

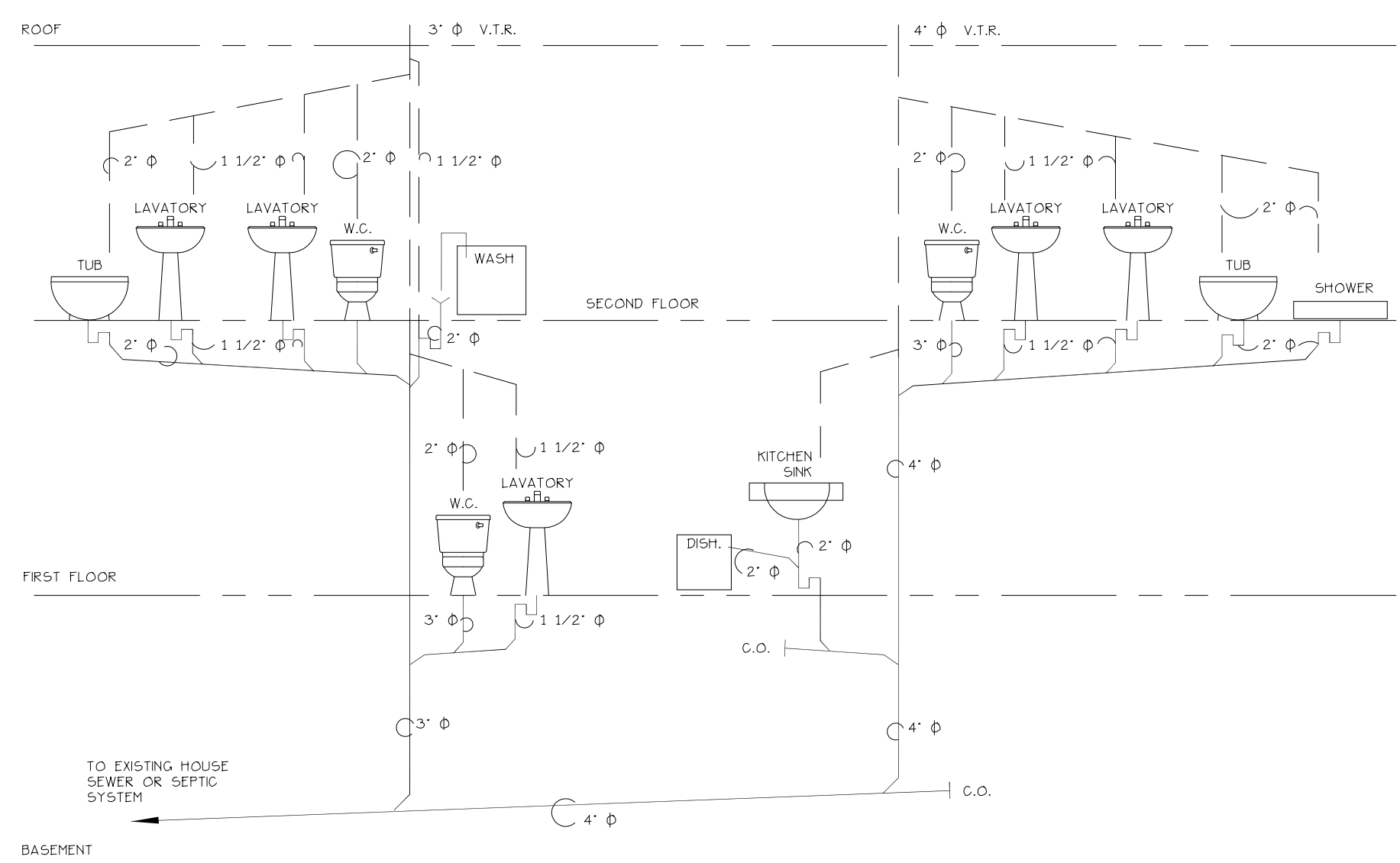
ENERGY CODE ENVELOPE

MATERIAL	R-VALUE	U-VALUE
STILL AIR	0.61	
1/2' GYP BD	0.45	
3 1/2' BATT INSUL	13.00	
1/2' PLYWOOD	0.62	
15# FELT	0.12	
SHINGLES	0.89	
OUTSIDE AIR	0.17	
TOTAL U-VALUE REQUIRED--	15.86	0.18 max
U-VALUE PROVIDED--		0.063
STILL AIR	0.67	
1/2' GYP BD	0.45	
7' BATT INSUL	22.00	
STILL AIR	0.68	
1/2' PLYWOOD	0.62	
15# FELT	0.12	
SHINGLES	0.44	
OUTSIDE AIR	0.17	
TOTAL U-VALUE REQUIRED--	25.15	0.042 max
U-VALUE PROVIDED--		0.039
STILL AIR	0.68	
1/2' GYP BD	0.45	
6' BATT INSUL	19.00	
3/4' PLYWOOD	0.93	
FINISH FLOOR	0.08	
STILL AIR	0.68	
TOTAL U-VALUE REQUIRED--	21.82	0.08 max
U-VALUE PROVIDED--		0.046

* ENERGY CODE LISTINGS ABOVE ARE FOR THE FOLLOWING N.J. COUNTIES: BURLINGTON, OCEAN, MONMOUTH, MERCER, MIDDLESEX, ESSEX, HUDSON, UNION, SOMERSET, WARREN, HUNTERDON, MORRIS, BERGEN, PASSAIC, AND SUSSEX (ONLY).

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 BOCA CODE TABLE 2305.2.
- 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.
- ALL HEADERS ABOVE OPENING ARE TO BE (2) 2" X 10" UNLESS OTHERWISE NOTED.



N.J.U.C.C. REQUIREMENTS	
USE GROUP	R-3
CONSTRUCTION TYPE	5B
LIVE LOADS	
FLOORS	40 PSF
BEDROOM FLOORS	30 PSF
CEILINGS	20 PSF
ROOF	30 PSF
DECK	60 PSF
AREA	
1st FL	1461 SF
2nd FL (INCLUDING OPEN AREAS)	1835 SF
ATTIC (INCLUDING OPEN AREAS)	424 SF
TOTAL	3720 SF
OPEN AREAS	161 SF
VOLUME (IN CUBIC FEET)	58,712 CF

FOUNDATION PLAN GENERAL NOTES

Proposed Dwelling For:
157 NORTH AVENUE LLC
157 NORTH AVENUE
BLOCK 54, LOT 10
FANWOOD, NEW JERSEY

