



TOWNSHIP of HOPEWELL
MERCER COUNTY

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

PLANS

ROUT RESIDENCE

MR. LARRY ROUT
294 HOPEWELL AMWELL ROAD, HOPEWELL, NJ 08525

M+Sa PROJECT NO.: 2011
PERMIT DOCUMENTS
10/9/2020



ABBREVIATIONS

ALUM ALUMINUM	FIN FINISH(ED)	PLYWD PLYWOOD
ARCH ARCHITECTURAL	FLR FLOORING	PVC POLYVINYL CHLORIDE
ASTM AMERICAN SOCIETY FOR TESTING MATERIALS	FT FEET	PSI POUNDS PER SQ INCH
	FTG FOOTING	PSF POUNDS PER SQ FT
	FR FRAMING(ED), (ING)	
BD BOARD	GC GENERAL CONTRACTOR	QTY QUANTITY
CLG CEILING	HDR HEADER	REF REFERENCE
CLR CLEARANCE	HTR HORIZONTAL	R RISER
COL COLUMN	HT HEIGHT	SHT SHEET
CONC CONCRETE	HORIZ HORIZONTAL	SM SIMILAR
CMU CONCRETE MASONRY UNIT	IN INCH	S SOUTH
CONSTR CONSTRUCTION	IN INCH	SPEC SPECIFICATION(S)
CONT CONTINUE/CONTINUOUS	IT JOINT	SQ SQUARE
DEMO DEMOLISH, DEMOLITION	MAX MAXIMUM	SF SQUARE FEET
DTL DETAIL	MTL METAL	SS STAINLESS STEEL
DIA DIAMETER	MTD MOUNTED	T&G TONGUE AND GROOVE
DIM DIMENSION	MIN MINIMUM	TYP TYPICAL
DN DOWN	N NORTH	UNO UNLESS OTHERWISE NOTED
DRWG DRAWING	NIC NOT IN CONTRACT	VIF VERIFY IN FIELD
D DRAIN	DC ON CENTER(S)	W WEST
E EAST	DC ON CENTER(S)	W/ WITH
EQ EQUAL	DC ON CENTER(S)	WO WOOD
EXIST EXISTING	OPP OPPOSITE	
EJ EXPANDED JOINT	PTD PAINTED	
EXP EXPOSED		
EXT EXTERIOR		

SPECIFICATIONS

CONCRETE: FOOTINGS: 3000PSI CONCRETE WITH 4-1/2" REINFORCING BARS. CMU PIERS: 16" CMU, FILLED SOLID, PARGED AND WATERPROOFED EXTERIOR FRONT ELEVATION SIDE, 2x6 WD PLATE, SET WITH ANCHOR BOLTS AS PER CODE, WITH TERMITE SHIELD.

ROOFING: NEW FIBERGLASS SHINGLE TO MATCH EXISTING ROOFS COLOR. GAF TIMBERLINE OR EQUAL.

FLOORING: 1x3 T&G ENGINEERED PORCH FLOORING BY AERATIS OR EQUIVALENT. (ALTERNATE: 1x3 CLEAR MAHOGANY)

CEILING: AZEK REVERSIBLE BEADBOARD CEILING

RAILING SYSTEM: (REFER TO SHEET A-3.0 FOR ADDITIONAL INFORMATION) TIMBERTECH PREMIER RAILING, WHITE COLOR (TYP FOR ALL RAILINGS AND RAILING POSTS).

PVC TRIM: (REFER TO SHEET A-3.0 FOR ADDITIONAL INFORMATION)
AZEK RAMS CROWN MOULDING (AZM-6934)
AZEK 6x6 COLUMN WRAP, 8'-6" LENGTH (ATCW06096.6)
AZEK COLUMN CROWN MOULDING TRIM KIT (ACW6"TRIMKITCROWN)
AZEK COLUMN BASE MOULDING TRIM KIT (ACW6"TRIMKITBASE)
AZEK COLUMN ACCENT WRAP (ACWAW06051D)
AZEK COLUMN XL BED KIT (ACW6"TRIMKITBEDXL)
AZEK UNIVERSAL SKIRT BOARD

GUTTERS, DRAINAGE: AS SHOWN, ALUMINUM WITH BAKED PAINTED FINISH; CORRUGATED ROUND LEADERS.

