

SMOKE DETECTOR NOTES:

- ONE (1) SMOKE DETECTOR IN EACH BEDROOM.
- THAT, MODEL 468 REC 120 VOLT INTERCONNECTED, INCLUDES 3 VOLT BATTERY ON OTHER APPROVED.
- SMOKE DETECTOR TO BE INTERCONNECTED WITH BATTERY BACKUP.
- SMOKE DETECTOR TO BE INTERCONNECTED WITH BATTERY BACKUP.

FASTENER NOTE FOR TREATED LUMBER:

MATERIAL FOR FASTENERS, FLASHING, JOIST HANGERS, BOLTS, SHALL BE HOT DIPPED GALVANIZED, OR STAINLESS STEEL, AND COMPLY WITH THE RECOMMENDATIONS OF THE TREATED WOOD MANUFACTURER.

NOTES:
 PROVIDE WATER RESISTANT BACKER OF GYPSUM, FIBER-CEMENT OR GLASS-MAT GYPSUM BOARDS FOR WALL THE IN BATHING & SHOWER COMPARTMENTS.
 ALL EXHAUST FANS TO BE VENTED TO THE EXTERIOR, WITH INSULATED DUCT.

GENERAL CONDITIONS:

ALL CONTRACTORS SHALL COMPLY WITH THE CURRENT EDITION OF THE NATIONAL CONSTRUCTION CODE OF THE STATE OF NEW JERSEY, AND LOCAL ORDINANCES, AND LOCAL LAWS AND THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

WORK TO BE MATERIALS REQUIRED FOR THE ERECTION AND COMPLETION OF ALL EQUIPMENT AND MATERIALS REQUIRED FOR THE ERECTION AND COMPLETION OF ALL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK AND SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF THE WORK.

PLUMBING NOTE:

WHERE INDICATED, THE CONTRACTOR SHALL PROVIDE EXCESSIVE 100 FT. PROVIDE RETURN LINE TO HOT WATER SOURCE.

ENGINEERED STRUCTURAL LUMBER FOR FLOOR JOISTS SHALL BE AS MANUFACTURED BY TRUSS JOIST MANUFACTURER (TJM) OR AS SELECTED BY BUILDER. ENGINEERED LUMBER SHALL BE MANUFACTURED BY TRUSS JOIST MANUFACTURER (TJM) OR AS SELECTED BY BUILDER. ENGINEERED LUMBER TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST MANUFACTURER (TJM) OR AS SELECTED BY BUILDER. ENGINEERED LUMBER TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST MANUFACTURER (TJM) OR AS SELECTED BY BUILDER.

ENGINEERED LUMBER (E.L.):

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NOTE:

REINFORCING BARS ENCASED IN CONCRETE FOUNDATIONS ARE TO BE BOUND TOGETHER BY A NJ LICENSED ELECTRICAL CONTRACTOR PER SECTION 250-50 OF THE NEC 2005

NOTE:

WATER, WETTER AND WATER SUPPLY LATERAL SIZE TO BE DETERMINED BY LICENSED PLUMBER

NOTE:

MINIMUM SIZES BASED ON ANDERSON LINC. OR AS DIRECTED BY OWNER

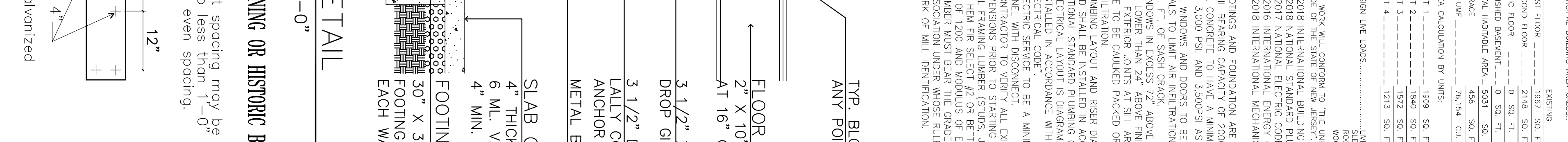
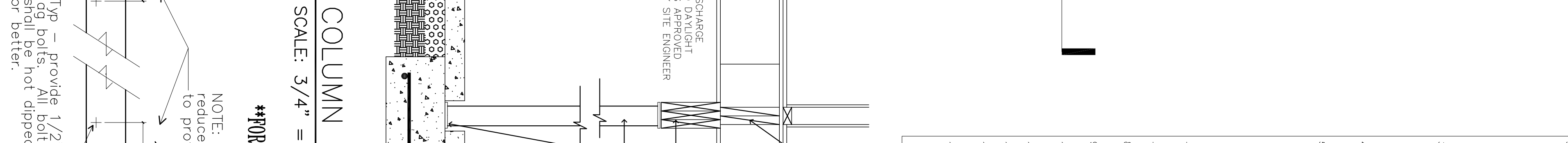
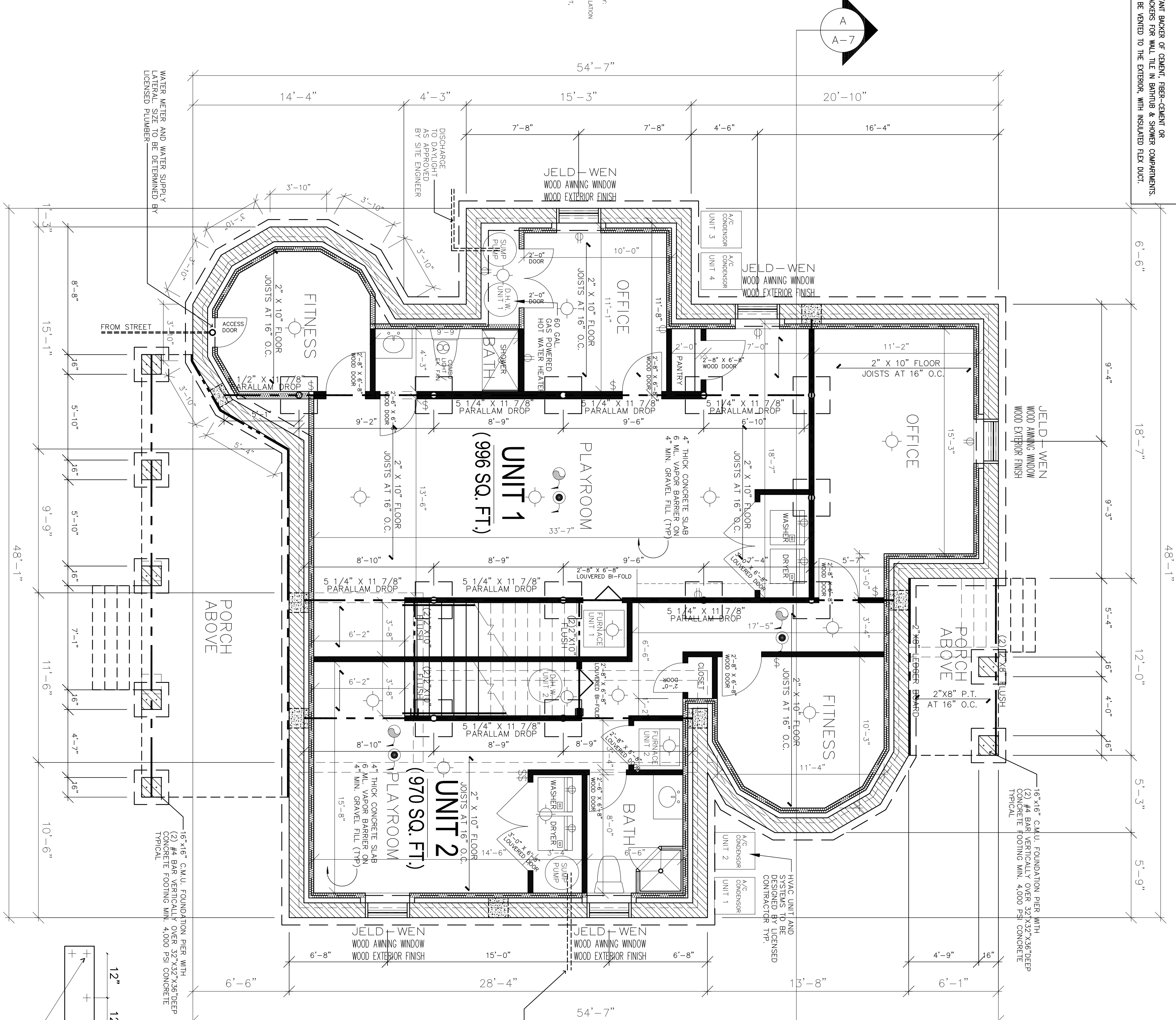


TABLE OF GRAVITY DESIGN LOADS (PSF)

DESIGN LOAD	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
ROOF	20	20	20
FLOOR	40	40	40
CEILING	10	10	10
WALL	20	20	20
WIND	15	15	15

