

USE GROUP	R-5
CONSTRUCTION TYPE	5B

SQ. FT. / AREA	
TOTAL 1ST FLR	SQ. FT - 1,170 SQ FT
TOTAL 2ND FLR	SQ. FT. - 960 SQ FT
TOTAL SQUARE FOOTAGE	- 2,130 SQ FT

CONSTRUCTION CODES CONSTRUCTION CODES
INTERNATIONAL RESIDENTIAL BUILDING CODE
2021 NJ EDITION
NATIONAL STANDARD PLUMBING CODE / 2021
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
INTERNATIONAL MECHANICAL CODE / 2021
REHABILITATION SUBCODE- NUCC, SUBCHAPTER 6 / 2021

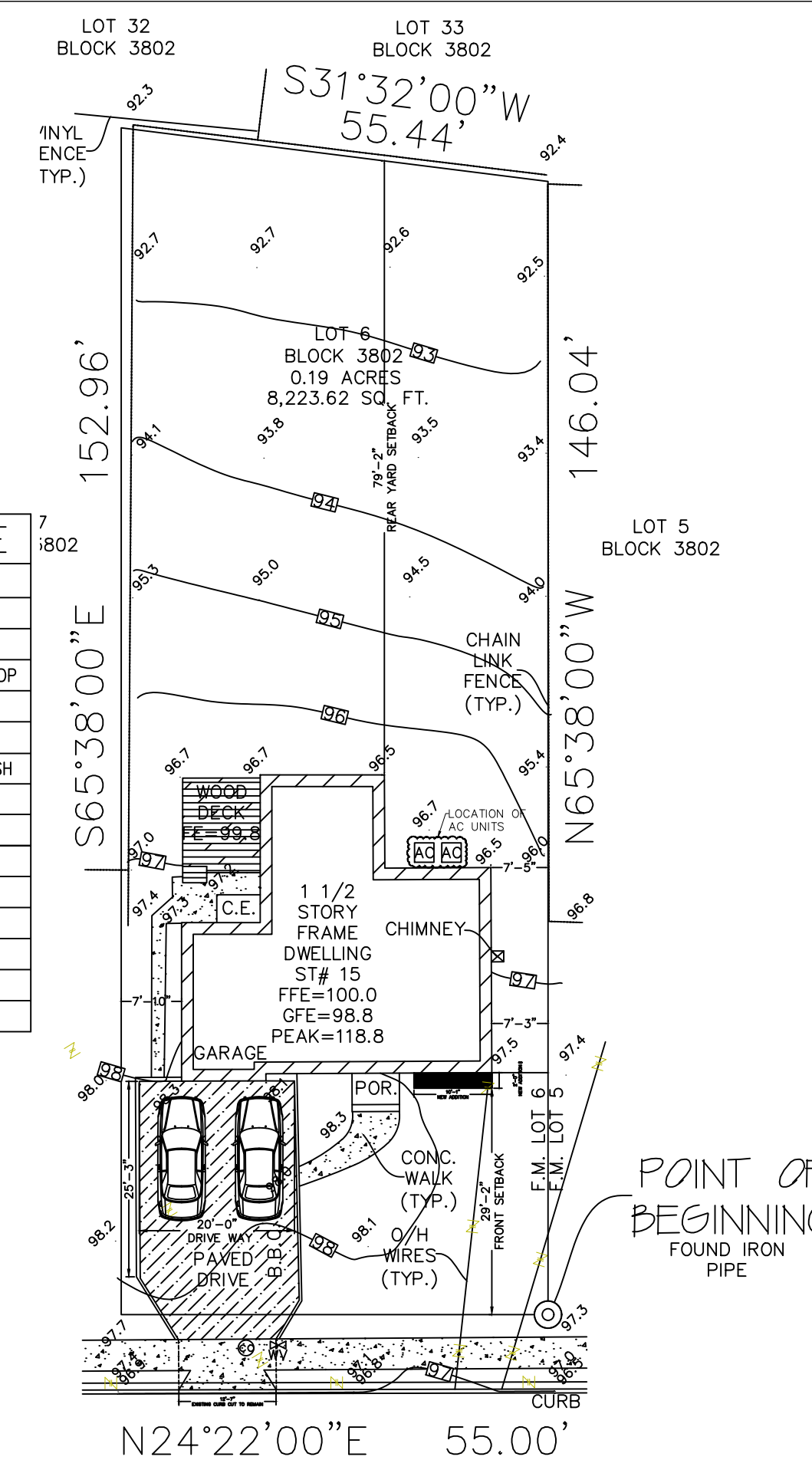
DESIGN LOADS		
ROOF LOAD	30 PSF	
1ST FLOOR LOAD	40 PSF	EXPOSURE CATEGORY B : AS PER IBC R301
2ND FLOOR LOAD	30 PSF	BEARING CAPACITY OF SOIL - 2,000 PSF
ATTIC W/ STORAGE	20 PSF	WIND SPEED: 115 MPH

TOWNSHIP OF SUMMIT- AREA, YARD & BUILDING REQUIREMENTS				
	REQUIREMENT	REQUIRED/ PERMITTED	EXISTING	PROPOSED
ZONE	R-5			
LOT SIZE	LOT AREA(SQ FT)	5000	8223.62	
	LOT WIDTH	50 FT	55 FT	
	BUILDING HEIGHT	35 FT		27 FT- 1 IN
YARD REQUIREMENTS	SET BACK			
	FRONT YARD	25 FT	29 FT- 2 IN	
	SIDE YARD	7 FT		7 FT - 3 IN
	COMBINED SIDE YARD	33 %		27%
	REAR YARD	30 FT		79 FT - 7 IN
AREA REQUIREMENTS	BUILDING COVERAGE(%)	20		14
	FAR(%)	35		27.29
	IMPERVIOUS COVERAGE(%)	45		25.88

FLOOR AREA STATEMENT	
FLOOR	AREA(SQ. FT.)
BASEMENT	1169
FIRST FLOOR(INCL. DECK)	1284
SECOND FLOOR	960
UNFINISHED ATTIC	NA
FAR	1ST + 2ND
	2244
PERCENTAGE(%)	27.29

EXTERIOR FINISH SCHEDULE	
DESIGNATION	DESCRIPTION
EF01	ASPHALT ROOF SHINGLES
EF02	1 x 10 PVC RAKE BD (TYP)
EF03	STEP FOOTINGS AS REQUIRED MIN 3'-0"
EF04	RAILING AS SELECTED BY OWNER
EF05	1" 6" COMPOSITE TRIM
EF06	4" ALUM GUTTER W/ BAKED ENAMEL FINISH
EF07	ALUM LEADER W/BAKED ENAMEL FINISH
EF08	CORNER BOARDS
EF09	VINYL SOFFIT W/ CONTINUOUS VENT
EF10	STEP FOOTING
EF11	VINYL SIDING
EF12	ATTIC VENT
EF13	COMPOSITE PANEL
EF14	SONA TUBE FOOTING

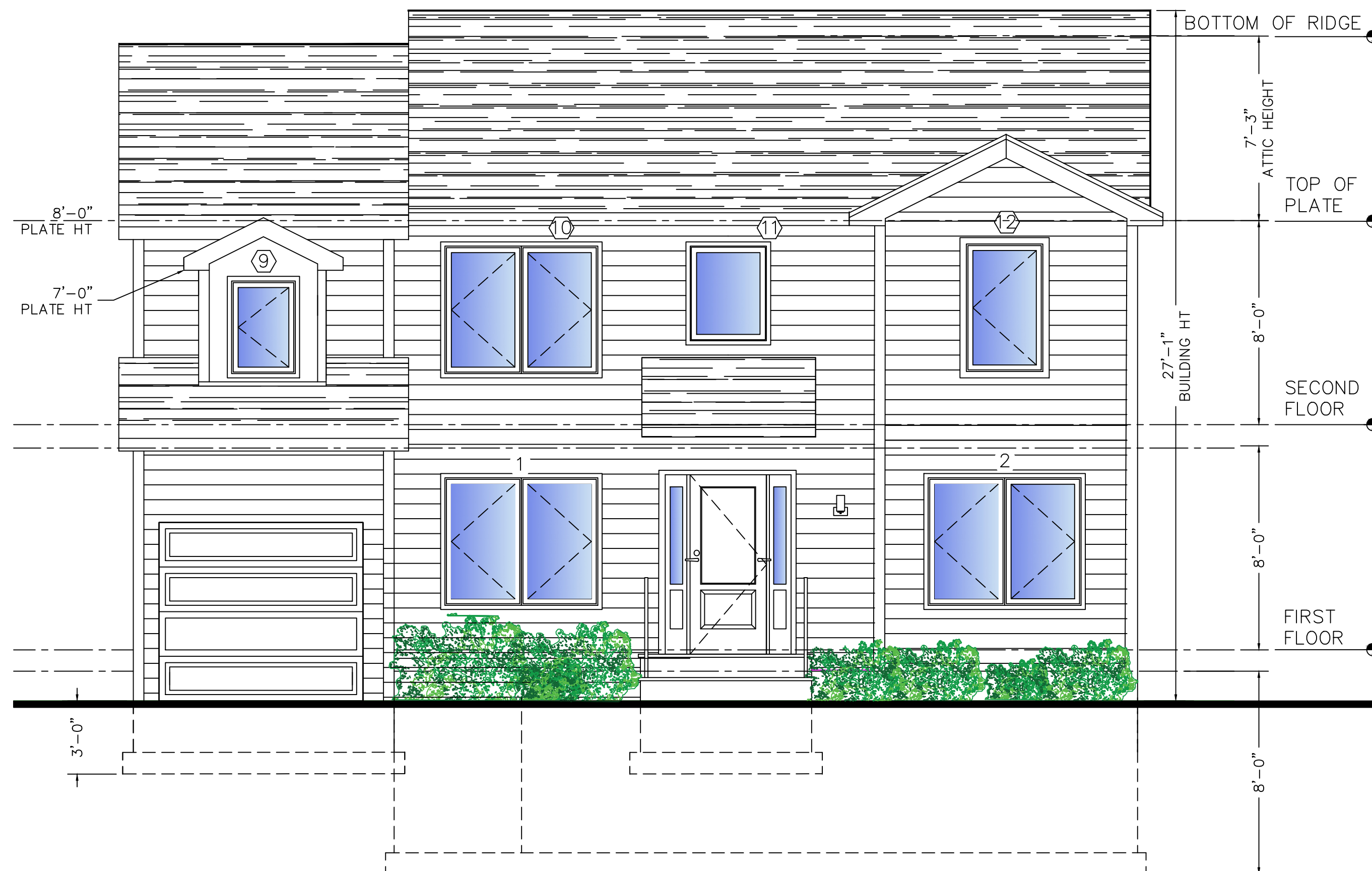
IMPERVIOUS COVERAGE AREA	
BUILDING(INCL. DECK)	1284
DRIVEWAY	647
WALK WAY	147
COVERED PORCH	50
TOTAL	2128
PERCENTAGE(%)	25.88



