

# ADDITION/ ALTERATION

PRAWZIK PROPERTIES LLC

15 McCAMPBELL  
HOLMDEL, NJ 07733

**ARCHITECT**  
 COMPANY: GRA DESIGN STUDIO  
 CONTACT NAME: NICHOLAS DEL PRETE  
 E-MAIL: NICHOLAS@GRALPHARCHITECT.COM  
 PHONE: 908-365-0132  
 ADDRESS: 239 US-22, GREEN BROOK, NJ 08812

PROJECT CONTACT INFORMATION

**GRA**  
DESIGN STUDIO

GREGORY RALPH ARCHITECT  
239 ROUTE 22 EAST SUITE 301  
GREEN BROOK, NJ 08812  
TEL: 908-356-0132

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Gregory Ralph  
NEW JERSEY

LICENSE # 21A101886200

EXPIRATION: 7/31/2027

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAW OF THIS STATE.

**SITework**  
 A. FOUNDATIONS: FOOTINGS SHALL BE ON UNDISTURBED SOIL, IF REQUIRED, IN EXCESS OF DEPTH SHOWN ON DRAWINGS.  
 B. PLACING EXCAVATING MATERIAL AND TOPSOIL ON THE SITE SHALL BE ORDERED WITH THE ARCHITECT. EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.  
 C. BACKFILL AGAINST THE WALLS, AND COMPACT FILL TO MINIMIZE SETTLEMENT. PROVIDE ADDITIONAL BACKFILL MATERIAL AS REQUIRED TO COMPENSATE FOR INITIAL SETTLEMENT.  
 D. ASSUMED SOIL LOAD-BEARING CAPACITY OF 3,000PSF USED FOR DETERMINING CAST IN PLACE CONTINUOUS AND PAD CONCRETE FOOTINGS. 'SUPERIOR WALL' OR OTHER PREFABRICATED FOUNDATION MANUFACTURER TO CONFIRM REQUIRED SOIL BEARING CAPACITY FOR PREFABRICATED WALL SYSTEM.  
 E. PITCH ALL FINISHED GRADE AWAY FROM HOUSE, MIN. 6" FALL WITHIN FIRST 10'-0".

**CONCRETE**  
 A. ALL CONCRETE SHALL PROVIDE A (28) DAY COMPRESSIVE STRENGTH OF 3000 PSI.  
 B. ALL FOOTINGS SHALL BE POURED IN WOOD FORMS UNLESS OTHERWISE APPROVED BY THE ARCHITECT, OR OTHERWISE INDICATED ON THE DRAWINGS, WITH THE EXCEPTION OF PLATFORMS AND PORCH CONSTRUCTION WHICH MAY BE FORMED USING PROPRIETARY FORMS BY 'SONOTUBE' OR APPROVE EQUAL.  
 C. ALL FOOTINGS SHALL BE LEVEL AND SHALL EXTEND BELOW THE FROST LINE.

**MASONRY**  
 A. FOUNDATION WALLS SHALL BE HOLLOW LOAD BEARING CONCRETE MASONRY UNITS.  
 B. MORTAR SHALL BE TYPE S, 2000 PSI.  
 C. FIRST BLOCK COURSE OF FOUNDATION WALL SHALL BE KEYS TO FOOTINGS AND FILLED WITH MORTAR.  
 D. CEMENT PLASTER ALL FOUNDATION WALLS WITH 5/8" COAT OF PORTLAND CEMENT PLASTER APPLIED IN TWO COATS.  
 E. PROVIDE TWO COATS OF BITUMINOUS WATERPROOFING ON ALL EXTERIOR CEMENT PLASTER BELOW GRADE.  
 F. FURNISH AND INSTALL 1/2" DIAMETER, BY 16" LONG STEEL ANCHOR AT THE TOP OF THE FOUNDATION WALL, SPACED AT 4'-0" O.C., DOUBLED AT CORNERS. FULLY EMBEDDED AND FILL SOLID WITH CEMENT GROUT.

