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# Proposed Garage for Wayne and Cecilia Isbitski

68 Lower Kingstown Road  
Pittstown, New Jersey 08867

Issues & Revisions:  
Issued for Permit: 10/23/20

Proposed Garage Plans & Elevations

October 23, 2020

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# A1

Sheet 1 of 3

### ELECTRICAL & LIGHTING LEGEND

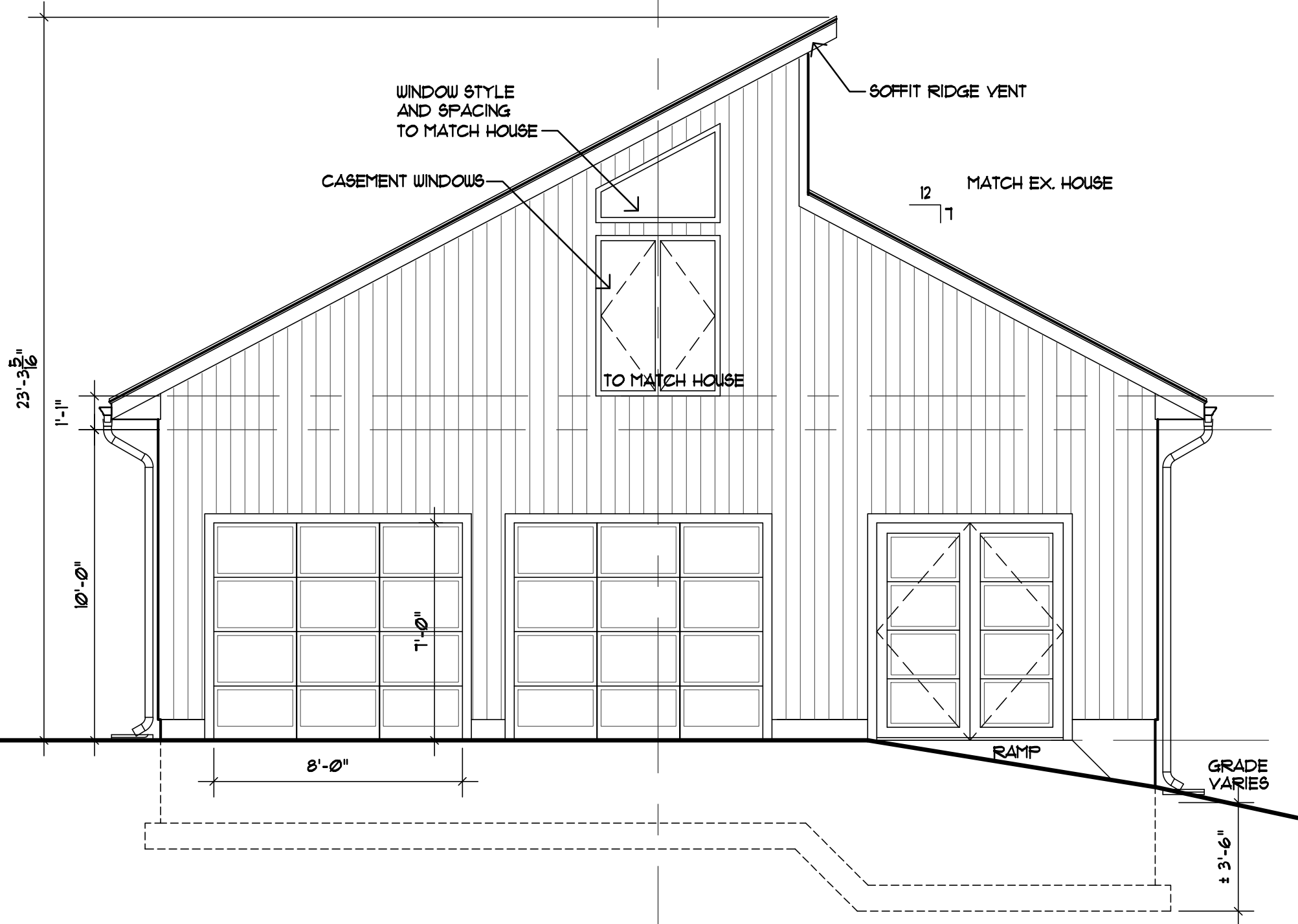
- |   |   |
|---|---|
| ⊕ Duplex receptacle - 12" AFF typical                               | ⊙ Smoke detector - ceiling mounted                |
| ⊕ Quad receptacle - 12" AFF typical                                 | ⊙ Carbon Monoxide Alarm - ceiling mounted         |
| ⊕ Counter height receptacle   | ⊙ Exhaust fan - recessed ceiling mounted          |
| ⊕ Waterproof exterior receptacle                                    | ⊙ Recessed ceiling light - 100W max.              |
| ⊕ Half-switched receptacle  | ⊙ Recessed wallwasher - 100W max.                 |
| ⊕ Floor receptacle - flush brass                                    | ⊙ Recessed ceiling light - "pinhole" accent light |
| ⊕ Receptacle for special power - coordinate with specific equipment | ⊙ Wall-mounted sconce - 100W max.                 |
| ⊕ Wall switch - 48" center AFF typical                              | ⊙ Ceiling mounted light fixture                   |
| ⊕ Three-way wall switch   | ⊙ Pendant light fixture                           |
| ⊕ Four-way wall switch  | ⊙ Under cabinet/bookshelf lighting - low voltage  |
| ⊕ Dimmer Switch   | ⊙ 4' Fluorescent strip light                      |
| ⊕ Door Switch   | ⊙ Lighting track & heads                          |
| ⊕ Telephone wall outlet - 12" AFF                                   | ⊙ Monopoint track fixture                         |
| ⊕ Computer wall outlet - 12" AFF                                    | ⊙ Exterior spot lights - (2) T5W PAR 38           |
| ⊕ Coaxial cable wall outlet - 12" AFF                               | ⊙ Ceiling fan/light fixture                       |

