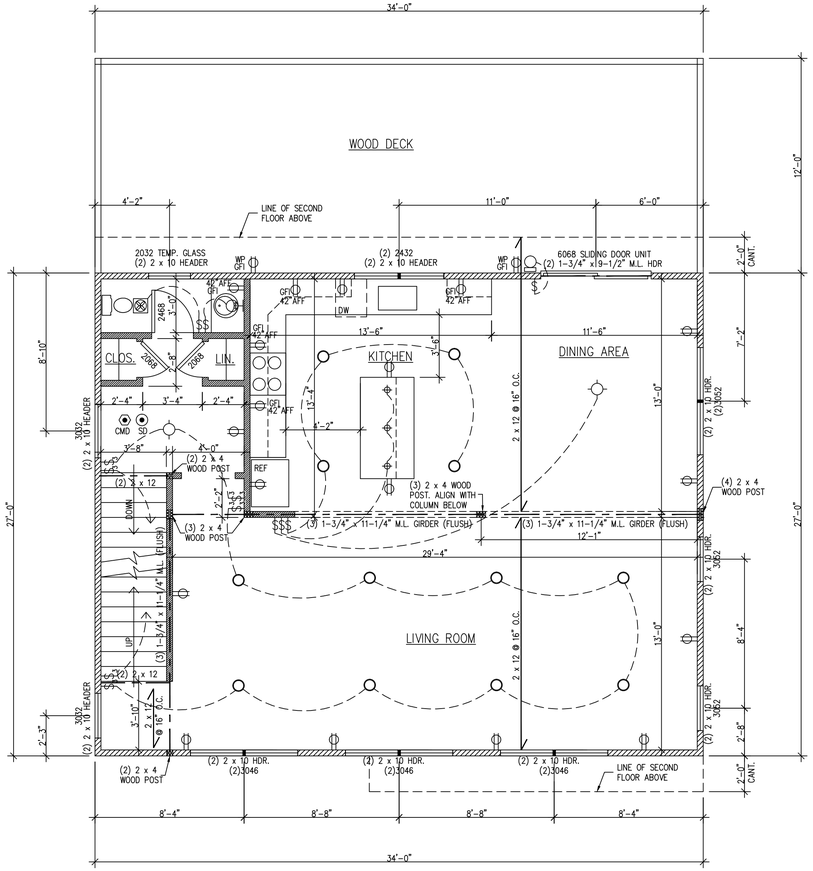
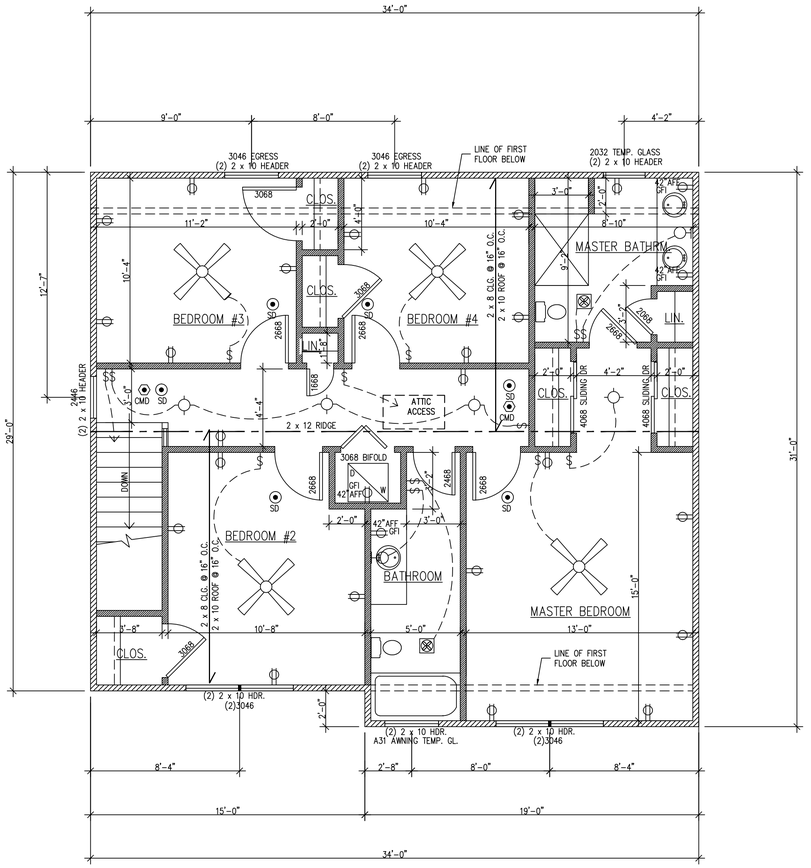


