE THE ADJACENT GROUND AREA TO A HEIGHT OF 3.5 FEET OR GREATER AS MEASURED FROM ANY POINT OF THE FINISHED FIRST FLOOR TO THE LOWEST FINISHED GRADE OF THE GROUND ADJACENT TO THE BUILDING.

FOOTNOTE 4: § 255-35. SUPPLEMENTARY ZONE DISTRICT REGULATIONS: (D) UNCOVERED STEPS ONLY MAY PROJECT UP TO FIVE FEET INTO A REQUIRED FRONT OR REAR YARD. IF THE EXISTING FRONT YARD SETBACK IS NONCONFORMING, UNCOVERED STEPS MAY BE RECONSTRUCTED IN THEIR EXISTING LOCATIONS AND FOOTPRINTS, BUT NOT INCREASED FURTHER IN SIZE OR ENCLOSED FURTHER INTO THE REQUIRED FRONT YARD AREA.



AREA MAP



PLUMBING RISER DIAGRAM

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

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Typical Graphics Legend:

- SECTION SURFACE
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- NEW CONSTRUCTION
- ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELEVATION/SECTION IS DRAWN
- ELEVATION OR SECTION DIRECTION
- NEW DOOR SWING
- EXISTING DOOR SWING
- COUNTERTOP/MILLWORK
- AREA NOT IN CONTRACT
- REVISION NUMBER
- CLOUD SHOWS AREA OF CHANGE
- DM RR EX
- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED & RELOCATED

Project Client:  
**HOUSE RENOVATIONS**

Project Location:  
**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

REVISIONS AS PER ZONING DEPARTMENT'S REMARKS: 2023-03-08

REVISIONS AS PER TOWNSHIP'S REMARKS: 2022-09-30

Drawing Issue:  
**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

Typical Drawing Legend:  
FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A001 COVER SHEET	A051 DEMOLITION PLANS	A101 ENLARGED PLANS
A010 TITLE SHEET	A061 CONSTRUCTION PLANS	A110 BUILDING ELEVATIONS
A020 GENERAL NOTES	A071 FRAMING/ROOF PLANS	A120 BUILDING SECTIONS
A030 SCHEDULES & DETAILS	A081 CEILING/POWER PLANS	A130 MISC. DETAILS
A040 SITE/EGRESS PLANS	A091 FINISH/FURNITURE PLANS	A140 REDLINES

Drawing Type: A05.11  
Section Number: 11/2  
Drawing Number: Floor

Drawing Title/Floor:  
**SITE PLAN, ZONING INFO. & PLUMBING RISER DIAGRAM**

Initial Dwg Date: 2022-07-30  
Dwg #: A04.01

Drawn By: MPK  
Plan North: [North Arrow]

Job #: 2203

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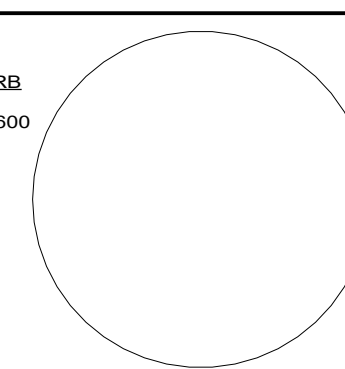


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NEW JERSEY: 21A02176600



**Typical Graphics Legend:**

SECTION	SURFACE	EXISTING TO REMAIN
TO BE DEMOLISHED	NEW CONSTRUCTION	ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELSE/SECTION IS DRAWN ELEVATION OR SECTION DIRECTION
NEW DOOR SWING	EXISTING DOOR SWING	COUNTERTOP/MILLWORK
REVISION NUMBER CLOUD SHOWS AREA OF CHANGE	EXISTING TO BE DEMOLISHED EXISTING TO REMAIN EXISTING TO BE REMOVED & RELOCATED	DM RR EX

**Project Client:**

**HOUSE RENOVATIONS**

**Project Location:**

**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

No.	Revision	Date
1	REVISIONS AS PER TOWNSHIP'S REMARKS	2022-09-30

**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

**Typical Drawing Legend:**

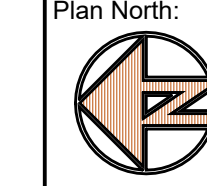
FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A00.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A01.01 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
A02.01 GENERAL NOTES	A07.11 FRAMING/ROOF PLANS	A12.01 BUILDING SECTIONS
A03.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A04.01 SITE/ACCESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REFERENCING

Drawing Type: **A05.11** Section Number: **1** Drawing Number: **1** Floor: **1**

**Drawing Title/Floor:**

**CONSTRUCTION PLAN  
BASEMENT & FIRST FLOOR**

Initial Dwg Date: 2022-07-30	Drawn By: MPK	Chk By: MPK
Dwg #: <b>A06.01</b>	Plan North: 	Job #: 2203

THE SCALE REPRESENTED ON THESE DRAWINGS IS ONLY VALID IF THE DRAWING IS 24" X 36". DRAWINGS WHICH ARE NOT PLOTTED AT THE SPECIFIED SHEET SIZE ARE NOT TO SCALE.

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**WALL TYPES LEGEND:**

- 2WF** INTERIOR 2" FURRING ON EXISTING WALL  
- CONSTRUCTION: TBD  
- INSULATION: TBD  
- INTERIOR: N/A  
- EXTERIOR: (1) LAYER 5/8" GYP. WB
- 4WEI** EXTERIOR 2" X 4" WOOD STUD WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: 3 1/2" FG BATTS, R-13  
- INTERIOR: (1) LAYER OF 1/2" GYP. WB  
- EXTERIOR: TYVEC BUILDING WRAP ON 1/2" PLYWOOD SHEATHING, EXT. GLUE 32/16  
- SEE BLDG. ELEVATIONS FOR EXTERIOR FINISH
- 4WF** INTERIOR 4" FURRING ON EXISTING WALL  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: TBD  
- INTERIOR: N/A  
- EXTERIOR: (1) LAYER 5/8" GYP. WB
- 4WI** INTERIOR 2" X 4" WOOD STUD WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: NONE  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: (1) LAYER 5/8" GYP. WB
- 4WIB** INTERIOR 2" X 4" LOAD BEARING WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL,  
- INSULATION: NONE  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: (1) LAYER 5/8" GYP. WB  
- PROVIDE WOOD BLOCKING MIDWAY
- 6WEI** EXTERIOR 2" X 6" WOOD STUD WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: 5 1/2" FIBERGLASS BATTS, R-19  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: TYVEC BUILDING WRAP ON 5/8" PLYWOOD SHEATHING, EXT. GLUE 32/16  
- SEE BLDG. ELEVATIONS FOR EXTERIOR FINISH
- 6WIB** INTERIOR 2" X 6" LOAD BEARING WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: NONE  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: (1) LAYER 5/8" GYP. WB  
- PROVIDE WOOD BLOCKING MIDWAY
- 8CS** STRUCTURAL 8" CMU FOUNDATION WALL  
- CONSTRUCTION: 8" X 8" X 16" CMU BLOCK  
- INSULATION: NONE  
- INTERIOR: N/A  
- EXTERIOR: N/A

**PLUMBING LEGEND:**

- 1** SINGLE KITCHEN SINK
- 2** SINGLE VANITY SINK
- 3** DOMESTIC FLOOR MOUNTED WATER CLOSET
- 4** DOMESTIC TUB/SHOWER COMBO.
- 5** DOMESTIC SHOWER

**WINDOW LEGEND:**

- 1** 4'-0" W X 4'-0" H FIXED PICTURE WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 2** 2'-0" W X 4'-0" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 3** 3'-0" W X 4'-9" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 4** 2'-8" W X 4'-0" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 5** 3'-0" W X 4'-0" H FIXED PICTURE WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 6** 1'-6" W X 3'-0" H CASEMENT WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 7** 6'-0" W X 5'-0" H FIXED PICTURE WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 8** 1'-6" W X 3'-0" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 9** 3'-0" W X 2'-0" H DOUBLE SLIDING WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 10** 3'-0" W X 1'-6" H DOUBLE SLIDING WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR

**DOOR TYPES LEGEND:**

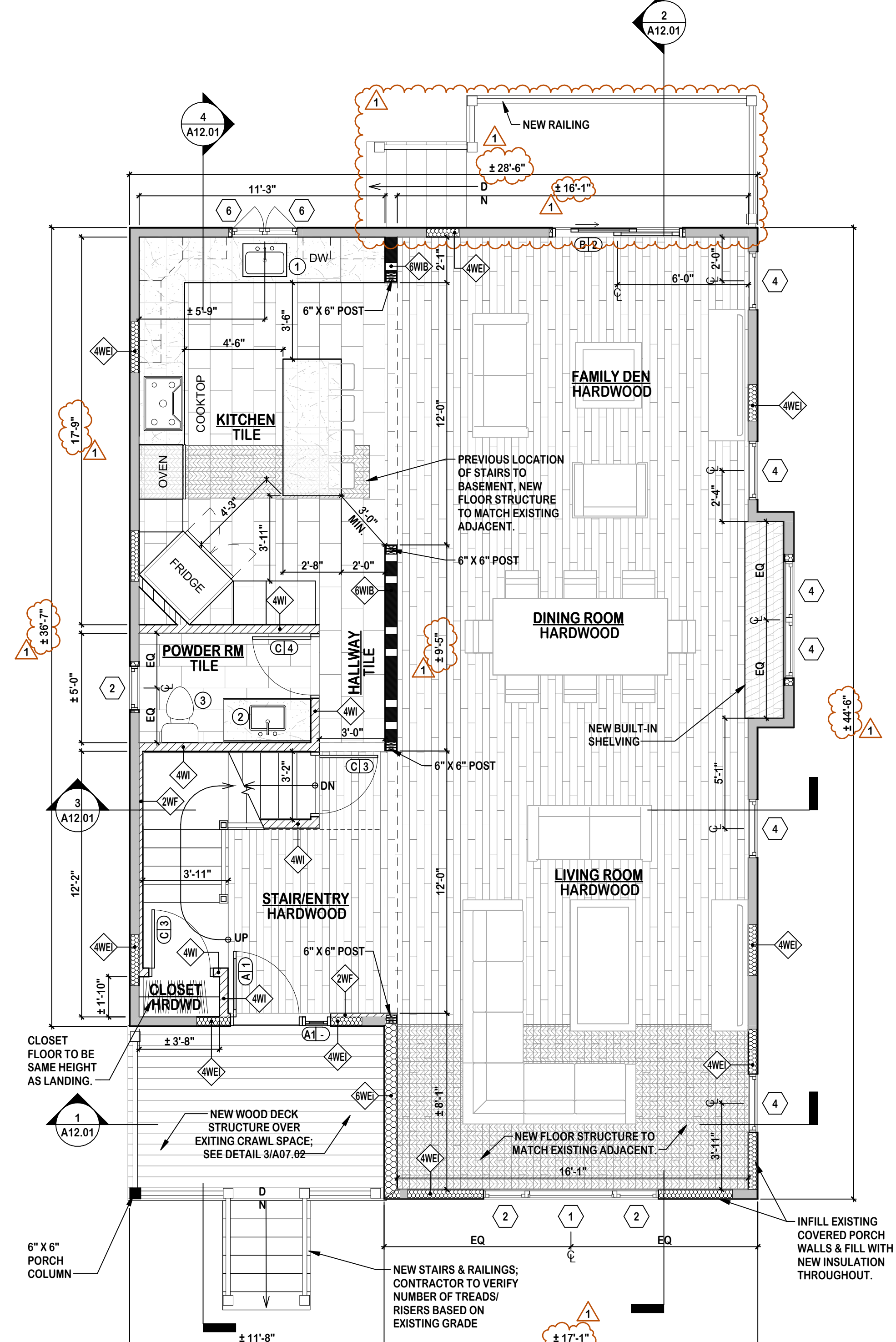
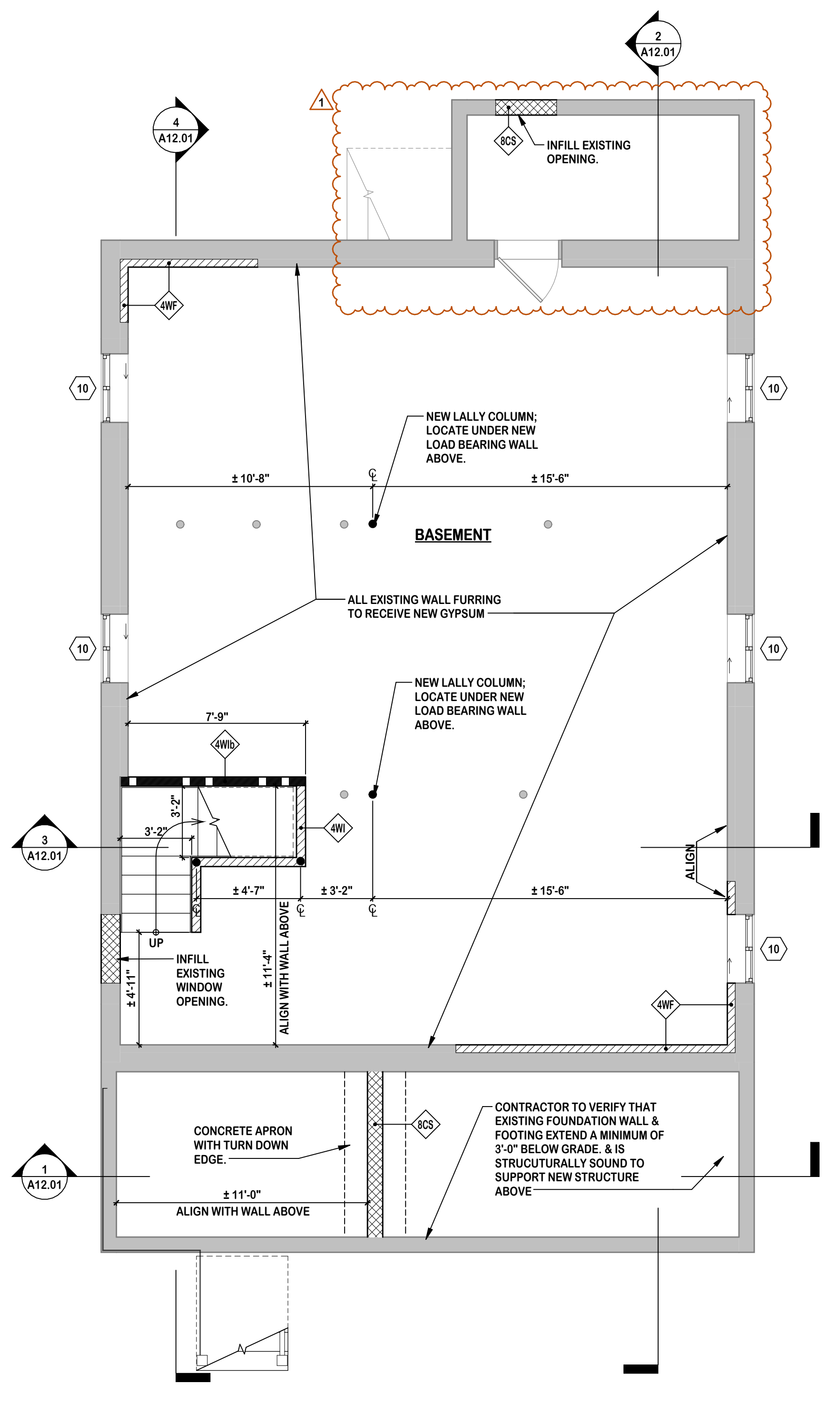
- A** 3'-0" W X 6'-8" H SINGLE HINGE ENTRY DOOR  
- APPLICATION: EXTERIOR  
- FIRE RATING: NONE  
- STYLE: 3 PANEL W/ 1/4 GLASS INLAY  
- FINISH: TBD  
- GLAZING: CLEAR
- A1** 1'-0" W X 6'-8" H SIDE LITE  
- APPLICATION: EXTERIOR  
- FIRE RATING: NONE  
- STYLE: 1 PANEL W/ FULL GLASS INLAY  
- FINISH: TBD  
- GLAZING: CLEAR
- B** 5'-8" W X 6'-8" H TWO LEAF SLIDING DOOR  
- APPLICATION: EXTERIOR  
- FIRE RATING: NONE  
- STYLE: 1 PANEL, FULL GLASS  
- FINISH: TBD  
- GLAZING: CLEAR
- C** 2'-8" W X 6'-8" H SGL HINGE DOOR  
- APPLICATION: INTERIOR  
- FIRE RATING: NONE  
- STYLE: 6 PANEL  
- FINISH: TBD
- D** 5'-8" W X 6'-8" H FOUR LEAF FOLDING DOOR  
- APPLICATION: INTERIOR  
- FIRE RATING: NONE  
- STYLE: 3 PANEL, HORIZONTAL  
- FINISH: TBD
- E** 2'-6" W X 6'-8" H TWO LEAF FOLDING DOOR  
- APPLICATION: INTERIOR  
- FIRE RATING: NONE  
- STYLE: 3 PANEL, HORIZONTAL  
- FINISH: TBD
- F** 2'-2" W X 4'-6" H ATTIC ACCESS STAIRS

