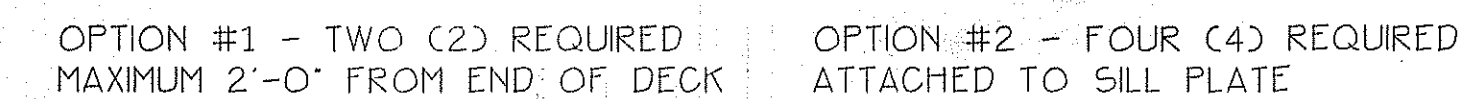
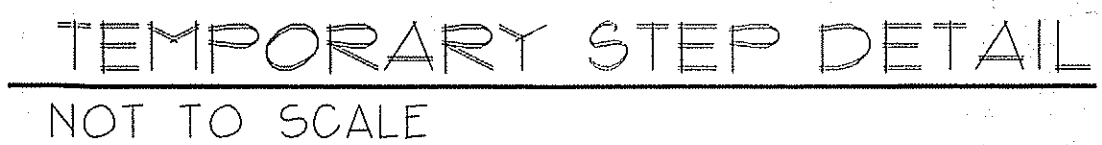


1. ALL WORK TO BE DONE IN ACCORDANCE WITH NEW JERSEY UNIFORM CONSTRUCTION CODE.
2. CONTRACTOR TO INSPECT AND VERIFY ALL SITE CONDITIONS.
3. ALL FOOTINGS TO BEAR ON VIRGIN SOIL.
4. SOIL BEARING CAPACITY ASSUMED TO BE TWO (2) TONS. IF SOIL ENCOUNTERED IS LESS, NOTIFY ARCHITECT.
5. ALL BELOW GRADE BLOCK IS TO BE HOLLOW CORE LOAD BEARING TYPE FOR BELOW GRADE CONSTRUCTION.
6. STEPPED FOOTINGS, WHERE NECESSARY, SHALL BE STEPPED AT A RATIO OF ONE VERTICAL BLOCK FOR EVERY TWO HORIZONTAL BLOCKS (MINIMUM).
7. CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
8. DUR-O-WALL TRUSS-TYPE REINFORCING TO BE USED EVERY OTHER BLOCK COURSE (BELOW GRADE).
9. ALL FRAMING LUMBER TO BE NO. 2 DOUGLAS FIR OR SOUTHERN PINE MINIMUM FIB MINIMUM PSI=1250 PSI.
10. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. ALL FLOOR AND ROOF OPENINGS TO BE BOXED WITH DOUBLE JOISTS HEADERS.
11. ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE R602.3(C1).
12. ELECTRICAL LAYOUT IS SCHEMATIC AND SHALL BE INSTALLED AS PER N.J.A.C. 5.23-3.16.
13. PLUMBING TO BE INSTALLED AS PER N.J.A.C. 5.23-3.15.
14. THESE PLANS COMPLY WITH NEW JERSEY'S ENERGY SUB-CODE.
15. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
16. 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.
17. ALL WOOD TO BE USED FOR EXTERIOR DECKING TO BE PRESSURE-TREATED.
18. CONTRACTOR IS TO BE RESPONSIBLE FOR GETTING ALL REQUIRED BUILDING PERMITS, FEES, AND INSPECTIONS.
19. SMOKE DETECTORS TO BE HARDWIRED SO THAT IF ONE DETECTOR SIGNALS, ALL WILL SIGNAL. ALL DETECTORS TO HAVE BATTERY BACK-UP SYSTEM.
20. 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.
21. ALL HEADERS ABOVE OPENING ARE TO BE (2) 2" X 10" UNLESS OTHERWISE NOTED.
22. PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN TUB/SOWER AREAS.
23. ALL METAL HANGERS AND ANCHOR BOLTS ATTACHED TO PRESSURE-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED (G-185 MINIMUM).
24. FIREPLACES TO DRAW COMBUSTION AIR FROM EXTERIOR. FIREPLACES IN SLEEPING AREAS TO BE SEALED / DIRECT VENT GAS FIREPLACES FOR BEDROOM USE, WHERE A FUEL-BURNING FIREPLACE IS LOCATED IN A BEDROOM OR ITS ATTACHED BATH, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
25. NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW-VOLTAGE LIGHTING. (PER NJ RC N1004.1 (R404.1))



