

FOUNDATION NOTES

GENERAL CONDITIONS:
ALL FOUNDATIONS TO BE PLACED ON SOLID, STABLE, UNDISTURBED SOIL, IF NECESSARY, DEEPER THAN SHOWN ON THE PLANS. IF THE GENERAL CONTRACTOR IS IN DOUBT ABOUT THE SUITABILITY OF THE SOIL CONDITION ON THE JOB SITE, OR IF GROUND WATER OR ANY OTHER QUESTIONABLE CONDITION EXISTS ON THE JOB SITE, THE C.G. SHALL ADVISE THE ARCHITECT BEFORE PROCEEDING WITH ANY FOUNDATION WORK UNTILL PROPER REMEDIATION HAS BEEN IMPLEMENTED.

FOUNDATION NOTE:
ALL FOUNDATION WALLS SHALL BE 12" THICK CAST IN PLACE CONCRETE WALLS ON 24" WIDE BY 12"DEEP CONCRETE FTGS. WITH (2) CONT. # 5 BARS. TOP OF FOUNDATION WALLS TO BE SET AT 15" BELOW FINISHED FIRST FLOOR LEVEL, WITH 1/2" DIA. ANCHOR BOLTS @ 48" O.C. SEE TYPICAL DETAIL.

(SEE SPECIFICATIONS FOR CONCRETE AND OTHER MATERIALS TO BE USED IN THE CONSTRUCTION OF THE FOUNDATIONS.)

FLOOR SLAB NOTE:
TYPICAL BASEMENT FLOOR SLAB, 4" CONC. W/ 6"x 6" 10/10 W.W.M. REINFORCEMENT OVER 6 MIL VAPOR BARRIER ON 4" GRAVEL BEDDING. PROVIDE CONTROLLED COMPACTED FILL IN AREAS WHERE NEW SLABS ARE PLACED OVER EXCAVATED AREAS

DRAINAGE NOTE:
PROVIDE A 6" DIA. FLEXIBLE, PERFORATED FOOTING DRAIN AROUND THE BASEMENT FOUNDATION IMBEDDED IN CRUSHED STONE AND GRAVEL AND CONNECTED TO THE HOUSE SUMP PUMP DRAINAGE SYSTEM. SEE THE TYPICAL DETAIL FOR THE FOOTING DRAIN.

COLUMN NOTE:
HSS 3 1/2"x 3 1/2"x 3/8" STL. TUBE COLUMNS, SHOP FABRICATED W/ 12" x 12" x 5/8" BASE PLATES WITH FOUR 3/4" DIA. BOLT HOLES. COL. FOOTINGS TO BE SET AT 8" BELOW FINISHED BASEMENT FLOOR SLAB AND BASE PLATES TO BE SET AT ONE INCH ABOVE TOP OF FOOTING WITH DRY PACK MORTAR LEVELING BED.

COLUMN FOOTING NOTE:
COLUMN FOOTINGS SHALL BE OF SIZE NOTED ON THE PLANS AND SHALL ALL HAVE # 5 BARS AT 6" O.C. BOTH WAYS, SET 3" ABOVE BOTTOM OF THE FOOTING. ANCHOR BOLTS, (3/4" DIA.) FOR THE COLUMNS MAY BE SET INTO THE FOOTINGS OR DRILLED AFTERWARDS USING 3/4" HIGH STRENGTH EXPANSION BOLTS

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GURNANI NEW HOME

ARVIND AND KIRTI GURNANI

1 ARGYLL COURT
SCOTCH PLAINS, NJ

No.	Description	Date
	SCHEMATIC DESIGN	
	MEETING	10-6-2021
	DESIGN DEVELOPMENT	
	MEETING	11-8-2021
	DESIGN DEVELOPMENT	
	WITH 2ND STAIR	
	OPTION B	12-20-2021
	CONSTRUCTION DOCUMENT	
	REVIEW	1-29-2022

Hildie Lazar

Hildie Lazar, A.I.A.

144.0 FT
199.1 FT
454.3 FT
316.7 FT
254.8 FT
57.6 FT
2,289.7 SQ FT
1,733.5 FT
40.9 FT
1.0
1.0
1.0
2,520.3 SQ FT
2.0

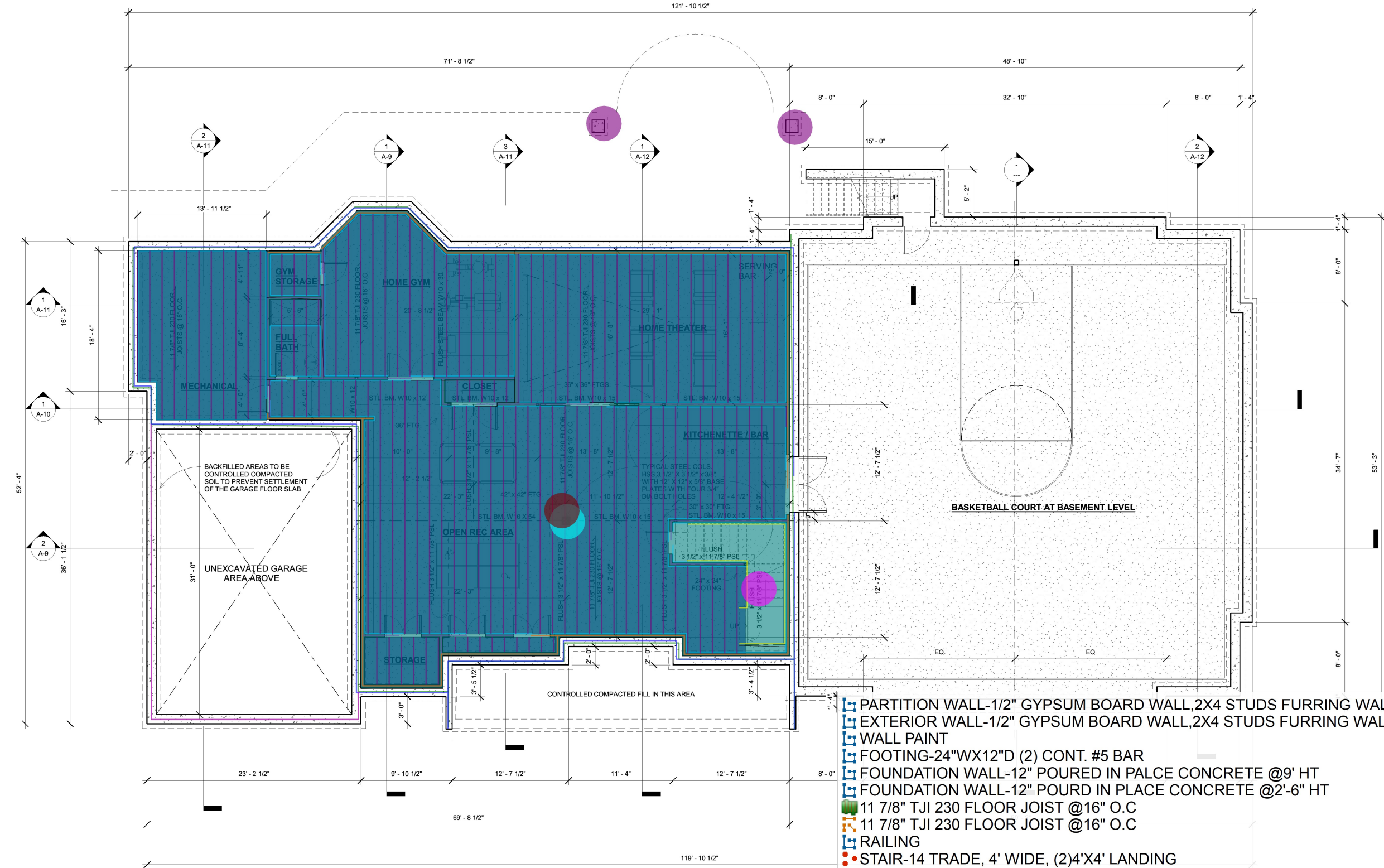
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BASEMENT FOUNDATION

Scale 3/16" = 1'-0"

A-3

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BASEMENT FLOOR PLAN

- PARTITION WALL-1/2" GYPSUM BOARD WALL,2X4 STUDS FURRING WALL, BATT INSULATI... 144.0 FT
- EXTERIOR WALL-1/2" GYPSUM BOARD WALL,2X4 STUDS FURRING WALL, BATT INSULATI... 199.1 FT
- WALL PAINT 454.3 FT
- FOOTING-24"WX12"D (2) CONT. #5 BAR 316.7 FT
- FOUNDATION WALL-12" POURED IN PALCE CONCRETE @9' HT 254.8 FT
- FOUNDATION WALL-12" POURED IN PLACE CONCRETE @2'-6" HT 57.6 FT
- 11 7/8" TJI 230 FLOOR JOIST @16" O.C 2,289.7 SQ FT
- 11 7/8" TJI 230 FLOOR JOIST @16" O.C 1,733.5 FT
- RAILING 40.9 FT
- STAIR-14 TRADE, 4' WIDE, (2)4'X4' LANDING 1.0
- HSS 3 1/2"X3 1/2"X3/8" WITH 12"X12" X5/8" BASE PLATES WITH FOUR 3/4" DIA BOLTS HOLES 1.0
- 42"X42" FOOTING 1.0
- 4" CONCRETE SLAB WITH 6"X6" 10/10 WWM REINF. ON 6 MIL. VAPOR BARRIER 2,520.3 SQ FT
- COLOUMN FOOTING-2X2 CONCRETE FOOTING 2.0

