



**TOWNSHIP of HOPEWELL
MERCER COUNTY**

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

PROJECT / APPLICATION

BLOCK:

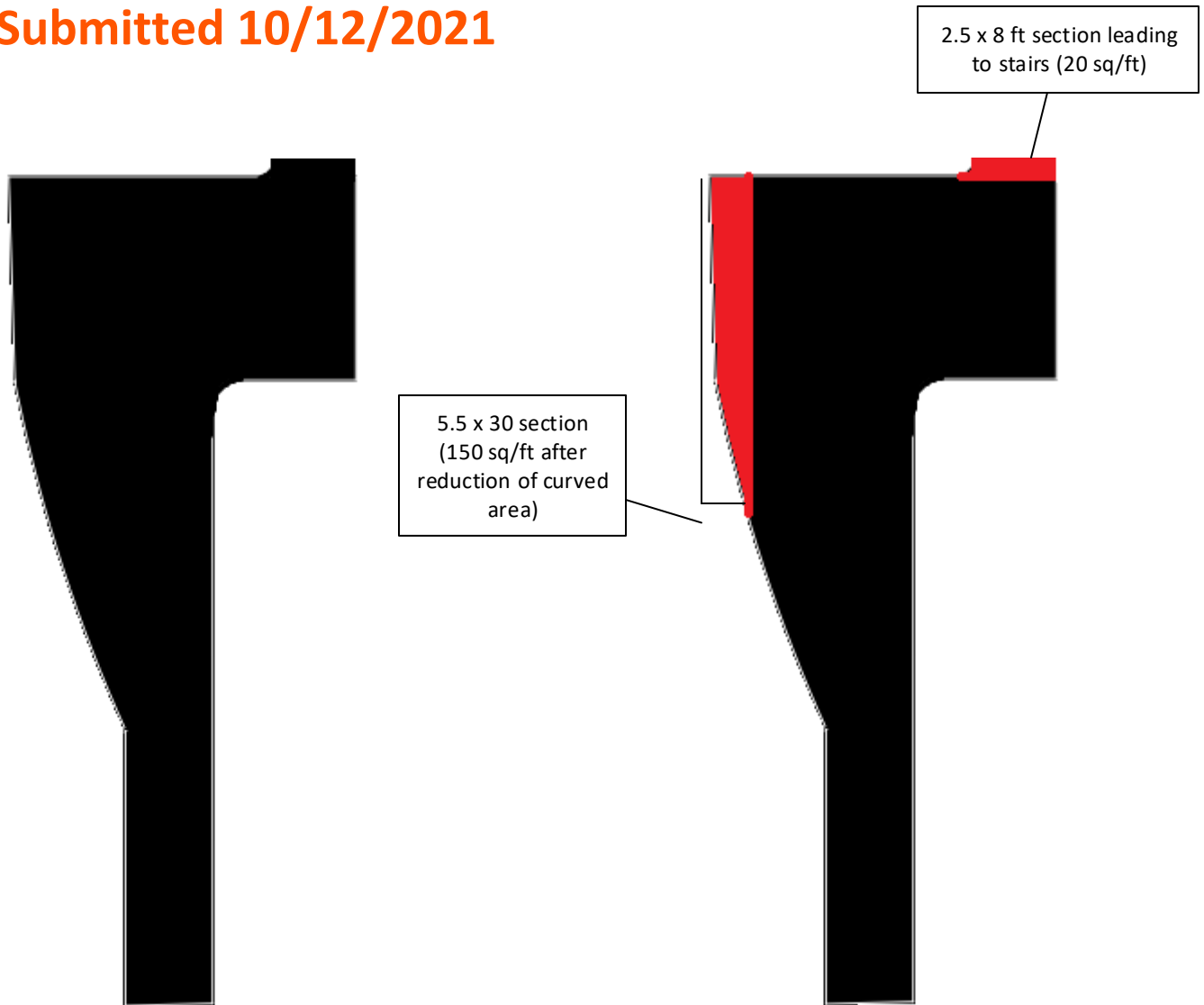
LOT:

ADDRESS:

PROJECT NAME:

PLANS

Lot Coverage Reduction Plan Submitted 10/12/2021



3 sections of non permeable areas will be removed to total over the 223.44 sq/ft we are adding

