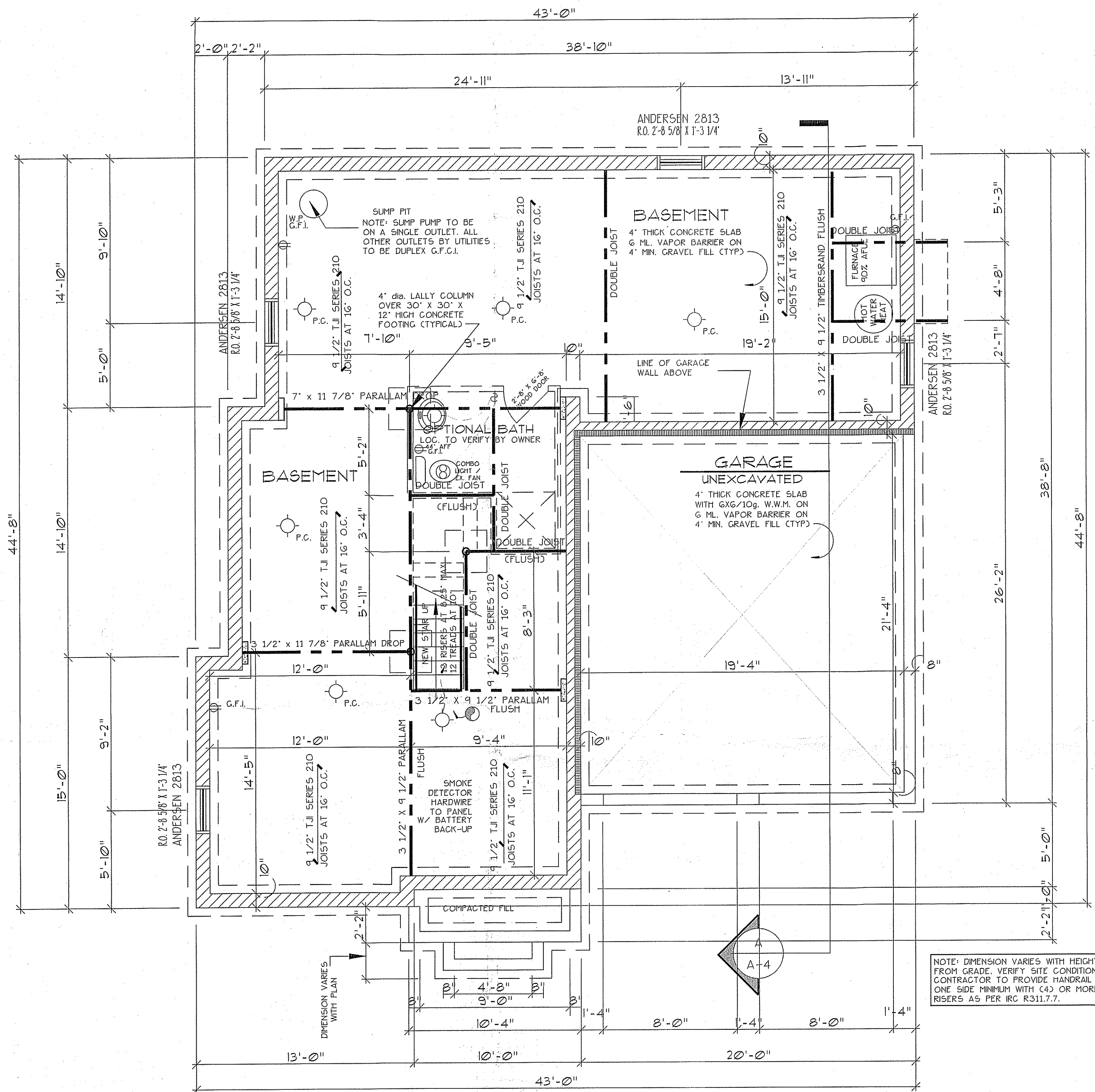
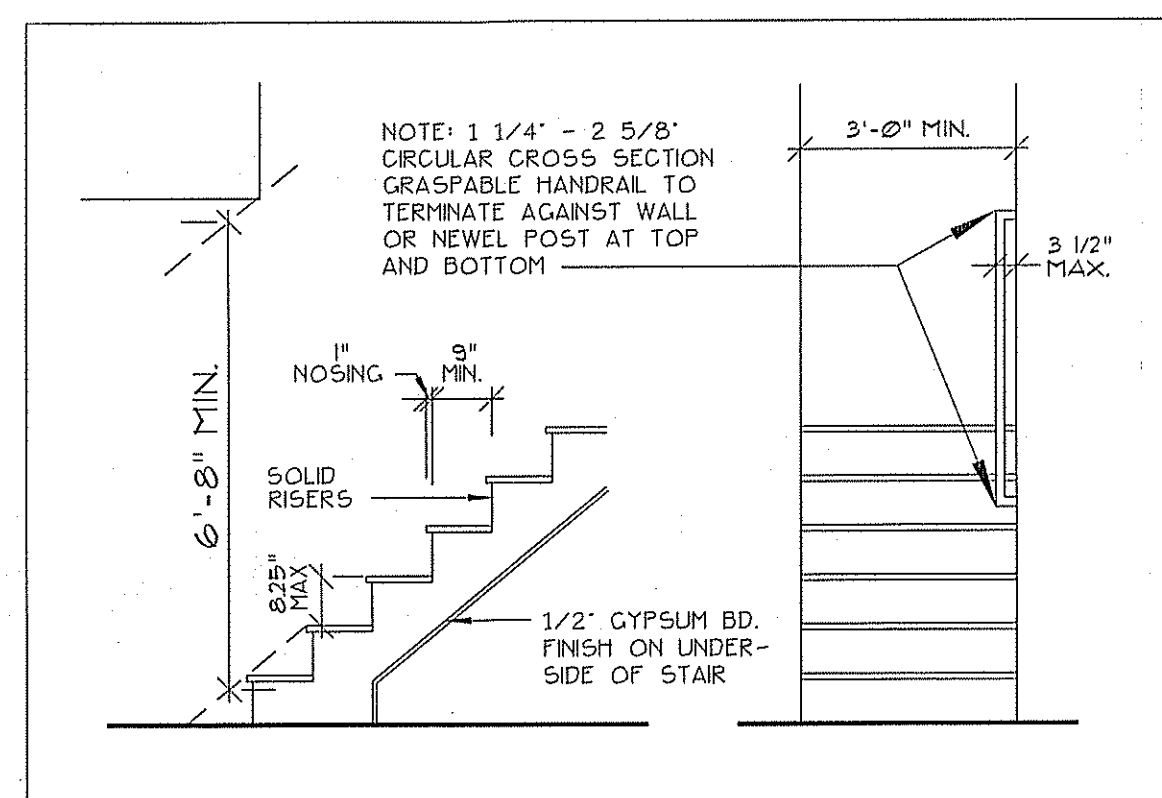
