

# 28 Lawn Park - Residence

28 Lawn Park  
Lawrence Township, New Jersey and 08648  
Mercer County

## PROJECT DESCRIPTION

NEW LODGING HOUSE - TWO STORY.

STEVEN J. KONIUK  
NJ RA LICENSE # 21A102267200

## ABBREVIATIONS

A.C	AIR CONDITIONING	F.A.I	FRESH AIR INTAKE	N.I.C	NOT IN CONTRACT
ACT	ACOUSTIC CEILING TILE	F.D	FLOOR DRAIN	N.I.S	NOT IN SCOPE
A.D.	AREA DRAIN	F.F	FINISHED FLOOR	O.C	ON CENTER
ADJ.	ADJACENT	FIN	FINISH	O.D	OUTSIDE DIAMETER
A.F.F	ABOVE FINISHED FLOOR	FL	FLOOR	OPNG	OPENING
ALUM.	ALUMINUM	F.O.M	FACE OF MASONRY	O.H	OPPOSITE HAND
A.N.	AS NOTED	F.O.S	FACE OF STUD	PART.	PARTITION
ARCH	ARCHITECT	F.O.W	FACE OF WALL	P.E	PASSENGER ELEVATOR
		F.P	FIRE PROOF	PT.	PAINT
		F.P.S.C	FIRE PROOF SELF CLOSING	RESIL	RESILIENT
BC	BUILDING CODE	FT	FOOT, FEET	REQ'D	REQUIRED
BOC	BOTTOM OF CURB	GA.	GAUGE	R.D	ROOF DRAIN
BOT.	BOTTOM	GAL.	GALVANIZED	RM	ROOM
BLDG.	BUILDING	GL	GLASS	S.	SINK
BLK	BLOCK	GR.	GRADE	S.F.	SQUARE FOOT
B.S.A.A.	BOARD OF STANDARDS AND APPEALS	GYP. BD.	GYP SUM BOARD	S.S.	SLOP SINK
		H.C.	HUNG CEILING	STL	STEEL
CAB.	CABINET	H.M	HOLLOW METAL	STOR.	STORAGE
C.J.	CONSTRUCTION JOINT	H.R.	HANDRAIL	S.STL.	STAINLESS STEEL
CL.	CLOSET	HORZ.	HORIZONTAL	TC	TOP OF CURB
CLG.	CEILING	HR.	HOUR	T.O.W	TOP OF WALL
COL.	COLUMN	HT.	HEIGHT	T.O.S	TOP OF SLAB
COMM.	COMMUNICATION	HVAC	HEATING, VENTILATION & AIR CONDITIONING	T.R.	TOP REGISTER
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	TYP.	TYPICAL
CONT.	CONTINUOUS	INCL.	INCLUDING	UR	URINAL
CPT	CARPET	INSUL.	INSULATION	U.O.N.	UNLESS OTHERWISE NOTED
C.R.	CEILING REGISTER	JAN.	JANITOR	VEST.	VESTIBULE
C.S.	CAST STONE	JT.	JOINT	V.I.F.	VERIFY IN FIELD
C.I.P.	CAST IN PLACE	LAM.	LAMINATE	V.I.F.	VERIFY IN FIELD
C.T.	CERAMIC TILE	LAV.	LAVATORY	V.C.T.	VINYL COMPOSITION TILE
		LAV.	LAVATORY	V.W.C.	VINYL WALL COVERING
DET.	DETAIL	MAX.	MAXIMUM	W.C.	WATER CLOSET
DIA.	DIAMETER	MAN.	MANUFACTURER	WD	WOOD
DN.	DOWN	MIN.	MINIMUM		
D.S.	DOWN SPOUT	MTL.	METAL		
DWG.	DRAWING	M.E.A.	MATERIAL EQUIPMENT & ASSEMBLIES		
		MECH.	MECHANICAL		
EA.	EACH	MAS.	METAL LOUVER		
EL.	ELEVATION	M.V.	MASONRY		
ELEV.	ELEVATION	MIRR.	MECHANICAL VENTILATION MIRROR		
ELEC.	ELECTRICAL				
EQ	EQUIPMENT				
EQUPT.	EQUIPMENT				
E	EXISTING				
(E)	EXISTING				
EXIST.	EXISTING				
EXT.	EXTERIOR				

## BUILDING DEPARTMENT NOTES

SECTION	DESCRIPTION
RANDON POTENTIAL:	PROJECT LOCATED IN A TIER 1 ZONE
OCCUPANCY GROUP:	R5 - SINGLE FAMILY RESIDENTIAL
ZONING GROUP (DISTRICT):	ZONE R - RESIDENTIAL
CONSTRUCTION TYPE:	RESIDENTIAL - VB
GROUND SNOW LOAD:	SEE STRUCTURAL DRAWINGS
WIND SPEED:	SEE STRUCTURAL DRAWINGS
SEISMIC:	SEE STRUCTURAL DRAWINGS
GRAVITY LOAD:	SEE STRUCTURAL DRAWINGS

## APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE - NJ EDITION	2021
NATIONAL STANDARD PLUMBING CODE - NJ EDITION	2021
INTERNATIONAL ENERGY CONSERVATION CODE - NJ	2021
INTERNATIONAL MECHANICAL CODE - NJ EDITION	2021
NATIONAL ELECTRIC CODE - NJ EDITION	2020

## SHEET INDEX

GENERAL	
T-001	COVER SHEET

ARCHITECTURAL	
A-001	PLOT PLAN AND ZONING ANALYSIS
A-101	1ST, 2ND, AND ROOF PLAN
A-201	EXTERIOR ELEVATIONS

Client:

Limitless Holdings, LLC

28 Lawn Park  
Lawrence Township, NJ 08648

Engineer:

KONSTRUCT ENGINEERING PLLC

63 Moran Avenue  
Princeton, New Jersey 08542  
609.924.6560  
609.924.5459 (fax)

Architect:

Steven S. Cohen Architect P.C.

63 Moran Avenue  
Princeton, New Jersey 08542  
609.924.6560  
609.924.5459 (fax)

## GENERAL NOTES

**EXISTING CONDITIONS:**  
DRAWINGS AND PLANS WERE CREATED BASED ON AVAILABLE KNOWLEDGE OF THE SITE. DUE TO THE NATURE OF EXISTING CONDITIONS PRESENTED IN PROJECT SCOPE OF WORK, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. IF ANY EXISTING CONDITIONS EXIST THAT DIFFER FROM WHAT IS DOCUMENTED WITHIN THE DRAWINGS & PLANS, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO NOTIFY KONSTRUCT ENGINEERING, PLLC IMMEDIATELY.

PROJECT DOCUMENTS WERE ENGINEERED AND CREATED BASED ON LIMITED FIELD INFORMATION AND OBSERVATIONS. OWNER/CONTRACTOR TO VERIFY ALL INFORMATION WITH SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

**MODIFICATION NOTES:**  
IT IS A VIOLATION OF STATE LAW TO ALTER PLANS, SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT AND/OR ENGINEER HAS BEEN APPLIED. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT AND/OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF A SUBSEQUENT ARCHITECT AND/OR ENGINEER MODIFIES THESE PLANS, HE/SHE SHALL AFFIX HIS/HER SEAL TO THE ITEMS BEING ALTERED FOLLOWED BY THE NOTION "ALTERED BY".

**COORDINATION NOTE:**  
THESE DRAWINGS ARE TO BE USED IN COORDINATION WITH THE SCOPE OF WORK. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL, ELECTRICAL, PLUMBING, MECHANICAL, STRUCTURAL, ENERGY, AND FOUNDATION DRAWINGS PRIOR TO THE START OF WORK.

**EMERGENCY LIGHTING NOTE:**  
IF THIS PROJECT REQUIRES AN EMERGENCY LIGHTING SYSTEM, OWNER SHALL RETAIN A CONSULTANT TO DESIGN SUCH SYSTEM IN ACCORDANCE WITH ADOPTED BUILDING CODE AND REGULATIONS. EMERGENCY LIGHTING DESIGN SCOPE BY OTHERS.

