

PROPOSED CABANA

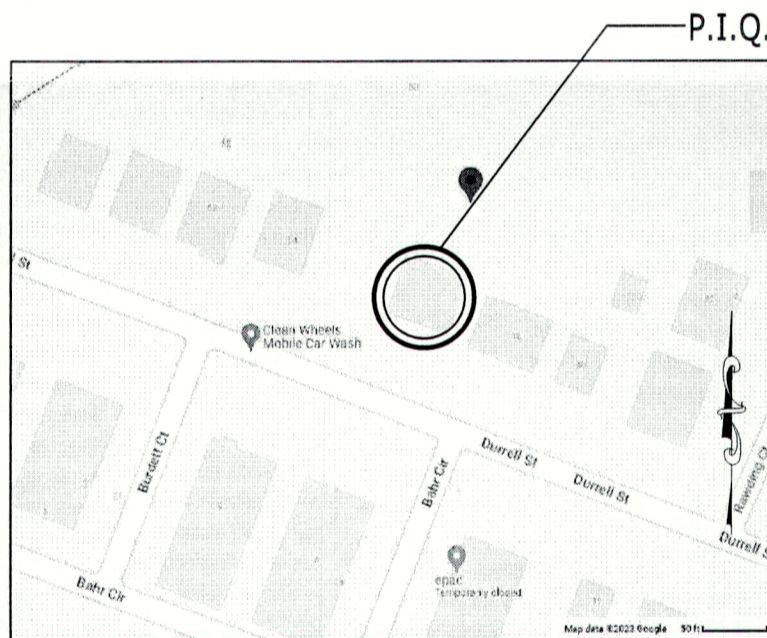
48 DURRELL STREET
TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
LOT 14.01 BLOCK 68