FIRST FLOOR PLAN



SECOND FLOOR PLAN

PARTITION LEGEND

INTERIOR WALL: NEW P.T. 2 x 4 @ 16" O.C. WALL CONSTRUCTION W/ 1/2" GYP. BOARD FINISH

EXTERIOR WALLS: NEW P.T. 2 x 4 @ 16" O.C. WALL CONSTRUCTION W/ 1/2" GYP. FIN. @ INTERIOR SIDE. EXTERIOR SIDE TO HAVE NEW SIDING OVER 1/2" PLYWOOD SHEATHING

EXTERIOR WALLS: NEW P.T. 2 x 6 @ 16" O.C. WALL CONSTRUCTION W/ 1/2" GYP. FIN. @ INTERIOR SIDE. EXTERIOR SIDE TO HAVE NEW SIDING OVER 1/2" PLYWOOD SHEATHING

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT ADOPTED CODES IN EFFECT, FOR THE FOLLOWING CODES, UNIFORM CONSTRUCTION CODE REHABILITATION SUB CODE 5:23-6, (NEW CONSTRUCTION-INTERNATIONAL BUILDING CODE 2021) NATIONAL ELECTRIC CODE 2020, N.F.P.A. RECOMMENDATIONS, NATIONAL STANDARD PLUMBING CODE 2021, INTERNATIONAL MECHANICAL CODE 2021, OSHA, AND ALL OTHER LOCAL CODES AND ZONING REQUIREMENTS FOR WORK OF THIS TYPE.
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE CONSTRUCTION DOCUMENTS, SO AS TO THOROUGHLY UNDERSTAND THE PROJECT. ANY DISCREPANCIES AND OMISSION SHALL BE REPORTED TO AOD PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES AND OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM AOD PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PREFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BORNE BY THE CONTRACTOR.
3. ALL CONTRACTOR'S WORK SHALL BE PREFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. ALL ADJUSTMENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATIONS. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION OF HIS WORK.
4. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, OR IMPLICATION, HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
5. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL COORDINATE THE FIELD DIMENSIONS WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. THE CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE REQUIRED TO PROTECT LIFE AND PROPERTY. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES.
7. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADE PLUS THE COORDINATION, REPAIR, AND PREPARATION FOR THE WORK OF ANY OTHER TRADES OR SUBCONTRACTORS.
8. CONTRACTOR TO DETERMINE DIRECTION OF FRAMING BEFORE REMOVAL OF ANY WALLS. CONTRACTOR TO BRACE AND SECURE STRUCTURE AS REQUIRED TO INSURE FULL STRUCTURAL STABILITY. NOTIFY ARCHITECT IF REQUIRED FOR ANY STRUCTURAL DESIGN.
9. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE NEW, MEET ALL CODE REQUIREMENTS, AND BE APPLIED OR USED ACCORDING TO THE MANUFACTURER'S PRESCRIBED INSTRUCTION AND WARRANTIES.
10. PROVIDE ALL NEW WORK AS INDICATED, SPECIFIED OR REQUIRED TO PRODUCE A FINISHED OPERABLE, LEGAL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM AS REQUIRED BY THE PROJECT.
11. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE HEATING AND/OR COOLING OF THE BUILDING AND SIZE THE SYSTEM ACCORDINGLY. CONTRACTOR SHALL MAKE CERTAIN THAT THERE ARE NO DRAFTS, HOT OR COLD SPOTS IN ANY AREA OF THE BUILDING.
12. CONTRACTOR TO PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, AND CEILING WHICH MAY BECOME DAMAGED AS REQUIRED TO PROVIDE A NEAT AND FINISHED APPEARANCE.
13. ALL PIPING TO BE PROTECTED FROM FREEZING. ALL THERMOSTATS AND SWITCHES TO BE 4'6" AFF. OUTLETS AT FLOOR LEVEL TO BE 1'0" AFF; OUTLETS AT COUNTERTOPS TO BE 3'6" AFF.
14. ALL ATTIC SPACES SHALL BE VENTILATED BY LOUVERS AND/OR VENTS AS REQUIRED WITH A TOTAL CLEAR OF OPENING OF NOT LESS THAN 1/3RD OF ONE PERCENT OF THE HORIZONTALLY PROJECTED ROOF AREA.
15. THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DESIGN CHANGES, ALTERATIONS, OR REVISIONS TO THE DESIGN DRAWINGS OR CONSTRUCTION THAT WERE MADE BETWEEN THE CONTRACTOR AND THE OWNER. ANY AGREEMENTS BETWEEN THE CONTRACTOR AND THE OWNER WITHOUT THE DESIGN PROFESSIONAL KNOWLEDGE THAT RESULT IN ADDITIONAL PROFESSIONAL OR CONSTRUCTION COST EXPENSES, DELAYS IN CONSTRUCTION OR REQUIRED CHANGES TO THE ARCHITECTURAL DRAWINGS ARE NOT THE RESPONSIBILITIES OF THE ARCHITECT. AGREED CHANGES TO THE CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TO BE SIGN OFF FOR TECHNICAL OR CODE COMPLIANCE.
16. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT THE OWNER SHALL COORDINATE DIRECTLY WITH THE CONTRACTOR THE SELECTION OF FIXTURES (PLUMBING AND LIGHTING), APPLIANCES, HARDWARE, COUNTERS, CABINETRY, FLOORING AND TRIM STYLES, DESIGN AND LOCATIONS, ETC. THE OWNER SHALL APPROVE SAMPLES OR MODEL NUMBERS PROVIDED BY THE CONTRACTOR OR PROVIDE SAMPLES, PICTURES OR MODEL NUMBERS TO THE CONTRACTOR FOR INCLUSION IN THE PROJECT. ABSENT THIS EXCHANGE THE OWNER SHALL ACCEPT THE BUILDERS GRADE ITEM OR ALLOWANCE PROVIDED BY THE CONTRACTOR.