**PLUMBING**  
 A. INSTALL 1/2" HOT AND COLD WATER SUPPLY LINES TO NEW FIXTURES. PROVIDE 1 1/2" DRAINS TO LAVATORY AND SHOWER TYPICAL, 2" AS REQUIRED BY NATIONAL STANDARD PLUMBING CODE. ALL NEW WATER PIPES TO BE TYPE 'L' COPPER WITH SOLDERED JOINTS, 'SHARKBITE' COUPLINGS, OR APPROVED EQUIVALENT. SANITARY PLUMBING TO BE PVC, OR AS REQUIRED BY LOCAL PLUMBING INSPECTOR. ALL WORK SHALL COMPLY WITH APPLICABLE CODES.  
 B. ALL PLUMBING TO BE INSTALLED PER N.J.A.C. 5.23-3.15 AND NSPC 2021.

**ELECTRICAL**  
 A. FURNISH ALL LABOR AND MATERIALS TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DRAWINGS ARE SCHEMATIC. ALL ELECTRICAL TO BE INSTALLED PER NEC N.J.A.C. 5.23-3.16.

**DRYWALL**  
 A. ALL INTERIOR WALLS AND CEILINGS, UNLESS OTHERWISE NOTED SHALL BE FINISHED WITH 1/2" THICK GYPSUM BOARD DRYWALL. AREAS SUBJECT TO MOISTURE INTRUSION SUCH AS BATHS AND FINISHED BASEMENTS SHALL BE FINISHED WITH 1/2" THICK MOLD RESISTANT GYPSUM BOARD DRYWALL.  
 B. IN ALL "WET" AREAS, ALL TILE WORK SHALL BE INSTALLED ON "WONDERBOARD". ALTERNATE BACKER TO BE CEMENT, FIBER-CEMENTER, OR GLASS MAT GYPSUM BACKER.

**ROUGH CARPENTRY**  
 A. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR LARCH, CONSTRUCTION GRADE S4S, AIR DRIED, NO. 2 WITH A FB-1250 PSI, UNLESS OTHERWISE CALLED FOR ON THE PLANS.  
 B. PLYWOOD WALL SHEATHING SHALL BE ONE LAYER OF 1/2" THICK 240 CDX INT-APA PLYWOOD. ROOF SHEATHING SHALL BE 5/8" THICK, 32/16 CDX INT-APA PLYWOOD. FLOOR SHEATHING SHALL BE 3/4" CDX PLYWOOD.  
 C. ENGINEERED LUMBER SHALL BE "TRUS-JOIST" PRODUCTS BY 'WEYERHAEUSER' OR APPROVED EQUAL. SUB FLOORING SHALL BE "TRUS-JOIST" SILENT FLOOR SYSTEM.  
 D. PROVIDE 15 LB. BITUMINOUS FELT OR 'TYVEK' OVER ALL NEW WALL SHEATHING.  
 E. PROVIDE ALL BLOCKING, CUTTING AND PATCHING, AND BUILDERS' HARDWARE ITEMS, INCLUDING, BUT NOT LIMITED TO WALLS, SCREWS, BOLTS, HANGERS, ETC. AS REQUIRED TO PERFORM A COMPLETE JOB. PROVIDE ALL NECESSARY REINFORCEMENT TO ENGINEERED FLOOR JOISTS AS SPECIFIED BY THE MANUFACTURER.  
 F. PROVIDE 3/4" X 3" SOLID WOOD BRIDGING, CENTERED IN SPANS OF FLOOR JOISTS EXCEEDING 8'-0", OR PER MANUFACTURER'S SPECIFICATIONS AS NOTED IN ITEM C.  
 G. WOOD IN CONTACT WITH MASONRY SHALL BE "WOLMANIZED".  
 H. FLOOR JOISTS WITHIN 18" OF EXISTING GRADE SHALL BE "WOLMANIZED".  
 I. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, ALL FLOOR AND ROOF OPENINGS TO BE BOXED WITH DOUBLE JOIST HEADERS.  
 J. ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE R602.3(1).  
 K. ALL METAL HANGERS AND ANCHOR BOLTS ATTACHED TO PRESSURE-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED (3-165 MINIMUM).  
 L. ALL WOOD TO BE USED FOR EXTERIOR DECKING TO BE WOLMANIZED.