### ELECTRICAL POWER & LIGHTING NOTES:

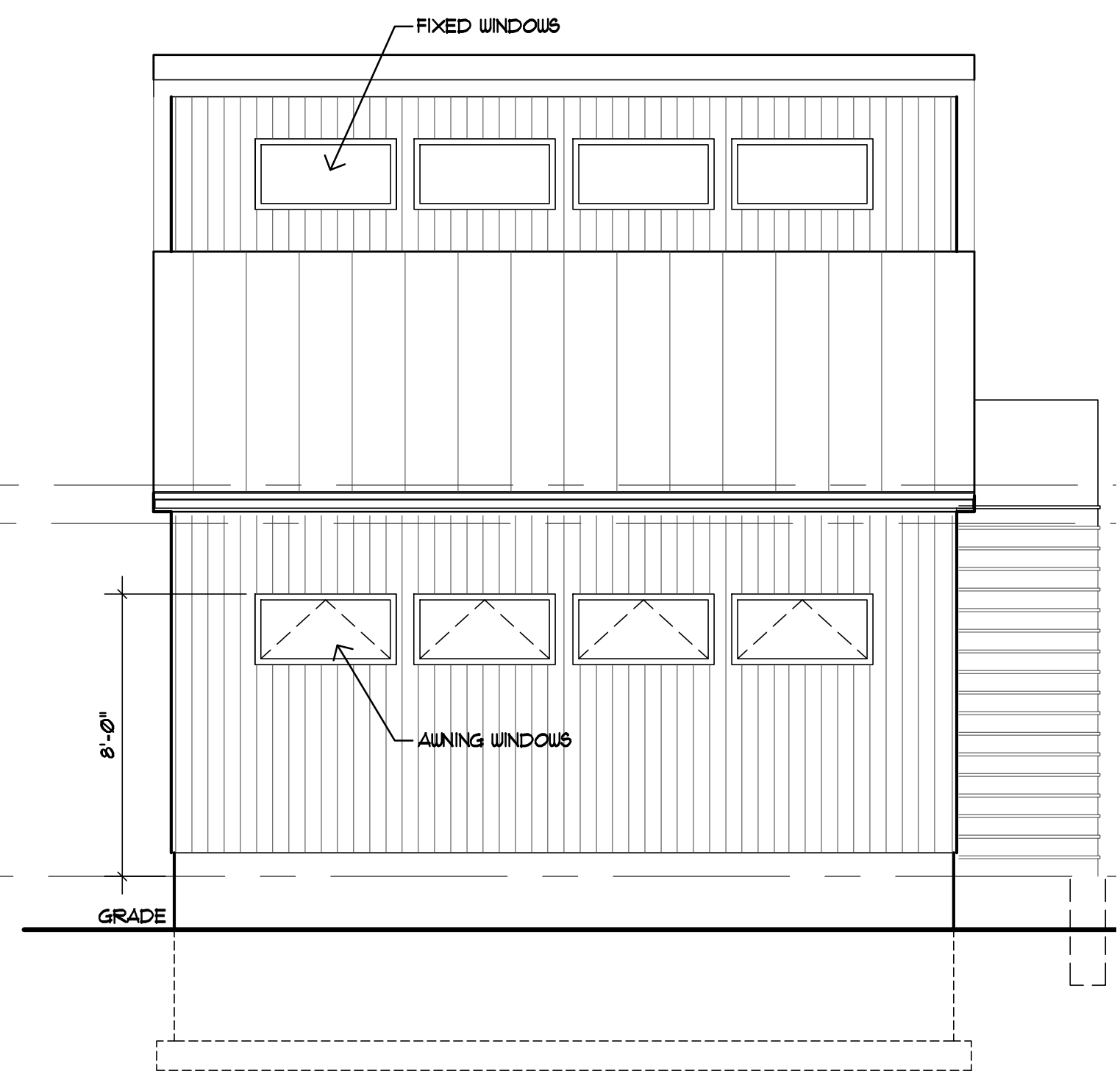
- Provide ground-fault circuit-interrupter protection (GFI) where required by NEC 210.8. For 125V, single phase, 15A and 20A receptacles in all bathrooms, garages/accessory buildings, outdoors, crawlspaces, unfinished basements, kitchen countertops, wet bar sinks, or restrooms.
- Provide listed arc-fault circuit interrupters where required by NEC 210.12. On all 125V, single phase, 15A and 20A dwelling unit bedroom branch circuits.
- Provide listed tamper-resistant (TR) receptacles per NEC 406.11. For all 125V, single phase, 15A and 20A dwelling unit receptacles.
- Low voltage fire alarm wiring shall not be on a GFI or arc-fault protected circuit, per NEC 760.41 and NEC 760.121.
- Provide approved fireblocking material at openings around cables and wires at ceiling and floor level to resist the free passage of flame and products of combustion per IRC 602.2, unless otherwise noted or instructed by Owner.
- Provide white hard plastic cover plates, devices, switches and receptacles.
- Provide standard toggle switches & receptacles.
- Gang all adjacent switches together.
- Electrician shall review all final switching & device locations with Owner and/or Architect prior to rough-in.
- Mounting heights:  
Receptacles, telephone, TV & data outlets:  
In walls - • 12" above finished floor  
In paneled walls - horizontally • centerline of baseboard  
Above countertops - horizontally • 6" above countertop  
At 42" above finished floor.

