



7. SCOPE OF WORK: THESE DRAWINGS INDICATE GENERAL SCOPE OF WORK AND DESIGN INTENT ONLY. THE GENERAL CONTRACTOR/BUILDER SHALL VISIT THE SITE, REVIEW CONSTRUCTION CONDITIONS AND, PRIOR TO STARTING WORK, SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, ALL SITE CONDITIONS, AND ALL REQUIREMENTS FOR THE PROJECT. THE INTENTION OF THESE DRAWINGS IS TO PROVIDE FOR WORK COMPLETE IN EVERY DETAIL EVEN THOUGH EVERY ITEM INVOLVED MAY NOT BE SHOWN OR MENTIONED IN PARTICULAR. THE GENERAL CONTRACTOR/BUILDER SHALL PROVIDE ALL SUPERVISION, TOOLS, MATERIAL, LABOR, SERVICES, TRANSPORTATION, ETC. NECESSARY FOR COMPLETION OF THE WORK INTENDED TO BE SHOWN AND/OR DESCRIBED. VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND SHALL BE RESOLVED AND DOCUMENTED BY THE GENERAL CONTRACTOR IN WRITING PRIOR TO STARTING CONSTRUCTION. OTHERWISE, THE GENERAL CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH THE MOST STRINGENT NOTATION OR REQUIREMENT TO PROPERLY AND FUNCTIONALLY EXECUTE THE WORK OF HIS CONTRACT.

8. MEANS AND METHODS: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES REQUIRED FOR THE PROPER AND SAFE EXECUTION AND COMPLETION OF THE WORK AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS, PROCEDURES AND PROBLEMS IN CONNECTION WITH THE WORK IN ACCORDANCE TO ALL APPLICABLE LAWS AND ORDINANCES.

9. MANUFACTURER'S SPECIFICATIONS: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS BY COMPETENT CRAFTSMEN FAMILIAR WITH THE WORK TO BE PERFORMED. UNSATISFACTORY WORK WILL BE CORRECTED AT BUILDERS/CONTRACTORS EXPENSE.

NOTES (ALL TRADES)

1. FIRESTOPPING SHALL BE PROVIDED WHERE REQUIRED BY IRC SECTION R-502.12 DRAFTSTOPPING SHALL BE PROVIDED WHERE REQUIRED BY IRC SECTION R-502.13

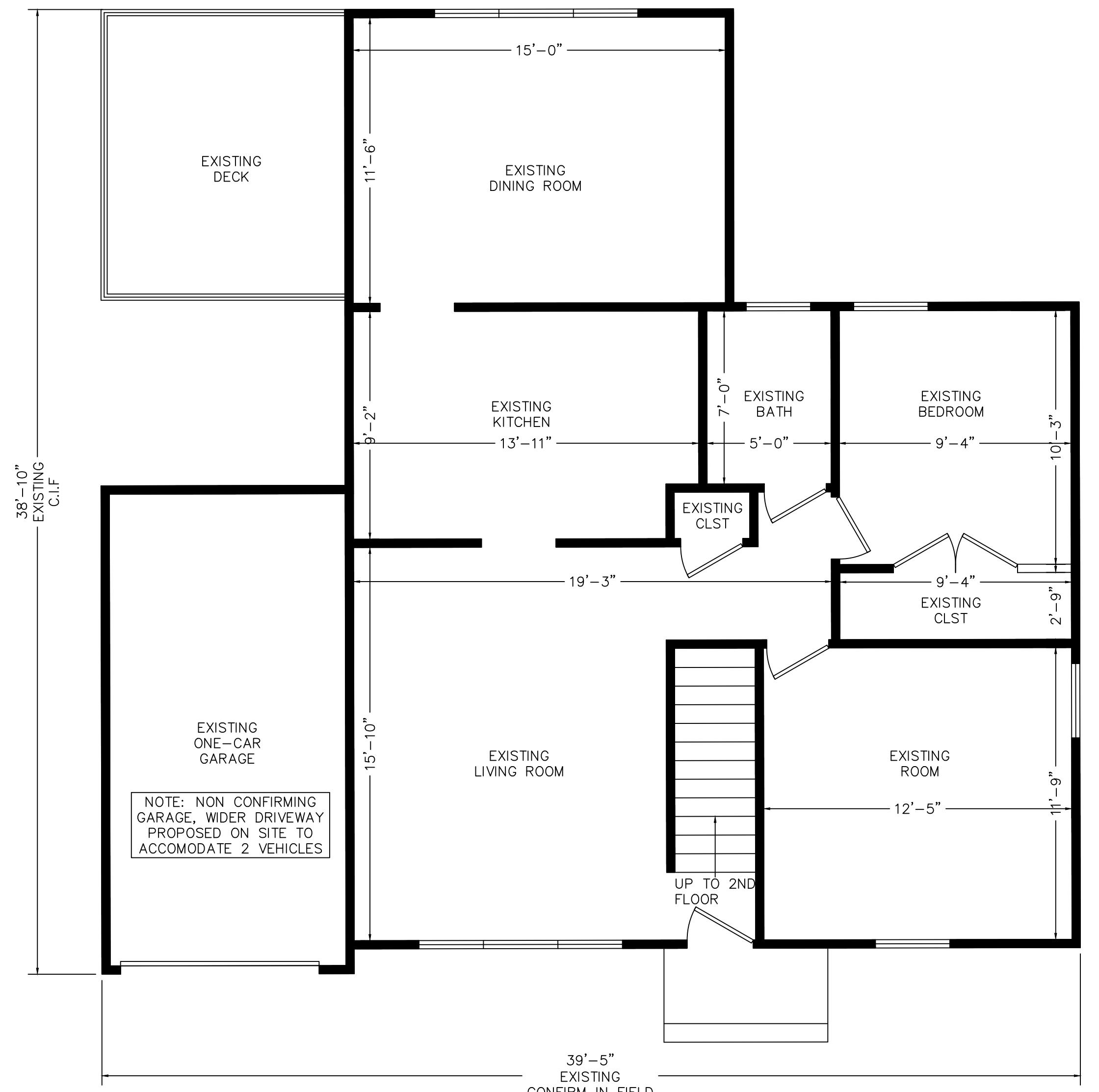
2. NOTCHES IN JOISTS, RAFTERS AND BEAMS (NOT LAM BEAMS) SHALL NOT EXCEED 1/6TH THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3RD OF THE SPAN.

