

2021 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION
2021 NATIONAL STANDARD PLUMBING CODE, NJ Ed
2020 NATIONAL ELECTRICAL CODE
2021 NATIONAL FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE

R301.6 ROOF LOAD. The roof load shall be designed for the *live load* indicated in Table R301.6 **or** the *Ground Snow Load* indicated in Table R301.2, *whichever is greater*.

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

<u>CLASS OF MATERIAL</u>	<u>LOAD-BEARING PRESSURE</u>
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PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

For SI: 1 pound per square foot = 0.0479 kN/m²

ALL STRUCTURAL FRAMING SHALL BE PRESSURE TREATED #2 SYP OR BETTER UNLESS NOTED OTHERWISE.
WEATHER RESISTANT CONNECTORS REQUIRED AT ALL FLUSH CONNECTIONS.

1. ALL STRUCTURAL WOODWORK SHALL COMPLY WITH NATIONAL LUMBER MANUFACTURERS ASSOCIATION AND WESTERN WOOD PRODUCTS ASSOCIATION STANDARD SPECIFICATIONS PRACTICES.
2. ALL JOISTS SHALL BE DOUGLAS FIR LUMBER, $F = 1,500$ MIN. BENDING STRESS, $E = 1,760,000$ MIN. ALL PRE-ENGINEERED LUMBER TO BE AS MANUFACTURED BY TRUS-JOIST MACMILLAN (ANY SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT). JOISTS TO BE INSTALLED WITH DOUBLE ALL JOISTS UNDER PARTITIONS RUNNING PARALLEL TO DIRECTION OF JOISTS AND SPACING WHERE REQUIRED TO ALLOW PLUMBING RISERS.
3. PROVIDE 2X BLOCKING AT MIDSPAN OF ALL FLOOR JOISTS OR SPACED AT 8'-0" O.C. COORDINATE WITH ENGINEERED LUMBER MANUFACTURERS' STANDARDS.
4. FIRESTOP ALL INTERIOR FRAMING, SOFFITS, & OVERHANGS WHERE REQUIRED.
5. ALL LUMBER IN DIRECT CONTACT WITH MASONRY SHALL BE CCA TREATED.
6. ALL LUMBER IN DIRECT CONTACT WITH SOIL SHALL BE GROUND CONTACT RATED CCA TREATED.
7. ALL LUMBER TO BE 2X12 OR AS OTHERWISE NOTED, PRESURE TREATED TO RESIST TERMITE INFESTATION, SET ON 3" SEALER INSULATION. SILLS SHALL BE ANCHORED TO FOUNDATION WALL WITH 1/2" DIAMETER BY 18" LONG ANCHORS.
8. ALL STUDS SHALL BE DOUGLAS FIR, MIN. $E = 1,200,000$ FC GREATER THAN 520, WITH BRIDGING AT MID HEIGHT ON WALLS OVER 8'-0" HIGH.
9. PROVIDE MIN. (2) 2X4 POSTS EACH SIDE OF ALL OPENINGS. PROVIDE (3) 2X4 POSTS EACH SIDE OF ALL OPENINGS GREATER THAN 8'-0" HIGH.
10. ALL LOAD BEARING EXTERIOR OR INTERIOR HEADERS SHALL BE (2) 2X12 SPIKED TOGETHER UNLESS OTHERWISE NOTED ON ARCHITECTURAL OR STRUCTURAL PLANS.
11. PROVIDE SUB-FLOOR SHEATHING SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS FOLLOWING THE JOIST MANUFACTURER'S REQUIREMENTS. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED.
12. PROVIDE 1/2" CDX OR 5/8" OSB SHEATHING ON WALLS AND ROOF RESPECTIVELY. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED.
13. PROVIDE BLOCKING IN WALLS SCHEDULED TO RECEIVE TOWER BRACKS & GRAB BARS (BY OWNER). COORDINATE WITH OWNER FOR LOCATIONS.
14. ALL 2" X 4" STUDS SHALL BE 1/2" MIN. THICK (SEE DRAWINGS) AND SHALL BE NEATLY FITTED, GLUED, & MITERED AND COMPLETE, INCLUDING DOORS, WINDOW CASINGS, STOOLS, APRONS, BASE AND QUARTER ROUNDS AT FLOORS.
15. ALL CLOSET SHEATHING BY OTHERS, TYP. U.O.N.
16. HARDWOOD FLOORING: 3/4" THICK OAK (SELECT GRADE) AT FLOORS WITH OWNER PRIOR TO ORDER.
17. ALL EXTERIOR NAILED LUMBER IN CCA TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED FOR USE IN PRESSURE TREATED LUMBER.