**GENERAL CONDITIONS**  
 A. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF ALL PLUMBING, HEATING/VENTILATING, ELECTRICAL TRADES AND FOR THE COORDINATION OF THE WORK FOR THE ABOVE.  
 B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF ALL EMPLOYEES, WHETHER HIS OWN, HIS SUBCONTRACTORS, OR THEIR EMPLOYEES.  
 C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN ON THIS PROJECT, AND SHALL FURNISH THE OWNER WITH PROOF OF A CONTRACTOR'S LIABILITY INSURANCE, THE AMOUNT OF WHICH SHALL BE ENTERED INTO THE OWNER/CONTRACTOR AGREEMENT.  
 D. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR PROCEDURE, OR FOR SAFETY PROCEDURE IN CONNECTION WITH THE WORK OF THIS PROJECT.  
 E. ALL WORK SHALL BE GUARANTEED BY THIS CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT, CERTIFIED IN WRITING TO THE OWNER BY THE CONTRACTOR.  
 F. THE CONTRACTOR SHALL LEAVE THE BUILDING COMPLETELY DUST FREE, AND READY FOR OCCUPANCY BY THE OWNER.  
 G. THE CONTRACTOR SHALL PERFORM ALL NECESSARY MEASURES TO INSURE THAT NO DUST, DIRT, OR OTHER CONSTRUCTION DEBRIS ENTERS ANY AREA OF THE BUILDING OTHER THAN THE AREA BEING ALTERED.  
 H. THE CONTRACTOR SHALL PERFORM ALL NECESSARY SHORING AND TEMPORARY STRUCTURAL SUPPORTS AS REQUIRED TO PERFORM THE WORK WITHOUT WEAKENING THE EXISTING BUILDING STRUCTURE.  
 I. THE CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS.  
 J. CONTRACTOR SHALL MEET ALL REQUIREMENTS OF MUNICIPAL STATE, NATIONAL CODES AND REGULATIONS, AND INDUSTRY CODES, SPECIFICALLY BUT NOT LIMITED TO THE STATE OF NEW JERSEY.

GENERAL NOTES

DESIGN LOADS:

ROOF: LIVE - 30 PSF, DEAD - 15 PSF, TOTAL - 45 PSF  
 ATTIC: LIVE - 30 PSF, DEAD - 10 PSF, TOTAL - 40 PSF  
 2ND FLOOR: LIVE - 30 PSF, DEAD - 20 PSF, TOTAL - 50 PSF  
 1ST FLOOR: LIVE - 40 PSF, DEAD - 20 PSF, TOTAL - 60 PSF  
 SNOW: 30 PSF  
 WIND: 105 MPH

ENERGY COMPLIANCE:

INSULATED SHEATHING IS A REQUIREMENT UON COORDINATE FINAL WALL THICKNESS WITH ALL WINDOW AND DOOR ORDERS.