BUILDING DATA

USE GROUP R-5

CONSTRUCTION CLASS 5-B

AREA:

FIRST FLOOR	918 SQ.FT.
SECOND FLOOR	1,024 SQ.FT.
TOTAL AREA	1,942 SQ.FT.
GROUND FLOOR LEVEL:	
GARAGE	658 SQ.FT.
STORAGE/HALLWAY	261 SQ.FT.
VOLUME:	±27,423 CU.FT.

SMOKE DETECTOR NOTE

INTERWIRED SMOKE DETECTOR SYSTEM PER ALL CODE REQUIREMENTS AT EACH FLOOR LEVEL AND INDIVIDUAL BEDROOMS

PROVIDE CARBON MONOXIDE DETECTOR @ EACH LEVEL PER CODE REQUIREMENTS.

WOOD NOTES

1. ALL LUMBER FOR FRAMING SHALL BE DOUGLAS FIR NO.2 CONSTRUCTION GRADE OR BETTER ((FB=1,500 PSI) CLEARLY STAMPED AND GRADED.
2. PROVIDE SOLID BEARING UNDER ALL JOIST, BEAMS, AND POSTS BEARING ON MASONRY CONSTRUCTION.
3. PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS THROUGH WALLS, FLOORS, ROOFS ETC. AND UNDER ALL WOOD STUD PARTITIONS PARALLEL TO DIRECTION OF FRAMING.
4. BEAMS, JOISTS OR POSTS SHALL NOT BE DRILLED OR NOTCHED EXCESSIVELY FOR PIPING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT THE PERMISSION OF THE ARCHITECT.
5. PROVIDE METAL JOIST AND BEAM ANCHORS; HANGERS, BRACES, AND CONNECTORS, AT ALL POINTS OF FLUSH AND SUSPENDED FRAMING. CONTRACTOR TO USE "SIMPSON CONNECTORS" OR EQUAL.

