ADDITION TO CONNER RESIDENCE - 44 MAGNA DRIVE GILLETTE NJ

PROJECT DESCRIPTION:

BLOCK: 13801 LOT: 69

THIS PROJECT INVOLVES ADDITION TO THE ROOF & ALTERATION TO THE SECOND FLOOR. THE WORK INCLUDES A NEW BEDROOM + NEW BATH, NEW INTERIOR STAIR CONSTRUCTION. RENOVATED BEDROOMS + MINOR **IMPROVEMENTS**

IRC 2018 (INTERNATIONAL RESIDENTIAL CODE) BUILDING SUBCODE (NJACE 5:23-3.14) PLUMBING SUBCODE (NJAC 5:23-3.15) ELECTRICAL SUBCODE (NJAC 5:23-3.16) ENERGY SUBCODE (NJAC 5:23-3.18) MECHANICAL SUBCODE (NJAC 5:23-3.18) ONE-TWO FAMILY DWELLING SUBCODE (NJAC

5:23-3.21) **REHABILIATION SUB-CODE:**

NJUCC NOTES

ALL WORK IN THE EXISTING HOUSE SHALL CONFORM WITH NJUCC REHABILITATION SUB CODE 5.23-6.32 ADDITIONS.

(A) ANY ADDITION TO A BLDG. SHALL COMPLY W/ THE REQUIREMENTS OF UCC APPLICABLE TO NEW CONSTRUCTION

1. ANY REPAIR, RENOVATION, ALERATION OR RECONSTRUCTION WORK UNDERTAKEN WITHIN AN EXISTING BLDG. IN CONNECTION W/ AN ADDITION SHALL COMPLY W/ THE REQUIREMENTS OF THIS SUBCHAPTER.

(B) NO ADDITION SHALL CREATE OR EXTEND ANY NON CONCONFORMITY IN THE EXISTING BLDG TO WHICH THE ADDITION IS CONSTRUCTED WITH REGARD TO STRUCTURAL STRENGTH, EGRESS CAPACITY, CAPACITY OF MECHANICAL, PLUMBING, ELECTRICAL OR FIRE PROTECTION SYSTEM PROVISIONS OF BASIC REQUIREMENTS OF THIS SUBCODE.

(C) NO ADDITION SHALL INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF THE BUILDING SUBCODE FOR A NEW BUILDING OF THE SAME GROUP. (PLAN REVIEW-BUILDING, FIRE INSPECTION-BUILDING)

(F) WHENEVER AN ADDITION IS MADE TO A DWELLING OF GROUP R-3 OR R-5, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

2. IF THE CUMULATIVE AREA OF ALL FLOORS OF THE ADDITION(S) IS FIVE PERCENT OR MORE, BUT LESS THAN 25% OF THE LARGEST FLOOR....SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED AS PER 1-2 FAMILY DWELLING SUBCODE

(H) STRUCTURAL LOADS:

1. AN ADDITION SHALL NOT IMPOSE NEW LOADS WHICH WOULD CAUSE THE EXISTING BUILDING SUBJECT TO STRESS EXCEEDING THOSE PERMITTED BY THE BUILDING SUBCODE.

2. AN ADDITION SHALL NOT INCREASE THE FORCES IN ANY STRUCTURAL ELEMENT OF THE EXISTING BUILDING OR STRUCTURE BY MORE THAN 5%, UNLESS THE INCREASED FORCES ON THE ELEMENT ARE STILL IN COMPLIANCE WITH THE BUILDING SUBCODE FOR NEW STRUCTURES.

3. AN ADDITION SHALL NOT DECREASE THE STRENGTH OF ANY STRUCTURAL ELEMENT OF THE EXISTING BUILDING OR STRUCTURE UNLESS THE ELEMENT STILL EXCEEDS THE STRENGTH REQUIRED BY THE BUILDING SUBCODE FOR NEW STRUCTURES. (BUILDING)

Project Conner Residence

Envelope Assemblies

Wall: Wood Frame, 16" o.c.

