

MILLMAN RESIDENCE

PARTIAL RENOVATION & ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE
 PART OF LOT 7, BLOCK 786, 108 HARTSHORNE RD, MIDDLETOWN TOWNSHIP
 MONMOUTH COUNTY, NJ 07760

MILLMAN
 RESIDENCE
 108 HARTSHORNE RD
 RUMSON, NJ 07760

PARNAGIAN
 / ARCHITECTS LLC

GENERAL NOTES

1. PRIOR TO THE START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AND DIMENSIONS OF PLANS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE OWNER IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

2. NO DRAWINGS SHALL BE SCALED; DIMENSIONS GIVEN SHOULD BE USED OR DIMENSIONS NOT INDICATED, BUT REQUIRED, SHALL BE REQUESTED. DIMENSIONS SHOWN ARE TO STUD FRAMING.

3. ALL EXCAVATIONS SHALL BE KEPT SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.

4. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION, INCLUDING THOSE FOR WORK OUTSIDE OF THE PROPERTY LINES.

5. ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES NOT HEREIN NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS, OSHA, ETC. SHALL PROVIDE ALL THE CRITERIA AS OUTLINED IN THESE GENERAL NOTES AS PERTAINS TO RELATED EQUIPMENT, MATERIALS AND THEIR INSTALLATION AT JOB SITE.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE INTERNATIONAL BUILDING CODE 2008, ANSI, UL, ASTM & ANY OTHER GOVERNMENT AND NON-GOVERNMENT AGENCIES HAVING JURISDICTION. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO SEEK CERTIFICATION OF THE AFOREMENTIONED SECTIONS, REQUIREMENTS AND STANDARDS. IT SHALL BE ASSUMED THAT THE CONTRACTOR IS FULLY AWARDED AND SHALL BE HELD RESPONSIBLE FOR THE ITEMS MENTIONED (BUILDING CODE, ANSI, UL, ASTM, SHOULD THERE BE NO NOTIFICATION BY THE CONTRACTOR TO THE ARCHITECT OR ENGINEER).

7. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, SLABS, SLOPES, DRAINS, ETC.

8. IN CASE THERE ARE DISCREPANCIES BETWEEN THE GENERAL NOTES AND SPECIFIC ITEMS SHOWN ON THE PLANS, THE ARCHITECT AND/OR ENGINEER ARE TO BE NOTIFIED IMMEDIATELY.

9. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC SHALL BE LEFT CLEAN.

10. DETAILS AND SECTIONS OF THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS MAY BE NECESSARY AND SHALL BE INCLUDED BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED.

12. THE CONTRACTOR SHALL MAKE NO CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ ENGINEER.

13. DOOR LOCATIONS SHOWN AT CORNERS OF ROOMS AND NOT DIMENSIONED TO BE 4" FROM CORNER FOR PROPER FRAMING AND TRIM CONDITIONS.

14. CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF ALL WORK.

STATISTICAL DATA

MILLMAN RESIDENCE
 PART OF LOT 7 / BLOCK 786
 108 HARTSHORNE RD
 MIDDLETOWN TOWNSHIP, BOROUGH OF MONMOUTH COUNTY, NJ 07760

OWNER:
 PAUL MILLMAN AND TRES HANLEY
 108 HARTSHORNE ROAD
 RUMSON, NJ 07760

ARCHITECT:
 PARNAGIAN ARCHITECTS LLC
 32 MONMOUTH STREET, FLOOR 3
 RED BANK, NJ 07708
 T: 609-280-6839
 E: BRIAN@PARNAGIANARCHITECTS.COM

REFERENCES:
 REFERENCE OF CONSERVATION AREA SURVEY MAP AS PREPARED BY RICHARD E. STOCKTON & ASSOC., INC, RICHARD STOCKTON P.L.S. #15102, DATED 12/02/13

REFERENCE TO CIVIL ENGINEER DRAWING TITLED: "PLOT PLAN" AS PREPARED BY INSITE ENGINEERING, LLC, PATRICK R. WARD, PE, PP, DATED 06/16/25.

PROJECT DESCRIPTION:

PARTIAL RENOVATION OF, AND SINGLE-STORY ADDITION TO A DETACHED SINGLE-FAMILY DWELLING.

ZONING:

TOWNSHIP OF MIDDLETOWN ZONING GROUP: R-110

PERMITTED / REQ'D	EXISTING	PROPOSED	COMPLIES
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MINIMUM REGULATIONS:

MIN. LOT AREA:	--	--	--
MIN. LOT FRONTAGE:	--	--	--
MIN. LOT WIDTH:	--	--	--
MIN. FRONT YARD SETBACK:	--	--	--
MIN SIDE & STREET SIDE YARD SETBACK:	--	--	--
MIN REAR & STREET REAR YARD SETBACK:	--	--	--

REFER ZONING
 COMPLIANCE BY
 CIVIL ENGINEER,
 DRAWING TITLED:
 "PLOT PLAN" AS
 PREPARED BY INSITE
 ENGINEERING, LLC,
 PATRICK R. WARD,
 PE, PP, DATED
 06/16/25

MAXIMUM REGULATIONS:

DWELLING UNIT DENSITY:

LOT COVERAGE:

BUILDINGS:

TOTAL:

FAR (HABITABLE AREA):

GROSS FLOOR AREA OF ALL STRUCTURES:

MAX BLDG HEIGHT:

MAX IMPERVIOUS COVERAGE:

(N) EXIST. NON-CONFORMITY (I) IMPROVED CONDITION (V) PROPOSED VARIANCE

APPLICABLE BUILDING CODES:

- 2021 IRC-NJ ED: INTERNATIONAL RESIDENTIAL CODE NJ EDITION
 - REHABILITATION SUBCODE NJAC 5:23-3.22
 - ENERGY SUBCODE NJAC 5:23-3.16
 - 2021 IMC: INTERNATIONAL MECHANICAL CODE
 - NFPA 70-2020, NEC: NATIONAL ELECTRICAL CODE
 - 2021 NSPC-NJ ED: NATIONAL STANDARD PLUMBING CODE - NJ EDITION
 - 2021 IFC: INTERNATIONAL FUEL GAS CODE

IBC/NJ DATA:

USE GROUP: R-5
 CONSTRUCTION TYPE: VB (NON-RATED)
 FEMA FLOOD HAZARD ZONE: N/A
 FINISHED FIRST FLOOR ELEV: 1" (PER SITE SURVEY)

DESIGN LOADS:

WIND SPEED:	115 MPH - EXPOSURE C
GROUND SNOW LOAD:	20 PSF
LIVE LOAD (LIVING AREA):	40 PSF
LIVE LOAD (BEDROOMS):	30 PSF
LIVE LOAD (DECKS):	60 PSF
DEAD LOAD (FLOORS & WALLS):	10 PSF
DEAD LOAD (ROOF):	15 PSF
LIVE LOAD (ROOF):	25 PSF

AREA CALCULATIONS

FLOOR	EXISTING:	NEW/ADDITION:	TOTAL:
FIRST FLOOR CONDITIONED:	3,830 SF	1,660 SF	5,490 SF
SECOND FLOOR CONDITIONED:	NA	NO CHANGE	NO CHANGE
GARAGE/CARPORT UNCONDITIONED:	450 SF (REMOVED)	450 SF	NO CHANGE
VOLUME CALCULATIONS			
FIRST FLOOR NEW CONDITIONED	---	23,680 CF	23,680 CF
GARAGE/CARPORT UNCONDITIONED	7,295 CF (REMOVED)	7,295 CF	NO CHANGE

