

ADDITIONS & ALTERATIONS FOR :

THE MAKSIMOW RESIDENCE

57 MAIN STREET Block 60, Lot 1

A

BOROUGH

OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

INDEX OF DRAWINGS	
T-1	TITLESHEET & PROJECT DATA
Z-1	ZONING ANALYSIS
D-1	DEMOLITION PLANS
A-1	FINISHED BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR & ROOF PLANS
A-4	ELEVATIONS
A-5	BUILDING SECTION
A-6	BUILDING SECTION
S-1	FOUNDATION PLAN
S-2	FRAMING PLANS
S-3	FIRESTOPPING & FRAMING DETAILS
S-4	ALLOWABLE HOLE DIAGRAMS & HEADERS
MPE-1	ELECTRICAL & PLUMBING PLANS
MPE-2	RISER DIAGRAMS & NOTES

SYMBOL LEGEND			
	DOOR TAG		ELEVATION CALLOUT
	WINDOW TAG		
	NOTE TAG		DETAIL CALLOUT
	FRAMING CONNECTION TAG		SECTION CALLOUT

ABBREVIATION LEGEND			
ACQ	ALKALINE COPPER QUATERNARY	FTG.	FOOTING
A.F.F.	ABOVE FINISHED FLOOR	HDR	HEADER
B.F.E.	BASE FLOOD ELEVATION	JSTS.	JOISTS
C.J.	CEILING JOISTS	MIL.	MILLIMETER
CLG.	CEILING	MIR.	MIRRORED
CMU	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
DIA.	DIAMETER	O.C.	ON CENTER
ELEV	ELEVATION	RFTR	RAFTERS
EQ	EQUAL	SIM.	SIMILAR
ETR	EXISTING TO REMAIN	T&G	TONGUE & GROOVE
F.J.	FLOOR JOISTS	TYP.	TYPICAL
FLR	FLOOR	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

BASIS OF DESIGN

THE UNIFORM CONSTRUCTION CODE (NJAC 5:23)
INTERNATIONAL RESIDENTIAL CODE, NJ EDITION, 2021
INTERNATIONAL BUILDING CODE, NJ EDITION, 2021
NATIONAL ELECTRICAL CODE, 2020
NATIONAL STANDARD PLUMBING CODE, NJ EDITION, 2021
INTERNATIONAL ENERGY CONSERVATION CODE, 2021
INTERNATIONAL MECHANICAL CODE, 2021
INTERNATIONAL FUEL GAS CODE, 2021
ASCE 24-14, FLOOD RESISTANT DESIGN and CONSTRUCTION
AF&PA, WOOD FRAME CONSTRUCTION MANUAL (WFCM)
for ONE- and TWO-FAMILY DWELLINGS, 2018

THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFOREMENTIONED CODES AND DESIGN CRITERIA.

"THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS", STANDARD FORM, AMERICAN INSTITUTE OF ARCHITECTS LATEST EDITIONS, IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. A COMPLETE COPY OF THIS DOCUMENT IS ON FILE IN THE ARCHITECTS OFFICE AND MAY BE REVIEWED ON REQUEST.

ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER.

PROTECT ALL CONSTRUCTION AND / OR MATERIAL FROM INCLEMENT WEATHER AND TAKE PRECAUTIONS TO PREVENT FIRE.

NO EXTRAS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT AND / OR OWNER.

WHENEVER THEY ARE NOT IN CONFLICT WITH THOSE SPECIFICATIONS, ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS, WHERE THE MANUFACTURER 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.

THE OWNER / CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING THE LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE SUBCONTRACTORS.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR INSPECTION FOR THIS JOB AND THEREFORE, IS NOT RESPONSIBLE FOR THE PHASE OF THE CONTRACT.

THE ARCHITECTS INSPECTION FOR COMPLIANCE WITH THE PLANS AND SPECIFICATIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION MEANS OR METHODS EMPLOYED BY THE CONTRACTOR OR ANY SUBCONTRACTOR.

SPECIFICATIONS

SOIL
THE PRESUMPTIVE SOIL BEARING CAPACITY IS 2,000 PSF.

EXCAVATION
EXCAVATE AS REQUIRED FOR FOUNDATIONS TO UNDISTURBED VIRGIN SOIL. PERIMETER FOUNDATIONS SHALL MAINTAIN A MINIMUM DEPTH OF 36" BELOW GRADE.

CONCRETE
CONCRETE SHALL BE 3,500 PSI AT 28 DAYS

MASONRY
ALL REINFORCED MASONRY SHALL CONFORM TO A.N.S.I. A41.2.70. CONCRETE MASONRY UNITS A.S.T.M. C-90. ALL MORTAR TO BE TYPE S OR M. MASONRY MATERIALS SHALL BE STORED IN A NEAT MANOR HIGH AND DRY FROM FOREIGN MATTER AND PROTECTED FROM MOISTURE.

LUMBER
ALL STRUCTURAL FRAMING LUMBER SHALL BE DOUGLAS FIR, NO 2 GRADE, MIN Pb = 1,000 psi and E= 1,600,000 psi OR BETTER. INSTALL HEADERS AS INDICATED ON PLAN. INSTALL (2)2 X 10 IF HEADER SIZE IS NOT SPECIFIED. INSTALL SOLID BLOCKING AT 24" O.C. TO JOIST BAY WITH PARALLEL PARTITIONS ABOVE. APPLY SHEATHING AND SUB-FLOORING AS PER MANUFACTURER'S SPECIFICATIONS. ALL LUMBER IN CONTACT WITH CONCRETE AND/OR MASONRY SHALL BE TREATED. ALL INSTALLED LUMBER, EXPOSED TO WEATHER, SHALL BE TREATED. INSTALL ENGINEERED LUMBER AS PER LEVEL TRUS JOIST SPECIFICATIONS. PROVIDE SHOP DRAWING LAYOUT FROM LEVEL TRUS JOIST.

PROVIDE AND INSTALL ALL BLOCKING, STUDS, BRACES, ETC. AT BATHROOM ACCESSORIES AND FIXTURES, LIGHT FIXTURES, BUILT-IN AREAS, SHELVING AREAS, ETC. FOR THE PROPER COMPLETION OF THE JOB.

THERMAL AND MOISTURE PROTECTION
ALL EXTERIOR FOUNDATIONS WALLS SHALL BE PARGED WITH TWO (2) COATS, 1/4" MINIMUM TOTAL THICKNESS, OF PORTLAND CEMENT PLASTER (1:2 1/2 MIX BY VOLUME) OR THE MORTAR USED IN LAYING UP A MASONRY FOUNDATION WALL. WHEN PARGING IS DRY, DAMP-PROOF ALL EXTERIOR FOUNDATION WALLS FROM FOOTINGS UP TO FINISHED GRADE LINE WITH (2) HEAVY APPLICATIONS BITUMINOUS DAMP PROOFING.

FLASHING
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. INSTALL WALL FLASHING, CONCEALED ROOF TO WALL, CONCEALED STEP FLASHING, BASE, AND COUNTER FLASHING AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.

GUTTERS AND LEADERS
CONTRACTOR SHALL INSTALL ALL NEW ALUMINUM GUTTERS AND LEADERS. GUTTERS SHALL MATCH EXISTING.

ROOFING
NEW ROOF SHINGLE STYLE AND COLOR AS SELECTED BY OWNER. INSTALLATION TO MEET ENHANCED WIND COVERAGE CRITERIA TO 120 M.P.H.

WINDOWS
PROVIDE SHOP DRAWINGS OF WINDOWS FOR ARCHITECT'S REVIEW.

NEW WINDOWS AS INDICATED ON THE WINDOW SCHEDULE.

WINDOW UNITS HAVE A SILL HEIGHT OF NOT LESS THAN 24" AND NOT MORE THAN 44 INCHES ABOVE THE FLOOR, A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.

ALL GLAZING ADJACENT TO WHIRLPOOLS, TUBS AND SHOWERS SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201, COMPLYING WITH CATEGORY II.

DOORS
PROVIDE SHOP DRAWINGS OF DOORS FOR ARCHITECT'S REVIEW.

INTERIOR DOORS AS SELECTED BY OWNER.

SIZES AS INDICATED IN THE DOOR SCHEDULE.

SIDING
NEW SIDING STYLE AND COLOR AS SELECTED BY OWNER.

TRIM
EXTERIOR TRIM STYLE AND COLOR AS SELECTED BY OWNER.

HVAC
WORK SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE 2021 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

CONTRACTOR TO PROVIDE PRICING FOR NEW TWO ZONE HVAC SYSTEM. EXACT SYSTEM SIZING, DUCT DESIGN, AND LAYOUT BY HVAC CONTRACTOR.

ELECTRICAL
WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE 2020 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

CONTRACTOR TO VERIFY EXISTING POWER SERVICE IS ADEQUATE FOR EXISTING CONDITIONS AND THE NEW WORK.

PLUMBING
WORK SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE 2021 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ALL PENETRATIONS OF WALLS, FLOORS, AND ROOFS SHALL BE MADE BY USE OF SLEEVES MANUFACTURED OR FABRICATED FOR THE INTENDED PURPOSE.

ALL HOT AND COLD SUPPLY LINES, EXCEPT EXPOSED CONNECTIONS TO PLUMBING FIXTURES SHALL BE INSULATED.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

EXTEND ALL VENT AND EXHAUST LINES UP THROUGH ROOF.

INSULATION
INSTALL INSULATION IN AREAS AS SHOWN:
CEILING: R-49 CLOSED-CELL SPRAY-FOAM INSULATION (+/- 9" THICKNESS)
2 X 4 WALLS: R-15 BATT INSULATION IN CAVITY w/ R-10 EXTERIOR CONTINUOUS RIGID INSULATION
2 X 6 WALLS: R-21 BATT INSULATION w/ R-5 EXTERIOR CONTINUOUS RIGID INSULATION
FLOOR: R-19 BATT INSULATION
FLOOR OVER OUTSIDE AIR: R-19 (MIN.) w/ ALUMINUM BARRIER FOIL IN CAVITY w/ R-10 EXTERIOR CONTINUOUS RIGID INSULATION
FOUNDATION WALL: R-10 RIGID INSULATION w/ R-15 BATT INSULATION
BASEMENT SLAB: R-10 RIGID INSULATION
EXPOSED EXISTING CAVITIES: FILL SOLID w/ INSULATION

GYPSUM WALL BOARD
ALL WALLBOARD, TAPE, AND JOINT COMPOUND BEADS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE THE MANUFACTURER'S DIRECTIONS USING 1-1/4" TYPE W SCREWS 12" O.C. AT CEILINGS, 16" O.C. AT WALLS. APPLY THREE (3) COATS TAPE AND SPACKLE. UPON COMPLETION, LEAVE ALL WALLS AND CEILINGS TRUE, SMOOTH, AND WITHOUT NOTICEABLE IRREGULARITIES, READY FOR PAINTING AND DECORATING.

INSTALL GYPSUM WALL BOARD AS SHOWN:

WALLS: 1/2"
CEILINGS: 1/2"
WET AREAS, TILE BACKER: 1/2" DUROCK

INTERIOR FINISHES AND TRIM

CONSULT WITH OWNER FOR INTERIOR MOULDING TYPES AND COMBINATIONS FOR EACH ROOM.

FLOOR FINISHES AS SELECTED BY OWNER. APPLY CERAMIC TILE OVER 1/2" MORTAR-SET CONCRETE BOARD UNDERLAYMENT.

DEMOLITION

ALL DEMOLISHED MATERIAL SHALL BE DISPOSED OF AT A LEGALLY APPROVED DUMP SITE. REMOVED IN THE LEGALLY REQUIRED MANNER AS MANDATED FOR VARIOUS MATERIAL TYPES.

PROTECTION AND PRECAUTIONS
MAINTAIN WEATHER PROTECTION FOR EXISTING STRUCTURE TO REMAIN.

ALL DEMOLISHED MATERIALS SHALL BE CONTINUOUSLY HAULED AWAY AND NOT BE ALLOWED TO ACCUMULATE.

PROVIDE ALL REQUIRED PROTECTIONS INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND SUPPORT MAINTAIN STRUCTURAL INTEGRITY OF THE WORK.

STRUCTURAL DAMAGE TO REMAINING BUILDING SHALL BE IMMEDIATELY REPORTED TO OWNER AND SHALL BE REPAIRED AT THE DEMOLITION CONTRACTOR'S EXPENSE.

SURFACES TO REMAIN SHALL BE PROTECTED FROM DAMAGE.

CUTTING AND PATCHING
INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, AND PATCHING.

AFTER UNCOVERING THE WORK INSPECT CONDITIONS AFFECTING THE INSTALLATION OF NEW WORK.

IF UNCOVERED CONDITIONS ARE NOT AS ANTICIPATED, IMMEDIATELY NOTIFY THE ARCHITECT AND SECURE NEEDED DIRECTIONS.

DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

PERFORM CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION ON REPAIR AND NEW WORK. PERFORM FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE FINISHED INSTALLATION COMPLYING WITH THE SPECIFIED TOLERANCES AND FINISHES.

STRUCTURAL DATA

ROOF :	LIVE LOAD -	35 P.S.F.
	DEAD LOAD -	10 P.S.F.
NON-HABITABLE FLRS / CLG :	LIVE LOAD -	20 P.S.F.
	DEAD LOAD -	10 P.S.F.
HABITABLE FLOORS :	LIVE LOAD -	40 P.S.F.
	DEAD LOAD -	15 P.S.F.
GROUND SNOW LOAD :		25 P.S.F.
SNOW EXPOSURE FACTOR :		D
SNOW IMPORTANCE FACTOR :		I
THERMAL FACTOR :		1.0
BASIC WIND SPEED :		120 M.P.H.
WIND EXPOSURE FACTOR :		B
WIND IMPORTANCE FACTOR :		I

	ZONE	EFPEC. WIND AREA SQ. FT.	BASIC WIND SPEED
WALL	5	10	120 / 15.5
MEAN ROOF HEIGHT		EXP. ADJ. COEFFICIENT	
25.75'		1.61	

WINDFORCE LOAD :		25 P.S.F.
MINIMUM DESIGN PRESSURE RATING FOR		
DOORS & WINDOWS :		DP 30

PROJECT DATA

SCOPE OF WORK :

INTERIOR ALTERATIONS AND A NEW TWO STORY ADDITION AT THE REAR OF THE HOME WITH A FULL FINISHED BASEMENT BELOW.

BUILDING INFORMATION

USE GROUP :	R5
CONSTRUCTION TYPE :	5B

AREAS :	
EXISTING FIRST FLOOR AREA :	519 SF
EXISTING SECOND FLOOR AREA :	376 SF
EXISTING TOTAL :	895 SF
PROPOSED FIRST FLOOR AREA :	414 SF
PROPOSED SECOND FLOOR AREA :	684 SF
PROPOSED TOTAL :	1098 SF

VOLUME OF ADDITION :	17,560 CU. FT.
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REVISIONS:
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE:
APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

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PROJECT:
ADDITIONS & ALTERATIONS FOR :
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

PROJECT:

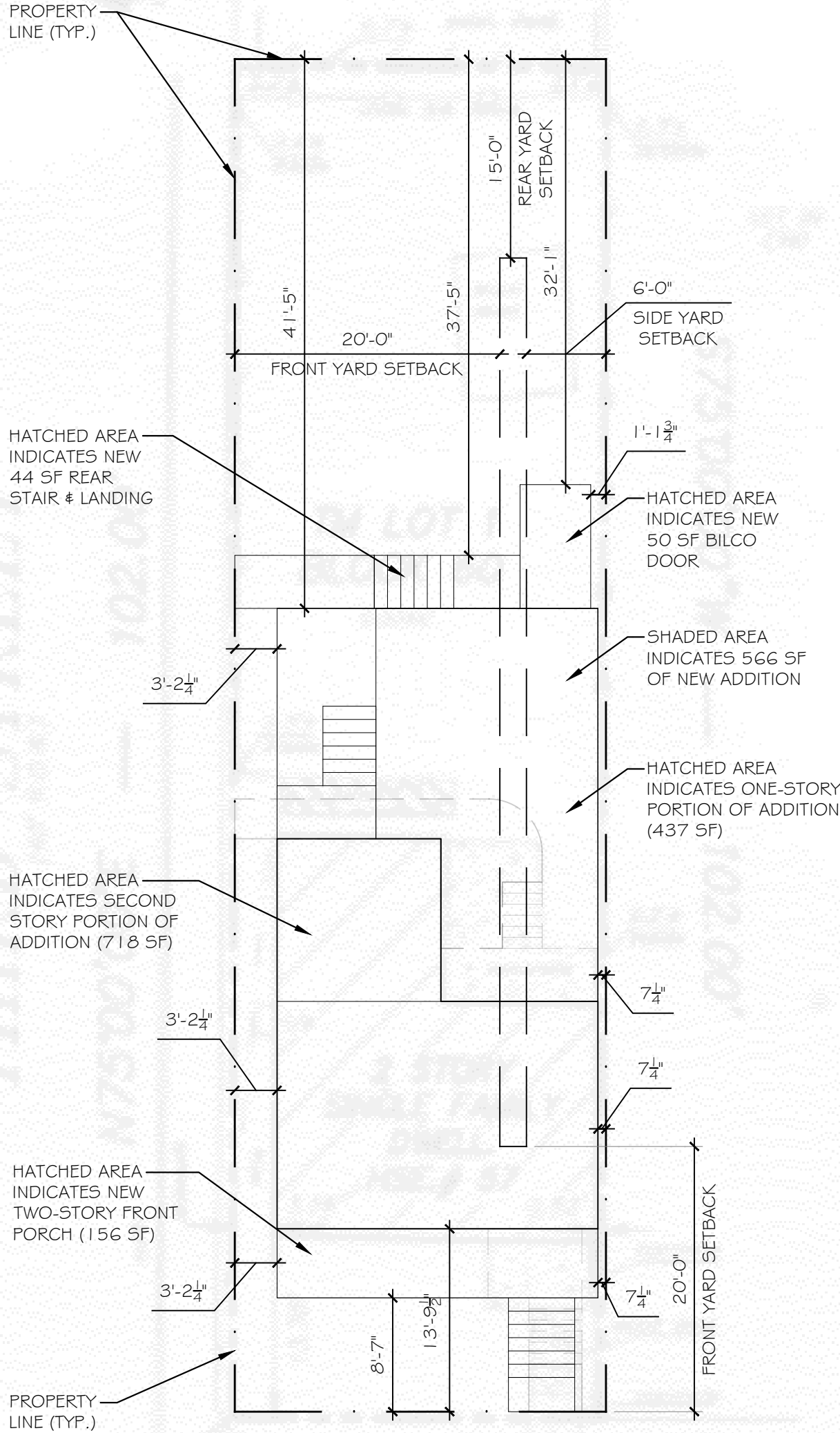
A. VINCENT MINKLER

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SHEET 01 OF 15

1/2/2023 C:\USERS\VINCENT\Documents\121-072 57 MAIN STREET - KEYPORT (MAKSIMOW)\04-CONSTRUCTION DOCUMENTS\CONDOS\2-1 ZONING ANALYSIS.DWG



1 PLOT DIAGRAM
SCALE: 1" = 10'-0"

NOTE:
THE ADJACENT DRAWING IS A REPRODUCTION OF
AN ORIGINAL SURVEY PROVIDED BY THE HOME
OWNER. ORIGINAL SURVEY SHOWN FADED TO CALL
ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

ZONING ANALYSIS

PROJECT NAME : THE MAKSIMOW RESIDENCE		DATE OF FIRST CODE RESEARCH : 10/28/2021	
STREET ADDRESS : 57 MAIN STREET		DATE OF SECOND CODE RESEARCH :	
BLOCK : 60 LOT : 1			
ZONING DISTRICT : RB			
LOT REQUIREMENTS :			
LOT AREA :	REQUIRED 5000 SF	EXISTING 2,856 SF	PROPOSED EXISTING NON-CONFORMING
LOT WIDTH :	50 FEET	28 FEET	EXISTING NON-CONFORMING
SETBACKS :			
FRONT :	20 FEET	13.76 FEET	8.59 FEET
REAR :	15 FEET (PRINCIPAL) 15 FEET (ACCESSORY)	58.3 FEET (PRINCIPAL) 13.3 FEET (ACCESSORY)	41.42 FEET (PRINCIPAL)
SIDE YARDS :			
ONE SIDE :	6 FEET (PRINCIPAL) 3 FEET (ACCESSORY)	0.52 FEET (PRINCIPAL) 2.8 FEET (ACCESSORY)	UNCHANGED
COMBINED :	16 FEET (PRINCIPAL)	4.24	UNCHANGED
LIST OF AREAS :			
BUILDING FOOTPRINT :		567 SF	567 SF (EXISTING) + 566 SF (NEW) = 1133 SF TOTAL
PROPOSED ADDITION :			566 SF
DRIVEWAY(S) :		N/A	UNCHANGED
SIDEWALK & PAVED AREAS :		15 SF (FRONT WALK) + 115 SF (REAR PATIO) = 130 SF TOTAL	13 SF (FRONT WALK) + 42 SF (REAR WALK) = 55 SF TOTAL
GARAGE :		N/A	N/A
COVERED PORCHES :		57 SF (FRONT PORCH) + 63 SF (REAR PORCH) = 120 SF TOTAL (REMOVED)	156 SF
MAXIMUM BUILDING COVERAGE :			
	30% OF LOT AREA (PRINCIPAL) (856 SF) 10% OF LOT AREA (ACCESSORY) (286 SF) 40% OF LOT AREA (TOTAL) (1142 SF)	567 SF + 120 SF = 687 TOTAL SF (24.1%) (PRINCIPAL)	1133 SF + 156 SF = 1289 SF TOTAL (45.14% OF LOT AREA) (PRINCIPAL)
MAXIMUM PERCENTAGE OF FRONT YARD PARKING COVERAGE :			
	30% OF FRONT YARD (560 SF x .3 = 168 SF)	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE :			
	60% OF LOT AREA (BUILDINGS & IMPERVIOUS SURFACES) (1714 SF)	567 SF + 120 SF + 130 SF = 817 SF TOTAL (28.7% OF LOT AREA)	1133 SF + 55 SF + 156 SF = 1344 SF TOTAL (47.1% OF LOT AREA)
MAXIMUM HEIGHT :			
	30 FEET / 2.5 STORIES (PRINCIPAL)	+/- 20 FEET / 2.5 STORIES	UNCHANGED

THE PROJECT HAS ALREADY RECEIVED VARIANCE APPROVAL

A. VINCENT MINKLER

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Z-1

SHEET 02 OF 15

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

REVISIONS:

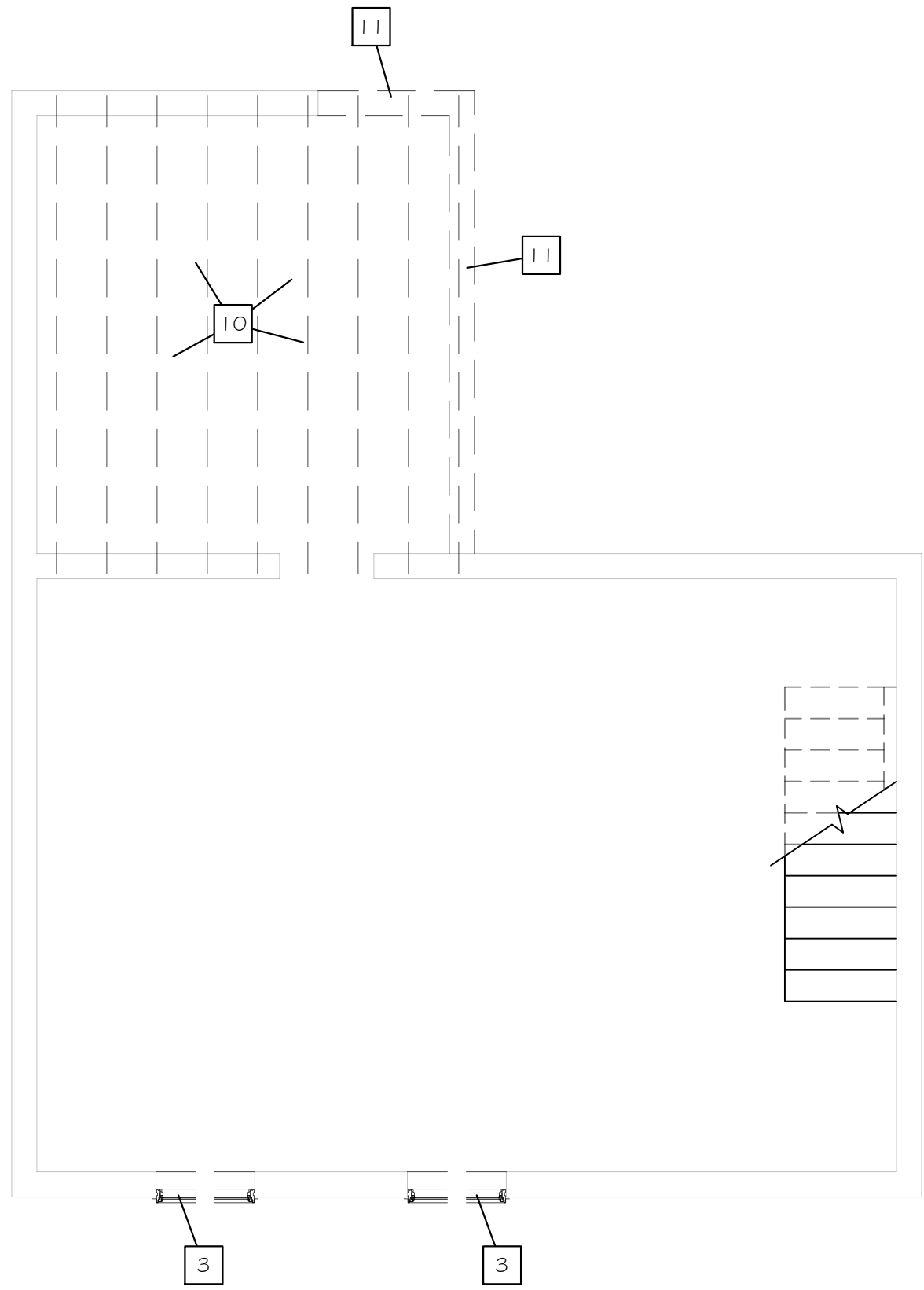
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE:

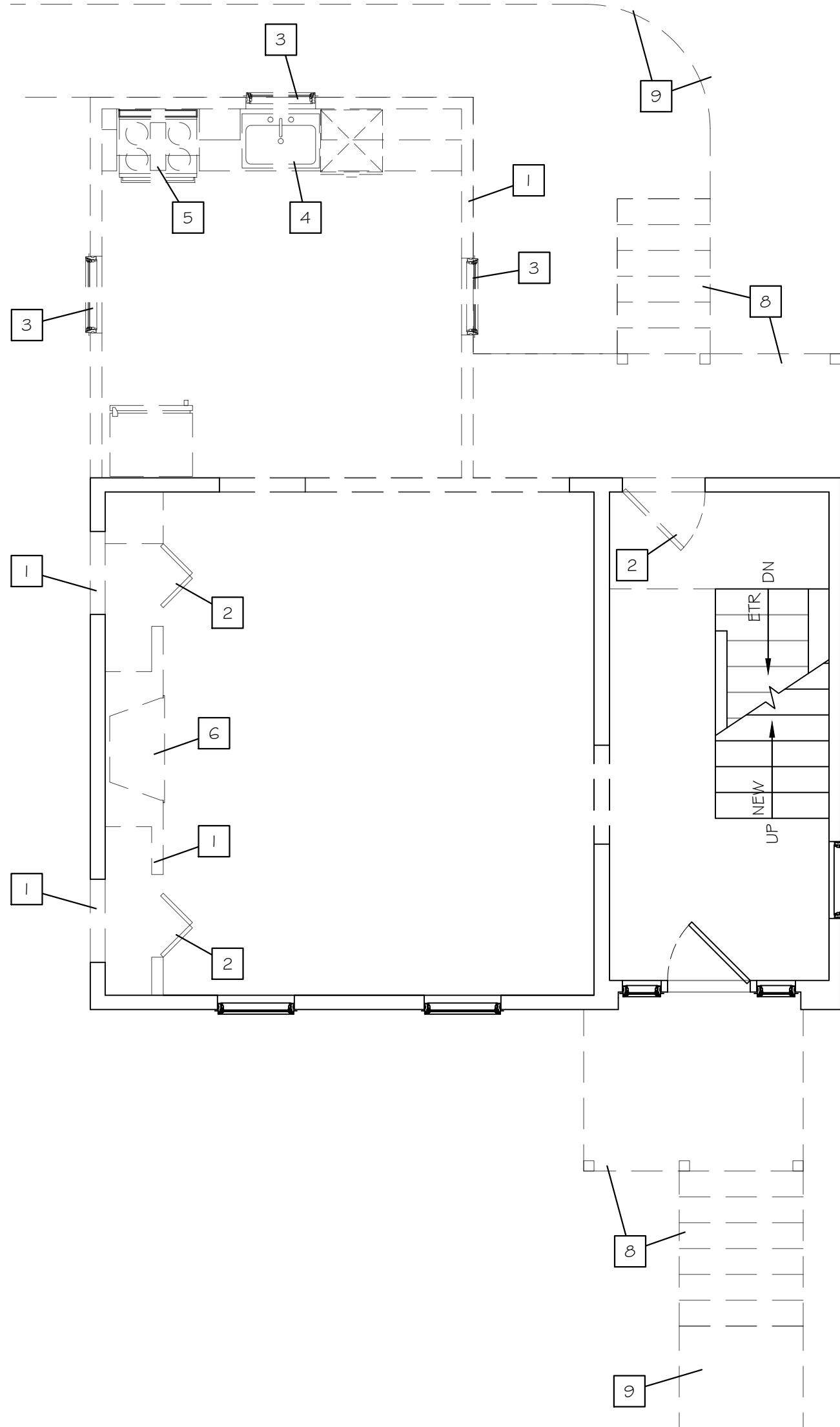
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ARCHITECTURE & DESIGN