**DOOR HARDWARE LEGEND:**

- 1** EXTERIOR GRADE LATCH:  
- TYPE: BUILDING ENTRY  
- LOCKSET: LOCKABEL WITH DEADBOLT  
- FINISH: TBD
- 2** EXTERIOR GRADE SLIDING DOOR LATCH:  
- TYPE: BUILDING ENTRY  
- LOCKSET: LOCKABEL WITH DEADBOLT  
- FINISH: TBD
- 3** INTERIOR GRADE KNOB:  
- TYPE: HALL/CLOSET  
- LOCK: NONE  
- FINISH: TBD
- 4** INTERIOR GRADE KNOB:  
- TYPE: BEDROOM/BATHROOM  
- LOCK: LOCKABLE  
- FINISH: TBD
- 5** TYPICAL BI-FOLD DOOR HARDWARE:  
- TYPE: STANDARD  
- LOCK: NONE  
- FINISH: TBD

**NOTES:**

- SEE A07.01 & A07.02 FOR FRAMING, BEAM, & HEADER SIZES.
- SEE A08.01 FOR POWER & LIGHTING LAYOUT.



**BASEMENT PLAN**

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

**FIRST FLOOR PLAN**

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



**MICHAEL P. KEATING ARCHITECT**

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MICHAEL P. KEATING, AIA, NCARB  
NEW JERSEY: 21A02176600



**Typical Graphics Legend:**

SECTION	SURFACE	EXISTING TO REMAIN
TO BE DEMOLISHED	NEW CONSTRUCTION	ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELSE/SECTION IS DRAWN ELEVATION OR SECTION DIRECTION
NEW DOOR SWING	EXISTING DOOR SWING	COUNTERTOP/MILLWORK
REVISION NUMBER CLOUD SHOWS AREA OF CHANGE	EXISTING TO BE DEMOLISHED	EXISTING TO REMAIN
DM RR EX	EXISTING TO BE REMOVED & RELOCATED	

**Project Client:**

**HOUSE RENOVATIONS**

**Project Location:**

**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

**REVISIONS AS PER TOWNSHIP'S REMARKS**

No.	Revision	Date
		2022-09-30

**Drawing Issue:**

**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

**Typical Drawing Legend:**

FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

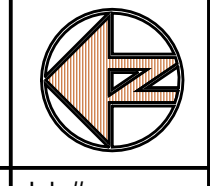
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A01.01 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
A02.01 GENERAL NOTES	A07.11 FRAMING/ROOF PLANS	A12.01 BUILDING SECTIONS
A03.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A04.01 SITE/EGRESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REDLINERS

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**Drawing Title/Floor:**

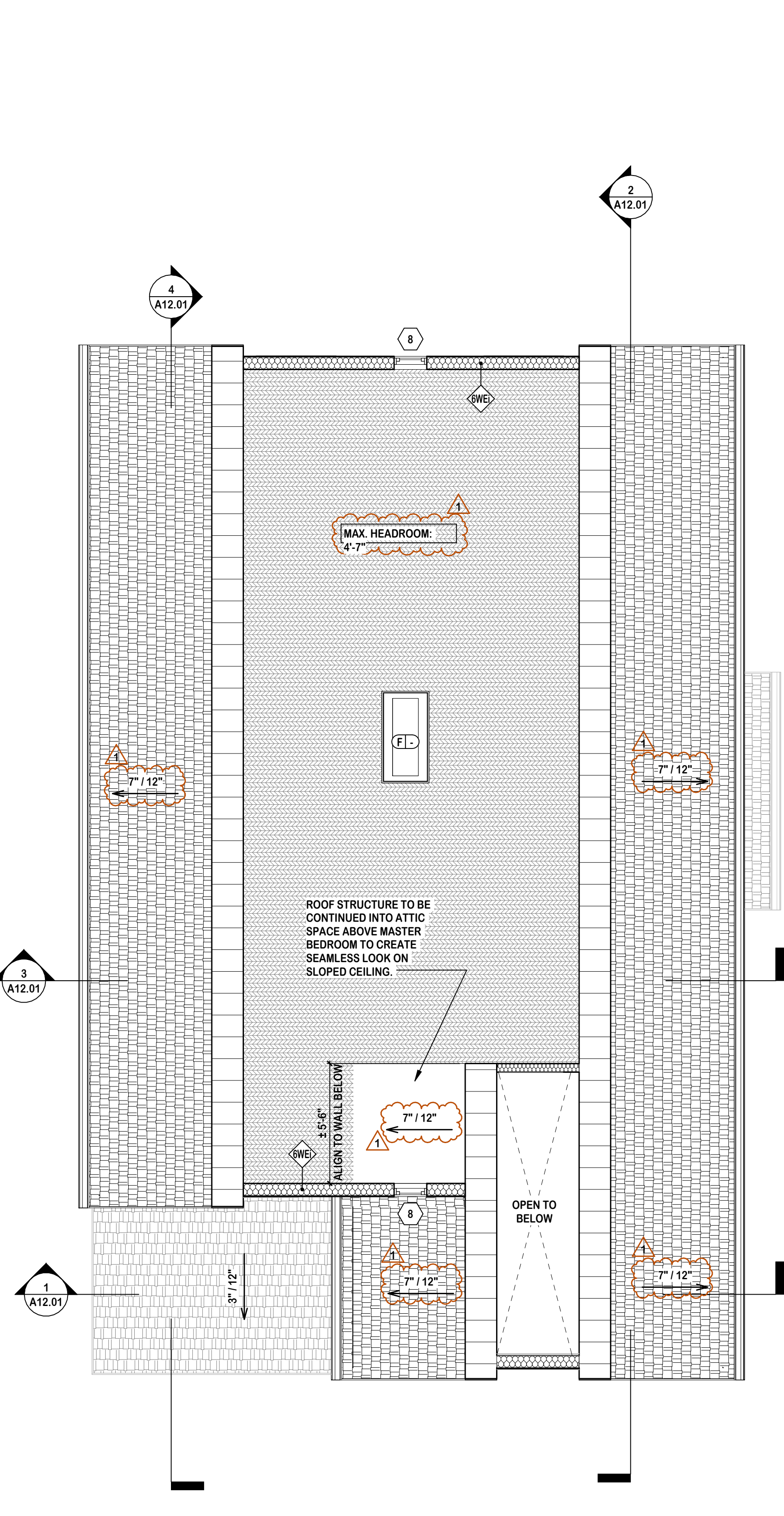
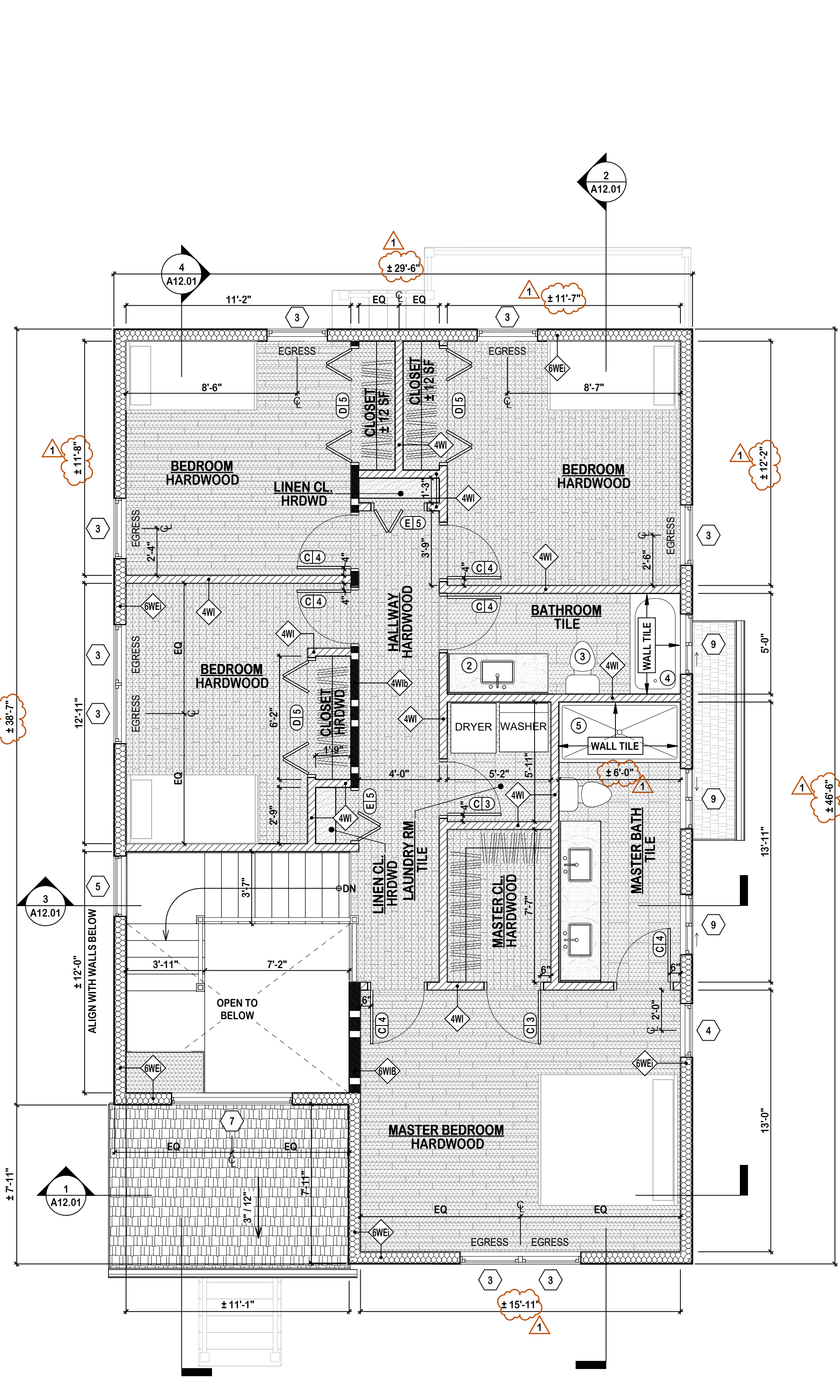
**CONSTRUCTION PLAN  
SECOND FLOOR & ATTIC**

Initial Dwg Date: 2022-07-30 Drawn By: MPK Chk By: MPK

Dwg #: **A06.02** Plan North: 

Job #: 2203

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**WALL TYPES LEGEND:**

- 2WF** INTERIOR 2" FURRING ON EXISTING WALL  
- CONSTRUCTION: TBD  
- INSULATION: TBD  
- INTERIOR: N/A  
- EXTERIOR: (1) LAYER 5/8" GYP. WB
- 4WEI** EXTERIOR 2" X 4" WOOD STUD WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: 3 1/2" FG BATTS, R-13  
- INTERIOR: (1) LAYER OF 1/2" GYP. WB  
- EXTERIOR: TYVEC BUILDING WRAP ON 1/2" PLYWOOD SHEATHING, EXT. GLUE 32/16  
- SEE BLDG. ELEVATIONS FOR EXTERIOR FINISH
- 4WF** INTERIOR 4" FURRING ON EXISTING WALL  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: TBD  
- INTERIOR: N/A  
- EXTERIOR: (1) LAYER 5/8" GYP. WB
- 4WI** INTERIOR 2" X 4" WOOD STUD WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: NONE  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: (1) LAYER 5/8" GYP. WB
- 4WIB** INTERIOR 2" X 4" LOAD BEARING WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL,  
- INSULATION: NONE  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: (1) LAYER 5/8" GYP. WB  
- PROVIDE WOOD BLOCKING MIDWAY
- 6WEI** EXTERIOR 2" X 6" WOOD STUD WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: 5 1/2" FIBERGLASS BATTS, R-19  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: TYVEC BUILDING WRAP ON 5/8" PLYWOOD SHEATHING, EXT. GLUE 32/16  
- SEE BLDG. ELEVATIONS FOR EXTERIOR FINISH
- 6WIB** INTERIOR 2" X 6" LOAD BEARING WALL @ 16" OC  
- CONSTRUCTION: DBL TOP PL, SGL BOT PL  
- INSULATION: NONE  
- INTERIOR: (1) LAYER 5/8" GYP. WB  
- EXTERIOR: (1) LAYER 5/8" GYP. WB  
- PROVIDE WOOD BLOCKING MIDWAY
- 8CS** STRUCTURAL 8" CMU FOUNDATION WALL  
- CONSTRUCTION: 8" X 8" X 16" CMU BLOCK  
- INSULATION: NONE  
- INTERIOR: N/A  
- EXTERIOR: N/A

**WINDOW LEGEND:**

- 1** 4'-0" W X 4'-0" H FIXED PICTURE WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 2** 2'-0" W X 4'-0" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 3** 3'-0" W X 4'-9" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 4** 2'-8" W X 4'-0" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 5** 3'-0" W X 4'-0" H FIXED PICTURE WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 6** 1'-6" W X 3'-0" H CASEMENT WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 7** 6'-0" W X 5'-0" H FIXED PICTURE WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 8** 1'-6" W X 3'-0" H DOUBLE HUNG WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 9** 3'-0" W X 3'-0" H DOUBLE SLIDING WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR
- 10** 3'-0" W X 1'-6" H DOUBLE SLIDING WINDOW  
- FINISH: TBD  
- GLAZING: CLEAR

