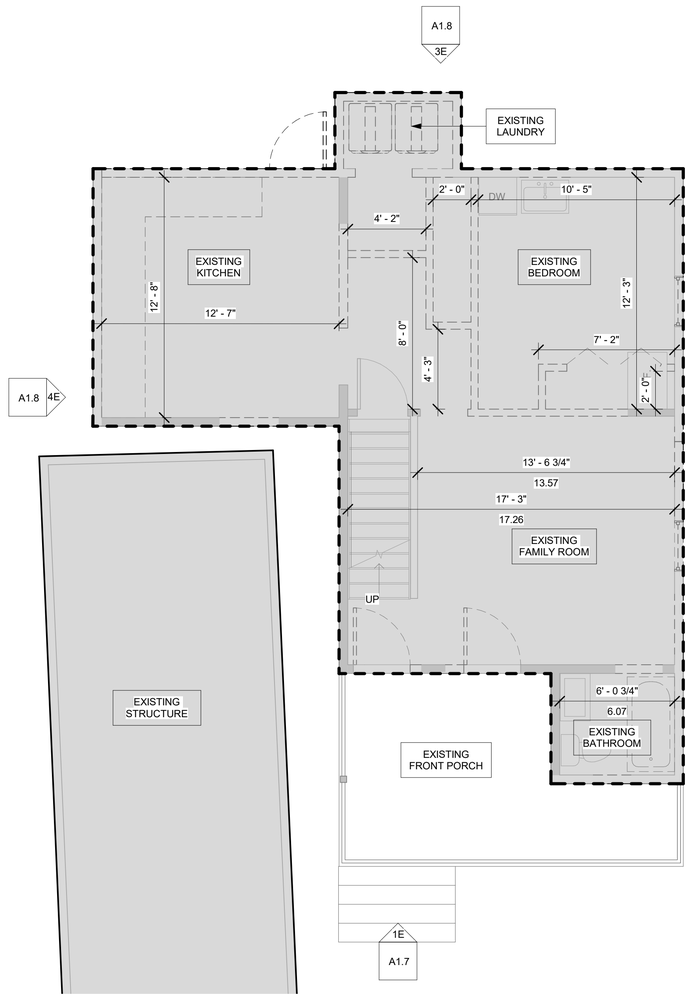
WINDOW SCHEDULE - FIRST FLOOR						
#	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH	COMMENTS
W1.1	5' - 0"	3' - 2"	1' - 5 1/2"	5' - 1"	3' - 3"	EGRESS WINDOW
W1.2	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	
W1.3	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	
W1.4	4' - 0"	2' - 8"	3' - 0"	4' - 1"	3' - 1"	
W1.5	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	
W1.6	4' - 8"	3' - 1 1/2"	2' - 0 1/2"	4' - 9"	3' - 3"	EGRESS WINDOW
W1.7	4' - 0"	2' - 0"	2' - 9"			

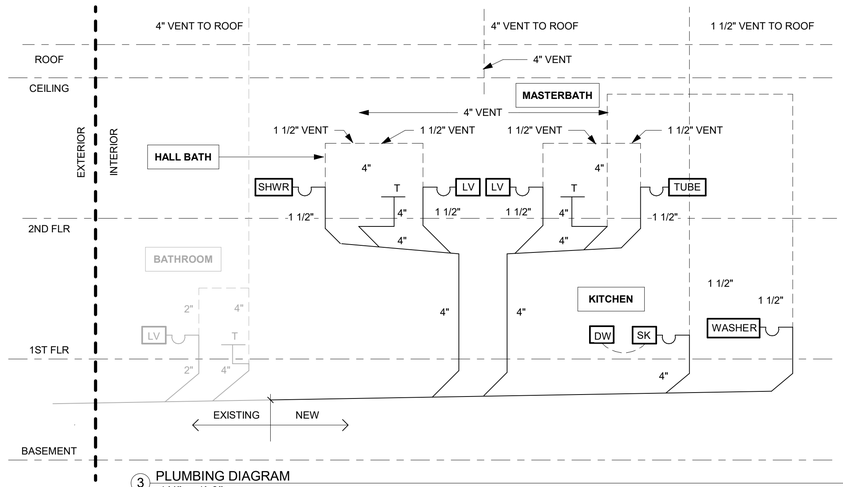
DOOR SCHEDULE - FIRST FLOOR					
#	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT	COMMENTS
ED1.1	2' - 8"	6' - 8"	3' - 0"	6' - 9"	
ED1.2	3' - 0"	6' - 8"	3' - 1"	6' - 9"	
ID1.1	2' - 6"	6' - 9"	2' - 7"	6' - 9"	
ID1.3	2' - 6"	6' - 8"	2' - 7"	6' - 9"	
ID1.4	1' - 6"	6' - 8"	1' - 7"	6' - 9"	
ID1.5	3' - 0"	6' - 8"	3' - 1"	6' - 9"	

