

SITE AND BUILDING DATA

BLOCK No.	536
LOT No.	228
ZONE	
TYPE OF CONSTRUCTION	5-B
AREA OF SITE	34.19 acres (1,489,316 S.F.)
AREA OF BUILDING	
BASEMENT	320 S.F.
FIRST FLOOR	320 S.F.
SECOND FLOOR	200 S.F.
	TOTAL
	550 S.F.
SITE COVERAGE:	0.03 %
LIVE LOADS	
ROOF	30 P.S.I.
ATTIC	20 P.S.I.
FLOOR	40 P.S.I.
HEIGHT	2 STORIES 20'-4" MAX. BLDG. HT.
BUILDING USE GROUP	R-3
BUILDING VOLUME	40,486 CU. FT.
OCCUPANT LOAD	3 OCCUPANTS MAX.

GENERAL CONDITIONS:
THE LATEST EDITION OF AIA DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE HEREIN PART OF THE CONTRACT FOR ALL TRADES. SECTION 4.1.1 THROUGH 4.2.2, 4.2.4 THROUGH 4.2.13 AND 4.1.1 THROUGH 4.9.3 ARE HEREBY OMITTED FROM THIS PROJECT. THE ARCHITECT SHALL NOT PERFORM ADMINISTRATION OF THE CONTRACT (FIELD OBSERVATIONS, ETC.) DURING CONSTRUCTION.

GENERAL NOTES:
1) ALL WORK PERFORMED SHALL COMPLY WITH THE N.J.I.C.C., LATEST EDITION AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY.
2) THE GENERAL CONTRACTOR (G.C.) AND HIS SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL CONDITIONS. G.C. SHALL ALSO COORDINATE HIS WORK WITH WORK OF ALL OTHER TRADES.
3) THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK. ALL WORK THAT IS REQUIRED INFERABLE AS BEING NECESSARY TO PRODUCE THE INTENDED RESULT IS REQUIRED, WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR SPECIFICATIONS, OR NOT. THE OWNER AND CONTRACTOR SHALL DECIDE AND AGREE UPON PRODUCTS, MANUFACTURERS, COLORS, STYLES, HARDWARE, TEXTURES, ETC. UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4) FIRE INSURANCE WITH EXTENDED COVERAGE, UNTIL A CERTIFICATE OF OCCUPANCY IS OBTAINED, THE CONTRACTOR SHALL INSURE THE BUILDING AND WORK INCLUDED IN THIS CONTRACT AGAINST LOSS OR DAMAGE BY FIRE AND AGAINST LOSS OR DAMAGE COVERED BY THE STANDARD EXTENDED COVERAGE INSURANCE ENDORSEMENT, IN AN INSURANCE COMPANY ACCEPTED BY THE OWNER. THE AMOUNT OF INSURANCE AT ALL TIMES TO BE AT LEAST EQUAL TO THE AMOUNT PAID ON ACCOUNT OF WORK AND MATERIALS PLUS THE VALUE OF WORK AND MATERIALS FURNISHED OR DELIVERED BUT NOT YET PAID FOR BY THE OWNER. THE POLICIES SHALL BE IN THE NAME OF THE OWNER AND CONTRACTOR, AS THEIR INTERESTS MAY APPEAR AND CERTIFICATE OF INSURANCE COMPANY AS TO THE AMOUNT AND TYPE OF COVERAGE, TERMS, AND POLICIES, ETC., SHALL BE DELIVERED TO THE OWNER BEFORE PARTIAL PAYMENTS ARE MADE.
5) CONTRACTOR'S LIABILITY INSURANCE:
a) WORKMAN'S COMPENSATION- MIN OF \$5000,000 EA. ACCIDENT
b) COMPREHENSIVE GENERAL LIABILITY
1) PERSONAL INJURY-EACH PERSON - \$5000,000
EACH OCCURRENCE- \$1,000,000
2) PROPERTY DAMAGE-EACH OCCURRENCE - \$250,000
c) CONTINUED COVERAGE IN FORCE FOR ONE YEAR AFTER COMPLETION OF WORK
d) COMPREHENSIVE AUTO LIABILITY (INCLUDED HIRE COVERAGE AS WELL AS OWNED)
1) EACH PERSON - \$500,000
2) EACH OCCURRENCE-\$1,000,000
6) G.C. SHALL PROVIDE ALL PROTECTION MEASURES FOR THE SAFETY OF THE PUBLIC, AND WORKMAN DURING THE COURSE OF THE WORK.
7) ALL WORK ON THIS PROJECT SHALL BE DONE IN THE BEST WORKMAN LIKE MANNER.
8) G.C. SHALL OBTAIN AND PAY FOR ALL PERMITS AND CERTIFICATE OF OCCUPANCY.
9) SITE WORK SHALL INCLUDE THE FOLLOWING:
a) CLEAR SITE AS REQUIRED FOR NEW CONSTRUCTION OR AS INDICATED ON THE DRAWINGS.
b) ROUGH GRADE TO REQUIRED ELEVATIONS.
c) REMOVE ALL DEBRIS AT PROJECT COMPLETION.
d) ALL GRADINGS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING FOUNDATION.
e) BLACKTOP DRIVEWAY: SUBGRADE SHALL BE WELL DRAINED, UNIFORMLY GRADED AND COMPACTED. BAE COURSE SHALL BE A MIN. OF 4" THICK GRAVEL. WEARING COURSE SHALL BE MIN. 2" THICK ASPHALTIC CONCRETE. EXTEND DRIVEWAY FROM GARAGE TO STREET WITH ENTRANCE FLARED FOR SAFE ACCESS.
f) SUBGRADE SOIL AT CONCRETE CONSTRUCTION AND BACKFILL AT STRUCTURE SHALL BE CONSOLIDATED AND COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MAXIMUM ATTAINABLE DENSITY. SUBGRADE SOIL FOR FILL SHALL BE CONSOLIDATED AND COMPACTED TO A MINIMUM DENSITY OF 90% OF THE MAXIMUM ATTAINABLE DENSITY. THE SUBGRADE FOUNDATION MATERIAL FOR BACKFILL SHALL CONSIST OF SAND OR SAND GRAVEL MIXTURE.
g) FILL AND BACKFILL: EXCEPT AS OTHERWISE SPECIFIED, FILL AND BACKFILL SHALL CONSIST OF SUITABLE EXCAVATED MATERIALS, CONSISTING OF EARTH, SANDY CLAY, SAND AND GRAVEL, SOFT SHALL OR OTHER APPROVED MATERIALS. NOTE: FOUNDATION WALLS SHALL NOT BE BACKFILLED UNLESS FRAMING IS COMPLETE OR ADEQUATE TEMPORARY SHORING IS INSTALLED.
h) DRAWINGS ARE NOT TO BE SEALED OFF UNDER ANY CIRCUMSTANCES. ANY DIMENSIONAL DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK IS TO CONTINUE.
i) DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE FROM THE E PREMISES ALL DEMOLISHED MATERIAL NOT DESIGNATED FOR REUSE AND DISPOSE OF IN STRICT ACCORDANCE WITH LOCAL AND STATE CODES. LEAVE THE PREMISES CLEAN, NEAT AND ORDERLY AT THE COMPLETION OF THE PROJECT.
j) ALL MATERIALS FOR THIS PROJECT SHALL BE NEW AND UNDAMAGED UNLESS OTHERWISE NOTED ON DRAWINGS.
k) ALL KITCHEN CABINET WORK INCLUDING KITCHEN CABINETS, BATHROOM VANITIES AND APPLIANCES WILL BE FURNISHED AND INSTALLED BY OTHERS. G.C., ELECTRICAL CONTRACTOR, AND PLUMBING CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE CABINET CONTRACTOR FOR REQUIRED WORK.
l) THE OWNER SHALL FURNISH ALL BATH ACCESSORIES, INCLUDING MIRRORS, MEDICINE CABINETS, TISSUE DISPENSERS, TOYEL BARS, ETC. G.C. SHALL INCLUDE IN HIS PRICE THE COST TO INSTALL ALL ACCESSORIES. COORDINATE LOCATIONS, REQUIREMENTS FOR RECESSED ACCESSORIES, CONCEALED WALL REINFORCEMENT, ETC. WITH OWNER.

STRUCTURAL NOTES:
1) BOTTOMS OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW THE FINISHED GRADE AND TO FIRM UNDISTURBED SOIL UNLESS OTHERWISE NOTED.
2) ALL CONCRETE METHODS, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ACI 318, LATEST EDITION.
3) ALL CONCRETE FOR FOOTINGS SHALL HAVE A STONE AGGREGATE AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 300 PSI AT 28 DAYS. CONCRETE EXPOSED TO THE WEATHER, I.E. WALKS, PATIOS, ETC. ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI @ 28 DAYS.
4) POROUS FILL UNDER CONCRETE SLABS WALKS, ETC. TO CONSIST OF CLEAN CRUSHED STONE OR CRUSHED GRAVEL.
5) EXPANSION JOINTS TO BE KEYS AND COATED WITH MASTIC BEFORE PLACING ADJACENT TO CONCRETE.
6) STEEL TROWEL FINISH ALL INTERIOR CONCRETE SLABS.
7) BROOM NON-SLIP FINISH ALL EXTERIOR CONCRETE SLABS.
8) ALL REINFORCEMENT BARS SHALL CONFORM TO ASTM A615 LATEST EDITION.
9) ALL FRAMING LUMBER SHALL BE DOUGLAS FIR No.2 WITH A MINIMUM FB=1450 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000
10) EXTERIOR TERRACE FRAMING LUMBER SHALL BE PRESSURE TREATED No.1 WITH GALVANIZED NAILS, BOLTS, ETC.
11) WOOD PLATES THAT BEAR DIRECTLY ON MASONRY SHALL BE PRESSURE TREATED, 1/2" THICK.
12) DOUBLE-UP FLOOR JOISTS WITH 2"x4" VERTICAL SPACER BETWEEN AT 24" O.C. BENEATH ALL PARALLEL PARTITIONS.
13) DOUBLE-UP ROOF AND CEILING FRAMING ALL AROUND OPENINGS FOR SKYLIGHTS, CHIMNEY PENETRATIONS, ETC.
14) MAINTAIN 2" CLEARANCE BETWEEN FRAMING AND CHIMNEYS.
15) PROVIDE 5/4 x3 WOOD CROSS BRIDGING FOR ALL JOISTS AT A MAXIMUM SPACING OF 8'-0" O.C.
16) ALL JOISTS AND RAFTERS REQUIRING FLUSH CONNECTIONS SHALL RECEIVE APPROPRIATE FRAMING ANCHORS AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL (OR AS SPECIFICALLY DETAILED ON DRAWINGS).
17) PROVIDE 2-2"x12" HEADERS OVER ALL EXTERIOR WALL OPENINGS AND INTERIOR DOOR OPENINGS UNLESS OTHERWISE NOTED.
18) PROVIDE BEARING PLATES WITH ANCHORS FOR ALL STEEL BEAMS BEARING ON MASONRY AS NOTED OR DETAILED.
19) PROVIDE A MINIMUM OF 2-3/4" x 18" LONG ANCHOR BOLTS WITH 3" HOOK FOR ALL COLUMNS. SETTING PLATES SHALL BE 1/2" THICK.
20) ALL FLITCH BEAMS SHALL BE THROUGH-BOLTED WITH 1/2" DIAMETER CARRIAGE BOLTS AT 18" O.C. STAGGERED ROWS TOP AND BOTTOM.

PLYWOOD:
1) ROOF SHEATHING: 1/2" THICK C-D INT APA WITH EXTERIOR GLUE. MAX. SPAN 24" MAX. UNSUPPORTED EDGE. 24"
2) WALL SHEATHING: 1/2" THK. C-D INT-APA WITH EXTERIOR GLUE
3) SUBFLOORING: 1/2" THK. C-D INT APA WITH EXTERIOR GLUE. MAX SPAN 16" O.C. NAILING: 6D COMMON 6" O.C. AT EDGES AND 10" O.C. AT INTERMEDIATE POINTS
4) UNDERLAYMENT - 1/4" THK. UNDERLAYMENT INT-APA WITH EXTERIOR GLUE
5) APPLICATION SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE AMERICAN PLYWOOD ASSOCIATION.

MASONRY:
1) CONCRETE MASONRY UNITS SHALL COMPLY WITH THE FOLLOWING:
a. HOLLOW UNITS: ASTM C 99
b. SOLID UNITS: ASTM C145
c. BLOCK SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 1,000 PSI
2) USE GRADE N-1 CONCRETE MASONRY UNITS FOR FOUNDATIONS FOR EXTERIOR USE. USE GRADE S-1 FOR BACK-UP OR INTERIOR NON-LOAD BEARING WORK.
3) MORTARS: COMPLY WITH ASTM C 270 MASONRY AND MORTAR TYPES
a. MASONRY MORTAR-EXTERIOR, TYPE S
b. MASONRY MORTAR-INTERIOR, TYPE N
c. SETTING BED MORTAR AND GROUT: TYPE M
d. FIRE BRICK REFRACTORY AIR SETTING MORTAR
e. PREPARATION OF MORTAR IN ACCORDANCE WITH BOCA TABLE 1114.2.1 MASONRY IN CONTACT WITH EARTH, TYPE M OR S
4) INSTALL MASONRY UNITS PLUMB AND TRUE TO LINE IN REGULAR BOND, IN DULL BED OF MORTAR WITH JOINTS UNIFORM IN THICKNESS. ALL EXPOSED JOINTS SHALL BE WELL TOOLED. REINFORCED HORIZONTAL JOINTS WITH #4 GALV WELDED STEEL WIRE EVERY 16" VERTICALLY, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN RUNNING BOND. MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HRS AFTER INSTALLATION.
5) MASONRY FOUNDATION CONTRACTOR SHALL COORDINATE TOPS OF MASONRY WITH FLOOR FRAMING, ARCHITECTURAL REQUIREMENTS AND FINISH GRADES. ALL MASONRY WALLS SHALL BE LATERALLY SUPPORTED BY HORIZONTAL BRACING OF FLOOR AND ROOF FRAMING. SILL PLATES SHALL BE ANCHORED WITH 1/2" DIAM. BOLTS EXTENDING 16" INTO FILLED CELLS OF THE MASONRY UNITS. SPACING OF BOLTS SHALL BE 48" O.C. WITH NO MORE THAN 12" OF ANY END OF PLATE. PROVIDE AT LEAST 2 BOLTS PER PLATE. ENDS OF FLOOR JOISTS SHALL BE ANCHORED EVERY 4TH JOIST WITH TRIP-L-SKIP OR SIMPSON ANCHORS. JOISTS PARALLEL TO ADJACENT WALLS SHALL BE ANCHORED TO MASONRY WALL AT INTERVALS NOT TO EXCEED 8'-0" WITH 1-1/2" x 1/4" BENT STEEL ANCHORS. ONE END SHALL BE EMBEDDED IN MORTAR JOINT OR END BENT DOWN INTO MOTAR FILLED BLACK CORE. LENGTH OF ANCHOR SHALL BE SUFFICIENT TO ENGAGE AT LEAST 3 JOINTS.
6) BRICK: SHALL COMPLY WITH ASTM STANDARDS AS FOLLOWS
a. SOLID UNITS OF FACE BRICK- C 216
b. SOLID UNITS OF BUILDING BRICK - C 26
c. GRADE REQUIREMENTS FOR UNITS IN CONTACT WITH GROUND OR SUBJECT TO WATER, FROST, AND FREEZING SHALL COMPLY WITH PROVISIONS OF ASTM.
d. NETTING OF BRICK SHALL BE REQUIRED IF THE UNITS INITIAL RATE OF ABSORPTION EXCEEDS 0.035 OUNCES PER SQUARE INCH
e. METAL TIES FOR BRICK VENEER SHALL BE 22 GA. MIN. GALV. CORRUGATED STEEL, 7/8" MIN. WIDTH TIES SHALL BE NAILED TO STUDS AND SPACED 16" O.C. VERT. AND 32" O.C. HORIZ. (MAX.)

