# RENOVATIONS AND AITERATIONS 555 BIOOMFIEID AVENUE VERONA, NJ 07044

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ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE (N.J.U.C.C.), N.J. REHABILITATION SUBCODE, INTERNATIONAL BUILDING CODE - 2018 - NEW JERSEY EDITION (IBC-2018, N.J.), LATEST ADOPTED NATIONAL ELECTRIC CODE, PLUMBING CODE, MECHANICAL CODE, A.D.A. ICC/ANSI A117.1 - 2009 & ALL OTHER APPLICABLE SUB-CODES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING WORK OF G.C.'S SUB-CONTRACTORS.

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNING BODY HAVING JURISDICTION & LOCAL ZONING CODES. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED IN THE STATE OF NEW JERSEY.

ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND/OR SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPRUTENANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS. EACH SUB-TRADE SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND NOTING HIS WORK AS APPLICABLE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIINATION ALL TRADES WITH SCOPE OF WORK.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT. ALL CONSTRUCTION/WORK PERMITS AND ASSOCIATED FEES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS AND APPROVALS BY AUTHORITIES HAVING JURISDICTION.

ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY AND PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT THE LIVES, WELFARE, AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISIDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR ALL PROPERTY AND PERSONAL DAMAGE OR INJURY RESULTING FROM THE CONDUCT OF THE WORK AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ALL CLAIMS FOR LOSS OR DAMAGE OF PROPERTY OR PERSONAL INJURY OR DEATH OF ANY AND ALL PERSONS ARISING OUT OF THE WORK OF HIS CONTRACT AND/OR ASSOCIATED WITH THE WORK INDICATED IN THE DRAWINGS.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES, INCONSISTANCIES, AND/OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AND/OR OWNER PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION IS OBTAINED FROM THE PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRD WITH THE COST FOR SAME BEING BORNE BY TH

THE ARCHITECT HEREBY STATES THAT HE HAS NO KNOWLEDGE OF ANY POSSIBLE EXISTENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS AT THE SITE AND THAT HE CANNOT AND WILL NOT BE HELD LIABLE FOR ANY UNSEEN OR UNKNOWN ASBESTOS OR HAZARDOUS MATERIALS RELATED TO CONDITIONS THAT MAY ARISE DURING THE WORK. IF SUCH CONDITIONS SHOULD BE DISCOVERED, THE CONTRACTOR SHALL STOP ALL WORK IMMEDIATELY AND NOTIFY THE OWNER/ TENANT OF SUCH. THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR SAFE AND LEGAL REMOVAL OF SUCH MATERIALS AS REQUIRED. THE CONTRACTOR SHALL NOT BE EXPECTED TO RESUME THE WORK UNTIL SUCH REMOVALS ARE EFFECTED IN A SAFE AND LEGAL MANNER.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN. IF ANY DIMENSIONS ARE UNCLEAR, CLARIFY THE CONDITION(S) WITH THE ARCHITECT PRIOR TO PROCEEDING CONTRACTOR MUST VERIFY ALL DIMENSIONS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND

COORDINATE FINAL LOCATION OF EQUIPMENT WITH OWNER AND ARCHITECT.

LET UNDER SPEPARATE CONTRACTO BY THE OWNER OF THE ARCHITECT.

JOB SITE FOR REVIEW BY THE ARCHITECT/OWNER/INSPECTORS AT ALL TIMES.

FOR HANDLING MATERIALS.

CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE & BE RESPONSIBLE OF CORRECTNESS OF SAME.

ALL FINISHES, COLORS AND EQUIPMENT ARE TO BE APPROVED BY THE OWNER AND/OR ARCHITECT. REFER TO CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SITE AND/OR WORK AREA.

ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR INTERIOR FINISHES OF THE PROJECT.

CONSULT WITH OWNER FOR ADDITIONAL INFORMATION. BOTH OWNER AND TENANT AS DESCRIBED HEREIN REFERS TO THE OCCUPANT OF THIS SPACE.