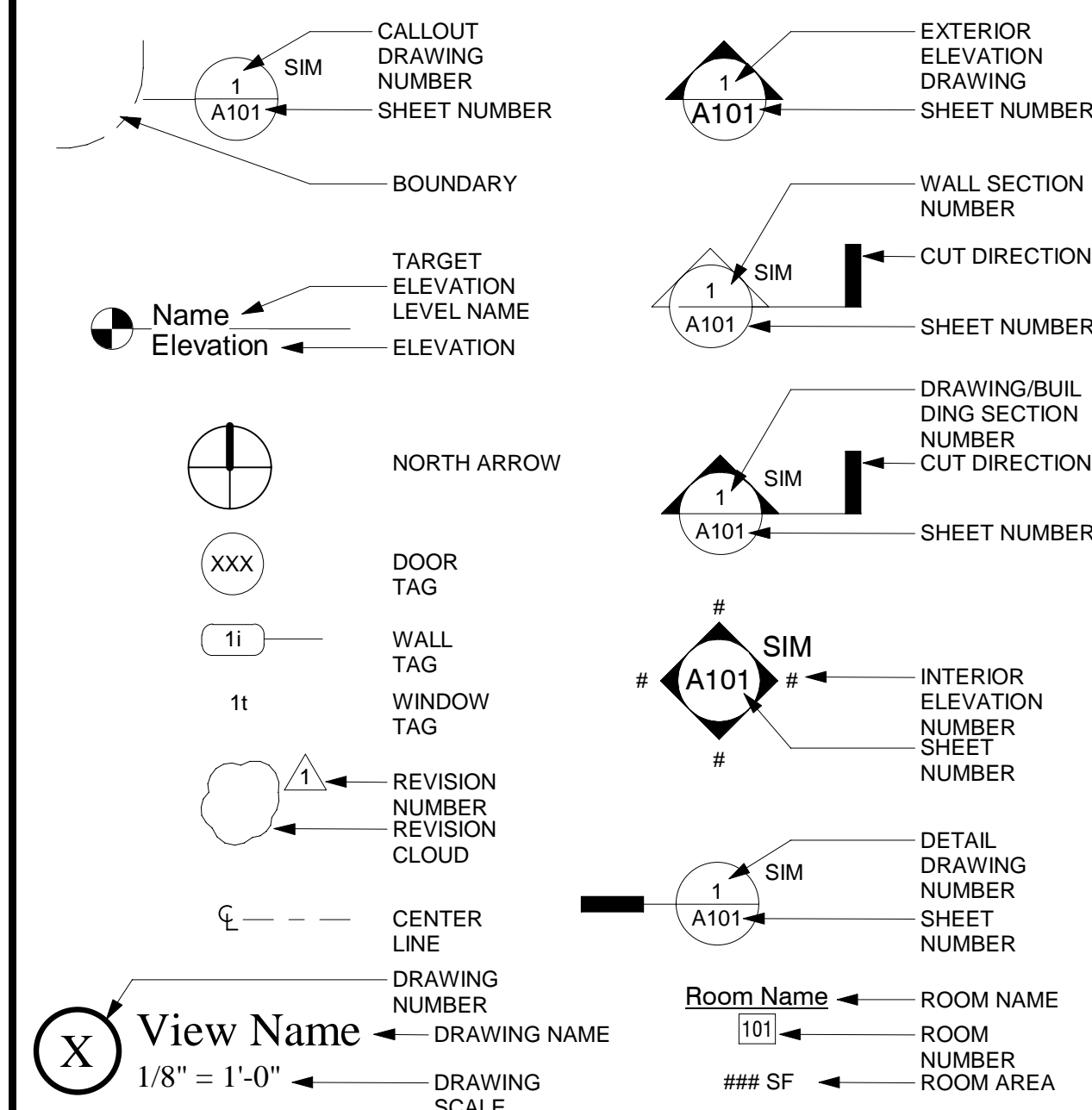
**FIRE ALARM NOTE:**  
IF THIS PROJECT REQUIRES A FIRE ALARM SYSTEM, OWNER SHALL RETAIN A CONSULTANT TO DESIGN SUCH SYSTEM IN ACCORDANCE WITH ADOPTED BUILDING CODE AND REGULATIONS. FIRE ALARM DESIGN SCOPE BY OTHERS.

**RADON PIPING NOTE:**  
IF THIS PROJECT REQUIRES A SUBGRADE RADON PIPING SYSTEM, OWNER SHALL RETAIN A CONSULTANT TO DESIGN SUCH SYSTEM IN ACCORDANCE WITH ADOPTED BUILDING CODE AND REGULATIONS. RADON PIPING SYSTEM DESIGN SCOPE BY OTHERS.

**SITE SAFETY NOTE:**  
CONTRACTOR TO VERIFY STABILITY OF EXISTING STRUCTURE. IT IS RECOMMENDED THAT CONTRACTOR ADHERE TO STRICT SITE SAFETY REQUIREMENTS ENSURING SAFETY OF WORKERS AND THE GENERAL PUBLIC, AS WELL AS ADJACENT STRUCTURES.

**SPRINKLER NOTE:**  
IF THIS PROJECT REQUIRES A SPRINKLER SYSTEM, OWNER SHALL RETAIN A CONSULTANT TO DESIGN SUCH SYSTEM IN ACCORDANCE WITH ADOPTED BUILDING CODE AND REGULATIONS. SPRINKLER DESIGN SCOPE BY OTHERS.

## LEGEND

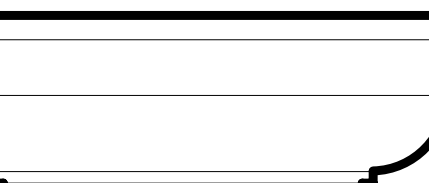


## GENERAL DRAWING NOTES

- CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, OR AS SOON AS DISCOVERED IF CONSTRUCTION IS IN PROGRESS.
- VERIFY ALL DIMENSIONS IN FIELD.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO ROUGH FRAMING OR FACE/CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.