MICRO-LAM BEAM:
1) SCOPE OF WORK: ALL STRUCTURAL MICRO-LAM LVL LUMBER SHALL BE FURNISHED AS SHOWN DETAILED ON THE PLANS AND SPECIFIED HEREIN.
2) MANUFACTURE: MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL IN CONFORMANCE WITH THE STANDARDS OF THE TRUSS JOISTS SYSTEM CORPORATION. BEAMS SHALL PROVIDE THE FOLLOWING ALLOWABLE STRESS VALUES:
a) 2800 PSI EXTREME FIBER STRESS IN BENDING (FB), 2600 PSI TENSION PARALLEL TO GRAIN (FT), 500 PSI COMPRESSION PERPENDICULAR TO GRAIN (FC), AND 250 PSI HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE (FV).
3) INSTALLATION: WHERE MULTIPLE UNIT BEAMS ARE SPECIFIED, THE BEAMS SHALL BE THROUGH-BOLTED WITH 1/2" DIAMETER CARRIAGE BOLTS AT 24" O.C. STAGGERED ROWS TOP AND BOTTOM.

FINISH NOTES:
1) WALLS AND CEILING: STANDARD GYPSUM BOARD USED FOR ALL FACING LAYERS OF ALL PARTITIONS AND CEILING, 48" WIDE AND 1/2" UNLESS OTHERWISE NOTED, WITH TAPERED BEVELED EDGES AND ATTACHED WITH SCREWS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL GYPSUM BOARD SHALL RECEIVE A 3-COAT SPACKLE FINISH. ALL SPACKLE WORK SHALL BE FINE SANDED SMOOTH AND LEVEL.
2) PAINTING AND FINISHING OF ALL INTERIOR AND EXTERIOR ITEMS SHALL BE AS FOLLOWS:
a) COLOR AND GLOSS TO BE SELECTED BY THE OWNER. ALL SURFACES TO BE PAINTED SHALL BE CLEANED PROPERLY PREPARED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROTECT ADJACENT SURFACES AS REQUIRED.
b) DRAFTSTOP ALL SOFFITS AS FOLLOWS:
1) CONSTRUCT SOFFIT AFTER GYPSUM BOARD WALLS AND CEILING HAVE BEEN COMPLETED. FIRE-TAPE ALL CONCEALED JOISTS. SEAL AROUND ALL PENETRATIONS FOR PIPING/WIRING.
2) ALL BATT INSULATION SHALL HAVE INTEGRAL FOIL VAPOR BARRIER UNLESS OTHERWISE NOTED.
3) ALL CLOSETS TO BE FURNISHED WITH A FINISHED WOOD SHELF AND A STAINLESS STEEL POLE, UNLESS OTHERWISE NOTED.
4) WHERE FLOOR FINISHES OF DIFFERENT ELEVATION MEET, PROVIDE APPROPRIATE REDUCING SADDLES.
5) WHERE WALLS AND/OR CEILING MEET AND AN ANGLE OTHER THAN 90 DEG. OCCURS, THE JOIN SHALL BE FINISHED WITH "BEADEX" B-1 FLEX BEAD OR IT'S APPROVED EQUIVALENT. SPACKLE AND SMOOTH AND LEVEL.
6) PROVIDE STANDARD CORNER BEADS ON ALL 90 DEG. INTERSECTIONS. USE PLASTIC CORNER BEADS IN BATH AREAS.
7) ALL CERAMIC FLOOR TILE SHALL BE THIN SET OVER 1/4" THICK PORTLAND CEMENT/SANF BASE REINFORCED WITH GALVANIZED METAL LATH OVER #15 BUILDING FELT ON 5/8" EXTERIOR GRADE PLYWOOD SUBFLOOR.
8) WHERE CERAMIC TILE IS INDICATED AS A WALL OR CEILING FINISH IN TUB OR SHOWER ENCLOSURES, THE SUBSTRATE SHALL BE 1/2" WONDER BOAR. IN ALL OTHER AREAS, SUBSTRATE SHALL BE 1/2" MOISTURE RESISTANT GYPSUM BOARD.

THERMAL AND MOISTURE PROTECTION:
1) INSULATION: SPRAY FOAM INSULATION BY CARISLE OR APPROVED EQUAL. MAINTAIN R-VALUES AS LISTED BELOW
a) EXTERIOR WALLS: R-20
b) ROOF AND CEILING OVER UNHEATED SPACES: R-49
c) FLOORS AND CEILING OVER HEATED SPACES: R-30

ROOFING:
1) STANDING SEAM METAL PANEL SYSTEM BY NUCOR OR APPROVED EQUAL, SHALL BE INSTALLED OVER #30 FELT. INSTALL ROOFING OVER ICE AND WATER BARRIER (GAF WEATHER WATCH) AT EAVES AND VALLEYS.
2) ICE AND WATER SHIELD: PROVIDE 0.040" THICK BY 36" ICE AND WATER SHIELD ROOFING UNDERLAYMENT. PRODUCT IS COMPOSED OF POLYOLEFIN FILM LAMINATED TO RUBBER ASPHALT AND MANUFACTURED BY N.R. GRADE PREPARE SUBSTRATE AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S DETAILS AND INSTALLATION INSTRUCTIONS

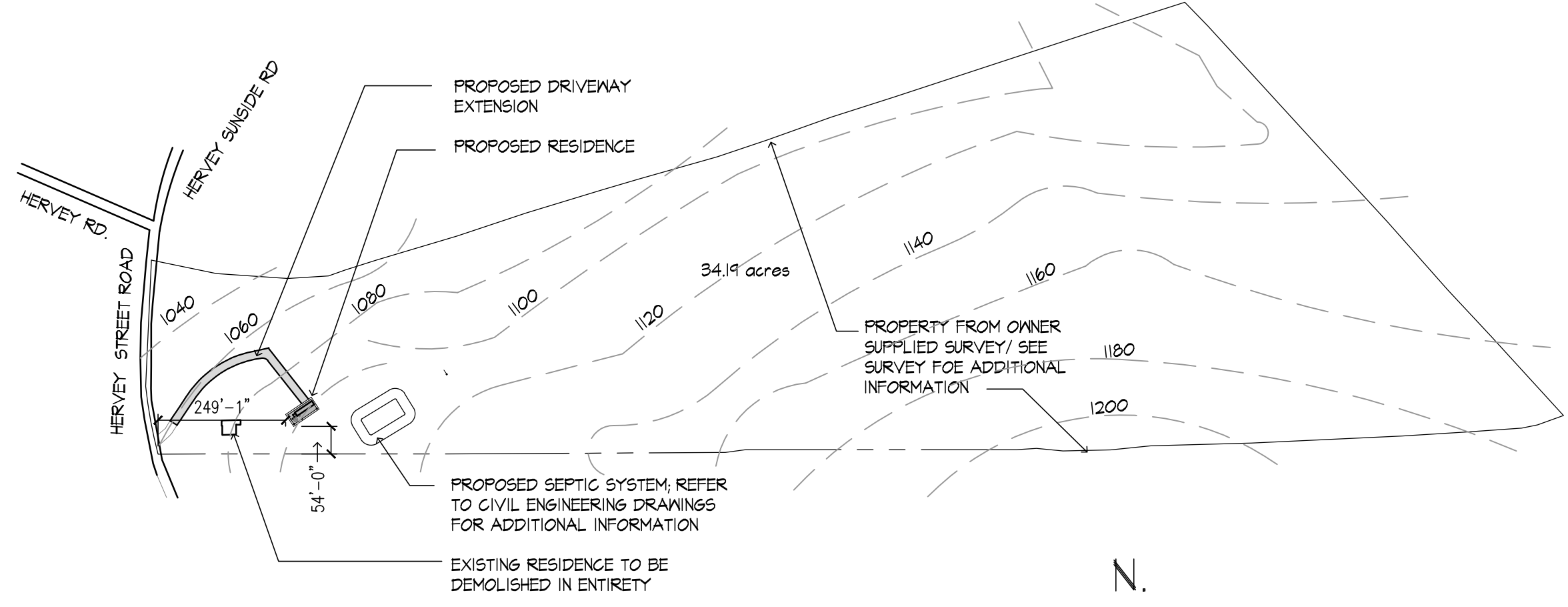
WINDOWS:
1) "PERMA SHIELD" WOOD WINDOWS AS MANUFACTURED BY THE ANDERSON CORPORATION 200 SERIES. SIZES AND TYPES SHALL BE INDICATED ON THE PLANS. THE OWNER SHALL SELECT COLOR OF THE PERM SHIELD CLADDING. GLAZING SHALL BE HIGH PERFORMANCE INSULATING. REFER TO FLOOR PLANS FOR UNITS REQUIRING EGRESS HARDWARE.
2) TEMPERED GLASS SHALL BE INSTALLED WHERE INDICATED ON THE PLANS.
3) FURNISH AND INSTALL WITH THE FOLLOWING ACCESSORIES:
a) INSECT SCREEN FOR OPERABLE SASH UNITS.
b) EXTENSION JAMBS, MULLION COVERS (INTERIOR AND EXTERIOR), GLIPS, FLASHINGS ETC. AS REQUIRED FOR COMPLETE INSULATION.

PLUMBING:
1) ALL WORK SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, ADOPTED AND AMENDED BY THE N.J.I.C.C.
2) ALL WATER SUPPLY LINES SHALL BE COPPER, TYPE L. ALL SOLDER USED SHALL BE LEAD FREE.
3) SHOWER CONTROLS SHALL HAVE PRESSURE BALANCE VALVE AND INTEGRAL VALVE STOPS.
4) ALL HOT WATER LINES, CONCEALED OR NOT, SHALL BE INSULATED WITH A 1/2" ARMAFLEX OR EQUAL.
5) ALL WASTE LINES MAY BE PVC SCH40. WHERE PVC IS INSTALLED IN WALLS OR FLOORS, PROVIDE INSULATION BATHS AROUND PIPES TO REDUCE SOUND TRANSMISSION.
6) PLUMBING FIXTURES AND TRIM SHALL BE AS SELECTED BY THE OWNER AND INSTALLED BY THE G.C.
7) HOT WATER HEATER, 50 GALL. GAS FIRED AS MANUFACTURED BY RHEEM OR EQUAL

HVAC NOTES:
1) ALL WORK SHALL BE IN ACCORDANCE WITH THE BOCA MECHANICAL CODE LATEST EDITION, NATIONAL FIRE PROTECTION ASSOCIATION AND REFRIGERATION SAFETY CODE ASHAE.
2) G.C. SHALL PROVIDE A HEATING, VENTILATING AND AIR-CONDITIONING SYSTEM AS REQUIRED TO MEET THE FOLLOWING DESIGN CONDITIONS:
a) HEATING: OUTSIDE 0 DEG. F. INSIDE 70 DEG. F.
b) COOLING: OUTSIDE 95 DEG. F. DB/78 DEG. WB - INSIDE 72 DEG. DB/60 DEG. WB. THE HVAC SYSTEM SHALL BE AS FOLLOWS:
1. HEATING: HOT AIR FURNACE SYSTEM ZONED AS FOLLOWS:
2. COOLING: HIGH EFFICIENCY AIR HANDLERS WITH REMOTE HIGH EFFICIENCY CONDENSERS (SPLIT SYSTEM) AND ELECTRONIC FILTERS ZONED AS FOLLOWS.
ALL EQUIPMENT SHALL BE MANUFACTURED BY RUUD, CARRIER, OR LENOX.
4) COORDINATE CONTROL AND POWER WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR IN FIELD.
5) COORDINATE LOCATION OF HVAC EQUIPMENT IN FIELD WITH THE OWNER IF NOT SHOWN.
6) PROVIDE ELECTRONIC THERMOSTATS, HONEYWELL OR EQUAL, FOR EACH ZONE. T-STATS SHALL BE ELECTRONIC TYPE WITH PROGRAMMABLE NIGHT SETBACK, HONEYWELL OR EQUAL.

GROUND FLOOR UPPER FLOOR:
1. HEATING: HOT AIR FURNACE SYSTEM ZONED AS FOLLOWS:
2. COOLING: HIGH EFFICIENCY AIR HANDLERS WITH REMOTE HIGH EFFICIENCY CONDENSERS (SPLIT SYSTEM) AND ELECTRONIC FILTERS ZONED AS FOLLOWS.
ALL EQUIPMENT SHALL BE MANUFACTURED BY RUUD, CARRIER, OR LENOX.
4) COORDINATE CONTROL AND POWER WIRING REQUIREMENTS WITH ELECTRICAL CONTRACTOR IN FIELD.
5) COORDINATE LOCATION OF HVAC EQUIPMENT IN FIELD WITH THE OWNER IF NOT SHOWN.
6) PROVIDE ELECTRONIC THERMOSTATS, HONEYWELL OR EQUAL, FOR EACH ZONE. T-STATS SHALL BE ELECTRONIC TYPE WITH PROGRAMMABLE NIGHT SETBACK, HONEYWELL OR EQUAL.

