

# Proposed Duplex Residence at the Peddie School

## 301 East Ward Street

## Hightstown, New Jersey



ARCHITECT

**OGP Architects, LLP**  
102 North Main Street  
Hightstown, New Jersey 08520  
Phone 609-448-3888

LIST OF DRAWINGS		CURRENT ISSUE DATE
T1	Title Sheet, Code Notes and Abbreviations	05/25/22
ARCHITECTURAL:		
D1	Overall Demolition Plan	05/25/22
A0	Specifications	05/25/22
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CODE NOTES

301 EAST WARD STREET  
HIGHTSTOWN, NJ

APPLICABLE CODES AND STANDARDS:

INTERNATIONAL RESIDENTIAL CODE - NJ EDITION - 2019 - N.J.A.C. 5:23-3.21  
INTERNATIONAL MECHANICAL CODE / 2009 - N.J.A.C. 5:23-3.22  
INTERNATIONAL FUEL GAS CODE / 2009 - N.J.A.C. 5:23-3.22  
INTERNATIONAL ENERGY CONSERVATION CODE/2009  
NATIONAL STANDARD PLUMBING CODE / 2009 - N.J.A.C. 5:23-3.15  
NATIONAL ELECTRIC CODE / 2011 - N.J.A.C. 5:23-3.16

USE GROUP: R-3  
CONSTRUCTION TYPE: VB

(N.J.I.R.C.) R311.7.4  
- MAX RISER HEIGHT = 8" / MIN. TREAD DEPTH 9"

FLOOR AREA  
FIRST FLOOR: 5,108 GSF (including garage)  
SECOND FLOOR: 800 GSF  
TOTAL RESIDENCE: - 5,908 GSF

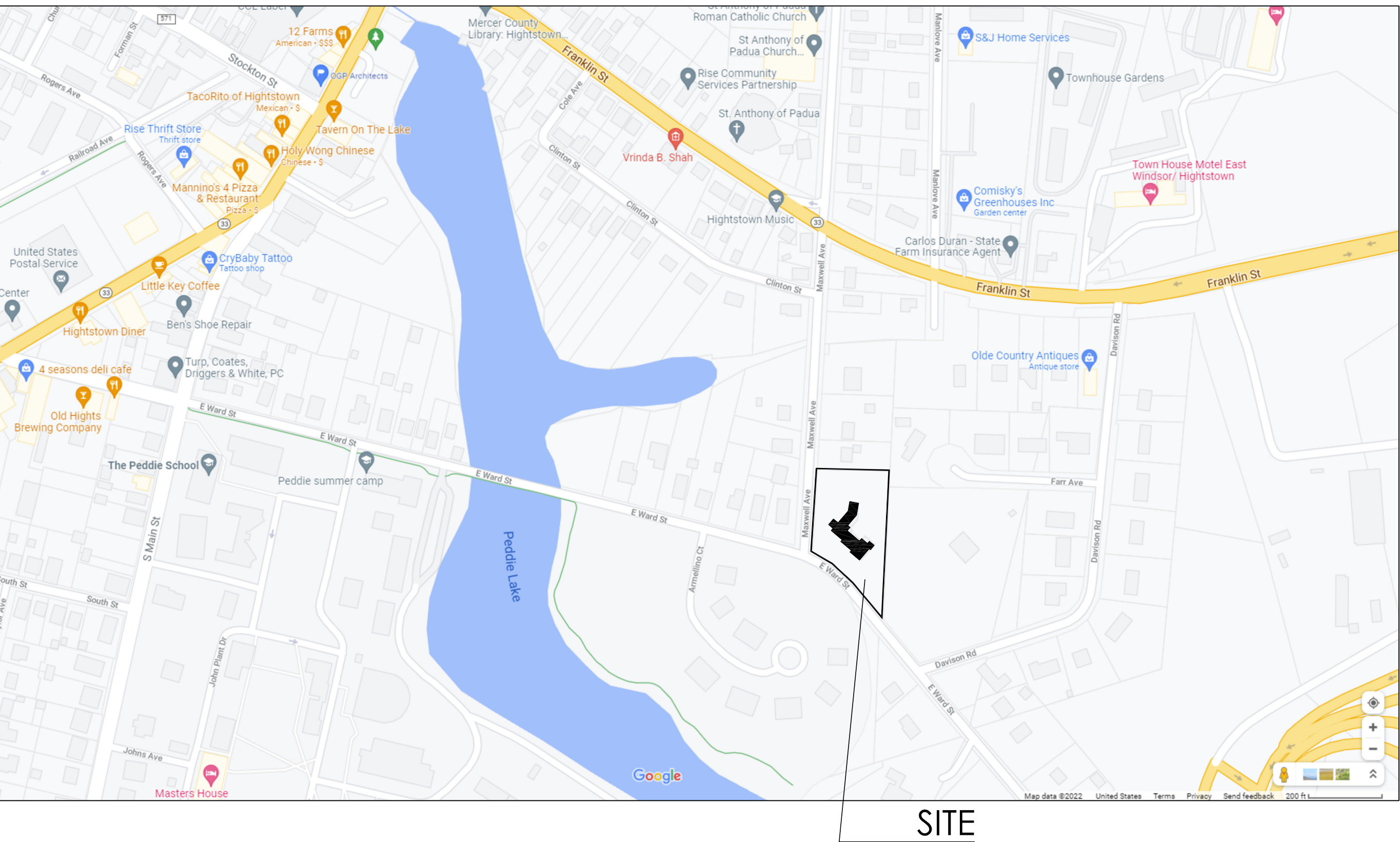
VOLUME: calculated to mean roof ht.  
64,323 CF

### FINISH GROUPS

REFER TO SHEET A0 FOR MATERIAL SPECIFICATIONS

- FLOOR: FINE FINISHED WOOD  
BASE: PAINTED 3 1/2" WOOD  
WALL: PAINTED GWS  
WINDOW TRIM: PAINTED 2 1/2" WOOD  
DOOR TRIM: PAINTED 2 1/2" WOOD  
CEILING: PAINTED GWS
- FLOOR: 2 x 2 CERAMIC TILE  
BASE: PAINTED 3 1/2" WOOD  
SHOWER AREA: 4 x 4 CERAMIC TILE + WALLS  
WALL: PAINTED GWS  
WINDOW TRIM: PAINTED 2 1/2" WOOD  
DOOR TRIM: PAINTED 2 1/2" WOOD  
CEILING: PAINTED GWS
- FLOOR: 4 x 4 CERAMIC TILE  
BASE: PAINTED 3 1/2" WOOD  
WALL: PAINTED GWS  
DOOR TRIM: PAINTED 2 1/2" WOOD  
CEILING: PAINTED GWS
- FLOOR: CONCRETE WITH SLIP RESISTANT FINISH  
BASE: CONCRETE  
WALL: PAINTED GWS  
DOOR TRIM: PAINTED 2 1/2" WOOD  
WINDOW TRIM: PAINTED 2 1/2" WOOD

### LOCATION PLAN



### SYMBOLS

- WIRE BAR LID AREA  
1' - 0"
- ROOM NAME  
ROOM NUMBER  
CEILING HEIGHT  
FINISH GROUP
- BUILDING SECTION
- DETAIL NUMBER  
DRAWING NUMBER
- ELEVATION NUMBER  
DRAWING NUMBER
- WALL TYPE
- WINDOW TYPE
- DOOR NUMBER

### GENERAL INFORMATION

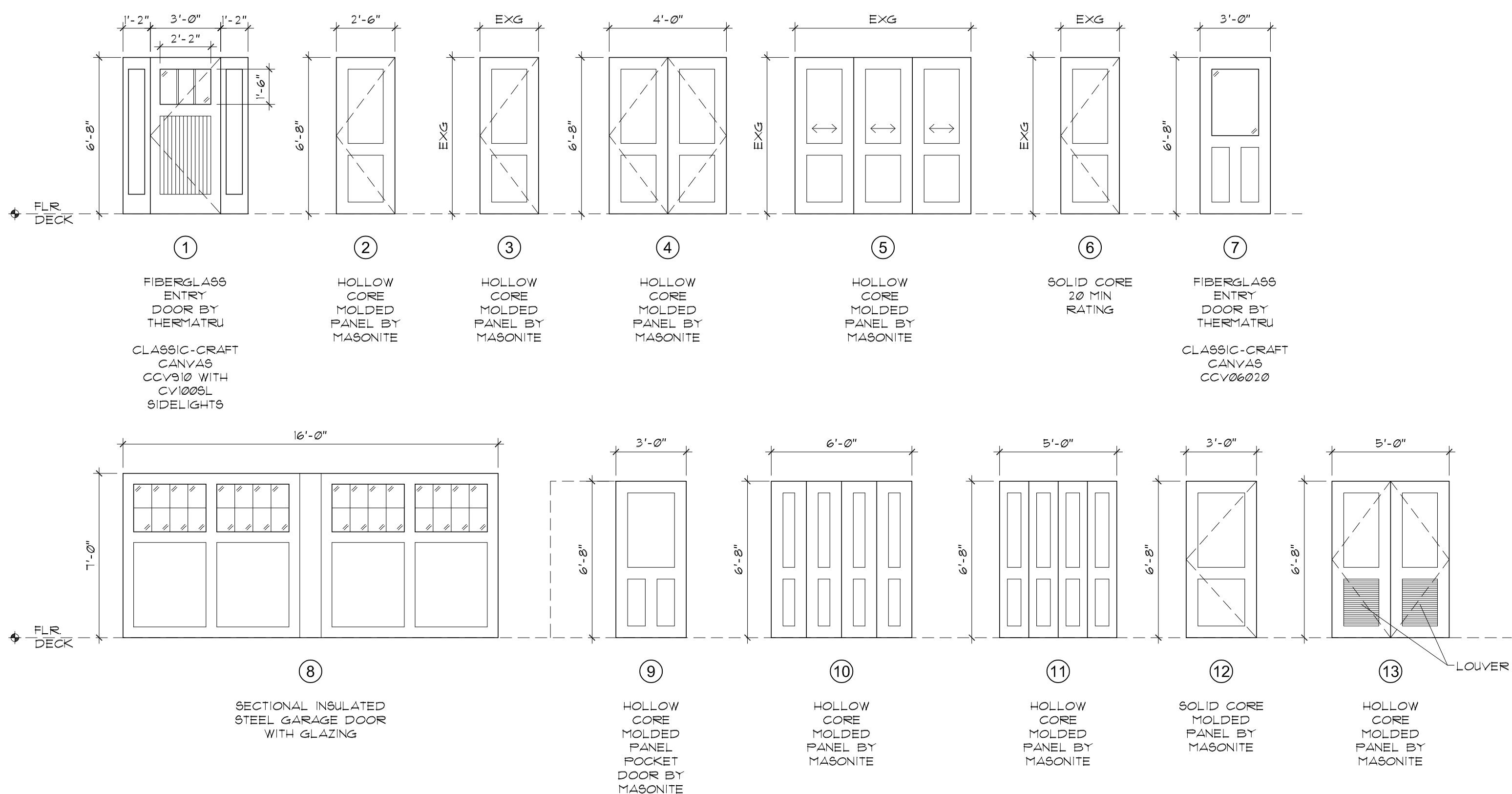
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, ALL LOCAL, STATE AND FEDERAL REGULATIONS, AND IN A PROFESSIONAL, WORKMANLIKE MANNER.
- CONTRACTORS AND THEIR STAFFS ARE CONSIDERED BY THE ARCHITECT AND OWNER, THROUGHOUT THE PREPARATION OF DOCUMENTS AND THE CONSTRUCTION SEQUENCE, TO BE KNOWLEDGEABLE, PROFESSIONALS, SKILLED IN THEIR TRADES AND THAT THEY ALONG WITH THE ARCHITECT SHALL ENDEAVOR TO PRODUCE A QUALITY PRODUCT.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AFFECTING THE WORK DESCRIBED ON THE DRAWINGS AND THE SPECIFICATIONS. BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES WHICH MAY ALTER OR IMPEDE THE ORIGINAL OR INTENDED DESIGN.
- ALL DIMENSIONS ARE TO FRAMING MEMBERS, UNLESS NOTED OTHERWISE.