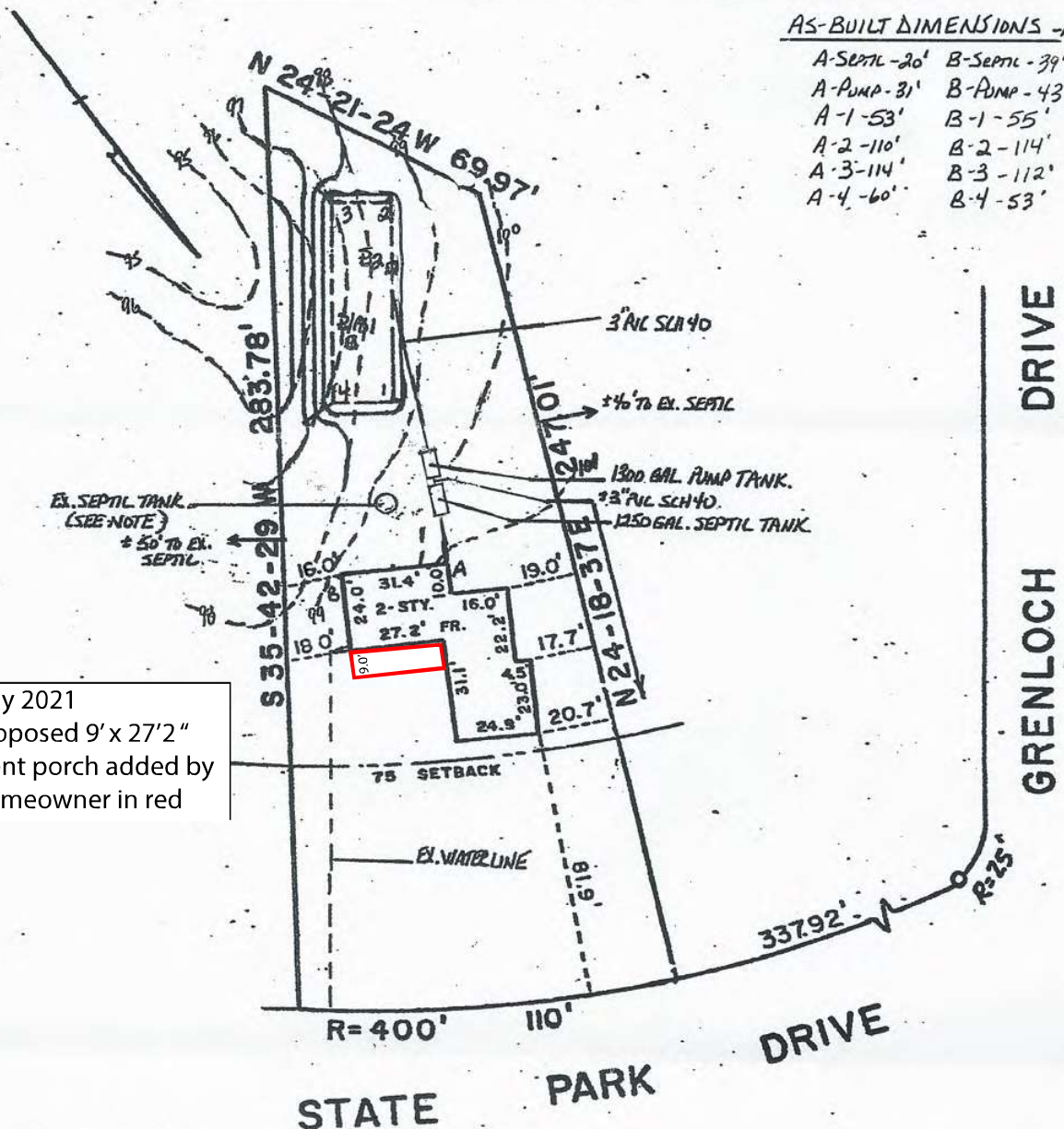
- The 2.5 x 8 ft section leading to existing stair case that won't be covered by new porch will be removed = 20 sq/ft
- Left 5.5 x 30 ft section of the driveway will be removed. The drive begins to curve slightly at the 25 ft mark. This makes the actual removal 150 sq/ft
- Paver walkway was recently removed at the end of the driveway to accommodate moving the gas line from the front of the house to the side for this project. I will not replace these pavers which totals 60 sq/ft

The total proposed non permeable land removal will be 230 sq/ft which is over what we are proposing to add.

