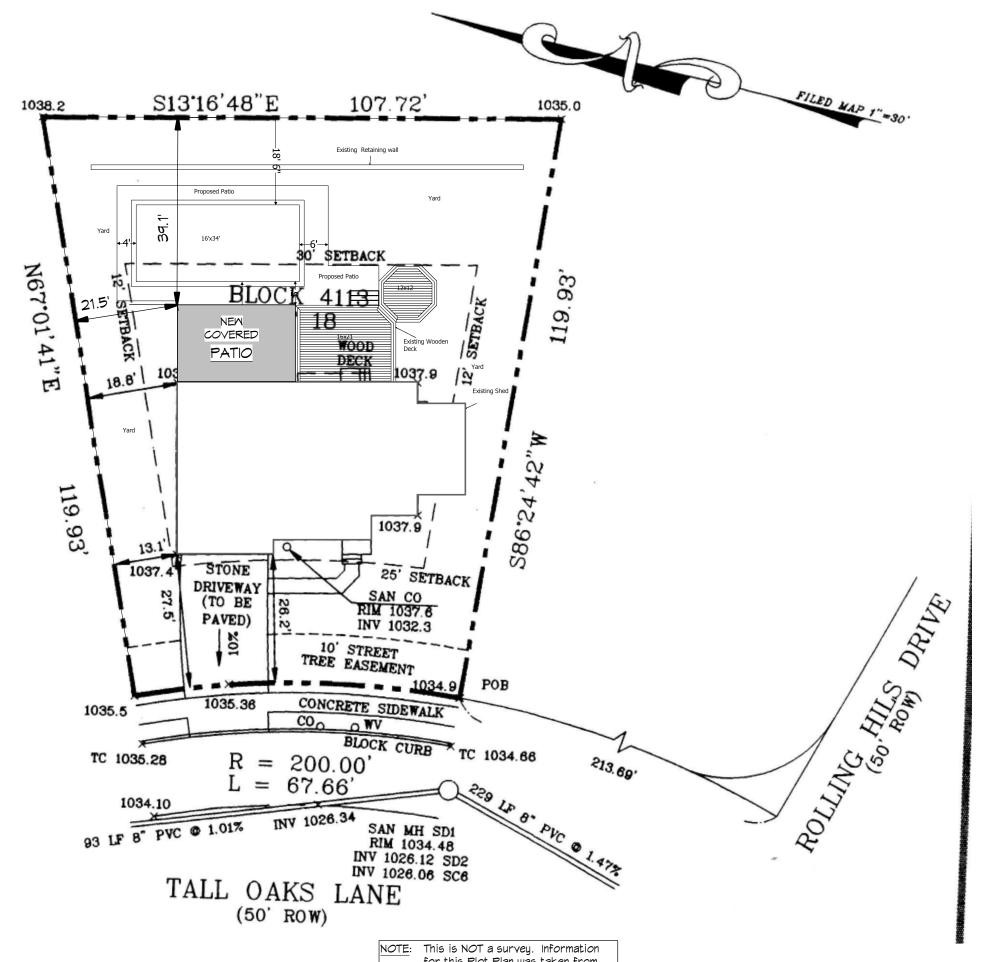
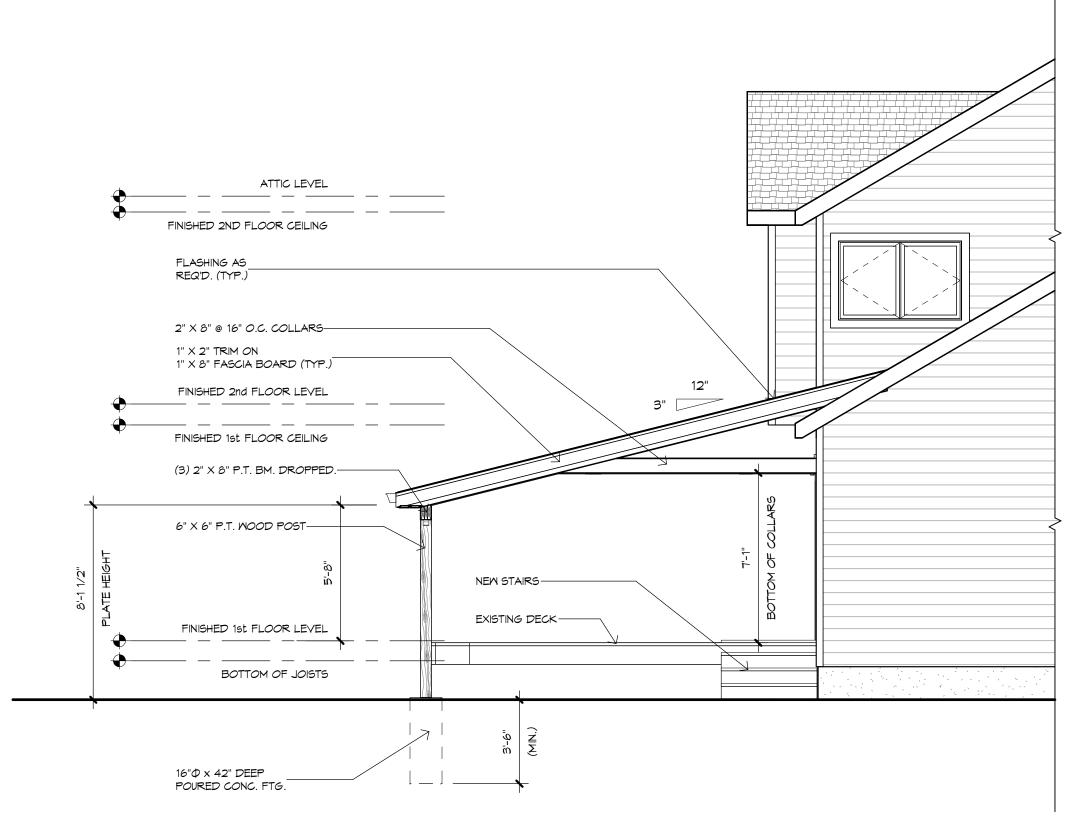