3. HOLES BORED OR CUT INTO JOISTS, RAFTERS OR BEAMS (NOT LAM BEAMS) SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER. THE DIAMETER OF THE HOLE IN JOISTS SHALL NOT EXCEED 1/3RD THE DEPTH OF THE MEMBER.

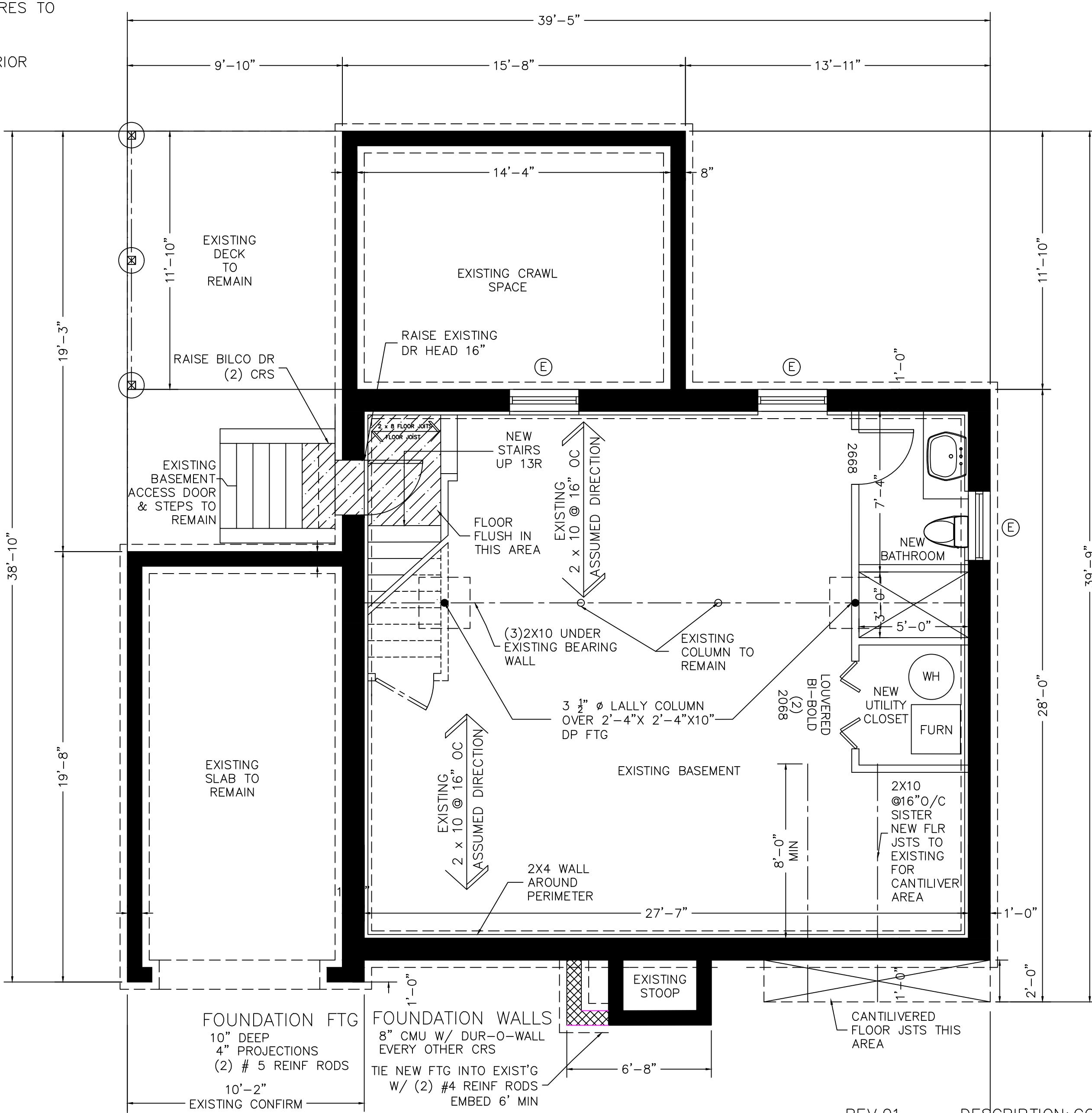
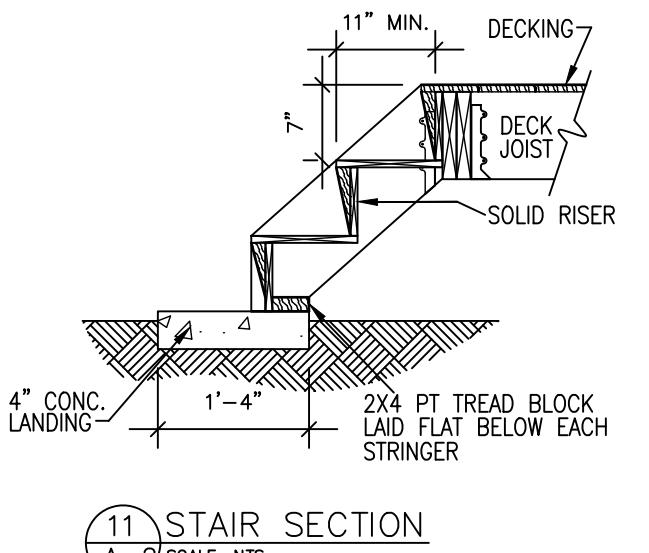
4. DO NOT DRILL OR NOTCH LAMINATED BEAMS (PARALLAM, MICRO-LAM ETC.) UNLESS IT ADHERES TO

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

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.