SCOPE OF WORK:
PROPOSED ACCESSORY BUILDING,
(CABANA) TO EXISTING SINGLE
FAMILY DWELLING

CODES:
UNIFORM CONSTRUCTION CODE,
STATE OF NEW JERSEY
IRC NEW JERSEY EDITION 2021

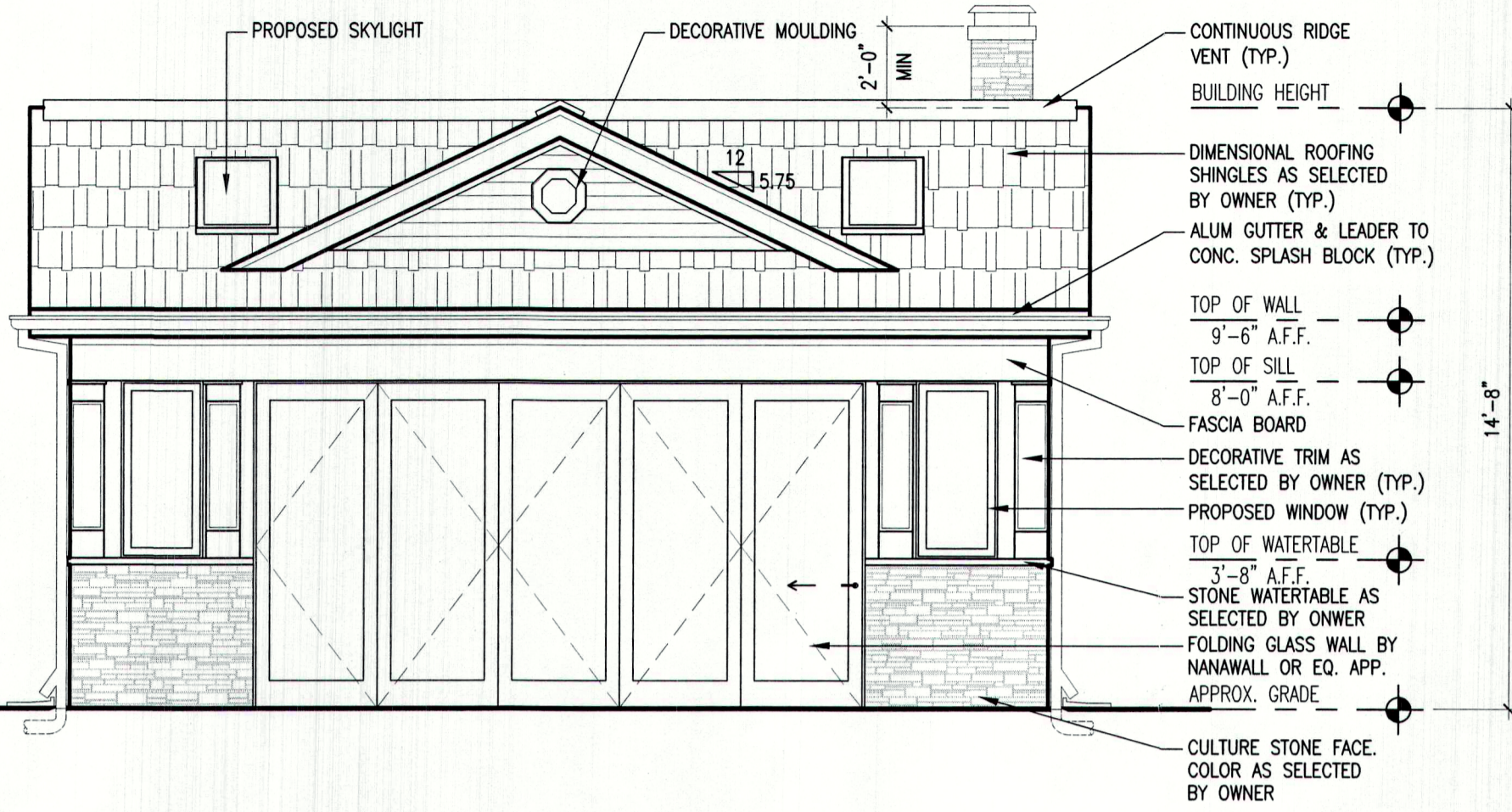
BUILDING CHARACTERISTICS:	
USE GROUP (EXISTING)	R-5
USE GROUP (PROPOSED)	R-5 (NO CHANGE IN USE)
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	1 STORY
HEIGHT OF STRUCTURE	14.67 FT.
AREA OF LARGEST FLOOR	576 SQ.FT.
NEW BUILDING AREA / ALL FLOORS	576 SQ.FT.
VOLUME OF NEW STRUCTURE	7,102 CU.FT.
MAX. LIVE LOAD	40 PSF

NOTE:
REFER TO ENGINEERING DRAWINGS
FOR SITE PLAN INFORMATION.