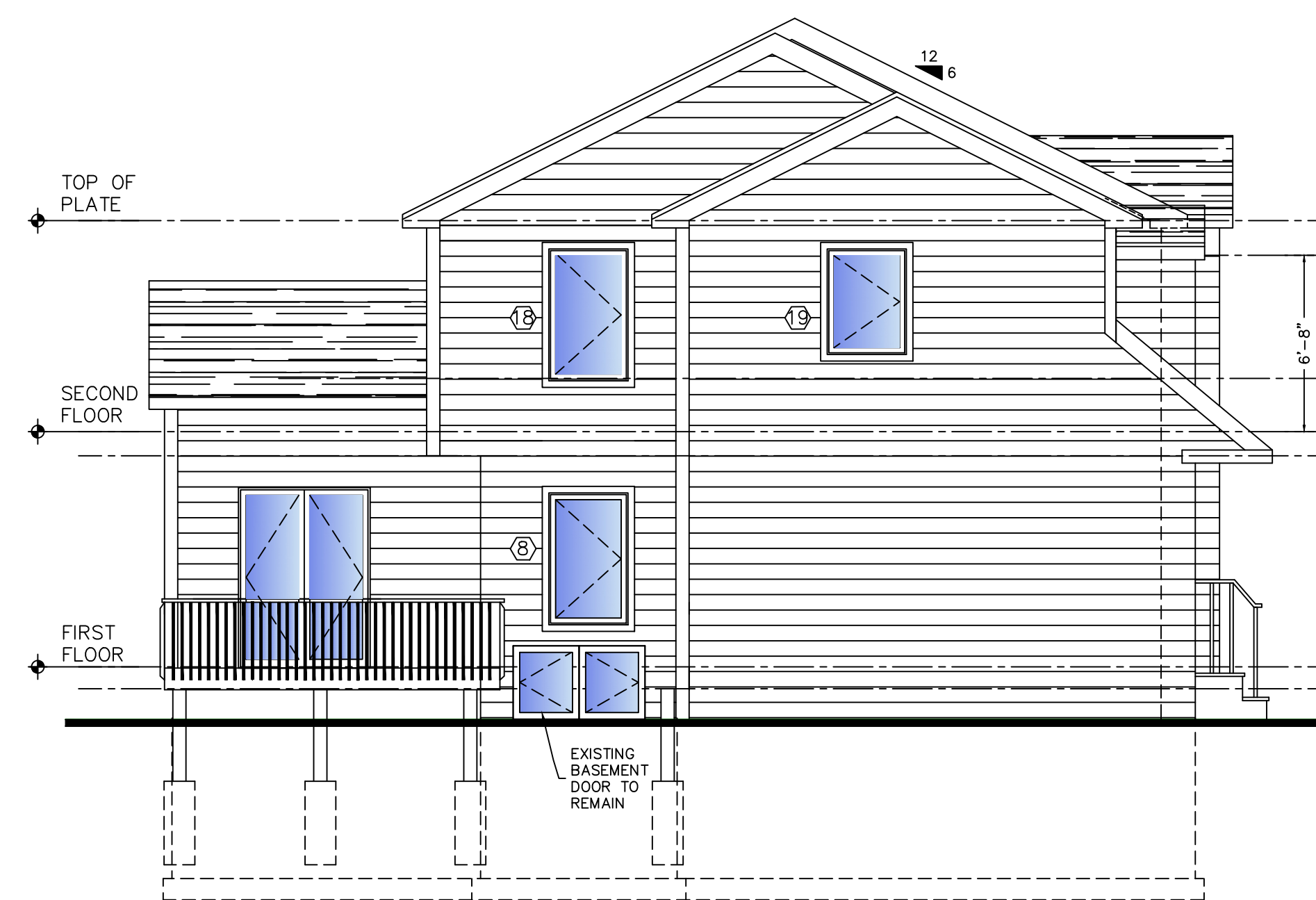
MIDDLE AVENUE

PLOT PLAN

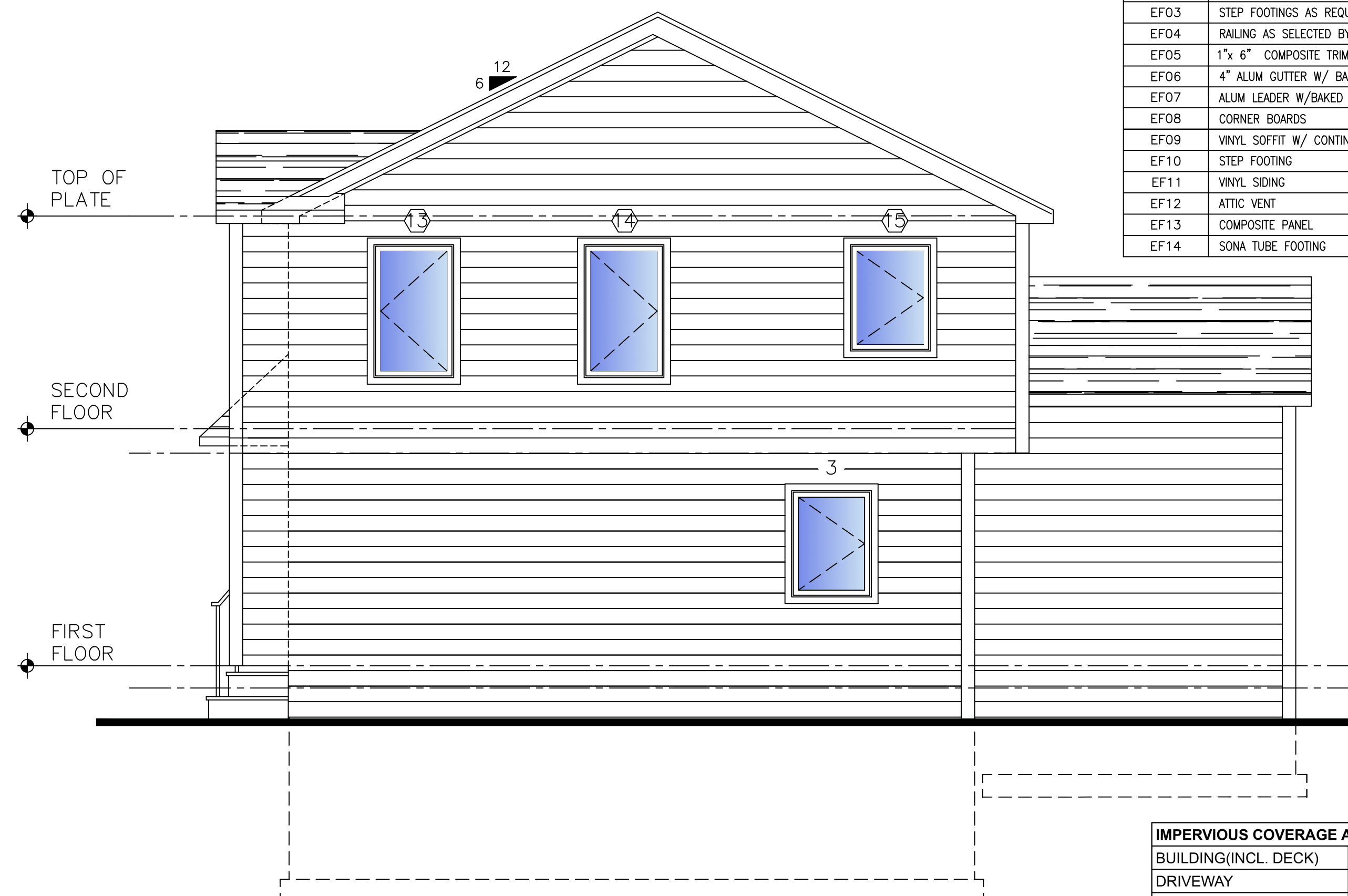
SCALE 1"=20'
INFORMATION FOR SURVEY TAKEN
FROM SURVEY PREPARED BY
LANDER C. LEPPER
767 BRUNSWICK PIKE
LAMBERTVILLE, NJ
(609)571-3955



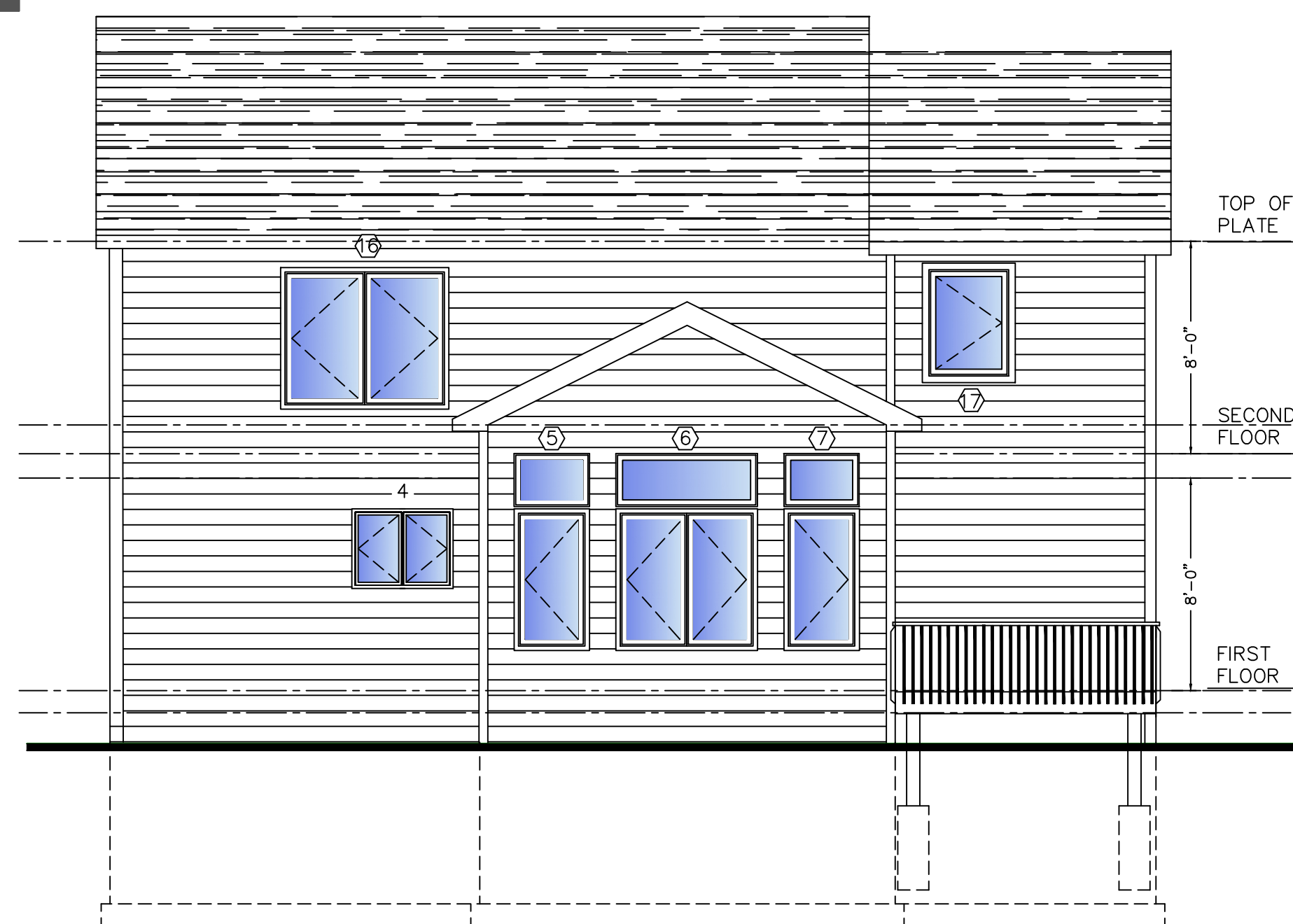
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