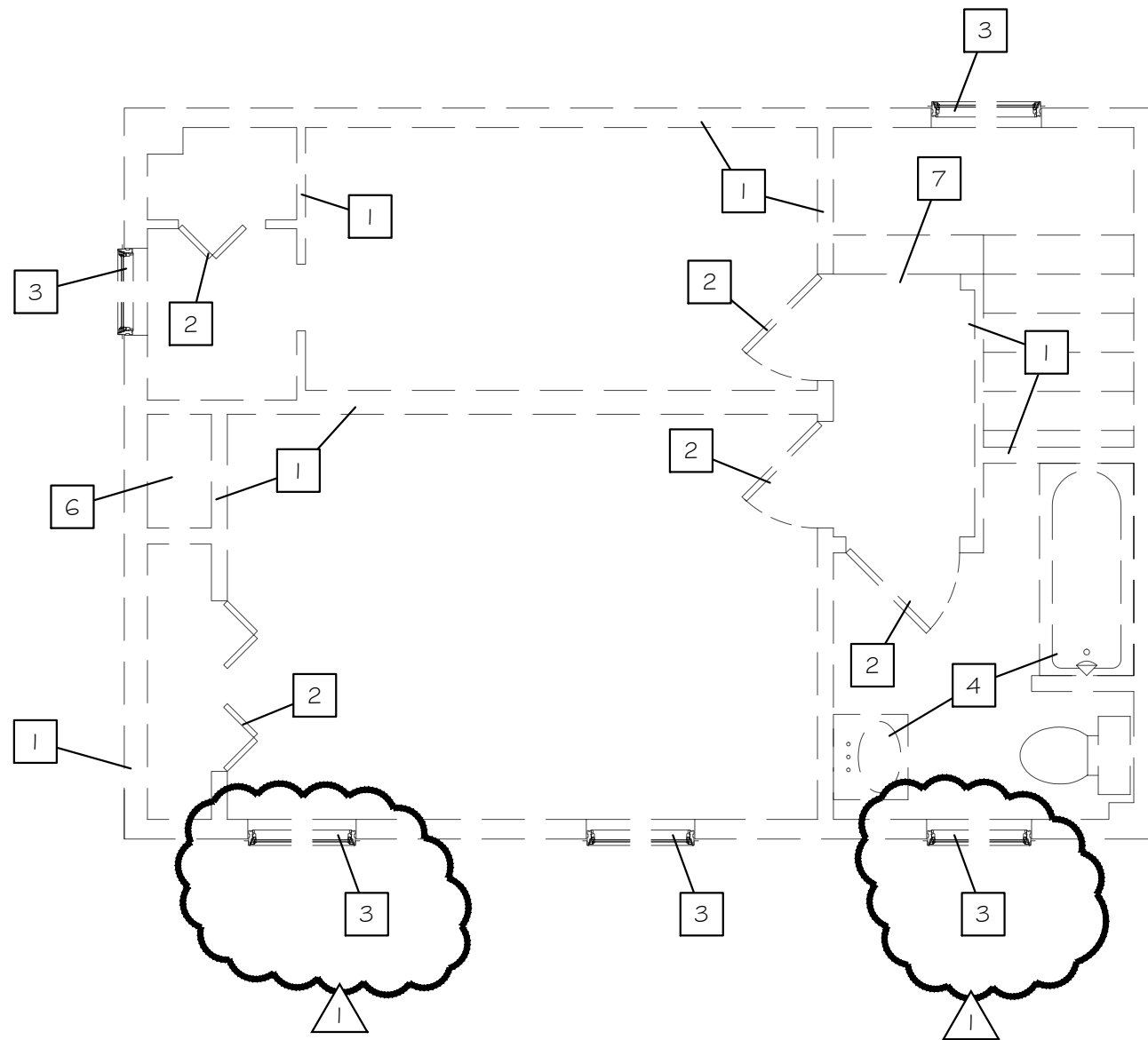
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1 FOUNDATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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



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

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

DEMOLITION PLAN NOTES	
#	DESCRIPTION
1	DASHED LINE INDICATES PORTION OF EXISTING WALL TO BE REMOVED (PROVIDE TEMPORARY SHORING AS REQUIRED)
2	EXISTING DOOR & FRAME TO BE REMOVED IN THEIR ENTIRETY
3	REMOVE EXISTING WINDOW & FRAME IN THEIR ENTIRETY
4	REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF WATER & SEWER LINES AT NEAREST PIPING BRANCH
5	REMOVE EXISTING GAS STOVE AND CAP OFF GAS LINE AT NEAREST PIPING BRANCH
6	EXISTING FIREPLACE & CHIMNEY TO BE REMOVED IN THEIR ENTIRETY. PATCH & REPAIR FLOORING, WALLS, AND ROOFING AS REQUIRED WITH SIMILAR ADJACENT CONSTRUCTION
7	REMOVE PORTION OF EXISTING STAIRS & LANDING AND PORTION OF FLOOR / CEILING ASSEMBLY AS REQUIRED FOR NEW CODE COMPLIANT STAIR.
8	REMOVE EXISTING FRONT & REAR PORCH IN THEIR ENTIRETY.
9	REMOVE EXISTING PATIO & WALKWAYS (EXTENT SHOWN DASHED)
10	EXISTING ROTTED JOISTS TO BE REMOVED IN THEIR ENTIRETY
11	PORTION OF EXISTING COMPROMISED BRICK FOUNDATION WALL TO BE REMOVED (EXTENT SHOWN DASHED)

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D-1

SHEET 03 OF 15

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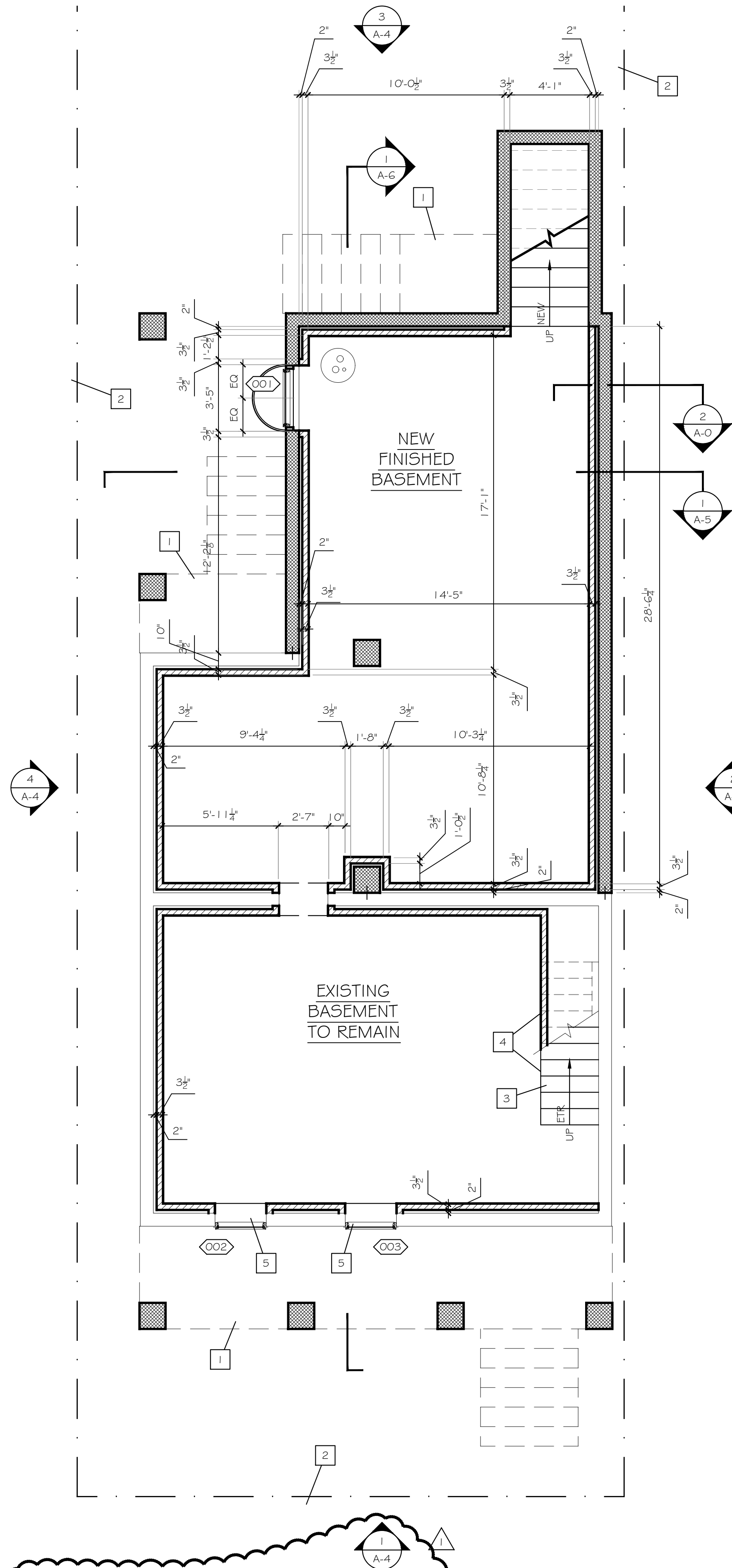
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REVISIONS:
△ 09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE: APRIL 11, 2023

1/26/2023 C:\Users\AVM\Documents\2021\12-1-072 57 MAIN STREET - KEYPORT (MAKSIWOW)\04-CONSTRUCTION DOCUMENTS\COND05A-1-1 FINISHED BASEMENT PLAN.DWG



1 FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING FOUNDATION WALL TO REMAIN
	STRUCTURAL: 8" CMU WALL CONSTRUCTION (SEE SHEET 'S-1' FOR DETAILS)
	NEW 2x WALL STUDS (SEE FINISHED BASEMENT DETAIL THIS SHEET)

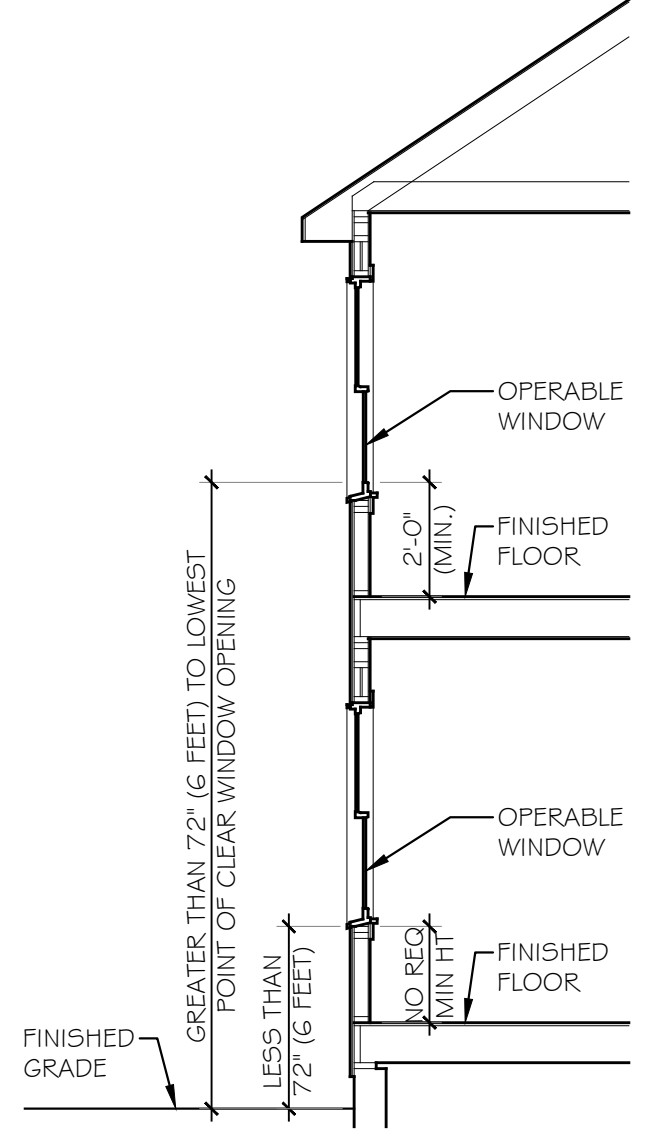
NOTE:
REFER TO FOUNDATION PLAN ON SHEET 'S-1' FOR ALL CMU DIMENSIONS.

FINISHED BASEMENT NOTES	
#	DESCRIPTION
1	DASHED LINES INDICATE NEW PORCHES ABOVE
2	PROPERTY LINE
3	EXISTING STAIRS TO REMAIN
4	NEW WALL TO ALIGN W/ EDGE OF EXISTING STAIRS
5	REPLACE EXISTING WINDOWS WITH NEW WINDOWS (SEE WINDOW SCHEDULE)

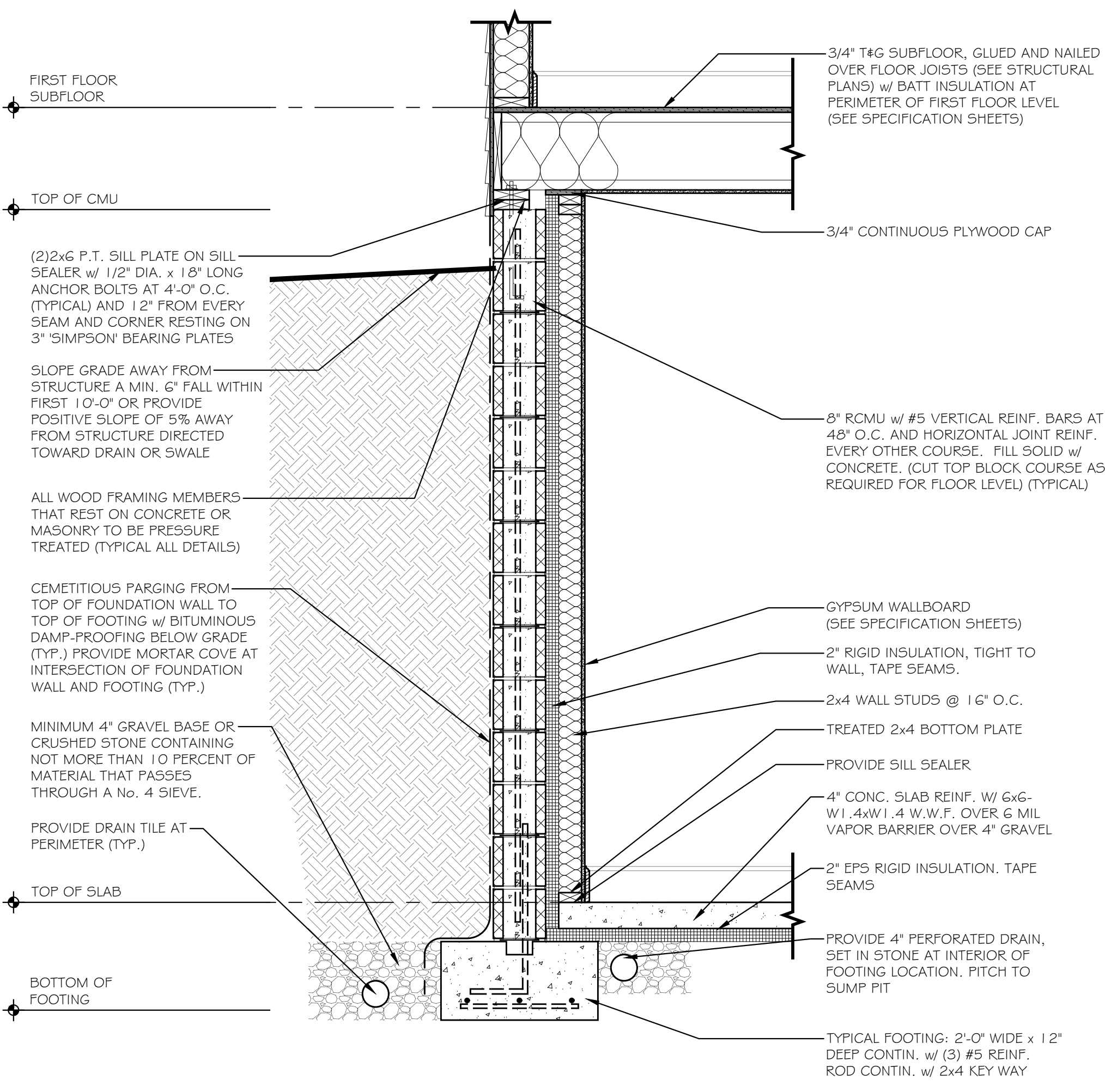
WINDOW SILLS (IRC 2021: SECTION R312.2.1)

In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

- Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
- Operable windows that are provided with window opening control devices or fall prevention devices that comply with ASTM F2030.



3 SILL DETAIL
SCALE: NOT TO SCALE



2 TYPICAL FINISHED BASEMENT DETAIL
SCALE: 3/4" = 1'-0"

DOOR SCHEDULE						
MARK	INT. / EXT.	TYPE	MANUF.	SIZE or CAT. No.	NOTES	
001						
101	INTERIOR	SWING	TRUSTILE	2'-0" x 6'-8"	UNDERCUT DOOR BY 1"	
102	INTERIOR	SLIDING	TRUSTILE	6'-0" x 6'-8"		
103	INTERIOR	INSWING	THERMATRU	3'-0" x 6'-8"		
104	INTERIOR	SWING	TRUSTILE	2'-0" x 6'-8"	UNDERCUT DOOR BY 1"	
105	INTERIOR	INSWING	THERMATRU	3'-0" x 6'-8"		
106	INTERIOR	INSWING	THERMATRU	3'-0" x 6'-8"		
201	INTERIOR	SWING	THERMATRU	3'-0" x 6'-8"		
202	INTERIOR	SWING	TRUSTILE	2'-4" x 6'-8"	UNDERCUT DOOR BY 1"	
203	INTERIOR	SWING	TRUSTILE	2'-8" x 6'-8"		
204	INTERIOR	SWING	TRUSTILE	2'-6" x 6'-8"		
205	INTERIOR	SWING	TRUSTILE	2'-8" x 6'-8"	FULL LOUVERED	
206	INTERIOR	SWING	TRUSTILE	2'-8" x 6'-8"		
207	INTERIOR	SWING	TRUSTILE	2'-6" x 6'-8"		
208	INTERIOR	SWING	TRUSTILE	(2) 2'-0" x 6'-8" (4'-0" TOTAL OPENING)	FULL LOUVERED	
209	INTERIOR	SWING	TRUSTILE	2'-8" x 6'-8"		
210	INTERIOR	SWING	TRUSTILE	2'-4" x 6'-8"	UNDERCUT DOOR BY 1"	
211	INTERIOR	SWING	TRUSTILE	(2) 2'-0" x 6'-8" (4'-0" TOTAL OPENING)		
212	INTERIOR	SWING	TRUSTILE	(2) 2'-0" x 6'-8" (4'-0" TOTAL OPENING)		

WINDOW SCHEDULE					
MARK	TYPE	MANUF.	CATALOG No.	NOTES	
001	DOUBLE HUNG OR AWNING	ANDERSEN	244FX3020 (FIXED) OR A31 (VENTING)		
002	DOUBLE HUNG	ANDERSEN	244DH2830		
003	DOUBLE HUNG	ANDERSEN	244DH2830		
101	DOUBLE HUNG	ANDERSEN	244DH2846		
102	DOUBLE HUNG	ANDERSEN	244DH2846		
103	DOUBLE HUNG	ANDERSEN	(2) 244DH2840	3" FIELD FRAMED MULL	
104	DOUBLE HUNG	ANDERSEN	244DH2840		
201	DOUBLE HUNG	ANDERSEN	244DH2036		
202	DOUBLE HUNG	ANDERSEN	244DH2036		
203	CASEMENT	ANDERSEN	(2) 244DH3049	EGRESS 3" FIELD FRAMED MULL	
204	DOUBLE HUNG	ANDERSEN	244DH3049	EGRESS	
205	DOUBLE HUNG	ANDERSEN	244DH3049	EGRESS	
206	DOUBLE HUNG	ANDERSEN	244DH3049	EGRESS	
207	DOUBLE HUNG	ANDERSEN	244DH3049	EGRESS	
301	DOUBLE HUNG	ANDERSEN	244DH2030	SEE ELEVATIONS FOR LOCATION & HEAD HEIGHT	
302	DOUBLE HUNG	ANDERSEN	244DH2030	SEE ELEVATIONS FOR LOCATION & HEAD HEIGHT	

DOOR NOTES:

- ALL INTERIOR DOORS TO BE "TRUSTILE" UNLESS OTHERWISE NOTED (MODEL # AS SELECTED BY OWNER).
- EXTERIOR DOORS TO HAVE MINIMUM DP RATING OF 30.
- PROVIDE CORROSION RESISTANT HARDWARE ON ALL EXTERIOR DOORS.
- FLASH ABOVE ALL EXTERIOR OPENINGS.

WINDOW NOTES:

- WINDOWS TO HAVE MINIMUM DP RATING OF 30.
- ALL GLAZING ADJACENT TO WHIRLPOOLS, TUBS AND SHOWERS SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201, COMPLYING WITH CATEGORY II.
- PROVIDE CORROSION RESISTANT HARDWARE ON ALL WINDOWS.
- FLASH ABOVE ALL EXTERIOR OPENINGS.
- PROVIDE (2) 2" x (WIDTH OF WALL STUD) VERTICAL BETWEEN ALL SIDE-BY-SIDE WINDOWS, UNLESS NOTED OTHERWISE.
- INSTALL VYCOR WEATHERSTRIPPING @ ALL WINDOW & DOOR JAMBS. OVERLAP TYVEK. INSTALL AS PER TYVEK / VYCOR MANUF. SPECS. (TYP.)
- WINDOW NAILING FINIS TO BE INSTALLED OVER CONTINUOUS INSULATION / VAPOR BARRIERS

REVISIONS:
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE
DATE: APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
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PROJECT:
ADDITIONS & ALTERATIONS FOR:
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

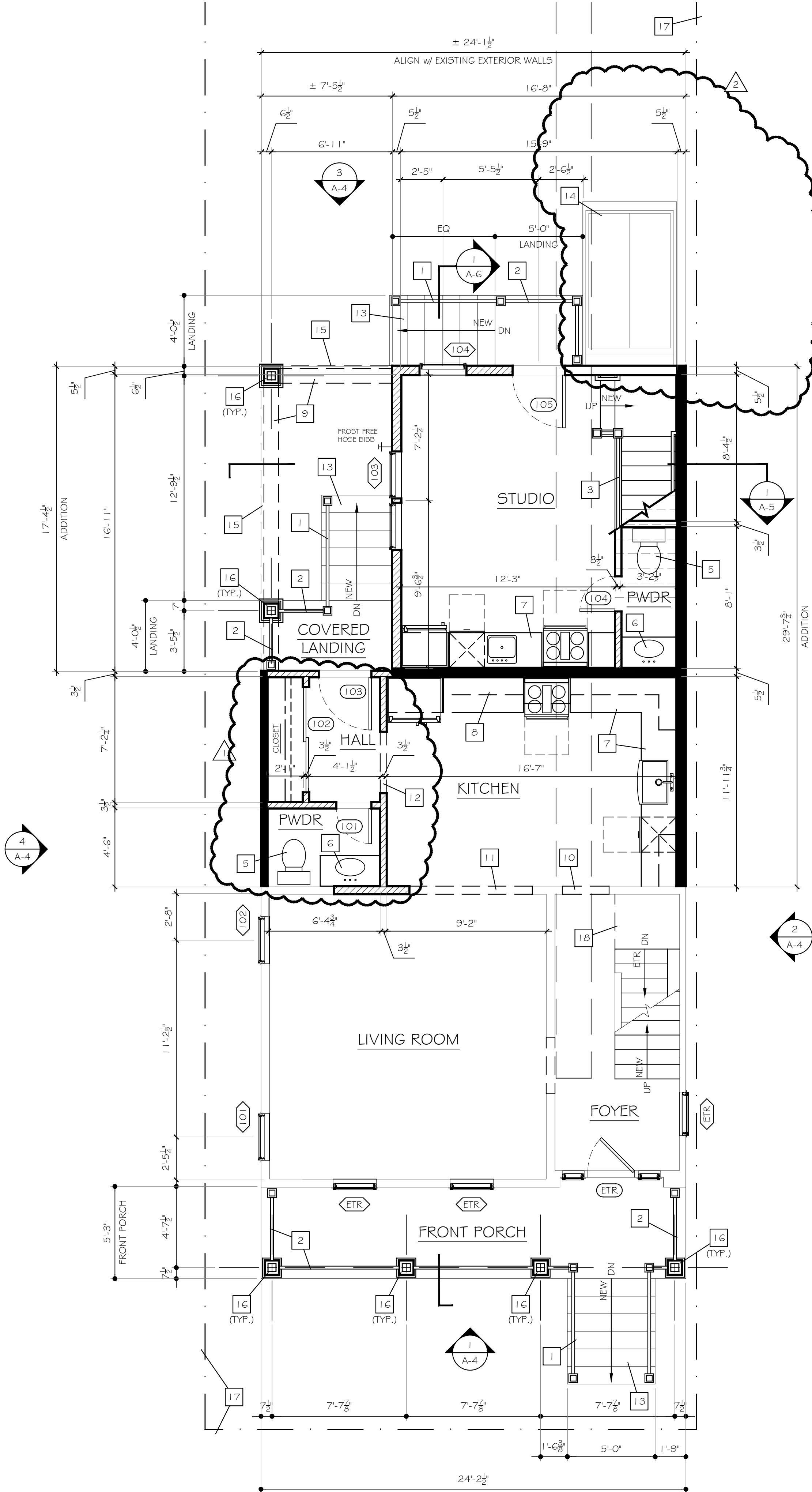
A. VINCENT MINKLER

NJ Lic. No. 21A101978200

A-1

SHEET 04 OF 15

1/29/2023 C:\Users\A\MinDROPOX\M.A.D\089\2021\21-072 57 MAIN STREET - KEYPORT (MAKSIMOW)\04-CONSTRUCTION DOCUMENTS\COND05A-2 FIRST FLOOR PLAN.DWG



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

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO REMAIN
	NEW 2x4 WALL STUDS @ 16" O.C. (SEE PLAN FOR SIZE). ASSEMBLY PER LOCATIONS INDICATED BELOW.
	TYPICAL INTERIOR WALLS: PROVIDE 1/2" GWB ON EACH SIDE
	TYPICAL BATHROOM WALLS: PROVIDE 1/2" WATER RESISTANT GWB AT UNTILED AREAS
	TYPICAL TILED WALLS: PROVIDE 1/2" CEMENT BOARD
	TYPICAL EXTERIOR WALLS: PROVIDE 1/2" GWB ON INTERIOR AND 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR w/ BATT INSULATION (SEE SPECIFICATIONS ON T-1). EXTERIOR FINISH AS SELECTED BY OWNER OVER TYVEK HOUSE WRAP AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
	INSTALL PRESSURE TREATED SILL AND STUDS WHERE IN CONTACT WITH MASONRY OR CONCRETE
	FIRE-RATED WALLS (SEE DETAILS THIS SHEET)

- EXTERIOR WALL ASSEMBLY OPTIONS TO MEET 2021 ENERGY CODE COMPLIANCE:
1. INTERIOR FINISH OVER 2x4 WOOD STUDS @ 16" O.C. w/ R-15 BATT INSULATION IN THE CAVITY AND (2) LAYERS R-5 RIGID INSULATION OVER 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
 2. INTERIOR FINISH OVER 2x4 WOOD STUDS @ 16" O.C. w/ R-15 BATT INSULATION IN THE CAVITY AND 2.5" THICK R-12 ZIP SHEATHING AT THE EXTERIOR.
 3. INTERIOR FINISH OVER 2x4 WOOD STUDS @ 16" O.C. w/ CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY SOLID FOR R-19) AND (1) LAYER R-5 RIGID INSULATION OVER 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
 4. INTERIOR FINISH OVER 2x6 WOOD STUDS @ 16" O.C. w/ R-19 BATT INSULATION IN THE CAVITY AND (1) LAYER R-5 RIGID INSULATION OVER 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
 5. INTERIOR FINISH OVER 2x6 WOOD STUDS @ 16" O.C. w/ CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY SOLID FOR R-30) AND 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
 6. OR AN APPROVED EQUAL

