## 1. ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM

- ARRANGEMENT, DIMENSIONS, STRUCTURAL DESIGN, & CONSTRUCTION DETAILS SHOWN. 2. THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM DEPICTED OR IMPLIED INFORMATION WITHOUT WRITTEN AUTHORIZATION FROM HIS
- 3. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED
- BY THE OWNER 3.1. SOIL BEARING CAPACITY
- 3.2. INTERIOR MATERIALS, FINISHES, CABINETRY & HARDWOOD.
- 3.3. STANDARDS OF QUALITY & ACCEPTABLE MANUFACTURERS LIABILITY FOR PREFABRICATED ITEMS
- 4. CONSTRUCTION SHOWN & SPECIFIED SHALL CONFORM TO ALL APPLICABLE BUILDING CODES. WHERE LOCAL CODES CONFLICT WITH THESE DRAWINGS, CODE REQUIREMENTS TAKE PRECEDENCE.
- 5. ENTIRE CONSTRUCTION SHALL BE IN ACCORDANCE TO THE NEW JERSEY UNIFORM CONSTRUCTION CODE & THE INTERNATIONAL BUILDING CODE - 2009 N.J. EDITION AS ADAPTED BY THE STATE OF NEW JERSEY & ALL GOVERNING CODES & BE APPROVED BY THEIR RESPECTIVE AGENCIES.
- 6. ALL CONTRACTORS & SUB CONTRACTORS ARE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS SPELLED OUT IN THESE NOTES. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS WHICH MAY PERTAIN TO THEIR TRADES. FAILURE TO READ THE NOTES DOES NOT PERMIT THE CONTRACTOR TO DEVIATE FROM THEIR REQUIREMENTS.
- 7. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS & CHECK ALL MEASUREMENTS ON JOB & SHALL BE RESPONSIBLE FOR SAME & IF ANY DEVIATIONS ARE FOUND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN WRITING.
- 8. ALL OPENING IN WALLS, FLOORS, ROOFS, ETC., TO BE LOCATED & SIZED AS PER MECHANICAL & ARCHITECTURAL REQUIREMENTS, EVEN IF NOT SHOWN AS SUCH, ON
- 9. ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED & IS STRUCTURALLY SOUND.
- 10. ALL CONTRACTORS & SUB CONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY & SECURITY ON THE JOB SITE. ARCHITECTURAL OFFICE & ITS AGENTS & EMPLOYEE ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE & SHALL BE HELD HARMLESS & INDEMNIFIED BY ALL CONTRACTORS & SUB-CONTRACTORS FROM ANY & ALL CLAIMS, LOSSES, SUITS & LEGAL ACTION WHATSOEVER ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT.
- 11. CONTRACTOR SHALL VISIT SITE PRIOR TO COMMENCEMENT & VERIFY LOCATION & NATURE OF EXISTING ITEMS THAT CAN AFFECT THE WORK. ARCHITECT & OWNER SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING.
- 12. GRADES & ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE & SHOULD BE CHECKED AT THE SITE, PRIOR TO CONSTRUCTION.
- 13. CONTRACTOR SHALL NOT SCALE ANY DIMENSIONS FROM THE DRAWINGS. 14. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES INCLUDING SANITARY SEWER, GRAVITY & FORCE WATER MAINS, GAS, & ELECTRIC PRIOR TO EXCAVATION, & OR CONSTRUCTION
- 15. PROVIDE WATER-RESISTANT GYPSUM BACKER BD. IN ALL AREAS SUBJECTED TO REPEATED DAMP CONDITIONS & MOISTURE ACCUMULATIONS SUCH AS BATHTUBS & SHOWER COMPARTMENTS COMPLYING WITH ASTM C630.
- 16. ALL EGRESS WINDOWS TO COMPLY WITH MINIMUM OPENING REQUIREMENTS: 16.1. CLEAR OPENING AREA OF 5.7 SQ. FT.

#### DEMOLITION NOTES:

CONSTRUCTION WHICH IS TO REMAIN

- 1. NO MORK SHALL COMMENCE PRIOR TO OBTAINMENT OF ALL REQUIRED PERMITS FROM THE DEPARTMENT OF BUILDING & OTHER AGENCIES HAVING JURISDICTION
- 2. THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE BUILDINGS REGULATION FOR THE WORK, THE PLANS, THE SPECIFICATIONS & THE SCOPE OR THE WORK BY VISITING THE SITE PRIOR TO SUBMISSION OF A BID. ANY ADMISSION, DISCREPANCY (IES) OR ERROR NOTED SHALL BE PROMPTLY BROUGHT TO THE ARCHITECTS ATTENTION FOR PROPER ACTION. ANY QUESTIONS OR ITEMS OF CLARIFICATION SHALL BE COMMUNICATED WITH THE ARCHITECT.
- 3. PROVIDE PUBLIC PROTECTION DURING REMOVAL OF DEBRIS. 4. ANY AREA IN WHICH NO DEMOLITION OCCURS SHALL BE PROTECTED AT ALL TIMES.
- 5. ALL MEANS OF EGRESS SHALL REMAIN FREE & CLEAR OF ALL DEBRIS.
- 6. CONTRACTOR SHALL TAKE PROPER PRECAUTION TO PREVENT DAMAGE TO EXISTING
- 7. DEMOLITION CONTRACTOR SHALL PREVENT DIRT & DUST FROM INFILTRATING INTO
- THE EXISTING DUCT WORK & PERIMETER INDUCTION UNITS. ). ALL FIRE ALARMS, ANNUNCIATORS, SMOKE DETECTORS, EXTINGUISHERS, FIRE HOSES, EXIT LIGHTS, OR ANY FIRE SAFETY EQUIPMENT OR DEVICE ETC. SHALL BE LEFT INTACT & SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, & LEFT IN WORKING
- 9. NON-BEARING DRYMALL & MASONRY PARTITIONS SHALL BE REMOVED AS NOTED ON
- 10. ALL HEAVY & NOISY DEMOLITION WORK SHALL BE DONE ON OVERTIME. ADHERE TO BUILDING MANAGEMENT RULES & REGULATIONS FOR CONSTRUCTION.
- 11. LEAVE ENTIRE PREMISES CLEAN & READY FOR NEW CONSTRUCTION.
- 12. THE DEMOLITION CONTRACTOR SHALL CONTAINERIZE ALL DEBRIS & BROOM CLEAN ALL DEMOLISHED WORK AREAS AT THE END OF EACH WORK DAY.
- 13. PROVIDE ADEQUATE TEMPORARY LIGHTING THROUGHOUT ENTIRE SPACE.
- TEMPORARY LIGHTING SHALL BE LEFT ON CONTINUOUS CIRCUIT AT PATHS, CORRIDORS, ETC. IN ORDER TO ILLUMINATE MEANS OF EGRESS PATH TO FIRE EXITS. 14. WHERE PLUMBING FIXTURES ARE REMOVED, ROUGHING SHALL ALSO BE REMOVED \$
- CAPPED AS DIRECTED BY BUILDING MANAGEMENT. ALL DEACTIVATED PIPES AR SLABS ABOVE & BELOW SHALL BE REMOVED BACK TO ITS RISER & SLAB PATCHED. 15. FOR ANY ELECTRICAL REMOVALS, COORDINATE W/ BUILDING MANAGEMENT.
- 16. CONTRACTOR SHALL HAVE AN ELECTRICIAN ON PREMISES AT ALL TIMES DURING DEMOLITION AFFECTING ELECTRICAL LINES TO THIS OR SUPPORTING AREAS.
- 17. REMOVE ALL UNNECESSARY ELECTRICAL CONDUITS & WIRING. CLEAR ELECTRICAL PANEL OF ALL UNUSED WIRING & IDENTIFY ALL AVAILABLE CIRCUITS AS REQUIRED.
- 18. THIS CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR COMPLIANCE WITH ALL BUILDING DEPARTMENT REGULATIONS, HEALTH, FIRE & SAFETY STANDARDS (FEDERAL, STATE & LOCAL) & COMPLY WITH THE BUILDING MANAGEMENT RULES & REGULATIONS FOR ALTERATION WORK AT THE SPECIFIED SITE.
- 19. IN THE EVENT THAT AN ASBESTOS CONDITION IS PRESENT AT THE SITE, IT SHALL BE THE DUTY OF THE CLIENT & ITS CONTRACTOR TO OBSERVE ALL FEDERAL, STATE, & LOCAL LAMS, RULES, REGULATIONS & ORDINANCES W/ REGARD TO HAZARDOUS SUBSTANCES, TO PROVIDE APPROPRIATE PROTECTIONS & ALL APPROPRIATE ACTION AS MAY BE REQUIRED TO PROTECT THE PERSONS WORKING ON THE CONSTRUCTION AS MELL AS PERSONS THAT MILL OCCUPY THE SITE UPON COMPLETION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE LEGALLY OR OTHERWISE
- FOR ANY DAMAGES \$/OR CLAIMS RESULTING FROM NON-COMPLIANCE. 20. ARRANGEMENTS OF ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS & OTHER EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING COST, WHICH SHALL BE PART OF DEMOLITION COST OR
- 21. ALL EXPOSED STEEL SHALL BE REFIREPROOFED. ALL BUILDING CORE & COLUMN PENETRATIONS SHALL BE SEALED WITH MATERIALS HAVING THE SAME FIRE RATING AS THE ORIGINAL. THIS WORK MUST BE DONE PRIOR TO COMPLETION OF ALL
- DEMOLITION WORK & FINAL BUILDING DEPARTMENT "CERTIFICATE OF COMPLETION" FOR THIS PHASE OF PROJECT 22.REMOVE & DISCARD ANY FOUND FURNITURE, EQUIPMENT, STATIONARY, BOXES, ETC.
- AS DIRECTED BY CLIENT. 23. REMOVE ALL EXISTING CARPETING THROUGHOUT TENANT SPACE
- 24.CONTRACTOR TO REMOVE ALL THE TENANTS MECHANICAL, ELECTRICAL &
- PLUMBING SYSTEMS THROUGHOUT