1/4"=1'-0"



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. WANHOUSE, R.A., P.P.
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 AS NOTED	DATE 23JUNE25	PROJECT NO. 24-044
Robert Wanhouse /				DRAWING NO. A100 REGISTERED ARCHITECT NJRA #09553

SOIL BEARING VALUES / FOUNDATIONS

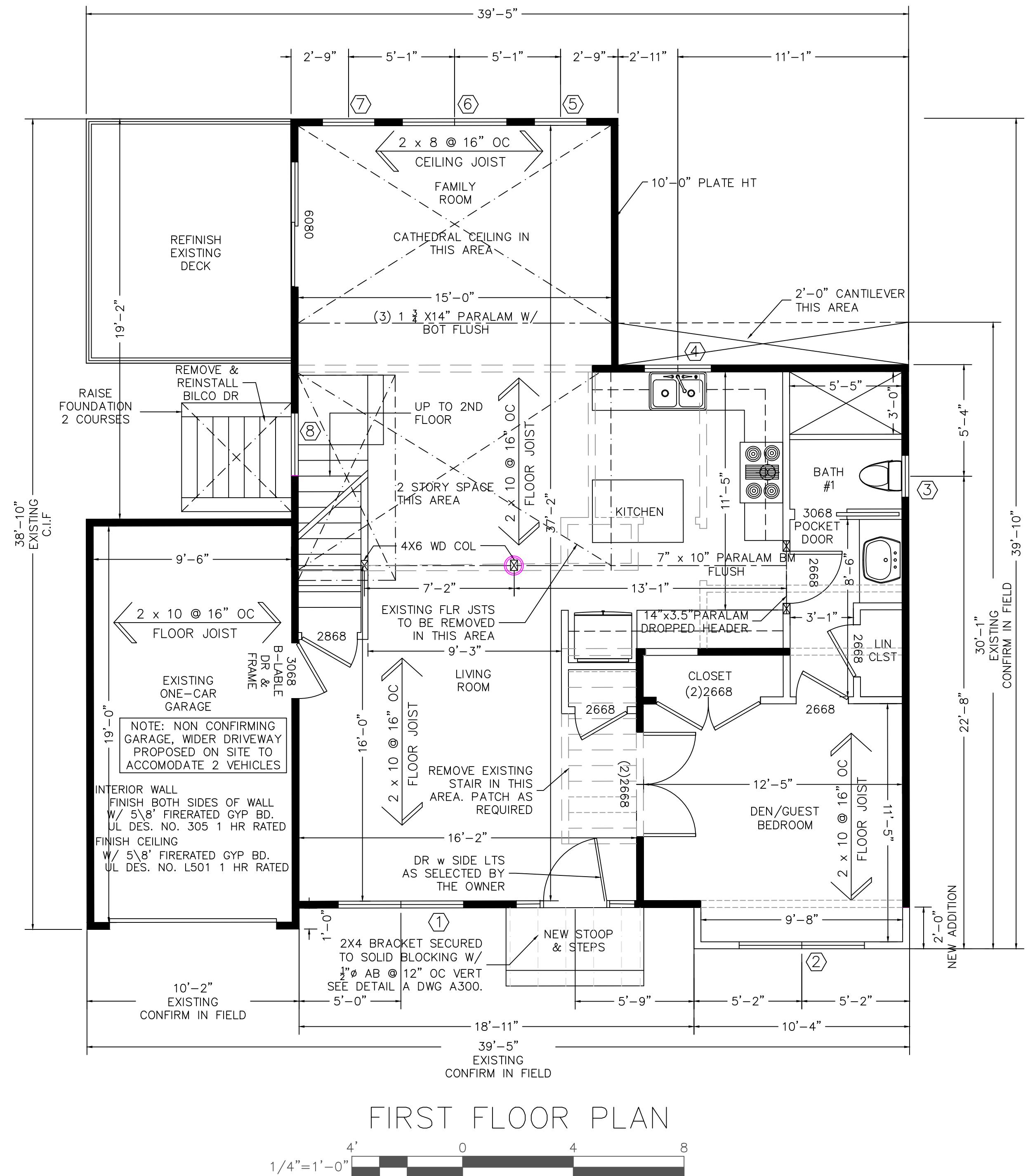
- FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL, SIZED PER DRAWINGS, MIN. 3'-0" BELOW GRADE UNLESS OTHERWISE NOTED.
- FOOTINGS SHOWN ON THESE DRAWINGS HAVE A MINIMUM SOIL BEARING CAPACITY OF 2500 PSF. IF UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION (I.E. WATER, STUMPS, OR TRASH) NOTIFY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

NOTES (ALL TRADES)

- FIRESTOPPING SHALL BE PROVIDED WHERE REQUIRED BY IRC SECTION R-502.12 DRAFTSTOPPING SHALL BE PROVIDED WHERE REQUIRED BY IRC SECTION R-502.13
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- DO NOT DRILL OR NOTCH LAMINATED BEAMS (PARALLAM, MICRO-LAM ETC.) UNLESS IT ADHERES TO THE MANUFACTURES GUIDELINES AND SPECIFICATIONS.
- 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.

FINISHES

- 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").
- FLOOR FINISHES TO BE OF MATERIAL AS SHOWN ON DRAWINGS. COLOR, PATTERN ETC. AS SELECTED BY OWNER.
- 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.