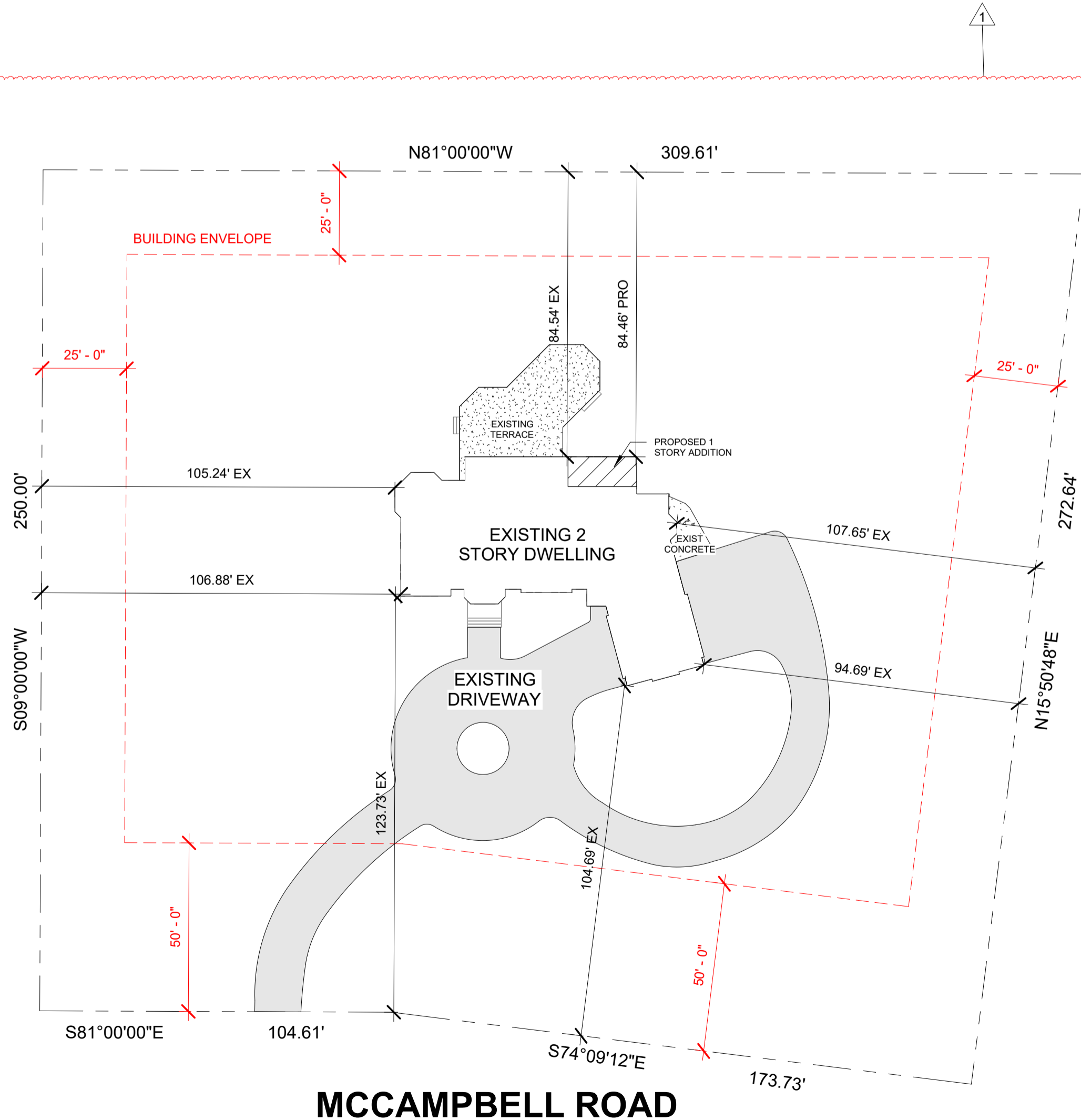
THE INABILITY TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN A FAILED INSPECTION.

REFER TO RESCHECK ANALYSIS

DESIGN LOAD & ENERGY COMPLIANCE

## ADOPTED CODES & STANDARDS

Reference Code	Edition	Adoption Date
INTERNATIONAL RESIDENTIAL CODE - NJ ED.	2021	SEP 06, 2022
NATIONAL STANDARD PLUMBING CODE	2021	SEP 06, 2022
NATIONAL ELECTRICAL CODE	2020	SEP 06, 2022
INTERNATIONAL MECHANICAL CODE	2021	SEP 06, 2022
INTERNATIONAL FUEL GAS CODE	2021	SEP 06, 2022
INTERNATIONAL ENERGY CONSERVATION CODE - NJ ED.	2021	SEP 06, 2022



MCCAMPBELL ROAD

SURVEY NOTE:  
INFORMATION USED IN PREPARATION OF THIS PLOT PLAN TAKEN FROM SURVEY BY JAMES P. DEADU SURVEYOR, LLC 2/27/26

PLOT PLAN  
SCALE: 1" = 30'-0"

## ZONING DATA: BLOCK# 8.06 LOT# 11 ZONE: R-40A

ITEM	ORDINANCE	EXISTING	PROPOSED	COMMENTS
LOT AREA	43,000 SF	75,461 SF	NO CHANGE	CONFORMS
LOT WIDTH	180'	285'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	50'	104.69'	NO CHANGE	CONFORMS
SIDE YARD SETBACK	25'	94.69'	NO CHANGE	CONFORMS
REAR YARD SETBACK	25'	84.54'	84.46'	CONFORMS
BUILDING HEIGHT	35'	35'	NO CHANGE	CONFORMS
MAX COVERAGE	25% / 18,865 SF	14.8% / 11,176 SF	15.1% / 11,374 SF	CONFORMS

### REQUIREMENTS:

USE GROUP R-5 CONSTRUCTION CLASS 5B

LEVEL	EXISTING AREA	PROPOSED AREA	PROPOSED VOLUME
BASEMENT	2,313 SF	0 SF	0 CF
CRAWL SPACE	198 SF	198 SF	990 CF
FIRST FLOOR	3,319 SF	198 SF	2,079 CF
SECOND FLOOR	3,118 SF	0 SF	0 CF
ATTIC (UNFINISHED)	3,118 SF	0 SF	0 CF
TOTAL	8,948 SF	396 SF	3,069 CF

