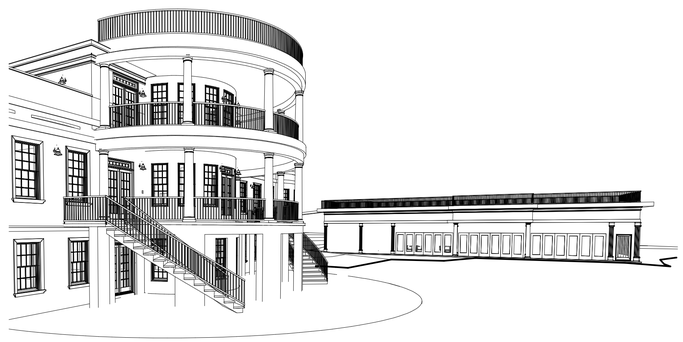
MOHAN RESIDENCE



3 3D View Pool 3

1 3D View Pool 1

2 3D View Pool 2

4 3D View Pool 5

For Zoning Approval ONLY

Proposed Detached Pool

Mr. / Mrs Mohan
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Lawrenceville, NJ 08648

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GENERAL NOTES

1. CONTRACTOR TO CHECK & VERIFY ALL NOTES, DIMENSIONS, DETAILS & SITE CONDITIONS & SHALL BE HELD LIABLE FOR SAME UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INITIATE PROBES TO DETERMINE SAID CONDITIONS & SHALL BRING ANY & ALL DISCREPANCIES TO THE ADDITION OF THE ARCHITECT PRIOR TO INITIATING ANY WORK.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS & FOR ALL FEES; SAID FEES SHALL BE REIMBURSABLE BY THE OWNER. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A CERTIFICATE OF OCCUPANCY.

3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY THE LOCATION OF ALL EXISTING HEATING DRAINAGE, ELECTRICAL & TELEPHONE EQUIPMENT, UNDERGROUND UTILITIES ETC. WITH THE PROPOSED WORK. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDINGS AND WILL BE RESPONSIBLE FOR JOINING OF WORK OF ALL TRADES.

4. CONTRACTORS SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, AND EXCAVATION,ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROPRIATE MANNER.

5. DRAWINGS SHALL BE SCALED, DIMENSION ARE TO BE USED. WHERE DISCREPANCIES ARE FOUND VERIFY WITH OWNER/ ARCHITECT.

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW JERSEY STATE BUILDING CODE IRC 2021.

7. THESE DRAWINGS ARE TO BE USED ONLY FOR THIS PROJECT AND MAY NOT BE USED IN PART OR WHOLE ON ANY OTHER PROJECT, WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT.

8. THE G.C. SHALL UPON COMPLETION OF THE DAY'S WORK SEE THAT THE JOB IS BROOM SWEPT.

9. THE ARCHITECT/ ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.

10. CONTRACTOR SHALL PROVIDE FOR REINSTALLING AN/ REROUTING ANY EXISTING ELEMENTS, COVERED OR REMOVED BY HIS WORK, WHETHER INDICATED ON DRAWINGS OR NOT. THIS SHALL INCLUDE, BUT BE NOT LIMITED TO: GUTTERS AND LEADERS, FRESH AIR VENTS, PLUMBING & HEATING, ETC.

11. ALL DEMOLITION SHALL BE UNDERTAKEN WITH EXTREME CARE SO AS NOT TO DISTURB EXISTING STRUCTURAL ELEMENTS(COLUMNS, BEARING WALLS ETC.) THE G.C. IS RESPONSIBLE FOR ALL CUT AND PATCH, WHETHER DIRECTLY OR INDIRECTLY RELATED TO HIS WORK.

12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISIONS OF ADEQUATE PROTECTION FOR AREAS EXPOSED TO THE WEATHER.

13. ALL DAY-DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF REGULARLY, AND AT THE EXPENSE OF THE GENERAL CONTRACTOR.

14. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED PER CURRENT CODES & STANDARDS.

15. RAFTER HEEL CUTS SHALL NOT EXCEED 4" WHERE JOIST ARE NOTCHED TO HEADERS, SO AS TO REDUCE BEAM DEPTH, USE BRIDLE IRONS OR METAL CONNECTORS.