EXISTING LEFT SIDE ELEVATION SCALE: 3/16" = 1'-0"





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

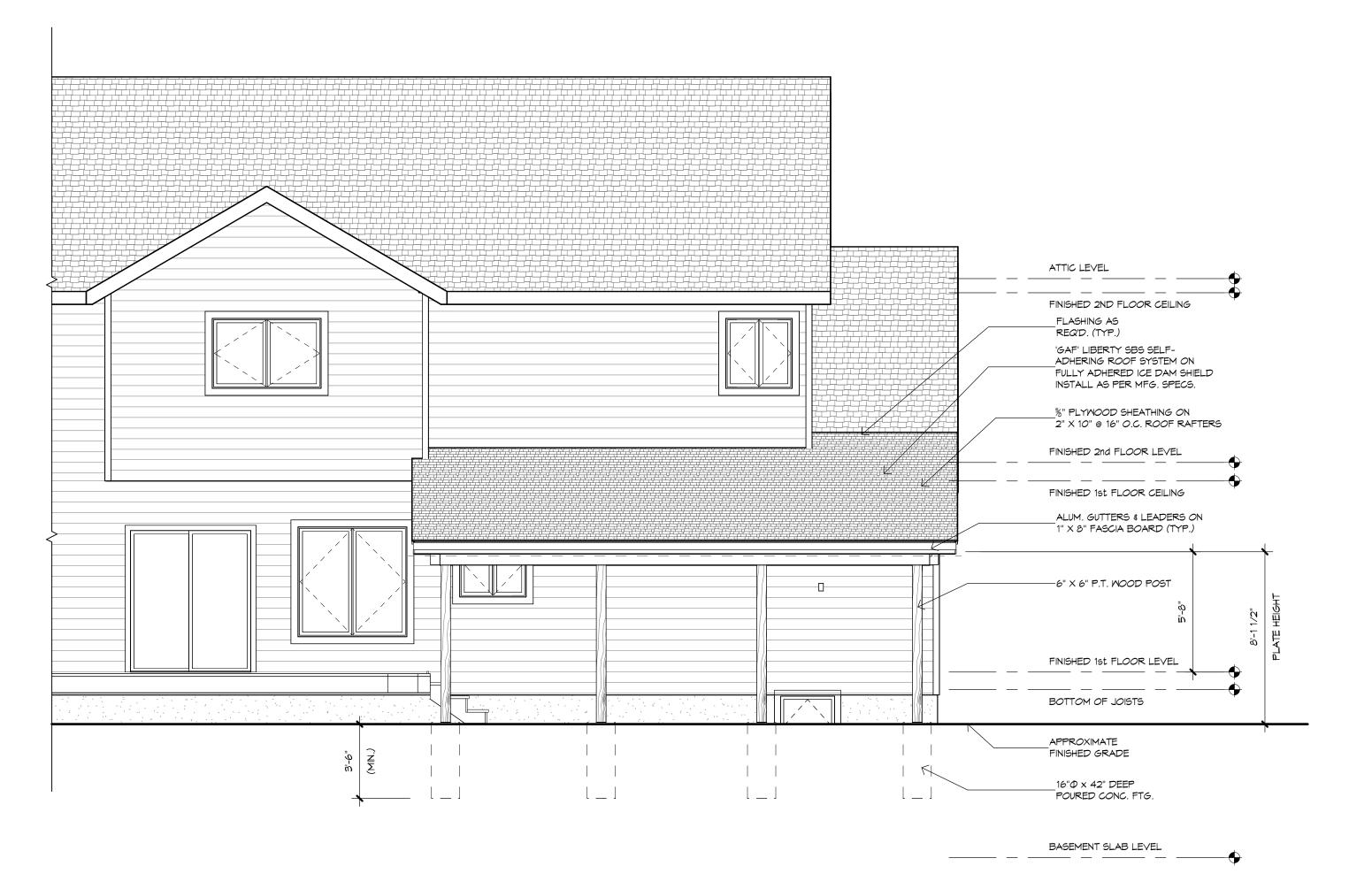
NOTE: This is NOT a survey. Information for this Plot Plan was taken from a survey provided by the homeowner