METAL FLASHING: 20 GAUGE COPPER. ALL DETAILS AS PER SMACNA AND "COPPER AND COMMON SENSE." INSTALL ICE AND WATER SHIELD BENEATH METAL FLASHING AT ALL VALLEYS AND EAVES

MATERIALS LEGEND

	EARTH		WOOD BLOCKING/ FRAMING
	CRUSHED STONE		PLYWOOD
	CONCRETE		WOOD, FINISHED
	WOOD SHIM		GYPSUM BOARD

DRAWING INDEX

SHEET NO.	SHEET NAME
A-0.0	COVER SHEET
A-0.1	SITE INFORMATION
D-1.0	DEMOLITION FLOOR PLAN AND ELEVATION
A-1.0	PROPOSED FLOOR PLAN AND ELEVATION
A-2.0	SECTION, ROOF PLAN, & FRAMING PLANS
A-3.0	DETAILS

PROJECT DESCRIPTION

ADD A 4-BAY COVERED FRONT PORCH TO THE ORIGINAL BUILDING.

CODE INFORMATION

APPLICABLE CODES:

- NJ UNIFORM CONSTRUCTION CODE UCC
- IRC 2018 NEW JERSEY EDITION
- USE GROUP - R1
- CONSTRUCTION TYPE - V

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES, INCLUDING DEMOLITION OF EXISTING OIL TANK AND ALL EQUIPMENT.
2. GENERAL DEMOLITION OF EXISTING IS SHOWN WITH A SINGLE DASHED LINE.
3. ALL NEW CONSTRUCTION ABOVE FOUNDATION TO BE WOOD FRAMING UNLESS OTHERWISE NOTED.
4. CONTRACTOR RESPONSIBLE FOR IDENTIFICATION, TREATMENT, DISPOSAL OR ENCAPSULATION OF HAZARDOUS MATERIALS SUCH AS ASBESTOS SIDING. ALL WORK IN ACCORDANCE W/ GENERAL CODES AND STANDARDS.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, PROTECTION OF EXISTING FINISHES, GENERAL CONSTRUCTION, AND THE COORDINATION OF THE WORK OF ALL TRADES. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PERMITS, INSPECTIONS, AND FEES.
6. ALL RUBBISH AND DEBRIS IS TO BE PICKED UP AND REMOVED FROM THE PREMISES OF THE BUILDING AT THE END OF EACH WORKING DAY.
7. CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL NECESSARY CUTTING IN CONNECTION WITH THEIR WORK. PATCHING AND RESTORATION SHALL BE DONE BY THE GC. NO BEAM OR OTHER STRUCTURE SHALL BE CUT OR MODIFIED WITHOUT THE ARCHITECT'S PERMISSION.
8. WOOD TRIM SHALL BE PREMIUM GRADE AS PER THE ARCHITECTURAL WOODWORK INSTITUTE STANDARDS (AWI). MAINTAIN ALL EXISTING DRAINAGE, AND MODIFY WHERE THE DRAWINGS INSTRUCT. EXTEND ALL DOWNSPOUTS AWAY FROM FOUNDATION.
9. COORDINATE NEW FOUNDATION SO AS TO NOT CONFLICT WITH EXISTING SANITARY SYSTEM.

PROJECT TEAM

OWNER
MR. LARRY ROUT
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Hopewell, NJ 08525
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ARCHITECT
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STRUCTURAL CONSULTANT
HARRISON-HAMNETT, P.C
40 Knowles St
Pennington, NJ 08534
Phone: 609-818-1808

TYPICAL SYMBOLS

	SECTION		NORTH ARROW
	PLAN DETAIL		REFERENCE SPOT/ELEVATION
			FLOOR MATERIAL CHANGE

Michael J. Mills FAA

Michael Schnoering FAA

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Revision
No. Date Description