BEFORE COMMENCING WITH WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMANS COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES OR OPENINGS TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR THE PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTOR'S WORK, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBERS BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR, AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY

ALL CONTRACTORS' WORK SHALL BE PERFORMED IN A FIRST CLASSS WORKMANLIKE MANNER, MATCHING, ALIGNING ALL SURFACES WHERE APPLICALBE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEARED PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS'S WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER. THE OWNER'S AUTHORIZED REPRESENTATIVE, TENANT AND ARCHITECT SHALL HAVE ACCESS TO THE WORK AREA AT ALL TIMES, AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE

WHEN SO DIRECTED, AND UPON WRITTEN APPROVAL, ALL CONTRACTORS SHALL PERFORM WORK IN OVERTIME AND THE ADDITIONAL COST TO THE TENANT SHALL BE THE ACTUAL DIFFERENCE BETWEEN OVERTIME WAGE COSTS AND REGULAR TIME WAGE COSTS. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE

PAYMENT SCHEDULES/REQUISITIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE OWNER SHALL BE REVIEWED WITH OWNER PRIOR TO COMMENCING WORK.

SUBSTITUTIONS FOR MATERIALS SHALL BE REVIEWED WITH THE OWNER AND ARCHITECT PRIOR TO AWARDING OF THE CONTRACT AND ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE ONWER AND/OR ARCHITECT.

ALL MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REVIEW PHASING WITH OWNER PRIOR TO COMMENCING WORK. THE OWNER WILL HAVE FINAL SAY IN APPROVAL OF PHASING.

RECONSTRUCTED AS APPROVED BY THE ARCHITECT OR THE TENANT AT THE CONTRACTOR'S SOLE EXPENSE.

THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK OR THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK ESTABLISHING SCHEDULES FOR ALL TRADES,. HE SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS. EQUIPMENT AND THE EXECUTION OF THEIR WORK. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATORS OR OTHER HOISTING FACILITIES

THE CONTRACTOR WITHIN TEN (10) CALENDER DAYS FROM RECEIPT OF DRAWINGS AND SPECIFICATIONS SHALL DELIVER TO THE TENANT AND/OR OWNER, A COMPLETE AND COMPREHENSIVE COST BREAKDOWN OF HIS CONTRACT PROPOSAL BY TRADES. FURTHER, ALL CONTRACTORS SHALL AGREE TO REVISE HIS COST BREAKDOWN, IF NECESSARY, TO SATISFY THE TENANT/OWNER AND/OR THE ARCHITECT AS TO THE CONTENT, DISTRIBUTION OF COST AND FORM. FURTHER, THE CONTRACTOR SHALL COOPERATE IN PROVIDING THE TENANT/OWNER WITH ESTIMATE BREAKDOWNS COVERING VARIOUS PORTIONS OF THE WORK AS MAY BE REQUIRED FOR PURPOSES OF TENANT/OWNER ACCOUNTING. FURTHER, THE CONTRACTOR SHALL CLEARLY INDICATE THE COST OF ABOVE BUILDING STANDARD WORK.CE CER

ALL CONTRACTORS SHALL SUBMIT ALL SHOP DRAWINGS FOR APPOVAL TO THE ARCHITECT PRIOR TO COMMENCMENT OF WORK. SUBMITTAL SHALL BE IN "PDF" ELECTRONIC FORMAT FOR EACH DRAWING AND/OR PRODUCT SUBMITTAL. APPROVAL OF SHOP DRAWINGS SHALL INDICATE ONLY THAT SUCH DRAWINGS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NEITHER RE CONSTRUED AS A COMPLETE CHECK. NOR RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUANTITIES AND DIMENSIONS. ALL CONTRACTORS SHALL SUBMIT CUTS, SAMPLES, AND FINISHES FOR WRITTEN APPROVAL PRIOR TO ORDERING OR FABRICATION.