### DRAWING LIST - ARCHITECTURAL

Sheet #	Sheet Name	Revision	Revision Date	Revision Description
A-000	GENERAL NOTES, ZONING INFORMATION	1	3/16/26	DESIGN UPDATES
A-100	BASEMENT & FOUNDATION PLAN	1	3/16/26	DESIGN UPDATES
A-101	FIRST FLOOR PLAN	1	3/16/26	DESIGN UPDATES
A-102	SECOND FLOOR PLAN	1	3/16/26	DESIGN UPDATES
A-103	ROOF PLAN, SECTIONS & DETAILS	1	3/16/26	DESIGN UPDATES
A-200	REAR ELEVATION	1	3/16/26	DESIGN UPDATES
A-300	RESHECK & BUILDING SECTION	1	3/16/26	DESIGN UPDATES
A-600	FRAMING AND STAIR DETAILS	1	3/16/26	DESIGN UPDATES
A-601	NAILING REQUIREMENTS, DETAILS	1	3/16/26	DESIGN UPDATES
A-602	PLUMBING RISER DIAGRAM	1	3/16/26	DESIGN UPDATES
E-100	BASEMENT POWER PLAN	1	3/16/26	DESIGN UPDATES
E-101	FIRST FLOOR POWER PLAN	1	3/16/26	DESIGN UPDATES
E-102	SECOND FLOOR POWER PLAN	1	3/16/26	DESIGN UPDATES

RELEASE:  
 [ ] EXISTING CONDITIONS  
 [ ] SCHEMATIC DESIGN  
 [ ] DESIGN DEVELOPMENT  
 [ ] PROGRESS PRINT  
 [ ] FULL RELEASE  
 ISSUED TO:

REVISIONS:  
 NO. DESCRIPTION DATE  
 1 DESIGN UPDATES 3/16/26

DRAWN BY: NDF CHECKED BY: GR

PROJECT:  
**ADDITION/  
ALTERATION**

15 McCAMPBELL  
HOLMDEL, NJ 07733

PROJECT # STA-1830-0925

DRAWING TITLE:  
**GENERAL NOTES,  
ZONING INFORMATION**

SHEET:  
**A-000**

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. CONTACT ARCHITECT'S OFFICE FOR DIMENSION INFORMATION IS MISSING.













**Project Information**

**Project Title:** 15 MCCAMPBELL  
**Energy Code:** 2021 IECC  
**Location:** Matawan, New Jersey  
**Construction Type:** Single Family  
**Project Sub Type:** Addition  
**Glazing Area:** 58%  
**Climate Zone:** 4a (S396 HDD)  
**Project No.:** 1844116  
**All Electric:** false  
**Is Renewable:** false  
**Has Battery:** false  
**Has Charger:** false  
**Has Heat Pump:** false

**Construction Site:** 15 MCCAMPBELL  
 HOLMDEL, NJ 07733

**Owner/Agent:** GREG RALPH  
 239 US-22 Suite 301  
 GRA DESIGN STUDIO  
 Green Brook Township, NJ 08812

Report Title: 15 MCCAMPBELL Report Date: 3/16/26, 9:05 AM 1 of 12

**Envelope Assemblies**

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/F-Factor	Req. U-Factor/F-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	198	35.0	0.0	0.032	0.024	6	5
Floor: All-Wood Joist/Truss	198	35.0	0.0	0.028	0.047	6	9
Wall First Floor: Wood Frame, 16" o.c.	41	21.0	3.6	0.046	0.045	1	1
Window: Wood Frame SHGC: 0.29	24			0.280	0.300	7	7