## DRAWING ISSUES

REVIEW SET 05 SEPTEMBER, 2025



Revisions

Owner/Sponsor/Developer

28 Lawn Park  
Lawrence Township, NJ 08648

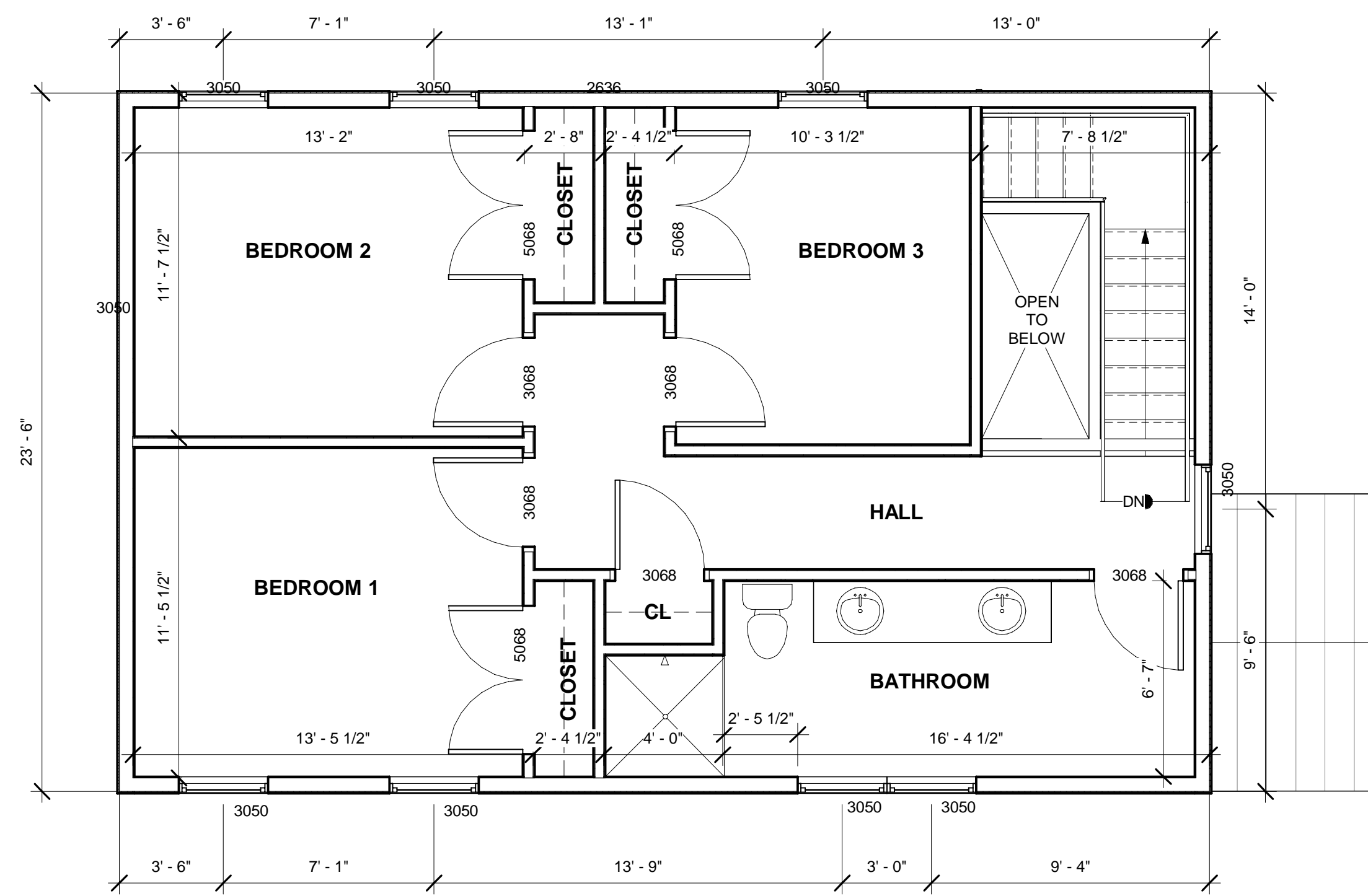
Project Name:

Architect: Steven S. Cohen Architect P.C.  
63 Moran Avenue  
Princeton, New Jersey 08542  
609.924.6560  
609.924.5459 fax