AS-BUILT DIMENSIONS -NTS-

A-SEPTIC-20'	B-SEPTIC-39'
A-PUMP-31'	B-PUMP-43'
A-1-53'	B-1-55'
A-2-110'	B-2-114'
A-3-114'	B-3-112'
A-4-60'	B-4-53'

July 2021
Proposed 9' x 27'2"
front porch added by
homeowner in red

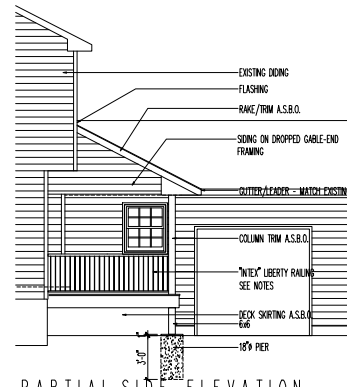


General Notes:

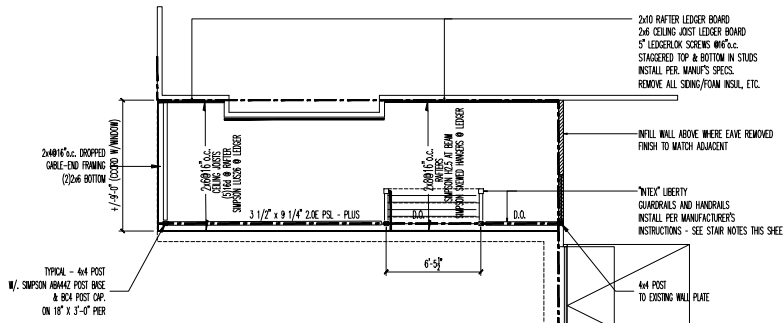
1. The property lines, metes and bounds, house and driveway location was taken from a plan entitled "Plan of Survey Land Situate In Hopewell Township, Mercer County, N.J." Prepared By Thomas Tyler Moore Associates, Inc., dated 11/3/67
2. A benchmark of 100.00 was set on the first corner step leading to the back door as shown. Topography taken from field notes.



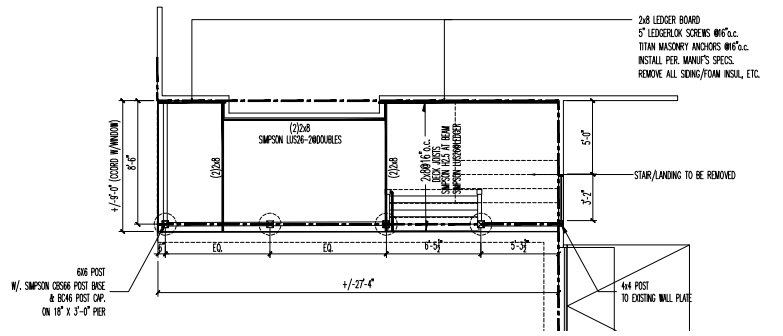
PARTIAL FRONT ELEVATION
SCALE 1/4" = 1'-0"



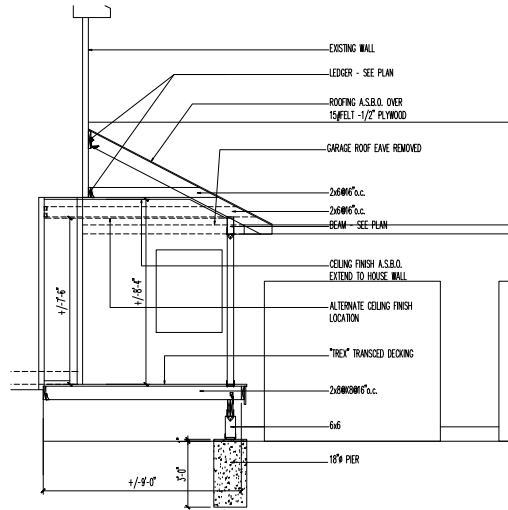
PARTIAL SIDE ELEVATION
SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

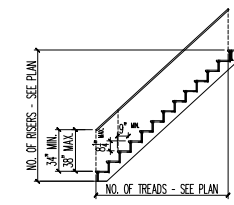


PIER AND DECK FRAMING PLAN
SCALE 1/4" = 1'-0"



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

CONCRETE NOTES:
1. FOOTINGS SHALL REST ON UNDISTURBED SOIL A MINIMUM OF 36" BELOW GRADE.
2. FOOTINGS ARE SIZED FOR A MINIMUM SOIL BEARING CAPACITY OF 2,000PSF.
3. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
4. CONCRETE PLACEMENT SHALL CONFORM TO ACI-304 AND ACI-301 FOR CURING.



