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SCOPE OF WORK

-CONVERSION OF EXISTING COMMERCIAL OFFICES TO A 2 FAMILY DWELLING
-GUT RENOVATION OF INTERIOR OF BOTH UNITS.

BUILDING & SITE DATA

[redacted]

CODE ANALYSIS

THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL CONSTRUCTION CODE, NJ EDITION, AS WELL AS ALL NJAC 5:32 CRITERIA.

USE AND CONSTRUCTION CLASSIFICATIONS

USE GROUPS:	R-3 (TWO FAMILY)
GOVERNING MOST RESTRICTIVE ZONING DISTRICT:	R-3 (TWO FAMILY) R-1
CONSTRUCTION TYPE:	5A
SPRINKLERS / FIRE PROTECTION:	EXISTING BUILDING IS NOT SPRINKLERED

BUILDING CODE DATA

1. 1BC 2015 INTERNATIONAL BUILDING CODE, NJ EDITION (N.J.A.C. 5:23-6.14)
2. 2015 NATIONAL STANDARD PLUMBING CODE (N.J.A.C. 5:23:3.15)
3. 2014 NATIONAL ELECTRIC CODE, NJ EDITION (N.J.A.C. 5:23-3.16)
4. 2015 NATIONAL MECHANICAL CODE, NJ EDITION (N.J.A.C. 5:23-3.20)
5. 2015 NATIONAL FUEL GAS CODE, NJ EDITION (N.J.A.C. 5:23-3.22)
6. 2015 NATIONAL FIRE CODE, NJ EDITION.
7. 2015 INTERNATIONAL ENERGY CONSERVATION CODE, NJ EDITION

FIRE PENETRATION NOTES

1. PENETRATIONS WITHIN THE UNIT LESS THAN 3" MUST BE RODENT PROOFED WITH SILICONE OR BETTER.
2. ALL PENETRATIONS 3" DIAMETER OR MORE CONTINUOUS FOR 4 FLOORS MUST HAVE RATED FIRE COLLARS AT THE UNDERSIDE OF THE PENETRATION.
3. PENETRATIONS LESS THAN 3" BETWEEN SEPARATE UNITS MUST BE FIRE-CAULKED.

EXISTING FRONT PHOTO

BLOCK DIAGRAM

[redacted]

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY (CURRENT EDITION), IBC CODE (CURRENT EDITION), & ALL RELATED CODES AND STANDARDS, AND THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. ALL STRUCTURAL, ELECTRICAL AND MECHANICAL WORK SHALL COMPLY WITH THE GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS & SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN, CALLED FOR AND / OR REASONABLY IMPLIED, UNLESS OTHERWISE AGREED TO (IN WRITING) BY THE OWNER.

3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL APPLICATIONS, PERMITS, TESTS, INSPECTIONS, APPROVALS, & CERTIFICATIONS FROM ALL LOCAL, COUNTY, STATE, & FEDERAL AGENCIES HAVING JURISDICTION.

4. PLUMBING, HVAC, & ELECTRICAL WORK WHERE REQUIRED SHALL BE DESIGN-BUILD BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. ALL WORK SHALL MEET OR EXCEED STANDARD RESIDENTIAL CRITERA FOR SIMILAR INSTALLATIONS (UNLESS OTHERWISE NOTED TO MEET A MORE STRINGENT CRITERIA) AND SHALL BE PERFORMED IN COMPLIANCE WITH GENERAL NOTES.

5. ALL CONTRACTORS SHALL REVIEW AND COORDINATE THE PLANS AND SPECIFICATIONS FOR THE PROPOSED WORK WITH THE EXISTING BUILDING, UTILITIES, AND FIELD CONDITIONS AND SHALL REPORT ANY AND ALL DISCREPANCIES AND INTERFERENCES TO THE ARCHITECT (IN WRITING) PRIOR TO COMMENCING WORK AND ORDERING MATERIALS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND CORRECT FIT OF THEIR WORK WITH THAT OF ADJACENT TRADES.

6. MAINTAIN ALL UTILITIES IN FUNCTION ORDER, WATER AND WEATHER TIGHTNESS OF ALL WORK AREAS, ACCESS TO AND SECURITY OF THE PREMISES, JOB SITE SAFETY AND PROVIDE AND MAINTAIN FIRE EXTINGUISHERS DURING THE COURSE OF CONSTRUCTION.

7. ALTERNATE PROPOSALS FOR DETAILS OF CONSTRUCTION, DIFFERENT, PRODUCT MANUFACTURERS, AND ASSEMBLIES MAY BE CONSIDERED WHEN SPECIFICALLY BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) ON A TIMELY BASIS WHICH WOULD NOT DELAY THE PROGRESS OF WORK.

8. ALL CONTRACTORS SHALL GUARANTEE THEIR WORK (IN WRITING) FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY (C. OF O.)

9. ALL CONTRACTORS SHALL PROVIDE MANUFACTURERS GUARANTEES, OPERATION AND MAINTENANCE PROCEDURES (I.E. HANDS ON INSTRUCTION) FOR ALL MATERIALS AND EQUIPMENT, FIXTURES, AND DEVICES.

10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, AND JOB SITE SAFETY AND SHALL COORDINATE THE SAME WITH OWNER AND ALL ADJACENT TRADES. THE GENERAL CONTRACTOR SHALL SUPERVISE ALL WORK AND SHALL ASSURE THAT ALL DESIGN CONDITIONS ARE VERIFIED AND SATISFIED.

11. CHANGES TO THE PLANS AND / OR SPECIFICATIONS AND / OR THE USES THEREOF WHICH CAUSE ANY KIND OF DAMAGE TO PERSONS OR PROPERTY (DIRECTLY OR INDIRECTLY) SHALL BE THE RESPONSIBILITY OF THOSE PARTIES AUTHORIZING AND / OR UNDERTAKING SUCH CHANGES WHERE SUCH CHANGES HAVE NOT BEEN AUTHORIZED BY THE ARCHITECT. MATTERS NOT ADDRESSED BY THE PLANS AND SPECIFICATIONS SHALL BE WHEN ADDRESSED BY OTHERS, THE RESPONSIBILITY OF THOSE OTHERS.

12. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND REPORT ALL INTERFERENCES OF PROPOSED WORK TO THE ARCHITECT. RELOCATE EXISTING TELEPHONE, ELECTRICAL, PLUMBING LINES, ETC. AS CONDITIONS WARRANT TO MAINTAIN AND PROVIDE COMPLETE FUNCTIONING SYSTEMS.

GENERAL NOTES (CONT.)

13. COORDINATE LOCATION OF MATERIAL STOCK PILES WITH ALL TRADES AND OWNER AND MAINTAIN OWNERS ACCESS.

14. ALL DEBRIS FROM DEMOLITION AND CONSTRUCTION WORK SHALL BE REMOVED FROM THE SITE ON A REGULAR BASIS BY THE GENERAL CONTRACTOR.

15. CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY TOILETS DURING THE COURSE OF CONSTRUCTION.

16. ALL NEW WALLS AND CEILINGS TO BE ⅝" GYPSUM BOARD, UNLESS OTHERWISE NOTED. OTHERWISE TAPED, SPACKLED, SANDED, AND PAINTED. USE ½" CEMENT BOARD AS BASE FOR BATHROOM FLOOR TILE & SHOWER WALLS TYPICAL. FASTEN GYPSUM BOARD W/ NO. 6 SCREWS SPACED @ 12" O.C. TYP.

17. ALL TRIMS TO BE SELECTED BY OWNER.

18. ALL PAINTING AND STAINING SHALL BE PERFORMED UNDER THIS CONTRACT AT AREAS OF NEW WORK (UNLESS OTHERWISE NOTED). ALL COLORS AND FINISHES SHALL BE AS SELECTED BY OWNER. SUBMIT SAMPLES FOR SELECTION BY OWNER.

19. THE DRAWINGS PREPARED BY THE ARCHITECT REPRESENT GENERAL DESIGN INTENT AND ARE NOT BE BE CONSTRUED - EXPLICITLY OR IMPLICITLY - TO REPRESENT ACTUAL AS-BUILT CONDITIONS OF ANY BUILDING. IN ACCORDANCE WITH FIELD CONDITIONS, TRADE PRACTICES, BUILDER PREFERENCES, MATERIAL AND EQUIPMENT SELECTIONS, OWNERS REQUIREMENTS, THE REQUIREMENTS OF UTILITY COMPANIES AND AGENCIES HAVING JURISDICTION AND ANY SUCH - LIKE CIRCUMSTANCES AND / OR CONDITIONS. THE OWNER MAY CHOOSE TO ALTER VARIOUS ELEMENTS OF THE BUILDING WHILE MAINTAINING THE GENERAL DESIGN INTENT OF THE DRAWINGS AND COMPLIANCE WITH CODES, STANDARDS, AND AGENCIES HAVING JURISDICTION. NO FUTURE OWNER OF THIS BUILDING SHALL RELY UPON THE ARCHITECTS DRAWINGS FOR ANY PURPOSE BEING AS BUILT CONDITIONS.

21. EACH CONTRACTOR SHALL REMOVE ALL MANNER OF EXISTING ELEMENTS (IN THEIR TRADE) THAT WOULD INTERFERE WITH THE PURPOSE OF WORK OF THEIR TRADE AND ADJACENT TRADES - AS SHOWN AND / OR REASONABLY IMPLIED. WHERE THESE ELEMENTS WHICH INTERFERE ARE REQUIRED IN ORDER TO MAINTAIN THE EXISTING AND PROPER FUNCTION OF THE BUILDING UPON THE COMPLETION OF THE PROJECT, EACH CONTRACTOR SHALL (IN ITS OWN TRADE) RELOCATE, AND / OR ALTER OR MAKE NEW THOSE ELEMENTS TO PROVIDE THE PROPER FUNCTION, AND SHALL DO SO IN COORDINATION WITH THE GENERAL CONTRACTOR AND ALL ADJACENT TRADES.