A black and white line drawing of a two-story house. The house features horizontal siding and a gabled roof. A large front porch with a gabled roof supported by columns is visible. The porch has a stone fireplace on the left wall and a door on the right. A brick wall and a wooden fence are in the foreground.

©

1. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR SAFETY AND SECURITY AT THE CONSTRUCTION SITE DURING THE PROCESS OF WORK. ALL PARTIES OF THE WORK TO COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY LAWS.
2. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SCHEDULES, OR PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROGRAMS IN CONNECTION WITH THE WORK. FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, THE OWNER SHALL NOT BE RESPONSIBLE OR BE REQUIRED TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
3. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO EXECUTING CONSTRUCTION. CONTRACTOR TO RELY ON WRITTEN DIMENSION ON PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND LABOR NECESSARY TO ACHIEVE THE INTENDED BUILDING ACCORDING TO METHODS OF BEST CONSTRUCTION PRACTICE. ALL EQUIPMENT AND MATERIALS ARE TO BE NEW UNLESS OTHERWISE SPECIFIED. ALL WORKMANSHIP AND MATERIALS TO BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK. COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE CONSTRUCTION SITE.
6. ACCEPTANCE OF DEVIATIONS FROM ANY OF THE REQUIREMENT OF THESE NOTES SHALL BE AT THE SOLE DISCRETION OF THE OWNER. ACCEPTANCE OF A DEVIATION FROM ANY OF THE REQUIREMENT OF THESE NOTES SHALL NOT BE CONSTRUED AS PERMITTING ANY OTHER DEVIATION.