Structural Engineer:  
Mechanical / Electrical Engineer:  
SEE MEP DRAWING SETS

SHEET TITLE  
COVER SHEET

DATE: 04.29.2025  
ISSUED FOR: REVIEW  
PROJECT NUMBER: T-001  
project #



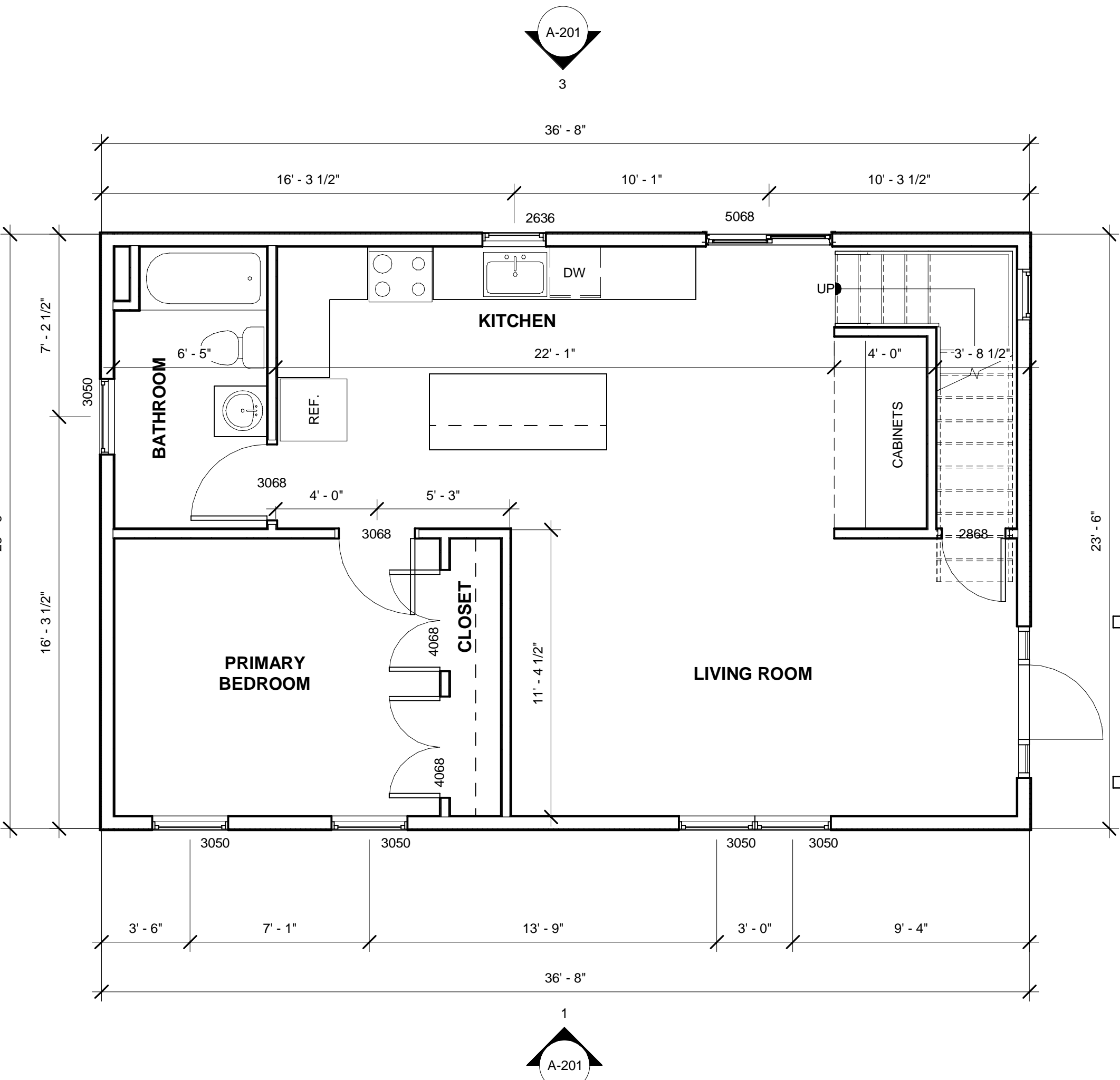
1 SECOND FLOOR PLAN  
1/4" = 1'-0"