GENERAL NOTES

1. THE GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL BE KNOWLEDGEABLE WITH APPLICABLE CODES. THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR CODE INFORMATION IN THE CODE THAT IS NOT SPECIFICALLY OUTLINED IN THESE DRAWINGS IE. NAILING SCHEDULES, CORNER BRACING ETC. THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION AND SHALL CONTACT THE ARCHITECT CONCERNING ANY DISCREPANCIES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
2. THE GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL EXAMINE ALL DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS OF THE CONTRACT, AND SHALL VISIT THE WORKSITE BEFORE SUBMITTING A BID. ANY DOUBT AS TO THE MEANING OR SCOPE OF WORK OF THE DRAWINGS OR SPECIFICATIONS, OR ANY PORTION OF THE CONTRACT, SHALL BE CLARIFIED PRIOR TO SUBMITTING A BID FOR THE WORK. REQUESTS FOR CLARIFICATIONS OR INTERPRETATIONS SHALL BE IN WRITING AND SUBMITTED TO THE ARCHITECT. ALL CONTRACTORS SHALL RECEIVE A WRITTEN RESPONSE TO EACH CONTRACTORS QUESTIONS.
3. DETAILS AND SECTIONS SHOWN ON THE CONSTRUCTION DRAWINGS AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY THAT ALL SIMILAR CONDITIONS ARE TREATED IN THE SAME MANNER. MODIFICATIONS MADE BY OWNER/BUILDER/CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS ARE DONE AT HIS RISK.
4. IN USING THESE DRAWINGS FOR CONSTRUCTION THE OWNER/GENERAL CONTRACTOR AGREES THAT THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE DRAWINGS. IF ANY DEVIATION FROM THE DRAWINGS THAT CAUSE A VIOLATION TO CODE AND/OR IMPACT THE SAFETY OF THE PUBLIC, THE OWNER SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES IN A TIMELY MANNER; AND SHALL OBTAIN ALL PERMITS REQUIRED UNLESS STIPULATED DIFFERENTLY BY THE CONSTRUCTION CONTRACT. ANY WORK, TOOLS, OR MATERIALS WHICH MAY BE REASONABLY INFERRED TO BE NECESSARY FOR THE PROPER COMPLETION OF THE WORK, WHETHER OR NOT SPECIFIC DETAILS, MATERIALS AND/OR METHODS ARE SPECIFICALLY INCLUDED IN THE CONTRACT. CONSTRUCTING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCLUDING IN HIS THESE DRAWINGS AND SPECIFICATIONS ARE PROVIDED FOR CONVENIENCE IN BIDDING AND GRADE.
6. FINISHED GRADING AROUND THE BUILDING SHALL BE ESTABLISHED IN THE FIELD BY THE OWNER/GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS. GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 1/2 INCH PER FOOT WITHIN THE FIRST SIX (6) FEET. ROUGH GRADE PROPERTY TO DIVERT GROUND WATER AWAY FROM BUILDING OR CONSTRUCTION AREAS IN A MANNER THAT DOES NOT IMPEDE ON THE EXISTING SITES DRAINAGE PATTERN.

Owner / Project

PROPOSED ALTERATION
15 MIDDLE AVE
BLOCK 3802 LOT 6
SUMMIT, NJ 07901


 ROBERT C. WANTHOUSE, R.A., P.P.

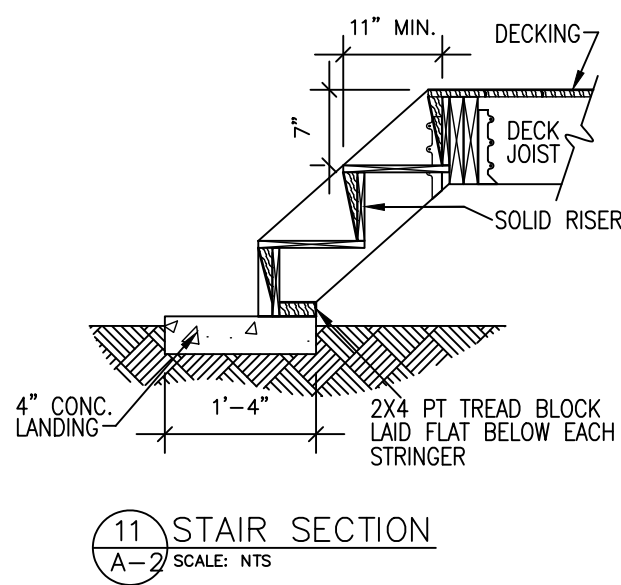
ARCHITECT & ASSOCIATES
11 RUTHERFORD COURT
MIDDLESEX, N.J. 08846
(732) 805-9176







ELEVATIONS
BUILDING DATA
PLOT PLAN

DRAWN CHECKED	GV RCW	SCALE DATE	AS NOTED 23JUNE25
<i>Robert Wanthouse</i> / / REGISTERED ARCHITECT NIRA #09553		PROJECT NO.	
		24-044	
		DRAWING NO.	
		EL100	

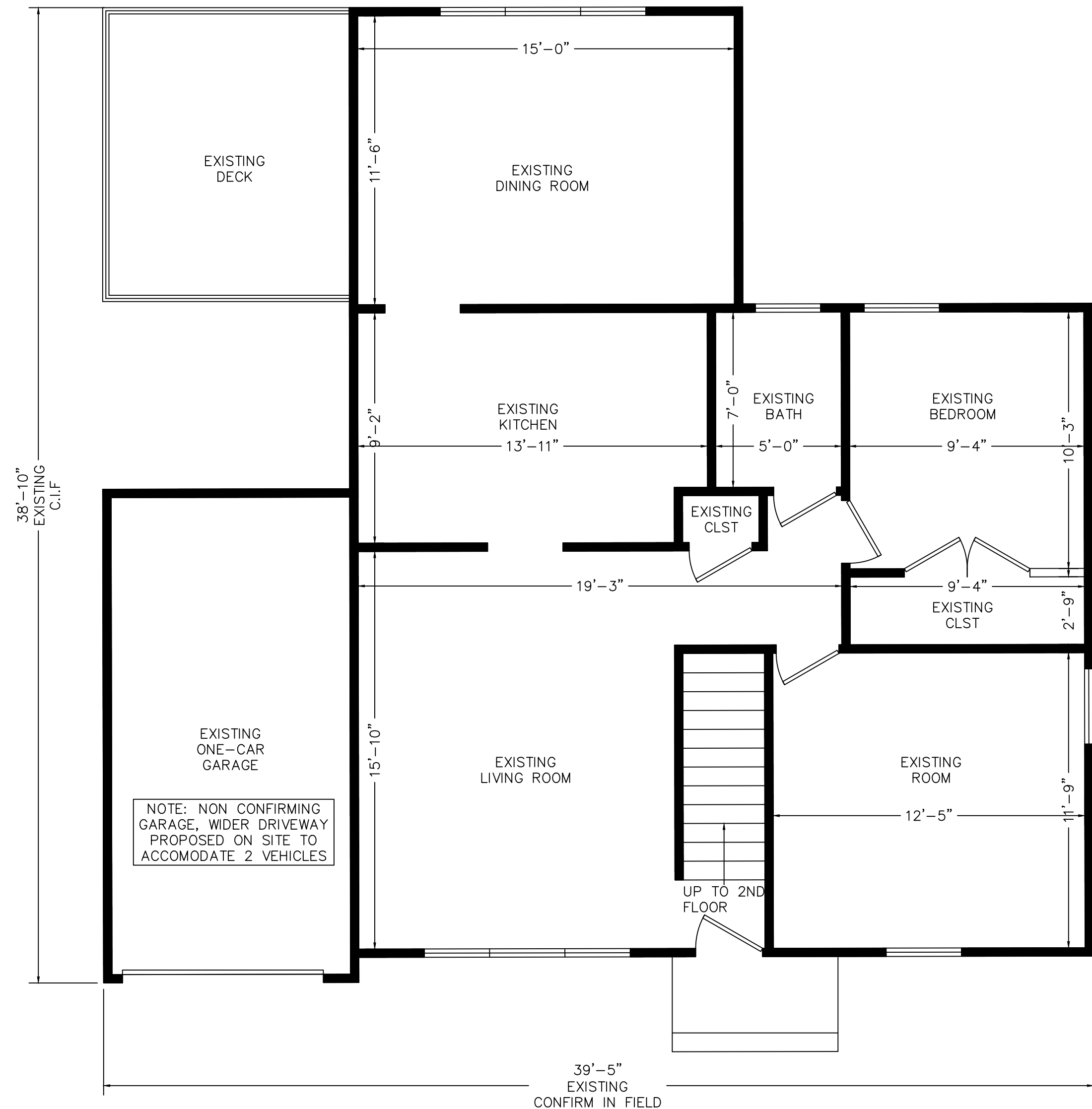
4. DO NOT DRILL OR NOTCH LAMINATED BEAMS (PARALLAM, MICRO-LAM ETC.) UNLESS IT ADHERES TO

5. CONTRACTOR AND/OR BUILDER TO VERIFY SIZES, LAYOUT, GAS, DRAINAGE, AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PURCHASED (OR PLAN ON BEING PURCHASED) BY OWNER PRIOR TO BEGINNING WORK.