SCOPE OF WORK- RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE

1. CLEAN AND REMOVE ALL SMOKE AND SOOT DAMAGE FROM FIRE FROM ALL MATERIALS. METHODS AS SUBMITTED BY CONTRACTOR AND APPROVED BY ARCHITECT.
2. REPLACE ALL WOOD FRAMING THAT HAS ANY EVIDENCE OF CHARRING OR FIRE DAMAGE. EVIDENT AND EXPOSED FIRE DAMAGED AREAS ARE NOTED ON THE DRAWINGS. ALL AREAS ARE TO BE OPENED AND INVESTIGATED FOR CONCEALED FIRE DAMAGE. GC CAN SUPPLY SHOP DRAWINGS AND SKETCHES FOR ALTERNATE METHODS OF STRUCTURAL SUPPORT SUCH AS SISTERING. ALL TEMPORARY SUPPORT SYSTEMS ARE BY THE GC.
3. REPLACE THE ENTIRE ELECTRICAL SYSTEM, INCLUDING BUT NOT LIMITED TO, INCOMING POWER, DISCONNECTS, ELECTRICAL PANELS, DISTRIBUTION WIRING, OUTLETS, SWITCHES, BOXES, FANS, LIGHTING ETC.
4. REPLACE THE ENTIRE PLUMBING SYSTEM INCLUDING BUT NOT LIMITED TO THE DOMESTIC WATER DISTRIBUTION AND SANITARY COLLECTION SYSTEMS.
5. REPLACE THE ENTIRE ROOF WITH A NEW PITCHED ROOF AND FRAMING AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
6. REPLACE ALL INTERIOR FINISHES AS SHOWN IN THESE CONTRACT DOCUMENTS.
7. REPLACE THE ENTIRE KITCHEN TO AS SHOWN IN THESE CONTRACT DOCUMENTS.
8. INSTALL ALL NEW SIDING AS SHOWN IN THESE CONTRACT DOCUMENTS.
9. INSTALL ALL NEW INSULATION AT THE ENTIRE RESIDENCE. FOLLOW THE INSULATION ENERGY ENVELOPE AS SHOWN IN THESE DOCUMENTS.
10. INSTALL ONE NEW FORCED HOT AIR W/ AIR CONDITIONING UNITS. GC TO PROVIDE MANUAL-J CALCULATIONS AND SHOP DRAWINGS OF THE UNITS AND THE DUCTWORK TO THE ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW. ASSUME ONE UNIT IN THE BASEMENT (OR ATTIC) SERVES THE FIRST AND SECOND FLOOR. DUCTWORK TRUNK LINES SHALL BE LOCATED IN THE BASEMENT AND ATTIC SPACE. INSULATE DUCTWORK IF NOT IN CONDITIONED SPACE.
11. INSTALL A NEW WHOLE HOUSE INSTANTANEOUS HOT WATER HEATER. MIN OF 200,000 BTU. SIZING AS REQUIRED BY NJ LICENSED PLUMBER.