Wall 1: Wood Frame, 16* o.c. Wall 2: Wood Frame, 16° o.c.

Wall 3: Wood Frame, 16° o.c. Wall 4: Wood Frame, 16° o.c.

Project Title: Conner Residence

Window: Vinyl Frame SHGC: 0.29

Single-family

4 (5227 HDD)

Construction Type

Climate Zone:

Permit Number:

Compliance Certificate

Maximum UA: 57 Your UA: 56 Maximum SHGC: 0.40 Your SHGC: 0.29

21.0 0.0 0.057 6

Report date: 07/01/20

53 21.0 0.0 0.057 3

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES

GOVERNING THE WORK.

2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES.

6. COORDINATE WITH OWNER ANY WORK NOTED "BY OTHERS" OR "NIC." INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY

SEQUENCE OF INSTALLATION 7. MAINTAIN FIRE PROTECTIVE DEVICES, AND ALARMS

IN CONFORMANCE WITH CODES AND ORDINANCES. 8. PROTECT AREA OF WORK AND ADJACENT AREAS

9. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

FROM DAMAGE.

10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE

11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

12. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

13. COORDINATE LOCATION OF ACCESS PANELS WITH CONSTRUCTION, PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.

FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED. 15. PROVIDE 1/2" CEMENT BOARD AT ALL SHOWER

14. UNDERCUT DOORS TO CLEAR TOP OF FLOOR

AND TUB ENCLOSURES

16. PROVIDE 'GREEN BOARD' IN ALL WET AREAS (IE KITCHEN SINK AREA, BATHROOMS, ETC.)

17. TYPICAL INTERIOR PARTITION WALL TO BE ONE LAYER OF 1/2" GYP. BOARD, EACH SIDE, ON 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

18. TYPICAL EXTERIOR PARTITION TO BE 2X6 STUDS @ 16" O.C. WITH ONE LAYER OF 1/2" GYP. BOARD ON

19. CONFIRM W/ OWNER IF ALL INTERIOR WALLS & CEILINGS TO HAVE SOUND ATTENUATION BATT

LIFE SAFETY DEVICES NOTES:

SMOKE DETECTORS MUST BE INSTALLED ON EVERY LEVEL OF THE HOUSE INCLUDING THE BASEMENT, BUT EXCLUDING CRAWL SPACES OR UNFINISHED

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED IN THE HALLWAY WITHIN 10' OF ALL BEDROOMS.

ALL DEVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE NJUCC, THE NJUFC, AND SATISFY THE REQUIREMENTS OF THE LOCAL FIRE

DEVICES HAVE BEEN INDICATED ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR HOWEVER, TO CONFIRM THAT THESE LOCATIONS WILL BE SATISFACTORY TO THE LOCAL OFFICIAL, AND TO PROVIDE ADDITIONAL DEVICES OR LOCATE THE DEVICES IN ALTERNATE LOCATIONS, AS REQUESTED BY THE LOCAL OFFICIAL.

SMOKE DETECTORS IN THE BASEMENT SHOULD BE PLACED IN THE CEILING AT THE BOTTOM OF THE BASEMENT STAIRS SMOKE DETECTORS ON THE FIRST FLOOR SHOULD BE PLACED ON THE CEILING ABOVE THE FIRST STEP

GOING UP TO THE SECOND FLOOR.

SMOKE AND CARBON MONOXIDE DETECTORS IN SLEEPING FLOOR HALLWAYS SHOULD BE NO MORE THAN 10 FEET OUTSIDE EACH BEDROOM DOOR.

EVERY BEDROOM SHALL HAVE A SMOKE DETECTOR, INSTALLED WITHIN 2' OF THE DOOR, ON THE

SMOKE DETECTORS SHALL BE HARDWIRED IN COMPLIANCE WITH NJAC 5:70 SECTION 104.1, AND SHALL BE INTER-CONNECTED WITH BATTERY

CARBON MONOXIDE DETECTORS CAN BE PLUG-IN, BATTERY POWERED, OR HARDWIRED, BUT CANNOT BE PLACED IN ELECTRICAL OUTLETS THAT CAN BE TURNED OFF BY A SWITCH, OR THAT ARE LOCATED AGAINST FLOOR MOLDING.