### ABBREVIATIONS

Ø	AT	LOC	LOCATION
Ø	DIAMETER	MDFB	MEDIUM DENSITY FIBER BOARD
AC	ACOUSTIC	MFR	MANUFACTURER
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
ADJ	ADJACENT, ADJUSTABLE	MIN	MINIMUM
AF	ABOVE FINISHED FLOOR	M.O.	MASONRY OPENING
ALT	ALTERNATE	MR	MOISTURE RESISTANT
ALUM	ALUMINUM	MTL	METAL
APPROX	APPROXIMATE	ON C	ON CENTER
ATTEN	ATTENUATION	OH	OVERHEAD
BETW.	BETWEEN	OPP HD	OPPOSITE HAND
BY	BY	OPP	OPPOSITE
BOT	BOTTOM	PLT	PLATE
A.O.	BOTTOM OF	PERIM	PERIMETER
CJ	CONTROL JOINT	PNL	PANEL
C	CENTER LINE	PNT	PAINT
CLG	CEILING	PNT	PAINTED
CLR	CLEAR	PT	PRESSURE TREATED
CMU	CONCRETE MASONRY UNIT	PRESS	PRESSURE
CPT	CARPET	R	RISER
CONC	CONCRETE	REF	REFRIGERATOR
CT	CERAMIC TILE	RWL	RAIN WATER LEADER
CTP	GLASS TEMPERED PLATE (GLASS)	RS	ROOF SCUPPER
DIAG	DIAGONAL	S	SINK
DWG	DRAWING	SS	STAINLESS STEEL
EA	EACH	STL	STEEL
EJ	EXPANSION JOINT	STRUCT	STRUCTURAL
EL ELEV	ELEVATION	T&G	TONGUE & GROOVE
ETR	EXISTING TO REMAIN	T	TREAD
EXP	EXPANSION	TEMP	TEMPERED
FIE	FINISHED FLOOR ELEVATION	TOP	TOP OF
FF	FINISHED FLOOR	TRTD	TREATED
FIN	FINISH, FINISHED	TYP	TYPICAL
FIB	FIBERGLASS REINFORCED PANEL	QT	QUARRY TILE
FRT	FIRE RETARDANT TREATED	U.M.D.	UNDERSIDE OF METAL DECK
FT	FOOT	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	V	VENDING
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GWB	GYP/SUM WALL BOARD	VERT	VERTICAL
H	HIGH	VIF	VERIFY IN FIELD
HD WD	HARD WOOD	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W	WITH
HOR	HORIZONTAL	WC	WATER CLOSET
HP	HIGH POINT	WD	WOOD
INSUL	INSULATION, INSULATED	WDW	WINDOW
JT	JOINT	WR	WATER RESISTANT

### 2 WINDOW TYPES

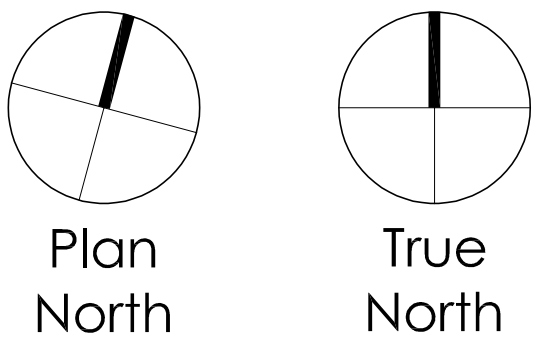
SCALE: 1/4"=1'-0"



### 1 DOOR TYPES

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

PLANNING  
BOARD SET  
05/25/22



Proposed Duplex  
Residence at  
Peddie School  
301 East Ward St  
Hightstown, NJ  
Block: 50 Lot: 8

Revision No.	Date

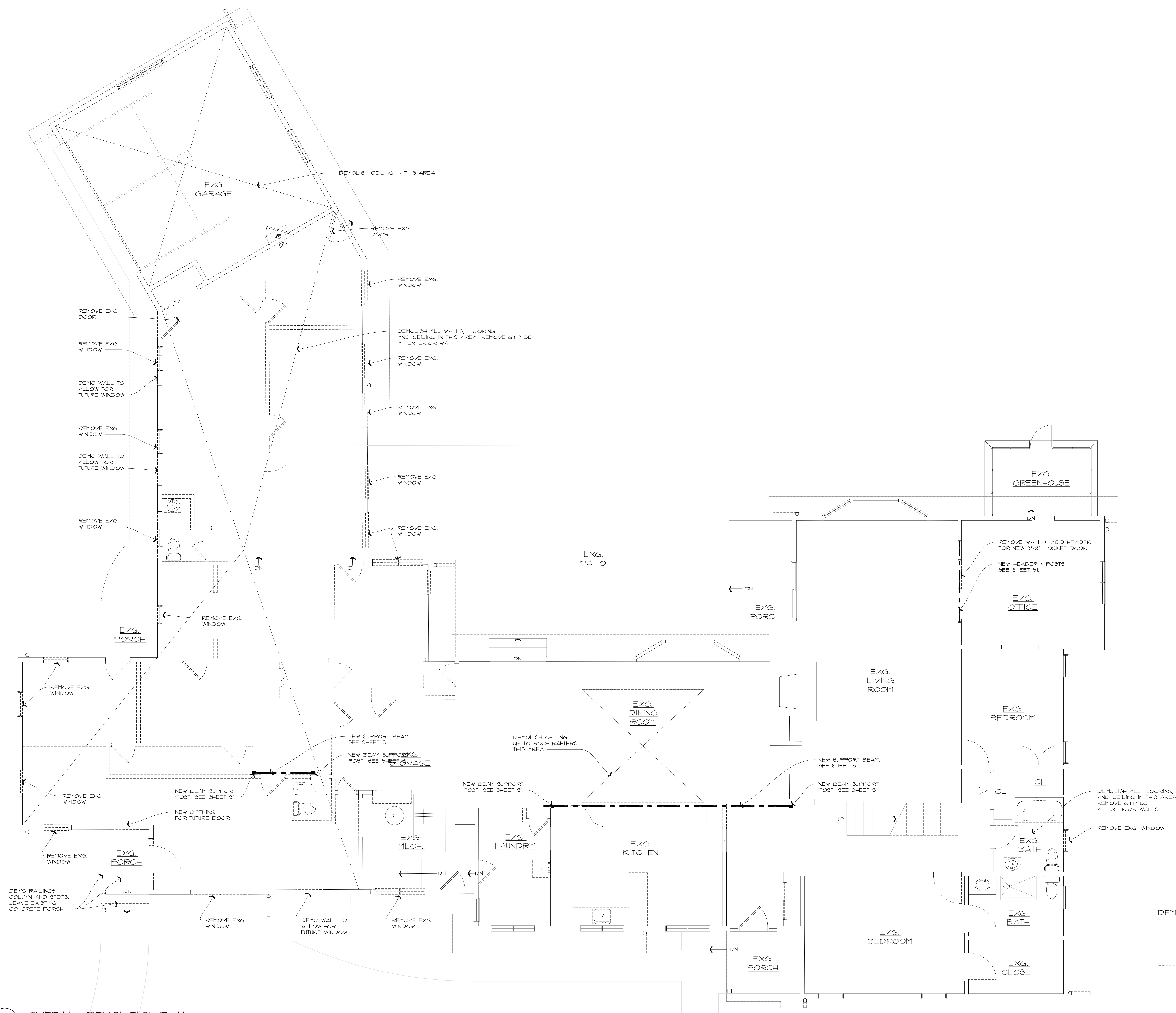
102 North Main Street  
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Charles S. Stults, AIA	NJ: AI 01558800
Project No: 22101	Date: 05/25/2022
Scale: As Noted	

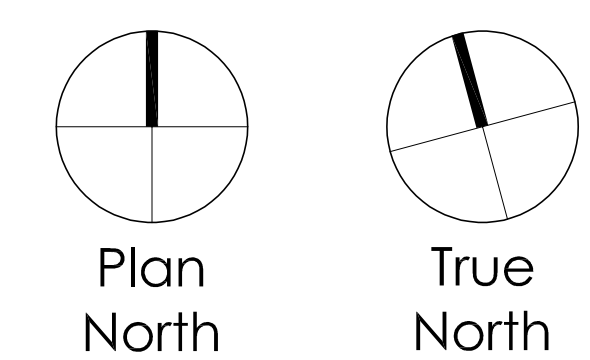
Title Sheet,  
Code Notes and  
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T1





PLANNING  
BOARD SET  
05/25/22



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Project No: 22101	Date:
Scale: As Noted	05/25/2022

## Overall Demolition Plan

D1



## ARCHITECT

1. THE ARCHITECT SHALL NOT BE RESPONSIBLE NOR SHALL HE BE REQUIRED TO MAKE ON SITE INSPECTIONS.
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAID WORK BY OWNER, GENERAL CONTRACTOR OR SUB-CONTRACTOR.
3. DESIGNS AND PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSIONS FROM THE ARCHITECT AND OWNER.

## GENERAL CONTRACTOR

1. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
3. ALL PLUMBING AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
4. THE CONTRACTOR AND SUB-CONTRACTORS SHALL CONFORM TO ALL STATUTORY, MUNICIPAL, AND STATE LAWS AND REGULATIONS.
5. IF ANY MODIFICATIONS TO THESE DRAWINGS ARE NOT REVIEWED BY THE ARCHITECT, THE ARCHITECT TAKES NO RESPONSIBILITY FOR THE CHANGE(S).
6. PERMIT FEES AND UTILITY HOOKUP FEES TO BE PROVIDED BY OWNER.
7. NEW HOME WARRANTY TO BE PAID BY OWNER.

