

COVERAGE CALCULATION

PROPOSED DWELLING	=	2,176 SF
DECK AND STAIR	=	176 SF
COVERED LANDING	=	40 SF
REAR LANDING	=	37 SF
FRONT LANDING/STAIR	=	48 SF
DRIVEWAY	=	730 SF
PAVER WALK	=	116 SF
REAR LANDING	=	12 SF
TOTAL BLDG COVERAGE		2,345 SF / 9,375 = 25.0%
TOTAL LOT COVERAGE		3,315 SF / 9,375 = 35.6%

NOTE:
 SURVEY INFORMATION TAKEN FROM
 SURVEY PREPARED BY
 AMPOL SURVEYING, LLC
 24 WOODLAND COURT
 KINNELON, NJ
 JERZY BARANIEWICZ, PLS.
 PLS LIC. No 43282
 DATED 7-16-19

ZONING DATA				
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE 247 WEDGEWOOD DR PARAMUS, NJ		PROJECT #: 19-184		
ZONE: R-75		BLOCK: 3206		
LOT: 10				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
LOT SIZE (MIN.)				
AREA	9,375 SF	9,375 SF	9,375 SF	
WIDTH	75 FT	76.53 FT	76.53 FT	
DEPTH	125 FT	122.5 FT	122.5 FT	** E.N.C.
SETBACK DIMENSIONS (MIN.)				
FRONT (WEDGEWOOD)	35 FT	N/A	36 FT	
SIDE	10 FT	N/A	10.1 FT	
SIDE	10 FT	N/A	10.1 FT	
REAR	30 FT	N/A	42 FT	
BUILDING (MAX.)				
HEIGHT (FROM AVG. GRADE)	30 FT	N/A	28.5 FT	
No. STORIES	2.5 STORIES	N/A	2.5 STORIES	
COVERAGE (MAX.)				
BUILDING COVERAGE (FLR./LOT)	25 %	N/A	25.0 %	
IMPERVIOUS SURFACES	50 %	N/A	35.6 %	
* V = VARIANCE REQUIRED ** ENC = EXISTING NON CONFORMING				
BUILDING DATA				
CONSTRUCTION CLASS: 5B				
USE GROUP: R-5 (SINGLE FAMILY DETACHED)				
AREA OF NEW CONSTRUCTION: 2,284 SQ. FT. +/-				
VOLUME OF NEW CONSTRUCTION: 54,800 CU. FT. +/-				
AREA OF LARGEST FLOOR: 2,284 SQ. FT. +/-				
MAX. LIVE LOAD: 40 PSF				

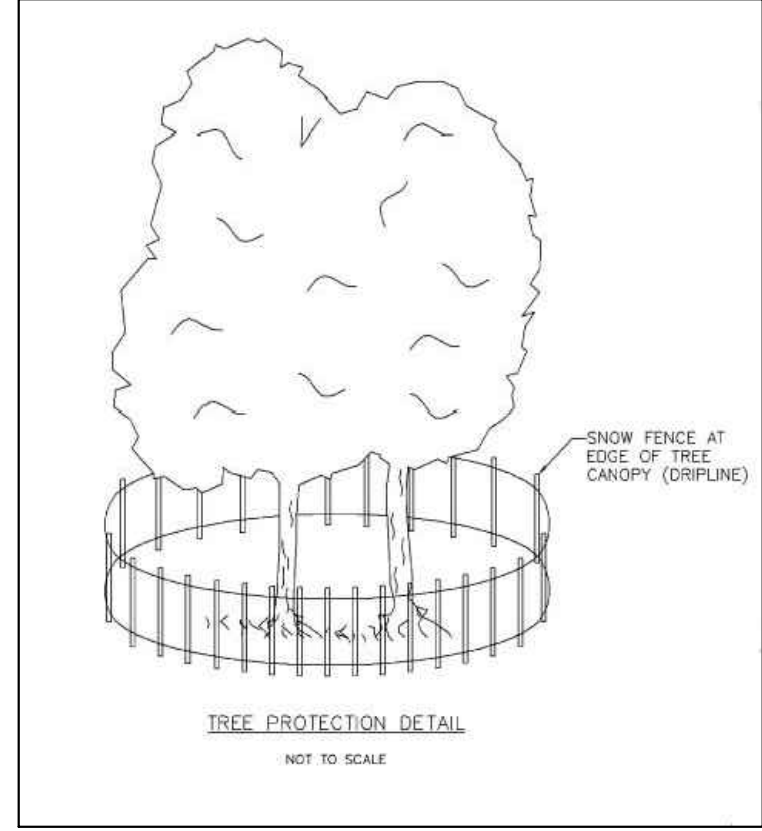
- DEMOLITION NOTES:**
- CONTRACTOR TO SHORE, BRACE, AND PROTECT ALL EXISTING STRUCTURES AND PROPERTY DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR TO COORDINATE UTILITY LOCATION, APPLICATIONS FOR SERVICE, SERVICE INTERRUPTION, PERMITS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. COORDINATE ALL UTILITY INTERRUPTIONS WITH OWNER. PROVIDE 48 HOUR NOTICE MIN.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. ANY CONDITION IN QUESTION SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION.
 - THE USE OF EXPLOSIVES IS PROHIBITED.
 - ALL RUBBISH AND DEBRIS DUE TO DEMOLITION AND CONSTRUCTION SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED.
 - CONTRACTOR TO PROTECT ALL ITEMS TO REMAIN AND SAFEGUARD OWNER'S PROPERTY FROM DAMAGE, DEBRIS, AND DUST THROUGHOUT THE WORK. ERECT DUST BARRIERS, ETC. TO PROTECT PROPERTY AND PEDESTRIAN TRAFFIC.
 - ANY COLUMNS, BEAMS, ETC., STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED ON PLANS. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.
 - PATCH AND REPAIR WALLS AND CEILINGS (IF APPLICABLE) TO REMAIN THAT ADJOIN WALLS REMOVED DURING DEMOLITION.
 - BOTTOM OF BEAMS TO BE FLUSH WITH CEILING UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND PAINT FOR "FLUSH" FINISH. BEAR 4" MIN. EACH END.
 - BROOM CLEAN SITE AFTER EACH WORK DAY AND REMOVE ANY CONSTRUCTION DEBRIS DAILY. ANY REFUSE CONTAINER ON SITE TO BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK OR AS CAPACITY IS FILLED.
 - G.C. TO RELOCATE ALL EXISTING INTERIOR DUCTS, PIPES, ETC. THAT INTERFERE WITH NEW WORK AND RESTORE TO WORKING ORDER AFTER RELOCATION AS COORDINATED WITH OWNER.

DESIGN CODES	
ZONING:	LOCAL MUNICIPALITY ZONING ORDINANCE
BUILDING, MECHANICAL, GAS:	UNIFORM CONSTRUCTION CODE - STATE OF NEW JERSEY, INTERNATIONAL RESIDENTIAL CODE 2018 NEW JERSEY EDITION, NJAC 5:23-3.14
REHABILITATION SUBCODE:	NJUCC SUBCHAPTER 6, NJAC 5:23-6
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE 2018 ASHRAE 90.1 - 2016, NJAC 5:23-3.18
PLUMBING:	NATIONAL STANDARD PLUMBING CODE 2018, NJAC 5:23-15
ELECTRICAL:	NATIONAL ELECTRICAL CODE (NFPA 70) 2017, NJAC 5:23-3.16
USE GROUP : R5 ONE AND TWO FAMILY RESIDENTIAL CONSTRUCTION CLASS: 5B	

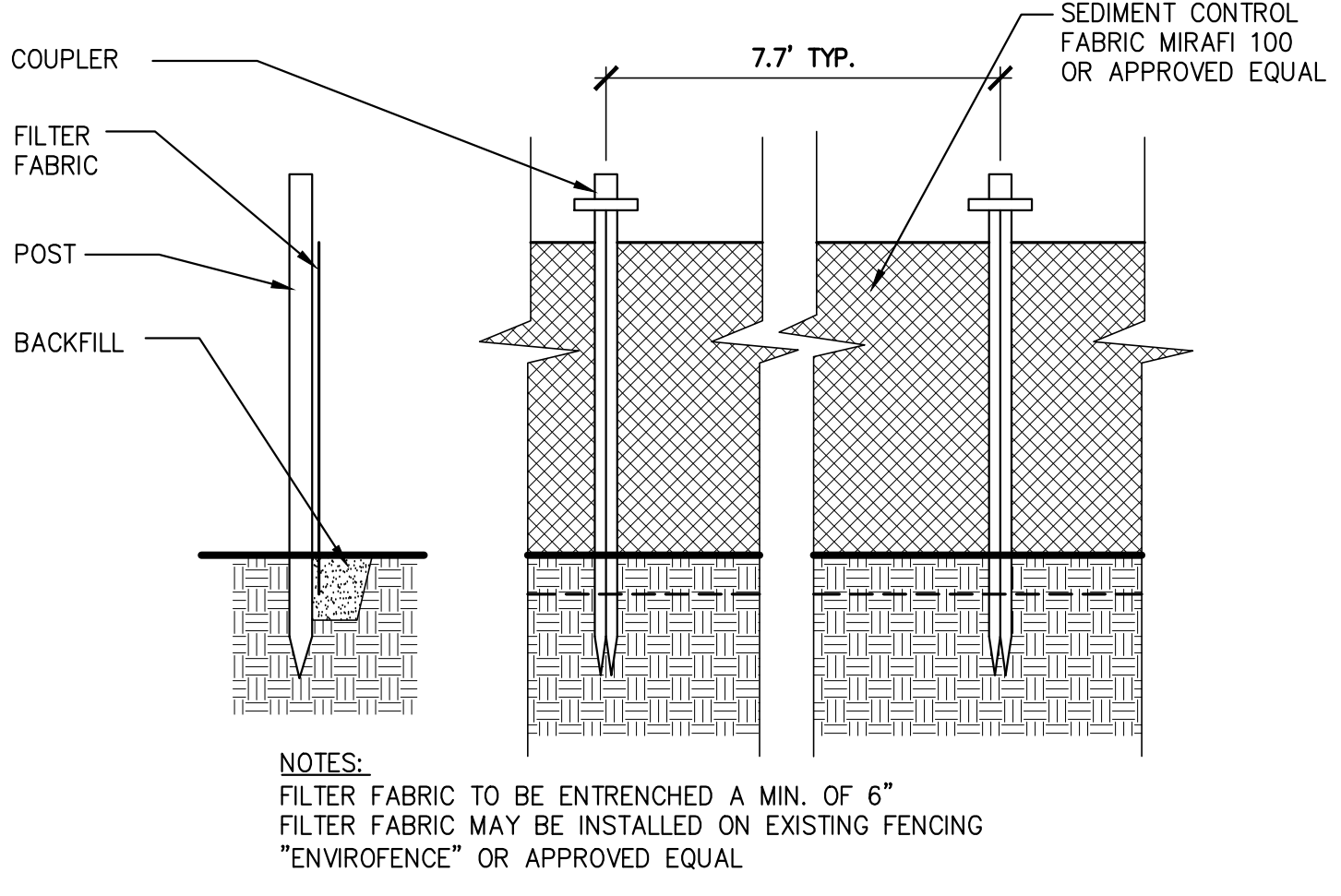
PROTECT YOURSELF
 A PHONE CALL CAN BE YOUR
 INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
 EXCAVATING, DRILLING, OR ANY OTHER ACTS THAT DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

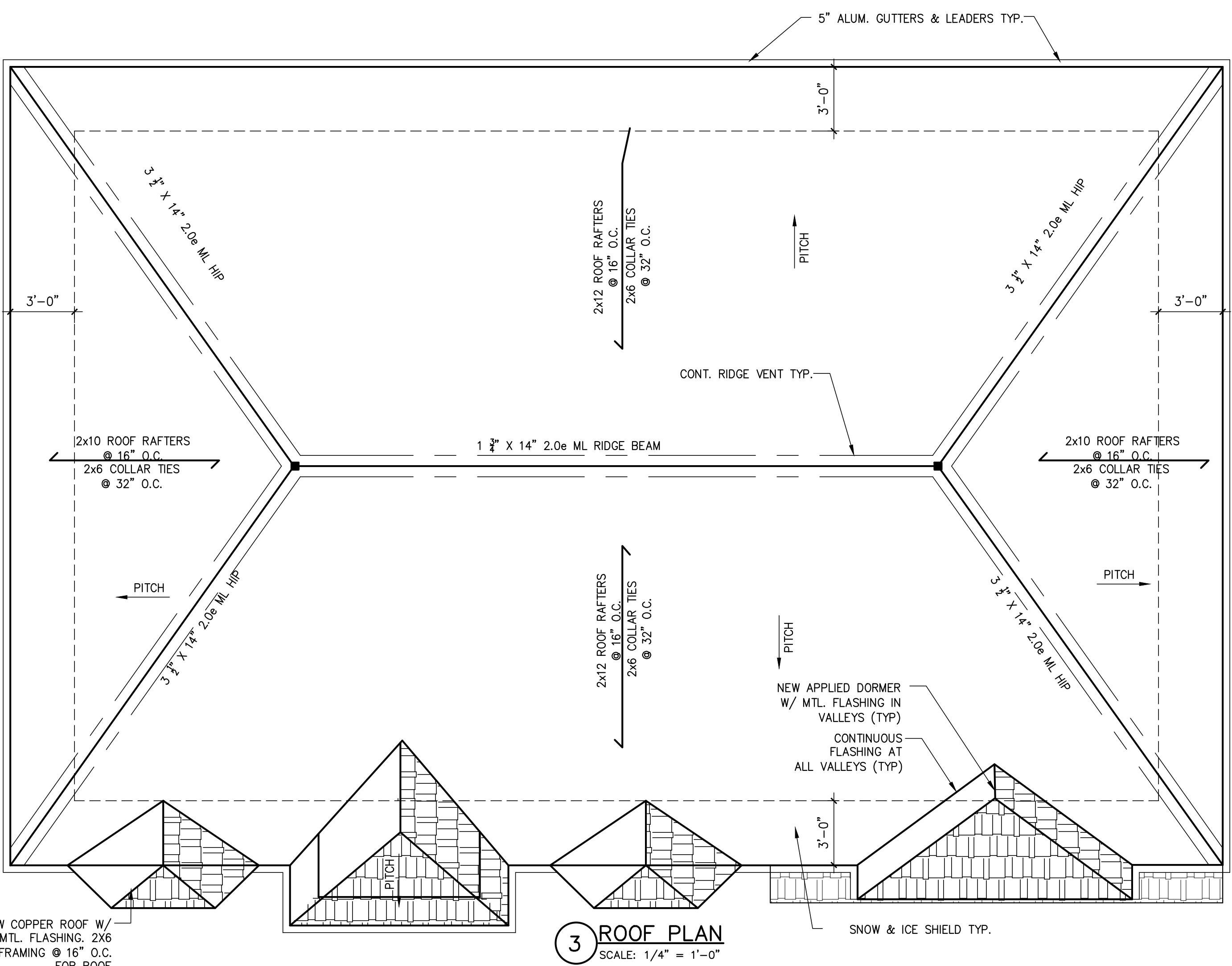


1 SCHEMATIC SITE PLAN
 SCALE: 1" = 20'



NOTES:
 FILTER FABRIC TO BE ENTRENCHED A MIN. OF 6"
 FILTER FABRIC MAY BE INSTALLED ON EXISTING FENCING "ENVIROFENCE" OR APPROVED EQUAL

2 SEDIMENT FENCE DETAIL
 SCALE: 1/2" = 1'-0"



3 ROOF PLAN
 SCALE: 1/4" = 1'-0"

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PROPOSED SINGLE FAMILY DWELLING
 SP CONSTRUCTION AND
 RENOVATION, LLC
 247 WEDGEWOOD DRIVE
 BLOCK 3206 LOT 10
 PARAMUS, NJ

Date: 10/21/2019
 Drawn By: J.S.
 Checked By: J.S.
 Job No: 19-184

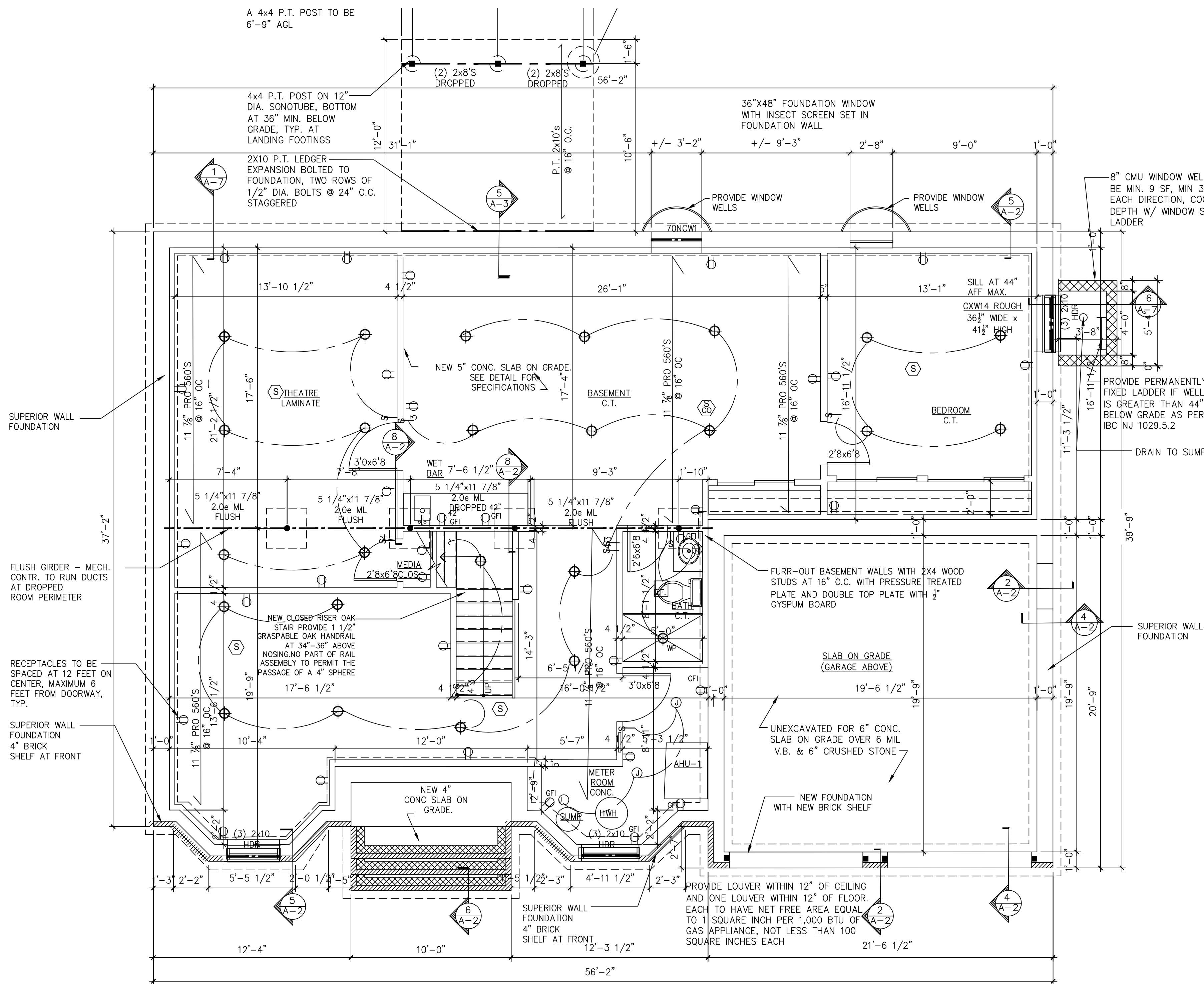
Revisions	
1	Deck 11/17/19

Drawing Title:
 SCHEMATIC SITE PLAN,
 ZONING DATA, ROOF
 PLAN, SITE DETAILS

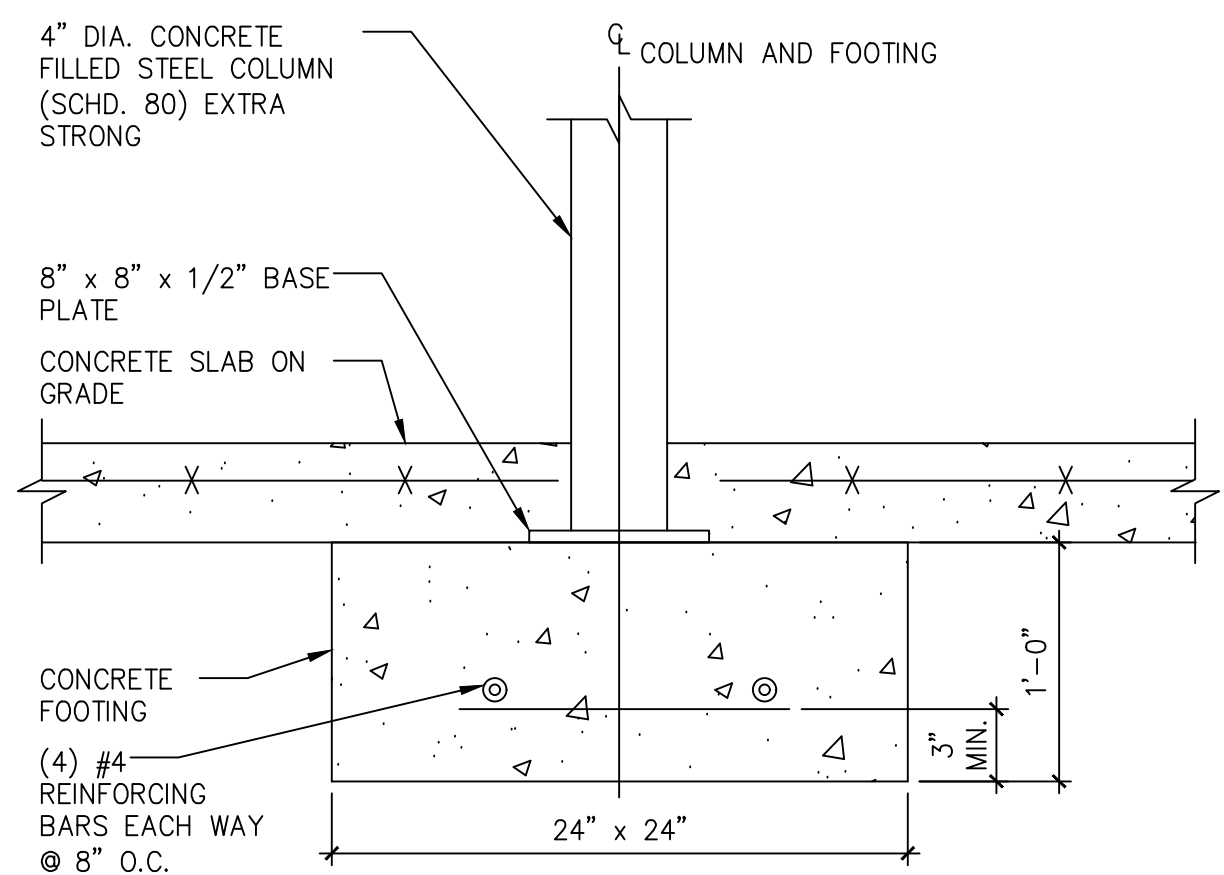
Dwg No.