DO NOT INSTALL SMOKE DETECTORS IN KITCHENS, BATHROOMS, NEAR FORCED AIR DUCTS OR FURNACES, IN THE "DEAD AIR" SPACE WHERE THE CEILING MEETS THE WALL, CLOSE TO CEILING FANS, IN CRAWL SPACE, OR IN ATTICS.

PROVIDE SMOKE DETECTOR WITHIN 3FT OF BATHROOM DOORS

A FIRE EXTINGUISHER SHOULD BE INSTALLED WITHIN 10' OF THE KITCHEN AREA, LOCATED WITH THE TOP OF THE EXTINGUISHER NO MORE THAN FIVE FEET ABOVE THE FLOOR. THE EXTINGUISHER NEEDS TO BE LISTED, LABELED, CHARGED, AND OPERABLE. IT SHOULD BE OF AN ABC TYPE APPROPRIATE FOR RESIDENTIAL USE (MIN. 2-1/2 LB AND MAX. 10 LB)

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH N.E.C. CURRENT VERSION AND NJUCC.

2. NO MORE THAN 12' PERMITTED BETWEEN ELECTRICAL RECEPTACLES. RECEPTACLES SHALL BE LOCATED NOT MORE THAN 6' FROM AN OPENING IN A WALL

3. ALL INTERIOR WIRING TO BE COPPER ROMEX NM WITH GROUND.

GROUNDED TYPE. BASE RECEPTACLES TO BE 1'-2" ABOVE FINISHED FLOOR.

4. ALL RECEPTACLES TO BE TAMPER RESISTANT

5. FANS IN ROOMS THAT LACK NATURAL VENTILATION SHALL BE SIZED AS REQUIRED BY **CURRENT CODE**

6. ALL RECESSED FIXTURES SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

7. ALL DECORATIVE FIXTURES SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR, U.O.N.

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLIANCE CONNECTIONS. PROVIDE NEW CIRCUITS AS REQUIRED.

ELEVATION

REF. DRAWING NUMBER

REF. DRAWING NUMBER

REF. DRAWING NUMBER

WALL TYPES

1 — WALL TAG

+ FROST FREE

> SHOWER HEAD

(XX'-XX") CEILING HEIGHT

ON ROOF

DOUBLE FRAMING

EXISTING

INTERIOR

BEARING WALL

NEW WOOD

STUD WALL

WALL

____ DEMO

DRAWING TAGS

PLAN/ELEVATION SYMBOLS

POST ABOVE

1\ REVISION TAG

(1) DOOR SYMBOL

(A) WINDOW SYMBOL

LEVEL LINE/DATUM

— — — BEAM

A-100



FROPOSLD SD RLAR ADDITION

PROPOSED 3D REA	AR ADI	OITIC	N	

DRAWING LIST				
SHEET NUMBER	SHEET NAME			
A100	TITLE SHEET			
A101	DEMOLITION PLANS			
A102	NEW CONSTRUCTION			
A103	ROOF PLAN			
A200	PROPOSED ELEVATIONS			
A300	ELECTRICAL PLANS			
A400	SECTION & DETAILS			