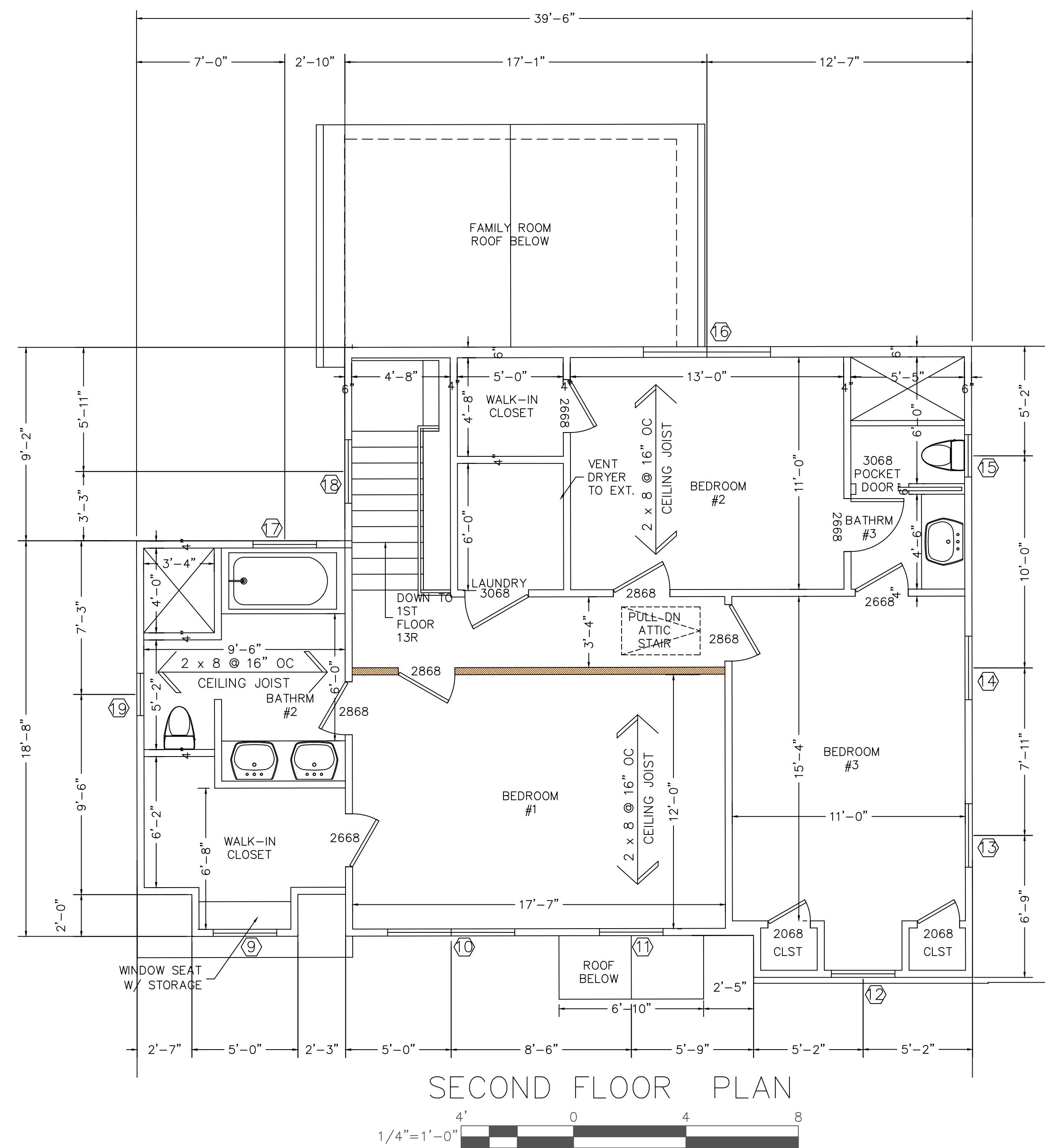
...NOTES & CONSIDERATIONS:

FINISHES

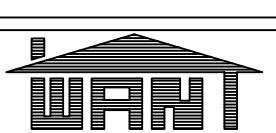
1. DRYWALL TO BE 1/2" WITH TAPERED EDGES, EXCEPT WHERE NOTED OTHERWISE, TAPE AND SPACKLE TO RECEIVE FINISH. ALL DRYWALL AROUND TUBS AND SHOWERS TO BE WATER RESISTANT ("GREENBOARD").
2. FLOOR FINISHES TO BE OF MATERIAL AS SHOWN ON DRAWINGS. COLOR, PATTERN ETC. AS SELECTED BY OWNER.
3. PROVIDE CEMENT, 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



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FIRST FLOOR PLAN
SECOND FRAMING 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, PROJECTION A MINIMUM OF 3' FROM WALL, AND LADDER RUNGS NOT MORE THAN 18"O.C. VERTICALLY) SHALL BE PERMITTED TO ENROACH 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

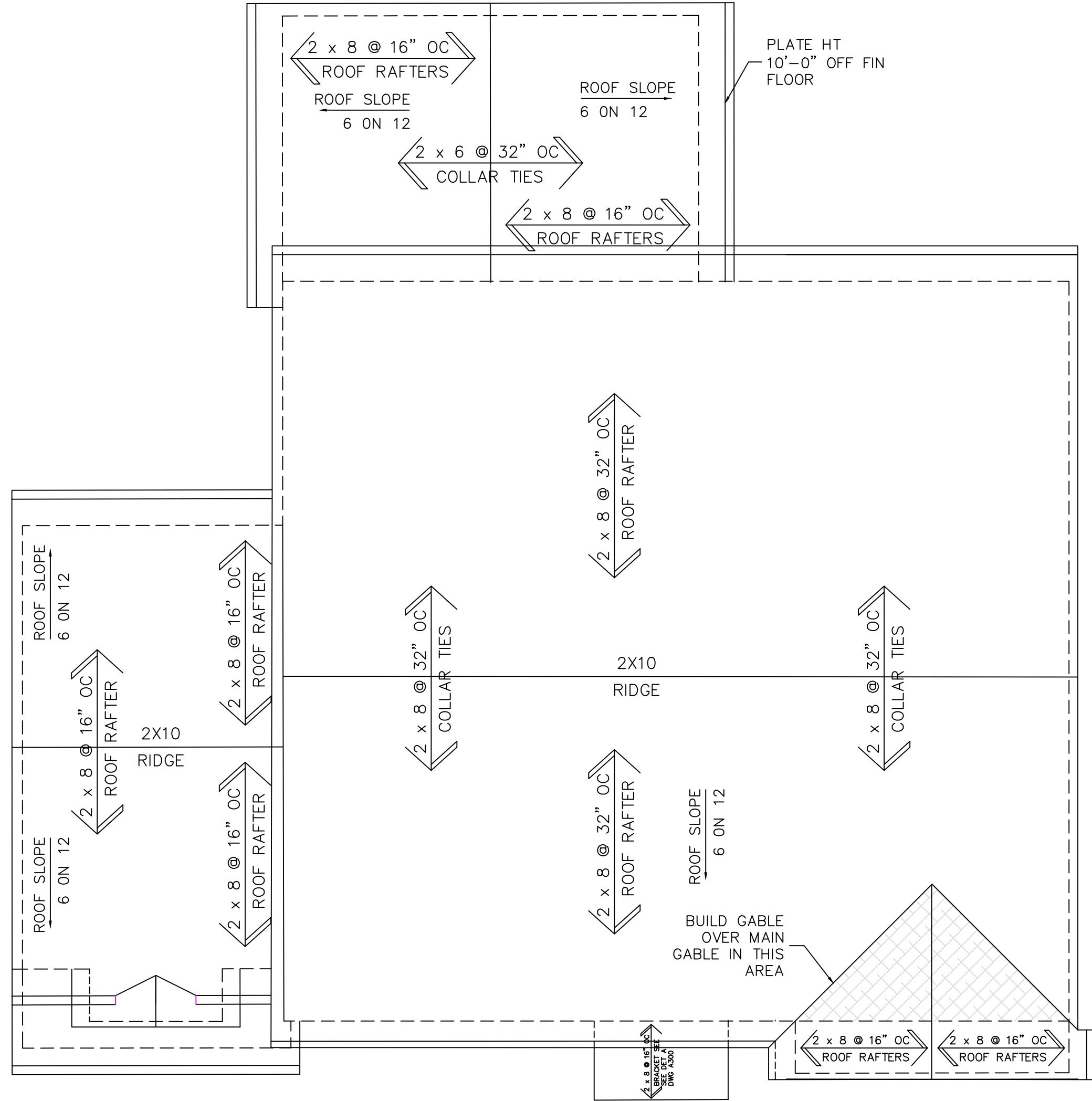
1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
2. STAIRS WITH A TOTAL RISE OF 30 INCHES OR MORE ABOVE GRADE OR FLOOR SURFACE SHALL HAVE A GUARD NOT LESS THAN 34 INCHES ON ANY OPEN SIDE MEASURED VERTICALLY 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