16. SUB FLOOR SHALL BE 3/4" CDX PLYWOOD , FIN. FLOORING SHALL BE AS INDICATED ON PLANS OR AS SPECIFIED BY OWNER.

17. ALL WALL SHEATHING TO BE 1/2" CDX PLYWOOD & COVERED WITH TYVEK & FINISHED MATERIALS TO BE CONFIRMED W/ OWNER. ALL ROOF SHEATHING TO BE 5/8" CDX PLYWOOD

18. SHEET ROCK WALLS AND CEILINGS TO BE US GYPSUM 1/2" TYPE "X" FIRE RATED WITH ALL JOIST TAPED AND SPACKLED UNLESS OTHERWISE NOTED. CEILING TO BE 1/2" GYP. BD. AND FASTENING TO BEAM BY SHEET ROCK SCREWS.

19. ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL AS SELECTED BY OWNER.

20. ALL GLASS IN DOORS, FIXED GLASS ADJACENT TO OPENINGS AND GLASS TO WITHIN 18" OF FLOOR LEVEL SHALL BE SAFETY GLASS.

21. THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITIES ARISING FROM THE CONSTRUCTION THE WORK AND ANY MEANS AND METHODS USED.

22. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATION OF THE WORK OF ALL TRADES, THE SEQUENCING OF ALL CONSTRUCTION AND THE MEANS AND METHODS REQUIRED BY THE WORK.

23. CONTRACTOR TO PROVIDE SHOP DRAWINGS & CATALOG CUTS AS REQ. BY OWNER.

DOORS / WINDOWS & HARDWARE

1. ALL INTERIOR DOOR SHALL BE MADE OF WOOD AND WHERE POSSIBLE, MATCH EXISTING AS SPECIFIED HEREIN AND AS APPROVED BY ARCHITECT/ OWNER IN WRITING.

2. ALL WINDOWS TO BE AS SPECIFIED ON WINDOWS SCHEDULE SHEET. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL MANUFACTURES GUIDELINES, DETAILS AND RECOMMENDATIONS FOR PROPER INSTALLATION.

3. ALL EXTERIOR WINDOW SAND DOORS OPENINGS SHALL RECEIVE (2) 2" X 10", HEADERS NAILED TOGETHER BY d10 NAILS,STAGGERED @ 16" O.C. RESTING ON 4" X 4" OR ((2) 2 x 4 WOOD POSTS) UNLESS OTHERWISE NOTED ON PLANS.

4. INTERIOR WINDOWS AND DOORS SHALL RECEIVE (2) 2" X 8" WD. HEADERS RESTING ON 4" X 4" WOOD POSTS. UNLESS OTHERWISE NOTED ON PLANS.

5. ALL WINDOWS & DOOR HARDWARE SHALL MATCH EXISTING IN STYLE AND COLOR. (UNLESS OTHERWISE NOTED .)

ELECTRICAL, MECHANICAL & PLUMBING NOTES

1. ALL ELECTRIC WORK TO COMPLY WITH THE NEC 2020.

2. THIS CONTRACTOR IS TO EXPECTED TO BE AN EXPERT IN HIS FIELD. AND SHALL MAKE PROVISIONS FOR ALL ELECTRICAL WORK, INCLUDING SWITCHING, POWER REQUIREMENTS, HEATING & VENTING AND AIR- CONDITIONING WIRING, ETC. SO AS TO MAKE THE PREMISES OPERATIONAL FOR THE OWNER, AND MEET ALL PROVISIONS OF PREVAILING ELECTRICAL CODES AND THE REQUIREMENTS OF THE NJ BOARD OF FIRE UNDERWRITERS.

3. PLUMBING INSTALLATION TO COMPLY WITH STATE AND LOCAL CODES AND THE SEWAGE DISPOSAL SYSTEM, TO MEET HEALTH DEPARTMENT STANDARDS. WHERE APPLICABLE, ALIGN AND REUSE EXISTING WASTE AND WATER SUPPLY LINES.

4. ALL (HVAC) WORK SYSTEMS SHALL COMPLY WITH THE IBC MECHANICAL CODES. MECHANICAL CONTRACTOR SHALL SIZE ALL (AC) & HEATING UNITS PRIOR TO INSTALLATION REVIEW WITH THE ARCHITECT / OWNER

WOOD FRAMING NOTES

1. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR OR HEM FIR. CONSTRUCTION GRADE NO. 2,F = 1.450 PSI, UNLESS OTHERWISE NOTED ON PLANS.