PLAN NOTES	
#	DESCRIPTION
1	34" HIGH GRASPABLE HANDRAIL: PVC RAIL SYSTEM (TYPICAL @ EXTERIOR) (SEE GRASPABLE HANDRAIL NOTE) (SEE SPECIFICATIONS)
2	36" HIGH GUARDRAIL: PVC RAIL SYSTEM (TYPICAL @ EXTERIOR) (SEE SPECIFICATIONS)
3	34" HIGH GRASPABLE WOOD HANDRAIL (TYPICAL @ INTERIOR) (SEE GRASPABLE HANDRAIL NOTE) (SEE SPECIFICATIONS)
4	36" HIGH WOOD GUARDRAIL (TYPICAL @ INTERIOR) (SEE SPECIFICATIONS)
5	WATER CLOSET (SEE MPE PLANS)
6	VANITY (SEE MPE PLANS)
7	BASE CABINET
8	DASHED LINE REPRESENTS CABINETS ABOVE
9	DASHED LINE REPRESENTS SOFFIT ABOVE
10	CASED OPENING: 2'-8" WIDE x 6'-8" HIGH
11	CASED OPENING: 7'-0" WIDE x 6'-8" HIGH
12	CASED OPENING: 3'-6" WIDE x 6'-8" HIGH
13	VERIFY EXACT NUMBER OF RISERS w/ FIELD CONDITIONS
14	BILCO DOOR OVER NEW CONCRETE BASEMENT STAIRS
15	DASHED LINE INDICATES EXTENT OF NEW SECOND FLOOR WALLS ABOVE
16	COLUMN: 10" SQUARE DECORATIVE COLUMN BY "HB # 6" OVER STRUCTURAL POST. PROVIDE COPPER CAP FLASHING. MAINTAIN GAP AT BOTTOM OF STRUCTURAL POST FOR VENTILATION AND DRAINAGE. (TYPICAL AT ALL COLUMNS)
17	PROPERTY LINE
18	DASHED LINE INDICATES EDGE OF NEW EXTENDED STAIR ABOVE

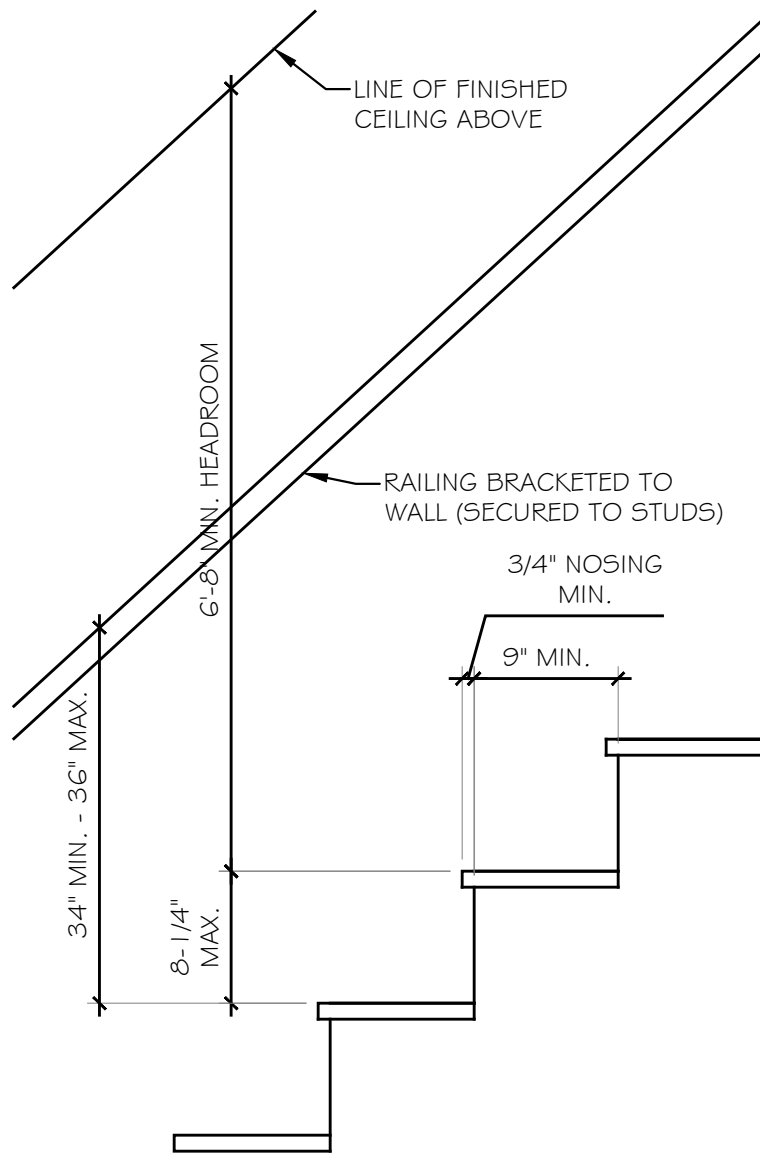
FIRE-RATED ASSEMBLIES	
EXTERIOR WALL ASSEMBLY (FOR WALLS WITHIN 5' OF PROPERTY LINE)	
FIRE TEST REFERENCE: UL U344	
HOURLY RATING: 1-HOUR	
(A) FACE LAYER: 5/8" DENSARMOR PLUS® FIREGUARD® GYPSUM BOARD APPLIED AT RIGHT ANGLES TO 2x STUDS WITH 1-1/4" DRYWALL SCREWS 24" O.C.	
(B) BASE LAYER: WOOD STRUCTURAL PANEL SHEATHING — NOM 15/32 IN. THICK, 4 FT WIDE APA RATED SHEATHING 32/16. EXPOSURE 1, PLYWOOD OR ORIENTED STRAND BOARD (OSB) PER PS 1, PS 2 OR APA STANDARD PRP-108. INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD, PARALLEL WITH STUDS. VERTICAL JOINTS CENTERED ON STUDS, AND STAGGERED ONE STUD SPACE FROM WALLBOARD JOINTS. HORIZONTAL JOINTS BACKED WITH NOM 2 BY 4 IN. WOOD BACKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED STEEL BOX NAILS SPACED 12 IN. OC ALONG INTERIOR STUDS AND 6 IN. OC AT PERIMETER OF PANELS.	
(C) WOOD STUDS: NOM 2X SPACED 16 IN. OC, LATERALLY BRACED, AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM.	
SOFFIT / PROJECTIONS ASSEMBLY (FOR SOFFITS WITHIN 5' OF THE PROPERTY LINE)	
FIRE TEST REFERENCE: GA FC 540G	
HOURLY RATING: 1-HOUR	
BASE LAYER: 5/8" TYPE "X" GYPSUM BOARD APPLIED AT RIGHT ANGLES TO 2"x 10" WOOD JOISTS WITH 1-1/4" TYPE "W" OR "S" DRYWALL SCREWS 24" O.C.	
FACE LAYER: 5/8" TYPE "X" GYPSUM BOARD APPLIED PERPENDICULAR TO JOISTS THROUGH BASE LAYER WITH 1-7/8" TYPE "W" OR "S" SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOINTS. FACE LAYER JOINTS OFFSET 24" FROM BASE LAYER JOINTS. 1-1/2" TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS 12" O.C.	
WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED PERPENDICULAR TO TOP OF JOISTS WITH 8d NAILS.	
INTERIOR WALL ASSEMBLY	
FIRE TEST REFERENCE: UL U305	
HOURLY RATING: 1-HOUR	
EACH SIDE: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD APPLIED TO 2x STUDS WITH 6d COATED, 1-7/8" LONG, 0.0915" SHANK DIA., AND 1/4" DIA. HEADS AT 7" O.C.	
STAGGER JOINTS EACH SIDE.	
RATED ASSEMBLY NOTES	
1. PROVIDE FIRE BLANKETS AT ALL RECESSED LIGHT FIXTURES	
2. PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE RATED ASSEMBLY.	
3. PROVIDE FIRE DAMPERS AT ALL DUCTS THAT PENETRATE FIRE-RESISTANCE-RATED ASSEMBLIES.	
4. PROVIDE CLOSED-CELL SPRAY FOAM INSULATION AT ALL FIRE-RATED WALL ASSEMBLIES IN LIEU OF EXTERIOR RIGID FOAM INSULATION. SEE SPECIFICATIONS FOR R-VALUE.	

GRASPABLE HANDRAIL NOTE:

IRC 2021 R311.7.8.5 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).



2 STAIR DETAILS
SCALE: N.T.S.

STAIR NOTES:

1. ALL STAIRS SHALL BE A MINIMUM OF 36" WIDE AND SHALL HAVE A CLEAR HEADROOM OF NOT LESS THAN 6'-8".
2. TREADS AND RISERS SHALL NOT VARY MORE THAN 3/8" OVER THE ENTIRE LENGTH OF STAIR.
3. THE MAXIMUM RISER HEIGHT SHALL BE 8-1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9".
4. GUARDRAILS AT ALL STAIR OPENINGS SHALL NOT BE MORE THAN 36" IN HEIGHT.
5. HANDRAILS SHALL BE INSTALLED BETWEEN 34" (MIN.) AND 36" (MAX.) FROM EDGE OF TREAD.
6. HANDRAILS SHALL BE INSTALLED TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200# APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
7. THE MAXIMUM RISE BETWEEN FLOORS SHALL BE 12'-0" WITHOUT A PLATFORM.
8. GUARD RAIL BALUSTERS SHALL BE SPACED A MAXIMUM OF 4" O.C. AND THEY SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

REVISIONS:
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE: APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

ADDITIONS & ALTERATIONS FOR:
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

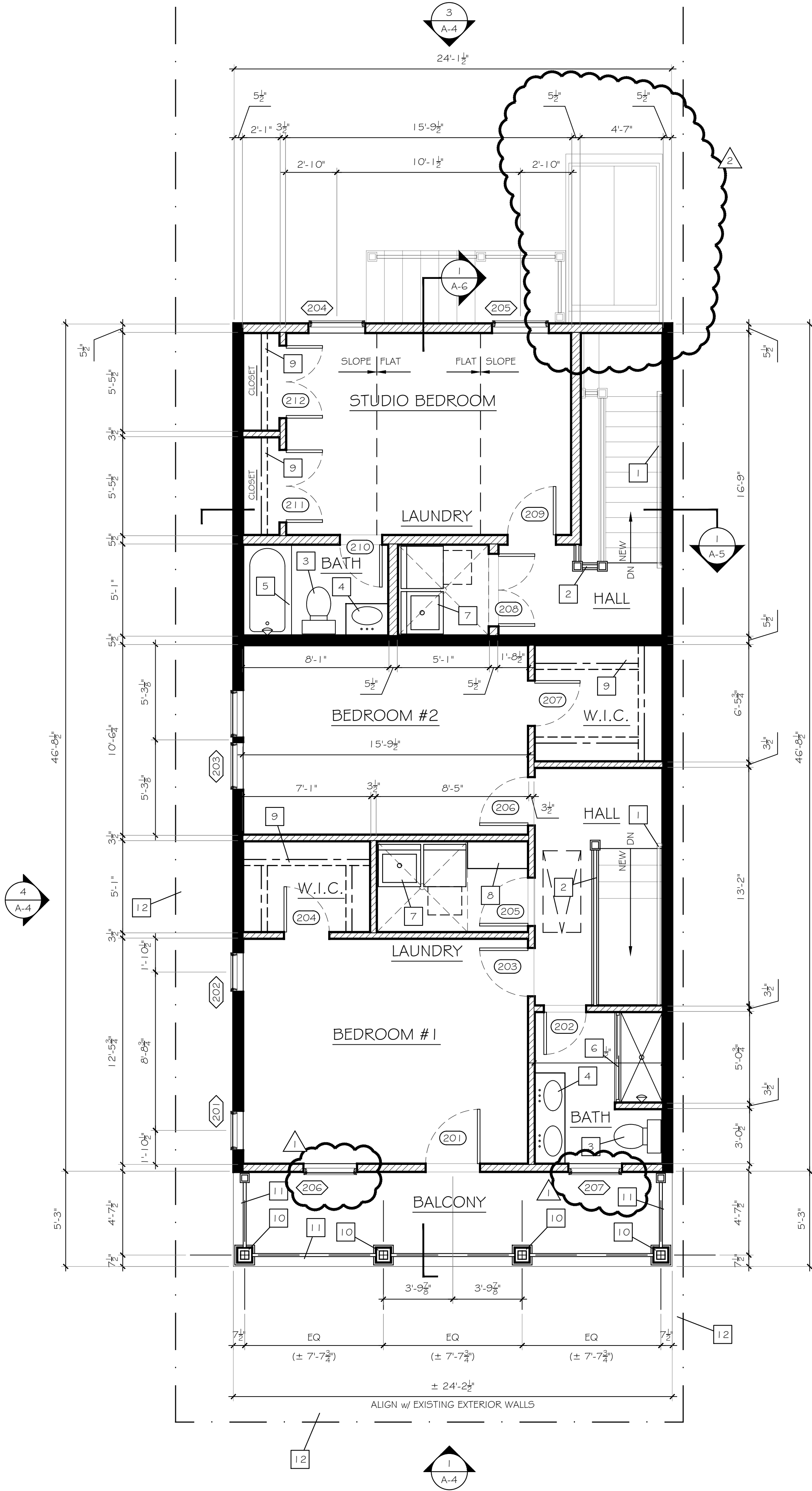
PROJECT:

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

A-2

SHEET 05 OF 15



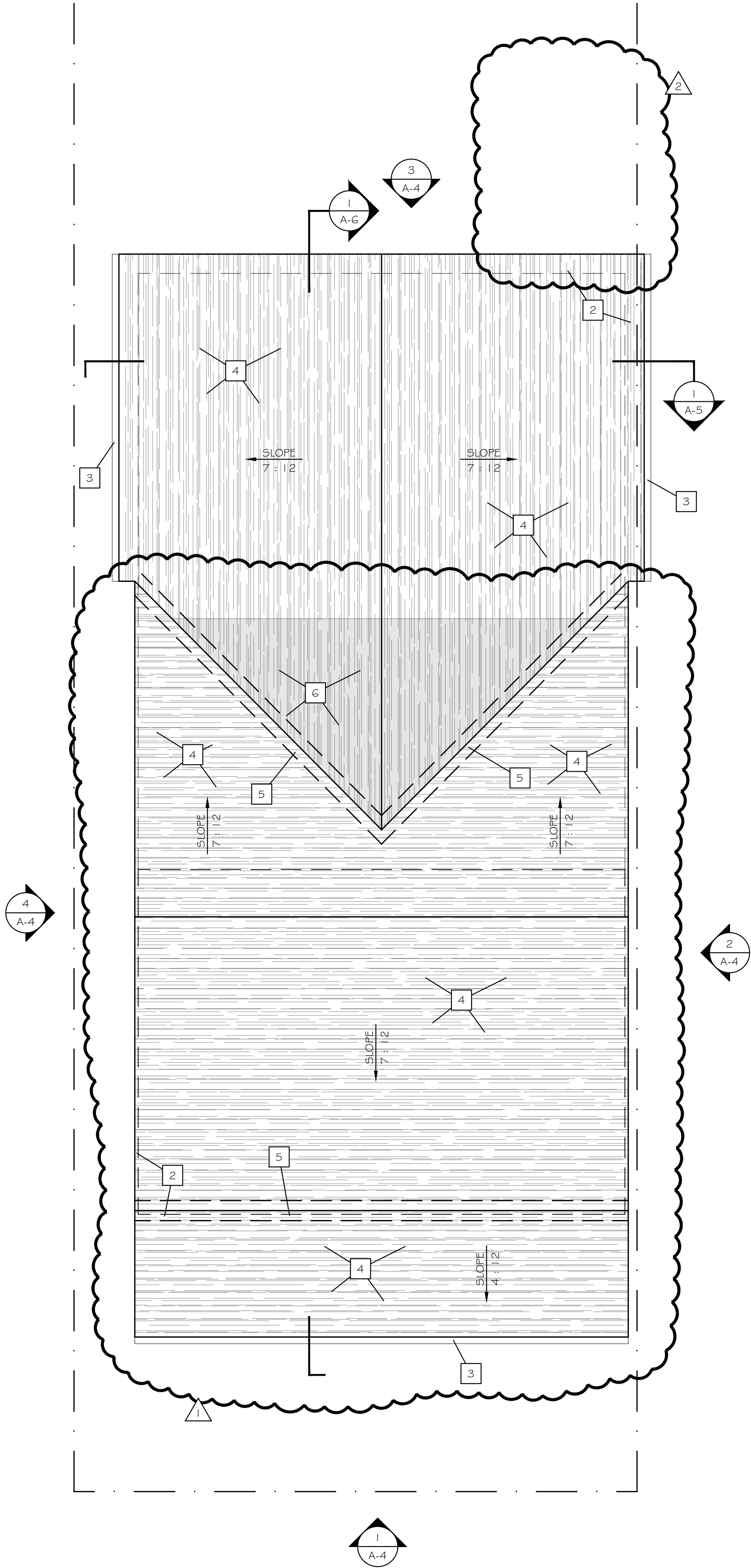
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS @ 16" O.C. (SEE PLAN FOR SIZE). ASSEMBLY PER LOCATIONS INDICATED BELOW.
	TYPICAL INTERIOR WALLS: PROVIDE 1/2" GWB ON EACH SIDE
	TYPICAL BATHROOM WALLS: PROVIDE 1/2" WATER RESISTANT GWB AT UNTILED AREAS
	TYPICAL TILED WALLS: PROVIDE 1/2" CEMENT BOARD
	TYPICAL EXTERIOR WALLS: PROVIDE 1/2" GWB ON INTERIOR AND 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR w/ BATT INSULATION (SEE SPECIFICATIONS ON T-1). EXTERIOR FINISH AS SELECTED BY OWNER OVER TYVEK HOUSE WRAP AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
	INSTALL PRESSURE TREATED SILL AND STUDS WHERE IN CONTACT WITH MASONRY OR CONCRETE
	FIRE-RATED WALLS (SEE DETAILS ON SHEET 'A-1')

EXTERIOR WALL ASSEMBLY OPTIONS TO MEET 2021 ENERGY CODE COMPLIANCE:	
1.	INTERIOR FINISH OVER 2x4 WOOD STUDS @ 16" O.C. w/ R-15 BATT INSULATION IN THE CAVITY AND (2) LAYERS R-5 RIGID INSULATION OVER 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
2.	INTERIOR FINISH OVER 2x4 WOOD STUDS @ 16" O.C. w/ R-15 BATT INSULATION IN THE CAVITY AND 2.5" THICK R-12 ZIP SHEATHING AT THE EXTERIOR.
3.	INTERIOR FINISH OVER 2x4 WOOD STUDS @ 16" O.C. w/ CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY SOLID FOR R-19) AND (1) LAYER R-5 RIGID INSULATION OVER 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
4.	INTERIOR FINISH OVER 2x6 WOOD STUDS @ 16" O.C. w/ R-19 BATT INSULATION IN THE CAVITY AND (1) LAYER R-5 RIGID INSULATION OVER 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
5.	INTERIOR FINISH OVER 2x6 WOOD STUDS @ 16" O.C. w/ CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY SOLID FOR R-30) AND 1/2" CDX STRUCTURAL PLYWOOD AT EXTERIOR.
6.	OR AN APPROVED EQUAL

PLAN NOTES	
#	DESCRIPTION
1	34" HIGH GRASPABLE WOOD HANDRAIL (TYPICAL @ INTERIOR) (SEE GRASPABLE HANDRAIL NOTE) (SEE SPECIFICATIONS)
2	36" HIGH WOOD GUARDRAIL (TYPICAL @ INTERIOR) (SEE SPECIFICATIONS)
3	WATER CLOSET (SEE MPE PLANS)
4	VANITY (SEE MPE PLANS)
5	TUB (SEE MPE PLANS)
6	SHOWER (SEE MPE PLANS)
7	SIDE BY SIDE WASHER & DRYER (SEE MPE PLANS)
8	BASE CABINET
9	CLOSET: ROD & SHELF AS SELECTED BY OWNER
10	COLUMN: 10" SQUARE DECORATIVE COLUMN BY "HB & G" OVER STRUCTURAL POST. PROVIDE COPPER CAP FLASHING, MAINTAIN GAP AT BOTTOM OF STRUCTURAL POST FOR VENTILATION AND DRAINAGE. (TYPICAL AT ALL COLUMNS)
11	36" HIGH GUARDRAIL: PVC RAIL SYSTEM (TYPICAL @ EXTERIOR) (SEE SPECIFICATIONS)
12	PROPERTY LINE

ROOF PLAN NOTES	
#	DESCRIPTION
1	LINE INDICATES CONTINUOUS RIDGE VENT (EXCLUDE FROM SCOPE IF SPRAY FOAM INSULATION IS USED AT THE ROOF) (SEE SPECIFICATIONS)
2	DASHED LINE INDICATES EXTENT OF EXTERIOR WALLS BELOW
3	GUTTER: SEE SPECIFICATIONS
4	ROOFING: ASPHALT SHINGLES AS SELECTED BY OWNER OVER 30# BLDG. FELT, OVER 5/8" EXP. 1 (CDX) APA RATED SHEATHING. INSTALLATION OF ROOF SHINGLES TO MEET OR EXCEED 120 M.P.H. WIND LOAD. PROVIDE ICE AND WATER SHIELD OVER ENTIRE ROOF ON ALL ROOF SLOPES 4:12 AND LESS. ON ROOF SLOPES OVER 4:12 PROVIDE ICE & WATER SHIELD ALONG ENTIRE LENGTH OF NEW EAVES TO 2'-0" FROM THE INSIDE STUD WALL LINE. OVERLAP EDGES MIN. 3" @ TOP / BOTTOM & MIN. 6" @ SIDE EDGES.
5	CONCEALED FLASHING AT ALL VALLEYS (TYP.)
6	SHADED AREA INDICATES ROOF OVER-FRAMING



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

REVISIONS:	09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR	
12/7/2023 REVISED TITLE	
DATE:	APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

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THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
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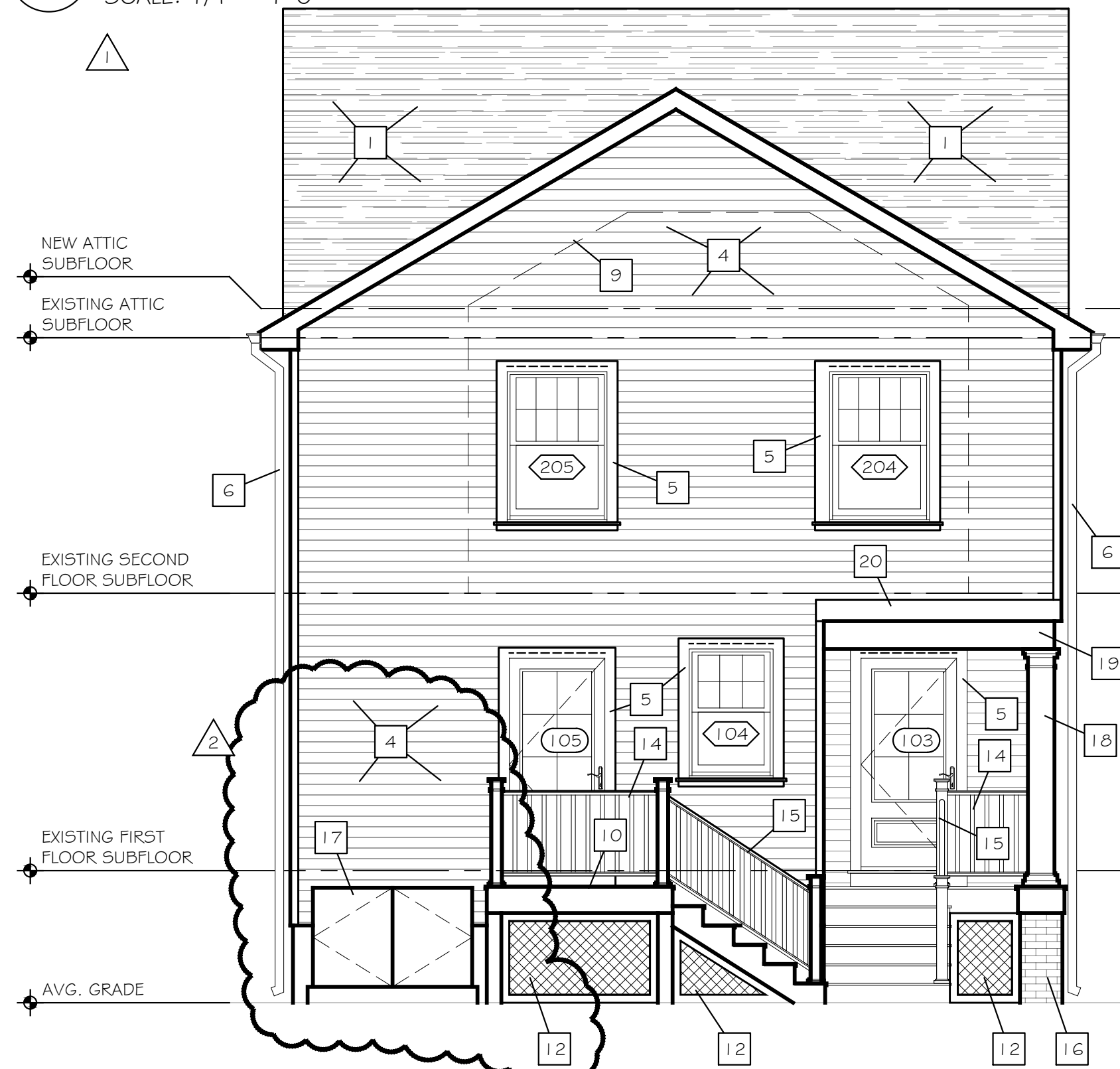
A. VINCENT MINKLER	NI Lic. No. 21A101978200	A-3 SHEET 06 OF 15
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1/26/2023

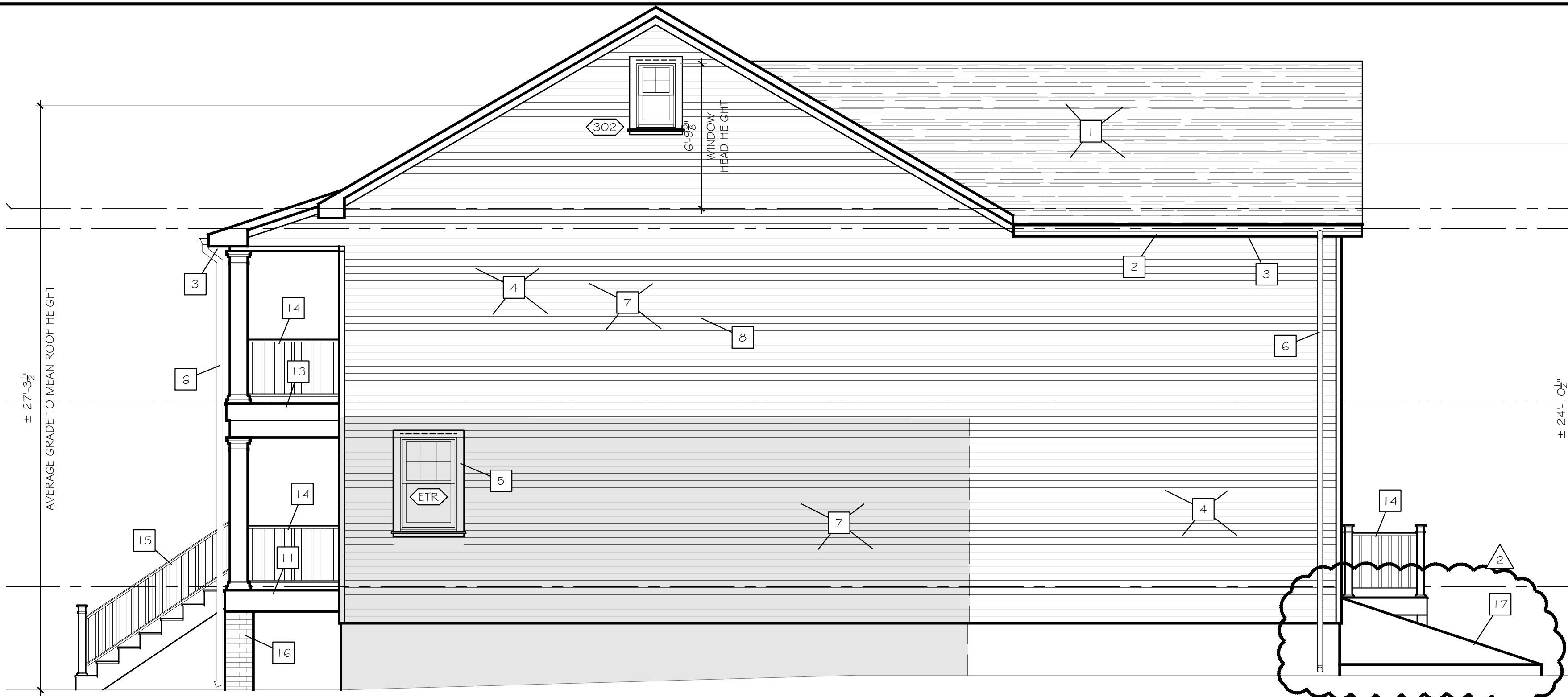
C:\USERS\VINCENT\Documents\121-072-57 MAIN STREET - KEYPORT (MAKSIMOW)\04-CONSTRUCTION DOCUMENTS\CONDCS9A-4 ELEVATIONS.DWG