SPECIFICATIONS RECOMMENDED BY THE NATIONAL FIRE PROTECTION ASSOCIATION. 2. STRUCTURAL LUMBER SHALL BE *DOUG*LAS FIR WITH A BENDING FIBER STRESS *O*F 1,400 P.S.I. & "E" OF 1,450,000 P.S.I., MAXIMUM MOISTURE CONTENT OF 19%. 3. USE MOOD HEADERS AS FOLLOMS (EXCEPT AS OTHERWISE NOTED ON PLANS)

ALL LUMBER & FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN

- 3.1. O'-O" TO 2'-O" USE (2) 2" x 4"
- 3.2. 2'-0" TO 2'-6" USE (2) 2" x 6" 3.3. 2'-6" TO 4'-0" USE (2) 2" x 8"

INTERVALS OF 8'-0" MAXIMUM.

- 3.4. 4'-0" TO 6'-0" USE (2) 2" x 10'
- 3.5. 6'-0" TO 8'-0" USE (2) 2" x 12" 3.6. PROVIDE DOUBLE STUD BEARING POST AT BEARING ENDS FOR SPANS OF 4'-0" & OVER.
- 4. ALL STRUCTURAL MEMBERS TO HAVE AT LEAST 3-1/2" SURFACE BEARING. 5. FIRE RESISTANCE RATING & PROTECTION OF STRUCTURAL MEMBERS SHALL COMPLY
- WITH TABLE 401 IBC 2009
- . REINFORCE ALL EXISTING STRUCTURAL CONDITIONS TO RECEIVE NEW WORK.
- ALL WOOD ON CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE
- 3. PROVIDE BRIDGING FOR ALL FLOOR JOIST, CEILING BEAMS & RAFTERS AT