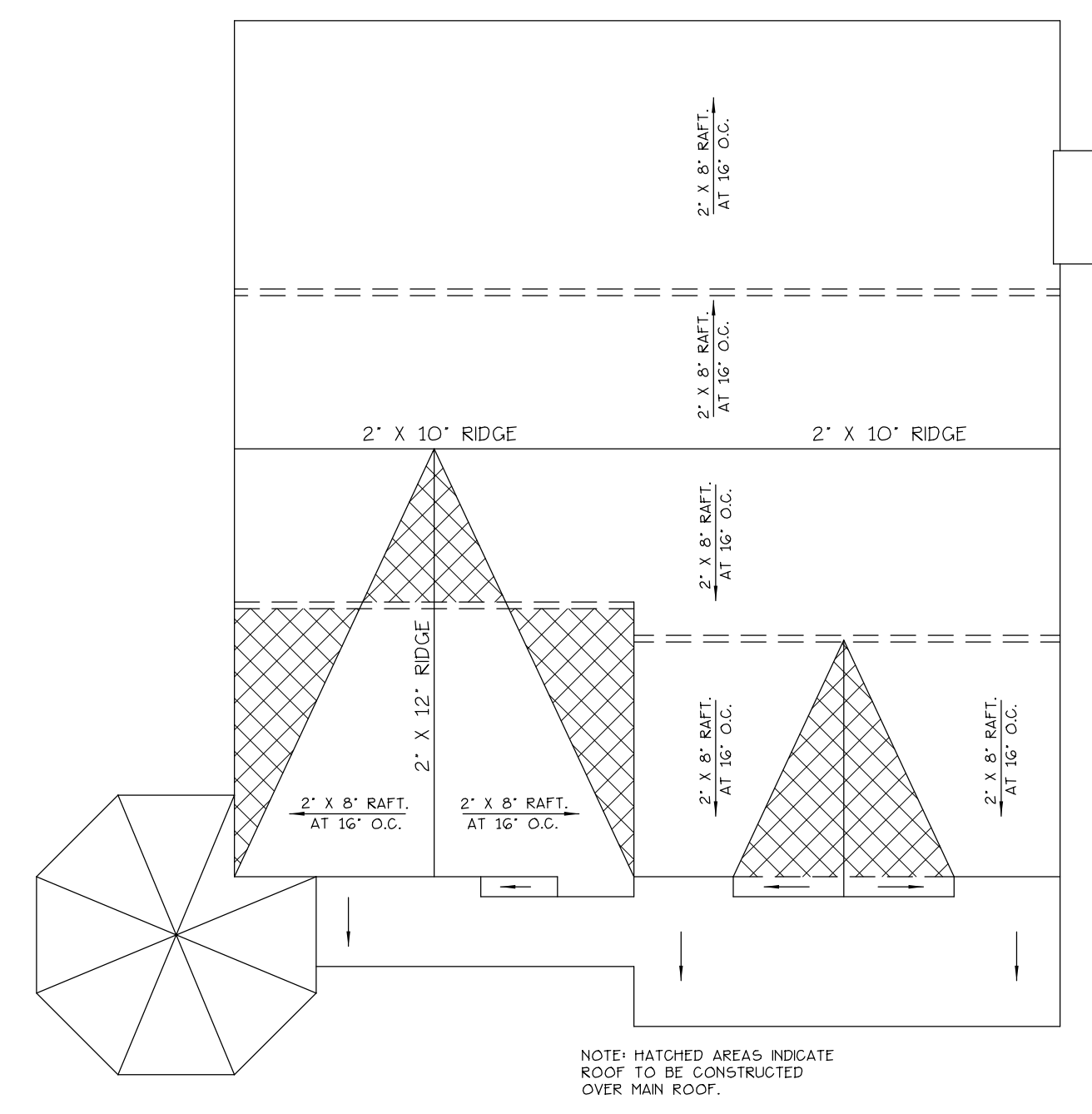