### Code Notes

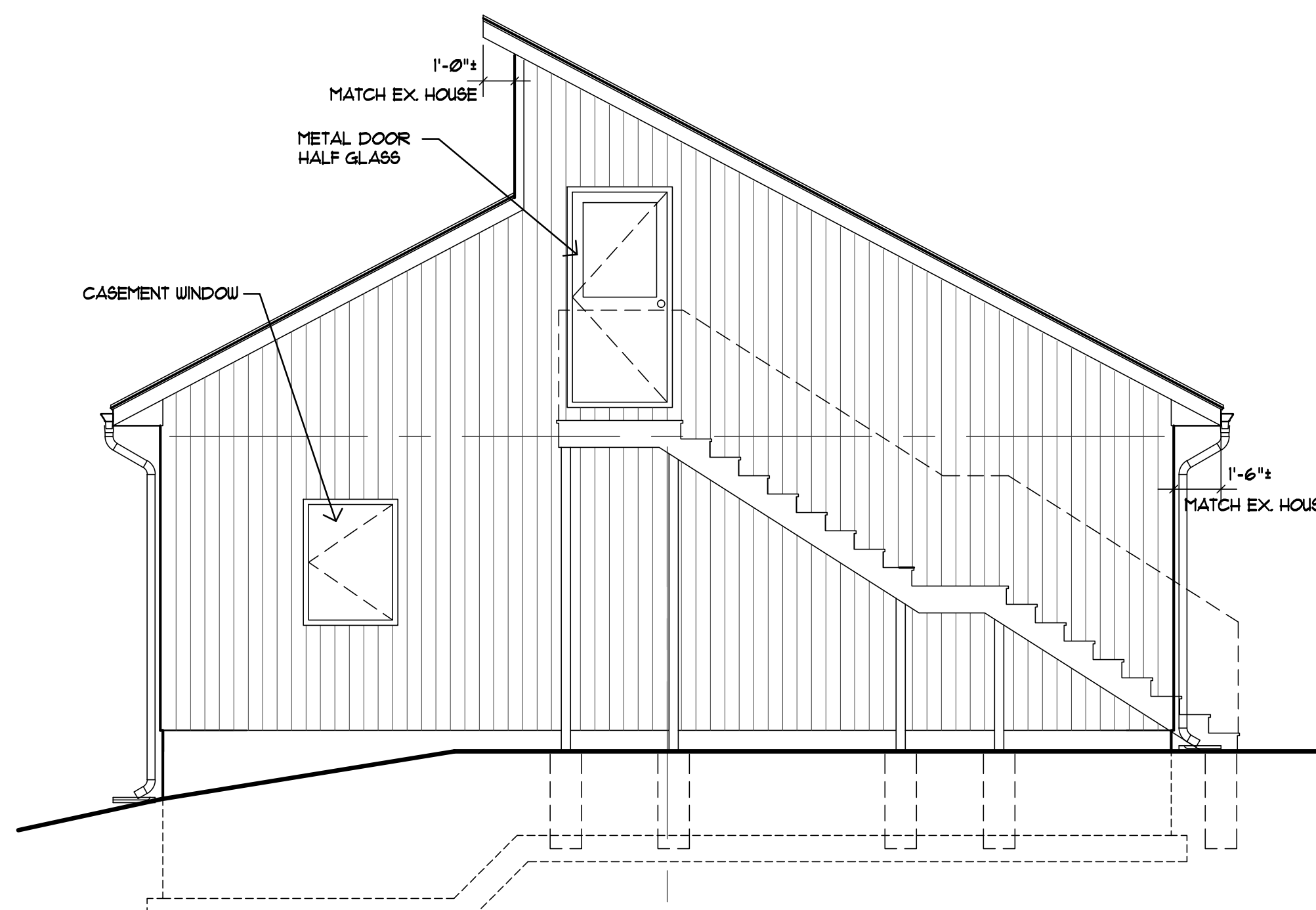
**APPLICABLE BUILDING CODE:**  
New Jersey Uniform Construction Code  
One - 4 Two-Family Dwelling Subcode NJAC 5:23-3.21  
International Residential Code 2018, New Jersey edition  
**Use Group:** R5  
**Construction Type:** VB  
**Floor Area (Gross):** 104 GSF  
**Volume (Gross):** 610 CF



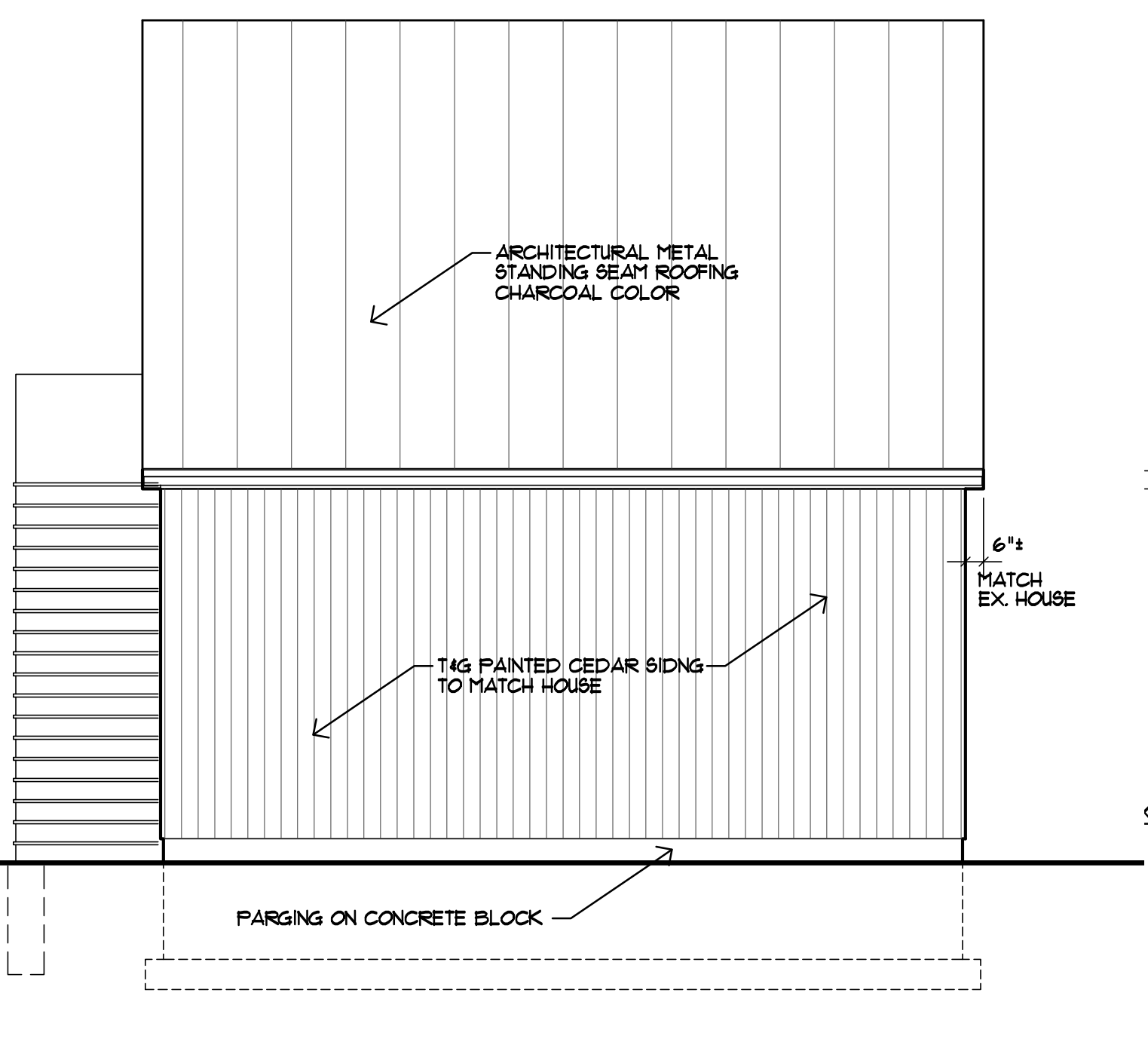
**S A1** South Elevation  
Scale: 1/4" = 1'-0"