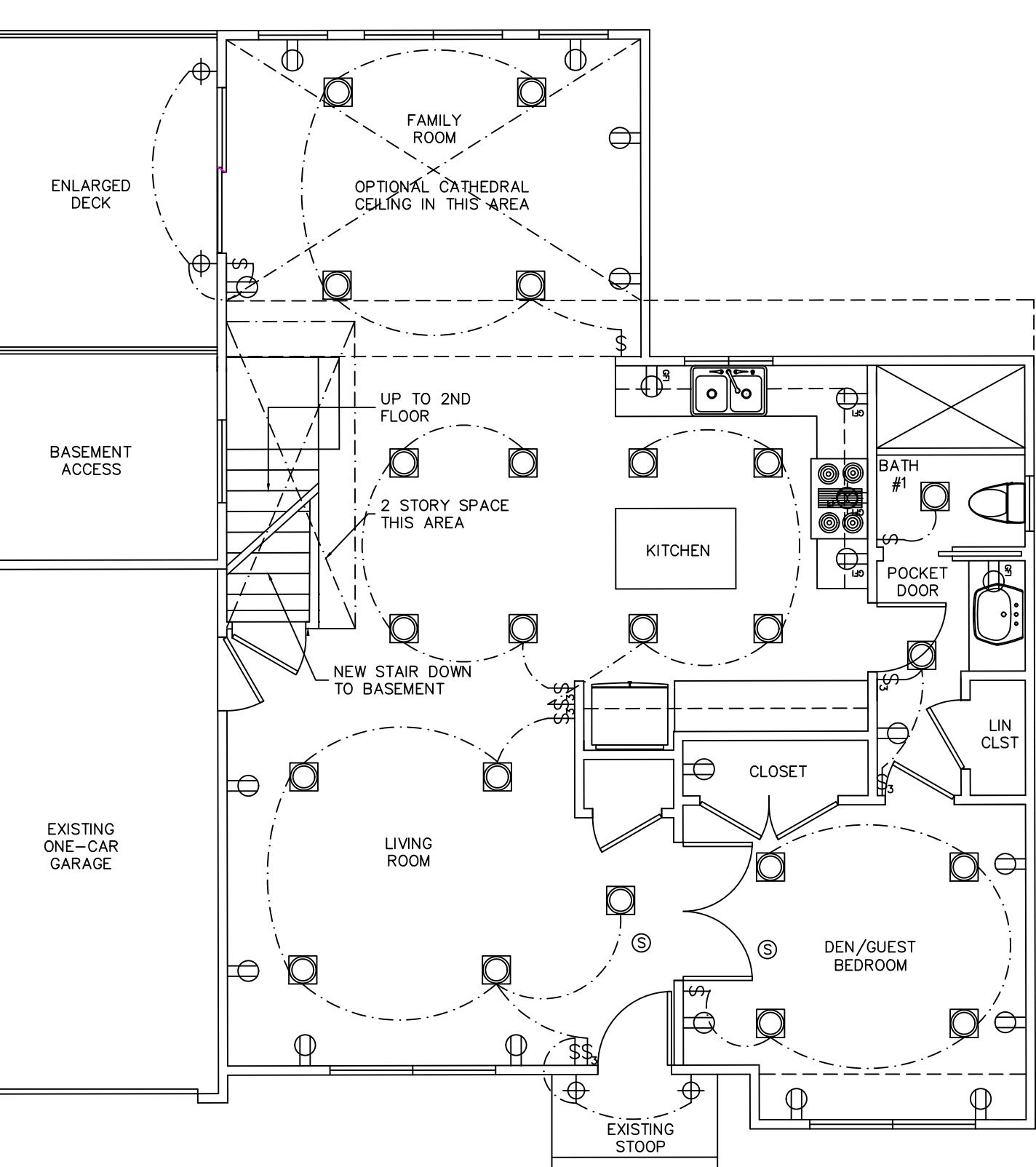
1. CROSS VENTILATION TO BE PROVIDED BY SOFFIT VENTING, RIDGE VENTS AND/OR GABLE VENTS AS INDICATED ON DRAWINGS. OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, OR EQUIVALENT, WITH LEAST DIMENSION BEING 1/8 INCH. THE NET FREE VENTILATING AREA SHALL BE 1 TO 300 OF THE AREA OF SPACE VENTILATED, 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.