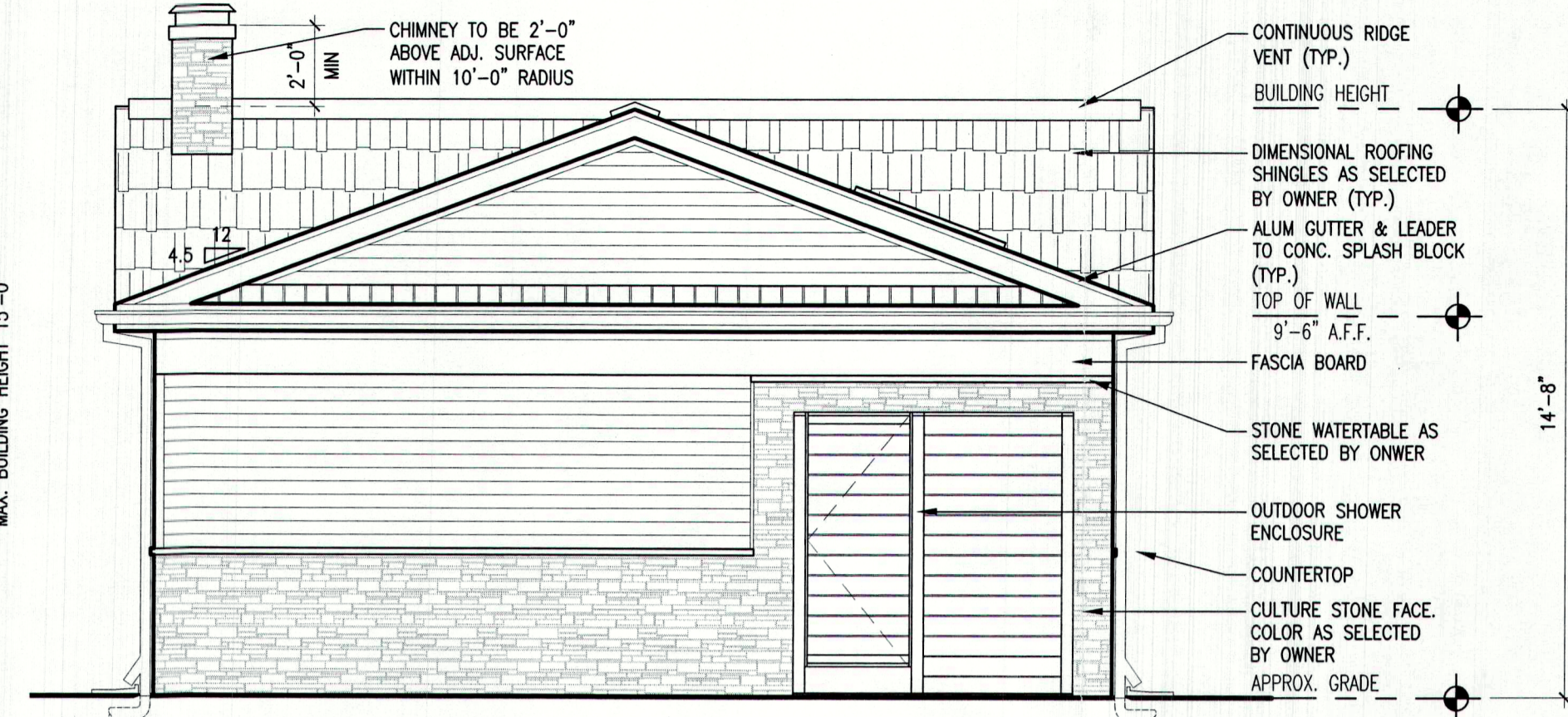


01 LOCATION MAP
SCALE: NOT TO SCALE

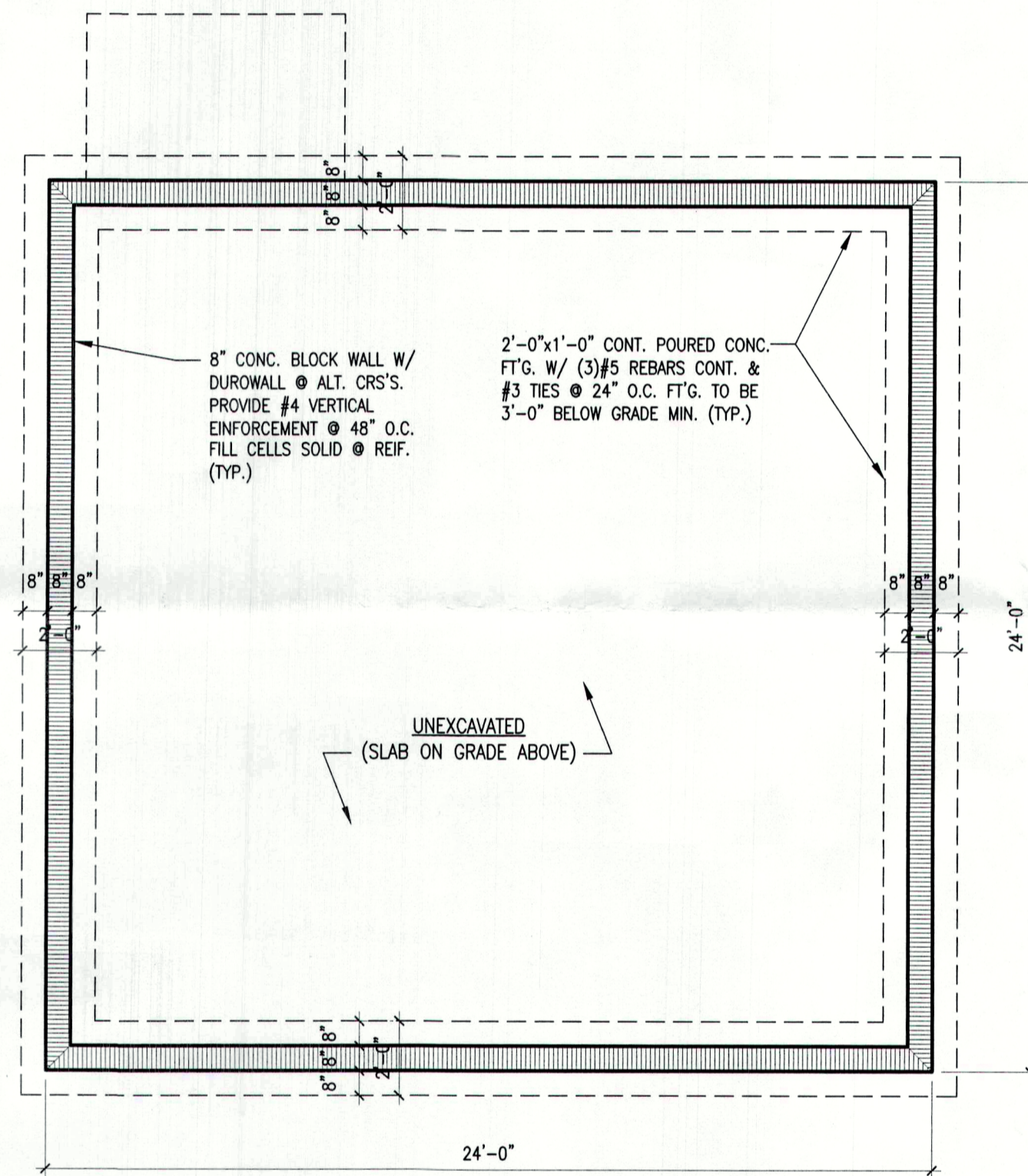
§ 150-8.10 CABANAS		
REQUIREMENTS	PROPOSED	VARIANCE
SHALL NOT BE DESIGNED OR CONSTRUCTED TO INCLUDE SLEEPING FACILITIES	NO SLEEPING FACILITIES ARE PROPOSED	NO
MAX. GROSS FLOOR AREA 100 SQ.FT.	576 SQ.FT.	YES
MIN. CABANA SIDE YARD SETBACK 10FT.	SEE ENG. DWG'S	
MAX. BUILDING HEIGHT 1 STY / 15 FT	1 STY / 14.67 FT	NO