STAIR RAILING - GUARDRAIL DATA
SCALE 1/4" = 1'-0"

I.R.C. DATA:

USE GROUP	-	R-5
CONSTRUCTION TYPE	-	1B
CATEGORY OF WORK	-	ADDITION
AREA OF ADDITION	-	+/- 200SF (25%)

LIVE LOAD SCHEDULE:

LIVE LOAD	DEAD LOAD	TOTAL
NONSLEEPING AREAS	40PSF	80PSF
SLEEPING ROOMS	30PSF	80PSF
ROOF	20PSF	15PSF
WIND LOAD	15MPH (SOUTH WIND)	

REHABILITATION SUBCODE DATA: ADDITIONS
THE FOLLOWING IS AN ITEM-BY-ITEM REVIEW OF THE PROJECT AS IT CONFORMS TO THE NEW JERSEY REHABILITATION SUBCODE 5:23-6.32 ADDITIONS

- (a) THE "ADDITION" COMPLIES WITH THE I.R.C. 2018 ONE AND TWO FAMILY DWELLING SUBCODE.
- (b) THE "ADDITION" DOES NOT CREATE OR EXTEND ANY NON CONFORMITIES IN THE EXISTING BUILDING.
- (c) THE "ADDITION" COMPLIES WITH THE I.R.C. 2018 ONE AND TWO FAMILY DWELLING SUBCODE HEIGHT LIMITS.
- (d) THE "ADDITION" COMPLIES WITH THE I.R.C. 2018 ONE AND TWO FAMILY DWELLING SUBCODE ALLOWABLE AREA LIMITS.
- (e) NA
- (f) THE "ADDITION" IS 25% OF THE LARGEST FLOOR OF THE EXISTING BUILDING. THE FOLLOWING DETECTOR REQUIREMENTS APPLY.
1. SMOKE ALARMS EXIST
- (g) NA
- (h) THE "ADDITION" DOES NOT IMPOSE NEW LOADS BEYOND WHAT IS PERMITTED, INCREASE FORCES BEYOND PERMITTED, OR DECREASE STRENGTH OF THE EXISTING STRUCTURAL SYSTEM.
- (i) NA

- GENERAL NOTES:**
1. ALL WORK IS TO BE IN ACCORDANCE WITH THESE DRAWINGS, NOTES DETAILS, AND SPECIFICATIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
 2. THE CONTRACTOR IS TO VERIFY ALL INFORMATION, DATA, DIMENSIONS PROVIDED, ONSITE PRIOR TO BID/START. THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT FOR RESOLUTION.
 3. ALL STRUCTURAL LUMBER TO BE DOUG-FIR/2 OR BETTER.
 4. ALL LUMBER EXPOSED TO BE PRESSURE TREATED.
 5. ALL FASTENERS AT TREATED LUMBER TO BE GALV, ZINC COATED, OR STAINLESS STEEL.
 6. PRODUCTS SHALL CONFORM TO:
A. LUMBER - PS20
B. PL WOOD - PS1
 7. ALL BEAMS TO BE PRESSURE TREATED PARALLAMS BY MEYERHUISER.
 8. TRIM, COLUMN COVERS AS SELECTED BY OWNER
 9. A.S.B.O. = AS SELECTED BY OWNER

STAIR PARAMETERS
HANDRAILS SHALL BE A MINIMUM AND MAXIMUM HEIGHT OF 34 INCHES AND 38 INCHES RESPECTIVELY MEASURED VERTICALLY FROM THE FINISH OF THE TREADS, AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.

GUARDRAIL PARAMETERS
GUARDRAILS SHALL BE PROVIDED AT ALL OPEN SIDES OF FLOORS/STAIRS/LANDINGS ADJACENT TO ELEVATION DIFFERENCES OF 30" OR MORE. GUARDS SHALL BE 36" HIGH BALUSTER SPACING SHALL NOT EXCEED 4x6.

MANUFACTURED RAILINGS
INSTALL PER MANUFACTURER'S INSTRUCTIONS

James B. Foran

JAMES B. FORAN
ARCHITECT

4669 SOUTH BROAD STREET YARDVILLE, N.J. 08620
VOICE: 609.666.0918 jforan13@gmail.com FAX: 609.881.7379

PROPOSED DECK FOR:
THE LARTHEY RESIDENCE
5 STATE PARK DRIVE
TITUSVILLE, NEW JERSEY

Project No: 2021.0402
Date: APRIL 9, 2021
Drawing Title: PLANS NOTES AND DETAILS
Drawing No: **A-1**

COPYRIGHT 2021 JAMES B. FORAN, ARCHITECT. ALL RIGHTS RESERVED. THE OWNER RELEASES THE ARCHITECT AND PURCHASES THEREOF FROM ANY LIABILITY OR DAMAGES THAT MAY BE INCURRED BY THE OWNER OR ANY OTHER PARTY AS A RESULT OF THE FAILURE OF ANY PARTY TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. ARCHITECT: JAMES B. FORAN, ARCHITECT & ASSOCIATES, INC.