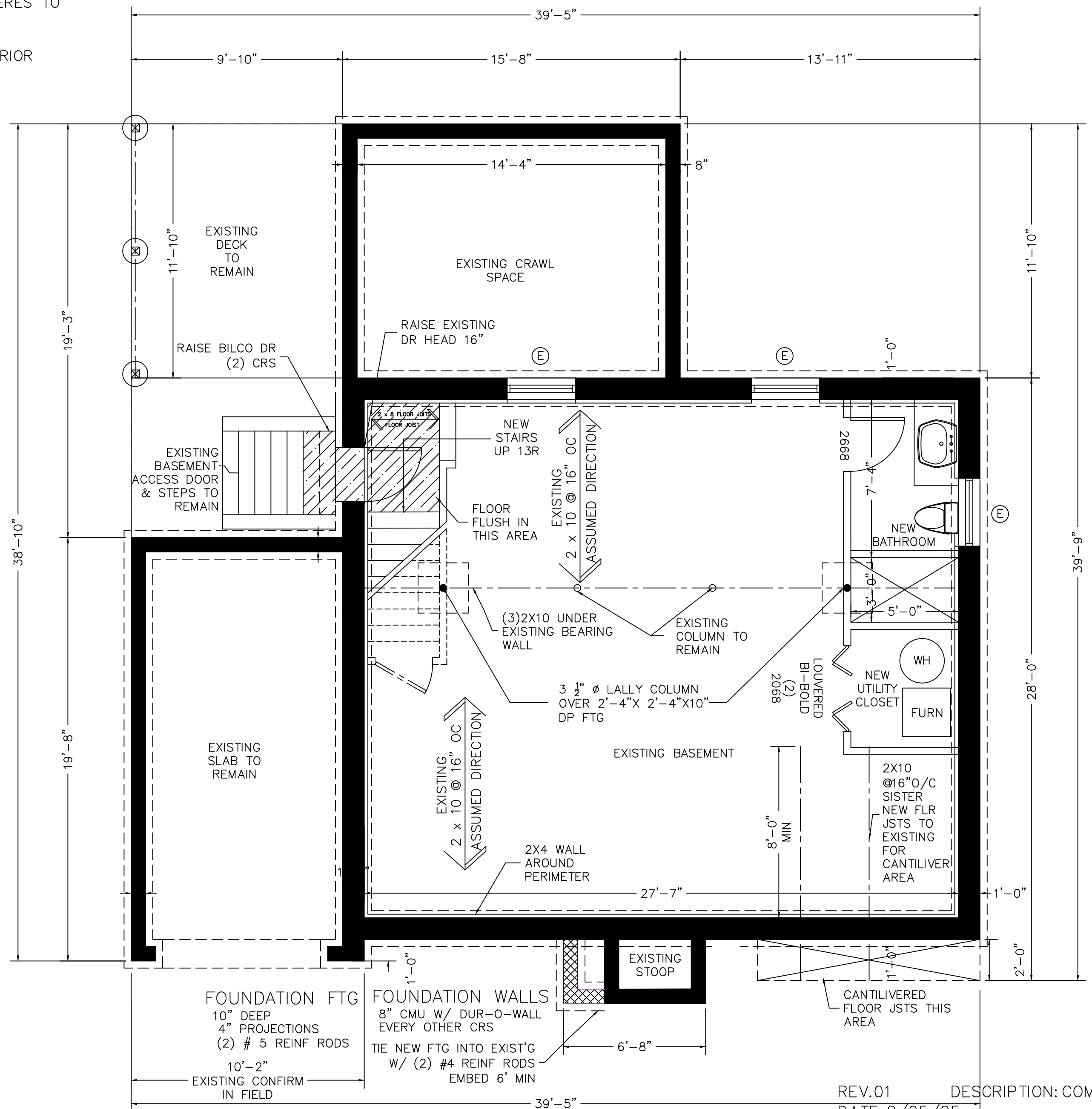


SYMBOL	DISCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW 2 X 4 BEARING WALL
	CONCRETE SEE STRUCTURAL NOTES FOR PSI AND REINFORCING REQUIREMENTS
	8" CMU BLK WALL W/ DUR-O-WALL EV OTHER CRS
	EXISTING TO REMAIN

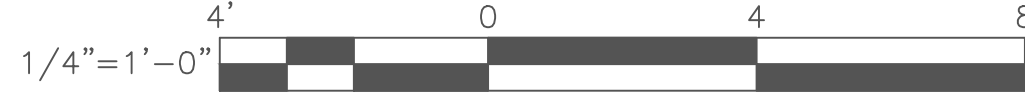
4. DO NOT DRILL OR NOTCH LAMINATED BEAMS (PARALLAM, MICRO-LAM ETC.) UNLESS IT ADHERES TO



EXISTING FIRST FLOOR PLAN



FOUNDATION PLAN



1. FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL, SIZED PER DRAWINGS, MIN. 3'-0" BELOW GRADE UNLESS OTHERWISE NOTED.
2. FOOTINGS SHOWN ON THESE DRAWINGS HAVE A MINIMUM SOIL BEARING CAPACITY OF 2500 PSF. IF UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION (I.E. WATER, STUMPS, OR TRASH) NOTIFY THE ARCHITECT/OWNER BEFORE PROCEEDING.
3. STEPPED FOOTINGS, WHERE NECESSARY, SHALL BE STEPPED AT A RATIO OF ONE VERTICAL BLOCK FOR EVERY TWO HORIZONTAL BLOCKS (MINIMUM).

3. PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT WATER RESISTANT GYPSUM BACKER IN ALL BATHROOM AREAS OR WHEN INSTALLING WALL TILE. REFERENCE AND INSTALL BACKING PER TILE MANUFACTURERS RECOMMENDATION.

REV.01	DESCRIPTION: COMMENTS	RESPONSE
DATE: 2/25/25		
REV.02	DESCRIPTION: COMMENTS	RESPONSE
DATE: 6/23/25		

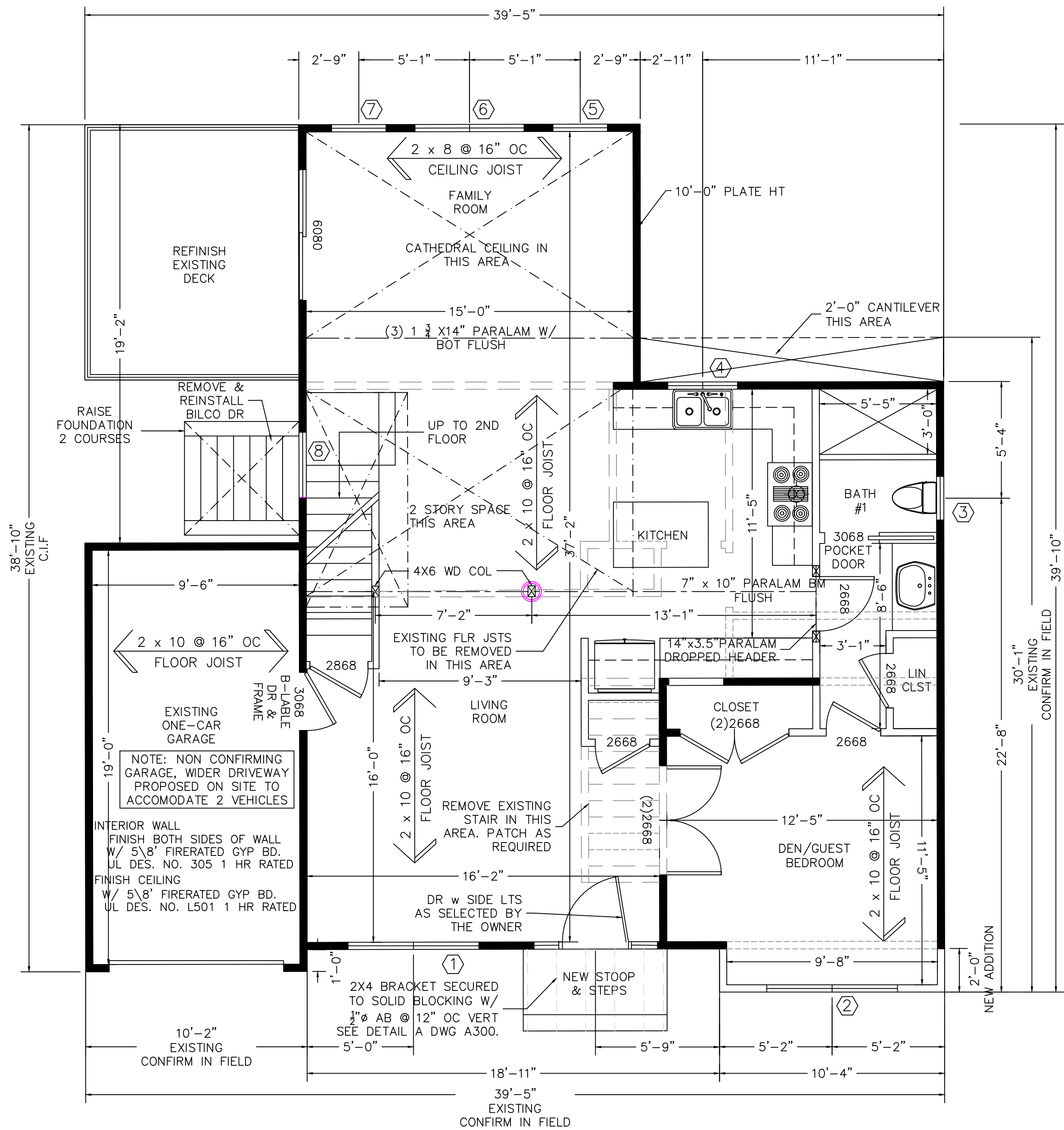
PROPOSED ALTERATION
15 MIDDLE AVE
BLOCK 3802 LOT 6
SUMMIT, NJ 07901



ARCHITECT & ASSOCIATES
11 RUTHERFORD COURT
MIDDLESEX, N.J. 08846
(732) 805-9176

EXISTING 1ST FLOOR PLAN
FIRST FLOOR PLAN
NOTES

DRAWN CHECKED	GV RCW	SCALE DATE	AS NOTED 23JUNE25
<i>Robert Wanthouse</i> REGISTERED ARCHITECT NJRA #09553		PROJECT NO. 24-044	
		DRAWING NO. A100	