NOT TO SCALE

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

USE GROUP	R-5
CONSTRUCTION TYPE	5B
LIVE LOADS	
FLOORS	40 PSF
BEDROOM FLOORS	30 PSF
ATTIC (ACCESSSED BY FIXED STAIR ONLY)	30 PSF
CEILINGS	20 PSF
ROOF	30 PSF
DECK	60 PSF
AREA	
1st FL	1421 SF
2nd FL (INCLUDING OPEN AREAS)	1743 SF
TOTAL	3164 SF
OPEN AREAS	152 SF
COVERAGE (S.F. MAX.)	
	1939 SF
F.A.R.	
1st FL	1421 SF
2nd FL (EXCLUDING OPEN AREAS)	1591 SF
GARAGE	404 SF
TOTAL	=3416 SF
	42.3 %
VOLUME (IN CUBIC FEET)	
	52,657 CF

ORIGINAL

FOUNDATION PLAN
GENERAL NOTES
DETAILS

Proposed Dwelling For:
PAGODA HOMES
12 BROAD AVENUE
BLOCK 593-D, LOT 1.02
EDISON, NEW JERSEY

10/26/23	JOB #: 2021/078
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1 OF 4 DRAWN BY: D.T.

(1988) 561-5560

ROGER C. WINKLE, A.I.A.
ARCHITECT

ARCHITECT . interiors
 . architecture

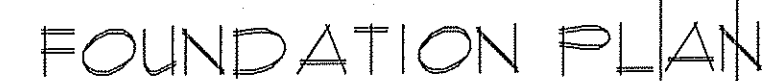
947 Park Avenue • Plainfield • NJ 07060 • FAX 561-5155

ROGER C. WINKLE - ARCHITECT

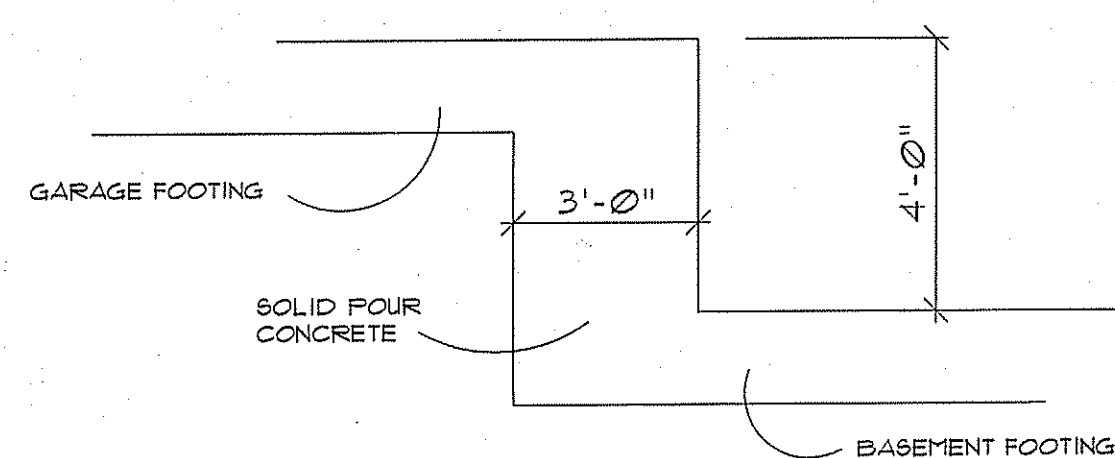
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N.Y. LIC # 019856 • PENN. LIC # RA-011695-B