M+Sa

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Project Name & Address

ROUT
RESIDENCE

Project No. 2011

Drawn by SS, AT

Checked by MUM

Date 10/9/2020

Issued for PERMIT DOCUMENTS
Drawing Title COVER SHEET

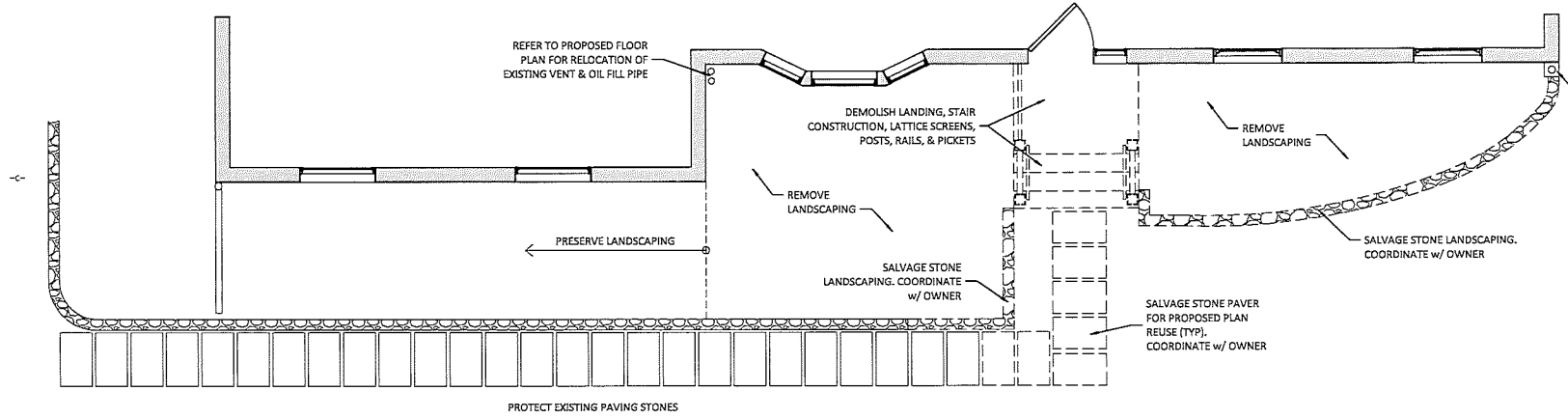
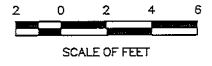
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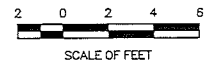


- DEMOLITION FLOOR PLAN LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - SALVAGE STONE LANDSCAPING
 - SALVAGE STONE PAVER

1 DEMOLITION ELEVATION
SCALE: 3/8" = 1'-0"



2 DEMOLITION PLAN
SCALE: 3/8" = 1'-0"



Michael J. Mills FAIA
NIC - 8207
Michael Schaefering FAIA
NIC - 12164

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Project Name & Address:

ROUT RESIDENCE

Project No: 2011
Drawn by: SS, AT
Checked by: MJM
Date: 10/9/2020

Issued for: PERMIT DOCUMENTS
Drawing Title: DEMOLITION FLOOR PLAN AND ELEVATION

Sheet Number

D-1.0

MILLS + SCHAEFERING ARCHITECTS, LLC - 1370 FURNESS ROAD, SUITE 3A, PRINCETON, NJ 08540



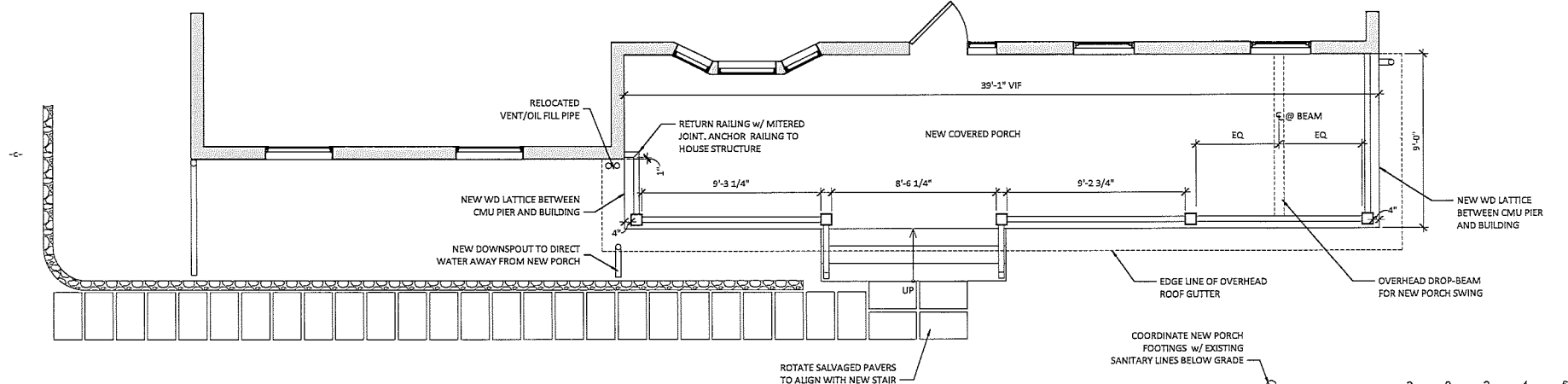
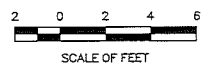
- FLOOR PLAN LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING DOOR TO REMAIN
 - STONE LANDSCAPING