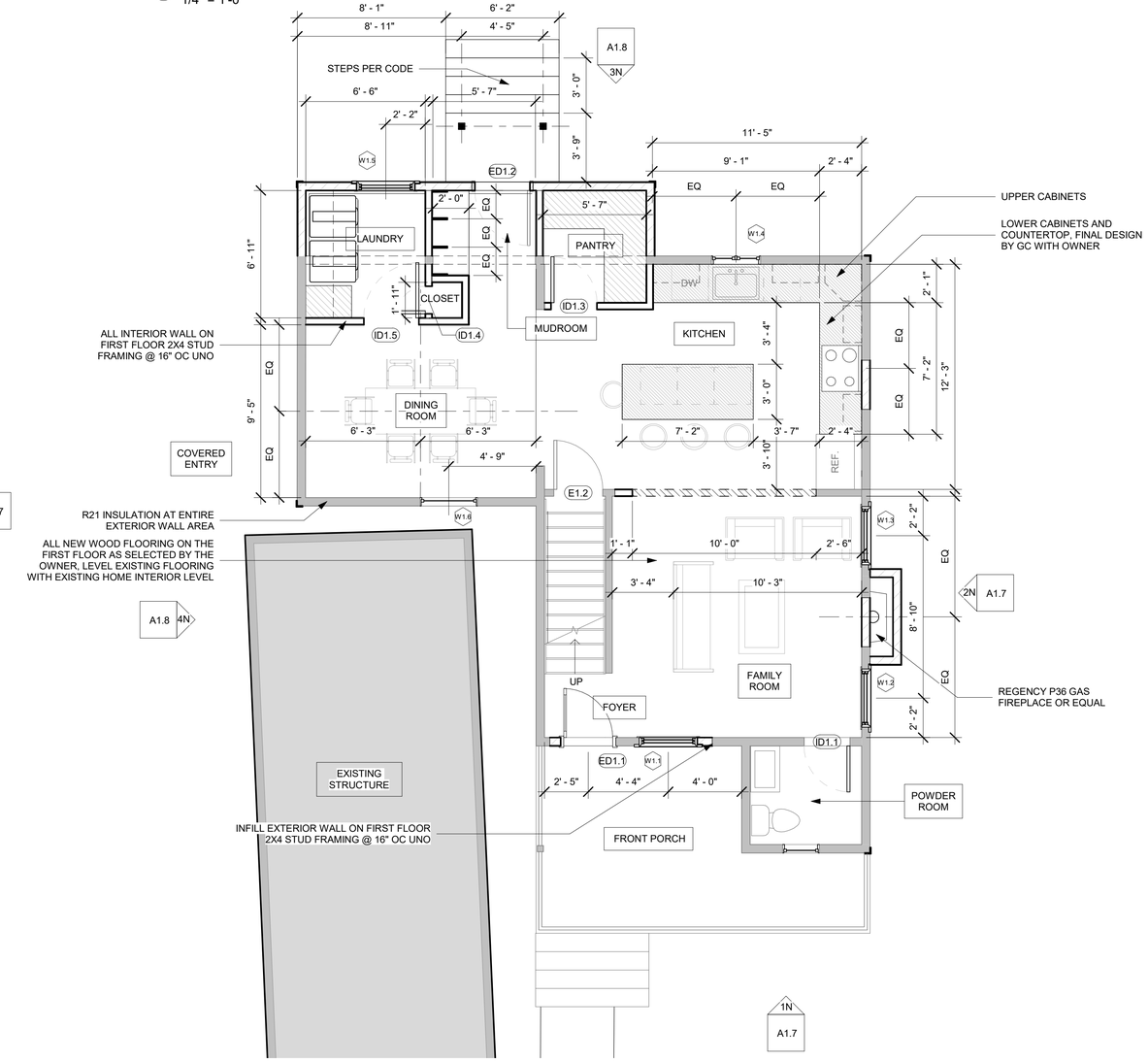


1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



3 PLUMBING DIAGRAM
1/4" = 1'-0"

NOTES: THE ENTIRE HOME IS TO RECEIVE ALL NEW PLUMBING.
1. ALL DRAIN AND VENT LINES TO BE ABS.
2. ALL SINKS, LAVATORIES, SHOWERS, TUBES, WASHER AND DISHWASHER SHALL HAVE HOT AND COLD WATER SUPPLY.
3. ALL TOILETS TO HAVE COLD WATER SUPPLY ONLY.
4. FOR ALL BATHROOMS THE VENTING SHALL BE COMBINED PER MINIMUM CODE REQUIREMENTS.
5. PROVIDE 1/4" COLD WATER LINE FOR KITCHEN REFRIDGERATOR CONNECTION



2 FIRST FLOOR - FINAL PLAN
1/4" = 1'-0"

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ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

No.	Description	Date

BARRAGAN RENOVATION
50 Church Street
Keansburg, NJ 07734

ZONING APPLICATION

Date	02-02-2023
Drawn by	AA
Checked by	AA

1ST FLR EXISTING & FINAL PLANS
SHEET NAME

1/4" = 1'-0"
SCALE

BARRAGAN01-2022
PROJECT NUMBER

A1.3
SHEET NO.

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TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	$^{3}/_{8}$" - $^{1}/_{2}$"	6d common (2" × 0.113") nail (subfloor wall)[i] 8d common (2$^{1}/_{2}$" × 0.131") nail (roof)	6	12[i]
31	$^{5}/_{16}$" - $^{1}/_{2}$"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2$^{1}/_{2}$" × 0.131") nail (roof)[i]	6	12[i]
32	$^{19}/_{32}$" - 1"	8d common nail (2$^{1}/_{2}$" × 0.131")	6	12[i]
33	1$^{1}/_{8}$" - 1$^{1}/_{4}$"	10d common (3" × 0.148") nail or 8d (2$^{1}/_{2}$" × 0.131") deformed nail	6	12
Other wall sheathing[h]				
34	$^{1}/_{2}$" structural cellulosic fiberboard sheathing	$^{1}/_{2}$" galvanized roofing nail, $^{7}/_{16}$" crown or 1" crown staple 16 ga., 1$^{1}/_{4}$" long	3	6
35	$^{25}/_{32}$" structural cellulosic fiberboard sheathing	1$^{1}/_{4}$" galvanized roofing nail, $^{7}/_{16}$" crown or 1" crown staple 16 ga., 1$^{1}/_{2}$" long	3	6
36	$^{1}/_{2}$" gypsum sheathing[d]	1$^{1}/_{2}$" galvanized roofing nail; staple galvanized, 1$^{1}/_{2}$" long; 1$^{1}/_{4}$ screws, Type W or S	7	7
37	$^{5}/_{8}$" gypsum sheathing[d]	1$^{5}/_{8}$" glavanized roofing nail; staple galvanized; 1$^{5}/_{8}$" long; 1$^{5}/_{8}$" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	$^{3}/_{4}$" and less	6d deformed (2" × 0.120") nail or 8d common (2$^{1}/_{2}$" × 0.131") nail	6	12
39	$^{7}/_{8}$" - 1"	8d common (2$^{1}/_{2}$" × 0.131") nail or 8d deformed (2$^{1}/_{2}$" × 0.120") nail	6	12
40	1$^{1}/_{8}$" - 1$^{1}/_{4}$"	10d common (3" × 0.148") nail or 8d deformed (2$^{1}/_{2}$" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $^{7}/_{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2$^{1}/_{2}$" × 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2$^{1}/_{2}$" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2$^{1}/_{2}$" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie rafter, face nail or 1$^{1}/_{4}$" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter to plate, toe nail	2-16d (3$^{1}/_{4}$" × 0.135")	—
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3$^{1}/_{4}$" × 0.135") 3-16d (3$^{1}/_{4}$" × 0.135")	— —
Wall			
7	Built-up corner studs	10d (3" × 0.128")	24" o.c.
8	Built-up header, two pieces with $^{1}/_{2}$" spacer	16d (3$^{1}/_{4}$" × 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3$^{1}/_{4}$" × 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2$^{1}/_{2}$" × 0.113")	—
11	Double studs, face nail	10d (3" × 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3$^{1}/_{2}$" × 0.135")	—
14	Sole plate to joist or blocking, face nail	16d (3$^{1}/_{4}$" × 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3$^{1}/_{4}$" × 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2$^{1}/_{2}$" × 0.113") or 2-16d 3$^{1}/_{4}$" × 0.135")	— —
17	Top or sole plate to stud, end nail	2-16d (3$^{1}/_{4}$" × 0.135")	—
18	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
19	1" brace to each stud and plate, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 2 staples 1$^{1}/_{4}$"	— —
20	1" × 6" sheathing to each bearing, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 2 staples 1$^{1}/_{4}$"	— —
21	1" × 8" sheathing to each bearing, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 3 staples 1$^{1}/_{4}$"	— —
22	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2$^{1}/_{2}$" × 0.113") 4 staples 1$^{1}/_{4}$"	— —
Floor			
23	Joist to sill or girder, toe nail	3-8d (2$^{1}/_{2}$" × 0.113")	—
24	1" × 6" subfloor or less to each joist, face nail	2-8d (2$^{1}/_{2}$" × 0.113") 2 staples 1$^{1}/_{4}$"	— —
25	2" subfloor to joist or girder, blind and face nail	2-16d (3$^{1}/_{2}$" × 0.135")	—
26	Rim joist to top plate, toe nail (roof applications also)	8d (2$^{1}/_{2}$" × 0.113")	6" o.c.
27	2" planks (plank & beam – floor & roof)	2-16d (3$^{1}/_{2}$" × 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3$^{1}/_{4}$" × 0.135")	At each joist or rafter