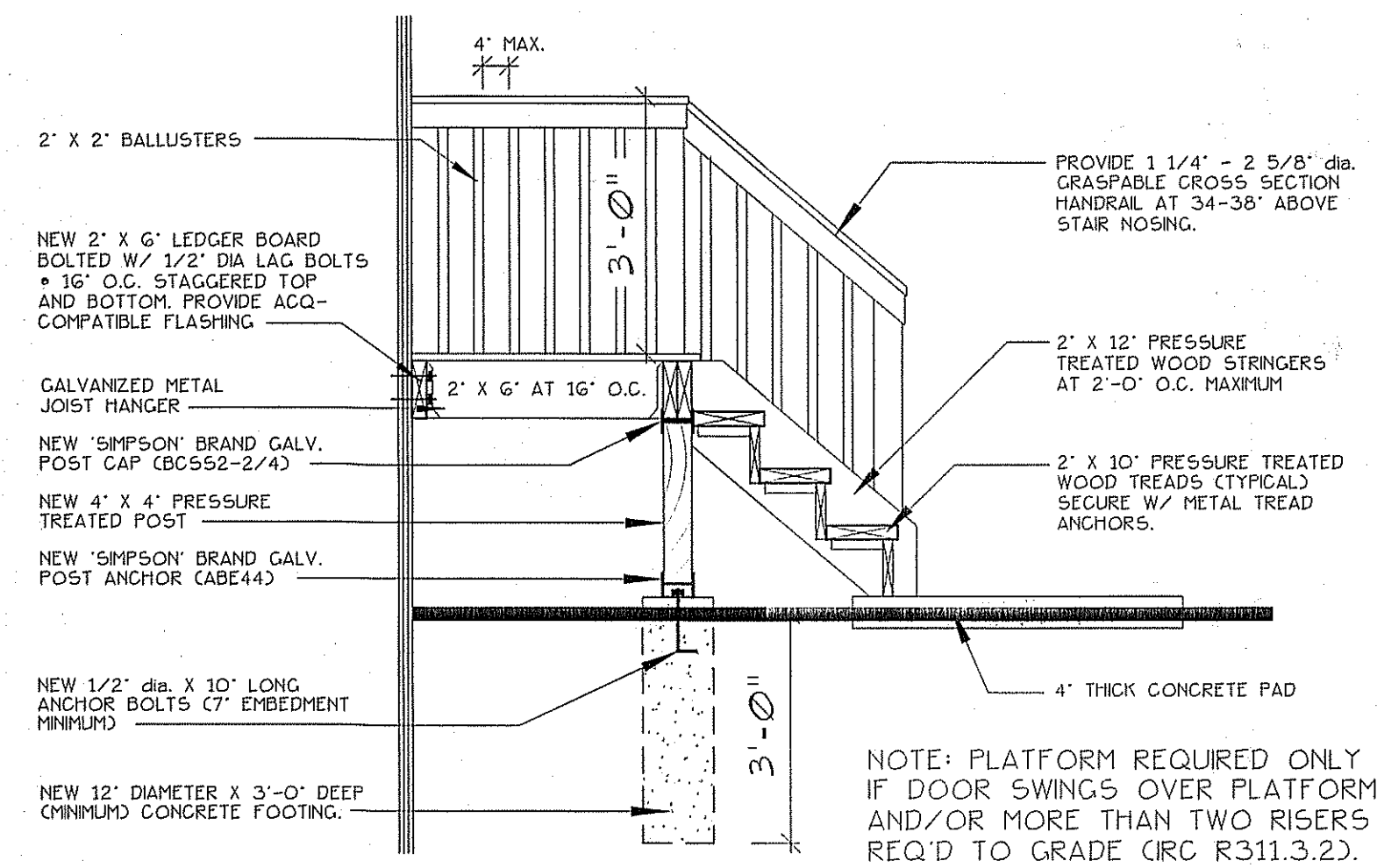