FOUNDATION NOTES

1. BOTTOM OF ALL EXTERIOR WALL FOOTINGS SHALL BE MINIMUM OF 3'0" BELOW FINISHED GRADE. IF FOOTINGS ARE STEPPED, THE LINE OF THE FOOTING SHALL BE SLOPPED NOT MORE THAN ONE VERTICAL FOOT TO TWO HORIZONTAL FEET.
2. ALL FOOTING DETAILS ARE BASED ON THE MINIMUM REQUIREMENT AND A PRESUMPTIVE SOIL BEARING CAPACITY OF 3,000 PSF. IF LOCAL CONDITION UNDER ALL OR PART OF THE FOOTING DO NOT ALLOW SUCH BEARING CAPACITY THE TYPICAL FOOTING SHOWN MUST BE REDESIGNED AND THE ARCHITECT NOTIFIED.
3. FOOTING SHALL BE UNDISTURBED VIRGIN SOIL AND/OR SUPERVISED COMPACTED FILL, FREE OF FROST. IF REQUIRED, PROVIDE WELL TAMPERED FILL IN 8" LIFTS (MAXIMUM)UNDER THE SUPERVISION OF A NJ REGISTERED SOILS ENGINEER.
4. ALL FOOTING SHALL BE FORMED FOR THEIR FULL DEPTH, ALL COLUMN FOOTINGS SHALL BE CENTERED ON COLUMNS UNLESS NOTED OTHERWISE.
5. DO ALL INTERIOR AND EXTERIOR BACKFILLING SIMULTANEOUSLY.
6. FILL SOLID WITH CONCRETE ALL BLOCK CELLS WHERE ANCHORS OCCUR. FILL BASE COURSE OF ALL FOUNDATION WALLS SOLID WITH CONCRETE.
7. PROVIDE "DUR-O-WAL" HORIZONTAL JOINT REINFORCING FOR FULL THICKNESS OF WALLS AS FOLLOWS:
   EVERY COURSE FROM TOP OF FOOTING TO TOP OF SLAB OR GRADE LEVEL WHICHEVER IS HIGHER.
   EVERY SECOND COURSE ABOVE TOP OF SLAB OR GRADE LEVEL WHICHEVER IS HIGHER.
   EVERY COURSE FOR TWO COURSES ABOVE AND BELOW ALL MASONRY WALL OPENINGS, 3'0" EACH DIRECTION.
   EVERY COURSE FOR 5'0" IN EACH DIRECTION AT ALL CORNERS.

CONCRETE NOTES

1. ALL CONCRETE SHALL BE CONTROLLED STONE CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. CONCRETE FOR FOOTINGS.....3,000 PSI
   CONCRETE FOR SLABS.....4,000 PSI
   MAXIMUM SLUMPS FOR CONCRETE IS 4"
3. ALL CONCRETE TO CONFORM TO CURRENT A.C.I. CODE REQUIREMENTS.
4. ALL REINFORCING SHALL BE NEW, HIGH GRADE, BILLET STEEL DEFORMED BARS IN ACCORDANCE WITH ASTM-A-615 GRADE 60. DETAILS SHALL CONFORM TO A.C.I. MANUAL OF STANDARD PRACTICES (INTERMEDIATE GRADE PERMISSIBLE FOR TIES).

ELECTRICAL LEGEND

- = DUPLEX OUTLET
- GFI = GROUND FAULT INTERRUPT OUTLET
- WP = WATERPROOF OUTLET
- = INTERIOR LIGHT FIXTURE
- = WALL HUNG LIGHT FIXTURE
- WP = WP EXTERIOR LIGHT FIXTURE
- = RECESSED DOWN LIGHT FIXTURE
- = PENDANT LIGHT FIXTURE
- = SINGLE POLE SWITCH
- D 3 = THREE WAY SWITCH / D = DIMMER SWITCH
- = COMBINATION LIGHT AND 75 CFM EXHAUST FAN TO EXTERIOR
- SD = SMOKE DETECTOR - TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT
- CMD = CARBON MONOXIDE DETECTOR - TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT
- = FAN / INCANDESCENT LIGHT FIXTURE COMBINATION

LOADING DATA

ROOF LOADS

DEAD LOAD -------- 15 PSF
LIVE LOAD -------- 30 PSF
SNOW LOAD

TOTAL ROOF LOADS -- 45 PSF

FLOOR LOADS

DEAD LOAD -------- 15 PSF
LIVE LOAD -------- 40 PSF

TOTAL FLOOR LOAD -- 55 PSF

WIND LOAD

WIND LOAD DESIGN CONFORMS TO IBC NEW JERSEY EDITION 2018 FOR BASIC WIND SPEEDO 125 MPH.

REV	DATE	DESCRIPTION
1	12.03.25	REV. PER CODE REVIEW + PROJECT COORDINATION

ALBERT ONDAR
NJ LIC NO 10786

A. Ondar Design
Architecture
ALBERT ONDAR
19 TRUMAN DRIVE. MARLBORO
N.J. 07746 (732) 261-9641
EMAIL: archAOD@aol.com

Leap Builders
28 Belleview Avenue
Keansburg, New Jersey

Floor Plans/Notes

DWN: GDR | AOD NO: 25.09
SCALE: 1/4" = 1'-0" | DATE: 02.05.25

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