Michael J. Mills FAIA
 NIC - 2307
 Michael Schoenring FAIA
 NIC - 12164

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Revisions:
 No. Date Description

1 PROPOSED ELEVATION
 SCALE: 3/8" = 1'-0"



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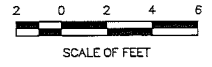
Project Name & Address:
ROUT RESIDENCE

Project No: 2011
 Drawn by: SS, AT
 Checked by: MJM
 Date: 10/9/2020

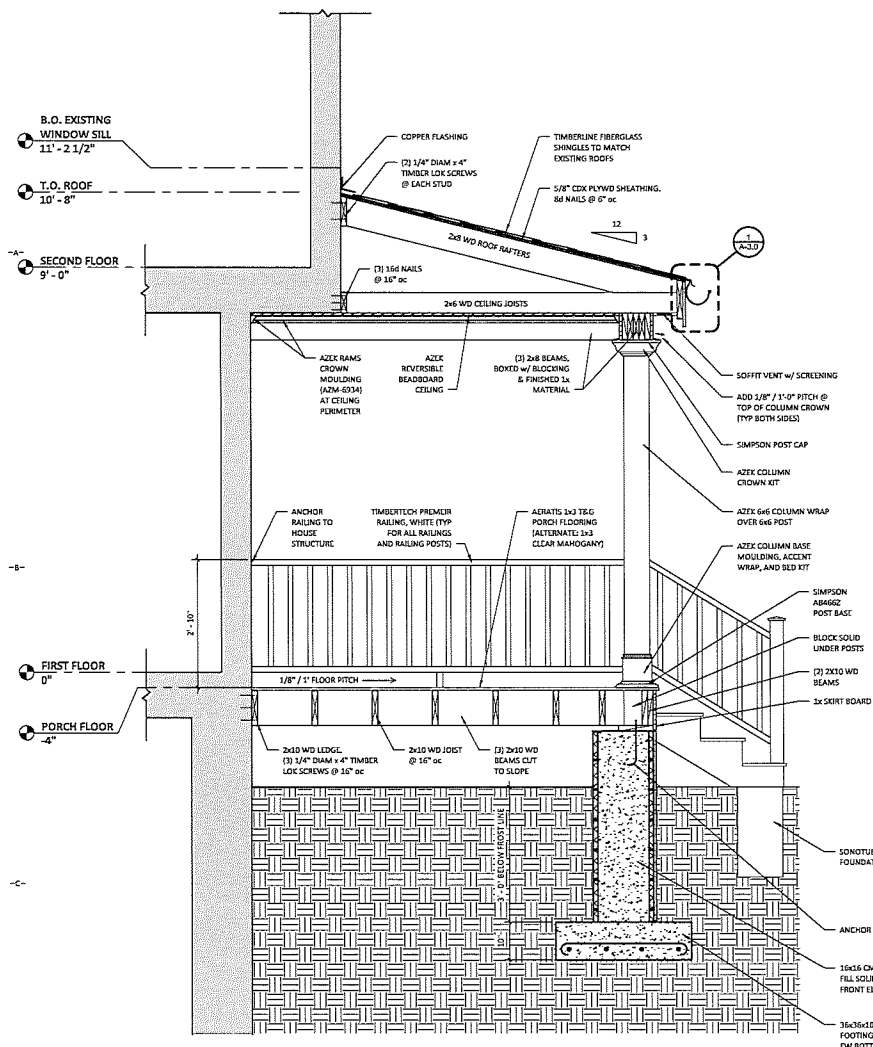
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PERMIT DOCUMENTS
 Drawing Title:
PROPOSED FLOOR PLAN AND ELEVATION

Sheet Number:

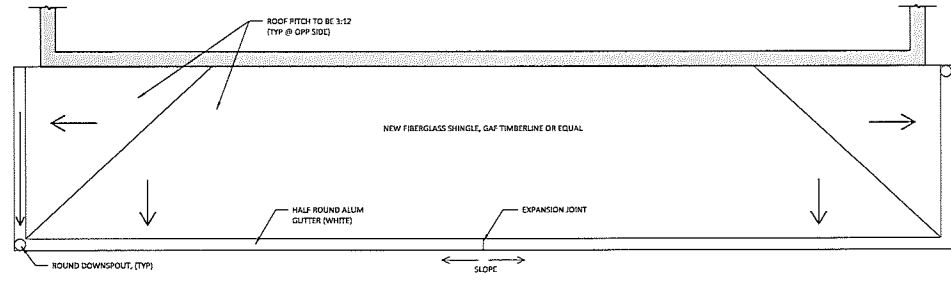
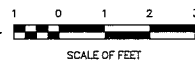
2 PROPOSED PLAN
 SCALE: 3/8" = 1'-0"



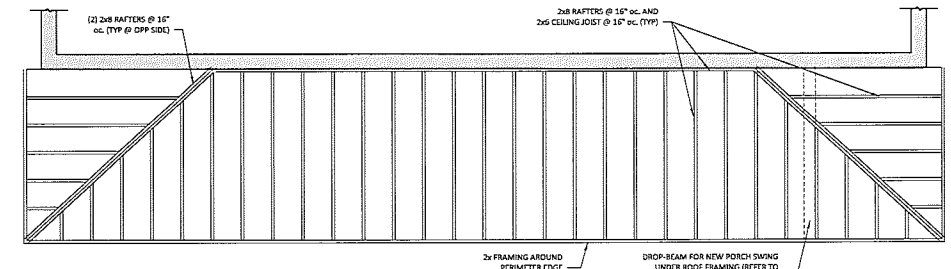
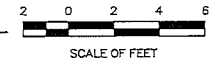
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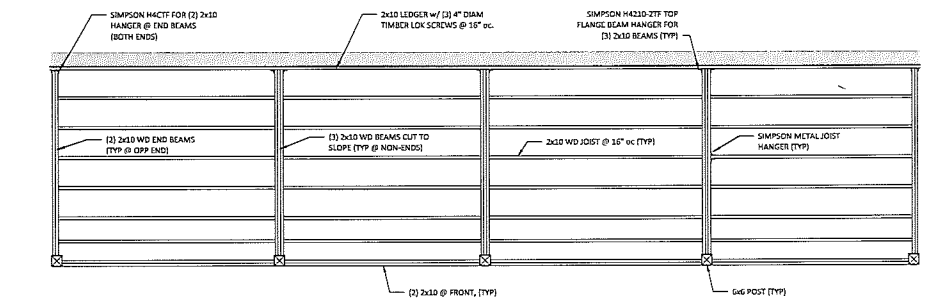
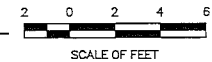
1 PROPOSED SECTION
SCALE: 3/8" = 1'-0"



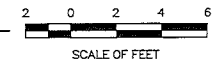
2 PROPOSED PORCH ROOF PLAN
SCALE: 3/8" = 1'-0"



3 PROPOSED PORCH ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"



4 PROPOSED PORCH FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



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Revisions
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Project Name & Address
ROUT RESIDENCE

Project No. 2019
Drawn by SS, AT
Checked by MDM
Date 10/9/2020

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Drawing Title
SECTION, ROOF PLAN, & FRAMING PLANS

Sheet Number

A-2.0

AZEK COLUMN WRAP MOULDING KIT PROFILES, (6" FOR ALL): XL BED KIT, BASE KIT, CROWN KIT

AZEK Column Wraps
Column Wrap Accessories

Go Beyond the Simple Column

Embellish 2-plus-1 Column Wraps with Moulding Kits and Accent Wraps. Accessory kits can be purchased to enhance the column and give you the decorative look you desire.

Moulding Kits For 4" & 6" 3-plus-1 Column Wraps

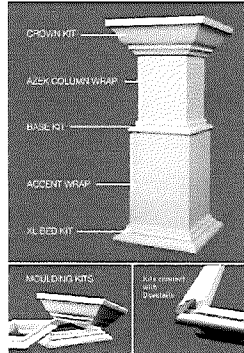
Bed Kit Crown Kit Base Kit
XL Bed Kit XL Crown Kit

- All Moulding Kits are pre-cut to length, mitered and sold in bags with Hoffman Dowel Connectors for easy assembly and designed to fit snugly around the outside dimension of specific 3-plus wraps.
- XL Bed Moulding and XL Crown Moulding Kits are cut longer to fit around outside dimension of Accent Wraps.
- All Crown Moulding Kits are made with 4" Crown Mould profile (2 5/8" actual).