THE CONTRACT DRAWINGS AND SPECIFICATIONS HAVE BEEN CARFULLY CHECKED BY THE ARCHITECT TO PROVIDE CONTRACT DOCUMENTS WHICH CLEARLY DEFINE THE RESULTS THE CONTRACTOR IS EXPECTED TO ACHIEVE. IN ORDER TO DISCOVER AND RESOLVE ANY LACK OF DEFINITION OF CONFLICTS WHICH MIGHT CREATE CONSTRUCTION PROBLEMS THE CONTRACTOR SHALL WITHIN 15 DAYS AFTER RECEIPT OF THE DRAWINGS, CARFULLY EXAMINE THEM AND SUBMIT A WRITTEN REPORT TO THE OWNER. THE REPORT TO THE OWNER SHALL INCLUDE THE FOLLOWING STATEMENT: "WE HAVE CARFULLY EXAMINED THE DRAWINGS AND SPECIFICATIONS AND EXCEPT FOR THE SPECIFIC ITEM DESCRIBED IN THE ATTACHED LIST, WE HAVE DISCOVERED NO ERRORS, OMISSIONS,

IMPRACTICAL DETAILS. OR CONFLICTS BETWEEN TRADES. IF ITEM(S) LISTED ARE RESOLVED. THERE ARE NOT FORESEEABLE CONDITIONS WHICH WOULD REQUIRE DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS. WE ALSO CERTIFY THAT WE HAVE IN OUR POSSESISION A SIMILAR STATEMENT BY EACH SUB-CONTRACTOR AND THAT ALL ITEMS REPORTED BY SUBCONTRACTORS HAVE BEEN INCLUDED IN THE LIST ATTACHED TO THIS STATEMENT."

THE OWNER RESERVES THE RIGHT TO REQUEST CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. SUCH REQUESTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW. BULLETINS. CHANGE ORDERS, DRAWINGS, SPECIFICATIONS OR INSTRUCTIONS COVERING SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY THE FIELD OFFICE AND ALL SUB CONTRACTORS AFFECTED TO TAKE SUCH MEASURES AS MAY BE NECESSARY TO AVOID ERRORS IN THE WORK WHICH MAY OCCUR DUE TO THE USE OF SUPERSEDED DRAWINGS. WORK AFFECTED BY CHANGES IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY A LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROPERLY IN ORDER NOT TO UNDULY AFFECT THE PRGGRESS OF THE WORK.

## FOUNDATIONS & FOOTINGS

- 1. FOUNDATION DESIGN BASED ON 3000 POUND PER SQUARE FOOT ALLOWABLE SOIL BEARING CAPACITY, A SOILS ENGINEER, PAID FOR BY THE CONTRACTOR, MUST VERIFY ALL FOOTING BOTTOMS AND SOIL BEARING CAPACITIES PRIOR TO POURING ANY CONCRETE FOOTINGS. CONTRACTOR SHALL ENSURE THAT SOILS ENGINEER PROVIDES SOILS REPORT FOR OWNER AND ARCHITECT.
- 2. FOOTINGS SHALL BEAR ON UNDISTURBED/VIRGIN SOIL OR WHERE NECESSARY ON COMPACTED/ CONTROLLED FILL COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557. 3. ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTER LINES, UNLESS OTHERWISE
- NOTED ON PLAN OR SECTIONS 4. ALL EXTERIOR MASONRY WALLS BELOW GRADE TO BE STONE CONCRETE BLOCK AND FILLED SOLID WITH CONCRETE.