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



DETAIL

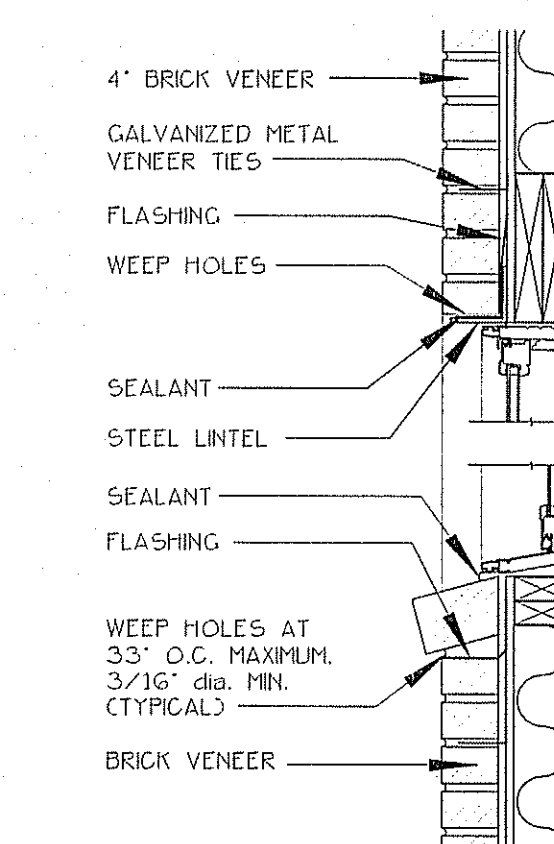
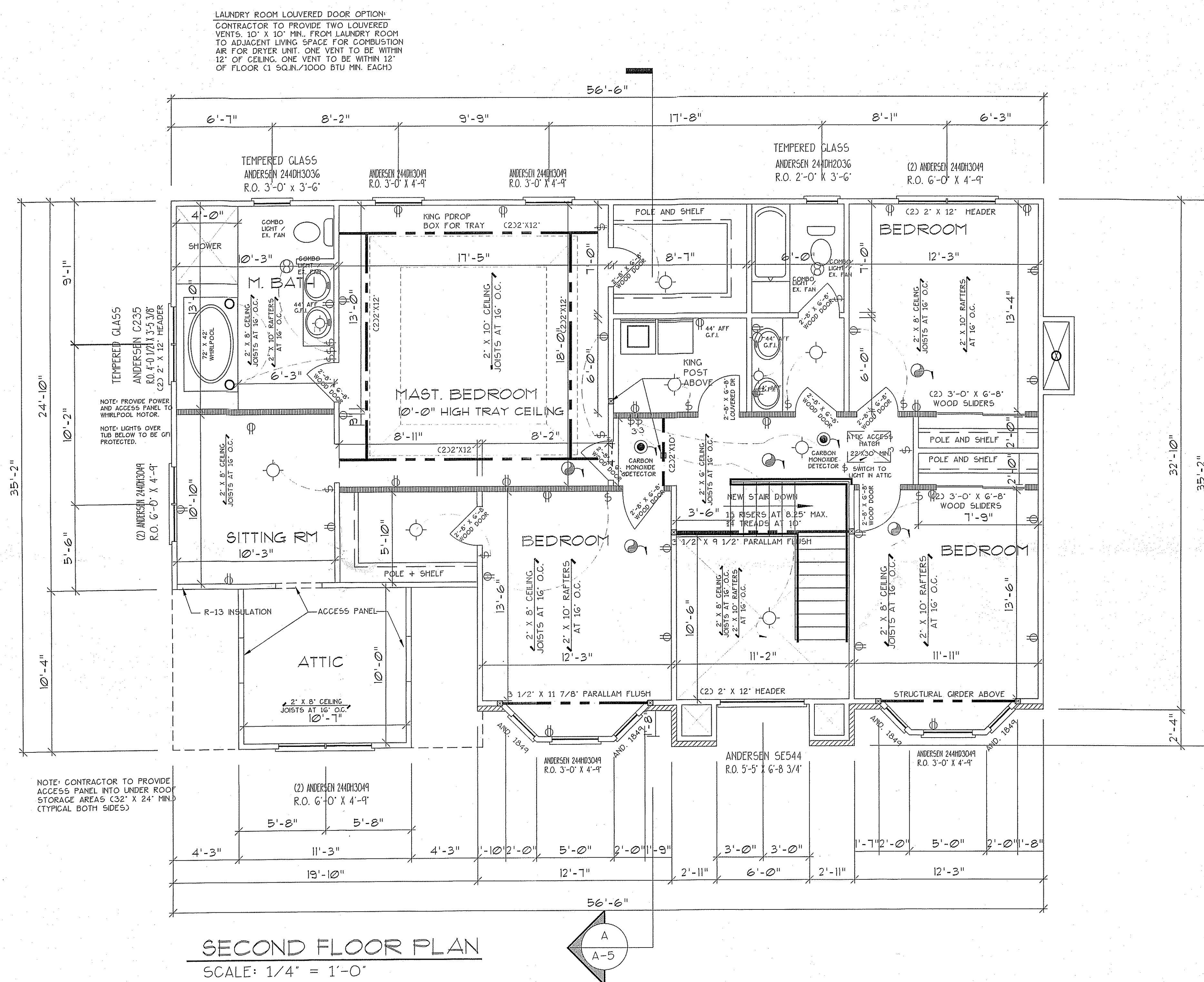
ALTERNATE TO STEP FOOTING AT GARAGE/BASEMENT