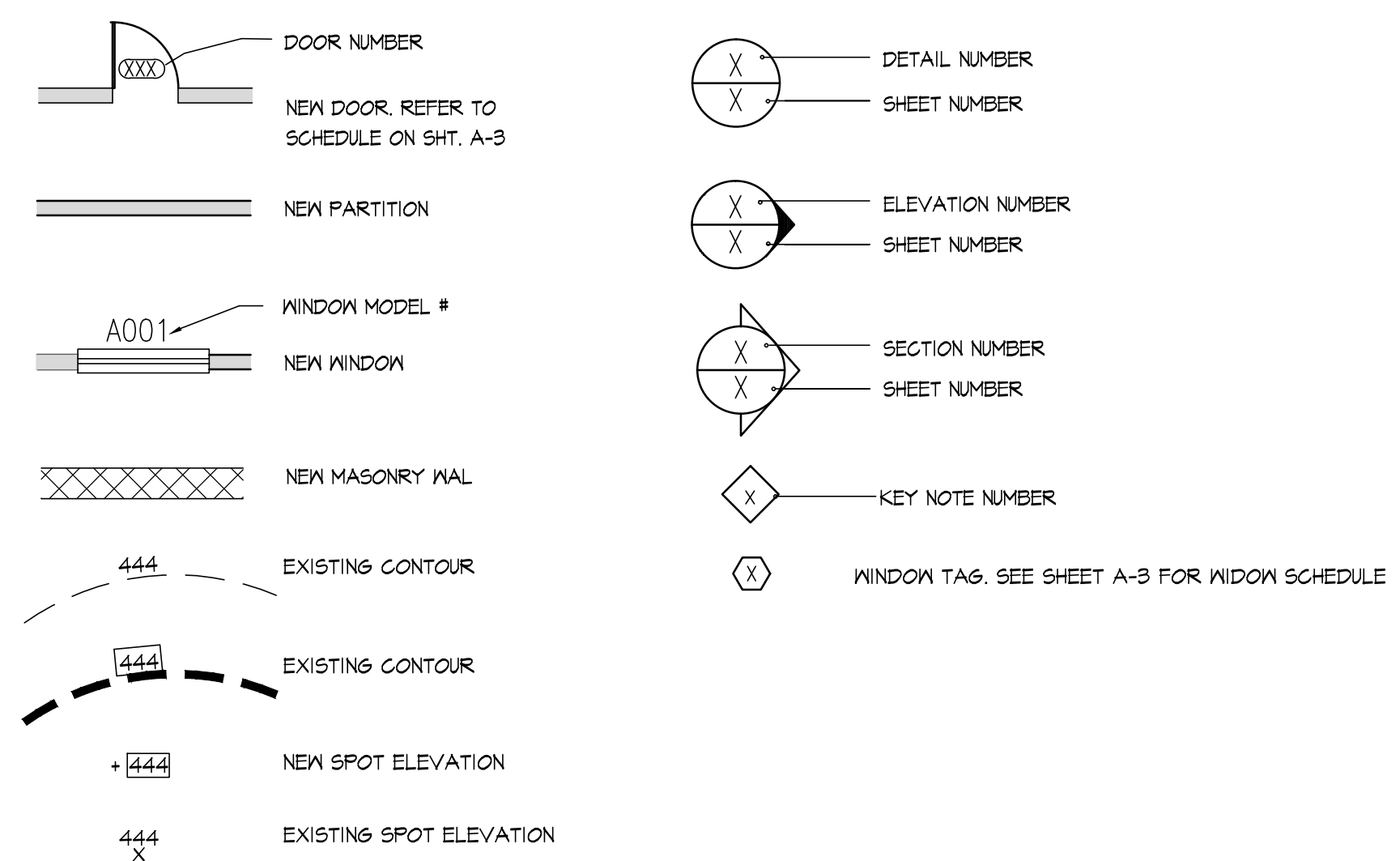
ELECTRICAL NOTES:
1) ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION.
2) SCOPE OF WORK: FURNISH ALL LABOR, MATERIAL AND APPLIANCES IN ORDER TO PRODUCE A COMPLETE ELECTRICAL SYSTEM. CONTRACT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING PRINCIPAL ITEMS OF WORK:
a) PROVIDE NEW SERVICE.
b) ELECTRICAL MAIN AND BRANCH PANELS AS REQUIRED.
c) WORK IN CONNECTION WITH TRADES.
d) INSTALLATION OF LIGHTING FIXTURES WITH LAMPS, DOOR CHIMES, ETC.
e) DEVICE PLATES
f) TEMPORARY LIGHT AND POWER
g) TAGGING OF FEEDERS
3) G.C. SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS. PROVIDE OWNER WITH CERTIFICATES OF INSPECTIONS.
4) ALL WIRING SHALL BE COPPER TYPE AC (ARMORED CABLE) OR NM (NON-METALLIC CABLE). OUTLET BOXES SHALL BE TYPE AND SIZES FOR ALL LOCATION USE INTENDED.
5) COORDINATE CONTROL AND POWER WIRING REQUIREMENTS FOR HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR.
6) WHERE OUTLETS ARE SHOWN TO BE CONTROLLED BY SWITCHED, CONNECT SWITCH TO TOP LEG OF OUTLET ONLY. VERIFY LOCATION WITH OWNER.
7) SMOKE DETECTORS TO BE HARD WIRED AND INTER-CONNECTED. SYSTEM SHALL BE FURNISHED AND INSTALLED WITH A BATTERY BACK-UP.
8) ALL LIGHTING FIXTURES SHALL BE FURNISHED BY THE OWNER (B.O.) WIRED AND INSTALLED BY THE ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED. ALL FIXTURES SHALL BE CAPABLE OF USING 'A' TYPE LAMPS.
9) EXHAUST FANS (E.F.) SHALL BE AS MANUFACTURED BY 'BRAON' OR EQUAL, AND SHALL INCLUDE A BUILT-IN LIGHT (UNLESS OTHERWISE NOTED), DUCT TO THE EXTERIOR SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
10) VERIFY THE FINAL LOCATION OF ALL SWITCHES, OUTLETS, LIGHTING FIXTURES ETC., WITH THE OWNER PRIOR TO COMMENCING WITH THE WORK.
11) SWITCHED SHALL BE SILENT TOGGLE TYPE (DIMMERS SHALL BE SLIDING TYPE)
12) OUTLETS SHALL BE DUPLEX GROUNDING TYPE.
13) ALL DEVICES SHALL BE UL LISTED AS MANUFACTURED BY 'LEVITON' OR 'EAGLE'. COLOR AS SELECTED BY THE OWNER.
14) THE STANDARD MOUNTING HEIGHT OF ALL OUTLETS SHOWN SHALL BE 16" A.F.F. MEASURED TO CENTERLINE WHERE OUTLETS ARE SHOWN TO BE LOCATED ABOVE COUNTERTOPS, THE STANDARD MOUNTING HEIGHT SHALL BE 42" A.F.F. THE STANDARD MOUNTING HEIGHT OF ALL SWITCHES SHALL BE 48" A.F.F. MEASURED TO THE CENTERLINE. REFER TO DRAWINGS FOR OTHER SPECIFIC REQUIREMENTS. DEVICE PLATES SHALL BE SELECTED BY OWNER, COLOR AND STYLE



A SITE PLAN

1" = 250'-0"
NOTES:
A. SITE INFORMATION WAS TAKEN FROM A SURVEY DATED 6.20.2022 FROM SANTO ASSOCIATES, LAND SURVEYING AND ENGINEERING P.C.
B. G.C. TO REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

CONSTRUCTION LEGEND:



LIST OF DRAWINGS

A-1	TITLE SHEET, GENERAL NOTES, PLOT PLAN LEGEND
A-2	FOUNDATION PLAN, DETAILS
A-3	FLOOR PLANS
A-4	FRAMING PLANS
A-5	ROOF PLANS, WALL SECTIONS
A-6	ELEVATIONS
A-7	POWER PLANS
A-8	RISER DIAGRAMS

THE DEROSA GROUP, PC
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project title :
NEW RESIDENCE AT

268 HERVEY ST.
TOWN OF DURHAM
GREENE COUNTY
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drawing title :
SITE PLAN
GENERAL NOTES

revisions/issue :
1) 10/23/2023- ISSUE FOR BID

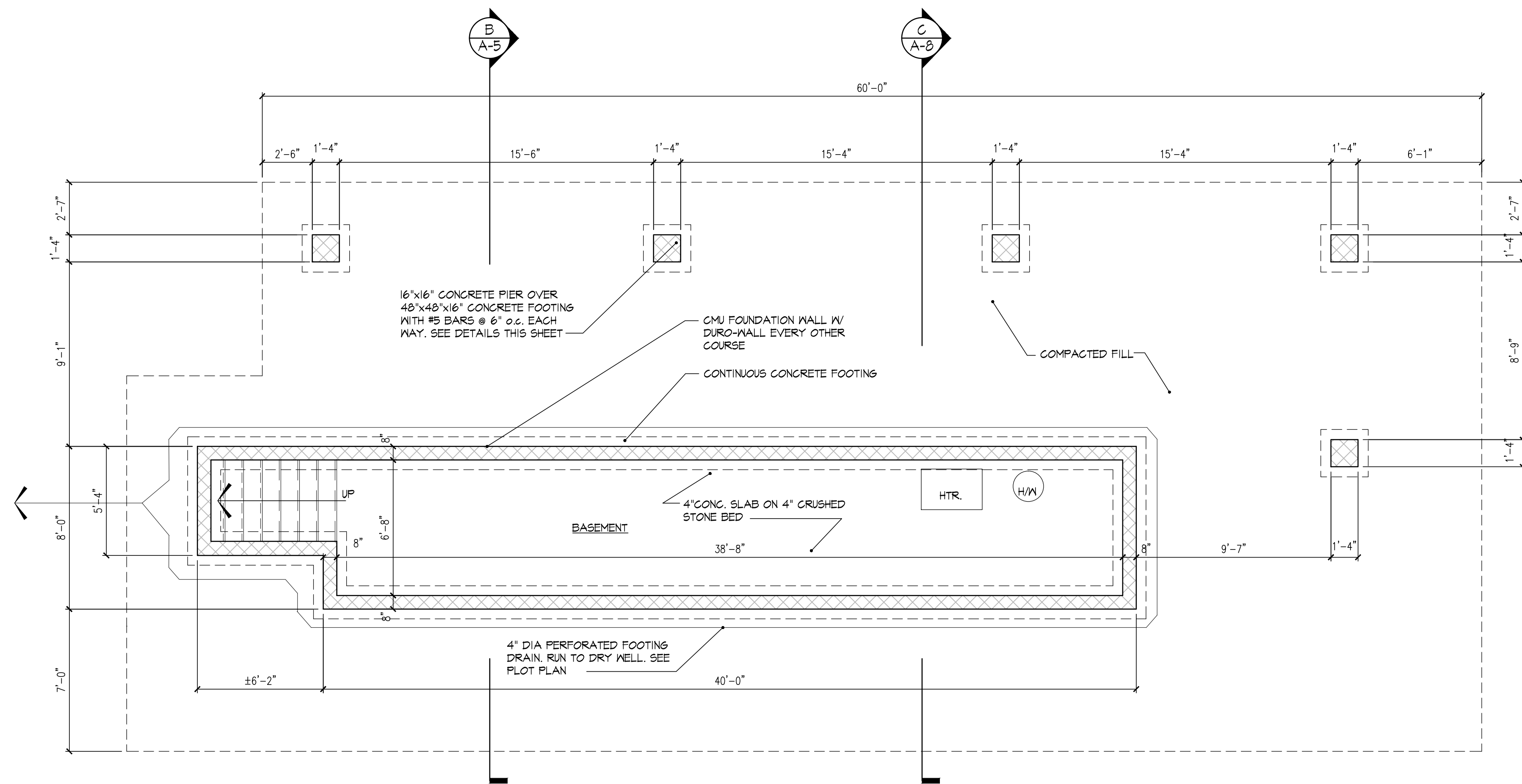
drawn by : AR

checked by : RD

project no. : 3218

date : 10/23/2023

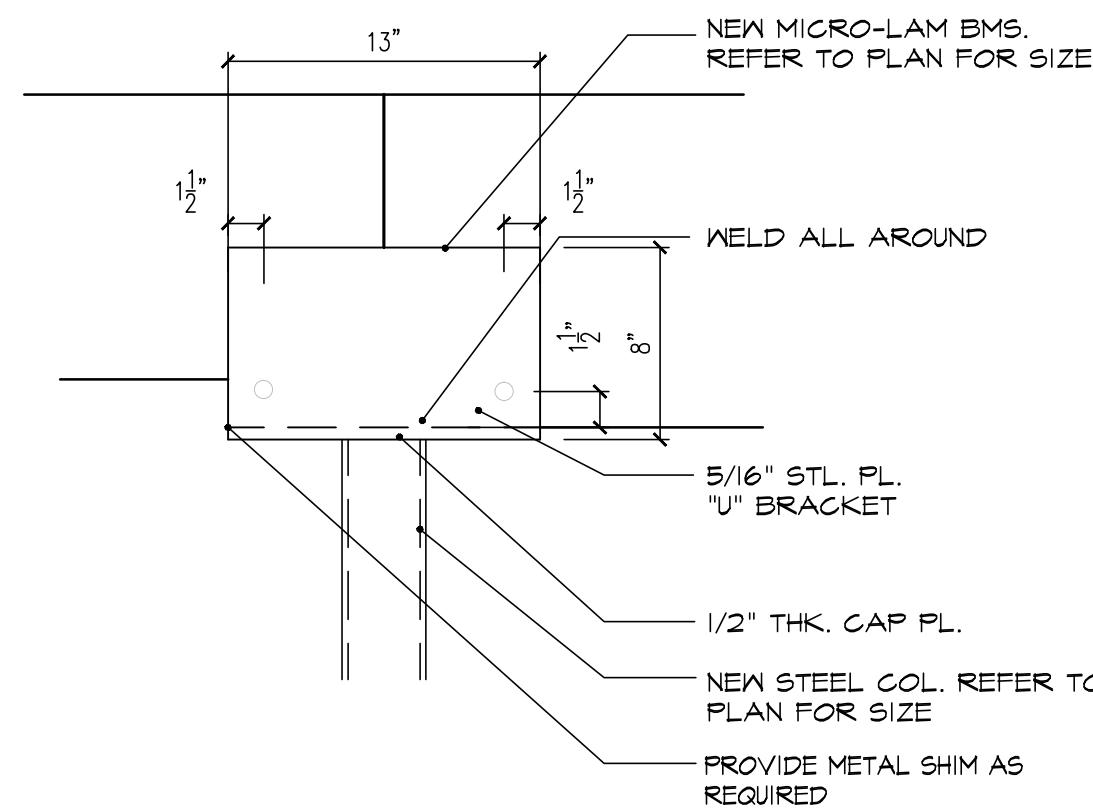
valid if sealed



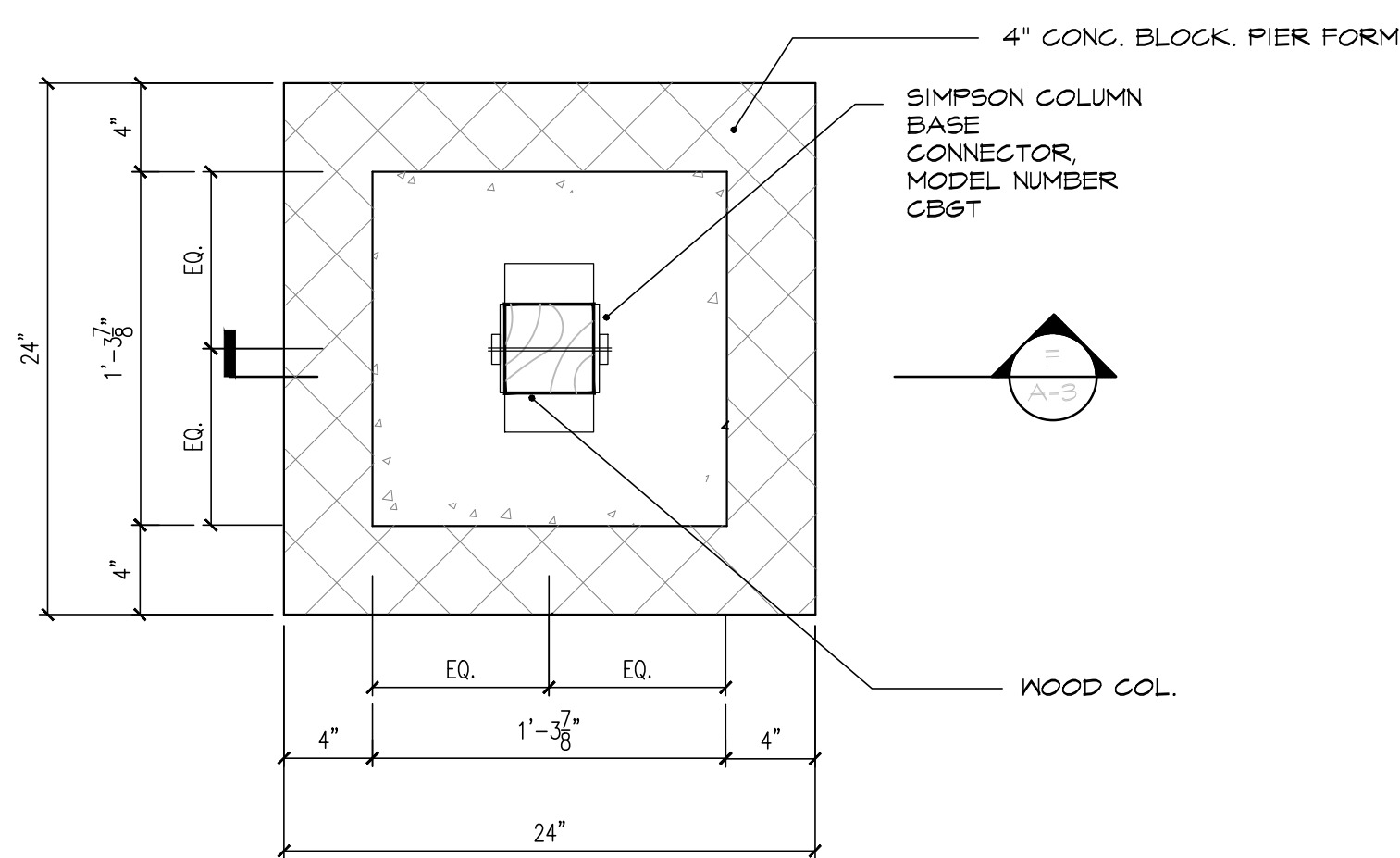
A BASEMENT PLAN
 1/4" = 1'-0"