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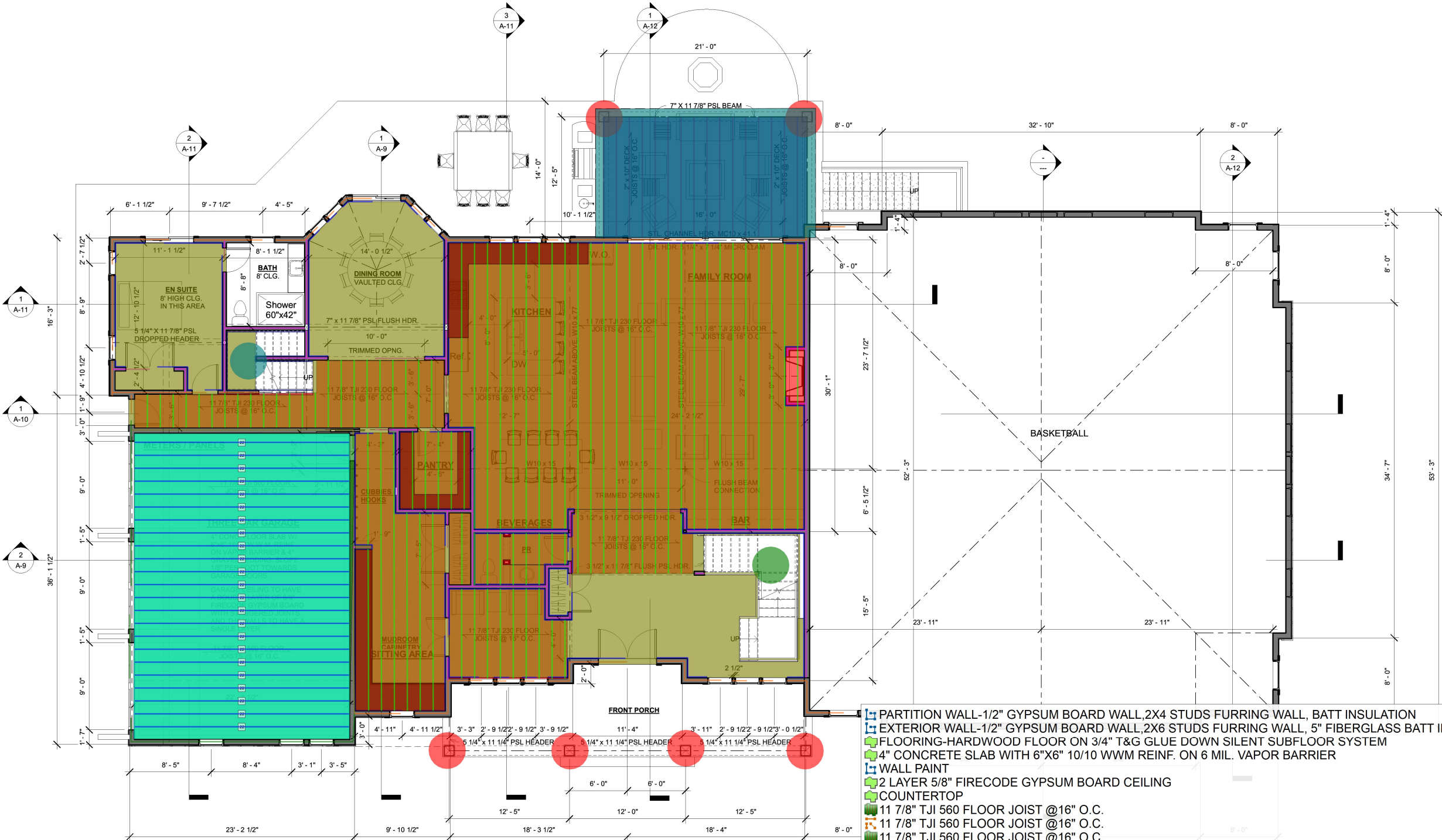
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Hildie Lazar

Hildie Lazar	244.0 FT	
	137.3 FT	
	2,309.4 SQ FT	
	709.7 SQ FT	
	418.2 FT	
	702.9 SQ FT	
	126.2 SQ FT	
	1,717.8 SQ FT	
	1,249.7 FT	
	699.4 SQ FT	
	508.5 FT	
	259.0 SQ FT	
	198.1 FT	
	302.3 SQ FT	
	6.0	
	1.0	
	41.3 FT	
	34.6 FT	
	1.0	
	48.6 FT	
	50.9 FT	
Date		Issue Date
Drawn by		Author
Checked by		Checker

PLAN

Scale 3/16" = 1'-0"



- PARTITION WALL-1/2" GYPSUM BOARD WALL, 2X4 STUDS FURRING WALL, BATT INSULATION
- EXTERIOR WALL-1/2" GYPSUM BOARD WALL, 2X6 STUDS FURRING WALL, 5" FIBERGLASS BATT INSULATION
- FLOORING-HARDWOOD FLOOR ON 3/4" T&G GLUE DOWN SILENT SUBFLOOR SYSTEM
- 4" CONCRETE SLAB WITH 6"X6" 10/10 WWM REINF. ON 6 MIL. VAPOR BARRIER
- WALL PAINT
- 2 LAYER 5/8" FIRECODE GYPSUM BOARD CEILING
- COUNTERTOP
- 11 7/8" TJI 560 FLOOR JOIST @16" O.C.
- 11 7/8" TJI 560 FLOOR JOIST @16" O.C.
- 11 7/8" TJI 560 FLOOR JOIST @16" O.C.
- 11 7/8" TJI 560 FLOOR JOIST @16" O.C.
- 2"X10" DECK JOIST @16" O.C.
- 2"X10" DECK JOIST @16" O.C.
- 12" CONCRETE SLAB
- 12"X12" LOAD BEARING COMPOSITE COLUMNS @ 9' HT
- STAIR-15 TRADE, 4' WIDE, (2)4'X4' LANDING
- RAILING
- RAILING
- STAIR-16 TRADE, 4' WIDE, 6'X3' LANDING
- EXTERIOR WALL-5/8" GYPSUM BOARD WALL, 2X4 STUD WALL, BATT INSULATION
- PARTITION WALL-5/8" GYPSUM BOARD WALL, 2X4 STUD WALL, BATT INSULATION

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Hildie Lazar

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- EXTERIOR WALL-1/2" GYPSUM BOARD WALL,2X6STUDS FURRING WALL, 5" FIBERGLASS BAT...
- FLOORING-HARDWOOD FLOOR ON 3/4" T&G GLUE DOWN SILENT SUB FLOOR SYSTEM
- COMPOSITE RAILING@3' HT
- 2"X10" ATTIC JOIST @16" O.C.
- 2"X10" ATTIC JOIST @16" O.C.
- 2"X8" COLLAR TIES @32" O.C.
- 2"X8" COLLAR TIES @32" O.C.
- 2"X8" TRAY CEILING COLLAR JOIST @16"O.C.
- 2"X8" TRAY CEILING COLLAR JOIST @16"O.C.
- 2"X8" RAFTER @16"O.C.
- 2"X8" RAFTER @16"O.C.

SECOND
2,790 HAE

353.3 FT	
160.9 FT	
2,573.1 SQ FT	
46.0 FT	USED
628.3 SQ FT	TS. DO
475.0 FT	ECT OF
318.6 SQ FT	IONS.
133.9 FT	
514.9 SQ FT	AN
404.9 FT	
723.9 SQ FT	ue Date
543.9 FT	Author
	Checker

Scale 3/16" = 1'-0"

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ROOFING NOTES:

ROOFING UNLESS NOTED OTHERWISE SHALL BE "GAF
TIMBERLINE" ASPHALT SHINGLE W/ 30# FELT UNDERLAYMENT, TYP
STANDING SEAM METAL ROOFING WITH MANUFACTURER'S
UNDERLAYMENT WHERE INDICATED.

THE FIRST FOUR FEET OF ROOF AREA MEASURED FROM
THE THE GUTTER UPWARD SHALL BE
FITTED WITH ICE SHIELD ALL AROUND.

ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD OR
APPROVED EQUAL.

TYPICAL ROOF RAFTERS SHALL BE 2" x 12s @ 16" O.C.

COPPER FLASHING SHALL BE INSTALLED AT ALL ROOF
VALLEYS, CRICKETS & CHIMNEYS

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Hildie Lazar

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Hildie Lazar, AIA
NJ LICENSE #21A101804800

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ANY CONFLICTING OR LACKING OF
NOTES, DO NOT DETECT OF
VISIONS.

224.8 FT	2,151.0 SQ FT	659.8 SQ FT	425.0 SQ FT	2,446.4 SQ FT
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Date	Issue Date
Drawn by	Author
Checked by	Checker

A-6

Scale 3/16" = 1'-0"



- 1 3/4"X14" VALLEY RAFTER
- 2"X12" ROOF RAFTER @16" O.C.
- STANDING SEAM METAL ROOF
- STANDING SEAM METAL ROOF
- SELF SEALING 30 YEAR ASPHALT ROOF SHINGLES AS SELECTED BY OWNER@ ... 1.0
- 2"X12" ROOF RAFTER@ 16" O.C.