WINDOW SCHEDULE - SECOND FLOOR						
#	HEIGHT	WIDTH	SILL HEIGHT	RO HEIGHT	RO WIDTH	COMMENTS
W2.1	5' - 0"	3' - 2"	1' - 8"	5' - 1"	3' - 3"	EGRESS WINDOW
W2.2	5' - 0"	3' - 2"	1' - 8"	5' - 1"	3' - 3"	EGRESS WINDOW
W2.3	2' - 0"	2' - 0"	5' - 3 1/2"	2' - 1"	2' - 1"	TEMPERED GLAZING
W2.4	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW
W2.5	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	TEMPERED GLAZING
W2.6	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW
W2.7	5' - 0"	3' - 2"	2' - 0"	5' - 1"	3' - 3"	EGRESS WINDOW
W2.8	2' - 0"	2' - 0"	4' - 10 1/2"	2' - 1"	2' - 1"	
W2.9	4' - 0"	2' - 0"	2' - 10 1/2"	4' - 4"	2' - 0"	

DOOR SCHEDULE - SECOND FLOOR					
#	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT	COMMENTS
ID2.1	2' - 6"	6' - 8"	2' - 7"	6' - 9"	
ID2.2	2' - 8"	6' - 8"	2' - 9"	6' - 9"	
ID2.3	1' - 6"	6' - 8"	1' - 7"	6' - 9"	
ID2.4	2' - 6"	6' - 8"	2' - 7"	6' - 9"	
ID2.5	2' - 8"	6' - 8"	2' - 9"	6' - 9"	
ID2.6	4' - 0"	6' - 4"	4' - 1"	6' - 9"	
ID2.7	2' - 6"	6' - 8"	2' - 7"	6' - 9"	
ID2.8	2' - 6"	6' - 8"	2' - 7"	6' - 9"	
ID2.9	2' - 8"	6' - 8"	2' - 9"	6' - 9"	