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1	ROOFING: ASPHALT SHINGLES AS SELECTED BY OWNER OVER 30# BLDG. FELT, OVER 5/8" EXP. 1 (CDX) APA RATED SHEATHING. INSTALLATION OF ROOF SHINGLES TO MEET OR EXCEED 120 M.P.H. WIND LOAD. PROVIDE ICE AND WATER SHIELD OVER ENTIRE ROOF ON ALL ROOF SLOPES 4:12 AND LESS. ON ROOF SLOPES OVER 4:12 PROVIDE ICE & WATER SHIELD ALONG ENTIRE LENGTH OF NEW EAVES TO 2'-0" FROM THE INSIDE STUD WALL LINE. OVERLAP EDGES MIN. 3" @ TOP / BOTTOM & MIN. 6" @ SIDE EDGES.	6	GUTTER AND LEADER: SEE SPECIFICATION SHEET. VERIFY DOWNSPOUT LOCATION w/ OWNER. PROVIDE SPLASH BLOCKS.	13	UPPER PORCH: FIBERGLASS OVER 1/2" AC, APA RATED TOUCH SANDED PLYWOOD, PRECOAT w/ SHOP APPLIED F.G. RESIN OVER 1/2" AC, APA RATED PLYWOOD. APPLY TOP LAYER OF PLYWOOD JUST PRIOR TO FIBERGLASSING. CONSTRUCT SYSTEM OVER 2x SLEEPERS RIPPED FOR MIN. PITCH 1/4" PER 1'-0".	17	NEW BILCO DOOR (MODEL # BASED ON FIELD CONDITIONS)				
2	FASCIA: 1" x 6" EXPANDED CELLULAR PVC (SMOOTH SIDE OUT), OVER 2x SUB-FASCIA	7	SHADED AREA DENOTES AREA OF EXISTING HOME	14	36" HIGH OPEN GUARDRAIL (SEE SPECIFICATION SHEET). WITH 2x2 BALUSTERS WITH 4" NEWEL POSTS (ALL COMPOSITE MATERIAL).	18	COLUMN: 10" SQUARE DECORATIVE COLUMN BY "HB & G" OVER STRUCTURAL POST. PROVIDE COPPER CAP FLASHING. MAINTAIN GAP AT BOTTOM OF STRUCTURAL POST FOR VENTILATION AND DRAINAGE. (TYPICAL ALL COLUMNS)				
3	SOFFIT: BEADED VINYL w/ VENTING.	8	DASHED LINES INDICATE EXTENT OF EXISTING HOME	15	34" HIGH OPEN GRASPABLE HANDRAIL (SEE SPECIFICATION SHEETS). WITH 2x2 BALUSTERS WITH 4" NEWEL POSTS (ALL COMPOSITE MATERIAL).	19	PACK-OUT BEAM TO 3/4" LESS THAN COLUMN WIDTH, WRAP w/ 1" X EXPANDED CELLULAR PVC OR TRIM AS SELECTED BY OWNER				
4	SIDING: AS SELECTED BY OWNER	9	DASHED LINES INDICATE NEW CATHEDRAL CEILING BEYOND	16	(OPTIONAL) MANUFACTURED STONE / BRICK VENEER: AS DIRECTED BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS OVER EXISTING FOUNDATION, NEW FOUNDATION AND EXTENDED CHIMNEY. PROVIDE STONE CAP.	20	TRIM: 1" X 8" VINYL				
5	WINDOW / DOOR TRIM: 1" x 4" VINYL LINEALS	10	REAR LANDING AND STEPS: COMPOSITE MATERIAL OR AS SELECTED BY OWNER								
		11	FRONT PORCH AND STEPS: COMPOSITE MATERIAL OR AS SELECTED BY OWNER								
		12	VINYL LATTICE IN 1" X EXPANDED CELLULAR PVC FRAME (USE PRIVACY SPACING) WOOD GRAIN OUT								

NOTE:
G.C. TO PROVIDE DECORATIVE GRILLES
AT WINDOWS AND DOORS AS DIRECTED
BY OWNER. VERIFY GRILLE TYPE WITH
EXISTING WINDOWS AS APPLICABLE.

REVISIONS:
△ 09/21/2023 PER SITE CONDITIONS
△ 10/26/2023 REVISED BILCO DOOR
△ 12/7/2023 REVISED TITLE

DATE: APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:
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THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

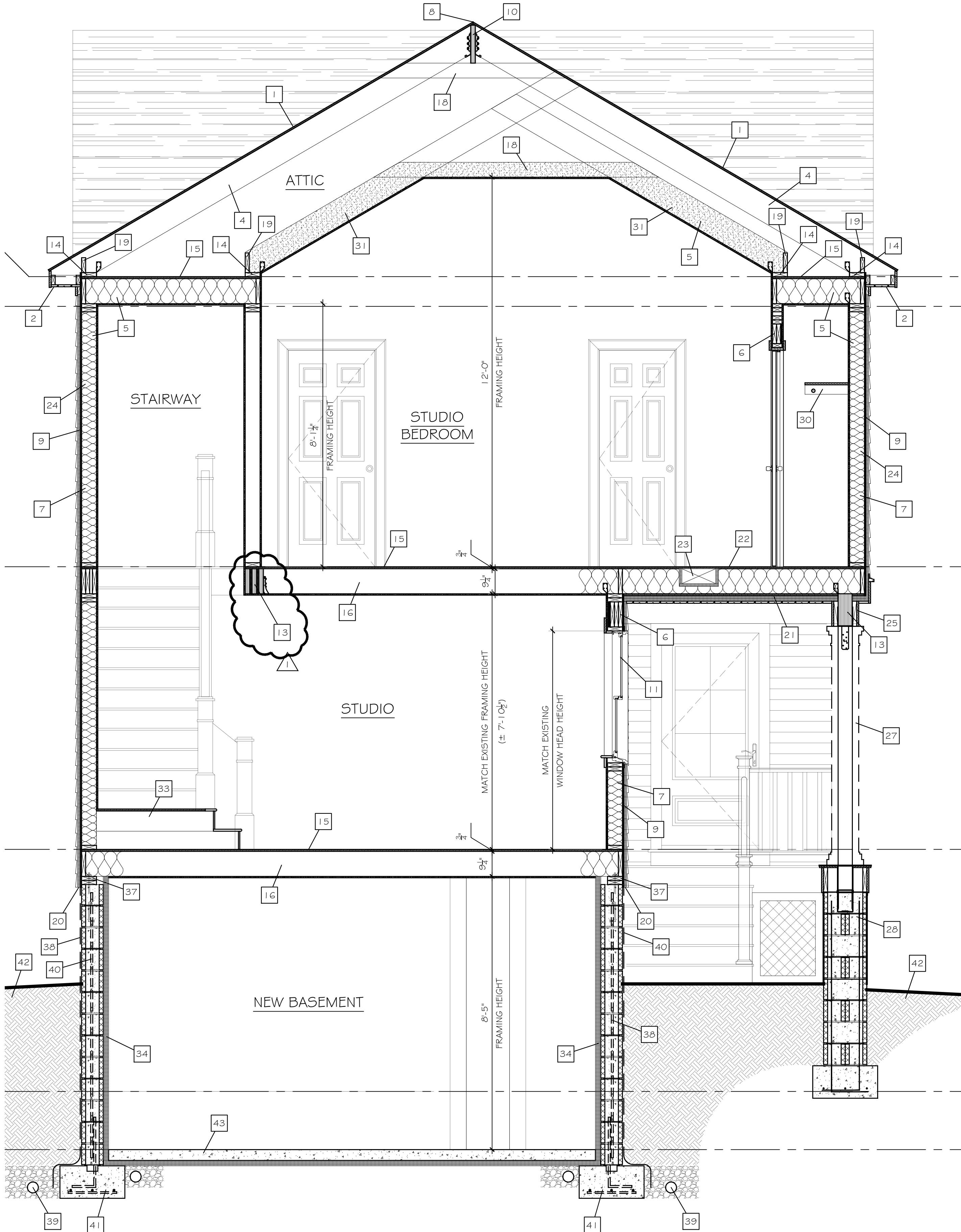
A. VINCENT MINKLER

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A-4

SHEET 07 OF 15

1/26/2023 C:\Users\AVM\Documents\2021\12-1-072 57 MAIN STREET - KEYPORT (MAXIMOW)\04-CONSTRUCTION DOCUMENTS\CD059A-5 BUILDING SECTION.DWG



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

SECTION NOTES			
#	DESCRIPTION	#	DESCRIPTION
1	ROOFING: ASPHALT SHINGLES AS SELECTED BY OWNER OVER 30# BLDG. FELT, OVER 5/8" EXP. 1 (CDX) APA RATED SHEATHING. INSTALLATION OF ROOF SHINGLES TO MEET OR EXCEED 120 M.P.H. WIND LOAD. PROVIDE ICE AND WATER SHIELD OVER ENTIRE ROOF ON ALL ROOF SLOPES 4:12 AND LESS. ON ROOF SLOPES OVER 4:12 PROVIDE ICE & WATER SHIELD ALONG ENTIRE LENGTH OF NEW EAVES TO 2'-0" FROM THE INSIDE STUD WALL LINE. OVERLAP EDGES MIN. 3" @ TOP / BOTTOM & MIN. 6" @ SIDE EDGES.	18	COLLAR TIES: 2X6 @ EVERY RAFTER
2	SOFFIT: BEADED VINYL w/ VENTING.	19	INSTALL 2X WOOD BLOCKING BETWEEN RAFTERS. ALLOW SPACE FOR VENTILATION.
3	2x4 NAILER SECURED TO SHEATHING. PROVIDE HURRICANE CLIPS.	20	PROVIDE INSECT SCREEN / RODENT PROTECTION WRAPPED AROUND UNDERSIDE OF CONTINUOUS RIGID INSULATION
4	ROOF RAFTERS: SEE FRAMING PLANS. PROVIDE HURRICANE CLIPS EACH RAFTER.	21	JOISTS OVER OUTSIDE AIR: PROVIDE (1) LAYER OF CDX EXTERIOR GRADE PLYWOOD AT UNDERSIDE OF JOISTS AND (2) LAYERS OF 1" RIGID FOAM, ALTERNATE LAYERS AND TAPE ALL JOINTS.
5	INSULATION SYSTEM. PROVIDE 1" MIN. CLEAR AIR SPACE w/ INSULATION BAFFLES FOR BATT INSULATION. SEE SPECIFICATIONS FOR R-VALUE.	22	JOISTS OVER OUTSIDE AIR: PROVIDE A LAYER OF TAR PAPER OVER PLYWOOD SUBFLOOR TO PROTECT NEW FLOOR FINISH FROM OUTSIDE AIR LEAKS AND MOISTURE IN ROOMS THAT HAVE A CANTILEVER OVER OUTSIDE AIR.
6	HEADER: SEE HEADER SCHEDULE ON SHEET 'S-4' (TYPICAL UNLESS NOTED OTHERWISE)	23	JOISTS OVER OUTSIDE AIR: PROVIDE INSULATED DUCTS. HOLD DUCTWORK, WIRING AND OTHER WORK TIGHT TO THE UNDERSIDE OF THE FLOORING.
7	TYPICAL WALLS: SEE FLOOR PLAN FOR ASSEMBLY	24	PROVIDE FIRE-RATED WALL ASSEMBLY (SEE FLOOR PLAN FOR ASSEMBLY DETAILS)
8	CONTINUOUS RIDGE VENT BY RIDGEMASTER. MAINTAIN 1" CLEAR AIR SPACE FOR FREE PASSAGE OF AIR. (EXCLUDE FROM SCOPE IF SPRAY FOAM INSULATION IS USED AT THE ROOF) (SEE SPECIFICATIONS)	25	PACK-OUT BEAM TO 3/4" LESS THAN COLUMN WIDTH. WRAP W/ 1"X EXPANDED CELLULAR PVC OR TRIM AS SELECTED BY OWNER
9	PROVIDE TYVEK HOUSEWRAP OVER EXTERIOR SHEATHING AND UNDER RIGID INSULATION. DOUBLE TAPE ALL OVERLAPPING SEAMS. INSTALL VYCOR WEATHERSTRIPPING @ ALL WINDOW & DOOR JAMBS OVERLAP TYVEK. INSTALL AS PER TYVEK/VYCOR MANUF. SPECS. (TYP.)	26	UPPER PORCH: FIBERGLASS OVER 1/2" AC, APA RATED TOUCH SANDED PLYWOOD, PRECOAT w/ SHOP APPLIED F.G. RESIN OVER 1/2" AC, APA RATED PLYWOOD. APPLY TOP LAYER OF PLYWOOD JUST PRIOR TO FIBERGLASSING. CONSTRUCT SYSTEM OVER 2x SLEEPERS RIPPED FOR MIN. PITCH 1/4" PER 1'-0".
10	RIDGE: SEE FRAMING PLAN FOR SIZE	27	DASHED LINES INDICATE 10" SQUARE DECORATIVE COLUMN BY "HB & G" OVER STRUCTURAL POST. PROVIDE COPPER CAP FLASHING. MAINTAIN GAP AT BOTTOM OF STRUCTURAL POST FOR VENTILATION AND DRAINAGE. (TYPICAL ALL COLUMNS)
11	WINDOW / DOOR SYSTEM: SEE WINDOW AND DOOR SCHEDULE. PROVIDE FLASHING ABOVE ALL OPENINGS.	28	CMU PIER (SEE FOUNDATION PLAN & DETAILS)
12	DASHED LINE INDICATES EXISTING ROOF TO BE REMOVED	29	UNDERPINNING (SEE FOUNDATION PLAN & DETAILS)
13	BEAM: SEE FRAMING PLAN FOR SIZE	30	CLOSET: ROD & SHELF AS SELECTED BY OWNER
14	2x6 SILL PLATE INSTALLED OVER NEW PLYWOOD SUBFLOOR	31	CATHEDRAL CEILING FRAMING: SEE FRAMING PLAN
15	3/4" T&G PLYWD. SUBFLOOR. (SEE SPECIFICATIONS)	32	PROVIDE WOOD STUD KNEEWALL (2X @ 16" O.C.)
16	FLOOR JOISTS: SEE FRAMING PLAN FOR SIZE & SPACING. w/ INSULATION AT FLOOR LEVEL. (SEE SPECIFICATIONS FOR R-VALUE)	33	2X STAIR FRAMING @ 16" O.C. TO REST ON NEW SUBFLOOR
17	CABINETS (AS SELECTED BY OWNER)	34	SEE FINISHED BASEMENT PLAN FOR FINISHED WALL DETAILS
35	EXISTING FOUNDATION TO REMAIN. MODIFY AS REQUIRED FOR NEW WORK.		
36	EXISTING FRAMING TO REMAIN. MODIFY AS REQUIRED FOR NEW WORK.		
37	(2)2x6 P.T. SILL PLATE ON SILL SEALER w/ 5/8" DIA. x 18" LONG ANCHOR BOLTS AT 4'-0" O.C. (TYPICAL) AND 12" FROM EVERY SEAM AND CORNER RESTING ON SIMPSON BPS3-3 BEARING PLATES. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY TO BE PRESSURE TREATED (TYPICAL ALL DETAILS)		
38	CEMENTITIOUS FARGING FROM TOP OF FOUNDATION WALL TO TOP OF FOOTING w/ BITUMINOUS DAMP-PROOFING BELOW GRADE (TYP.) PROVIDE MORTAR COVE AT INTERSECTION OF FOUNDATION WALL AND FOOTING (TYP.)		
39	PROVIDE 4" DRAIN TILE AT PERIMETER (TYP.) COVER TOP OF DRAIN WITH APPROVED FILTER MEMBRANE, FITCH TO DRAIN.		
40	8" CMU w/ #5 VERTICAL REINF. BARS AT 48" O.C. AND HORIZONTAL JOINT REINF. EVERY OTHER COURSE. FILL SOLID w/ CONCRETE. (TYPICAL)		
41	TYPICAL FOOTING: 2'-0" WIDE x 12" DEEP CONTIN. w/ (3) #5 REINF. ROD CONTIN. w/ 2x4 KEY WAY		
42	SLOPE GRADE AWAY FROM STRUCTURE A MIN. 6" FALL WITHIN FIRST 10'-0" OR PROVIDE POSITIVE SLOPE OF 5% AWAY FROM STRUCTURE DIRECTED TOWARD DRAIN OR SWALE		
43	4" CONCRETE SLAB ON GRADE w/ 6x6-W1.4xW1.4 WWF OVER 6 MILL POLYETHYLENE VAPOR BARRIER (LAPPED 12") ON 4" CRUSHED STONE (GRANULAR CAPILLARY BREAK AND DRAINAGE PAD - NO FINES). PROVIDE CONTROL JOINTS.		



Generated by REScheck-Web Software Compliance Certificate

Project 57 Main Street

Energy Code: **2021 IECC**
Location: **Keyport, New Jersey**
Construction Type: **Single-family Addition**
Climate Zone: **4 (5009 HDD)**
Permit Date:

Construction Site:
57 Main Street
Keyport, NJ 07735

Owner/Agent:

Designer/Contractor:
Vincent Minkler
Minkler Architecture & Design
54 Chapel Hill Rd
Red Bank, NJ 07701
9086928412
vinminkler@gmail.com

Compliance: Passes using UA trade-off

Compliance: **15.0% Better Than Code** Maximum UA: **213** Your UA: **181** Maximum SHGC: **0.40** Your SHGC: **0.28**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling (Cathedral): Flat Ceiling or Scissor Truss	534	0.0	49.0	0.020	0.024	11	13
Ceiling (Flat): Flat Ceiling or Scissor Truss	526	0.0	49.0	0.020	0.024	11	13
Front Elevation: Wood Frame, 16" o.c.	383	0.0	21.0	0.039	0.045	13	15
Doors: Glass Door (over 50% glazing) SHGC: 0.28	9			0.280	0.300	3	3
Windows: Wood Frame SHGC: 0.28	32			0.280	0.300	9	10
Right Side Elevation: Wood Frame, 16" o.c.	805	0.0	21.0	0.039	0.045	31	36
Windows: Wood Frame SHGC: 0.28	8			0.280	0.300	2	2
Rear Elevation: Wood Frame, 16" o.c.	427	0.0	21.0	0.039	0.045	15	17
Doors: Glass Door (over 50% glazing) SHGC: 0.28	9			0.280	0.300	3	3
Windows: Wood Frame SHGC: 0.28	30			0.280	0.300	8	9
Left Side Elevation: Wood Frame, 16" o.c.	805	0.0	21.0	0.039	0.045	29	34
Windows: Wood Frame SHGC: 0.28	56			0.280	0.300	16	17
Floor (Over Outside Air): All-Wood Joist/Truss	117	19.0	10.0	0.032	0.047	4	5

Project Title: 57 Main Street
Data filename:

Report date: 04/10/23
Page 1 of 2

Project Title: 57 Main Street
Data filename:

Report date: 04/10/23
Page 2 of 2

PROJECT:

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

A-5

SHEET 08 OF 15

ADDITIONS & ALTERATIONS FOR :

THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

MINKLER
ARCHITECTURE & DESIGN

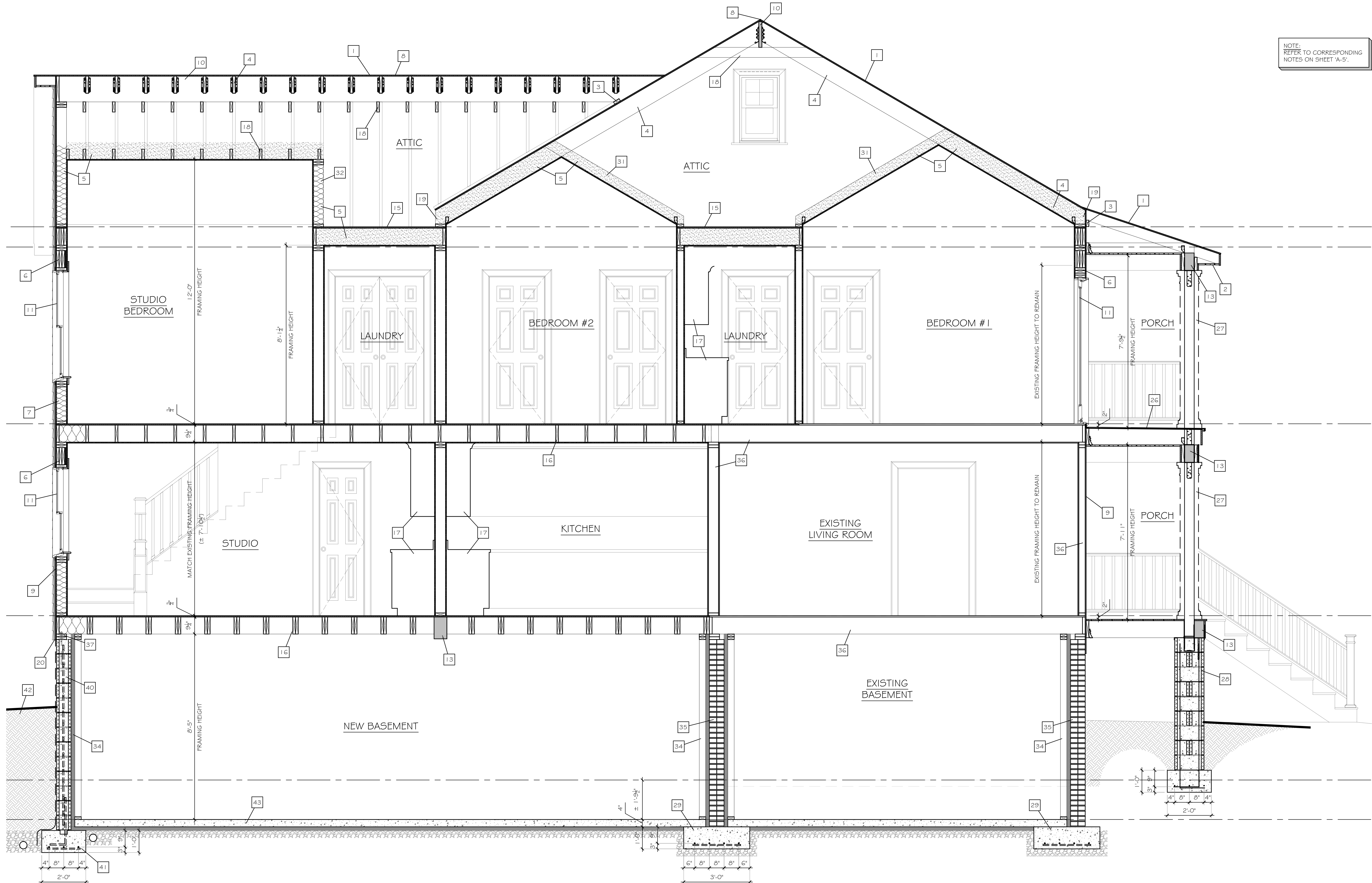
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

REVISIONS:
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE:
APRIL 11, 2023

1/26/2023

C:\USERS\VINCENT\DRAWINGS\2023\1-072 57 MAIN STREET - KEYPORT (MAKSIMOW)\04-CONSTRUCTION DOCUMENTS\CONDCS9A-6 BUILDING SECTION.DWG



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

REVISIONS:	09/21/2023	PER SITE CONDITIONS
	10/26/2023	REVISED BILCO DOOR
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DATE: APRIL 11, 2023		

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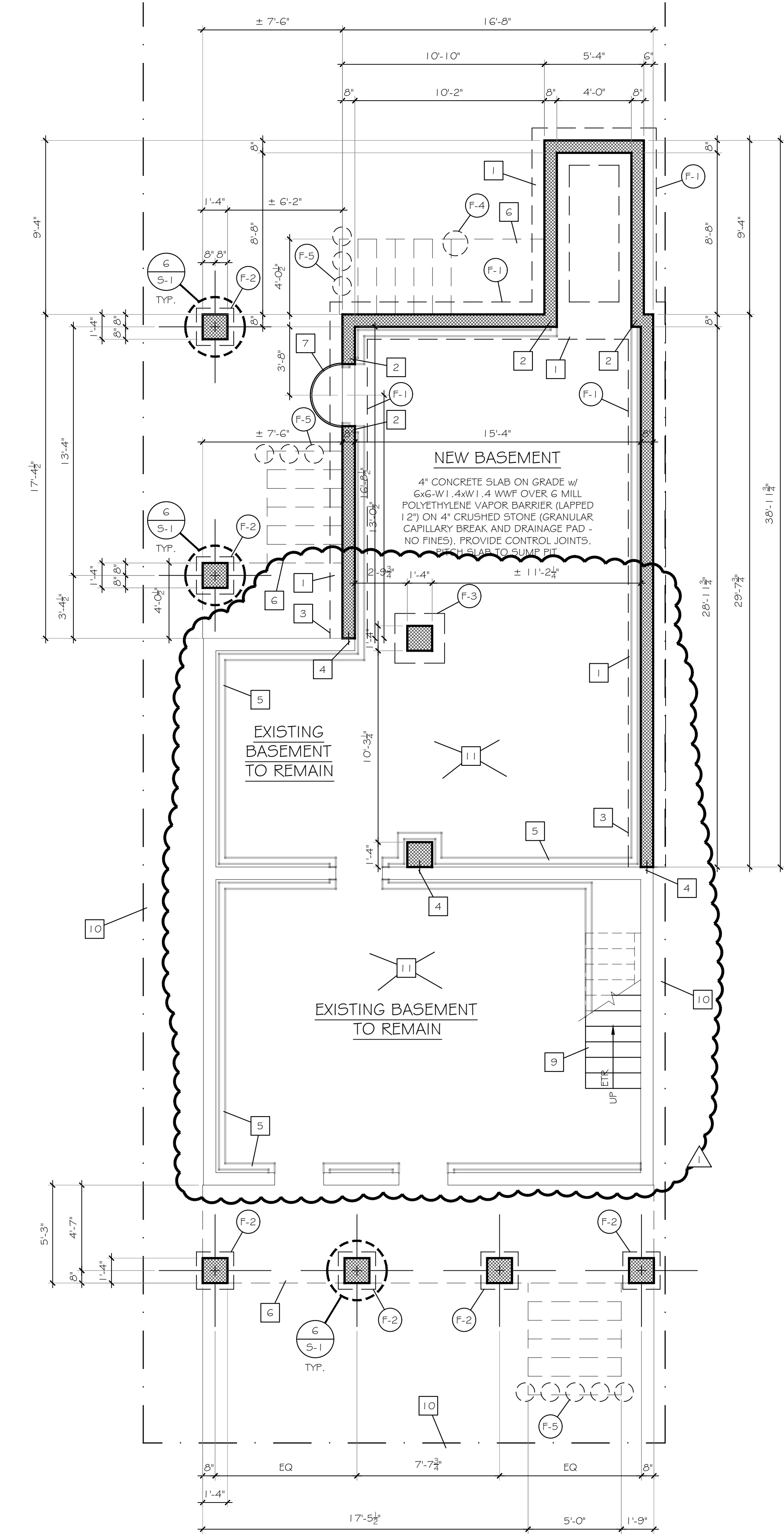
PROJECT: ADDITIONS & ALTERATIONS FOR :
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER
NJ Lic. No. 21A101978200

A-6
SHEET 09 OF 15

1/26/2023 C:\USERS\ADMIN\DRAWING\2021\12\1-072 57 MAIN STREET - KEYPORT (MAXIMOW)\04-CONSTRUCTION DOCUMENTS\COND059-1 FOUNDATION PLAN.DWG