A-1

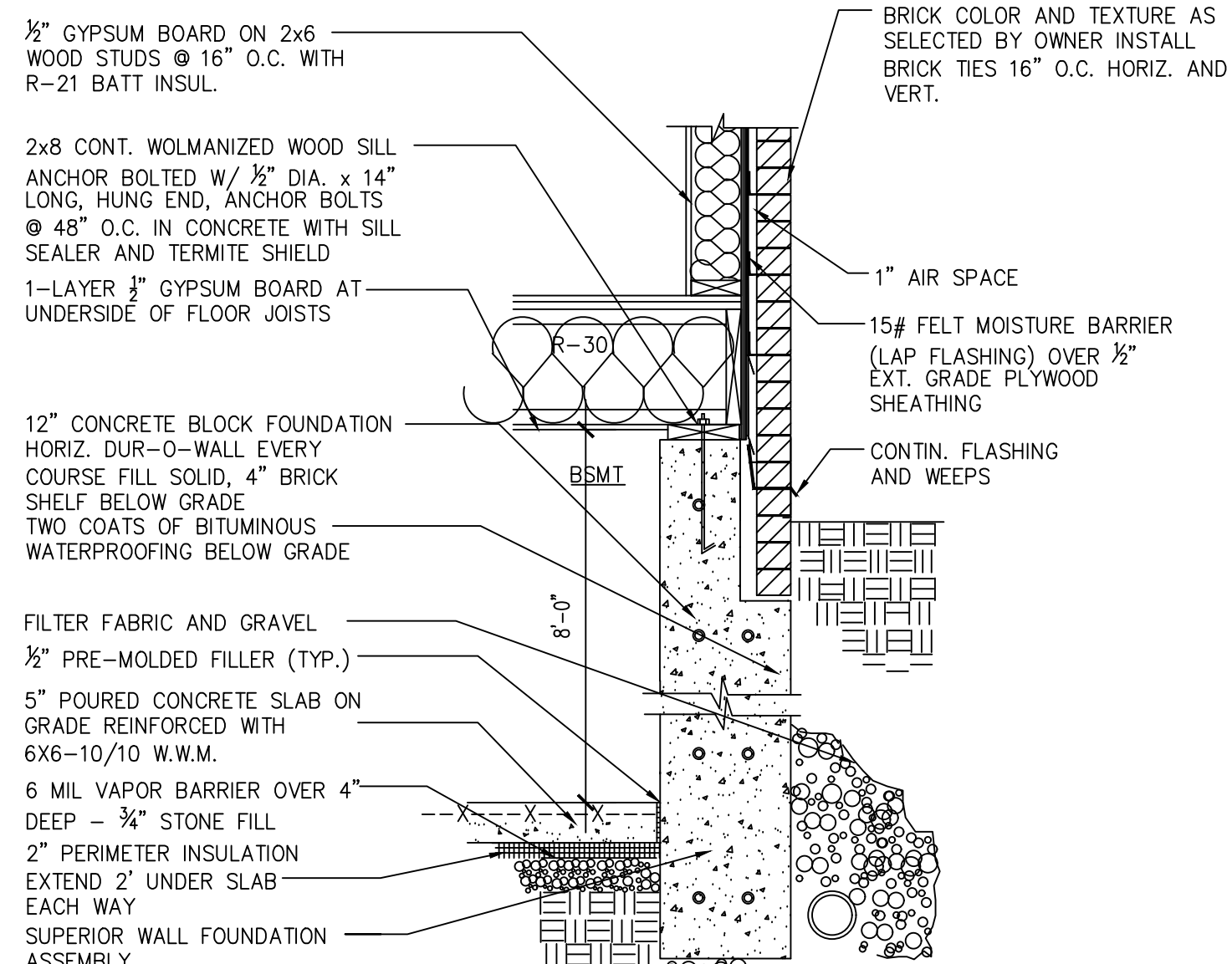
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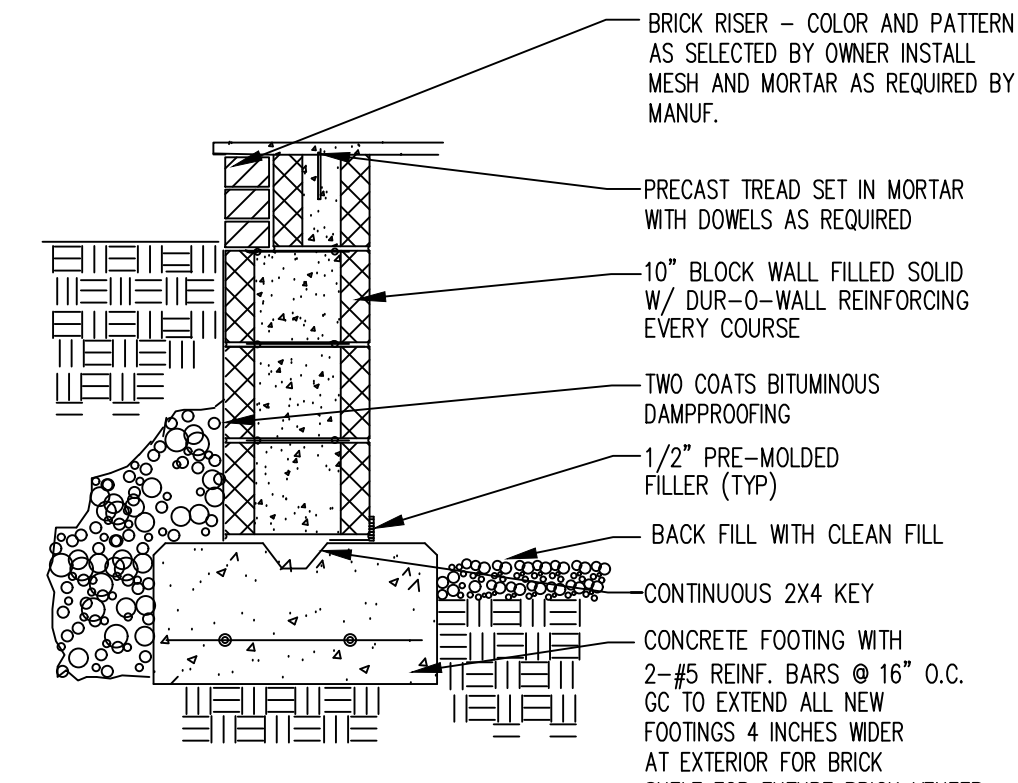
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



8 TYPICAL INTERIOR COLUMN DETAIL
SCALE: 1-1/2" = 1'-0"

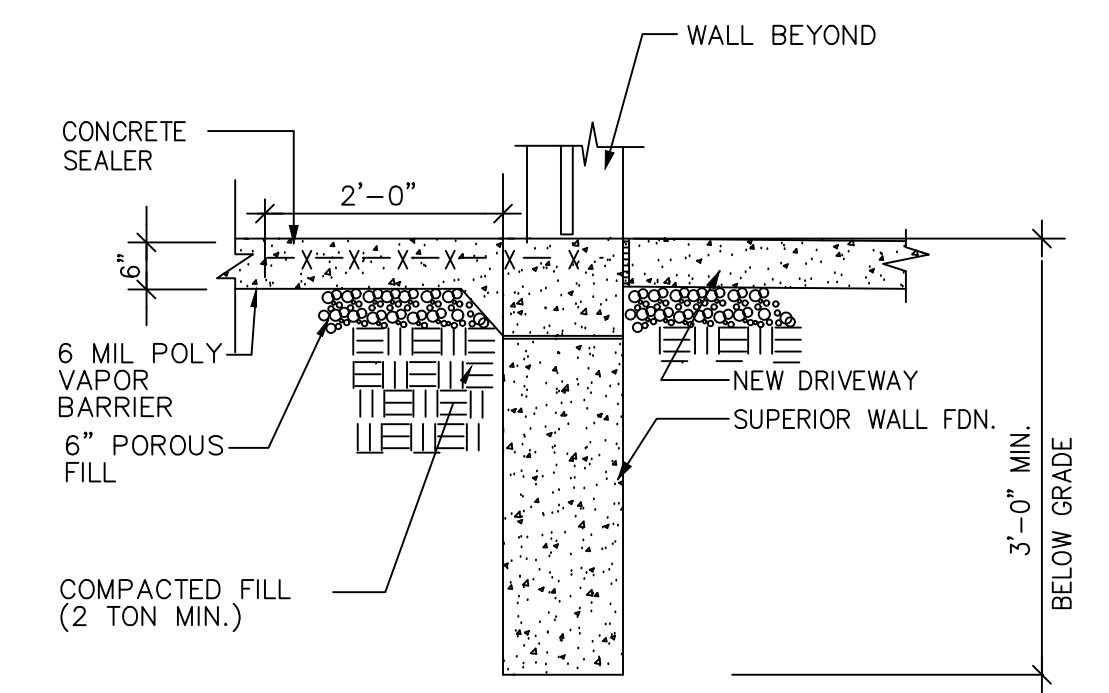


5 TYPICAL BRICK VENEER FOUNDATION
SCALE: 3/4" = 1'-0"

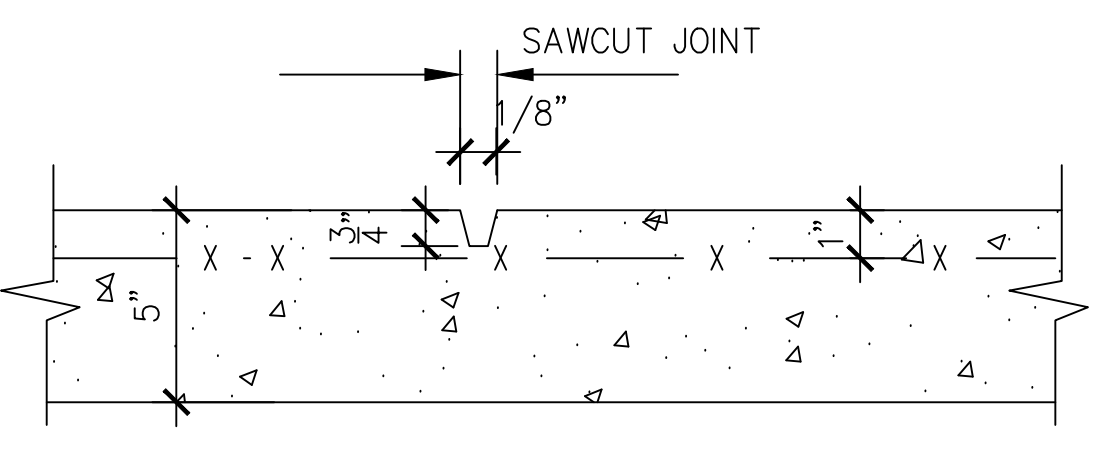


6 MASONRY STAIR FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

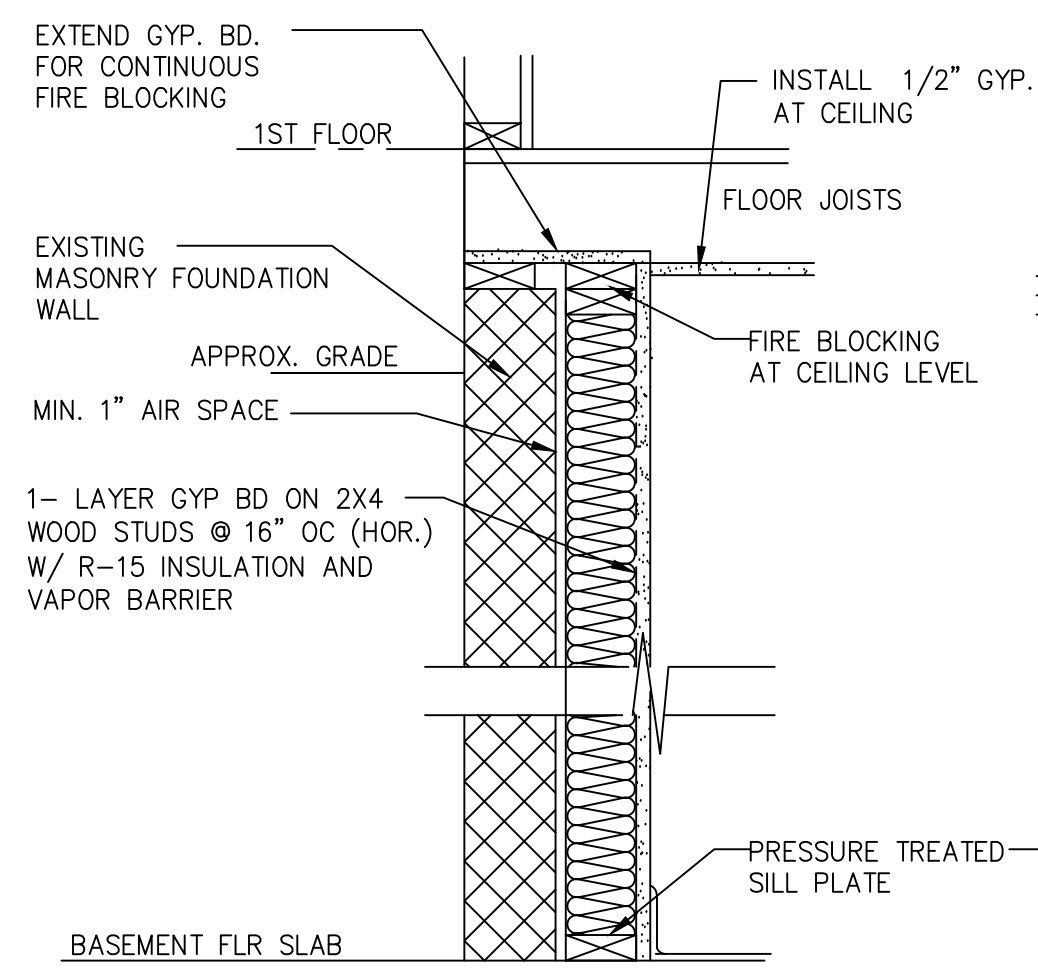
- FOUNDATION NOTES:**
- IT SHALL BE THE CONCRETE CONTRACTOR'S SOLE RESPONSIBILITY TO ATTAIN THE REQUIRED CONCRETE STRENGTH IN THE FIELD.
 - MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE FOUR INCHES. AIR ENTRAINMENT SHALL BE 4% TO 6% AND ALL PROPERTIES SHALL BE IN ACCORDANCE WITH THE ACI CODE.
 - ALL REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPEC. A615, GRADE 60. COLD-DRAWN WIRE FOR WELDED WIRE MESH SHALL CONFORM TO REQUIREMENTS OF "SPEC. FOR COLD-DRAWN WIRE FOR CONCRETE REINFORCEMENT" (ASTM A82) OR "SPEC. FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT" (ASTM A185). ALL REINFORCING BAR LENGTHS SHALL BE SECURELY TIED TO PREVENT DISLOCATION.
 - ALL BARS MARKED CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER AT SPICES AND CORNERS AND HOOKED AT NON-CONTINUOUS ENDS. LAP TOP BARS AT CENTER BETWEEN SUPPORTS AND LAP CONTINUOUS BOTTOM BARS AT SUPPORTS.
 - ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, WETTED, AND SLUSHED WITH CEMENT GROUT JUST BEFORE PLACING NEW CONCRETE.
 - WHERE CONCRETE SURFACES ABUT OR ARE VENEERED WITH MASONRY, PROVIDE VERTICAL DOVETAILS INSERTS FOR MASONRY ANCHORS SPACED AT 2'-0" O.C. MAX. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE.
 - THE CONCRETE AND MASONRY CONTRACTOR SHALL INSTALL (OR GIVE OTHER TRADES AMPLE OPPORTUNITY TO INSTALL) ALL ANCHOR BOLTS, PLATES, SLOTS, CHASERS, NAILERS, INSERTS, SLEEVES, ETC., AS REQUIRED BY OTHER TRADES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SETTING SCREDS AND FORMS.
 - PROVIDE MINIMUM CONCRETE COVER FOR REINFORCING BARS AS FOLLOWS: FOOTING OR PILE CAPS=3", INTERIOR FACE OF WALLS=1", EXTERIOR FACES OF WALLS=1 1/2", SLAB TOP AND BOTTOM BARS=3/4", SLAB ON GRADE BOTTOM BARS=1 1/2"
 - ALL FOUNDATION WALLS SHALL BE ADEQUATELY BRACED TO WITHSTAND BACKFILLING, EARTH PRESSURE AND CONSTRUCTION LOADS UNTIL FLOOR SLABS ARE IN PLACE.



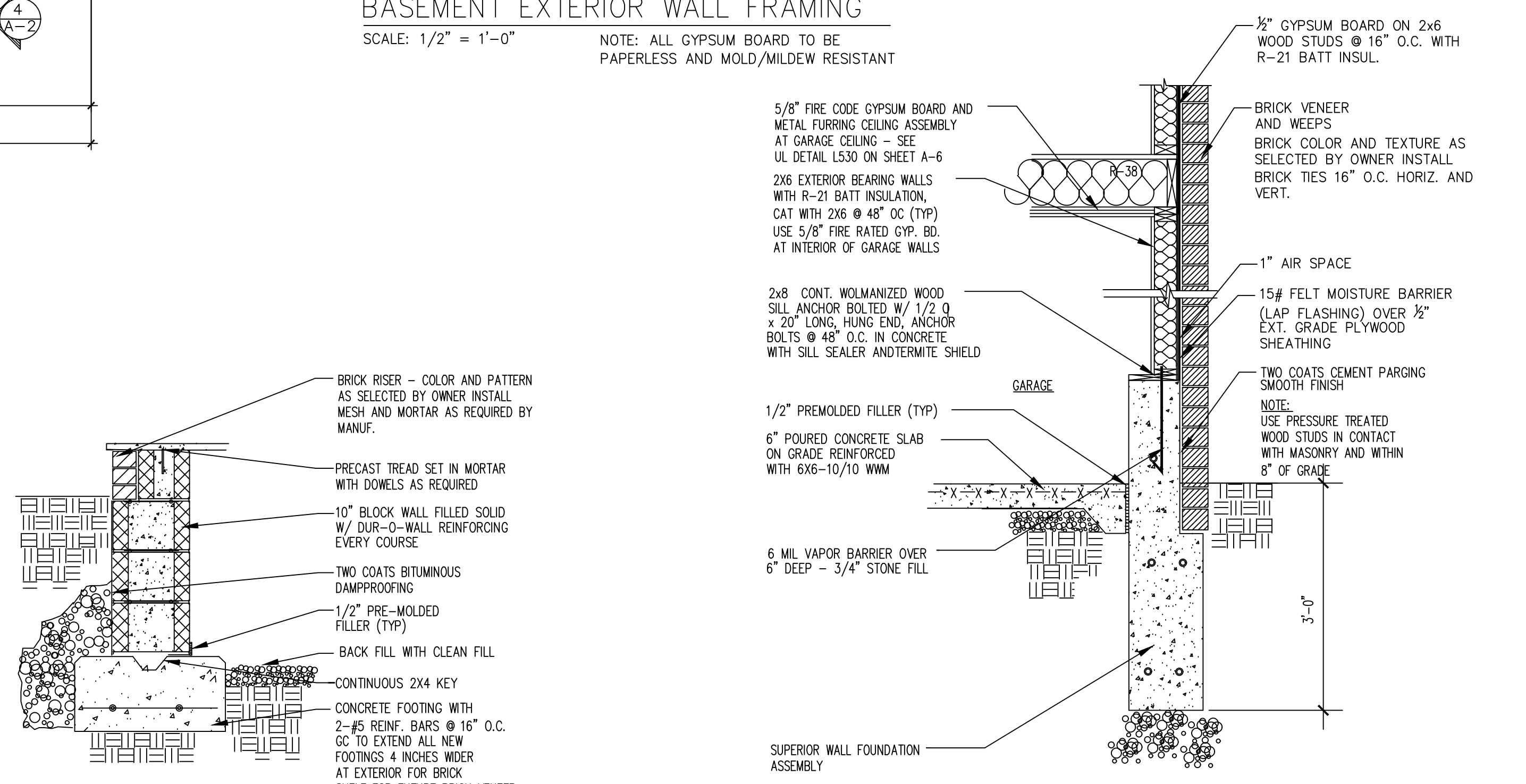
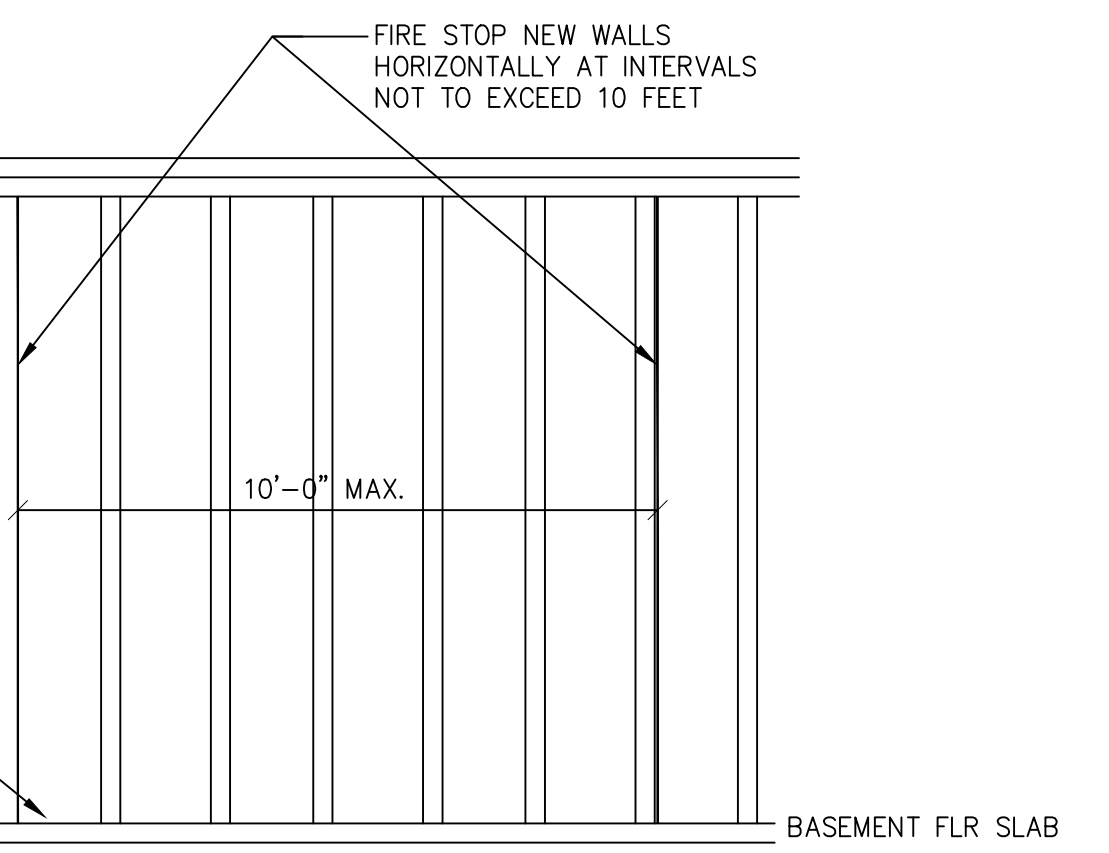
4 SLAB DETAIL AT GARAGE DOOR OPENING
SCALE: 3/4" = 1'-0"