DRAWING INDEX

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S-102 B	ANNEX - LEVEL 1 FRAMING
S-103 B	ANNEX - ROOF FRAMING

- NEW DRAWING
- ISSUED WITH CHANGES
- NO CHANGES
- NOT ISSUED

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ARCHITECT:
 BRIAN PARNAGIAN, AIA-NJ #21AI02035100
 PARNAGIAN ARCHITECTS LLC
 32 MONMOUTH STREET, FLOOR 3
 RED BANK, NJ 07712
 T: (609) 280-6839
 E: BRIAN@PARNAGIANARCHITECTS.COM

OWNER:
 PAUL MILLMAN & TRES HANLEY
 108 HARTSHORNE ROAD
 RUMSON, NJ 07760
 T: (917) 405-6246
 E: PMILLMAN@SUPERSTRUCTURES.COM

SCALE: 1/4" = 1'-0"

8' 4' 0' 4' 8' 16'

COVER SHEET / DRAWING INDEX

A-001

PA PROJ. NO: SHEET OF

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MILLMAN RESIDENCE

108 HARTSHORNE RD
RUMSON, NJ 07760

PARNAGIAN / ARCHITECTS LLC

A large, irregular polygon composed of many small squares, with a small circle containing a black wedge in the top right corner.



NOTES

REFERENCE OF CONSERVATION AREA SURVEY MAP AS PREPARED BY
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DATED 12/02/13

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**SITE PLAN DIAGRAM FOR PLAN ORIENTATION AND SCOPE OF WORKS.
REFER ENGINEER SITE PLAN FOR ALL DETAILED SITE REFERENCE
INFORMATION.**

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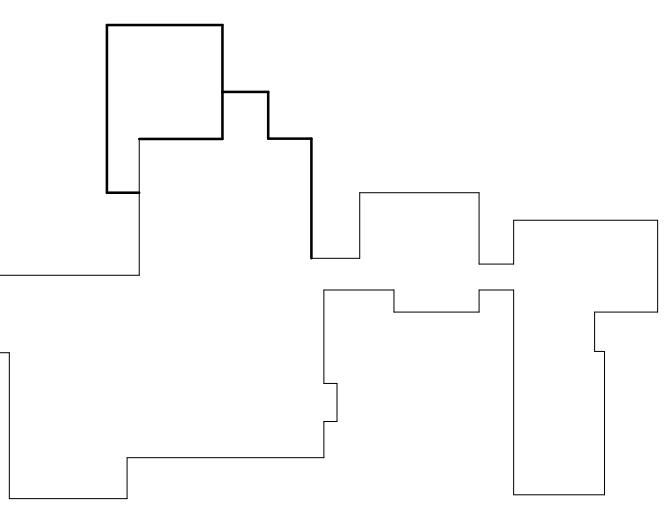
ARCHITECT:
BRIAN PARNAGIAN, AIA-NJ #21AI02035100
PARNAGIAN ARCHITECTS LLC
32 MONMOUTH STREET, FLOOR 3
RED BANK, NJ 07712
T: (609) 280-6839
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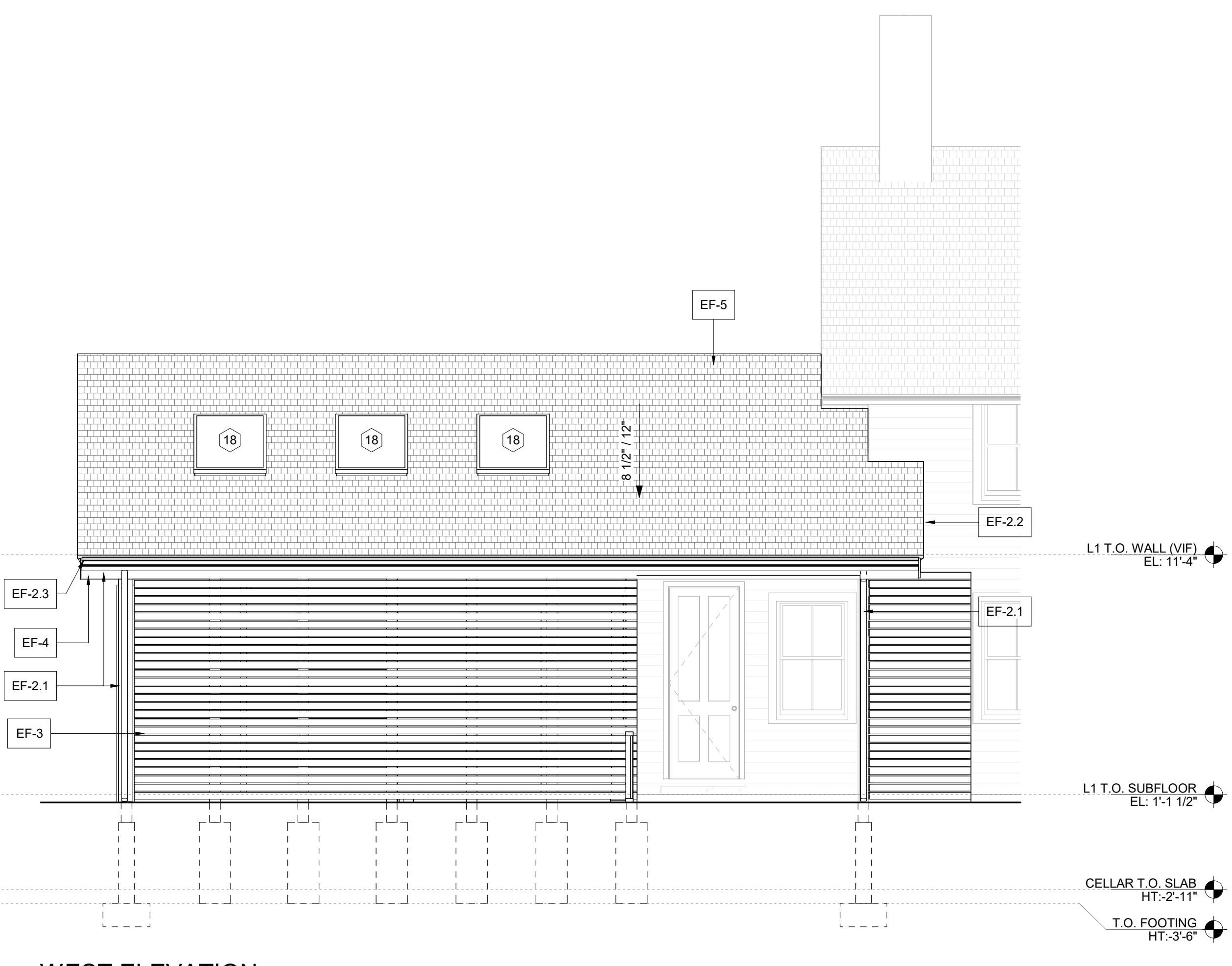
SCALE: As indicated