**DOOR TYPES LEGEND:**

- A** 3'-0" W X 6'-8" H SINGLE HINGE ENTRY DOOR  
- APPLICATION: EXTERIOR  
- FIRE RATING: NONE  
- STYLE: 3 PANEL W/ 1/4 GLASS INLAY  
- FINISH: TBD  
- GLAZING: CLEAR
- A1** 1'-0" W X 6'-8" H SIDE LITE  
- APPLICATION: EXTERIOR  
- FIRE RATING: NONE  
- STYLE: 1 PANEL W/ FULL GLASS INLAY  
- FINISH: TBD  
- GLAZING: CLEAR
- B** 5'-8" W X 6'-8" H TWO LEAF SLIDING DOOR  
- APPLICATION: EXTERIOR  
- FIRE RATING: NONE  
- STYLE: 1 PANEL, FULL GLASS  
- FINISH: TBD  
- GLAZING: CLEAR
- C** 2'-8" W X 6'-8" H SGL HINGE DOOR  
- APPLICATION: INTERIOR  
- FIRE RATING: NONE  
- STYLE: 6 PANEL  
- FINISH: TBD
- D** 5'-8" W X 6'-8" H FOUR LEAF FOLDING DOOR  
- APPLICATION: INTERIOR  
- FIRE RATING: NONE  
- STYLE: 3 PANEL, HORIZONTAL  
- FINISH: TBD
- E** 2'-6" W X 6'-8" H TWO LEAF FOLDING DOOR  
- APPLICATION: INTERIOR  
- FIRE RATING: NONE  
- STYLE: 3 PANEL, HORIZONTAL  
- FINISH: TBD
- F** 2'-2" W X 4'-6" H ATTIC ACCESS STAIRS

**DOOR HARDWARE LEGEND:**

- 1** EXTERIOR GRADE LATCH:  
- TYPE: BUILDING ENTRY  
- LOCKSET: LOCKABEL WITH DEADBOLT  
- FINISH: TBD
- 2** EXTERIOR GRADE SLIDING DOOR LATCH:  
- TYPE: BUILDING ENTRY  
- LOCKSET: LOCKABEL WITH DEADBOLT  
- FINISH: TBD
- 3** INTERIOR GRADE KNOB:  
- TYPE: HALL/CLOSET  
- LOCK: NONE  
- FINISH: TBD
- 4** INTERIOR GRADE KNOB:  
- TYPE: BEDROOM/BATHROOM  
- LOCK: LOCKABLE  
- FINISH: TBD
- 5** TYPICAL BI-FOLD DOOR HARDWARE:  
- TYPE: STANDARD  
- LOCK: NONE  
- FINISH: TBD

**PLUMBING LEGEND:**

- 1** SINGLE KITCHEN SINK
- 2** SINGLE VANITY SINK
- 3** DOMESTIC FLOOR MOUNTED WATER CLOSET
- 4** DOMESTIC TUB/SHOWER COMBO.
- 5** DOMESTIC SHOWER

**NOTE:**

- SEE A07.01 & A07.02 FOR FRAMING, BEAM, & HEADER SIZES.
- SEE A08.01 FOR POWER & LIGHTING LAYOUT.

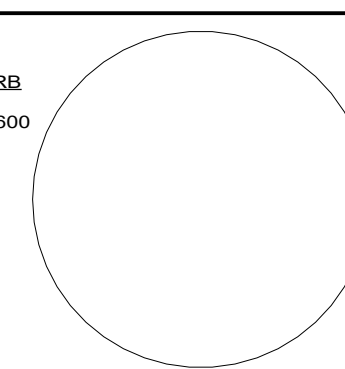


**MICHAEL P. KEATING ARCHITECT**

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Seal & Signature:  
MICHAEL P. KEATING, AIA, NCARB  
NEW JERSEY: 21A02176600



**Typical Graphics Legend:**

	SECTION		SURFACE		EXISTING TO REMAIN
					TO BE DEMOLISHED
					NEW CONSTRUCTION
					ELEVATION/SECTION DETAIL NUMBER SHEET WHERE ELEVATION/SECTION IS DRAWN ELEVATION OR SECTION DIRECTION
					NEW DOOR SWING
					EXISTING DOOR SWING
					COUNTERTOP/MILLWORK
					AREA NOT IN CONTRACT
					REVISION NUMBER CLOUD SHOWS AREA OF CHANGE
					DM RR EX EXISTING TO BE DEMOLISHED EXISTING TO REMAIN EXISTING TO BE REMOVED & RELOCATED

Project Client:  
**HOUSE RENOVATIONS**

Project Location:  
**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

**REVISIONS AS PER TOWNSHIP'S REMARKS**

No.	Revision	Date
1		2022-09-30

Drawing Issue:  
**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

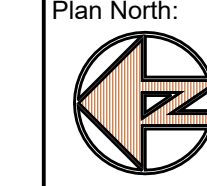
**Typical Drawing Legend:**

FOR REFERENCE ONLY, REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A00.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A01.01 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
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A03.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A04.01 SITE/EGRESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REDLININGS

Drawing Type: **A05.11** Drawing Number: \_\_\_\_\_  
Section Number: \_\_\_\_\_ Floor: \_\_\_\_\_

Drawing Title/Floor:  
**FRAMING PLANS & DETAILS  
ALL FLOORS**

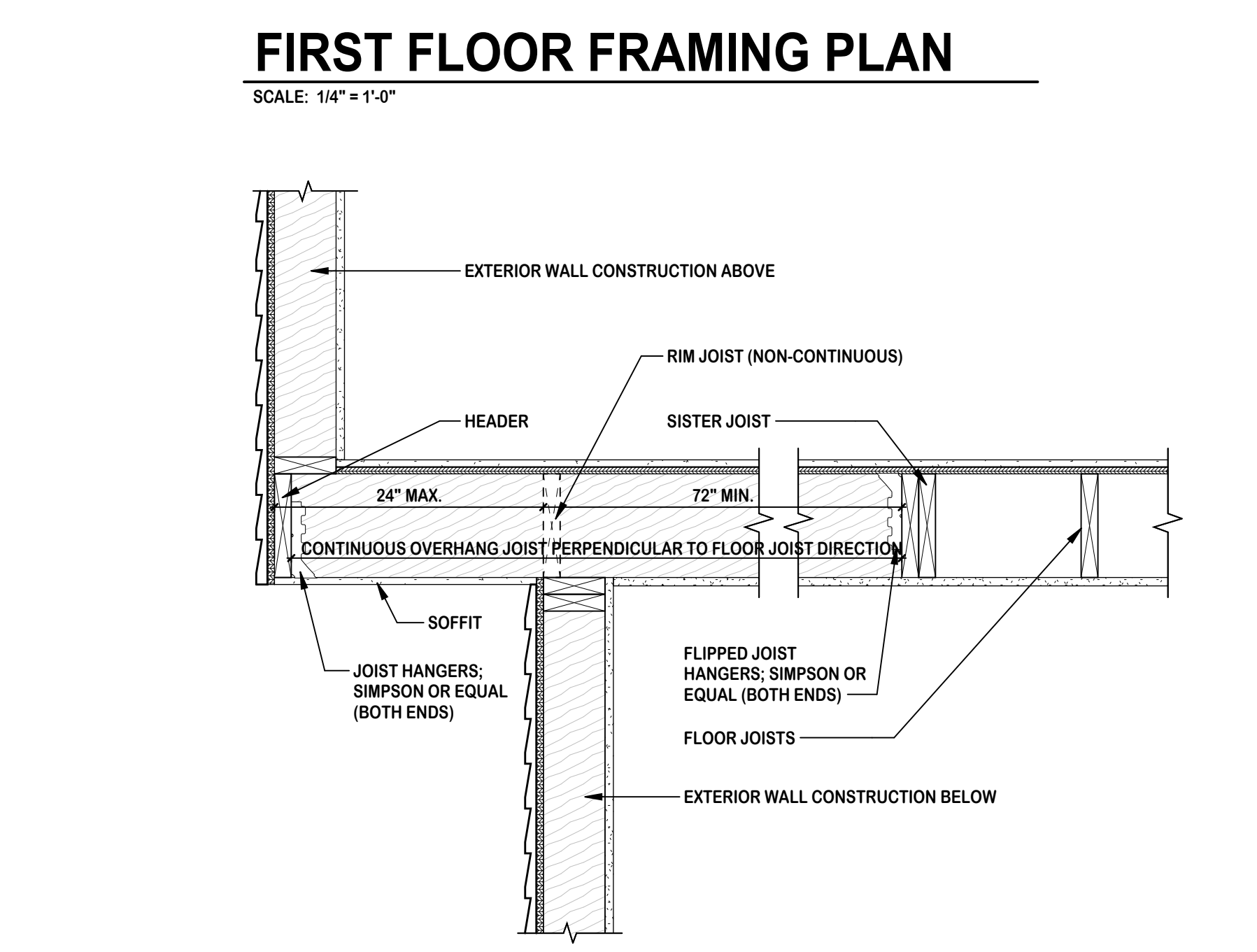
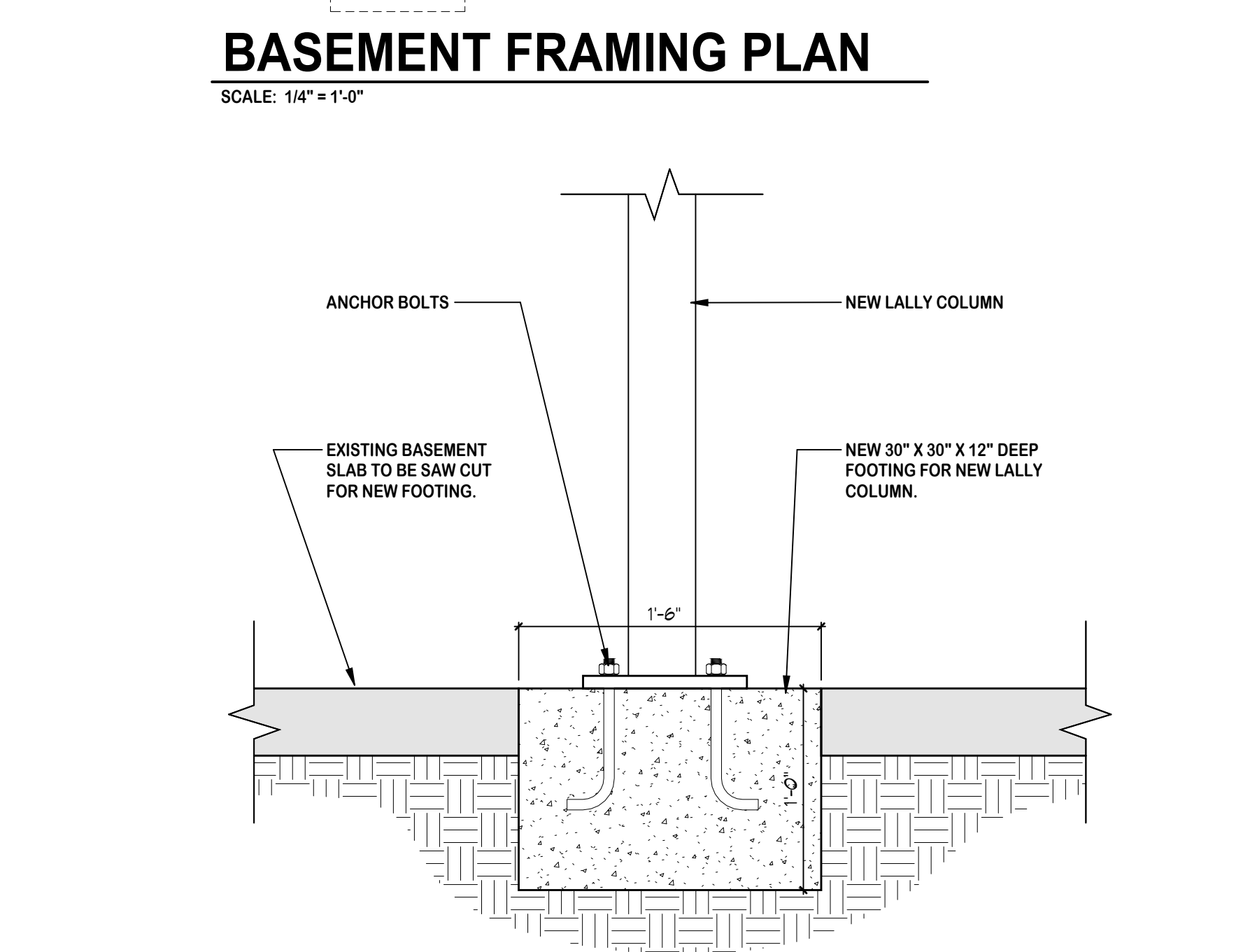
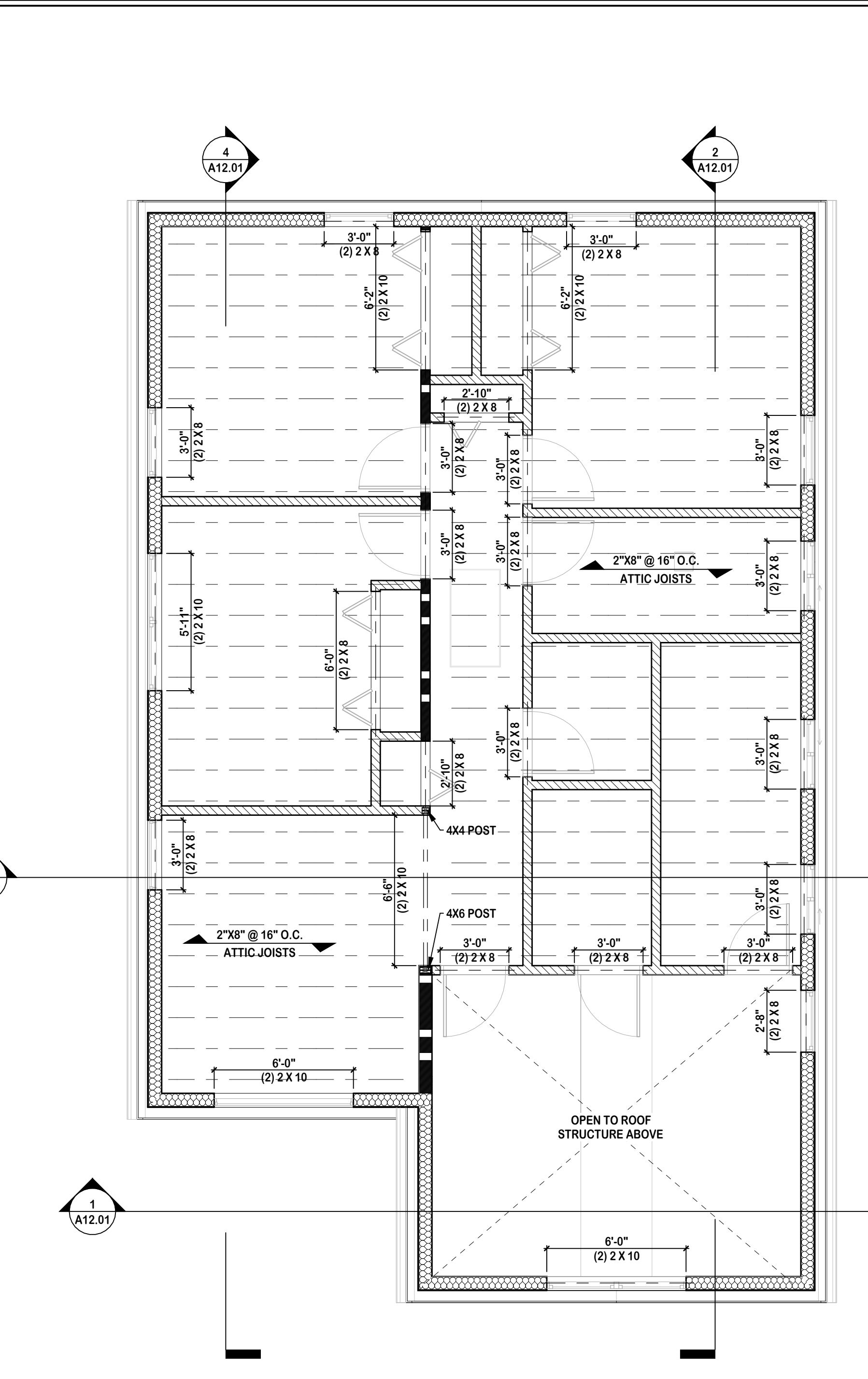
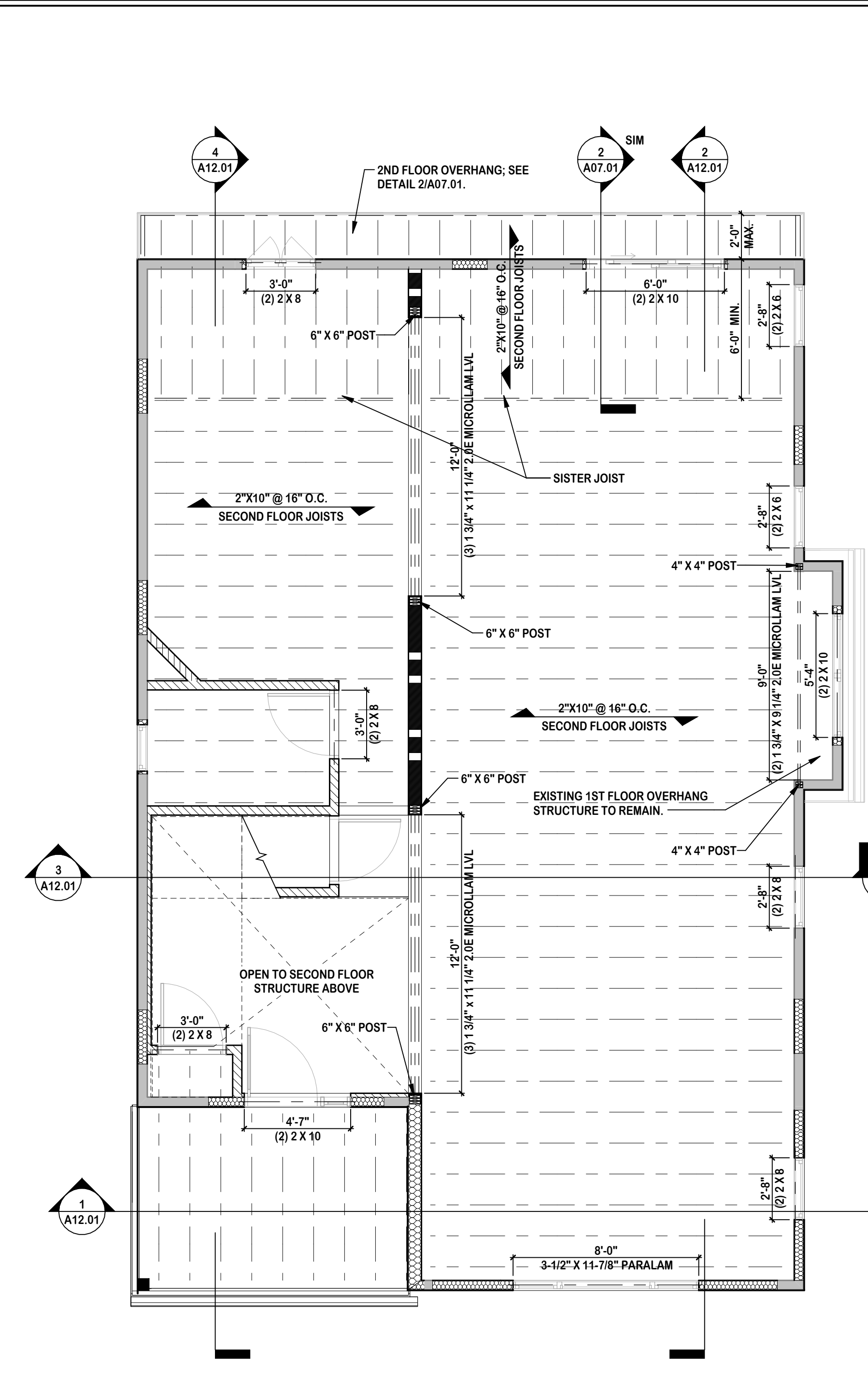
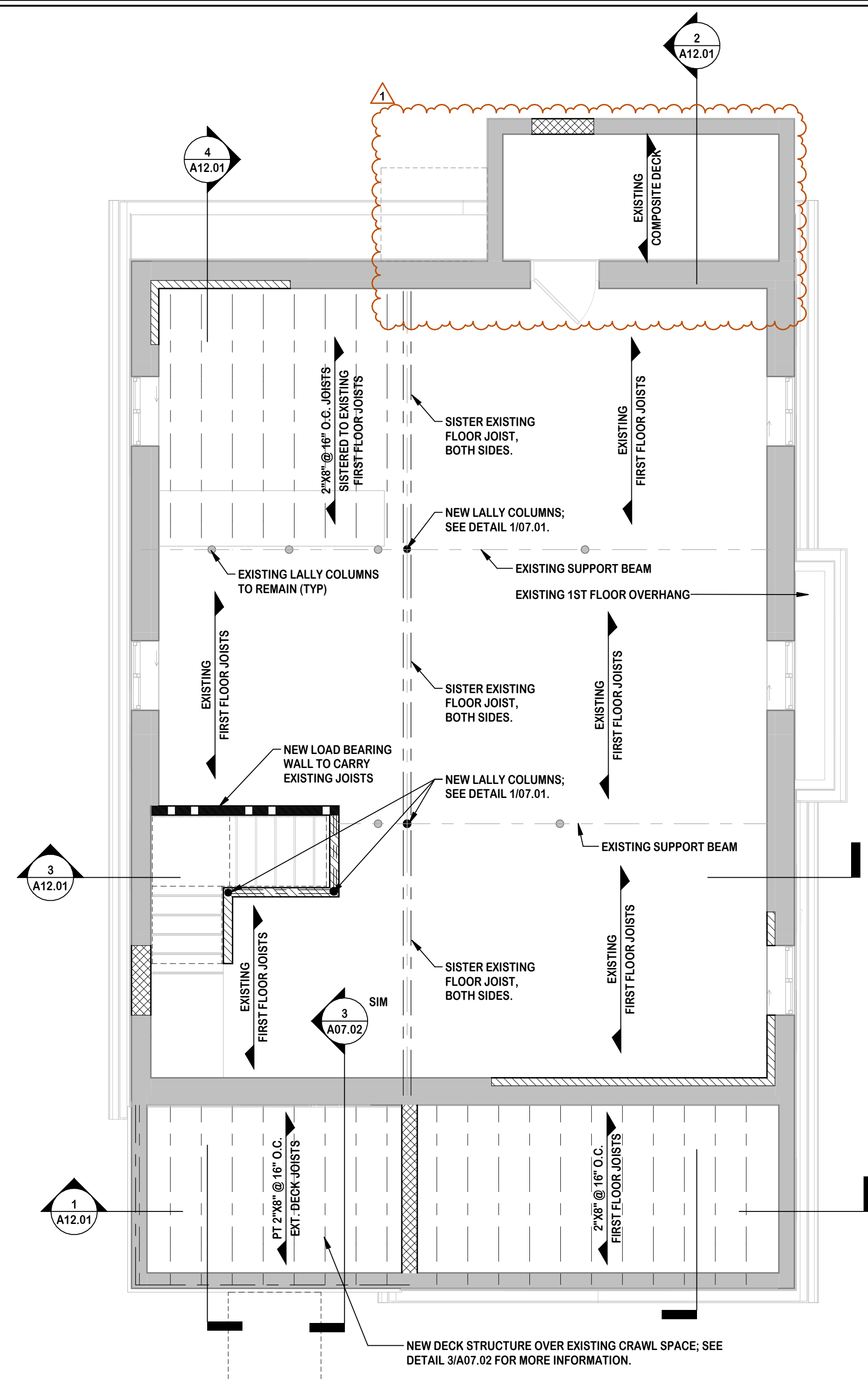
Initial Dwg Date: 2022-07-30  
Dwg #: \_\_\_\_\_  
Drawn By: MPK  
Plan North: 