SCOPE OF WORK- RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE

1. CLEAN AND REMOVE ALL SMOKE AND SOOT DAMAGE FROM FIRE FROM ALL MATERIALS. METHODS AS SUBMITTED BY CONTRACTOR AND APPROVED BY ARCHITECT.
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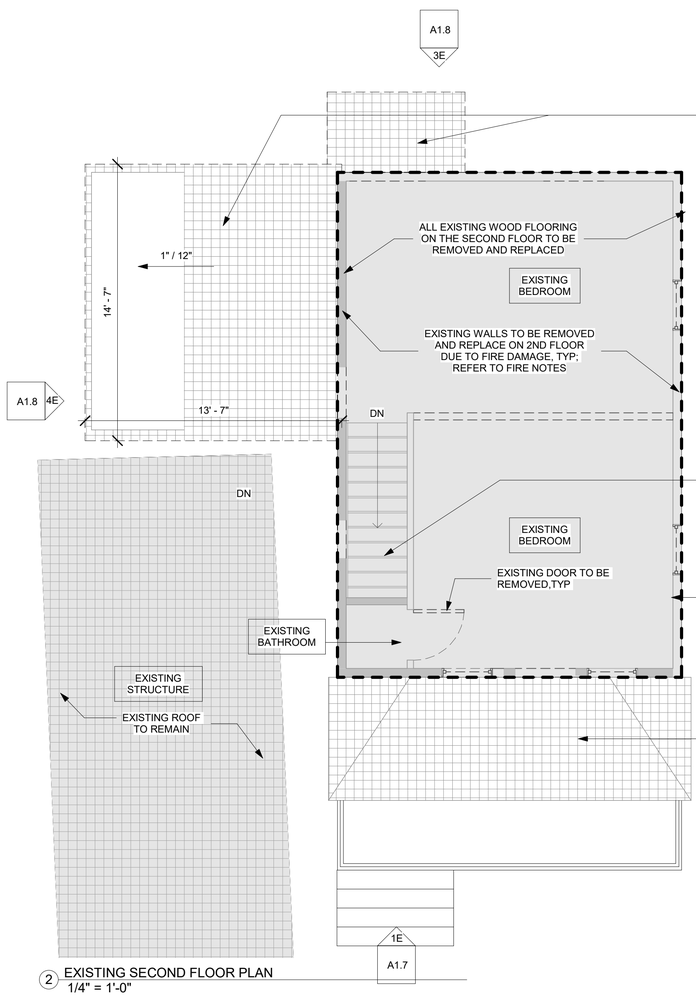
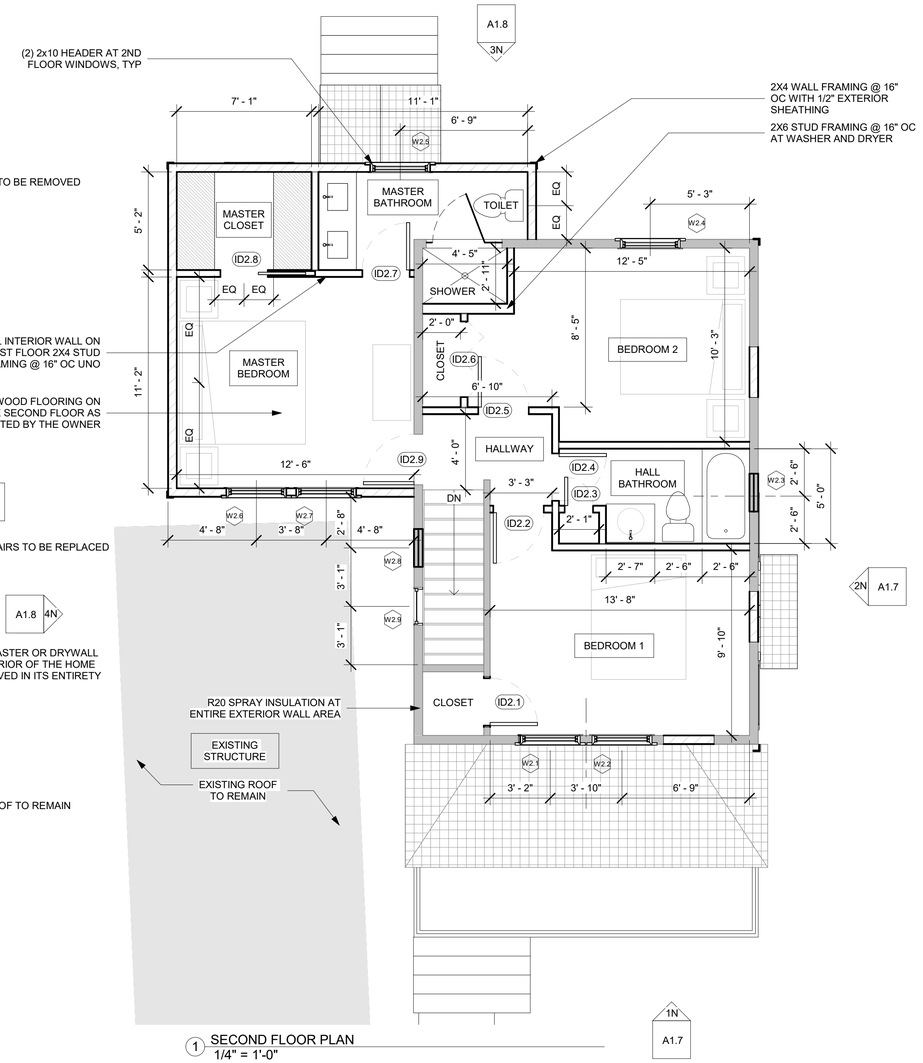


2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

No.	Description	Date

BARRAGAN RENOVATION
50 Church Street
Keansburg, NJ 07734

ZONING APPLICATION

Date	02-02-2023
Drawn by	AA
Checked by	AA

2ND FLR EXISTING & FINAL PLANS
SHEET NAME

1/4" = 1'-0"
SCALE

BARRAGAN01-2022
PROJECT NUMBER

A1.4
SHEET NO.