SITE PLAN SCALE: 1" = 20'-0"

THE VALENCIA RESIDENCE

| LIST OF DRAWINGS | T |
|---|--|
| A1.0 PROPOSED LEFT SIDE ELEVATION EXISTING LEFT SIDE ELEVATION CONSTRUCTION DATA LIST OF CODES PROJECT INFORMATION SITE PLAN A1.1 PROPOSED FIRST FLOOR PLAN PROPOSED REAR ELEVATION EXISTING FIRST FLOOR PLAN EXISTING REAR ELEVATION A2.0 GENERAL NOTES SECTION-1 ELECTRICAL PLAN | Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not to be scaled. All written dimensions govern as shown. |
| | COPYRIGHT: by BABULA ARCHITECCTURE, LLC This drawing, including copies therof, shall at all times remain the possession and wonership of the copyright owner. Any further reproduction or other use of this drawing is prohibited whout written consent. |
| | REVISIONS Description |
| | Number Date HITECTS |
| | 5 0 9 M NOT VALID WITHOUT ARCHITECTS SIGNATURE & RAISED SEAL |
| PROJECT INFORMATION: | R UNIT 5 07950 - 4979 MAIL.COM . 038421-1 4113 |
| DESIGN CRITERIA: LIVE LOAD: 40 PSF GROUND SNOW LOAD: MORRIS 35 PSF WIND LOAD: 110-115 MPH THE PROJECT INVOLVES AN ADDITION TO CONSTRUCT A NEW COVERED PATIO | ROAD, 2nd FLOOR UNIT 5 PLAINS, N J 07950 E: 973 - 998 - 4979 A.ARCHITECTURE@GMAIL.COM 9812 N.YLic.No.038421-1 Block: 4113 Lot: 18 |
| AT AN EXISTING SINGLE-FAMILY FRAME DWELLING. LIST OF CODES: | BOR RIS N E SABUL |
| 2021 INTERNATIONAL BUILDING CODE, NJ EDITION 2021 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION 2021 INTERNATIONAL MECHANICAL CODE 2020 NATIONAL ELECTRIC CODE 2021 INTERNATIONAL FIRE CODE 2021 I.E.C.C. NJ EDITION (RESIDENTIAL) 2021 NATIONAL STANDARD PLUMBING CODE 2021 INTERNATIONAL FUEL GAS CODE UCC NEW JERSEY REHABILITATION SUBCODE NJAC 5:23-6 | HITECTURE LEG VALENCIA RESIDI BUDD LAKE, NJ |
| CONSTRUCTION TYPE: 5B CONSTRUCTION CLASS: III USE GROUP: R-5 COVERED PATIO CONSTRUCTION VOLUME: 5,333 Cu. Ft. COVERED PATIO AREA: 395 Sq. Ft. TOTAL LIVING AREA: 0 Sq. Ft. LAND AREA DISTURBED: 395 Sq. Ft. BUILDING HEIGHT: Unchanged | RA Job No: 24-019 Date: 3-8-24 Sheet No: 1 of 3 Sheet: A1.0 |