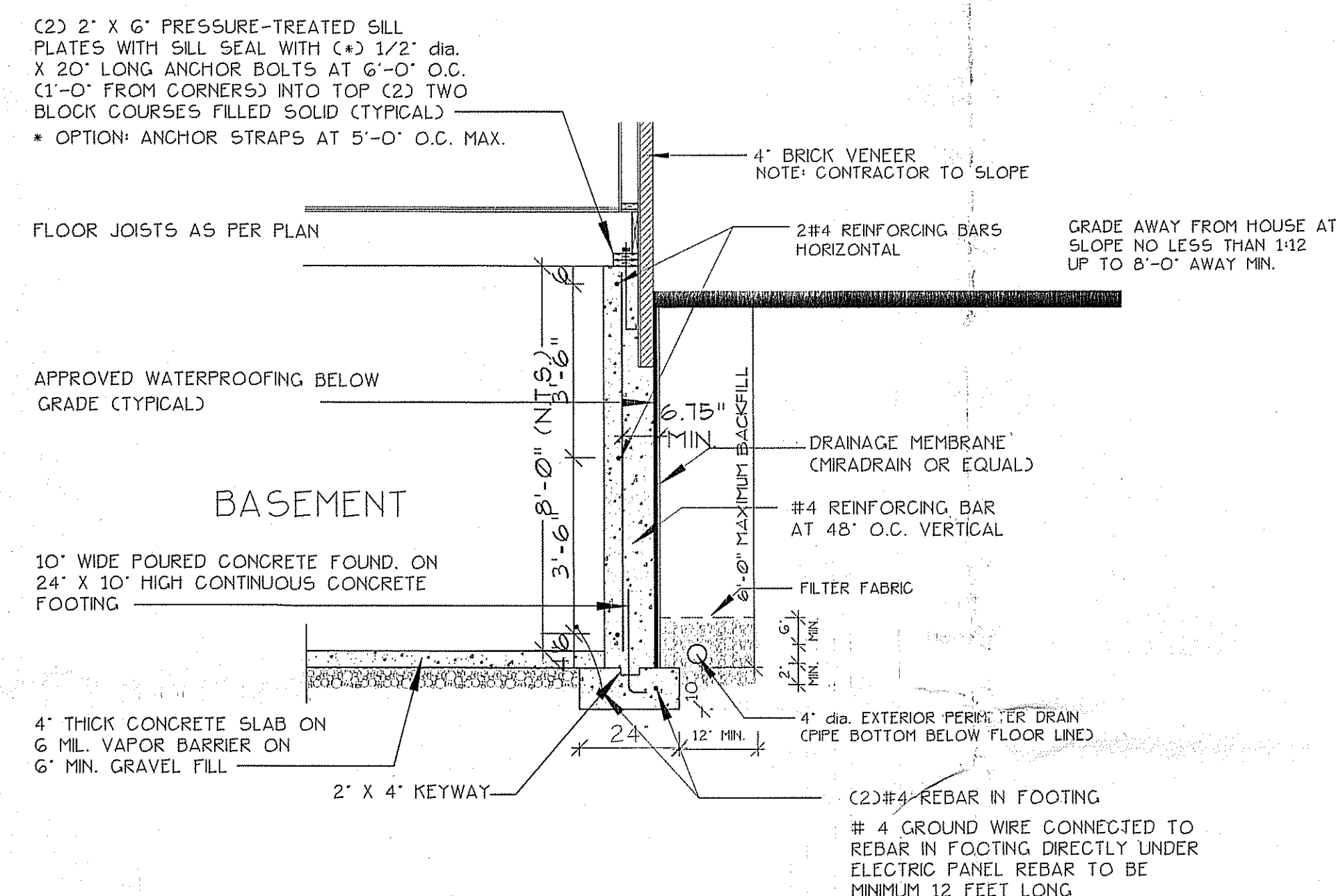
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