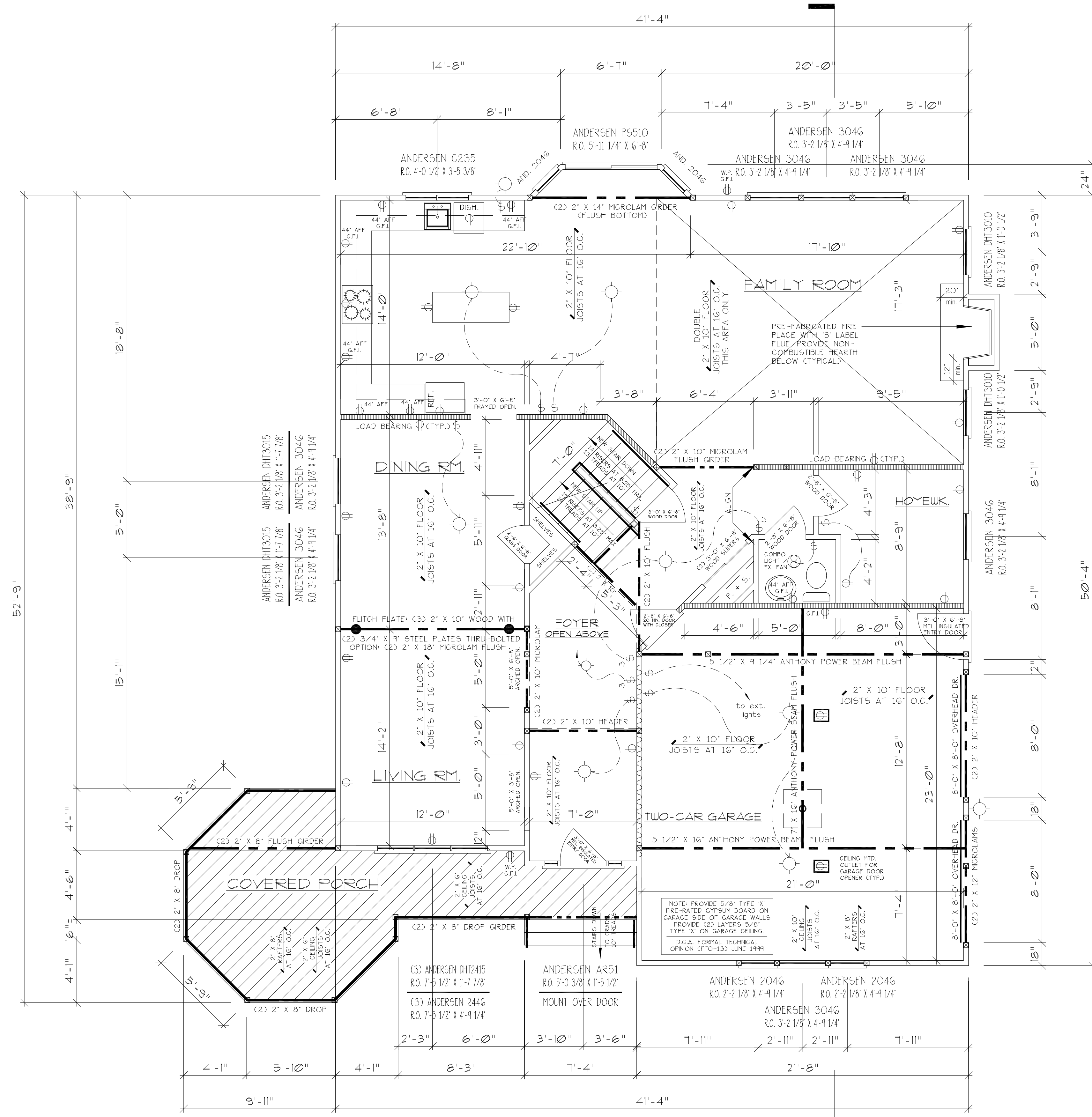
09/27/21 2021/113
1 OF 5 D.I.