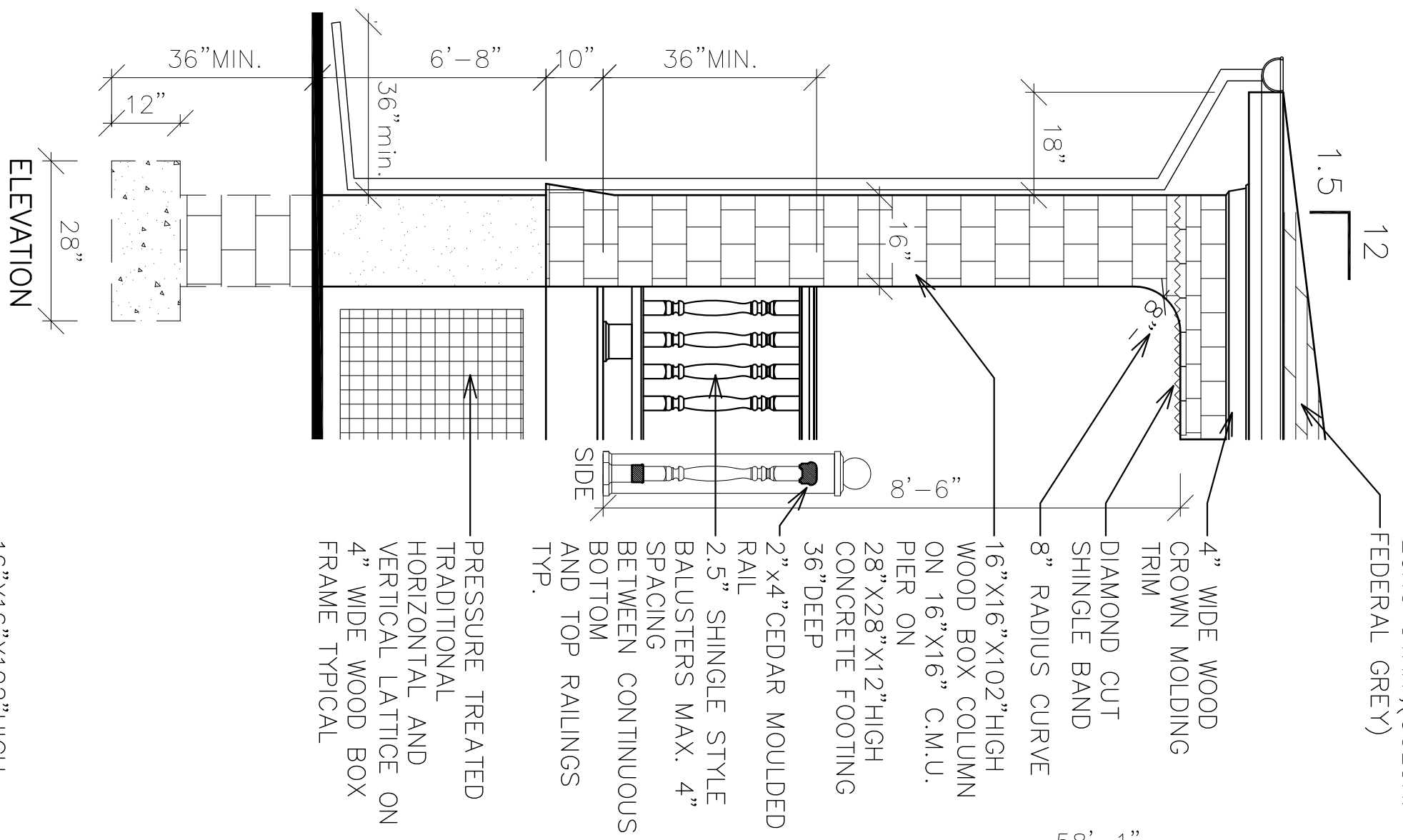
TABLE OF LATERAL LOADS

WIND SPEED (MPH)	WIND PRESSURE (PSF)	WIND FORCE (PSF)
70	15	15
80	20	20
90	25	25
100	30	30
110	35	35
120	40	40
130	45	45
140	50	50
150	55	55
160	60	60
170	65	65
180	70	70
190	75	75
200	80	80

TABLE OF GRAVITY DESIGN LOADS (PSF)

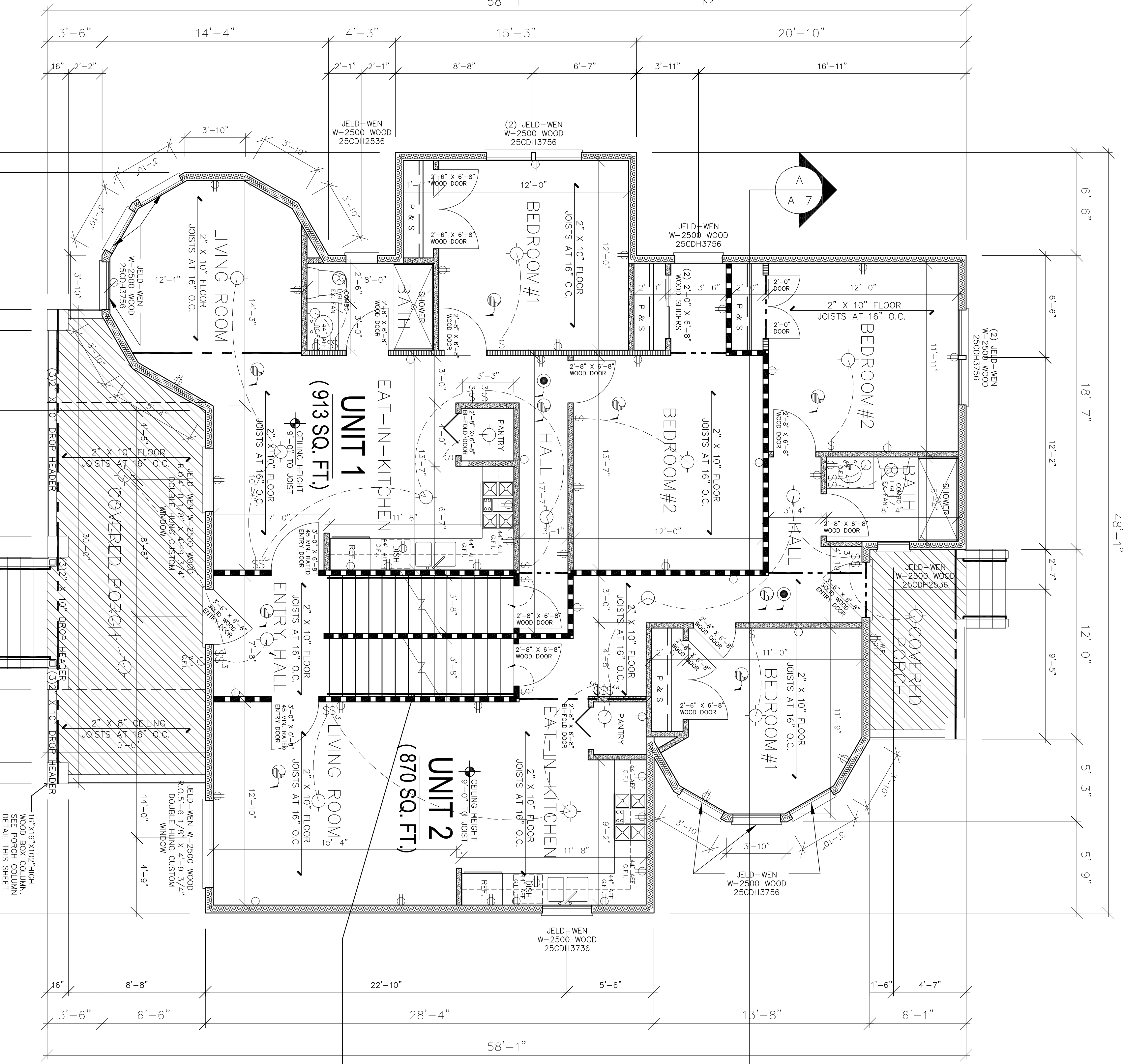
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ROOF	20	20	20
FLOOR	40	40	40
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WALL	20	20	20
WIND	15	15	15

ROOFING AS SELECTED BY OWNER AND AS APPROVED BY HISTORIC COMMISSION:
 SYNTHETIC 'MAJESTIC SLATE' ROOF TILE BY: ECHO STAR (COLOR: FEDERAL GREY)

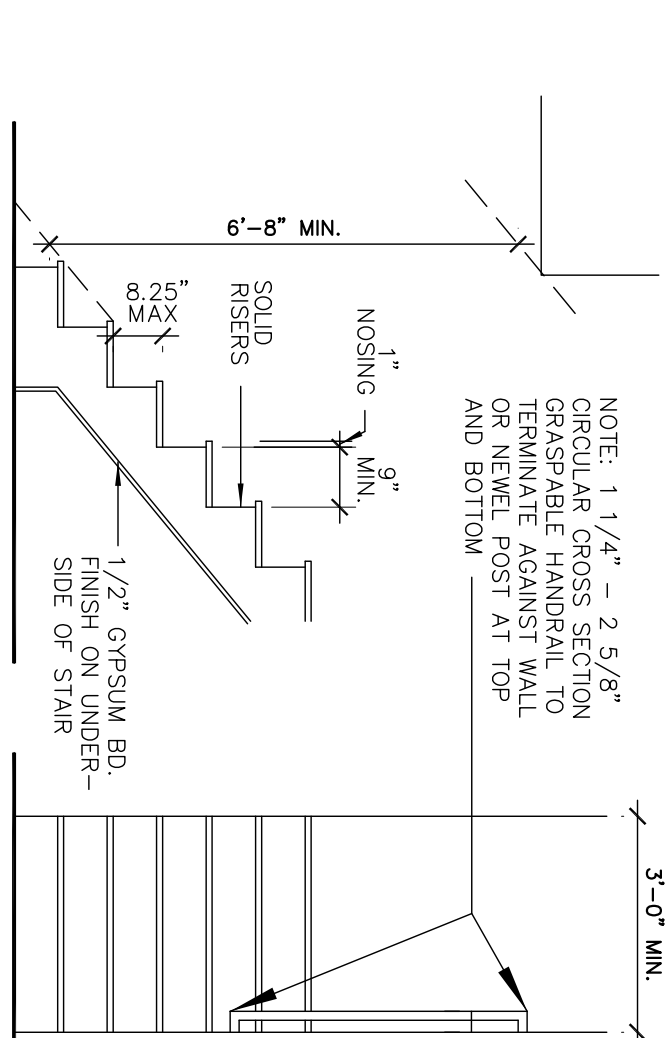


16"x16"x102" HIGH WOOD BOX COLUMN.
 2"x4" STUD BLOCKING FOR 1/2" CDX PLYWOOD SHEATHING
 6"x6" PRESSURE-TREATED POST WITH METAL CAP AND BASE ANCHORS

TYP. PORCH COLUMN DETAIL
 SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



TYPICAL STAIR REQUIREMENTS
 SCALE: N.T.S.

EGRESS WINDOW NOTES:

EVERY SLEEPING ROOM BELOW THE FOURTH STORY IN USE GROUPS R OR I-1 SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED BY THE HISTORIC COMMISSION. THE WINDOW SHALL MEET THE FOLLOWING REQUIREMENTS AS PER IRC SECTION R310.
 MINIMUM NET CLEAR OPENING = 5.7 SQ. FT.
 MIN. NET CLEAR OPENING (WIDTH) = 20 INCHES
 MAXIMUM WINDOW SILL HEIGHT = 44 INCHES

NOTE: SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON EACH LEVEL OF THE HOME, OUTSIDE EACH SEPARATE SLEEPING AREA, ON THE IMMEDIATE MONITOR OF THE ROOM. THE BATTERY OPERATED UNITS SHALL NOT BE PERMITTED.
 NEW SMOKE DETECTOR HARDWIRED TO PANEL WITH BATTERY BACK UP, INTERCONNECTED, PRIMARY POWER FROM BUILDING WITHOUT DISCONNECT. (TYPICAL)

ELECTRIC NOTE:
 ALL ELECTRICAL SHOWN IS FOR THE FIRST FLOOR AND BASEMENT ELECTRICAL NOT SHOWN ON PLANS IS TO REMAIN.

NOTE: ALL EXHAUST FANS MUST BE VENTED TO EXTERIOR (TYPICAL).

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, SIZES, AND CONDITIONS SHOWN, CONTACT ARCHITECT IMMEDIATELY IF OTHERWISE.