#### CONSTRUCTION NOTES

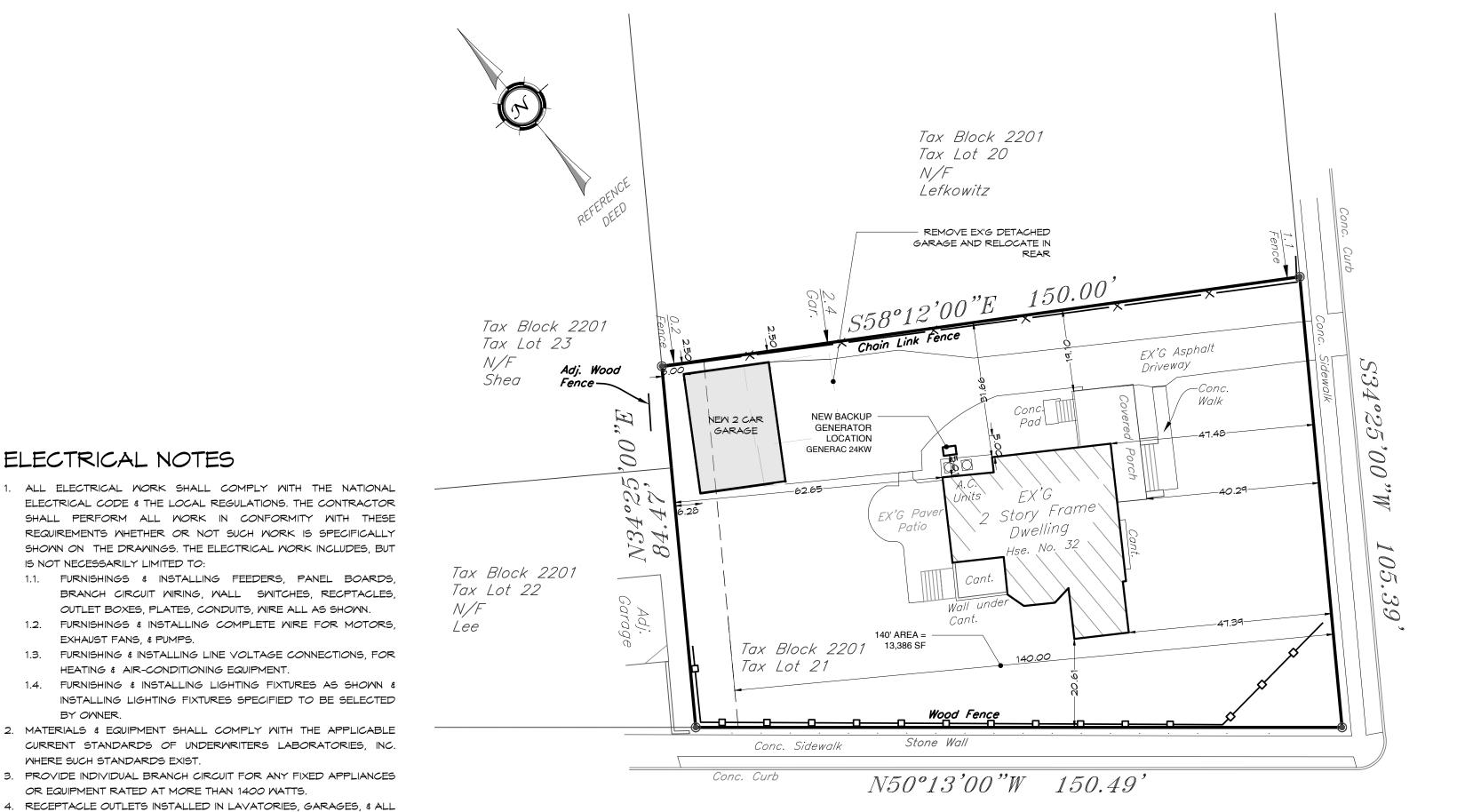
- 1. ALL WORK SHALL CONFORM TO THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE & THE LOCAL
- AUTHORITY HAVING JURISDICTION 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE & FAMILIARIZING HIMSELF WITH THE EXISTING
- CONDITIONS & SCOPE OF THE WORK PRIOR TO SUBMITTING BIDS & COMMENCING WORK. 3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFE WORKING CONDITIONS & SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES & THE OWNER WHERE CONFLICTS EXIST. THE MORE STRINGENT REQUIREMENT SHALL APPLY. CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS. PROCEDURES & JOB SITE CONDITIONS INCLUDING SAFETY. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER TO PROTECT MORKMEN, OCCUPANTS & THE PUBLIC FROM INJURY & ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE BY USE OF SCAFFOLDING, UNDERPINNING OR OTHER APPROVED METHOD THE CONTRACTOR SHALL REPAIR ANY & ALL DAMAGE CAUSED DURING OR RESULTING FROM HIS OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- 5. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN DEBRIS FREE CONDITION THE OUST RESULTING FROM REMOVALS SHALL BE CONTROLLED SO AS TO PREVENT ITS SPREAD TO OCCUPIED PORTIONS OF THE BUILDING & TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA.
- 6. CONTRACTOR SHALL SECURE & PAY FOR ALL REQUIRED PERMITS, FEES, APPROVALS, ETC, PRIOR TO COMMENCING WORK & SHALL SECURE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK. 7. CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLISHED MATERIAL OFF SITE IN AN APPROVED MANNER THE OWNER SHALL E CONSULTED PRIOR TO DISPOSAL OF ANY SALVAGED OR EXCESS MATERIAL AT THE COMPLETION OF THE PROJECT.
- 8. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBITS, ETC. SHALL BE REMOVED & THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- 9. ALL WORK SHALL BE SCHEDULED IN COMPLIANCE WITH THE OWNER'S REQUIREMENTS FOR THE USE OF THE EXISTING FACILITY.
- 10. CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE & ORDERLY MANNER 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION & TEMPORARY SUPPORT OF ANY UTILITIES
- ENCOUNTERED DURING THE COURSE OF HIS WORK & TO ENSURE THE OWNER'S FACILITY TO BE OPERATIONAL. 12. THE CONTRACTOR SHALL REVIEW DRAWING & FIELD VERIFY ALL DIMENSIONS. CONDITIONS & ELEVATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES & ADDRESS ALL
- QUESTIONS TO ARCHITECT PRIOR TO COMMENCING WORK. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, FILLING & CLEANING UPON COMPLETION
- 14. THE CONTRACTOR SHALL NOT SCALE DRAWING FOR DIMENSIONS ALL WRITTEN OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.
- 15. THE CONTRACTOR SHALL SUBMIT, WHERE REQUIRED, SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE START OF FABRICATION OF THOSE ITEMS REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION
- 16. THE CONTRACTOR SHALL PROVIDE THE OWNER & ARCHITECT WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING THE WORK.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING & BRACING OF EXISTING STRUCTURES AS NEEDED TO COMPLETE THE NEW WORK.
- 18. ALL MANUFACTURER'S MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL HANDLED & INSTALLED IN ACCORDANCE TO WITH MANUFACTURERS INSTRUCTIONS & RECOMMENDATIONS WHERE BRAND NAMES & MANUFACTURED PRODUCTS ARE CALLED FOR APPROVED EQUALS WITCH APPLICABLE STANDARDS & SPECIFICATIONS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT & THE OWNER WHENEVER BRAND NAMES OR SPECIFIC PRODUCT SYSTEMS ARE INDICATED IT SHALL BE CLEARLY UNDERSTOOD THAT SUCH IDENTIFICATION IS FOR THE PURPOSE OF ILLUSTRATING THE TYPE OF PRODUCT & DEGREE OF QUALITY DESIRED, SUCH IDENTIFICATION IN NO WAY PRECLUDES THE CONTRACTOR FROM USING PRODUCTS OF OTHER MANUFACTURERS WHICH CAN BE SHOWN IN ADVANCE TO BE OF LIKE & OF EQUAL QUALITY.
- 19. ALL CHANGES SHALL BE REQUESTED IN WRITING & MAY ONLY BE APPROVED IN WRITING BY THE ARCHITECT & THE OWNER PRIOR TO ANY CHANGES BEING MADE.
- 20. THE ARCHITECT HAS THE RIGHT OF REJECT ANY PORTION OF WORK THAT IS POORLY INSTALLED, DOES NOT MEET INDUSTRY STANDARD, UNAUTHORIZED, OR WORK DONE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENTS SUCH WORK SHALL BE REPLACED OR REMOVED AT THE CONTRACTOR'S EXPENSE.
- 21. THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK & THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD ONE YEAR AFTER RECEIVING FINAL ACCEPTANCE & DO ALL REPAIR WORK & REPLACEMENT AS NECESSARY
- DURING THAT PERIOD AT THE CONTRACTOR'S EXPENSE. 22.IN NO EVENT SHALL STRUCTURAL MEMBERS BE CUT OR DRILLED WITHOUT THE WRITTEN APPROVAL OF A LICENSED STRUCTURAL ENGINEER
- 23.THE CONTRACTOR SHALL PROVIDE SAFE & SANITARY CONDITIONS WHERE DEMOLITION & WRECKING OPERATIONS ARE BEING CARRIED ON WORK SHALL BE EXECUTED IN SUCH MANNER THAT HAZARD FROM FIRE. POSSIBILITY OF INJURY, DANGER TO HEALTH & CONDITIONS WHICH MAY CONSTITUTE A PUBLIC NUISANCE SHALL BE MINIMIZED.