**A07.01**

Job #: 2203

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**TYPICAL HEADERS**

SPAN	SOLUTION
2'-11" OR LESS	(2) 2 X 6
3'-0" - 4'-11"	(2) 2 X 8
5'-0" - 6'-11"	(2) 2 X 10
7'-0" - 7'-11"	(2) 2 X 12
8'-0" OR MORE	SEE STRUCTURAL PLANS

1

2

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MICHAEL P. KEATING, AIA, NCARB  
NEW JERSEY: 21A02178600



**Typical Graphics Legend:**

SECTION	SURFACE	EXISTING TO REMAIN
		TO BE DEMOLISHED
		NEW CONSTRUCTION
		ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELSE/SECTION IS DRAWN ELEVATION OR SECTION DIRECTION
		NEW DOOR SWING EXISTING DOOR SWING
		COUNTERTOP/MILLWORK
		AREA NOT IN CONTRACT
		REVISION NUMBER CLOUD SHOWS AREA OF CHANGE
DM	RR	EX
		EXISTING TO BE DEMOLISHED EXISTING TO REMAIN EXISTING TO BE REMOVED & RELOCATED

**Project/Cliet:**

**HOUSE RENOVATIONS**

**Project Location:**

**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

**REVISIONS AS PER TOWNSHIP'S REMARKS**

No.	Revision	Date
1		2022-09-30

**Drawing Issue:**

**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

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FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A01.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A01.02 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
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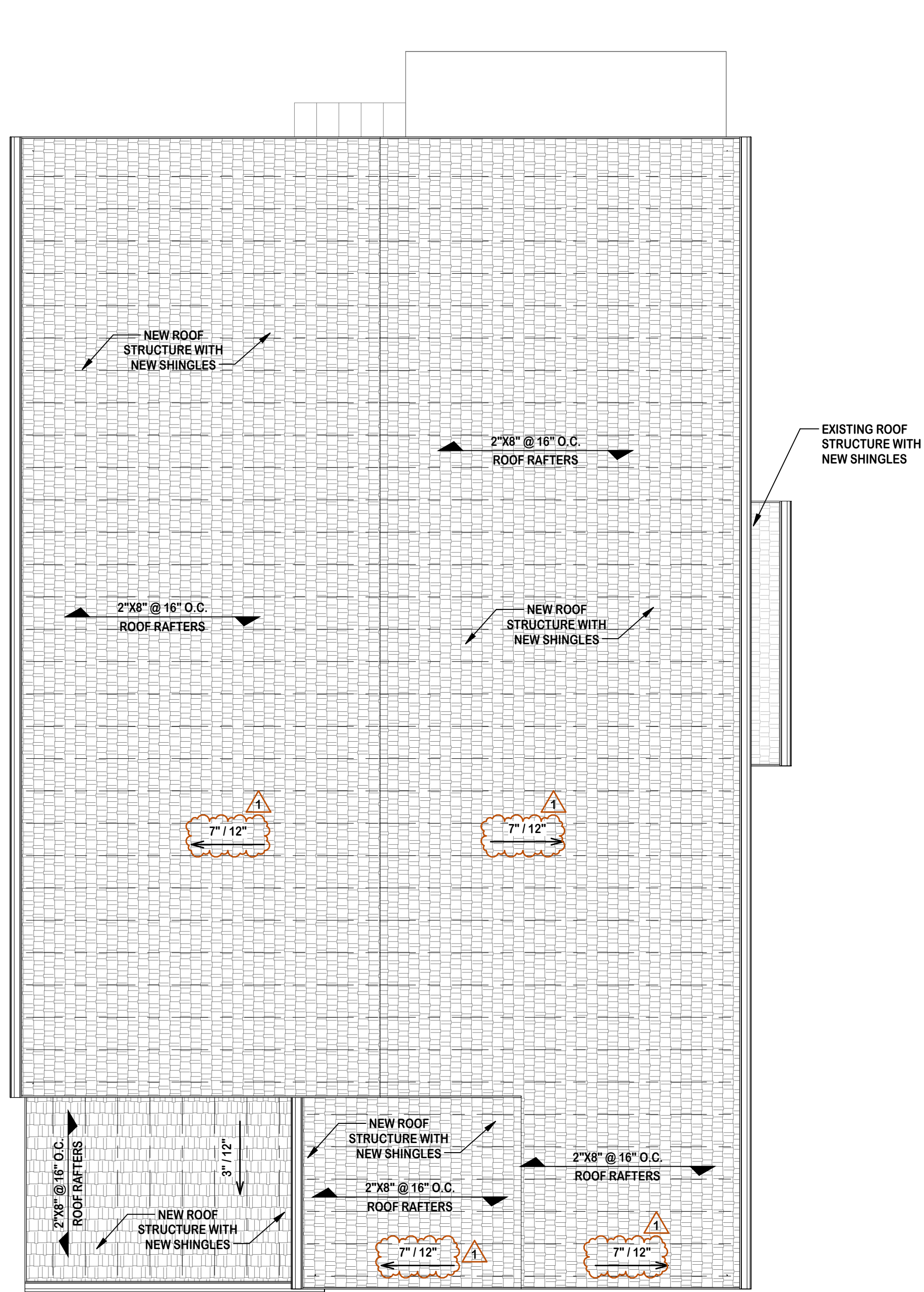
**Drawing Title/Floor:**

**ROOF PLAN & FRAMING DETAILS**

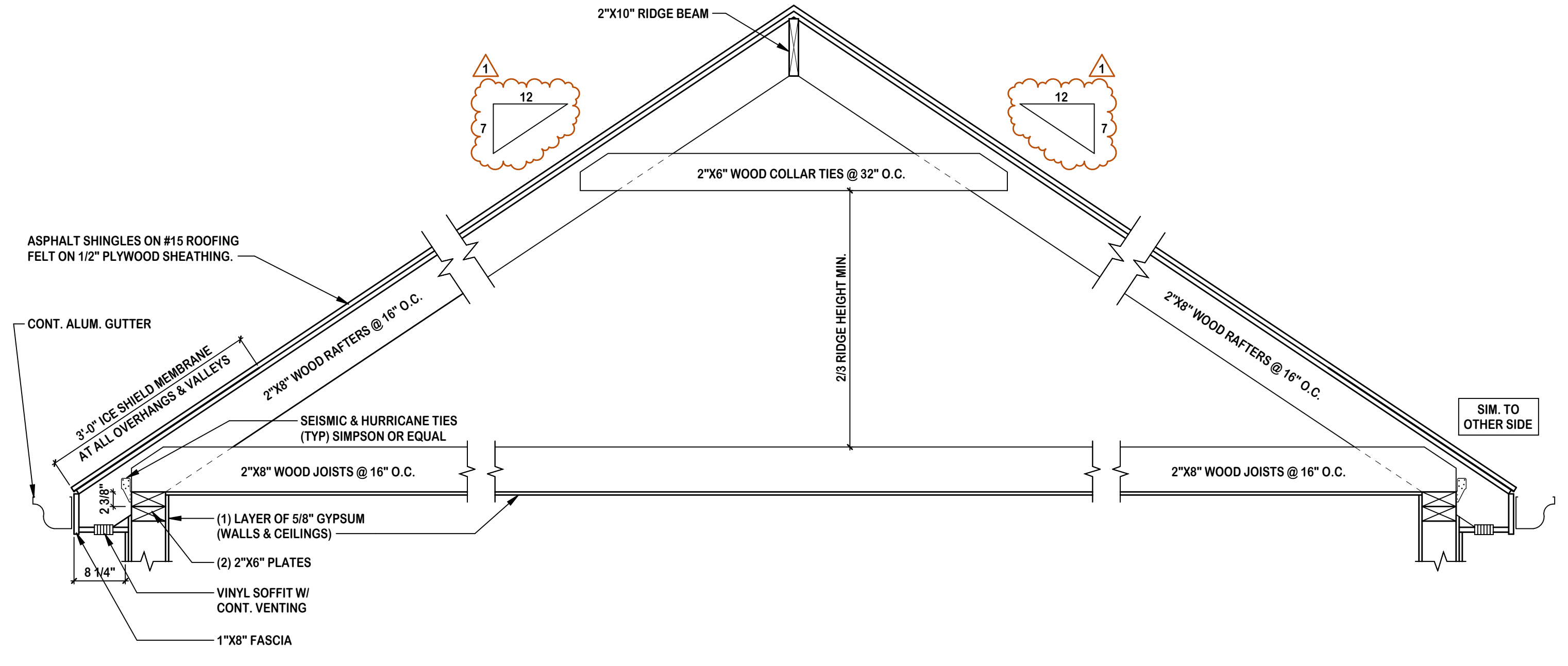
Initial Dwg Date: 2022-07-30	Drawn By: MPK	Chk By: MPK
Dwg #: <b>A07.02</b>	Plan North: 	Job #: 2203