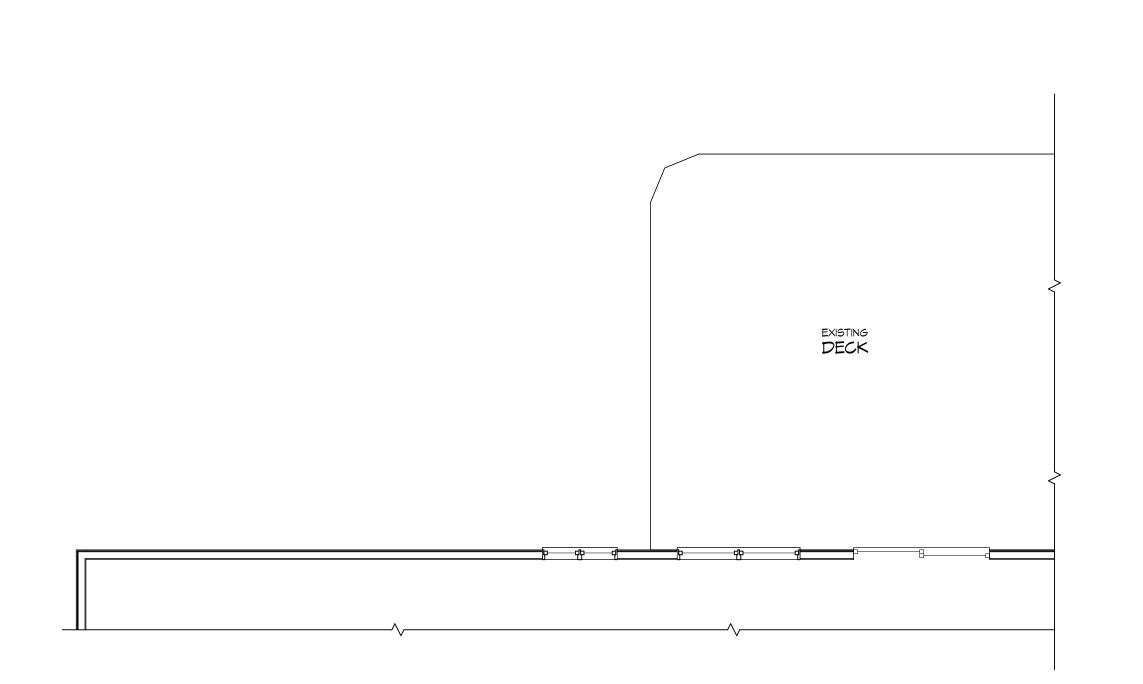


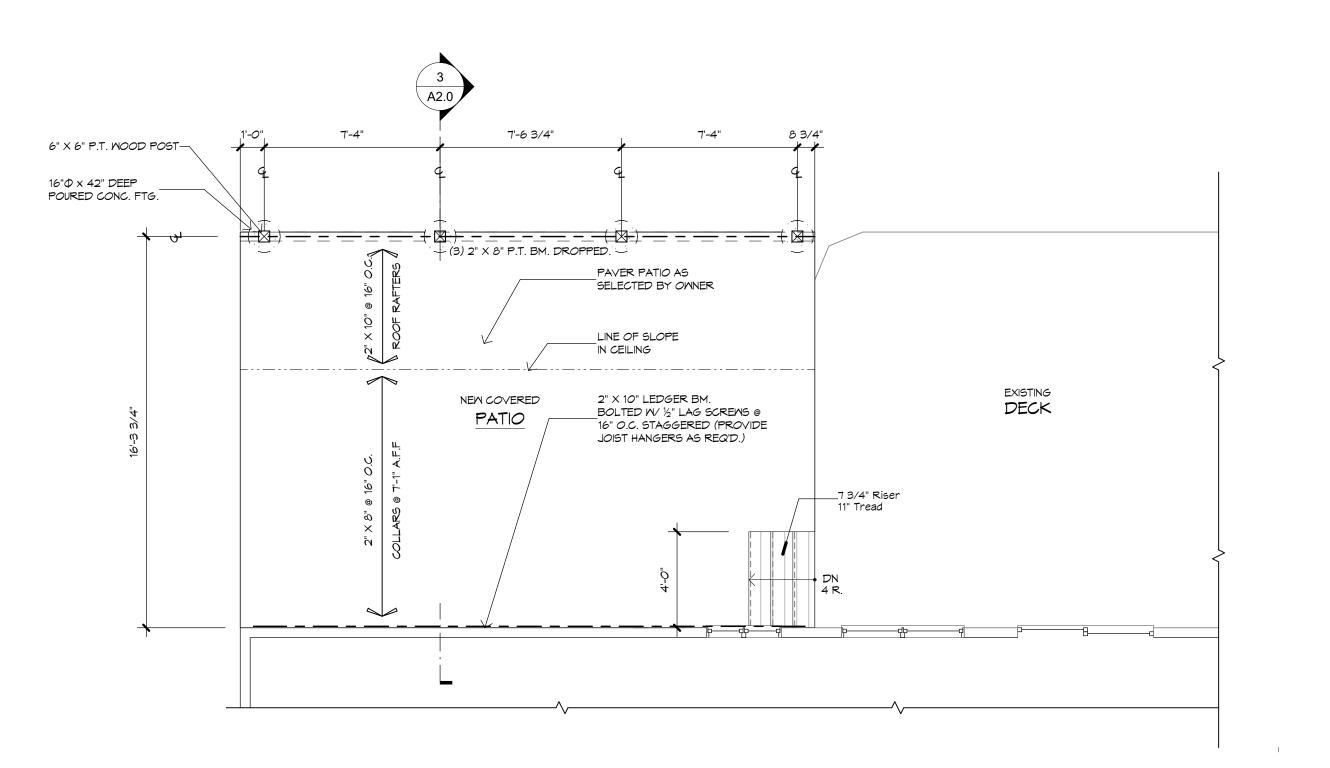
EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION

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





EXISTING FIRST FLOOR PLAN

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

PROPOSED FIRST FLOOR PLAN

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

Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not

COPYRIGHT: by BABULA ARCHITECCTURE, LLC
This drawing, including copies therof, shall at all times remain the possession and wonership of the copyright owner. Any further reproduction or other use of this drawing is prohibited whout written consent.

LAINS, NJ 07950
973 - 998 - 4979

RECHITECTURE@CMAIL.COM
12 N.Y.- Lic. No. 038421-1

Block: 4113

Lot: 18 NOTVALID WITHOUT ARCHITECTS

Lot: 18

FIGURE ROAD, 2nd FL

M ORRIS PLAINS,

P H O N E: 973 - 9

E LUC

EMAIL: BABULA.ARCHITECTUR

N.J. - Lic. No. 19812

N.Y. - L

BIO

ARCHITECTURE

ARCHITECTURE

Boto

ARCHITECTURE

Bright

| Job No: 24-019 | Date: 3-8-24 | Sheet No: 2 of 3 | Sheet: | A1.1

GENERAL NOTES

- 1.0 GENERAL CONDITIONS
- 1.1 The Architect will not be held responsible where construction deviates from these drawings or written recommendations.
- 1.2 The following, unless provided for in these drawings, are to be furnished by the Owner:
- A. Site grading, drainage, utilities, building location, and construction outside of
 - building proper. B. Selection of interior material finishes, cabinetry and hardware. (See Finishes).
 - C. Standards of quality and accepted manufacturers for prefabricated items.
 - D. Design of heating, plumbing and electrical plans and coordination of same in
- 1.3 All construction must conform to accepted good practice as defined by the latest edition of the State of New Jersey Uniform Construction Code, IRC 2021 NJ Edition and the F.H.A.

comply with all Local, State, Municipal & Government ordinances and codes of all

authorities having jurisdiction whether or not shown on drawings. 1.4 All construction to meet or exceed the latest edition of NJ Rescheck.

construction, unless shown on plans to be otherwise.