2. ALL WOOD JOISTS AND GIRDERS TO HAVE MINIMUM 4" BEARING.

3. ALL WOOD JOISTS IN FLOORS AND ROOF TO BE BRACED A MAX. 8'-0" O.C.

4. WOOD HEADERS AND TRIMMERS SHALL BE MIN. 2" AWAY FROM FACE OF CHIMNEY.

5. STUD BEARING PARTITIONS AND ALL EXTERIOR PARTITIONS TO BE 2"X 4" STUD @ 16" O.C. WITH 2" X 4" BOTTOM AND DBL TOP PLATES, PROVIDE 4" X 6" CORNER POST AND 1" X 6" DIAGONAL BRACING (2@ EACH CORNER) UNLESS OTHERWISE NOTED ON THE PLANS.

6. PROVIDE DOUBLE FRAMING AROUND THE STAIR WELL AND UNDER ALL STUD BEARING PARTITIONS PARALLEL WITH FLOOR JOIST, EXCEPT APPROVED HANGERS.

7. ALL ROOFS TO BE PITCHED PER DRAWINGS COVERED WITH 5/8 " CDX PLYWOOD AND MIN. 15 LB. FELT PAPER. WITH MINIMUM 4" OVERLAP (UNLESS OTHERWISE NOTED ON PLANS)

8. ALL FLOORS TO BE COVERED WITH 3/4 " T&G PLYWOOD. FINISH FLOORING TO BE AS INDICATED ON PLANS.

9. ALL EXTERIOR POSTS, BEAMS, GIRDERS, ETC. SHALL BE PRESSURE TREATED.

11. WHERE RAFTERS OR JOIST FRAME INTO OTHER WOOD BEAMS, PROVIDE "TECO" OR EQUAL U-GRIP 18 GAUGE GALVANIZED STEEL JOISTS AND BEAM HANGERS.

12. PROVIDE SOLID BLOCKING UNDER ALL WOOD POSTS IN ORDER TO PROPERLY TRANSMIT ALL LOADING DOWN TO FOUNDATION AN/ OR GIRDERS.

MASONRY NOTES

1. ALL MASONRY WALLS TO BE LAID UP IN "S" TYPE MORTAR. MORTAR JOINTS ARE TO BE FULL. ALL MASONRY UNITS ARE TO CONF0RM TO THE SPECIFICATIONS OF ASTM C-145. MASONRY FOUNDATION WALLS TO HAVE 1/2" DIAMETER (18" LONG) FOUNDATION BOLTS WITH NUT AND WASHER 8'-0" O.C. AND 1'-0" FROM EACH CORNER. THE TOP COURSE OF MASONRY SHALL BE FILLED WITH CONCRETE.

2. CONCRETE BLOCK WALL TO HAVE A CONTINUOUS TRUSS REINFORCEMENT (DURO-O-WALL) EVERY OTHER COURSE.

3. ALL BRICK SHALL BE STRUCTURAL CLAY BRICK GRADE SW. EXTERIOR BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL BRICK TIES AT 24" O.C. MAX.

4. ALL BEAM BEARING POCKETS SHALL BE FILLED SOLID WITH CONCRETE. MINIM. BEARING TO BE 4".

5. BACK FILL SHALL NOT BE PLACED AGAINST CONCRETE BLOCK FOUNDATION WALLS UNTIL WALL'S CAN SAFELY SUPPORT BACKFIELD AND ALL FIRST FLOOR FRAMING IS IN PLACE.

6. CONTRACTOR IS TO COORDINATE TOP OF CONCRETE BLOCK FOUNDATION WALL WITH FLOOR FRAMING, ARCHITECTURAL REQUIREMENTS AND FINISHED GRADE.

PROJECT DATA

PROJECT DESCRIPTION / NARRATIVE NEW POOL HOUSE	
APPLICANT: Mr. & Mrs Mohan	
LOCATION: 3870 Princeton Pike, Lawrenceville, NJ 08648	
BLOCK	51.01
LOT:	32.02
USE GROUP	RESIDENTIAL R-5
FORMER USE GROUP	SAME
LOT COVERAGE AREA	
BLDG FOOT PRINT	7619 S.F.
LARGEST FLOOR AREA	6847 S.F.
CONSTRUCTION TYPE	V B

DRAWINGS INDEX

Sheet List

Sheet Number	Sheet Name
A-00	3 D Views
A-01	Cover Sheet
A-02	Pool Floor Plan
A-03	Elevations 1
A-04	Elevations 2
A-05	Fastener Schedule, Notching Details & Handrail Detail

AREA OF PROPOSED POOL HOUSE

Pool Footprint 1,682 SF

VOLUME OF PROPOSED POOL HOUSE

First Floor: 0.00 CF

For Zoning Approval ONLY

THE DESIGN FOLLOWS THE IRC 2021 NJ EDITION, IMC 2021, NEC 2020, NSPC 2021, IFGC 2021 & 2021 IECC AS ADOPTED BY THE STATE OF NEW JERSEY.