### GENERAL FLOOR PLAN NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, U.O.N. WITH INSULATION, VAPOR BARRIER, AND SHEATHING PER CODE, TYPICAL.
2. ALL INTERIOR WALLS TO BE 2X4 STUDS U.O.N.
3. WINDOWS SHOWN SHALL BE PER OWNER SELECTION.
4. CEILING HEIGHT MAY VARY DUE TO STRUCTURAL ISSUES.
5. ALL WINDOWS AND DOORS TO BE CENTERED IN ROOM U.N.O.
6. ALL WINDOW HEADER HEIGHTS SHALL BE 8'-0" U.N.O.
7. OWNER TO SELECT ALL FINISHES FOR FLOORS, WALLS, CEILINGS, DOORS, TRIM, CABINETS, TOPS, ELEC & PLUMBING FIXTURES, ETC. AS REQUIRED, WITH THE BUILDER TO COORDINATE.
8. STRUCTURAL FLOOR AND ROOF SYSTEMS PER OWNER, BUILDER AND ENGINEER, TYPICAL.
9. GARAGE FINISH REQUIREMENTS: INSULATE PER CODE AND APPLY 5/8" FIRECODE TYPE "X" GYPSUM BOARD TO ALL WALLS ADJACENT TO LIVABLE SPACE. INSULATE GARAGE CEILINGS PER CODE AND APPLY 5/8" FIRECODE TYPE "X" GYPSUM BOARD WHERE LIVABLE SPACE OCCURS ABOVE THE GARAGE. WRAP ALL STRUCTURAL AND MECHANICAL COMPONENTS IN GARAGES TO CREATE CONTINUOUS FIRE RATED ASSEMBLY. PROVIDE SOLID CORE DOOR (MINIMUM 20 MINUTE RATING) WITH SPRING LOADED SELF CLOSING HINGES WITH TIGHT FITTING WEATHER-STRIPPING AT HOUSE TO GARAGE DOOR OPENING.
10. STAIRWAYS ARE TO CONFORM TO SECTION R311.5 OF THE IRC. TOP OF STAIR HANDRAILS TO BE MINIMUM 34" TO A MAXIMUM OF 38" ABOVE THE STAIR NOSING AND SHOULD BE CONTINUOUS THE FULL LENGTH OF THE STAIR RUN. HANDRAILS TO BE A MINIMUM OF 1-1/2" TO A MAXIMUM OF 2" IN DIAMETER SPACED 1-1/2" FROM THE WALL TERMINATING IN NEWEL POSTS OR RETURN TO WALL. MINIMUM HEADROOM CLEARANCE MEASURED ABOVE THE STAIR NOSING IS 6'-8". ALL GUARDRAILS TO BE MINIMUM 36" ABOVE THE FINISHED FLOOR OR STAIR NOSING. OPEN RAILINGS TO HAVE A MAXIMUM CLEAR OPENING OF 4" BETWEEN SPINDLES. RISERS NOT TO EXCEED 7-3/4" IN HEIGHT AND TREADS TO BE A MINIMUM OF 10".
11. ALL WORK TO COMPLY WITH LOCAL CODES AND ORDINANCES, TYPICAL.

### GENERAL ROOF PLAN NOTES

1. ROOF COVERING SHALL BE LOCALLY APPROVED MATERIAL ON FELTS (BUILDER TO VERIFY FELT WT. WITH MANUFACTURER) ON EXTERIOR GRADE ROOF SHEATHING PER CODE.
2. BUILDER TO VENT ALL ROOFS PER LOCAL CODES.
3. PROVIDE ALL FLASHING PER SMACNA STANDARDS AS REQUIRED. BUILDER TO COORDINATE.
4. AS MUCH AS POSSIBLE, ALL ROOF PENETRATIONS SUCH AS FLUES, PLUMBING VENTS, ROOF VENTS, ETC. SHALL OCCUR ON THE BACKSIDE OF ALL RIDGES AWAY FROM STREET VIEW.
5. PAINT ALL VENTS, FLUES, ETC. TO MATCH ROOF COVERING, TYPICAL.
6. BUILDER TO PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED. PAINT TO MATCH ADJACENT SURFACES, BUILDER TO COORDINATE.
7. ROOFING VARIES PER SITE. BUILDER TO COORDINATE ROOFING MATERIAL AND FELT WT. PROVIDE ICE & WATER SHIELD UNDERLAYMENT AT LOCATIONS ABOVE 7000 FT. ELEVATION - CONTINUOUS FROM EDGE OF ROOF / EAVE TO A POINT 2'-0" INSIDE EXTERIOR WALL LINE.
8. RAFTER TIES TO BE SIMPSON H2.5. HURRICANE TIES AT EVERY RAFTER, TYPICAL.



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



3 ROOF PLAN  
1/4" = 1'-0"

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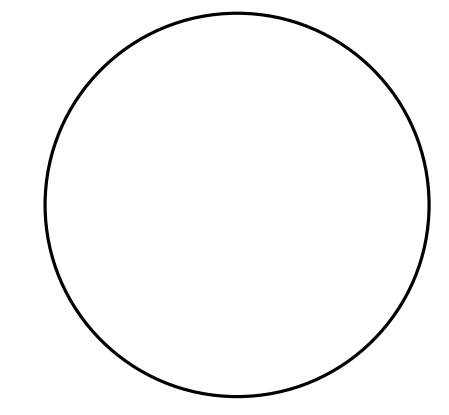
SHEET TITLE  
1ST, 2ND, AND ROOF PLAN