A-002

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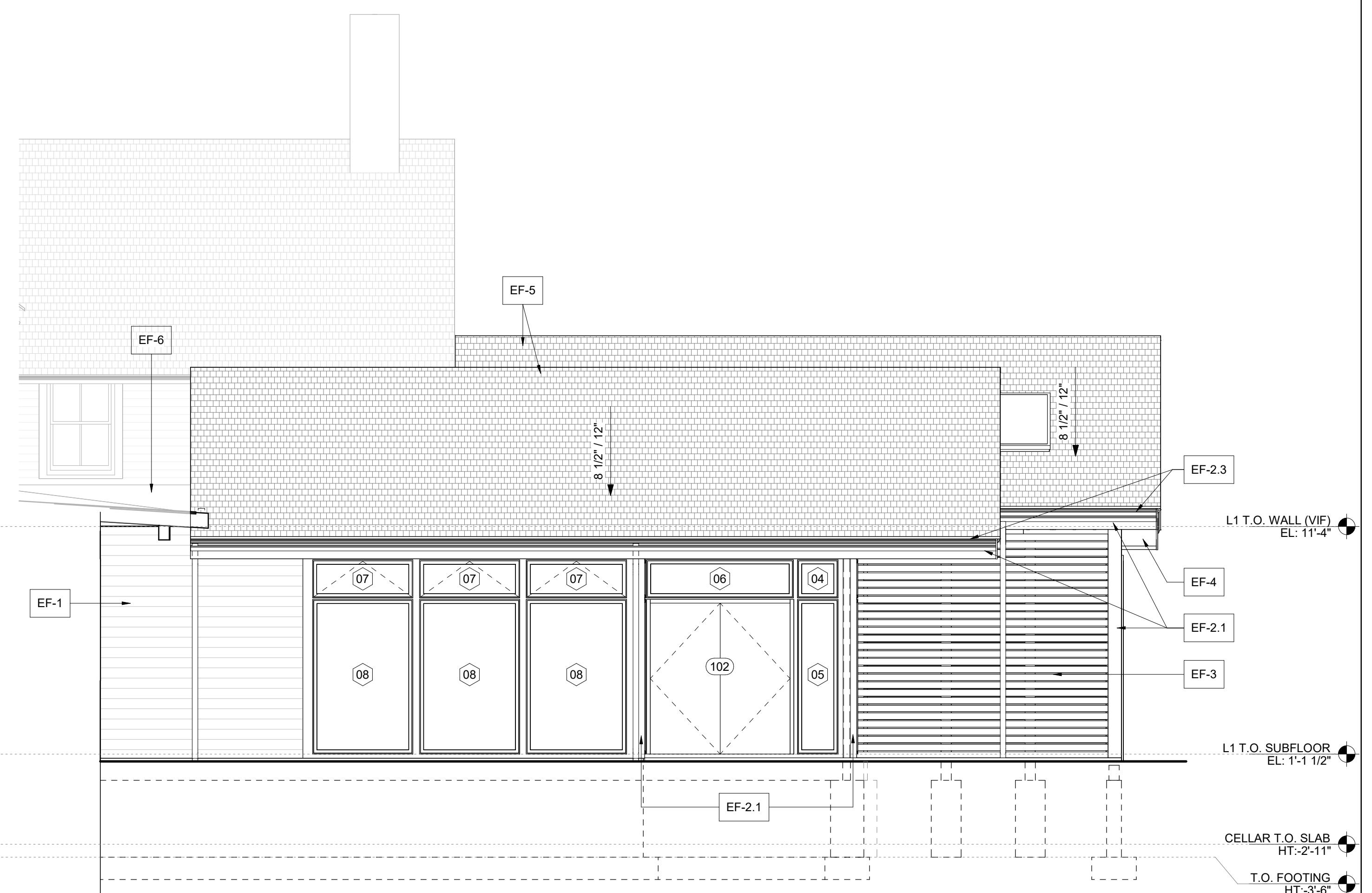


[Handwritten signature]



3 WEST ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

TYPE	MATERIAL
EF-1	HORIZONTAL CLAPBOARD SIDING: HARDE PLANK LAP SIDING, MATCH EXIST. EXPOSURE PAINT FINISH
EF-2.1	EXTERIOR TRIM: ROYAL BUILDING PRODUCTS, IX SUR EDGE TRIMBOARD, SMOOTH, WHITE FINISH, SCREWED AND PLUGGED (BOARD WIDTHS VARY)
EF-2.2	EXTERIOR TRIM: ROYAL BUILDING PRODUCTS, SHEET BOARD, SMOOTH, WHITE FINISH, SCREWED AND PLUGGED (BOARD WIDTHS VARY)
EF-2.3	EXTERIOR TRIM: ROYAL BUILDING PRODUCTS, TO MATCH EXIST. PROFILES
EF-3	HORIZONTAL PRIVACY SCREENING: ROYAL BUILDING PRODUCTS, 1X4 EXT. POLY ASH 1X4 TRIM BOARD, PRIMED FOR PAINT FINISH ON PTD PT SUBFRAMING.
EF-4	UNVENTED BOARD SOFFITS, SMOOTH
EF-5	FIBERGLASS ASPHALT SHINGLE ROOFING TO MATCH EXISTING.
EF-6	EPDM

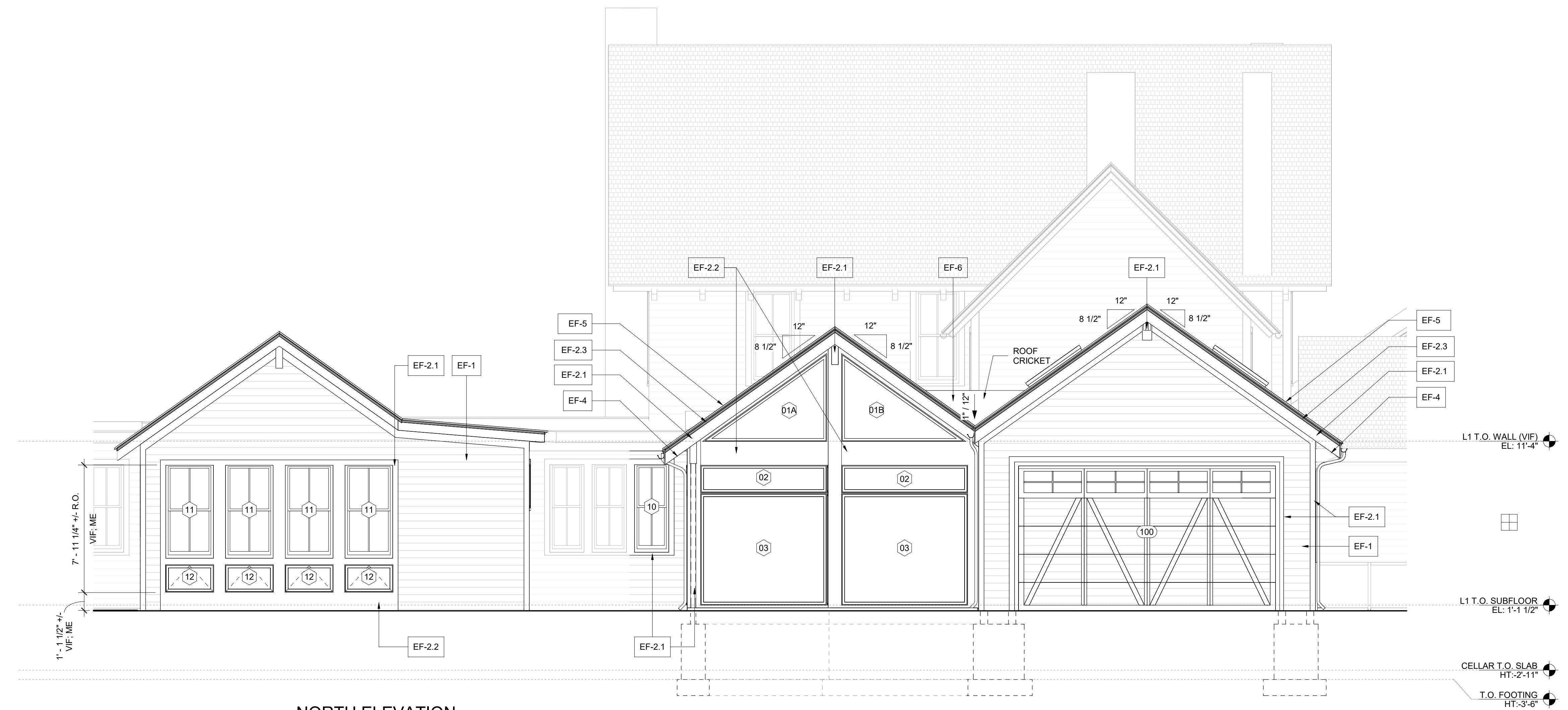
NOTES:

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- ME = MATCH EXISTING



1 NORTH ELEVATION

1/4" = 1'-0"

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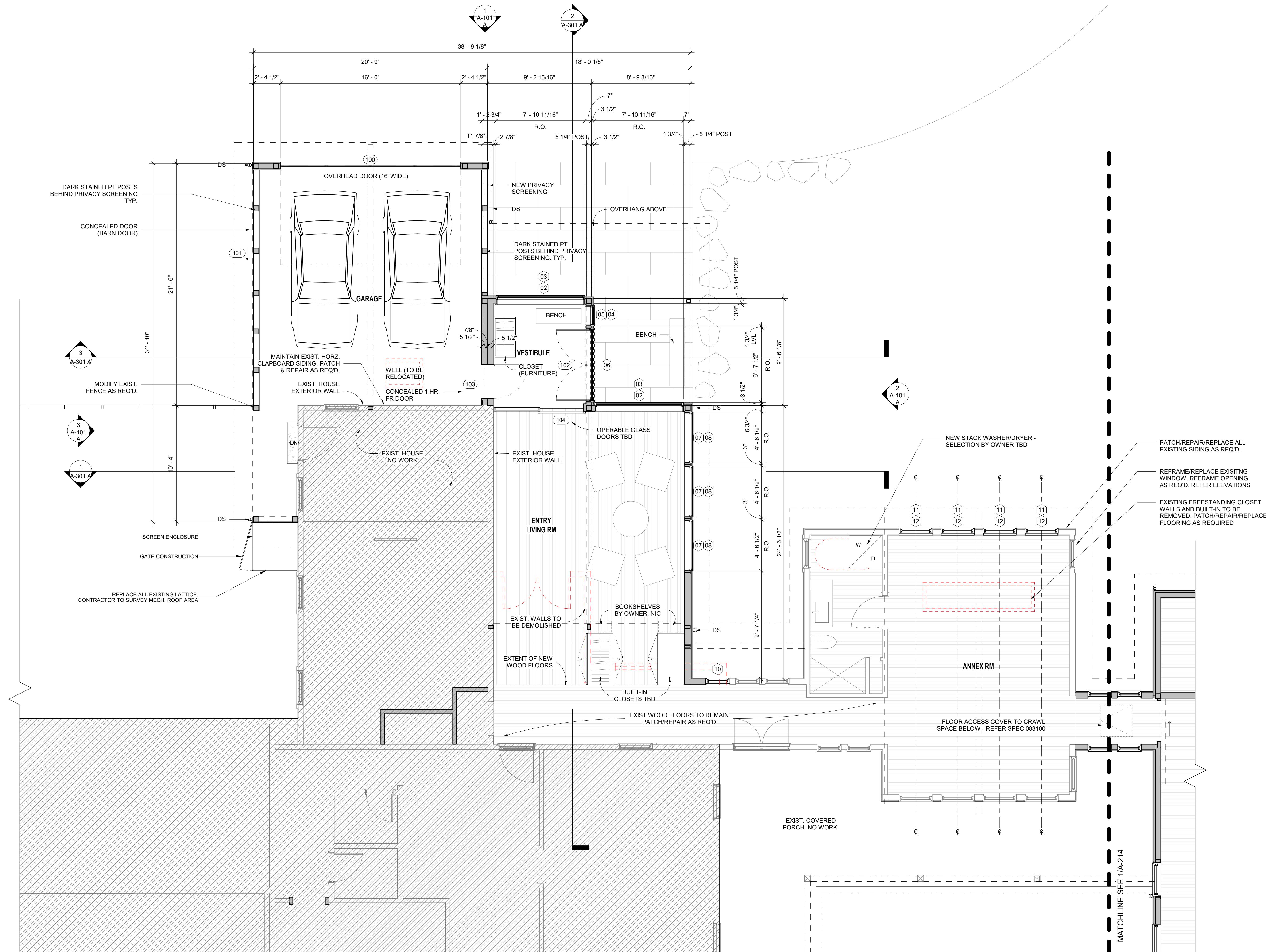
8' 4' 0' 4' 8' 16'