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GENERAL NOTES:

- These drawings have been prepared in accordance with the regulations of the NJ Edition Uniform Construction Code, International Building Code/2018 and International Residential Code/2018 and applicable Municipal Codes.
- The work of all Contractors shall comply with the requirements set forth in all applicable Municipal, State and National Codes and Regulations, and all Industry Codes and Standards, specifically but not limited to the New Jersey Uniform Construction Code, as well as the following Codes:

AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)
INTERNATIONAL BUILDING CODE/2018, NJ ED
INTERNATIONAL RESIDENTIAL CODE/2018, NJ ED
INTERNATIONAL MECHANICAL CODE/2018
INTERNATIONAL ENERGY CONSERVATION CODE/2018
INTERNATIONAL FUEL GAS CODE/2018
NATIONAL ELECTRICAL CODE (NFPA 70)/2017
NATIONAL STANDARD PLUMBING CODE/2018, NJ ED
REHABILITATION SUBCODE (NAJAC 6:23-6)
BARRIER FREE SUBCODE (CHAPTER 11 OF IBC/2018 & NAJAC 5:23-7)

USE GROUP R-5
CONSTRUCTION CLASS 5B

20-5.4.1. SCHEDULE OF LOT, YARD AND BUILDING REGULATIONS TOWNSHIP OF SCOTCH PLAINS														
Minimum Lot Size					Minimum Yard Dimensions					Total Building Coverage				
Paragraph	Zone	Primary Use	Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Front (Feet)	Side (Feet)	Back (Feet)	Side (Feet)	Back (Feet)	Side (Feet)	Back (Feet)	Side (Feet)	Back (Feet)
A	R-1	One-family Dwelling	20,000	100	100	30	30	30	30	30	30	30	30	30
B	R-2	Density Zoning	20,000	100	100	30	30	30	30	30	30	30	30	30
C	R-2	One-family Dwelling	13,500	90	90	30	30	30	30	30	30	30	30	30
D	Arts & Crafts	R-2A	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling
E	Industrial	R-2B	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling	One-family Dwelling

1,994.0 SQ FT

1.0

1,577.6 SQ FT

815.7 FT

1.0

1,467.3 SQ FT

1.0

SIDE WALK: 4" THICK
POOL @460 SQ FT
SIDEWALK: STONE PAVER
FENCE
FAUNTAIN @11 SQ FT
4" CONCRETE SLAB
CHIMNEY

- These drawings are the property of the Architect and are to be used at the referenced site only.
- All materials shall be installed as per the Manufacturer's specifications.
- Contractor shall comply with OSHA requirements during the entire construction process.
- Contractor shall be responsible to contact the Architect for any clarification drawings or information needed.
- The Architect shall not be responsible for the identification or removal of asbestos, toxic waste, hazardous materials or gases of any kind.
- The Contractor shall obtain utility company permits as required prior to any excavation or construction.
- The Architect / Engineer shall not be responsible for the safety and construction procedures, techniques or the failure of the Contractor to carry out work in accordance with the drawings or applicable codes.
- Patch and repair all existing areas disturbed by new adjacent work.

SITE PLAN NOTES:

- The general contractor shall take special care to minimize damage to the site around the area of new construction.
- The general contractor shall take special care to avoid damage to trees, shrubs, flowers and grass on the job site. All existing trees that do not interfere with the new construction shall remain on site.
- The general contractor shall keep the job site cleaned up on a regular basis and will not allow construction debris to accumulate around the work area.
- The general contractor shall provide and pay for a "dumpster" type refuse container to be kept on the job site as needed to maintain the job site in a clean condition.
- The general contractor shall restore the job site to it's present condition after the construction work is complete. All ruts caused by construction equipment shall be graded smooth and flush, and all damaged grass areas shall be restored with new sod. All damaged shrubs will be replaced.
- Existing top soil shall be kept on the job site for final grading. All other excess excavation material shall be removed from the site.

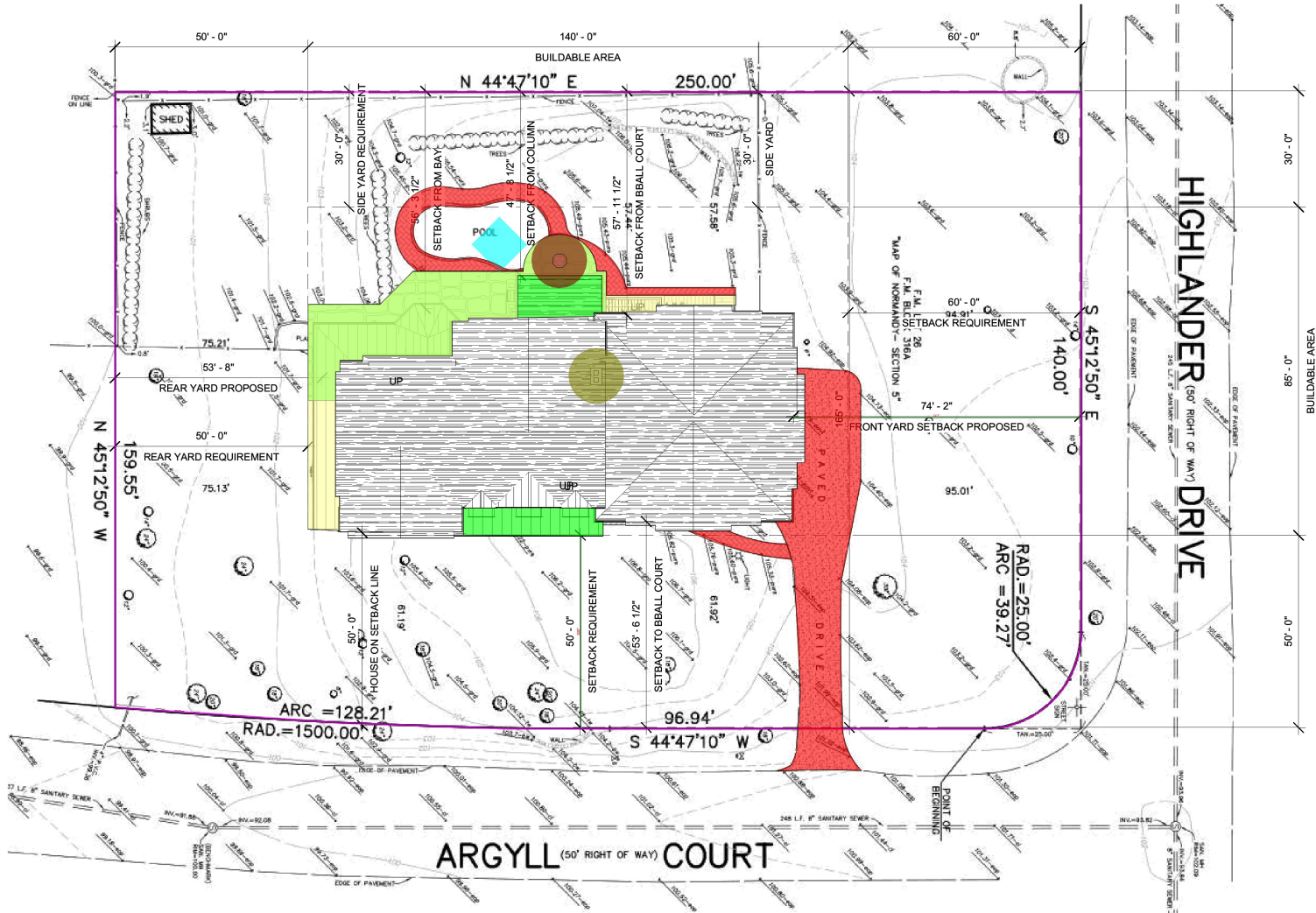
DRAWING LIST

A-1 SITE PLAN
A-2 AREA PLANS
A-3 BASEMENT & FOUNDATION PLAN
A-4 1ST FLOOR PLAN
A-5 2ND FLOOR PLAN
A-6 ROOF PLAN
A-7 FRONT AND REAR ELEVATION
A-8 SIDE ELEVATIONS
A-9 SECTIONS
A-10 SECTION
A-11 SECTIONS
A-12 SECTIONS
A-13 3D
E1 BSMT ELECT
E2 1ST FLOOR ELECT
E3 2ND FLOOR ELECT

CMU FOUNDATION WALL, SIZE AS SHOWN
PARTITION WALL - 2"x4" WOOD STUDS @ 16" O.C. W/ 1/2" GYP BD. EA SIDE U.O.N.
BEARING WALL - 2"x4" WOOD STUDS @ 16" O.C. W/ 1/2" GYP BD. EA SIDE U.O.N.