3 TYPICAL CONCRETE JOINTS
SCALE: 3" = 1'-0"



BASEMENT EXTERIOR WALL FRAMING
SCALE: 1/2" = 1'-0"

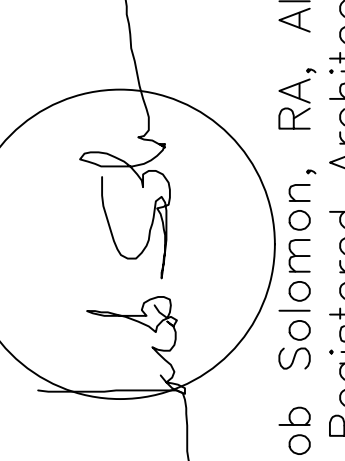


2 TYPICAL FOUNDATION DETAIL AT GARAGE
SCALE: 3/4" = 1'-0"



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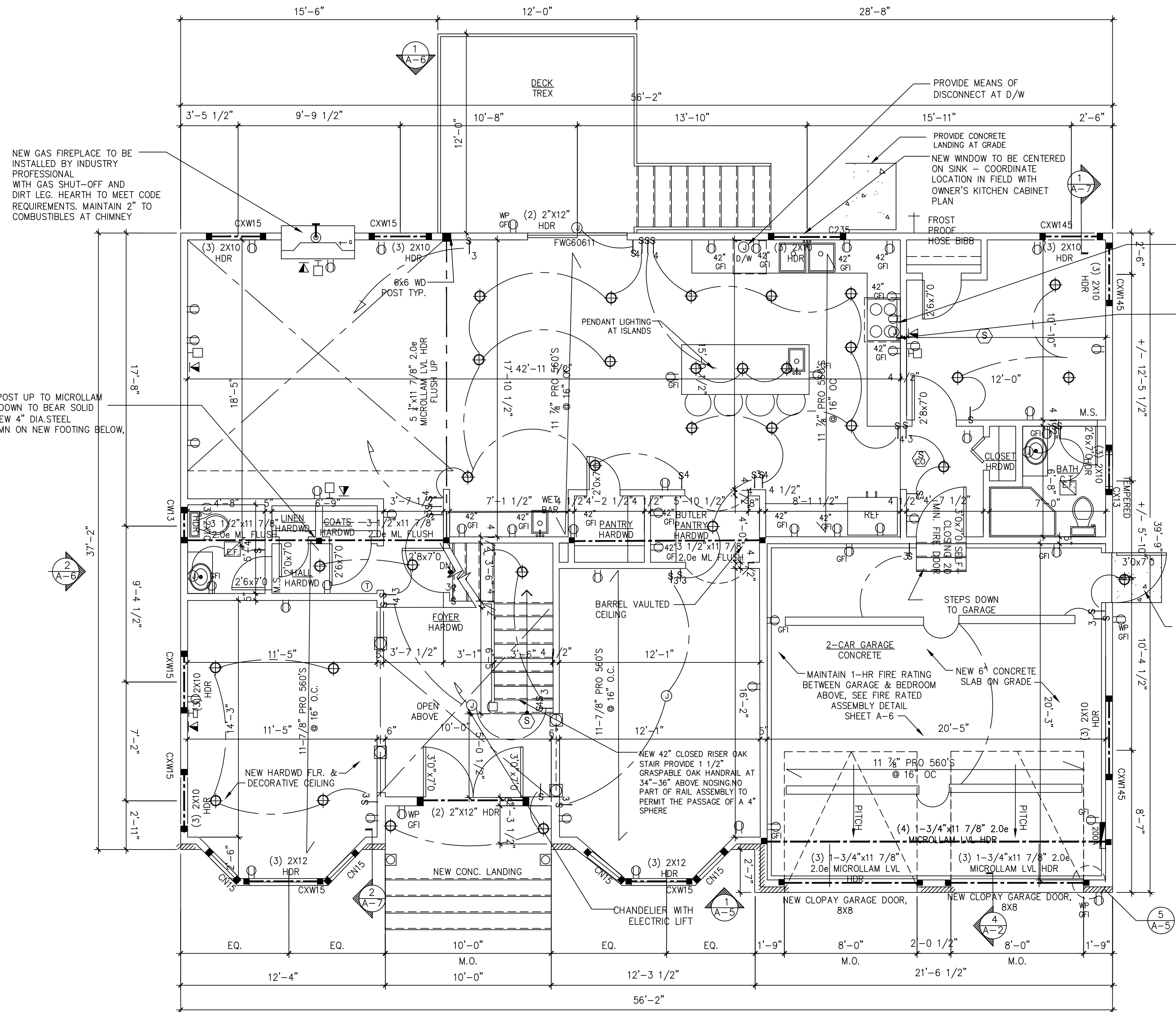
Date: 10/21/2019	
Drawn By: J.S.	Checked By: J.S.
Job No: 19-184	Revisions:
	1 Deck 11/17/19

Drawing Title:
BASEMENT FLOOR PLAN, NOTES AND DETAILS

Dwg. No.
A-2

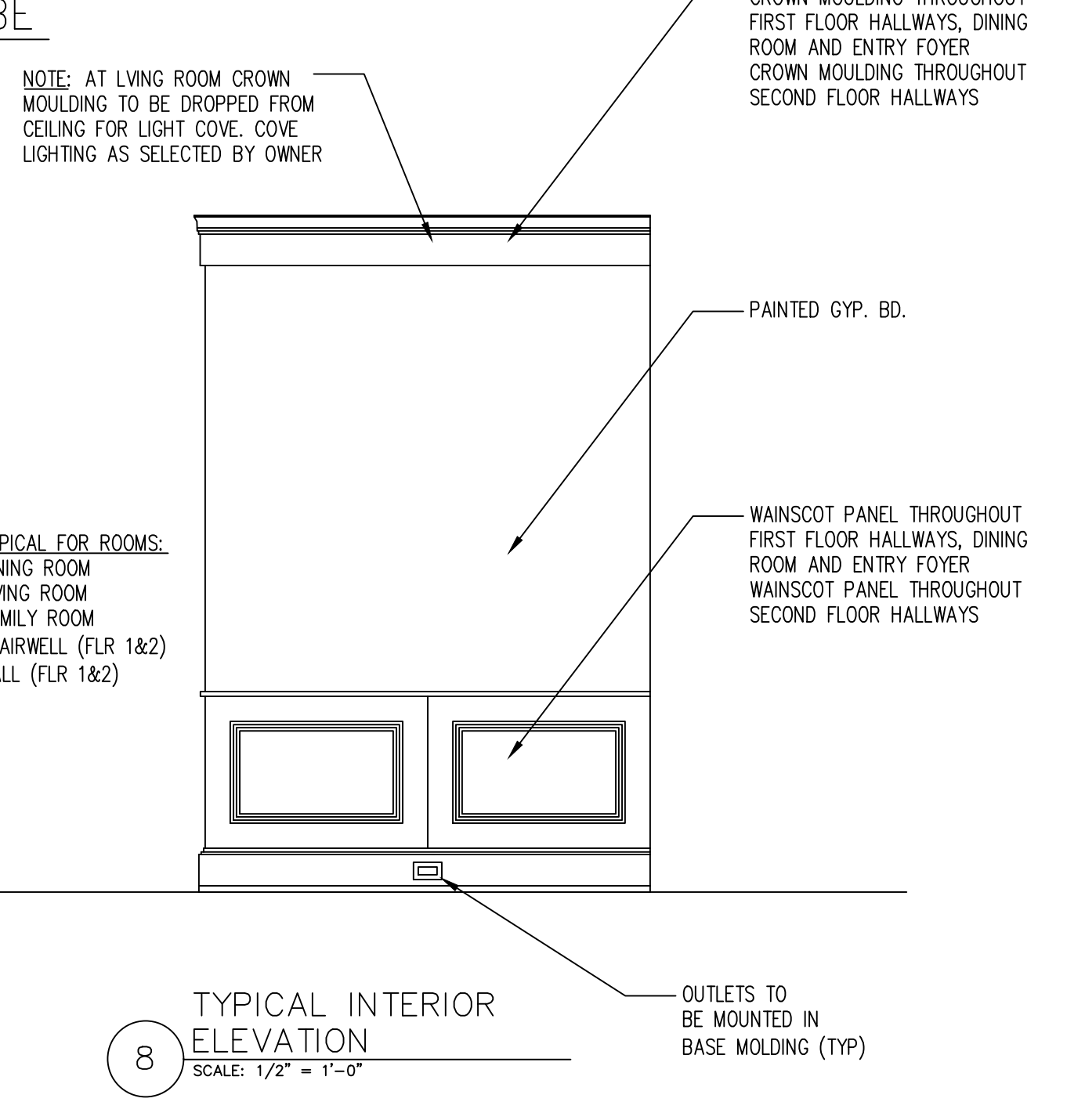
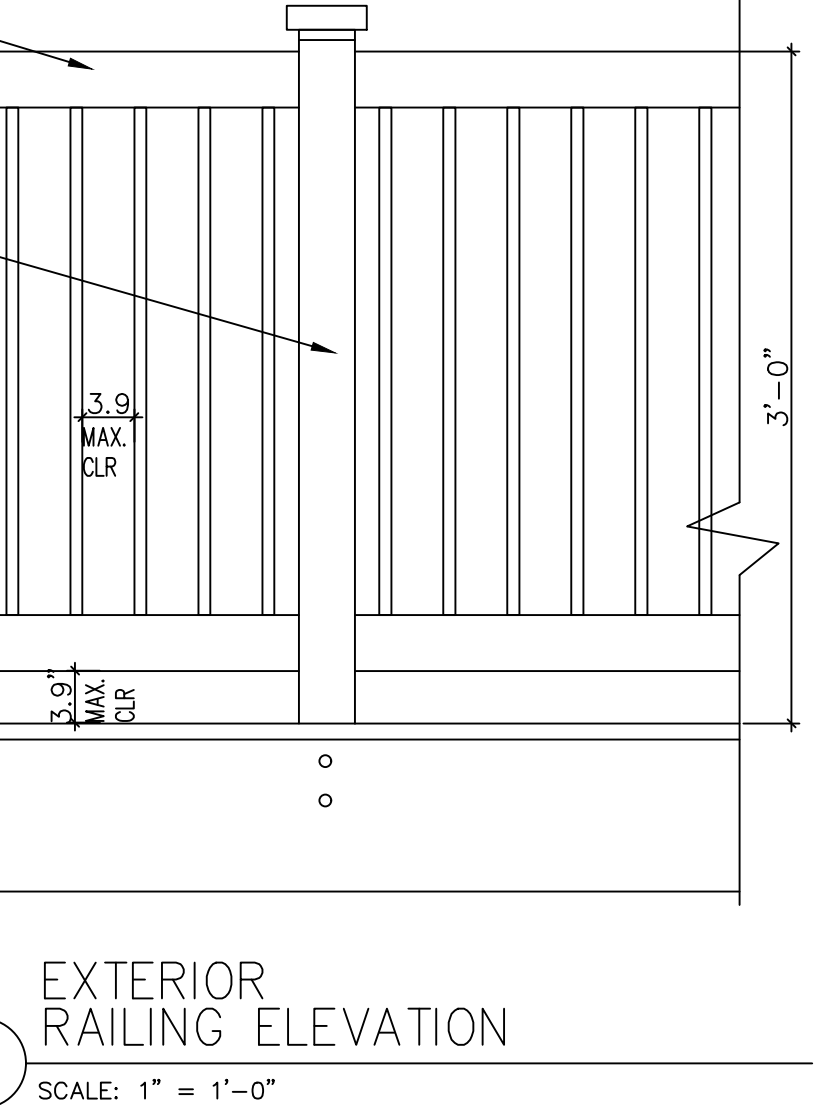
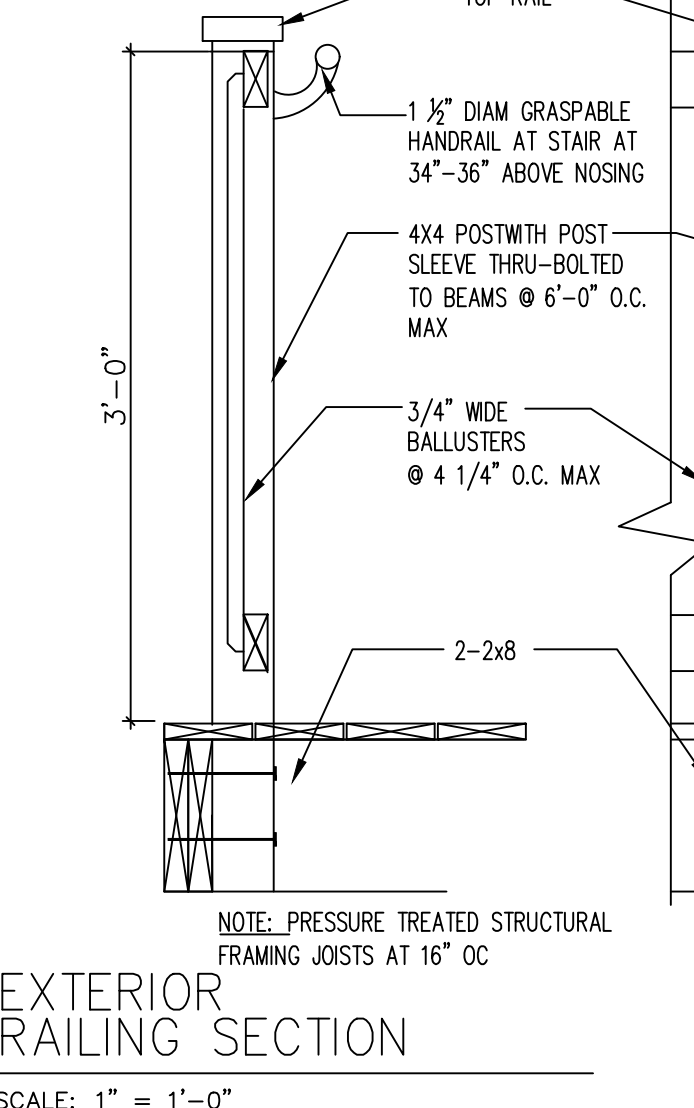
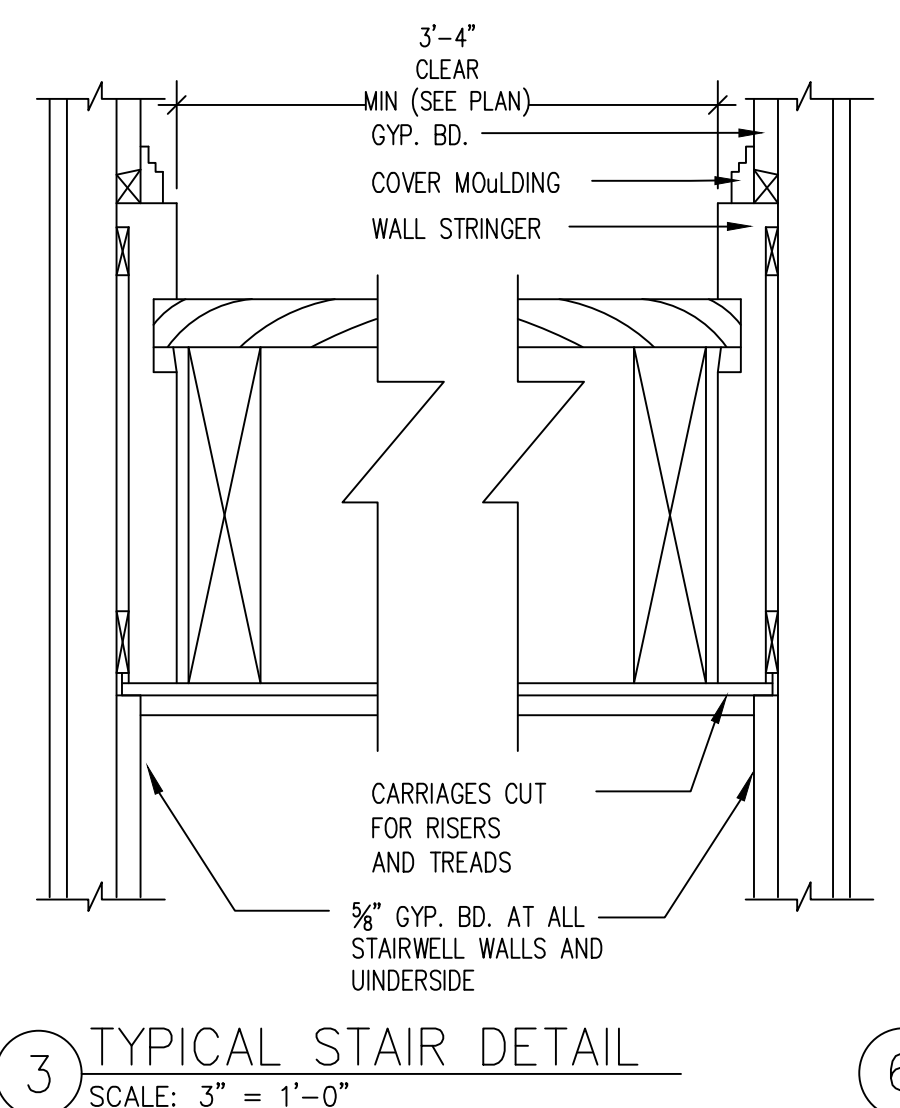
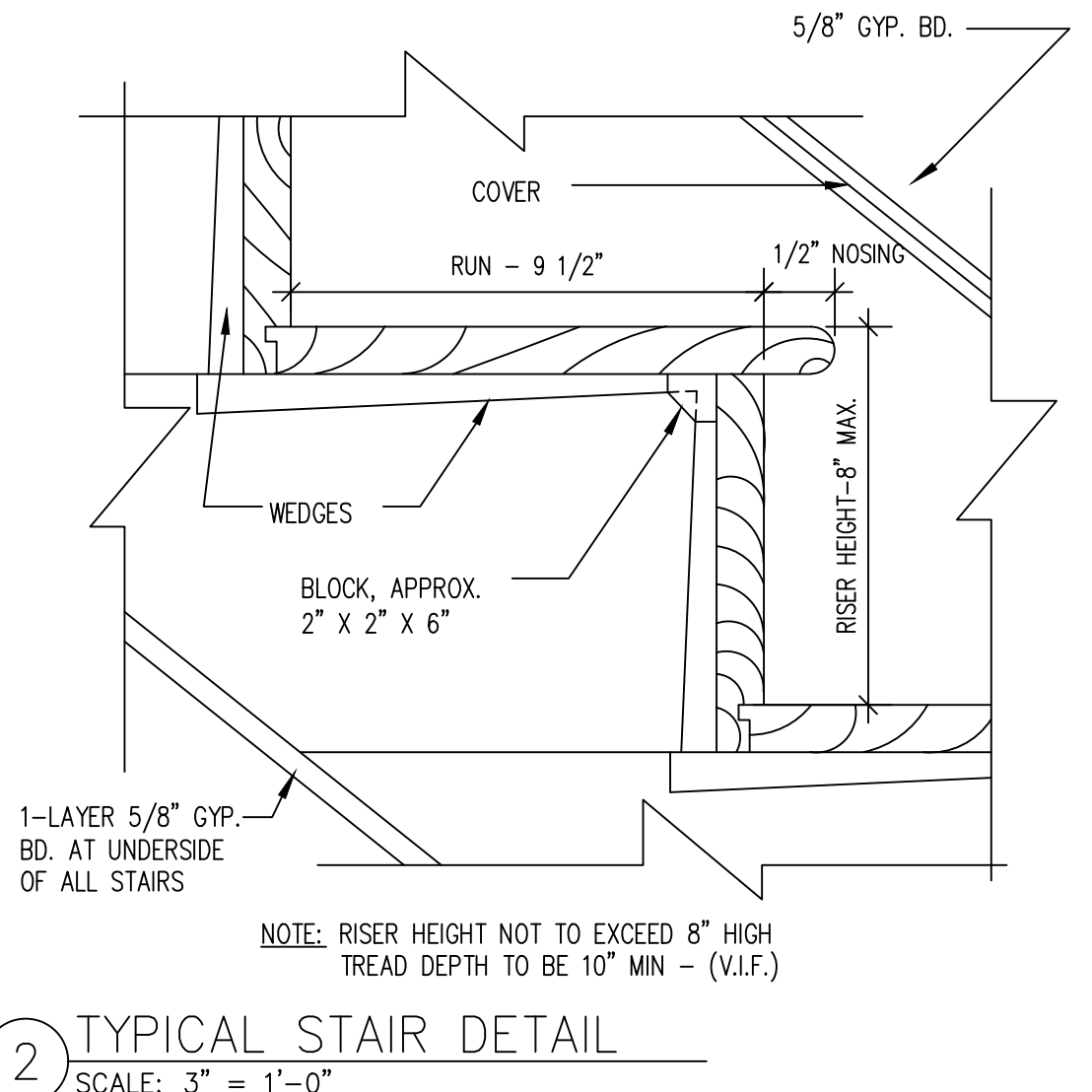
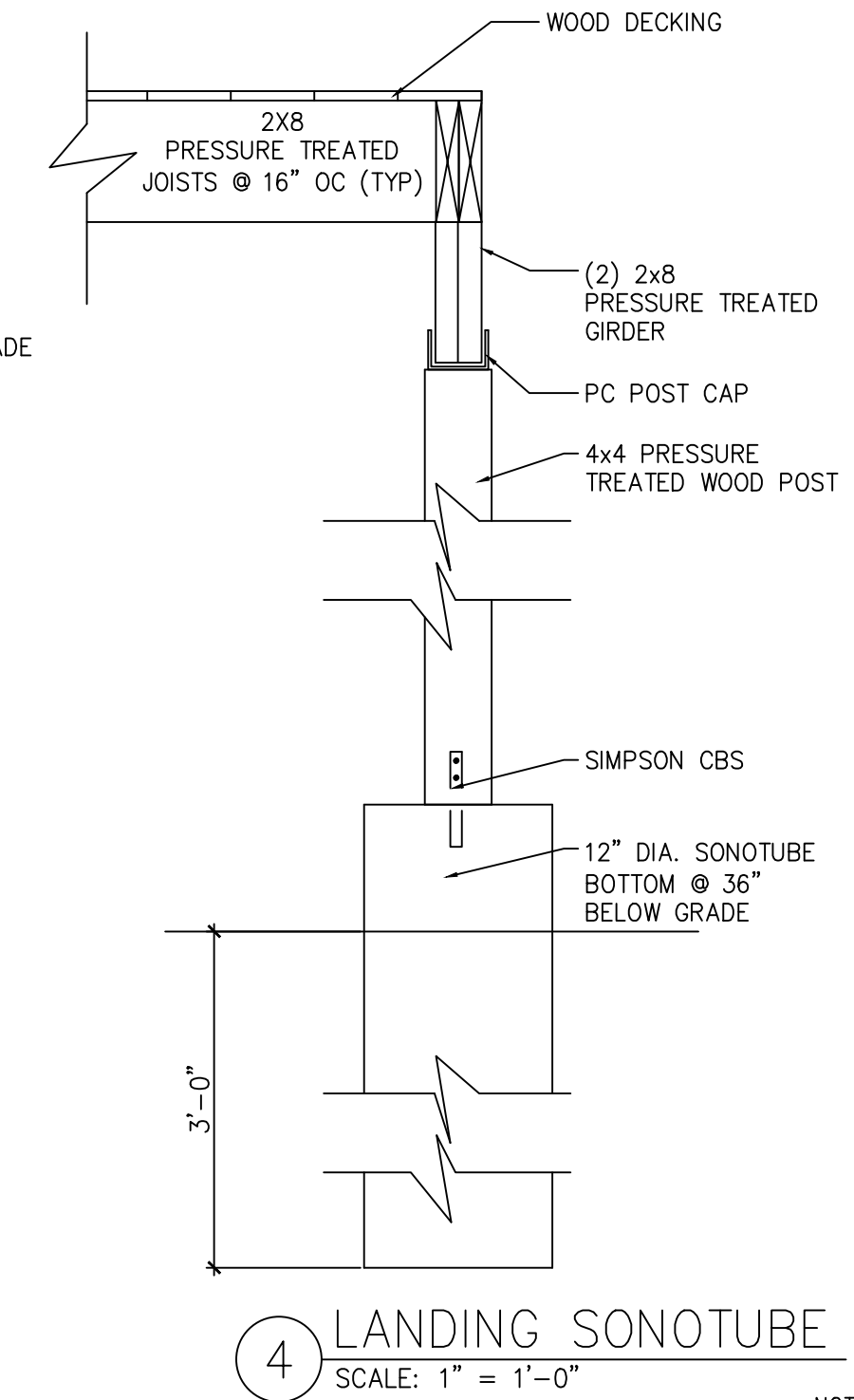
2 of 9