## ALL CONCRETE SHALL BE CONTROLLED CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS OF A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI

- A. FOUNDATION CONCRETE (FOOTINGS, WALLS, PIERS POURED INTEGRALLY WITH WALLS, SLAB ON GRADE, ETC.) 3000 PSI STONE CONCRETE. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A-615 GRADE 60 AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS.
- 3. PROVIDE MIN. REINFORCING IN ALL CONCRETE AS PER ACI BUILDING CODE REQUIREMENTS 4. LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN 30 BAR DIAMETERS, OR AS OTHERWISE APPROVED BY THE ENGINEER.
- 5. DO NOT ERECT MASONRY WALLS ON CONCRETE UNTIL CONCRETE HAS ATTAINED ADEQUATE BEARING STRENGTH. 6. NO CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CALCIUM CHLORIDE ARE PERMITTED AS ADMIXTURES IN MASONRY MORTAR.

- ALL MASONRY WALL UNITS SHALL CONFORM TO THE LATEST EDITION OF ASTM C-90 REQUIREMENTS. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF THE CONCRETE (fm) SHALL BE 1500 PSI ACROSS THE NET AREA (UNLESS NOTED OTHERWISE ON PLANS). AGGREGATE FOR CONCRETE SHALL BE CONVENTIONAL STONE CONCRETE.
- USE TYPE "M" MORTAR, ASTM C-270, FOR REINFORCED MASONRY WALLS. PROVIDE TRUSS TYPE DURO-WALL AT 16" o/c VERTICAL SPACING IN ALL MASONRY UNLESS SHOWN OTHERWISE, COMPLYING WITH ASTM A82-76. 4. PRISM TESTS FOR MASONRY SHALL BE REQUIRED AT A RATE OF ONE (1) TEST PER 5000 SQUARE FEET (MINIMUM ONE TEST PER FLOOR). PRISM SHALL BE TESTED IN ACCORDANCE WITH
- 5. VOIDS IN REINFORCED MASONRY WALLS SHALL BE FILLED WITH PEA GRAVEL CONCRETE OF A MINIMUM ULTIMATE STRENGTH OF 3000 PSI, AT REINFORCING BARS AND ELSEWHERE AS SHOWN

## STRUCTURAL STEEL

ACI 530-92 SPECIFICATIONS.

ON DRAWINGS.

- 1. FOR FABRICATION OF WORK WHICH WILL BE EXPOSED TO VIEW, USE ONLY MATERIALS, WHICH ARE SMOOTH AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES AND ROUGHNESS. REMOVE SUCH NAMES AND BLEMISHES BY GRINDING, OR BY WELDING AND GRINDING, PRIOR TO CLEANING, TREATING AND APPLICATION OF SURFACE FINISHES. 2. STRUCTURAL STEEL SHAPES, PLATES AND BARS: ASTM A50, EXCEPT WHERE NOTED.
- 3. COLD-FORMED STEEL TUBING: ASTM A500, GRADE B. 4. ANCHOR BOLTS: ASTM A 307, NON-HEADED TYPE UNLESS OTHERWISE INDICATED. 5. HIGH STRENGTH - THREADED FASTENERS: HEAVY HEXAGON STRUCTURAL BOLTS, HEAVY HEXAGON NUTS, AND HARDENED WASHERS AS FOLLOWS; a. QUENCHED AND TEMPERED MEDIUM CARBON STEEL 3. UNLESS NOTED OTHERWISE, ALL MICROLAM BEAMS SHALL BE "MICROLAM 2.0E LVL." BOLTS, NUTS AND WASHERS, COMPLYING WITH ASTM A325. b. DIRECT TENSION INDICATOR WASHERS MAY BE USED AT CONTRACTOR'S OPTION.
- 6. ELECTRODES FOR WELDING: COMPLY WITH AWS CODE. 7. STRUCTURAL STEEL PRIMER PAINT: ASTM D1737: PAINT MUST MEET NEW JERSEY ENVIRONMENTAL CRITERIA TITLE 7 CHAPTER 27, SUB-CHAPTER 23-USE PRODUCT SIMILAR AND EQUAL TO "FEROX-90" GRAY PRIMER BY CON-LUX COATINGS, INC.
- 8. HOT-DIPPED GALVANIZING: ASTM 123 (4 MIL THICK). 9. CODES AND STANDARDS: COMPLY WITH PROVISIONS OF FOLLOWING, EXCEPT AS OTHERWISE

10. AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES".

SENTENCE: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY CONNECTIONS DESIGNED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS". 11. AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL

a. PARAGRAPH 4.2.1. OF THE ABOVE CODE IS HEREBY MODIFIED BY DELETION OF THE FOLLOWING

- BUILDINGS", INCLUDING COMMENTARY" AND SUPPLEMENTS THERETO ISSUED.
- 12. AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING
- 13. AWS D1.1 "STRUCTURAL WELDING CODE". 14. ASTM A 6 "GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, STEEL
- PILING AND BARS FOR STRUCTURAL USE". 15. QUALIFICATIONS FOR WELDING WORK: QUALIFY WELDING PROCESSES AND WELDING OPERATORS IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURE"
- 16. PROVIDE CERTIFICATION THAT WELDERS THAT ARE TO BE EMPLOYED IN WORK HAVE SATISFACTORILY PASSED AWS QUALIFICATION TESTS AND IF PERTINENT HAVE UNDERGONE RECERTIFICATIONS IN THE PAST 12 MONTHS. IF RECERTIFICATION OF WELDERS IS REQUIRED, RE-TESTING WILL BE CONTRACTOR'S RESPONSIBILITY.

# ROUGH CARPENTRY & FRAMING

MODULUS OF ELASTICITY "E" = 1,600,000 PSI

- PROVIDE MEMBERS OF SIZES/SPACING SHOWN AND COMPLY WITH APPLICABLE RECOMMENDATIONS AND REQUIREMENTS OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" (NFPA) ALL LUMBER SHALL BE CLEARLY STAMPED.
- UMBER SHALL BE THOROUGHLY SEASONED AND WELL MANUFACTURED. MATERIALS SHALL BE FREE FROM WARP THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING. GRADING PRACTICES AND IDENTIFICATION SHALL BE IN ACCORDANCE WITH RULES PUBLISHED BY AN AGENCY RECOGNIZED AS BEING COMPETENT.
- WOOD FRAMING, WHERE CALLED FOR ON DRAWINGS, SHALL COMPLY WITH NATIONAL DESIGN SPECIFILCATIONS FOR STRESS GRADE LUMBER AND FASTENINGS. AND SHALL BE AS FOLLOWS: BASE VALUES FOR DOUGLAS FIR-LARCH (SURFACED DRY AT 19% MAXIMUM M.C.) - NO. 2 EXTREME FIBER STRESS IN BENDING "Fb" ( SINGLE MEMBER USE ) = 875 PSI tension parallel to grain "ft" = 575 èsi COMPRESSION PARALLEL TO GRAIN "Fc" = 1300PSI HORIZONTAL SHEAR "Fv" = 95 PSI
- 4. WOOD TREATMENT BY PRESSURE PROCESS: (INCLUDING PLYWOOD) a. <u>GROUND CONTACT:</u> PROVIDE PRESSURE PRESERVATIVE TREATMENT (AWPA LP-22) FOR WOOD IN CONTACT WITH GROUND.
- b. ABOVE GROUND: PROVIDE PRESSURE PRESERVATIVE TREATMENT (AWPA LP-2, WATERBORNE PRESERVATIVES). KILN DRY AFTER TREATMENT, 19% MAXIMUM MOISTURE CONTENT) TREAT EXTERIOR EXPOSED WOOD AS INDICATED AND ALL WOOD IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETRE, OR WOOD WITHIN 18" OF GRADE. FASTENERS: PROVIDE APPROVED JOIST HANGERS, POST CAPS, ANCHORS. AND OTHER SIMILAR
- FASTENERS AS REQUIRED TO SUIT FRAMING CONDITIONS AND DETAILS. ALL SUCH FASTENERS SHALL BE ENGINEERED (BY INSTALLER) AND INSTALLED TO DEVELOP FULL STRENGTH OF THE MEMBERS SUPPORTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS AND DETAILS FOR THE USE INTENDED. COMPLY WITH MINIMUM REQUIREMENTS OF IBC 2009 N.J. EDITITION FRAMING SCHEDULE". PROVIDE FASTENERS WITH HOT-DIPPED GALVANIZED COATING
- (ASTM A153) FOR TREATED LUMBER AND WHERE WOOD IS EXPOSED TO WEATHER, HIGH RELATIVE HUMIDITY, OR GROUND CONTACT. 7. WHERE WOOD GIRDERS BEAR ON MASONRY PIERS OR WALLS, PROVIDE MINIMUM 1 1/2" THICK PRESSURE TREATED WOOD BEARING PLATES BÉTWEEN GIRDER