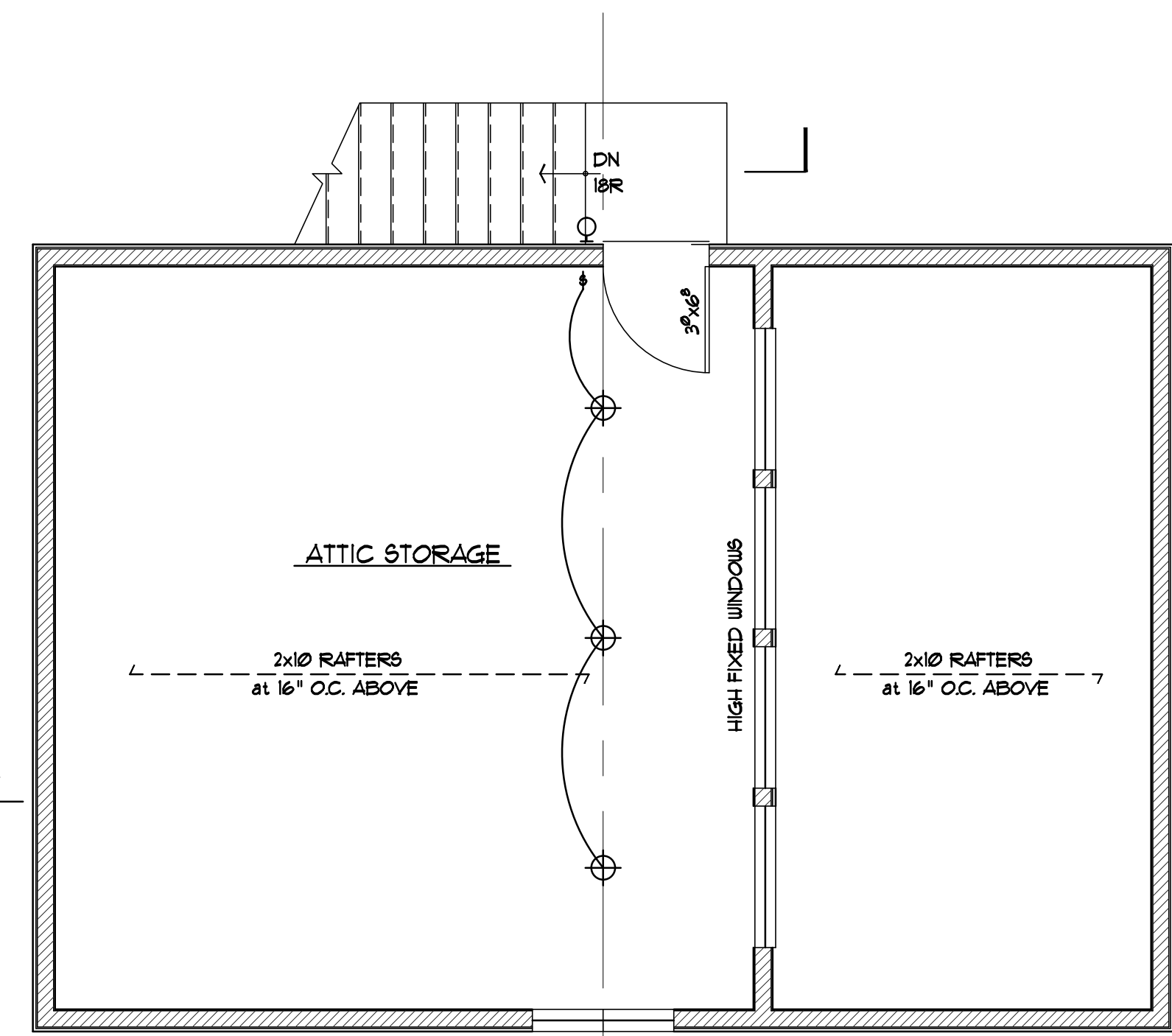
**E A1** East Elevation  
Scale: 1/4" = 1'-0"



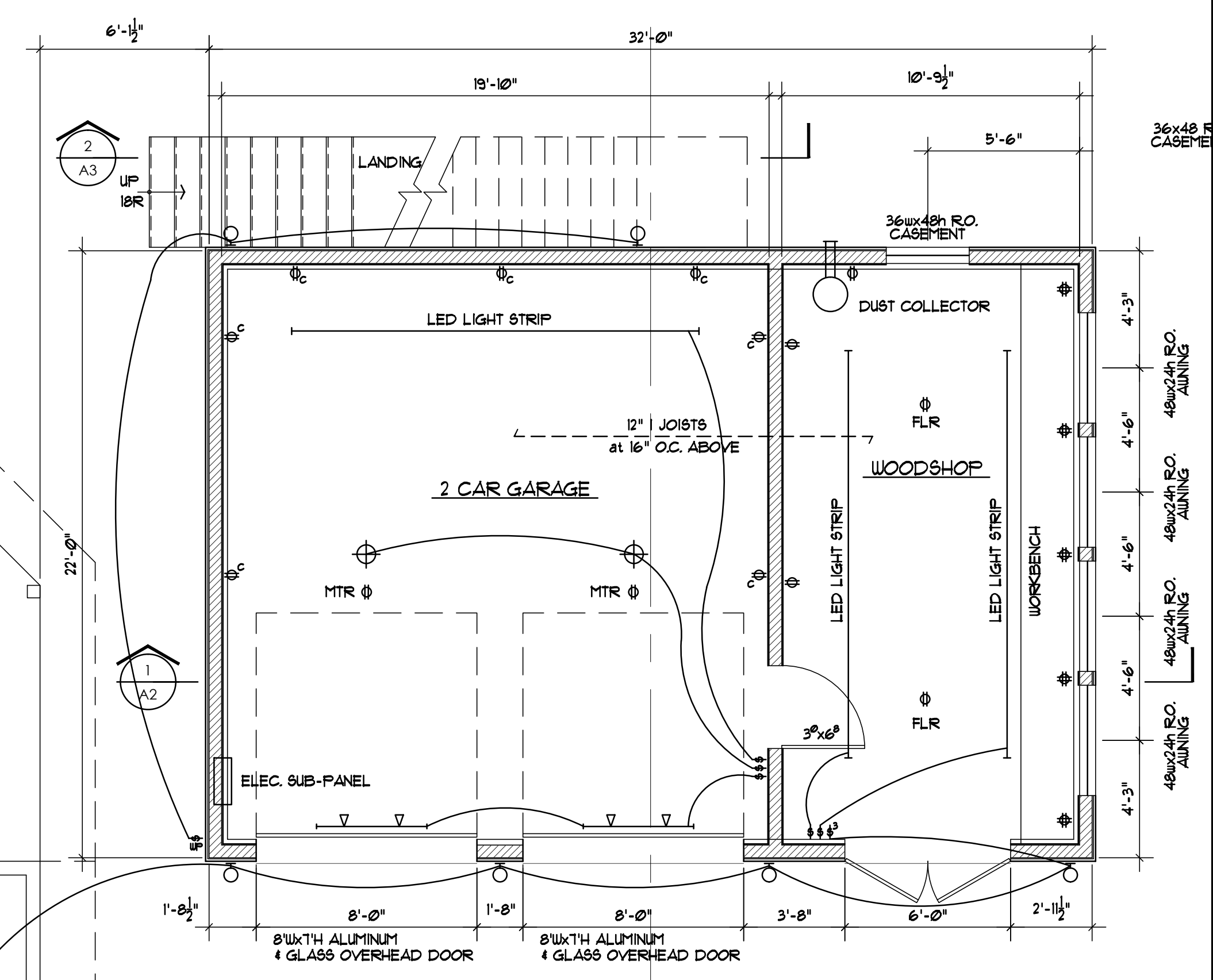
**N A1** North Elevation  
Scale: 1/4" = 1'-0"