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

REV.01 DESCRIPTION: COMMENTS RESPONSE
 DATE: 2/25/25
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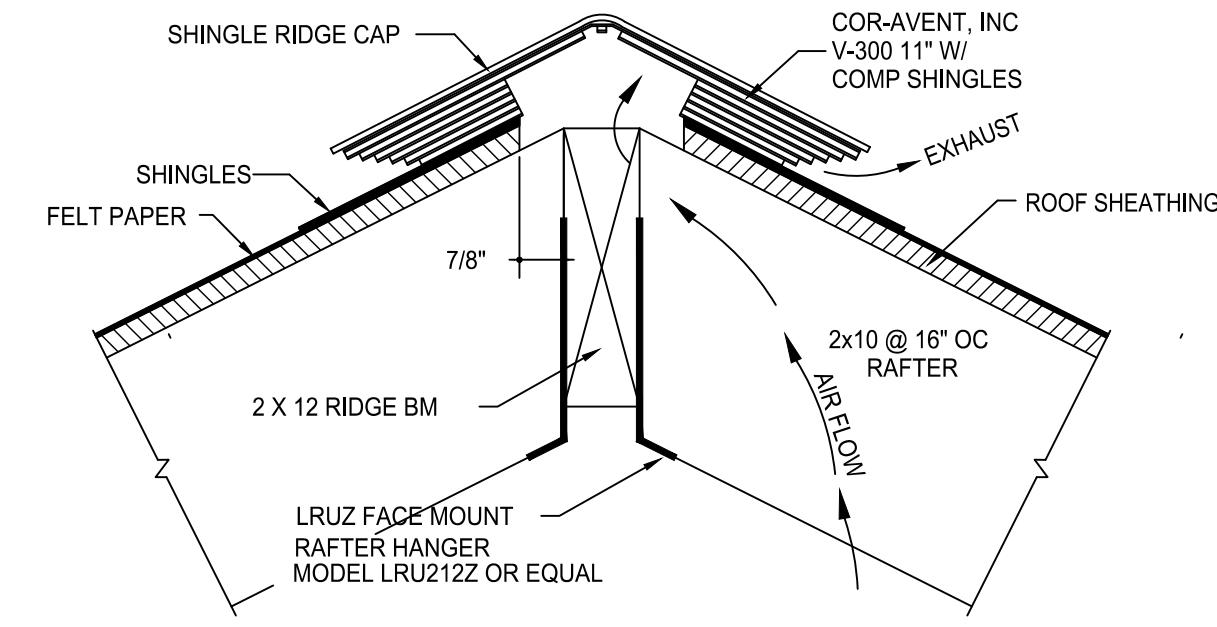
ROOF FRAMING PLAN



FIRST 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. PROVIDE CONDUIT (MIN 1/2" DIA.) WHERE REQUIRED. HOMERUN CIRCUITS MORE THAN 75' FROM PANELBOX SHALL BE NO. 10 AWG, OR LARGER AS REQUIRED.
6. 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.
7. ALL RECEPTACLES LOCATED IN THE KITCHEN SHALL BE G.F.C.I. PROTECTED.
8. CIRCUIT THE LIGHTING AND RECEPTACLES ON DIFFERENT CIRCUITS SO THAT EACH SPACE CONTAINS PARTS OF AT LEAST TWO CIRCUITS.
9. PROVIDE A MAXIMUM OF 12 CONVENIENCE OUTLETS ON ANY ONE 20 AMP CIRCUIT MAXIMUM 9 ON ANY 15 AMP CIRCUIT.
10. 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.
11. ALL LIGHTING FIXTURE SELECTIONS AND FINAL LOCATIONS TO BE BY OWNER/BUILDER.
12. 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.
13. ELECTRIC SERVICE TO BE GROUNDED IN ACCORDANCE WITH APPLICABLE CODES AFTER CIRCUITS HAVE BEEN COMPLETED.
14. 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.