1. CONTRACTOR TO DEMOLISH AREAS AS INDICATED ON PLANS.

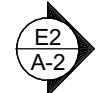
- 1 ALL CONCRETE SHALL BE, STONE AGGREGATE, 3/4" MAX. CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS, OF A MINIMUM 4000 PSI COMPRESSIVE STRENGTH. ALL CONCRETE SHALL BE PLACED EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED. THIS SHALL INCLUDE FOOTINGS, WALLS, PIERS POURED INTEGRALLY WITH WALLS, SLABS-ON- GRADE, ETC.
- 2 ALL CONCRETE SUBJECT TO VEHICLE LOADS TO BE 4 000 PSI.
- 3 ALL POURS SHALL BE WITHIN SMOOTH SLEDS (S&O TUBES ARE NOT REQUIRED FOR BELOW GRADE POURS), PROVIDE KIES BETWEEN ALL ADJACENT POURS.
- 4 ALL CONCRETE WORK SHALL CONFORM TO ACI PRACTICES FOR COLD WEATHER CONCRETING. ALL CONCRETE PLACED AT TEMPERATURES BELOW 40°F SHALL BE TREATED WITH AN AIR ENTRAINING AGENT, "ACEGUARD 80" BY THE EUCLID CHEMICAL CO., OR APPROVED EQUIV.
- 5 ALL CONCRETE SHALL OBTAIN THE WATER REDUCING ADMIXTURE "EUCON WR-80" OR APPROVED EQUIV.
- 6 ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A-615 GRADE 60 AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS.
- 7 WIRE MESH SHALL CONFORM TO ASTM A-185, LATEST EDITION.
- 8 AS A MINIMUM, ALL REINFORCING BARS SHALL BE WELDED TOGETHER, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL (ACE 315)".
- 9 ALL SLABS-ON-GRADE TO BE REINFORCED WITH 6 X 6 - 10/10 WELDED WIRE MESH, 18" DEEP DOWN FROM TOP OF SLABS, AND OVER ANY PIPES OR CONDUITS IN SLAB.
- 10 WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS, AND MUST BE WIRE TIED TOGETHER.
- 11 PROVIDE MINIMUM REINFORCING IN ALL CONCRETE AS PER ACI BUILDING CODE REQUIREMENTS.
- 12 PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3" CAST EXPOSED TO AIR OR WEATHER
#5 OR SMALLER.....1 1/2"
#6 OR LARGER.....2"
- 13 LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN 30 BAR DIAMETERS.
- 14 ALL REINFORCING SHALL BE WELDED TOGETHER AT ALL CORNERS.
- 15 BEND OUTSIDE HORIZONTAL BARS AROUND CORNERS OR PROVIDE CORNER BARS.
- 16 ALL CONCRETE SHALL BE FORMED, UNLESS OTHERWISE APPROVED BY ARCHITECT.
- 17 SET TOPS OF SLABS TO ACCOMMODATE ARCHITECTURAL FINISHES.
- 18 FOUR SLABS-ON-GRADE IN ALTERNATE LANE PATTERN NOT EXCEEDING 20 FEET IN WIDTH.
- 19 ALL FOOTING DOWELS TO BE SAME SIZE, NUMBER AND GRADE AS VERTICAL REINFORCEMENT IN COLUMNS, PIERS, OR WALLS WHICH SPALL FOOTINGS SUPPORT.
- 20 CONTRACTOR SHALL PROVIDE ALL HIGH CHAIRS, SPACERS, SUPPORTS, ETC., NECESSARY FOR PROPER PLACEMENT OF REINFORCING STEEL. ALL REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE FORMS. TWO WAY MATS OF STEEL SHALL BE TIED AT ALTERNATED INTERSECTIONS BOTH WAYS.
- 21 THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL SLEEVES, EMBEDMENTS, ETC., REQUIRED BY OTHER TRADES. INSTALLATION OF ALL SUCH EMBEDMENTS SHALL BE CHECKED FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS POURED.
- 22 ALL CONCRETE SHALL BE STARTED AS SOON AS FINISHES WILL NOT BE MARRED THEREBY, IT WILL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.
- 23 ALL CONCRETE SHALL BE CURED BY VIBRATOR WORK, SHALL BE CURBED, PROPER USE OF VIBRATORS IS A MUST. VIBRATORS SHALL BE USED TO TRANSPORT CONCRETE.
- 24 ALL EMBEDMENTS, INCLUDING ANCHOR BOLTS, SHALL BE IN PLACE PRIOR TO POURING CONCRETE.
- 25 CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304, LATEST EDITION. CONCRETE SHALL NOT BE SUBJECT TO DROPS IN EXCESS OF 5 FEET. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE FORMS. ALL CONCRETE HAS ATTAINED MAXIMUM STRENGTH. FLOOR FINISHING SHALL BE IN PLACE PRIOR TO BACKFILLING AGAINST FOUNDATION WALLS.
- 26 ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH STONE FILL OVER COMPACTED SUBGRADE. PROVIDE VAPOR BARRIER AS INDICATED ON PLANS.



FRONT SIDEWALK AREA = 143.06 sq ft

DRIVEWAY AREA = 764.08 sq ft

○ DECK PLAN
1/4 IN = 1 FT



LOT SIZE 6000 SF

<u>PROPOSED BUILDING COVERAGE</u>	<u>1887.07 SF OR 31.5 %</u>
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF
PROPOSED COVERED DECK	277 SF

<u>PROPOSED LOT COVERAGE</u>	<u>2867.01 SF OR 47.8 %</u>
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF
PROPOSED COVERED DECK	277 SF
DRIVEWAY	764.08 SF
FRONT SIDEWALK	143.06 SF
AC UNIT 1	8.04 SF
AC UNIT 2	6.73 SF
REAR RETAINING WALL	58.03 SF

(e) = EXISTING NON-CONFORMITY

(v) = VARIANCE REQUIRED

*indicates a proposed non conforming rear yard setback of 12.95 ft where 25.00 ft is required.

****Indicates an existing non conforming building coverage of 26.8% where 25% is required. This condition will be increased to 31.5% in the proposed design.**

***Indicates an existing non conforming lot coverage of 43.2% where 35% is required. This condition will be increased to 47.8% in the proposed design.