**W A1** West Elevation  
Scale: 1/4" = 1'-0"



**2 A1** Attic Plan  
Scale: 1/4" = 1'-0"



**1 A1** First Floor Plan  
Scale: 1/4" = 1'-0"



**Structural Specifications - Outline Form**

- Notes: Certain Sections below may not be used in this particular project.
- EXCAVATION & BACKFILL - SECTION 02200**
- If no soils testing/geotechnical report is available to the Architect, then the Architect assumes no responsibility for any site/soils/water related problems - such as, but not limited to - surface water, subsurface water, rock, ledge, bearing capacity, backfill materials, etc.
  - Footings are designed to bear on undisturbed soil having a minimum safe bearing capacity of 15 tons per square foot. Confirm in field prior to placing footings.
  - Finish all footing excavations by hand. No footings shall be placed in water or on frozen ground. Protect footings from frost after they are placed.
  - Fill and backfill material - Clean run-of-bank material, free of deleterious organic material. Conform to the following gradation: 100% smaller than 4" sieve, max. 15% smaller than #20 sieve.
  - Do not place fill or backfill unless foundation walls are adequately braced.

- CAST-IN-PLACE CONCRETE - SECTION 03300**
- Concrete shall attain the following compressive strengths at 28 days:
    - Basement walls and foundations not exposed to weather - 2500 psi
    - Basement slabs and interior slabs-on-grade - 2500 psi
    - Basement walls, foundation & other walls exposed to weather - 3000 psi
    - Porches, slabs and steps exposed to weather and garage floors - 3500 psi
  - Concrete exposed to the weather shall be air-entrained, 5% to 7% by volume.
  - Reinforce all slabs-on-grade with #6 W4 @ W4 MINIMUM.
  - Concrete work shall be designed, reinforced, placed and cured in conformance with the latest edition of the ACI Building Code.

- CONCRETE MASONRY - SECTION 04200**
- Concrete masonry units (CMU) shall be lightweight aggregate, and shall conform to ASTM C-90.
  - Provide all masonry work in accordance with IBC or IRC and other applicable codes.
  - Mortar shall be ASTM C 270, Type M for below grade and Type M or S for above grade work.
  - Horizontal reinforcing - No. 9 gauge truss-type "Dur-O-Wall" or equal, spaced @ 16" o.c. vertically and above all lintels.
  - Provide fabricated corner sections at all corners and intersections.
  - Solid grout at cells as indicated - Type M mortar or 2500 PSI concrete in accordance with ASTM C 416, install in accordance with ACI-301 for high or low lift procedures.

- STEEL FABRICATIONS - SECTION 05500**
- Provide structural steel shapes, tubes, pipes, bars and/or rods conforming to ASTM A-36.
  - Fabricate and erect structural steel in accordance with the latest specifications of the AISC.
  - Galvanize all structural steel exposed to the weather, shop prime all interior steel.
  - Steel pipe columns (where indicated) - 4" diameter schedule 40 steel pipe with 8"x8"x3/4" steel base plate, fastened with (2) 3/4" @ anchor bolts & a 6 1/2"x10"x3/4" cap plate with (4) 3/4" @ lag bolts.

- ROUGH CARPENTRY - SECTION 06100**
- FRAMING LUMBER (CONVENTIONAL)**
- Structural framing lumber - S4S Douglas Fir or Southern Pine No. 2 or better, as graded by WCLIB or WUPA, Fb = 1200 PSI minimum, E = 1500000 minimum, 19 % moisture content at time of dressing.
  - Light framing members - S4S construction grade Douglas Fir or Southern Pine or better, as graded by WCLIB or WUPA, 19 % moisture content at time of dressing.
  - Boards - construction grade minimum, or as noted.
  - Comply with the recommendations of the NFA Manual for House Framing, NFA Recommended Nailing Schedule, and National Design Specification for Wood Construction.

- STRUCTURAL SHEATHING**
- Provide panels rated for span, use and exposure. Comply with the recommendations of the APA Design & Construction Guide - Residential & Commercial.
  - Floor sheathing - APA sheathing, 3/4" thick T & G 48/24 span rating, APA "Sturd-i-Floor" or equal. Glue and screw sheathing to floor joists (glue and nail to I-joists).
  - Wall sheathing - APA sheathing CDX Exposure 1, or OSB structural panels - 1/2" thick.
  - Roof sheathing - APA sheathing, C-D Exterior, 5/8" thick. Fasten with 8d galvanized nails.

- ENGINEERED WOOD PRODUCTS**
- Wood I-Joists - Provide engineered wood I-Joists, sizes and series as shown, as manufactured by Georgia-Pacific, Trus-Joist, Boise-Cascade, or approved equal. Install in strict compliance with the manufacturer's standard recommendations and details, including construction bracing, minimum bearing lengths, web stiffeners, squash blocks, blocking, knockouts and holes, etc.
  - Rim boards - Provide continuous 1/4" thick rim boards, "Timberstrand LSL" as manufactured by Trus-Joist, or approved equal. Install in compliance with the manufacturer's recommendations at the perimeter of all floor platforms.
  - Engineered beams - Provide engineered beams, sizes as shown, "Microlam" LVL or "Parallam" PSL as manufactured by Trus-Joist, or approved equal. Install in strict compliance with the manufacturer's standard recommendations and details.