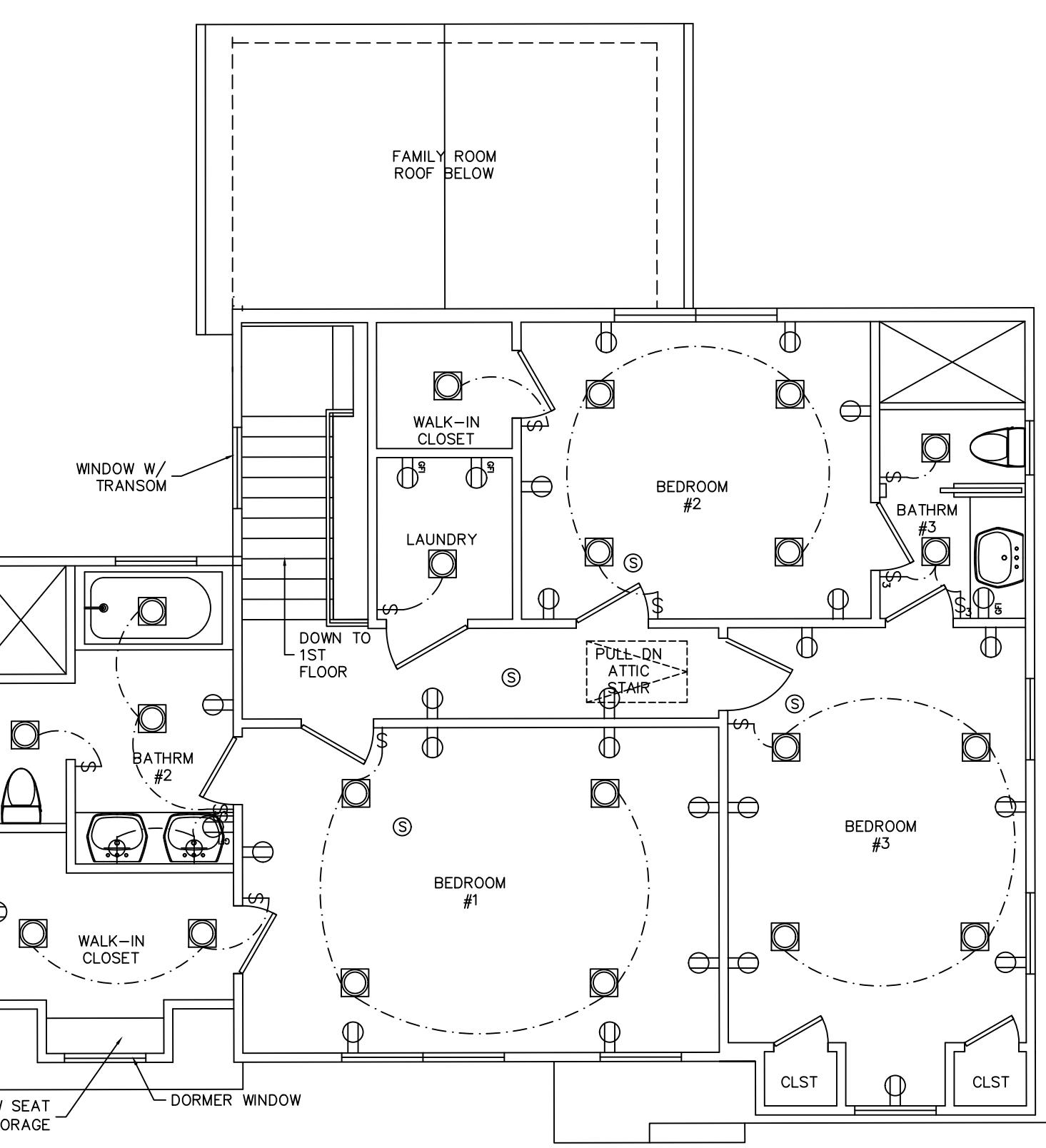
RIDGE VENT

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.



SECOND FLOOR POWER PLAN

REV.01 DESCRIPTION: COMMENTS RESPONSE
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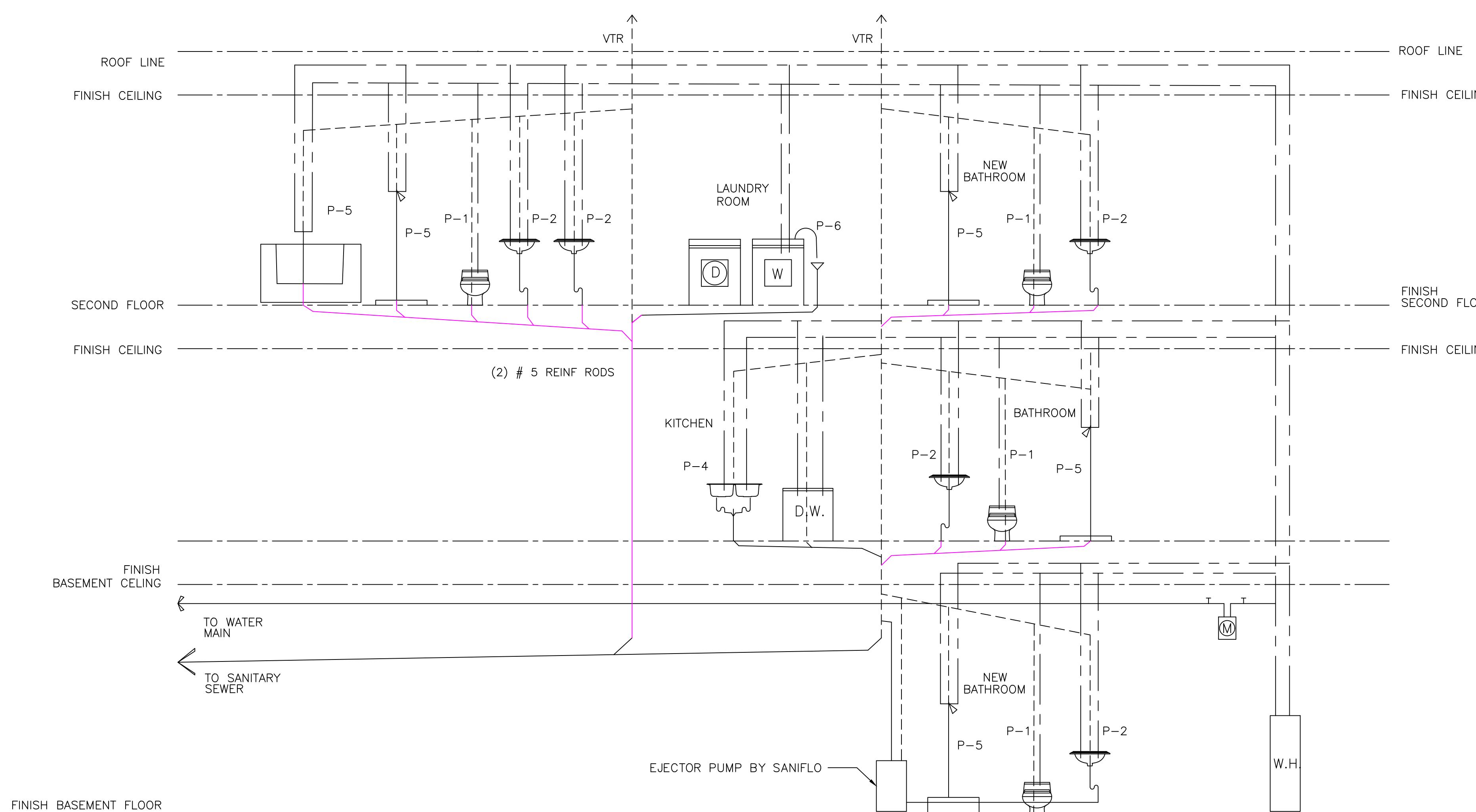
ROOF FRAMING PLAN
DETAILS
ELECTRICAL PLANS

DRAWN CHECKED	GV RCW	SCALE AS NOTED DATE 23JUNE 25
Robert Wanhouse		PROJECT NO. 24-044
		DRAWING NO. A300

REGISTERED ARCHITECT
NJRA #09553

ELECTRICAL SYMBOLS

- S SINGLE POLE SWITCH
- S₃ THREE WAY SWITCH
- (S) SMOKE DETECTOR
- (F) EXHAUST FAN
- (L) WALL MOUNTED LIGHT FIXTURE
- (R) RECESSED LIGHT FIXTURE
- (R) 20A-125V DUPLEX RECEPTACLE