STAIR REQUIREMENTS
NOT TO SCALE



TEMPORARY STEP DETAIL
NOT TO SCALE



POURED CONCRETE 8'-0" HIGH
FOUNDATION DETAIL WITH BRICK SHELF
NOT TO SCALE

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH NEW JERSEY UNIFORM CONSTRUCTION CODE.
- CONTRACTOR TO INSPECT AND VERIFY ALL SITE CONDITIONS.
- ALL FOOTINGS TO BEAR ON VIRGIN SOIL.
- SOIL BEARING CAPACITY ASSUMED TO BE TWO (2) TONS IF SOIL ENCOUNTERED IS LESS. NOTIFY ARCHITECT.
- ALL BELOW GRADE BLOCK IS TO BE HOLLOW CORE LOAD BEARING TYPE FOR BELOW GRADE CONSTRUCTION.
- STEPPED FOOTINGS, WHERE NECESSARY, SHALL BE STEPPED AT A RATIO OF ONE VERTICAL BLOCK FOR EVERY TWO HORIZONTAL BLOCKS (MINIMUM).
- CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
- DUR-O-WALL TRUSS-TYPE REINFORCING TO BE USED EVERY OTHER BLOCK COURSE (BELOW GRADE).
- ALL FRAMING LUMBER TO BE NO. 2 DOUGLAS FIR OR SOUTHERN PINE MINIMUM Fb=1250 PSI.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. ALL FLOOR AND ROOF OPENINGS TO BE BOXED WITH DOUBLE JOISTS HEADERS.
- ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE R602.3(1).
- ELECTRICAL LAYOUT IS SCHEMATIC AND SHALL BE INSTALLED AS PER N.J.A.C. 5:23-3.5.
- PLUMBING TO BE INSTALLED AS PER N.J.A.C. 5:23-3.6.
- THESE PLANS COMPLY WITH NEW JERSEY'S ENERGY SUB-CODE.
- CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
- PROVIDE STEEL LINTELS OVER ALL BRICK OPENINGS (WHERE REQUIRED) LINTELS TO BE 3 1/2" X 3 1/2" X 1/4" UNLESS OTHERWISE NOTED.
- ALL WOOD TO BE USED FOR EXTERIOR DECKING TO BE PRESSURE-TREATED.
- CONTRACTOR IS TO BE RESPONSIBLE FOR GETTING ALL REQUIRED BUILDING PERMITS, FEES, AND INSPECTIONS.
- SMOKE DETECTORS TO BE HARDWIRED SO THAT IF ONE DETECTOR SIGNALS, ALL WILL SIGNAL. ALL DETECTORS TO HAVE BATTERY BACK-UP SYSTEM.
- IF FUEL-BURNING APPLIANCES ARE TO BE USED, PROVIDE EITHER HARDWIRED OR PLUG-IN TYPE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF THE SLEEPING ROOMS.
- ALL HEADERS ABOVE OPENING ARE TO BE (2) 2" X 10" UNLESS OTHERWISE NOTED.
- PROVIDE MOISTURE RESISTANT (GREEN BOARD) GYPSUM BOARD IN TUB/SHOWER AREAS.
- ALL METAL HANGERS AND ANCHOR BOLTS ATTACHED TO PRESSURE-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED.
- FIREPLACE TO DRAW COMBUSTION AIR FROM EXTERIOR.