## GENERAL STRUCTURAL NOTES

### 1.0 GENERAL

1. All work shall conform to the "2009 International Residential Code" and to all other applicable Federal, State, and Local regulations.
2. All work shall conform to the "New Jersey Uniform Construction Code" and to all other applicable Federal, State, and local regulations.
3. In case of conflict between the General Notes and details, the most rigid requirements shall govern.
4. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
5. Job site safety and construction procedures are the sole responsibility of the Contractor.
6. All materials shall be stored to protect them from exposure to the elements.

### 2.0 EARTHWORK

1. Engineered (controlled compacted) fill within the building area shall be constructed prior to footing excavation.
2. Excavation shall be performed so as not to disturb existing adjacent buildings, streets, and utility lines. Verify location of all utilities prior to commencement of work. Hand excavate around utilities as required.
3. Compaction shall not less than the following percentages of maximum density of modified proctor (ASTM D1557).
4. Under building foundations and slab footings - 95%.
5. Remove existing vegetation, topsoil, and unsatisfactory soil materials. Proof roll subgrade to obtain uniformly densified substrate prior to placing fill material evenly in 8" thick (maximum) layers and compacting to required density.

### 3.0 FOUNDATIONS

1. Footings shall bear on undisturbed stratum or engineered fill with a minimum bearing capacity of 2,000 psf.
2. The bottom of exterior footings shall be a minimum of three (3) feet below finished grade, or as required by Local building codes.
3. The Contractor shall observe water conditions at the site and take the necessary precautions to ensure that the foundation excavations remain dry during construction. Any seeping or seeping required for dewatering shall be the responsibility of the Contractor.
4. The Contractor shall be responsible for coordinating the need to use foundation rebar as a grounding electrode system and shall be responsible for installing the bonding clamp prior to placement of the concrete as per NJCCC Bulletin No. 02-2.

### 4.0 CAST-IN-PLACE CONCRETE

1. Concrete shall be designed and detailed in accordance with the Building Code Requirements for Structural Concrete (ACI-318-05), and constructed in accordance with the CRSI Manual of Standard Practice.
2. All Concrete shall have a minimum compressive 28-day strength of 3,000 psi. Air Entrainment: 4% to 6% in all exposed concrete work.
3. Maximum water/cement ratios:
  - A. Foundations: 0.90
  4. All concrete shall be normal weight concrete (144 pcf +/-) with all cement conforming to ASTM C150, Type I. Maximum aggregate size shall be 1-1/2" for footings, conforming to ASTM C33.
  5. Reinforcing steel: ASTM A616 grade 60.
  6. Welded Wire Reinforcement: (WWR) - ASTM A-185.
  7. Leveling grout shall be non-shrink, non-metallic type, factory pre-mixed grout in accordance with CE-CRD-C621 or ASTM C109, with a minimum compressive 28-day strength of 5,000 psi.
  8. Reinforcing steel clear cover shall be as follows unless noted otherwise:
    - A. Concrete cast against and permanently exposed to earth: 3".
    - B. Concrete exposed to earth or weather: 2".
    - C. % bars and larger: 1 1/2"
    - % bars and smaller: 1-1/2"
    - D. Concrete not exposed to weather or in contact with ground: Slabs, walls, joists: 1 1/2" % bars and smaller: 3/4"
  9. All reinforcement shall be secured held in place while placing concrete. If required, additional bars, stirrups or chairs shall be provided by the Contractor to furnish support for all bars.
  10. Lap welded wire reinforcement two (2) full wire spaces at splices and wire together.
  11. Provide plastic tipped bolsters and chairs at all locations where the concrete surface in contact with the bolsters or chairs is exposed.
  12. Concrete shall not be pumped through aluminum pipes and shall not be placed in contact with aluminum forms, mixing drums, buggies, chutes, conveyors or other equipment made of aluminum.
  13. All inserts and sleeves shall be cast-in-place whenever feasible. Drilled or powder driven fasteners will be permitted when proven to the satisfaction of the Structural Engineer that the fasteners will not spall the concrete and have the same capacity as cast-in-place inserts.
  14. When installing expansion bolts or adhesive anchors, the Contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors.
  15. Early drying out of concrete, especially during the first 24 hours, shall be carefully guarded against. All surfaces shall be moist cured or protected using a membrane curing agent applied as soon as forms are removed. If membrane curing agent is used, exercise care not to damage coating.
  16. Cold weather concreting shall be in accordance with ACI-306. Hot weather concreting shall be in accordance with ACI-305R.
  17. Throughout construction, the concrete work shall be adequately protected against damage due to excessive loading, construction equipment, materials or methods, ice, rain, snow, excessive heat, and freezing temperatures.

## GENERAL STRUCTURAL NOTES (CONT.)

### 5.0 MASONRY

1. Masonry has been designed in accordance with the Building Code Requirements for Masonry Structures (ACI 530-05/ASCE 5-05) and shall be constructed in accordance with the Specifications for Masonry Structures (ACI 530-1/05/ASCE 6-05), except where otherwise modified by these General Notes and Specifications.
2. Mortar shall conform to ASTM C270, Type M or S. All Portland cement shall conform to ASTM C150, Type I. Lime shall conform to ASTM C217 and masonry cement shall conform to ASTM C91.
3. Grout shall conform to ASTM C416 and shall have a minimum 28 day compressive strength of 3,000 psi. Slump of grout shall be 8 to 10 inches and the maximum aggregate size shall be 3/8" (aggregate graded to produce fine grout in conformance with ASTM C-416 and C-404).
4. Concrete Block Units:
  - A. Solid and hollow load bearing units per ASTM C90, Type N-1, as required to provide 28 day compressive strength, f'm as noted below.
  5. Minimum 28-day compressive strength of masonry, f'm shall be 1,500 psi, unless noted otherwise.
  6. Full bed and head joints shall be provided.
  7. Horizontal Joint Reinforcing: ASTM A82, 3-gage true-type, galvanized, for rebar.
  8. Submit grout mix design and masonry unit certifications to the architect for review.
  9. Fill all cells in top two courses below finished floor, CMU lintels, bond beams, and bond bearings and cells with reinforcement full height solid with grout.
  10. Allow grout in reinforced CMU walls to cure a minimum of 48 hours before imposing concentrated or other loads from above.

### 6.0 STRUCTURAL WOOD

1. Design, fabrication, and construction of wood framing shall conform with the following codes and standards:
  - A. "National Design Specifications for Wood Construction", 2005 Edition, (with supplement), American Forest and Paper Association.
  - B. "Timber Construction Manual", Fourth Edition, as adopted by the American Institute of Timber Construction, including the "Code of Standard Practice", AITC 106.
2. Base Design Values for roof/floor joist framing: Doug-Fir No. 1 and No. 2 (F<sub>b</sub> = 850 psi; F<sub>v</sub> = 180 psi; E = 1,600,000 psi) minimum.
3. Base Design Value for wood studs and bracing: Doug Fir Stud (Minimum compression parallel to grain F<sub>c</sub> = 850 psi; minimum tension parallel to grain F<sub>t</sub> = 400 psi; minimum compression perpendicular to grain, F<sub>c</sub> 925 psi).
4. All plywood sheathing shall comply with APA. Plywood shall meet C-D Interior APA, Structural I and II C-D Interior APA, or Structural I and II C-C Exterior APA. Attachment to be in accordance with IRC requirements.
5. All plywood to have exterior glue.
6. Roof sheathing shall be APA rated sheathing, 5/8" thick, 42/20.
7. Floor Sheathing shall be APA rated Suro-Floor, 3/4" thick, 48/24.
1. Wall sheathing shall be APA rated sheathing 7/16" thick, 32/16. Shear modulus of elasticity, E = 1,200,000 psi.
8. Wood framing marked Microlam LVL (laminated veneer lumber) shall be as manufactured by L-Levels or approved equal. Minimum extreme fiber in bending, F<sub>b</sub> = 2,800 psi; minimum horizontal shear, F<sub>v</sub> = 280 psi; minimum modulus of elasticity, E = 1,000,000 psi.
9. Wood framing marked Parallel LVL (parallel strand lumber) shall be as manufactured by L-Levels or approved equal. Minimum extreme fiber in bending, F<sub>b</sub> = 2,800 psi; minimum horizontal shear, F<sub>v</sub> = 280 psi; minimum modulus of elasticity, E = 1,000,000 psi.
10. All members shown on plan with designation "PBL" shall be parallel PBL members. All parallel structural lumber shall be APA rated, exposure 1. All adhesives shall comply with ANSI/APA A190 "Water-Use" type.
11. Wood framing marked Imperstrand LVL (laminated strand lumber) shall be as manufactured by L-Levels or approved equal. Minimum extreme fiber in bending, F<sub>b</sub> = 2,800 psi; minimum horizontal shear, F<sub>v</sub> = 400 psi; minimum modulus of elasticity, E = 1,000,000 psi.
12. Provide nailing patterns in accordance with recommended fastening schedule when joining two or more framing members.
13. Hanger connections for joists, beams, trusses, and manufactured wood framing shall be Strong-Tie connectors by Simpson.
14. See International Building Code for minimum bracing and fastening requirements.
15. Members shall be set with crown up and have a minimum of 3" bearing. Provide additional joist under parallel non-loading bearing partitions that run more than 1/3 the span of the joist.
17. Splice double sole plates directly over stud. Stagger splice of each plate.
18. All joists and rafters shall be rigidly bridged at intervals not exceeding 8'-0".
19. Gaps and other bracing required to provide lateral stability to wood frames shall be adequately sized and anchored. This bracing shall remain until permanent bracing elements and attached construction is installed.
20. The wood structure is a non-self-supporting frame and is dependent upon diaphragm action of the panels and attachment to the shear walls for stability and for resistance to wind and seismic forces. Provide all temporary supports required for stability and for resistance to wind and seismic forces until these elements are complete and are capable of providing this support.
21. All bolts and lag bolts shall be fitted with galvanized, nailless iron or steel plate washers.
22. No field alteration of pre-fabricated joists or trusses is permitted unless done in accordance with manufacturer's approved modification details.
23. All wood members exposed to exterior to be pressure treated.
24. Provide fasteners, anchors and connectors with adequate corrosion protection and where in contact with treated wood. Provide minimum zinc coating where Simpson connections are used.
25. All pre-fab wood web trusses shall be designed and manufactured by OpenJoist or equal. See required design loads. Submit signed & sealed drawings & calculations for review prior to fabrication & erection. Installation to be in strict accordance with manufacturer's recommendations. Brace trusses during erection per manufacturer's recommendations.