- 1.5 All stairs and railings must conform to the code in regard to riser height, tread depth and construction.
- 1.6 The contractor shall visit the premises and shall have satisfied himself of all existing conditions and shall be responsible to supply all material and labor to carry out the intent of 10.0 MECHANICAL AND ELECTRICAL the drawings. Any questions, misinterpretations, deviations, changes, errors or admissions that are discovered shall be communicated to and clarified by the architect prior to construction. All built-in work and equipment shall be measured by the Contractor or Fabricator on the job site prior to ordering or fabricating.
- 1.7 Contractor shall maintain liability insurance of sufficient amount to cover at least 1½ times the cost of construction. The Contractor shall also be solely responsible for all "OSHA" requirements, safety precautions and damage to the owner's or adjacent property. The owner and the architect shall remain harmless from all damages or injury arising from such work.
- 1.8 Contractor shall maintain site, clean and free of debris. Contractor shall remove all construction debris from site daily. Contractor to confirm all dimensions & measurements 10.5 Install light fixtures as selected by the owner in locations as shown on plans. 50% of the in field as required. Contractor to investigate, locate and mark all underground utilities at or near the construction site.
- 1.9 Contractor shall be responsible for all dumpsters required for proper maintenance of site and bear cost for same. All material delivered to the site shall be stored off ground and protected from the weather.
- 1.10 All products & materials to be installed as per manufacturers specifications in order to maintain full warranties. All products and materials shall be furnished by contractor "as specified" by the contract documents by trade name or otherwise. All substitutions must be submitted to the architect for approval

2.0 SITE WORK

- 2.1 Exact location of addition shall be determined on site by the Contractor and/or civil engineer for approval by owner, if applicable. It shall remain the responsibility of the Contractor to confirm that all setback requirements have been maintained before excavation.
- 2.2 Fill and grade around foundation as required. Provide four (4) inches top soil in all lawn areas affected by construction. Seed entire area covered with top soil and cover with hay.
- 2.3 Compact all backfill in 12" lifts. Backfill to be compacted to 95% maximum dry density in accordance with astm d-1557. Care must be taken not to damage dampproofing,
- 2.4 Repair asphalt driveway as required if damaged during construction.
- 3.0 CONCRETE: FOUNDATIONS AND SLABS

waterproofing, and cmu walls.

- 3.1 Remove top soil, rubbish and other deleterious material from inside of building area before
- 3.2 Excavation for all footings shall be made to the depth of a minimum 3'-0" below finished grades, or deeper if local conditions require.
- 3.3 Footings are designed for and shall be placed on firm undisturbed earth with a minimum bearing capacity of 3000 PSF. Any disturbed earth used for bearing shall be compacted and tested for 95% Proctor as verified by a NJ licensed soils engineer.
- 3.4 Construct footings 4" wider on each side of foundation wall above, and a minimum of 8" thick - 6" wide, and 12" thick for chimneys. Add 6" to overall width of footings if they are not formed for pouring.
- 3.5 Construct concrete floor slabs on grade: 4" thick over Visqueen vapor barrier and 4" thick minimum porous fill. Welded wire fabric shall conform to requirements of ASTM A 496 and A497 for deformed welded wire for concrete reinforcement. Place all deep fills under concrete slabs in 12" thick layers compacted to minimum ASHO density of 95%. Do not pour slabs on grade in sections exceeding 1600 SF at one time.
- 3.6 Where footings are stepped, bottoms shall not be sloped more than one foot vertically for each two feet horizontally.
- 3.7 All concrete used shall be of no less than 3000 psi at 28 days strength, stone aggregate ready mix. Portland cement shall conform to the requirements of ASTM C150, type1, 2 or 3. Mixing shall be performed in accordance with manufacturer's instructions.