FOR PLANNING BOARD
OR BOARD OF ADJUSTMENT
ONLY. NOT TO BE USED
FOR CONSTRUCTION PERMIT.

THIS PLAN MEETS NEW JERSEY ENERGY
CODE PER BULLETIN '22-1'. COMPLIANCE
WITH RESCHECK SOFTWARE.

N.J.U.C.C. REQUIREMENTS
2021 INTERNATIONAL RESIDENTIAL CODE
NEW JERSEY EDITION

USE GROUP R-5
CONSTRUCTION TYPE 5B

WIND SPEED 115 MPH

EXPOSURE CATAGORY B

LIVE LOADS
FLOORS 40 PSF
BEDROOM FLOORS 30 PSF
ATTIC (ACCESSIBLE BY FIXED STAIR ONLY) 30 PSF
CEILINGS 20 PSF
ROOF 30 PSF
DECK/BALCONY 60 PSF

AREA 1st FL 1261 SF
2nd FL (INCLUDING OPEN AREAS) 1818 SF
TOTAL 3079 SF
OPEN AREAS 162 SF

COVERAGE (S.F. MAX.) 1850 SF

F.A.R. 1st FL 1261 SF
2nd FL (EXCLUDING OPEN AREAS) 1656 SF
GARAGE 440 SF
TOTAL = 3357 SF

VOLUME (ON CUBIC FEET) 54,802 SF

ADOPTED CODES AND STANDARDS - 2021
NEW JERSEY UNIFORM CONSTRUCTION CODE - NJAC 5:23

NJAC 5:23-3.12 - ELEVATOR SUBCODE - AMERICAN SOCIETY OF MECHANICAL ENGINEERS, INTERNATIONAL BUILDING CODE/2021, NJ EDITION, CHAPTER 35
NJAC 5:23-3.14 - BUILDING SUBCODE - INTERNATIONAL BUILDING CODE/2021 NJ EDITION
NJAC 5:23-3.15 - PLUMBING SUBCODE - NATIONAL STANDARD PLUMBING CODE/2021
NJAC 5:23-3.16 - ELECTRICAL SUBCODE - NATIONAL ELECTRICAL CODE (NFPA 70)/2020
NJAC 5:23-3.17 - FIRE PROTECTION SUBCODE - PORTIONS OF 5:23-3.14, 5:23-3.16, 5:23-3.20, 5:23-3.21, AND 5:23-3.22, AS DELINEATED IN 5:23-3.4
NJAC 5:23-3.18 - ENERGY SUBCODE - INTERNATIONAL ENERGY CONSERVATION CODE/2021
NJAC 5:23-3.20 - MECHANICAL SUBCODE - INTERNATIONAL MECHANICAL CODE/2021
NJAC 5:23-3.21 - ONE AND TWO FAMILY DWELLING SUBCODE - INTERNATIONAL RESIDENTIAL CODE/2021 NJ EDITION
NJAC 5:23-3.22 - FUEL GAS SUBCODE - INTERNATIONAL FUEL GAS CODE/2021
NJAC 5:23-6 - REHABILITATION SUBCODE - NJUCC, SUBCHAPTER 6
ICC A117.1-2017 - BARRIER-FREE SUBCODE - INTERNATIONAL BUILDING CODE/2021, NJ EDITION, CHAPTER 11, NJAC 5:23-7

FOUNDATION PLAN
GENERAL NOTES

DETAILS

A-1

Proposed Dwelling For:
PAGODA HOMES
10 BROAD AVENUE
BLOCK 593-D, LOT 1.01
EDISON, NEW JERSEY