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 RISER DIAGRAM

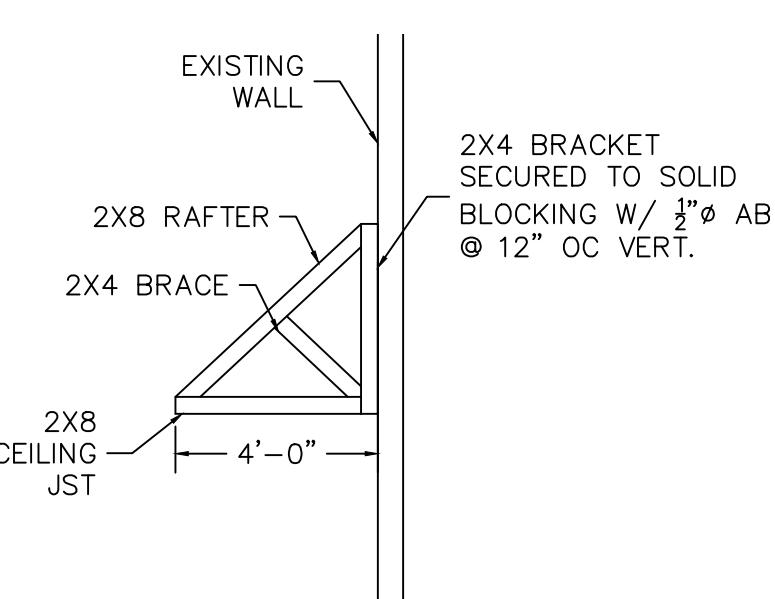
PLUMBING PIPING SYMBOLS

— — — — —	COLD WATER SUPPLY
— — — — —	HOT WATER SUPPLY
— — — — —	WASTE
— — — — —	VENT
— — — — —	GAS

PLUMBING FIXTURE SCHEDULE

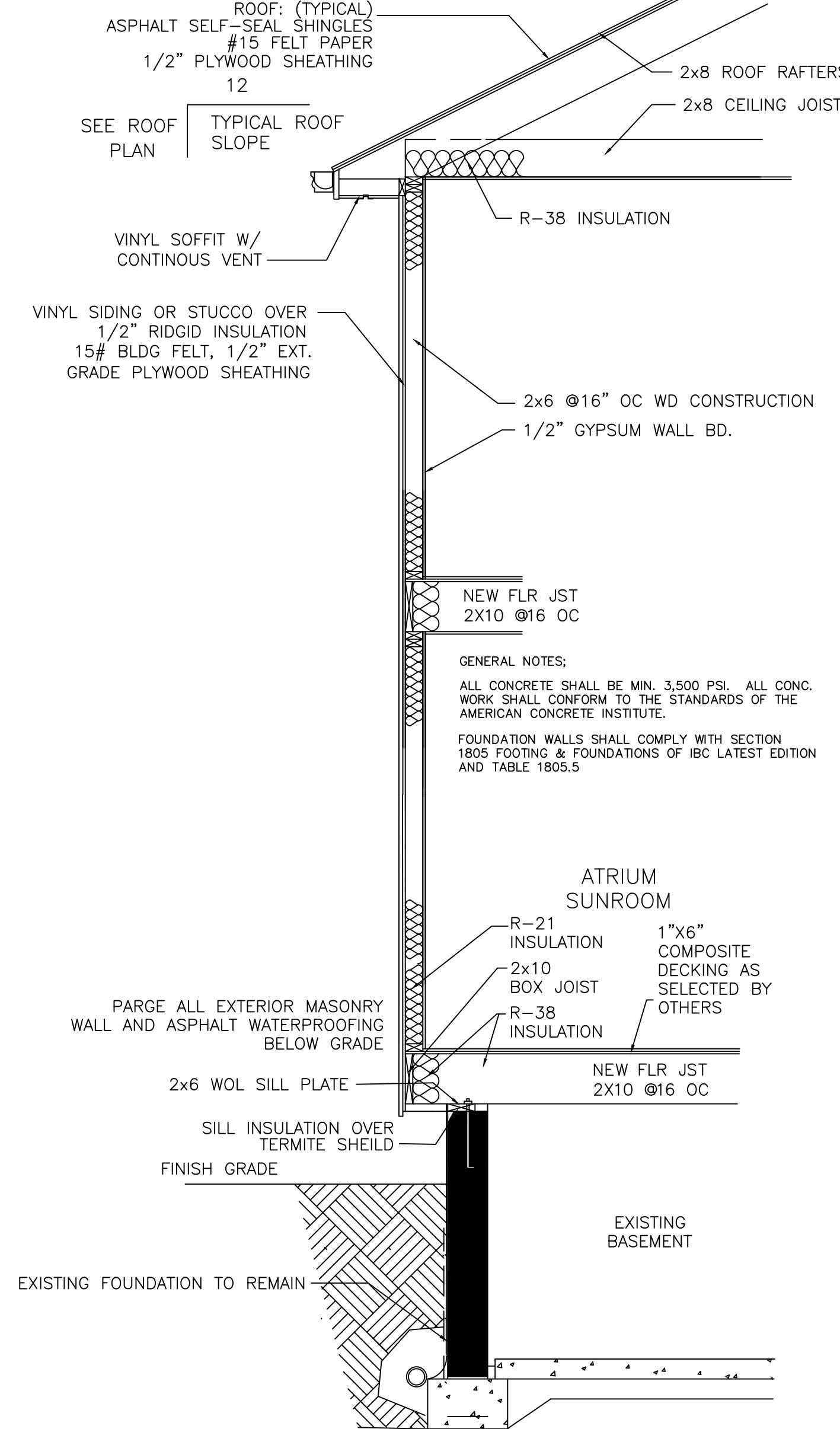
PLAN No	FIXTURE	SIZE				No. OF FIXTURES
		WASTE	VENT	TRAP	CW	
P-1	TOILET	3"	2"		1/2"	1
P-2	LABORATORY	1 1/2"	1 1/2"	1 1/2"	1/2"	5
P-3	INDIRECT DRAIN	2"	1 1/2"		1/2"	1
P-4	SINK	1 1/2"	1 1/2"	1 1/2"	1/2"	1
P-5	SHOWER	2"	1 1/2"	1 1/2"	1/2"	4
P-6	SPA TUB	2"	1 1/2"		1/2"	1
P-7	SANIFLO TOILET	AS PER MANUFACTURER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

NOTE: CONTRACTOR TO CONFIRM PIPING REQUIREMENTS FOR SELECTED SPA TUB



DETAIL A

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



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

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. WANHOUSE, 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 AS NOTED	DATE 23JUNE25
Robert Wanhouse	/	PROJECT NO.	24-044
		DRAWING NO.	A400
		REGISTERED ARCHITECT	NJRA #09553