22. CONTRACTOR TO MAINTAIN LIABILITY INSURANCE OF SUFFICIENT AMOUNT AS AGREED UPON BY THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

23. NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE ARCHITECT / ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES, OR DAMAGES ARISING FROM OR IN ANY MANNER RELATED TO THE EXPOSURE OT THE HANDLING, MANUFACTURE, OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

24. CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF THE SAME, AT WHICH TIME THE APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COST OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE BY A NJ LICENSED ELECTRICIAN.

2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, OUTLETS, DISTRIBUITION PANELS, CIRCUIT BREAKERS, SWITCHES, ETC. REQUIRED TO PROVIDE A COMPLETE OPERATIONAL ELECTRICAL SYSTEM. CONTRACTOR TO INSTALL LIGHTING FIXTURES AND HOOK UP EQUIPMENT AND APPLIANCES.

3. HARD WIRE ALL SMOKE DETECTORS SO ACTUATION OF 1 SHALL ACTUATE ALL. PROVIDE AND INSTALL SMOKE DETECTORS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY MUNICIPAL OFFICIAL. ALL SMOKE DETECTORS SHALL BE UL LISTED.

4. ALL RECEPTACLES TO BE 120 VOLT, SINGLE PHASE 12-20 AMPERE.

5. PROVIDE REQUIRED WORKING CLEARANCE FOR ALL ELECTRICAL PANELS AS PER 110-16 NEC.

6. ALL SWITCHES, OUTLETS, AND PANELS TO BE ACCESSIBLE.

7. OUTLETS SHALL NOT BE INSTALLED "BACK TO BACK" ON FIRE RATED WALLS.

PLUMBING NOTES

1. ALL WORK TO CONFORM TO NATIONAL STANDARD PLUMBING CODE; NJ EDITION (CURRENT EDITION), LOCAL CODES, & UTILITY COMPANY REQUIREMENTS.

2. CLOSE ALL PENETRATIONS THROUGH RATED ASSEMBLIES W/ MATERIALS HAVING AN EQUAL RATING AS ASSEMBLY.

3. ALL WATER SUPPLY RISERS AND BRANCHES ARE TO BE VALVED. BATH TUB HARDWARE TO HAVE INTEGRAL STOPS. HOT WATER LINES TO HAVE GRAVITY RETURN LOOPS. ALL HOT WATER PIPING AND COLD WATER PIPING IN UNCONDITIONED SPACES TO HAVE CLOSED CELL INSULATION SURROUNDS.

4. HYDRONIC AND DOMESTIC HEATERS TO BE INSTALLED ON NON-COMBUSIBLE FLOOR W/ RELIEF VALVES PIPED TO FLOOR DRAIN OR INDIRECT WASTE.

5. WATER PIPING TO BE "M" COPPER ("K" IF BURIED). All to be Pex

6. SANITARY AND STORM PIPING TO BE SCHEDULE 40 PVC.

7. GAS PIPING TO BE BLACK IRON OR CSST. CSST SHALL BE BONDED AS REQUIRED.

8. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPING, VALVES, TRAPS, VENTS, DRAINS, HOSE BIBS, ETC., REQUIRED TO PROVIDE A COMPLETE OPERATIONAL PLUMBING SYSTEM. CONTRACTOR TO INSTALL FIXTURE AND HOOK UP EQUIPMENT & APPLICANCES.

9. FIXTURES SHALL MEET THE FOLLWING WATER CONSERVATION FLOW RATES:
TOILETS - 1.6 GAL. MAX. FLUSH
FAUCETS - 3.0 GAL. MAX. MINUTE

10. ALL FINISHED PLUMBING FIXTURES & HARDWARE TYPES & FINISH AS SELECTED BY THE OWNER TYP.

11. ALL FLOOR DRAINS TO HAVE BACKWATER TRAP.

12. ALL DIVERTERS TO BE ANTI-SCALD TYPE W/ INTEGRAL STOPS.

13. ALL FIXTURES SHALL BE ASSUMED TO BE OWNER PROVIDED FOR BIDDING PURPOSES.

14. CONTRACTOR SHALL REQUEST SPECIFICATIONS FOR PLUMBING FIXTURES AT LEAST 1 MONTH IN ADVANCE.

15. ANY LONG LEAD TIME / EARLY INSTALL ITEMS SHALL BE REQUESTED AT LEAST 1 MONTH IN ADVANCE. OWNER SHALL DELIVER FIXTURES NO LATER THAN 1 WEEK PRIOR TO INSTALLATION.

16. UNLESS PROVIDED BY THE CONTRACTOR, ALL OWNER SUPPLIED FIXTURES SHALL BE REVIEWED AND APPROVED FOR INSTALLATION PRIOR TO OWNER PURCHASING. ALL PURCHASES FIXTURES WHICH WERE APPROVED, BUT CANNOT BE INSTALLED DUE TO OVERSIGHT WILL BE THE PLUMBER / CONTRACTOR'S RESPONSIBILITY.

Remove

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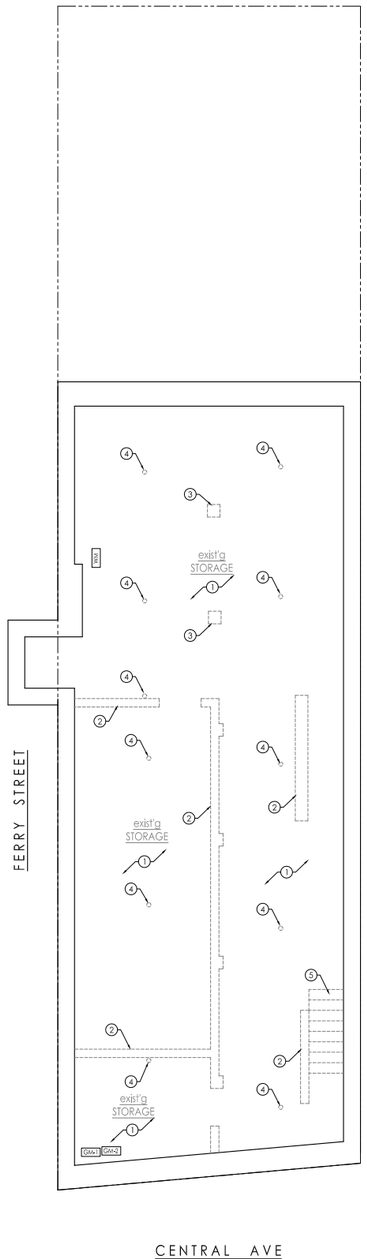
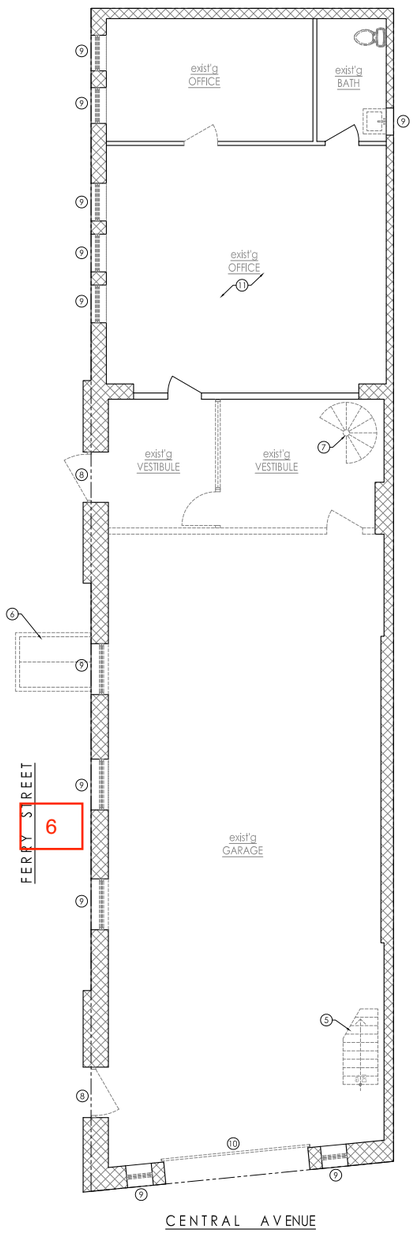


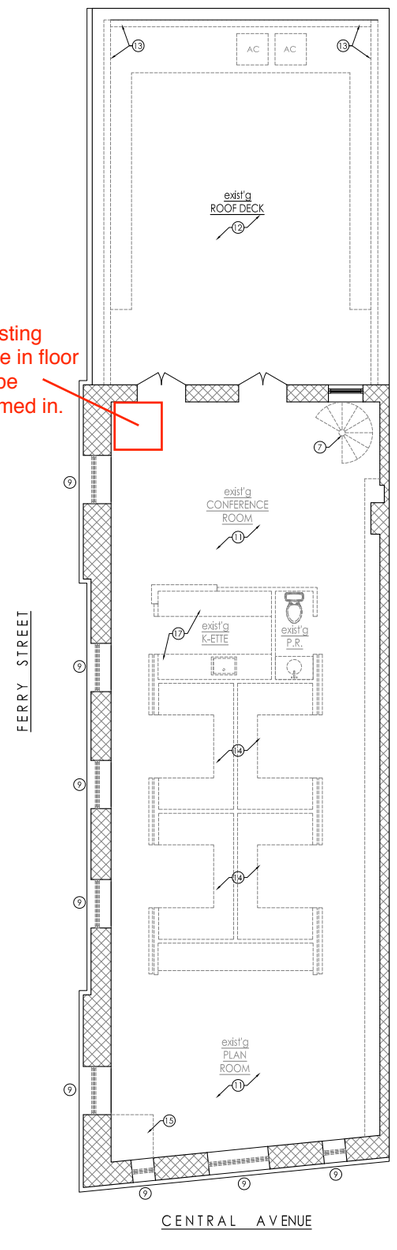
1 CELLAR DEMOLITION PLAN
3/16" = 1'-0"



2 1ST FLOOR DEMOLITION PLAN
3/16" = 1'-0"

Do we need a note about moving condensors to upper roof?

existing hole in floor to be framed in.