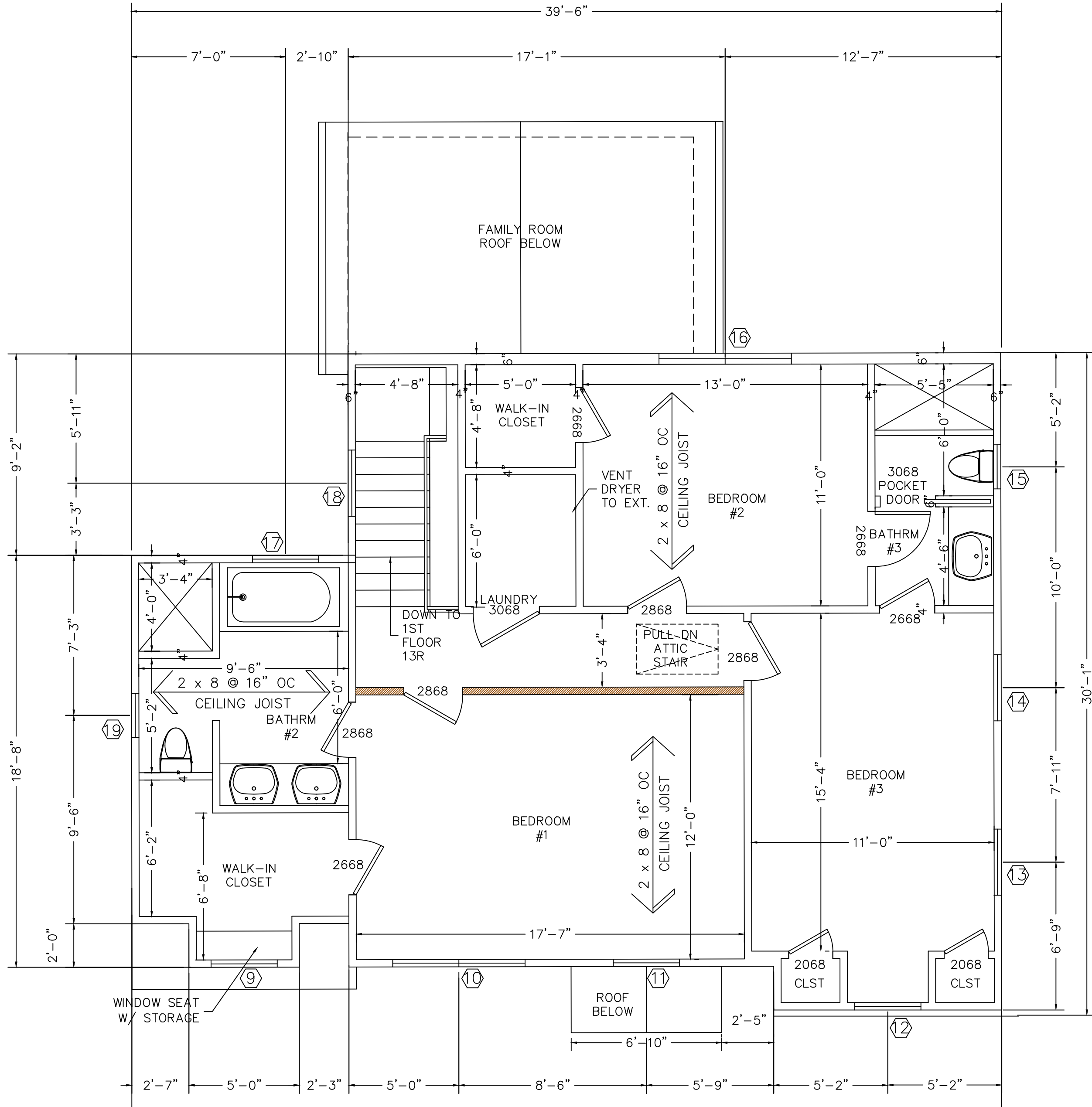


FIRST FLOOR PLAN



INTERIORS SPECIFICATIONS FINISHES

1. DRYWALL TO BE 1/2" WITH TAPERED EDGES, EXCEPT WHERE NOTED OTHERWISE, TAPED AND SPACKLED TO RECEIVE FINISH. ALL DRYWALL AROUND TUBS AND SHOWERS TO BE WATER RESISTANT ("GREENBOARD").
2. FLOOR FINISHES TO BE OF MATERIAL AS SHOWN ON DRAWINGS. COLOR, PATTERN ETC. AS SELECTED BY OWNER.
3. PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT WATER RESISTANT GYPSUM BACKER IN ALL BATHROOM AREAS OR WHEN INSTALLING WALL TILE. REFERENCE AND INSTALL BACKING PER TILE MANUFACTURERS RECOMMENDATION.
- DOORS AND WINDOWS
 1. DOORS AND HARDWARE AS SELECTED BY OWNER, SIZES SHOWN ON DRAWINGS. INTERIOR DOORS TO BE 1 3/8" THICK, EXTERIOR DOORS TO BE 1 3/4" THICK.
 2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND IN ANY WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN OUTLET SHALL BE TEMPERED.
 3. ALL GLAZING IN EXTERIOR DOORS AND ADJACENT SIDELIGHTS SHALL BE TEMPERED.
 4. TEMPERED GLAZING (IN AN INDIVIDUAL FIXED OR OPERABLE PANEL) SHALL BE REQUIRED IN WINDOWS THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - SILL HEIGHT LESS THAN 18 INCHES
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES HORIZONTALLY & IN A STRAIGHT LINE
 5. EACH BEDROOM SHALL HAVE A MINIMUM OF ONE (1) EGRESS WINDOW MEETING CODE REQUIREMENTS. (REFERENCE IRC R310) EGRESS WINDOW REQUIREMENTS:
 - MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
 - GRADE FLOOR OR BELOW-GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET
 - THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES
 - THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES
 - MAXIMUM SILL HEIGHT FROM FLOOR SHALL BE 44 INCHES



SECOND FLOOR PLAN



6. WINDOW WELLS SERVING AS A MEANS OF EGRESS FROM A BELOW GRADE STORY ACCESSED BY AN EGRESS WINDOW SHALL BE A MINIMUM OF 9 SQUARE FEET AND A WIDTH NOT LESS THAN 36". A LADDER (LADDER REQUIRED FOR DEPTHS GREATER THAN 44 INCHES, INSIDE LADDER WITH OF 12 INCHES MINIMUM, PROJECTING A MINUM OF 3"FROM WALL, AND LADDER RUNGS NOT MORE THAN 18"O.C. VERTICALLY) SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES INTO THE REQUIRED WINDOW WELL.
7. ALL WINDOW SIZES SHOWN ARE NOMINAL UNLESS OTHERWISE NOTED. CONSULT WINDOW MANUFACTURER FOR EXACT ROUGH OPENING SIZES AND PROPER INSTALLATION INSTRUCTION. BUILDER/OWNER TO COORDINATE FINAL ORDERED ROUGH OPENING SIZES AND INSTALLATION WITH FRAMER BEFORE COMMENCING WORK.
- GUARDS
 1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
 2. STAIRS WITH A TOTAL RISE OF 30 INCHES OR MORE ABOVE GRADE OR FLOOR SURFACE SHALL HAVE A GUARD NOT LESS THAN 34 INCHES ON ANY OPEN SIDE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
 3. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A 4 INCH SPHERE IN DIAMETER.
 4. STAIRS REQUIRING A GUARD(S) SHALL PROVIDE A MINIMUM OF 1 CONTINUOUS GRASPABLE HANDRAIL THAT IS CODE COMPLIANT.
- ATTIC VENTILATION
 1. CROSS VENTILATION TO BE PROVIDED BY SOFFIT VENTING, RIDGE VENTS AND/OR GABLE VENTS AS INDICATED ON DRAWINGS. OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, OR EQUIVALENT, WITH LEAST DIMENSION BEING 1/8 INCH. THE NET FREE VENTILATING AREA SHALL BE 1 TO 300 OF THE AREA OF SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

REV.01	DESCRIPTION: COMMENTS	RESPONSE
DATE: 2/25/25		
REV.02	DESCRIPTION: COMMENTS	RESPONSE
DATE: 6/23/25		

Owner / Project

PROPOSED ALTERATION
15 MIDDLE AVE
BLOCK 3802 LOT 6
SUMMIT, NJ 07901

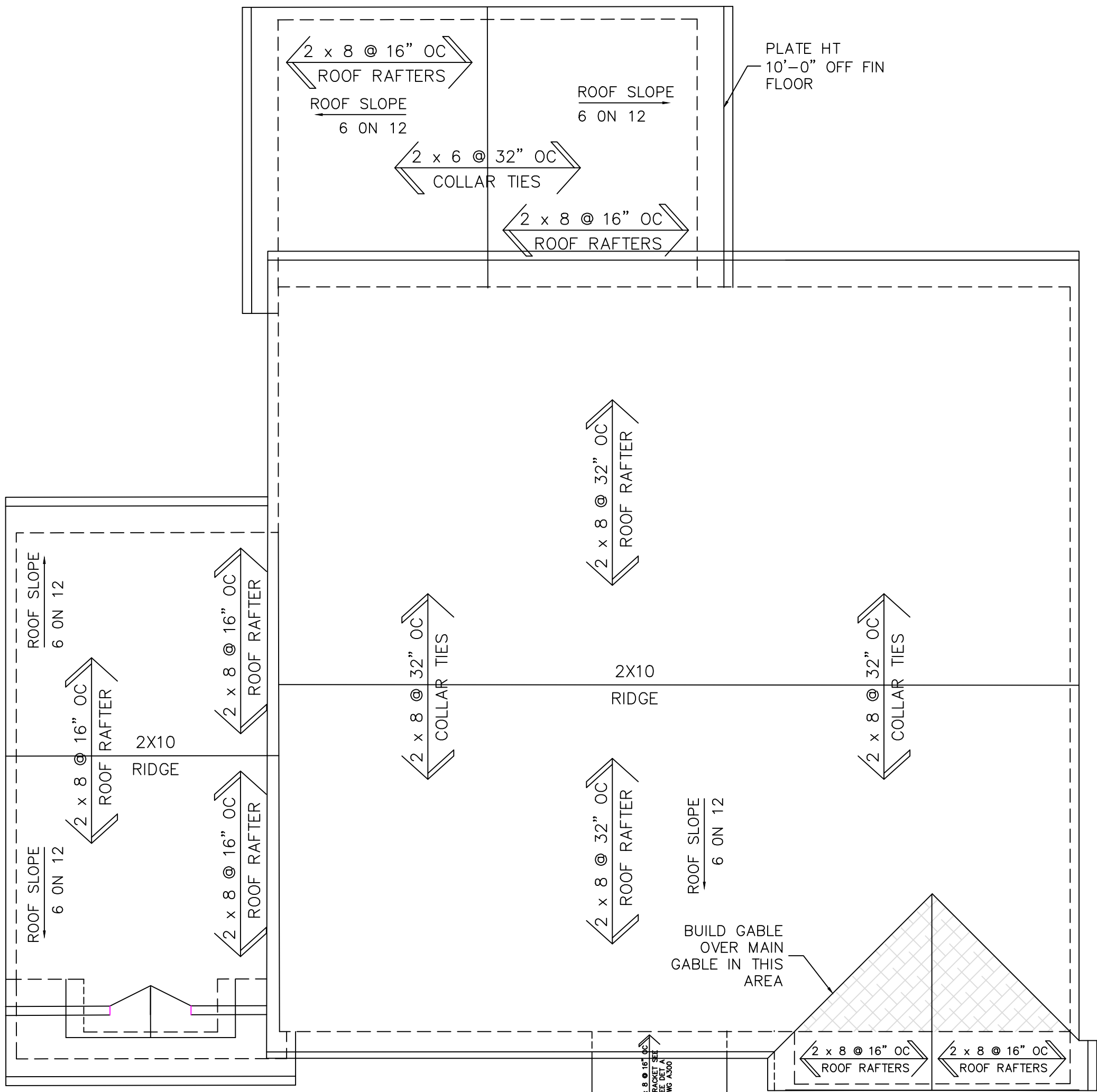


ROBERT C. WANTHOUSE, R.A., P.P.