#### FRAMING NOTES:

- ALL STRUCTURAL OR NON-STRUCTURAL & ITS FASTENING SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION" REQUIRED BY THE M.L.M.A. & CODE STANDARDS LISTED UNDER GENERAL CONDITIONS.
- 2. ALL LUMBER SHALL BE AIR OR KILN DRIED & SHALL BE FREE FROM LOOSE LARGE KNOTS, EXCESS SAP OR OTHER DEFECTS WHEREBY ITS STRENGTH MAY BE IMPAIRED.
- 3. ALL STRUCTURAL LUMBER TO BE NO. 2 DOUGLAS FIR. 4. SET ALL JOIST & BEAMS WITH NATURAL CAMBER UP. ENDS LAPPED OVER BEARING SHALL BE SECURELY
- SPIKED TOGETHER. PROVIDE AT LEAST 3 1/2" BEARING ON ALL JOISTS. 5. SILL PLATE SHALL BE 2" x 6" WOLMANIZED LUMBER ANCHORED WITH 1/2" @ HOOKED BOLTS (1'-6" LONG)
- SPACED AT 5'-O" O/C MAX. PROVIDE SILL SEAL BELOW PLATE. 6. ALL PLYWOOD SHEATHING TO BE CDX EXTERIOR GRADE, UNLESS NOTED OTHERWISE.
- 7. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYSCORE SHEATHING IN 4' imes 8" PANELS.
- 8. PARTITIONS SHALL BE FRAMED WITH 2"  $\times$  4" OR 2"  $\times$  6" AT 16" O/C. HEM-FIR STUD GRADE OR BETTER. FIRE BLOCKING SHALL BE PLACED BETWEEN STUDS MIDWAY BETWEEN FLOOR & CEILING FOR ALL BEARING PARTITIONS.
- 9. PROVIDE METAL OR 3/4" x 3" WOOD CROSS BRIDGING AT MAXIMUM OF 8'-0" O/C. & SOLID BRIDGING AT JOIST END WITH A SLOPE OF LESS THAN 1:12.
- 10. DOUBLE ALL JOISTS UNDER PARTITIONS PARALLEL TO THEM & FOR ALL HEADERS & TRIMMERS. 11. UNDER-FLOORING SHALL BE (2) LAYERS 5/8" PLYWOOD SECURELY NAILED & GLUED TO EACH BEARING & ALL
- EDGES SUPPORTED. 12. ROOF SHEATHING SHALL BE 1/2" EXTERIOR PLYSCORE, SUPPORTED AT ALL EDGES. FOR A SPACING RAFTER GREATER THAN 16" APART THEN 5/8" EXTERIOR PLYSCORE ROOF SHEATHING SHALL BE USED.
- 13. PROVIDE HEADERS FOR OPENINGS IN FRAME WALLS AS FOLLOWS:
- 13.1. FOR OPENINGS FROM: 0' 0" TO 2' 0" USE (2) 2" X 4" 13.2. 2' - 0" TO 3' - 0" USE (2) 2" X 6"
- 13.3. 3' 0" TO 5' 0" USE (2) 2' X 8"
- 13.4. 5' 0" TO 7' 0" USE (2) 2" X 10"
- 13.5. 7' 0" TO 8' 0" USE (2) 2" X 12"
- 14. INTERIOR WOOD STAIRS SHALL BE CONSTRUCTED AS FOLLOWS: 14.1. STRINGERS: CLEAR SOFTWOOD WITH MINIMUM EFFECTIVE DEPTH OF 12"
- 14.2. TREADS: 9" MINIMUM WIDTH/RESIDENTIAL, 11" MIN. WIDTH / COMMERCIAL SOFTWOOD - NOT REQUIRED ON BASEMENT STAIRS
- (8 1/4" MAXIMUM (7 MAXIMUM HIGH/COMMERCIAL) HIGH/RESIDENTIAL) EXTERIOR WOOD STAIRS SHALL BE OF CCA TREATED MATERIAL.
- 15. IF PRE-ENGINEERED WOOD TRUSSES & JOISTS (I.E. TJI, GP) ARE USED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SEALED BY LICENSED ENGINEER FOR ARCHITECTS APPROVAL PRIOR TO FABRICATION.
- 16. ALL GLUE LAMINATED BEAMS SPECIFIED SHALL BE OF "ARCHITECTURAL GRADE" UNLESS OTHERWISE NOTED & SHALL CONFORM WITH "VOLUNTARY PRODUCT STANDARDS" PS 56-73,: STRUCTURAL GLUED LAMINATED
- 17. ALL NAILING, BOLTING & OTHER CONNECTIONS SHALL BE AS THE INTERNATIONAL RESIDENTIAL CODE 2009 N.J. EDITION BUILDING CODE & MANUFACTURER'S SPECIFICATIONS.
- 18. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE PRESSURE TREATED. 19. ALL EXPOSED EXTERIOR STRUCTURAL LUMBER TO BE PRESSURE TREATED WOOD. 20. ALL EXPOSED EXTERIOR NAILS, BOLTS, & OTHER CONNECTORS OR FASTENERS TO BE GALVANIZED &
- APPROVED BY ARCHITECT. 21.NO HOLES LARGER IN DIAMETER THAN 1/4" OF JOISTS DEPTH SHALL BE MADE MITHOUT APPROVAL OF ARCHITECT.
- 22.NO HOLES ARE TO BE PERMITTED IN ANY WOOD GIRDER.
- 23.ALL FLOOR SHEATHING TO BE CDX EXTERIOR GRADE, GLUED & NAILED TO FLOOR JOISTS (NAILS TO BE 17) 24.ALL WOOD JOIST, RAFTER'S COLUMNS, OR MEMBERS OVER EXPOSED CRAWL SPACES OR IN AREAS
- SUSCEPTIBLE TO MOISTURE BUILD-UP SHALL BE PRESSURE TREATED.

#### GYPSUM BOARD 1. ALL GYPSUM WALLBOARD APPLICATIONS SHALL BE IN ACCORDANCE TO GA-216 (APPLICATION & FINISHING

- OF GYPSUM BOARD) & GA-600 (FIRE RESISTANCE DESIGN MANUAL).
- 2. IN ALL AREAS SUBJECTED TO REPEATED DAMP CONDITIONS & MOISTURE ACCUMULATION (BATHTUB & SHOWER COMPARTMENTS, LAUNDRY AREAS, ETC.) WATER-RESISTANT GYPSUM BACKER BOARD COMPLYING
- WITH ASTM C630 (SPECIFICATION FOR WATER RESISTANCE GYPSUM BACKING BOARD) SHALL BE USED. 3. ALL GYPSUM BOARD MATERIALS SHALL CONFORM TO STANDARDS OF ASTM C36 (GYPSUM WALLBOARD),
- ASTM C474, C475 (JOINT REINFORCING, TAPE & COMPOUND), & ASTM C514 (NAILS FOR GYPSUM BOARDS). 4. ALL BEARING WALLS IN 5 - A CONSTRUCTION TO BE 5/8" F.C. 1 H.R. F.R. CONSTRUCTION



WASHINGTON PLACE

ZONING ORDINANCE DATA

SITE PLAN

SCALE: 1" = 20'-0"

SURVEY NOTE: SITE PLAN BASED ON SURVEY BY: AZZOLINA AND FEURY, Professional Engineers & Land Surveyors 11/16/2016, N.J. Lic. No 24GA28003600

COMPLIANCE

### CARPENTRY NOTES

ELECTRICAL NOTES

IS NOT NECESSARILY LIMITED TO:

EXHAUST FANS, & PUMPS.

BY OWNER.

WHERE SUCH STANDARDS EXIST.

WALL RECEPTACLES SHALL BE 14".

TO DELAY THE WORK OF OTHERS.

DIRECTED BY THE ARCHITECT IN FIELD.

EXTERIOR LOCATIONS SHALL BE OF THE GROUNDING TYPE.

5. EXCEPT WHERE OTHERWISE SHOWN ON DRAWINGS, THE MOUNTING

6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION &

8. ELECTRICAL SERVICE TO BE 200 AMPS & TO HAVE DIRECT

INSTALLATIONS BY THE LOCAL ELECTRICAL INSPECTIONS.