3 2ND FLOOR DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION KEY

- EXIST'G EXTERIOR WALL TO REMAIN; NO CHANGE
- EXIST'G INTERIOR PARTITION TO REMAIN
- EXIST'G INTERIOR PARTITION OR CONSTRUCTION TO BE REMOVED

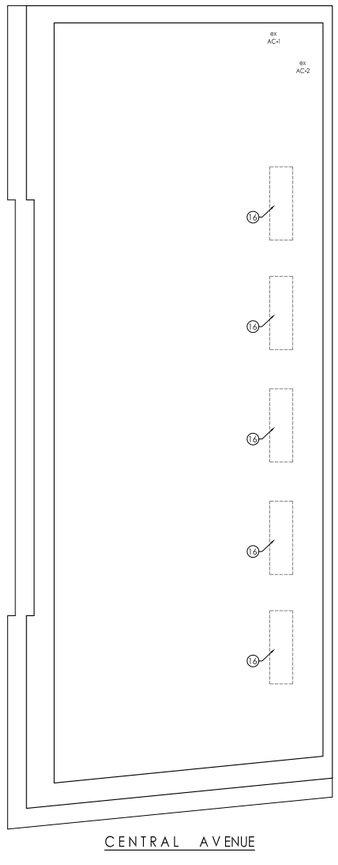
DEMOLITION SHEET NOTES

1. EXISTING CONC. SLAB TO BE REMOVED. EXISTING FLOOR TO BE EXCAVATED AND UNDERPINNED. SEE STRUCTURAL DRAWINGS FOR DETAILS.
2. EXISTING BRICK FOUNDATION WALL TO BE REMOVED AFTER SLAB REINFORCEMENT. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS.
3. EXISTING PIER TO BE REMOVED AFTER SLAB REINFORCEMENT ABOVE. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS.
4. EXISTING STEEL LALLY COLUMN TO BE REMOVED TO BE REMOVED AFTER SLAB REINFORCEMENT. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS..
5. EXISTING STEEL STAIRS TO BE REMOVED. EXISTING OPENING TO BE INFILL FRAMED.
6. EXISTING STEEL SIDEWALK DOORS TO BE REMOVED. EXISTING VAULT BELOW TO BE FILLED, SEE CONSTRUCTION PLANS.
7. EXISTING STEEL SPIRAL STAIR TO BE REMOVED.
8. EXISTING ENTRY DOOR AND FRAME TO BE REMOVED TO ORIGINAL MASONRY OPENING.
9. EXISTING WINDOW AND FRAME TO BE REMOVED TO ORIGINAL MASONRY OPENING.
10. EXISTING OVERHEAD GARAGE DOOR TO BE REMOVED.
11. EXISTING WALL AND CEILING FINISHES TO BE REMOVED.
12. EXISTING ROOF DECK AND ROOF FRAMING TO BE REMOVED.
13. EXISTING WOOD ROOF RAILING TO BE REMOVED.
14. EXISTING CUBICLES TO BE REMOVED.
15. NEW OPENING IN EXISTING FLOOR FOR NEW FIREMAN'S POLE.
16. EXISTING SKYLIGHTS TO BE REMOVED.
17. EXISTING KITCHENETTE CABINETS AND FIXTURES TO BE REMOVED AND SAVED FOR REUSE IN THE CELLAR.

all original interior window casings to remain

Need to verify, but I think this holds true for base molding as well, TBD

[redacted]



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17. EXISTING KITCHENETTE CABINETS AND FIXTURES TO BE REMOVED AND SAVED FOR REUSE IN THE CELLAR.

Note about removing all existing wiring and panels. Start fresh.

Do you think that is necessary, or over kill?

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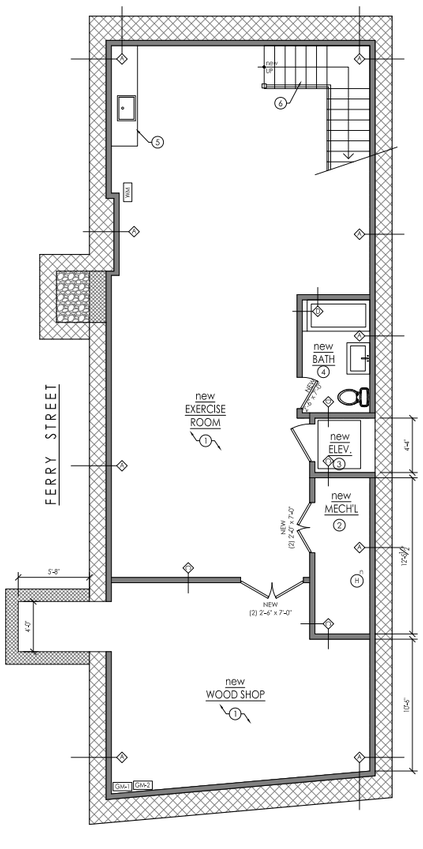

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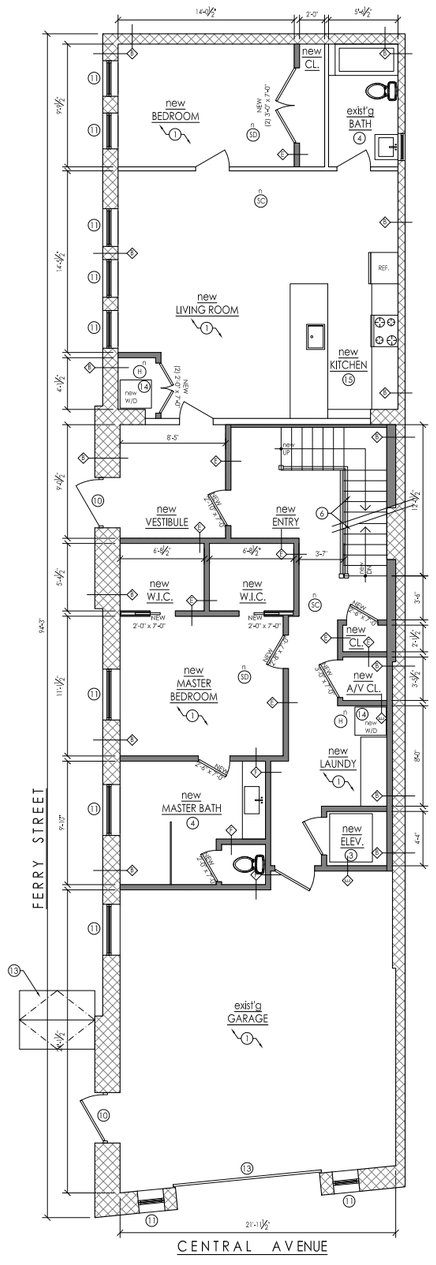
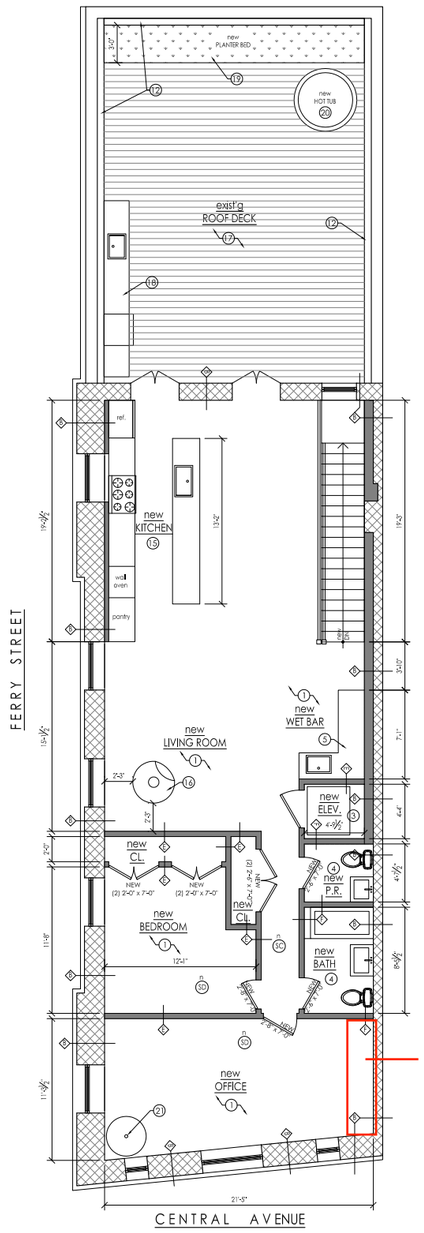
3/16" = 1'-0"



2 1ST FLOOR CONSTRUCTION PLAN
3/16" = 1'-0"



3 2ND FLOOR CONSTRUCTION PLAN
3/16" = 1'-0"