- FASTENING**
- Fastening Schedule - Comply with the most restrictive of either the manufacturer's recommended fastening schedules, or with the most current IRC or IBC fastening schedules.
  - Provide metal fastening components where indicated, as manufactured by Simpson Strong-Tie, or approved fasteners with equivalent structural loading capacities.
  - Provide G90 min. galvanized steel fasteners at all preservative treated wood.

- PRESERVATIVE TREATED WOOD**
- Provide preservative treated lumber at all sill plates, at all lumber in contact with concrete or masonry, and at all exterior decks or as otherwise noted.
  - Provide arsenic- and chromium-free treatments, produced in accordance with ACP Preserve Standard ACQ-34 and AUPA Standards C1, C2, C3 & C5.

**Floor Loading Schedule**

DEAD LOAD:	
HARDWOOD 3/4" TILE FLOORING	3.0 PSF
PLYWOOD SUBFLOOR - 3/4"	2.5 PSF
FLOOR JOISTS - 2x10 @ 16" o.c.	2.4 PSF
GYPSON BOARD - 1/2"	2.0 PSF
BATT INSULATION	1.6 PSF
MISCELLANEOUS	0.75 PSF
TOTAL DEAD LOAD	12.0 PSF
LIVE LOAD:	
SLEEPING ROOMS	30.0 PSF
ALL OTHER ROOMS	40.0 PSF

**Roof Loading Schedule**

DEAD LOAD:	
ROOFING SHINGLES	2.8 PSF
PLYWOOD SHEATHING - 3/4"	2.0 PSF
ROOF RAFTERS - 2x10 @ 16" o.c.	2.4 PSF
MISCELLANEOUS	1.0 PSF
TOTAL DEAD LOAD	10.0 PSF
LIVE LOAD:	
DESIGN LOAD	30.0 PSF
GROUND SNOW LOAD	20.0 PSF

**LATERAL LIVE LOAD:**

PARTITIONS 5.0 PSF

**WIND EXPOSURE CATEGORY (IRC 2006 - R301.2.1.4)**

EXPOSURE B - URBAN & SUBURBAN, WOODED

**BASIC WIND SPEED (IRC 2006 - R301.2.1.4)**

50 MPH, 50 YEAR RECURRENCE

**Wood Header Schedule**

ROUGH OPENING WIDTH:		HEADER:	
	For 2x4 stud wall:	For 2x6 stud wall:	
Up to 3'-0" W	(2) 2x6	(3) 2x6	(1) Jack stud each end
3'-1" W - 4'-0" W	(2) 2x8	(3) 2x8	(1) Jack stud each end
4'-1" W - 6'-0" W	(2) 2x10	(3) 2x10	(2) Jack studs each end
6'-1" W - 8'-0" W	(2) 2x12	(3) 2x12	(2) Jack studs each end
Over 8'-1" W	SEE PLAN	SEE PLAN	(2) Jack studs each end

**Guard & Handrail Notes - IRC:**

- Provide 36 inch high guards at open-sided porches, balconies, ramps or floor surfaces located more than 30 inches above the floor or grade below, where indicated on the plans. Provide 34 inch high guards (measured vertically from the nosings of the treads) at open sides of stairs with a total rise of more than 30 inches above the floor or grade.
  - Open guards shall have balusters or ornamental patterns such that a 4 inch diameter sphere cannot pass through any opening.
  - The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches in diameter cannot pass through the opening.
- Provide a handrail on at least one side of each continuous run of treads or flight with four or more risers.
  - Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or ramp slope, shall be not less than 30 inches and not more than 38 inches.
  - Handrails with a circular cross-section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 3/8 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.
  - Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newell posts.
  - The clearance between a handrail and a wall or other surface shall be a minimum of 1 1/2 inches.
  - A volute, turnout, starting easing or starting newell shall be allowed over the lowest tread.