NEW GUARDRAIL SHALL MEET THE FOLLOWING REQUIREMENTS:

1. MINIMUM 36" HEIGHT ABOVE WALKING SURFACE.
2. SPACE BALUSTERS TO PREVENT PASSAGE OF A 4" SPHERE.
3. WITHSTAND A SINGLE CONCENTRATED LOAD OF 200# AT ANY POINT ALONG THE TOP.
4. WITHSTAND A HORIZONTALLY APPLIED LOAD OF 50# P/SP
5. PROVIDE HAND RAIL AT ONE SIDE OF STAIR (OPEN RAILING)

SYMBOL DESCRIPTION	ELECTRICAL LEGEND
⚡	LIGHT SWITCH
⚡	THREE-WAY LIGHT SWITCH
⚡	OUTLET (GROUND FAULT INTERRUPTER)
⚡	OUTLET (WATER PROOF G.F.I.)
⚡	OUTLET
⚡	LIGHTING FIXTURE (INTERIOR)
⚡	INTERIOR LIGHTS INSTALLED IN INSULATED CEILING SHALL BE 1/2" RATED TO BE IN CONTACT WITH INSULATION
⚡	SMOKE DETECTOR/HEAT DETECTOR
⚡	CARBON MONOXIDE DETECTOR

WALL CONSTRUCTION LEGEND	
---	INTERIOR WALL-FLOOR TO FIN. CELL. 1/2" GYP BD. EACH SIDE 2"x4" WOOD STUD @ 16" O.C.
---	LOAD BEARING WALL-FLOOR TO FIN. CELL. 1/2" GYP BD. EACH SIDE 2"x4" WOOD STUD @ 16" O.C.
---	TYPICAL EXTERIOR WALL CONSTRUCTION: VINYL SIDING OVER TYVEK (PROVIDE MANUFACTURER'S RECOMMENDED TAPE ON ALL SHEATHING SEAMS) OVER 2" X 6" WOOD STUDS AT 16" O.C. WITH R-19 INSULATION BETWEEN STUDS
---	STRUCTURAL FRAMING MEMBER
---	NEW 1-HOUR RATED PARTITION

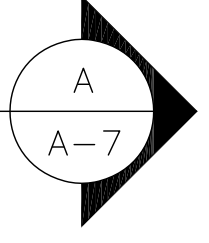
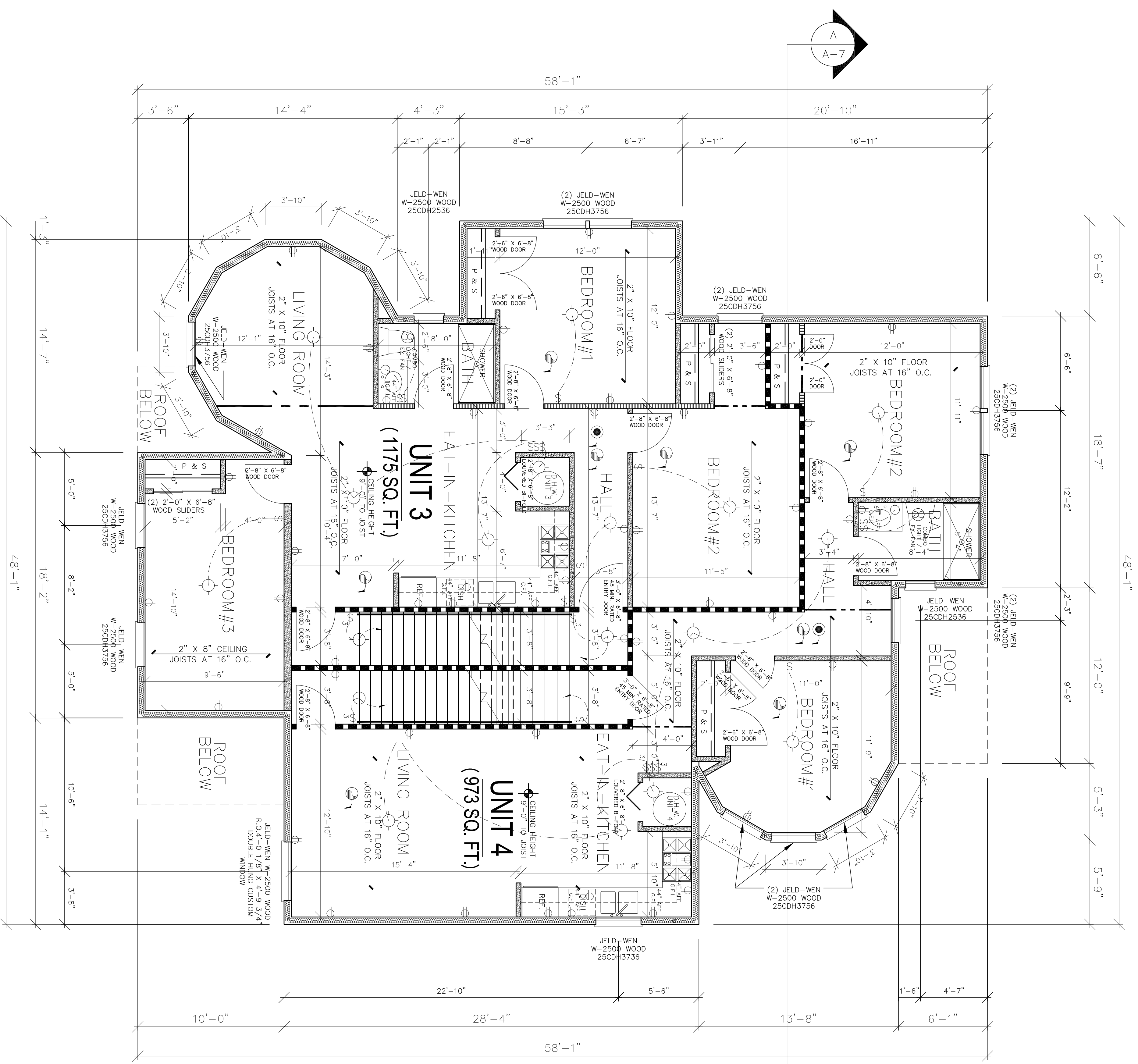
FOR ZONING OR HISTORIC BOARD APPROVAL ONLY

FIRST FLOOR PLAN

PROPOSED RECONSTRUCTION OF EXISTING 4-FAMILY DWELLING FOR:
46-48 GROVE N PLAINFIELD LLC
 46-48 GROVE STREET
 NORTH PLAINFIELD, NJ

STEVE J. DRUGA, A.I.A.
 REGISTERED ARCHITECT
 695 STATION RD. SUITE # 6
 PLAINFIELD, NJ 08544
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 E-MAIL: Steve@stevedrugadesign.com

NEW JERSEY REG. # A08987
 ARIZONA REG. # 1232
 DRAWN BY: ED
 SCALE: NTS
 DATE: 1-23-2022
 PROJECT: 2320-104
 SHEET: A-1
 2 OF 7 SHEETS



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL DESCRIPTION	ELECTRICAL LEGEND
⚡	LIGHT SWITCH
⚡	THREE-WAY LIGHT SWITCH
⚡	OUTLET (GROUND FAULT INTERRUPTER)
⚡	OUTLET (WATER PROOF G.F.I.)
⚡	OUTLET
⚡	LIGHTING FIXTURE (INTERIOR)
⚡	INTERIOR LIGHTS INSTALLED IN INSULATED CEILING SHALL BE 1/2" RATED TO BE IN CONTACT WITH INSULATION
⚡	SMOKE DETECTOR/HEAT DETECTOR
⚡	CARBON MONOXIDE DETECTOR

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---	STRUCTURAL FRAMING MEMBER
---	NEW 1-HOUR RATED PARTITION

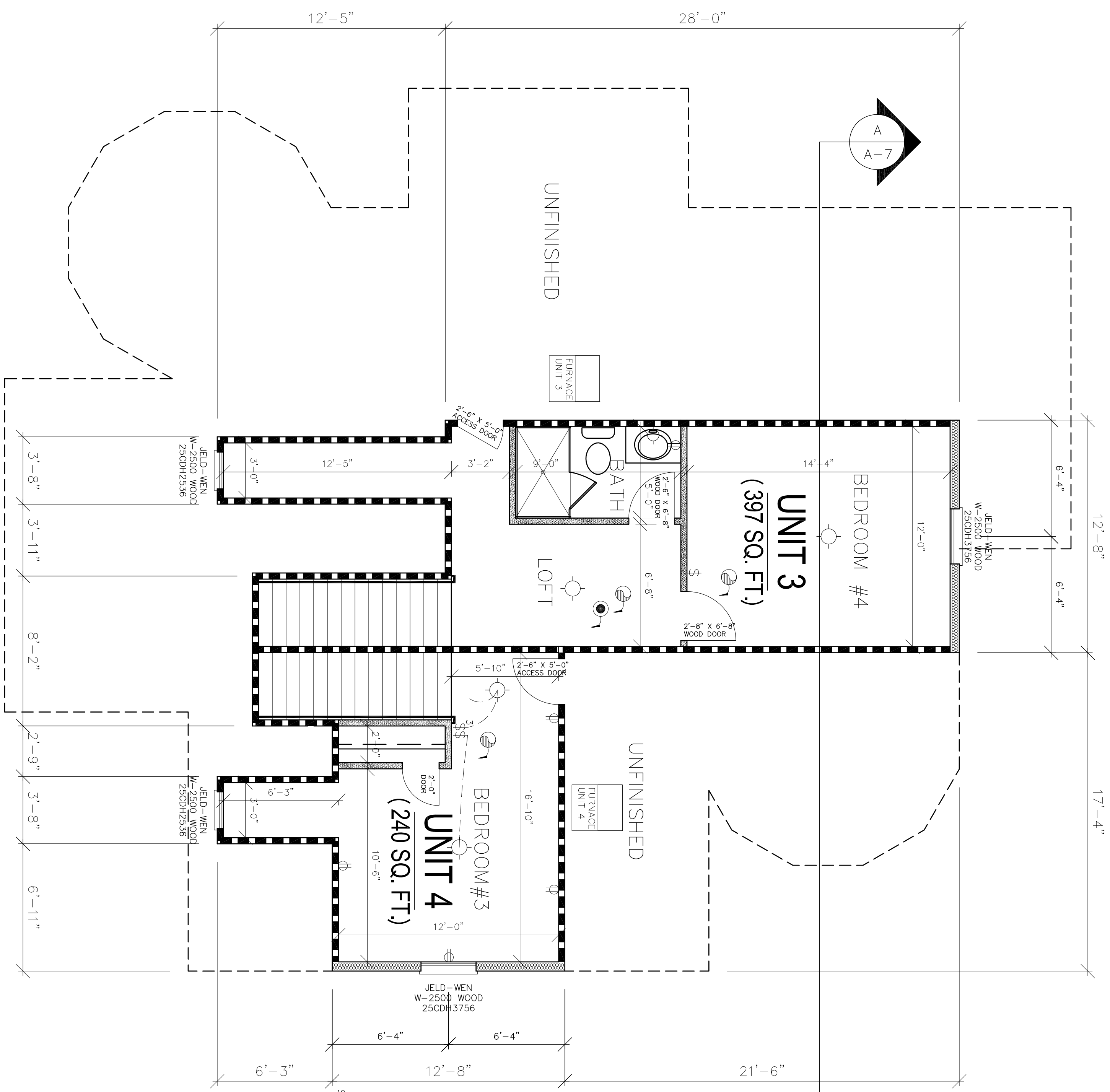
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EXISTING 4-FAMILY DWELLING FOR:
46-48 GROVE N PLAINFIELD LLC
46-48 GROVE STREET
NORTH PLAINFIELD, NJ