CONSTRUCTION KEY

EXIST'G BRICK MASONRY PARTY / EXTERIOR WALL

EXIST'G NON LOAD BEARING INTERIOR PARTITION; NO CHANGE

NEW NON LOAD BEARING WOOD STUD WALLS; SEE PARTITION TYPES.

ex / new (SC) — EXISTING / NEW 110V, HARDWIRED / INTERCONNECTED COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR

ex / new (SD) — EXISTING / NEW 110V, HARDWIRED / INTERCONNECTED SMOKE DETECTOR

CONSTRUCTION SHEET NOTES

1. NEW OR REFURBISHED WALL, CEILING, AND FLOOR FINISHES. SEE FINISH PLANS FOR DETAILS.
2. NEW MECHANICAL EQUIPMENT. SEE MECHANICAL PLANS FOR DETAILS.
3. NEW RESIDENTIAL ELEVATOR. SEE TYPICAL DETAILS ON SHET A-103.
4. NEW BATH FIXTURES AND FINISHES. SEE OWNER SUPPLIED BATH ELEVATIONS FOR DETAILS.
5. NEW WET BAR CABINETS, FIXTURES AND FINISHES. SEE OWNER SUPPLIED WET BAR ELEVATIONS FOR DETAILS.
6. NEW STAIRS BETWEEN CELLAR AND 1ST FLOORS, SEE DETAIL ON SHEET A-104. and new stair to 2nd flo
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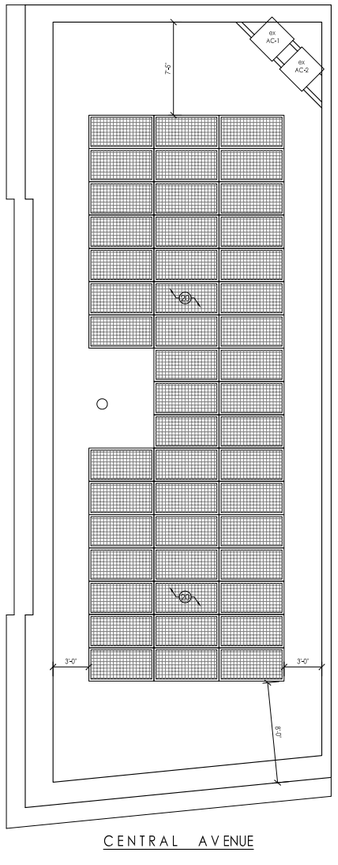
11. NEW WINDOW IN EXISTING MASONRY OPENING. SEE EXTERIOR ELEVATIONS FOR DETAILS.
12. NEW 6'-0" HIGH IPE WOOD PRIVACY SCREEN.
13. NEW STEEL ACCESS SIDEWALK DOORS, FLUSH WITH SIDEWALK LEVEL.
14. NEW STACKABLE WASHER / GAS DRYER ON NEW ROUGHING.
15. NEW KITCHEN CABINETS, FIXTURES AND FINISHES. SEE OWNER SUPPLIED BATH ELEVATIONS FOR DETAILS.
16. NEW WOOD BURNING, CEILING SUSPENDED, FIRE ORB FIREPLACE.
17. NEW FULL WIDTH IPE WOOD DECKING WITH CONCEALED FASTENERS.
18. NEW PREFABRICATED OUTDOOR KITCHEN. (REINSTALLATION OF EXISTING UNIT)
19. NEW 3'-0" WIDE X 3'-0" DEEP PLANTER BED.
20. NEW 5'-0" DIA. HOT TUB.
21. NEW 38" DIA. FIREMAN'S POLE WITH PNEUMATIC SAFETY FLOOR.
22. NEW SOLAR PANELS AT MAIN ROOF.

Re-Install section of existing floor to ceiling shelving

For clarity, ALL shelving to be removed during demo, as I want to use a different section in my office that will accomodate file cabinets

note should also state these need to be carefully removed and not destroyed

[redacted]



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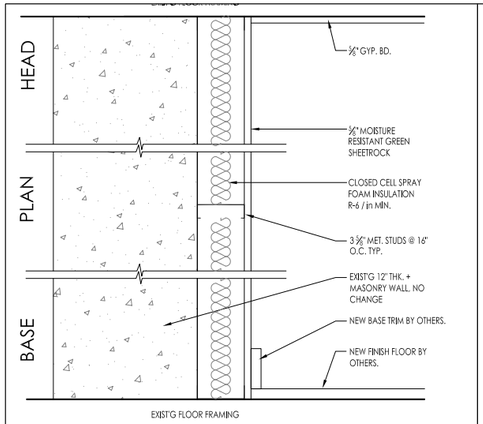
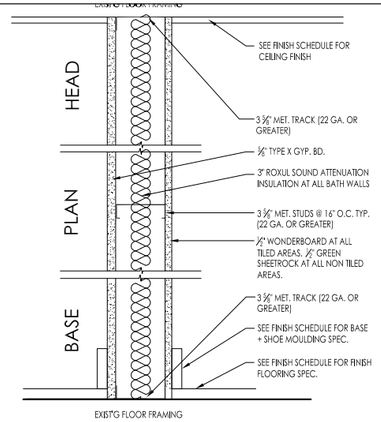
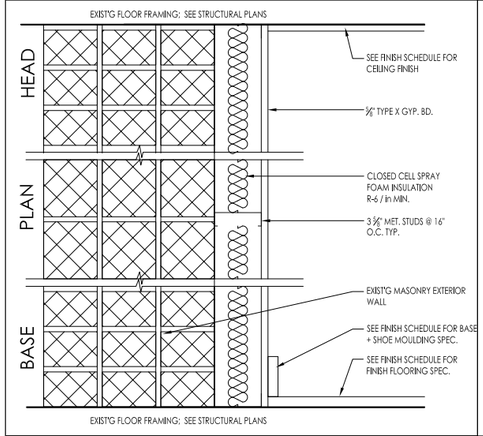
19. NEW 3'-0" WIDE X 3'-0" DEEP PLANTER BED.
20. NEW 5'-0" DIA. HOT TUB.
21. NEW 38" DIA. FIREMAN'S POLE WITH PNEUMATIC SAFETY FLOOR.
22. NEW SOLAR PANELS AT MAIN ROOF.



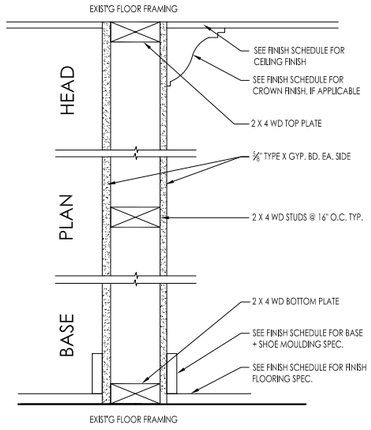
A TYP. PARTITION TYPE A-METAL FURRED MASONRY WALLS W/ GREENROCK FINISH
3 HOUR RATED