ENERGY CODE PRESCRIPTIVE PACKAGE 2015

INSULATION & PENETRATION REQUIREMENTS BY COMPONENT ¹									
Climate Zone	Penetration U-factor ²	Roofing R-Value ³	Roofing R-Value ³	Roofing R-Value ³	Roofing R-Value ³	Floor R-Value ⁴	Wall R-Value ⁴	Wall R-Value ⁴	Wall R-Value ⁴
4	0.08	0.08	38	12	5/10	12	12/13	10, 2 H	10/13
5	0.08	0.08	38	12	5/10	12	12/13	10, 2 H	10/13



GURNANI ZONING DATA BLOCK # 15301 LOT # 10 ZONE: R-1

ITEM	ORDINANCE	EXISTING	PROPOSED	COMMENTS
LOT AREA	40,000 SF	40,884 SF	40,884 SF	CONFORMS
LOT WIDTH	160'	159.55' AT REAR / 165' AVE.	159.55'	CONFORMS
LOT FRONTAGE	145'	165.00'	165.00'	CONFORMS
FRONT YARD SETBACK	60'		74' - 2"	CONFORMS
STREET SIDE YARD SETBACK	50'		50' - 0"	CONFORMS
SIDE YARD MINIMUM	30'		47' - 8 1/2" FROM COLUMN	CONFORMS
TOTAL SIDE YARDS	65'		97' - 8 1/2"	CONFORMS
REAR YARD SETBACK	50'		53' - 9"	CONFORMS
BUILDING COVERAGE	20% / 8,177 SF		16.09% / 6,577 SF BREAKDOWN: LIVABLE AREA AND GARAGE = 3,346 SF BASKETBALL COURT = 2,629 SF FRONT PORCH = 300 SF REAR COVERED PATIO AREA = 302 SF SECOND FLOOR: 2,953 SF	CONFORMS
LOT COVERAGE	40% / 16,354 SF			CONFORMS
BUILDING HEIGHT	35' / 2 1/2 STY.		34' - 7 1/2" / 2 1/2 STY.	CONFORMS

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SITE PLAN

Date	Issue Date
Drawn by	Author
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A-1

Scale As indicated

- STEEL BEAM W10X12
- STEEL BEAM W10X15
- FLUSH STEEL BEAM W10X30
- W10X12
- FLUSH 3 1/2"X11 7/8" PSL
- STEEL BEAM W10X54
- CROWN MOLDING

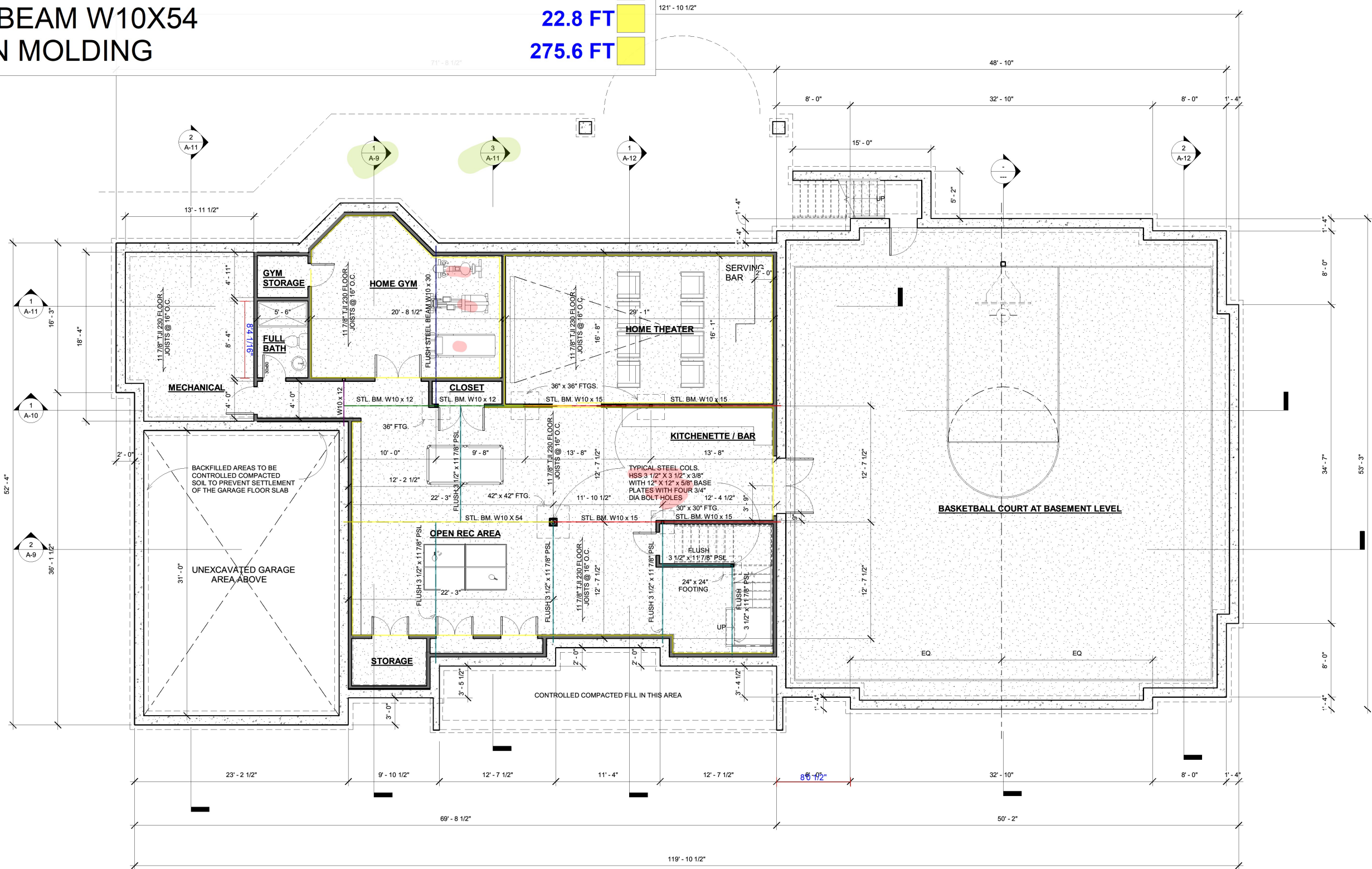
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(SEE SPECIFICATIONS FOR CONCRETE AND REINFORCEMENT USED IN THE CONSTRUCTION OF THE FOUNDATIONS.)

DRAINAGE NOTE:
PROVIDE A 6" DIA. FLEXIBLE, PERFORATED FOOTING DRAIN AROUND THE BASEMENT FOUNDATION IMBEDDED IN CRUSHED STONE AND GRAVEL AND CONNECTED TO THE HOUSE SUMP PUMP DRAINAGE SYSTEM. SEE THE TYPICAL DETAIL FOR THE FOOTING DRAIN.

COLUMN NOTE:
HSS 3 1/2" x 3 1/2" x 3/8" STL. TUBE COLUMNS, SHOP FABRICATED W/ 12" x 12" x 5/8" BASE PLATES WITH FOUR 3/4" DIA. BOLT HOLES. COL. FOOTINGS TO BE SET AT 8" BELOW FINISHED BASEMENT FLOOR SLAB AND BASE PLATES TO BE SET AT ONE INCH ABOVE TOP OF FOOTING WITH DRY PACK MORTAR LEVELING BED.

COLUMN FOOTING NOTE:
COLUMN FOOTINGS SHALL BE OF SIZE NOTED ON THE PLANS AND SHALL ALL HAVE # 5 BARS AT 6" O.C. BOTH WAYS, SET 3" ABOVE BOTTOM OF THE FOOTING. ANCHOR BOLTS, (3/4" DIA.) FOR THE COLUMNS MAY BE SET INTO THE FOOTINGS OR DRILLED AFTERWARDS USING 3/4" HIGH STRENGTH EXPANSION BOLTS