## 8. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE OF MASONRY SHALL BE PRESSURE TREATED.

## PLYWOOD STRUCTURAL PANELS THICKNESS AS INDICATED ON DRAWINGS)

- EXCEPT WHERE IBC REQUIREMENTS ARE MORE STRINGENT, INSTALL CONSTRUCTION PANELS IN ACCORDANCE WITH "APA DESIGN/CONSTRUCTION GUIDE FOR RESIDENTIAL & COMMERCIAL". ROOF AND EXTERIOR WALL SHEATHING: GRADE C-D, EXPOSURE I, APA SPAN RATED SHEATHING.
- INTERIOR SUBFLOOR (UNDER HARDWOOD OR STRUCTURAL UNDERLAYMENT): APA SPAN RATED SHEATHING; INSTALL GLUED AND NAILED. 4. <u>INTERIOR UNDERLAYMENT (OVER SUBFLOOR):</u> APA RATED; CO-ORDINATE WITH FINISH

- MANUFACTURED LUMBER SHALL BE BY TRUSJOIST MACMILLAN. PRODUCTS BY OTHER MANUFACTURERS SHALL BE CONSIDERED FOR SUBSTITUTION PROVIDED THEY ARE EQUAL OR BETTER TO THE SPECIFIED PRODUCT AS APPROVED BY ENGINEER OR ARCHITECT. . EXCEPT WHERE SPECIFIED CONDITIONS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. PROVIDE MANUFACTURERS RECOMMENDED FASTENERS, HANGERS AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION
- PARALLAM BEAMS SHALL BE "PARALLAM 2.0ES PSL," AND COLUMNS SHALL BE
- 1 8F PARACOLUMNS 4. WHERE SINGLE MICROLAM OR PARALLAM MEMBERS ARE SPECIFIED, A SINGLE MEMBER SHALL BE USED AND NOT REPLACED WITH MULTIPLE MEMBERS UNLESS OTHERWISE APPROVED BY ARCHITECT. WHERE MULTIPLE MICROLAM OR PARALLAM MEMBERS ARE SPECIFIED, A SINGLE MEMBER OF IDENTICAL TOTAL NOMINAL DIMENSIONS MAY BE USED. MULTIPLE MEMBERS SHALL BE FASTENED
- TOGETHER AS RECOMMENDED BY MANUFACTURER FOR SPECIFIC LOADING CONDITION. WHERE MULTIPLE MICROLAM OR PARALLAM MEMBERS ARE SPECIFIED FOR FLUSH FRAMED SIDE SUPPORTED LOADING (JOIST HANGERS), PROVIDE SINGLE MEMBERS OF IDENTICAL TOTAL NOMINAL DIMENSIONS OR FASTEN AND SUPPORT WITH PROPER HANGER AS REQUIRED BY MANUFACTURER FOR SPECIFIC LOADING CONDITION.
- ARCHITECT AND ENGINEER SHALL BE COMPENSATED FOR ANY ADDITIONAL ANALYSIS AS BROUGHT ABOUT BY SUBSTITUTIONS, OR OTHER CHANGES BY ANY CONTRACTOR. 8. DO NOT USE PRODUCTS EXPOSED TO THE WEATHER.