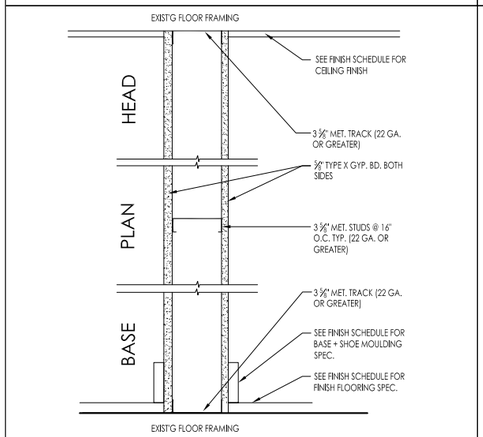
D PARTITION TYPE D-TYP. INTERIOR MET. STUD PARTITION-BATH WALLS
NON-RATED



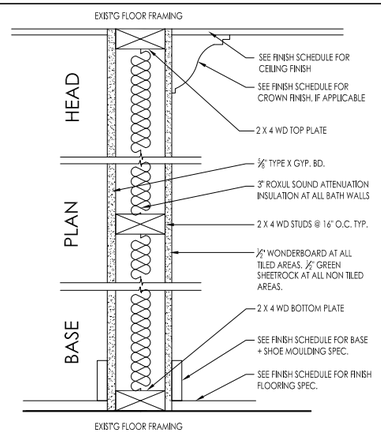
A TYP. PARTITION TYPE A-METAL FURRED MASONRY WALLS
3 HOUR RATED



E PARTITION TYPE E-TYP. INTERIOR WOOD STUD PARTITION
NON-RATED

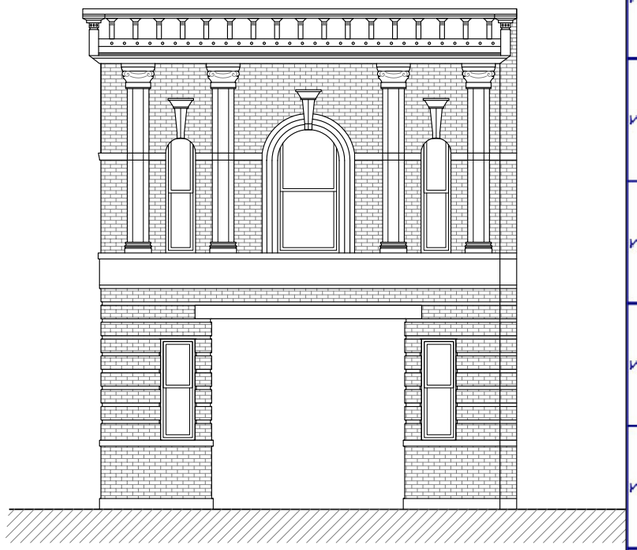


C PARTITION TYPE C-TYP. INTERIOR MET. STUD PARTITION
NON-RATED



F PARTITION TYPE F-TYP. INTERIOR WOOD STUD PARTITION-BATH WALLS
NON-RATED

1 TYP. PARTITION TYPES
N.T.S.



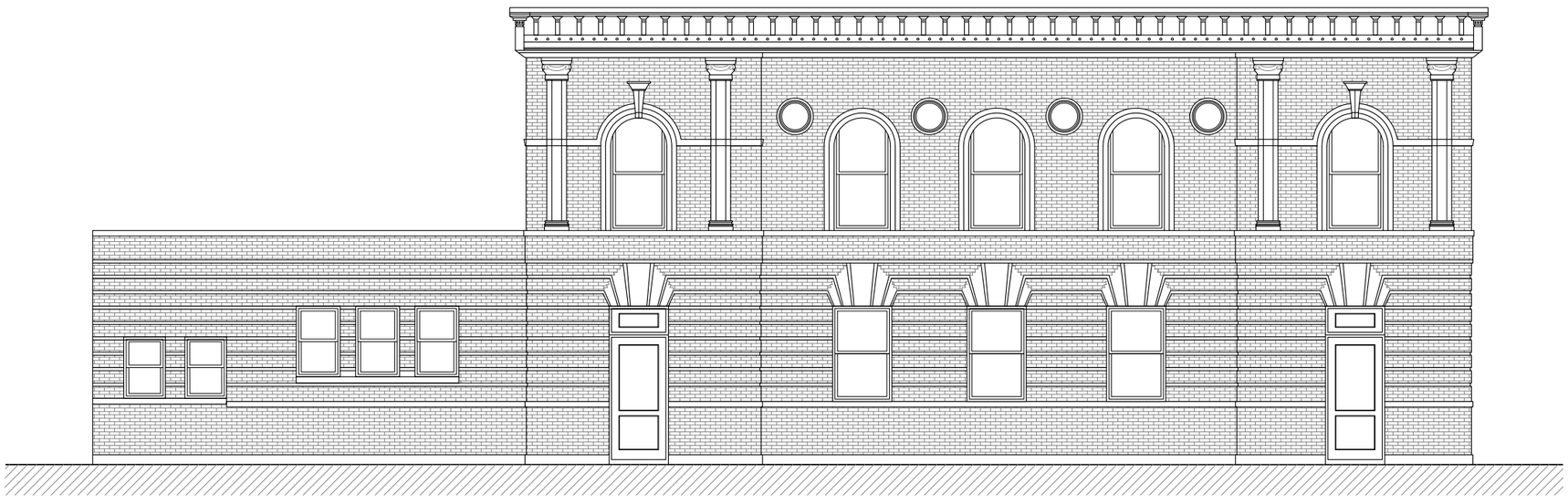
1 PROPOSED CENTRAL AVENUE ELEVATION
1/4" = 1'-0"

Window Schedule

Number	3D Interior Elevation	Label	Qty	Width	Height	Description
W01		41079DH	1	58 "	93 "	Double Hung-ct
W02		11068DH	2	22 "	80 "	Double Hung-ct
W03		40210FX	1	48 "	34 "	Fixed Glass
W04		28411FX	1	32 "	59 "	Fixed Glass
W05		4067DH	3	48 "	79 "	Double Hung
W06		26311DH	2	29 1/2 "	47 "	Double Hung
W07		26311DH	1	30 "	47 "	Double Hung
W08		2338DH	2	26 1/2 "	44 "	Double Hung
W10		2167DH	2	24 1/2 "	78 1/2 "	Double Hung
W11		3034FX	1	36 "	40 "	Fixed Glass
W12		12213FX	1	146 "	15 "	Fixed Glass
W13		31078DH	5	46 "	92 "	Double Hung-ct

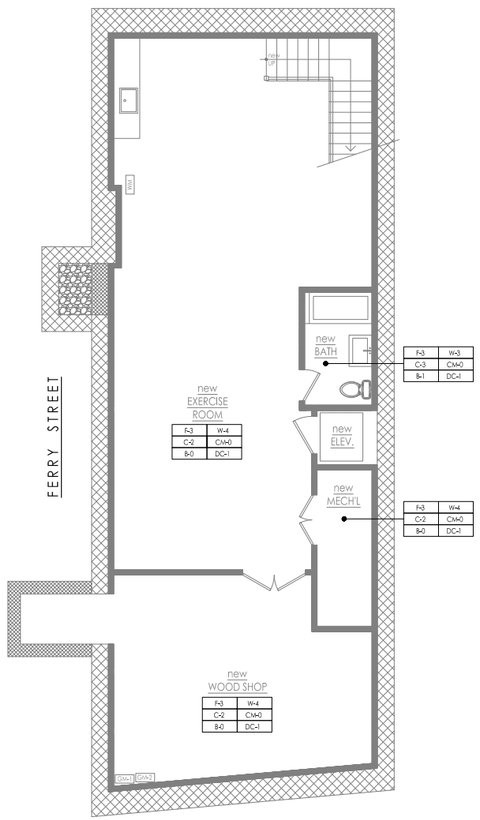
Note of window schedule from my last email:

I noticed you used my window schedule. Please note, while all of the dimensions are correct, none of the windows are actually curved at the top. The windows are standard double hung and get installed behind the arch in the brick facade. Renewal by Andersen is aware of same and I have a site visit with them to field verify all on 3/27, but being as we are on National Historic Register, and have to go before historic, I want to make sure we are accurately representing the windows, as I know they are a stickler on this item.

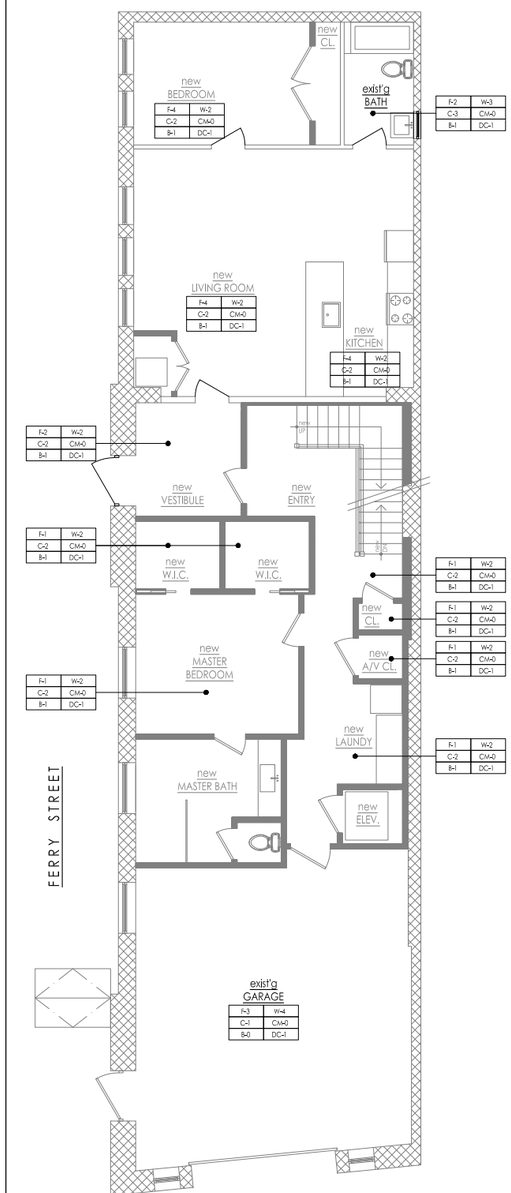


2 PROPOSED FERRY STREET ELEVATION
1/4" = 1'-0"

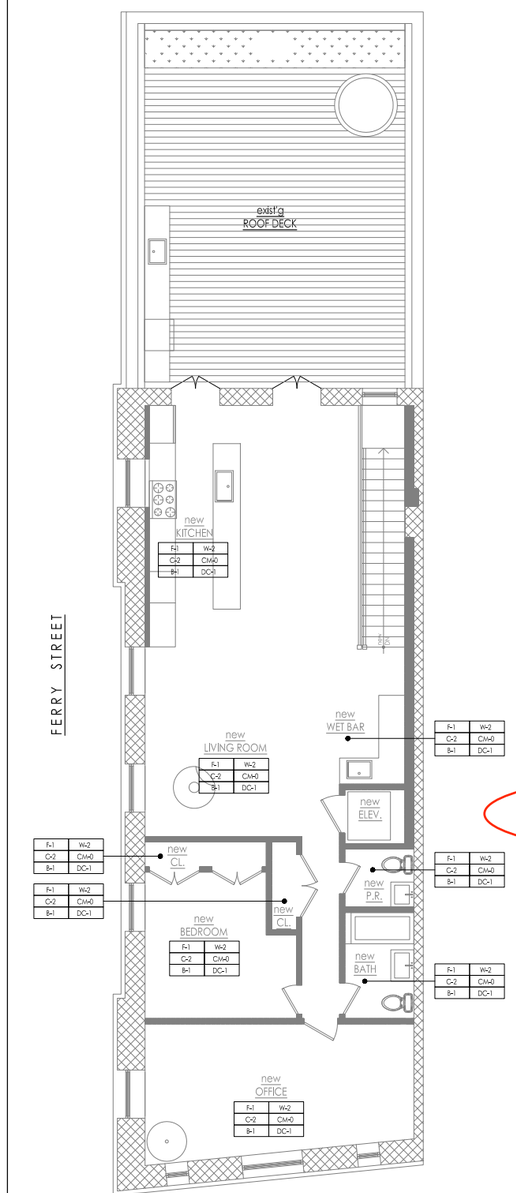
I need more time with this sheet in order to cross reference all properly, but don't want to delay progress with all other notes.