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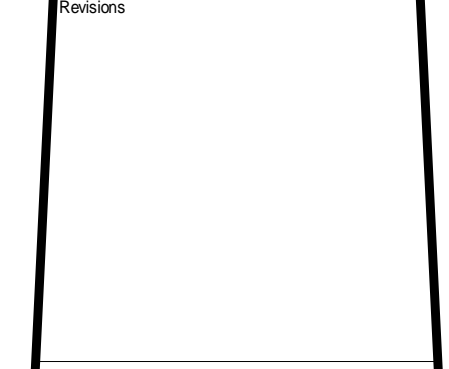
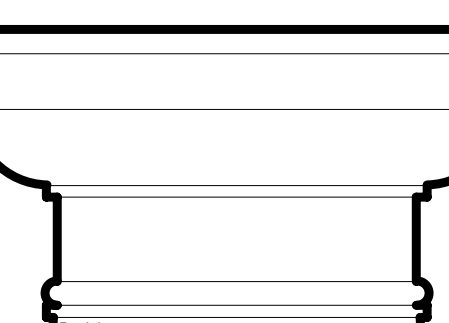
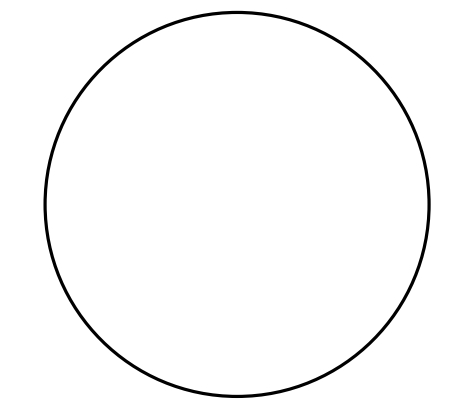
ISSUED FOR:  
REVIEW

PROJECT NUMBER  
project #

**A-101**



STEVEN J. KONIUK  
NJ RA LICENSE # 21A102267200



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Lawrence Township, NJ 08648

Project Name:

Architect:  
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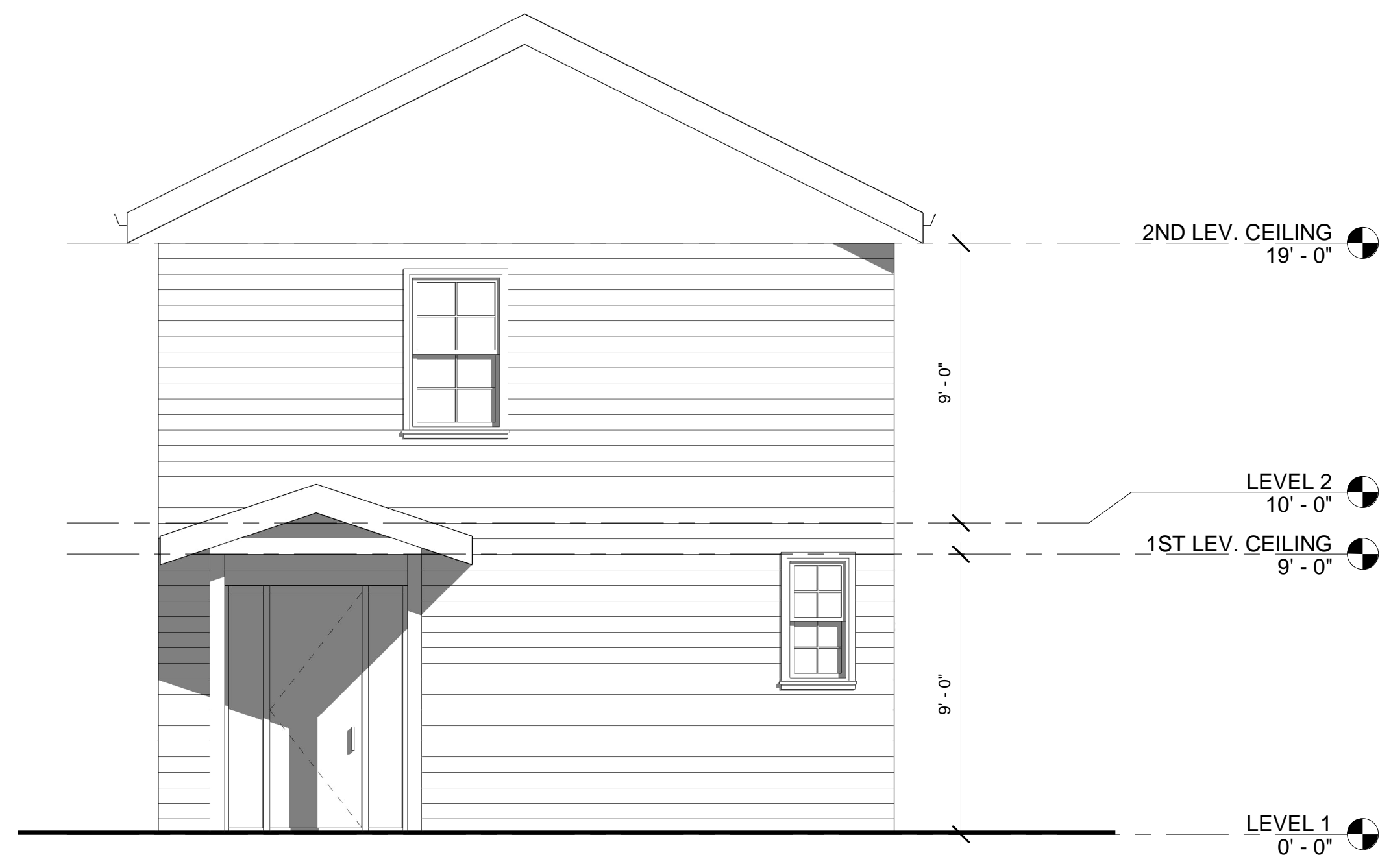
SHEET TITLE  
EXTERIOR ELEVATIONS