# Church of the Holy Spirit Fred Hill Sports Academy OR USED FOR OTHER THAN THE SPECIFIC PROJECT FO WHICH IT WAS PREPARED WITHOUT THE EXPLICI Empanada Lady Cafe CONSENT OF ARCHITECT DANIEL DRESSEL. Ariane Kitchen & Bar Verona Diner Bakery & Deli Frank Anthony's HB Whitehorne Verona Inn Middle School Gourmet Italian Krauszers Liquor Locker Chase Bank Aroy-D, The Thai Elephant Say I Do Bridal NICK'S Salugo Bistro Our Lady of the Lake Our Lady of the Lake Parish Eutopia Beauty Studio Richfield Reger (Summit N

# PROJECT DESCRIPTION

RENOVATIONS & ALTERATIONS TO EXISTING 2 STORY MIXED USE STRUCTURE W/ SECOND FLOOR WORK INCLUDES CONSTRUCTION OF NEW WOOD STAIR, ALTERATION OF EXISTING APARTMENT LAYOUTS. THREE (3) ONE-BEDROOM APARTMENTS ARE DESIGNED WITH/ INDIVIDUAL FORCED HOT AIR HVAC UNITS AND LAUNDRY CLOSETS. FIRST FLOOR RENOVATIONS, INCLUDE CONSTRUCTION OF NEW UNISEX BARRIER FREE COMPLIANT RESTROOM. FINISHES TO BE DETERMINED BY NEW TENANT.

USE GROUP: B/R-2 (EXISTING NO CHANGE) CONSTRUCTION TYPE: VB (EXISTING NO CHANGE R-2 AREA, 1ST FLOOR 40 S.F., 2ND FLOOR 2166 S.F. EX'G., 2219 S.F. PROPOSED

B AREA, 1ST FLOOR, 2685 S.F. TOTAL BLDG. AREA: 4944 S.F.

\* FIRE SEPARATION BETWEEN USE GROUPS 5.23-6.29 MIXED USE BUILDINGS (b) 1 HR.

\* FIRE SEPARATION BETWEEN APT. TENANTS 1HR. 5.23-6.26 (u) COMMUNICATING ATTIC SPACE AT ADJACENT APT. TENANTS

SHALL HAVE 1 HR FIRE SEPARATION

\* PRE-EXISTING RESIDENTIAL (R-2) THREE (3) APTARTMENTS

THUS FIRE SUPPRESSION NOT REQUIRED. \* APT. MEANS OF EGRESS

5.23-6.26 (b) 2. ONE EXIT PERMISSIBLE W/ TRAVEL DISTANCE <75' & OCC. <50. 6. ONE EXIT PERMISSIBLE OK IF FLOOR <16' ABOVE FIN. GRADE SEE ELEVATIONS, 2ND FLOOR IS <16' ABOVE FIN. GRADE

\* APT. WINDOWS: 5.23-6.26 (c) WINDOW SIZE: EXISTING OPENINGS SHALL BE: MIN. 5.7 S.F. AREA (BOTH SASHES COMBINED, 44" MIN. SILL HT. 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HT.

\* STAIR WIDTH: IBC 1011: MIN. 36" FOR OCCUPANCY <50 \* CORRIDOR WIDTH:

IBC 1020.2: MIN. 36" FOR OCCUPANCY <50

DESCRIPTION
TITLE SHEET
FLOOR PLANS
FRAMING PLANS
ELECTRICAL PLANS
ELEVATIONS
PARTITION TYPES/WALL SECTIONS
WALL SECTIONS AND DETAILS
STAIR DETAILS, NOTES, MISC. DETAILS
RISER DIAGRAMS, UTILITY DIAGRAMS