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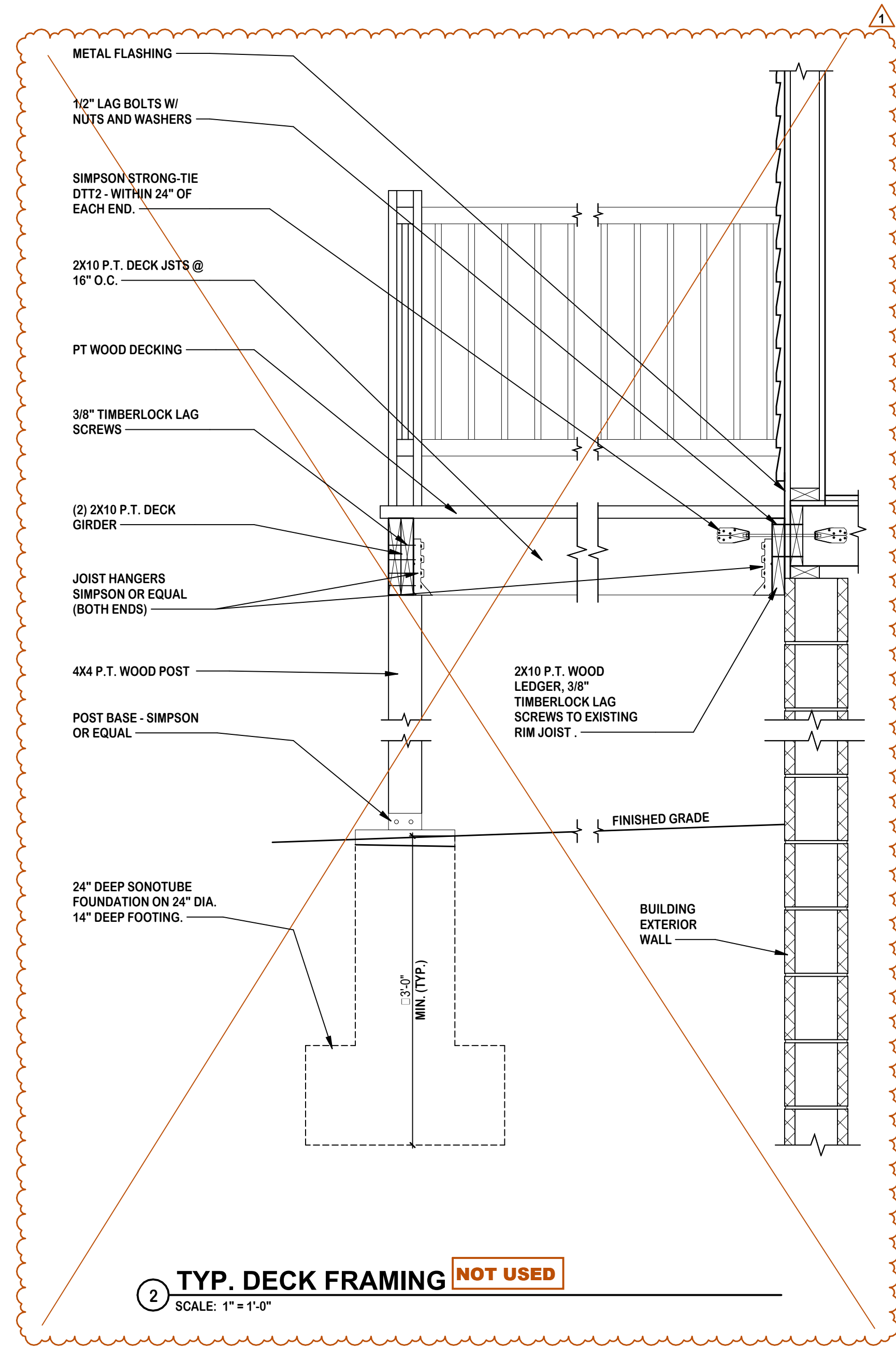
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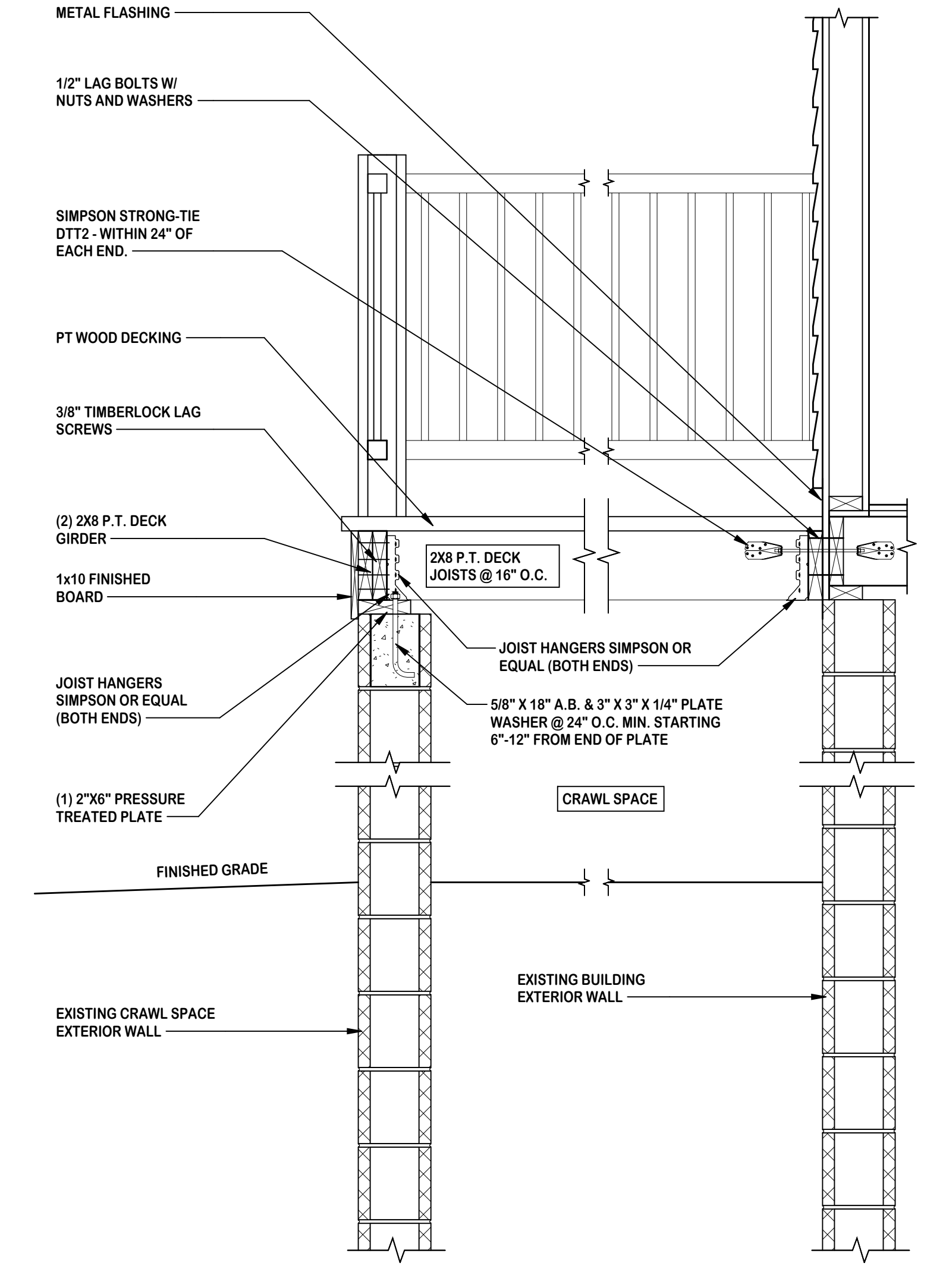
**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**1 TYP. ROOF FRAMING SECTION**  
SCALE: 3/4" = 1'-0"



**2 TYP. DECK FRAMING NOT USED**  
SCALE: 1" = 1'-0"



**3 FRONT PORCH FRAMING**  
SCALE: 1" = 1'-0"



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NEW JERSEY: 21A02176600



**Typical Graphics Legend:**

SECTION	SURFACE	EXISTING TO REMAIN
TO BE DEMOLISHED	NEW CONSTRUCTION	ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELEV/SECTION IS DRAWN ELEVATION OR SECTION DIRECTION
NEW DOOR SWING	EXISTING DOOR SWING	COUNTERTOP/MILLWORK
AREA NOT IN CONTRACT	REVISION NUMBER CLOUD SHOWS AREA OF CHANGE	DM RR EX EXISTING TO BE DEMOLISHED EXISTING TO REMAIN EXISTING TO BE REMOVED & RELOCATED

Project/Cliet:  
**HOUSE RENOVATIONS**

Project Location:  
**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

REVISIONS AS PER TOWNSHIP'S REMARKS 2022-09-30

Drawing Issue:  
**RE-ISSUE FOR BOARD  
REVIEW 2023-03-08**

**Typical Drawing Legend:**  
FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

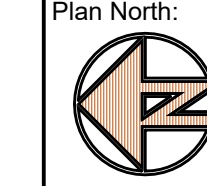
A01.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A02.01 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
A03.01 GENERAL NOTES	A07.11 FRAMING/ROOF PLANS	A12.01 BUILDING SECTIONS
A04.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A05.01 SITE/EGRESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REORDERINGS

Drawing Type: **A05.11** Section Number: Floor

Drawing Title/Floor:  
**CEILING & POWER PLANS  
ALL FLOORS**

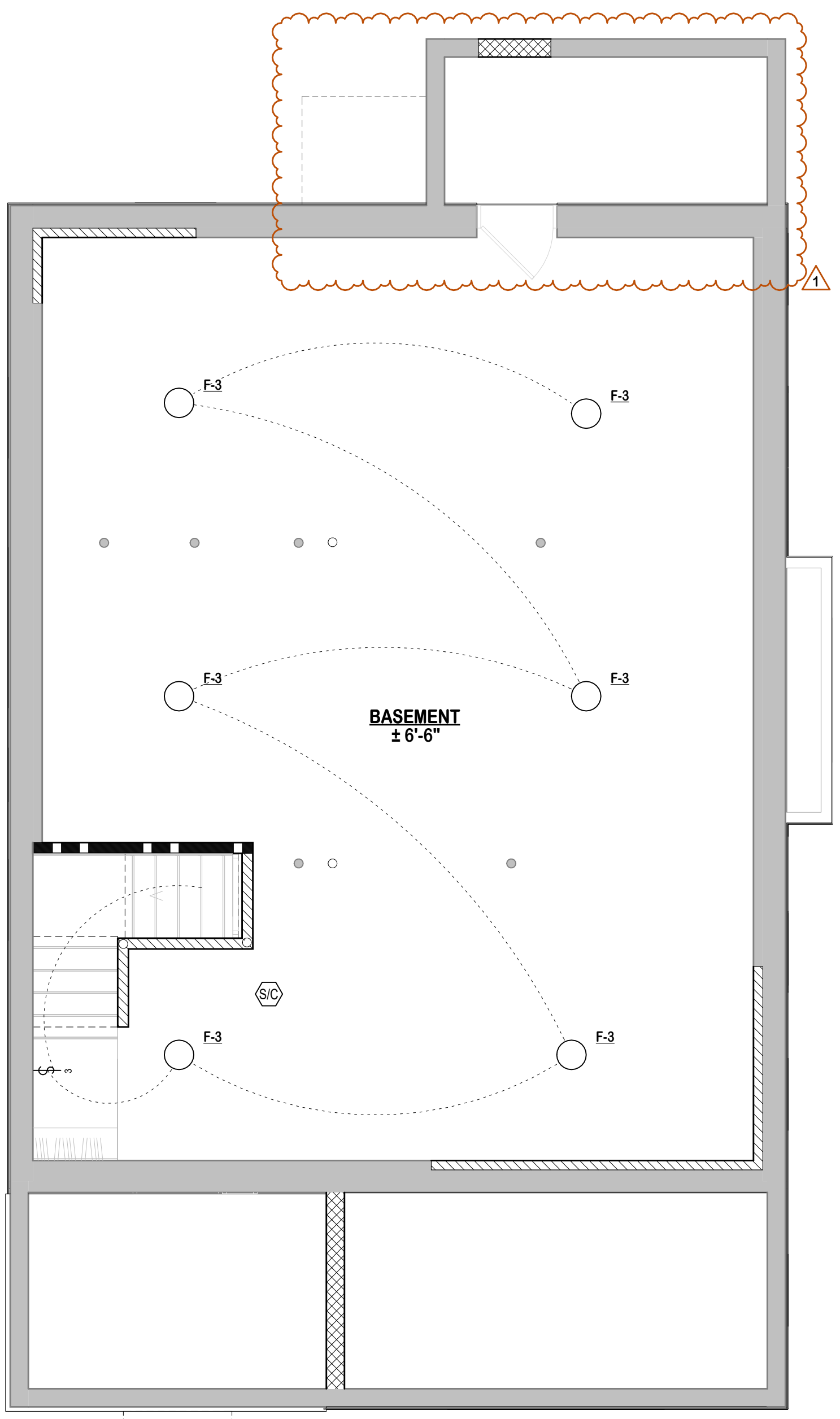
Initial Dwg Date: 2022-07-30  
Dwg #: **A08.01**

Drawn By: MPK  
Chk By: MPK

Plan North: 