HEIGHT FROM THE FLOOR FOR WALL SWITCHES SHALL BE 48" &

WITH WORK OF TRADES & HAVE HIS WORK SCHEDULED SO AS NOT

APPROVAL OF WIRING, INSTALLATION OF FIXTURES & EQUIPMENT, &

FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL

METERING FACILITIES ON EXTERIOR & INTERIOR OF BUILDING AS

- . ALL FRAMING SHALL BE FURRED WITH A MINIMUM FIBER STRESS (FB) OF 1,450 LB. / SQ. IN. LUMBER SHALL BE LIVE STOCK, THOROUGHLY SEASONED, & WELL MANUFACTURED.
- 2. MOISTURE CONTENT OF FRAMING SHALL NOT EXCEED 19% AT TIME OF INSTALLATION. 3. PLYWOOD SHALL COMPLY WITH THE APPLICABLE COMMERCIAL STANDARDS & SHALL BE IDENTIFIED AS ONE OF THE FOLLOWING
- 3.1.EXTERIOR TYPE IN HARDWOOD PLYWOOD TERMED AS "TECHNICAL" OR "EXT." OR "TYPE 1", OSB OR ASPENITE CAN BE USED FOR ANY TYPE OF STRUCTURE. 3.2. STRUCTURAL - INTERIOR TYPE (STRUC - INT.) CAN BE USED FOR ALL INTERIOR CONSTRUCTION & FOR WEATHER.
- 4. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, & LEVELED, A SUFFICIENT NUMBER OF NAILS, SCREWS, & BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF THE CONSTRUCTION. DO NOT IMPAIR STRUCTURAL MEMBERS BY IMPROPER DRILLING OR

3.3. INTERIOR TYPE - "INT." OR "TYPE 2" - FOR ALL INTERIOR WORK, NOT TO BE USED IN BATHROOMS OR SHOWER ENCLOSURES.

- 5. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIR SPACE AT ENDS & SIDES ON GIRDERS FRAMED INTO MASONRY. WOOD SHIMS UNDER ENDS OF GIRDERS ARE NOT ACCEPTABLE 6. CORNER POSTS SHALL BE FORMED WITH NO LESS THAN THREE, 2" x 4" 5 TO RECEIVE THE INTERIOR FINISH. PLATES SHALL CONSIST OF ONE 2" X 4" SOLE PLATE & TWO, 2" X 4" MEMBERS OF TOP PLATE. PROVIDE ADEQUATE WALL RESISTANCE TO
- RACKING BY CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATH TO PLATES. 7. INSTALL JAMB STUDS AT ALL OPENINGS TO FORM GRID ENCLOSURES FOR INSTALLATION OF WINDOWS & DOORS, JAMB STUDS SHALL EXTEND IN ONE PIECE FROM HEADER TO SOLE PLATE 8. PROVIDE BLOCKING AS NECESSARY FOR THE APPLICATION OF SIDING, SHEATHING, WALLBOARD, FIRESTOPPING & OTHER
- 9. PROVIDE NAILERS, NAILING STRIPS, & GROUNDS AS NECESSARY FOR ATTACHMENT OF TRIM, FINISH, & OTHER WORK. 10. FIT WOOD SIDING ACCURATELY INTO POSITION WITHOUT SPRINGING OR OTHERWISE FORCING THE SIDING INTO PLACE. ENDS OF HORIZONTAL SIDING SHALL BE OVER FRAMING MEMBERS. THE SHORTER PIECES SHALL BE UNIFORMLY DISTRIBUTED
- THROUGHOUT EACH AREA. PRE-DRILLED ENDS OF SIDING IF NECESSARY TO PREVENT SPLITTING WHEN NAILED. 11. ALL FINISH WORK SHALL BE INSTALLED STRAIGHT, PLUMB, LEVEL WITH CLOSELY FITTED JOINTS, RIGIDLY SECURED. BLIND NAILING SHALL BE USED TO THE EXTENT PRACTICAL, FACE NAILING SHALL BE SET & STOOPED WITH NON-STAINING PUTTY TO MATCH THE FINISH. STAGGER, CONCEAL OR PLACE JOINTS IN UNOBTRUSIVE LOCATIONS.
- 12. SECURELY ANCHOR DOOR FRAMES TO THE SUPPORTING CONSTRUCTION. INSTALL TRIM WITH FINE FINISHING NAILS & GLUE WHERE REQUIRED TO ASSURE PERMANENT TIGHT JOINTS.

# MASONRY NOTES:

1. ALL MASONRY TO BE LAID IN THE RUNNING BOND METHOD.

C270 OR C476 STANDARDS AND BE OF A COLOR TO MATCH THE MASONRY

- 2. ALL MASONRY WALLS SHALL HAVE THE BOTTOM 2 COURSES FILLED SOLID WITH CONCRETE AND A MINIMUM OF 8" SOLID CAP UNDER FRAMING EMBERS. NO CINDER BLOCK IS PERMITTED IN EXTERIOR BEARING WALLS. 3. PROVIDE 8" SOLID BRICK MASONRY UNDER GIRDER ENDS.
- 4. ALL BRICK VENEER SHALL BE ANCHORED TO MASONRY OR WOOD FRAMING WITH ANODIZED TIES 16" O/C HORIZONTALLY AND 16" O/C VERTICALLY. 5. BRICK VENEER SHALL BEAR ON 12" BLOCK FOUNDATION WALL. UNDER FIRST COURSE OF BRICK PROVIDE FLASHING W/
- WEEPHOLES AT 8'-0" O/C. 6. HOLLOW LOAD BEARING UNITS SHALL BE MADE OF CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,000 POUNDS PER SQUARE INCH.
- 7. SOLID LOAD BEARING UNITS SHALL BE MADE OF CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,800 POUNDS 8. ALL MORTAR SHALL BE OF TYPE M OR S (UNLESS OTHERWISE SPECIFIED), AND IN ACCORDANCE TO REQUIREMENTS OF A STM
- 9. ALL GROUT SHALL BE OF NON-SHRINK VARIETY AND SHALL COMPLY TO ASTM C404 STANDARDS. GROUT SHALL BE USED TO SET ALL STRUCTURAL MEMBERS, SET ON CONCRETE OR MASONRY. 10. COLD MEATHER CONSTRUCTION: MASONRY LAID IN TEMPERATURE BELOW 40 DEGREES (4 DEG. C.) SHALL BE PROTECTED IN
- ACCORDANCE TO IMIAMC 11. ALL MASONRY WALLS SHALL BE LATERALLY BRACED OF SUFFFICIENT MEANS: BY HORIZONTAL BRACING BY FLOORS, ROOFS, OR VERTICAL BRACING OF COLUMNS AS SPECIFIED IN NBS 211, NBS H74, ACI 531, NCMA TR75-B OR BIA STANDARDS DURING
- 12. ALL SOIL FILL SHALL BE OF SUITABLE MATERIAL & COMPACTED TO 95%. 13. PROVIDE 4" OF CRUSHED STONE AND 5 MIL. VISQUEEN VAPOR BARRIER BELOW ALL CONCRETE SLABS ON EARTH, EXCEPT AS 14. ALL CONCRETE SLABS ON GRADE SHALL HAVE SUPER PLASTICIZER AND REINFORCED WITH POLYESTER FIBERS AS PER W.R.
- GRACE, INC. SPECIFICATIONS. ALL SLABS ON GRADE SHALL HAVE A MAXIMUM SIZE OF 20'-0" X 20'-0" BETWEEN SAW CUTS UNLESS OTHERWISE NOTED. 15. ALL EXPOSED INTERIOR CONCRETE FLOOR SLABS HAVE A STEEL TROWEL FINISH WITH HARDENER AND SEALER COATING EXCEPT AS NOTED.