ENTRY - ELEVATIONS

A-101 A

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EXTERIOR FINISH SCHEDULE

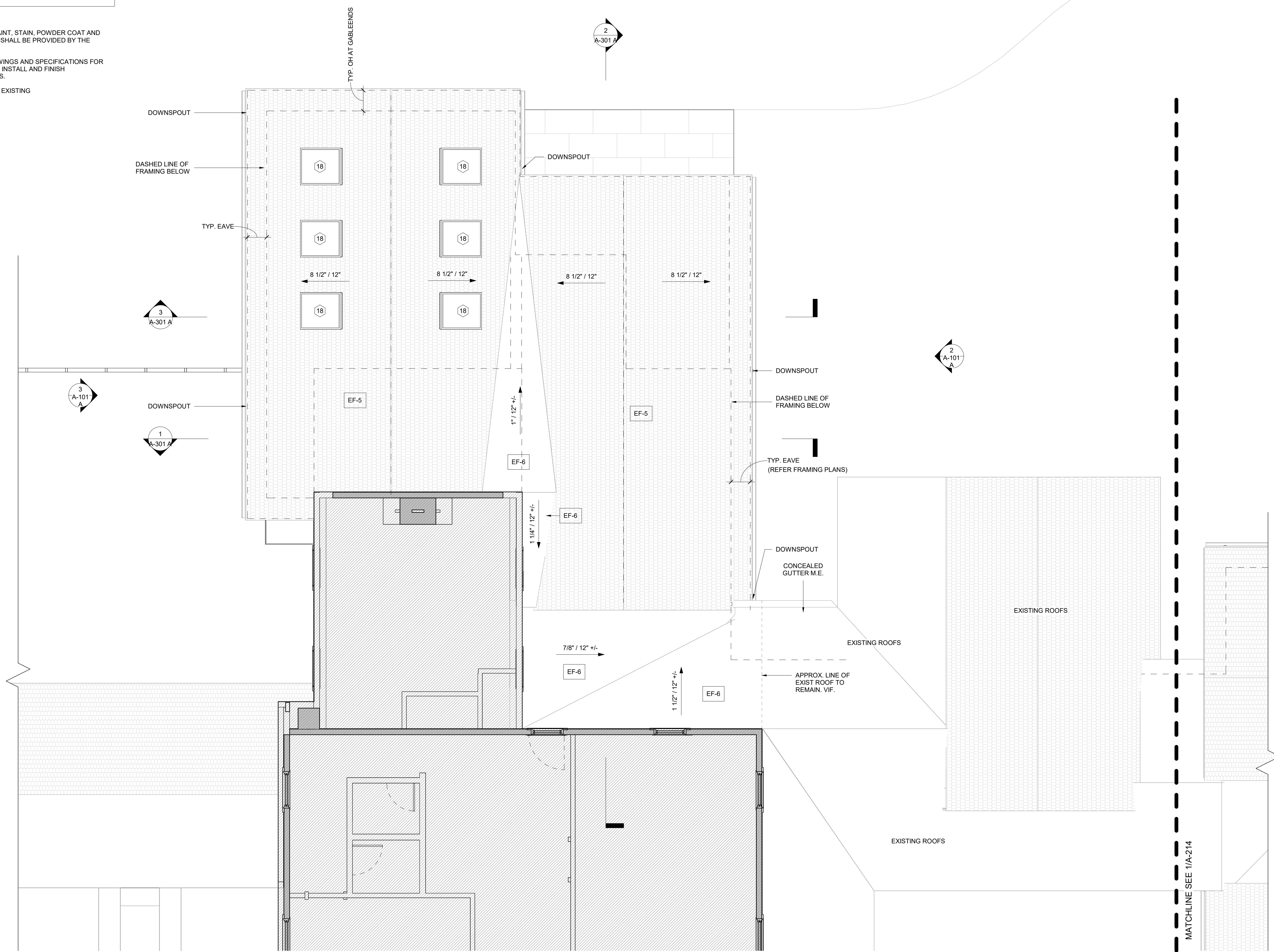
TYPE	MATERIAL
EF-5	FIBERGLASS ASPHALT SHINGLE ROOFING TO MATCH EXISTING.
EF-6	EPDM

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BRIAN PARNAGIAN, AIA-NJ #21AI02035100
PARNAGIAN ARCHITECTS LLC
32 MONTMOUTH STREET, FLOOR 3
RED BANK, NJ 07712
T: (609) 280-6839
E: BRIAN@PARNAGIANARCHITECTS.COM

OWNER:
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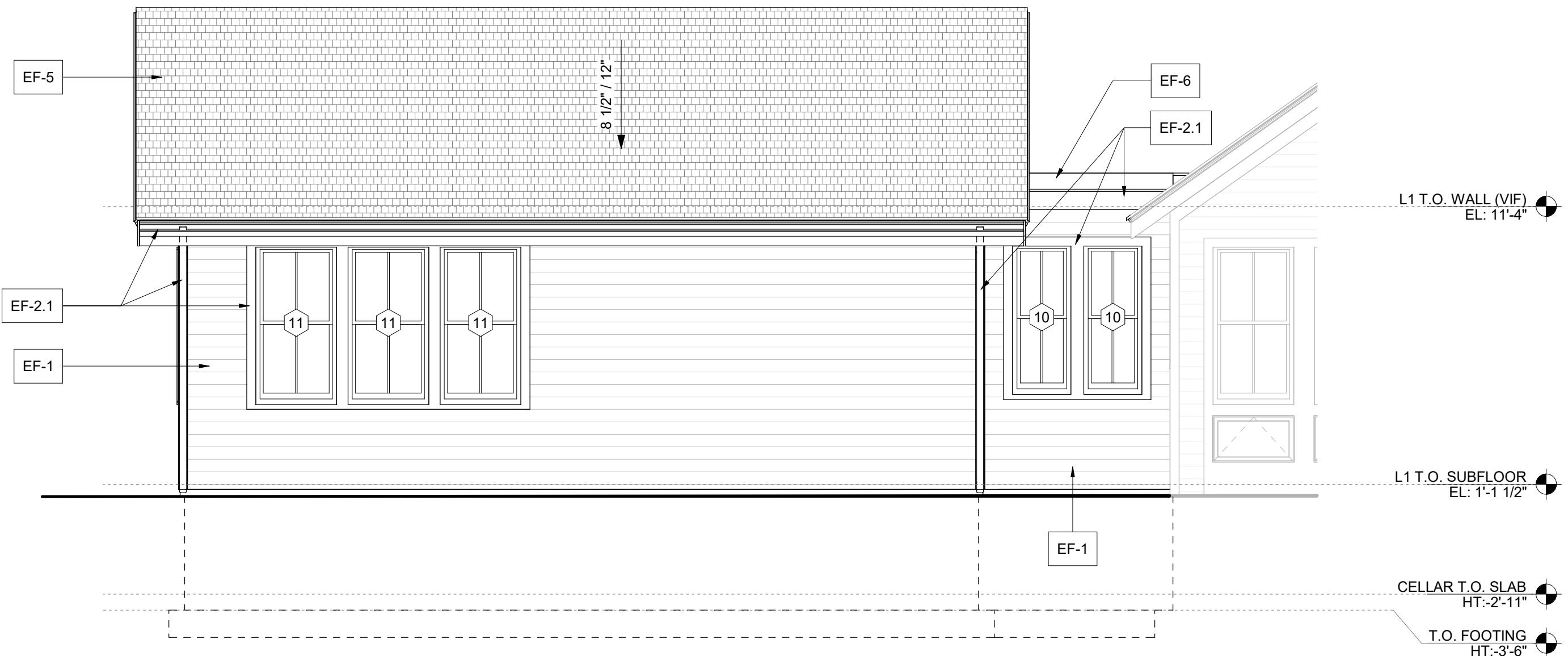
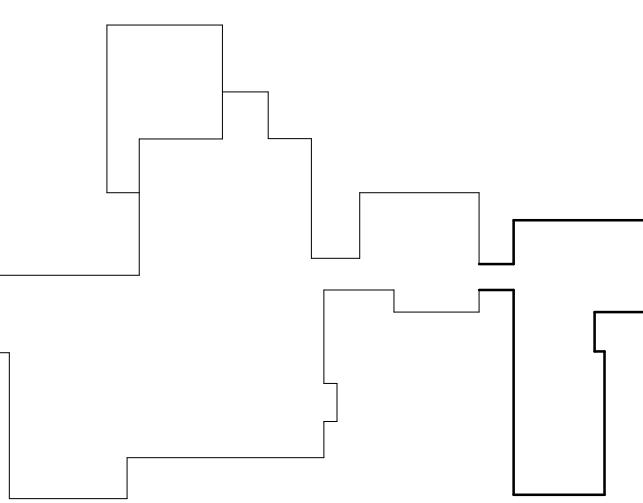
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ENTRY - ROOF