BASEMENT FLOOR PLAN

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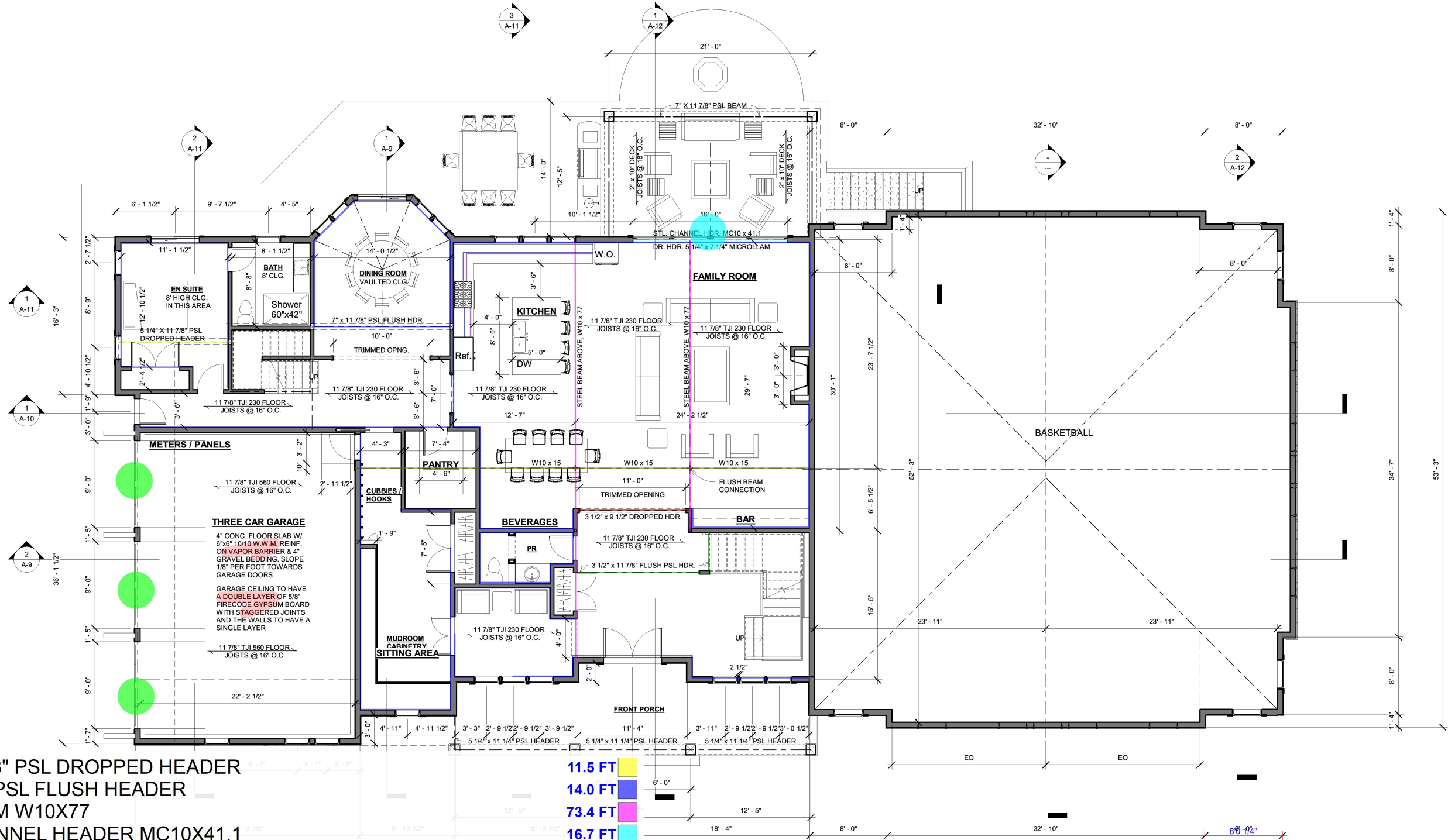
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1ST FLOOR PLAN

Date	Issue Date
Drawn by	Author
Checked by	Checker

A-4

Scale 3/16" = 1'-0"

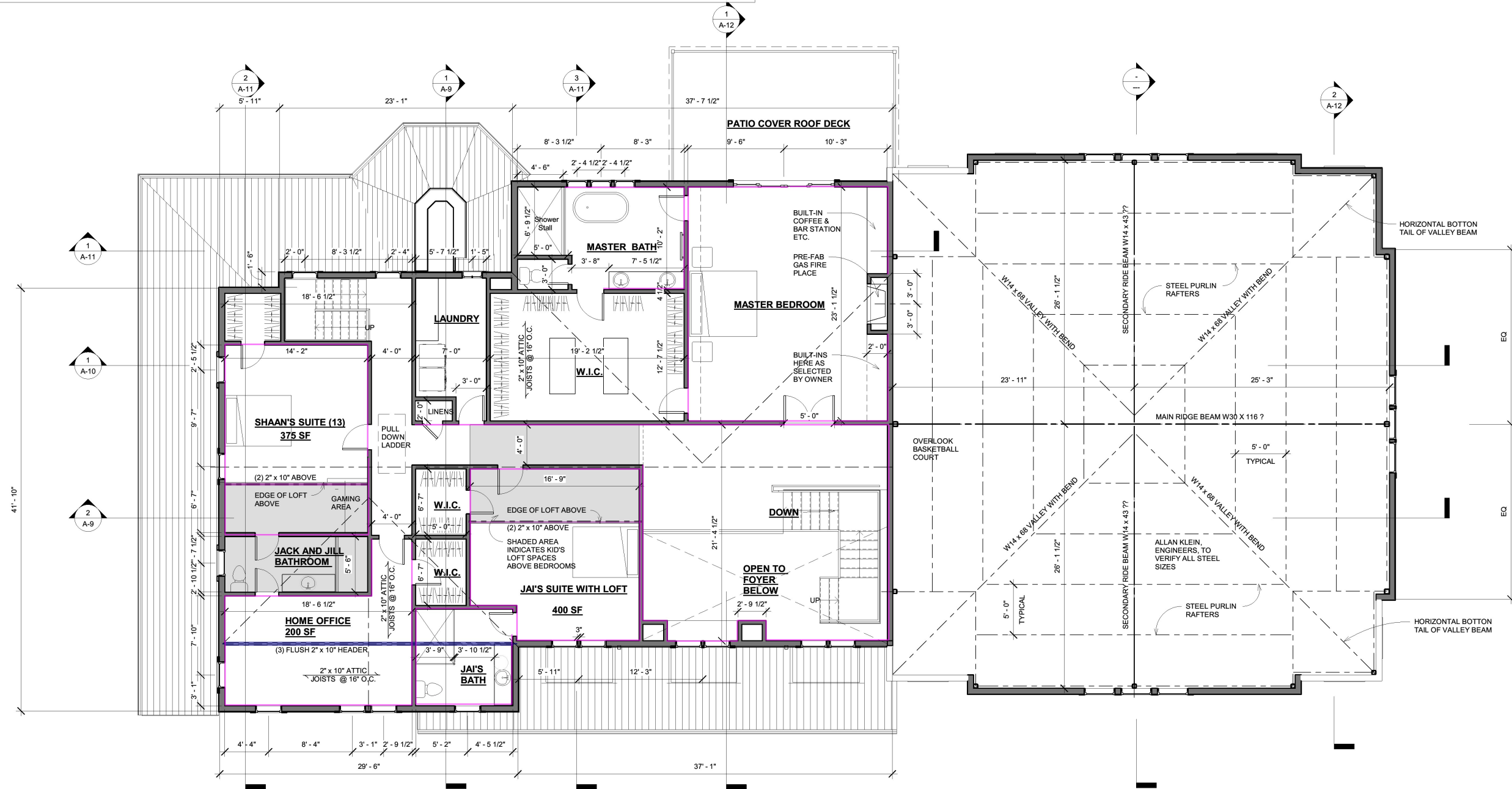


- 5 1/4"X11 7/8" PSL DROPPED HEADER
- 7" X 11 7/8" PSL FLUSH HEADER
- STEEL BEAM W10X77
- STEEL CHANNEL HEADER MC10X41.1
- 3 1/2"X9 1/2" DROPPED HEADER
- 3 1/2"X11 7/8" FLUSH PSL HEADER
- W10X15
- UPPER CABINET
- BASE CABINET
- AUTOMATIC GARAGE DOOR
- CROWN MOLDING
- SLIDING GLASS DOOR @16'0"X10'0"

- 11.5 FT
- 14.0 FT
- 73.4 FT
- 16.7 FT
- 11.5 FT
- 17.0 FT
- 47.0 FT
- 19.4 FT
- 18.9 FT
- 3.0
- 382.8 FT
- 1.0

FLUSH 2"X10" HEADER
2"X10"
CROWN MOLDING

86.3 FT
45.2 FT
458.1 FT



SECOND FLOOR PLAN
2,790 HABITABLE SF

H|L

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GURNANI NEW HOME

ARVIND AND KIRTI GURNANI

**1 ARGYLL COURT
SCOTCH PLAINS, NJ**

No.	Description	Date
	SCHEMATIC DESIGN MEETING	10-6-2021
	DESIGN DEVELOPMENT MEETING	11-8-2021
	DESIGN DEVELOPMENT WITH 2ND STAIR OPTION B	12-20-2021
	CONSTRUCTION DOCUMENT REVIEW	1-29-2022

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2ND FLOOR PLAN

Date	Issue Date
Drawn by	Author
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A-5	
Scale	3/16" = 1'-0"