4.0 MASONRY (OMITTED)

5.0 WOOD FRAMING

- 5.1 All lumber and its fastenings shall conform to the National Design Specification recommended by the N.L.M.A., and code standards listed under general conditions.
- 5.2 All lumber shall bear official grade or trademark of association under those rules lumber is graded, or shall be accompanied by a Certificate of Inspection, issued by that association, stating that the material complies with Specifications as to species and grade. All lumber shall be well seasoned, sound, and shall have a moisture content not to exceed 15%, unless specified otherwise.
- 5.3 All wood framing shall be no. 2 grade or better with a minimum Fb=1,200 psi and E=1,600,000 PSI. Solid wood bridging shall be installed centered in joist spans
- 5.4 All wood connections shall meet the minimum requirements of the fastening schedule table in the IBC code, table 2304.10.1.
- 5.5 Framing connectors and ties such as manufactured by Simpson Strong-Tie or approved equal shall be used to reinforce floor joist/header beam connections and rafter/top plate connections. Framing connectors shall be galvanized as per ASTM A653, and installed as per manufacturer's requirements.
- 5.6 All exterior wall sheathing and subflooring shall be of exterior grade plywood type C-D Douglas fir plywood, agency graded. Subfloor shall be tongue and groove and glued and nailed to joists. and shall be installed continuously over two or more spans with strength axis perpendicular to supports.
- 5.7 Set all floor joists, ceiling joists and wood beams with natural camber up. Ends lapped over bearing points shall be securely spiked together. Provide double floor joists under all partitions running parallel above and at all floor penetrations. Provide double rafters at hips and valleys and at all roof penetrations.
- 5.8 Follow manufacturer's recommendations and specifications exactly for all prefabricated wood beams and joists installation. Protect all materials on site as noted by manufacturer.
- 5.9 Provide standard wood or metal cross bridging within all floor wood joist construction at a maximum 8'-0" on center, and solid continuous blocking at joist ends. Provide strong backs above flat ceiling. Provide collars and hangers as required.

50 #/S.F.

- 5.10 Floor Loading Live Load
 - Finish & Sub Floor 3 #/S.F. Ceiling 2 #/S.F. Collateral 3 #/S.F. 2 #/S.F Joists