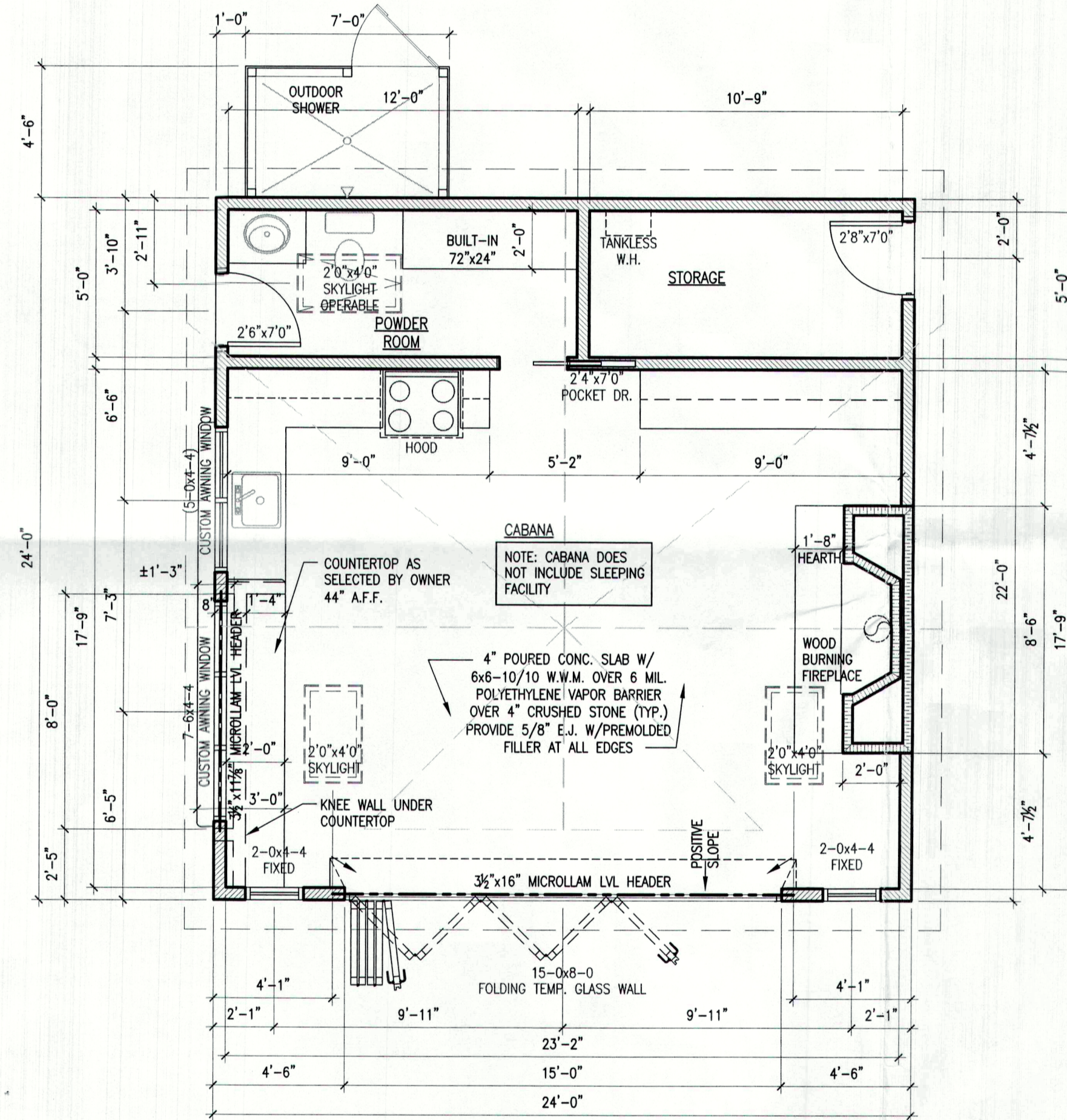
02 FRONT ELEVATION
SCALE: NOT TO SCALE



03 REAR ELEVATION
SCALE: NOT TO SCALE



04 FOUNDATION PLAN (CONSTRUCTION)
SCALE: 1/4" = 1'-0"



05 FIRST FLOOR PLAN (CONSTRUCTION)
SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND	
	NEW WALL CONSTRUCTION 2"x4" WOOD STUDS @ 16" O.C. U.O.N.
	NEW BRICK FACING AS SELECTED BY OWNER
	NEW CONCRETE BLOCK WALL CONSTRUCTION

NOTES:

- PROVIDE R-13 BATT. INSULATION @ ALL EXTERIOR WALLS & 1/2" GYP. BO. WALLS & CLG. (TYP. THRU-OUT)
- ALL WINDOWS TO BE SELECTED BY OWNER.
- ALL DOORS AND WINDOWS TO HAVE (2"x12" HEADERS WALLS (U.O.N)
- DIMENSIONS ARE TO WALL FINISH
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
- FLOOR FINISHED TO BE SELECTED BY OWNER
- ALL BATHROOMS FINISHES & FIXTURES TO BE SELECTED BY OWNER
- C.T. IN BATHROOMS TO BE DETERMINED W.P. GYP. BO. IN BATHROOMS
- CEMENT BOARD BACKING @ SHOWER & TUB ENCL. (TYP.)