SEE ATTACHED SITE PLAN

SITE PLAN OF THE PROPERTY DRAWN AS PER ORIGINAL SURVEY DRAWN BY CREST ENGINEERING ASSOCIATES INC. SITUATED IN THE BOROUGH OF LAWRENCE TOWNSHIP, MERCER COUNTY NJ

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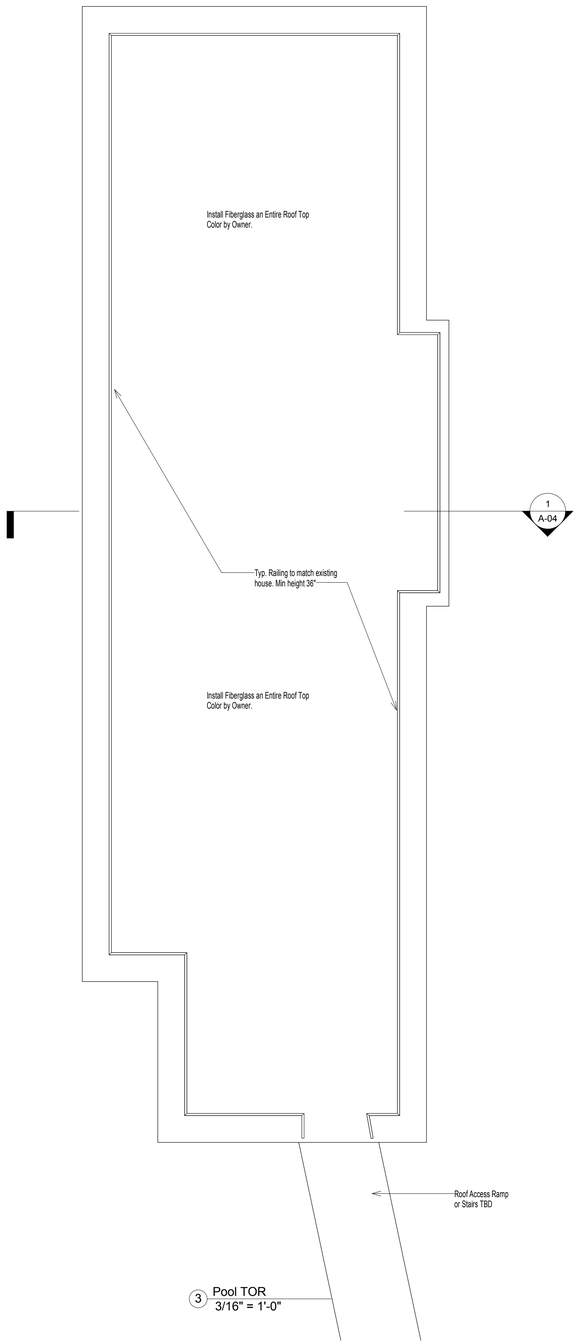
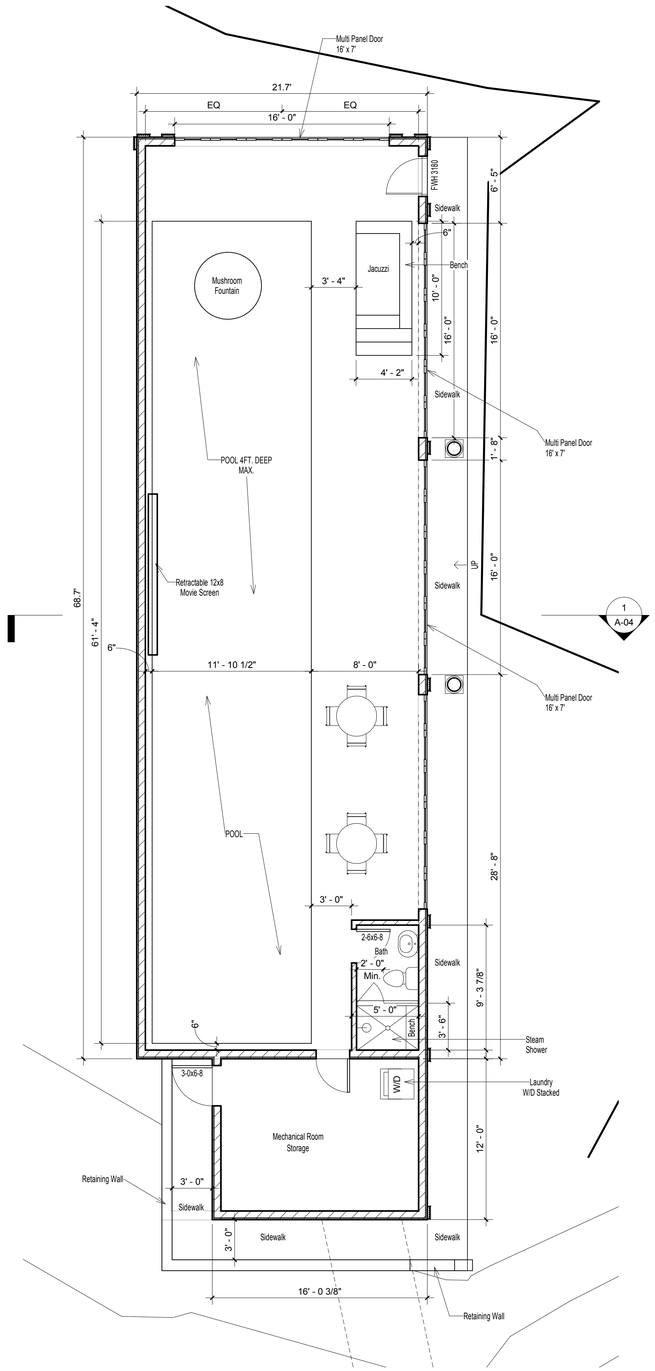
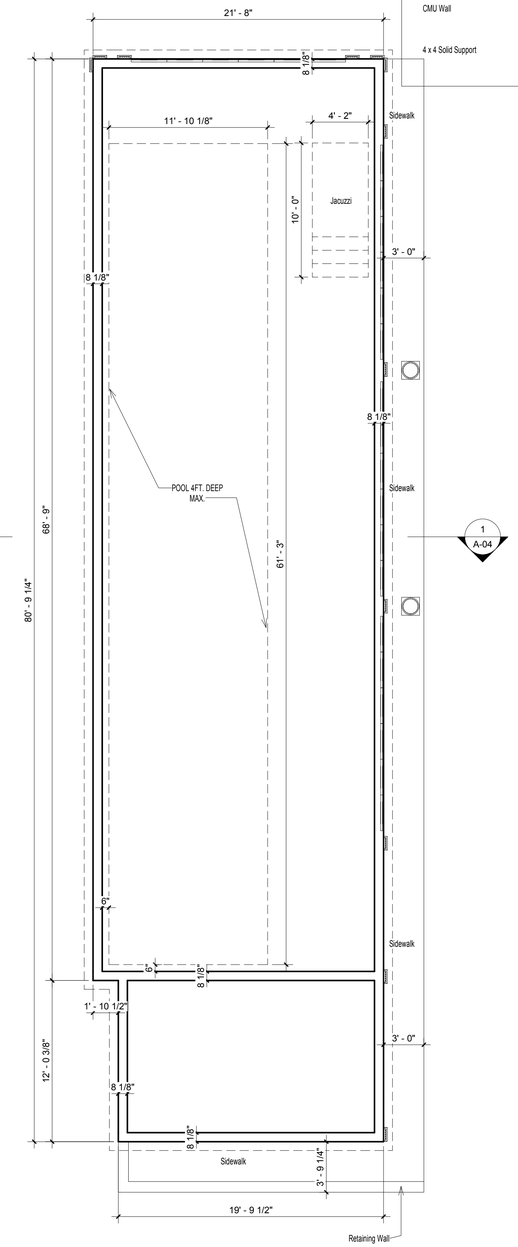


3 Pool TOR
3/16" = 1'-0"



1 Pool Floor
3/16" = 1'-0"



2 Pool Footing
3/16" = 1'-0"

LEGEND:

- Wall to be Removed
- Exist'g Wall to Remain
- New 2 x 4 Stud Wall
- CMU Wall
- 4 x 4 Solid Support

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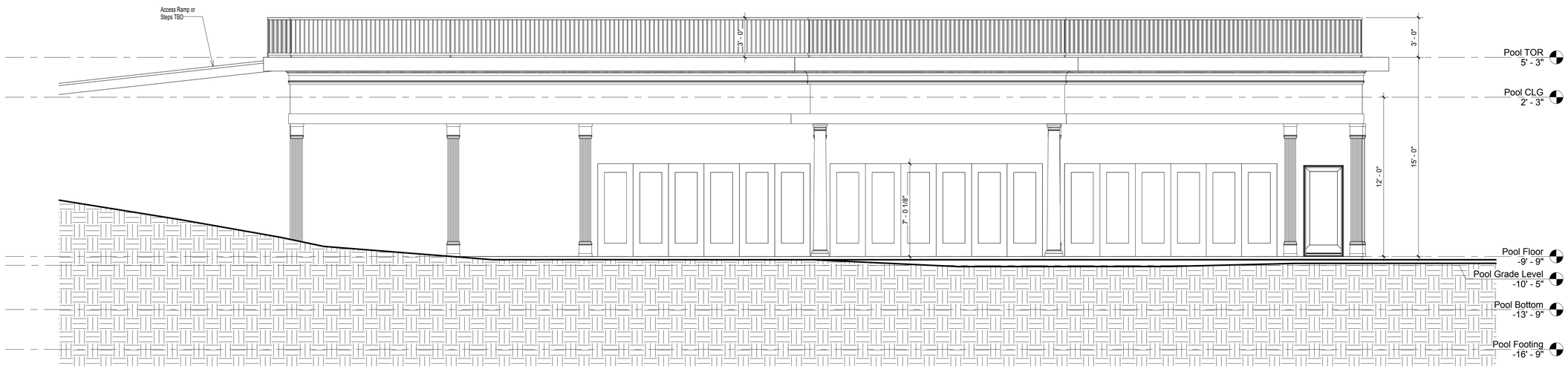
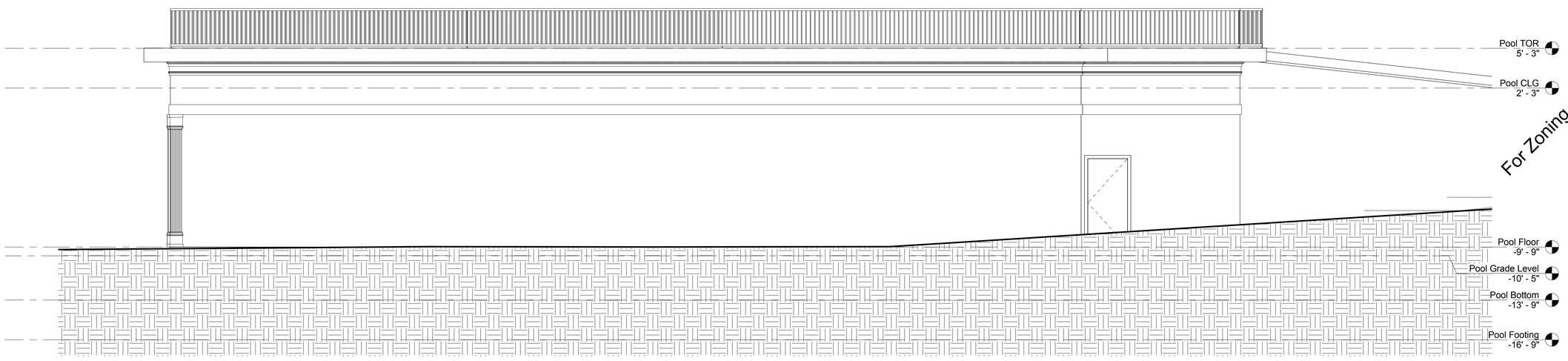