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ELECTRIC LEGEND	
(S)	HARD-WIRED SMOKE DETECTOR
(H)	HARD-WIRED HEAT DETECTOR
(S)	HARD-WIRED SMOKE AND CARBON MONOXIDE COMBO DETECTOR
⊕	SINGLE POLE WALL SWITCH
⊕	3-WAY SWITCH
⊕	4-WAY SWITCH
⊕	JUNCTION BOX
⊕	RECESSED HI-HAT
⊕	PENDANT LIGHT FIXTURE
⊕	WEATHERPROOF LIGHT FIXTURE
⊕	8'-0" FLUORESCENT LIGHT FIXTURE
⊕	DUPLEX RECEPTACLE TAMPER RESISTANT
⊕	DUPLEX RECEPTACLE (GFI = GROUND FAULT) (WP = WEATHERPROOF) TAMPER RESISTANT
⊕	BROAN OR EQUAL CEILING MOUNTED EXHAUST FAN
⊕	EXTERIOR SPOTLIGHTS ON SWITCH W/ MOTION DETECTOR
⊕	CABLE TV
⊕	TELEPHONE / INTERNET

- GENERAL NOTES:**
- ALL WINDOWS TO BE ANDERSON SERIES, WOOD OR VINYL AS SELECTED BY OWNER, AND ARE TO BE COMPLETE WITH TRADITIONAL DESIGN HARDWARE AND INSECT SCREENS AT ALL OPERABLE WINDOWS. HARDWARE COLOR AS SELECTED BY OWNER. GLAZING TO BE 'LOW E'. EXTERIOR TRIM COLOR TO BE WHITE.
 - STONE VENEER AT FRONT AND SIDES OF DWELLING AS SELECTED BY OWNER. EXTERIOR INSULATION FINISH SYSTEM TEXTURE, COLOR, AND EXPOSURE AS SELECTED BY OWNER.
 - ALL INTERIOR DOORS TO BE SOLID CORE MASONITE DOORS (UNLESS NOTED TO BE A FIRE DOOR), AND ARE TO BE PRIMED AND PAINTED WITH TWO FINISH COATS. COLOR AS SELECTED BY OWNER. DOORS TO HAVE PROFILE AS SELECTED BY OWNER.
 - ALL NEW GYPSUM BOARD TO BE TAPED AND SPACKLED (3 COATS) WITH CORNER BEADS ON OUTSIDE CORNERS. APPLY ONE COAT OF PRIMER AND TWO FINISH COATS. COLOR AS SELECTED BY OWNER. USE 1/2" CEMENT BOARD AT WET AND SHOWER AREAS, GREEN BOARD AT DAMP AREAS.
 - ALL RECEPTACLES AND SWITCHES TO BE U.L. LISTED, LEVITRON OR EQUAL.
 - INTERIOR DOOR HEADERS TO BE (2)2x10'S WITH CONTINUOUS 1/2" PLYWOOD SPACER. EXTERIOR WINDOW HEADERS TO BE (3)2x10'S WITH CONTINUOUS 1/2" PLYWOOD SPACER UP TO 5'-0" ROUGH OPENING. EXTERIOR WINDOW HEADERS TO BE (3)2x12'S WITH CONTINUOUS 1/2" PLYWOOD SPACER UP TO 7'-0" ROUGH OPENING.
 - COORDINATE TELEPHONE, COAXIAL CABLE, TV OUTLETS, AND ANY LOW VOLTAGE WIRING WITH OWNER.
 - ALL INTERIOR TRIM, BASEBOARD, DOOR, AND WINDOW CASINGS TO BE PAINT GRADE PINE. PAINT WITH COLOR AS SELECTED BY OWNER.
 - ELECTRIC SERVICE TO BE 200 AMPS. COORDINATE WITH OWNER.
 - ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED WITH BATTERY BACK-UP, AND ARE TO BE PLACED IN EACH BEDROOM AND IN HALL OUTSIDE BEDROOMS WITH COMBO CO. DETECTOR. ADDITIONAL SMOKE DETECTORS TO BE PLACED ON EACH LEVEL AT THRESHOLD OF STAIR TO LEVEL ABOVE.
 - DWELLING TO BE WIRED FOR INTERCOM, SURROUND SOUND, SPEAKERS, AND ALARM SYSTEM. COORDINATE WITH OWNER.



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PROPOSED SINGLE FAMILY DWELLING
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 247 WEDGEWOOD DRIVE
 BLOCK 3206 LOT 10
 PARAMUS, NJ

Date: 10/21/2019

Drawn By: J.S.

Checked By: J.S.

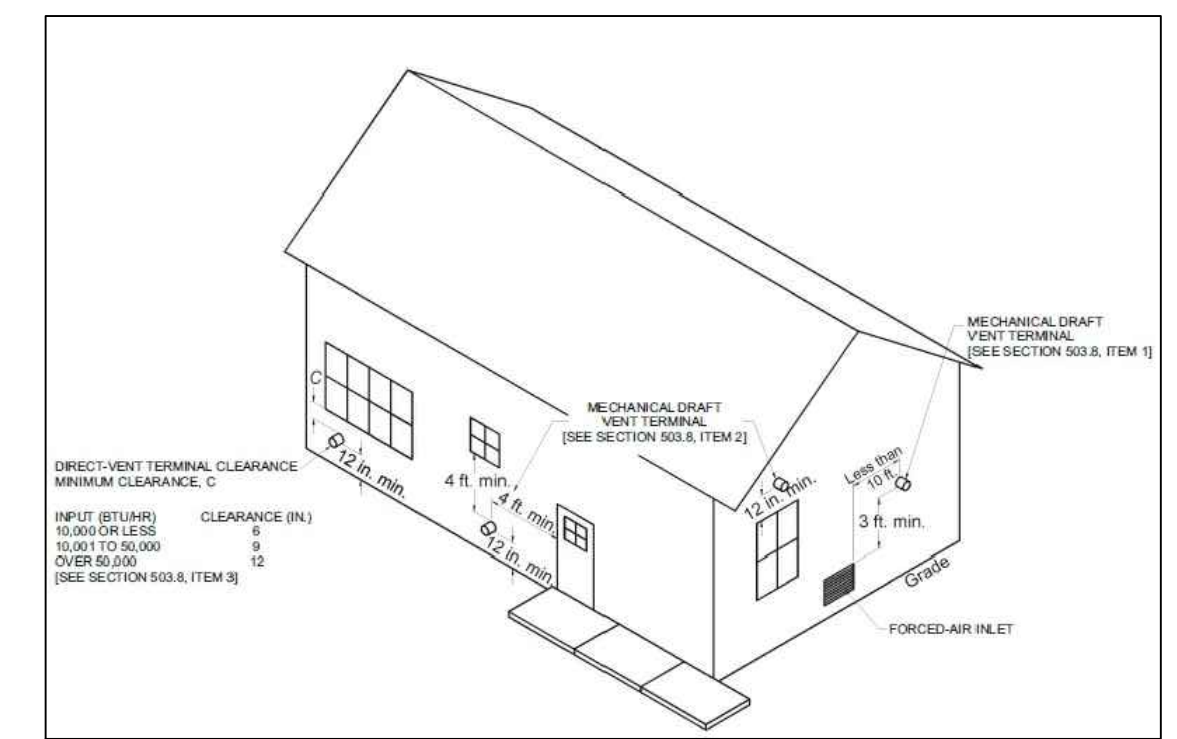
Job No: 19-184

Revisions	
1	Deck 11/17/19

Drawing Title:
FIRST FLOOR PLAN AND DETAILS

Dwg. No.
A-3

3 of 9



PEX PIPING NOTES-NSPC 10.15.8

- 10.15.8 Plastic Piping
A. Plastic piping used for hot water distribution shall conform to the requirements of Section 3.4 and Table 3.4. Piping shall be water pressure rated for not less than 100 psi at 180°F and 160 psi at 73°F. NOTE: The working pressure rating for certain approved plastic piping materials varies depending on material composition, pipe size, wall thickness and method of joining. See Table 3.4.3.
B. Plastic pipe or tube shall not be used downstream from instantaneous water heaters, immersion water heaters or other heaters not having approved temperature safety devices.
C. Piping within six inches of flue or vent connectors shall be approved metallic pipe or tube.
D. The normal operating pressure in water distribution piping systems utilizing approved plastic pipe or tube for hot water distribution shall be not more than 80 psi. Where necessary, one or more pressure reducing valves shall be provided to regulate the hot and cold water supply pressure to not more than 80 psi.
E. The pressure in the hot water distribution piping shall be limited by a pressure relief valve set no higher than 150 psi. When the water heater is protected by a pressure relief valve or combination pressure temperature relief valve having a pressure setting higher than 150 psi, a separate pressure relief valve shall be provided to protect the piping. The relief valve for the piping shall comply with Section 10.16.2 except that it shall be set no higher than 150 psi. Thermal expansion shall be controlled as required under Section 10.15.7.

PLUMBING SYSTEM NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES IN JURISDICTION.
- PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS.
- THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS IN ESTABLISHING PIPE RUNS AND SPACE CONDITIONS.
- ALL PIPING SHALL HAVE VALVE BRANCH RUNOUTS.
- ALL SOIL AND WASTE PIPING SHALL PITCH A MIN. 1/8" / LIN. FT.
- INSTALL CLEANOUT AT EACH CHANGE IN DIRECTION OF HORIZONTAL SOIL AND WASTE PIPING. INSTALL SHUT-OFF VALVES ON ALL HOT AND COLD WATER LINES AT ALL FIXTURES.
- MATERIALS:
 - UNDERGROUND SANITARY DRAIN ... EXTRA HEAVY CAST IRON OR SCH 40 PVC
 - ABOVE GROUND DRAIN AND VENT ... NO-HUB CI OR SCH 40 PVC
 - COLD, HOT WATER ... COPPER, TYPE L, WITH LEAD FREE SOLDER
 - GAS PIPING ... BLACK STEEL, SCH 40
 - VALVES (WATER) ... BRONZE
 - VALVES (GAS) ... LUBRICATED PLUG
- HOT AND COLD PIPING AND FITTING SHALL BE INSULATED WITH 1" THICK FIBERGLASS HAVING A FACTORY APPLIED ALL SERVICE JACKET (ASJ).
- ALL PIPING IN BASEMENT SHALL RUN TOGETHER ALONG UNDERSIDE OF CEILING JOISTS NEAR EXTERIOR WALLS. AVOID RUNNING PIPES, ETC THRU MIDDLE OF ROOM.
- THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS AND SUPPORTS IN ACCORDANCE WITH THE 2003 INTERNATIONAL MECHANICAL CODE.
- ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY ENGINEER.
- INSULATE FLOOR DRAINS, TRAP, AND WATER LINES AT SLAB ON GRADE WITH PRE-FINISHED INSULATION - BROCCAR PRODUCT INC. #500R (800-827-1207).
- CONTRACTOR SHALL VERIFY DEPTH, SIZE AND LOCATION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK.
- ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE NSPC 2003.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
- INSTALL SHUT-OFF VALVES ON ALL HOT-COLD WATER LINES. ALL EXPOSED LINES TO BE CHROME PLATED.
- LOCATION OF EXISTING SANITARY SEWER AND DOMESTIC WATER HAS BEEN ASSUMED BASED ON VISIBLE CONNECTIONS, CLEANOUTS, MANHOLES, ETC. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SEWER PRIOR ROUGH-IN WORK AND MAKE ANY REQUIRED MODIFICATIONS TO SYSTEM WITHOUT ADDITIONAL COST.
- THE DRAWINGS AS PREPARED ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT.
- ALL CONTRACTORS SHALL EXAMINE THE SITE AND REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING A PROPOSAL.
- CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

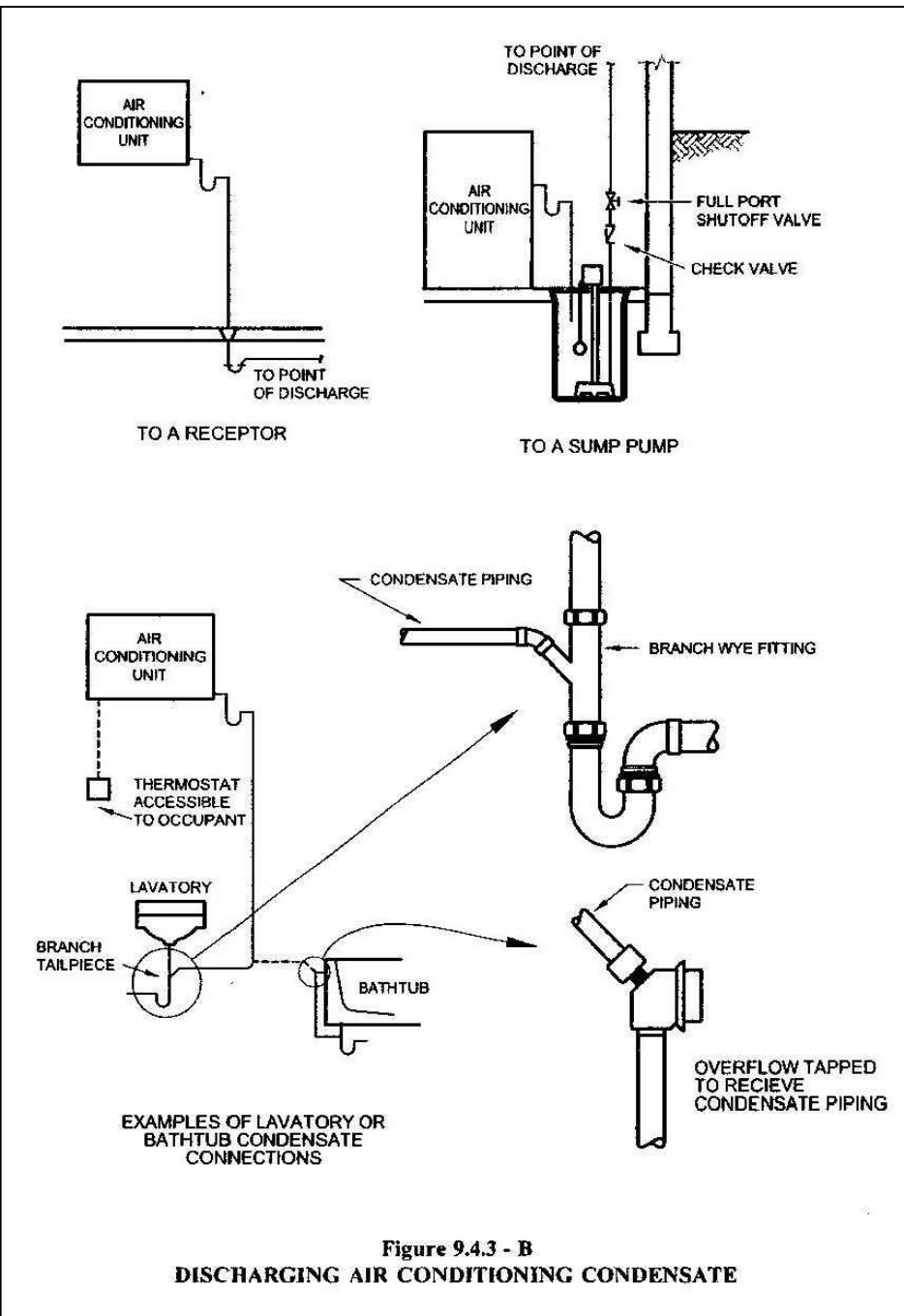
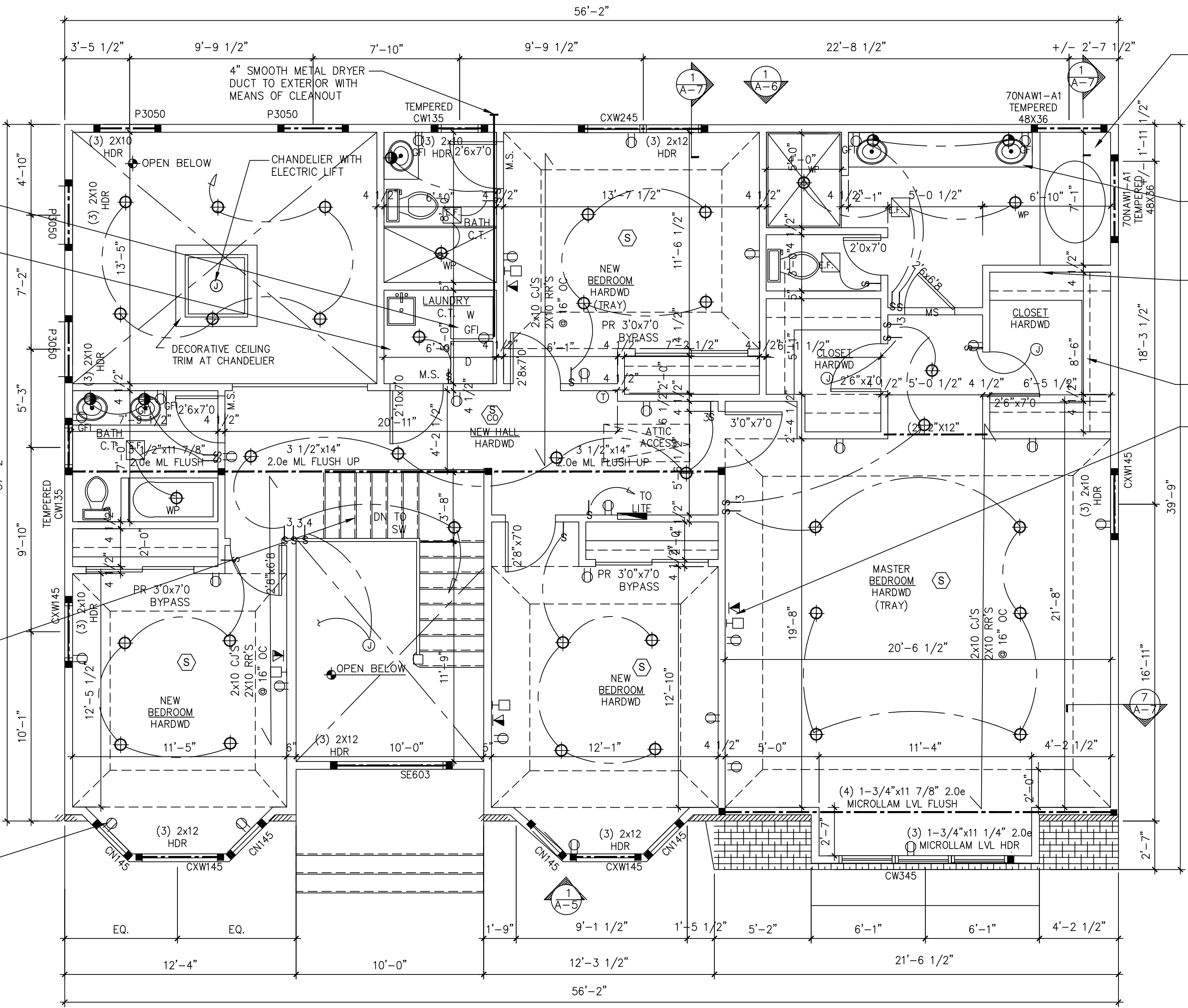
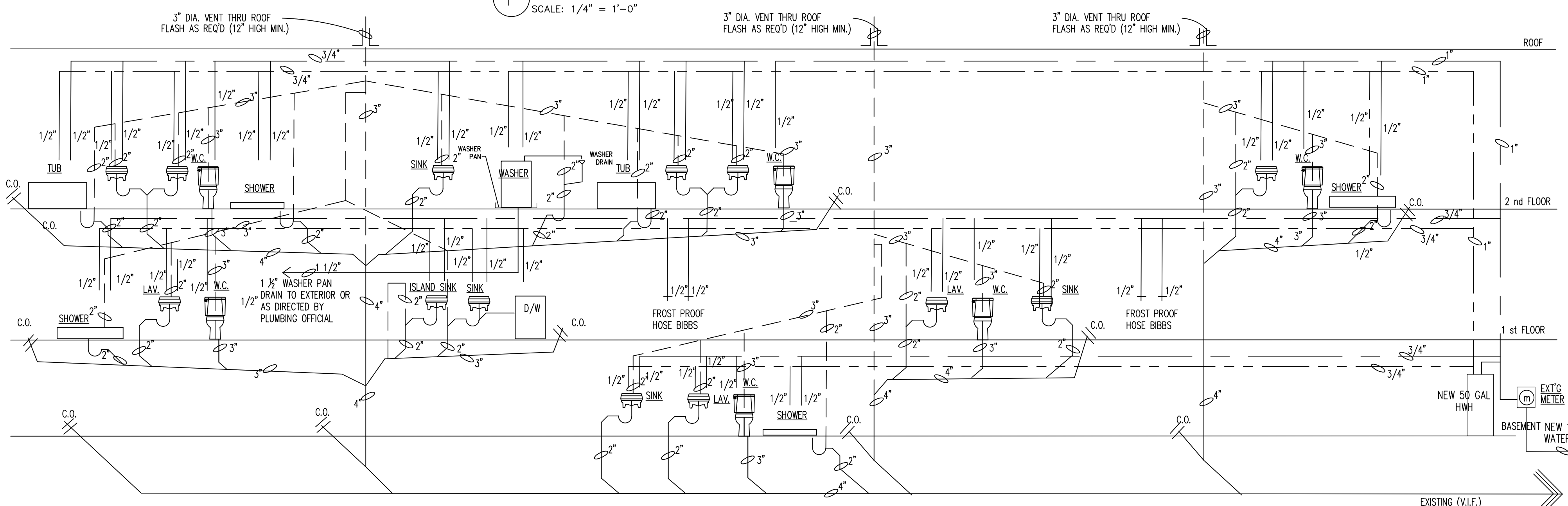