DATE:  
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**A-201**



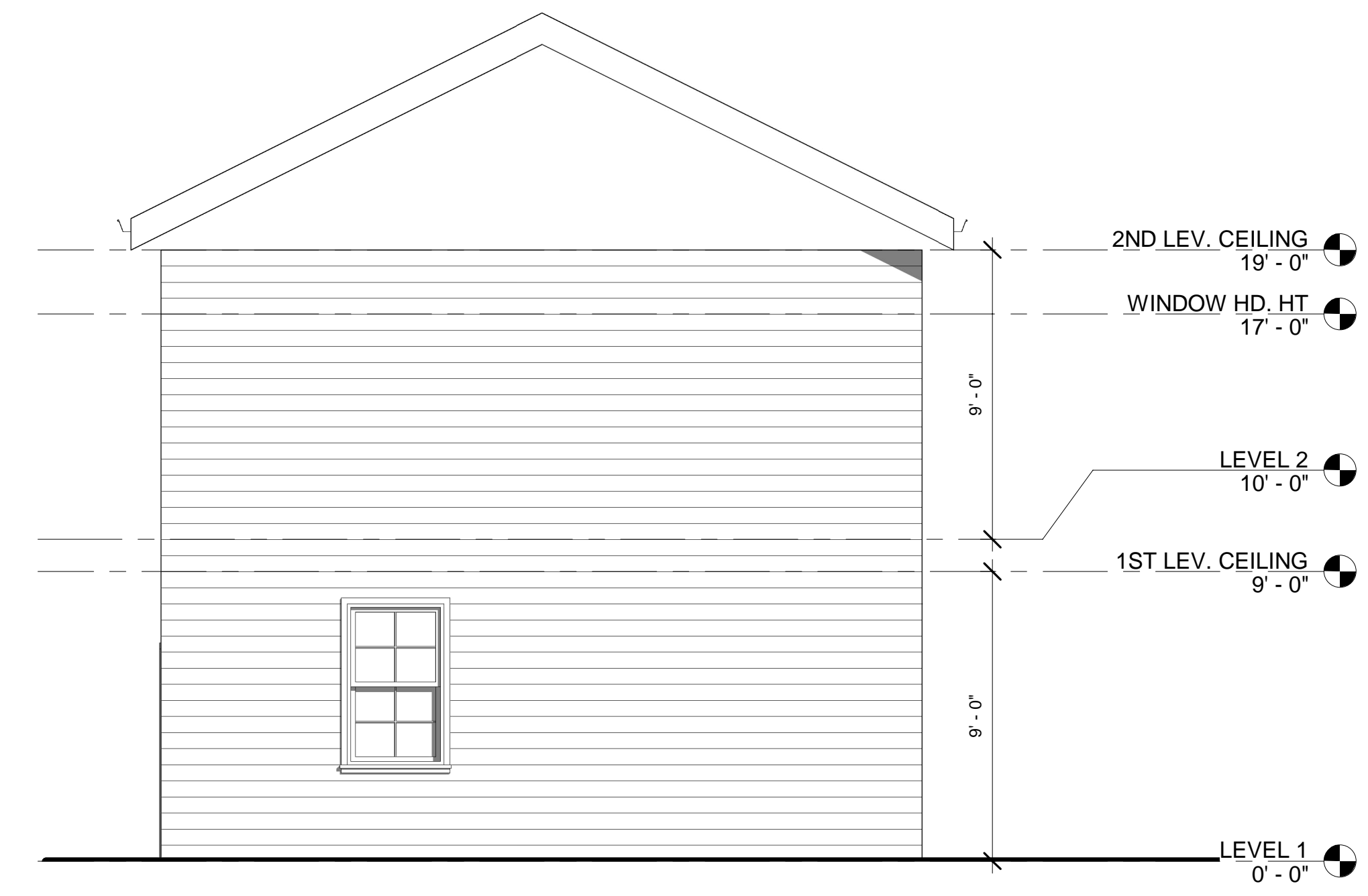
1 EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



3 EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"