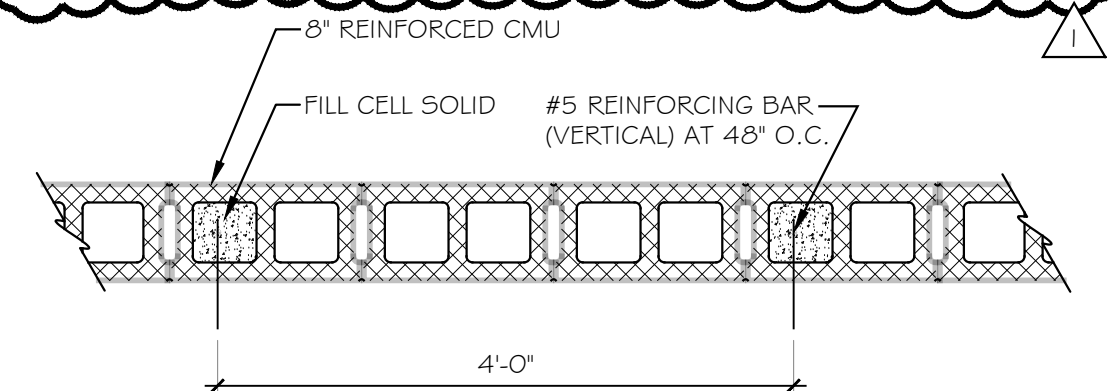


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

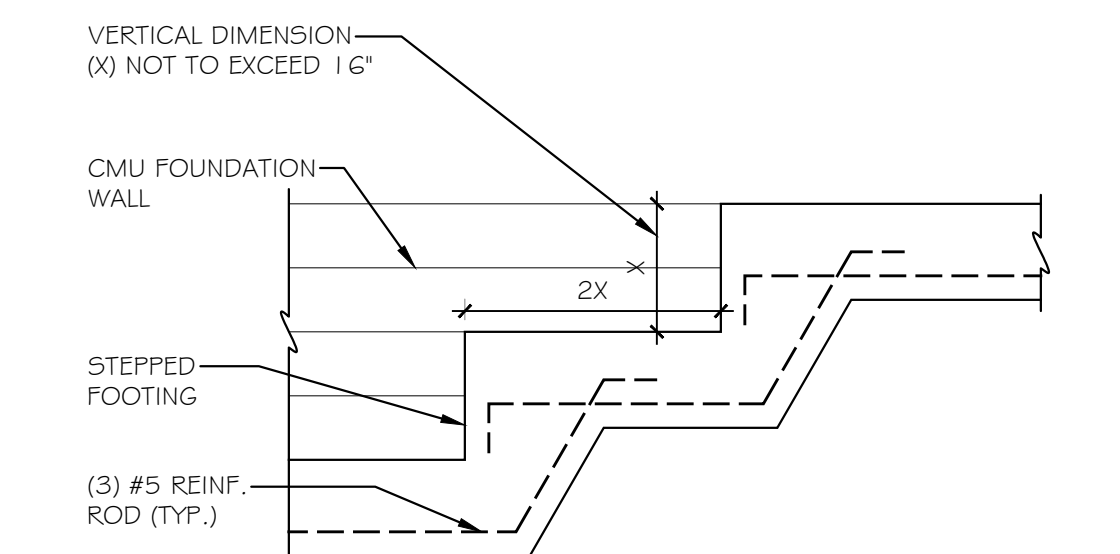
WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING FOUNDATION WALL TO REMAIN
	STRUCTURAL: CMU WALL CONSTRUCTION (SEE BUILDING SECTION & DETAILS)

FOOTING SCHEDULE			
MARK	SIZE	THICK	REINFORCING ROD
F-1	2'-0" CONTIN.	1'-0"	(3) #5 CONT. REINF. ROD (SPICES TO BE 20" MIN.)
F-2	2'-0" x 2'-0"	1'-0"	(3) #5 REINFORCING ROD EACH WAY
F-3	2'-8" x 1'-0"	1'-0"	(3) #5 REINFORCING ROD EACH WAY
F-4	1'6" DIAMETER	36" DEEP	
F-5	1'2" DIAMETER	36" DEEP	

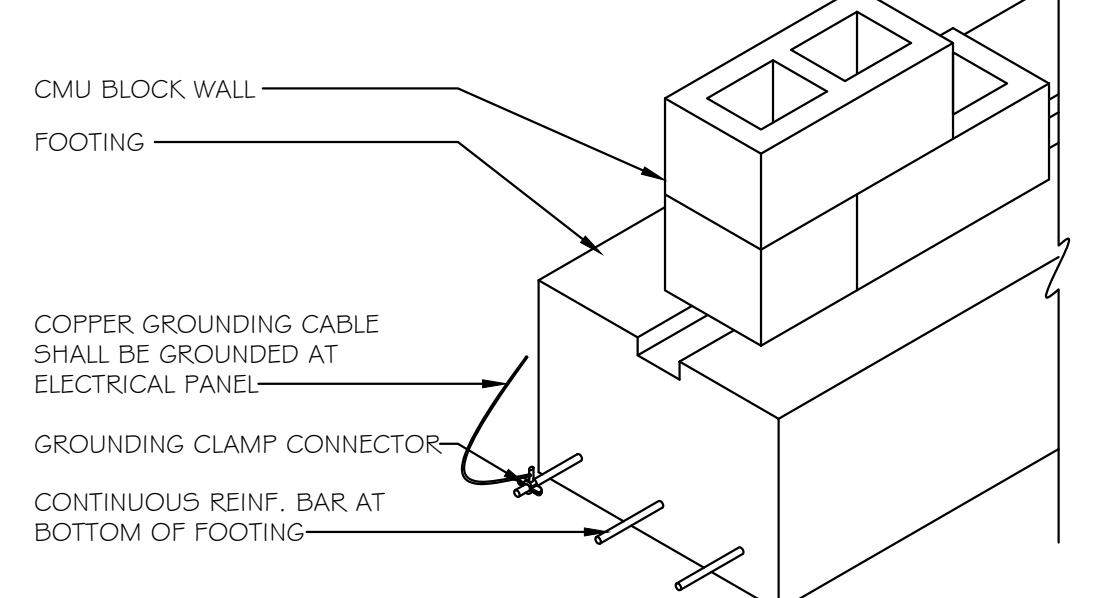
FOUNDATION NOTES	
#	DESCRIPTION
1	DASHED LINE INDICATES FOOTING BELOW. SEE SCHEDULE.
2	PROVIDE (2) VERTICAL #5 REBARS IN BLOCK COURSES (FILLED SOLID) (TYPICAL BOTH SIDES OF ALL OPENINGS)
3	STEPPED FOOTING. SEE DETAIL THIS SHEET
4	TIE NEW FOUNDATION WALL INTO EXISTING w/ #4 DOWELS @ 32" O.C. EPOXY SET (3) #5 REINFORCING BARS INTO EXISTING FOOTING
5	LINE OF UNDERPINNING BELOW (SEE FOUNDATION PLAN FOR DETAILS)
6	DASHED LINE INDICATES NEW WOOD DECK ABOVE
7	AMERIMAX 1'6" L x 37" W WINDOW WELL. STACK AND BOLT TOGETHER ADDITIONAL WELLS AS REQUIRED FOR WINDOW/ VENT DEPTH CLEARANCE. PROVIDE WINDOW WELL COVER.
8	REMOVE PORTION OF EXISTING FOUNDATION WALL AS REQUIRED FOR NEW DOOR OPENING
9	EXISTING STAIR TO REMAIN
10	PROPERTY LINE
11	EXISTING BASEMENT SLAB AND PORTION OF GRADE UNDERNEATH TO BE REMOVED TO ALLOW FOR A NEW CONCRETE SLAB TO MATCH THE LEVEL OF THE NEW BASEMENT SLAB.



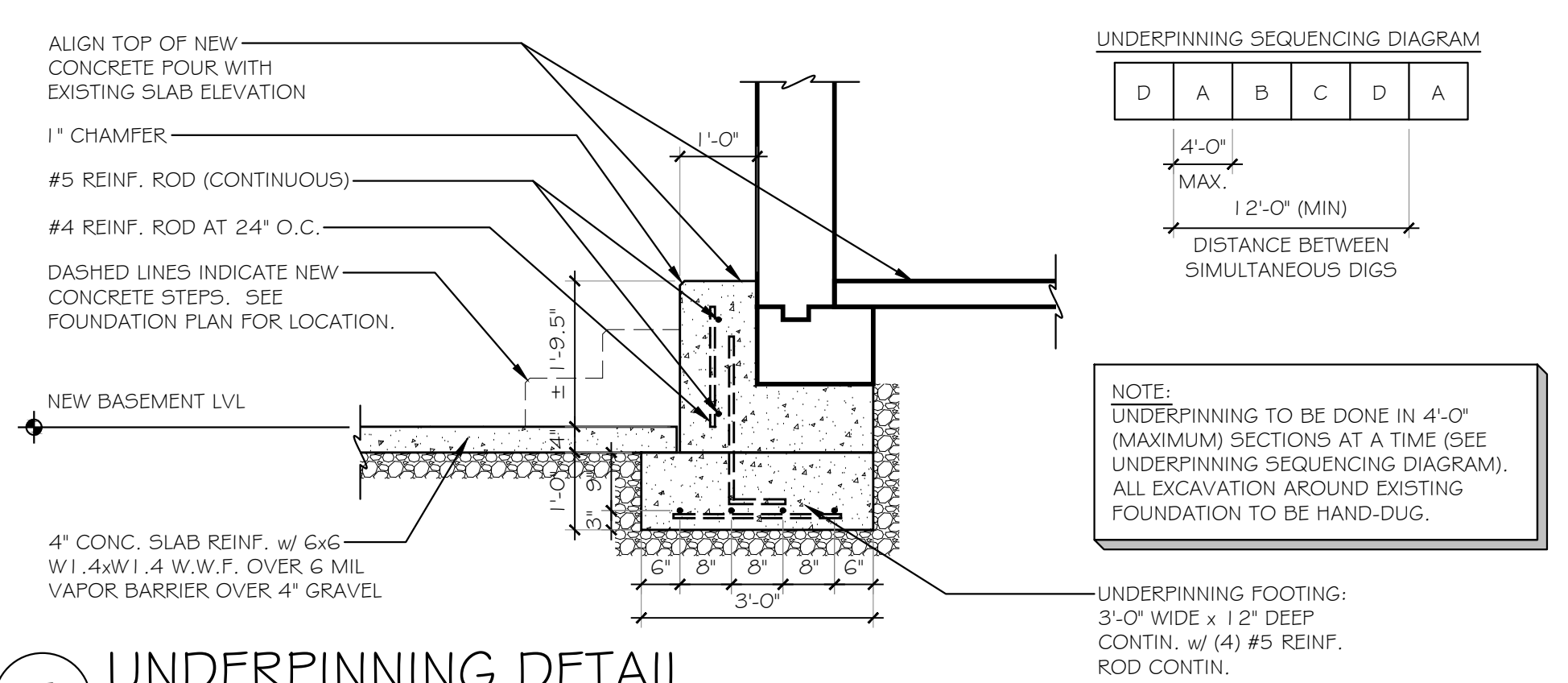
2 8" REINF. CMU WALL DETAIL
SCALE: 3/4" = 1'-0"



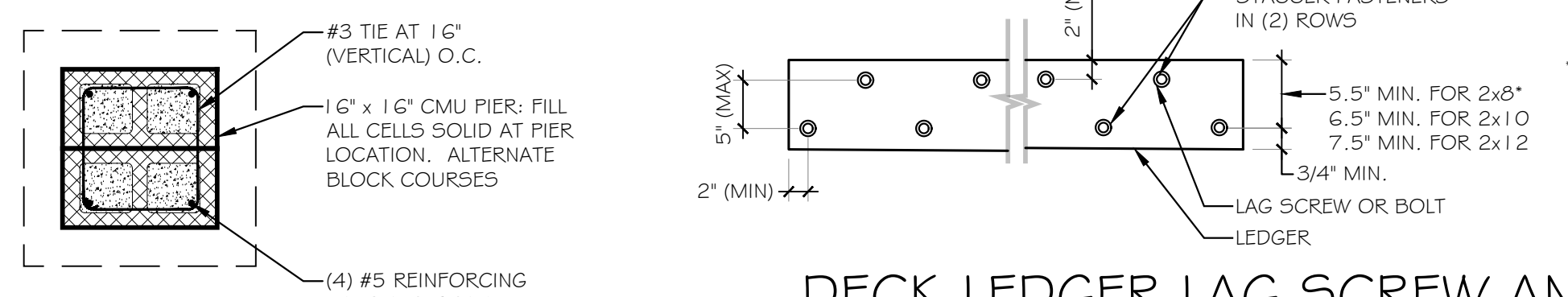
3 STEPPED FOOTING DETAIL
SCALE: 1/2" = 1'-0"



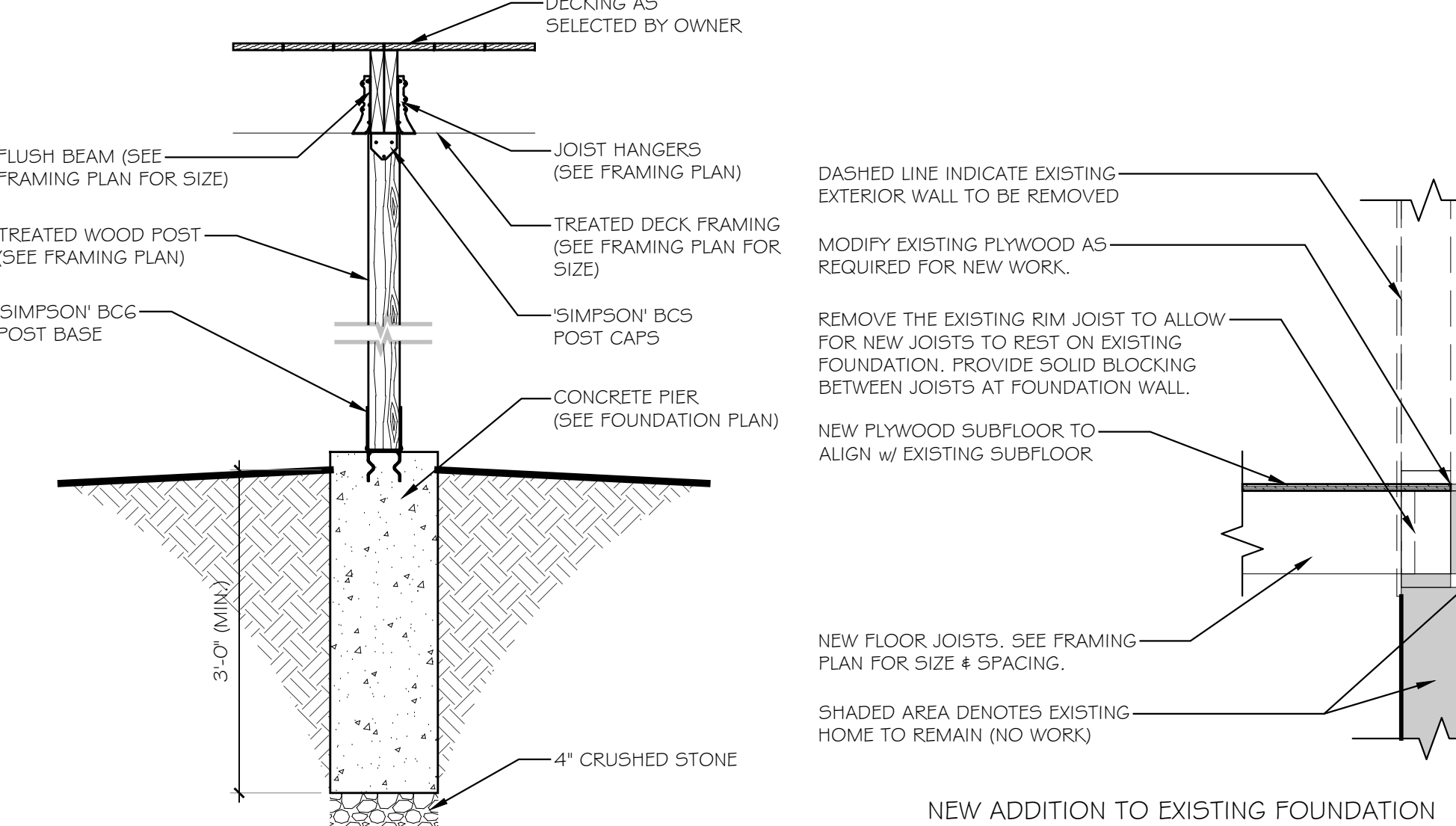
4 GROUNDING DETAIL
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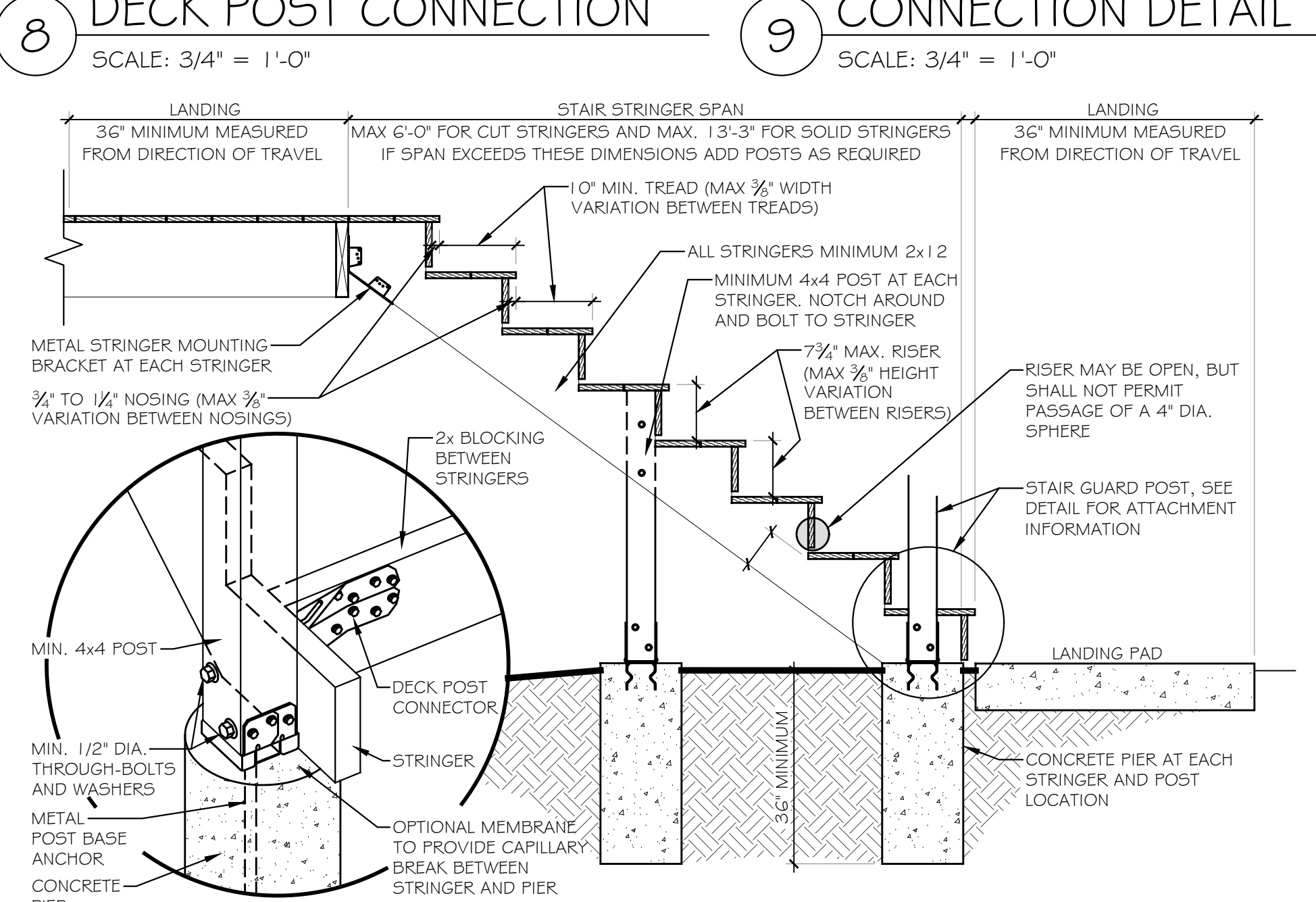
5 UNDERPINNING DETAIL
SCALE: 1/2" = 1'-0"



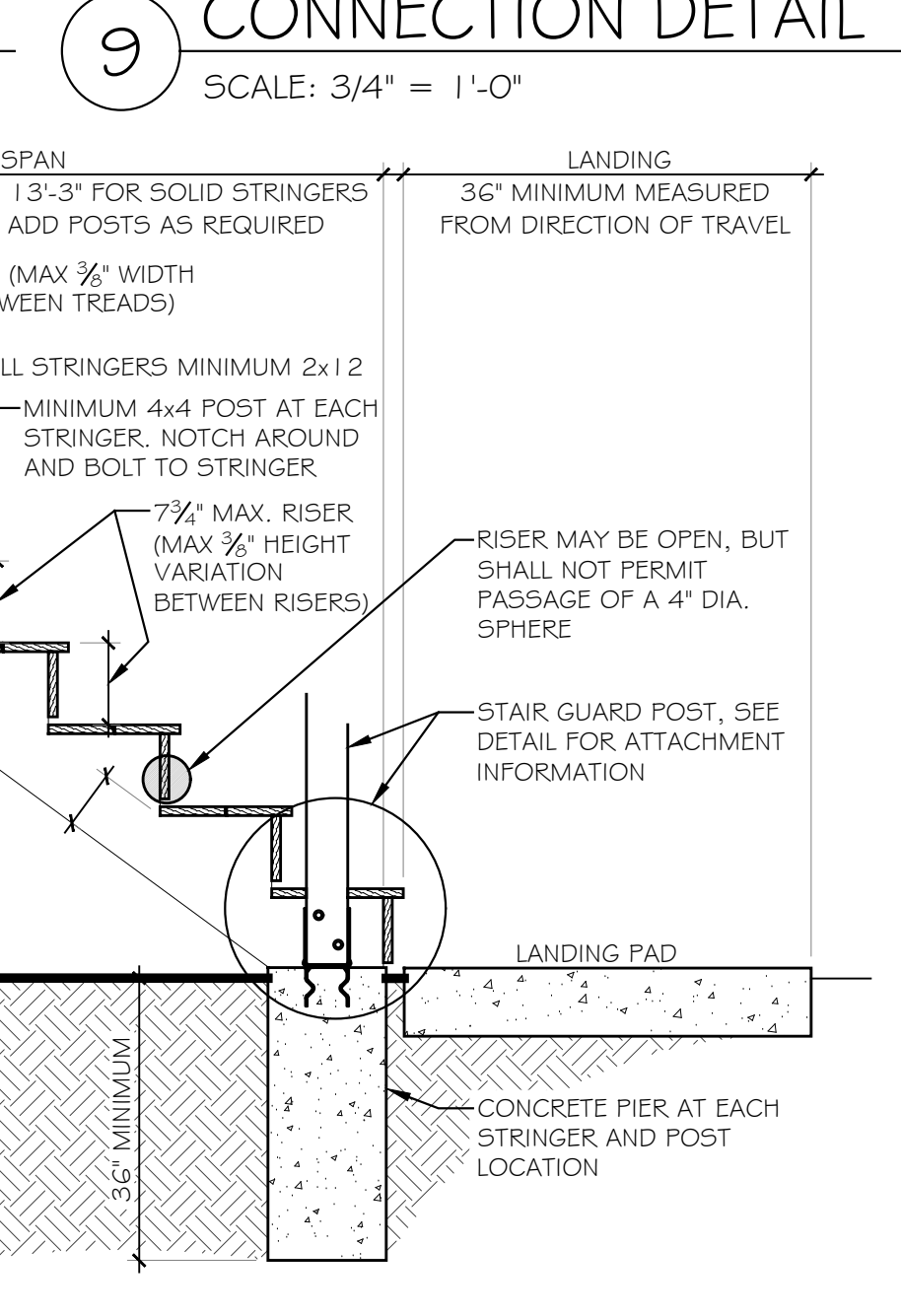
6 TYP. 16" x 16" PIER
SCALE: 3/4" = 1'-0"



7 DECK LEDGER LAG SCREW AND BOLT PLACEMENT DIAGRAM
SCALE: 3/4" = 1'-0"



8 DECK POST CONNECTION
SCALE: 3/4" = 1'-0"



9 CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

10 EXTERIOR WOOD STAIR DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS:	09/21/2023 PER SITE CONDITIONS
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DATE:	APRIL 11, 2023

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ARCHITECTURE & DESIGN

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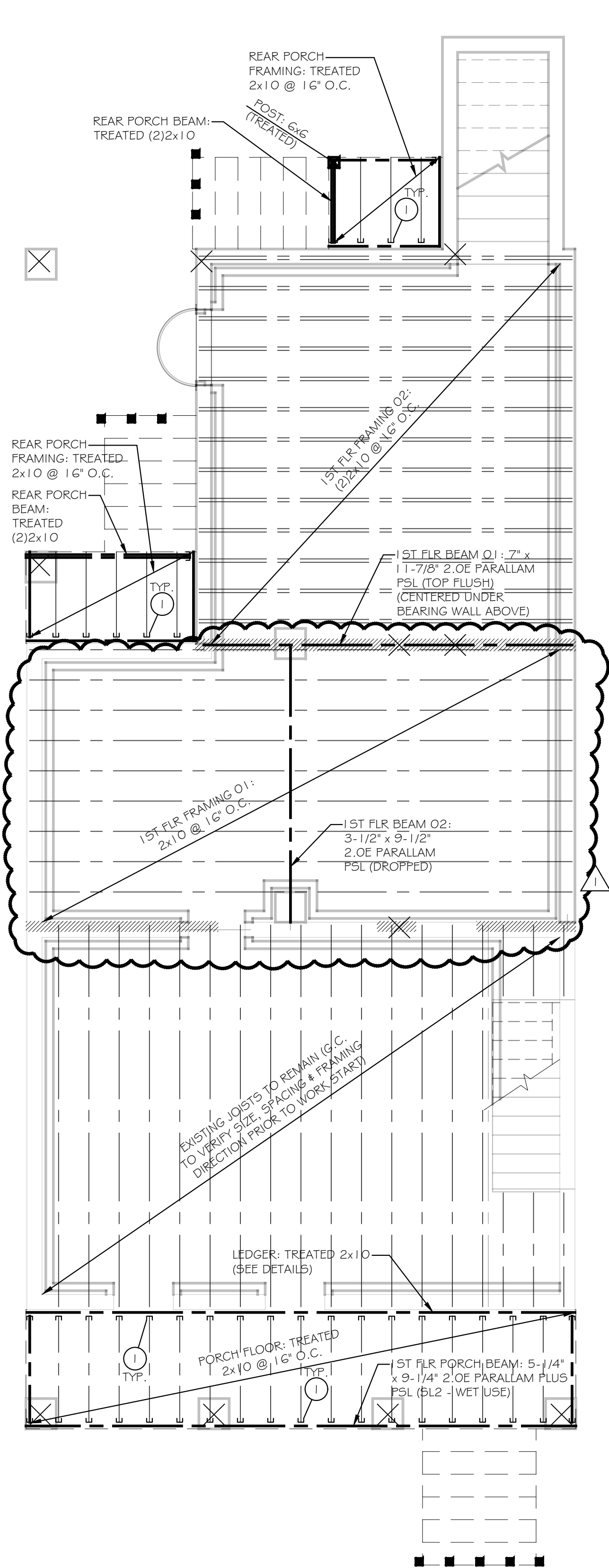
PROJECT: ADDITIONS & ALTERATIONS FOR:
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

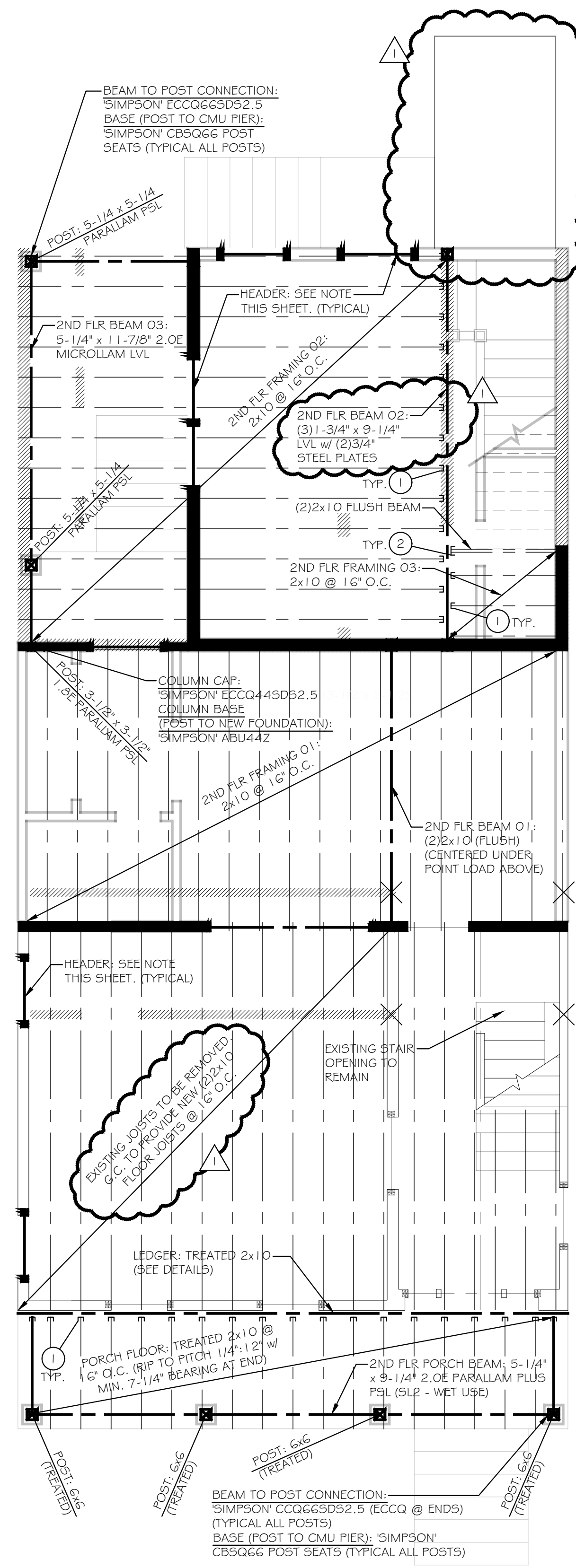
A. VINCENT MINKLER
NJ Lic. No. 21A101978200