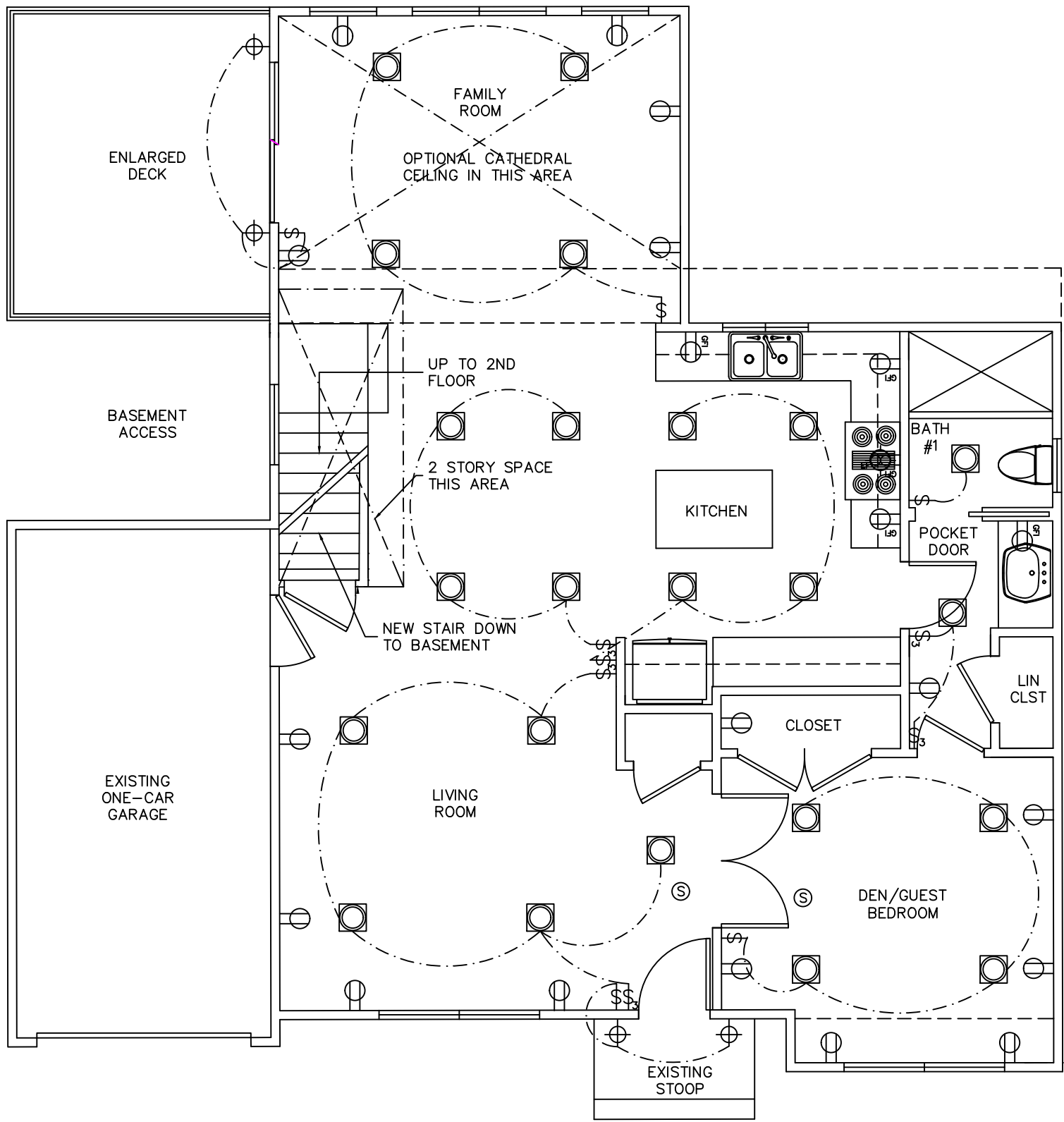
ARCHITECT & ASSOCIATES
11 RUTHERFORD COURT
MIDDLESEX, N.J. 08846
(732) 805-9176

FIRST FLOOR PLAN
SECOND FRAMING PLAN

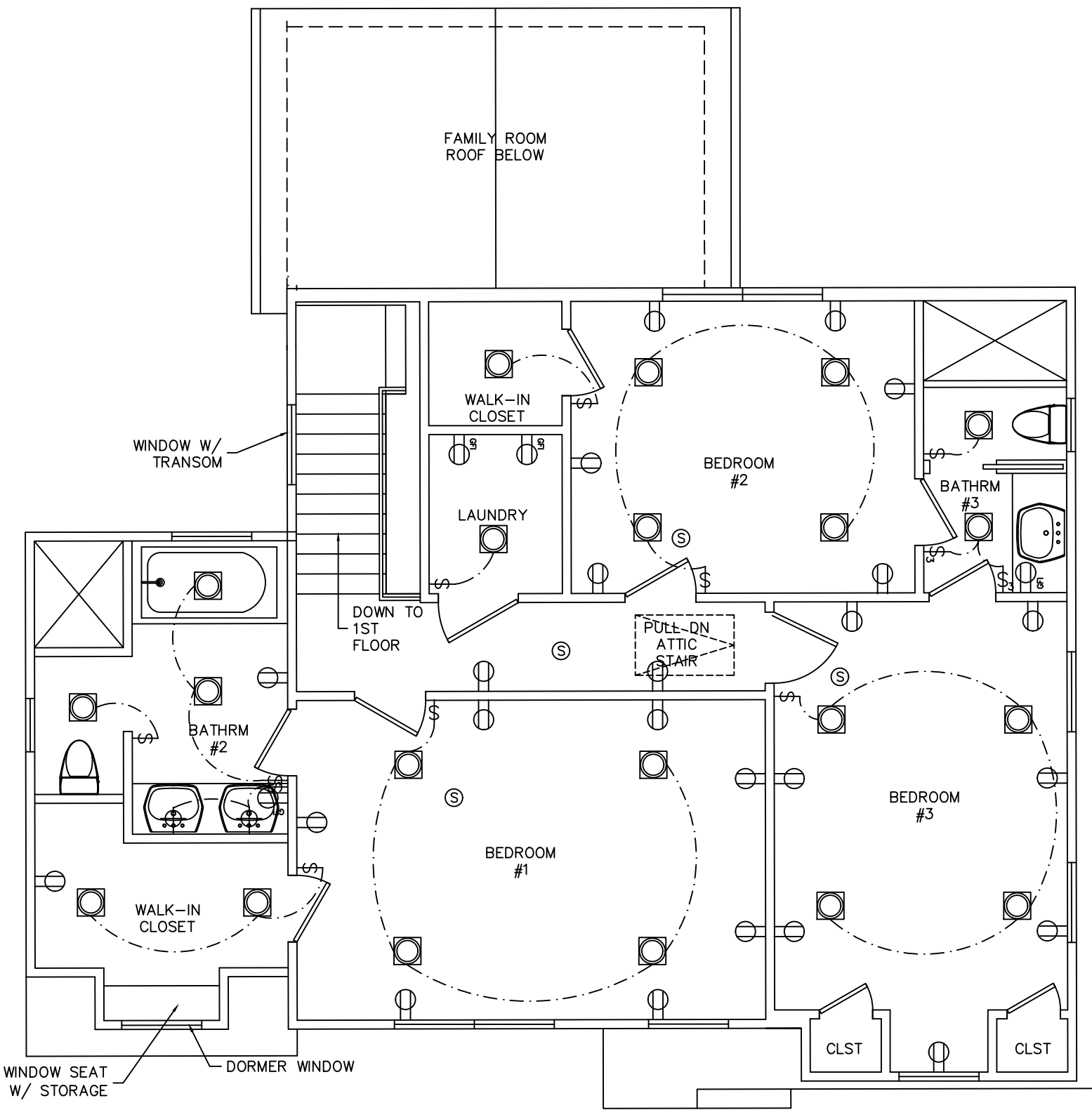
DRAWN CHECKED	GV RCW	SCALE DATE	AS NOTED 23JUNE 25
<i>Robert Wanthouse</i> / / REGISTERED ARCHITECT NJRA #09553		PROJECT NO. 24-044	
		DRAWING NO. A200	