SHEET TITLE TITLE SHEET REVISIONS DESCRIPTION DATE

TERA: :NUE

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DRAWN BY: LISSUE DATE: 03.24.202 CHECKED BY: DRAWING NUMBER

# GENERAL SPECIFICATIONS

ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE UNIFORM CONSTRUCTION CODE OF NEW JERSEY (N.J.U.C.C. OR

U.C.C.), N.J. REHABILITATION SUB-CODE, INTERNATIONAL BUILDING CODE 2018 - NEW JERSEY EDITION (IBC), LATEST ADOPTED EDITION OF THE NEC. A.D.A. ICC/ANSI A117.1 - 2009 AND ALL OTHER APPLICABLE CODES AND STANDARDS. EXCEPT AS OTHERWISE NOTED ABOVE OR ON THE DRAWINGS, ALL WORK SHALL CONFORM TO EXISTING BUILDING STANDARDS, PROVIDING SUCH STANDARDS ARE IN COMPLIANCE WITH THE ABOVE. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL WORK, WHETHER HIS OWN, HIS EMPLOYEES, OR HIS SUB-CONTRACTORS. 2. DIMENSIONS:

DRAWINGS SHALL NOT BE SCALED: WRITTEN DIMENSIONS SHALL GOVERN. CONFIRM AND COORDINATE EEQUIPMENT LOCATIONS WITH OWNER. 3. CLARIFICATIONS:

SHOULD THE CONTRACTOR HAVE ANY QUESTIONS ABOUT ANY INFORMATION ON THE DRAWINGS OR THE ARCHITECT'S INTENT, HE SHALL BE RESPONSIBLE FOR CONTACTING THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED. 4. SAFETY:

THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR ALL PROPERTY AND PERSONAL DAMAGE OR INJURY RESULTING FROM THE CONDUCT OF THE WORK AND SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ALL CLAIMS FOR LOSS OF DAMAGE TO PROPERTY OR PERSONAL INJURY OR DEATH OF ANY AND ALL PERSONS ARISING OUT OF THE WORK OF HIS CONTRACT AND/OR ASSOCIATED WITH THE WORK INDICATED IN THE DRAWINGS.

5. EXISTING HAZARDOUS MATERIALS: THE ARCHITECT HEREBY STATES THAT HE HAS NO KNOWLEDGE OF ANY POSSIBLE EXISTENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS AT THE SITE AND THAT HE CANNONT AND WILL NOT BE HELD LIABLE FOR ANY UNSEEN OR UNKOWN ASBESTOS OR HAZORDOUS MATERIAL RELATED CONDITIONS THAT MAY ARISE DURING THE WORK. IF SUCH CONDITIONS SHOULD BE DISCOVERED. THE CONTRACTOR SHALL STOP ALL OWRK IMMEDIATELY AND NOTIFY THE OWNER OF SUCH. THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR SAFE AND LEGAL REMOVAL OF SUCH MATERIALS AS REQUIRED. THE CONTRACTOR SHALL NOT BE EXPECTED TO RESUME THE WORK UNTIL SUCH REMOVALS ARE EFFECTED IN A SAFE AND LEGAL MANNER.

6. GYPSUM BOARD: ALL NEW SURFACES SHALL BE FINISHED WITH GYPSUM BOARD, THICKNESS AS NOTED ON PLANS, WITH TAPERED EDGES. INSTALL GYPSUM BOARD IN STRICT COMPLIANCE WIT THE MANUFACTURER'S SPECIFICATIONS. USE FIRE-RATED WALL BOARD AS REQUIRED BY CODE AND WHERE NOTED ON DRAWINGS. ALL GYPSUM BOARD SHALL BE TAPED, SPACKLED AND SANDED WITH A MINIMUM OF (3) COATES MADE READY FOR PAINTING. PAINTING SHALL BE PER BUILDING STANDARDS WITH A MINIMUM OF (1) ONE PRIME COAT AND (2) FINISH COATS, COLOR AS SELECTED BY TENANT AND/OR OWNER.