16. ALL SLABS SUPPORTED ON OPEN WEB STEEL JOISTS OR STRUCTURAL STEEL SHALL HAVE SUPER PLASTICIZER AND POLYESTER

- FIBERS AS PER W. R. GRACE, INC. SPECIFICATIONS AND ADDITIONAL REINFORCING WITH WELDED WIRE FABRIC AS SHOWN ON PLANS. THE MAXIMUM DIMENSION BETWEEN SAW CUTS SHALL BE 15'-O" x 15'-O". 17. PROVIDE DUR-O-WALL EVERY 16" O/C HORIZONTALLY UNLESS OTHERWISE NOTED. PROVIDE ICON INSULATION FOR ALL EXTERIOR WALLS.
- ZONE: R-3 LOT: 21 BLOCK: 2201 PERMITTED 2 FAM. PROPOSED SINGLE FAM. CORNER 12,600 S.F. MINIMIJM LOT AREA PROPOSED | 14,225 S.F. 40X50 MINIMIJM MIN BUILDABLE AREA PROPOSED | 40X 58 INCL PORCH MINIMUM MIN USEABLE AREA PROPOSED 90' MINIMIJM LOT WIDTH FRONT YARD SETBACK PROPOSED 99.49 MINIMIJM LOT WIDTH ANY POINT PROPOSED 84.47' 90' MINIMUM LOT WIDTH AVERAGE PROPOSED 94.93' MINIMUM 40' FRONT YARD SETBACK PROPOSED 40.3' MINIMIJM SIDE SETBACK (FRONT) PROPOSED | 20.6' EX'G 29.14' ADD. MINIMUM SIDE SETBACK OTHER PROPOSED 99.49' X .33= 32.83' MINIMUM SIDE SETBACK 33% PROPOSED 39.7' MINIMUM REAR SETBACK PROPOSED N/A MAXIMUM BUILDING HEIGHT (stories) 2.5 PROPOSED MAXIMUM BUILDING HEIGHT (FEET) 34' EX'G 28' ADD. PROPOSED MINIMUM YES ACC. BUILDING SETBACK 2.5' (SIDE) PROPOSED MAXIMUM ACC. BUILDING HEIGHT (FEET) YES PROPOSED 120' MINIMUM LOT DEPTH 150 PROPOSED MAXIMUM 32% (4552)4060 MAX TOTAL GROSS BLDG AREA PROPOSED 25% 3528 MAXIMUM 6% 962 MAX ACC GROSS BLDG AREA 3.64% 560 PROPOSED MAXIMUM LOT COVERAGE 140' MAXIMUM 40 % AREA =13,386 PROPOSED 35 % AREA =4753 MAXIMUM BUILDING COVERAGE 140' MAXIMUM 20 % AREA =13,386 PROPOSED 13.3 % AREA =1790 MAXIMUM LOT COVERAGE (BUILDINGS) MAXIMUM 25 % PROPOSED 14 % MAXIMUM LOT COVERAGE (IMP) MAXIMUM 40 % PROPOSED 36 % 5,104 SQ FT

#### INDEX OF CONSTRUCTION DRAWINGS DRAWING NO. ARCHITECTURAL: CS COVER SHEET / SITE PLAN / NOTES

# APPLICABLE CODES AND REFERENCES

• A-1 GARAGE FLOOR PLAN / ELEVATIONS

- INTERNATIONAL BUILDING CODE: NJ, ED. 2018 (NJAC
- 5:23-3.14) 2. INTERNATIONAL RESIDENTIAL CODE -NJ. ED 2018 3. INTERNATIONAL FIRE CODE 2018 (ICC/ANSI A117.1-2018)
- 4. INTERNATIONAL MECHANICAL CODE, 2018 (NJAC 5:23-3.20) INTERNATIONAL FUEL GAS CODE, 2018 (NJAC 5:23-3.22) INTERNATIONAL ENERGY SUBCODE (NJAC 5:23-3.18)
- ENERGY CONSERVATION CODE, 2018 (RESIDENTIAL) ASHRAE 90.0-2013 (COMMERCIAL)
- NATIONAL ELECTRICAL CODE, (NFPA 70)/2014 (N.J.A.C. 5:23-3.16) . NATIONAL STANDARD PLUMBING CODE 2018 (N.J.A.C.
- 5:23-3.15) 9. REHABILITATION SUB CODE (NJAC 5:23-6) NJUCC SUBCHAPTER 6

_		
	UCC DATA INTERNATIONAL RESIDENT	IAL CODE 2018 NJ ED.
	USE GROUP	R-5
	CONSTRUCTION TYPE	V-B
	ACC. BLDG. HGT. (STORIES / FEET)	1 / 18'-0"
	GARAGE AREA	560 GROSS S.F.
	BUILDING VOLUME (GARAGE)	7,448 C.F.
	FLOOR LIVE LOAD GARAGE CEILING LIVE LOAD ROOF LIVE LOAD	40 PSF 10 PSF 30 PSF

# **EVANS ARCHITECTS AIA**

MATTHEW G. EVANS ARCHITECT - PROFESSIONAL PLANNER

470 CHAMBERLAIN AVENUE PATERSON NEW JERSEY 07522 973 942-9020 MATT@EVANSARCHITECTS.COM WWW.EVANSARCHITECTS.COM

RIDGEWOOD, NJ

# **NEW DETACHED** REPLACEMENT GARAGE **VADIM VERBITSKY** 32 SHERMAN PLACE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EVANS ARCHITECTS AND IS NOT TO BE USED II WHOLE OR IN PART. FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EVANS ARCHITECTS. ALL RIGHTS RESERVED © 2021 EVANS ARCHITECT