Figure 9.4.3 - B
DISCHARGING AIR CONDITIONING CONDENSATE



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLUMBING RISER DIAGRAM

SCALE: NONE

PLUMBING SCHEDULE

DESCRIPTION	WASTE	VENT	COLD WATER	HOT WATER
WATER CLOSET	3"	2"	1/2"	N/A
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
TUB	3"	2"	1/2"	1/2"
SHOWER	3"	2"	1/2"	1/2"
DRAIN	3"	2"	N/A	N/A

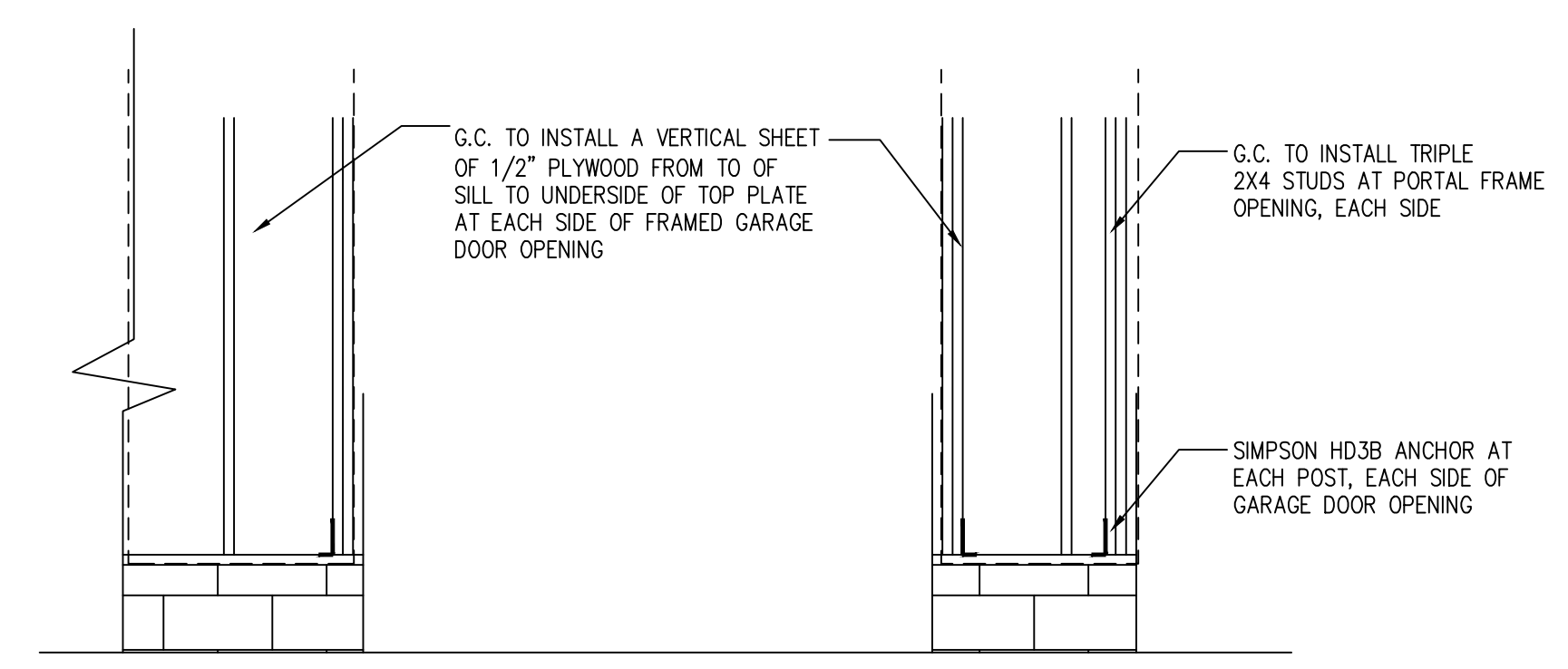
COLD WATER LINE	---
HOT WATER LINE	---
GAS LINE	---
GATE VALVE	●
SANITARY WASTE LINE	---
VENT LINE	---

GAS PIPING NOTES

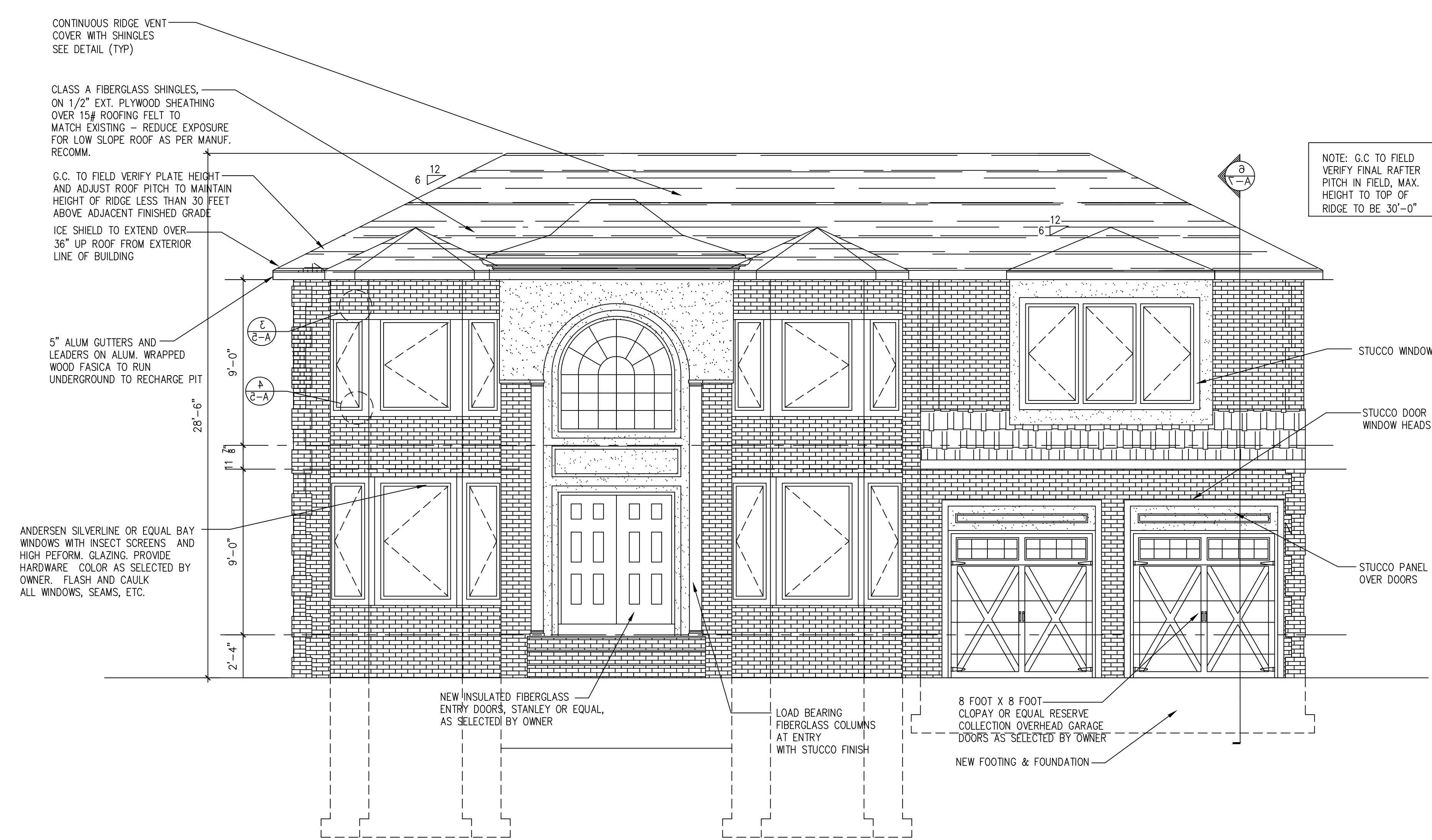
- THE CONTRACTOR SHALL ARRANGE AND COMPLETE ALL NECESSARY SERVICE APPLICATIONS WITH LOCAL GAS COMPANY.
- GAS PIPING INSTALLATION SHALL CONFORM TO NFPA 54, LOCAL GAS CO. RULES AND REGULATIONS AND ANSI Z 223.1 & IMC 2003.
- PROVIDE ACCESSIBLE SHUT-OFF COCK FOR EACH PIECE OF GAS UTILIZATION EQUIPMENT, PROVIDE A PRESSURE REGULATOR AND DIRT LEG.
- WHEN GAS SUPPLY PRESSURE IS HIGHER THAN THAT REQUIRED BY THE LIMITS OF THE EQUIPMENT, PROVIDE A PRESSURE REGULATOR.
- GAS REGULATORS REQUIRING VENTING TO ATMOSPHERE SHALL BE PROVIDED WITH VENT PIPING TO OUTDOORS. TERMINATE VENT WITH APPROVAL VENT CAP LOCATED A MINIMUM OF 15 FEET FROM BUILDING OPENINGS, FRESH AIR INTAKES, EXHAUSTS, ETC.
- GAS PIPING TEST: APPLY AN AIR PRESSURE TEST TO ALL PARTS OF THE SYSTEM BEFORE THE PIPING IS CONCEALED AND BEFORE THE EQUIPMENT IS CONNECTED. AN AIR PRESSURE OF AT LEAST FIVE (5) TIMES THE EXPECTED SERVICE PRESSURE, BUT NOT LESS THAN 15 POUNDS PER SQUARE INCH SHALL BE APPLIED TO THE SYSTEM FOR TWO (2) HOURS, THERE SHALL BE NO DETECTABLE DROP IN PRESSURE IN THE SYSTEM AT THE ABOVE PRESSURE AND TIME PERIOD.
- GAS APPLIANCES TO INCLUDE, BUT NOT LIMITED TO, KITCHEN APPLIANCES, HOT WATER HEATER AND FURNACES. COORDINATE FINAL LOCATION OF ALL APPLIANCES WITH OWNER AND HOOK-UP REQUIREMENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSTRUCT OWNER IN USE OF APPLIANCES AND PROVIDE OWNER WITH ALL INSTRUCTION, MAINTENANCE MANUALS AND WARRANTY INFORMATION.

It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter in any way, if an item bearing the seal of an architect is altered, the altering architect shall come to the firm his or her seal and the violation, altered by his signature and the date of such alteration, and a specific description of the alteration.

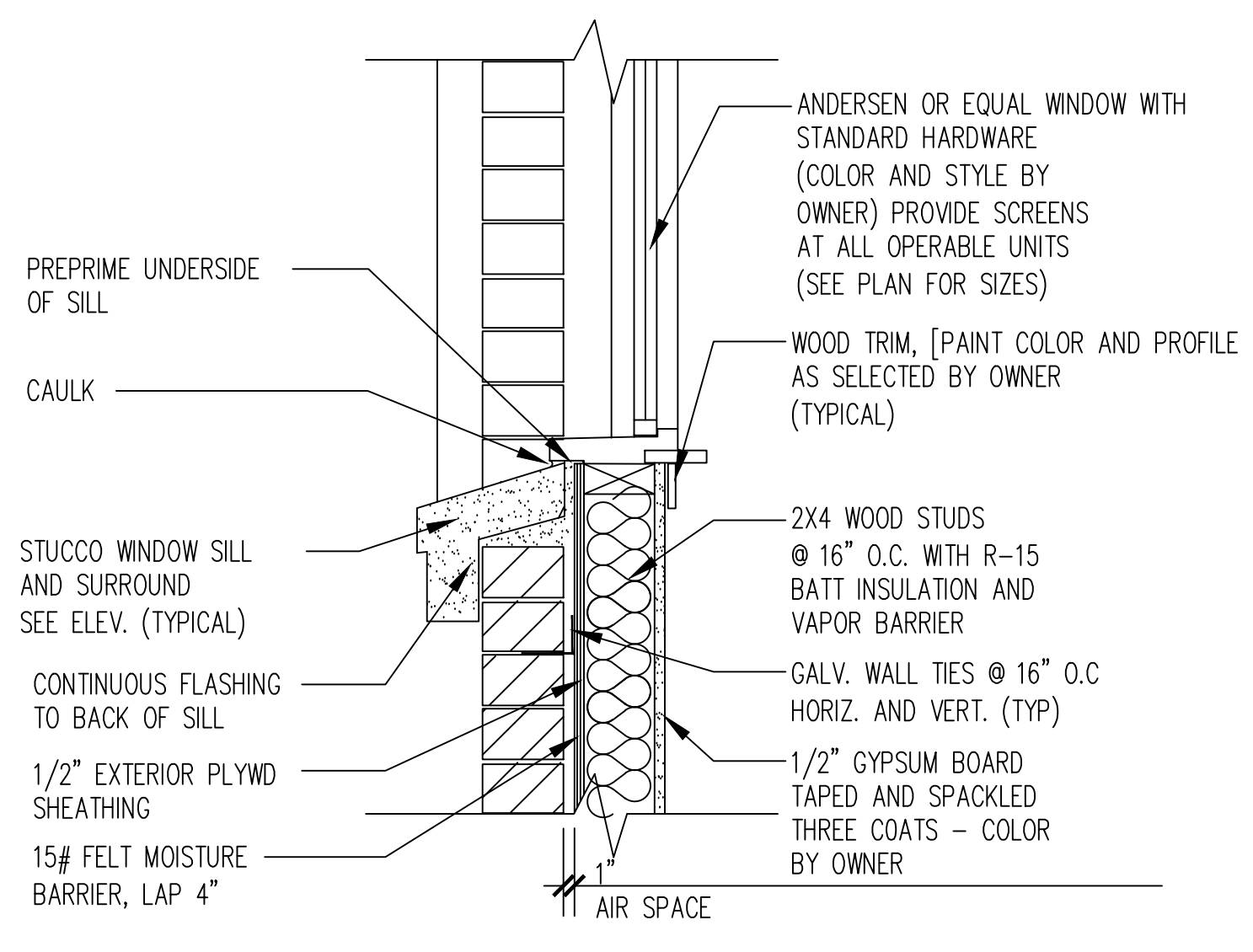
NO.	DESCRIPTION	DATE
1	Deck	11/17/19



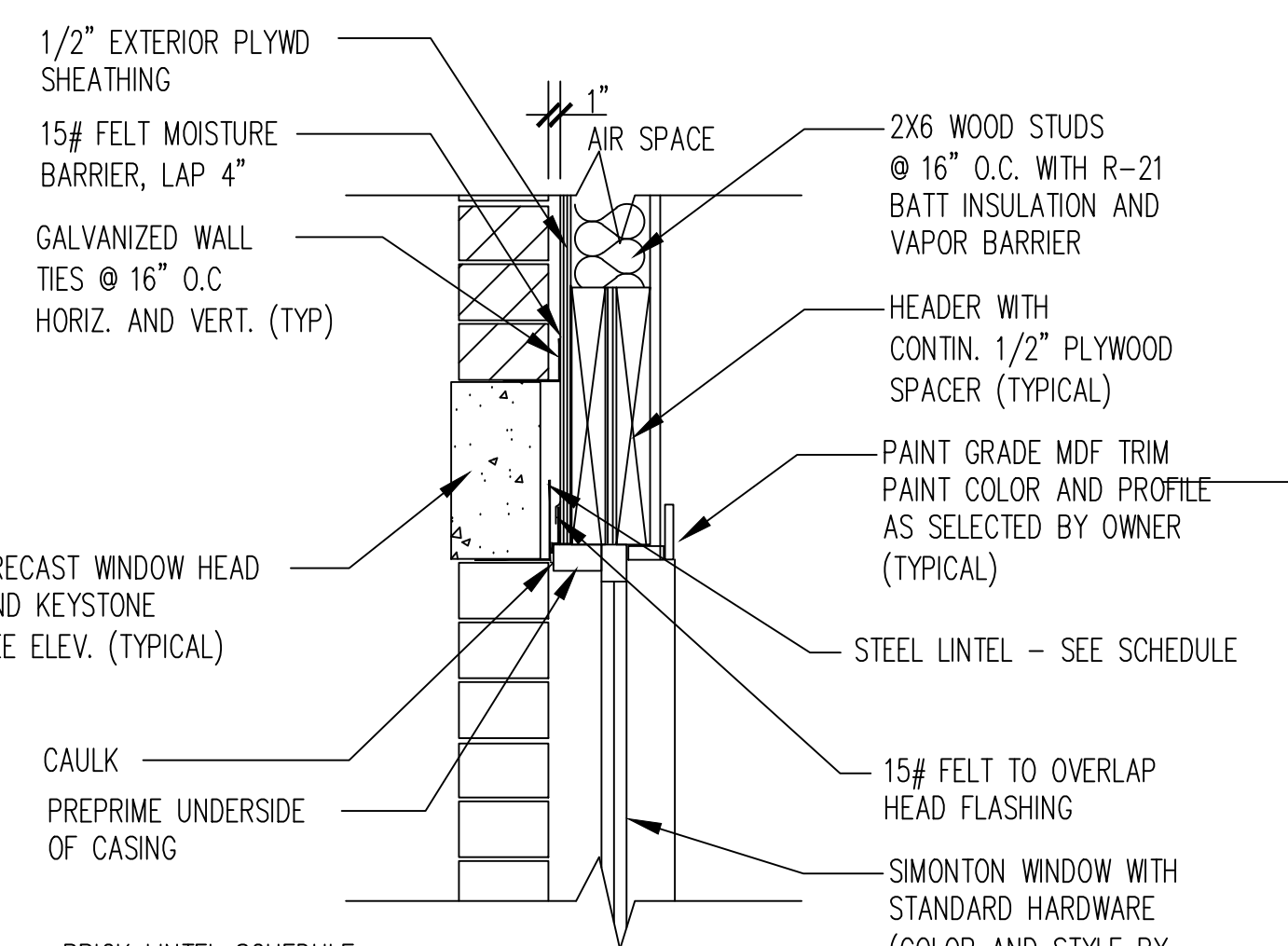
5 PORTAL FRAME AT GARAGE
SCALE: N.T.S.



1 FRONT (OLYMPIA DRIVE) ELEVATION
SCALE: 1/4" = 1'-0"



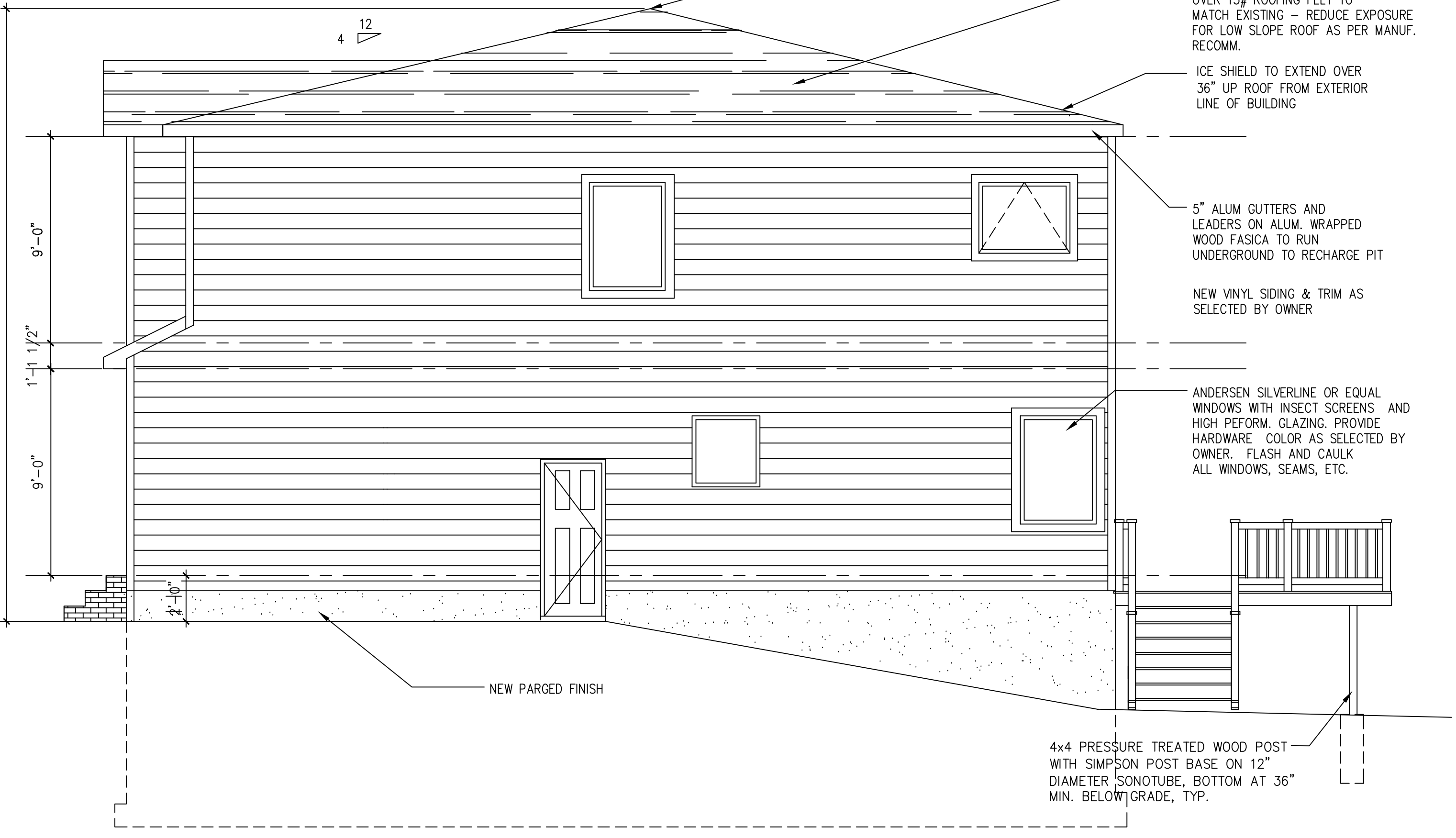
4 WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



BRICK LINTEL SCHEDULE

UP TO 60"	4" X 3" X 1/4"
UP TO 72"	6" X 3 1/2" X 5/16"
UP TO 120"	6" X 3 1/2" X 3/8"

3 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter an item in any way, if an item bearing the seal of an architect is altered. The altering architect shall affix to the item his or her seal and the notation, altered by the signature and the date of such alteration, and a specific description of the alteration.

It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter an item in any way, if an item bearing the seal of an architect is altered. The altering architect shall affix to the item his or her seal and the notation, altered by his signature and the date of such alteration, and a specific description of the alteration.