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FIRST FLOOR
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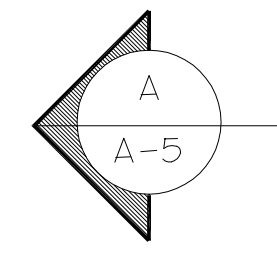
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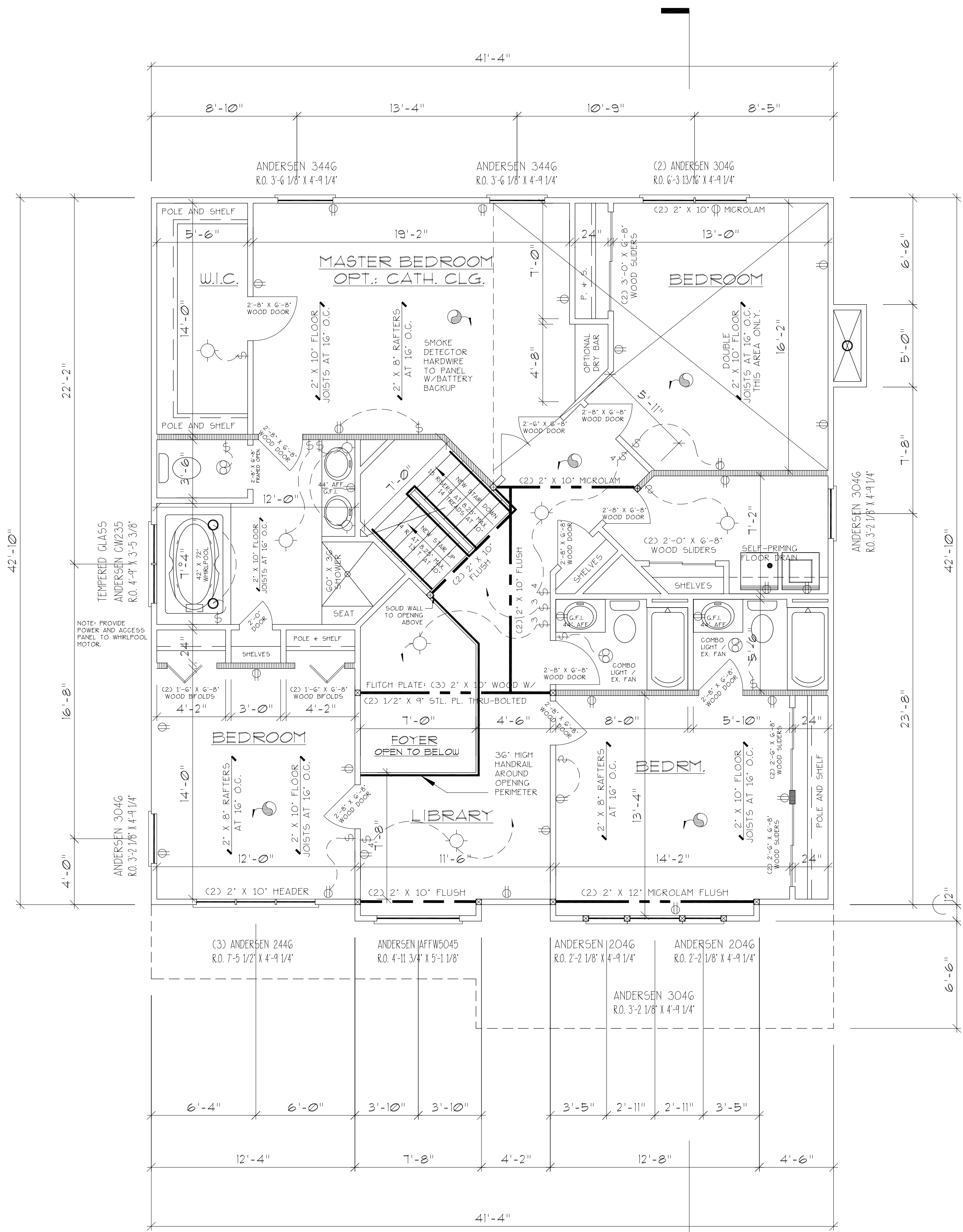
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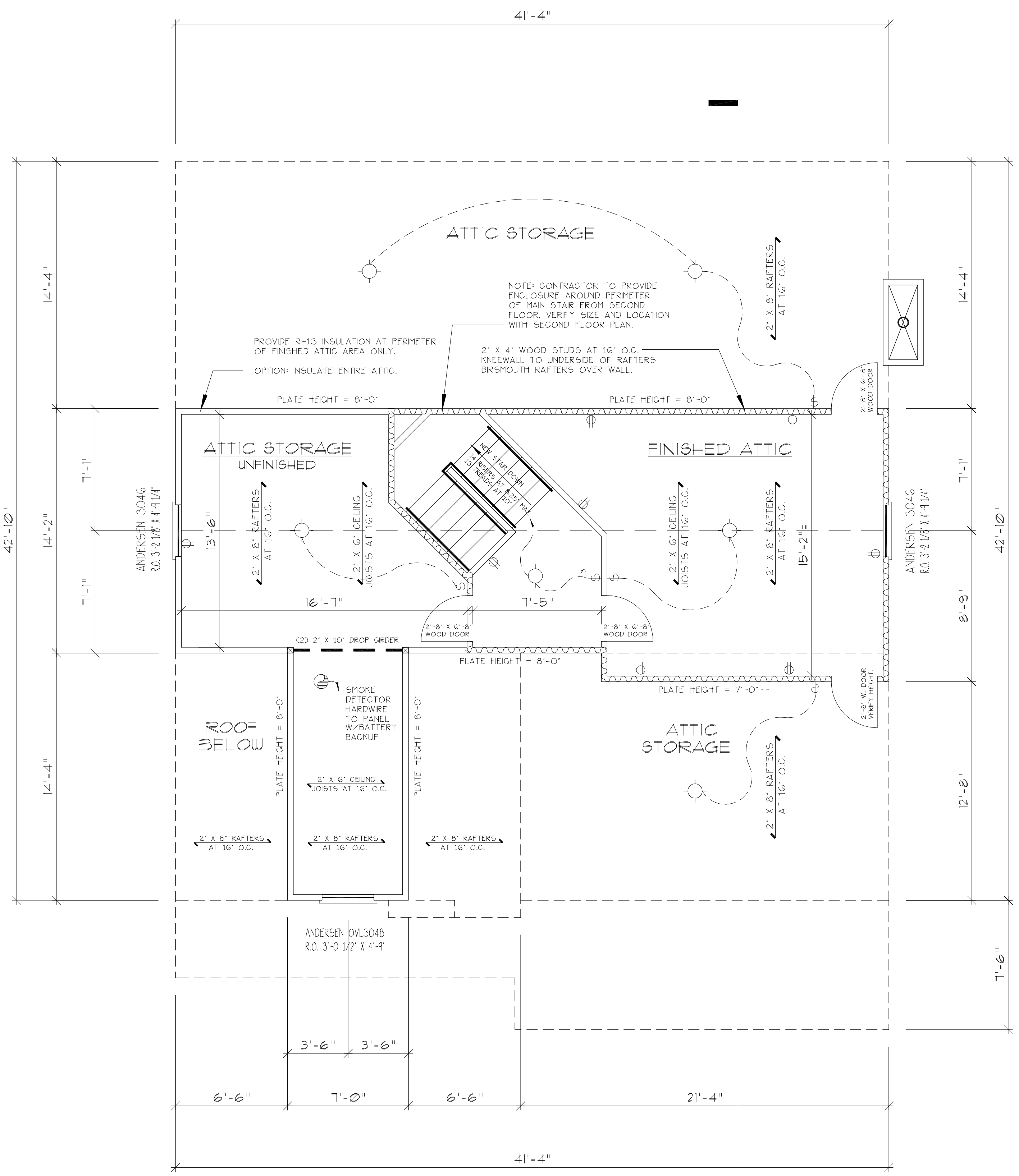
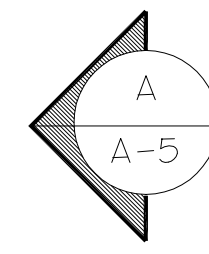