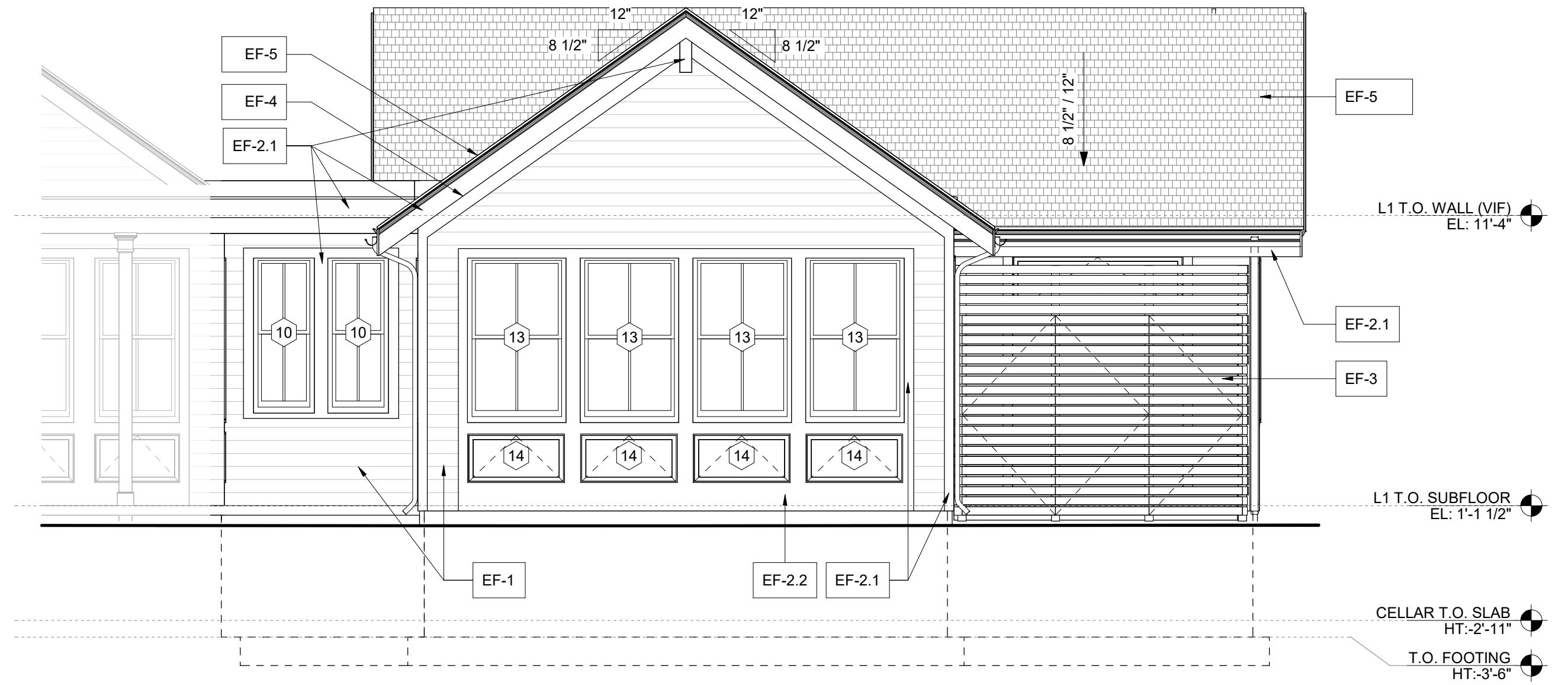
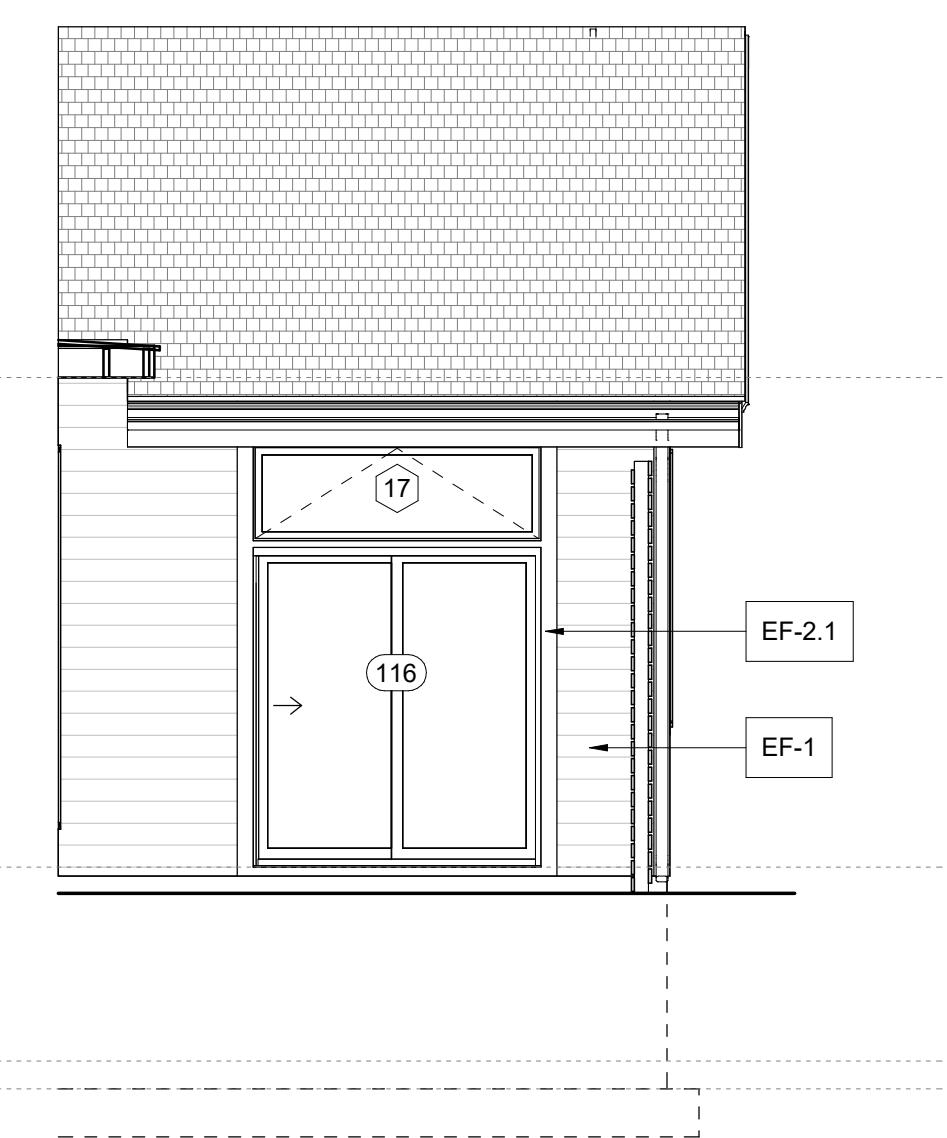
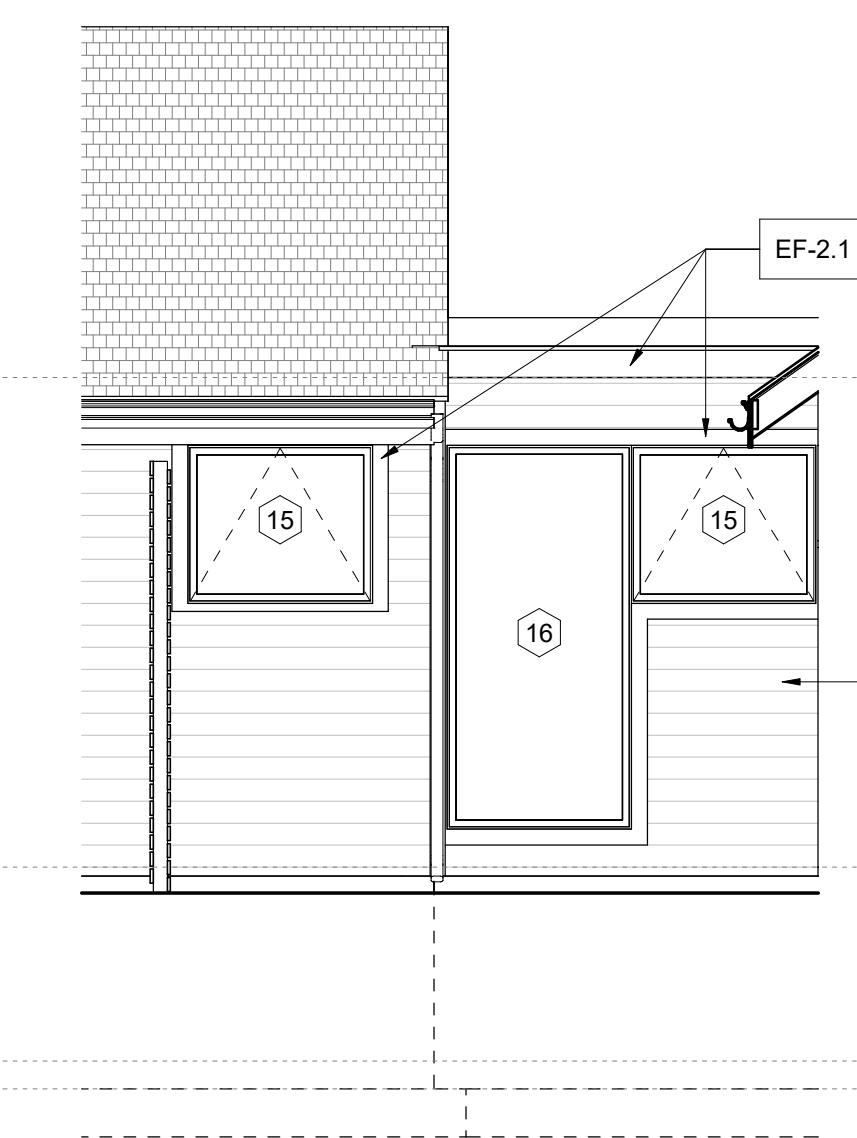
A-202 A