**Compliance: Passes using UA trade-off**  
**Compliance: 9.1% Better Than Code**

Max UA:	Your UA:	Max SHGC:	Your SHGC:
22	20	0.40	0.29

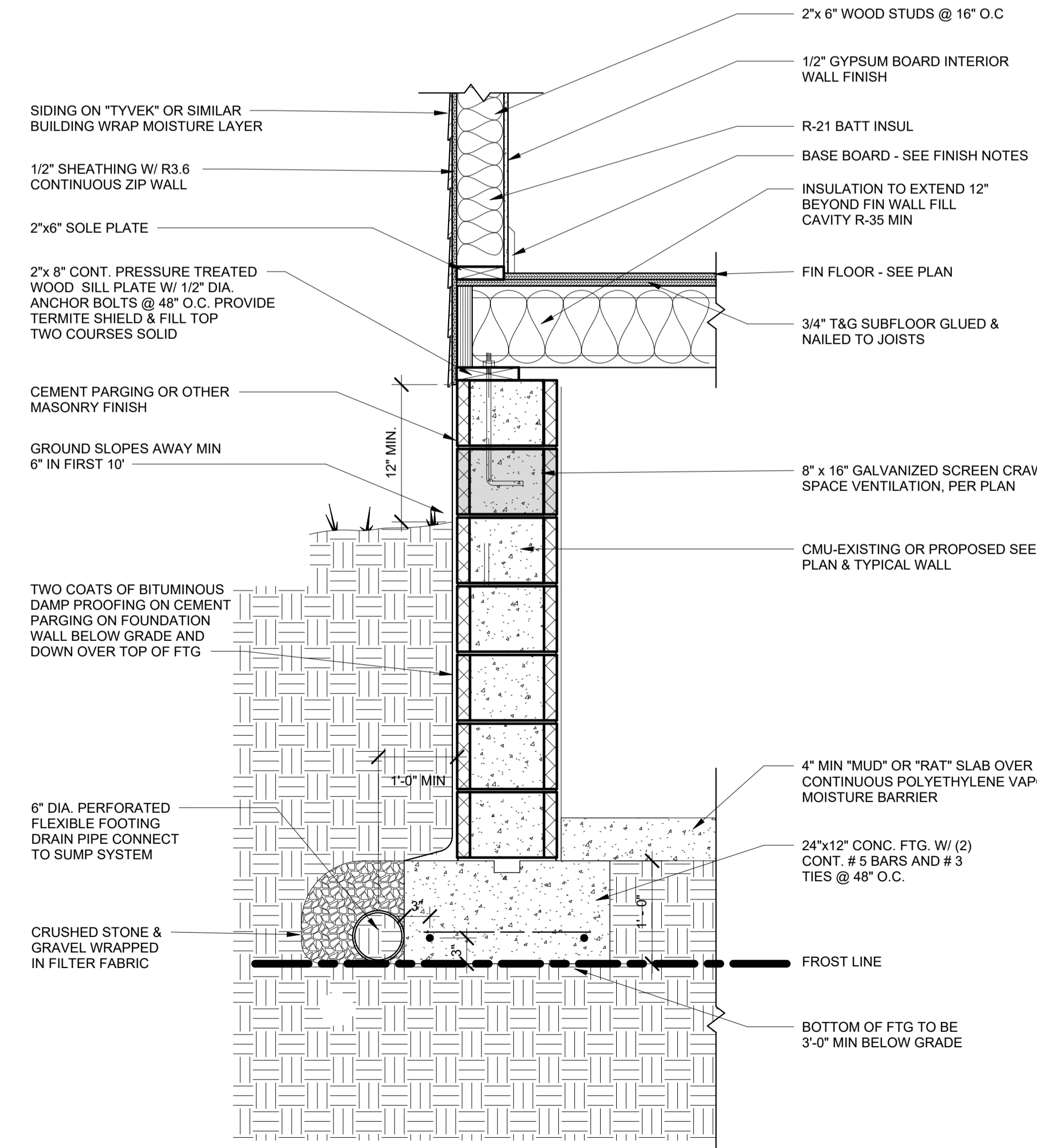
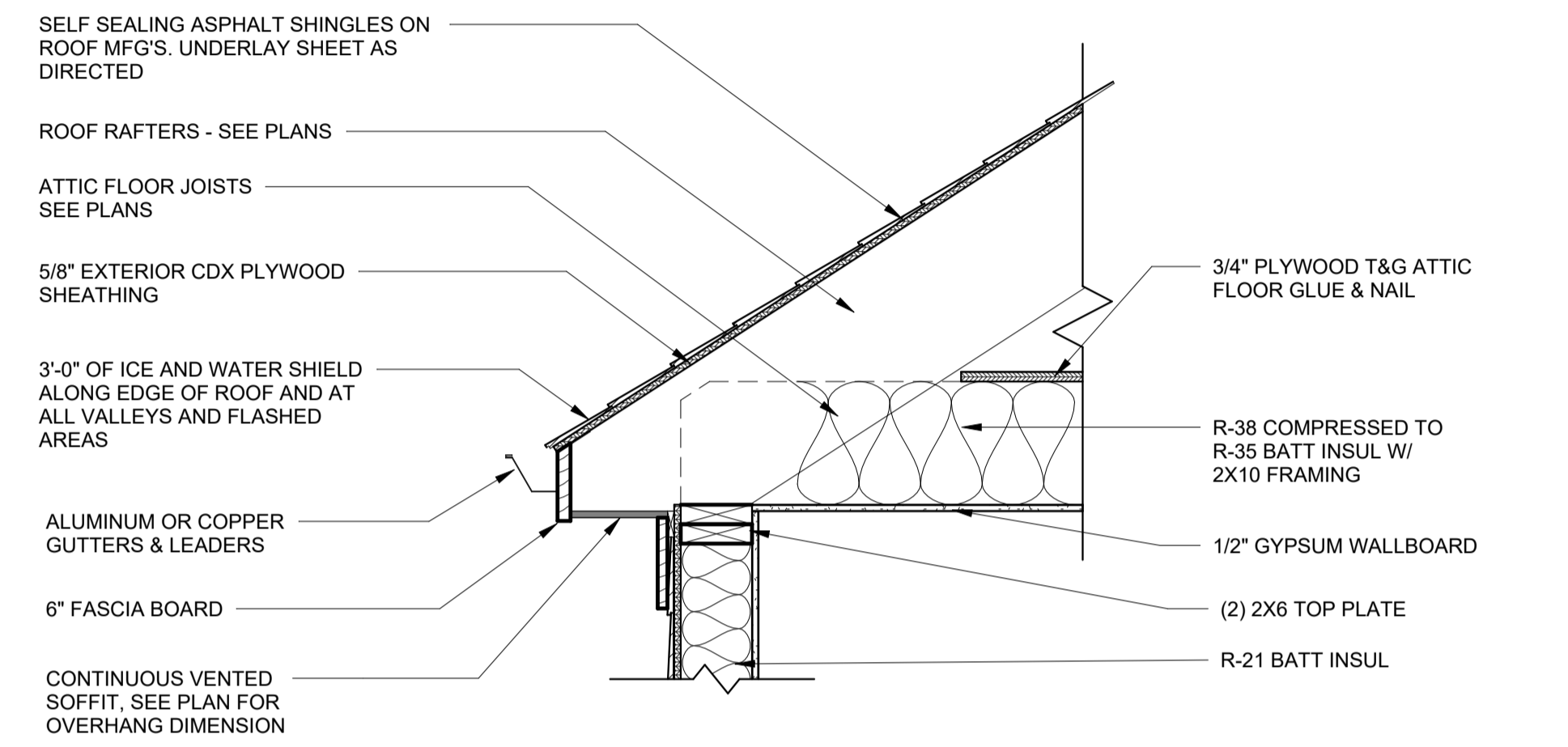
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.  
 Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

**Compliance Statement**

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title	Signature	Date
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Report Title: 15 MCCAMPBELL Report Date: 3/16/26, 9:05 AM 2 of 12



1 TYPICAL WALL SECTION W/ CRAWL SCALE: 1" = 1'-0"

**GRA DESIGN STUDIO**

GREGORY RALPH ARCHITECT  
 239 ROUTE 22 EAST SUITE 301  
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 TEL: 908-356-0132

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RELEASE:	NO.	DESCRIPTION	DATE
EXISTING CONDITIONS			
SCHEMATIC DESIGN			
DESIGN DEVELOPMENT			
PROGRESS PRINT			
FULL RELEASE			
ISSUED TO:			

REVISIONS:	NO.	DESCRIPTION	DATE
	1	DESIGN UPDATES	3/16/26

DRAWN BY: NDF CHECKED BY: GR

PROJECT: **ADDITION/ ALTERATION**

15 MCCAMPBELL  
 HOLMDEL, NJ 07733

PROJECT # STA-1830-0925

DRAWING TITLE: **RESCHECK & BUILDING SECTION**

SHEET: **A-300**

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