ROOF FRAMING PLAN

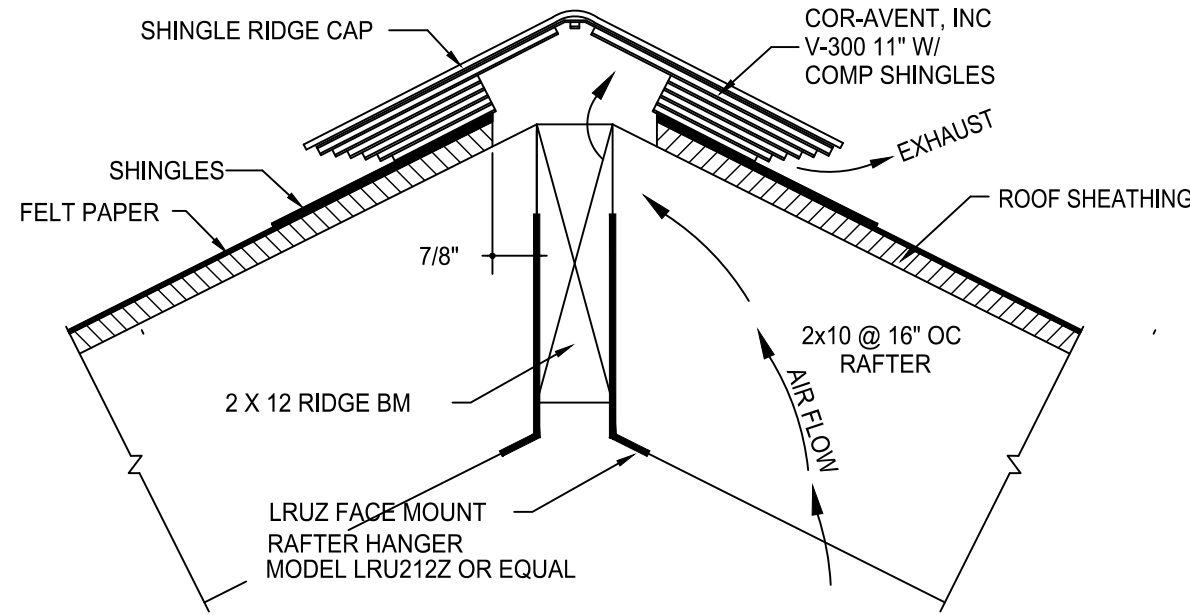


FIRST FLOOR POWER PLAN



SECOND FLOOR POWER PLAN

- ELECTRICAL NOTES
1. THE SCOPE OF ELECTRICAL WORK ON THIS PROJECT INCLUDES A SCHEMATIC LAYOUT TO A NEW OR MODIFICATIONS TO AN EXISTING LAYOUT, AS INDICATED BY THE DRAWINGS AND SCOPE OF WORK. THE CONTRACTOR SHALL PROVIDE ALL SUPERVISION, TOOLS MATERIAL, LABOR SERVICES AND TRANSPORTATION AS NECESSARY AS WELL AS ALL PERMITS FOR A COMPLETE AND PROPERLY OPERATING SYSTEM.
 2. ALL ELECTRICAL WORK TO CONFORM TO LATEST NATIONAL ELECTRICAL CODE OR CODES ADOPTED BY THE LOCAL AUTHORITY.
 3. A LICENSED ELECTRICAL CONTRACTOR (EC) SHALL COORDINATE HIS WORK WITH UTILITY COMPANY AND SHALL COOPERATE WITH THEM IN DETERMINING LOADS, HOOKUPS, TEMPORARY SERVICE, ETC.
 4. A LICENSED ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE ELECTRICAL PANEL SCHEDULE TO CODE OFFICIAL.
 5. ALL WIRE SHALL BE MINIMUM NO. 14 AWG TYPE THW COPPER RATE AT 90 DEGREE C AND 167 DEGREES F.
 6. PROVIDE CONDUIT (MIN 1/2" DIA.) WHERE REQUIRED. HOMERUN CIRCUITS MORE THAN 75' FROM PANELBOX SHALL BE NO. 10 AWG, OR LARGER AS REQUIRED.
 7. ALL BATH, POWDER ROOM, BASEMENT & GARAGE CONVENIENCE OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPT TYPE (G.F.C.I.). EXTERIOR OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPT TYPE WITH WEATHERPROOF ENCLOSURE.
 8. ALL RECEPTACLES LOCATED IN THE KITCHEN SHALL BE G.F.C.I. PROTECTED.
 9. CIRCUIT THE LIGHTING AND RECEPTACLES ON DIFFERENT CIRCUITS SO THAT EACH SPACE CONTAINS PARTS OF AT LEAST TWO CIRCUITS.
 10. PROVIDE A MAXIMUM OF 12 CONVENIENCE OUTLETS ON ANY ONE 20 AMP CIRCUIT MAXIMUM 9 ON ANY 15 AMP CIRCUIT.
 11. TELEPHONE, NETWORK ETHERNET/COAXIAL OUTLETS SHALL BE PREWIRED DURING CONSTRUCTION WITH COMBO WALL RECEPTACLE. PROVIDE SEPARATION PLATE BETWEEN LINE AND LOW VOLTAGE WIRING WHEN PROVIDING COMBO WALL RECEPTACLE.
 12. ALL LIGHTING FIXTURE SELECTIONS AND FINAL LOCATIONS TO BE BY OWNER/BUILDER.
 13. THE MAIN SERVICE DISCONNECT SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION NEAREST THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS AS PER SECTION 230-70A.
 14. ELECTRIC SERVICE TO BE GROUNDED IN ACCORDANCE WITH APPLICABLE CODES AFTER CIRCUITS HAVE BEEN COMPLETED.
 15. ALL ELECTRICAL CONDUCTORS, DEVICES AND EQUIPMENT SHALL BE LABELED AND/OR LISTED BY A NATIONALLY APPROVED TESTING AGENCY AND INSTALLED IN ACCORDANCE WITH THAT AGENCY, MANUFACTURE INSTRUCTIONS AND ANY APPLICABLE CODES.



RIDGE VENT

- ATTIC VENTILATION
1. CROSS VENTILATION TO BE PROVIDED BY SOFFIT VENTING, RIDGE VENTS AND/OR GABLE VENTS AS INDICATED ON DRAWINGS. OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, OR EQUIVALENT, WITH LEAST DIMENSION BEING 1/8 INCH. THE NET FREE VENTILATING AREA SHALL BE 1 TO 300 OF THE AREA OF SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

- CARPENTRY AND FRAMING
1. FRAMING LUMBER SHALL BE DOUGLAS-FIR, SPF, OR HEM-FIR, STRESS GRADE #2 (FB = 1250PSI) OR BETTER. ROUGH FRAMING SHALL COMPLY WITH AMERICAN LUMBER STANDARDS FOR SOFTWOOD FRAMING LUMBER. MOISTURE CONTENT OF LUMBER SHALL BE 19% OR LESS AT TIME OF INSTALLATION.
 2. ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE IN CHAPTER 6 OR IN CONFORMANCE WITH MANUFACTURERS SPECIFICATION, WHICH EVER IS MORE STRINGENT.
 3. ENDS OF CEILING JOISTS SHALL BE LAPPED A MINIMUM OF 6 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAM AND TOENAILED TO THE BEARING MEMBER. WHEN CEILING JOISTS ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST.
 4. RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE, LOCATED AS NEAR THE PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER. RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST 1 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

REV.01	DESCRIPTION: COMMENTS	RESPONSE
DATE: 2/25/25		
REV.02	DESCRIPTION: COMMENTS	RESPONSE
DATE: 6/23/25		

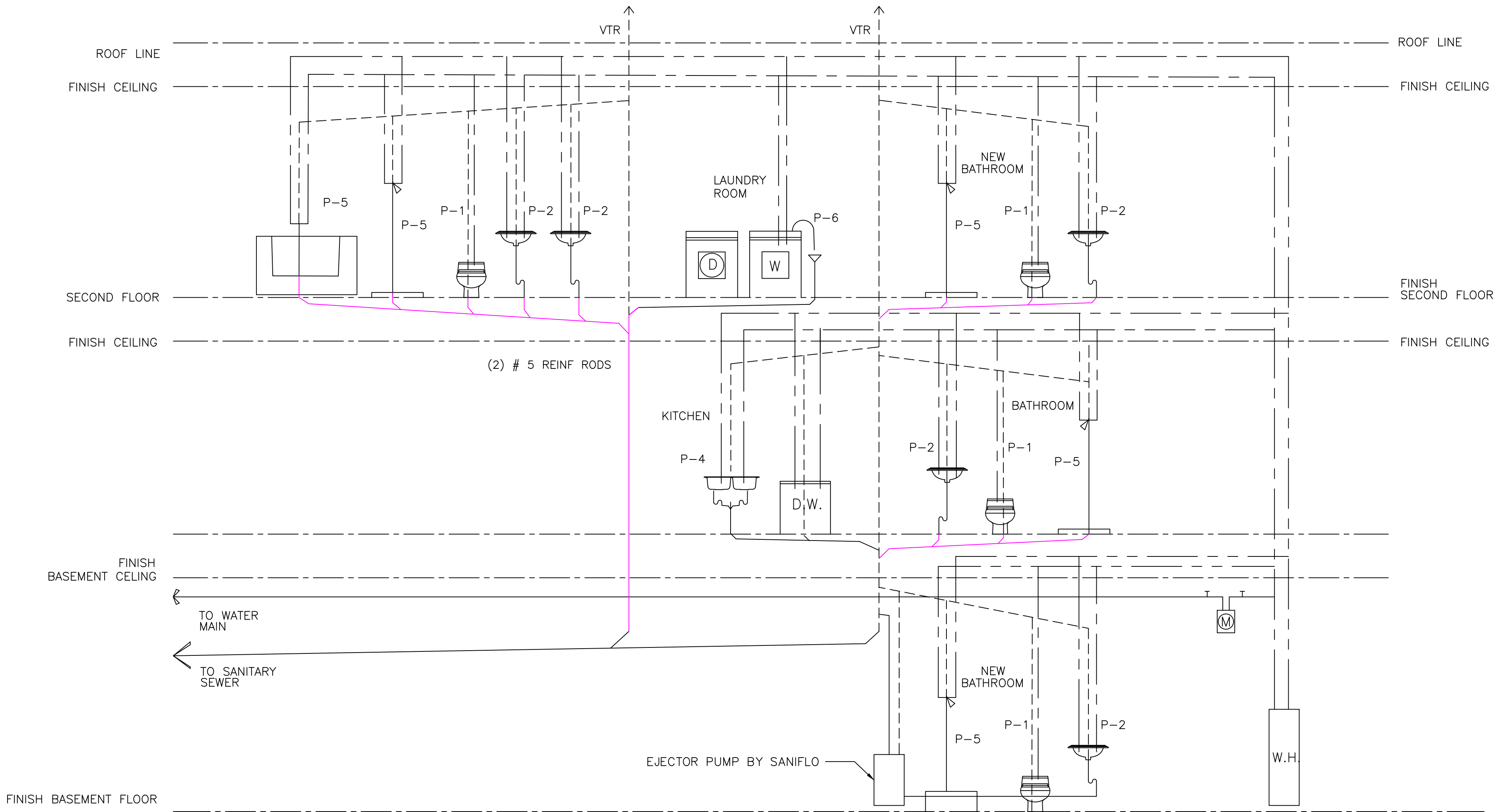
LIGHTING NOTES

1. PROVIDE SHOP DRAWINGS FOR MASONRY RECESSED TREAT LIGHT FIXTURES.
2. SEE ELEVATION FOR SOFFIT & RAKE LIGHTING LOCATION.
2. FIXTURES TO BE SELECTED BY OWNER.

ELECTRICAL SYMBOLS

- | | |
|----------------|----------------------------|
| S | SINGLE POLE SWITCH |
| S ₃ | THREE WAY SWITCH |
| ⊙ | SMOKE DETECTOR |
| ⊠ | EXHAUST FAN |
| ⊕ | WALL MOUNTED LIGHT FIXTURE |
| ⊞ | RECESSED LIGHT FIXTURE |
| ⊞ | 20A-125V DUPLEX RECEPTACLE |

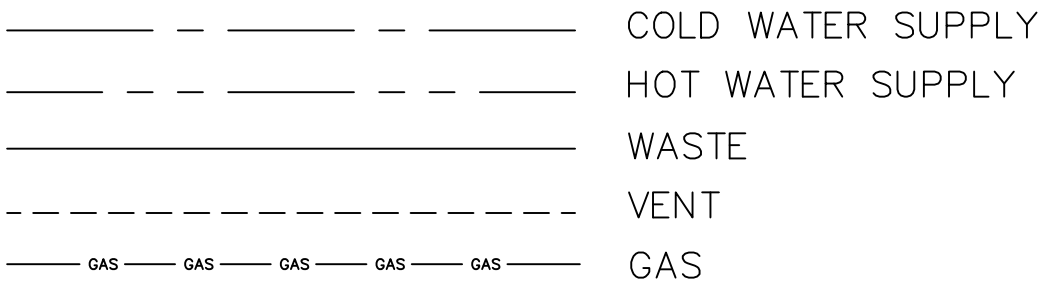
Owner / Project	
PROPOSED ALTERATION 15 MIDDLE AVE BLOCK 3802 LOT 6 SUMMIT, NJ 07901	
ROBERT C. WANTHOUSE, R.A., P.P. ARCHITECT & ASSOCIATES 11 RUTHERFORD COURT MIDDLESEX, N.J. 08846 (732) 805-9176	
ROOF FRAMING PLAN DETAILS ELECTRICAL PLANS	
DRAWN CHECKED	GV RCW
SCALE DATE	AS NOTED 23JUNE 25
Robert Wanthouse / / REGISTERED ARCHITECT NJRA #09553	PROJECT NO. 24-044
	DRAWING NO. A300