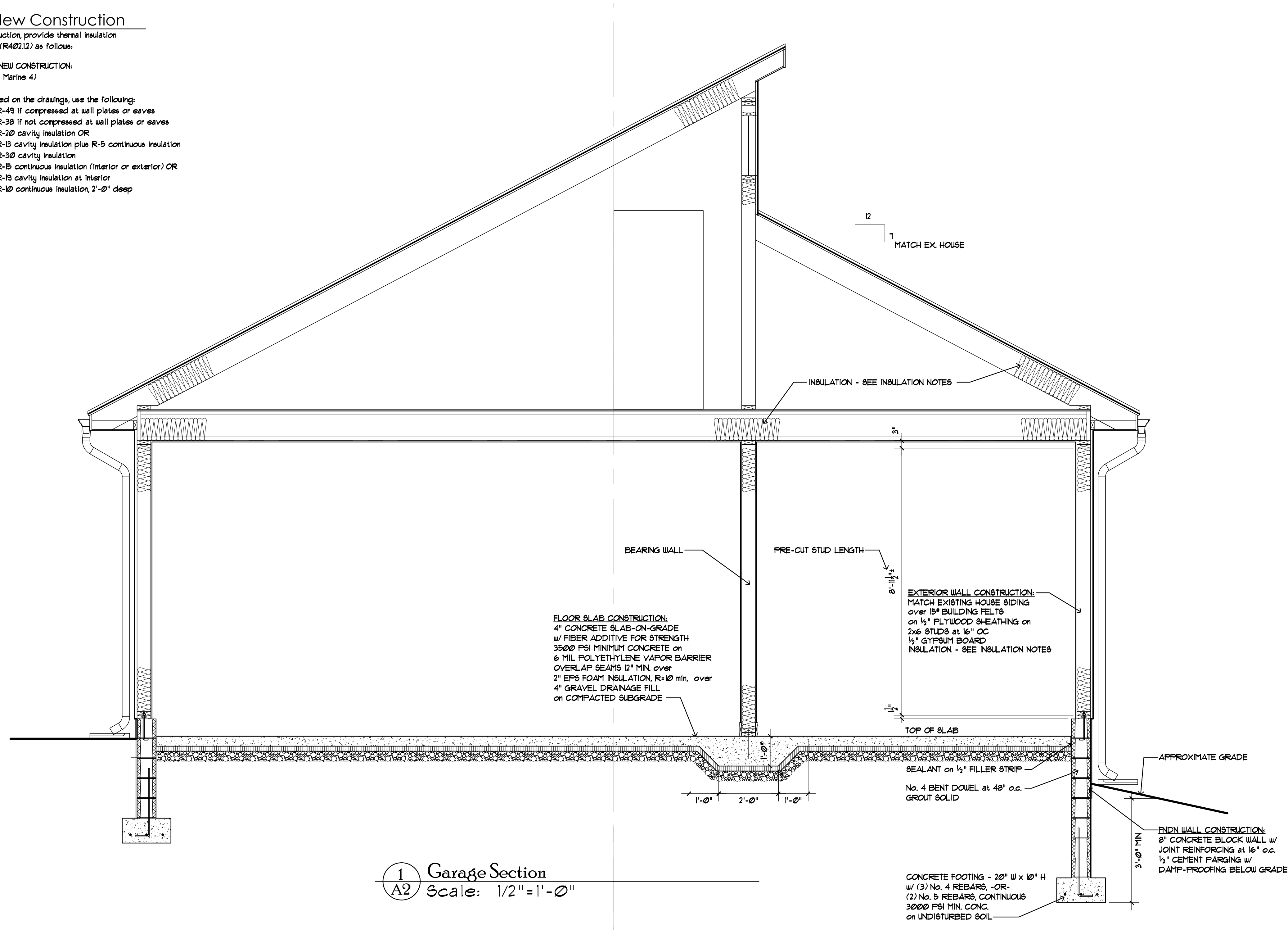
**Insulation - New Construction**

For new residential construction, provide thermal insulation per NJ IRC Table N102.12 (R402.12) as follows:

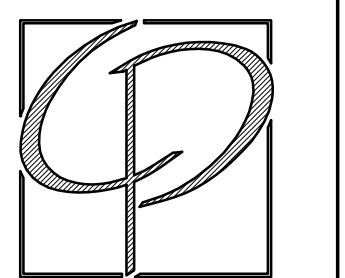
**INSULATION SCHEDULE - NEW CONSTRUCTION:**

For Climate Zone 5 (and Marine 4)

- Unless otherwise indicated on the drawings, use the following:
- Ceilings: R-49 if compressed at wall plates or eaves  
R-38 if not compressed at wall plates or eaves
- Wood Frame Walls: R-20 cavity insulation OR R-13 cavity insulation plus R-5 continuous insulation
- Floor Joists: R-30 cavity insulation
- Basement Walls: R-15 continuous insulation (interior or exterior) OR R-19 cavity insulation at interior
- Slab-on-grade: R-10 continuous insulation, 2'-0" deep



**1**  
**A2** Garage Section  
Scale: 1/2" = 1'-0"



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Wayne and Cecila Isbitski**

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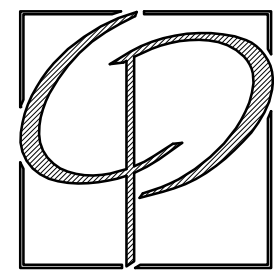
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**Proposed Garage  
Sections & Details**