NOTES:

- VERIFY ELEVATION OF EXIST'G. SANITARY SEWER TO BE SUFFICIENT TO PROVIDE GRAVITY DRIVEN SEWAGE. PROVIDE SEWER EJECTOR PUMP IF REQUIRED.

GENERAL NOTES

- ALL RIGHTS RESERVED. DRAWINGS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT. COMMON LAW COPYRIGHT PROVISIONS THAT THEY ARE NOT TO BE REUSED EXCEPT AND ARE PROTECTED UNDER AGREEMENT IN WRITING AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPENSE, CLAIMS, DAMAGES, LOSSES AND EXPENSES.
- DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPED DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT BOTH SIGNED AND SEALED.
- ARCHITECTS ADMINISTRATION OF THE CONSTRUCTION WORK BY MUTUAL CONSENT, IS NOT PART OF THIS AGREEMENT. THE OWNER AND/OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK PER N.J.A.C. 5:23-2.21 CONSTRUCTION CONTROL EXECUTION.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK; OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- EXAMINATION OF SITE, DRAWINGS, AND SPECIFICATIONS: THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS, AND SPECIFICATIONS, FULLY ACQUAINT AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AS THEY EXIST AND MAKE SUCH INVESTIGATIONS AS HE MAY SEE FIT SO THAT HE SHALL FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS PERTAINING TO THE WORK.
- PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.
- ALL WORK, MATERIALS, AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. WHERE APPLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE N.J.U.C.C. BARRIER FREE SUBCODE AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
- EXCEPT WHERE SPECIFIED REQUIREMENTS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND ISOLATION JOINTS BETWEEN MATERIALS/STRUCTURE AS INDICATED AND AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS.
- INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.
- THE CONTRACTOR SHALL, WITHOUT DELAY AND PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT, ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S REQUIRED SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR (WHERE PERMITTED IN THE CONTRACT DOCUMENTS) SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITION AND DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION (INCLUDING WARRANTY COVERAGE) AND THAT HE WILL COORDINATE THE INSTALLATION AND MAKE OTHER CHANGES (INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE) WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS.
- CUTTING & PATCHING: INCLUDE ALL CUTTING AND PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.
- UNFORESEEN CONDITIONS: SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY AND SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.
- PROVIDE TEMPORARY FACILITIES, SERVICES UTILITIES, AND PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK, PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, PUBLIC UTILITIES. PROVIDE 24 HOUR NOTIFICATION OF ANY DISCONTINUITY IN UTILITY SERVICES WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIAL FROM THE JOB SITE.

No.	Date:	Revision:

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Project No:	23122	Project:	PROPOSED CABANA
Date:	Oct. 12, 2023	Block:	48 Durrell Street Verona, New Jersey
Lot:	68	Client:	
Scale:	14.01	Drawing title:	Title, Location Map, Building Characteristics Elevations, Floor Plans, Legend, Notes
AS NOTED			
Checked By:			

Seal:
Nassir Almkhatir, RA
NJ Lic. # 16036
NY Lic. # 030342

Drawing No:
T-01

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DRAWING LIST	
SHEET NO.	DESCRIPTION ARCHITECTURAL
T-01	TITLE, LOCATION MAP, BUILDING CHARACTERISTICS, ELEVATIONS, FLOOR PLANS (CONSTRUCTION), LEGENDS, NOTES
A-01	FLOOR PLAN (ELECTRICAL), ROOF PLAN, ELEVATIONS, WALL SECTION, RISER DIAGRAMS, LEGEND, NOTES