1 CELLAR FINISH PLAN
3/16" = 1'-0"



2 1ST FLOOR FINISH PLAN
3/16" = 1'-0"



3 3RD FLOOR FINISH PLAN
3/16" = 1'-0"

FINISH KEY

FLOORING TYPE — WALL FINISH TYPE
CEILING TYPE — CROWN MOULDING TYPE
BASE MOULDING TYPE — DOOR / WINDOW CASING

F-2	W-2
C-2	CM-0
B-0	DC-0

NOTE: INDICATES GENERAL ROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

TYP. FINISH KEY

FINISH FLOORING
F-0: NO FINISH FLOOR WORK.

F-1: NEW ¾" HARDWOOD FINISH FLOORING TBD BY OWNER OVER NEW WARMBOARD R RADIANT FLOOR SHEATHING.

F-2: NEW TILE FLOORING OVER ½" WONDERBOARD & THIN SET TYP. TILE TO BE PROVIDED BY OWNER AND INSTALLED ONLY.

F-3: NEW TILE FLOORING OVER CONCRETE SLAB. TILE TO BE PROVIDED BY OWNER AND INSTALLED ONLY.

WALLS

W-1: EXISTING SHEETROCK TO BE SKIM COATED TO LEVEL 4 WALL FINISH.

W-2: NEW ⅝" GYPSUM BOARD WITH LEVEL 4 WALLBOARD FINISH.

W-3: NEW TILE / GREEN SHEETROCK AT BATH WALLS.

W-4: NON PAPER FACED GYPSUM BOARD.

CEILINGS

C-1: EXISTING SHEETROCK CEILING TO BE SKIM COATED TO LEVEL 4 SURFACE FINISH.

C-2: NEW ⅝" GYPSUM BOARD WITH LEVEL 4 WALLBOARD FINISH.

C-3: NEW GREEN SHEETROCK AT BATH CEILINGS.

CROWN MOULDING
CM-0: NO CROWN MOULDING.

BASE MOULDING
B-0: NO BASE OR TILE WORK.

B-1: NEW PRIMED, FJ PINE, BASE MOULDING. SEE MOULDING DETAIL SHEET F-101.

DOOR AND WINDOW CASINGS
DC-0: NO DOOR OR WINDOW CASING WORK.

DC-1: NEW PRIMED, FJ PINE, DOOR AND WINDOW CASING. SEE MOULDING DETAILS ON SHEET A-500.

SHOE MOULDING
CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHOE MOULDING (DYKES #25 OR EQUAL) AT ALL EXISTING AND NEW BASE MOULDING LOCATIONS. SHOE TO BE INSTALLED AFTER FINISH FLOORING INSTALLATION.

PAINTING
CONTRACTOR SHALL PRICE TO PAINT THE ENTIRE HOUSE INCLUDING ALL CEILINGS, TRIM, AND WALLS.

1. ALL WALLS AND CEILINGS SHALL BE PRIMED WITH TUFF-HIDE PRIMER SURFACER. SEE SPECIFICATION BOOK.

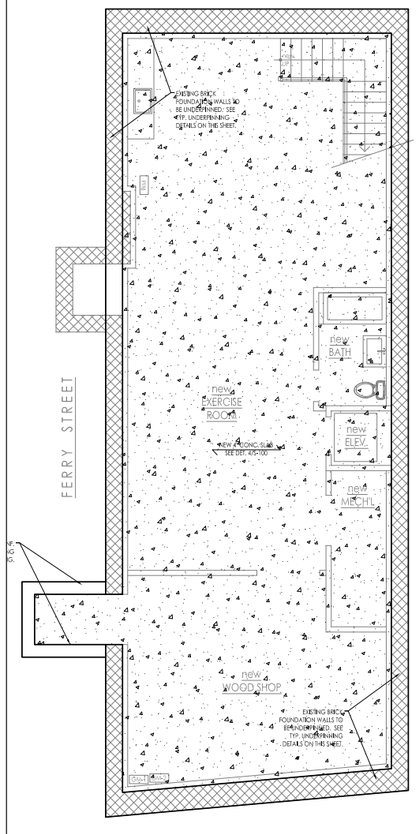
2. ALL TRIM, CASING, MOULDINGS AND DOORS SHALL BE PAINTED WITH BENJAMIN MOORE; SEMI-GLOSS, REGAL SELECT; COLOR TBD BY OWNER.

3. ALL WALLS SHALL BE PAINTED WITH BENJAMIN MOORE, REGAL SELECT; FLAT FINISH; COLOR TBD BY OWNER.

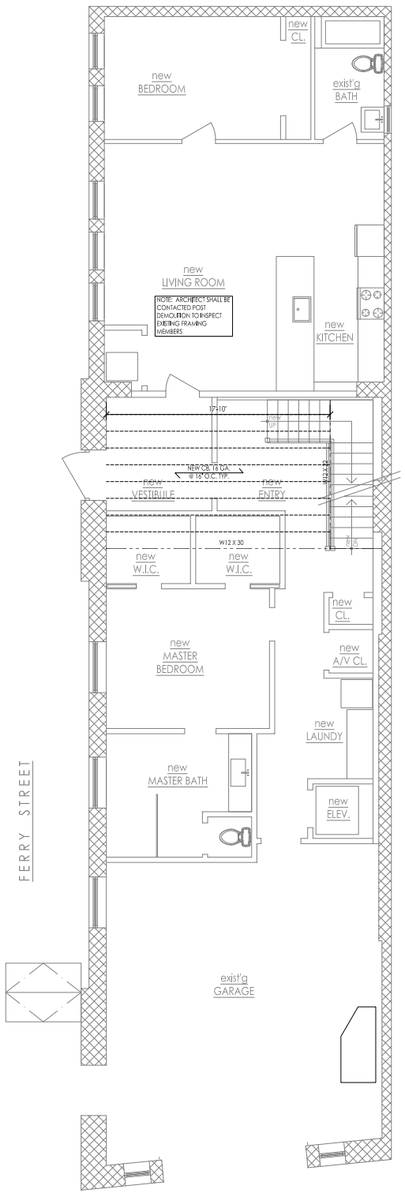
4. ALL CEILINGS SHALL BE PAINTED WITH BENJAMIN MOORE, REGAL SELECT; FLAT FINISH, COLOR TBD BY OWNER.

5. ALL BATHROOMS SHALL BE PAINTED WITH BENJAMIN MOORE, AURA; SATIN FINISH, COLOR TBD BY OWNER.

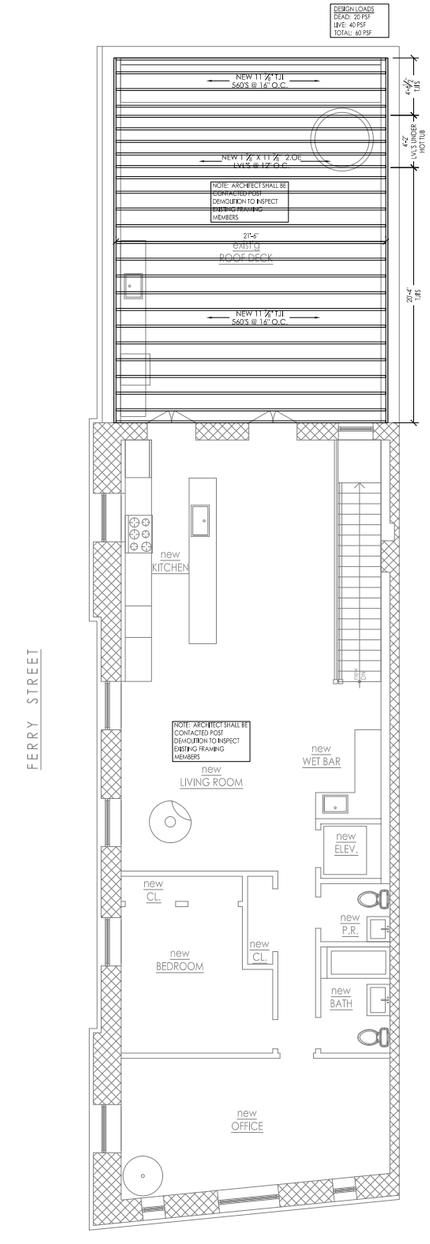
[redacted]



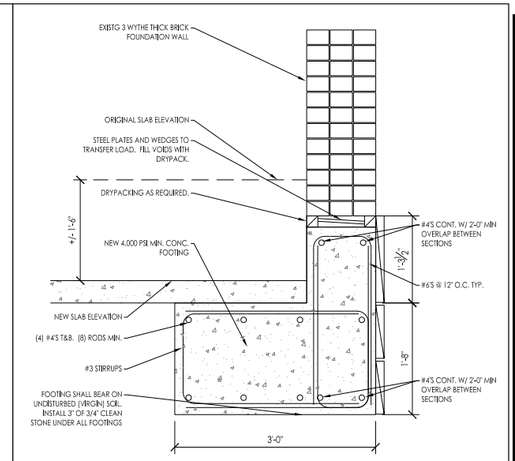
1 CELLAR STRUCTURAL PLAN
3/16" = 1'-0"