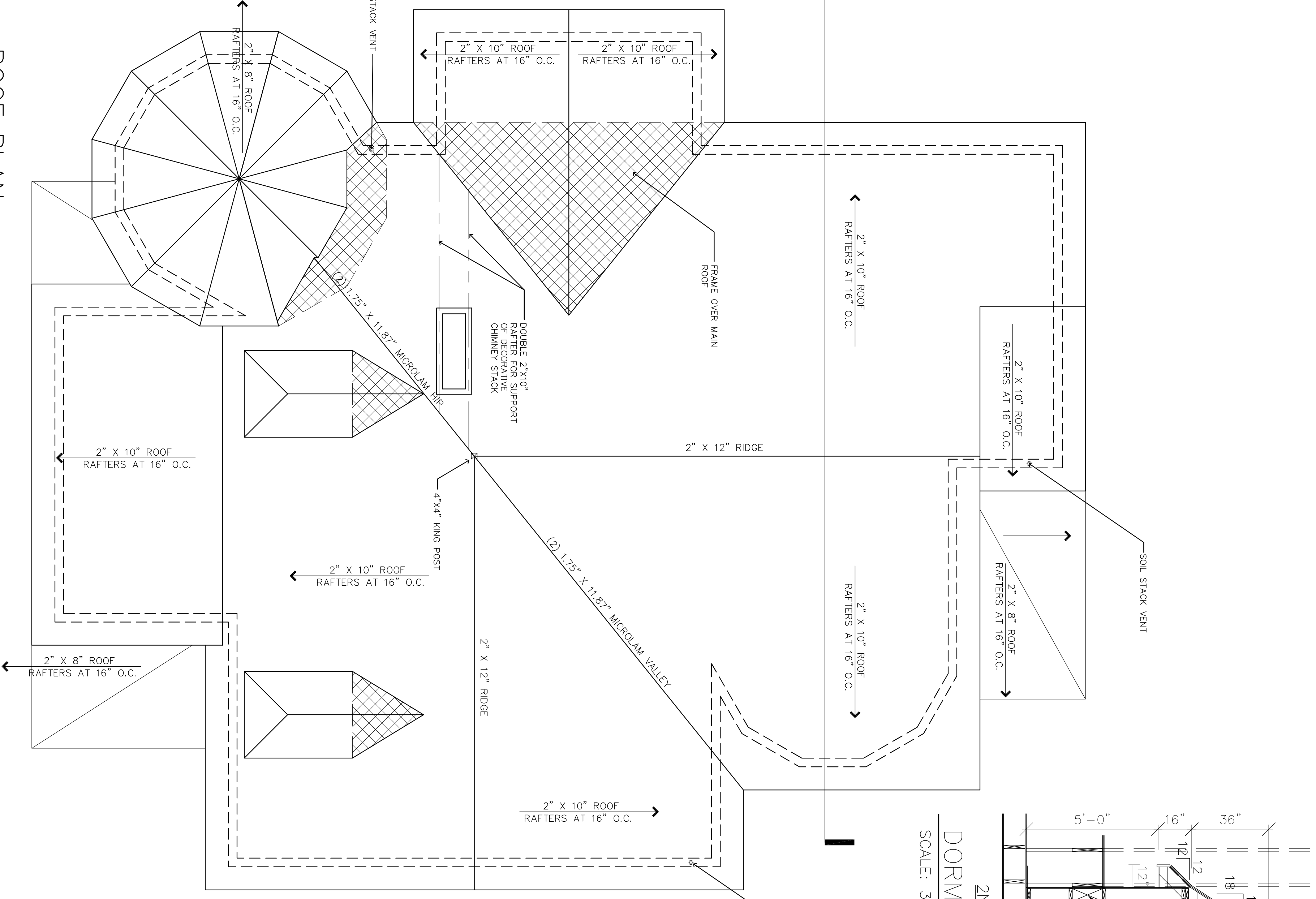
STEVE J. DRUGA, A.I.A.
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NEW ENGINEER REG. # A08987
ARIZONA REG. # 12332
DRAWN BY: ED
PROJECT: 2820-104
SHEET: A-2
DATE: 1-23-2022
SCALE: NTS
3 OF 7 SHEETS

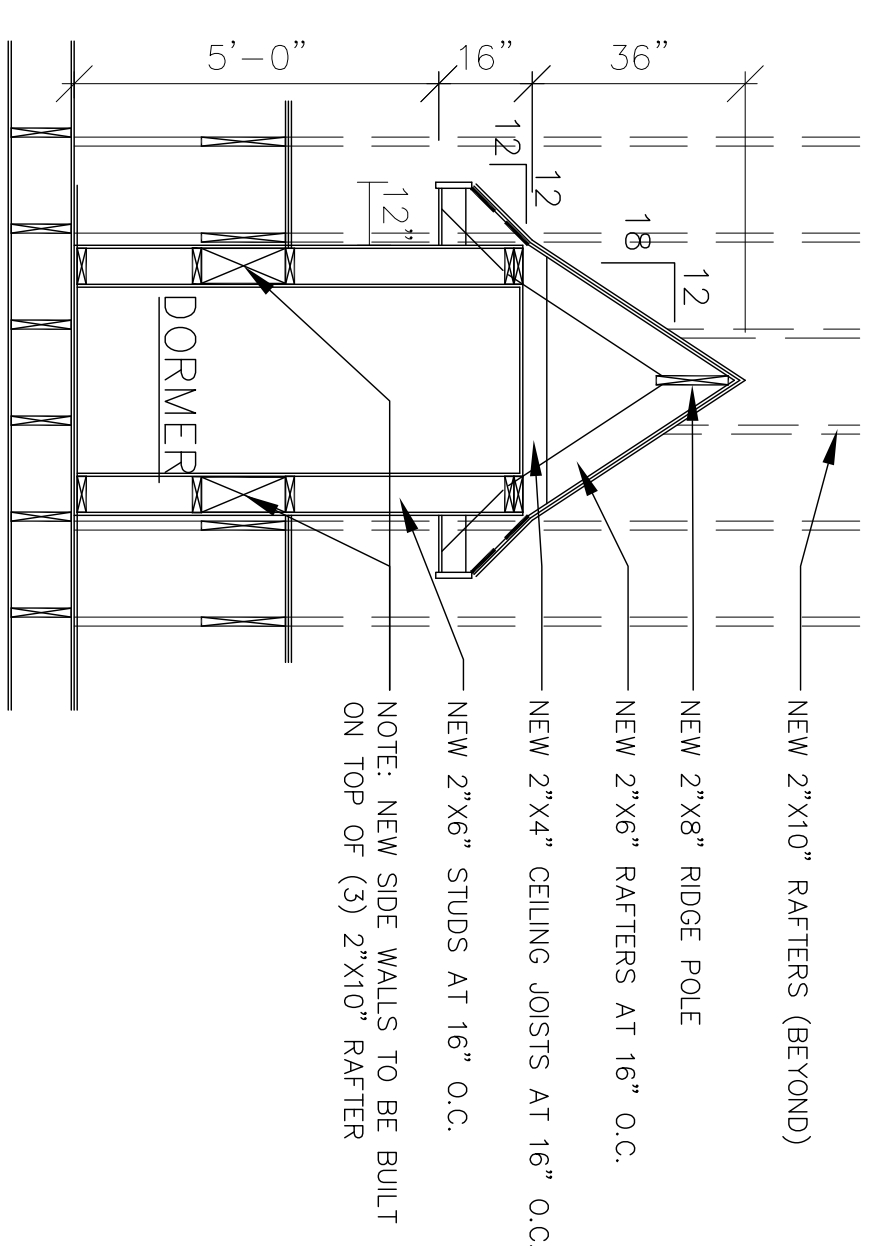
DO NOT SCALE PRINTS, WRITTEN DIMENSIONS SHALL GOVERN



ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



DORMER FRAMING DETAIL
SCALE: 3/8" = 1'-0"

SYMBOL DESCRIPTION	ELECTRICAL LEGEND
\$	LIGHT SWITCH
3	THREE-WAY LIGHT SWITCH
⊕	OUTLET (GROUND FAULT INTERRUPTER)
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⊕	OUTLET
⊕	LIGHTING FIXTURE (INTERIOR)
⊕	INTERIOR LIGHTS INSTALLED IN INSULATED CEILING SHALL BE "IC" RATED TO BE IN CONTACT WITH INSULATION
⊕	SMOKE DETECTOR/HEAT DETECTOR
⊕	CARBON MONOXIDE DETECTOR

WALL CONSTRUCTION LEGEND	
[Symbol]	INTERIOR WALL-FLOOR TO FIN. CELL @ 16" O.C.
[Symbol]	1/2" GYP. BD. EACH SIDE 2"x4" WOOD STUD @ 16" O.C.
[Symbol]	LOAD BEARING WALL-FLOOR TO FIN. CELL @ 16" O.C.
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[Symbol]	TYPICAL EXTERIOR WALL CONSTRUCTION: VINYL SIDING OVER TYVEK (PROVIDE MANUFACTURER'S RECOMMENDED TAPE ON ALL TYVEK SEAMS) OVER 1/2" CDX GRADE PLYWOOD SHEATHING OVER 2" X 6" WOOD STUDS AT 16" O.C. WITH R-19 INSULATION BETWEEN STUDS
[Symbol]	STRUCTURAL FRAMING MEMBER
[Symbol]	NEW 1-HOUR RATED PARTITION