### 7.0 DESIGN DATA

1. Governing Code: International Residential Code 2009
  2. Floor Live Load:
    - A. Uniform: 40 psf
    - B. Partition Self-Weight
    - C. Live Load Reduction: None Taken
  3. Roof Live Load:
    - A. Live Load: 20 psf
    - B. Snow Load:
      - A. Pg (Ground Snow Load): 25 psf
      - PF (Flat Snow Load): 17.5 psf
      - Ce (Snow Exposure Factor): 1.0
      - I (Snow Load Importance Factor): 1.0
      - Ct (Thermal Factor): 1.0
  4. Wind Load:
    - A. Basic Wind Speed: 100 MPH
    - B. I (Wind Importance Factor): 1.0
    - C. Wind Exposure: B
    - D. Internal Pressure Coefficient +/-: 0.18
- Components 4 Cladding Wind Pressure As per the Code

## FRAMING NOTES

1. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR #2 OR BETTER UNLESS OTHERWISE NOTED - TYPICAL.
2. ALL MICROLAM BEAMS TO BE 1.0E MICROLAM WOOD ENGINEERED BEAMS BY I-LEVEL - UNLESS OTHERWISE NOTED - TYPICAL.
3. ALL LUMBER LABELED "TREATED" TO BE ACO PRESSURE - TREATED YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED - TYPICAL.
4. PROVIDE SOLID WOOD POSTS AT THE BEARING ENDS OF ALL GIRDERS UNLESS OTHERWISE NOTED. ALL POSTS TO BE A MINIMUM OF THE WIDTH OF THE GIRDER. - TYP.
5. PROVIDE SOLID BLOCKING AT ALL POSTS AND BEARING POINTS AS REQUIRED - TYPICAL.
6. PROVIDE FIREBLOCKING AS REQUIRED PER IRC 2009 SECTION 602.8 - TYPICAL.
7. PROVIDE SIMPSON MTL JOIST / BEAM HANGERS AT ALL FLUSH JOIST APPLICATIONS - TYPICAL.
8. LINES SHOWN FOR LOCATIONS OF JOISTS AND RAFTERS ARE DIAGRAMATIC - EXACT LOCATIONS MAY VARY SLIGHTLY - TYPICAL.
9. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE ACO PRESSURE TREATED. ALL FASTENERS AND FLASHING IN CONTACT WITH ACO TREATED LUMBER SHALL BE STAINLESS STEEL OR TRIPLE ZINC COATED - TYPICAL.
10. ALL SISTERED ROOF RAFTERS AND CEILING JOISTS TO BE 2 X 8 @ 16" O.C.

## THERMAL AND MOISTURE

1. THE FOLLOWING SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN: AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.
2. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
3. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209 AND BE A MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
4. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATER/TIGHT / WEATHERPROOF PERFORMANCE.
6. ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE WEATHER. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA TO BE VENTILATED, EXCEPT THE MINIMUM SHALL BE REDUCED TO 1/300 OF THE AREA TO BE VENTILATED WHERE AT LEAST 50 PERCENT OF THE REQUIRED VENTILATION IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. VENTILATORS SHALL BE LOCATED AT LEAST 3'-0" ABOVE THE EAVES OR CORNICE VENTS. VENTS SHALL BE PROVIDED WITH INSECT SCREENS.
7. PROVIDE AND INSTALL MINIMUM R-15 BATT INSULATION AT ALL EXISTING EXTERIOR WALLS THAT ARE EXPOSED DURING DEMOLITION/ CONSTRUCTION.
8. PROVIDE AND INSTALL MINIMUM R-49 BATT INSULATION IN ATTICS.
9. PROVIDE AND INSTALL VAPOR BARRIER BETWEEN GYPSUM WALLBOARD AND INSULATION. DO NOT USE VAPOR BARRIER IF RAFT-FACED INSULATION IS USED.
10. PROVIDE AND INSTALL BATT OR POLYCELL INSULATION AT WINDOW SHM SPACES.

11. PROVIDE AND INSTALL JOIST SEALERS TO COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATIONS INDICATED AND TO THE FOLLOWING SPECIFICATIONS:  
ELASTOMERIC SEALANT: ASTM C-926  
SOLVENT-RELEASE-CURING SEALANT: ASTM C-904  
LATEX SEALANT: ASTM C-780  
ACOUSTICAL SEALANT: ASTM C-919
12. PROVIDE AND INSTALL SEEMLESS ALUMINUM GUTTERS AND DOWNSPOUTS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL.

## WALL BOARD

1. PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD LATEST ADDOTON EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALL BOARD,WHOSE REQUIREMENTS SHALL BE FOLLOWED.
2. PROVIDE AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD, 1/2" THICK, AT WALLS AND CEILINGS OF ALL BATHROOMS.
3. PROVIDE AND INSTALL 1/2" DUROCK AT WALLS RECEIVING CERMAIC TILE IN BATHROOMS.
4. PROVIDE AND INSTALL REGULAR 1/2" THICK GYPSUM WALL BOARD AT ALL WALLS AND CEILINGS UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS. PROVIDE LEVEL 3 FINISH WITH MINIMUM 3 COAT FINISH COMPOUND. CONTRACTOR SHALL PROVIDE ALL TRIM ACCESSORIES, FINISH TAPING AND SPACKLING.
5. PROVIDE TYPE-X OR SIMILAR ABSEVATION FOR FIRE RATED WALL BOARD WHERE CALLED FOR ON DRAWINGS ASSOCIATED WITH 1 HOUR RATED WALLS. (BETWEEN GARAGE AND RESIDENCE)

## PAINT

1. APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
2. ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE (1) PRIME COAT AND (2) FINISH COATS. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED. PAINT SHALL BE BENJAMIN MOORE "REGAL" AND MOOREGUARD" OR APPROVED EQUAL. INTERIOR PAINT SHALL BE ALL ONE COLOR, WHITE OR AS SELECTED BY OWNER, PAINT TYPE: WALLS: EGGSHELL, TRIM: SEMI-GLOSS, CEILING: FLAT WHITE, PROVIDE PEARL FINISH IN BATHROOMS.
3. APPLICATION SHALL BE IN WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER.

## FLOORING

1. ALL WOOD FLOORING TO BE "ARMSTRONG" PRE-FINISHED FLOORING, MINIMUM 3/4" THICK, COLOR AS SELECTED BY OWNER. SEE ALLOWANCES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. ALL CERMIC WALL AND FLOOR TILE AS SELECTED BY OWNER. SEE ALLOWANCES.
3. CERAMIC WALL TILE AT BATHROOM SHOWER WALLS TO BE THINSET, NOT GLUED, ON 1/2" THICK DUROCK.
4. CERAMIC FLOOR TILE IN BATHROOM SHOWER TO BE MUDSET. FINISH SURFACE SHALL SLOPE DOWN TO FLOOR DRAIN AT SHOWER FROM WALLS. MAXIMUM SLOPE SHALL BE 1/4" PER FOOT.
5. CERAMIC FLOOR TILE IN BATHROOMS SHALL BE THINSET, NOT GLUED, ON 1/2" DUROCK.
6. ALL CERAMIC FLOOR TILE TO BE ADA COMPLIANT WITH A SLIP RESISTANT, NON-GLAZED SURFACE.
7. ALL CERAMIC WALL TILE TO BE GLAZED.
8. PROVIDE MARBLE THRESHOLD BETWEEN ROOMS WITH CERAMIC TILE FLOORS, AND WOOD FLOORS. PAY STRICT ADHERENCE TO THE THRESHOLD DETAIL ON SHEET A2.1 IN ORDER TO ENSURE ADA COMPLIANCE.

## INTERIOR WOOD TRIM & CASING

1. PROVIDE AND INSTALL PAINT GRADE, "COLONIAL" DOOR TRIM, WINDOW CASING, AND WALL BASE AS INDICATED ON FINISH GROUPS, WINDOW CASING AND DOOR CASING TO BE 2 1/2" WIDE, WALL BASE TO BE 3 1/2" WITH SHOE MOLDING.

## CLOSET SHELVING & CLOTHES RODS

1. PROVIDE WHITE WIRE SHELVING AND CLOTHES ROD SYSTEMS AT ALL CLOSETS PER THESE SPECIFICATIONS AND AS SHOWN ON PLANS. SEE ALLOWANCES.
  2. PROVIDE ONE CONTINUOUS 12" DEEP SHELF AND ONE CLOTHES ROD AT THE FOLLOWING ROOMS:  
CLOSET 101, CLOSET 111, CLOSET 114, LAUNDRY 103, CLOSET 202, CLOSET 205, AND CLOSET 209.
  3. PROVIDE 3 CONTINUOUS 16" DEEP SHELVES AT CLOSET 207. SHELVING SYSTEM IN THIS CLOSET SHALL BE ADJUSTABLE.
  4. PROVIDE MULTIPLE 12" DEEP ADJUSTABLE SHELVES AND RODS AT CLOSET 115.
  5. OWNER TO REVIEW AND APPROVE LAYOUT OF CLOSET SHELVING PRIOR TO FABRICATION.
- DOOR DESIGN: GALLERY COLLECTION- LONG WITH RECTANGULAR GRILLES
- COLOR: WHITE  
CONSTRUCTION: GDLP (R6.5)  
DECORATIVE HARDWARE: STANDARD  
GARAGE DOOR OPERATOR TO BE BY "LIFTMASTER" OR EQUAL.
  3. INTERIOR DOORS TO BE MOLDED PANEL, PAINT GRADE BY "MASONITE" OR EQUAL. DESIGN AS PER DOOR TYPES ON T1.
  4. ALL DOOR HARDWARE TO BE SCHLAGE OR EQUAL. ALL DOOR HARDWARE MUST BE LEVER TYPE AND REQUIRE LESS THAN 5 POUNDS OF PRESSURE TO OPERATE.

## GENERAL NOTES:

1. GC TO ENGAGE HVAC SUB CONTRACTOR TO DESIGN-BUILD SYSTEM TO MEET OWNER'S REQUIREMENTS.
2. GC TO ENGAGE AN ELECTRICAL SUB CONTRACTOR TO EVALUATE PROPOSED DIAGRAMATIC CIRCUITING, PANEL SIZE, LOCATION, ETC. AND WORK WITH THE OWNER TO MEET THEIR REQUIREMENTS.
3. GC TO ENGAGE A PLUMBING CONTRACTOR TO DESIGN-BUILD ALL DOMESTIC, SANITARY, AND VENTING SYSTEMS BASED ON LOCATION OF FIXTURES SHOWN ON PLANS. PLUMBING CONTRACTOR TO PROVIDE RISER DIAGRAM TO ARCHITECT FOR SUBMITTAL TO BOROUGH.
4. G.C. TO COORDINATE HVAC, ELECT., & PLUMBING, SUB CONTRACTOR(S) WITH NEEDS OF THE OWNER.
5. GC RESPONSIBLE FOR REPAIRING SITE TO FINAL ROUGH GRADING OF TOPSOIL PER GRADING PLAN PREPARED BY CREST ENGINEERING. OWNER WILL PROVIDE ALL SEEDING AND LANDSCAPING.
6. FRAMER TO PROVIDE PROPER FIRESTOPPING AS PER IRC 2018.
7. ALL NEW HARDWARE TO BE COMMERCIAL GRADE AND AS SELECTED BY OWNER- TYP.