NOT TO SCALE

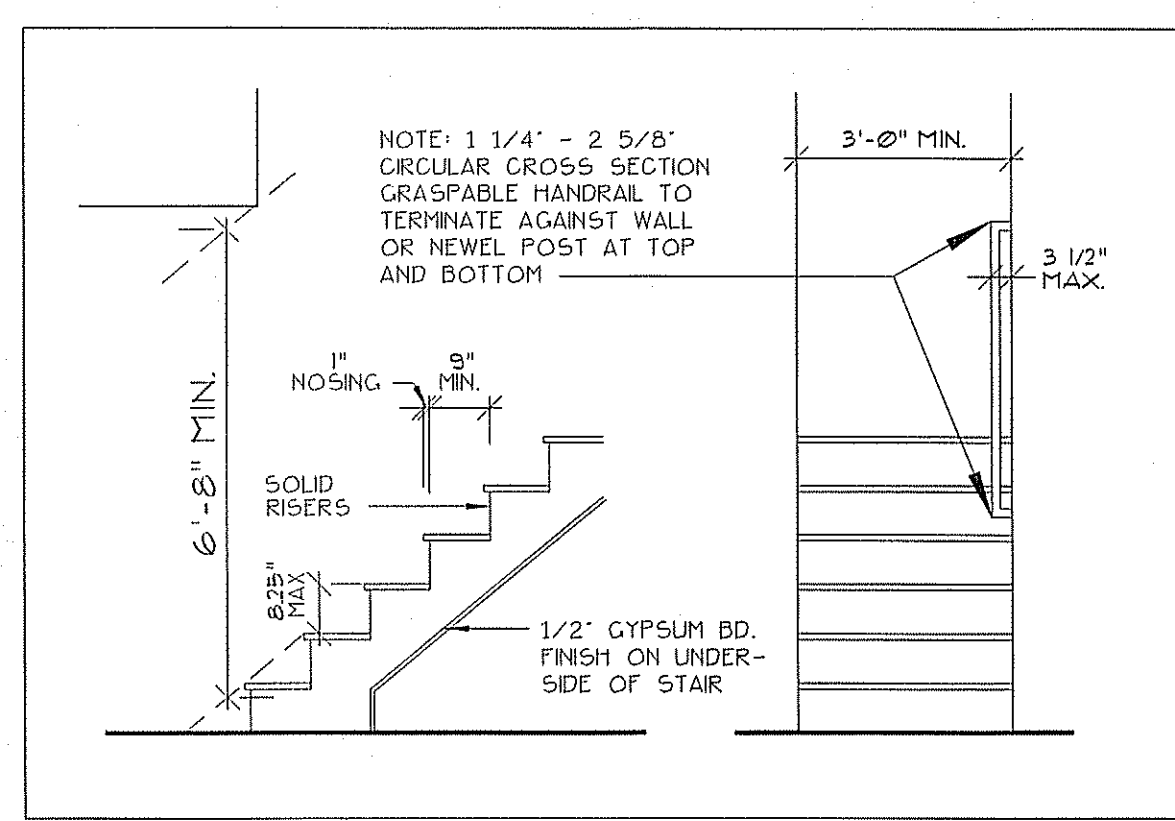
ADOPTED CODES AND STANDARDS - 2021
NEW JERSEY UNIFORM CONSTRUCTION CODE - NJAC 5:23