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**A2**



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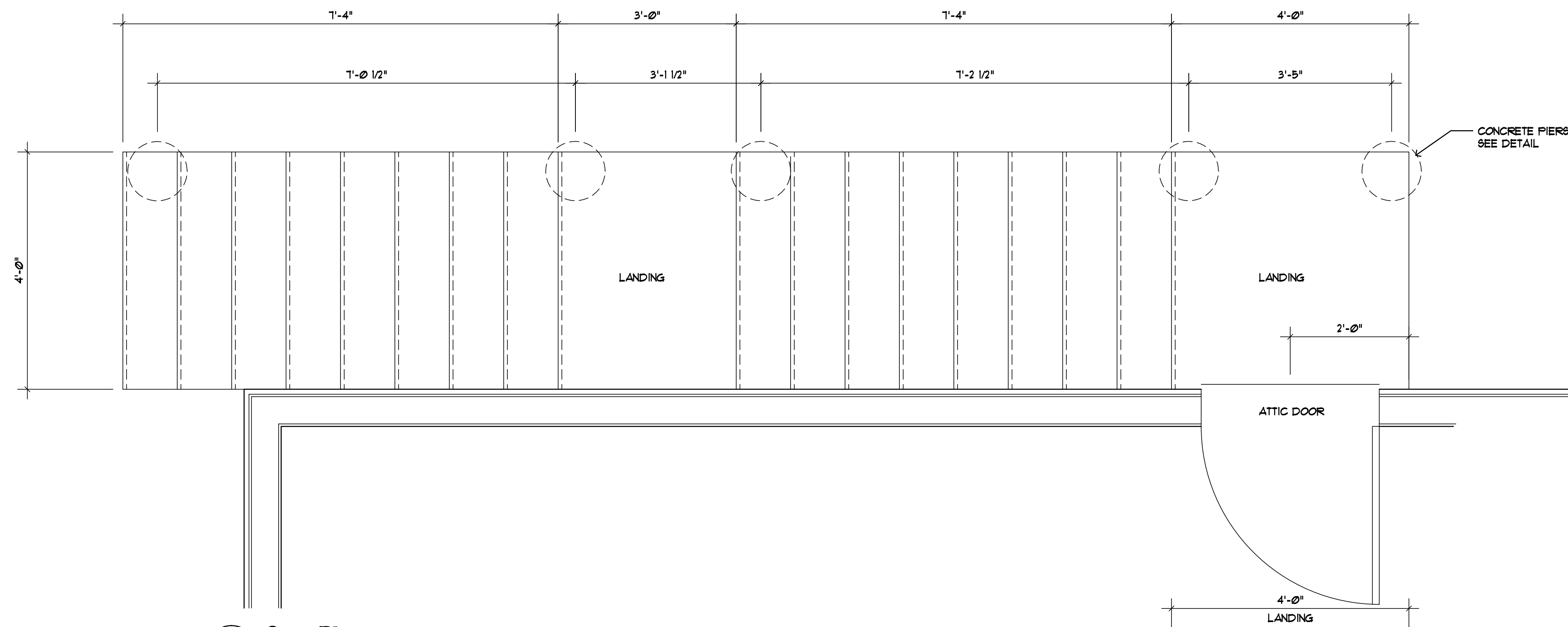
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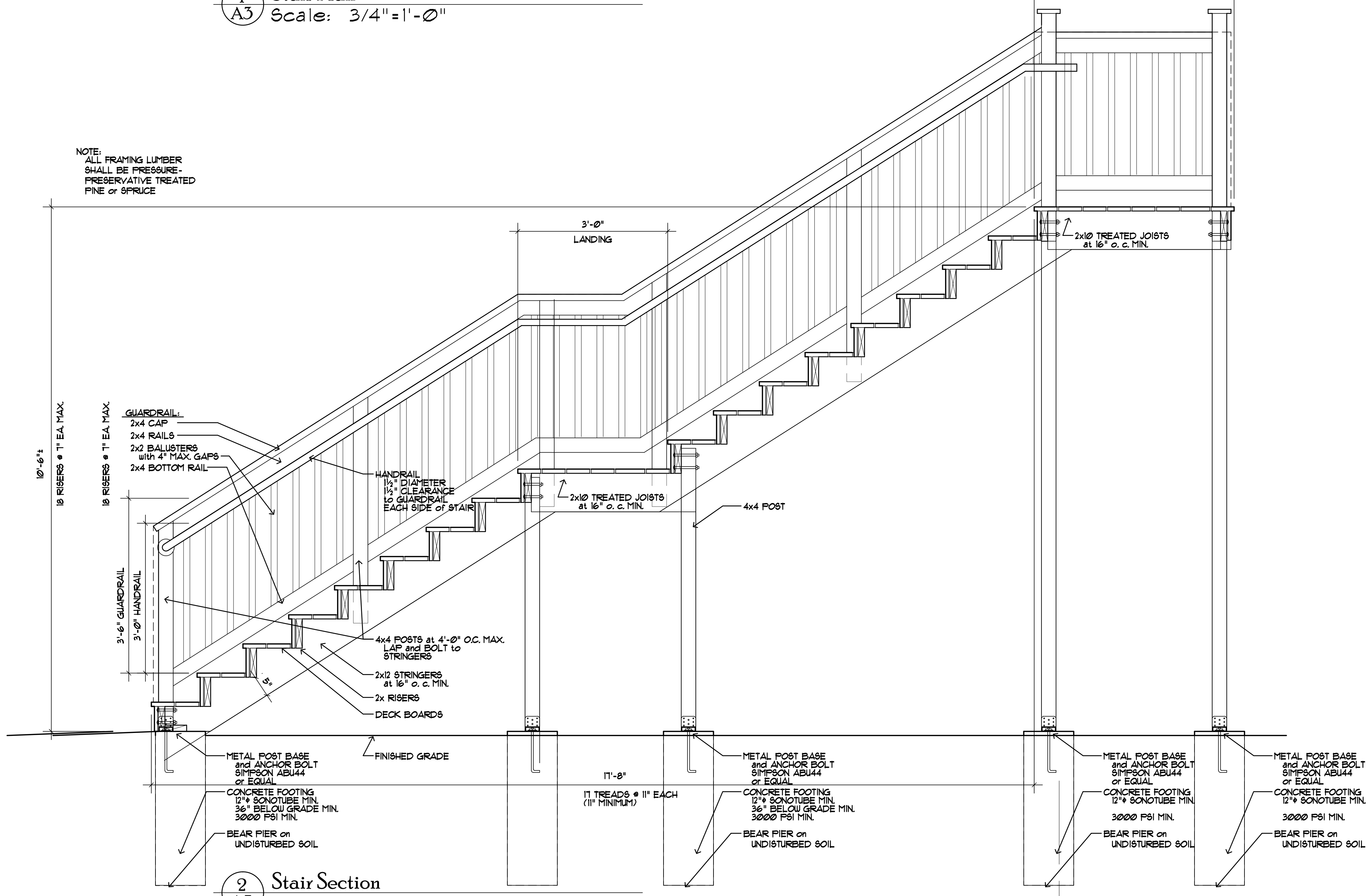
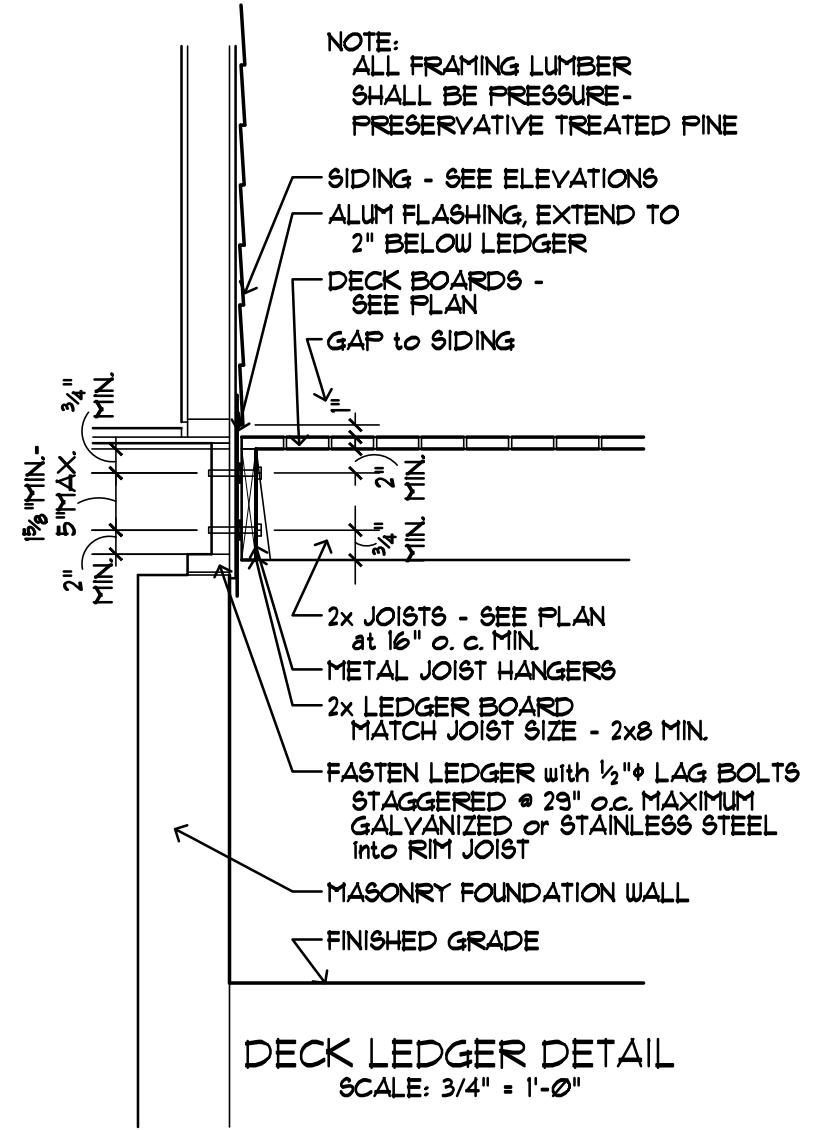
**A3**

Sheet 3 of 3



1 Stair Plan  
 A3 Scale: 3/4" = 1'-0"

NOTE:  
 ALL FRAMING LUMBER  
 SHALL BE PRESSURE-  
 PRESERVATIVE TREATED  
 PINE or SPRUCE



2 Stair Section  
 A3 Scale: 3/4" = 1'-0"