Accent Wraps for 3-Plus-1 Column Wraps

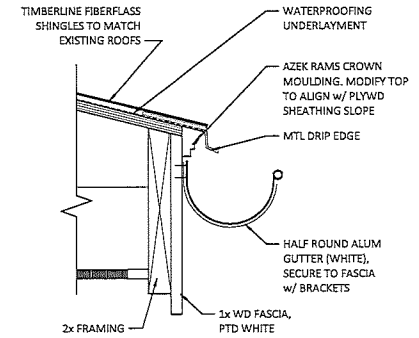
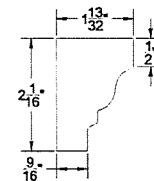
Nominal Size Actual Inside Dimension
4" x 4" x 10" 5" x 5" x 5" x 10"
6" x 6" x 10" 7" x 7" x 7" x 10"

- Made from actual 1/2" thick AZEK Trim. Add 1" to actual inside dimensions to calculate outside dimensions.



Moulding Kit	Plc	Dimensions	Size	Inside Length	Outside Length
Bed Kit		1 3/4" x 9/16"	4"	4.76	7.13
Bed Kit			6"	6.76	9.13
Bed Kit			8"	9.51	11.88
Crown Kit		3 5/8" x 9/16"	4"	4.75	9.00
Crown Kit			6"	6.75	11.00
Crown Kit			8"	9.56	13.81
Base Kit		1 1/8" x 11/16"	4"	4.76	6.13
Base Kit			6"	6.76	8.13
Base Kit			8"	9.57	10.94
XL Bed Kit		1 3/4" x 9/16"	4"	5.76	8.13
XL Bed Kit			6"	7.76	10.13
XL Bed Kit			8"	10.51	12.88
XL Crown Kit		3 5/8" x 9/16"	4"	5.75	10.00
XL Crown Kit			6"	7.75	12.00
XL Crown Kit			8"	10.56	14.81

AZEK RAMS CROWN MOULDING (AZM-6934) PROFILE



1 ROOF EDGE DETAIL
SCALE: 3/4" = 1'-0"
SCALE OF INCHES

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Revisions
No. Date Description
1 Date 1 Revision 1

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Project Name: RESIDENCE
ROUT RESIDENCE

Project No: 2011
Drawn By: Author
Checked by: Checker
Date: 10/19/2020
Issued for: PERMIT DOCUMENTS
Drawing Title: DETAILS

Sheet Number

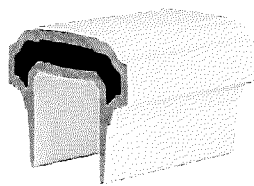
A-3.0

TIMBERTECH PREMIER RAILING SYSTEM (HANDRAIL, NEWEL POST, POST CAP, BALUSTERS)

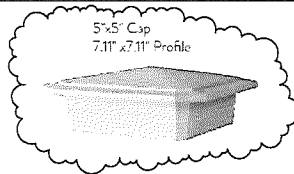
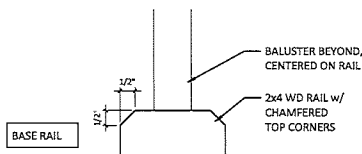
Premier Railing[®]
3.5"W x 2.7"H

Available Colors

- White
- Brownstone
- Black
- Stone Gray
- Kona



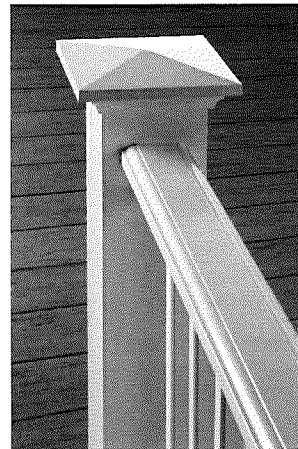
HAND RAIL



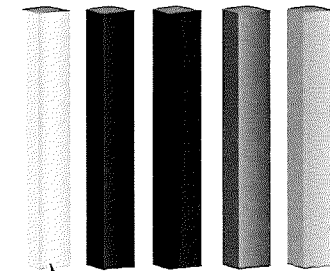
5.5"x5.5" Island Cap
8.32"x8.32" Profile



5.5"x5.5" Pyramid Cap
8.32"x8.32" Profile



1.25"x1.25"
Composite Balusters



SELECT WHITE

MILLS + SCHWENNING ARCHITECTS, LLC. 2020 SOMERSET ROAD, SUITE 3A, PRINCETON, NJ 08540