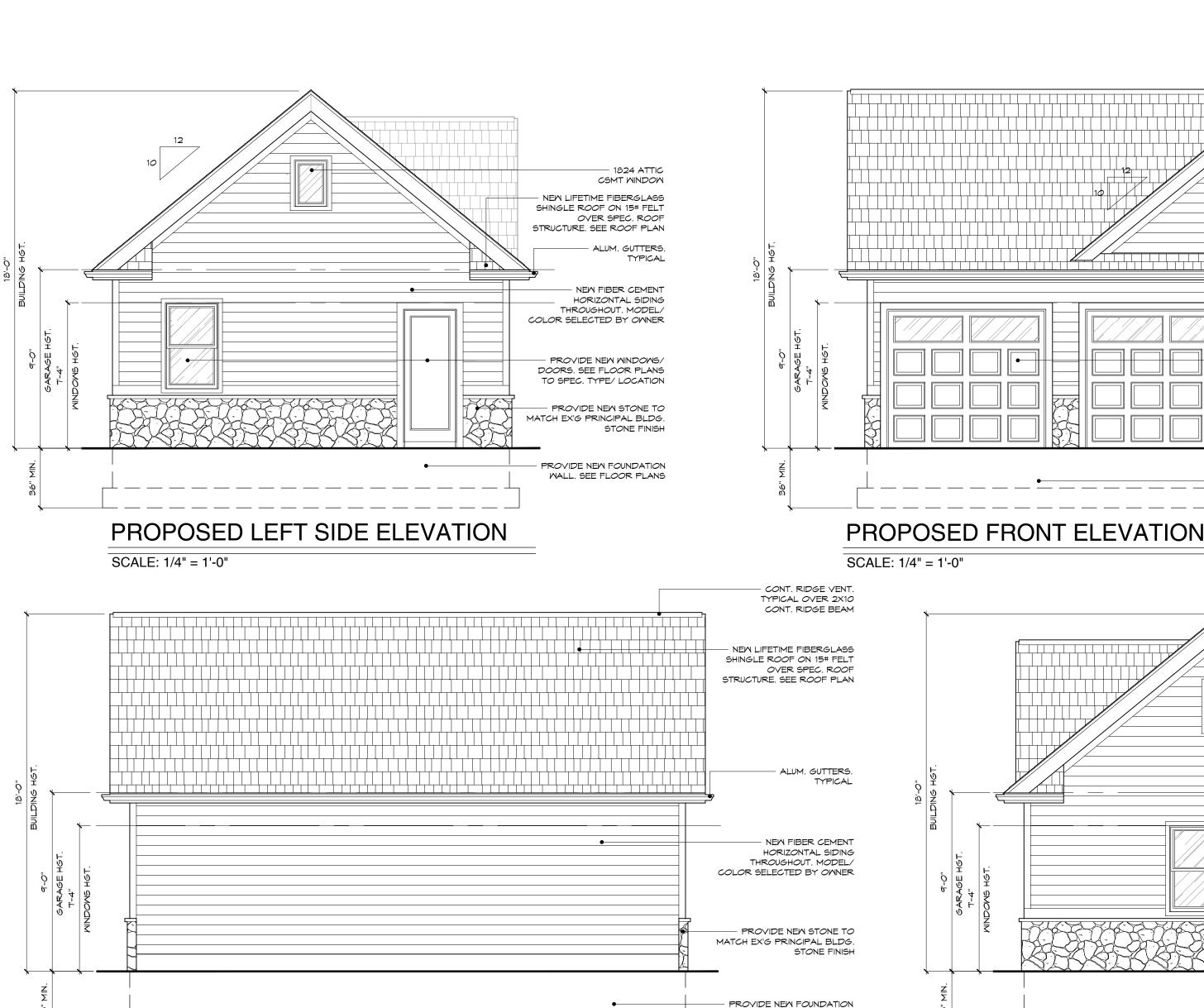
MGE 05.12.21 GARAGE SETBACKS MGE 06.3.21 140' CALCULATION ADDED MGE 07.7.21 REVISED GARAGE SETBACK MGE 10.26.21 REVISED ZONING CHART 10-28-2

COVER SHEET / SITE PLAN / NOTES

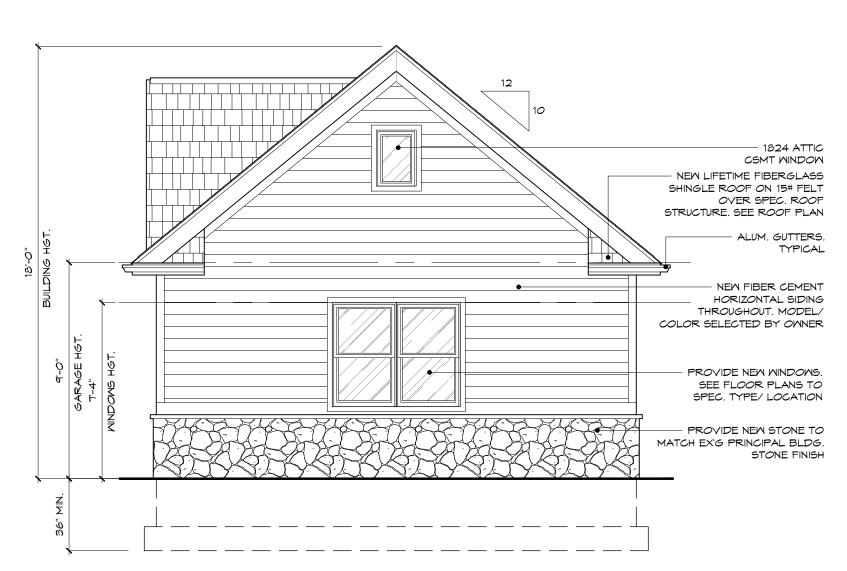
R.A.NJ.13803 R.A.NY 26125

ARCHITECT • PLANNER

NUMBER



MALL. SEE FLOOR PLANS



PROPOSED RIGHT SIDE ELEVATION

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

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

- CONT. RIDGE VENT. TYPICAL OVER 2X10 CONT. RIDGE BEAM

- ALUM. GUTTERS.

NEW FIBER CEMENT

HORIZONTAL SIDING

THROUGHOUT. MODEL/

PROVIDE NEW GARAGE

PROVIDE NEW STONE TO

PROVIDE NEW FOUNDATION WALL. SEE FLOOR PLANS

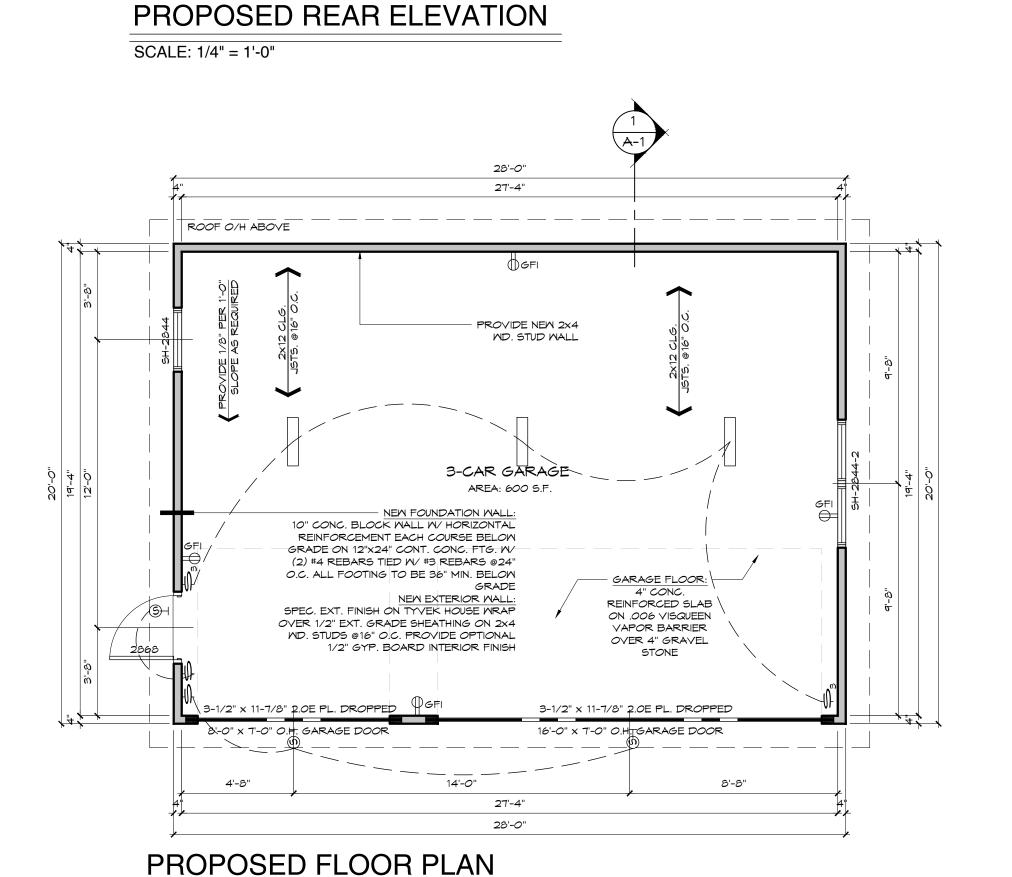
MATCH EX'G PRINCIPAL BLDG.

