

PHASE 2: 2ND FL KITCHEN ADDITION & 1ST FL DECK TO THE KOIS RESIDENCE

203 N MARTINE AVE., FANWOOD, NJ 07023

LEGEND

EXISTING WALL CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW WALL CONSTRUCTION:
EXTERIOR: 1/2" PLYWOOD EXTERIOR SHEATHING OVER 2X6 WOOD STUDS @ 16" o.c. W/ 1/2" GWB AT INTERIOR FACE. NEW PAINTED WOOD SIDING/SHINGLES TO MATCH EXISTING AS PER ELEVATIONS. AT EXTERIOR, PROVIDE CLOSED CELL FOAM INSULATION, MIN. R-37 AT EXTERIOR WALLS & R-60 AT ROOF (@ '7 R-VALUE' PER INCH OF INSULATION).
INTERIOR: 1/2 GWB OVER 2X4 WOOD STUDS @ 16" O.C. U.N.O. PROVIDE 'GREEN BOARD' AT ALL WET LOCATIONS, KITCHEN & BATHS, ETC. PROVIDE CEMENT BOARD AT ALL TILE LOCATIONS, INCLUDING SHOWER. PROVIDE MOLD & MILDEW RESISTANT GWB AT BASEMENT. PROVIDE SOUND BATT INSULATION.

NEW DOOR - REFER TO DOOR SCHEDULE

EXISTING DOOR TO REMAIN, U.N.O.

EXISTING DOOR TO BE REMOVED

NEW WINDOW- REFER TO WINDOW SCHEDULE

NEW SOFFIT

DRAWING LIST									
DWG #	DRAWING TITLE	09.09.25 PHASE 2 2ND FL ADD PERMIT SET			DWG #	DRAWING TITLE			
T1.0	TITLE SHEET 2ND FLOOR ADDITION	•							
T1.1	ZONING- 2ND FL ADDITION & 1ST FL WOOD DECK	•							
T1.2	ZONING & SITE PLAN- 2ND FL ADDITION & 1ST FL WOOD DECK	•							
DI.2	2ND FLOOR DEMOLITION PLAN	•							
AI.1B	1ST FLOOR PROPOSED NEW WOOD DECK	•							
AI.2	2ND FLOOR PROPOSED PLAN	•							
AI.3	ROOF PROPOSED PLAN	•							
A2.0	EXISTING EXTERIOR ELEVATIONS	•							
A2.1	PROPOSED NORTH ELEVATION	•							
A2.2	PROPOSED WEST (REAR) ELEVATION	•							
A2.3	PROPOSED SOUTH ELEVATION	•							
MI.2	2ND FLOOR PROPOSED MECH./ELEC. PLAN	•							
MI.3	2ND FLOOR PLUMBING RISER DIAGRAM	•							

wengerkois
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203 N MARTINE AVE
FANWOOD, NJ 07023
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KOIS RESIDENCE
203 N. MARTINE AVE.
FANWOOD, NJ

TITLE SHEET
2ND FLOOR ADDITION

N.T.S.09.09.25

T1.0

09.09.25 PERMIT SET

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