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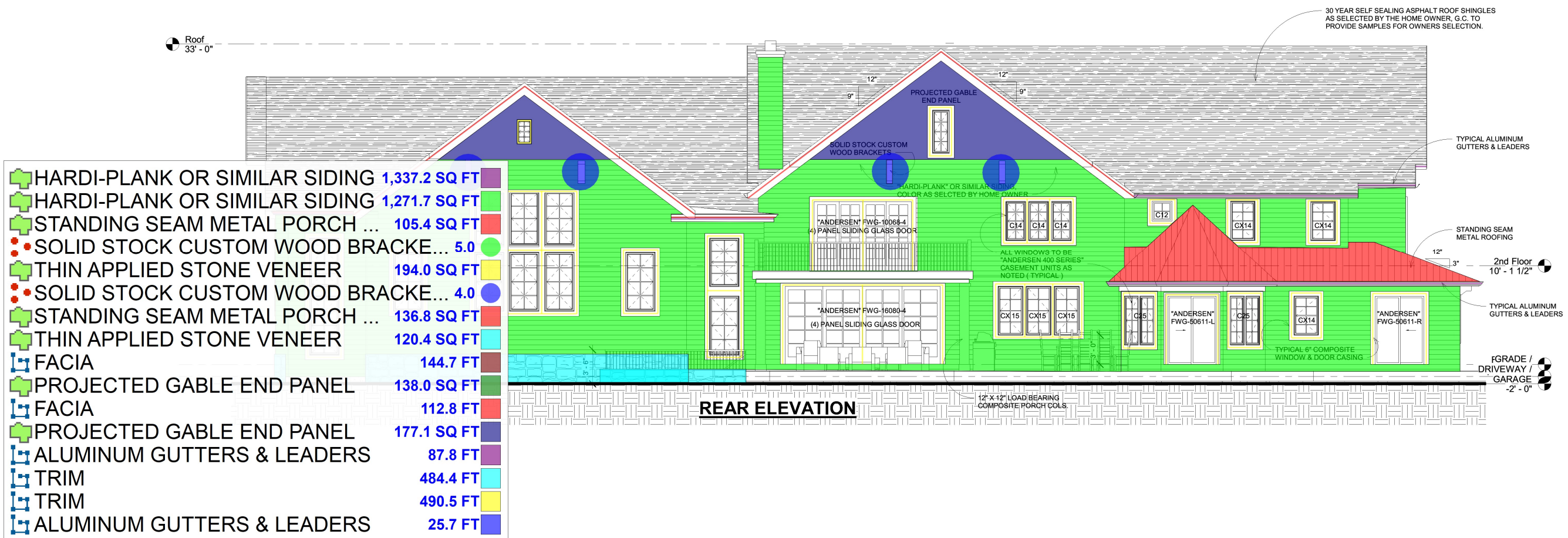
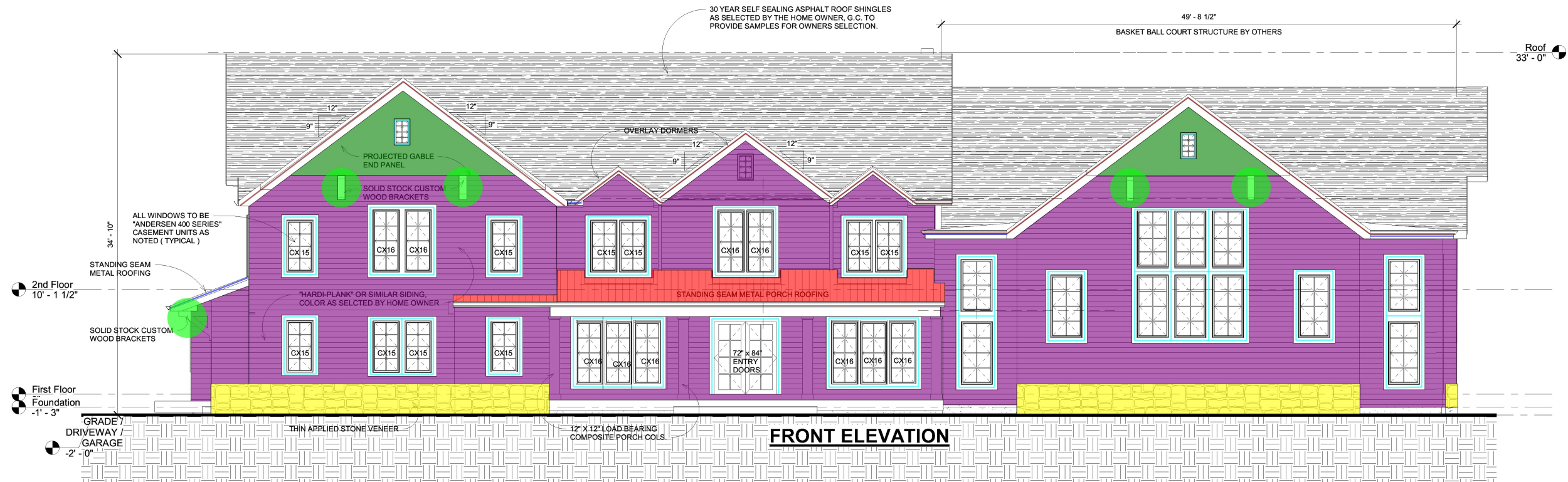
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FRONT AND REAR ELEVATION

Date	Issue Date
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A-7

Scale 3/16" = 1'-0"



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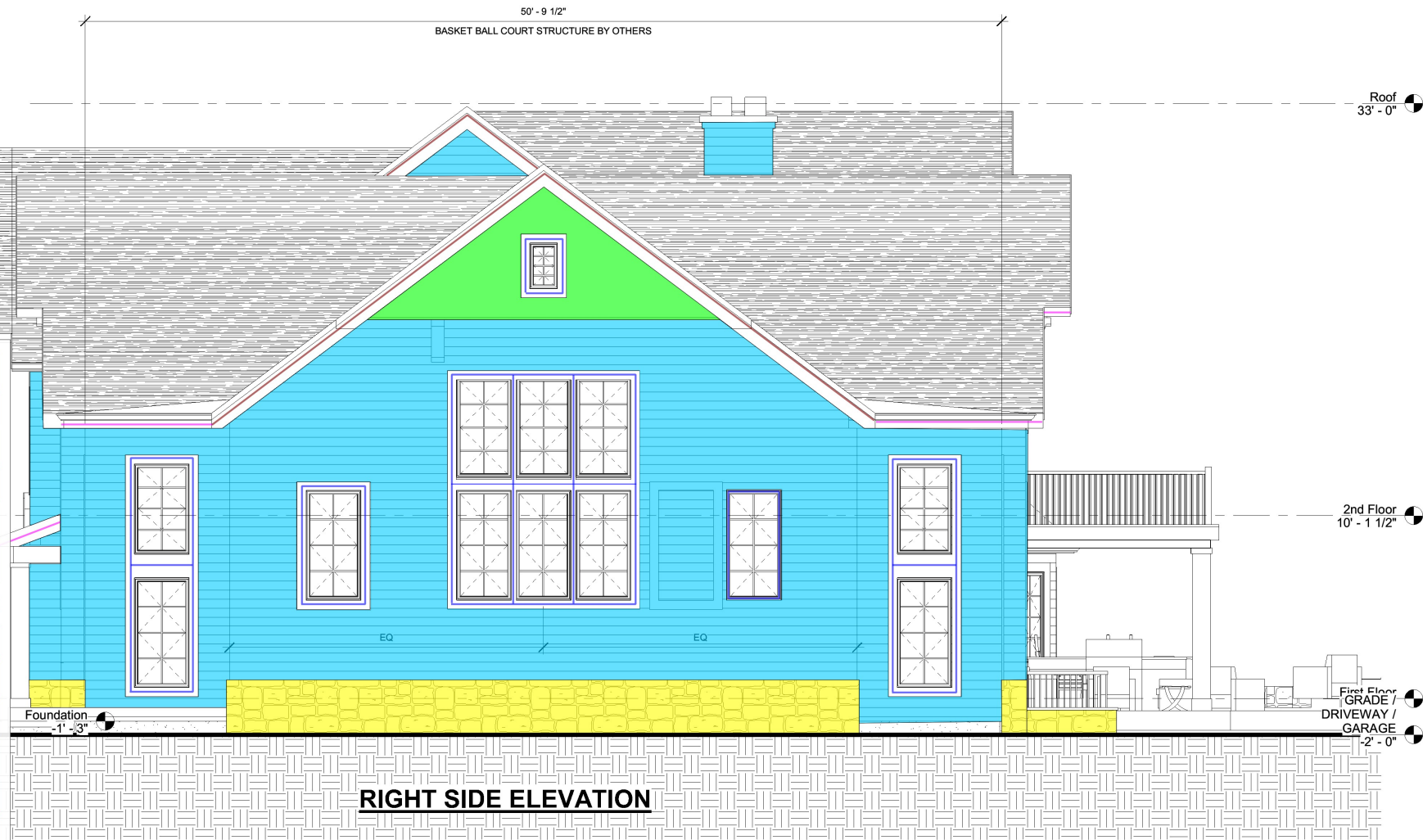
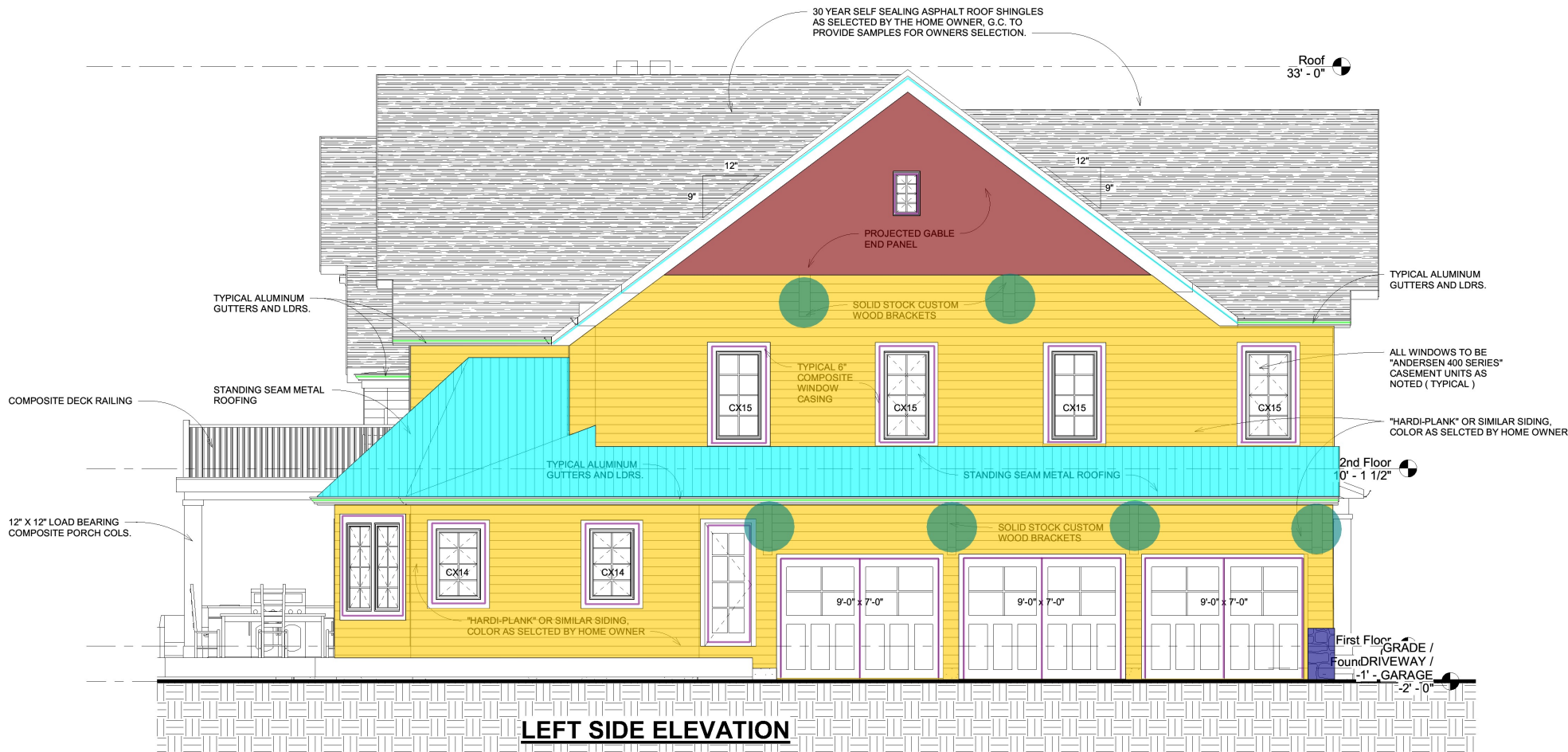
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SIDE ELEVATIONS