S-1
SHEET 10 OF 15

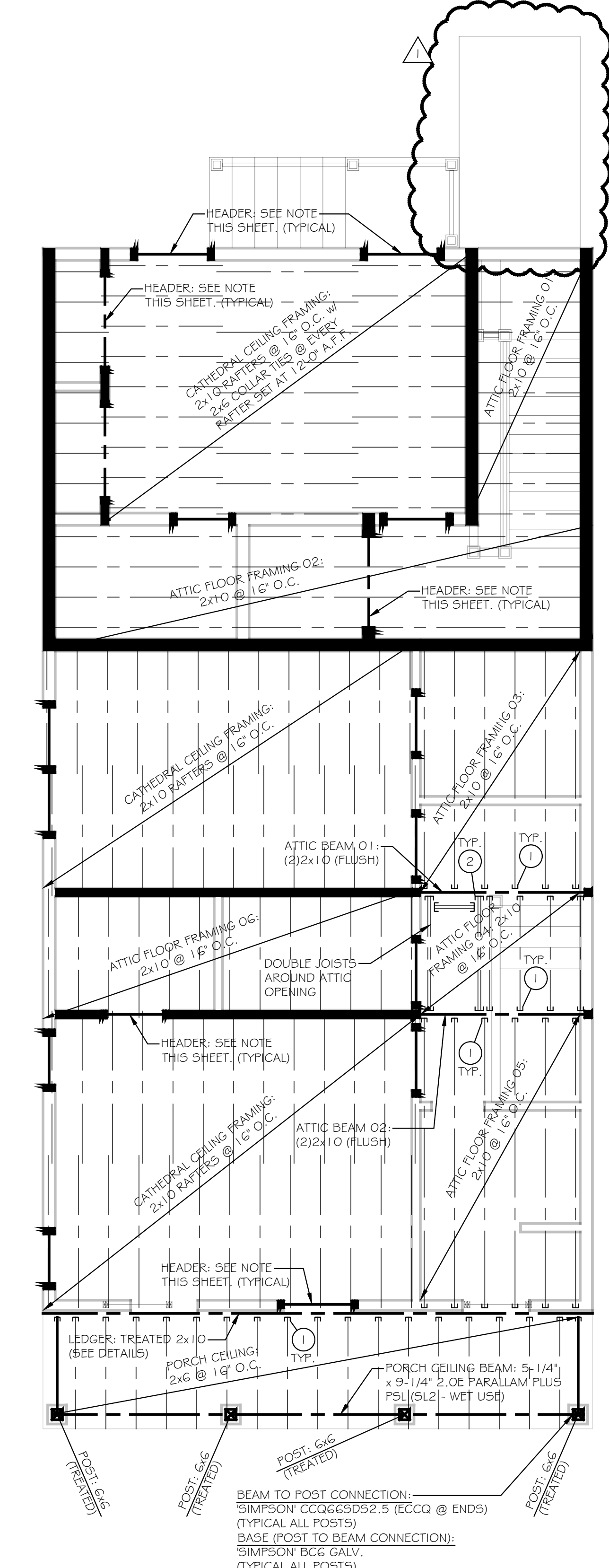
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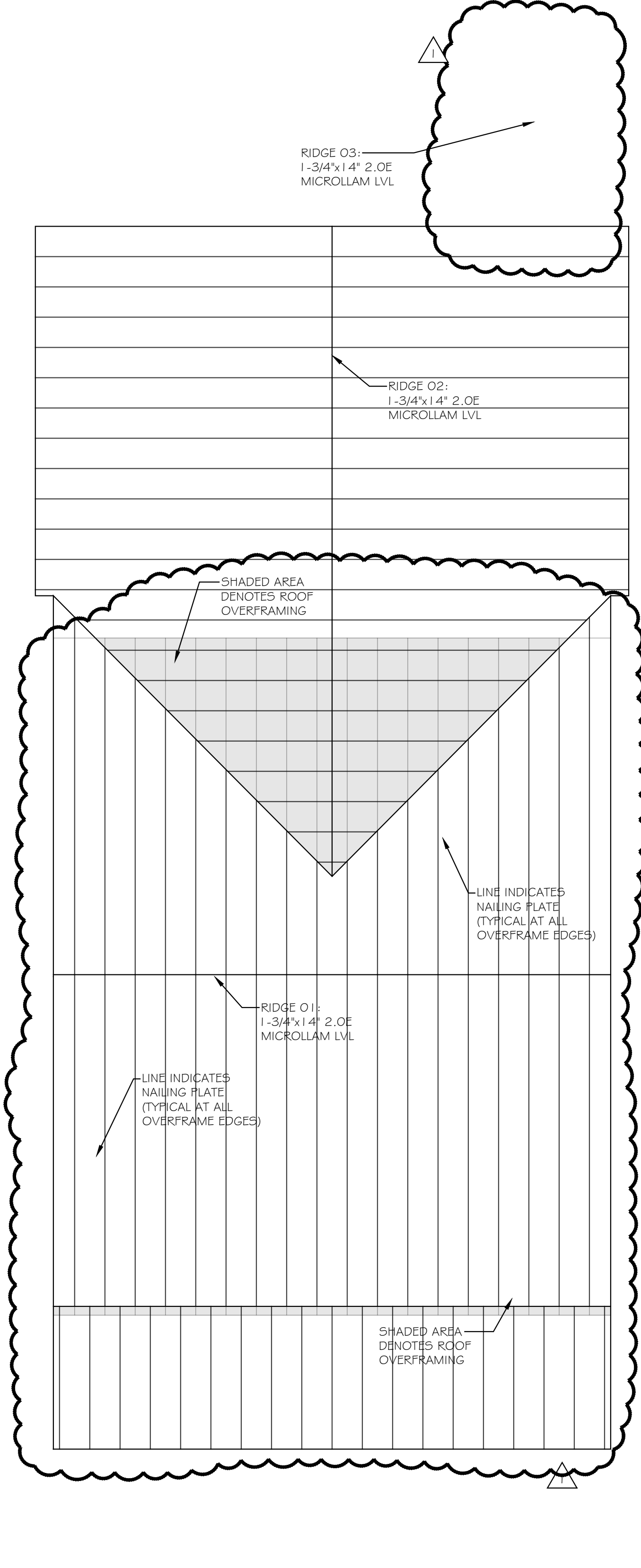
1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



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



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

FRAMING LEGEND	
DETAIL	DESCRIPTION
—	FRAMING MEMBER
×	POINT LOAD ABOVE
⊗	POST BELOW
⌊	FLUSH FRAMING / GALVANIZED METAL HANGER
▬	BEARING WALL BELOW
▨	BEARING WALL ABOVE
▨	SHADED HATCH INDICATES AREA OF OVERFRAMING

- GENERAL FRAMING NOTES:
- DOUBLE FLOOR JOISTS UNDER ALL POINT LOADS ABOVE, UNLESS OTHERWISE NOTED.
 - PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS, UNLESS OTHERWISE NOTED.
 - G.C. TO VERIFY NAILING PATTERN OF EXISTING SHEATHING THAT IS EXPOSED DURING CONSTRUCTION, AND UPDATE NAILING PATTERN AS REQUIRED TO MEET THE NAILING SCHEDULE.

HANGER LEGEND	
MARK	DESCRIPTION
①	JOIST HANGER: LU28 (TYPICAL - UNLESS OTHERWISE NOTED)
②	JOIST HANGER: LU28-2 (TYPICAL @ DOUBLE JOISTS)

- HANGER NOTES:
- ALL CONNECTIONS SHALL BE BY SIMPSON STRONGTIE COMPANY INC., GALVANIZED CONNECTIONS SHALL BE USED ON UNTREATED WOOD. ALL TREATED WOOD CONNECTIONS SHALL BE STAINLESS.
 - PROVIDE NAILING PER SIMPSON'S INSTALLATION INSTRUCTIONS

NOTE:
G.C. TO VERIFY EXISTING FRAMING DIRECTION AND BEARING WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO WORK START.

RAFTER NOTE:
ALL ROOF RAFTERS TO BE 2x10 @ 16" O.C. UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.

HEADER NOTE:
REFER TO HEADER CHART ON SHEET S-4 FOR EXTERIOR & INTERIOR HEADER SIZES (UNLESS OTHERWISE NOTED).

NOTE:
SEE SHEET S-3 FOR ADDITIONAL FRAMING INFORMATION.

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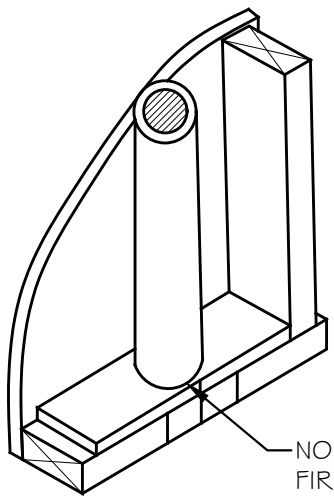
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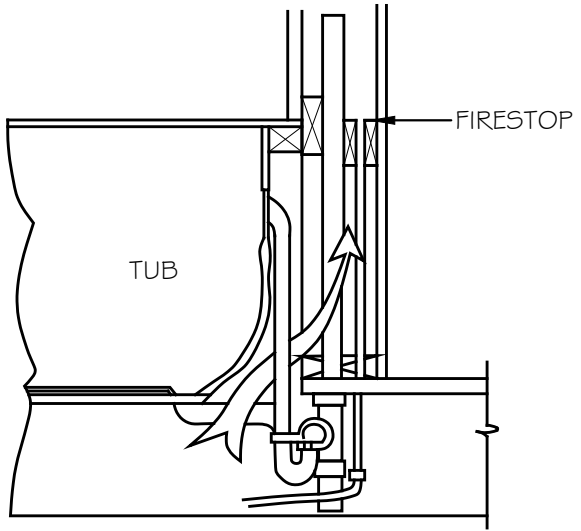
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S-2
SHEET 11 OF 15

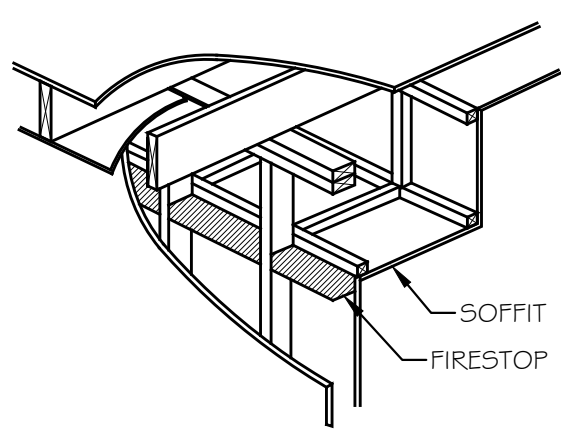
FIRESTOPPING DETAILS AND NOTES



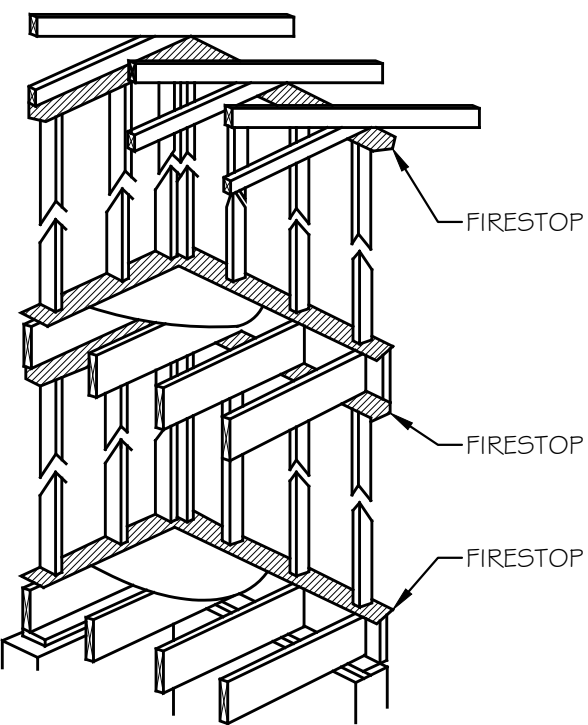
FIRESTOPPING NEAR PIPING
SCALE: NTS



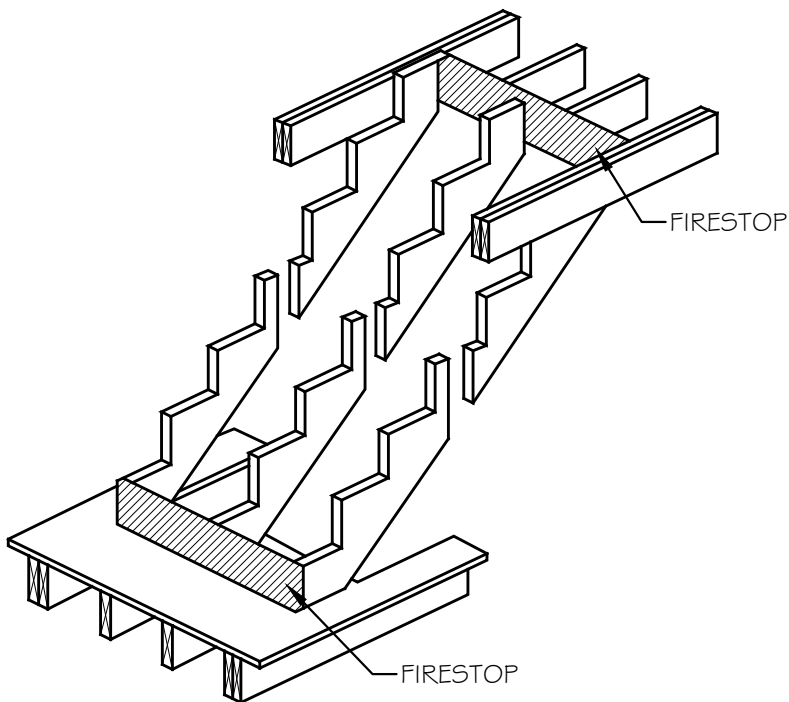
FIRESTOPPING AT TUB
SCALE: NTS



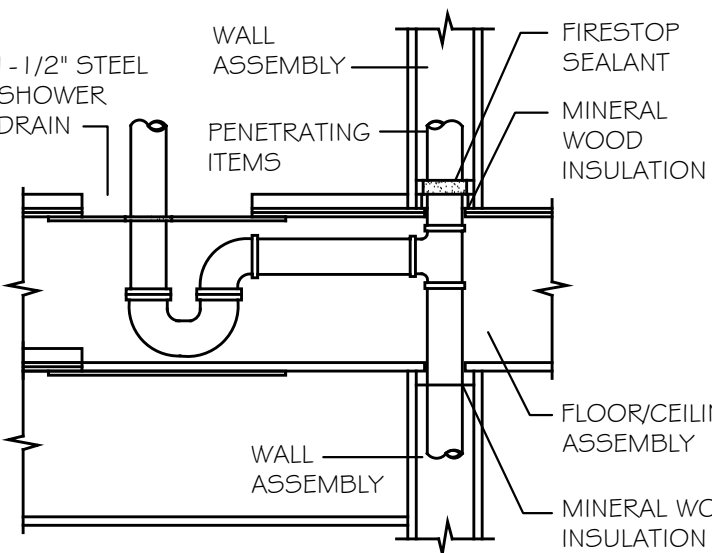
FIRESTOPPING FURRED SOFFIT
SCALE: NTS



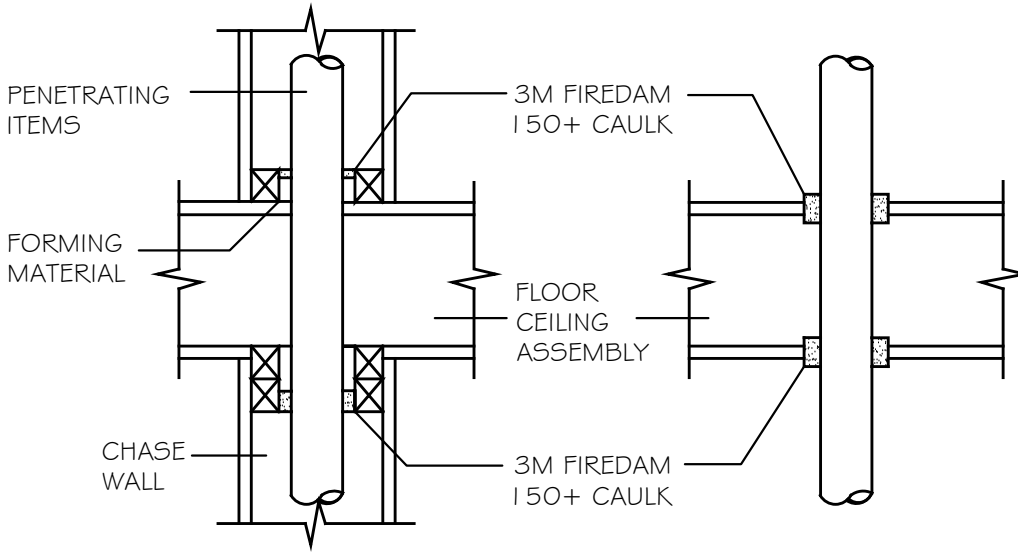
FIRESTOPPING PLATFORM FRAMING
SCALE: NTS



FIRESTOPPING AT STAIRWAYS
SCALE: NTS



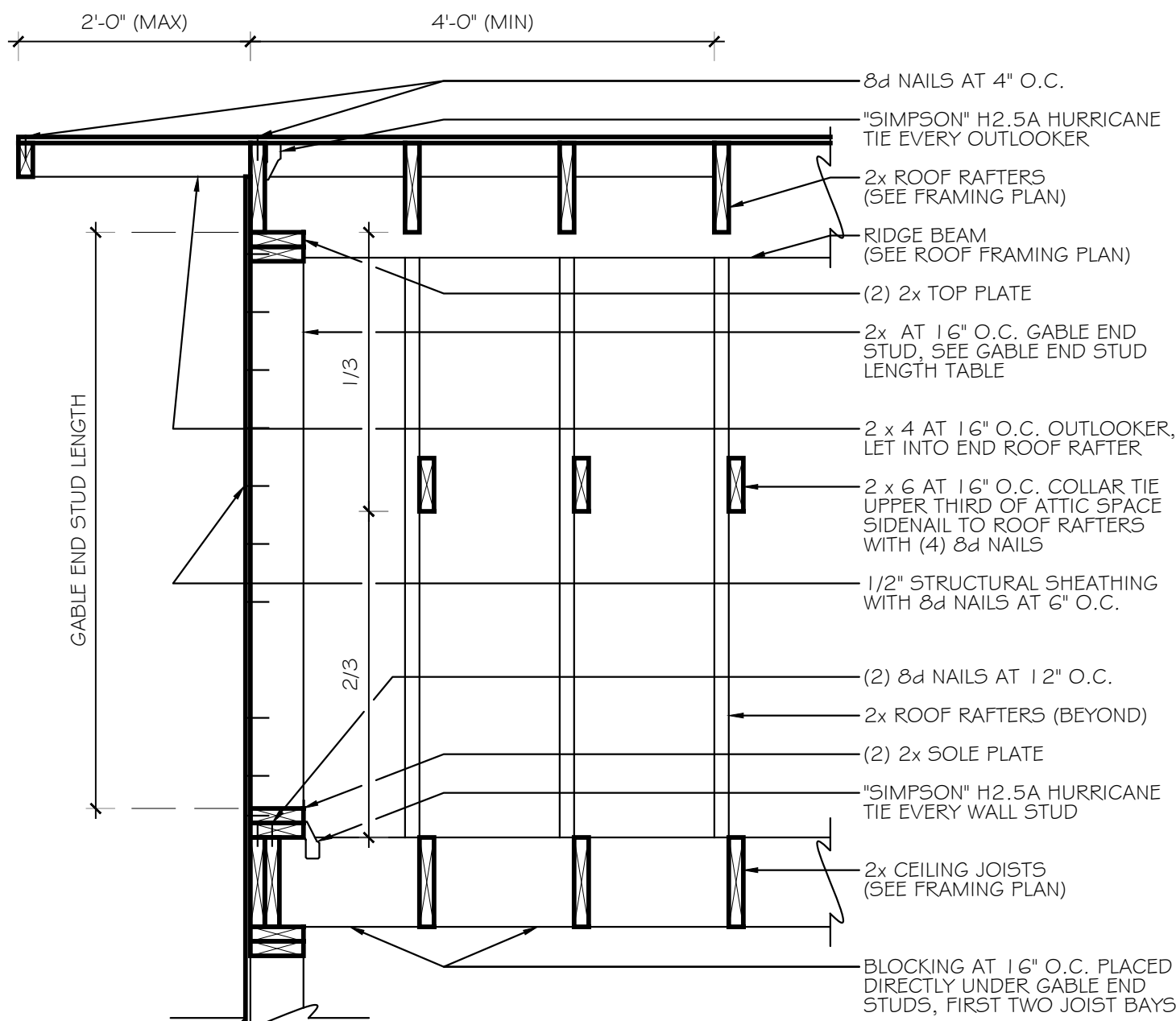
FIRESTOPPING PLUMBING
SCALE: NTS



FIRESTOPPING PLUMBING PENETRATIONS
SCALE: NTS

FIRESTOPPING NOTES

- COLUMNS, GIRDERS, TRUSSES, BEAMS, LINTELS, THAT ARE REQUIRED TO BE FIRE PROTECTED, AND THAT SUPPORT ONLY ONE FLOOR OR A ROOF SHALL BE ENCASED ON ALL SIDES WITH MATERIALS HAVING FIRE RESISTANCE RATING
- ANY THAT SUPPORT MORE THAN ONE FLOOR OR SUPPORT A BEARING WALL SHALL BE ENCASED ON ALL SIDES FOR ENTIRE LENGTH OF HEIGHT
- PIPES, WIRES, CONDUITS, DUCTS, OR OTHER SERVICES FACILITIES SHALL NOT BE EMBEDDED ON THE REQUIRED FIRE PROTECTION OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED
- THE FIRE PROTECTIVE COVERING SHALL BE PROTECTED BY CORNER GUARDS OR BY SUBSTANTIAL JACKET OR OTHER NONCOMBUSTIBLE MATERIAL
- STRUCTURAL MEMBERS FACING EXTERIOR NEED NOT BE INDIVIDUALLY FIRE PROTECTED
- MINIMUM COVERING OF PRESTRESSING STEEL SHALL COMPLY WITH REQUIREMENTS OF REFERENCE STANDARD RS 5-15
- SPRAYED-ON FIRE PROTECTION OF STRUCTURAL MEMBERS EXCEPT ONES ENCASED IN CONCRETE SHALL BE SUBJECT TO CONTROLLED INSPECTION
- STRUCTURAL MEMBERS FOR ELEVATORS LOCATED WITHIN SHAFT ENCLOSURES NEED NOT BE FIRE PROTECTED
- LINTELS OVER OPENINGS WIDER THAN FOUR FEET IN MASONRY WALLS, SHALL BE FIRE PROTECTED AS REQUIRED BY SECTION 27-324 STONE LINTELS EXCEEDING FOUR FEET SHALL BE FIRE PROTECTED
- CEILINGS THAT CONTRIBUTE TO FIRE RESISTANCE RATING OF FLOOR OR ROOF, SHALL BE CONTINUOUS BETWEEN EXTERIOR WALLS, VERTICAL FIRE DIVISIONS, CORRIDOR SEPARATIONS, OR ANY PARTITIONS HAVING AT LEAST SAME RATING AS CEILING
- CEILING REQUIRED TO BE FIRE RESISTANCE RATING MAY ACCOMMODATE NONCOMBUSTIBLE ELECTRIC OUTLET BOXES OR FIXTURES IF DOES NOT EXCEED 16 sq in
- FIRE RETARDANT TREATED WOOD SHALL BE PRESSURE TREATED WITH FIRE RETARDANT CHEMICALS IN ACCORDANCE WITH RS 5-3
- ALL FIRE RETARDANT TREATED WOOD SHALL BEAR THE IDENTIFICATION OF A TESTING LABORATORY IN ACCORDANCE WITH SECTION 27-131
- CONCEALED SPACES WITHIN PARTITIONS, FLOORS ETC. THAT WOULD PERMIT PASSAGE OF FLAMES, SMOKE, BETWEEN FLOORS SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE BARRIER, OR FILLED WITH NONCOMBUSTIBLE MATERIAL
- FIRESTOPPING OR FILL SHALL BE OF NONCOMBUSTIBLE MATERIAL THAT CAN BE SHAPED, FITTED OR SECURED IN POSITION
- ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL
- CONCEALED SPACES WITHIN STAIR CONSTRUCTION SHALL BE FIRESTOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT
- PER SECTION 27-327 FLOOR OR ROOF ASSEMBLIES REQUIRED TO HAVE FIRE-RESISTANCE RATING SHALL HAVE ANY CONCEALED SPACES FIRESTOPPED
- EXTERIOR CORNICES AND EAVES, CONSTRUCTED OF COMBUSTIBLE MATERIALS OR WITH COMBUSTIBLE FRAMING, SHALL BE FIRESTOPPED AT ENDS OF FIRE DIVISIONS AND PARTY WALLS AT MAXIMUM 20'
- COMBUSTIBLE TRIM AND FINISH IS PERMITTED ALL HOLLOW SPACES SHALL BE FIRESTOPPED AT 10' INTERVALS OR SOLIDLY FILLED WITH NONCOMBUSTIBLE MATERIALS
- DUCT AND PIPES ENCLOSED IN CONSTRUCTION NOT MEETING REQUIREMENTS OF CODE FOR SHAFT SHALL BE FIRESTOPPED AT EVERY LEVEL
- PARTITIONS AND FURRINGS SHALL BE NONCOMBUSTIBLE MATERIALS EXCEPT THAT NONBEARING PARTITIONS THAT ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING
- MINIMUM 1/2" THK SEALANT APPLIED WITHIN THE ANNULUS, FLUSH WITH THE TOP OF THE FLOOR AND BOTTOM OF THE CEILING ASSEMBLY. ADDITIONAL SEALANT TO BE APPLIED SUCH THAT A MINIMUM 1/2" CROWN IS FORMED AROUND THE PENETRATING ITEM



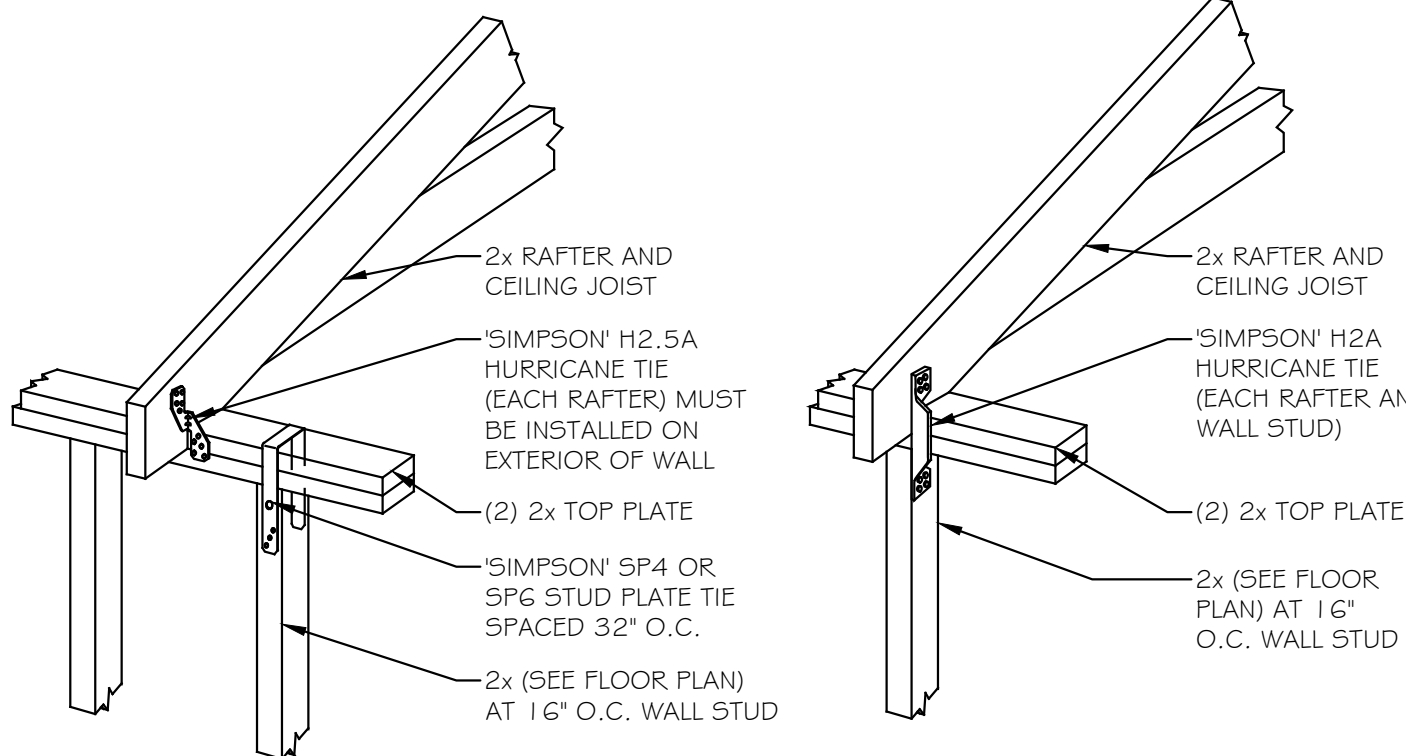
GABLE END STUD LENGTH TABLE

0 FT. - 9 FT.	9 FT. - 16 FT.
2 x 6	(2) 2 x 6

- NOTES:
- ALL NAILS SHALL BE 8d COMMON NAIL MINIMUM.
 - SHEATHING SHALL BE PLACED TO EXTEND A MINIMUM OF 12" ABOVE AND 12" BELOW CEILING RIM JOIST. IF SHEATHING IS NOT INSTALLED PROPERLY, PROVIDE 'SIMPSON' LTP5 PLATES AT 12" O.C. ALONG SHEATHING EDGE.