## PLUMBING

1. ALL PLUMBING FIXTURES TO BE BY AMERICAN STANDARD OR KOHLER. ALL FIXTURE SELECTION TO BE BY OWNER. SEE ALLOWANCES.

## MECHANICAL

1. FURNACE TO BE BY AMERICAN STANDARD AND HAVE A MINNIUM EFFICIENCY OF 78.0 AFUE. UNIT TO BE LOCATED IN BASEMENT.
2. EXTERIOR A/C CONDENSING UNIT TO BE AMERICAN STANDARD AND HAVE A MINIMUM EFFICIENCY OF 13.0 SEER. UNIT TO BE LOCATED ON A CONCRETE PAD, FINAL LOCATION TO BE COORDINATED WITH OWNER.

## ELECTRICAL

1. CENTER OF ALL ELECTRICAL OUTLETS TO BE INSTALLED 25" A.F.F. FOR ADA ACCESSIBILITY.
2. CENTER OF ALL LIGHT SWITCHES TO BE INSTALLED 36" A.F.F. FOR ADA ACCESSIBILITY.
3. ALL LIGHT SWITCHES TO BE ROCKER-TYPE FOR ADA ACCESSIBILITY.
4. ALL LIGHT FIXTURES TO BE BY PROGRESS LIGHTING. SEE ALLOWANCES.
5. ELECTRICAL CONTRACTOR TO SIZE THE SERVICE TO INCLUDE PROVISIONS FOR A FUTURE ELEVATOR.
6. ELECTRICAL CONTRACTOR TO SIZE THE SERVICE TO INCLUDE PROVISIONS FOR A FUTURE ELECTRIC INDUCTION COOKTOP IN THE KITCHEN.
7. BEDROOM #110 SHALL BE WIRED ON ITS OWN 20 AMP CIRCUIT.
8. ELECTRICAL CONTRACTOR TO SIZE AND PROVIDE NATURAL GAS EMERGENCY GENERATOR AND ASSOCIATED TRANSFER SWITCH, COORDINATE LOCATION OF GENERATOR AND SWITCH WITH OWNER. GENERATOR TO BE SIZED TO ACCOMMODATE FUTURE ELEVATOR.

## Proposed Duplex Residence at Peadie School

301 East Ward St  
Hightstown, NJ  
Block: 50 Lot: 8

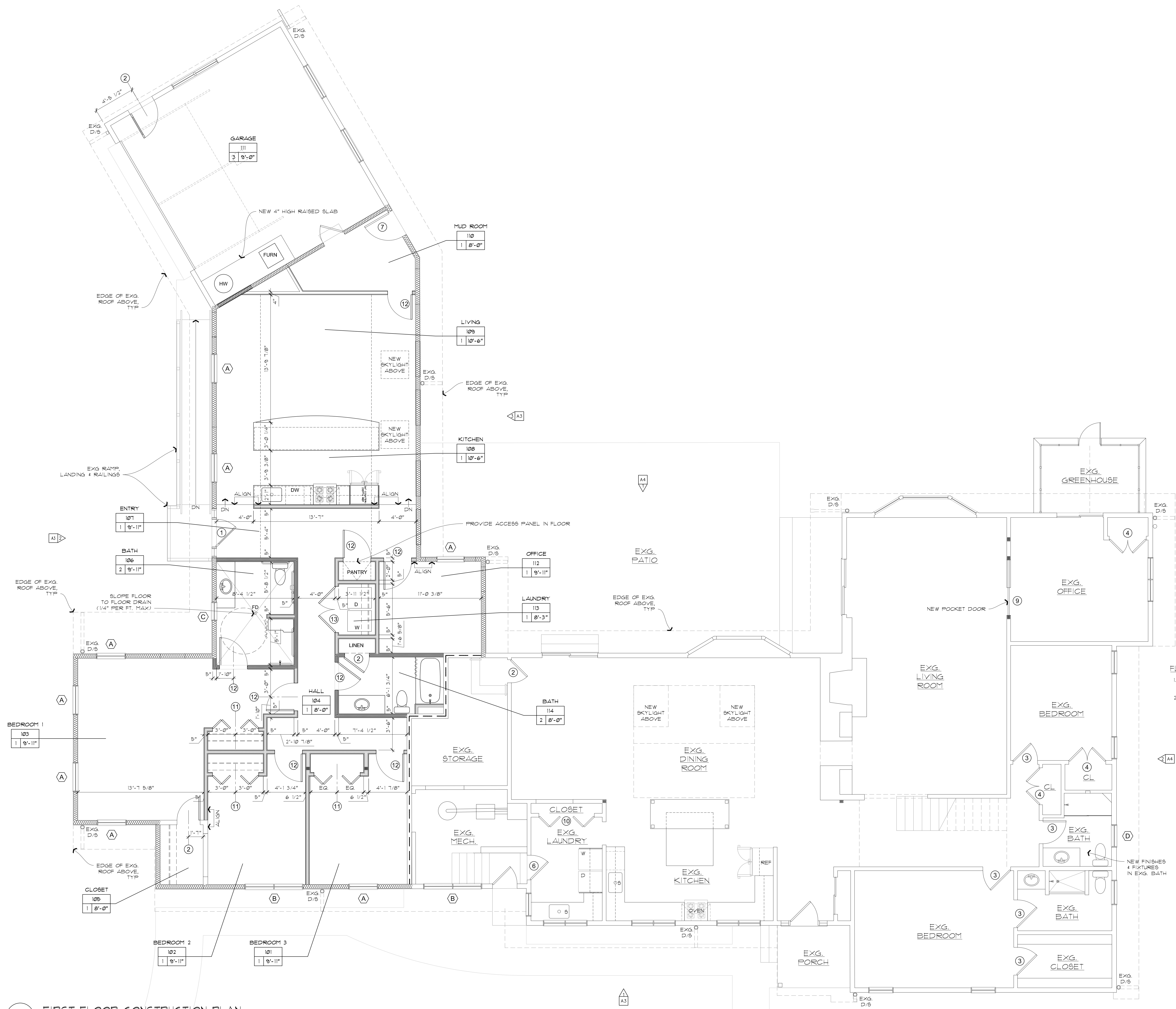
Revision No.	Date

102 North Main Street  
Hightstown, NJ 08520  
p: 609.448.3888  
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Charles S. Stults, AIA	NJ: AI 01558800
Project No: 22101	Date: 05/25/2022
Scale: N/A	

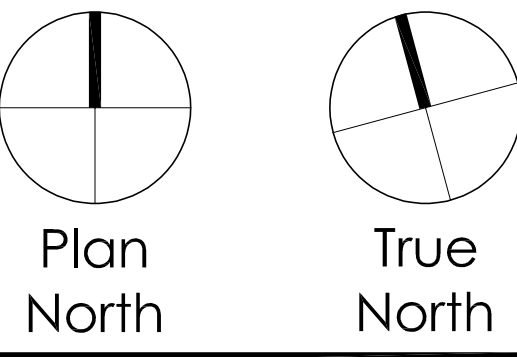
## Specifications





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

PLANNING  
BOARD SET  
05/25/22



Proposed Duplex  
Residence at  
Peddie School  
301 East Ward St  
Hightstown, NJ  
Block: 50 Lot: 8

- FLOOR PLAN GENERAL NOTES:
1. ALL WINDOWS AND DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
  2. ALL COUNTERTOPS, CABINETS, FIXTURES AND APPLIANCES ARE NEW AND TO BE DESIGNED BY CONTRACTOR'S KITCHEN DESIGNER.

Revision No.	Date

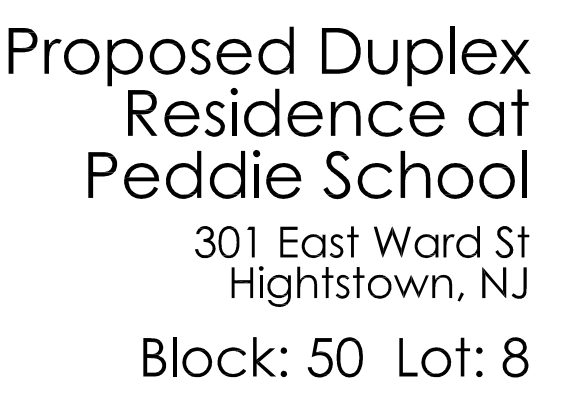
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- FLOOR PLAN KEY
- NEW DOOR
  - NEW GWS ON EXISTING WOOD STUD EXTERIOR WALL/W/ R15 BATT INSULATION
  - NEW WD STUD 4 GWS PARTITION OR FILL W/ SOUND BATT INSULATION
  - NEW WD STUD 4 GWS PARTITION OR FILL W/ SOUND BATT INSULATION
  - EXG. 2-HR TENANT SEPARATION 2 LAYERS 5/8" TYPE 'X' GYB BD EACH SIDE OF 2X4 WD STUDS @ 16" O.C. (FROM T.O. EXG CRAWL SPACE SLAB TO B.O. EXG ROOF SHEATHING)