10/26/23 JOB#: 2021/077

1 OF 2 D.T.
(908) 561-5560 ORIGINAL

ROGER C. WINKLE, AIA.
ARCHITECT

947 Park Avenue • Plainfield • NJ 07060 • FAX 561-5155

ROGER C. WINKLE - ARCHITECT

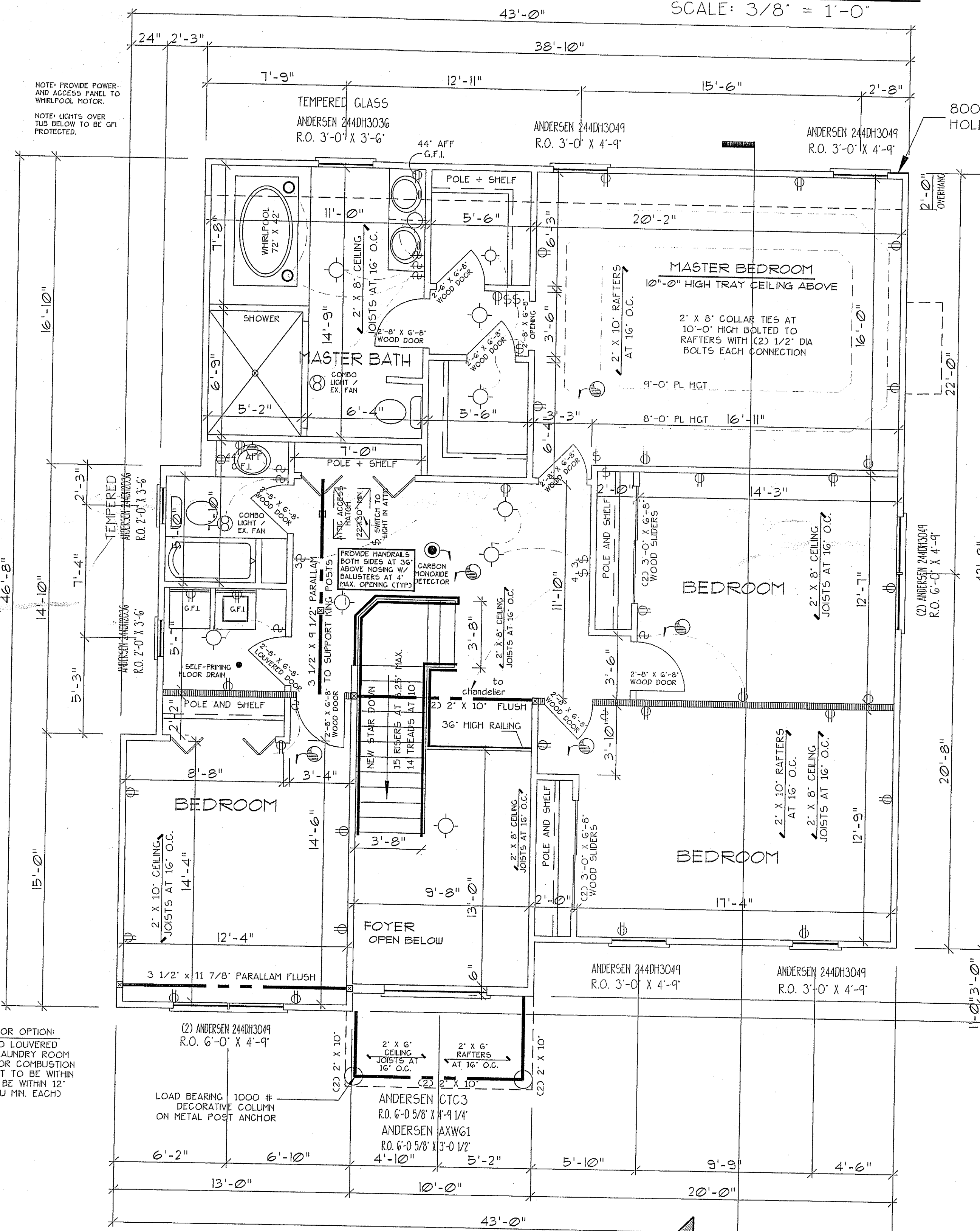
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Roger C. Winkle, AIA • N.J. LIC# 07971 • Architect
N.J. TIC# 019856 • PENN. LIC# RA-011695-B