1 GABLE END DETAIL

SCALE: NOT TO SCALE



'SIMPSON' H2.5A HURRICANE TIE
RAFTER AND STUD ARE MIS-ALIGNED

'SIMPSON' H2A HURRICANE TIE
RAFTER AND STUD ALIGNED

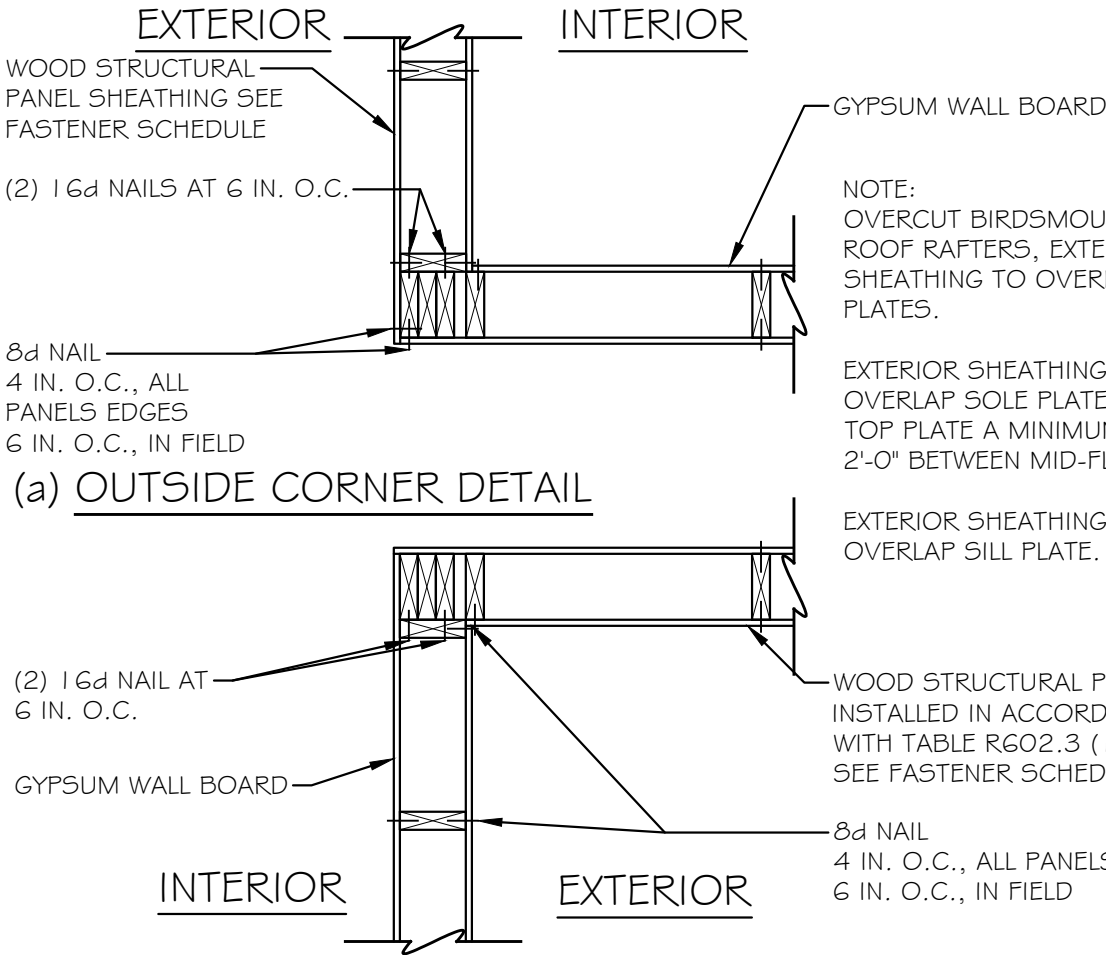
2 HURRICANE TIE DETAILS

SCALE: NOT TO SCALE

CONTINUOUS STRUCTURAL PANEL SHEATHING

BUILDING ELEMENT	FASTENER NUMBER AND TYPE	FIELD SPACING	EDGE SPACING
1/2" WALL SHEATHING	8d COMMON NAIL	6" O.C.	4" O.C.
5/8" ROOF SHEATHING	8d DEFORMED NAIL	6" O.C.	4" O.C.

- NOTES:
- NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4" ON CENTER TO GABLE END WALL FRAMING.
 - SEE DIAGRAMS BELOW FOR OUTSIDE AND INSIDE CORNER FRAMING.
 - PROVIDE (2) 2" x 4" SOLID BLOCKING FOR ALL HORIZONTAL WALL JOINTS.



(a) OUTSIDE CORNER DETAIL

SCALE: NOT TO SCALE

(b) INSIDE CORNER DETAIL

SCALE: NOT TO SCALE

NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NAIL SPACING
RAFTERS TO TOP PLATE, TOE-NAILED	3-8d	PER RAFTER
CEILING JOISTS TO PLATE, TOE-NAILED	3-8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER, FACE-NAILED	SEE CHART BELOW	EACH LAP
CEILING JOIST LAPS OVER PARTITION, FACE-NAILED	SEE CHART BELOW	EACH LAP
COLLAR TIE TO RAFTER, FACE-NAILED	SEE CHART BELOW	PER TIE
BLOCKING TO RAFTER, TOE-NAILED	2-8d	EACH END
RIMBOARD TO RAFTER, END-NAILED	2-16d	EACH END
TOP PLATE TO TOP PLATE, FACE-NAILED	4-16d	PER FOOT
TOP PLATES AT INTERSECTIONS, FACE-NAILED	4-16d	JOINTS - EACH SIDE
STUD TO STUD, FACE-NAILED	2-16d	24" O.C.
HEADER TO HEADER, FACE-NAILED	16d	16" O.C. ALONG EACH EDGE
TOP OR BOTTOM PLATE TO STUD, END-NAILED	2-16d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING, FACE-NAILED	4-16d	PER FOOT
JOIST TO SILL, TOP PLATE OR GIRDER, TOE-NAILED	4-8d	PER JOIST
BRIDGING TO JOIST, TOE-NAILED	2-8d	EACH END
BLOCKING TO JOIST, TOE-NAILED	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE, TOE-NAILED	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM, FACE-NAILED	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM, TOE-NAILED	3-8d	PER JOIST
BAND JOIST TO JOIST, END-NAILED	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE, TOE-NAILED	4-16d	PER FOOT
ROOF SHEATHING, SEE "CONTINUOUS STRUCTURAL PANEL SHEATHING" CHART ABOVE		
CEILING SHEATHING, GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING, SEE "CONTINUOUS STRUCTURAL PANEL SHEATHING" CHART ABOVE		
FLOOR SHEATHING, STRUCTURAL PANELS 1" OR LESS	8d	6" EDGE / 12" FIELD

NOTES FOR NAILING SCHEDULE:

- a. ALL NAILS ARE SMOOTH-COMMON, EXCEPT WHERE OTHERWISE STATED.
b. PANELS MAY BE APPLIED VERTICALLY OR HORIZONTALLY, SEE "CONTINUOUS STRUCTURAL PANEL SHEATHING" CHART ABOVE FOR OVERLAP REQUIREMENTS.

RAFTER TO CEILING JOIST HEEL CONNECTION / CEILING JOIST TO CEILING JOIST OVERLAP CONNECTION

RAFTER SLOPE	16D COMMON NAILS REQUIRED (CEILING JOIST ON TOP PLATE)	16D COMMON NAILS REQUIRED (CEILING JOIST ABOVE TOP PLATE, BOTTOM THIRD OF ATTIC SPACE)
3 : 12	12	18
4 : 12	9	14
5 : 12	7	11
7 : 12	5	8
9 : 12	4	6
12 : 12	3	5

COLLAR TIE TO RAFTER CONNECTION

RAFTER SLOPE	16D COMMON NAILS REQUIRED (CEILING JOIST ON TOP PLATE)
3 : 12	5
4 : 12	4
5 : 12	4
6 : 12	3
7 : 12 TO 12 : 12	3

DECK LEDGER DETAIL

@ RIM JOISTS

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

DECK LEDGER DETAIL @ CMU

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

BEAM ASSEMBLY DETAIL

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

REVISIONS:
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE:
APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

ADDITIONS & ALTERATIONS FOR :
THE MAKSIMOW RESIDENCE

PROJECT:

A. VINCENT MINKLER

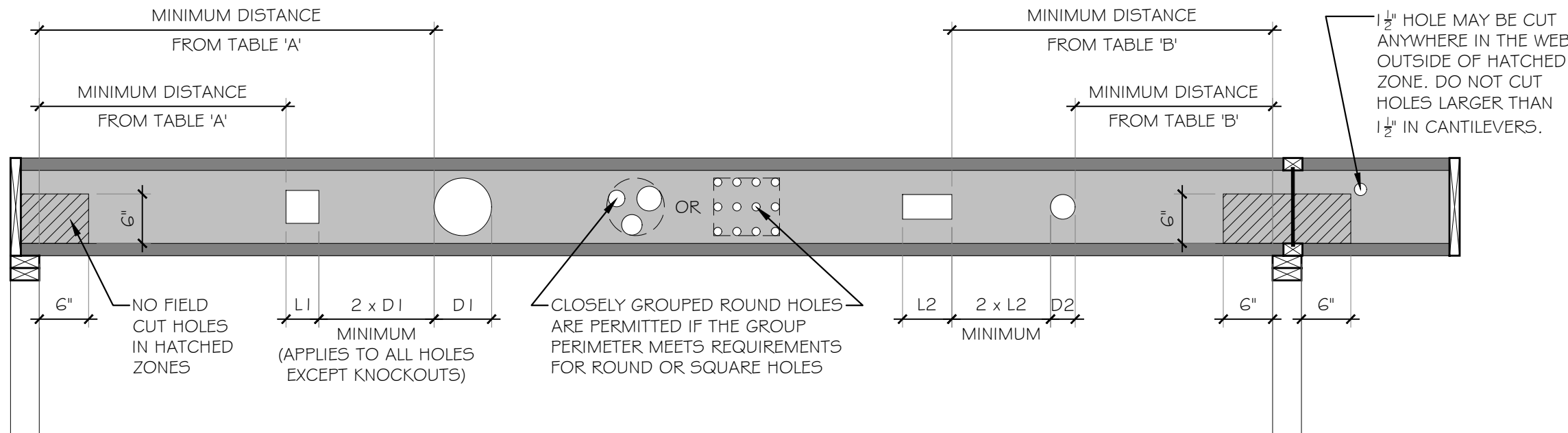
NJ Lic. No. 21A101978200

S-3
SHEET 12 OF 15

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

1/26/2023 C:\USER\AV\MINDROPOXM.A\DU0B9\2021\21-072 57 MAIN STREET - KEYPORT (MAKSIMOW)\04-CONSTRUCTION DOCUMENTS\COND059-4 ALLOWABLE HOLE DIAGRAMS & HEADERS.DWG

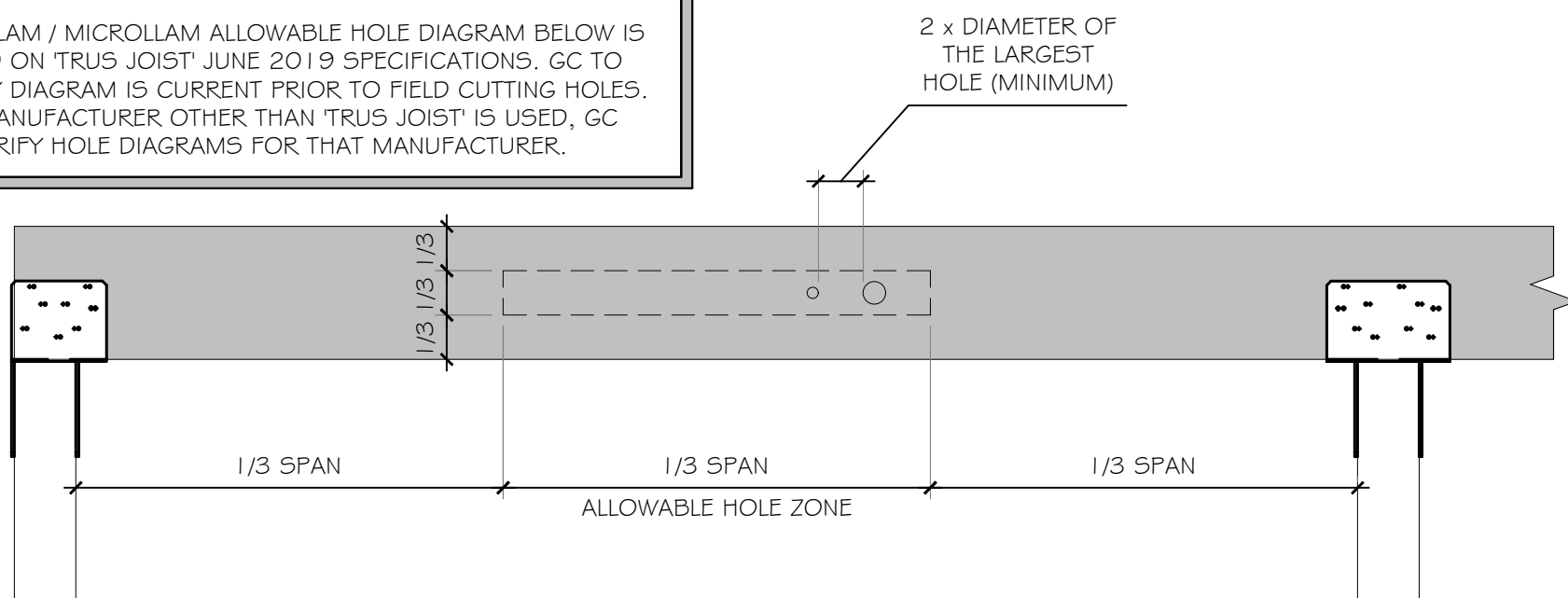
NOTE:
TJI ALLOWABLE HOLE DIAGRAM AND TABLES BELOW ARE BASED ON 'TRUS JOIST' JULY 2019 SPECIFICATIONS. GC TO VERIFY DIAGRAM AND TABLES ARE CURRENT PRIOR TO FIELD CUTTING HOLES. IF A MANUFACTURER OTHER THAN 'TRUS JOIST' IS USED, GC TO VERIFY HOLE DIAGRAMS FOR THAT MANUFACTURER.



1 ALLOWABLE HOLES IN TJI JOISTS

SCALE: N.T.S.

NOTE:
PARALLAM / MICROLLAM ALLOWABLE HOLE DIAGRAM BELOW IS BASED ON 'TRUS JOIST' JUNE 2019 SPECIFICATIONS. GC TO VERIFY DIAGRAM IS CURRENT PRIOR TO FIELD CUTTING HOLES. IF A MANUFACTURER OTHER THAN 'TRUS JOIST' IS USED, GC TO VERIFY HOLE DIAGRAMS FOR THAT MANUFACTURER.



2 ALLOWABLE HOLES IN PARALLAM / MICROLLAM

SCALE: N.T.S.

ALLOWABLE HOLES IN TJI NOTES:

- DO NOT CUT OR NOTCH FLANGE.
- DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT.
- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE $\frac{1}{8}$ " OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON-CENTER; THEY DO NOT AFFECT HOLE PLACEMENT.
- MAINTAIN THE REQUIRED MINIMUM DISTANCE FROM THE END AND THE INTERMEDIATE OR CANTILEVER SUPPORT.

ALLOWABLE HOLES IN PARALLAM / MICROLLAM NOTES:

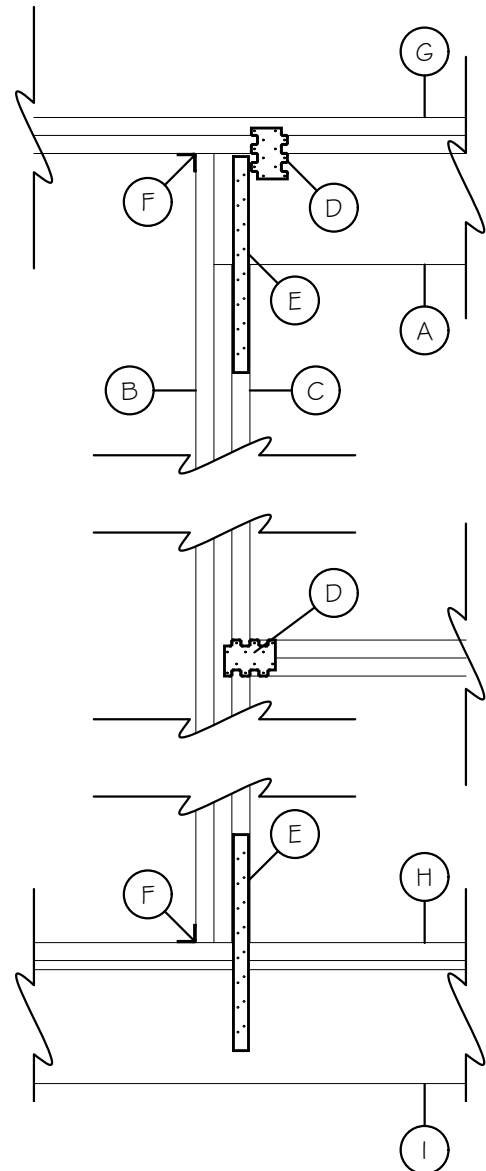
- MINIMUM BEARING LENGTH: $1\frac{1}{4}$ " AT ENDS, $\frac{3}{4}$ " AT INTERMEDIATE SUPPORTS.
- BEARING ACROSS FULL BEAM WIDTH IS REQUIRED.

TABLE A - END SUPPORT (D1 & L1 VALUES)

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT																																	
DEPTH	TJI	ROUND HOLE SIZE (D1)										SQUARE OR RECTANGULAR HOLE SIZE (L1)																					
		2'	3'	4'	5'	6 1/2'	7'	8 7/8'	11'	13'	2'	3'	4'	5'	6 1/2'	7'	8 7/8'	11'	13'														
9 1/2"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"																		
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"																		
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"																		
	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"																
11 7/8"	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-6"	5'-6"	6'-6"																
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"																
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"																
	560	1'-6"	2'-6"	3'-0"	4'-6"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"																
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"			1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"														
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"														
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"			1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"														
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"														
16"	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"			1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"														
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"													
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"													
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"		1'-0"	1'-0"	1'-6"	3'-0"	5'-6"	5'-6"	9'-0"	10'-0"	11'-6"													
16"	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"		1'-0"	2'-0"	3'-0"	4'-6"	6'-6"	7'-0"	10'-0"	11'-0"	12'-0"													

TABLE B - INTERMEDIATE OR CANTILEVER SUPPORT (D2 & L2 VALUES)

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT																																	
DEPTH	TJI	ROUND HOLE SIZE (D2)										SQUARE OR RECTANGULAR HOLE SIZE (L2)																					
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"														
9 1/2"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"					2'-0"	3'-0"	4'-6"	6'-6"	7'-6"									
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"									
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"									
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"							
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"							
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"							
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"							
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"							
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"						
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-6"	10'-0"	13'-0"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-6"	10'-0"	13'-0"						
	230	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"			1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"						
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"						
16"	110	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"						
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"		1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"				
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"				
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"		1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"				
16"	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"		1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"				



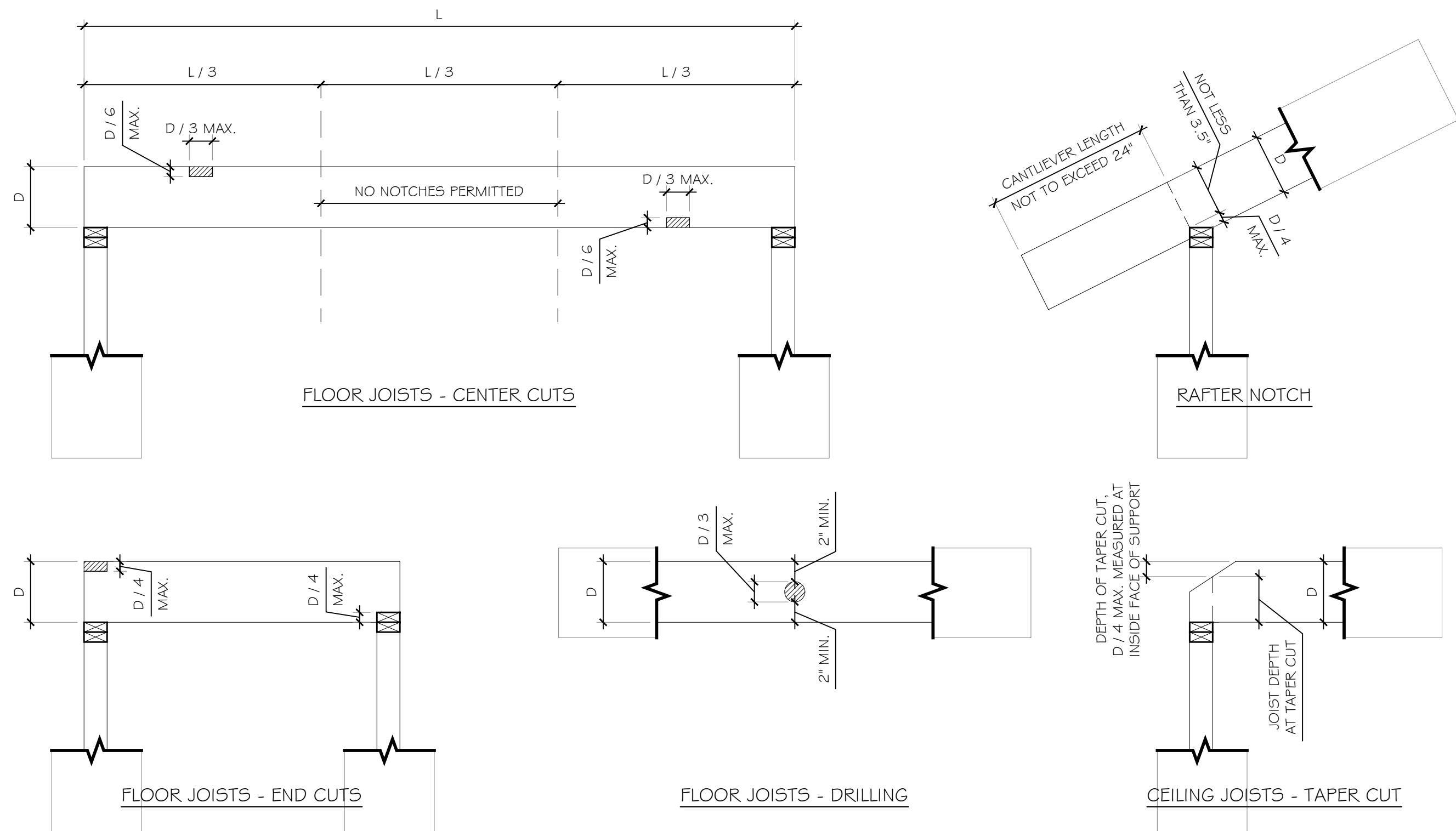
SYMBOL KEY

- (A) HEADER
- (B) FULL HEIGHT STUD
- (C) JACK STUD
- (D) HEADER TO TOP PLATE CONNECTOR
- (E) HEADER TO JACK STUD CONNECTOR AND JACK STUD TO SOLE PLATE / RIMBOARD CONNECTOR
- (F) FULL HEIGHT STUD TO TOP PLATE CONNECTOR AND FULL HEIGHT STUD TO SOLE PLATE CONNECTOR
- (G) TOP PLATE
- (H) SOLE PLATE
- (I) RIMBOARD

3 HEADER REQUIREMENTS (EACH END)

SCALE: NOT TO SCALE

NOTCHING AND DRILLING ALLOWANCES



HEADER (2x4 INTERIOR WALL) REQ

SPAN	MINIMUM HEADER SIZE (A)	QUANTITY OF JACK STUDS (C)	
		ONE FLOOR	TWO FLOORS
UP TO 3'-6"	(2) 2x10	(1) AT EACH END OF HEADER	(3) AT EACH END OF HEADER
3'-6" - 5'-6"	3-1/4" x 9-1/4" PARALLAM PSL	(2) AT EACH END OF HEADER	(4) AT EACH END OF HEADER

HEADER (2x6 INTERIOR WALL) REQ

SPAN	MINIMUM HEADER SIZE (A)	QUANTITY OF JACK STUDS (C)	
		ONE FLOOR	TWO FLOORS
UP TO 4'-4"	(3) 2x10	(1) AT EACH END OF HEADER	(3) AT EACH END OF HEADER
4'-4" - 7'-0"	5-1/4" x 9-1/4" PARALLAM PSL	(2) AT EACH END OF HEADER	(3) AT EACH END OF HEADER

HEADER (2x4 EXTERIOR WALL) REQ / CONNECTIONS

SPAN	MINIMUM HEADER SIZE (A)	HEADER TO JACK STUD (E)	HEADER TO TOP PLATE (D)
UP TO 4'	(2) 2x10 w/ (2) 1/2" PLYWOOD SPACERS	SIMPSON C5 1G 18" TOTAL LENGTH (1G) 10d NAILS	SIMPSON LTP4 - (12) 8d x 1-1/2 NAILS
4' - 6'	(2) 2x10 w/ (2) 1/2" PLYWOOD SPACERS	SIMPSON C5 1G 18" TOTAL LENGTH (1G) 10d NAILS	(2) SIMPSON LTP4 - (12) 8d x 1-1/2 NAILS
6' - 10'	3-1/2" x 9-1/4" MICROLLAM LVL	(2) SIMPSON C5 1G 18" TOTAL LENGTH, EA. (1G) 10d NAILS, EACH	(12) 8d x 1-1/2 NAILS

HEADER (2x6 EXTERIOR WALL) REQ / CONNECTIONS

SPAN	MINIMUM HEADER SIZE (A)	HEADER TO JACK STUD (E)	HEADER TO TOP PLATE (D)
UP TO 4'	(3) 2x10 w/ (2) 1/2" PLYWOOD SPACERS	SIMPSON C5 1G 18" TOTAL LENGTH (1G) 10d NAILS	SIMPSON LTP4 - (12) 8d x 1-1/2 NAILS
4' - 6'	(3) 2x10 w/ (2) 1/2" PLYWOOD SPACERS	SIMPSON C5 1G 18" TOTAL LENGTH (1G) 10d NAILS	(2) SIMPSON LTP4 - (12) 8d x 1-1/2 NAILS
6' - 10'	5-1/4" x 9-1/4" MICROLLAM LVL	(2) SIMPSON C5 1G 18" TOTAL LENGTH, EA. (1G) 10d NAILS, EACH	(2) SIMPSON LTP4 - (12) 8d x 1-1/2 NAILS

1/29/2023 C:\USERS\VINMINDROPOX\M.A.DUBOIS\2021\21-072 57 MAIN STREET - KEYPORT (MAXSIMOW)\04-CONSTRUCTION DOCUMENTS\CONDOS\MPE-1 ELECTRICAL & PLUMBING PLANS.DWG

NOTE:
G.C. TO COORDINATE DEDICATED ELECTRICAL LINES WITH ALL BUILT-IN KITCHEN APPLIANCES, INCLUDING, BUT NOT LIMITED TO, DISHWASHER, RANGE, OVENS, TRASH COMPACTOR AND GARBAGE DISPOSAL. VERIFY CIRCUITRY FOR ALL APPLIANCES w/ MANUFACTURER'S INSTALLATION INSTRUCTIONS.