CONTRACTOR'S NOTE:

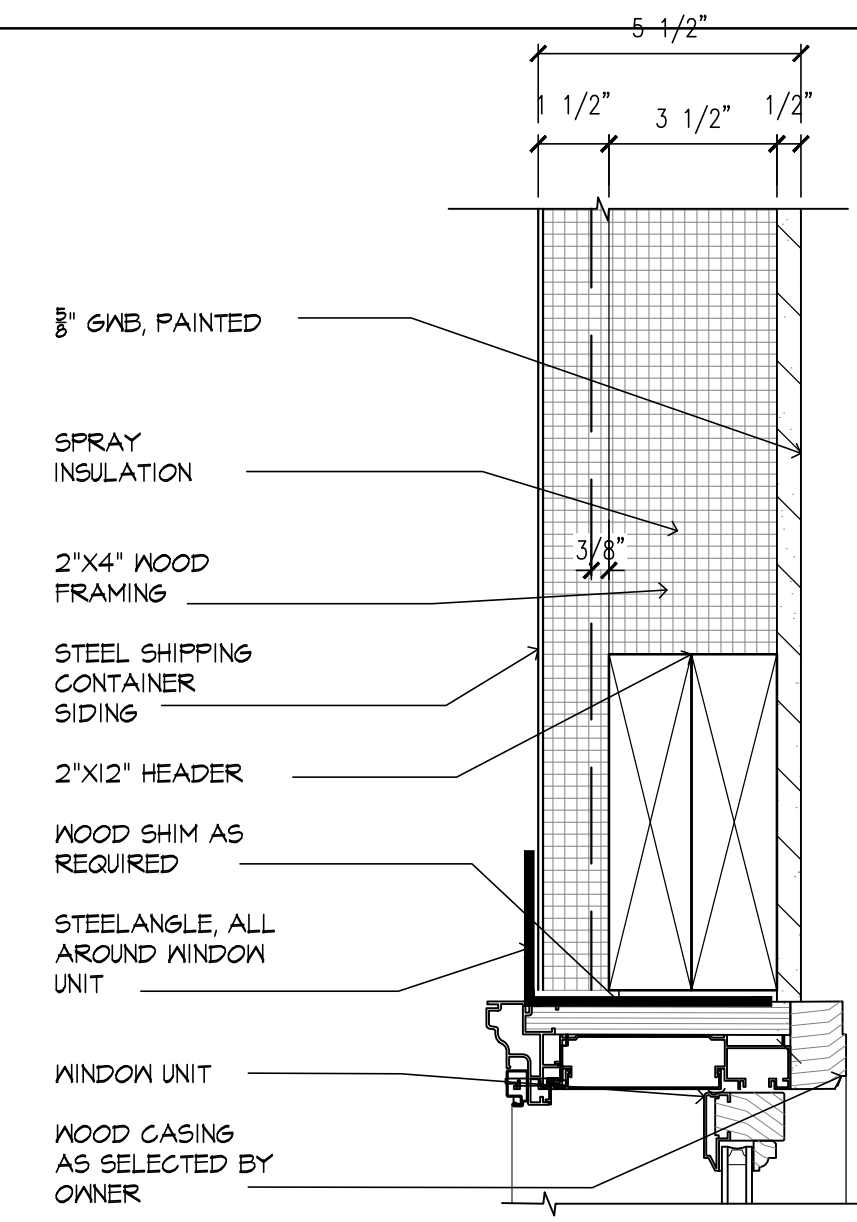
G.C. MAY USE SYNTHETIC FIBER, FIBRILLATED OR MONOFILAMENT POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C 1116, TYPE III, 1/2 TO 1-1/2 INCHES LONG, IN LEU OF MWM. MANUFACTURES IS AS FOLLOWS:
 A. FIBRASOL, F. AXIM CONCRETE TECHNOLOGIES.
 B. FIBERMESH, FIBERMESH, DIV. OF SYNTHETIC INDUSTRIES.
 C. FORTA, FORTA CORPORATION.
 D. GRACE FIBERS, M. R. GRACE & CO., CONSTRUCTION PRODUCTS DIV.



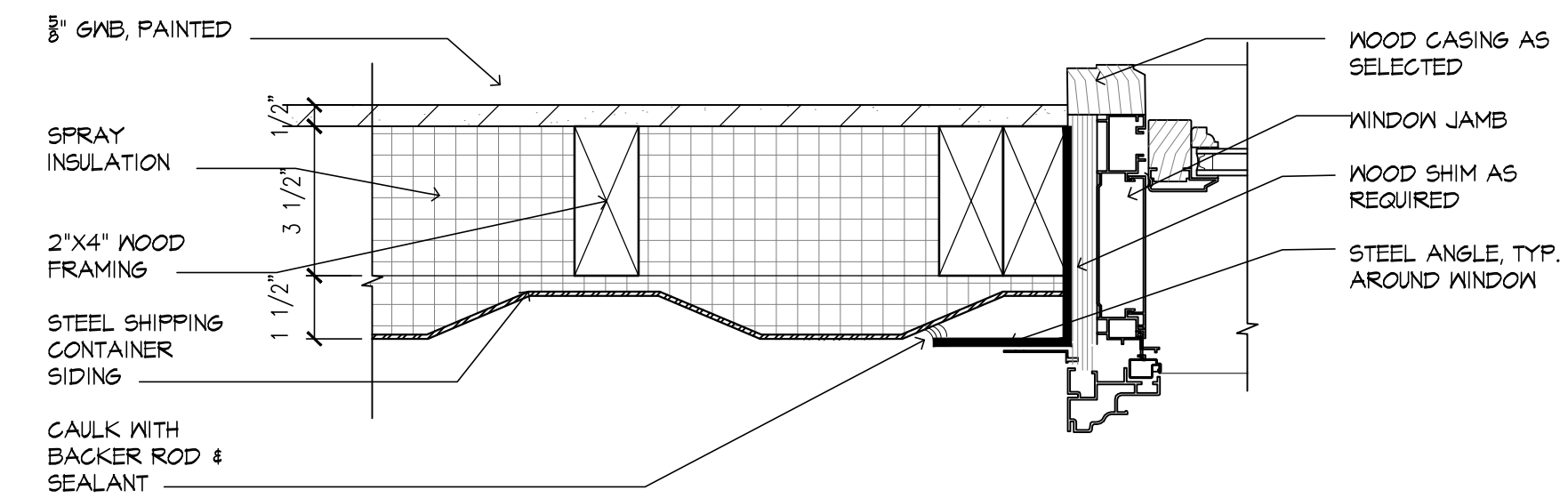
D BEAM DETAIL
 1/2" = 1'-0"



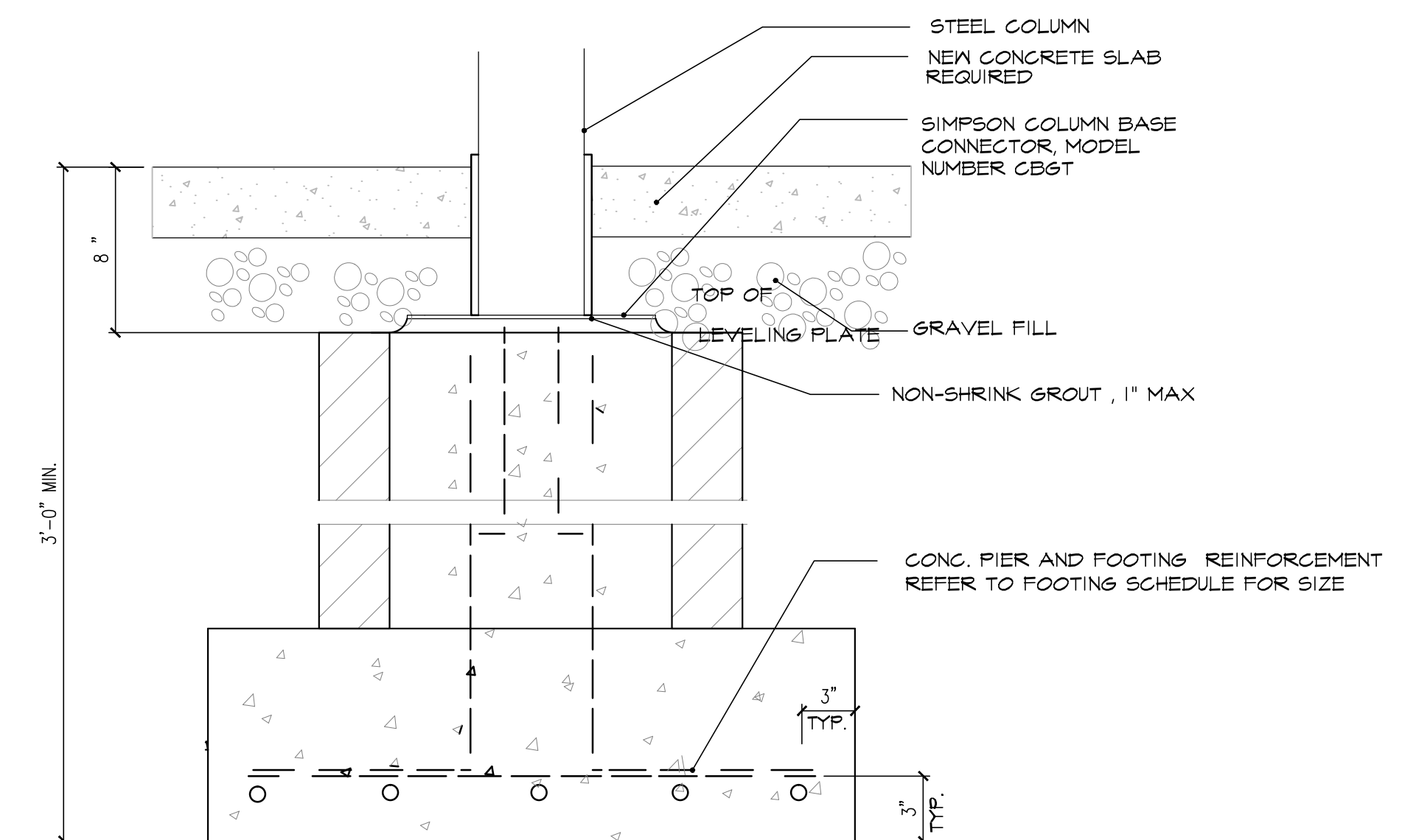
E PIER DETAIL
 1/2" = 1'-0"



B WINDOW HEAD DETAIL
 3" = 1'-0"



C JAMB DETAIL
 3" = 1'-0"



F PIER DETAIL
 1/2" = 1'-0"

project title :

NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
 GREENE COUNTY
 NEW YORK STATE

drawing title :

FOUNDATION PLAN
 DETAILS

revisions/issue :