Increase in Impervious Coverage 277 SF

$$3" \text{ over } 277 \text{ SF} \times 3"/12" = 69.25 \text{ cu ft required}$$

1 Stand Alone Cultec Recharger 150XL = 27.16 cu. ft. of storage
Pit Volume: 10.5' (L) x 6.3' (w) x 4.0' (H) = 146.66 cu. ft.

$$(146.66 \text{ cu. ft.} - 27.16 \text{ cu. ft.}) \times 40\% \text{ void ratio} = (119.496 \text{ cu. ft.}) 40\% = 47.8 \text{ cu. ft.}$$

Total Storage = 27.16 cu. ft. + 47.8 cu. ft. = 74.96 cu . ft. provided

SEE PAGE A-3 FOR CUL TEC CHAMBER DETAILS

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DECK
265 ADAMS AVE
LOT: 3 BLOCK: 506

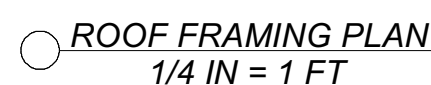
SCHWEIGER
RESIDENCE
265 ADAMS AVE
RIVER EDGE, NJ

SITE PLAN, PERSPECTIVE OVERVIEW

SCALE:	AS NOTED
DRAWN BY:	SS
DATE:	7/3/2026
JOB NO.:	SS-SCHWEIGER

A-1

1 OF 3



Architectural drawing of a rectangular room. The top view shows a rectangle with dimensions 23' (width) and 14' (depth). A vertical line divides the rectangle into two equal halves. Two arrows, each labeled "4:12", point horizontally away from the central vertical line. Below the top view is a side elevation showing a horizontal line with a small rectangular feature in the center.

○ — ROOF PLAN
1/4 IN = 1 FT



Architectural elevation drawing of a house with a porch. The drawing includes a gabled roof with a 4:12 pitch, a front porch with columns and railings, and a stone fireplace on the left. Callouts indicate levels: TOP OF BLOCK (17'-0"), TOP OF BEAM (9'-0"), BOTTOM OF BEAM, PORCH F.L. (6'-0"), GROUND F.L. (0'-0"), FINISH LEVEL (0'-0"), and BOTTOM OF FOOTING (-4'-0"). Two areas on the porch are labeled "SCREEN EZE SCREEN SYSTEM".

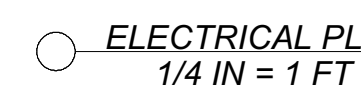
E1 — **ELEVATION**
1/4 IN = 1 FT



E2 — **ELEVATION 2**
1/4 IN = 1 FT



E3 — ELEVATION.
1/4 IN = 1 FT



2 X 8 COMMON RAFTERS 16" OC WITH
SIMPSON H2.5 HURRICANE TIE, 5/8" CDX
PLYWOOD, #15LB TARPAPER
UNDERLAYMENT, DIMENSIONAL SHINGLES
AND CAPS.

KNOTTY PINE TONGUE AND GROOVE
CEILING MATERIAL FASTENED WITH
GALVANIZED TRIM NAILS INSTALLED BLIND.

2 X 6 SUB FASCIA WITH 1 X 8 PVC FASCIA
BOARD, 5" ALUMINUM GUTTER.

2 X 8 BLOCKING TO BUILD
BEAM OUT FLUSH WITH
POST.

AZEK SOFFIT.

(2) 1 3/4" X 11 7/8" MICROLLAM BEAMS
NAILED TOGETHER WITH (5) 10D NAILS 16"
OC. BEAM BUILT OUT TO MATCH WIDTH OF
POST (5 1/2"). CLAD IN 1X PVC TRIM. BEAM
ATTACHED TO POST WITH SIMPSON 1CEAZ
ANGLE BRACKET.

PVC BASE AND CROWN MOLDING.

6 X 6 PRESSURE TREATED PINE POST CLAD
IN PVC POST WRAP.

2 X 10 FLOOR JOIST @ 12" OC MIN.

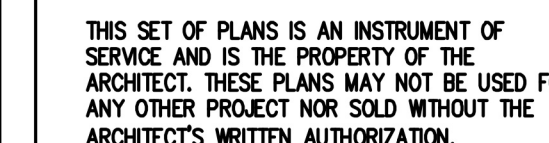
6 X 6 PRESSURE TREATED PINE
CONTINUOUS POST