FIRST FLOOR PLAN ROOF PLAN		A-2
Proposed Dwelling For: 157 NORTH AVENUE LLC 157 NORTH AVENUE BLOCK 54, LOT 10 FANWOOD, NEW JERSEY		
09/27/21	REV# 2021/113	
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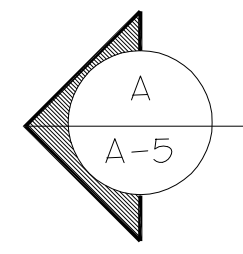




SECOND FLOOR PLAN
SCALE: 1/4" 1'-0"



ATTIC PLAN
SCALE: 1/4" 1'-0"



SECOND FLOOR PLAN ATTIC PLAN		A-3
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09/27/21	REV. 2021/113	
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

12" dia. X 3'-0" DEEP CONC. FOOTING WITH GALV. POST ANCHOR ABOVE FOR 4" X 4" PRESS.-TRTD. POST ABOVE

NOTE: EXTEND CHIMNEY 2'-0" ABOVE HIGHEST POINT WITHIN 10'-0"
SELF SEALING ASPHALT SHINGLES. COLOR AS SELECTED BY OWNER

VINYL SIDING, COLOR AS SELECTED BY OWNER (TYPICAL)
OPTION: WOOD SIDING

TOP OF PLATE HEAD HEIGHT
6'-8"
FINISHED FLOOR TOP OF PLATE HEAD HEIGHT
6'-8"
FINISHED FLOOR TOP OF PLATE HEAD HEIGHT
6'-8"
FINISHED FLOOR

2" X 2" BALUSTERS AT 5' O.C. (4" OPENING MAX.)



REAR ELEVATION
SCALE: 1/4" = 1'-0"