1.) 10/23/2023- ISSUE FOR BID

drawn by : AR

checked by : RD

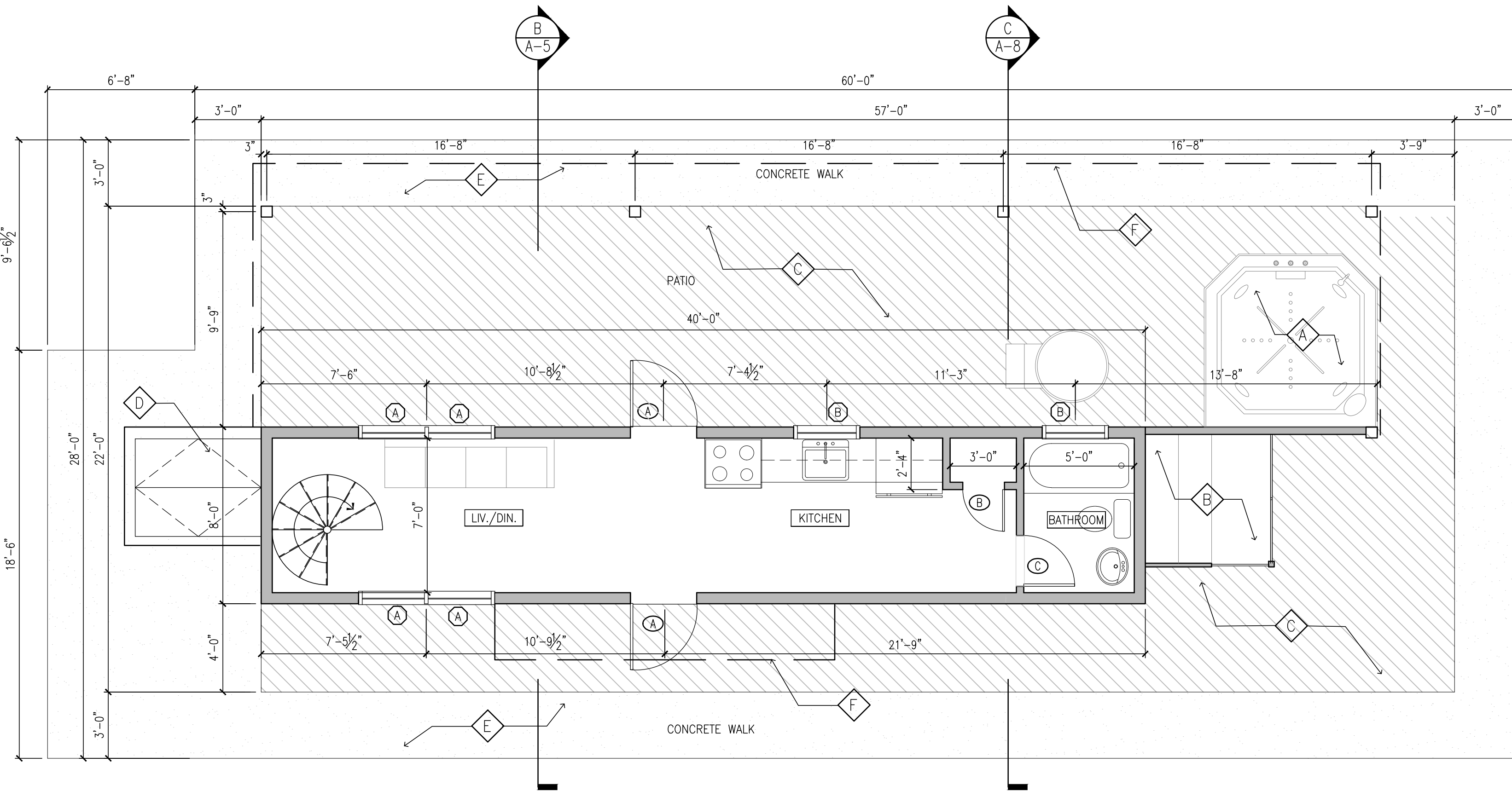
project no. : 321B

date : 10/23/2023

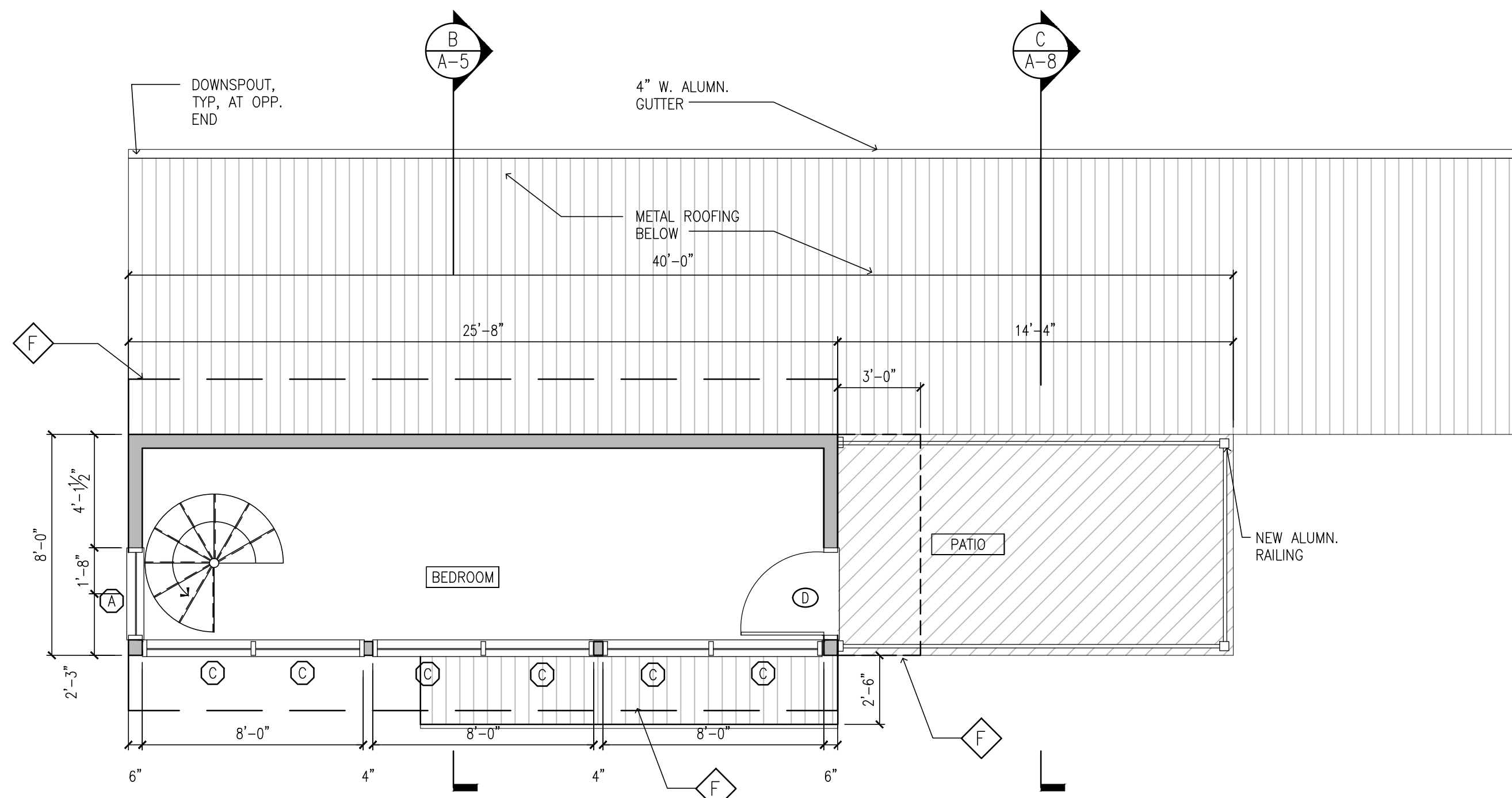
valid if sealed

sheet no.

A-2



A GROUND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



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

DOOR SCHEDULE:

DOOR No.	SIZE			REMARKS
	WIDTH	HEIGHT	THICK.	
A	3'-0"	7'-0"	-	THERMA TRU FIBERGLASS EXTERIOR DOOR. FINAL SELECTION B.O. DOOR.
B	2'-0"	7'-0"	1 3/4"	SIX PANEL SOLID PINE KD.
C	2'-8"	7'-0"	1 3/4"	SIX PANEL SOLID PINE KD.
D	3'-0"	7'-0"	-	ANDERSON 400 SERIES FRENCHWOOD DOOR MODEL # FWHB120AL

WINDOW SCHEDULE:

"ANDERSON" - 400 SERIES (UNLESS OTHERWISE NOTED)

TYPE	ROUGH OPENING SIZE		MODEL NUMBER	NOTES
	WIDTH	HEIGHT		
A	3'-0 1/2"	6'-0 3/8"	CXN16	XXX
B	2'-4 7/8"	6'-0 3/8"	CN14	XXX
C	4'-0 1/2"	6'-0 3/8"	F4060	XXX

NOTES:
1. GC TO VERIFY EXISTING MASONRY OPENING SIZE.
2. GC TO MODIFY EXISTING WINDOW OPENING AS REQUIRED TO ACCOMMODATE TO WINDOW UNIT. PROVIDE NEW HEADER AS REQUIRED.

KEY NOTES

- A. NEW HOT TUB SUPPLIED BY OWNER
- B. NEW SUANA, TO BE SUPPLIED AND INSTALLED BY OWNER
- C. NEW WOOD PLANKING; SEE SECTION
- D. NEW CELLAR ACCESS DOORS BY BILCO OR APPROVED EQUAL
- E. NEW CONCRETE WALK
- F. LINE OF OVERHANG ABOVE

THE DEROSA GROUP, PC

Architects

45 Academy Street
Suite 202
Newark, New Jersey 07102

Tel: 973.624.1100
Fax: 973.624.2426

project title :

NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
GREENE COUNTY
NEW YORK STATE

drawing title :

FLOOR PLANS

revisions/issue :

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drawn by : AR

checked by : RD

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date : 10/23/2023

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sheet no.

A-3

project title :
 NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
 GREENE COUNTY
 NEW YORK STATE

drawing title :
 FRAMING PLANS

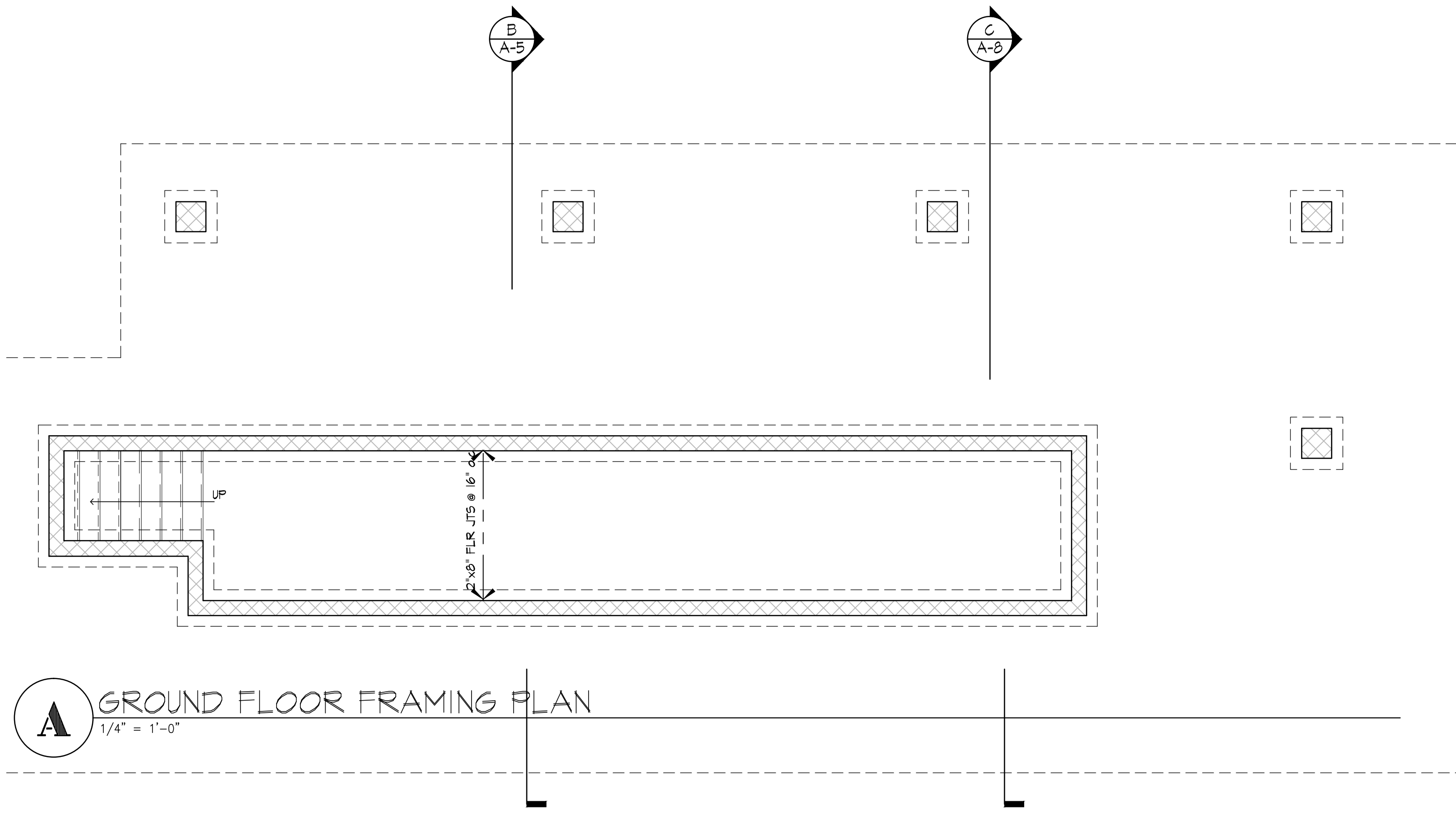
revisions/issue :
 1) 10/23/2023- ISSUE FOR BID

drawn by : AR
 checked by : RD
 project no. : 321B
 date : 10/23/2023

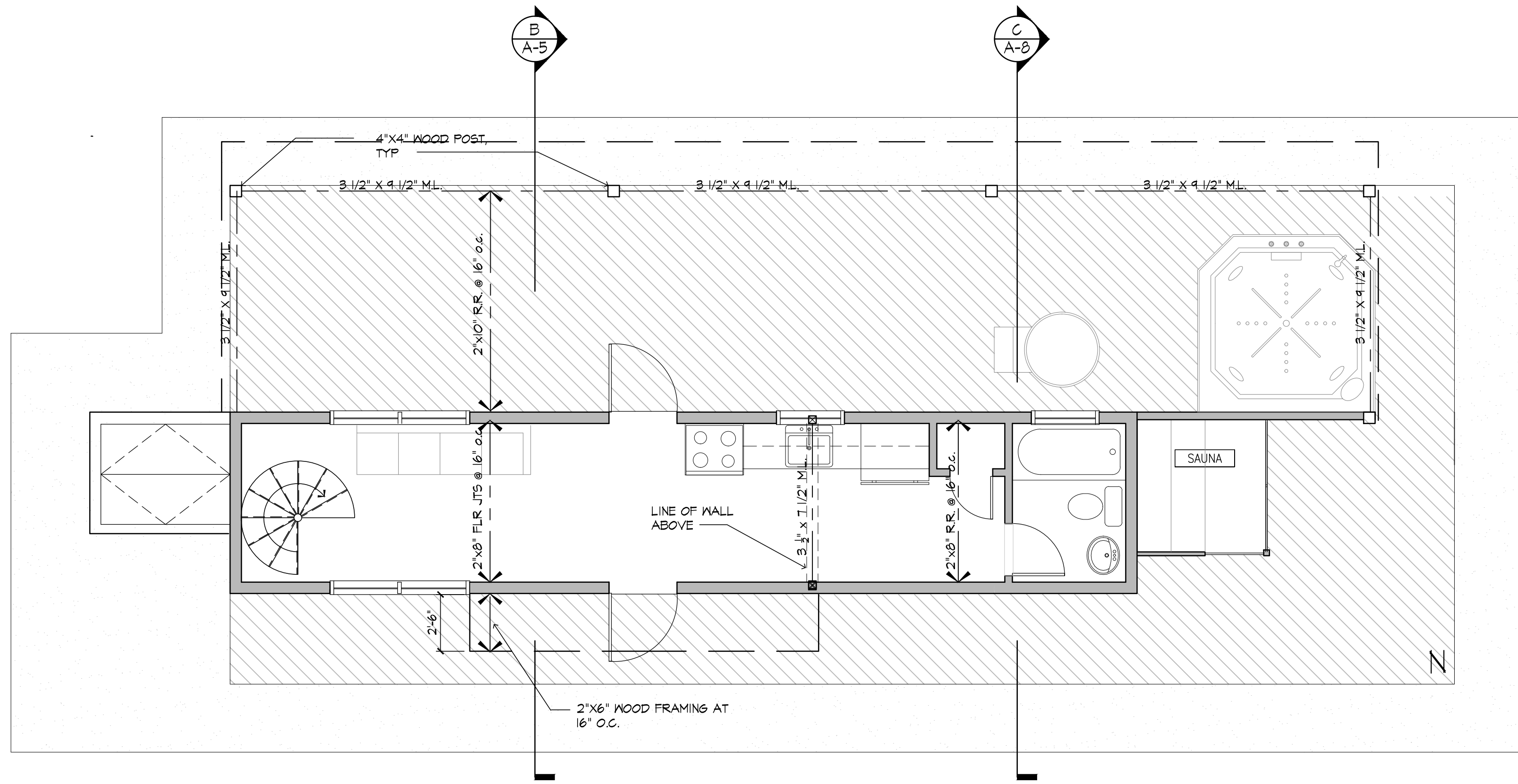
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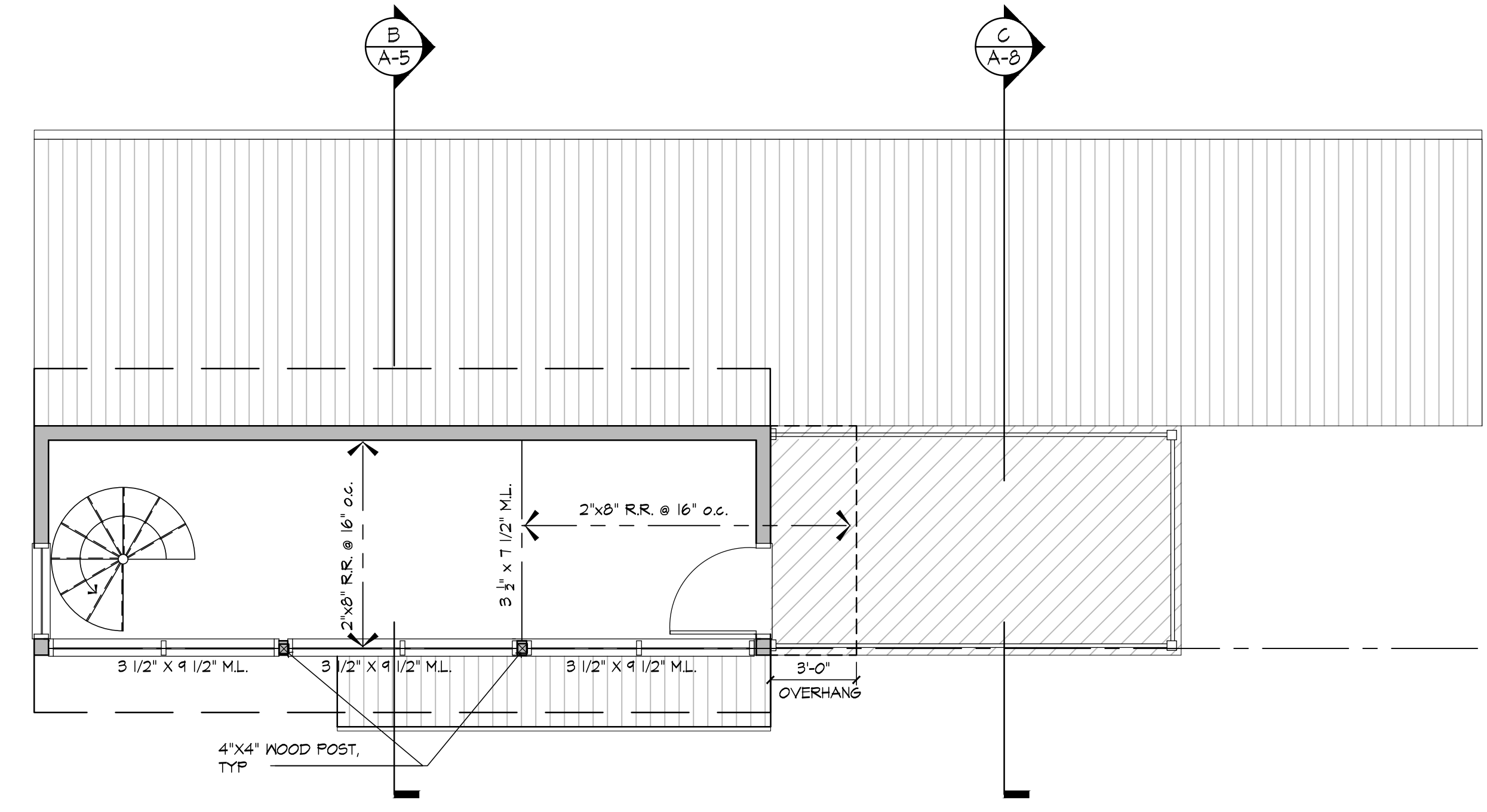
A-4