PLUMBING RISER DIAGRAM

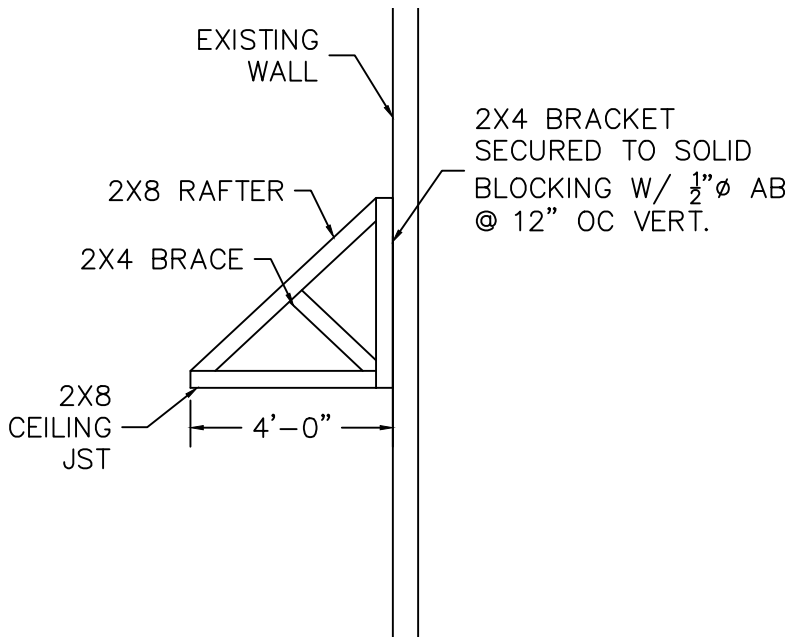
- PLUMBING NOTES
1. THE SCOPE OF PLUMBING WORK ON THIS PROJECT INCLUDES THE SCHEMATIC LAYOUT OF OR A SYSTEM ADD OR MODIFICATIONS TO AN EXISTING SYSTEM. A LICENSED AND INSURED PLUMBER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE PLUMBING SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL SUPERVISION, TOOLS MATERIAL, LABOR SERVICES AND TRANSPORTATION AS NECESSARY AS WELL AS ALL PERMITS FOR A COMPLETE AND PROPERLY OPERATING SYSTEM.
 2. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL STANDARD PLUMBING CODE OR CODES ADOPTED BY THE LOCAL AUTHORITY.
 3. POTABLE WATER PIPING SHALL BE DISINFECTED IN ACCORDANCE WITH CODE. ALL PIPING, PIPE TESTING AND MATERIALS SHALL CONFORM TO THE CODE.
 4. ALL PLUMBING FIXTURES SHALL CONFORM WITH THE WATER CONSERVATION MEASURES LISTED IN APPENDIX "D" OF THE CODE.
 5. ALL FIXTURES SHALL HAVE INDIVIDUAL VALVES ON ALL SUPPLY LINES.
 6. WATER HEATER TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. WIRING (IF REQUIRED) SHALL BE COMPLETED BY A LICENSED AND INSURED ELECTRICAL CONTRACTOR.
 7. ALL WATER HEATERS SHALL HAVE TEMPERATURE AND PRESSURE RELIEF VALVES.
 8. ALL MAIN SERVICE WATER LINES TO BE MINIMUM TYPE "L" COPPER, UNLESS LOCAL WATER UTILITY HAS OTHER REQUIREMENTS. LOCAL WATER UTILITY REQUIREMENTS, THAT ALSO MEETS CODE REQUIREMENTS, SHALL BE STRICTLY ADHERED TO.
 9. COPPER SUPPLY LINES SHALL BE SUPPORTED EVERY 6 FEET HORIZONTALLY AND AT EACH STORY HEIGHT NOT TO EXCEED 10 FEET VERTICALLY.
 10. DRAIN, WASTE AND VENT LINES MAY BE ABS SCHEDULE 40 BLACK PIPE OR PVC SCHEDULE 40.
 11. ALL FIXTURES SHALL BE PROPERLY TRAPPED WITH SCHEDULE 40 PVC UNLESS INTERNALLY TRAPPED.
 12. PLASTIC DWV LINES SHALL BE SUPPORTED EVERY 4 FEET HORIZ. AND VERT. ALL DRAIN LINES TO SLOPE 1/4"/FOOT (MIN) TO DRAIN.
 13. ALL SHOWERS AND TUBS TO BE PROVIDED WITH ANTI SCALD VALVES & FITTINGS.
 14. IF GARBAGE DISPOSAL UNIT IS INSTALLED, THE DRAIN/VENT SHALL BE 2" MINIMUM.
 15. VACUUM BREAKERS TO BE INSTALLED ON HOSE BIBS.
 16. ALL SOLDER IN THE POTABLE WATER SYSTEM SHALL BE LEAD FREE.
 17. PLUMBING FIXTURE FLOW RATES SHALL MEET THE REQUIREMENTS OF NATIONAL PLUMBING 1.6 GALLONS PER MINUTE AT 80 PSI.
 18. TUBS AND SHOWERS TO BE PROVIDED WITH ACCESS PANELS.

PLUMBING PIPING SYMBOLS

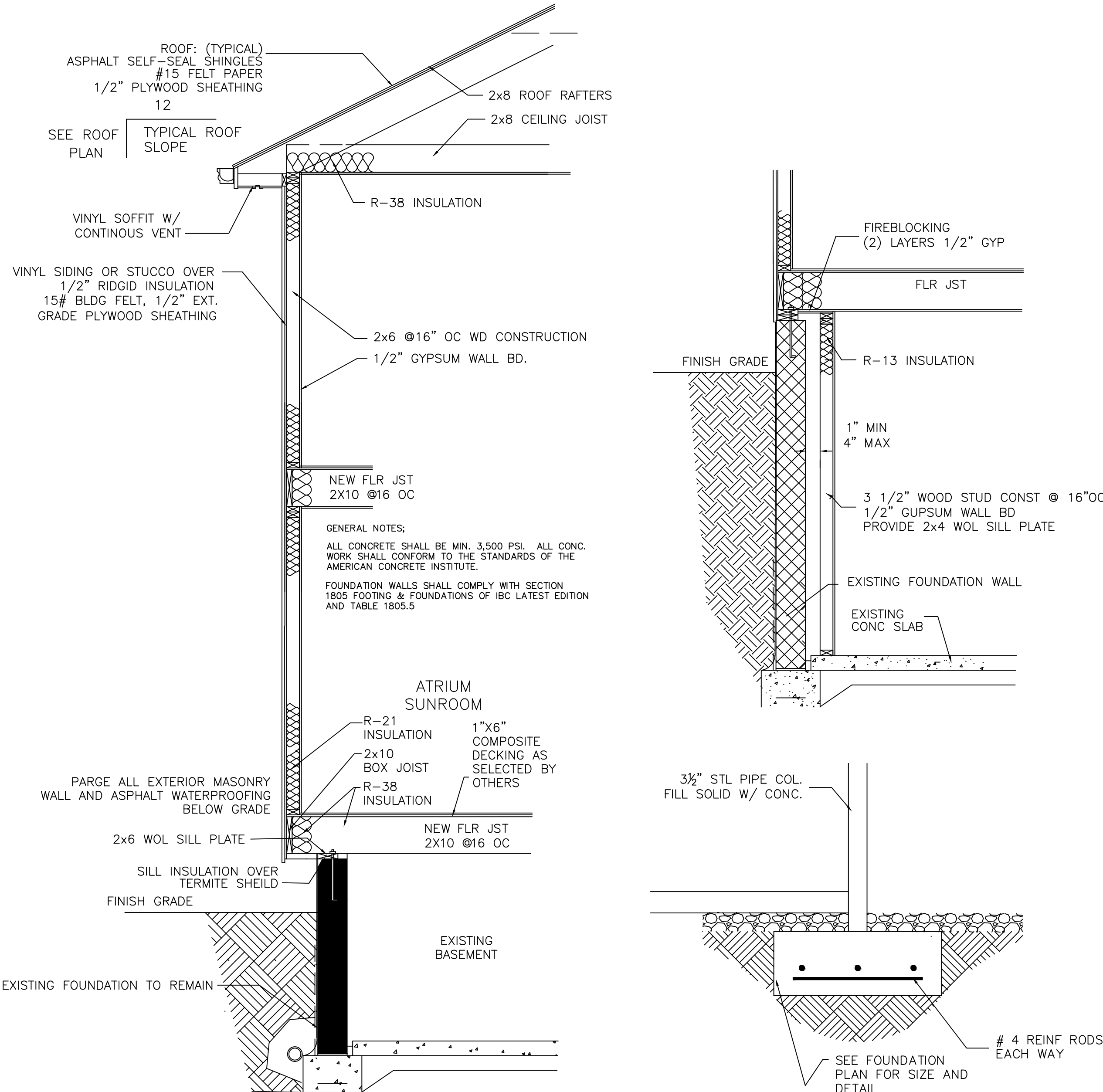


PLUMBING FIXTURE SCHEDULE							
PLAN No	FIXTURE	SIZE					No OF FIXTURES
		WASTE	VENT	TRAP	CW	HW	
P-1	TOILET	3"	2"		1/2"		3
P-2	LABORATORY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"	5
P-3	INDIRECT DRAIN	2"	1 1/2"		1/2"	1/2"	1
P-4	SINK	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"	1
P-5	SHOWER	2"	1 1/2"	1 1/2"	1/2"	1/2"	4
P-6	SPA TUB	2"	1 1/2"		1/2"	1/2"	1
P-7	SANIFLO TOILET	AS PER MANUFACTURER SPECIFICATIONS					1

NOTE: CONTRACTOR TO CONFIRM PIPING REQUIREMENTS FOR SELECTED SPA TUB



DETAIL A



WALL SECTION A

WINDOW SCHEDULE				
SYMBOL	QTY	SIZE	MODEL	SERIES
1	1	6'-0"x5'-0"	(2)CSMT 3050	400 SERIES
2	1	6'-0"x5'-0"	(2)CSMT 3050	400 SERIES
3	1	3'-0"x4'-0"	CSMT 3040	400 SERIES
4	1	4'-0"x3'-2"	(2)CSMT 2030	400 SERIES
5	1	2'-6"x5'-0"	CSMT 2650 W/ TRANSOM 3020	400 SERIES
6	1	5'-0"x5'-0"	(2)CSMT 2650 W/ TRANSOM 6020	400 SERIES
7	1	2'-6"x5'-0"	CSMT 2650 W/ TRANSOM 3020	400 SERIES
8	1	3'-0"x5'-0"	CSMT 3050	400 SERIES
9	1	3'-0"x4'-0"	CSMT 3040	400 SERIES
10	1	6'-0"x5'-0"	(2)CSMT 3050	400 SERIES
11	1	3'-0"x4'-0"	CSMT 3040	400 SERIES
12	1	3'-0"x5'-0"	CSMT 3050	400 SERIES
13	1	3'-0"x5'-0"	CSMT 3050	400 SERIES
14	1	3'-0"x5'-0"	CSMT 3050	400 SERIES
15	1	3'-0"x4'-0"	CSMT 3040	400 SERIES
16	1	6'-0"x5'-0"	(2)CSMT 3050	400 SERIES
17	1	3'-0"x4'-0"	CSMT 3040	400 SERIES
18	1	3'-0"x5'-0"	CSMT 3050	400 SERIES
19	1	3'-0"x4'-0"	CSMT 3040	400 SERIES

WINDOWS ARE TO BE ANDERSEN 400 SERIES COTTAGE SASH WINDOWS WITH INSECT SREENS AND GRILLES. FINISH& HARDWARE COLORS AS SELECTED BY OWNER

REV.01	DESCRIPTION: COMMENTS	RESPONSE
DATE: 2/25/25		
REV.02	DESCRIPTION: COMMENTS	RESPONSE
DATE: 6/23/25		

Owner / Project

PROPOSED ALTERATION
15 MIDDLE AVE
BLOCK 3802 LOT 6
SUMMIT, NJ 07901

WANT
ROBERT C. WANTHOUSE, R.A., P.P.
ARCHITECT & ASSOCIATES
11 RUTHERFORD COURT
MIDDLESEX, N.J. 08846
(732) 805-9176

PLUMBER RISER DIAGRAM
WALL SECTION
WINDOW SCHEDULE

DRAWN CHECKED	GV RCW	SCALE DATE	AS NOTED 23JUNE25
<i>Robert Wanthouse</i> REGISTERED ARCHITECT NJRA #09553		PROJECT NO. 24-044	
		DRAWING NO. A400	