DOORS. SEE FLOOR PLANS TO SPEC. TYPE/ LOCATION

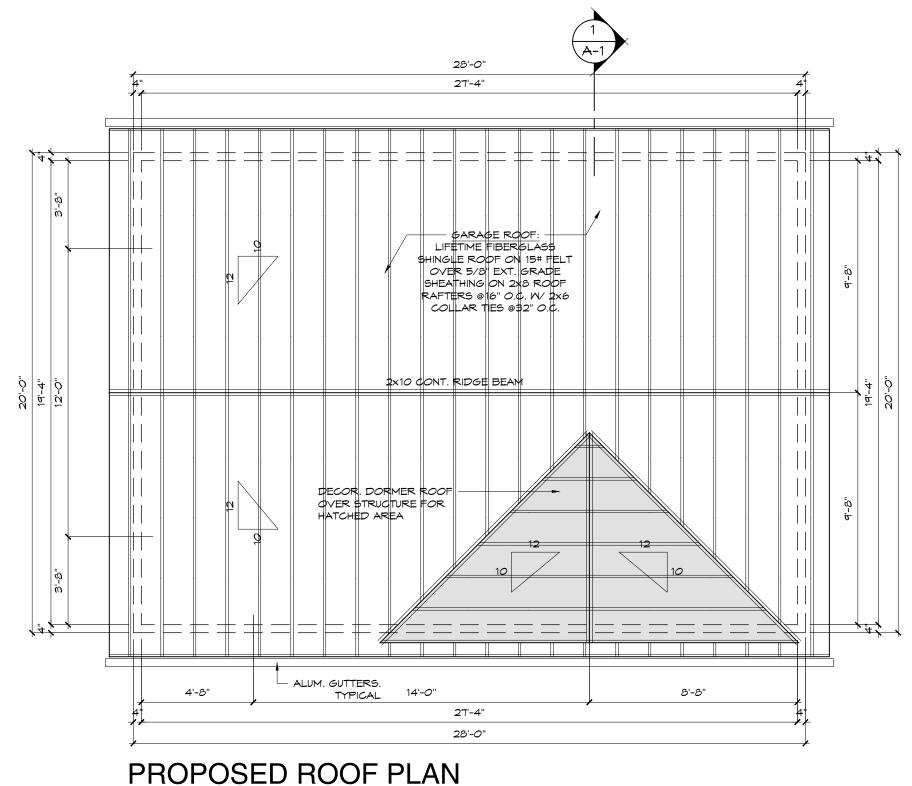
COLOR SELECTED BY OWNER

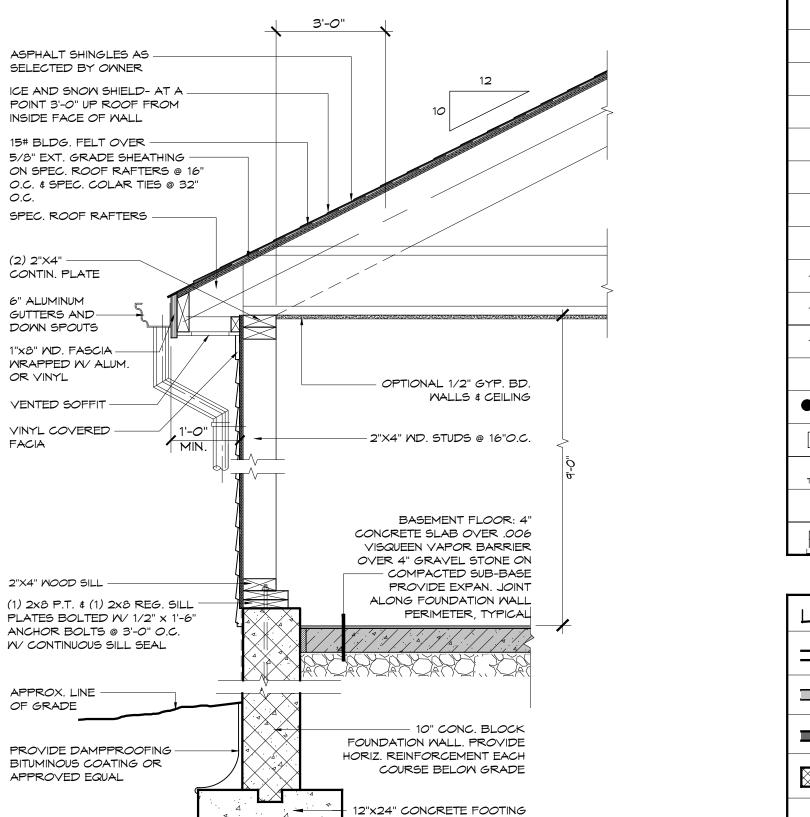
— NEW LIFETIME FIBERGLASS SHINGLE ROOF ON 15# FELT OVER SPEC. ROOF

STRUCTURE. SEE ROOF PLAN



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

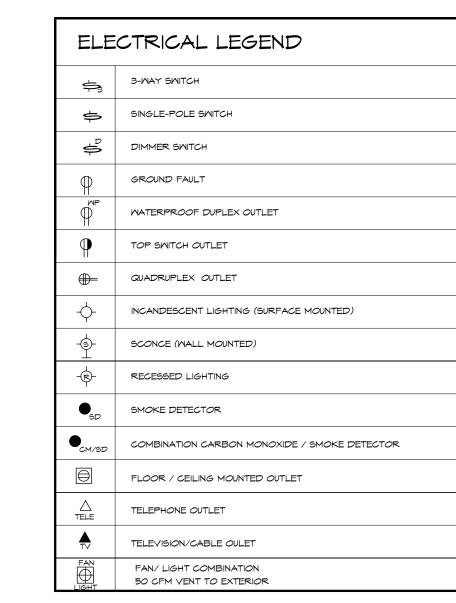


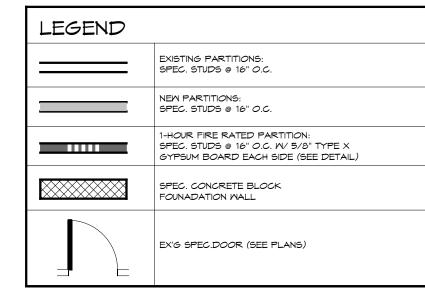


M/ (2) #4 REBARS TIED M/ #3

REBARS @ 24" O.C. NOTE: ALL FOOTINGS TO BE 36" MIN. BELOW GRADE









MATTHEW G. EVANS ARCHITECT - PROFESSIONAL PLANNER

> 470 CHAMBERLAIN AVENUE PATERSON NEW JERSEY 07522 973 942-9020 MATT@EVANSARCHITECTS.COM WWW.EVANSARCHITECTS.COM

**EXISTING GARAGE** RECONSTRUCTION / ADDITION

VADIM VERBITSKY 32 SHERMAN PLACE RIDGEWOOD, NJ

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EVANS ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EVANS ARCHITECTS. ALL RIGHTS RESERVED  $\circledcirc$  2017 EVANS ARCHITECT

DRW BY DATE
MGE 02.10.17 REV MGE 05.12.21 GARAGE SETBACKS MGE 06.3.21 140' CALCULATION ADDED MGE 07.7.21 REVISED GARAGE SETBACK MGE 10.26.21 REVISED ZONING CHART

GARAGE FLOOR PLAN / ELEVATIONS



**A-**7

SHEET

NUMBER

R.A.NJ.13803 R.A.NY 26125