A GROUND FLOOR FRAMING PLAN
 1/4" = 1'-0"



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



C ROOF FRAMING PLAN
 1/4" = 1'-0"

project title :

NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
GREENE COUNTY
NEW YORK STATE

drawing title :

ROOF PLAN
CROSS SECTIONS

revisions/issue :

1) 10/23/2023- ISSUE FOR BID

drawn by : AR

checked by : RD

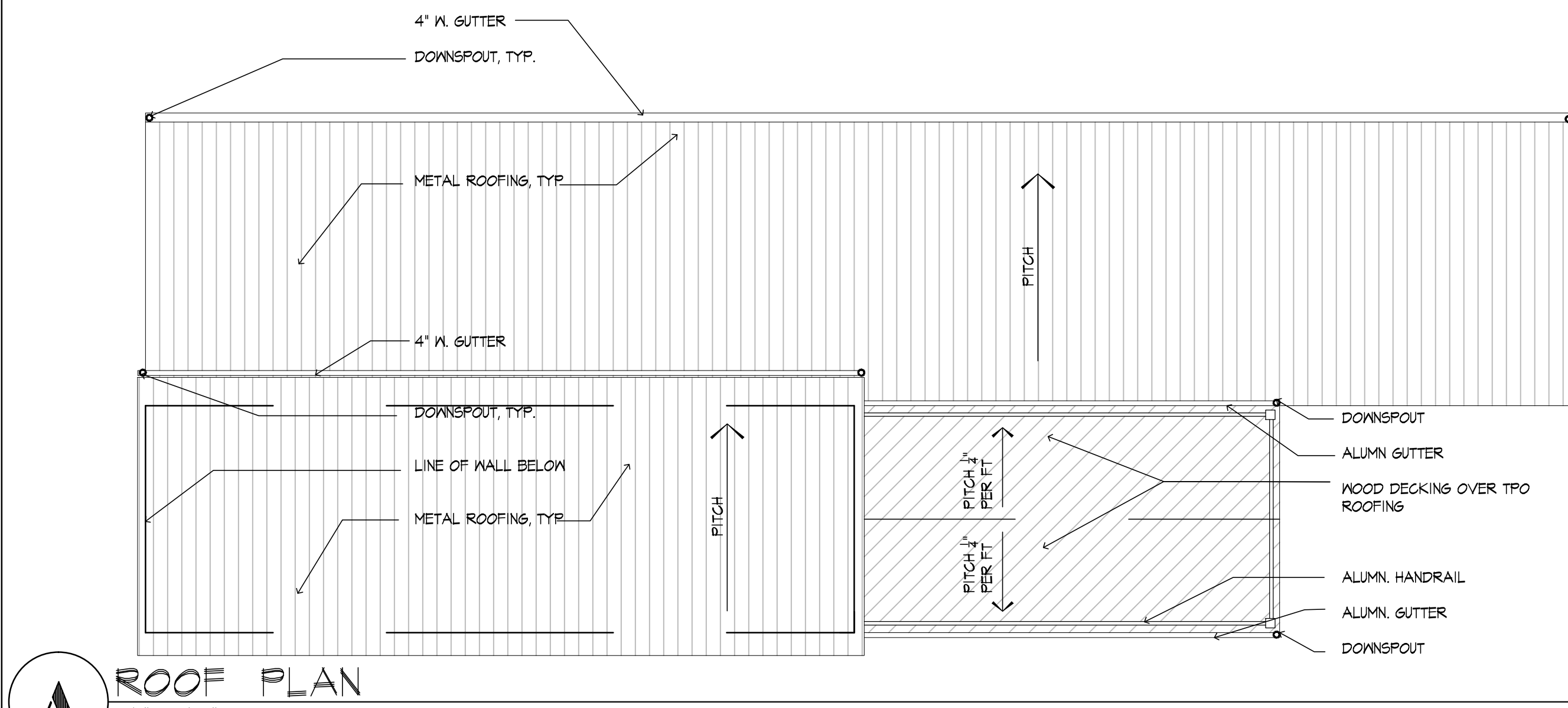
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date : 10/23/2023

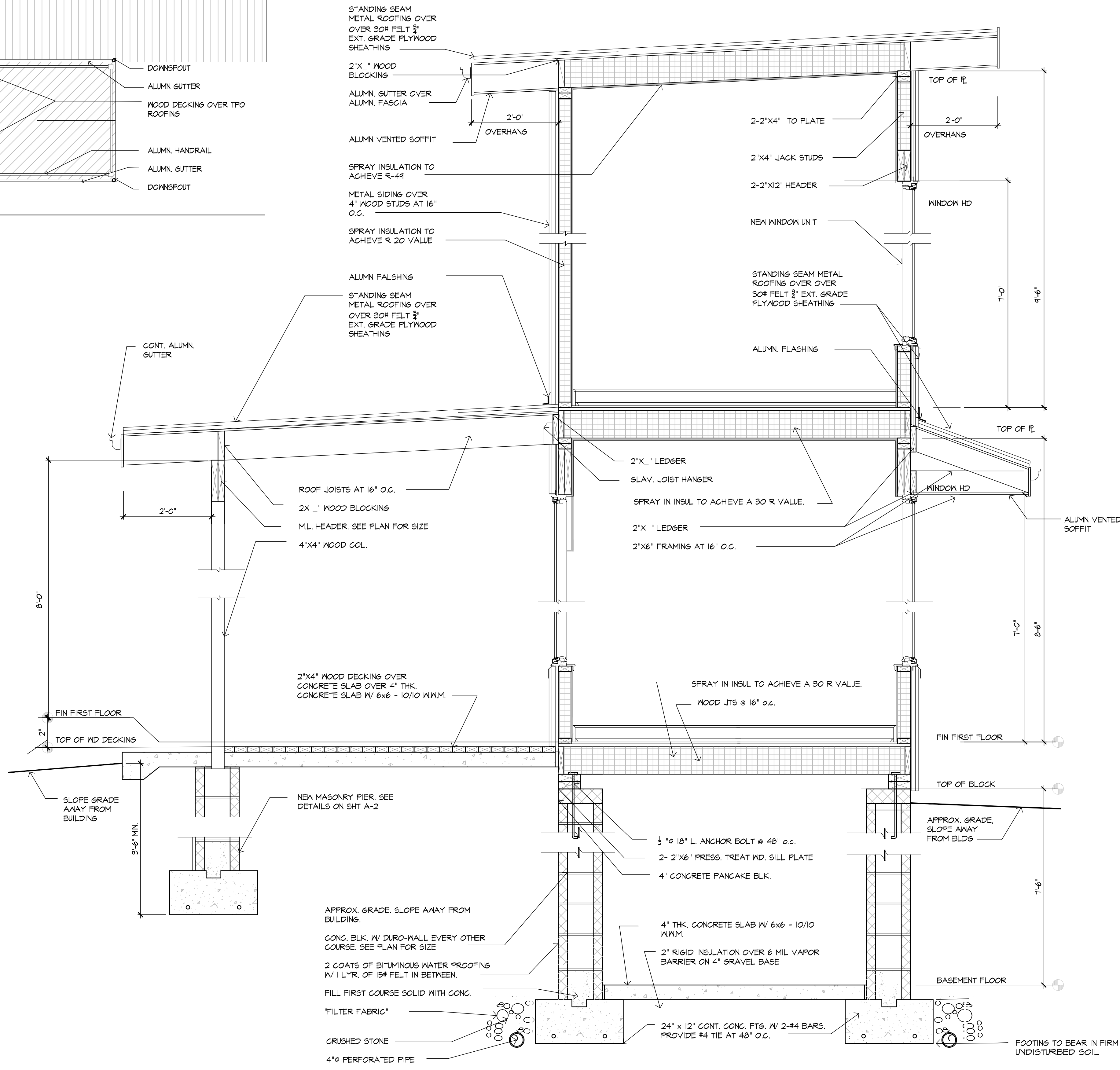
valid if sealed

sheet no.

A-5



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



B CROSS SECTION
3/4" = 1'-0"

CONSTRUCTION LEGEND:

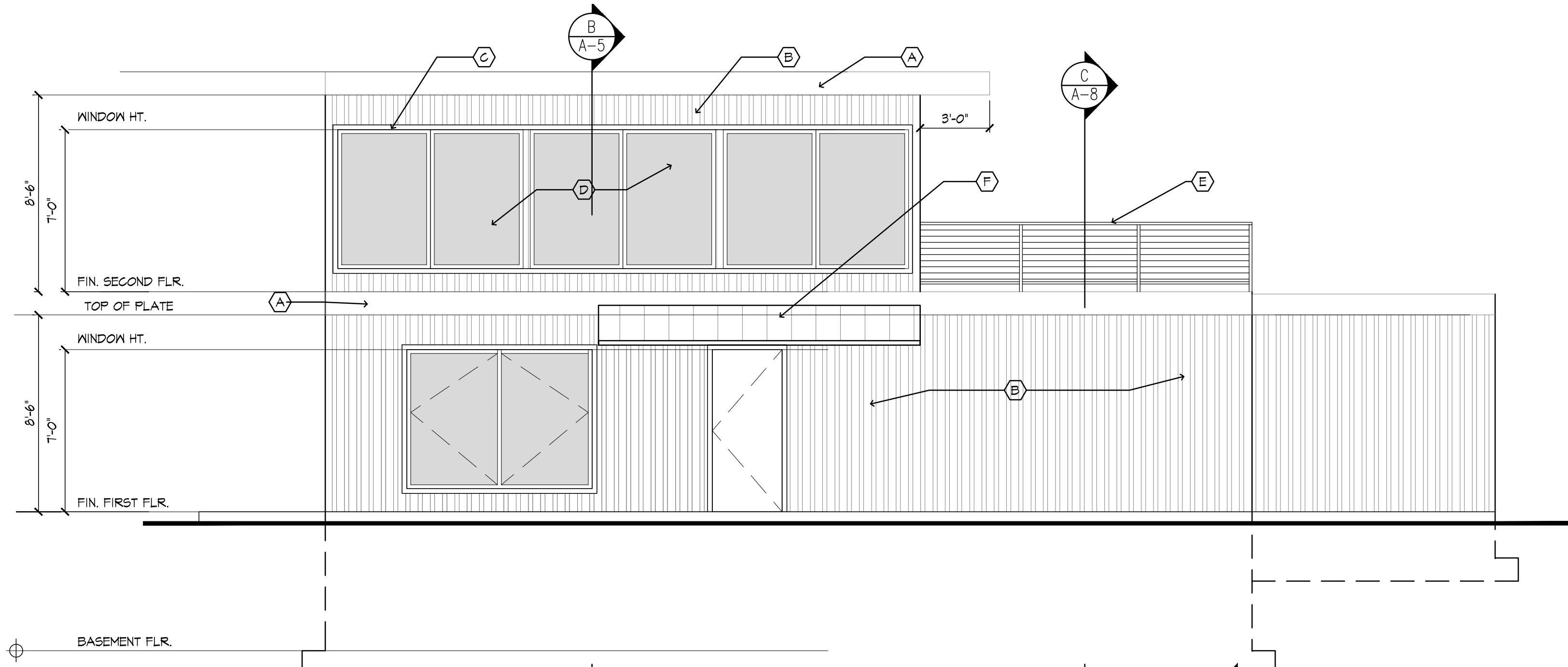
- A. ALUMN. FASCIA
- B. STEEL SHIPPING CONTAINER SIDING PANELS
- C. STEEL ANGLE, TYP AROUND ALL WINDOWS
- D. NEW WINDOW UNIT, SEE WINDOW SCHEDULE
- E. NEW ALUMN. HANDRAIL
- F. STAND IN SEAM METAL ROOFING
- G. ALUMN. GUTTER
- H. ALUMN. LEADER, RUN TO STORM DRAINAGE SYSTEM, SEE CIVIL DRAWINGS