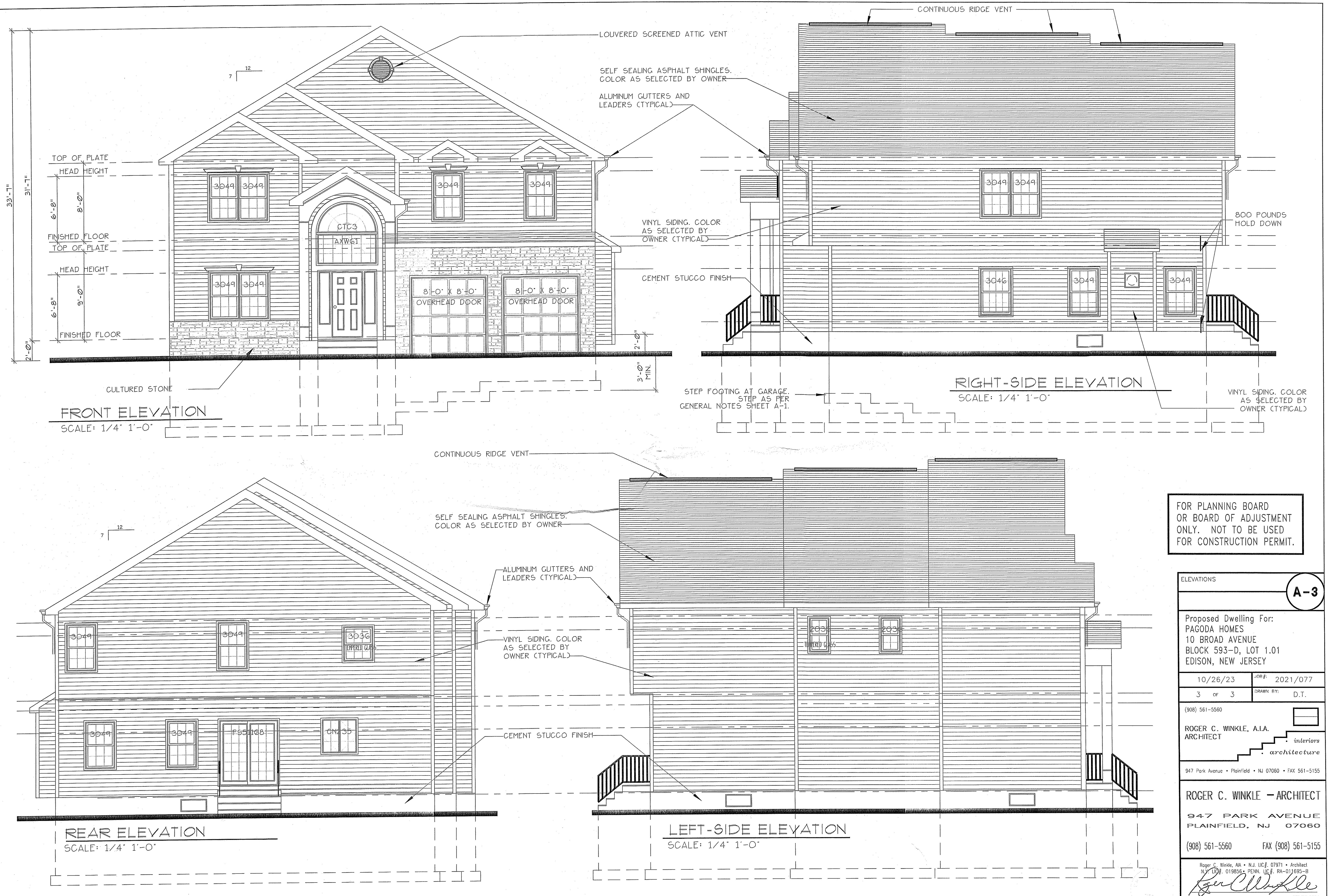
Signature of Roger C. Winkle

Genl C. W. Kline



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

Genl C. W. Kline



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ELEVATIONS		A-3
Proposed Dwelling For: PAGODA HOMES 10 BROAD AVENUE BLOCK 593-D, LOT 1.01 EDISON, NEW JERSEY		
10/26/23	JOB #:	2021/077
3 OF 3	DRAWN BY:	D.T.
(908) 561-5560		
ROGER C. WINKLE, A.I.A. ARCHITECT interiors architecture		
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ROGER C. WINKLE — ARCHITECT 947 PARK AVENUE PLAINFIELD, NJ 07060 (908) 561-5560 FAX (908) 561-5155		
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