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First Floor  
Plan

A1

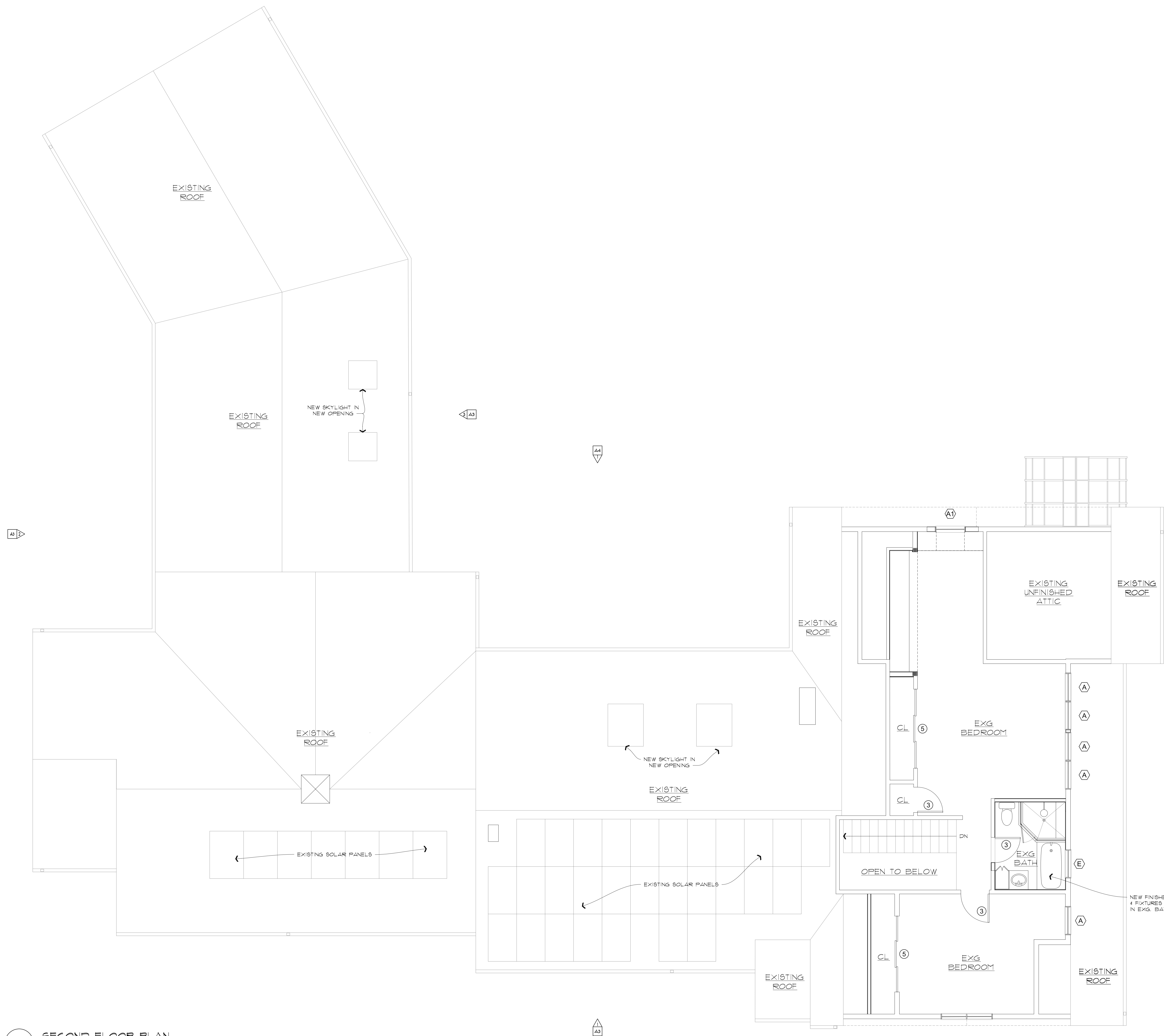
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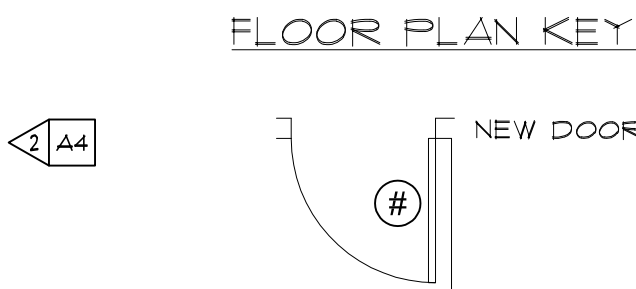
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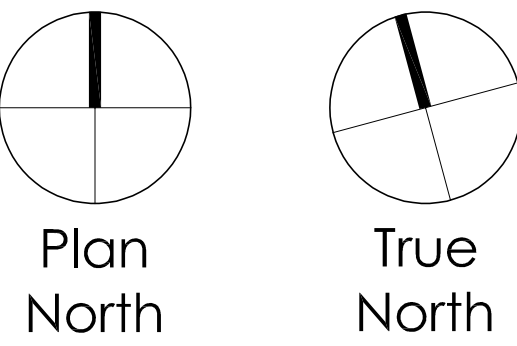




- FLOOR PLAN GENERAL NOTES:
1. ALL WINDOWS AND DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
  2. ALL COUNTERTOPS, CABINETS, FIXTURES AND APPLIANCES ARE NEW AND TO BE DESIGNED BY CONTRACTOR'S KITCHEN DESIGNER.



PLANNING  
BOARD SET  
05/25/22



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Second Floor  
Plan

A2

Architectural elevation drawing of a building facade showing proposed accessibility improvements. The drawing includes a ramp with railings, new windows, and doors. Annotations include:

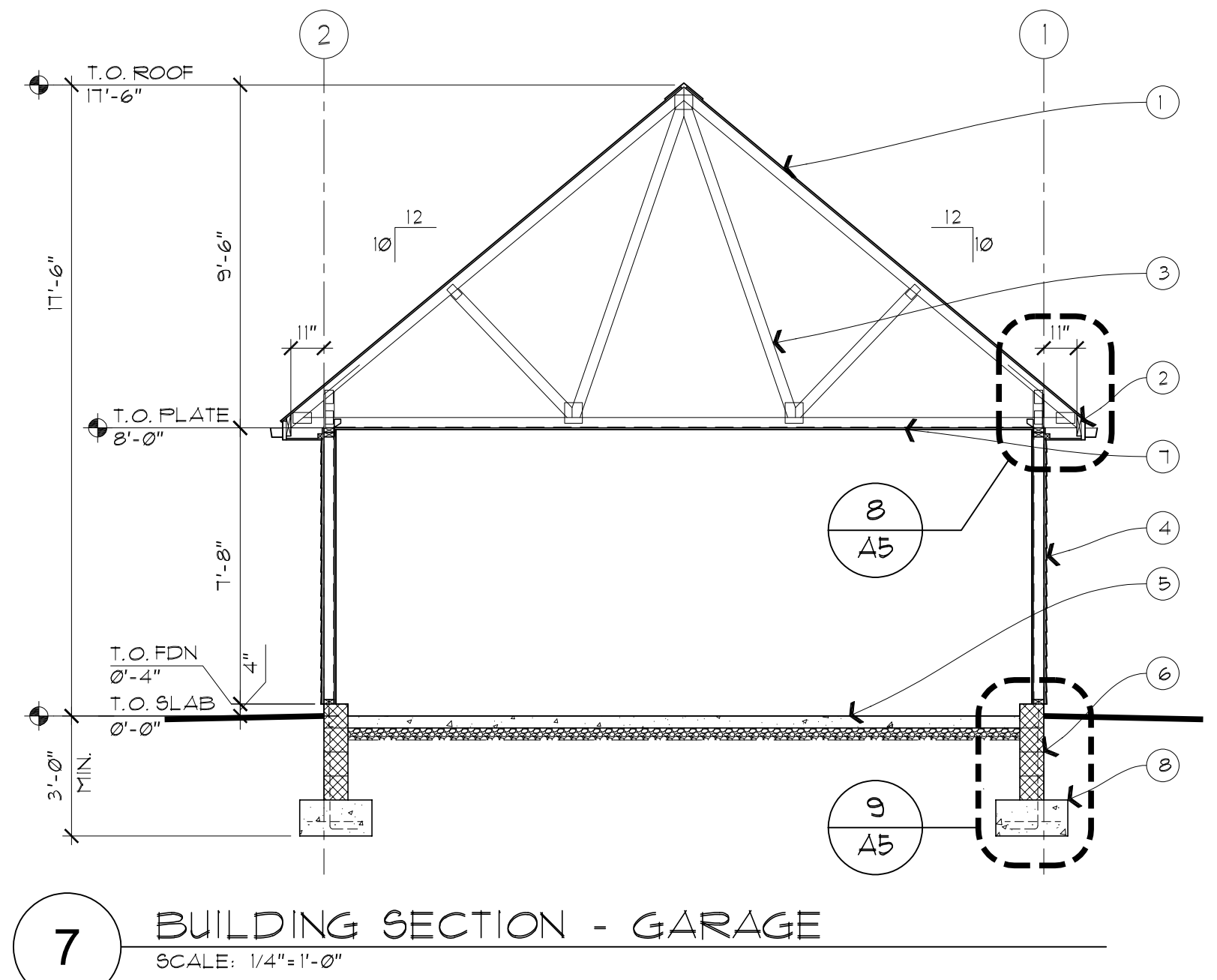
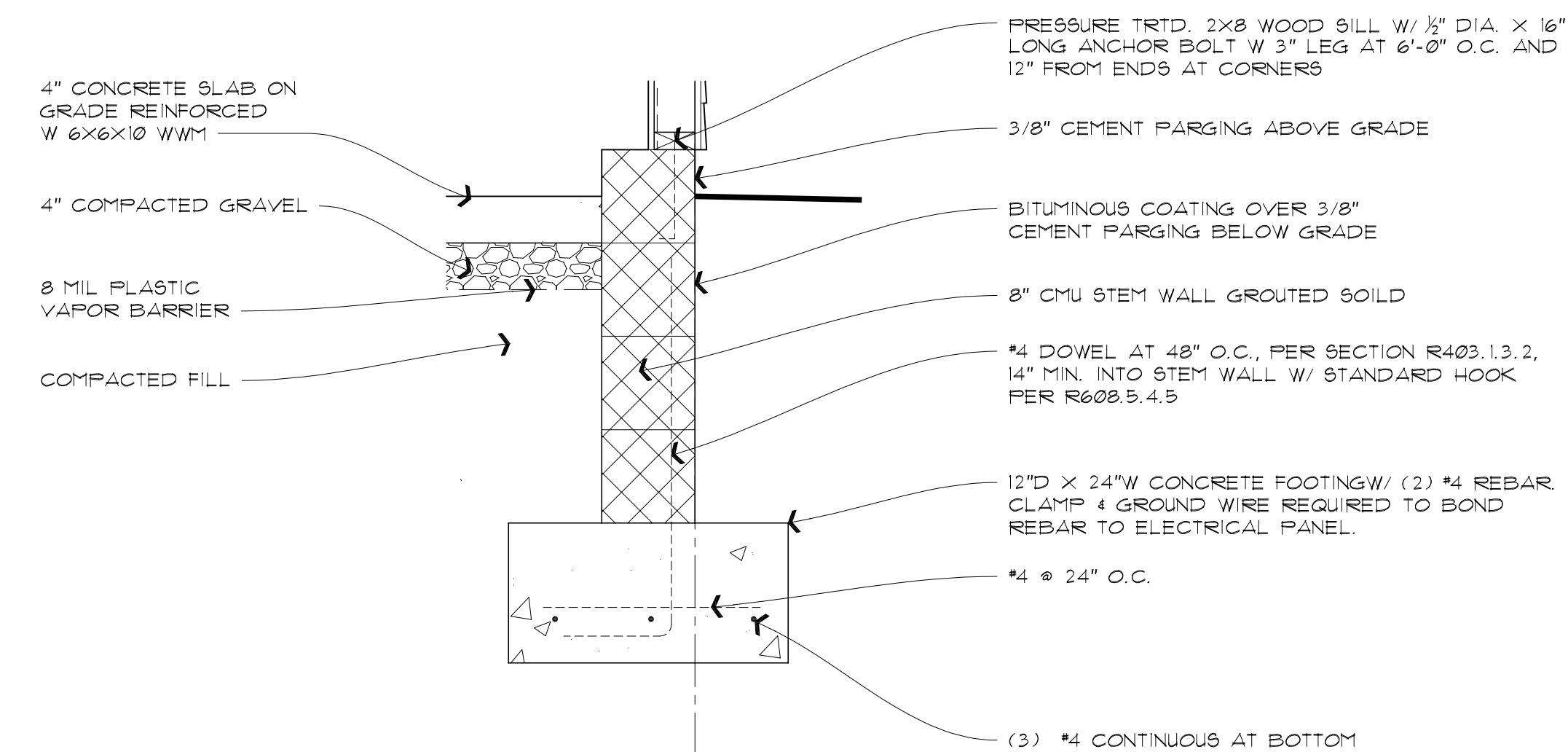
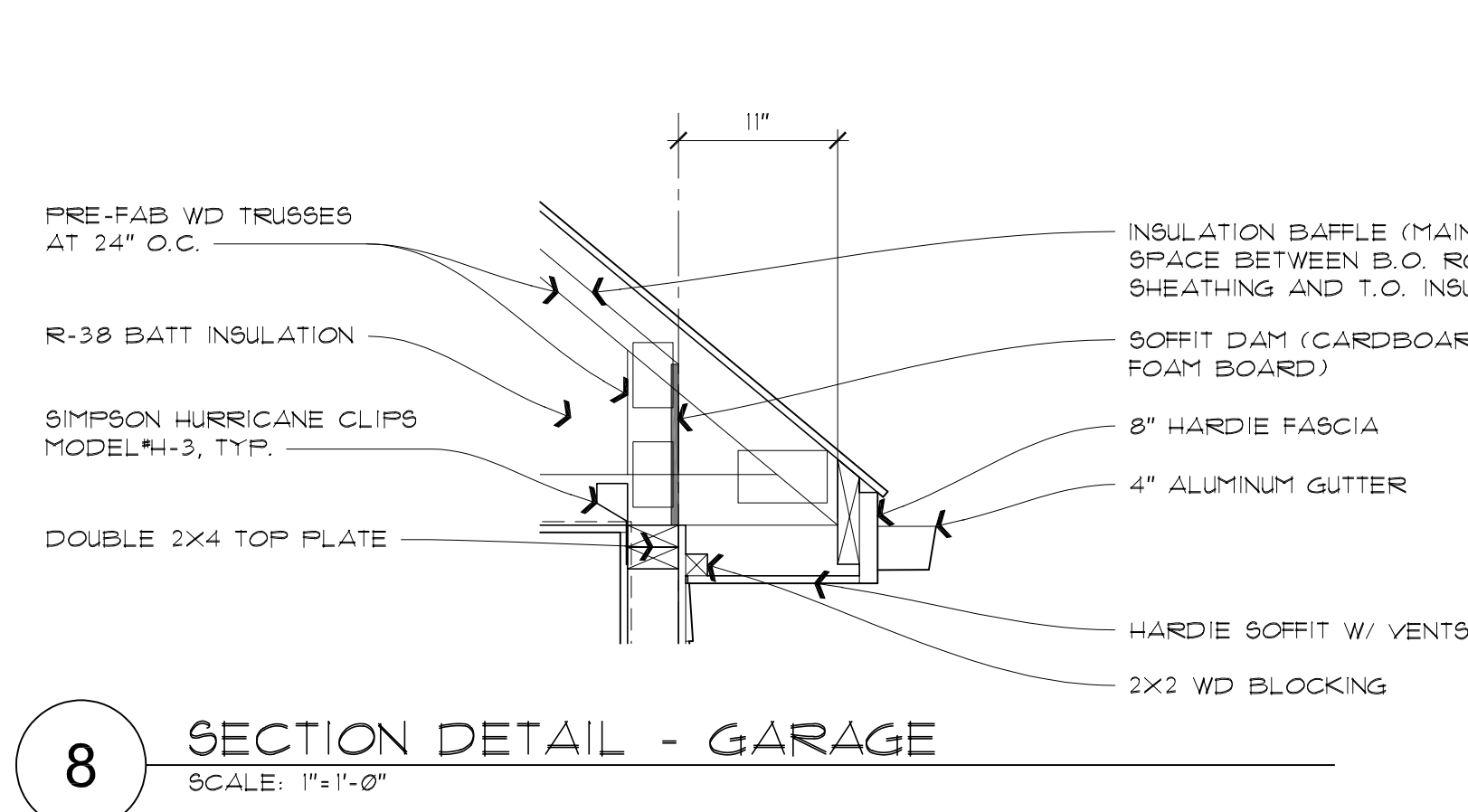
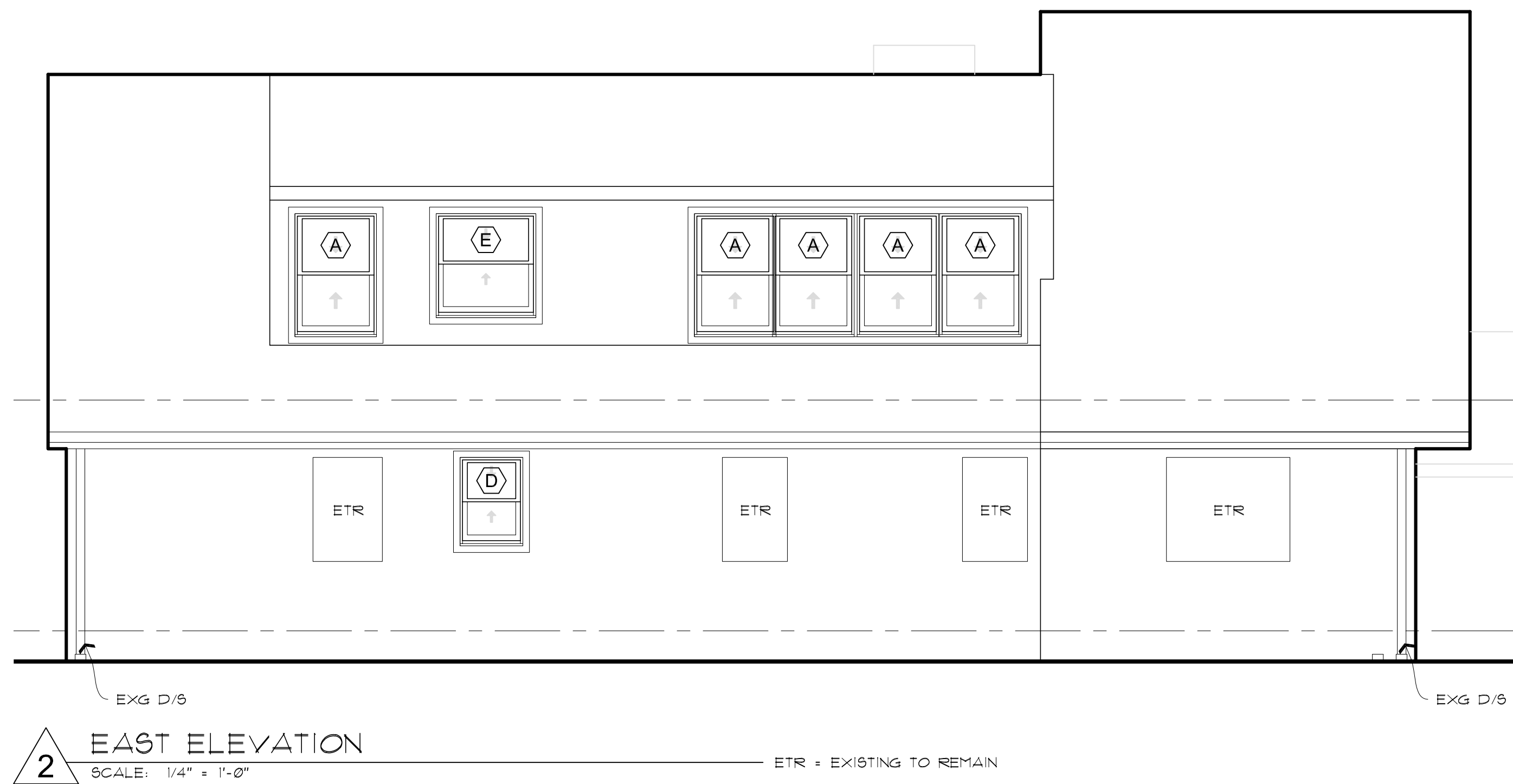
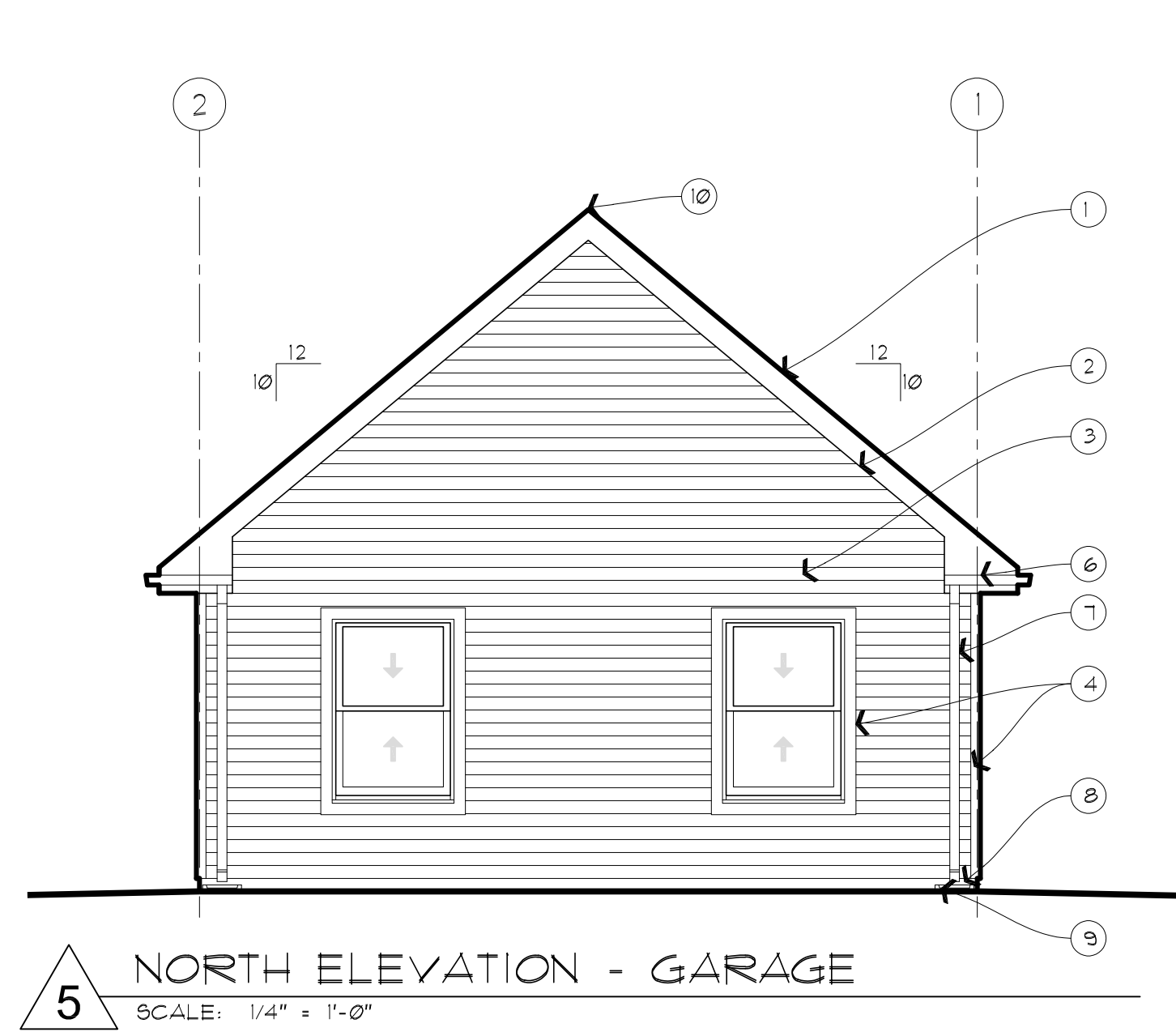
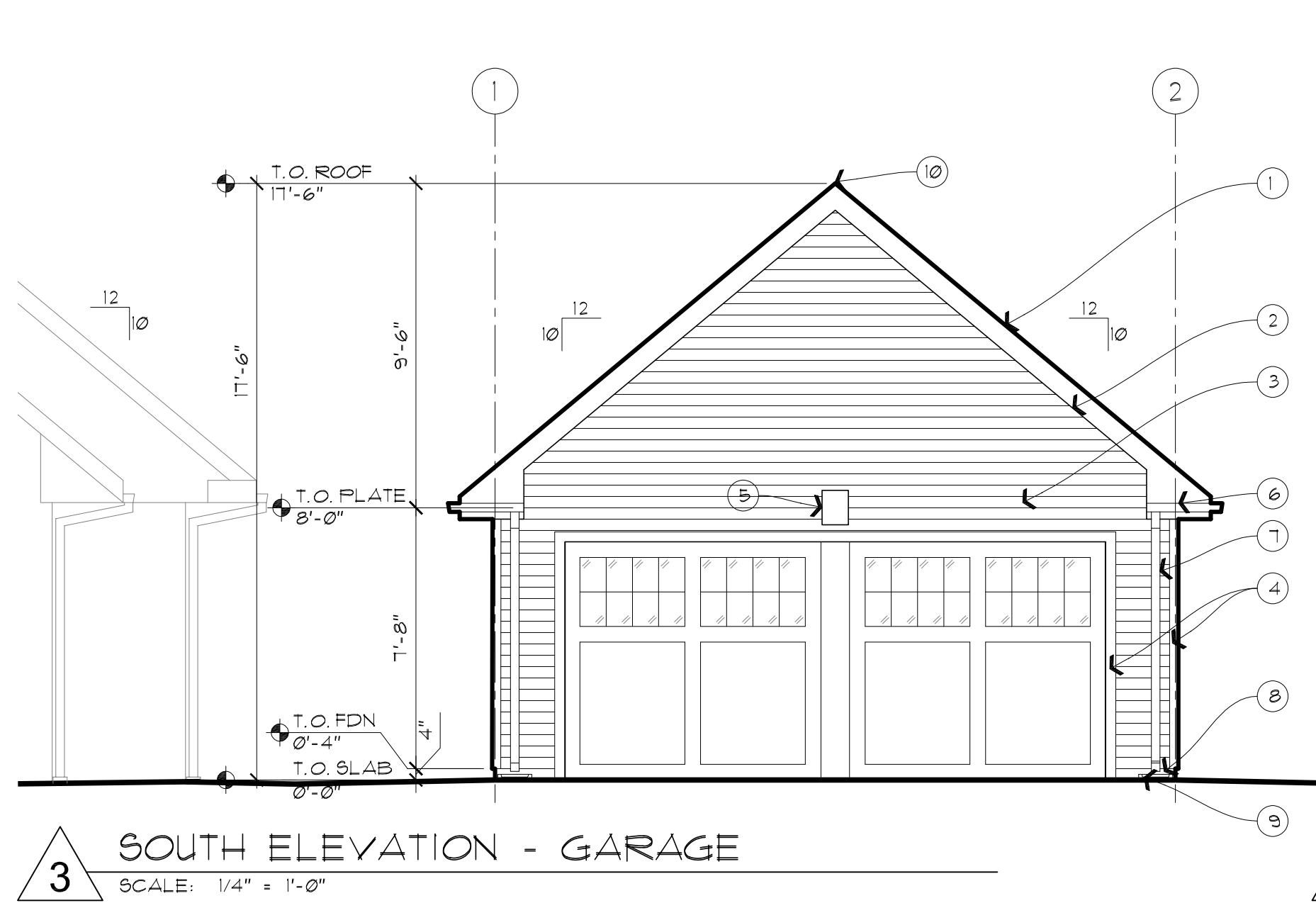
- NEW INFILL AT DOOR OPENING TO MATCH ADJACENT
- NEW INFILL AT WINDOW OPENING TO MATCH ADJACENT
- NEW WD. & AZEK ADA RAMP, LANDING & RAILINGS
- EXG D/S
- ETR