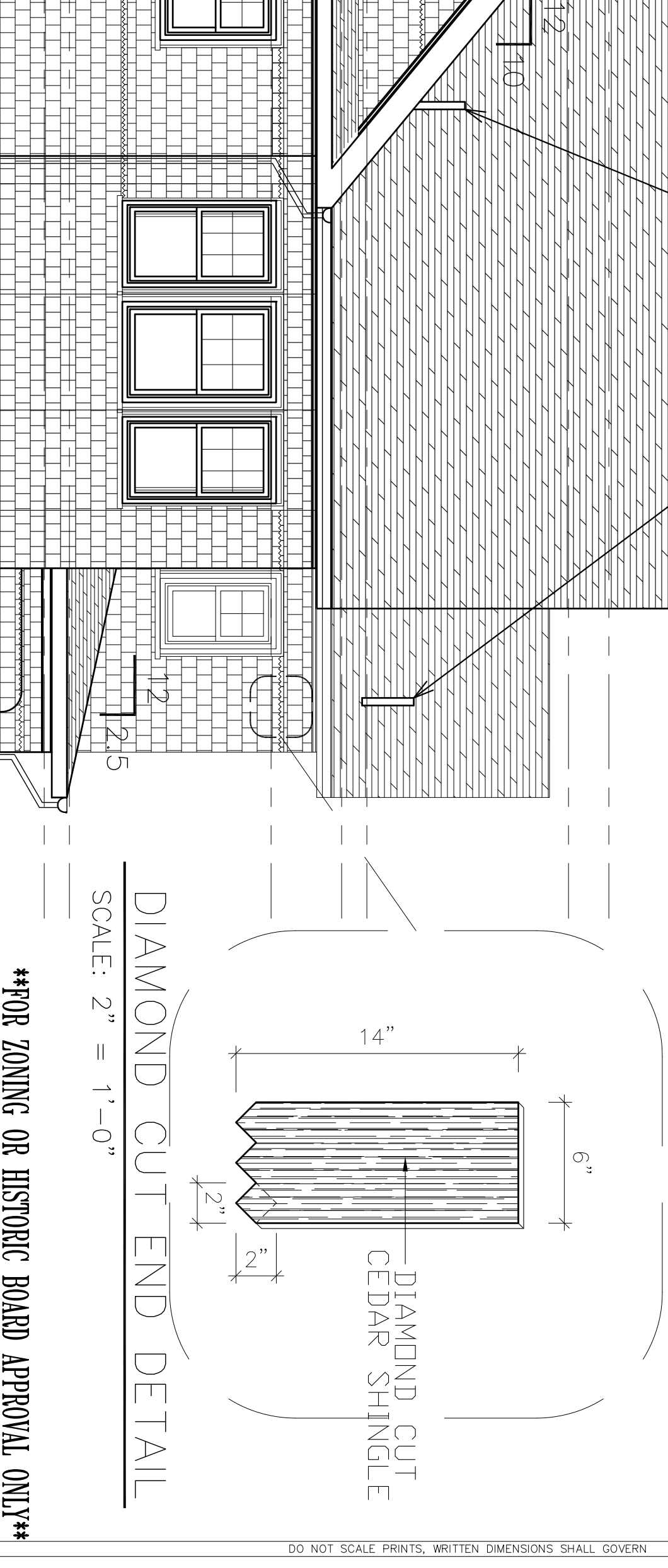
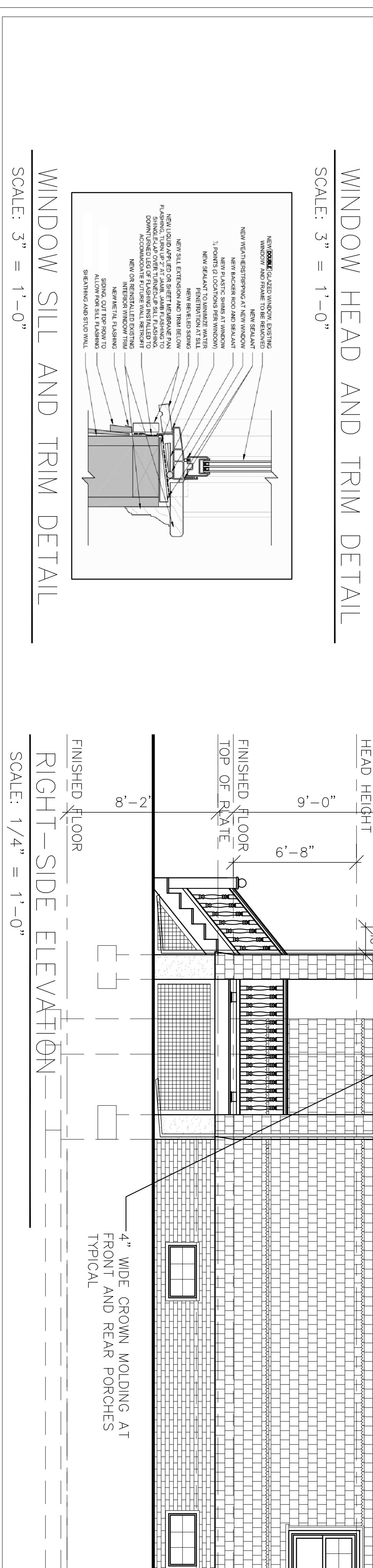
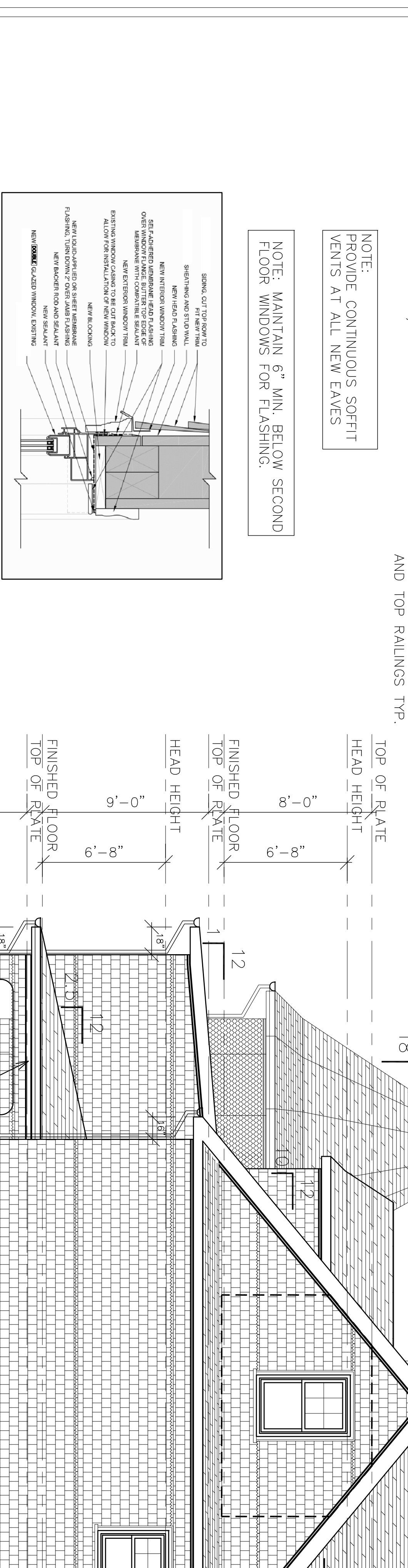
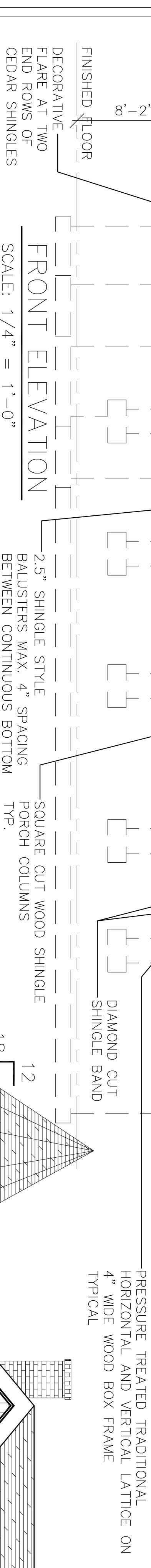
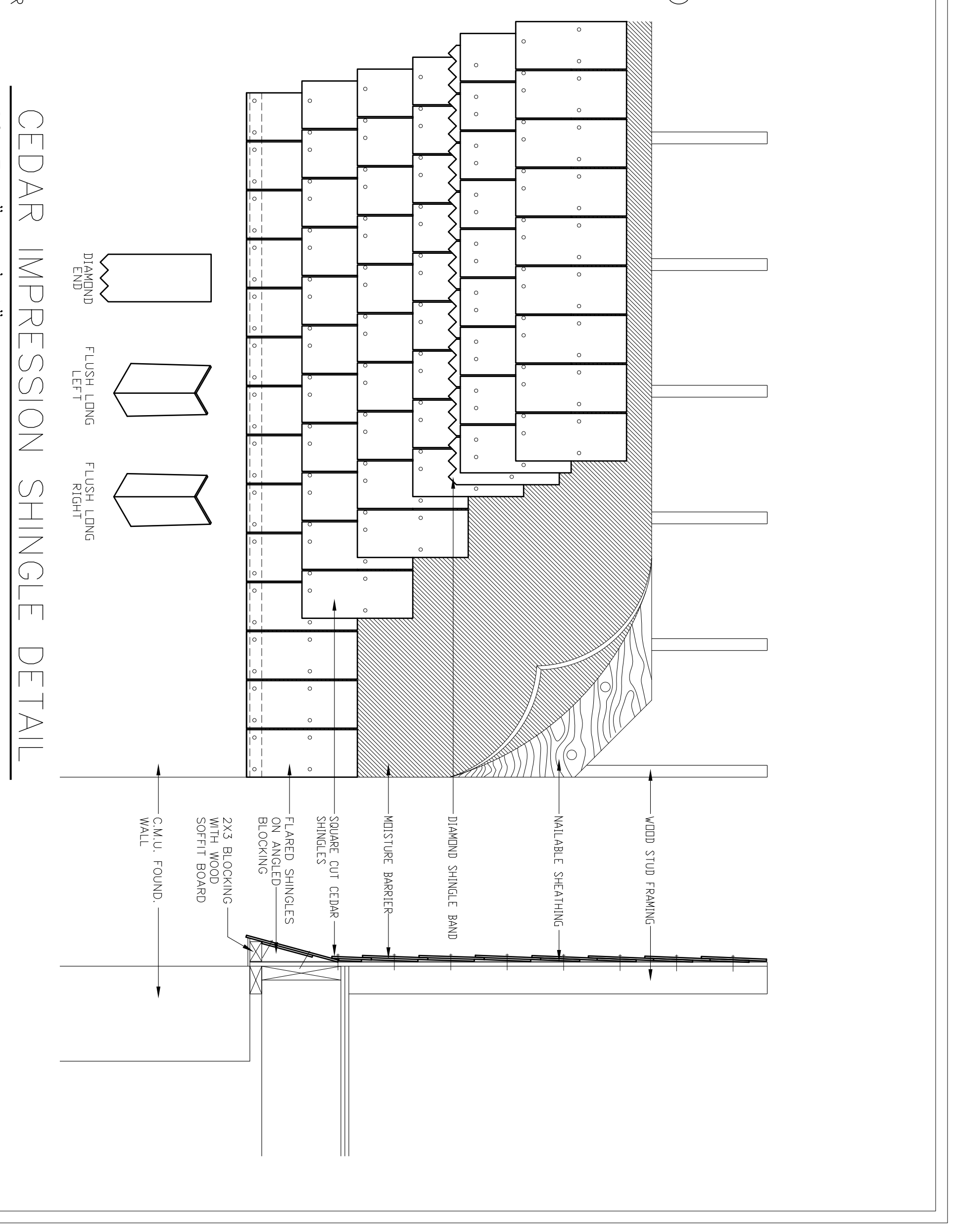
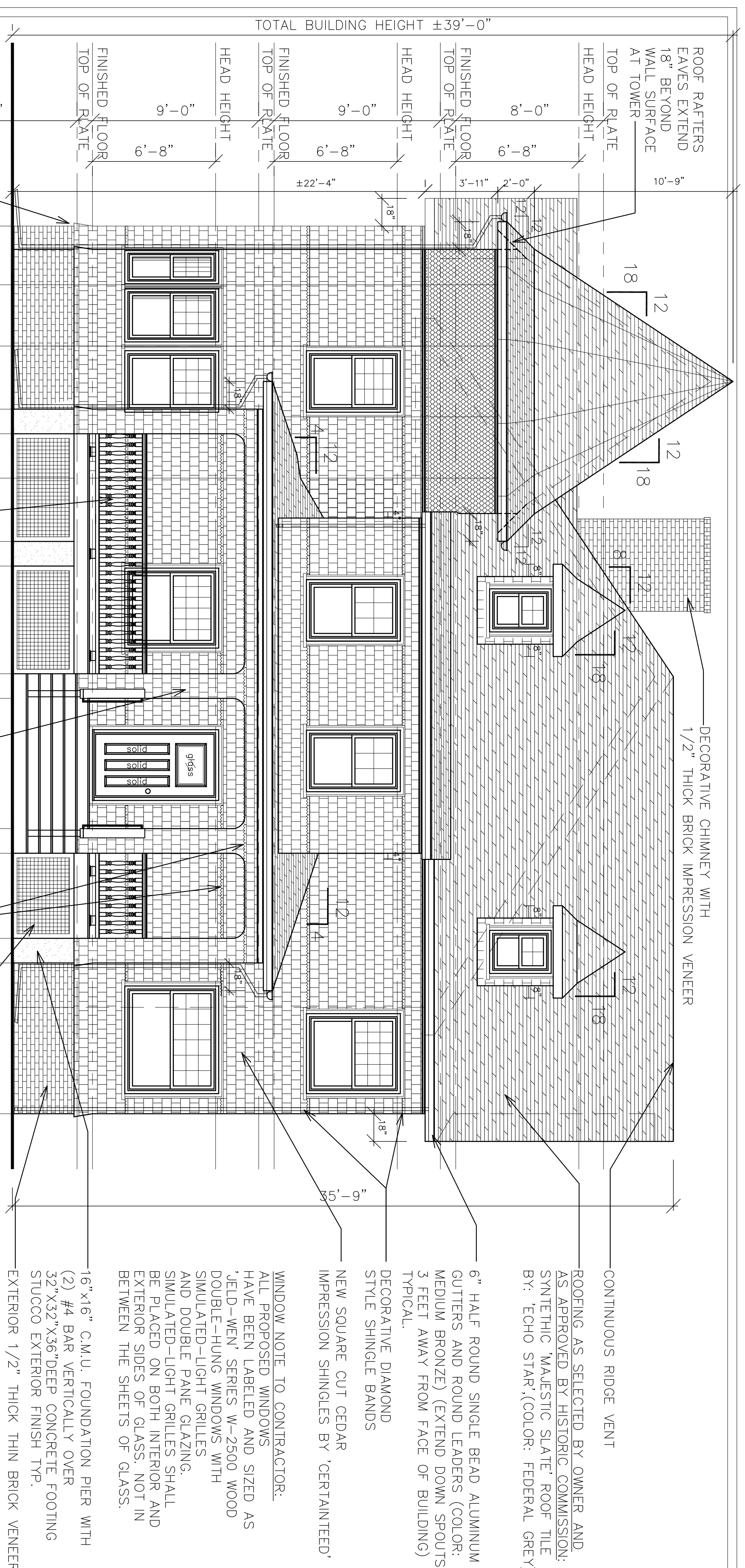
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ATTIC FLOOR PLAN; ROOF PLAN
PROPOSED RECONSTRUCTION OF
EXISTING 4-FAMILY DWELLING FOR:
46-48 GROVE N PLAINFIELD LLC
46-48 GROVE STREET
NORTH PLAINFIELD, NJ