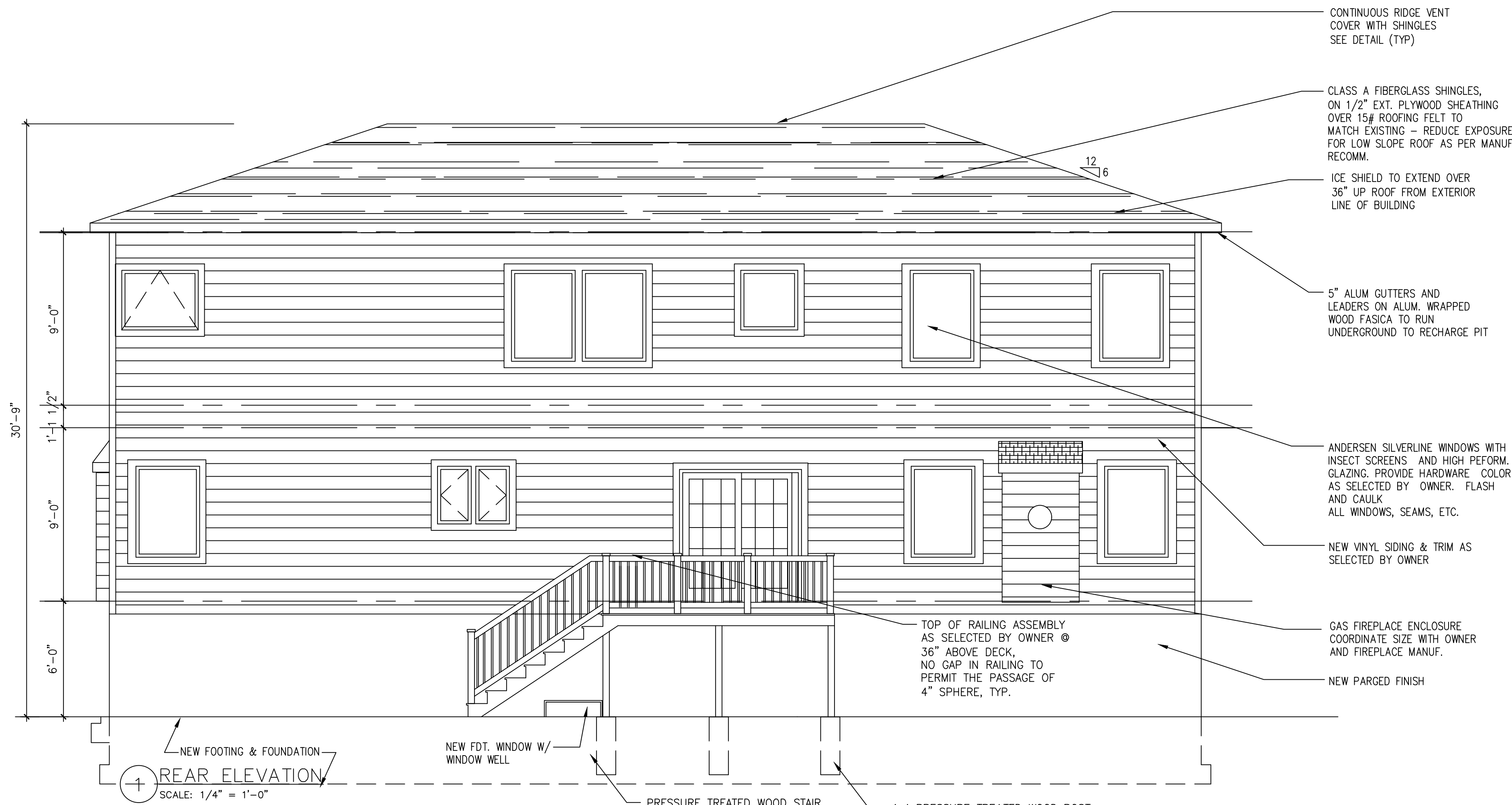
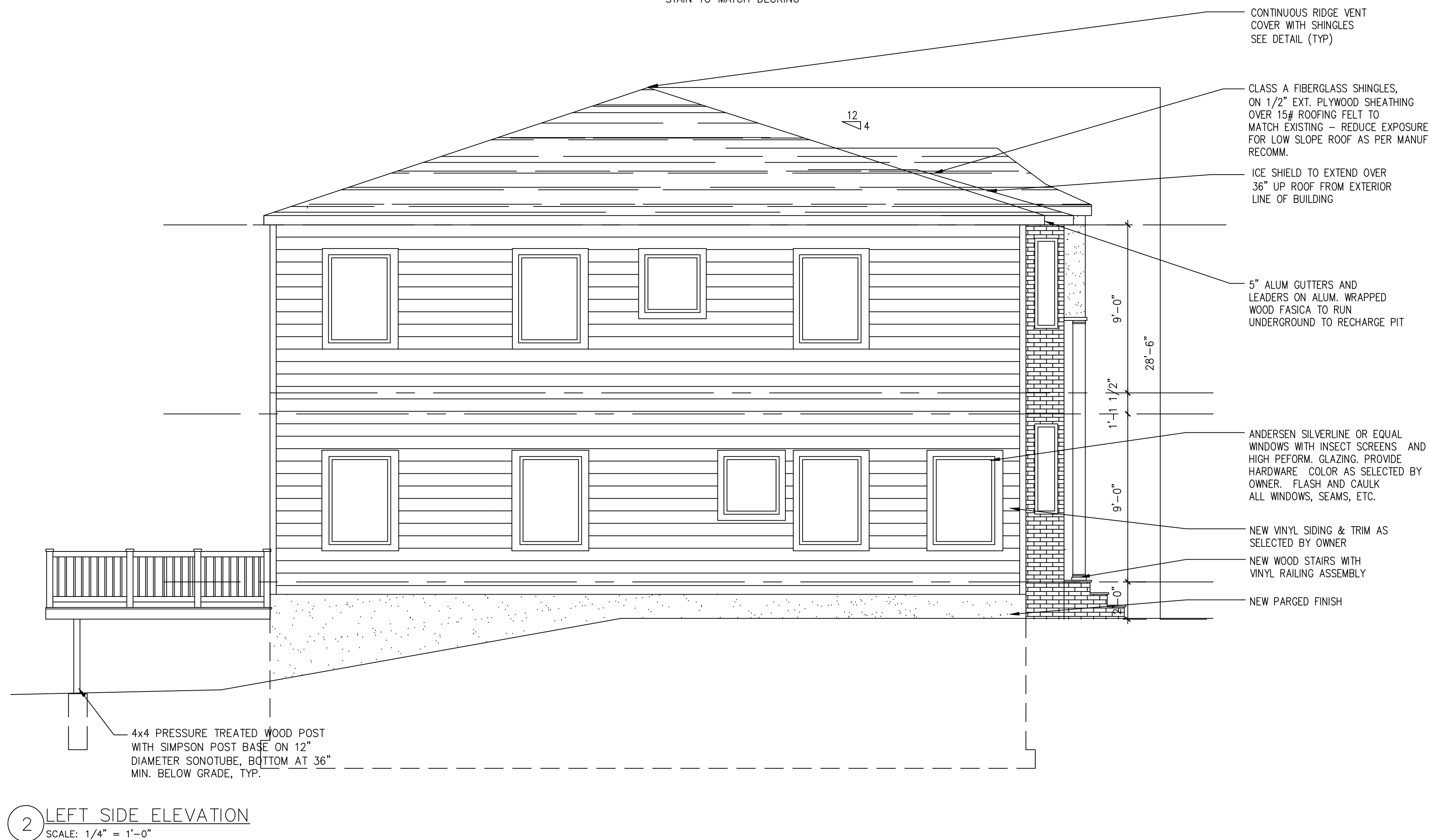
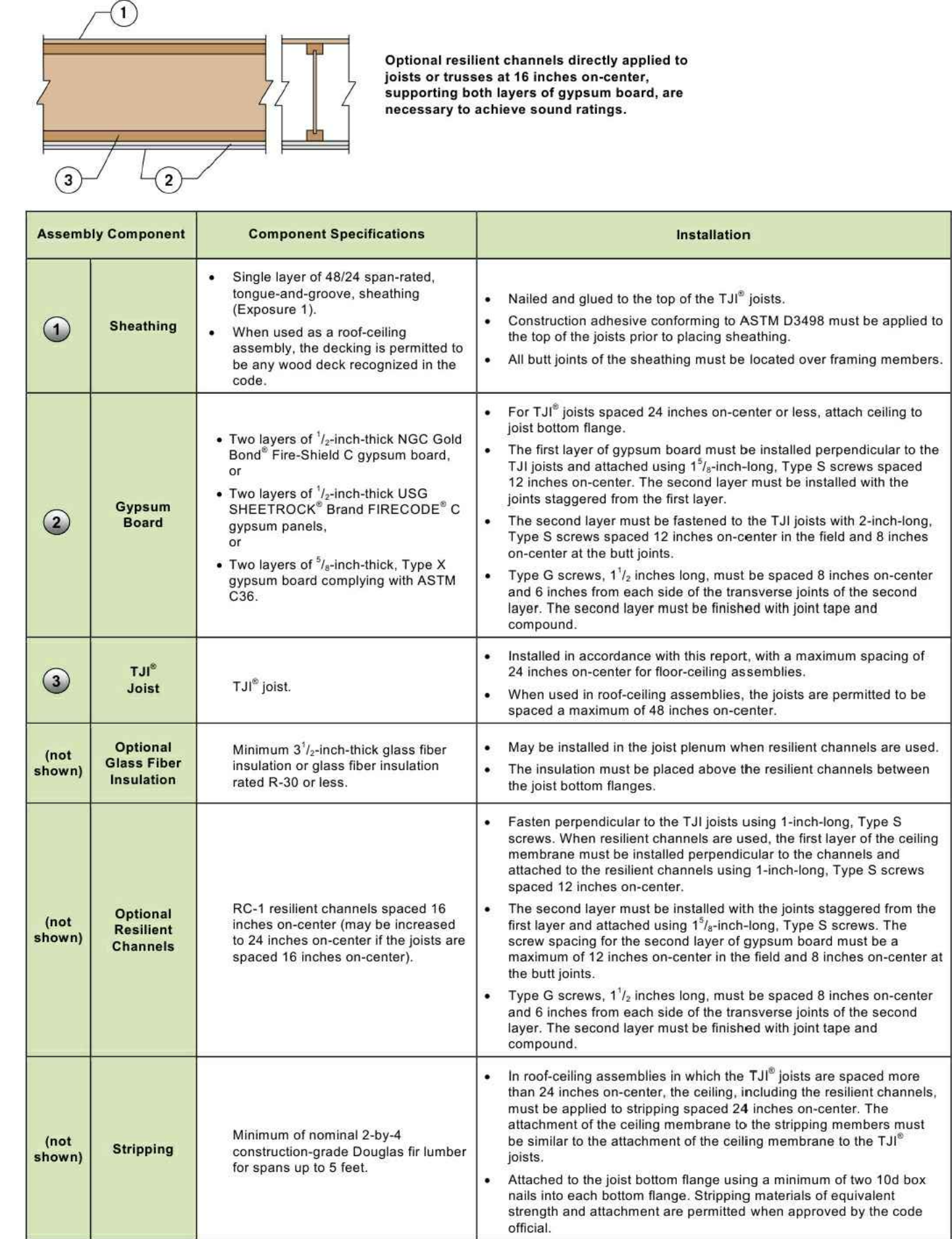
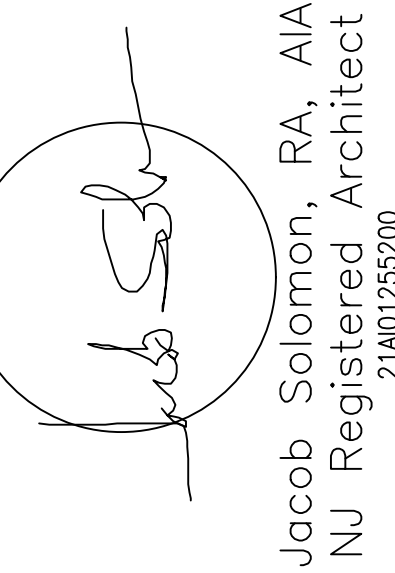


FIGURE 4B—ASSEMBLY B (One-hour Fire-resistance-rated Roof-ceiling or Floor-ceiling Assembly):



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14-25 plaza rd
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Principal
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FL Lic. No. AR98757
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Jacob Solomon, RA, AIA
NJ Registered Architect
21A101255200

PROPOSED SINGLE FAMILY DWELLING
SP CONSTRUCTION AND
RENOVATION, LLC
247 WEDGEWOOD DRIVE
BLOCK 3206 LOT 10
PARAMUS, NJ

Date: 10/21/2019

Drawn By: J.S.

Checked By: J.S.

Job No: 19-184

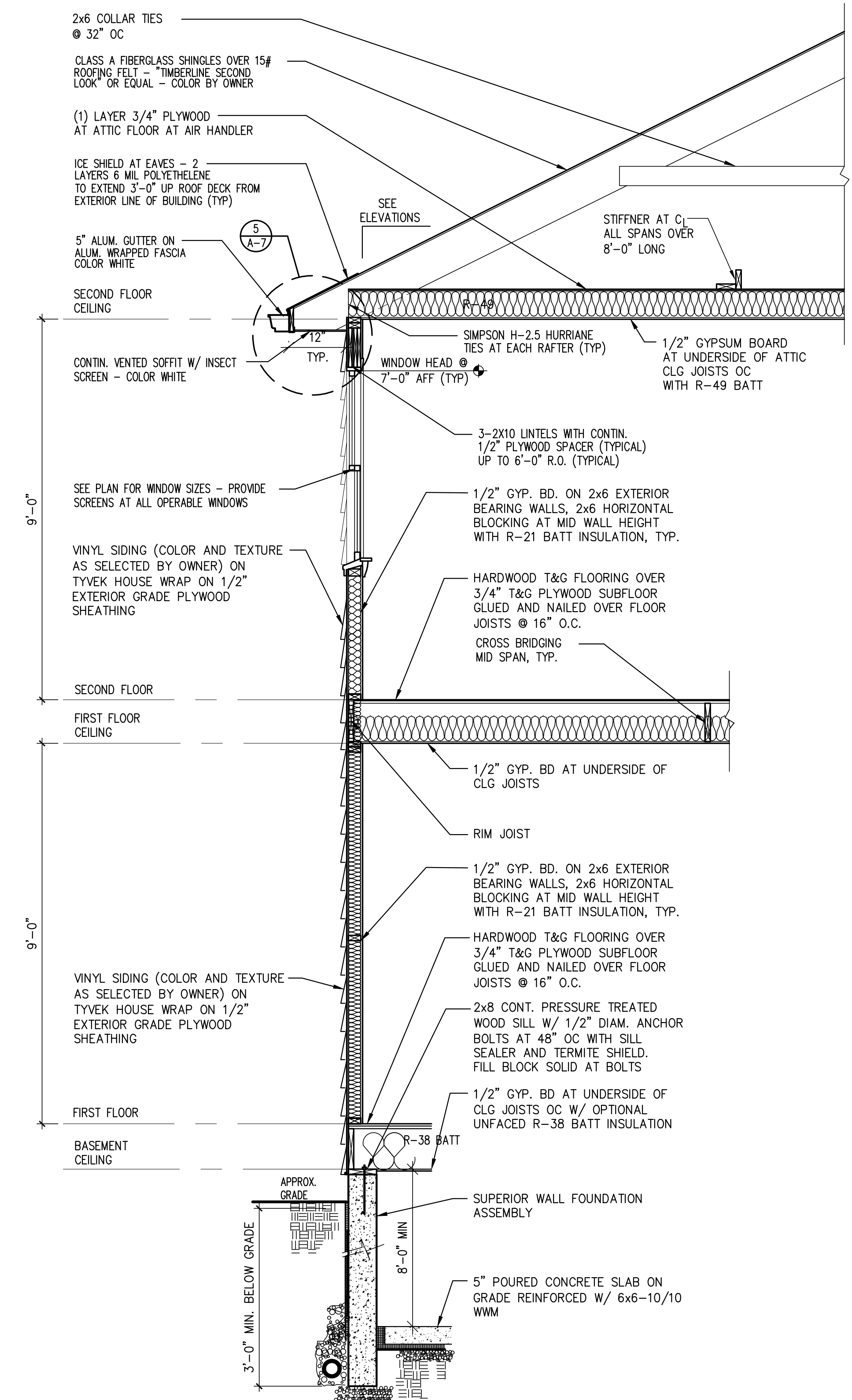
Revisions	
1	Deck 11/17/19

Drawing Title:
EXTERIOR ELEVATIONS,
GARAGE CEILING DETAIL

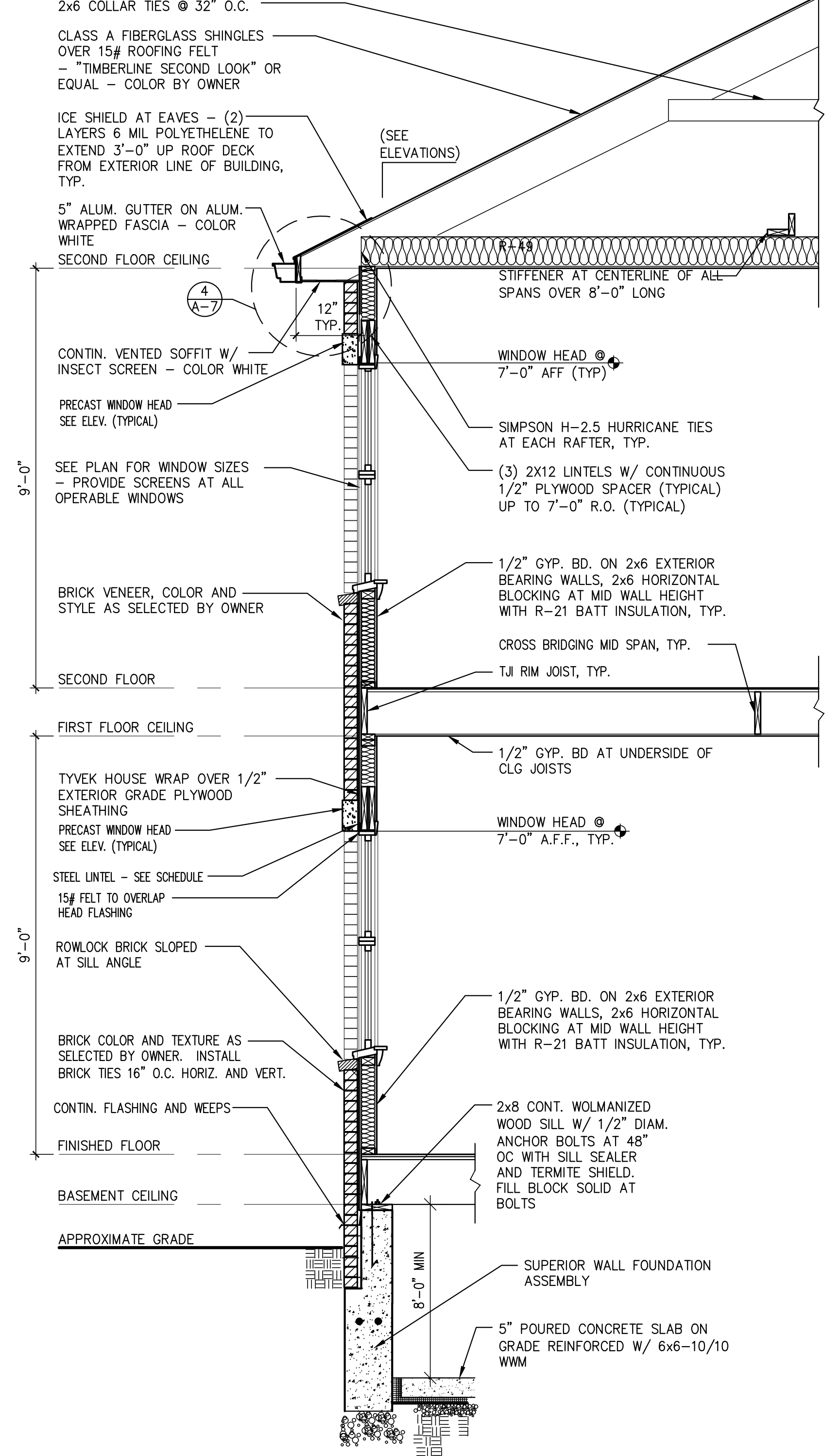
Dwg No.

A-6

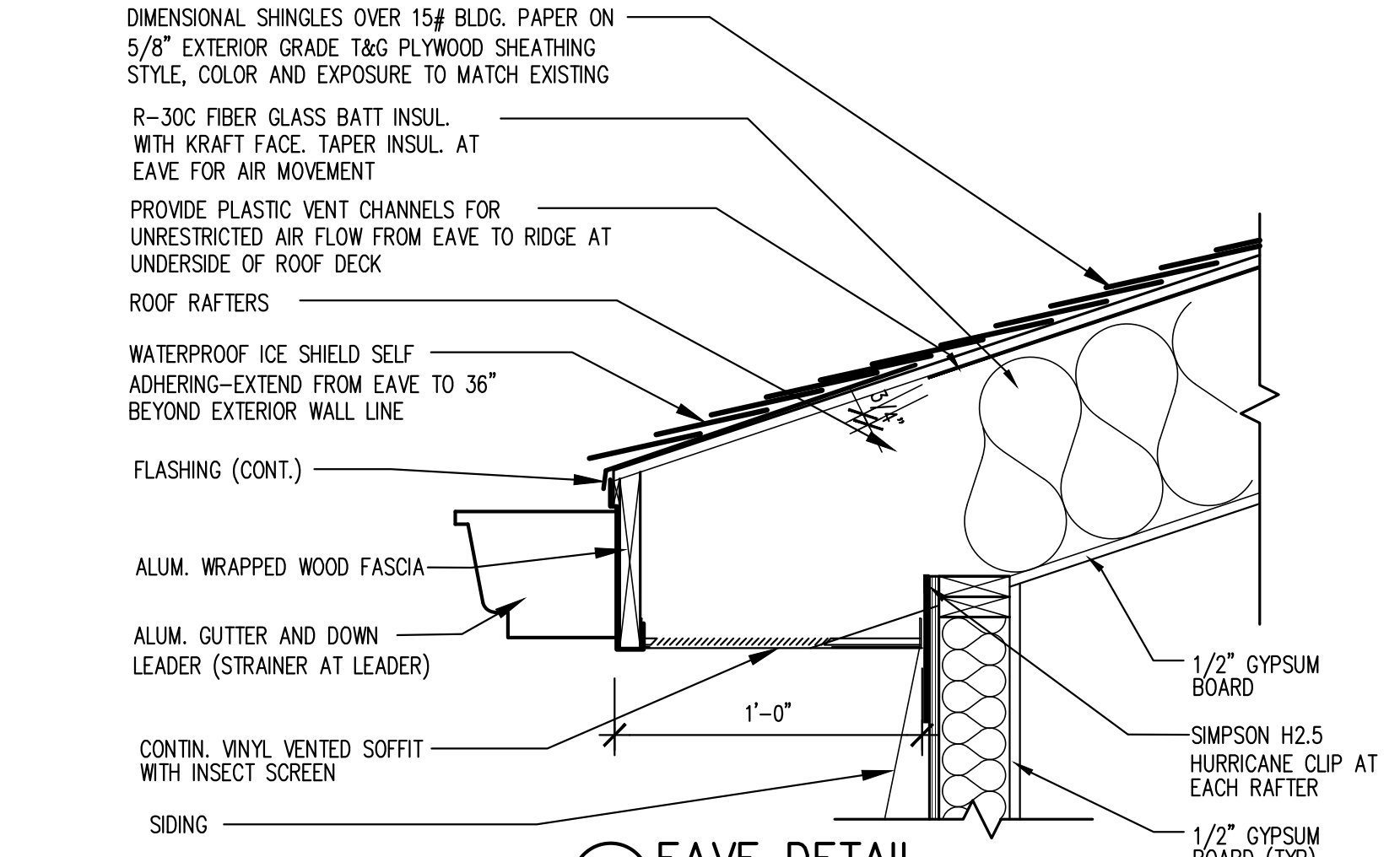
It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter an item in any way, if on item bearing the seal of an architect is altered. The altering architect shall state to the item the date of such alteration, and a specific description of the alteration.