A3



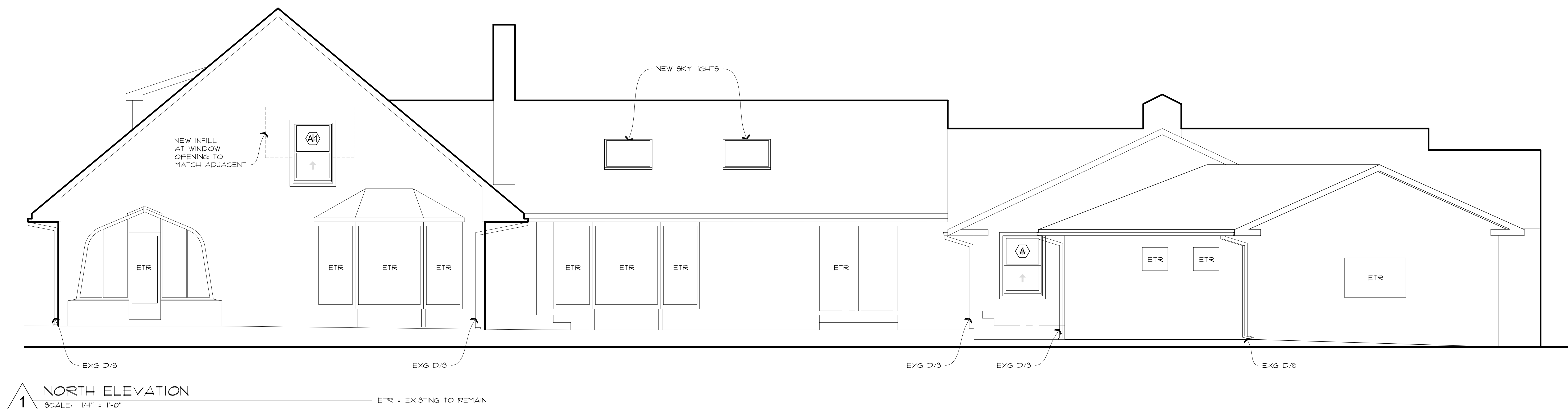
GARAGE ELEVATION NOTES:

1. GAF TIMBERLINE ASPHALT ROOFING SHINGLES (MATCH STYLE AND COLOR OF EXISTING HOUSE) OVER (1) LAYER #30 ROOFING FELT OVER 1/2" ROOF SHEATHING. PROVIDE ICE & WATER SHIELD AT FIRST 3'-0" ALONG EAVES & CONTINUOUS RIDGE VENT.
2. 2" X 8" FASCIA BOARD / BARGE BOARD
3. VINYL SIDING WITH 4" EXPOSURE
4. TYPICAL 3" VINYL TRIM
5. WALL MOUNTED DECORATIVE LIGHT FIXTURE
6. 4" ALUMINUM GUTTER
7. 4" X 3" ALUMINUM DOWNSPOUT
8. PARKING & EXPOSED CMU FOUNDATION WALL
9. CONCRETE SPLASH BLOCK
10. RIDGE VENT



GARAGE SECTION NOTES:

1. GAF TIMBERLINE ASPHALT ROOFING SHINGLES (MATCH STYLE AND COLOR OF EXISTING HOUSE) OVER (1) LAYER #30 ROOFING FELT OVER 1/2" ROOF SHEATHING. PROVIDE ICE & WATER SHIELD AT FIRST 3'-0" ALONG EAVES & CONTINUOUS RIDGE VENT.
2. 2" X 8" FASCIA BOARD / BARGE BOARD
3. PREFAB WOOD ROOF TRUSSES @ 24" O.C. W/ R-38 BATT INSULATION
4. TYPICAL EXTERIOR WALL:
  - VINYL SIDING WITH 4" EXPOSURE
  - (1) LAYER BUILDING PAPER
  - 1/2" SHEATHING
  - 2X4 WD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE AND TREATED SILL PLATE & R-15 BATT INSULATION
  - GLASS II OR II VAPOR BARRIER
  - 1/2" GYPSUM BOARD, TAPE & TEXTURE
  - PAINT, OWNER TO SELECT COLOR
5. 4" CONCRETE SLAB ON GRADE REINFORCED W 6X6X10 W/M ON 4" COMPACTED GRAVEL ON 8 MIL PLASTIC VAPOR BARRIER
6. 8" CMU FOUNDATION WALL OVER CONCRETE FOOTING TO 3'-0" MIN. BELOW GRADE
7. 1/2" GYPSUM BOARD CEILING, TAPE & TEXTURE & PAINT, OWNER TO SELECT COLOR
8. 12"D X 24"W CONCRETE FOOTING W/ (2) #4 REBAR CLAMP & GROUND WIRE REQUIRED TO BOND REBAR TO ELECTRICAL PANEL



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Exterior Elevations  
& New Garage  
Section & Elevs

A4