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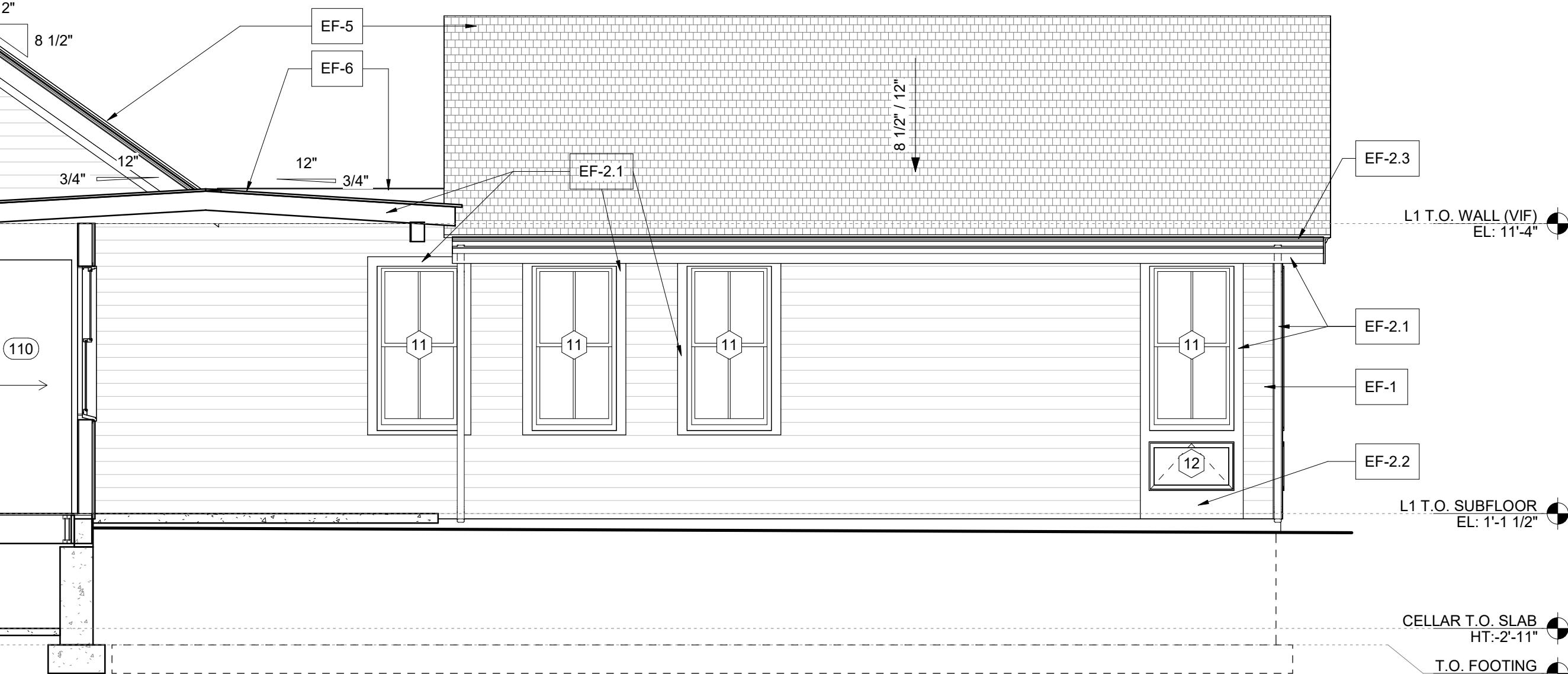
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4 NORTH ELEVATION