SIMPSON SDS HEAVY-DUTY
CONNECTOR SCREWS

SIMPSON AB466RZ POST BASE BOLTED
TO FOOTING WITH 1/2" TITAN HD
SCREW

4:12

○ PAVILION STRUCTURAL SECTION
1/2 IN = 1 FT

[illegible]

DECK
265 ADAMS AVE
LOT: 3 BLOCK: 506

SCHWEIGER
RESIDENCE
265 ADAMS AVE
RIVER EDGE, NJ

DECK PLAN, ELECTRICAL
PLAN, FOOTING PLAN,
ROOF PLAN, FRAMING
PLANS, SCHEDULES,
FIREPLACE SPECS

SCALE:	AS NOTED
DRAWN BY:	SS
DATE:	7/3/2026
JOB NO.:	SS-SCHWEIGER

A-2

2 OF 3

Do not attach components outside of the handset or your fireplace. This is a fire hazard.

No glowing coils, shingles or ornamentation of any type should be placed on the fireplace. This is a fire hazard.

The heat of the fire can ignite combustible materials.

NOTE: For use-free fireplace, this applies to both sides of the unit.

Television Considerations

Installing a television above a fireplace has become increasingly popular; however, the area above any fireplace gets hot and most TV manufacturers recommend against placing their products near a heat source.

If you install a television above a fireplace, Empire Comfort Systems accepts no responsibility for damage or injury. Follow the manufacturer's instructions, including warnings, regarding the television installation regarding your fireplace. Turn off the fireplace and allow the TV to cool completely before moving or touching any buttons on the TV.

Figure 4

Figure 4
Front and Side View of Non-Combustible Panel to Opening on Precast's Face

Recommended minimum: 1/2" thick Gypsum Board or 1/2" thick Concrete

Labels in diagram include: Reinforced Concrete Wall, Reinforced Concrete Slab, Anchoring Bolts, Non-Combustible Panel (min. 1/2" thick Gypsum Board or 1/2" thick Concrete), 10'-0" (height), 2'-0" (width), 14'-0" (width), 10'-0" (height), and Opening.

RAILING SYSTEM, GRASPABLE
HAND RAIL REQUIRED WHEN 4
OR MORE RISERS.

RAIL SECTION INSTALLED WITH 2
SCREWS PER RAIL, PER SIDE, AS PER
MANUFACTURERS INSTRUCTIONS.

MAX SPACING OF 4"

5/4 X 6 COMPOSITE DECKING

DECK RIM JOIST

2X BLOCK DOWN FOR STRINGERS
ATTACHED WITH (4) 3 5/8" LEDGER LOCKS

2 X 8 BUILD OUT FOR STRINGER
CONNECTION

3"

2" WESTBURY TUSCANY META
STRUCTURAL SURFACE MOUN
POST ATTACHED TO SOLID
BLOCKING.

7 3/4" MAX RISE

SIMPSON L50 CONNECTOR
AT EACH STRINGER.

2 X 12 STRINGER

6 X 6 PRESSURE TREATED
POST ON FOOTING BELOW
GRADE BOLTED TO
STRINGER AND KICK WITH
(2) 3 5/8" LEDGER LOCK.

14" DIAMETER STAIR FOOTING
MIN 12" DEEP.

2021 IRC 507.4.1
Where posts bear on concrete footings in accordance with section R403 and figure R507.4.1, lateral restraint shall be provided by manufactured connectors or a minimum post embedment of 12 inches (305mm) in surrounding soils or concrete piers. Other footings systems shall be permitted. EXCEPTION: Where expansive, compressible, shifting or other questionable soils are present, surrounding soils shall not be relied on for lateral support.

DC-2 DECK LEDGER CONNECTION AT FOUNDATION

ARCHITECT

Taya a R S

TSAMPICOS A. PERIDES, RA
N.J. LICENSE #: 21AI017864

THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

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DECK
265 ADAMS AVE
LOT: 3 BLOCK: 506

SCHWEIGER
RESIDENCE
265 ADAMS AVE
RIVER EDGE, NJ

FIREPLACE SPECS,
DECK DETAILS, CULTEC
CHAMBER DETAILS

SCALE:	AS NOTED
DRAWN BY:	SS
DATE:	7/3/2026
JOB NO.:	SS-SCHWEIGER

A-3

3 OF 3