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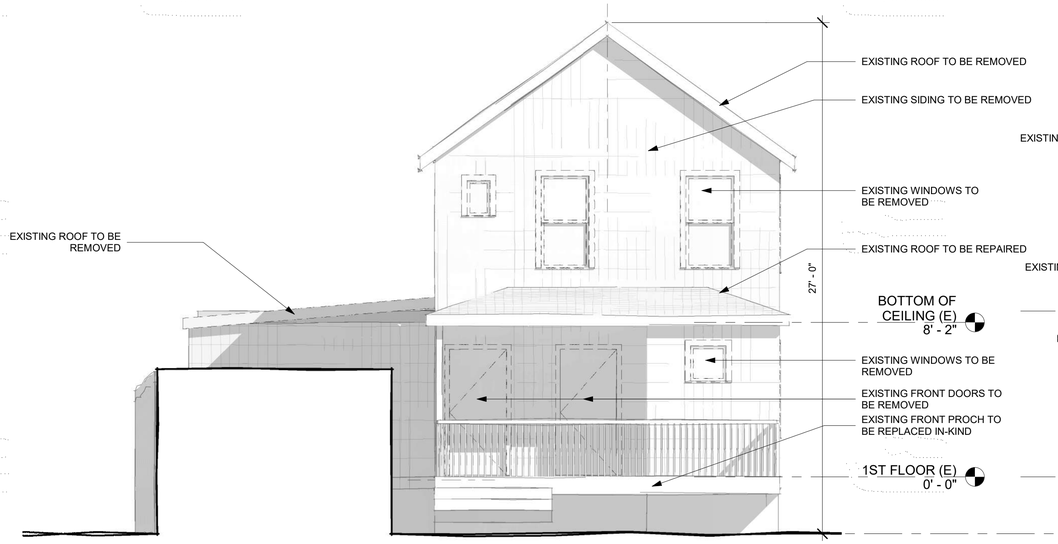
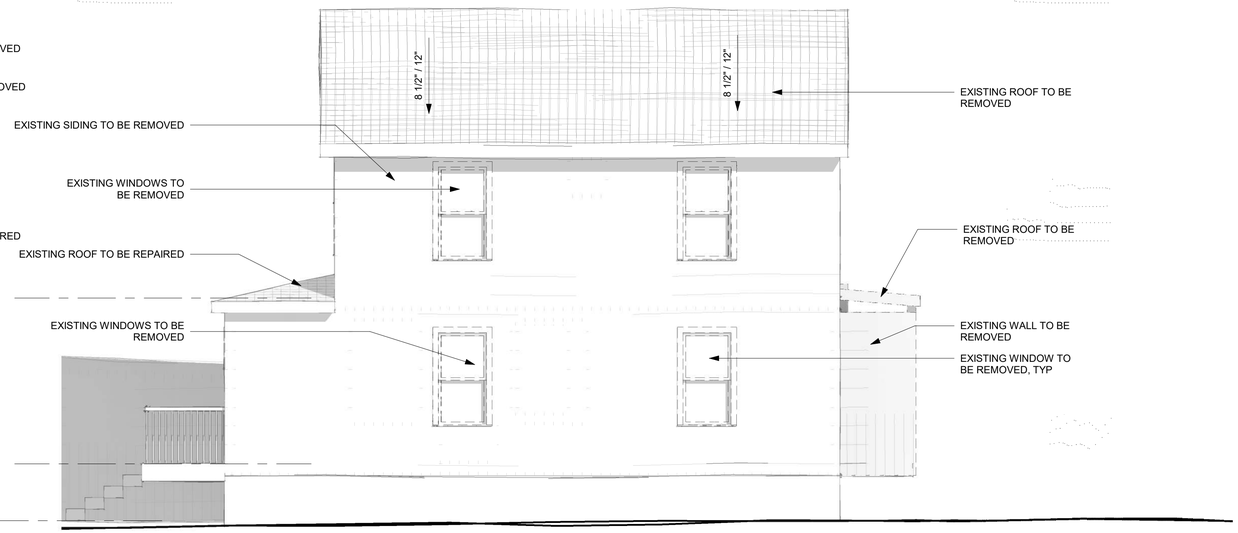
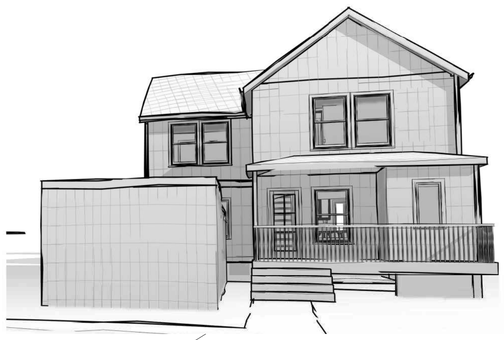


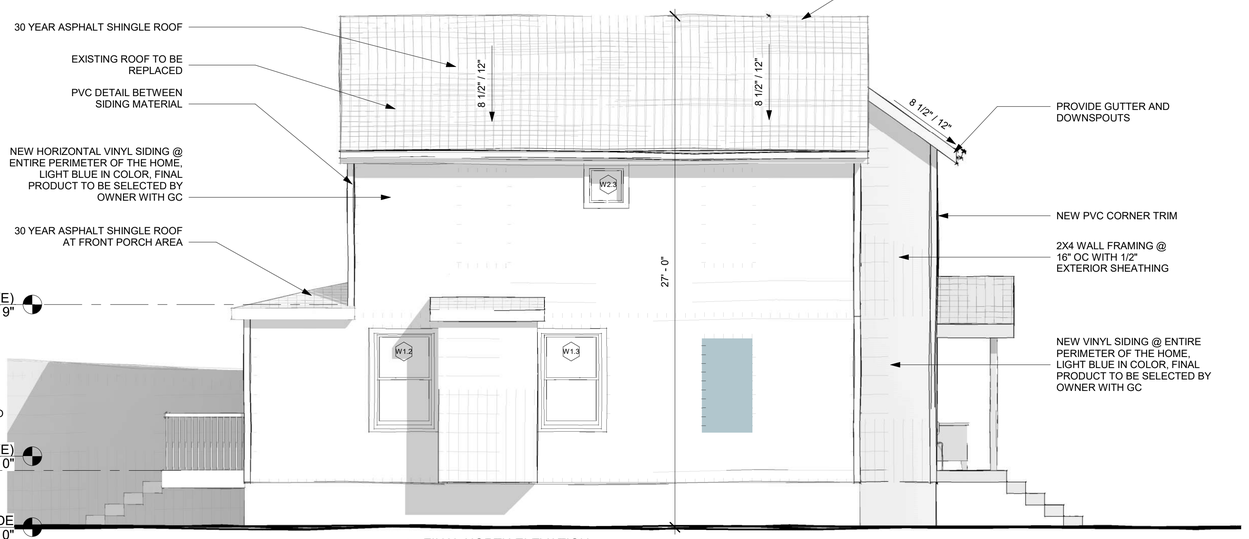
1E EXISTING FRONT ELEVATION
1/4" = 1'-0"