STEVE J. DRUGA, A.I.A.
REGISTERED ARCHITECT
696 SHELTON RD. SUITE # 6
PISCATAWAY, N.J. 08854

NEW JERSEY REG. # A008937
ARIZONA REG. # 12332
DRAWN BY: ED
PROJECT: 2820-104
SHEET: A-3
SCALE: NTS
DATE: 1-23-2022
4 OF 7 SHEETS

DO NOT SCALE PRINTS, WRITTEN DIMENSIONS SHALL GOVERN



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EXTERIOR ELEVATIONS

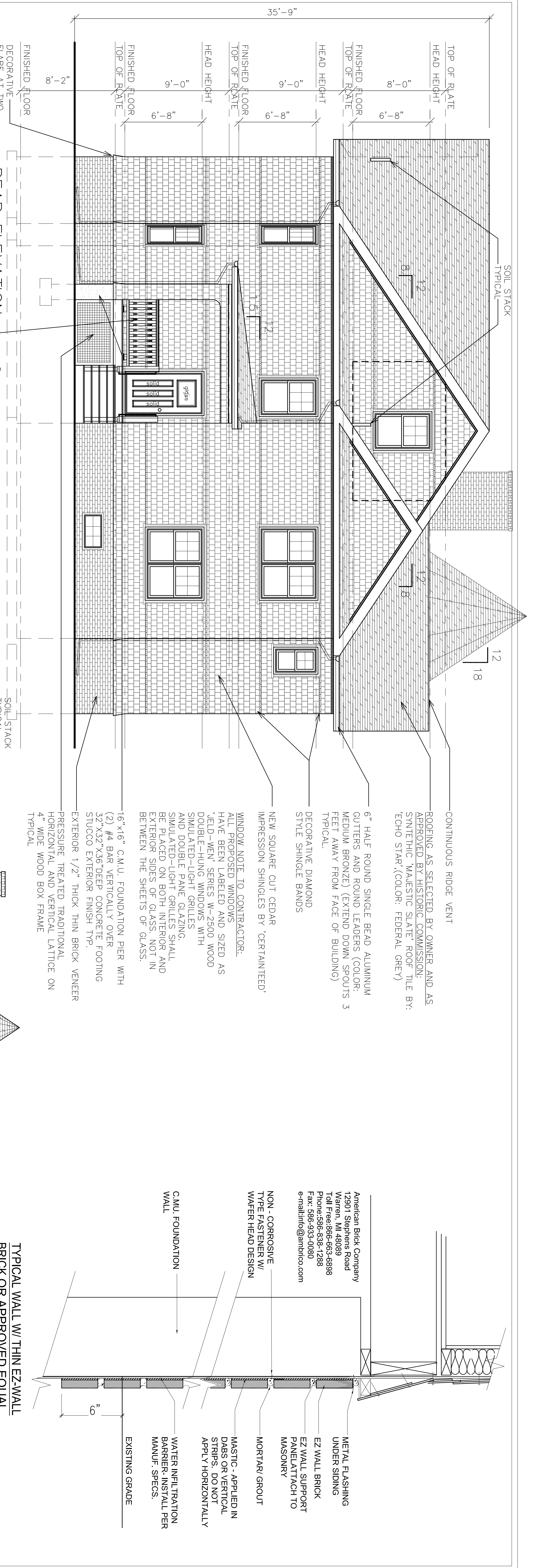
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NEW JERSEY REG. # A08937
ARIZONA REG. # 12132
DRAWN BY: ED
SCALE: NTS
DATE: 1-23-2022

PROJECT: 2820-104
SHEET: A-4
5 OF 7 SHEETS

DO NOT SCALE PRINTS, WRITTEN DIMENSIONS SHALL GOVERN



REAR ELEVATION

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

2.5" SHINGLE STYLE BALUSTERS MAX. 4" SPACING BETWEEN CONTINUOUS BOTTOM AND TOP RAILINGS TYP.

CONTINUOUS RIDGE VENT
 ROOFING AS SELECTED BY OWNER AND AS APPROVED BY HISTORIC COMMISSION: SYNTHETIC 'MAJESTIC SLATE' ROOF TILE BY: 'ECHO STAR' (COLOR: FEDERAL GREY)

6" HALF ROUND SINGLE BEAD ALUMINUM GUTTERS AND ROUND LEADERS (COLOR: MEDIUM BRONZE) (EXTEND DOWN SPOUTS 3 FEET AWAY FROM FACE OF BUILDING) TYPICAL.

DECORATIVE DIAMOND STYLE SHINGLE BANDS

NEW SQUARE CUT CEDAR IMPRESSION SHINGLES BY 'CERTAINTED'

WINDOW NOTE TO CONTRACTOR:
 ALL PROPOSED WINDOWS HAVE BEEN LABELED AND SIZED AS 'ELD-WEN' SERIES W-2500 WOOD DOUBLE-HUNG WINDOWS WITH SIMULATED-LIGHT GRILLES AND DOUBLE PANE GLAZING. SIMULATED-LIGHT GRILLES SHALL BE PLACED ON BOTH INTERIOR AND EXTERIOR SIDES OF GLASS. NOT IN BETWEEN THE SHEETS OF GLASS.

16"x16" C.M.U. FOUNDATION PIER WITH (2) #4 BAR VERTICALLY OVER 32"x32"x36" DEEP CONCRETE FOOTING STUCCO EXTERIOR FINISH TYP.