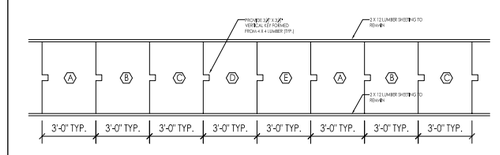
2 1ST FLOOR STRUCTURAL PLAN
3/16" = 1'-0"



3 2ND FLOOR STRUCTURAL PLAN
3/16" = 1'-0"



4 TYP. UNDERPINNING SECTION
1" = 1'-0"

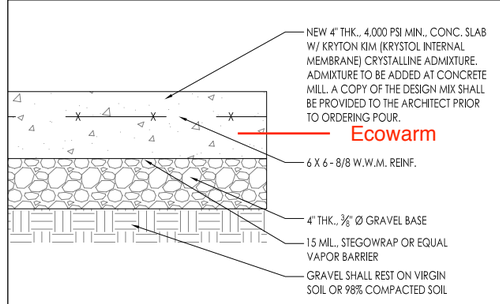


UNDERPINNING NOTES

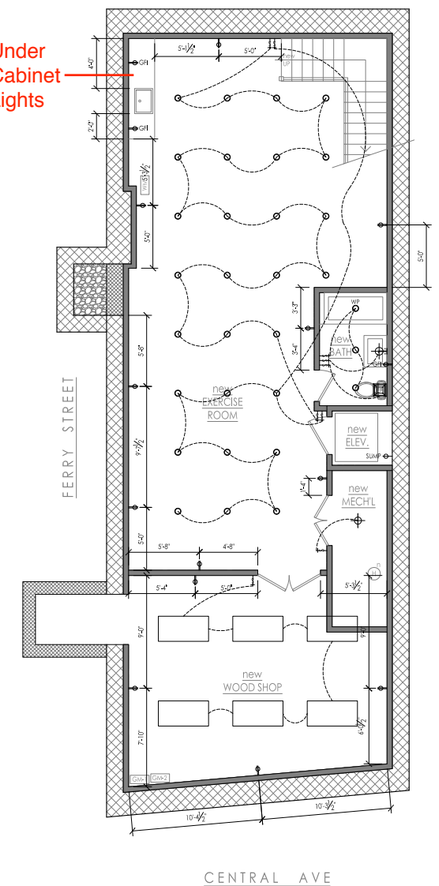
1. HAND EXCAVATE MAINTAINING A 2 HORIZONTAL TO 1 VERTICAL ANGLE OF REPOSE.
2. INSTALL ALPHABETICALLY FROM A TO E.
3. CONCRETE FROM PREVIOUS SECTION SHALL BE CURED 7 DAYS MIN. BEFORE EXCAVATING ADJACENT SECTION.

Can we do A-C-E-B-D?
Does this plan show a French Drain as well? there is a lot of ground water, and my father seems to remember something about a natural spring…not sure, or is 4" gravel enough?

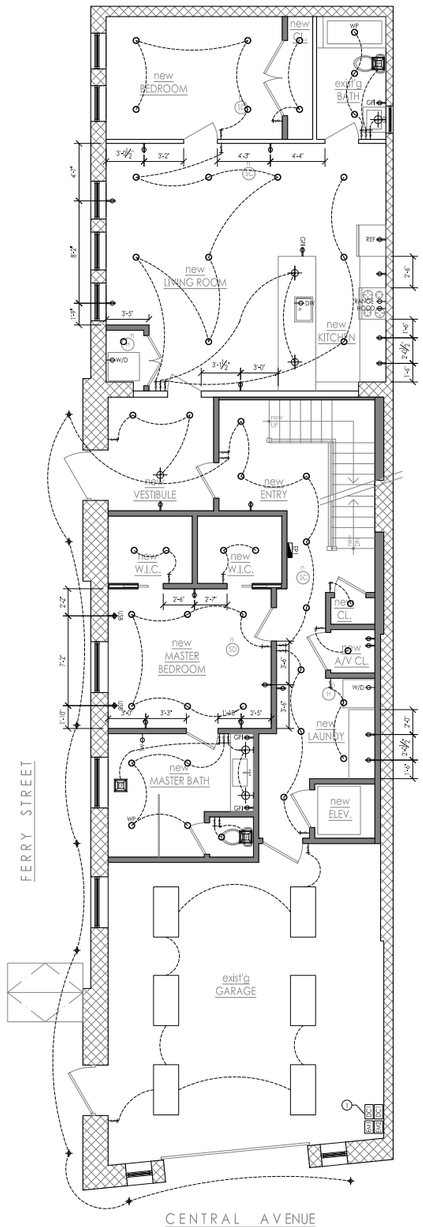
5 UNDERPINNING SEQUENCE
N.T.S.



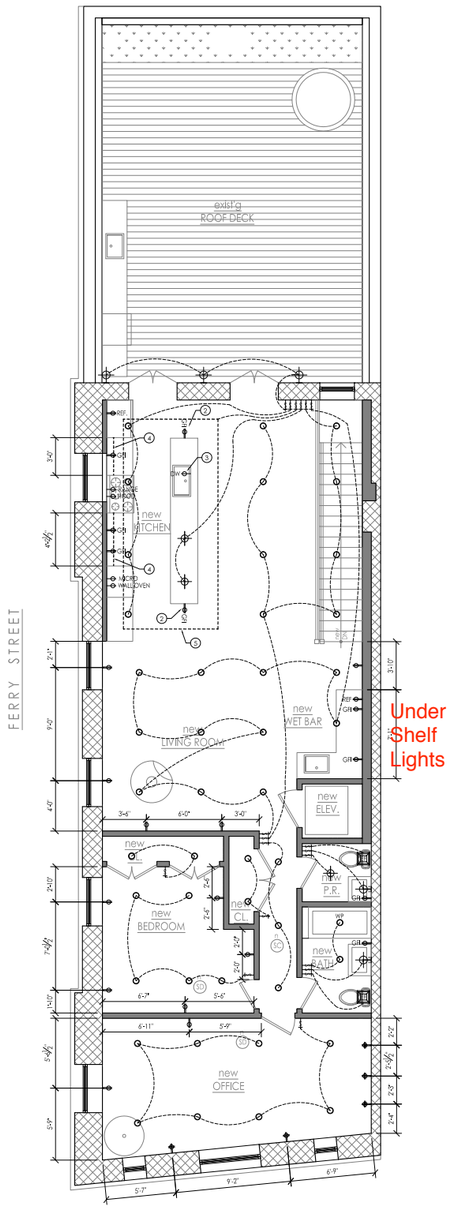
6 TYP. CONC. SLAB DETAIL
1" = 1'-0"



1 BASEMENT ELEC/ LIGHTING PLAN
1/4" = 1'-0"



2 1ST FLR. ELEC/LIGHT. PLAN
1/4" = 1'-0"



3 2ND FLR. ELEC/LIGHT. PLAN
1/4" = 1'-0"

ELECTRICAL KEY

- ELECTRICAL MAIN OR SUB PANEL LOCATION.
- ONE WAY SWITCH
- THREE WAY SWITCH
- NEW LIGHTING CIRCUIT
- RECESSED LIGHTING FIXTURE
- SURFACE MOUNTED LIGHTING FIXTURE (PENDANT, CEILING MTD, CHANDELIER TYPE)
- WALL MOUNTED SCONCE FIXTURE; FIXTURE TO BE PROVIDED BY OWNER. FINAL HEIGHT A.F.F. TO BE DETERMINED PRIOR TO ROUGH ELECTRICAL.
- COVE LIGHTING. SEE TYP. DETAIL ON SHEET E-101.
- DUPLEX TAMPER PROOF OUTLET LOCATION
- GFI — DUPLEX TAMPER PROOF OUTLET AT COUNTER W/ GFI
- WR — WATER RESISTANT, TAMPER PROOF OUTLET
- *FIXTURE* — DEDICATED OUTLET
- EF — 110 CFM MINIMUM EXHAUST FAN

ELEC. SHEET NOTES

1. EXISTING ELECTRICAL METERS AND PANELS TO BE REUSED. SEE RISER DIAGRAM ON SHEET E-101.
2. NEW OUTLET AT END OF ISLAND TO BE LESS THAN 12" FROM T.O. COUNTERTOP.
3. NEW DISHWASHER OUTLET TO BE ACCESSIBLE IN ADJACENT CABINET.
4. NEW UNDERCABINET LED LIGHTING TO BE PROVIDED BY OWNER; INSTALL ONLY.
5. NEW LED COVE LIGHTING ~~LIGHTING~~ TO BE PROVIDED BY OWNER; INSTALL ONLY.
6. NEW CONDENSER SERVICE DISCONNECT.
7. NEW SERVICE LIGHT AND WATER RESISTANT EXTERIOR OUTLET.

TYP. ELEC. SPEC'S

1. LIGHTING FIXTURES SHALL BE PROVIDED BY OWNER AND INSTALLED BY ELECTRICIAN. WHERE THE ELECTRICIAN HAS CONCERNS REGARDING INSTALLATION COMPLICATIONS, THE ELECTRICIAN SHALL IDENTIFY OR REQUEST THE INFORMATION DURING THE BIDDING PROCESS OR OTHERWISE PROVIDE AN ALLOWANCE FOR UNCLEAR CONDITIONS.

2. ALL SWITCHES SHALL BE ON DIMMER SWITCHES AT ALL LOCATIONS EXCEPT CLOSETS + UTILITY ROOMS, OR UNLESS DIRECTED OTHERWISE BY OWNER.