2E EXISTING NORTH ELEVATION
1/4" = 1'-0"



1N FINAL FRONT ELEVATION
1/4" = 1'-0"



2N FINAL NORTH ELEVATION
1/4" = 1'-0"

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SEAL NJ LICENSE # 01821300

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50 Church Street
Keansburg, NJ 07734

ZONING APPLICATION

Date	02-02-2023
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Checked by	AA

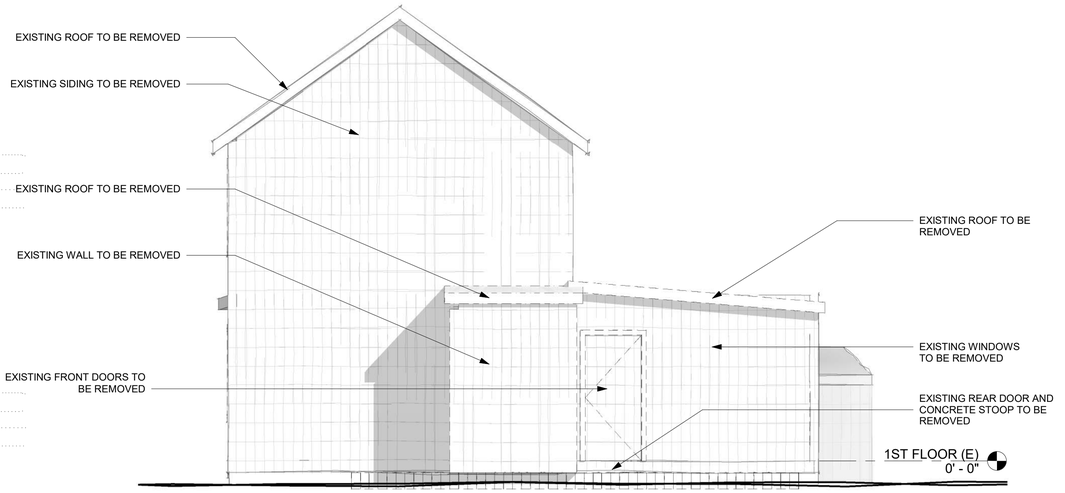
ELEVATIONS

SHEET NAME

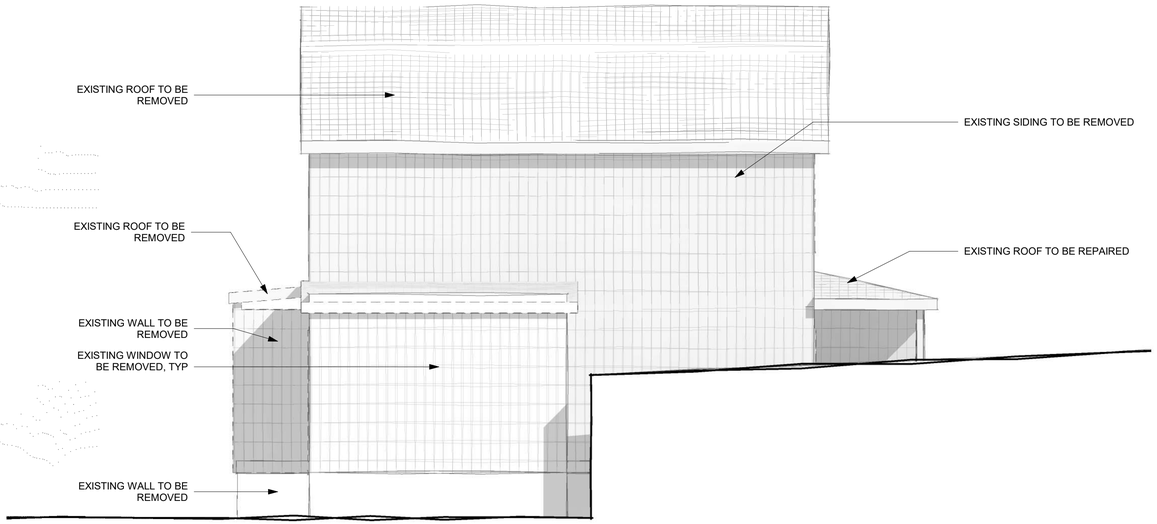
1/4" = 1'-0"
SCALE

BARRAGAN01-2022
PROJECT NUMBER

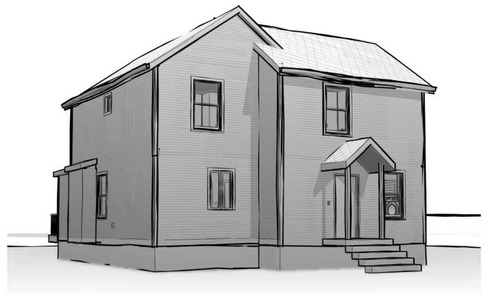
A1.7
SHEET NO.