EXTERIOR 1/2" THICK THIN BRICK VENEER

PRESSURE TREATED TRADITIONAL HORIZONTAL AND VERTICAL LATTICE ON 4" WIDE WOOD BOX FRAME TYPICAL

LEFT-SIDE ELEVATION

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

TURRET SHINGLE DETAIL

SCALE: 2" = 1'-0"

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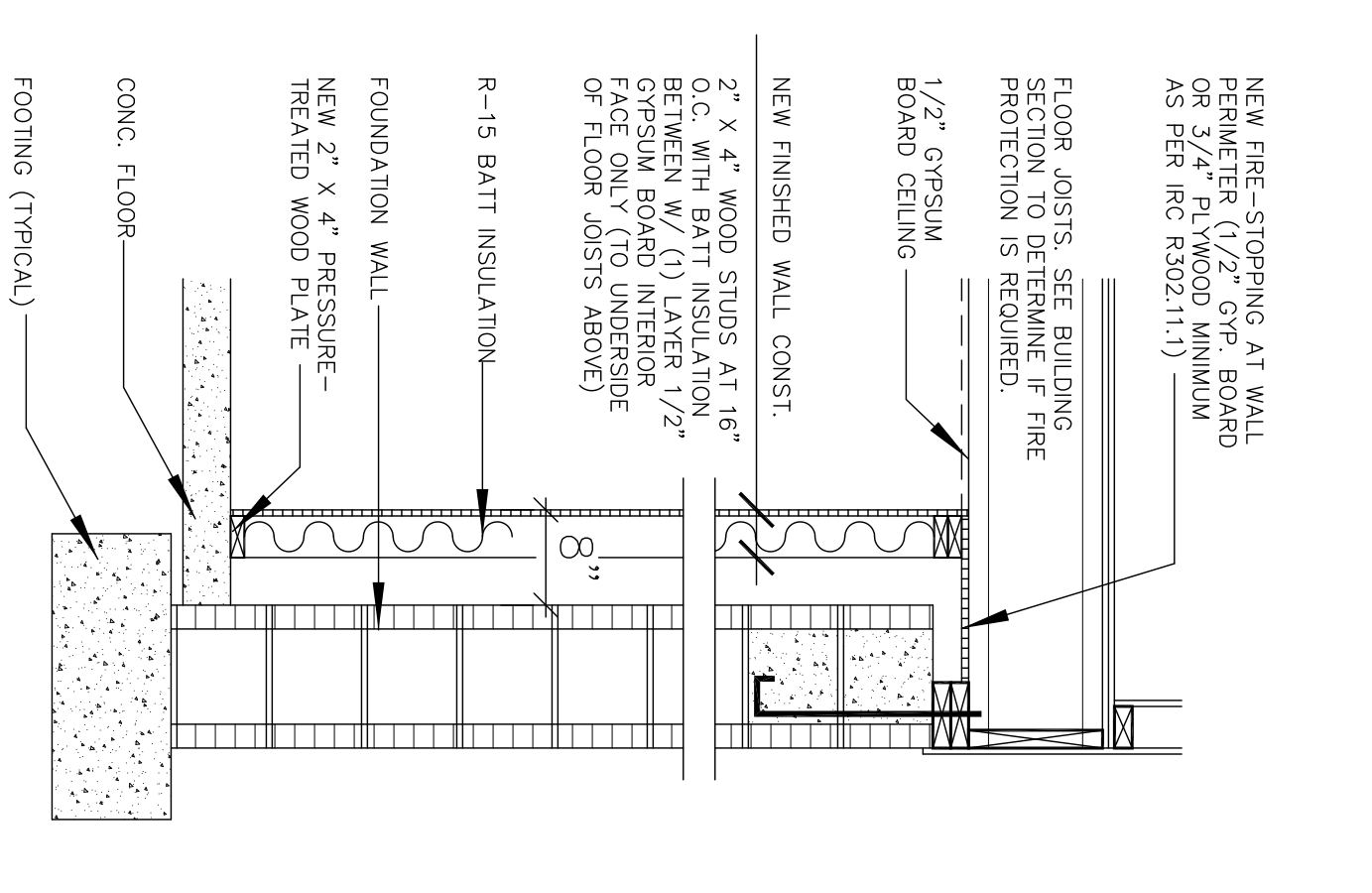
EXTERIOR ELEVATIONS

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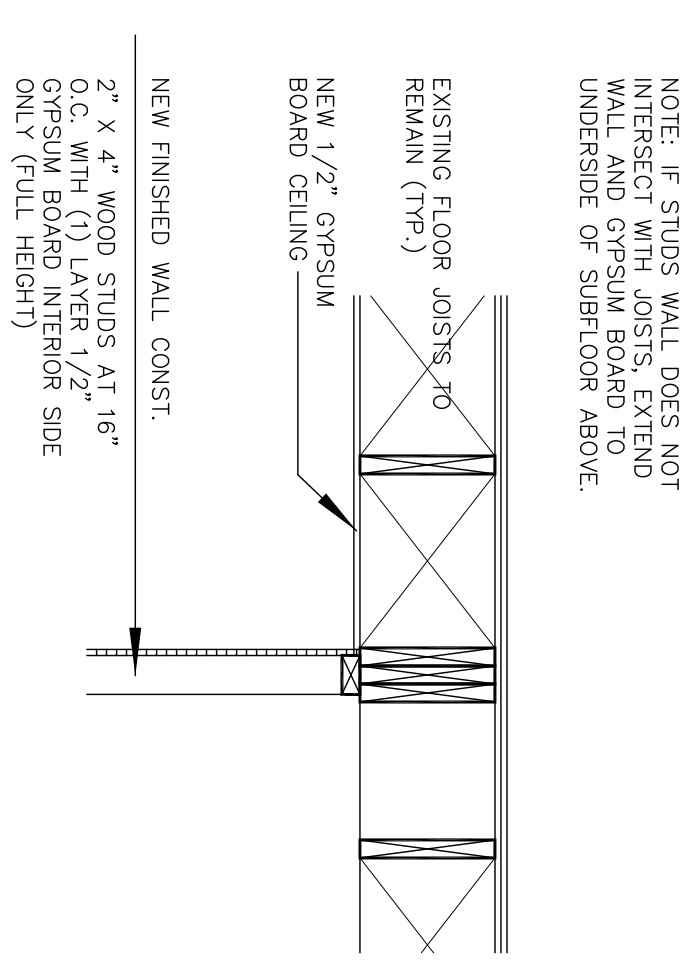
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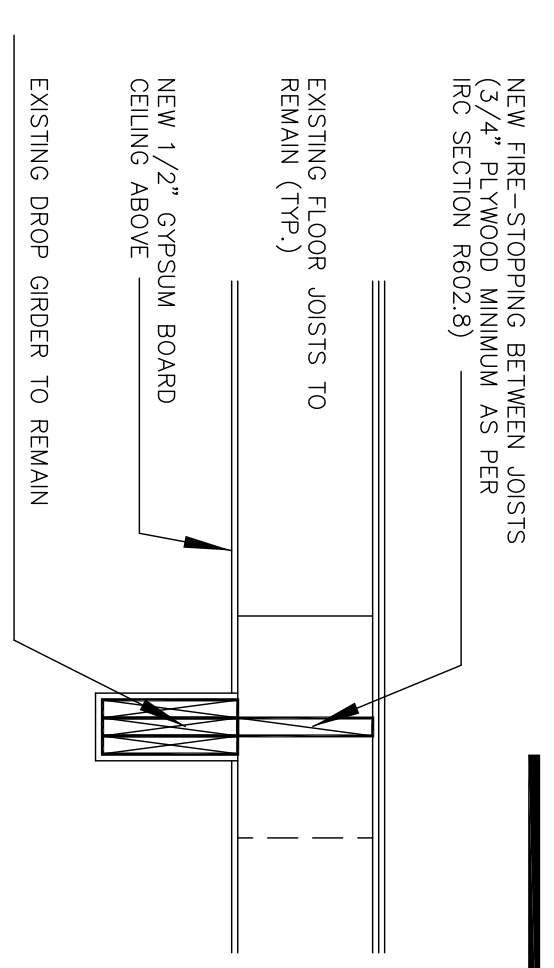
NEW JERSEY REG. # A08897	PROJECT	2820-104	SHEET
ARIZONA REG. # 1232	DRAWN BY: ED		A-5
DATE: 1-23-2022	NIS		6 OF 7 SHEETS



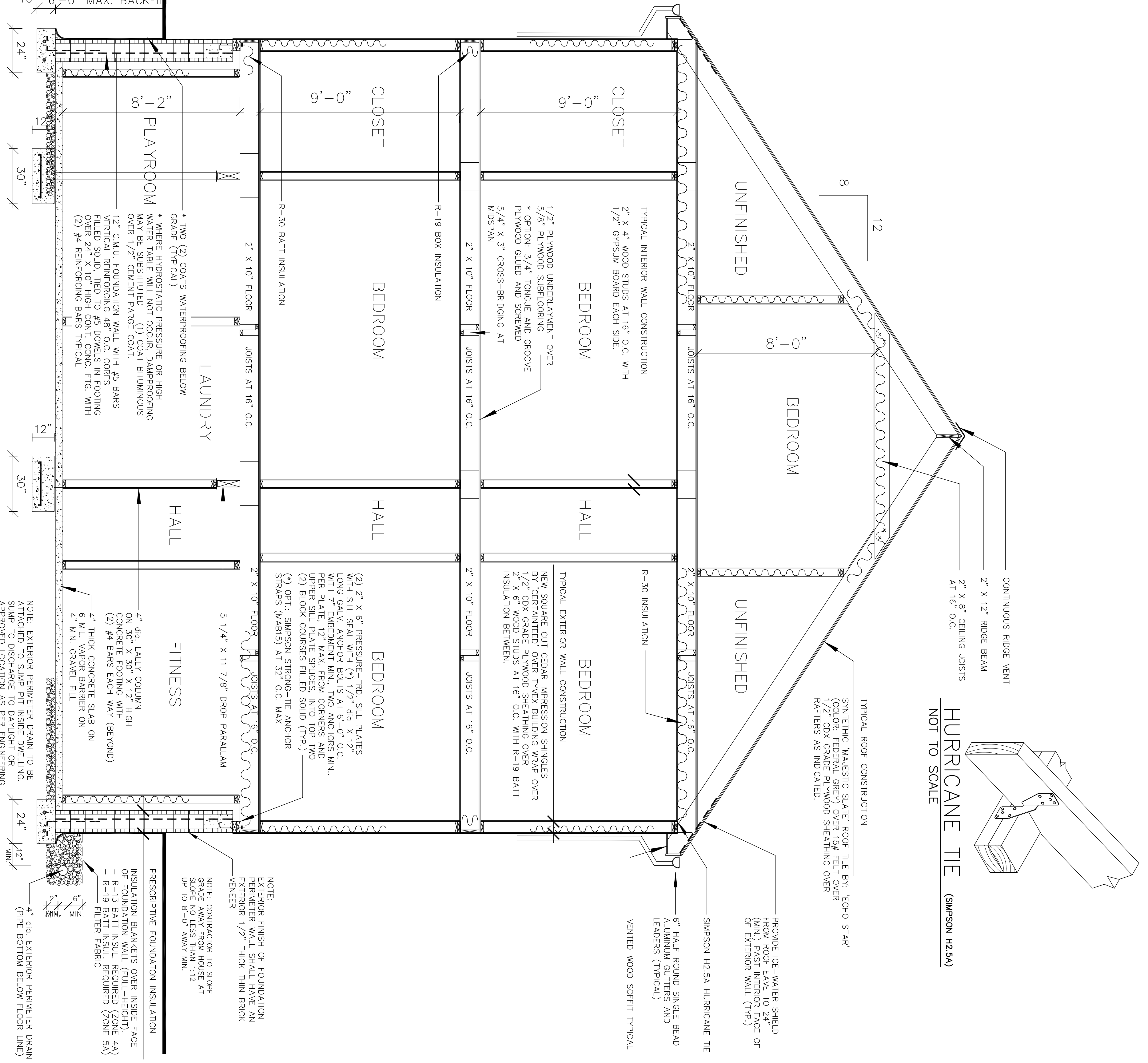
1 WALL SECTION
SCALE: 3/4" = 1'-0"