3 SOUTH ELEVATION



6 EAST PARTIAL ELE. - COURTYARD

5 SOUTH PARTIAL ELE. - COURTYARD

2 WEST ELEVATION

EXTERIOR FINISH SCHEDULE

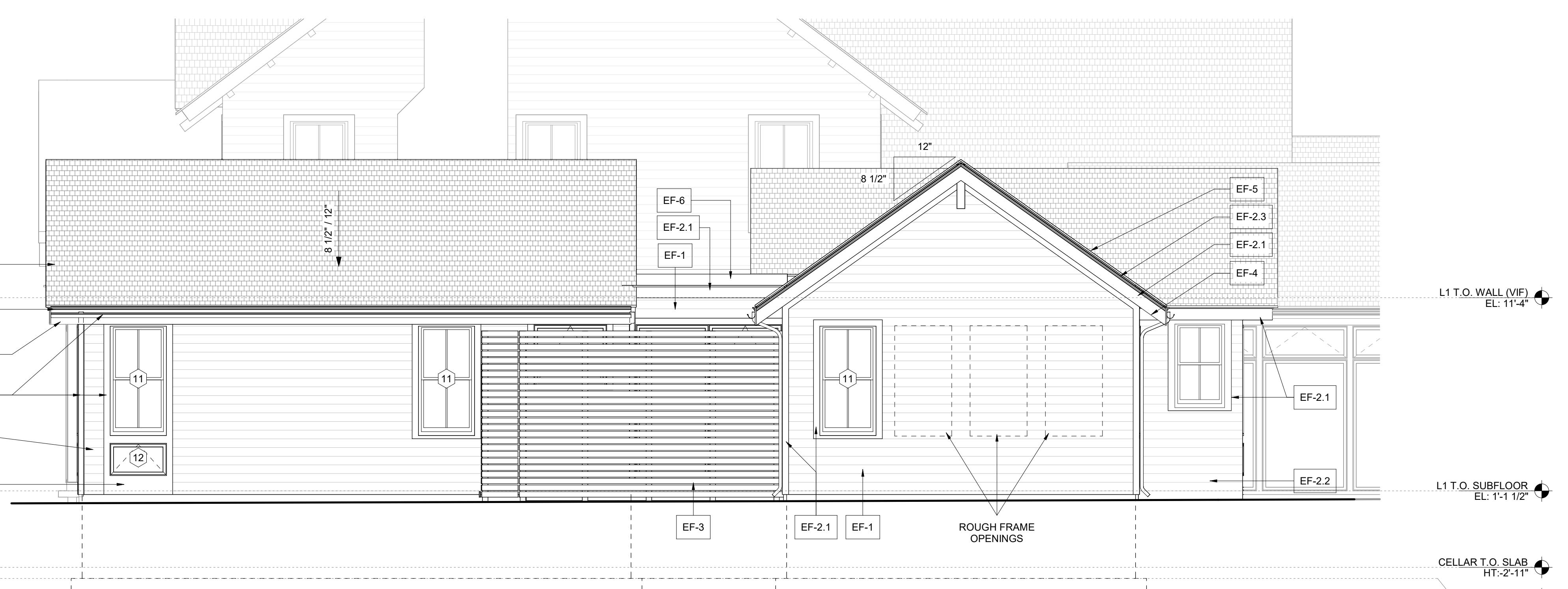
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- ME = MATCH EXISTING

1 EAST ELEVATION

1/4" = 1'-0"



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RED BANK, NJ 07712
T: (609) 280-6839
E: BRIAN@PARNAGIANARCHITECTS.COM

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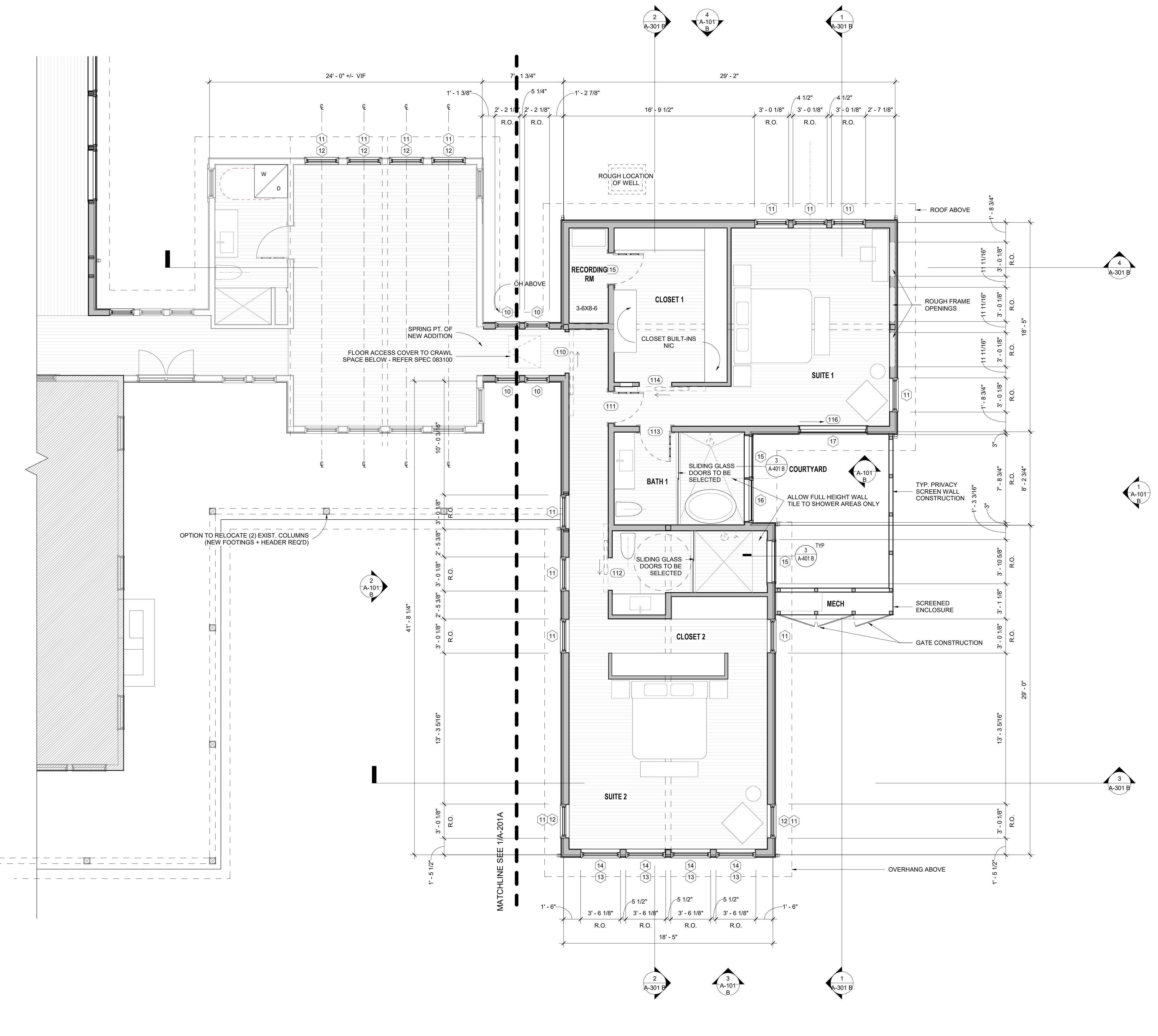
8' 4' 0' 4' 8' 16'

ANNEX - ELEVATIONS

A-101 B

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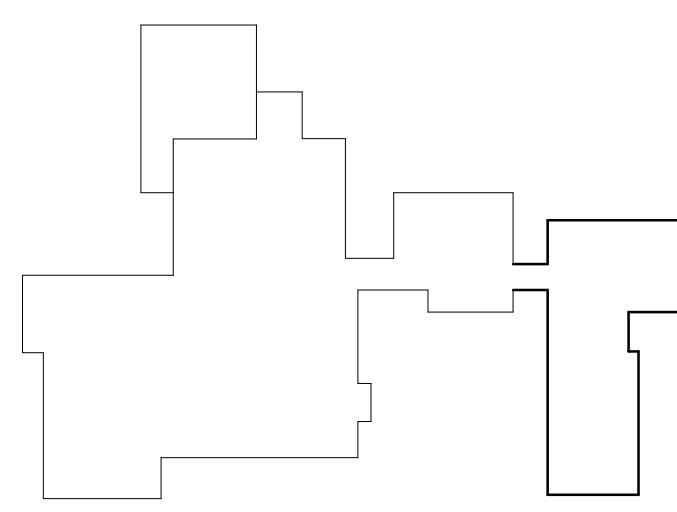
ANNEX - LEVEL 1

A-201 B

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SCALE: 1/4" = 1'-0"

8' 4' 0' 4' 8' 16'

ANNEX - ROOF

A-202 B

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