THE DEROSA GROUP, PC

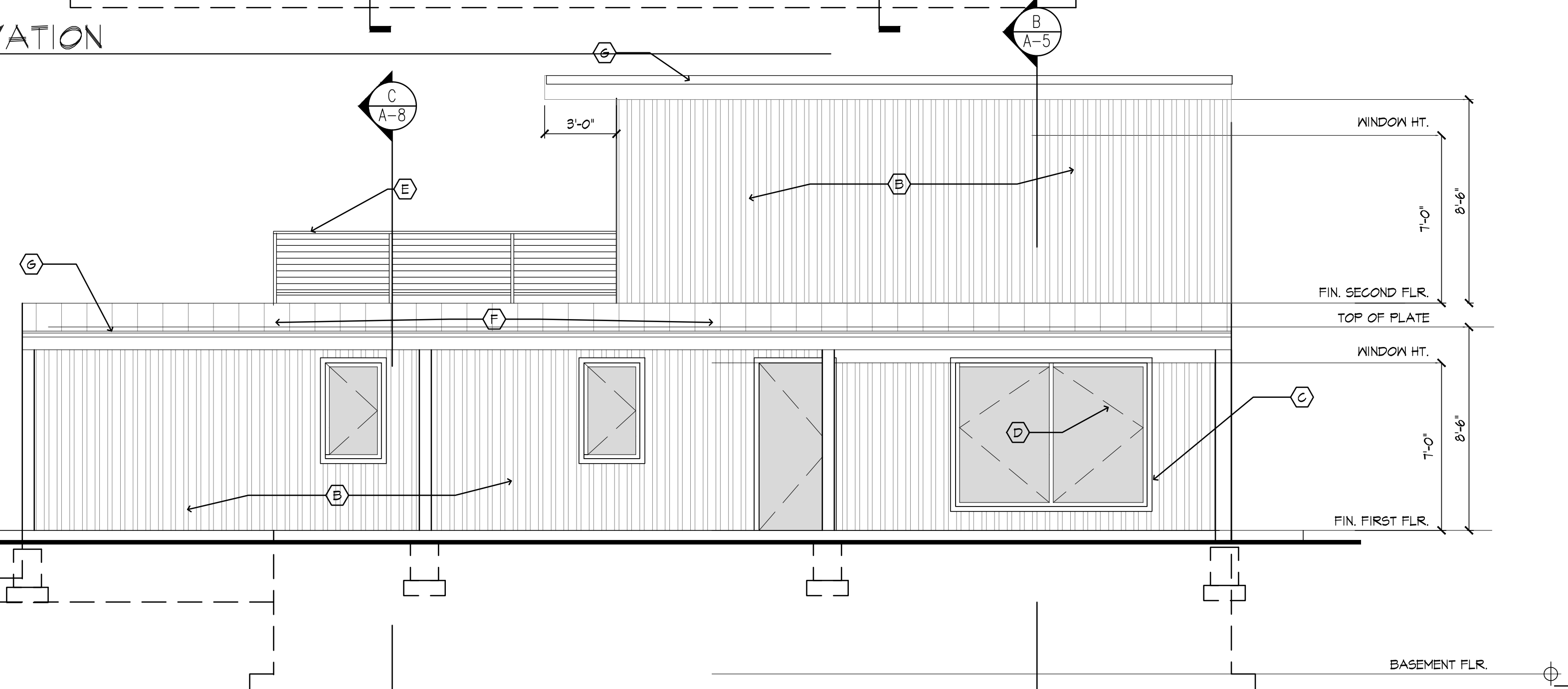
Architects

45 Academy Street
Suite 202
Newark, New Jersey 07102

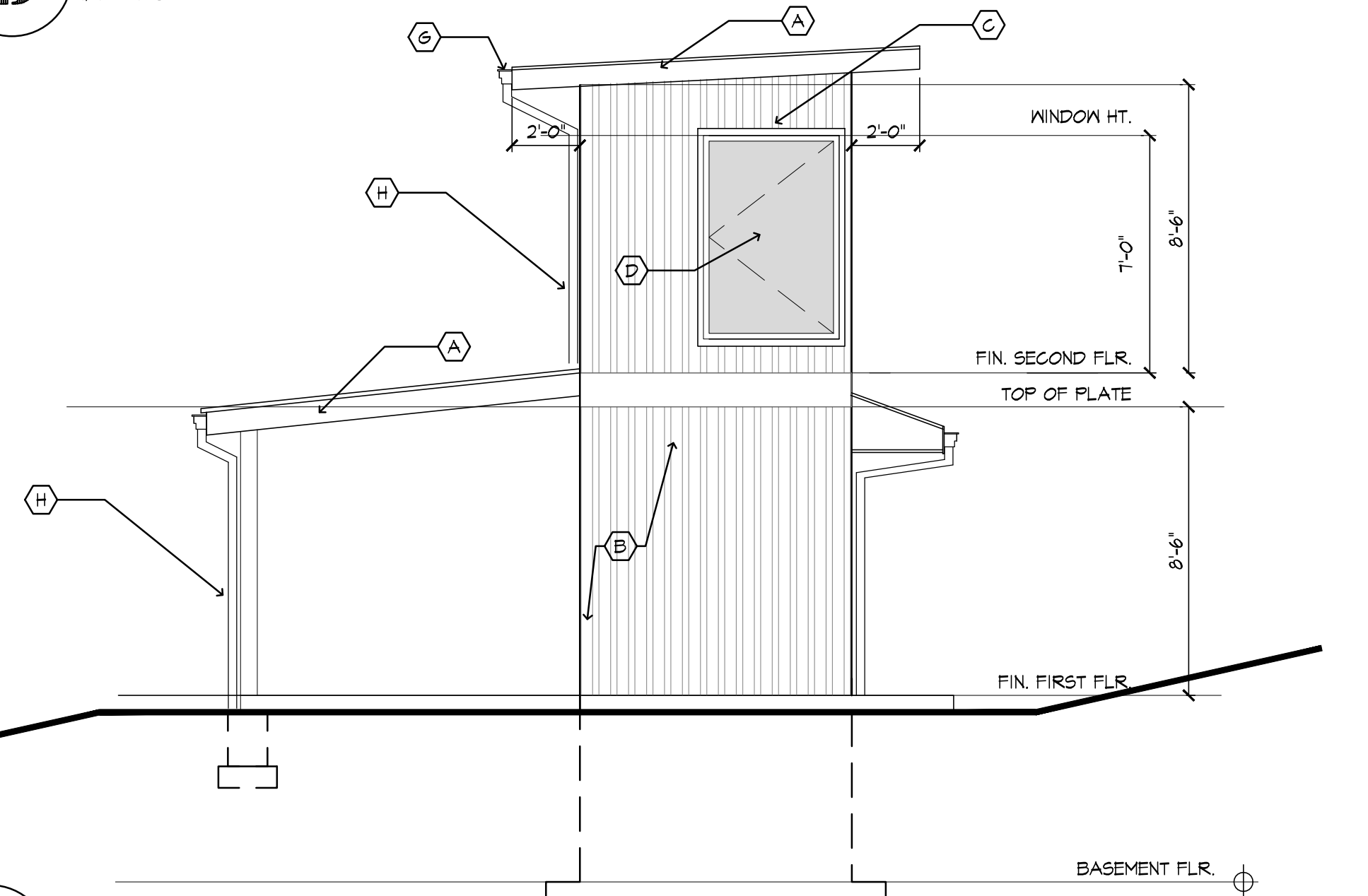
Tel: 973.624.1100
Fax: 973.624.2426



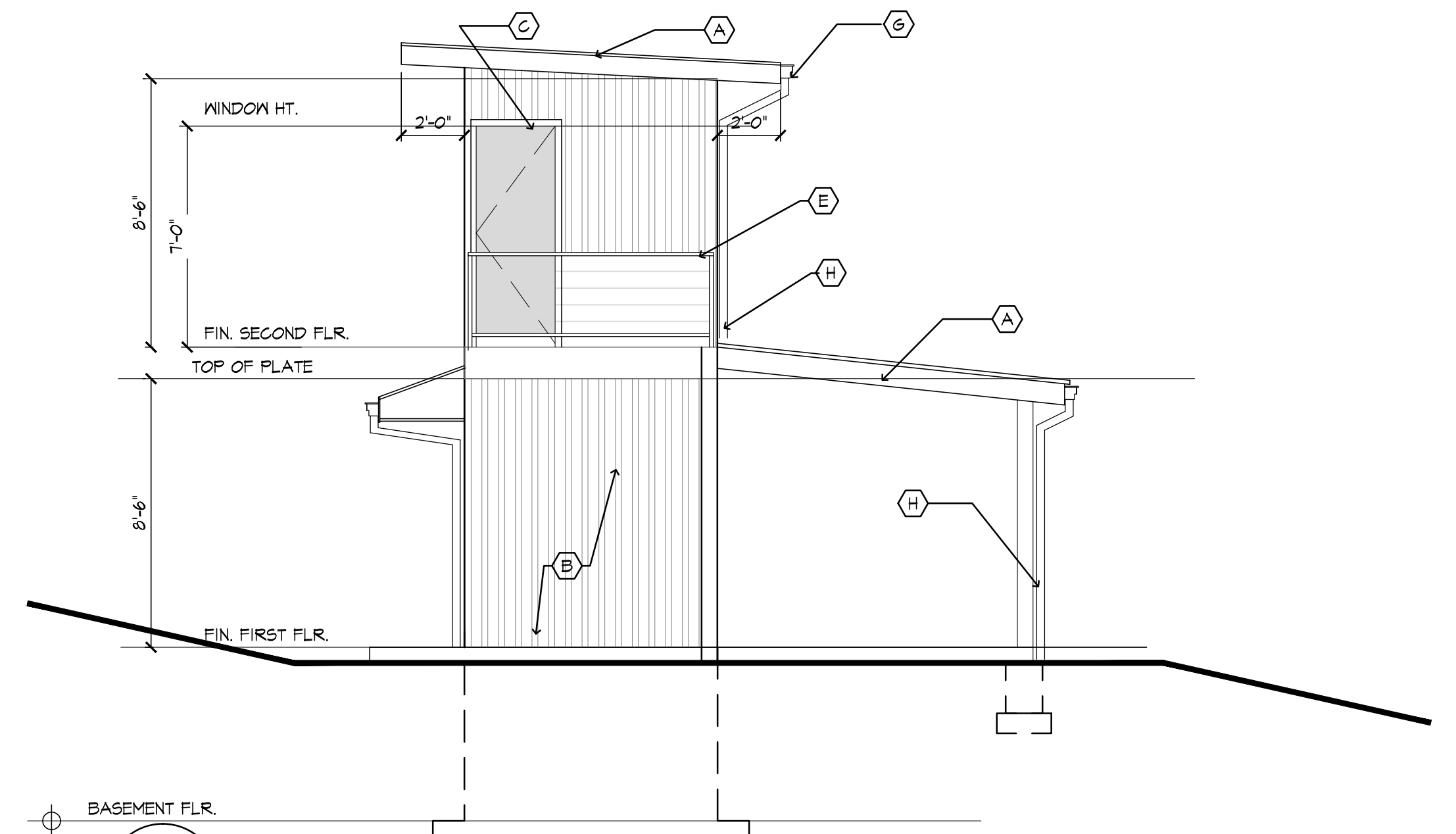
A NORTH ELEVATION
1/4" = 1'-0"



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



C WEST ELEVATION
1/4" = 1'-0"



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

project title :

NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
GREENE COUNTY
NEW YORK STATE

drawing title :

ELEVATIONS

revisions/issue :

1.) 10/23/2023- ISSUE FOR BID

drawn by : AR

checked by : RD

project no. : 3216

date : 10/23/2023

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A-6

ELECTRICAL LEGEND

- ⊕_{WP} 4" RECESSED LED DOWNLIGHT, 12W, 120V, 5000K COLOR TEMP MAX. RATED FOR EXTERIOR USE
- ⊕ 4" RECESSED LED DOWNLIGHT, 12W, 120V, 5000K COLOR TEMP MAX. PROVIDE SLOPED TRIM FOR FIXTURES INSTALLED IN SLOPED CEILINGS.
- ⊕_{SL} RECESSED INCANDESCENT SHOWER LIGHT.
- ⊕_S SURFACE MOUNTED LED WALL LIGHT. EXTERIOR FIXTURES TO BE RATED FOR WET LOCATIONS.
- ⊕_D LED WALL SCONCE. MOUNT BOTTOM OF SCONCE T-O" A.F.F.
- ⊕_{EF} EXHAUST FAN, REFER TO GENERAL NOTES FOR SIZE
- ⊕_{DL} DUAL LED LAMP ADJUSTABLE FLOODLIGHT, W. MOTION SENSOR
1400 LUMENS - 20W - 3000 K
- ⊕ DUPLEX ELECTRICAL RECEPTACLE
- ⊕_{GFI} DUPLEX ELECTRICAL RECEPTACLE, GROUND FAULT PROTECTED
- ⊕_{GFI, WP} DUPLEX ELECTRICAL RECEPTACLE, GROUND FAULT PROTECTED, WET LOCATION
- S TOGGLE SWITCH
- S₃ TOGGLE SWITCH, 3-WAY
- D DIMMER SWITCH
- D₃ DIMMER SWITCH, 3-WAY
- _{SD/CM} COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- ◁ DATA PORT
- ⊕_J JUNCTION BOX
- ⊕_E ELECTRIC METER
- ⊕_{CF} CEILING FAN
- ⊕_I INDIRECT LIGHTING ON CABINETS

NOTE: ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE RATED FOR DIRECT CONTACT WITH INSULATION

LOCATION FOR T.V. AND TELEPHONE OUTLETS ARE FOR INFORMATION PURPOSES ONLY. VERIFY FINAL LOCATION IN FIELD WITH OWNER.

⊕_{DISC} DISCONNECT SWITCH FOR CONDENSING UNITS

HOME AUTOMATION

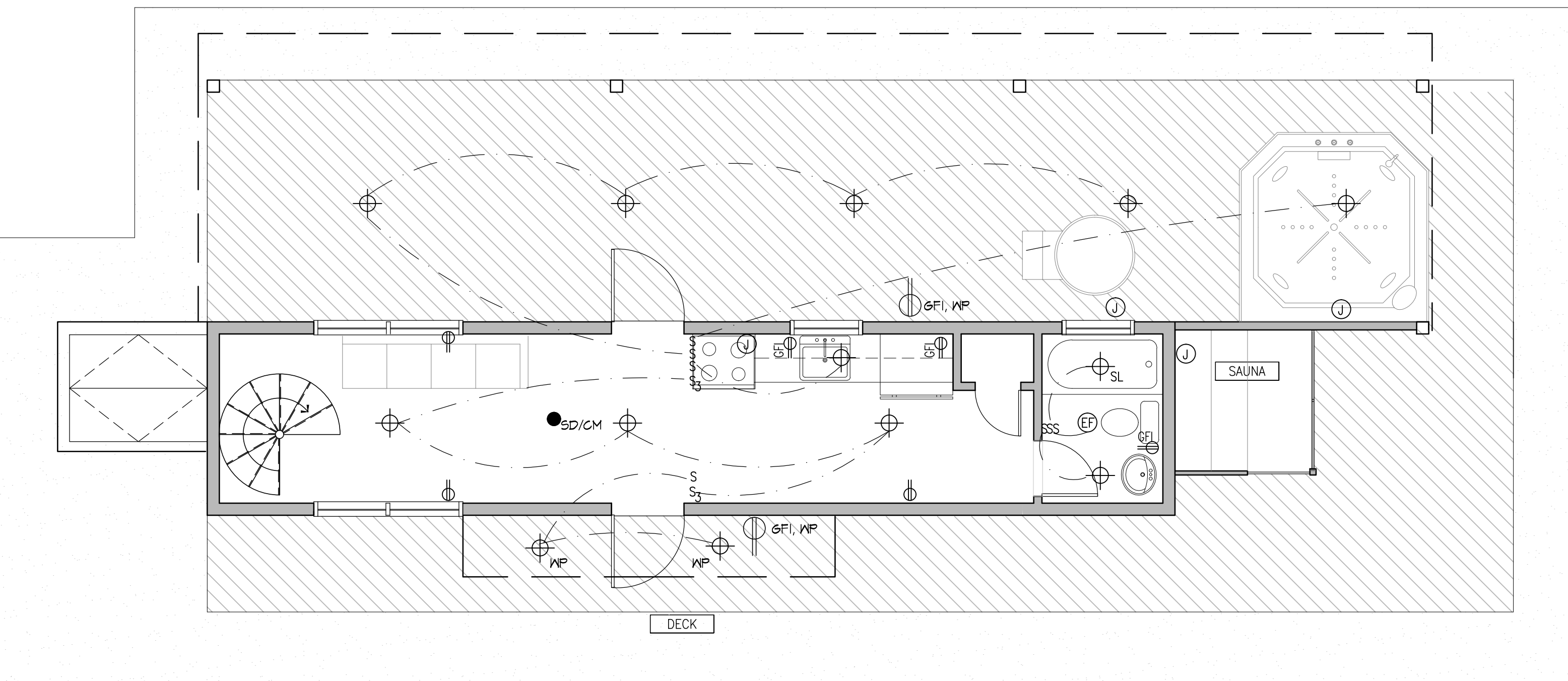
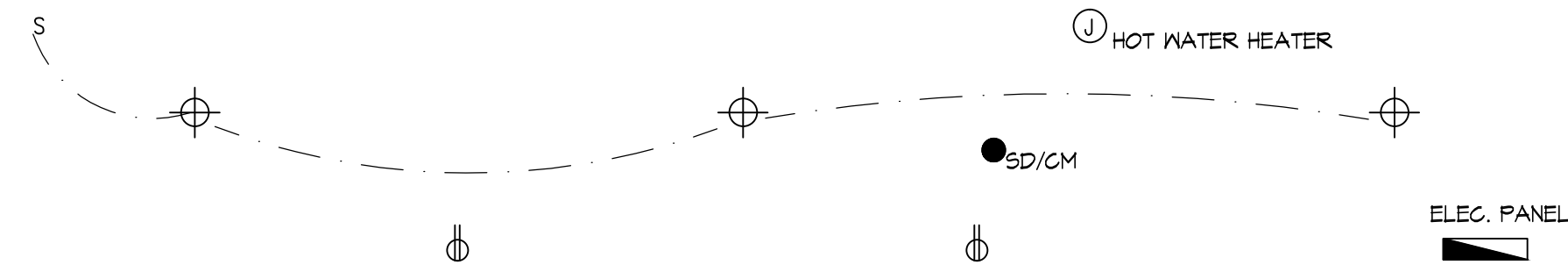
G.C. TO PROVIDE NEW SECURITY/HOME COMMUNICATION SYSTEM BY AI-PHONE, JF SERIES OR OWNER APPROVED EQUAL.