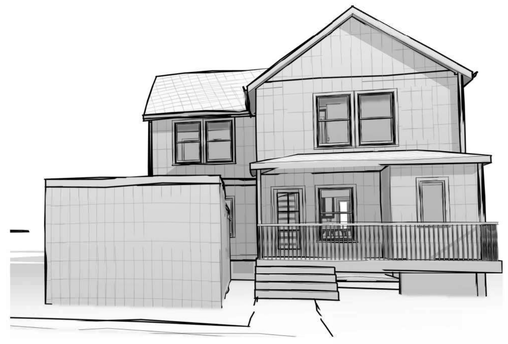


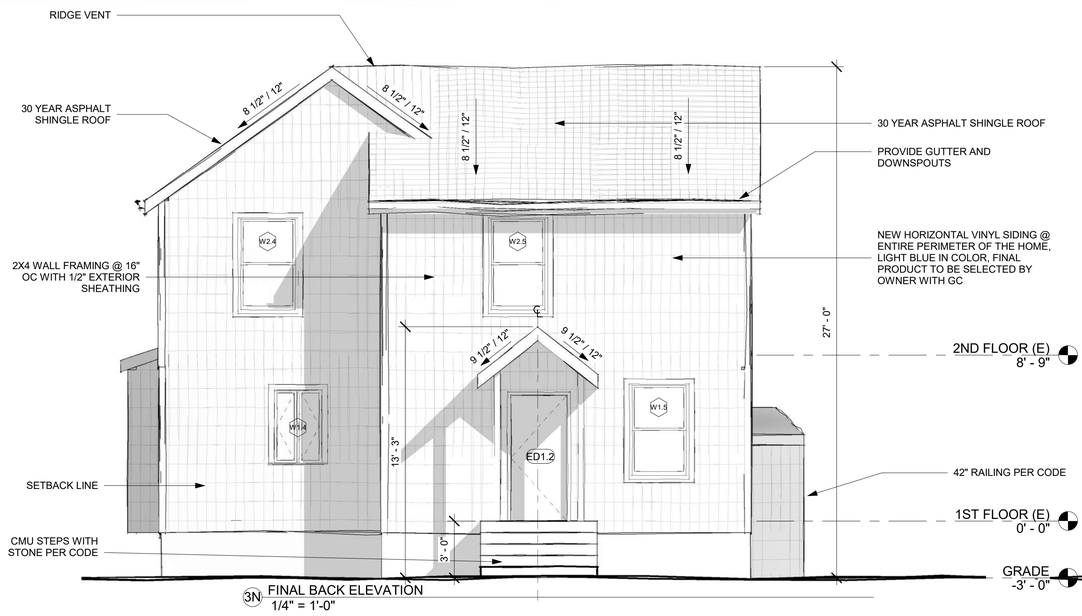
3E EXISTING BACK ELEVATION
1/4" = 1'-0"



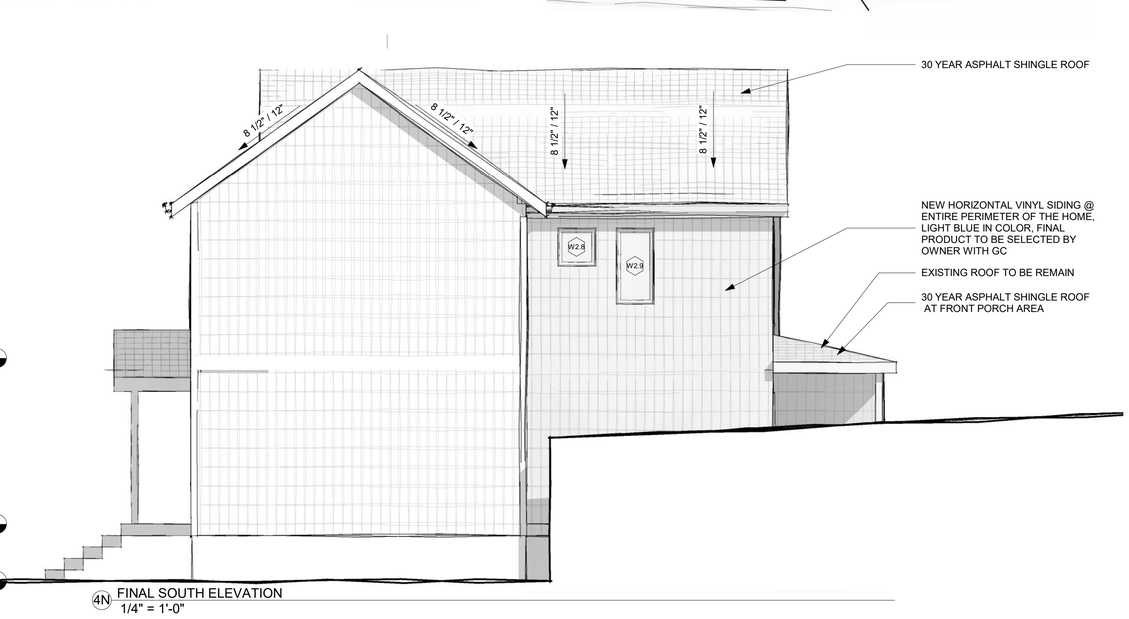
4E EXISTING SOUTH ELEVATION
1/4" = 1'-0"







3N FINAL BACK ELEVATION
1/4" = 1'-0"



4N FINAL SOUTH ELEVATION
1/4" = 1'-0"

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ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

No.	Description	Date

BARRAGAN RENOVATION
50 Church Street
Keansburg, NJ 07734

ZONING APPLICATION

Date	02-02-2023
Drawn by	AA
Checked by	AA

ELEVATIONS

SHEET NAME

1/4" = 1'-0"
SCALE

BARRAGAN01-2022
PROJECT NUMBER

A1.8
SHEET NO.

2/2/2023 8:27:36 PM