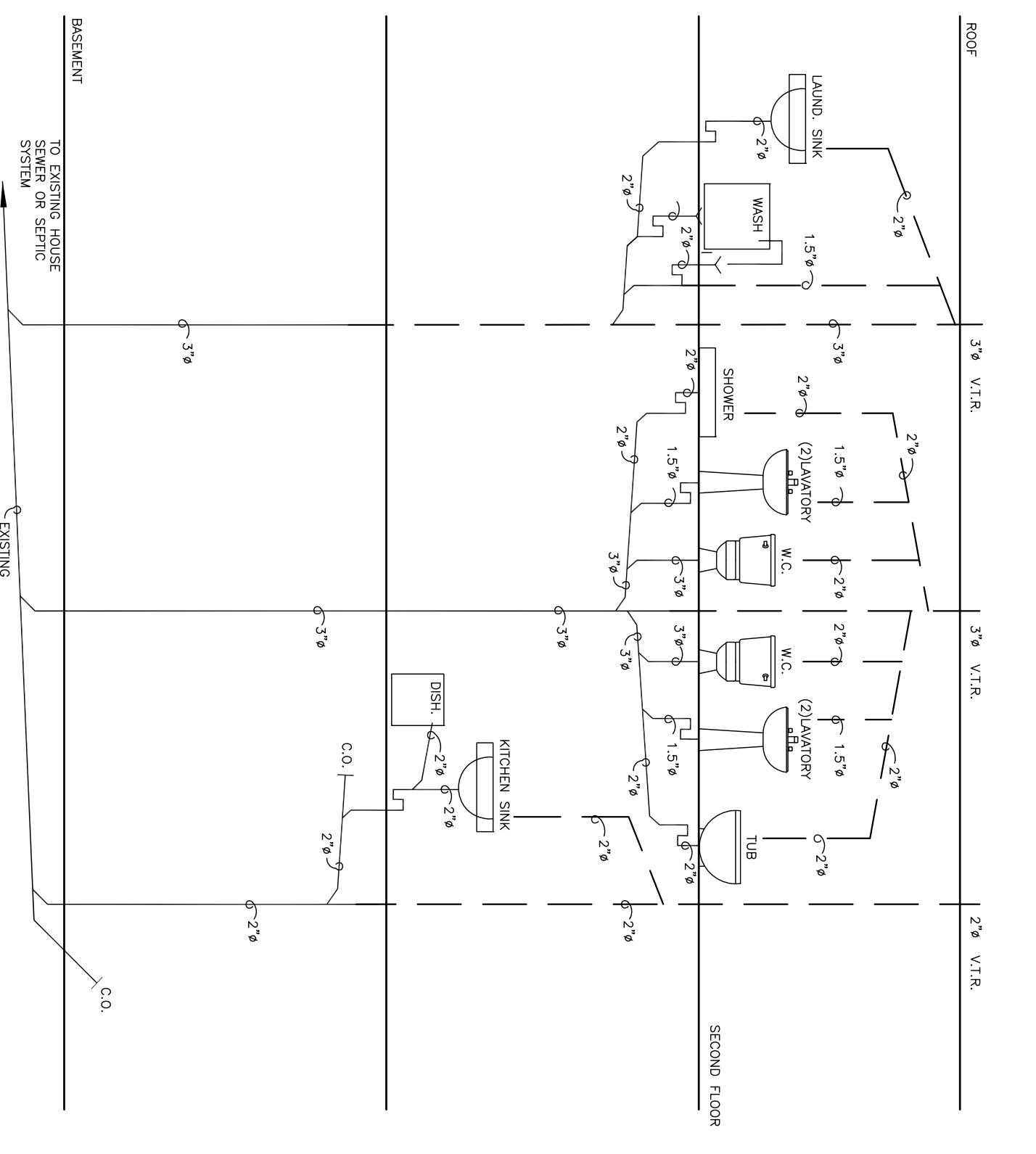
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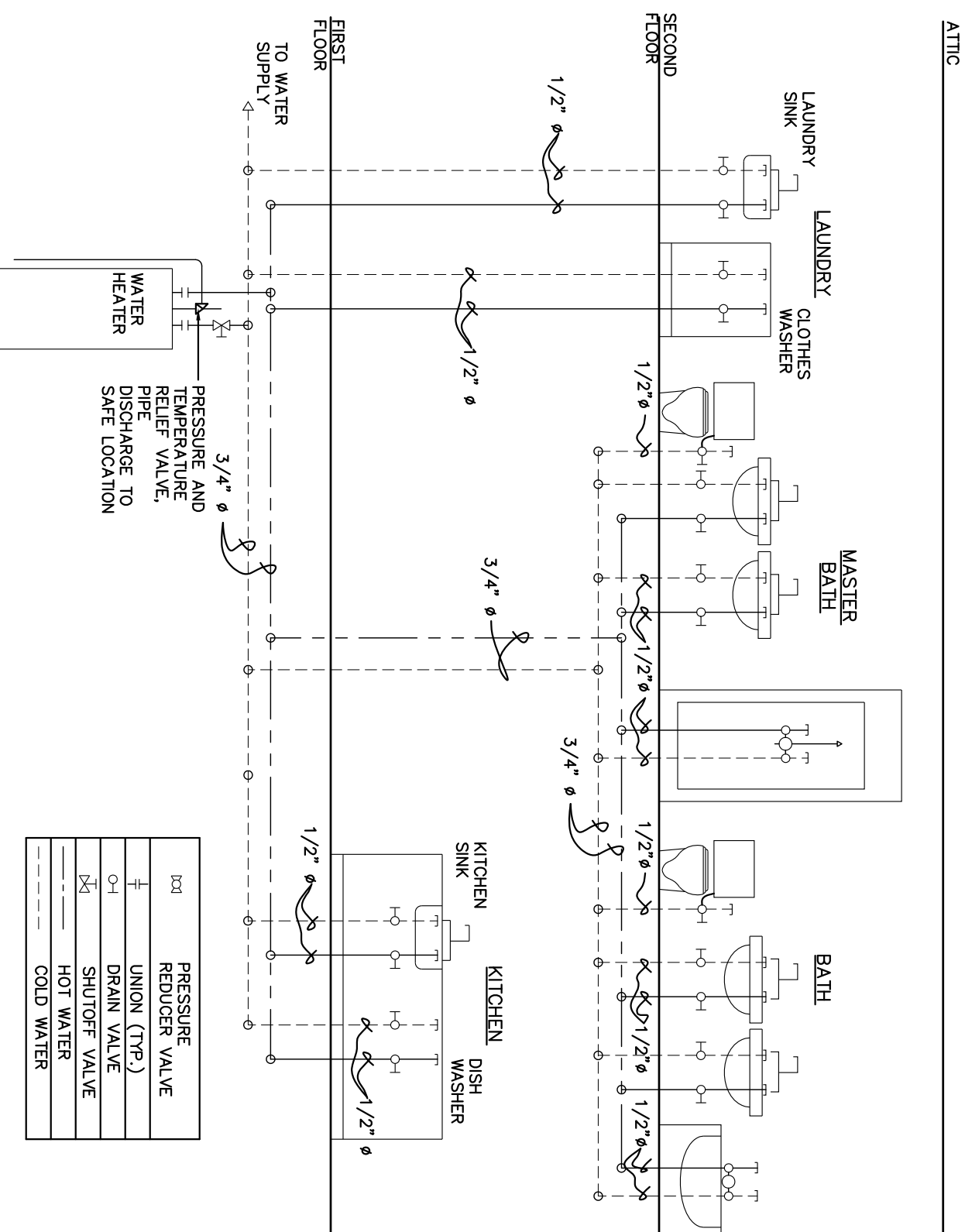
3 FIRESTOP SECTION
SCALE: 3/4" = 1'-0"



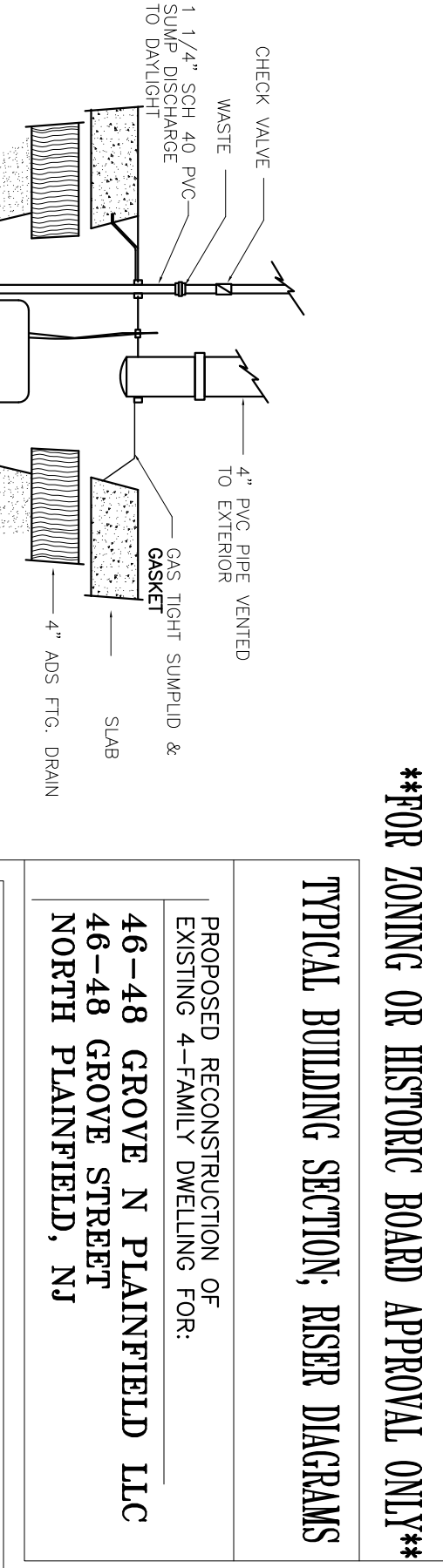
A TYPICAL BUILDING SECTION
SCALE: 3/8" = 1'-0"



PLUMBING WASTE RISER DIAGRAM
SCALE: N.T.S.



PLUMBING SUPPLY RISER DIAGRAM
SCALE: N.T.S.



****FOR ZONING OR HISTORIC BOARD APPROVAL ONLY****

TYPICAL BUILDING SECTION: RISER DIAGRAMS
PROPOSED RECONSTRUCTION OF:
EXISTING 4-FAMILY DWELLING FOR:
46-48 GROVE N PLAINFIELD LLC
46-48 GROVE STREET
NORTH PLAINFIELD, NJ

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DATE: NTS
PROJECT: 2820-104
SHEET: A-6
7 OF 7 SHEETS
DATE: 1-23-2022