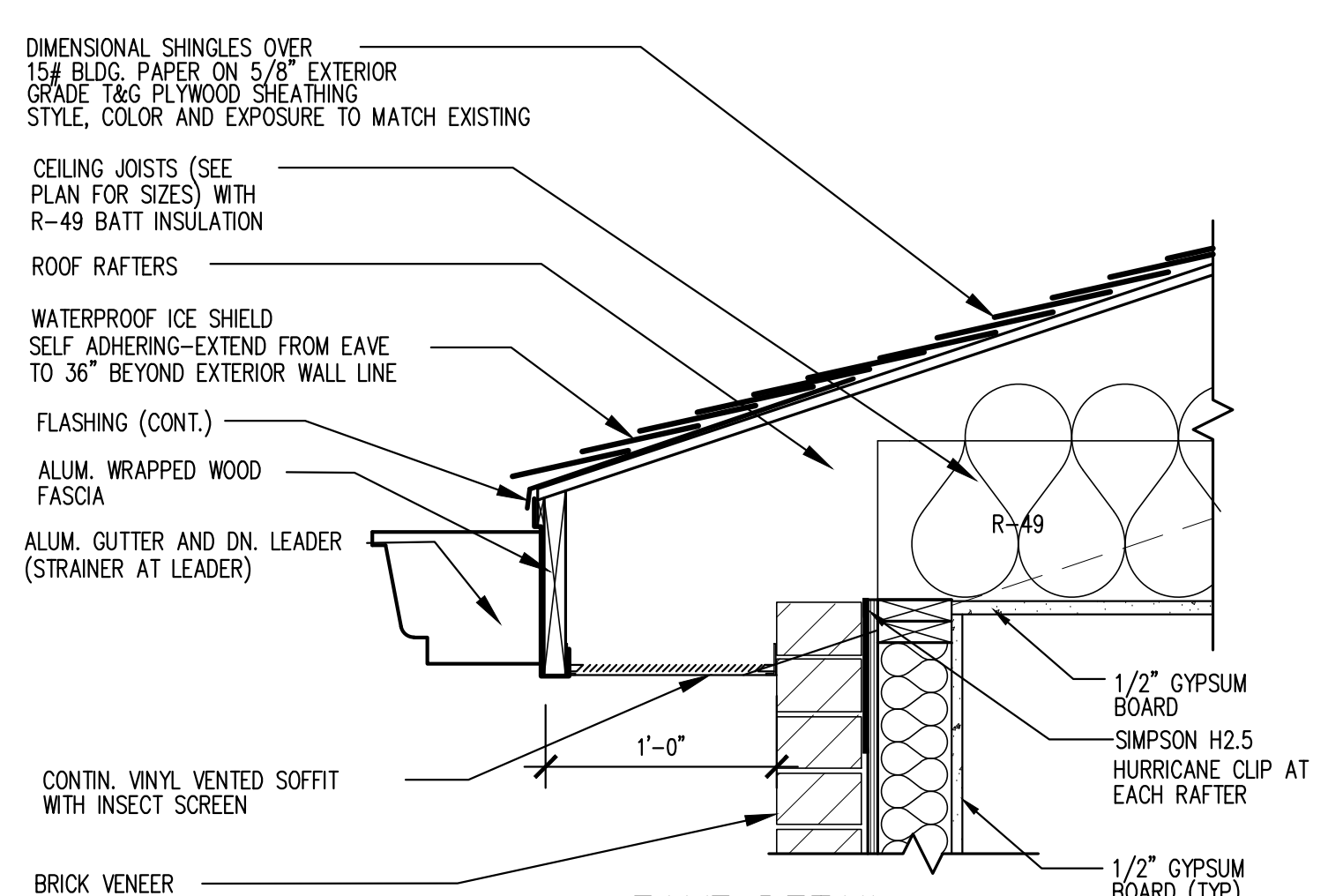
1 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



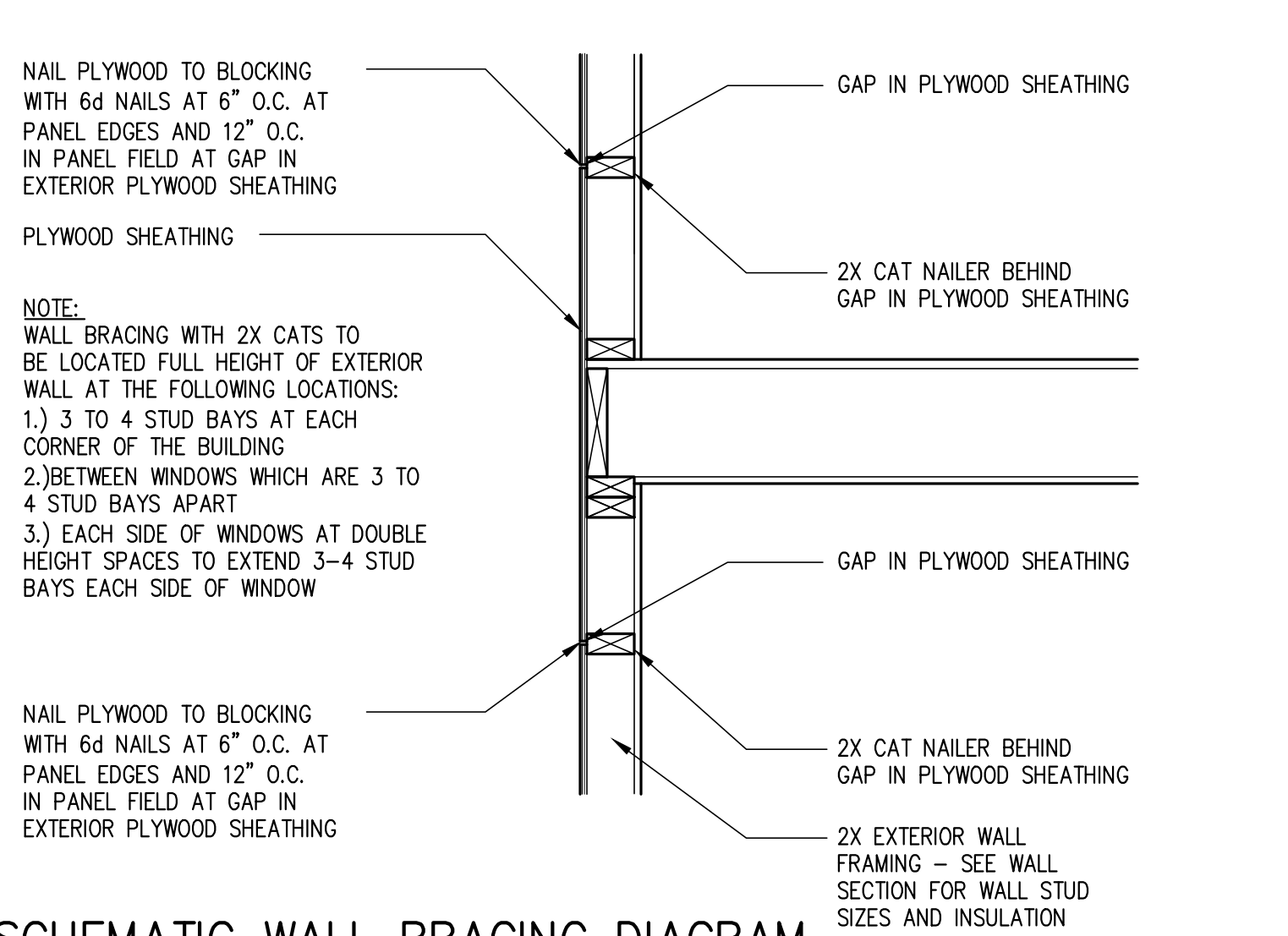
2 TYPICAL BRICK VENEER WALL SECTION
SCALE: 1/2" = 1'-0"



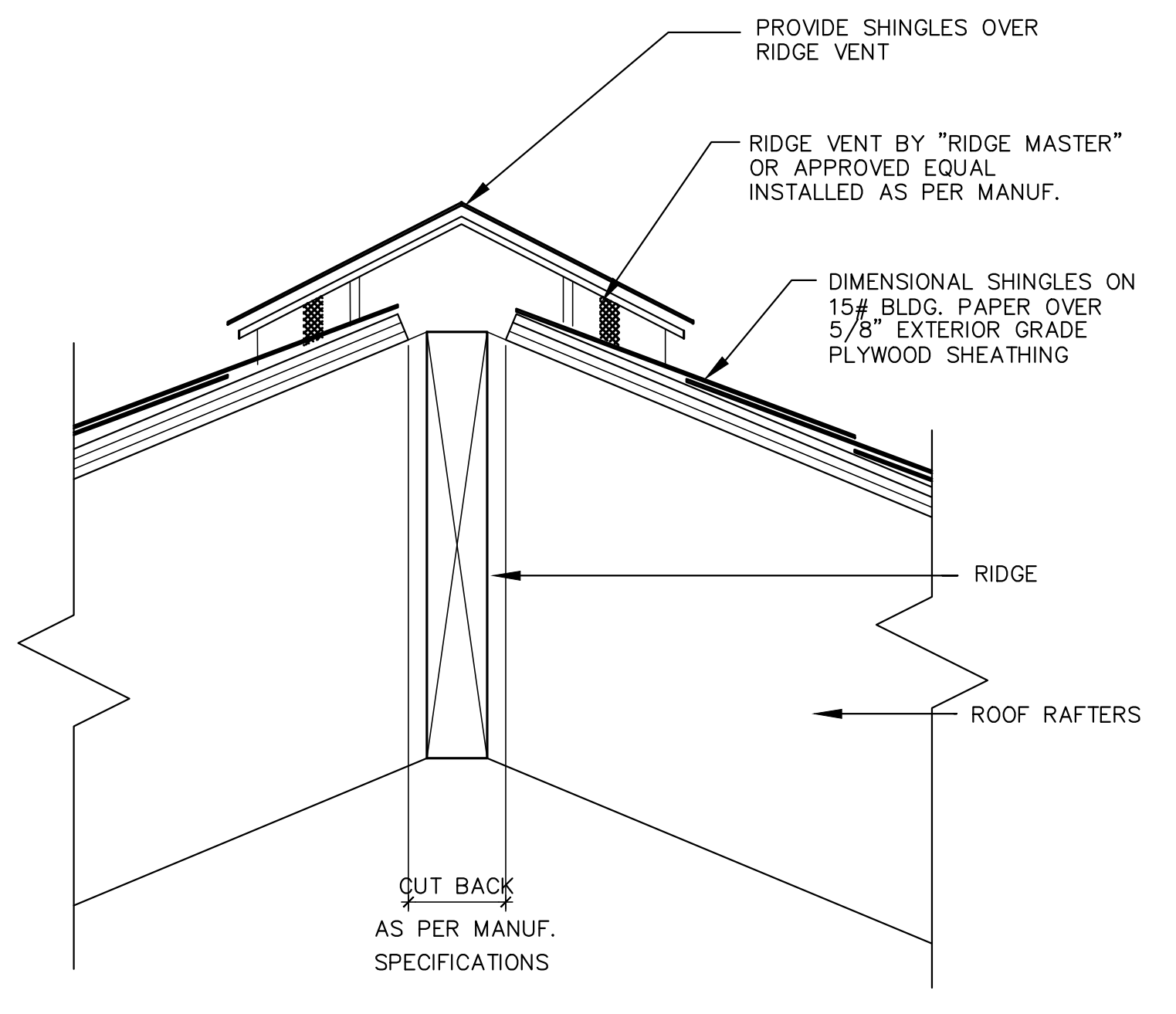
7 EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



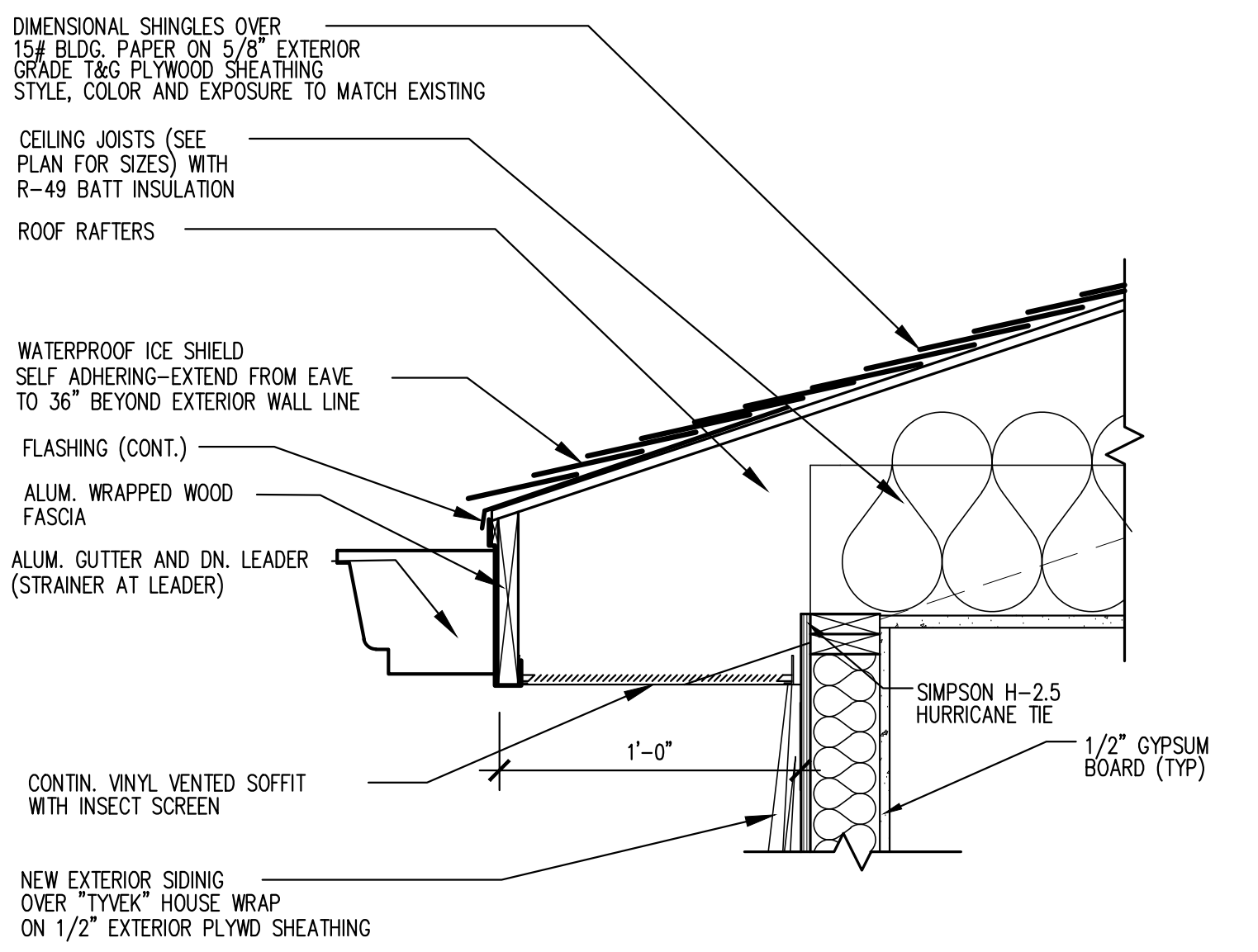
4 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



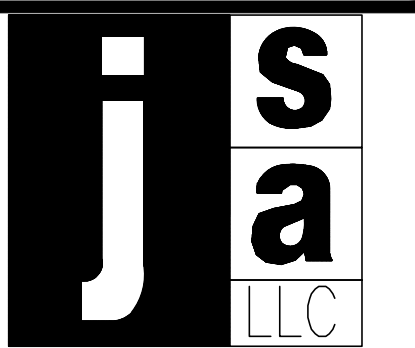
6 SCHEMATIC WALL BRACING DIAGRAM
SCALE: 1" = 1'-0"



3 RIDGE VENT DETAIL
SCALE: 3" = 1'-0"



5 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



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Jacob Solomon
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NJ Registered Architect
21A01255200

PROPOSED SINGLE FAMILY DWELLING
SP CONSTRUCTION AND RENOVATION, LLC
247 WEDGEWOOD DRIVE
BLOCK 3206 LOT 10
PARAMUS, NJ

Date: 10/21/2019

Drawn By: J.S.

Checked By: J.S.

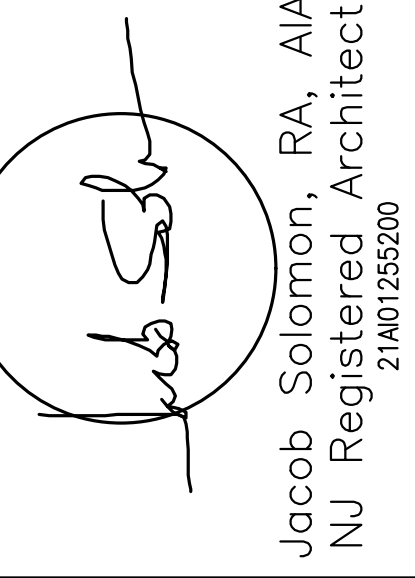
Job No: 19-184

Revisions	
1	Deck 11/17/19

Drawing Title:
WALL SECTIONS AND DETAILS

Dwg. No.

A-7



Date: 10/21/2019

Drawn By: J.S.

Checked By: J.S.

Job No: 19-184

Revisions

1 Deck 11/17/19

Drawing Title: TRUS JOIST AND FRAMING DETAILS

Dwg No.

A-8

MULTIPLE-MEMBER CONNECTIONS FOR SIDE-LOADED BEAMS

U1 Uniform Load—Maximum Uniform Load Applied to Either Outside Member (PLF)

Connector Type	Number of Rows	Connector On-Center Spacing	Connector Pattern					
			Assembly A	Assembly B	Assembly C	Assembly D	Assembly E	Assembly F
104 (0.128" x 3") Nail	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			245	250	245	245	245	245
1/4" A307 Through Bolt	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			455	455	455	455	455	455
SDS 1/4" x 3 1/2"	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			565	565	565	565	565	565
SDS 1/4" x 6"	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			665	665	665	665	665	665
USP W353 [®]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			460	460	460	460	460	460
USP W353 [®]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			525	525	525	525	525	525
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			445	445	445	445	445	445
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			555	555	555	555	555	555
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			665	665	665	665	665	665
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			780	780	780	780	780	780
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			880	880	880	880	880	880
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			980	980	980	980	980	980
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,020	1,020	1,020	1,020	1,020	1,020
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,100	1,100	1,100	1,100	1,100	1,100
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,180	1,180	1,180	1,180	1,180	1,180
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,260	1,260	1,260	1,260	1,260	1,260
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,340	1,340	1,340	1,340	1,340	1,340
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,420	1,420	1,420	1,420	1,420	1,420
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,500	1,500	1,500	1,500	1,500	1,500
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,580	1,580	1,580	1,580	1,580	1,580
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,660	1,660	1,660	1,660	1,660	1,660
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,740	1,740	1,740	1,740	1,740	1,740
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,820	1,820	1,820	1,820	1,820	1,820
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,900	1,900	1,900	1,900	1,900	1,900
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			1,980	1,980	1,980	1,980	1,980	1,980
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,060	2,060	2,060	2,060	2,060	2,060
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,140	2,140	2,140	2,140	2,140	2,140
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,220	2,220	2,220	2,220	2,220	2,220
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,300	2,300	2,300	2,300	2,300	2,300
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,380	2,380	2,380	2,380	2,380	2,380
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,460	2,460	2,460	2,460	2,460	2,460
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,540	2,540	2,540	2,540	2,540	2,540
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,620	2,620	2,620	2,620	2,620	2,620
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,700	2,700	2,700	2,700	2,700	2,700
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,780	2,780	2,780	2,780	2,780	2,780
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,860	2,860	2,860	2,860	2,860	2,860
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			2,940	2,940	2,940	2,940	2,940	2,940
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,020	3,020	3,020	3,020	3,020	3,020
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,100	3,100	3,100	3,100	3,100	3,100
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,180	3,180	3,180	3,180	3,180	3,180
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,260	3,260	3,260	3,260	3,260	3,260
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,340	3,340	3,340	3,340	3,340	3,340
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,420	3,420	3,420	3,420	3,420	3,420
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,500	3,500	3,500	3,500	3,500	3,500
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,580	3,580	3,580	3,580	3,580	3,580
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,660	3,660	3,660	3,660	3,660	3,660
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,740	3,740	3,740	3,740	3,740	3,740
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,820	3,820	3,820	3,820	3,820	3,820
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,900	3,900	3,900	3,900	3,900	3,900
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			3,980	3,980	3,980	3,980	3,980	3,980
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			4,060	4,060	4,060	4,060	4,060	4,060
3/4" TrussLok [™]	2	12"	3 1/2" wide, 2-ply	3 1/2" wide, 3-ply	3 1/2" wide, 4-ply	7" wide, 3-ply	7" wide, 4-ply	7" wide, 4-ply
			4,140	4,140	4,140	4,140	4,140	4,140
3/4" TrussLok [™]	2	12"						



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PROPOSED SINGLE FAMILY DWELLING
 SP CONSTRUCTION AND
 RENOVATION, LLC
 247 WEDGEWOOD DRIVE
 BLOCK 3206 LOT 10
 PARAMUS, NY

Date: 10/21/2019

Drawn By: J.S.

Checked By: J.S.

Job No: 19-184

Revisions	
1	Deck 11/17/19

Drawing Title:

SPECIFICATIONS

Dwg. No.

A-9

It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter an item in any way, if an item bearing the seal of an architect is altered. The altering architect shall date the alteration and the date of such alteration, and a specific description of the alteration.