BUILDING INFO

HABITABLE ATTIC ADDITION **BUILDING VOLUME** BEDROOM ADDED (CUFT) 2,730 CUFT

ZONING INFORMATION - TOWNSHIP OF LONG HILL BLOCK 13801 LOT 69 R-2 - RESIDENCE ZONE							
	REQUIRED	EXISTING	PROPOSED				
MINIMUM LOT AREA	45,000 SF	45,624 SF	-				
MINIMUM LOT WIDTH	150 FT	175 FT	-				
MINIMUM FLOOR AREA	1,500 SF	3700 SF *	4090 SF* NO VARIANCE				
MAX HEIGHT OF BUILDING (STORIES/FT)	2-1/2/35FT	2 / 32 FT - 7IN	2-1/2 **/ 32 FT - 7IN NO VARIANCE				
MINIMUM FRONT YARD	75FT	75 FT	-				
MINIMUM SIDE YARD	25 FT **** (30% OF 191.5 FT = 57.45FT TOTAL)	108.2 FT	-				
MINIMUM REAR YARD	50 FT	122 FT - 2IN	-				
LOT COVERAGE	(20% OF 45,624 SF = 9,124.8 SF TOTAL)	8,166 SF (17.9%)	-				
FLOOR AREA RATIO	R-2 FAR 4,200 SF + 6% = 5,737 SF (.126)***	3700 SF * (.081)	4090 SF* (.093) NO VARIANCE				
	l	I.					

* FLOOR AREA THE AREA IN SQUAREFOOTAGE OF ALL FLOORS, OF ALL STORIES ABOVE GRADE EXCLUDES GARAGE & BASEMENT AS DEFINED BY ORDINANCE

** STORY HALF (SECTION 110 DEFINITIONS) - ANY FINISHED SPACE UNDER A GABLE, HIP, GAMBRIEL OR OTHER SLOPING ROOF, WHICH HAS A CEILING HEIGHT OF 7-1/2 FT OR MORE FOR MORE THAN 50% OF THE FLOOR SHALL BE CONSIDERED A FULL STORY

*** FLOOR AREA RATIO (SECTION 132.6 ORDINANCE)

LOT AREA IN SF 20,000 SF - 50,000 SF IS PLUS 6% OF EXCESS OVER 20,000 SF 25,624 SF EXCESS X 6% =

**** AGGREGATE WIDTH OF SIDE YARDS SHALL EQUAL AT LEAST THIRTY (30) PERCENT OF THE LOT WIDTH AT THE BUILDING LINE.

301.5 OF INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION 2018

25' - 0"

SIDE YARD

-6FT WIDE

UTILITY

EASEMENT

UNIFORMLY DISTRIBUTED LIVE LOADS

ABBREVIATIONS:

ALIGN

ALUM.

BLDG

B.O.

C.J.

CLG

COL.

C.M.U.

CONC

CONT.

DEMO

DET.

DIA.

DN.

DW.

DWG.

GALV.

ABOVE FINISHED FLOOR

CONC. MASONRY UNIT

ALIGNMENT

ALUMINUM

BASEBOARD

BOARD

BUILDING

CEILING

COLUMN

CONCRETE

DEMOLISH

DIAMETER

DRAWING

ELEVATION

DISHWASHER

DFTAIL

DOWN

FOUAL

FLOOR

FURNITURE

GALVANIZED

EXISTING

FIRE EXTINGUISHER

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot) AS PROVIDED IN TABLE

-20FT WIDE SANITARY SEWER EASEMENT

2 STORY

FRAME

-ROOF ADDITION

-FRONT ENTRY

ON ALL SIDES

WALKWAY ROOF IS OPEN

S 72° 13' 40" W

130.24'

MAGNA DRIVE

FINISHED FLOOR

CONTINUOUS

BOTTOM OF

CEILING JOIST

GL.

GWB.

GYP.

MAX.

MIN.

M.O.

NTS

O.C.

O.D.

REQ.

R.R.

SPECS.

STRUCT

T.O.

U.O.N.

VCT

V.I.F.