EXHAUST FAN SCHEDULE

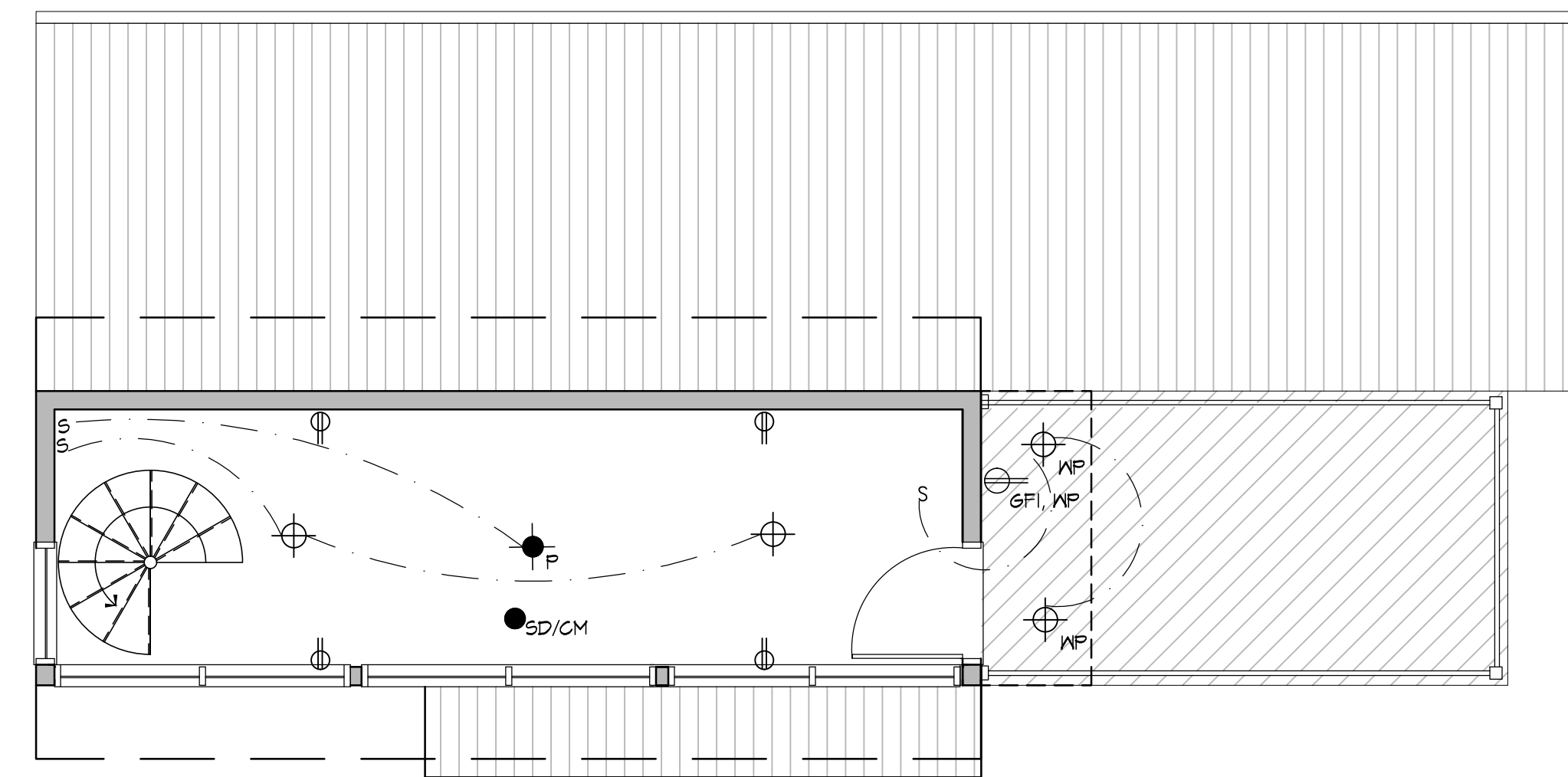
BATHROOM : 1) 100 C.F.M.

REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION

A BASEMENT ELECTRICAL PLAN
1/4" = 1'-0"



B GROUND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



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

project title :

NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
GREENE COUNTY
NEW YORK STATE

drawing title :

ELECTRICAL PLANS

revisions/issue :

1) 10/23/2023- ISSUE FOR BID

drawn by : AR

checked by : RD

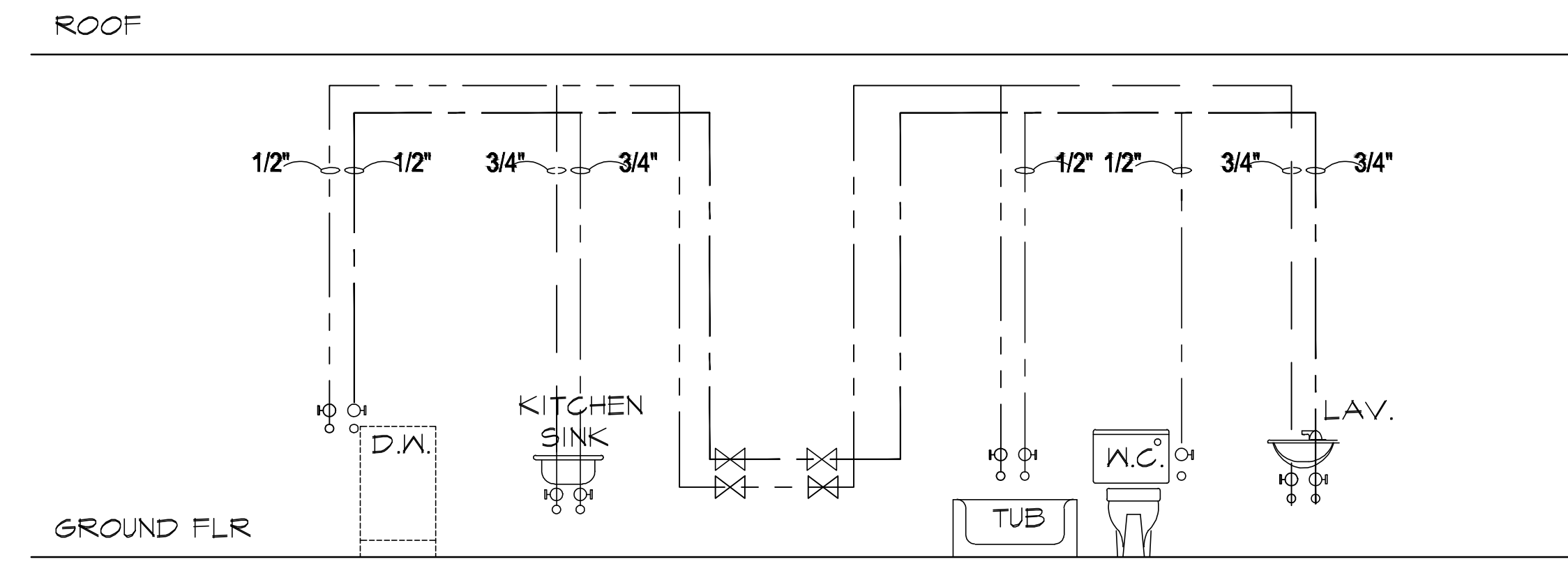
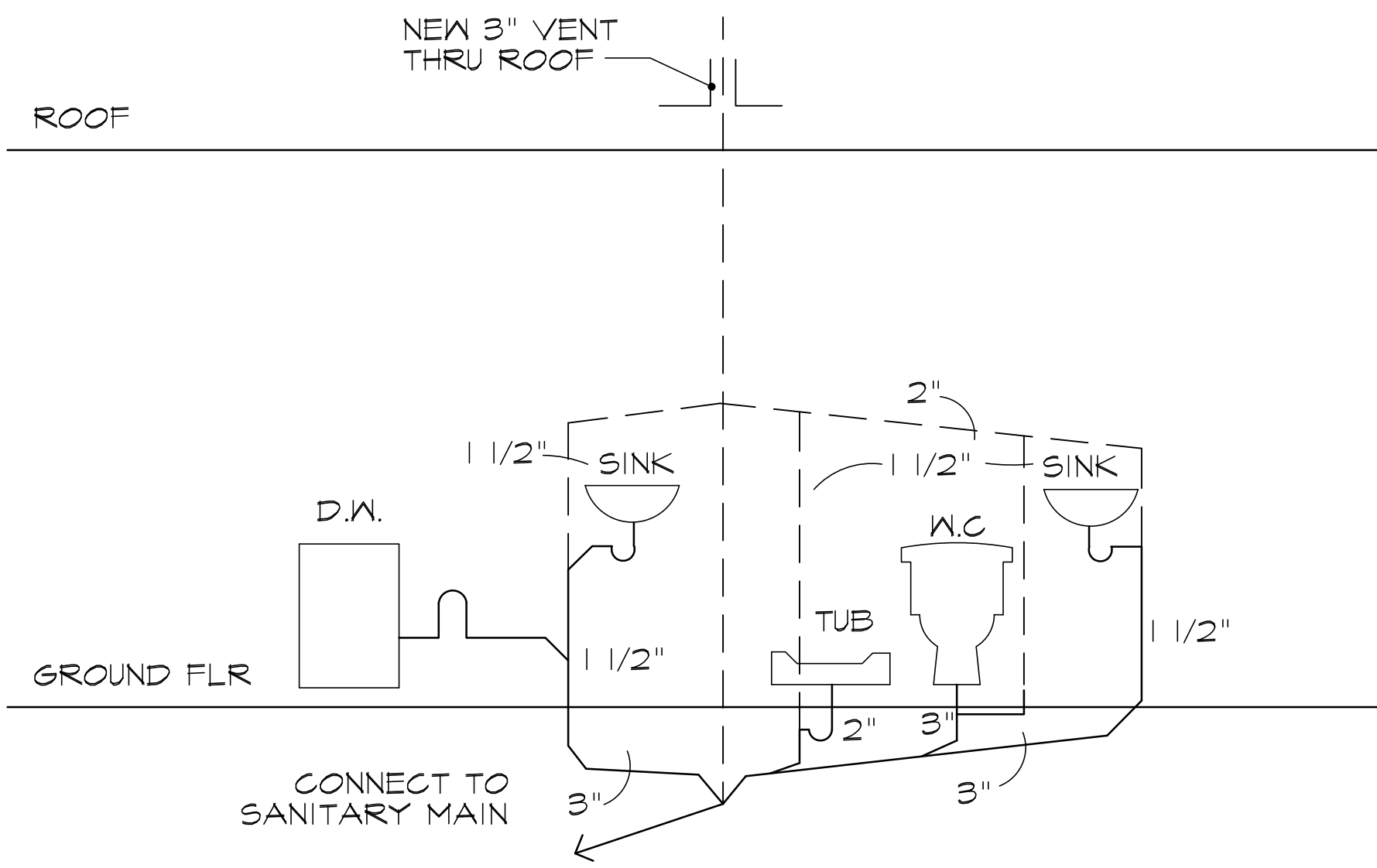
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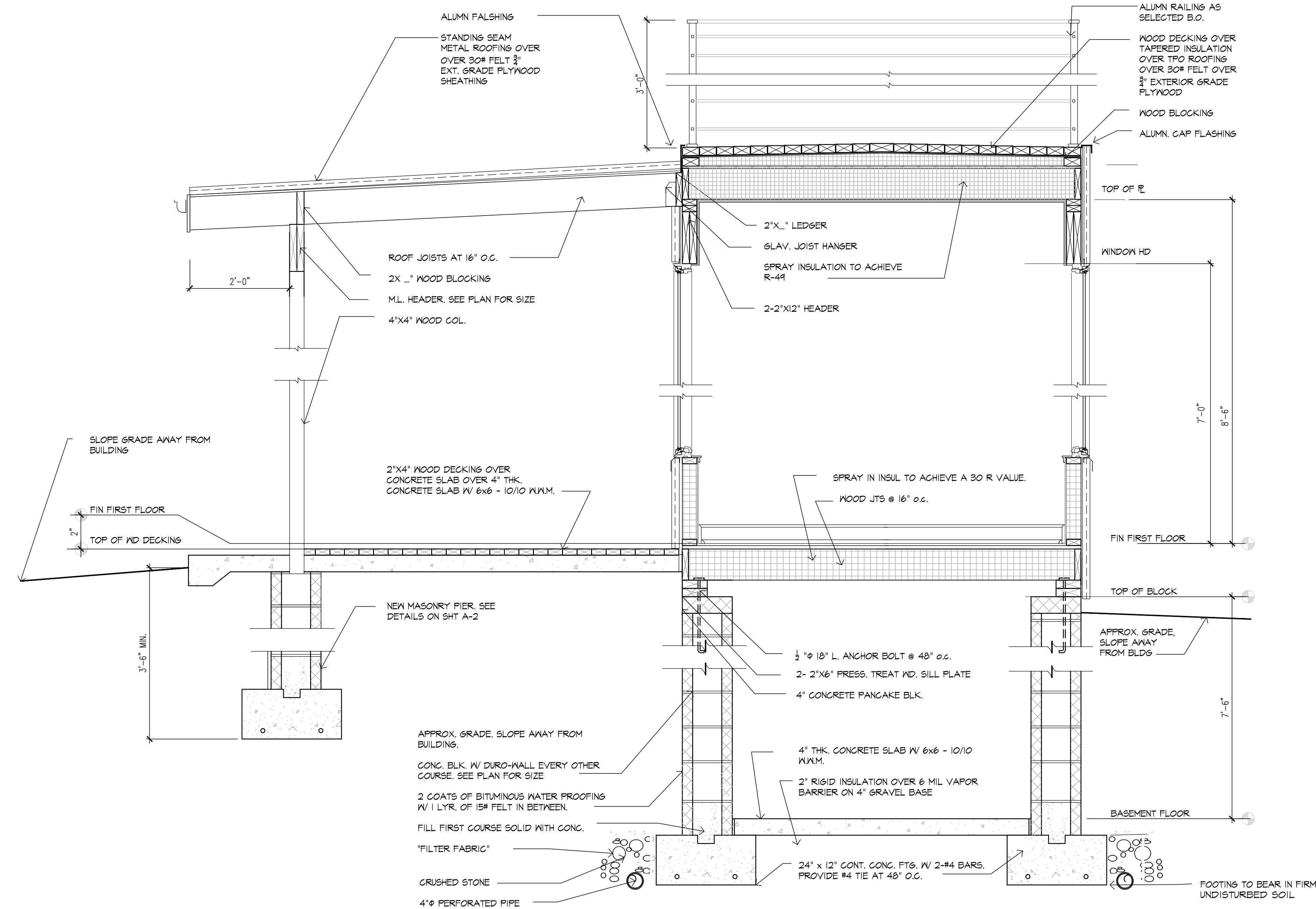
sheet no.

A-7



A SANITARY WASTE RISER DIAGRAM
N.T.S.

B DOMESTIC WATER SUPPLY RISER DIAGRAM
N.T.S.



C CROSS SECTION AT PATIO
3/4" = 1'-0"

project title :

NEW RESIDENCE AT

268 HERVEY ST.

TOWN OF DURHAM
GREENE COUNTY
NEW YORK STATE

drawing title :

RISER DIAGRAMS
CROSS SECTION

revisions/issue :

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checked by : RD

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date : 10/23/2023

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sheet no.

A-8