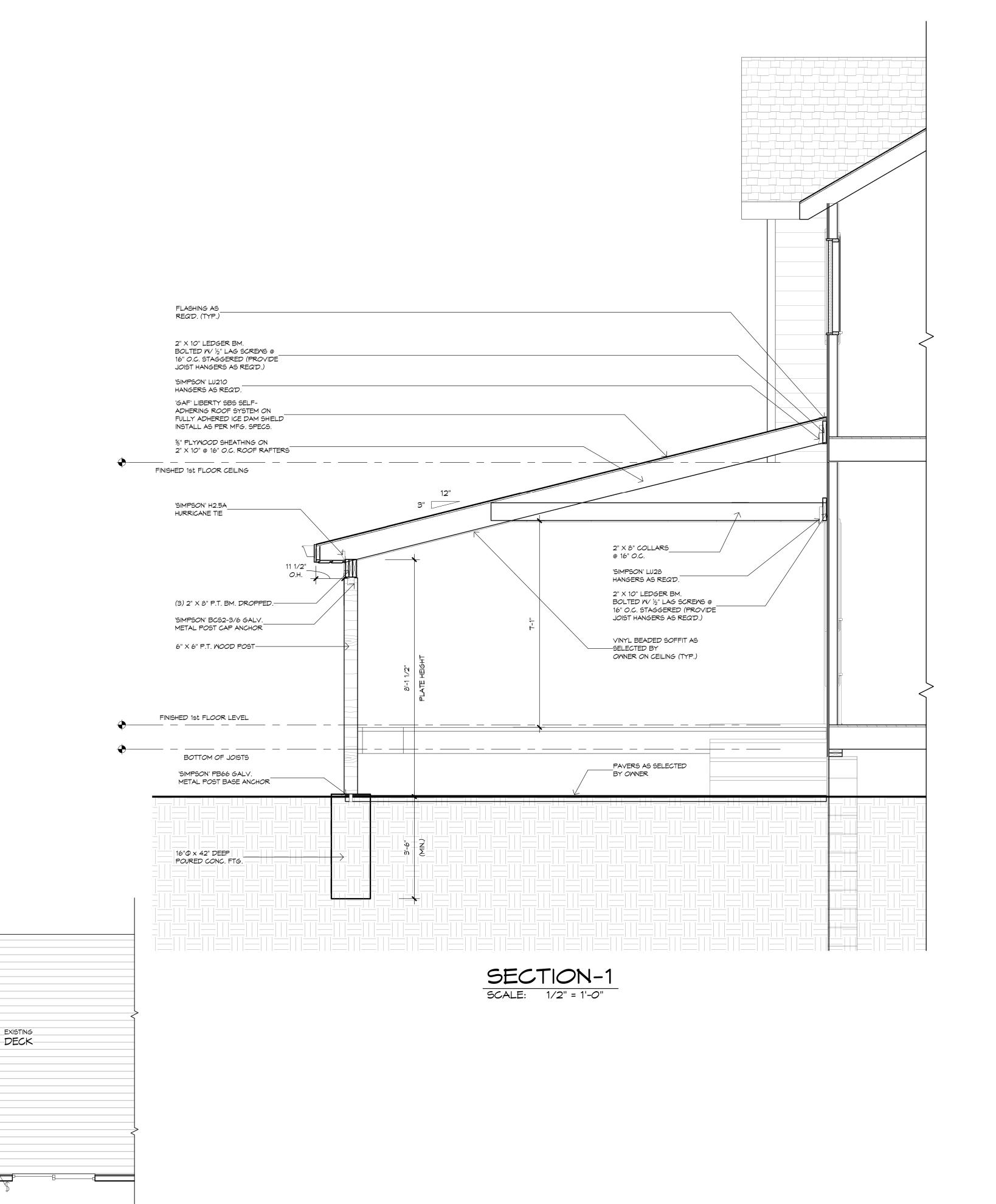
Total

- 5.11 Bending Stresses: Joists & Rafters -Doug-Fir, FB = 1,400 #/Sq.Inch -Hem.-Fir, FB = 725 #/Sq.Inch
- 5.12 All structural wood members exposed to weather or in contact with masonry shall be ACQ (Alkaline Copper Quaternary) Lumber or approved equal. All fasteners (hangers, anchors, nails etc.) to be hot dipped galvanized, stainless steel, or triple coated zinc polymer. No wolmanized wood is to be used. No aluminum flashing to come in contact with ACQ Lumber. Copper flashing is acceptable.
- 5.13 Adequate temporary support shall be constructed adjacent to locations of bearing wall removals.
- 6.0 STEEL (OMITTED)
- 7.0 THERMAL AND MOISTURE PROTECTION
- 7.1 Roofing shingles shall be #240 or greater. Fiberglass roofing shingles in color and style as selected by the Owner, unless otherwise noted on the drawings.
- minimum property standards. All are readily available to the trades. All construction shall 7.2 Provide aluminum or copper flashing at all intersections of roof and exterior walls and as
 - indicated on drawings. Provide rubberized ice dam shield at all roof eaves and valleys. 7.3 Roofing contractor to confirm final locations of roof leaders prior to installation of gutters
 - 8.0 DOORS AND WINDOWS (OMITTED)

9.0 FINISHES (OMITTED)

with site engineer.

- 10.1 All work must meet the approval of all authorities having jurisdiction.
- 10.2 All electrical work shall be in accordance with all local, state, federal and national
- 10.3 Provide 120 V duplex receptacle outlets, switches, and lighting outlets at locations as shown on plans and as directed by Owner. All receptacles shall be 1'-2" AFF unless otherwise noted on plans.
- 10.4 All outlets in wet areas to be G.F.I.
- lighting "lamps" (bulbs, tubes, etc.) in a building have to be energy efficient. Cost of hung light fixtures by owners. All ceiling fan locations to have reinforced. boxes.
- 10.6 The electrical layout is based on minimum requirements. The owner and Architect may be consulted for additional electrical and lighting as required.
- 11.0 MANUFACTURER'S DIRECTIONS
- 11.1 Where commercial products, materials or equipment are used, the manufacturer's directions, recommendations, measurements, requirements, specifications and installation details must be strictly followed.



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

LINE OF SLOPE

IN CEILING-

NEW COVERED PATIO_

VALENCIA E 21 TALL OAI 7 Drawn By: RA 24-019 3-8-24 3 of 3 A2.0

by nc