Date	Issue Date
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A-8

Scale 1/4" = 1'-0"



HARDI-PLANK OR SIMILAR SIDING	565.1 SQ FT
STANDING SEAM METAL ROOFING	206.4 SQ FT
PROJECTED GABLE END PANEL	140.2 SQ FT
ALUMINUM GUTTERS & LEADERS	77.0 FT
THIN APPLIED STONE VENEER	4.4 SQ FT
TRIM	230.8 FT
SOLID STOCK CUSTOM WOOD BRACKETS	6.0
HARDI-PLANK OR SIMILAR SIDING	688.5 SQ FT
PROJECTED GABLE END PANEL	63.1 SQ FT
THIN APPLIED STONE VENEER	117.9 SQ FT
TRIM	201.8 FT
ALUMINUM GUTTERS & LEADERS	22.8 FT
FACIA	48.6 FT
FACIA	56.4 FT

FOUNDATION NOTES

GENERAL CONDITIONS:
ALL FOUNDATIONS TO BE PLACED ON SOLID, STABLE, UNDISTURBED SOIL, IF NECESSARY, DEEPER THAN SHOWN ON THE PLANS. IF THE GENERAL CONTRACTOR IS IN DOUBT ABOUT THE SUITABILITY OF THE SOIL CONDITION ON THE JOB SITE, OR IF GROUND WATER OR ANY OTHER QUESTIONABLE CONDITION EXISTS ON THE JOB SITE, THE C.G. SHALL ADVISE THE ARCHITECT BEFORE PROCEEDING WITH ANY FOUNDATION WORK UNTILL PROPER REMEDIATION HAS BEEN IMPLEMENTED.

FOUNDATION NOTE:
ALL FOUNDATION WALLS SHALL BE 12" THICK CAST IN PLACE CONCRETE WALLS ON 24" WIDE BY 12"DEEP CONCRETE FTGS. WITH (2) CONT. # 5 BARS. TOP OF FOUNDATION WALLS TO BE SET AT 15" BELOW FINISHED FIRST FLOOR LEVEL, WITH 1/2" DIA. ANCHOR BOLTS @ 48" O.C. SEE TYPICAL DETAIL.

(SEE SPECIFICATIONS FOR CONCRETE AND OTHER MATERIALS TO BE USED IN THE CONSTRUCTION OF THE FOUNDATIONS.)

FLOOR SLAB NOTE:
TYPICAL BASEMENT FLOOR SLAB, 4" CONC. W/ 6"x 6" 10/10 W.W.M. REINFORCEMENT OVER 6 MIL VAPOR BARRIER ON 4" GRAVEL BEDDING. PROVIDE CONTROLLED COMPACTED FILL IN AREAS WHERE NEW SLABS ARE PLACED OVER EXCAVATED AREAS

DRAINAGE NOTE:
PROVIDE A 6" DIA. FLEXIBLE, PERFORATED FOOTING DRAIN AROUND THE BASEMENT FOUNDATION IMBEDDED IN CRUSHED STONE AND GRAVEL AND CONNECTED TO THE HOUSE SUMP PUMP DRAINAGE SYSTEM. SEE THE TYPICAL DETAIL FOR THE FOOTING DRAIN.

COLUMN NOTE:
HSS 3 1/2"x 3 1/2"x 3/8" STL. TUBE COLUMNS, SHOP FABRICATED W/ 12" x 12" x 5/8" BASE PLATES WITH FOUR 3/4" DIA. BOLT HOLES. COL. FOOTINGS TO BE SET AT 8" BELOW FINISHED BASEMENT FLOOR SLAB AND BASE PLATES TO BE SET AT ONE INCH ABOVE TOP OF FOOTING WITH DRY PACK MORTAR LEVELING BED.

COLUMN FOOTING NOTE:
COLUMN FOOTINGS SHALL BE OF SIZE NOTED ON THE PLANS AND SHALL ALL HAVE # 5 BARS AT 6" O.C. BOTH WAYS, SET 3" ABOVE BOTTOM OF THE FOOTING. ANCHOR BOLTS, (3/4" DIA.) FOR THE COLUMNS MAY BE SET INTO THE FOOTINGS OR DRILLED AFTERWARDS USING 3/4" HIGH STRENGTH EXPANSION BOLTS

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ARVIND AND KIRTI GURNANI

1 ARGYLL COURT
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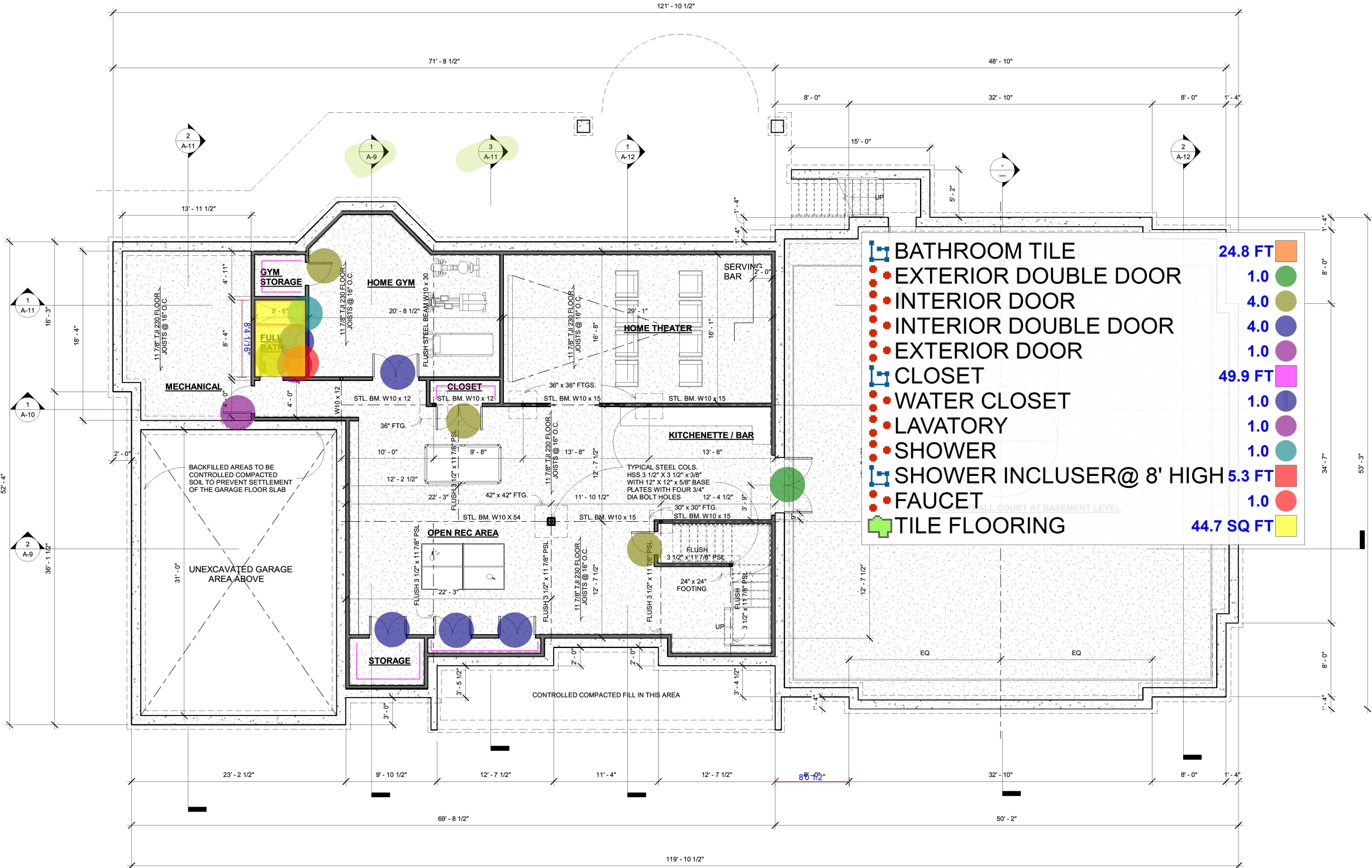
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BASEMENT & FOUNDATION PLAN