Job #: 2203

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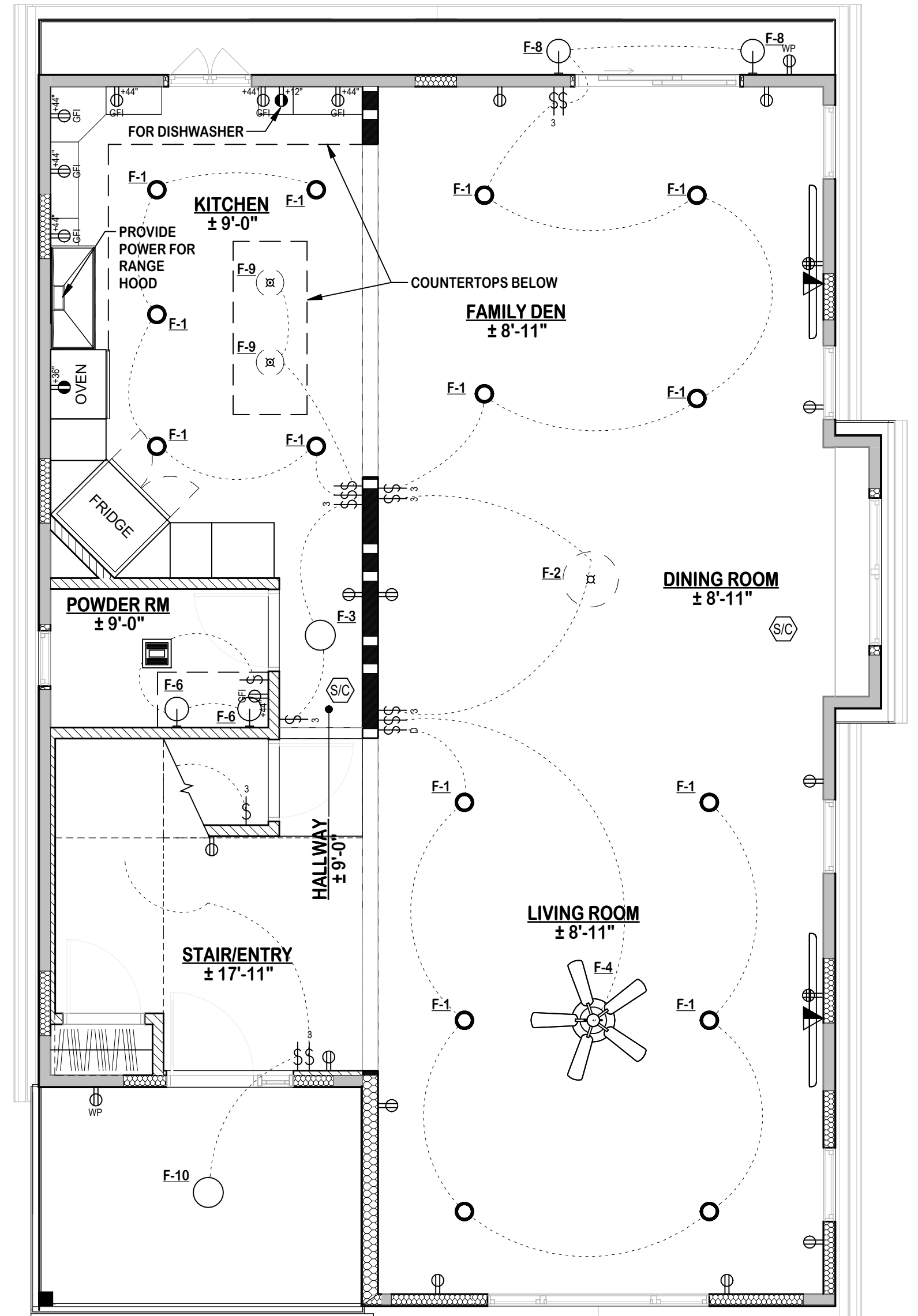


**BASEMENT CEILING & POWER PLAN**  
SCALE: 1/4" = 1'-0"

**LIGHT FIXTURE LEGEND:**

F-1 (19) RECESSED CEILING LIGHT	F-6 (7) INTERIOR WALL MOUNTED SCENCE MOUNTED AT EYE LEVEL & ON EACH SIDE OF MIRRORS.
F-2 (2) PENDANT MOUNTED CHANDELIER LIGHT FIXTURE	F-7 (3) FLUSH MOUNTED LIGHT FIXTURE WITH EXHAUST FAN DUCTED TO EXTERIOR.
F-3 (12) FLUSH MOUNTED LIGHT FIXTURE	F-8 (2) EXTERIOR WALL MOUNTED LIGHT FIXTURE
F-4 (2) RESIDENTIAL CEILING FAN	F-9 (2) PENDANT MOUNTED LIGHT FIXTURE
F-5 (3) RESIDENTIAL CEILING FAN WITH LIGHT	F-10 (1) EXTERIOR GRADE FLUSH MOUNTED LIGHT FIXTURE

TOTAL FIXTURE COUNT (NEW): 53



**FIRST FLOOR CEILING & POWER PLAN**  
SCALE: 1/4" = 1'-0"

**LIGHTING CONTROL LEGEND:**

TOGGLE LIGHT SWITCH, 44" AFF, U.O.N.  
(3) DENOTES 3 WAY SWITCH  
(D) DENOTES DIMMER SWITCH  
(LOWER CASE SUBSCRIPT) DENOTES SWITCHING.

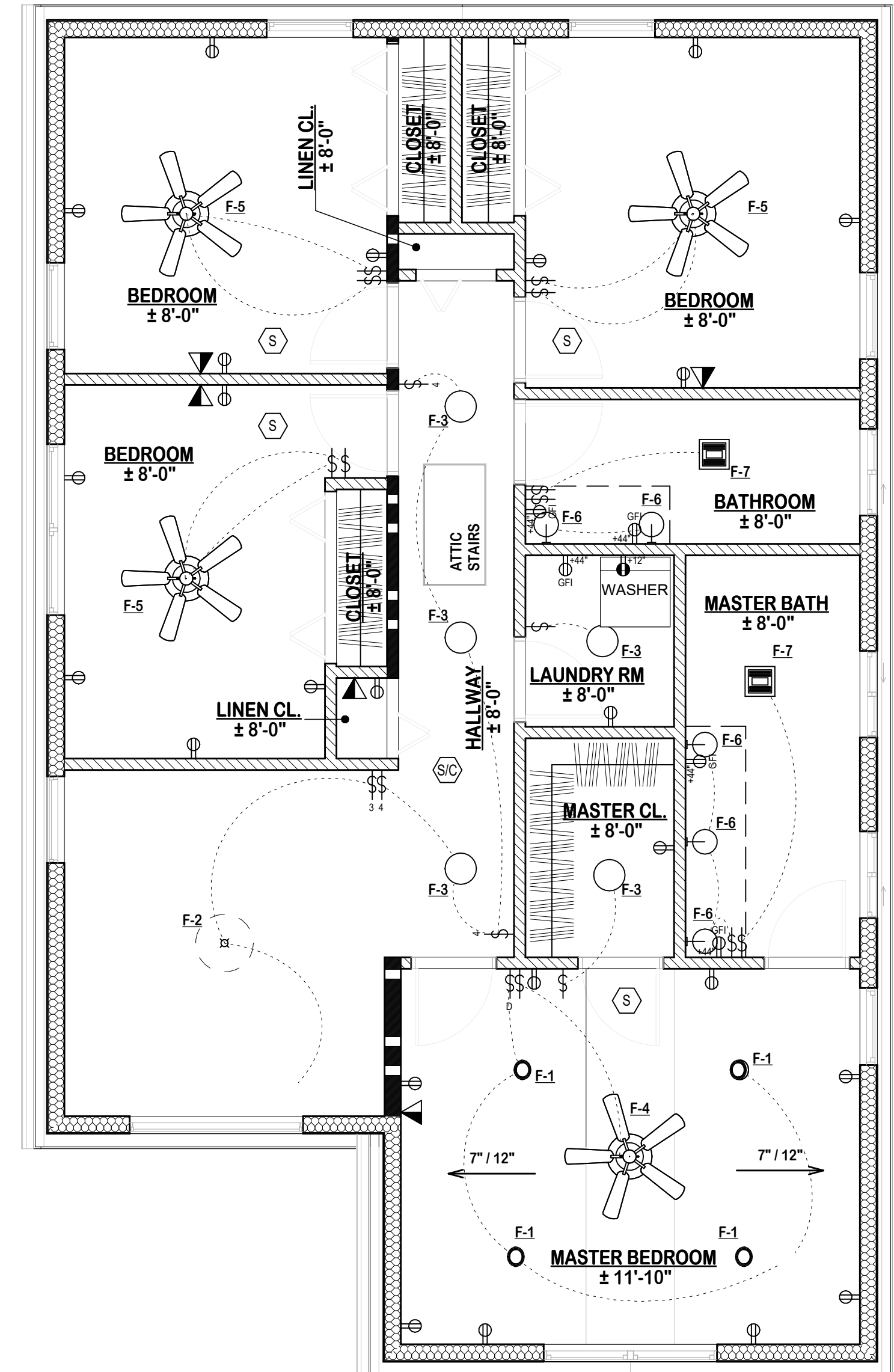
TOTAL COUNT(NEW): 34

**DATA DEVICE LEGEND:**

(7) STANDARD COAX CABLE OUTLET  
TOTAL COUNT(NEW): 7

**FIRE ALARM LEGEND:**

(4) COMBINATION SMOKE / CARBON MONOXIDE DETECTOR  
(4) SMOKE DETECTOR FOR INFORMATION ONLY, SEE MEP DRAWINGS FOR MORE INFORMATION.  
TOTAL COUNT(NEW): 8



**SECOND FLOOR CEILING & POWER PLAN**  
SCALE: 1/4" = 1'-0"

**ELECTRICAL LEGEND:**

(2) STANDARD DOUBLE DUPLEX OUTLET.
(2) STANDARD DUPLEX OUTLET, WATERPROOF, ON GFCI CIRCUIT.
(36) STANDARD DUPLEX OUTLET.
(3) STANDARD SEPARATE CIRCUIT DUPLEX OUTLET.
(12) GROUND FAULT INTERRUPTED DUPLEX ELECTRICAL OUTLET.

TOTAL COUNT(NEW): 55

**ELECTRICAL NOTES:**

- IN NO CASE SHALL OUTLETS BE GREATER THAN 6' FROM ANY DOOR OPENING AND NO GREATER THAN 12' (4' IN KITCHEN) BETWEEN EACH OTHER.
- ALL ELEC. TELL. & DATA DEVICES SHOWN WITH AN 'EX' ARE EXISTING TO REMAIN.
- ALL SMOKE AND CO ALARMS TO BE HARDWIRED AND INTERCONNECTED AS PER NJAC 5:23-6.32(F)(2).
- ALL SMOKE AND CO ALARMS NEAR COOKING APPLIANCES TO BE INSTALLED PER IRC 2018, NJ EDITION R314.3.1.

**ELECTRICAL/MECHANICAL EQUIPMENT**

EQUIPMENT	PROPOSED	INSTALLED	REMARKS
AIR COND.	CENTRAL AIR	NONE	NEW
FIXTURES	54	--	ALL NEW
HEATING	CENTRAL AIR	HOIT WATER	NEW
RANGE	GAS	GAS	NEW
RECEPTICALS	45	--	ALL NEW
SERVICE	200 AMP	--	UPGRADE EXISTING
SERVICE PANEL	200 AMP	--	UPGRADE EXISTING
SWITCHES	19	--	ALL NEW
WATER HEATER	--	--	EXISTING TO REMAIN



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**Typical Graphics Legend:**

	SECTION		SURFACE		EXISTING TO REMAIN
	TO BE DEMOLISHED		NEW CONSTRUCTION		ELEVATION SECTION DETAIL NUMBER SHEET WHERE ELSEWHERE IS DRAWN ELEVATION OR SECTION DIRECTION
	NEW DOOR SWING		EXISTING DOOR SWING		COUNTERTOP MILLWORK
	AREA NOT IN CONTRACT		REVISION NUMBER		CLOUD SHOWS AREA OF CHANGE
	DM		RR		EX
					EXISTING TO BE DEMOLISHED EXISTING TO REMAIN EXISTING TO BE REMOVED & RELOCATED

**Project Client:**

**HOUSE RENOVATIONS**

**Project Location:**

**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

No.	Revision	Date
1	REVISIONS AS PER TOWNSHIP'S REMARKS	2022-09-30

Drawing Issue:

**RE-ISSUE FOR BOARD REVIEW 2023-03-08**

**Typical Drawing Legend:**

FOR REFERENCE ONLY. REFER TO TITLE SHEET FOR EXACT DRAWING LIST

A01.01 COVER SHEET	A05.11 DEMOLITION PLANS	A10.01 ENLARGED PLANS
A01.02 TITLE SHEET	A06.11 CONSTRUCTION PLANS	A11.01 BUILDING ELEVATIONS
A02.01 GENERAL NOTES	A07.11 FRAMING/ROOF PLANS	A12.01 BUILDING SECTIONS
A03.01 SCHEDULES & DETAILS	A08.11 CEILING/POWER PLANS	A13.01 MISC. DETAILS
A04.01 SITE/EGRESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REORDERING

Drawing Type: **A05.11** Section Number: **11** Drawing Number: **11** Floor: **11**

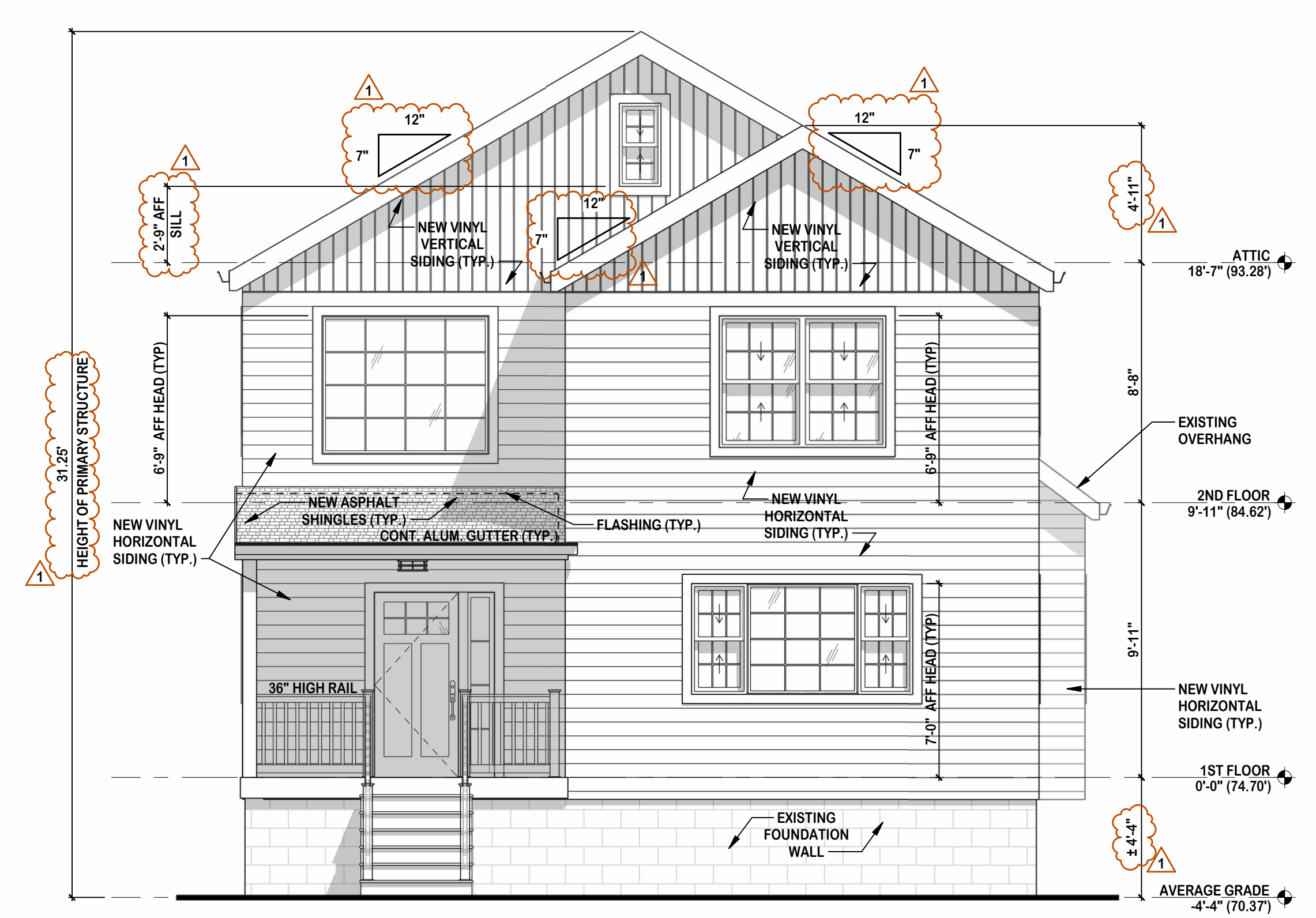
**Drawing Title/Floor:**

**BUILDING ELEVATIONS**

Initial Dwg Date: 2022-07-30	Drawn By: MPK	Chk By: MPK
Dwg #: <b>A11.01</b>	Plan North:	Job #: 2203