1 Front El. Pool
1/4" = 1'-0"



2 Rear El. Pool
1/4" = 1'-0"

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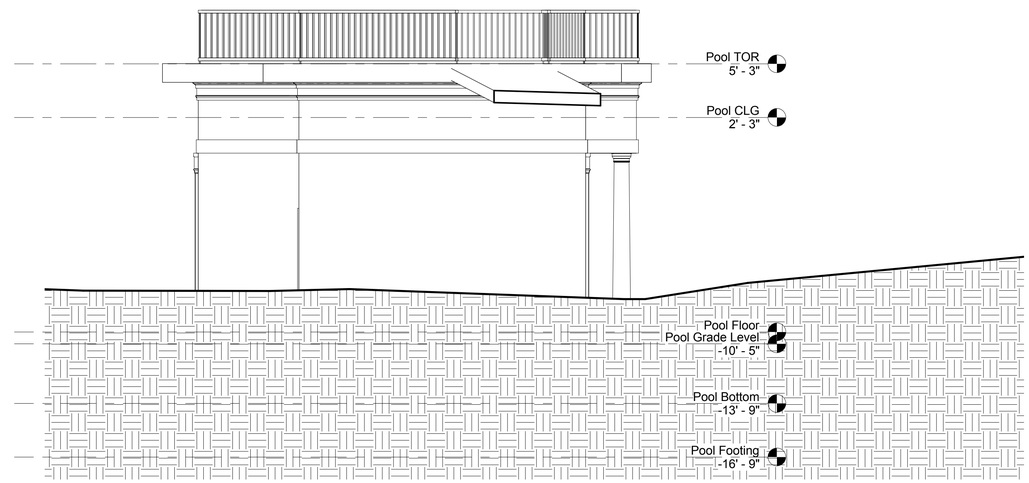
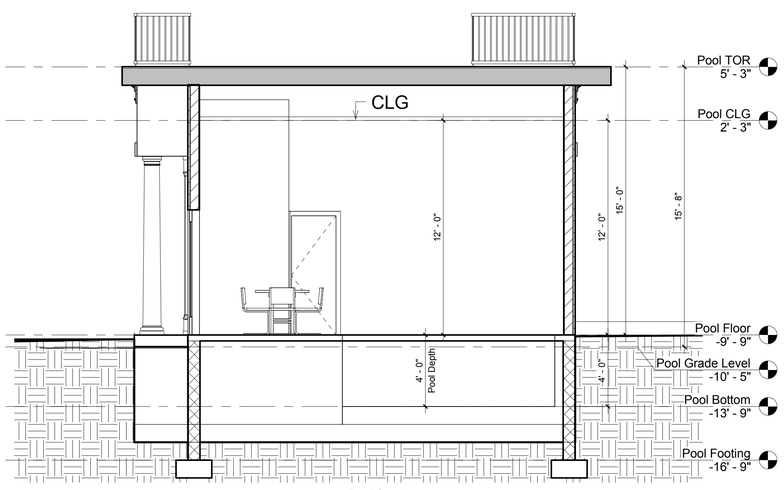
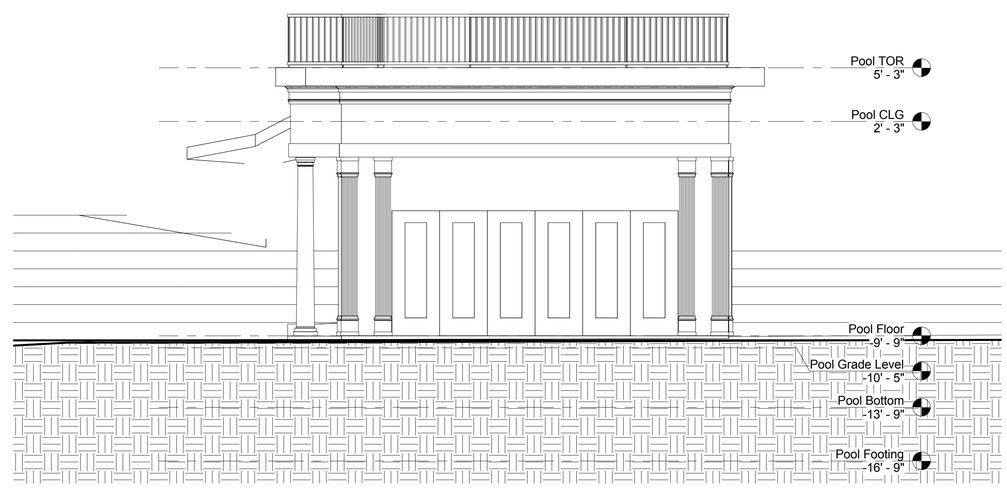


2 Left Side El. Pool
1/4" = 1'-0"



1 Pool Section
1/4" = 1'-0"



3 Right Side El. Pool
1/4" = 1'-0"

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