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	- LUMING SUBCODE - INTERNATIONAL BUILDING CODE/2021 NJ EDITION
NJAC 5:23-3.16	- ELECTRICAL SUBCODE - NATIONAL ELECTRICAL CODE (NFPA 70)/2020
NJAC 5:23-3.17	- FIRE PROTECTION SUBCODE - PORTIONS OF NFPA 101, 2020, 5:23-3.16, 5:23-3.18, 5:23-3.19, 5:23-3.20, 5:23-3.21, 5:23-3.22, 5:23-3.23, 5:23-3.24, 5:23-3.25, 5:23-3.26, 5:23-3.27, 5:23-3.28, 5:23-3.29, 5:23-3.30, 5:23-3.31, 5:23-3.32, 5:23-3.33, 5:23-3.34, 5:23-3.35, 5:23-3.36, 5:23-3.37, 5:23-3.38, 5:23-3.39, 5:23-3.40, 5:23-3.41, 5:23-3.42, 5:23-3.43, 5:23-3.44, 5:23-3.45, 5:23-3.46, 5:23-3.47, 5:23-3.48, 5:23-3.49, 5:23-3.50, 5:23-3.51, 5:23-3.52, 5:23-3.53, 5:23-3.54, 5:23-3.55, 5:23-3.56, 5:23-3.57, 5:23-3.58, 5:23-3.59, 5:23-3.60, 5:23-3.61, 5:23-3.62, 5:23-3.63, 5:23-3.64, 5:23-3.65, 5:23-3.66, 5:23-3.67, 5:23-3.68, 5:23-3.69, 5:23-3.70, 5:23-3.71, 5:23-3.72, 5:23-3.73, 5:23-3.74, 5:23-3.75, 5:23-3.76, 5:23-3.77, 5:23-3.78, 5:23-3.79, 5:23-3.80, 5:23-3.81, 5:23-3.82, 5:23-3.83, 5:23-3.84, 5:23-3.85, 5:23-3.86, 5:23-3.87, 5:23-3.88, 5:23-3.89, 5:23-3.90, 5:23-3.91, 5:23-3.92, 5:23-3.93, 5:23-3.94, 5:23-3.95, 5:23-3.96, 5:23-3.97, 5:23-3.98, 5:23-3.99, 5:23-4.00, 5:23-4.01, 5:23-4.02, 5:23-4.03, 5:23-4.04, 5:23-4.05, 5:23-4.06, 5:23-4.07, 5:23-4.08, 5:23-4.09, 5:23-4.10, 5:23-4.11, 5:23-4.12, 5:23-4.13, 5:23-4.14, 5:23-4.15, 5:23-4.16, 5:23-4.17, 5:23-4.18, 5:23-4.19, 5:23-4.20, 5:23-4.21, 5:23-4.22, 5:23-4.23, 5:23-4.24, 5:23-4.25, 5:23-4.26, 5:23-4.27, 5:23-4.28, 5:23-4.29, 5:23-4.30, 5:23-4.31, 5:23-4.32, 5:23-4.33, 5:23-4.34, 5:23-4.35, 5:23-4.36, 5:23-4.37, 5:23-4.38, 5:23-4.39, 5:23-4.40, 5:23-4.41, 5:23-4.42, 5:23-4.43, 5:23-4.44, 5:23-4.45, 5:23-4.46, 5:23-4.47, 5:23-4.48, 5:23-4.49, 5:23-4.50, 5:23-4.51, 5:23-4.52, 5:23-4.53, 5:23-4.54, 5:23-4.55, 5:23-4.56, 5:23-4.57, 5:23-4.58, 5:23-4.59, 5:23-4.60, 5:23-4.61, 5:23-4.62, 5:23-4.63, 5:23-4.64, 5:23-4.65, 5:23-4.66, 5:23-4.67, 5:23-4.68, 5:23-4.69, 5:23-4.70, 5:23-4.71, 5:23-4.72, 5:23-4.73, 5:23-4.74, 5:23-4.75, 5:23-4.76, 5:23-4.77, 5:23-4.78, 5:23-4.79, 5:23-4.80, 5:23-4.81, 5:23-4.82, 5:23-4.83, 5:23-4.84, 5:23-4.85, 5:23-4.86, 5:23-4.87, 5:23-4.88, 5:23-4.89, 5:23-4.90, 5:23-4.91, 5:23-4.92, 5:23-4.93, 5:23-4.94, 5:23-4.95, 5:23-4.96, 5:23-4.97, 5:23-4.98, 5:23-4.99, 5:23-5.00, 