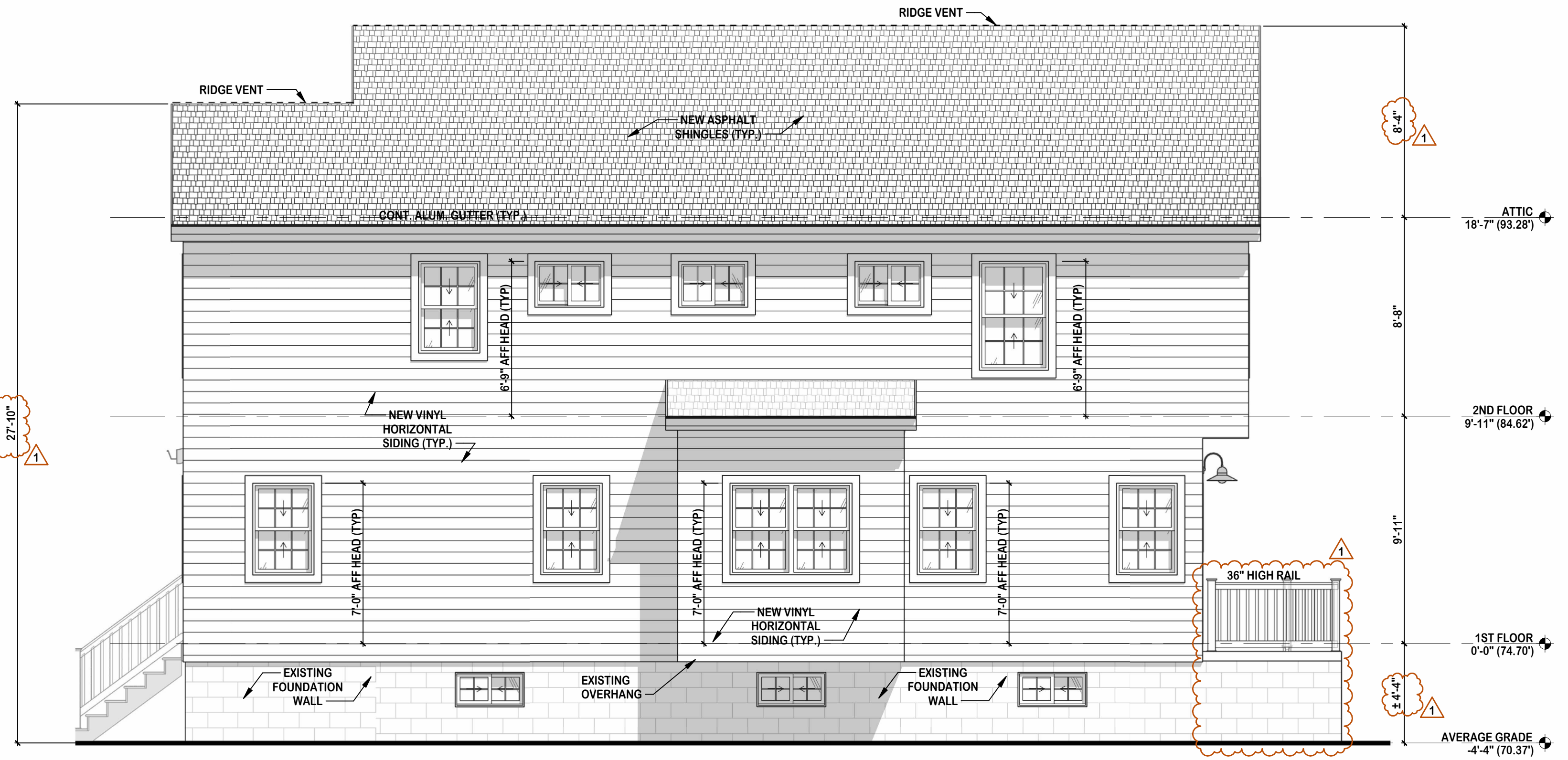
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**FRONT ELEVATION (WEST)**

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

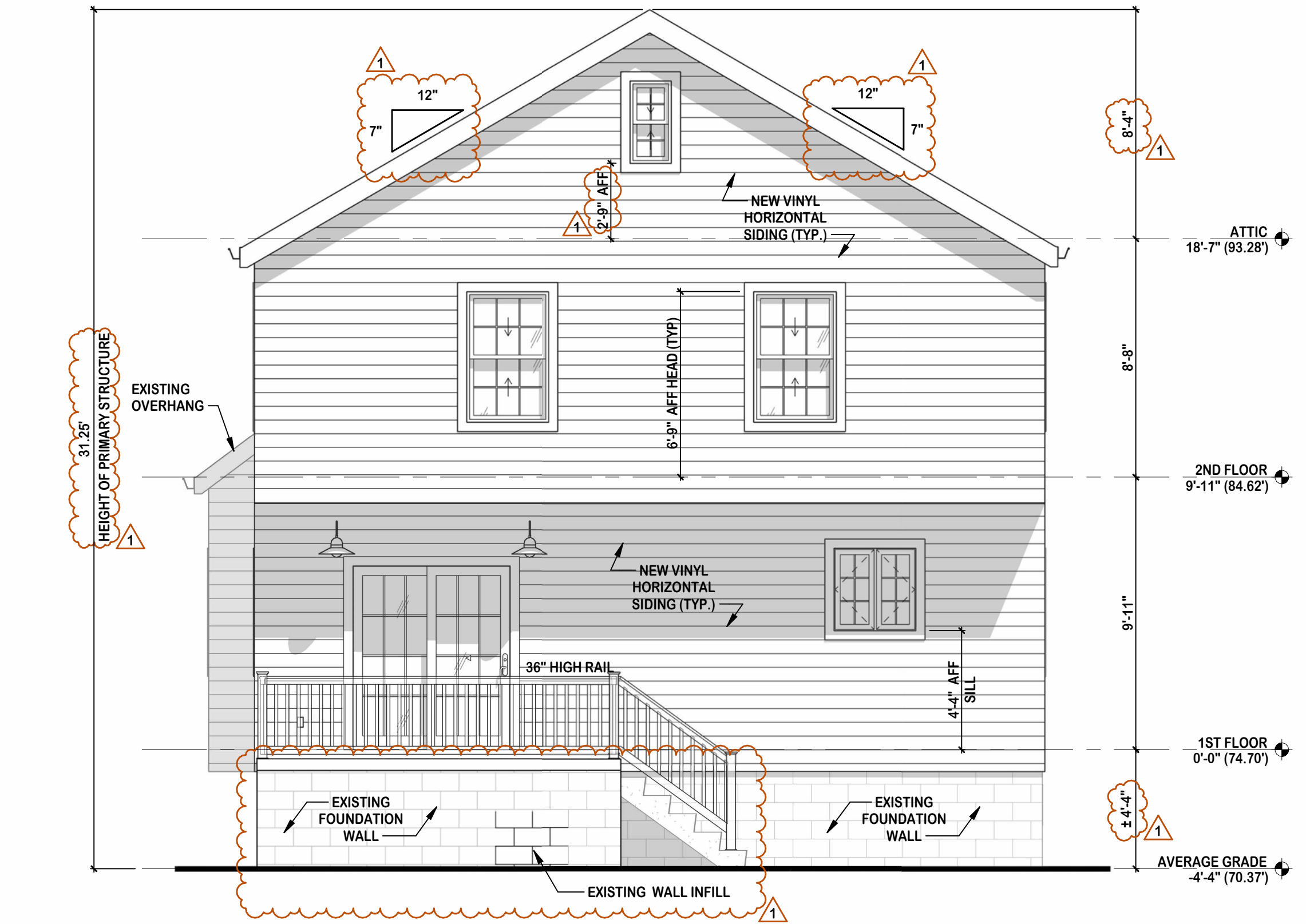


**RIGHT ELEVATION (SOUTH)**

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

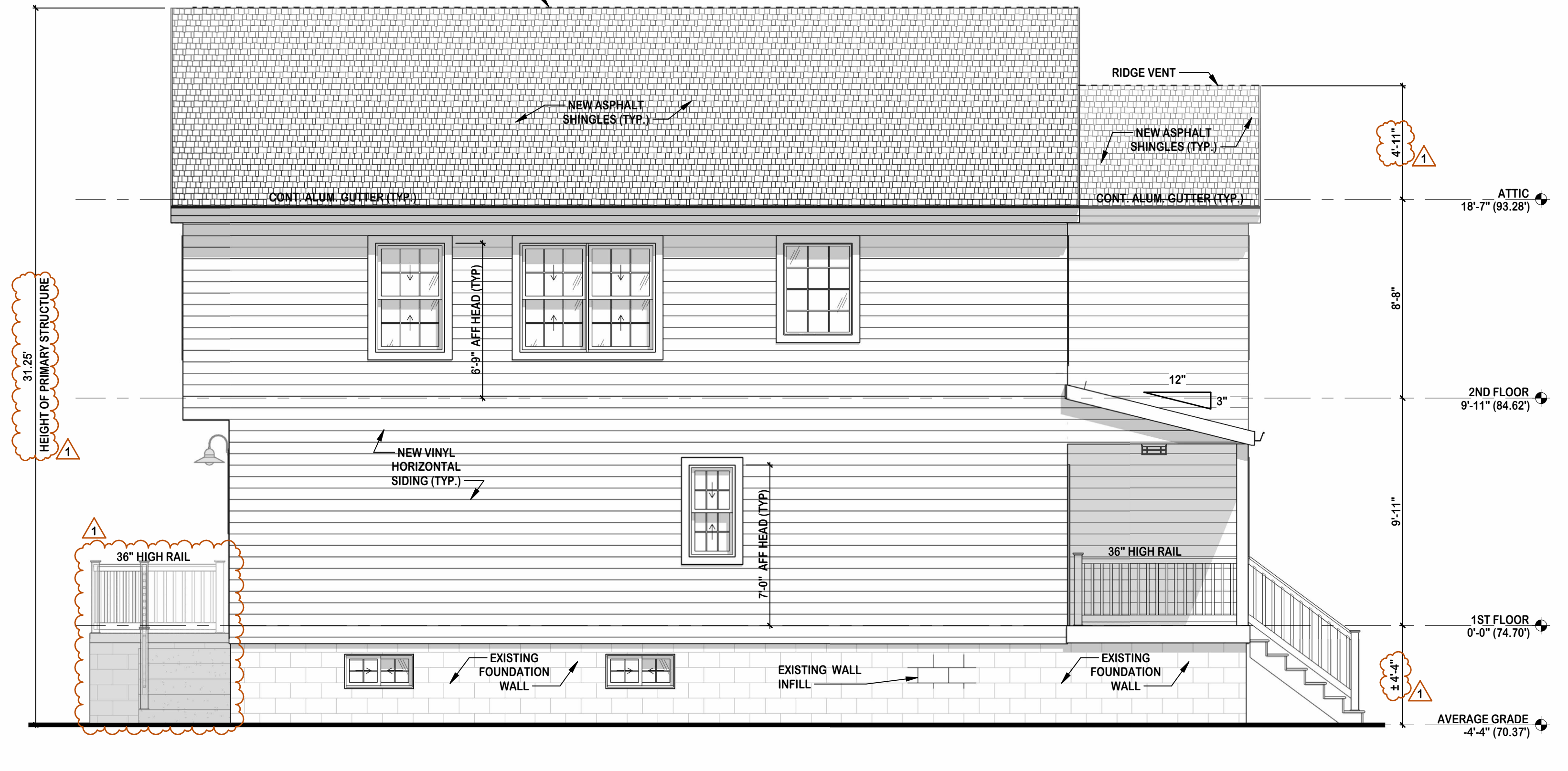
**ELEVATION NOTES:**

- TOTAL ATTIC VENTING TO BE 1/150 OF TOTAL ATTIC FLOOR AREA.
- ALL GRADES ARE APPROXIMATE ADJUST TO SUIT ACTUAL FIELD CONDITIONS.
- WHEN EXTERIOR PLATFORMS EXCEED TWO RISERS OR 24" ABOVE FIN. GRADE INSTALL 36" HIGH RAILING.
- INSTALL ALUM. LEADERS WITH CONC. SPLASH BLOCKS AS REQUIRED.
- PROVIDE FLASHING AGAINST STRUCTURE. RAIN, ICE AND SNOW GUARD 36" MIN. AGAINST STRUCTURE AND UP FROM ALL EAVES AND VALLEYS.
- WHERE OPENING OF OPERABLE WINDOWS IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR.