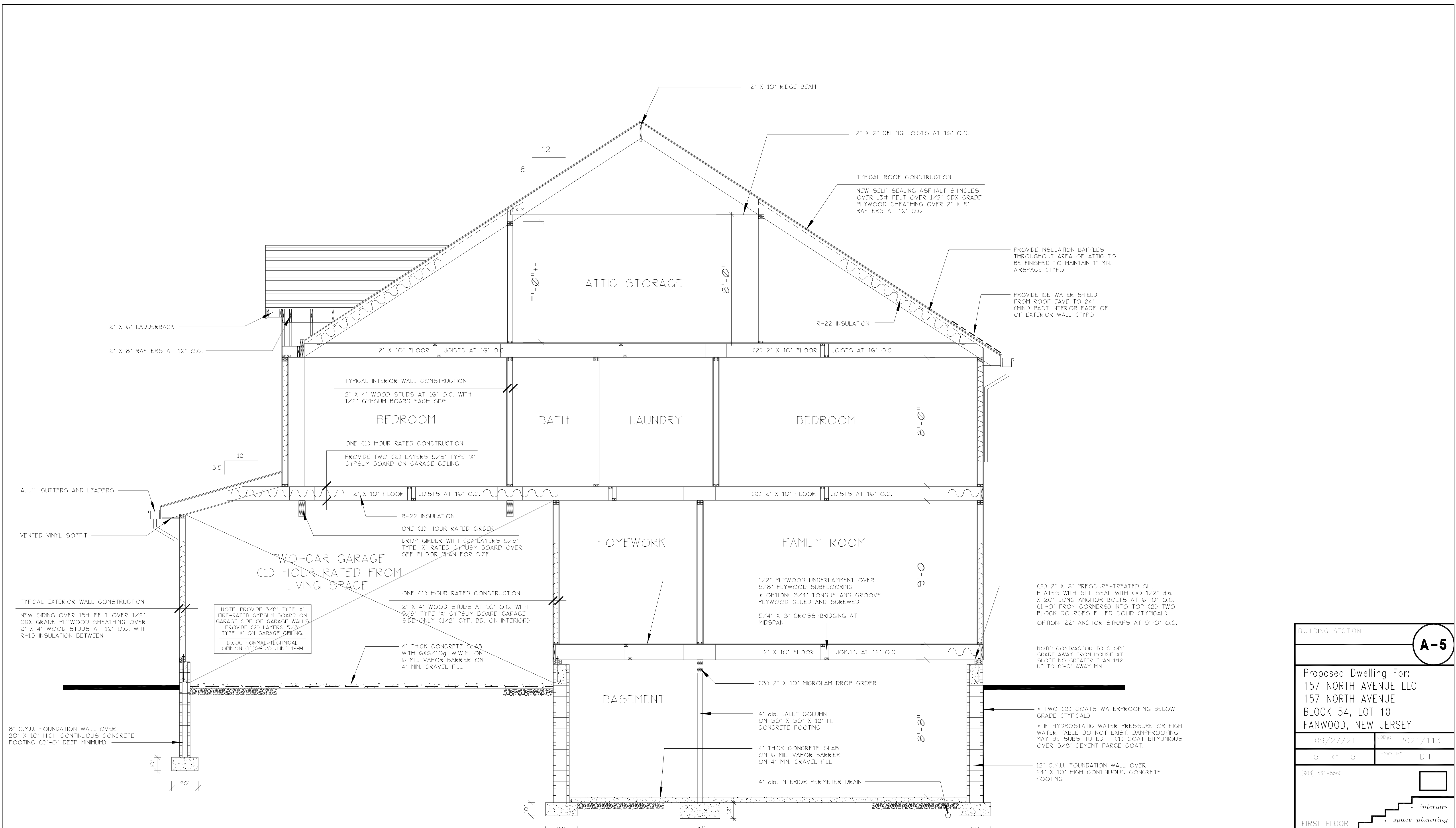
RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: EXTEND CHIMNEY 2'-0" ABOVE HIGHEST POINT WITHIN 10'-0"

VINYL SIDING, COLOR AS SELECTED BY OWNER (TYPICAL)
OPTION: WOOD SIDING

ALUMINUM GUTTERS AND LEADERS (TYPICAL)

A-4	
Proposed Dwelling For: 157 NORTH AVENUE LLC 157 NORTH AVENUE BLOCK 54, LOT 10 FANWOOD, NEW JERSEY	
09/27/21	REV. 2021/113
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A BUILDING SECTION
 SCALE: 3/8" = 1'-0"

BUILDING SECTION		A-5
Proposed Dwelling For: 157 NORTH AVENUE LLC 157 NORTH AVENUE BLOCK 54, LOT 10 FANWOOD, NEW JERSEY		
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