W/D

GLASS

GYPSUM

HANDICAP

MAXIMUM

MINIMUM

NUMBER

HOLLOW METAL

GYPSUM WALL BOARD

MASONRY OPENING

NOT APPLICABLE

NOT IN CONTRACT

OUTSIDE DIAMETER

NOT TO SCALE

ROOF RAFTERS

SPECIFICATIONS

UNDER COUNTER

VERIFY IN FIELD

WASHER DRYER

WINE FRIDGE

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

ON CENTER

REQUIRED

STRUCTURAL

TOP OF

TYPICAL

STEEL

LIVE LOAD LIVE LOAD UNINHABITABLE ATTICS W/O STORAGE 10 PSF FIRE ESCAPES 40 PSF 200 PSF UNINHABITABLE ATTICS W/ GUARD RAILS AND HANDRAILS LIMITED STORAGE 50 PSF GUARD IN-FILL COMPONENTS HABITABLE ATTICS AND ATTIC 30 PSF SERVED W/ FIXED STAIRS PASSENGER VEHICLE GARAGES 50 PSF **ROOMS OTHER THAN** 40 PSF DECKS 40 PSF SLEEPING ROOMS **EXTERIOR BALCONIES** SLEEPING ROOMS 30 PSF FIRE ESCAPES 40 PSF 40 PSF

BLOCK 1380⁻

45,624 SF

N 72° 13' 40" E 220.40'

-BUILDABLE AREA

SIDE YARD

R=235.00'

L=45.00'



PECIFICATIONS SHALL BE RESTRICTED HE ORIGINAL SITE FOR WHICH THEY WE REPARED AND PUBLICATION THEREOF

SPECIFICATIONS SHALL CONSTITUTE PRIN FACIE EVIDENCE OF THE ACCEPTANCE OF

DESCRIPTION

DATE

IETHOD. IN WHOLE OR IN PART IS ROHIBITED. TITLE TO THE PLANS AND PECIFICATIONS REMAINS WITH THE RCHITECT WITHOUT PREJUDICE. VISUAL ONTACT WITH THESE PLANS AND

HESE RESTRICTIONS.

ISSUE FOR DD:

NOTES:

ISSUE FOR PLANNING BD:

ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:

REV

Javier Fuentes Architecture

612 Galloping Hill Road Roselle Park, N.J. 07204

T. 908-220-3504 E. jfuentesarch@gmail.com

W. www.jfuentesarch.net

PROJECT ADDITION TO CONNER RESIDENCE

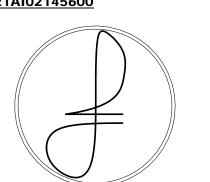
<u>OWNER</u> **KRISTIN & SEAN CONNER**

LOCATION

44 MAGNA DRIVE **GILLETTE NJ 07933** BLOCK 13801 | LOT 69

DRAWING TITLE SHEET

JAVIER E. FUENTES, R.A. NJ: 21AI02145600



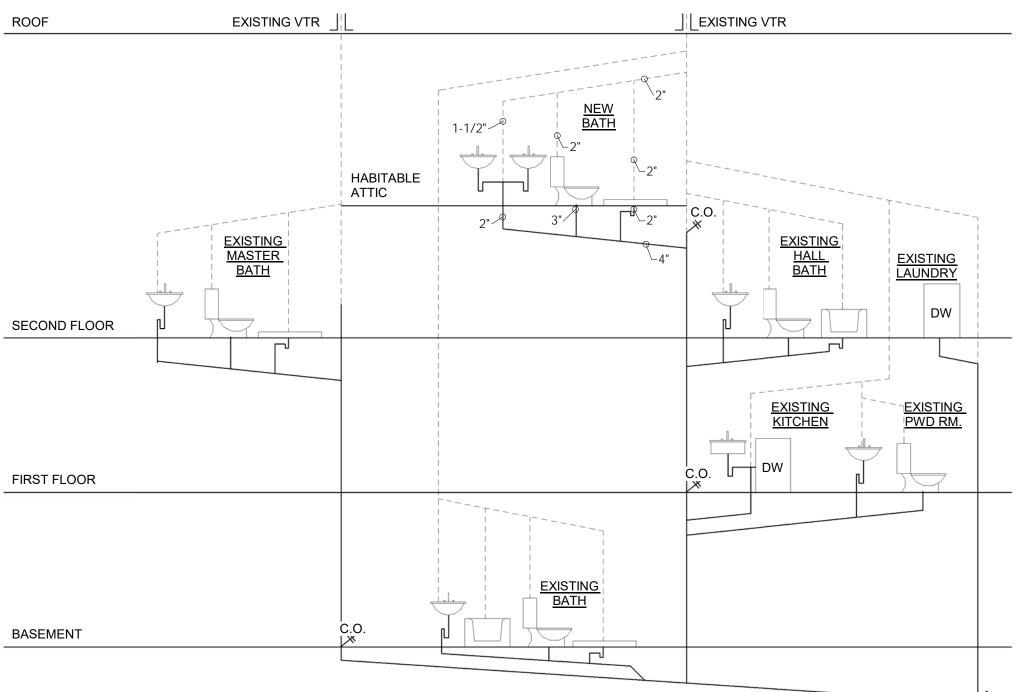
JUNE 6TH 2020

PROJECT # 202010

<u>OF</u>

DRAWING #

CONNECT TO EXISTING

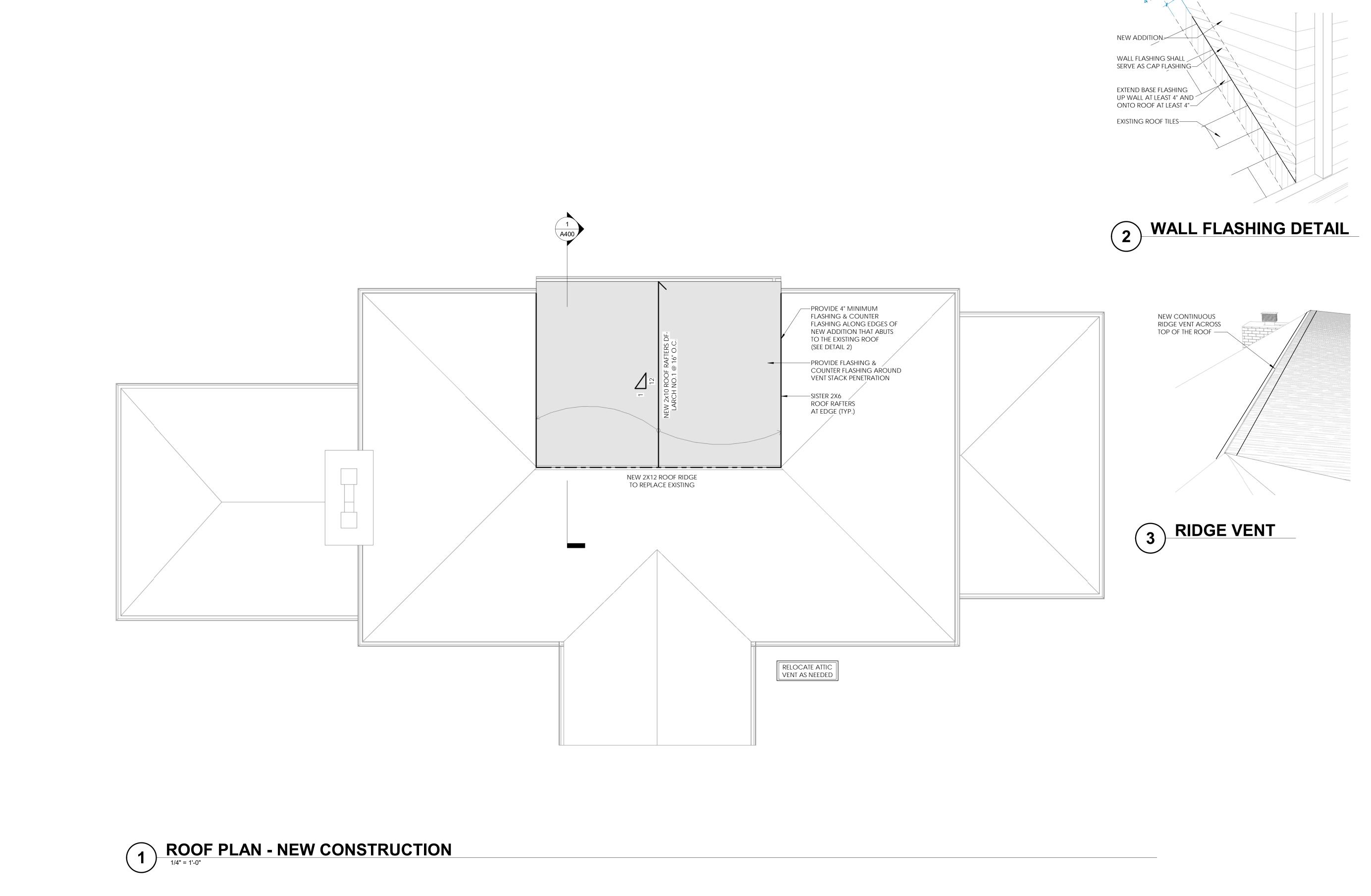


PLUMBING RISER DIAGRAM

1. ALL WORK TO CONFORM WITH ALL APPLICABLE CODES.

2. LICENSED PLUMBER TO REVIEW RISER DIAGRAM AND CORRECT AS REQUIRED. 3. ALL VTR'S TO BE LOCATED ON REAR ROOFS IF POSSIBLE AND SHALL NOT BE LOCATED WITHIN 10 FEET OF A WINDOW. 4. ALL HORIZONTAL PIPE RUNS, WASTES OR VENTS SHALL PITCH A MIN. OF 1/4" PER FOOT. 5. CAP ALL ABANDONED PIPES AS REQUIRED BY CODE.

SITE PLAN



HE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED T THE ORIGINAL SITE FOR WHICH THEY WEI PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

REV DESCRIPTION DATE

ISSUE FOR SD:
ISSUE FOR DD:
ISSUE FOR PLANNING BD:
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:

NOTES:

Javier Fuentes Architecture

- 612 Galloping Hill Road Roselle Park, N.J. 07204
- T. 908-220-3504
- E. jfuentesarch@gmail.com W. www.jfuentesarch.net