3. ALL NEW RECESSED LIGHTING AS DIRECTED BY OWNER.

4. ALL NEW BRANCH WIRING CIRCUITS TO BE 3W CU IN NM CABLE.

5. ALL NEW WIRING TO ELECTRICAL PANELS TO BE SER OR AC.

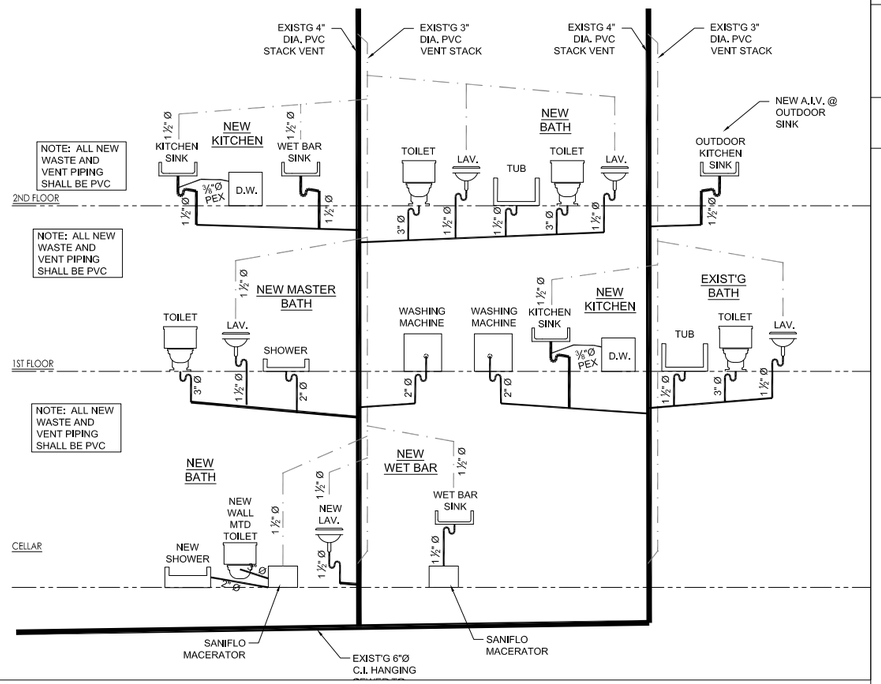
6. DUE TO SPACE CONSTRAINTS ON DRAWINGS, SWITCH LOCATIONS ARE APPROXIMATE. THERE SHALL BE NO SWITCHES CUT INTO DOOR CASINGS, NOR SWITCHES LOCATED MORE THAN 6" BEYOND FINISH CASINGS. IF IN DOUBT, ALL SWITCH LOCATIONS TO BE DOUBLE VERIFIED BY OWNER / ARCHITECT PRIOR TO ROUGH ELECTRICAL INSPECTION TO ENSURE ADEQUATE SPACE FOR TRIM.

7. WHERE LIGHTING LOCATIONS ARE SHOWN WITH NO SWITCH, IT IS ASSUMED THAT A TOGGLE SWITCH WILL BE INSTALLED AND HAS BEEN LEFT OUT FOR DRAWING CLARITY. LOCATION IS TO BE COORDINATED WITH DOOR CASINGS.

8. ALL LOW VOLTAGE WIRING TO BE COORDINATED WITH OWNER DURING BIDDING PROCESS AND INCLUDED DURING BID.

9. SPECIFIC HEIGHTS FOR INTERIOR AND EXTERIOR SCONCES SHALL BE DETERMINED DURING THE ROUGH FRAMING PROCESS. CONTRACTOR SHALL REQUEST INSPECTION TO DETERMINE FINAL SCONCE HEIGHT PRIOR TO COMMENCEMENT OF ROUGH ELECTRICAL.

Do we need to show upper and lower roof drains here?



1 SANITARY AND STORM DRAINAGE RISER DIAGRAM
N.T.S.

SAN. / STORM LEGEND

WASTE LINE

VENT LINE

TYP. SAN. / STORM NOTES

TYPICAL PLUMBING NOTES

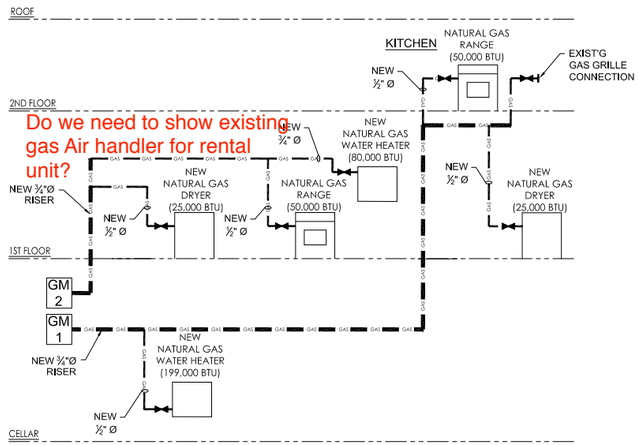
1. ALL FIXTURES SHALL BE ASSUMED TO BE OWNER PROVIDED FOR BIDDING PURPOSES.

2. CONTRACTOR SHALL REQUEST SPECIFICATIONS FOR PLUMBING FIXTURES AT LEAST 1 MONTH IN ADVANCE.

3. ANY LONG LEAD TIME / EARLY INSTALL ITEMS SHALL BE REQUESTED AT LEAST 1 MONTH IN ADVANCE. OWNER SHALL DELIVER FIXTURES NO LATER THAN 1 WEEK PRIOR TO INSTALLATION.

4. UNLESS PROVIDED BY THE CONTRACTOR, ALL OWNER SUPPLIED FIXTURES SHALL BE REVIEWED AND APPROVED FOR INSTALLATION PRIOR TO OWNER PURCHASING. ALL PURCHASES FIXTURES WHICH WERE APPROVED, BUT CANNOT BE INSTALLED DUE TO OVERSIGHT WILL BE THE PLUMBER / CONTRACTOR'S RESPONSIBILITY.

5. NO NEW STORM OR SANITARY SERVICE PROPOSED IN THIS PROJECT.

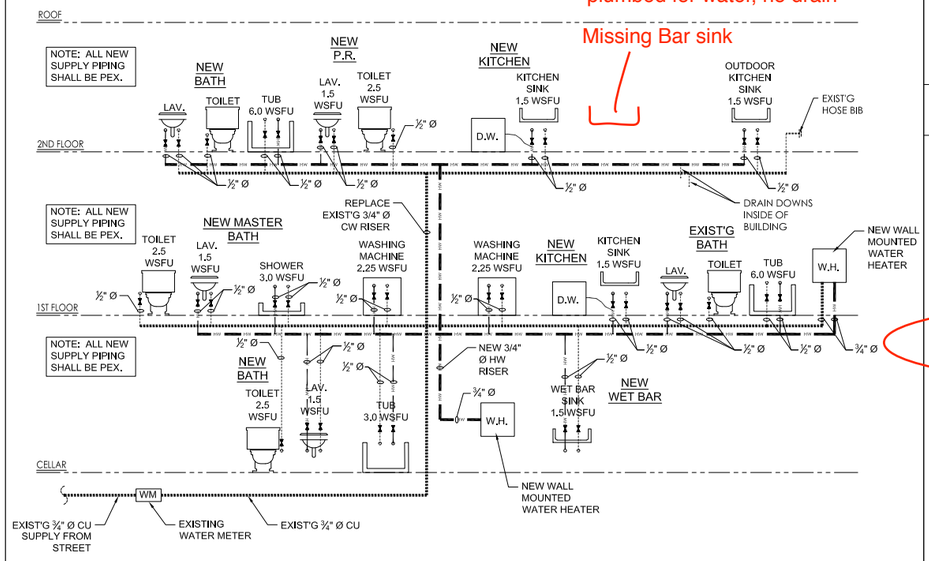


Do we need to show existing gas Air handler for rental unit?

3 GAS RISER DIAGRAM
N.T.S.

Coffee Machine will also be plumbed for water, no drain

Missing Bar sink



2 PLUMBING SUPPLY RISER DIAGRAM
N.T.S.

SUPPLY RISER LEGEND

HOT WATER SUPPLY LINE

COLD WATER SUPPLY LINE

SHUTOFF VALVE

TYP. PL SUPPLY NOTES

1. ALL SUPPLY WATER PIPING AND FIXTURE INSTALLATION SHALL BE INSTALLED BY A LICENSED NJ PLUMBER.

2. ALL WATER SUPPLY AND DISTRIBUTION PIPING SHALL COMPLY WITH CHAPTER 10 OF THE 2009 NATIONAL STANDARD PLUMBING CODE, NJ EDITION.

3. ALL WATER SUPPLY AND DISTRIBUTION VALVES SHALL COMPLY WITH SECTION 10.12 OF THE 2009 NATIONAL STANDARD PLUMBING CODE, NJ EDITION.

4. ALL NEW WATER SUPPLY AND DISTRIBUTION PIPING SHALL BE COPPER TUBING (TYPE K). ALL DISTRIBUTION PIPING SHALL COMPLY WITH REFERENCE STANDARDS AS SPECIFIED IN TABLE 3.4.

Pex

5. PRESSURE AND TEMPERATURE RELIEF VALVES SHALL BE PROVIDED AT PROPOSED WATER HEATERS AS PER SECTIONS 10.16.2 & 10.16.3.

6. PLUMBER SHALL REVIEW FIXTURE SPECIFICATIONS TO VERIFY IF ANTI SCALD VALVES ARE NEEDED PRIOR TO INSTALLATION.

7. ALL HOT AND COLD WATER SUPPLY PIPING SHALL BE INSTALLED WITH R=4.3 INSULATION MINIMUM.

8. NO NEW WATER SERVICE PROPOSED IN THIS PROJECT.