**REAR ELEVATION (EAST)**

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



**LEFT ELEVATION (NORTH)**

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



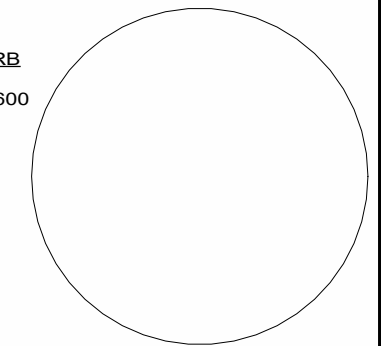
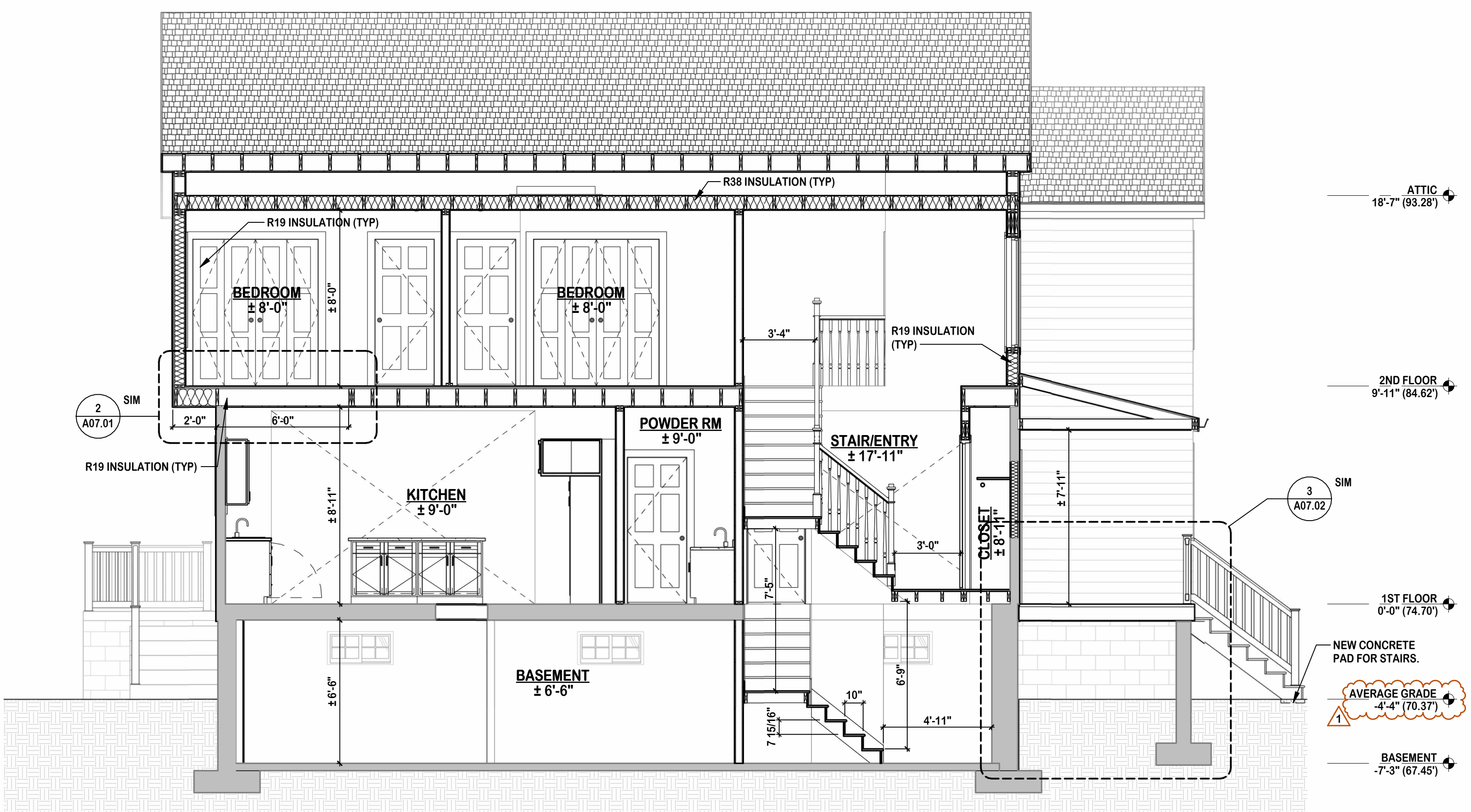
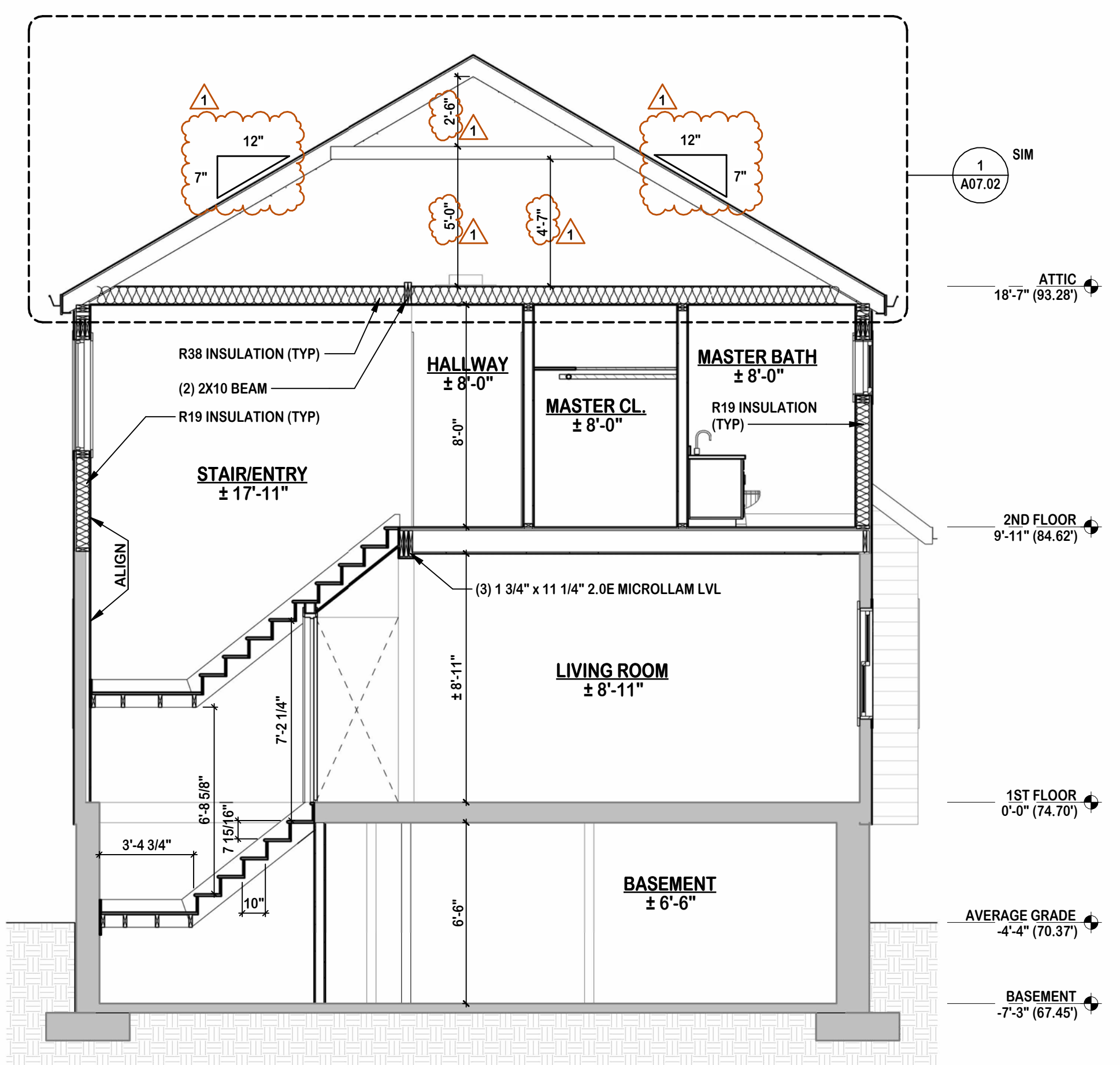
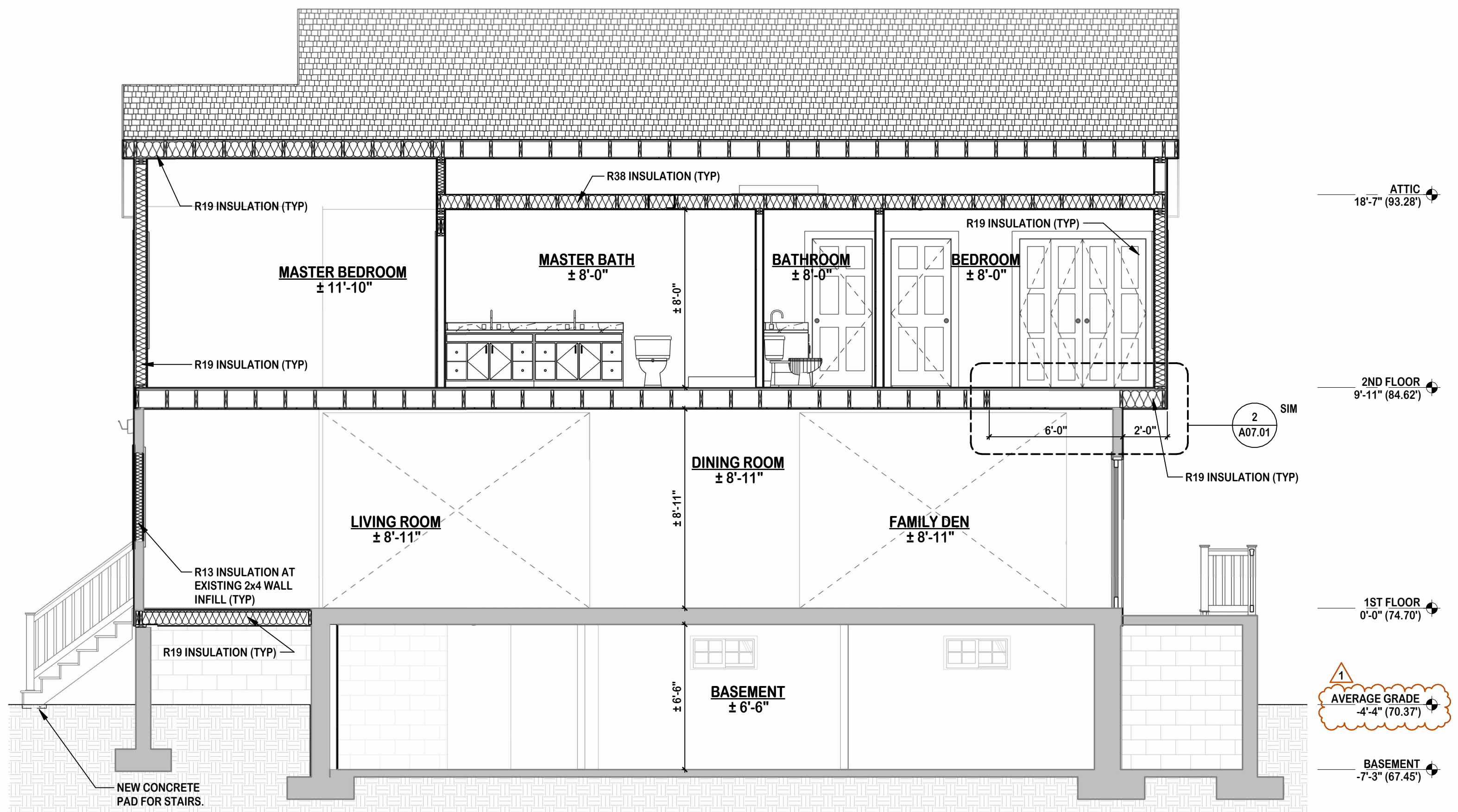
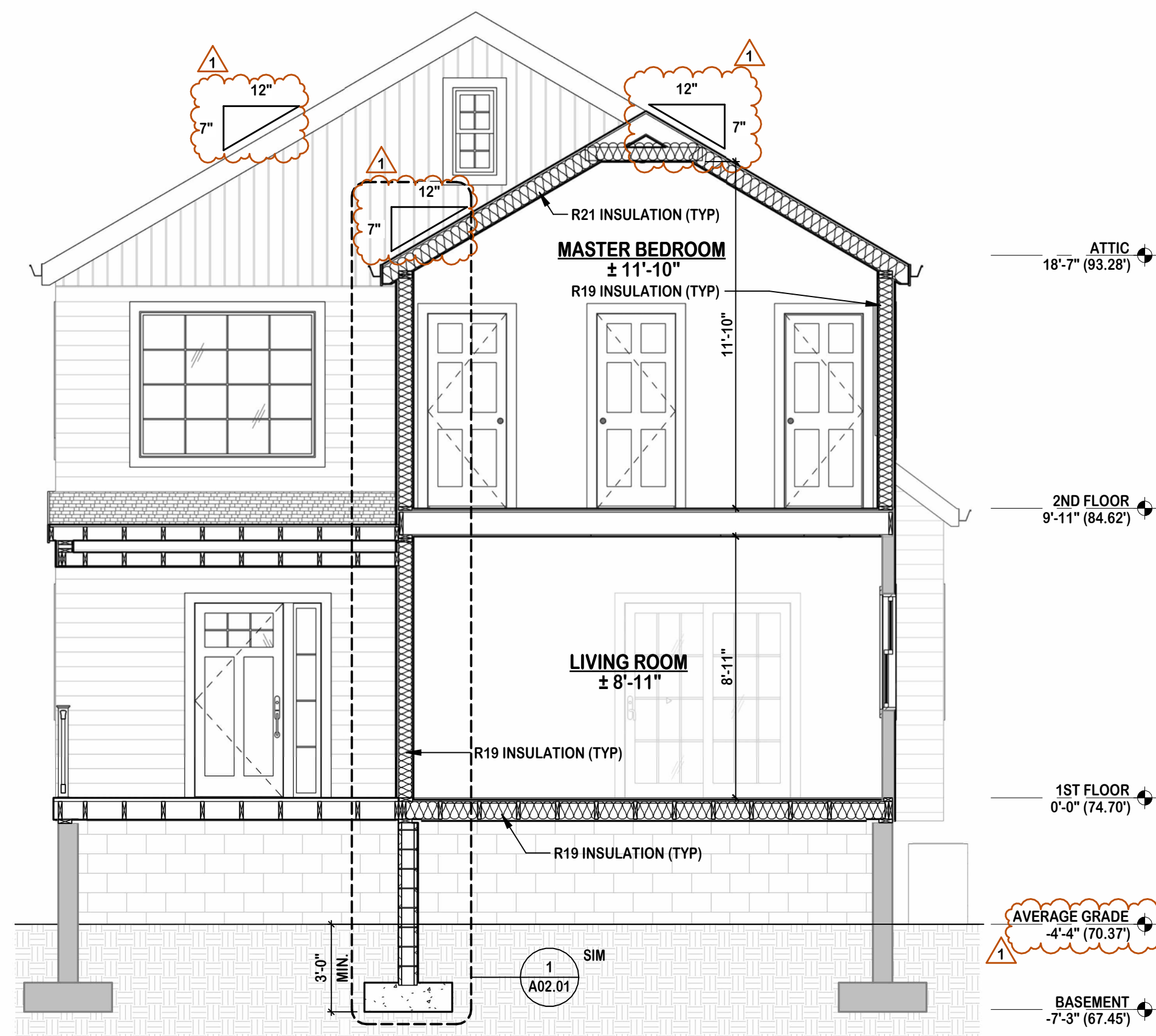
- NOTES:**
- SEE DETAIL #1, A02.01 FOR TYPICAL WALL SECTION.
  - SEE DETAIL #1, A07.02 FOR TYPICAL ROOF FRAMING SECTION.

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NEW JERSEY: 21A02176600

**Typical Graphics Legend:**

SECTION	SURFACE	EXISTING TO REMAIN
(Dashed line)	(Hatched)	TO BE DEMOLISHED
(Solid line)	(Diagonal hatched)	NEW CONSTRUCTION
(Circle with arrow)	(Circle with arrow)	ELEVATION/SECTION/DETAIL NUMBER SHEET WHERE ELSE/SECTION IS DRAWN ELEVATION OR SECTION DIRECTION
(Door symbol)	(Door symbol)	NEW DOOR SWING EXISTING DOOR SWING
(Countertop symbol)	(Countertop symbol)	COUNTERTOP/MILLWORK
(Area symbol)	(Area symbol)	AREA NOT IN CONTRACT
(Revision symbol)	(Revision symbol)	REVISION NUMBER CLOUD SHOWS AREA OF CHANGE
(DM symbol)	(RR symbol)	(EX symbol)
(DM symbol)	(RR symbol)	(EX symbol)
(DM symbol)	(RR symbol)	(EX symbol)

**Project Client:**

**HOUSE RENOVATIONS**

**Project Location:**

**322 MANOR AVENUE  
CRANFORD, NEW JERSEY  
BLOCK: 235 LOT: 14**

**REVISIONS AS PER TOWNSHIP'S**

No.	Revision	Date
1	REVISIONS AS PER TOWNSHIP'S	2022-09-30

**Drawing Issue:**

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REVIEW 2023-03-08**

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A04.01 SITE/EGRESS PLANS	A09.11 FINISH/FURNITURE PLANS	A14.01 REDLINING

Drawing Type: **A05.11** Section Number: **1** Drawing Number: **1** Floor: **1**

**Drawing Title/Floor:**

**BUILDING SECTIONS**

Initial Dwg Date: 2022-07-30	Drawn By: MPK	Chk By: MPK
Dwg #: <b>A12.01</b>	Plan North:	Job #: 2203

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