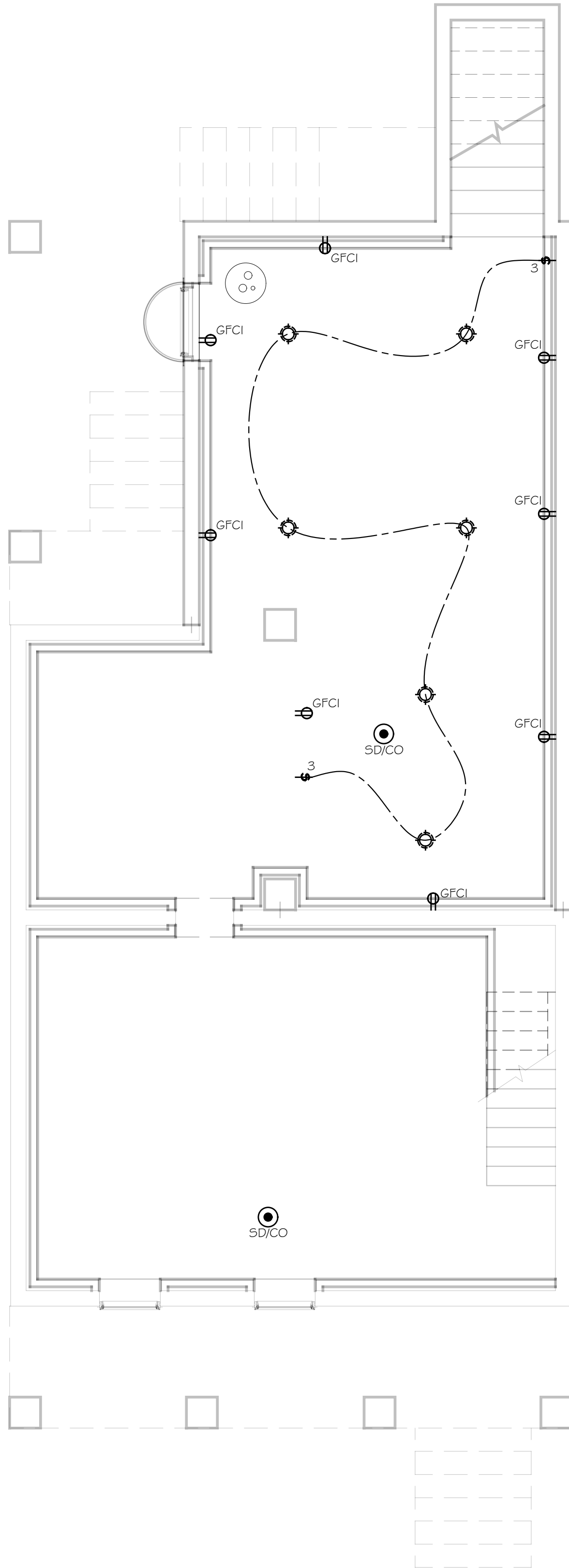
NOTE:
G.C. TO VERIFY w/ THE OWNER ALL OUTLETS, LIGHTS AND SWITCHES TYPES & LOCATIONS PRIOR TO PURCHASE & INSTALLATION.

NOTE:
ALL LINEAR CLOSETS TO HAVE LIGHTING WITHIN AND ACTIVATED BY DOOR OPERATED SWITCHES.

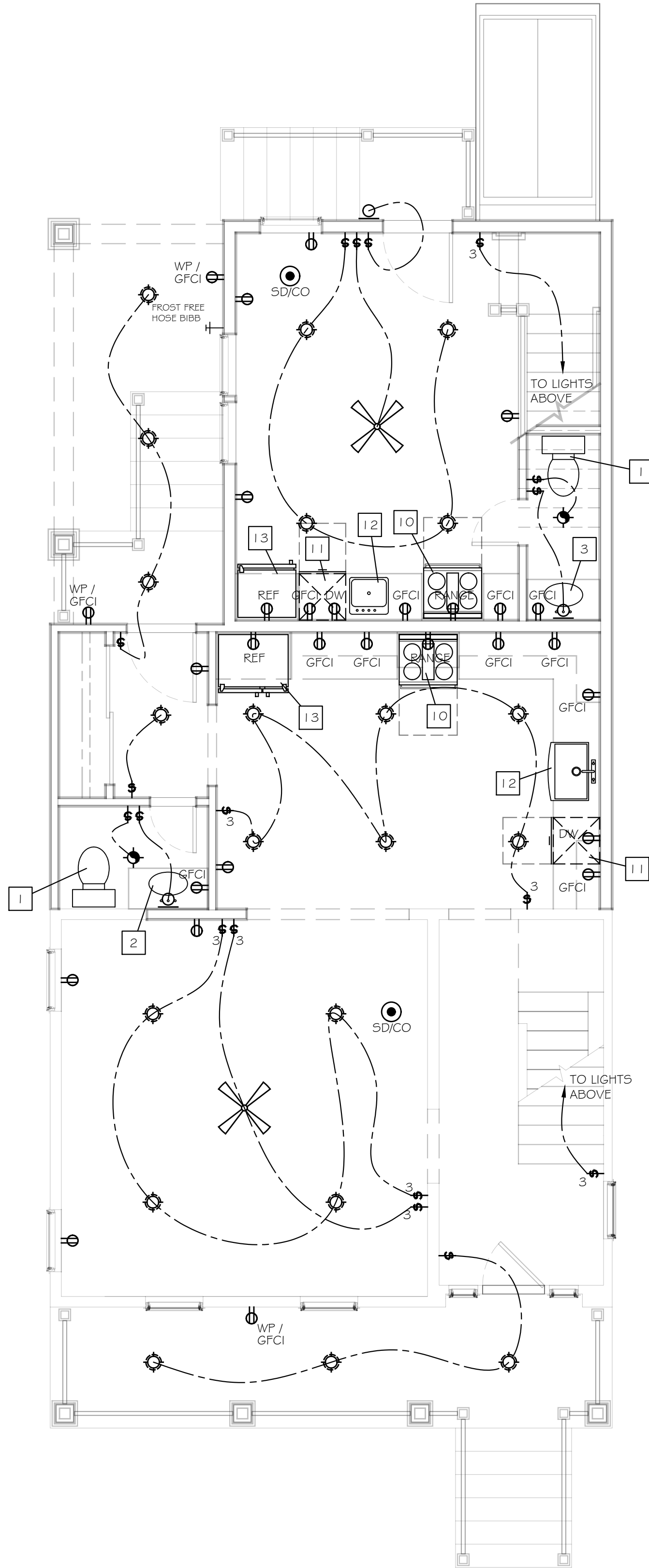
NOTE:
ALL SMOKE AND CO DETECTORS TO BE HARD-WIRED AND INTERCONNECTED (BOTH NEW AND EXISTING).

NOTE:
G.C. TO PROVIDE UNDER CABINET STRIP LIGHTING AS DIRECTED BY OWNER.

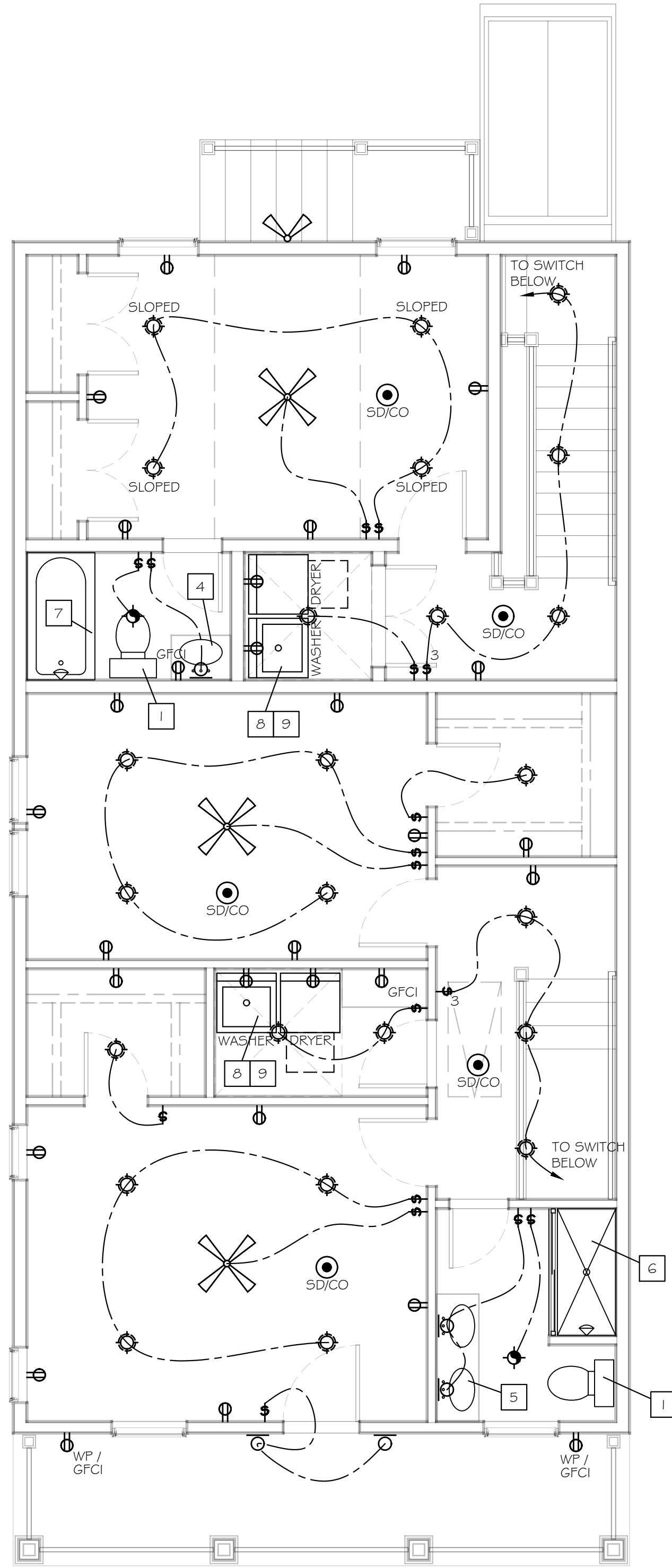
NOTE:
ALL OUTLETS IN BASEMENT TO BE GFCI PROTECTED.



1 BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL & PLUMBING PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR ELECTRICAL & PLUMBING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE (WP = WATERPROOF)
	GFCI
	SINGLE POLE SWITCH
	SWITCH (3 WAY AND 4 WAY AS REQUIRED)
	SURFACE MOUNT WALL FIXTURE
	SURFACE MOUNT CEILING FIXTURE
	RECESSED CEILING FIXTURE (VP = VAPORPROOF)
	PADDLE FAN (3 WIRE INSTALLATION)
	EXHAUST FAN (AS SELECTED BY OWNER)
	DUAL FLOOD FIXTURE
	COMBINATION PHOTO ELECTRIC TYPE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR, INTERCONNECTED w/ BATTERY BACK-UP

MPE PLAN NOTES	
#	DESCRIPTION
1	WATER CLOSET (AS SELECTED BY OWNER) (PROVIDE 18" CLEARANCE FROM CENTERLINE OF TOILET)
2	3'-6" VANITY w/ (1) LAVATORY & WALL HUNG MIRROR ABOVE
3	3'-0" VANITY w/ (1) LAVATORY & WALL HUNG MIRROR ABOVE
4	2'-4" VANITY w/ (1) LAVATORY & WALL HUNG MIRROR ABOVE
5	5'-0" VANITY w/ (2) LAVATORIES & WALL HUNG MIRRORS ABOVE, ADJACENT LINEN CLOSET.
6	2'-8" x 5'-0" SHOWER: TILE FLOOR OVER FIBERGLASS PAN, TILE WALLS, GLASS SHOWER ENCLOSURE ON 4" HIGH CURB, ORIENT DOOR AS SHOWN ON PLAN.
7	5'-0" FIBERGLASS TUB / SHOWER COMBO AS SELECTED BY OWNER
8	FLOOR DRAIN WITH 'PROSET TRAP GUARD' BY 'PROSET SYSTEMS, INC.' PHONE: 800-262-5355 WWW.TRAPGUARD.COM
9	SIDE BY SIDE WASHER & DRYER : PROVIDE BOTH GAS AND ELECTRIC HOOKUPS, VENT TO EXTERIOR. CAP OFF GAS IF NOT USED.
10	RANGE: AS SELECTED BY OWNER, VENT TO EXTERIOR, PROVIDE WIRING FOR RANGE HOOD, PROVIDE GAS LINE (SEE RISER DIAGRAM).
11	DISHWASHER: AS SELECTED BY OWNER, PROVIDE DEDICATED CIRCUIT.
12	KITCHEN SINK: AS SELECTED BY OWNER
13	REFRIGERATOR: AS SELECTED BY OWNER, PROVIDE WATER LINE.

SMOKE ALARM NOTES:

- A. SMOKE ALARMS SHALL BE INSTALLED AS DIRECTED BY THE LOCAL FIRE OFFICIAL. CONTRACTOR SHALL CONFIRM LOCATION OF SMOKE ALARMS WITH LOCAL ENFORCEMENT OFFICIAL PRIOR TO WIRING.
- B. ALL NEW SMOKE ALARMS SHALL BE UL APPROVED AND CONFORM TO NFPA 72.
- C. 110 VOLT HARDWIRED INTERCONNECTED TYPE WITH BATTERY BACKUP
- D. MUST BE OF SAME MANUFACTURER AND COMPATIBLE.
- E. DATE OF MANUFACTURE MUST BE WITHIN 10 YRS. OF INSTALLATION.
- F. REQUIRED LOCATIONS:
F.1. BASEMENT LEVEL - BOTTOM OF STAIRS
F.2. FIRST FLOOR - BOTTOM OF STAIR TO SECOND FLOOR
F.3. SECOND FLOOR - TOP OF STAIRS
F.4. THIRD FLOOR OR HABITABLE ATTIC - TOP OF STAIRS
F.5. IMMEDIATELY OUTSIDE BEDROOMS
F.6. INSIDE EACH BEDROOM
- G. PROHIBITED LOCATIONS:
G.1. UNINHABITABLE ATTIC - (HEAT ALARMS MAY BE USED AT THIS LOCATION)
G.2. CRAWL SPACES - (HEAT ALARMS MAY BE USED AT THIS LOCATION)
G.3. GARAGES - (HEAT ALARMS MAY BE USED AT THIS LOCATION)
G.4. KITCHENS - MIN 20' FROM COOKING APPLIANCES TO SMOKE ALARMS OR PHOTOELECTRIC TYPE OR EQUIPPED WITH HUSH FEATURE. (HEAT ALARMS MAY ALSO BE USED AT THIS LOCATION)
G.5. WITHIN 36" OF AH HVAC SUPPLY REGISTER
G.6. WITHIN 36" OF THE TIPS OF PADDLE FAN BLADES
G.7. WITHIN 36" OF A BATHROOM CONTAINING A TUB OR SHOWER

CARBON MONOXIDE ALARM NOTES:

- A. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS DIRECTED BY THE LOCAL FIRE OFFICIAL. CONTRACTOR SHALL CONFIRM LOCATION OF CARBON MONOXIDE ALARMS WITH LOCAL ENFORCEMENT OFFICIAL PRIOR TO WIRING.
- B. 110 VOLT HARDWIRED, POWERED OR COMBINATION SMOKE-CARBON MONOXIDE.
- C. MUST BE OF SAME MANUFACTURER AND COMPATIBLE.
- D. DATE OF MANUFACTURE MUST BE WITHIN 5 YRS. (OR PER SPECIFIC MANUFACTURER) OF INSTALLATION.
- E. REQUIRED LOCATIONS:
E.1. IMMEDIATELY OUTSIDE EACH SLEEPING ROOM.
- F. PROHIBITED LOCATIONS:
F.1. GARAGES
F.2. KITCHENS

REVISIONS:
09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
12/7/2023 REVISED TITLE

DATE:
APRIL 11, 2023

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
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PROJECT:
ADDITIONS & ALTERATIONS FOR :
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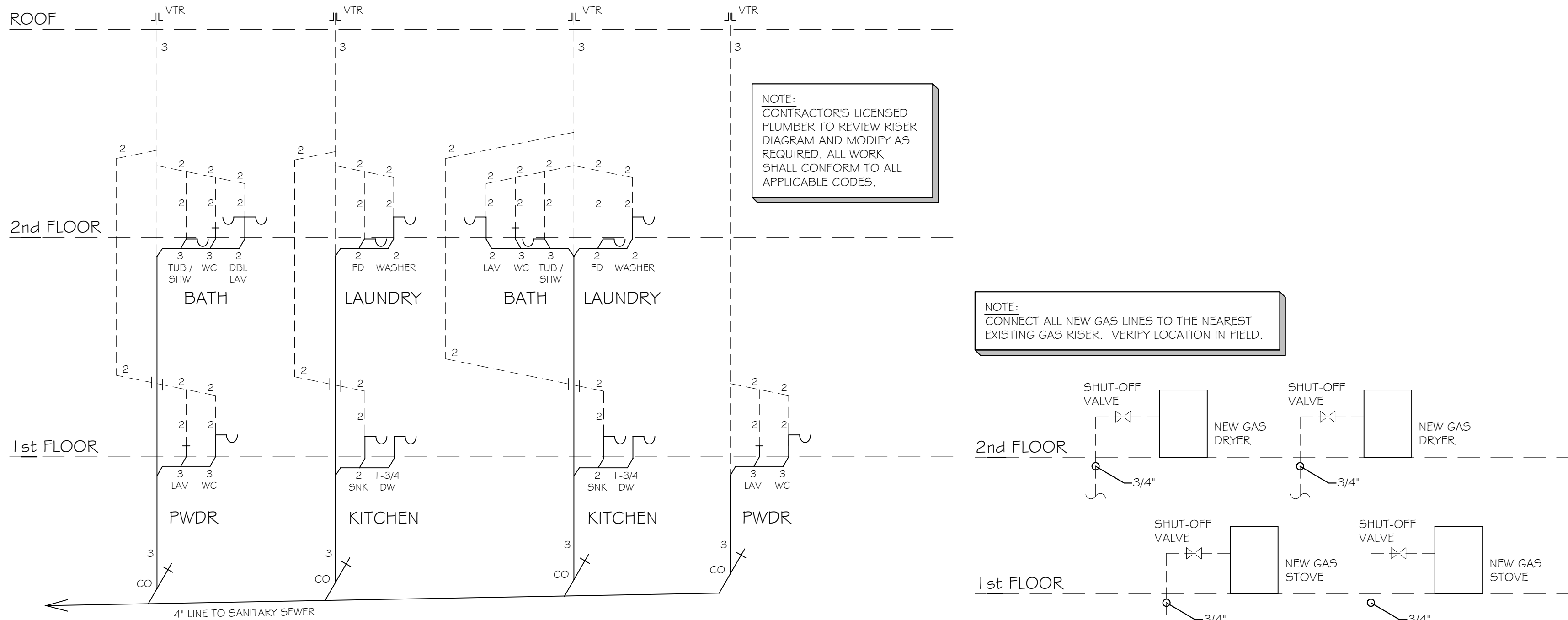
57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

MPE-1
SHEET 14 OF 15

1/26/2023 C:\USERS\ADMIN\DRAWING\121-072-57 MAIN STREET - KEYPORT (MKSIMOW)\04-CONSTRUCTION DOCUMENTS\CONDCS\MPF-2 RISER DIAGRAMS & NOTES.DWG



PLUMBING NOTES:

- ALL WORK SHALL BE CARRIED OUT IN CONFORMITY WITH THE BEST PRACTICES IN THE FIELD AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND, NATIONAL CODES AND AGENCIES HAVING JURISDICTION.
- THE PLUMBING CONTRACTOR SHALL MAKE NECESSARY APPLICATIONS, PAY THE REQUIRED FEES & SECURE THE PROPER PERMITS.
- FURNISH AND-INSTALL SOIL, WASTE, AND VENT PIPING AS WELL AS DOMESTIC HOT WATER SUPPLY SYSTEM, GAS PIPING AND OTHER ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION. WATER PIPES SHALL BE COPPER.
- MATERIALS: EQUIPMENT AND MATERIALS SHALL COMPLY WITH THE BEST PRACTICES IN THE FIELD AND WITH THE LOCAL PLUMBING CODE.
 - COPPER PIPE - "ANACONDA", "BRIDGEPORT", "REVERE", "MULLER" SEAMLESS HARD DRAWN COPPER TUBING, CLASSIFIED AS "1" TESTED AT 250 POUNDS, INTERNALLY CONNECTED WITH SWEATED FITTINGS, "STREAMLINE" OR EQUAL. IF ALLOWED BY LOCAL CODE, ALL DRAINAGE WASTE & VENT PIPING FROM PLUMBING FIXTURES, INCLUDING TRAPS, MAY BE PVC MATERIAL SPECIFICALLY DESIGNED FOR THIS USE.
 - GALVANIZED PIPE - SCHEDULE 40 GALVANIZED STEEL.
 - GENERAL - ALL PIPING IN AND AROUND TOILETS SHALL BE CONCEALED IN PARTITIONS, CEILINGS, ETC. ALL EXPOSED PIPING AT FIXTURES SHALL BE CHROME PLATED. THE CONTRACTOR SHALL PROVIDE FLASHING AT ALL PIPING PENETRATING THROUGH THE ROOF.
- ALL FIXTURES SHALL HAVE IN WATER SUPPLY LINES CHROME PLATED SHUT OFF VALVES AT THE FIXTURE. AIR CHAMBERS SHALL BE FURNISHED AND INSTALLED IN ALL WATER SUPPLY HEADERS TO PLUMBING FIXTURES. THEY SHALL BE FULL SIZE OF PIPE IN HEADER AND SHALL EXTEND AT LEAST 18" VERTICALLY ABOVE HEADER.
- ALL FIXTURES SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DRAWINGS OR BY THE OWNER.
- ALL FIXTURES SHALL BE COMPLETELY INSTALLED, INCLUDING ALL BRANCH PIPING AND ALL DRAINAGE PIPING, AND SHALL BE LEFT IN GOOD OPERATING CONDITION.

MECHANICAL NOTES:

- LAYOUT OF DUCT SYSTEM, SUPPLY AND RETURN, BY HVAC CONTRACTOR.
- SYSTEM TO BE DESIGNED AS A MULTIPLE RETURN SYSTEM.
- THE MECHANICAL CONTRACTOR SHALL VERIFY THE CAPACITY OF THE EXISTING MECHANICAL SYSTEM AND IF DEEMED INSUFFICIENT FOR THE NEW HEATING AND COOLING REQUIREMENTS INDICATED, A SEPARATE PRICE SHALL BE SUBMITTED FOR AN ADEQUATE INCREASE.
- PROVIDE COST ESTIMATE FOR NEW (2) ZONE AIR CONDITIONING SYSTEM. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH APPLICABLE STATE, NATIONAL, LOCAL CODES AND THE NATIONAL BOARD OF FIRE UNDERWRITERS.
- THERMOSTATS USED FOR HEATING AND COOLING SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 85 DEGREES F AND SHALL BE CAPABLE OF OPERATING THE SYSTEM'S HEATING AND COOLING SEQUENCE.
- INDIVIDUAL AIR CONDITIONING UNITS MUST HAVE ADEQUATE RETURN AIR.
 - RESIDENTIAL AREAS: 5 AIR CHANGES PER HOUR
 - BATHROOMS: 7 AIR CHANGES PER HOUR
- ALL LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO PROVIDE AN AIR CHANGE EVERY 12 MINUTES. (UNDERCUT BATHROOM DOOR 1")
- ALL DRYER VENTS SHALL BE CONNECTED TO THE OUTSIDE.
- UNDERGROUND PIPING SHALL BE INSTALLED ON FIRM BEDDING.
 - NO PVC PIPE SHALL BE EXPOSED OUTSIDE OF BUILDING.

ELECTRICAL NOTES:

- LOCATION OF TELEPHONE, CABLE TV AND DATA LINE IS TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- PROVIDE THE APPROPRIATE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL WIRING, SWITCHES, RECEPTACLE OUTLETS, RELATED FIXTURES, DOORBELLS, ELECTRIC HEATING ELEMENTS AND CONTROLS. TERMINAL HOOK-UP IS REQUIRED AT ALL FIXTURES, APPLIANCES, MOTORS, FANS, AND CONTROLS.
- ALL ELECTRIC WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND TO LOCAL CODE ENFORCEMENT REQUIREMENTS. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITER'S LABORATORIES, INC.
- THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXISTING SERVICE CAPACITY AND IF DEEMED INSUFFICIENT FOR THE NEW ELECTRICAL REQUIREMENTS INDICATED, A SEPARATE PRICE SHALL BE SUBMITTED FOR AN ADEQUATE INCREASED SERVICE.
- ALL WIRE SHALL BE COPPER. NO SUBSTITUTIONS WILL BE PERMITTED.
- ALL ELECTRICAL EQUIPMENT, BREAKERS, AND TIME CLOCK CONTROLS SHALL BE PROPERLY LABELED.
- GROUND FAULT WIRING INSTALLATIONS SHALL BE INCORPORATED INTO ALL WIRING OF ELECTRIC UNITS AS PER STATE CODE. THEY SHALL BE PROVIDED AT ALL BATHROOM, KITCHEN, GARAGE AND EXTERIOR OUTLETS AS PER 210-8 NEC.
- ALL FIXTURES AND EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO THE WEATHER SHALL BE WEATHERPROOF. ALL WIRING IN PLANTING AREAS SHALL BE AT LEAST 18" BELOW GRADE.
- ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY THE LOCATION AND SPACE REQUIRED FOR RELOCATED AND OR NEW ELECTRIC PANELS, SUB-PANELS AND METER INSTALLATIONS AND SHALL NOTIFY THE GENERAL CONTRACTOR ANY PROBLEM. THE FINAL LOCATION(S) SHALL BE VERIFIED WITH THE OWNER.
- VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL HALF SWITCHED CONVENIENCE OUTLETS TO BE SWITCHED AT BOTTOM ONLY.
- INSTALL DUPLEX RECEPTACLE OUTLETS IN ALL HABITABLE ROOMS SO THAT NO POINT ALONG THE FLOOR LINE OF USABLE SPACE IS MORE THAN 6 FEET FROM AN OUTLET. OUTLETS SHALL BE 4 FEET FROM DOOR AND 12 FEET ON CENTER.
 - GENERAL MOUNTING HEIGHTS, CENTERLINE ABOVE FINISHED FLOOR (UNLESS OTHERWISE NOTED):
 - CONVENIENCE OUTLETS, AND TELEPHONE JACKS - 18"
 - SWITCHES - 48"
 - OUTLETS AND TELEPHONE JACKS AT COUNTERS - 48"
 - INTERIOR WALL BRACKETED FIXTURES - 78"
 - EXTERIOR WALL BRACKETED FIXTURES - 78" UNLESS NOTED OTHERWISE
 - INTERIOR WALL BRACKETED FIXTURES AT BATHROOM MIRRORS - 82"
- THE COLOR AND STYLE OF ALL TOGGLES, OUTLETS, COVER PLATES, ETC., SHALL BE SELECTED BY THE OWNER.
- THE ELECTRIC PLANS THAT ACCOMPANY THESE ELECTRIC SPECIFICATIONS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND SCOPE OF WORK. THE EXACT LOCATIONS OF SWITCHES, RECEPTACLES, FIXTURES, ETC., SHALL BE DETERMINED AS WORK PROGRESSES.
- PROVIDE UTILITY LIGHT FIXTURES (MIN. 3) AT ATTIC SPACE, COORDINATE SWITCH LOCATION WITH ATTIC ACCESS PANEL.
- CABLE TELEVISION SERVICE AND ALL TELEPHONE OUTLETS SHALL BE WIRED AS DIRECTED BY OWNER.
- ALL ELECTRICAL FIXTURES WITHIN SHOWER AND TUB AREAS SHALL BE MOISTURE PROOF AND GFCI PROTECTED.
- ALL ELECTRICAL FIXTURES IN BASEMENT TO BE GFCI PROTECTED.

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MAKSIMOW RESIDENCE

57 MAIN STREET
BLOCK 60, LOT 1
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

MPE-2
SHEET 15 OF 15

REVISIONS:

09/21/2023 PER SITE CONDITIONS
10/26/2023 REVISED BILCO DOOR
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