5:23-5.01, 5:23-5.02, 5:23-5.03, 5:23-5.04, 5:23-5.05, 5:23-5.06, 5:23-5.07, 5:23-5.08, 5:23-5.09, 5:23-5.10, 5:23-5.11, 5:23-5.12, 5:23-5.13, 5:23-5.14, 5:23-5.15, 5:23-5.16, 5:23-5.17, 5:23-5.18, 5:23-5.19, 5:23-5.20, 5:23-5.21, 5:23-5.22, 5:23-5.23, 5:23-5.24, 5:23-5.25, 5:23-5.26, 5:23-5.27, 5:23-5.28, 5:23-5.29, 5:23-5.30, 5:23-5.31, 5:23-5.32, 5:23-5.33, 5:23-5.34, 5:23-5.35, 5:23-5.36, 5:23-5.37, 5:23-5.38, 5:23-5.39, 5:23-5.40, 5:23-5.41, 5:23-5.42, 5:23-5.43, 5:23-5.44, 5:23-5.45, 5:23-5.46, 5:23-5.47, 5:23-5.48, 5:23-5.49, 5:23-5.50, 5:23-5.51, 5:23-5.52, 5:23-5.53, 5:23-5.54, 5:23-5.55, 5:23-5.56, 5:23-5.57, 5:23-5.58, 5:23-5.59, 5:23-5.60, 5:23-5.61, 5:23-5.62, 5:23-5.63, 5:23-5.64, 5:23-5.65, 5:23-5.66, 5:23-5.67, 5:23-5.68, 5:23-5.69, 5:23-5.70, 5:23-5.71, 5:23-5.72, 5:23-5.73, 5:23-5.74, 5:23-5.75, 5:23-5.76, 5:23-5.77, 5:23-5.78, 5:23-5.79, 5:23-5.80, 5:23-5.81, 5:23-5.82, 5:23-5.83, 5:23-5.84, 5:23-5.85, 5:23-5.86, 5:23-5.87, 5:23-5.88, 5:23-5.89, 5:23-5.90, 5:23-5.91, 5:23-5.92, 5:23-5.93, 5:23-5.94, 5:23-5.95, 5:23-5.96, 5:23-5.97, 5:23-5.98, 5:23-5.99, 5:23-6.00, 5:23-6.01, 5:23-6.02, 5:23-6.03, 5:23-6.04, 5:23-6.05, 5:23-6.06, 5:23-6.07, 5:23-6.08, 5:23-6.09, 5:23-6.10, 5:23-6.11, 5:23-6.12, 5:23-6.13, 5:23-6.14, 5:23-6.15, 5:23-6.16, 5:23-6.17, 5:23-6.18, 5:23-6.19, 5:23-6.20, 5:23-6.21, 5:23-6.22, 5:23-6.23, 5:23-6.24, 5:23-6.25, 5:23-6.26, 5:23-6.27, 5:23-6.28, 5:23-6.29, 5:23-6.30, 5:23-6.31, 5:23-6.32, 5:23-6.33, 5:23-6.34, 5:23-6.35, 5:23-6.36, 5:23-6.37, 5:23-6.38, 5:23-6.39, 5:23-6.40, 5:23-6.41, 5:23-6.42, 5:23-6.43, 5:23-6.44, 5:23-6.45, 5:23-6.46, 5:23-6.47, 5:23-6.48, 5:23-6.49, 5:23-6.50, 5:23-6.51, 5:23-6.52, 5:23-6.53, 5:23-6.54, 5:23-6.55, 5:23-6.56, 5:23-6.57, 5:23-6.58, 5:23-6.59, 5:23-6.60, 5:23-6.61, 5:23-6.62, 5:23-6.63, 5:23-6.64, 5:23-6.65, 5:23

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N.Y. LIC #. 019856 • PENN. LIC #. RA-011695-B



WINDOW FLASHING DETAIL
SCALE: 1" = 1'-0"



STAIR REQUIREMENTS
NOT TO SCALE

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

SECOND FLOOR PLAN
DETAILS

A-3

Proposed Dwelling For:
PAGODA HOMES
12 BROAD AVENUE
BLOCK 593-D, LOT 1.02
EDISON, NEW JERSEY

10/26/23 JOB#: 2021/078
3 OF 4 DRAWN BY: D.T.

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