GENERAL NOTES

- The Contractor shall verify all existing conditions at the site and shall be responsible for same. If there is any variation from these Drawings, the Contractor shall notify the Architect. Do not scale on the Drawings.
- All dimensions and locations as indicated on the Drawings shall be considered reasonably correct, but it is understood that they are subject to modifications as may be necessary or desirable at the time of installation to meet any unforeseen or other conditions.
- All work, materials and equipment must be performed in a workmanlike and professional manner consistent with industry standards.
- Any mechanical and electrical work shall be confined to the space and locations allowed. If there is any change from these Drawings, the Owner and/or Architect must be notified.
- All Contractors shall have and maintain Contractor's Liability Property Damage Insurance and Workmen's Compensation Insurance. All phases of construction shall comply to local, state and federal safety laws.
- All work and materials must conform to all applicable local, state and federal codes. All plumbing and heating work shall conform with the local Health Department requirements and with all other applicable codes and ordinances.
- These specifications are general in form. The Contractor in applying them assumes complete responsibility for their use, substitutions, changes and omissions.
- It shall be understood that the scope of these drawings include only architectural information and that no further liability will be assumed by the Architect beyond these signed and sealed documents.
- The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work in accordance with the Contract Documents.
- The Contractor shall supply all materials, fixtures, appliances and labor necessary to complete all work noted on plans and in accordance with the Owner's requirements or as otherwise noted. All material shall be new and free from any defects.
- Upon completion of the work, remove all paint and varnish spots from the floor, glass, tile, etc., and leave all doors free to move properly. All hardware shall be in perfect operation. Remove from premises all rubbish and accumulated materials of whatever nature, except as indicated by Owner. Floors shall be left in a clean, orderly condition acceptable to the Owner and ready for occupancy.
- All workmanship and materials shall be guaranteed for one year from date of Owner's acceptance unless otherwise noted.
- All exterior openings shall be properly flashed. Provide complete weather-stripping of jams, head and sill at all exterior openings.
- Protect all work, adjacent properties, driveways, walks, steps, etc. during and after construction until final acceptance. Build all necessary barricades and furnish all necessary light and danger warnings. All required permits shall be applied for and all fees paid by Contractor.

EXCAVATING, FILLING, AND GRADING

- Provide all labor, materials and equipment necessary to complete all Excavating, Backfill and Grading Work as indicated on the Drawings and as specified herein.
- Excavate to levels shown or as required to reach required bearing soil for all footings, foundations, columns, walls, piers, pits, etc. Care shall be taken not to disturb earth or excavate below depths indicated on the Drawings. Excavation shall extend a sufficient distance from walls and footings to allow for forms, installation of services and for inspection. Protect all excavations from freezing. If excavation work is performed during cold weather, the bottom of excavation shall be covered or otherwise kept free of frost until concrete is poured.
- The Contractor shall provide and operate all pumps and other equipment necessary to drain and keep all excavations reasonably free from water.
- After approval of foundations and other work, backfill against same using approved excavated materials, free from rubbish, vegetable matter and other objectionable matter. Install backfill in layers not more than 6 in. thick, tamping each layer before installing succeeding layer. Bring backfill to proper elevations to receive work which is to be installed thereon. Slope away from foundation 1:12, extend min 8'
- Remove top soil to its full depth within the area of the "extent of work" and under all proposed walks, drives, sitting areas, etc., and stack carefully in location where directed on site.
- All outside areas of the building, unless otherwise indicated, within the grading lines shall be graded to elevations below the finish grades shown, to allow for fill and finished materials. All grading must avoid leaving ponds or large collections of water.

CONCRETE AND MASONRY WORK

- Provide all labor, material, equipment and services necessary to complete all Concrete and Masonry Work as indicated on the Drawings and as specified herein for all columns, pier and wall footings, reinforced concrete foundation walls and/or concrete block walls, concrete floor slabs on grade including 2 in. screed coat in crawl space areas, concrete platforms and steps, concrete sidewalks and curbs, all forms and reinforcing required, all exterior and interior masonry walls and partitions, all anchor bolts, all ties, reinforcing, and anchors required for securing all masonry work together, setting loose steel lintels, gravel base and vapor barrier under concrete slabs, pre-cast concrete sills where required, pointing and cleaning down all masonry work exposed to view, damp proofing concrete walls below grade, and all other labor and materials as

- may be reasonably inferred as needed to make the Work under this Section complete.
- Concrete block, load bearing units shall conform to the current edition of the ASTM Specifications for Concrete Units, Designation C-90.
- Premolded joint fillers used wherever edges of concrete slabs abuts a vertical surface shall be rigid non-expanding approved type pre-molded asphalt impregnated fiberboard, 1/2 in. thick.
- Masonry wall reinforcement shall be Dur-O-Wall truss designed or approved equal reinforcement. Reinforcing shall be new deformed steel bars conforming to the latest requirements of ASTM A-15. Deformations shall be in accordance with the ASTM A-305. Fabric reinforcement shall be welded wire fabric conforming to the latest edition of the ASTM A-185.
- Vapor barrier under slabs on grade shall be polyethylene 6 mils or approved equal.
- Gravel for porous fill shall be clean and well graded.
- Concrete mix shall be designed to secure a minimum 28-day compressive strength of 3000 psi all in accordance with the procedure set forth by the ASTM. The consistency of the mix shall be that required for the specific placing conditions and methods of placement and ordinarily the slump shall be between 2 in. and 3 in. but in no case more than 5 in.
- Soil under slabs on ground shall be compacted to a firm, unyielding surface. No concrete shall be laid on frozen soil and adequate protection against frost action shall be placed on earth which has been backfilled or otherwise disturbed.
- Concrete footings are required under all masonry walls and steel columns and shall be of sizes shown on the Drawings and shall comply with N.J.U.C.C. and A.C.S.I. All footings shall be formed on undisturbed soil and shall have modular steps if required to meet the desired grades. Piers shall be dowelled into footings and walls and shall be reinforced, if required by Drawings. Walls shall be poured in one operation. No horizontal construction joints will be allowed.
- Slab on grade shall be 4 in. thick as shown on Drawings, reinforced with welded wire fabric 6x6-10/10 located in the center of the slabs. Slabs to be 6 in. thick in garage areas. Floor slab shall be monolithic concrete placed on ground with heavy duty steel troweled finish. Welded wire fabric shall be lapped not less than 6 in. at end and 4 in. at sides, wire together. Maximum size of floor panels shall be 1,200 sq. ft., keyed at all edges unless otherwise approved. After floor is properly cured and dry, it shall be treated with two coats of floor hardener in strict accordance with manufacturer's specifications. Floor surfaces that are to be covered with other materials are not to be so treated.
- Construction joints are to be avoided if possible. However, where required as to the end of the pour, construction joints will be allowed. At construction joints, keys shall be case in the concrete and where concrete is reinforced, the steel shall extend through the joint.
- Concrete block shall be as specified herein of thicknesses and textures as indicated. Block sizes specified are nominal sizes. Block shall be manufactured in accordance with the recommendations of the National Concrete Masonry Association. All block work shall be laid in a full bed or mortar in a workmanlike manner with vertical and horizontal joints troweled up both interior and exterior. All broken and otherwise defective blocks shall be discarded. Where block work intersects other block work, the intersection shall be bonded at each course avoiding continuous vertical joints. Control joints shall be formed where indicated on Drawings. Pre-formed joint filler shall be installed at control joints in accordance with manufacturer's recommendation. All block work shall be reinforced with metal truss type reinforcing, spaced at every course below grade vertically. Where normal reinforcing does not occur at a course directly over door and window heads, add extra reinforcement. Length to be at least 4 ft. 0 in. more than opening.
- Block shall not be laid when the temperature is below 40 degrees F., except with permission of the Architect and provided that the Contractor provides a satisfactory method of heating materials before laying. All masonry shall be adequately protected from damage by storms and frost, and maintained at a temperature above freezing until the mortar is set.
- All concrete and block below grade shall be waterproofed on the exterior face with "karnac" or elastomeric in strict accordance with manuf. specs.
- Portland cement stucco shall be applied to the concrete foundation wall as shown on the Drawings. Apply stucco in two coats over concrete foundation walls. Proportions of materials and workmanship shall be in accordance with the recommendations of the National Lime Association. Remove any existing stucco (if applicable) and apply new coats.
- All exposed surfaces of brick and block shall be cleaned down by the Contractor, removing all dirt, mortar stains and other defacements. The use of acids or solutions which might cause discoloration or affect the joints will not be permitted. All pointing up around doors, windows, etc., must be done before this work will be considered complete.

STRUCTURAL STEEL AND MISCELLANEOUS IRON WORK

- Furnish and erect all structural steel items including loose steel lintels, anchors, and bearing plates as noted on the Drawings and in this Section of the Specification. All steel shall conform in physical and chemical properties and manufacturing with the "Standard Specifications for Structural Steel for Buildings" of ASTM as amended to date. Design and fabrication of beams, girders, columns, and lintels shall comply with the recommendations of the AISC. It shall be the responsibility of the Contractor to check the field dimensions of the structure before the submission of shop drawings.
- Anchor bolts to have 2"x2"x3/16" washer and to be located not

more than 12" from corner and ends of sill plate sections. Space anchor bolts at 48" o.c.

FRAMING MATERIALS- WOOD

- Provide all labor, materials, and equipment necessary to complete all framing and related work required by the Drawings and/or as described in this Section. Rough lumber for framing and rough carpentry shall be Douglas Fir-LARCH NO.1 or better, free from loose or large knots, large shakes, excess sap or other defects whereby its strength may be impaired. TJI joists by Truss Joist, install as per manuf. requirements.
- Beams shall be 1.9E Microlam LVL manufactured by Trus Joist MacMillan and installed in strict accordance with the manufacturer's specifications and the drawings.
- Plywood sheathing shall be of thickness indicated on Drawings complying with all of the requirements of the American Plywood Association.

INSULATION

- Furnish and install all insulation required by the Drawings and Specifications. All batt or blanket type insulation shall be as manufactured by Owens Corning Corporation or CertainTeed Corporation or approved equal.
- All batt insulation shall have vapor barrier on one side. All batts shall be cut to lengths required for installation. All batts should fit tightly between studs or joists. Insulation shall be fastened with staples through stapling flanges every 8 in. on both sides. No gaps should be present along studs of joists or between batts. The face of the insulation shall be at least 3/4 in. above the undersides of ceiling joists. Allow for air flow where necessary. Installation shall be in accordance with manufacturer's recommendations. Required insulation R values are as follows:

Ceilings below ventilated attic:	R-38
Floors over basement or crawl space:	R-38
Floors over garage / unheated spaces:	R-38
2x6 Exterior walls:	R-21
Exposed floor joists:	R-38
- Provide tyvek house wrap as manufactured by DuPont.

GYPSON BOARD MATERIALS

- Standard Gypsum Board shall be ANSI/ASTM C36; 1/2 in. or 5/8 in. thick as indicated on Drawings, maximum permissible length; ends square cut, tapered square edges. Fire Rated Gypsum Board shall be ANSI/ASTM C36; fire resistive type, U.L. rated; 1/2 in. thick, maximum permissible length; ends square cut, tapered square edges. At all "damp" areas, ceilings, etc., install Moisture Resistant Gypsum Board shall be ANSI/ASTM C630; 1/2 in. thick or as indicated on Drawings, maximum permissible length; ends square cut, tapered square edges. At all "wet" areas, ceilings, etc., install cement board, 1/2 in. thick or as indicated on Drawings, maximum permissible length; ends square cut, tapered square edges. All gypsum board shall be screwed not nailed.

FINISH CARPENTRY AND MILLWORK

- Provide all labor, materials, and equipment necessary to complete all carpentry, woodwork and related work required by the Drawings and/or as described in this Specification. Furnish and install all necessary wood blocking as required by others for their work as the work progresses.
- All wood trim for interior work shall be stock trim, 1 x 6 point grade as selected by owner. All wood trim is to be back primed with an approved paint before installation. Trim shall be nailed with finishing nails, concealed and set. Depressions caused by setting of nails shall be filled with an approved material and sanded smooth.
- All corners shall be carefully mitred and joined to insure a tight joint. Interior wood trim shall be point grade as selected by owner. Interior wood trim to be installed around windows, doors and baseboard and painted with color as selected by owner.
- Thoroughly caulk the exterior joints between all windows and door frames with elastic non-staining compound driven tight. When set, caulking should be firm not hard and brittle. All caulking shall be done on the exterior side using an approved type caulking gun and applying the material under pressure. Joints and spaces to be caulked shall be thoroughly clean and dry and shall be completely filled.
- The Contractor shall install all equipment items, sinks, appliances, etc. furnished by the Owner. The Contractor shall furnish and install all filler pieces, angles, moldings, and other finish items necessary for the complete installation of the cabinets and equipment.

ROOFING AND FIBERGLASS SHINGLES

- Fiberglass dimensional shingles shall be Class "A" fire rated, with 25 year warranty by GAF or equal. Color and profile to be selected by owner. Use 15 lb. felt for underlayment. GAF Timberline second look or equal as selected by owner.
- Exposed flashings and counter flashings shall be copper, aluminum, or galvanized as specified on Drawings. Concealed flashings may be of other suitable material.
- Install all roofing material and flashing in strict accordance with manufacturer's specifications. Install roof-to-wall flashings at all intersections. On shingle roofs sheet metal install flashing in "step" fashion. In masonry walls install counter-flashing embedded in masonry. On build-up roofs flashing may be provided, moping felt

- directly onto wall over cant strip and installing counter-flashing. Flash pipes projecting through roof with one piece sheet metal forming a flange which extends at least 6 in. on all sides.
- All other sheet metal items and accessories, - gutters, downspouts, fascias, gravel stops, louvers, and ventilators - shall be as shown on the Drawings.
- Install new 5" alum. gutters on all eaves and downspouts at corners.
- Install radiant barrier at underside of all roof rafters.

EXTERIOR SIDING

- New exterior siding, CertainTeed" or equal as selected by owner. Provide all required accessories such as corner trim, etc. to provide a complete installation.
- Install brick veneer at front elevation. (see elevations.)

SOFFIT PANELS

- Furnish and install all labor, material and equipment necessary for the complete installation of the vinyl soffit system as may be shown on the Drawings and as specified. Soffit material shall be "Certavent" as manufactured by CertainTeed Corp., ventilated as shown on Drawings. Soffit at porch shall be bedded porch panel. Color to be white. Soffits and ridge vents shall be installed in strict accordance with manufacturer's instructions.

WINDOWS

- All windows shown on floor plan as manufactured by Andersen 400 Series. Interior to be wood and stained or painted at owner's option. Exterior to be white vinyl clad. Provide screens at operable window units. Provide all hardware for operation, and standard hardware, color as selected by Owner. High performance sun low e glazing.
- Tempered glazing at all windows with sills less than 18" above finished floor and within 36" of door swing, all windows in tub areas and stairwells.

WOOD DOORS

- The Contractor shall furnish and install all material, equipment, tools, transportation, accessories, and related items necessary to complete the work of this Section.
- Provide all doors as indicated on the Drawings. Doors are to be solid core Masonite as selected by owner.
- Doors, veneers, edges, cores, workmanship, etc. shall conform to "Premium Grade", Type A1, in accordance with latest edition of "Quality Standards of the Architectural Woodwork Institute" published by the Architectural Woodwork Institute.
- Install storm doors at all exterior doors with "step" lock.

FINISH HARDWARE

- The Contractor shall furnish and install all finish hardware. Hardware to be furnished shall be best quality equal to Schlage Manufacturing Company or approved equal. Hardware supplier shall wrap hardware in separate packages, complete with trimmings, screws, etc., distinctly labeled with item number and door number for each opening.
- All costs of finish hardware are to be included in the Contractor's proposal. All installation costs are assumed as already part of the bid. Should the cost of hardware as selected exceed the allowance sum, the Owner is to pay the General Contractor the difference, but should the cost be less than the allowance sum, the Contractor will credit the Owner with the difference. All locks to be master keyed and two copies of all keys be supplied to the Owner.
- Butts for 1-3/4 in. doors shall be 4-1/2 in., 1-3/8 in. shall be 3-1/2 in. Interior doors shall have approved wall bumpers or floor stops equal in quality to that manufactured by Baldwin Hardware Manufacturing Co.
- Exterior doors - cylindrical locks with thumb-turn dead bolt
- Interior doors - cylindrical locks, bedrooms and baths to have push button lock with emergency key access
- Garage doors - electric openers with keyless entry pads
- All closets to have poles and shelves as shown on plans.
- Linen closets to have five (5) fixed melamine shelves.

CERAMIC TILE

- Furnish all labor, material, equipment, etc. necessary to complete all quarry and ceramic tile work indicated on the Drawings and as specified herein. Install all tile as selected by Owner in strict accordance with the manufacturer's instructions and as indicated on the Drawings.
- At bathroom, tile up to 48" aff. Tile full height at shower stall walls and ceiling. Install ceramic tile floor at baths with cove base at floor as selected by owner.

WOOD FLOORING

- Furnish, install and finish all wood floors as called for on the Drawings, including all materials necessary for installing and finishing. All wood flooring shall be strip oak flooring, 3/4 in. by 4" in. solid oak, unfinished, a tongue and groove as manufactured by Bruce Hardwood Floors, a Triangle Pacific Company, or approved equal.
- Wood flooring shall be installed over plywood subfloor and nailed through groove at side of strip into plywood with minimum 2 in. barbed nail fasteners. Subfloor shall be free from all debris and broom clean. Insure that the nails fastening plywood subfloor to joist do not protrude from floor. All floor joists shall be tight with no excessive gaps. No nails should be exposed after installation.

- Final floor surface shall be level with no ridges or bumps.
- To prepare for floor finish, flooring shall be sanded, if required, to obtain a smooth surface. All scratches, dents, gouges, etc. shall be replaced or repaired with filler as per the manufacturer's recommendation. Finish flooring with polyurethane in strict accordance with manufacturer's specifications.

PAINTING

- Furnish all labor and material necessary for the complete painting of all unfinished work on interior and exterior of building as shown on the Drawings and details and as specified in this Section. Painted surfaces, both exterior and interior, shall receive at least two coats over primer except as may be otherwise noted. All paint colors and interior stains shall match colors of Benjamin Moore. All exterior stains or paint shall be manufactured by Benjamin Moore. Surfaces, where necessary, shall be properly prepared for finish painting by washing, scraping, wire brushing, or sanding. Paint shall be applied only to surfaces which are absolutely dry and free from grease, oil, dirt, rust, scale, or loose material. Colors to be selected by Owner.

TOILET ACCESSORIES

- Install accessories as provided by Owner.

PLUMBING

- Furnish all labor, material and equipment necessary for the complete installation of the sanitary sewer system (including soil and vent piping), water service, water meter, top valves, boxes, and cold and hot water supply system; all required gas piping; hot water heater; plumbing fittings and fixtures; and all related fittings and controls; connecting of all bathroom and other appliances and all other work required for a complete system as detailed on the Drawings or specified in this Section. Install all fixtures, casework and appliances as supplied by the Owner unless noted otherwise on drawings.
- Coordinate and pay fees for all required inspections for water, gas and sanitary drainage systems, required water meter and all taps to water mains and connections to sewers as may be applicable. Make final connections to appliances and fixtures and furnish and install any fittings or incidental accessories that may be necessary by job conditions or that may be required by local building or health codes for completing final connections.
- Water piping above grade shall be type "M" hard drawn copper tubing, with wrought copper fittings; piping below grade shall be type "K" soft copper tubing, with flared fittings. Sizes are shown on Plumbing Drawings. Piping shall be made up with sweat fittings. The entire length of all type "K" piping under the slab and penetrating through the slab will be installed in the 1/2 in. thick Armaflex insulation. Building sewer and all underground drainage and vent lines shall be sized as shown on Drawings, or as required by local codes.
- All piping and equipment shall be installed in accordance with the Drawings and shall comply with all applicable codes, particularly health and plumbing, and standards of good practice. Verify inverts of sewer and drainage connections before installing waste lines and sewer lines. Service for water supply lines to be type "K" copper, or as indicated on Drawings. Where water pipes and valves are exposed in finished areas, piping shall be threaded chrome and shall have chrome plated escutcheons and valve as required. Work areas may be copper. Complete system shall be tested as required by applicable codes.
- Adjust, if necessary, sizes of gas piping with local gas company characteristics to deliver the specified BTU's at fixtures. Piping shall be black steel, schedule 40, with malleable fittings. Furnish and install a mechanical gas valve (sized to pipe) for installation in the gas line to equipment and appliances as may be required by this project.
- Connect to gas piping all equipment requiring gas service with a shut-off cock and drip and each fixture location as may be required by the Drawings. Connections include, but are not limited to, heating and air conditioning unit, and hot water heater. Flexible connector and coupling shall be manufactured by Hansen Manufacturing Company. Connector and coupling shall be sized, to deliver the required BTU rating to the respective equipment. Furnish and install a mechanical gas shut-off valve (sized to pipe). The valve will be installed in the gas line before equipment and appliances.
- Install condensate removal lines from air handlers as required.
- Install water softener system and water purifying filtered system for kitchen fixtures as purchased by Owner and installed by licensed plumber.
- Install lawn sprinkler system for entire property.

HEATING AND CENTRAL AIR CONDITIONING

- Furnish all labor, material and equipment necessary for adding new furnaces for 2-Zone forced hot air for new dwelling with whole house humidifiers.
- Furnish all labor, material and equipment necessary for two new zone central air for dwelling. Add two new condensers on new pod(s). Install all required sheet metal ductwork, supply and return air to and from new air handler at attic and new air handler or basement. Install ceiling / wall registers as directed by owner.
- Equipment shall be as manufactured by "Trane" or equal. Submit to the Building Department for approval and to the Architect for coordination design drawings showing the complete heating system. Heating shall be capable of maintaining 72 degrees F., 90

afue and 14 seer a/c min.

ELECTRICAL

- Furnish all labor, material and equipment necessary for the complete installation of the Electrical work as shown on the Drawings, including final connections to equipment in accordance with the National Electrical Code, State Electrical Code, the requirements of the local Utility Company, and all applicable codes and laws. Install all fixtures as supplied by Owner where indicated on Drawings. It is the intent of this Section of the Specifications and accompanying Electrical Drawings to require these systems to be furnished complete in every respect, furnish all wiring and equipment needed and usually furnished in connection with such work, whether specifically mentioned or not. All electrical work and materials must conform to the requirements of N.E.C.A., N.B.F.U. and the local utility company. Install new or upgrade electrical service as may be indicated on the Drawings. Main service switch to the sized and fused compatible with Heating, Ventilating and Air Conditioning.
- After complete connections and installation of all the equipment and appliances, test all work and equipment as required by authorities having jurisdiction, furnish all necessary equipment, personnel and electrical power. Test the entire installation for shorts, grounds and open circuits, and correct all defects before acceptance of the work. All work shall be demonstrated to be in proper operating condition to the complete satisfaction of the Architect. Instruct the Owner in the care and operation of all apparatus and equipment forming the installation.
- Receptacle and switches to be UL listed as selected by owner.
- Upgrade electrical service to 200 amps.
- Install disconnects for air handler and condensers.
- Install cat 5e and coax ports in all rooms, coordinate final locations in field with owner.