PROJECT

ADDITION TO CONNER RESIDENCE

<u>OWNER</u>

KRISTIN & SEAN CONNER

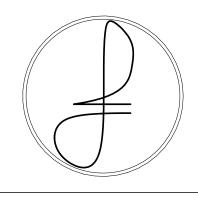
LOCATION

44 MAGNA DRIVE **GILLETTE NJ 07933** BLOCK 13801 | LOT 69

<u>DRAWING</u>

ROOF PLAN

JAVIER E. FUENTES, R.A. NJ: 21AI02145600

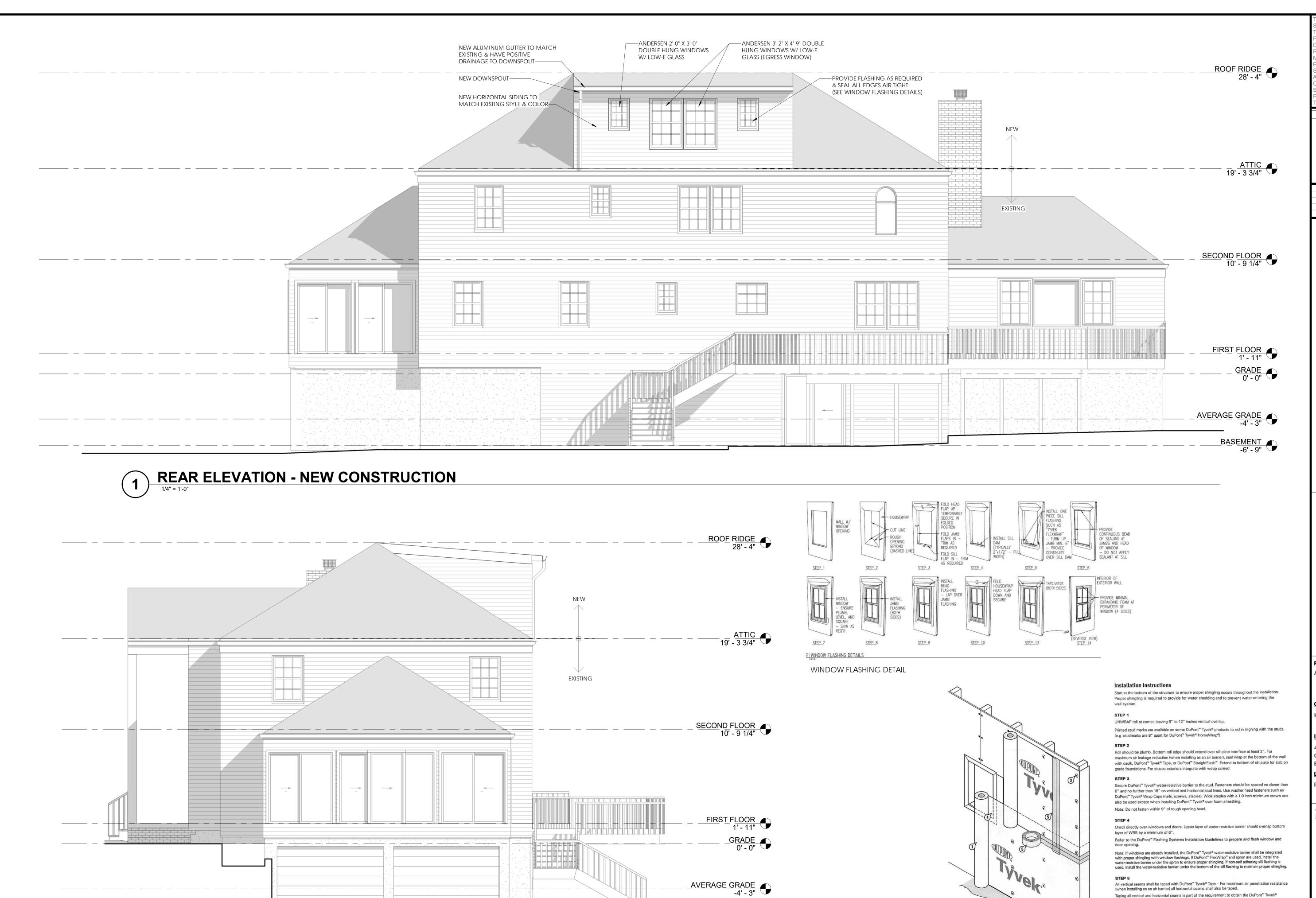


PROJECT # 202010

JUNE 6TH 2020

DRAWING #

4 <u>of</u> 7



RIGHT SIDE ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

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Javier Fuentes Architecture

612 Galloping Hill Road Roselle Park, N.J. 07204

T. 908-220-3504

E. jfuentesarch@gmail.com W. www.jfuentesarch.net

PROJECT

ADDITION TO CONNER RESIDENCE

<u>OWNER</u>

KRISTIN & SEAN CONNER

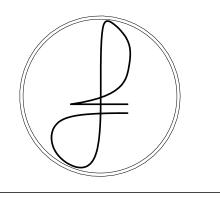
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44 MAGNA DRIVE GILLETTE NJ 07933 BLOCK 13801 | LOT 69

DRAWING

PROPOSED ELEVATIONS

JAVIER E. FUENTES, R.A. NJ: 21AI02145600



Products Material and Labor Residential 10-year Limited Warranty.

DuPont™ Tyvek® ThermaWrap™.

House Wrap Detail

to prepare and flash windows and doors.

Recommend three inch (3") DuPont™ Tyvek® Tape when taping horizontal laps for DuPont™ Tyvek® StuccoWrap™ and DuPont™ Tyvek® DrainWrap™. DuPont™ Tyvek® Metalized Tape is required for taping

After water-resistive barrier is installed refer to the DuPont™ Flashing Systems Installation Guidelines

PROJECT # 202010

DRAWING #

5 <u>OF</u>

JUNE 6TH 2020