Date	Issue Date
Drawn by	Author
Checked by	Checker

A-3

Scale 3/16" = 1'-0"



BASEMENT FLOOR PLAN

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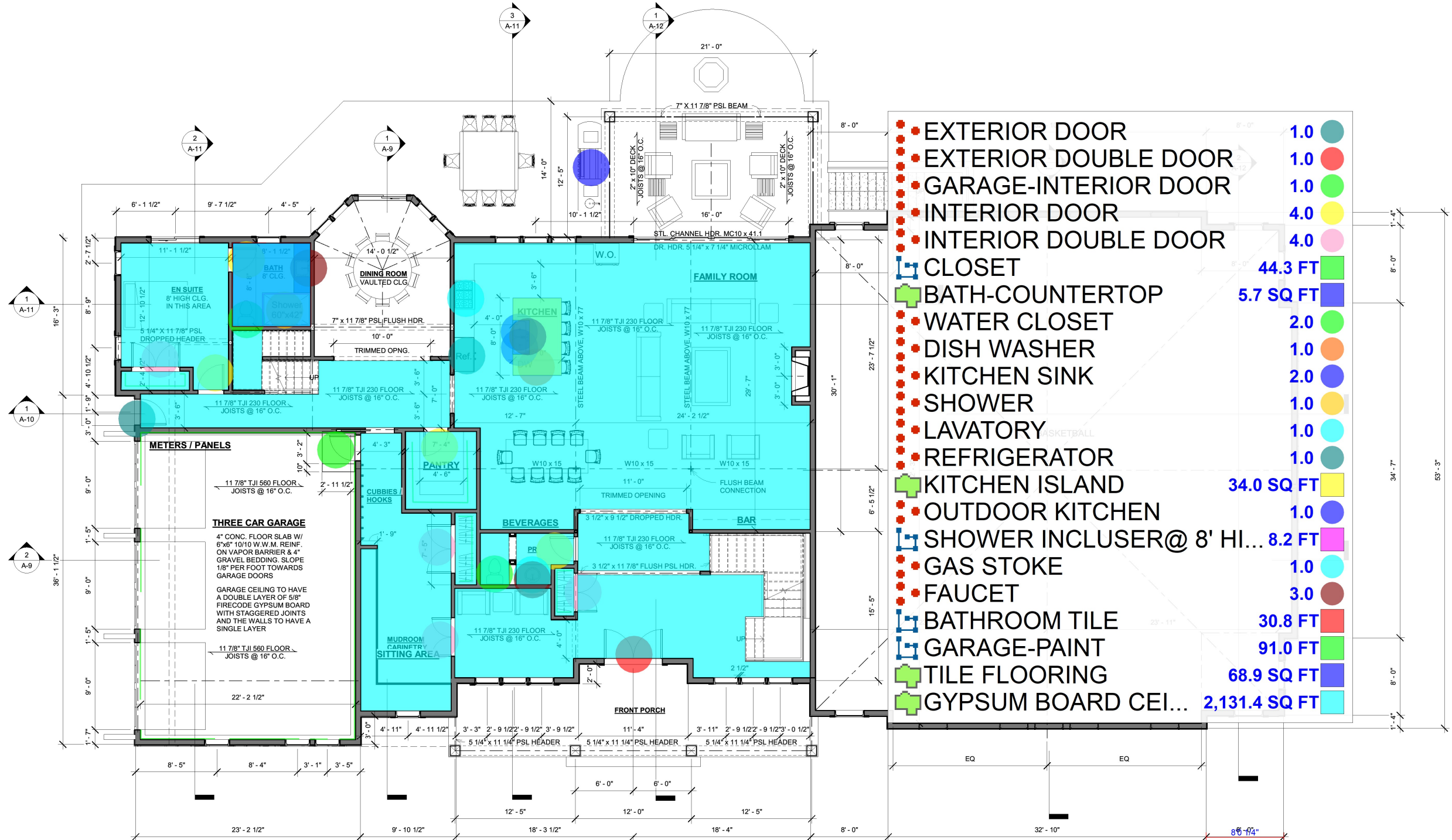
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1ST FLOOR PLAN

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A-4

Scale 3/16" = 1'-0"



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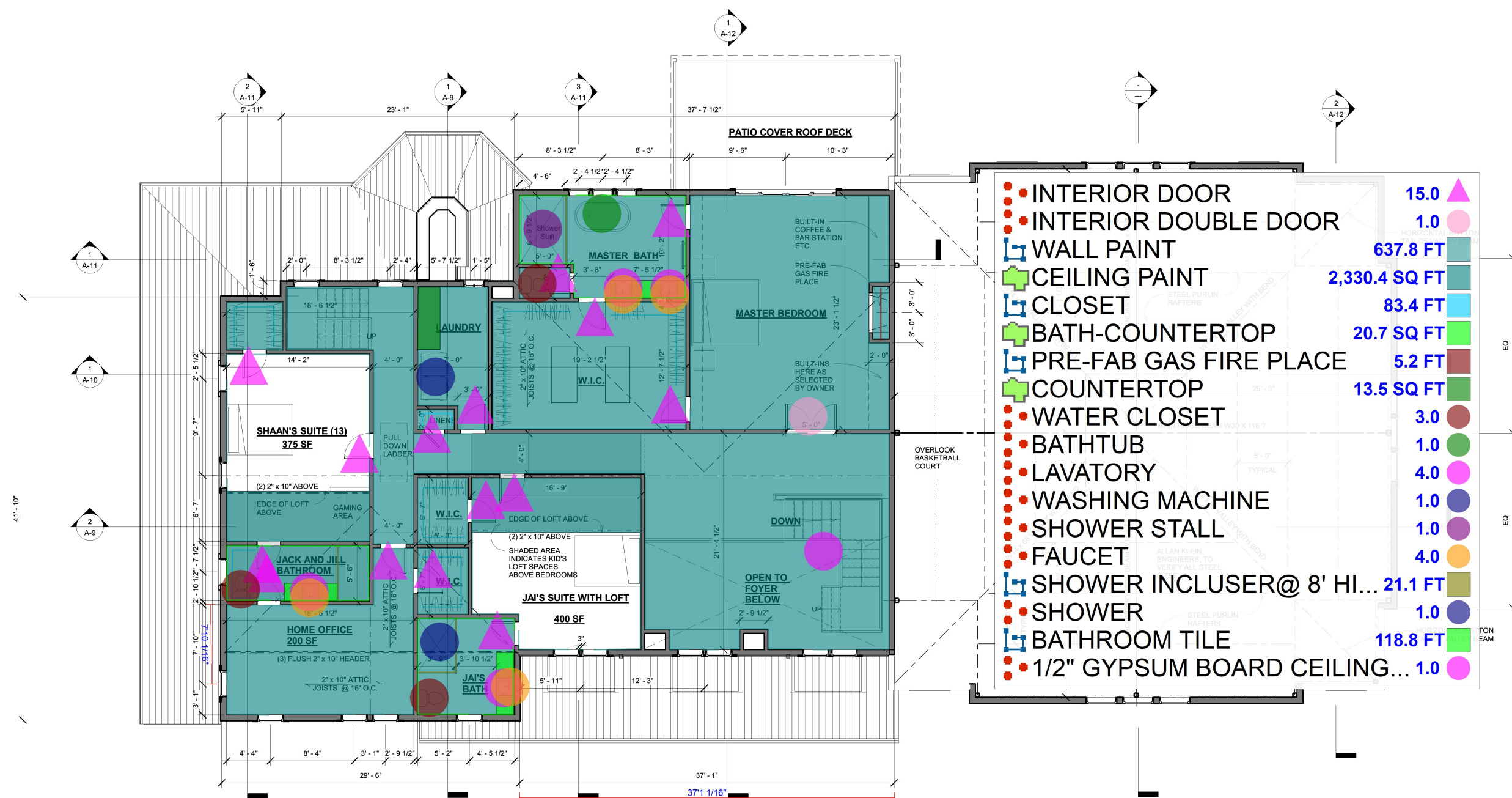
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2ND FLOOR PLAN

Date	Issue Date
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A-5	
Scale	3/16" = 1'-0"



SECOND FLOOR PLAN
2,790 HABITABLE SF

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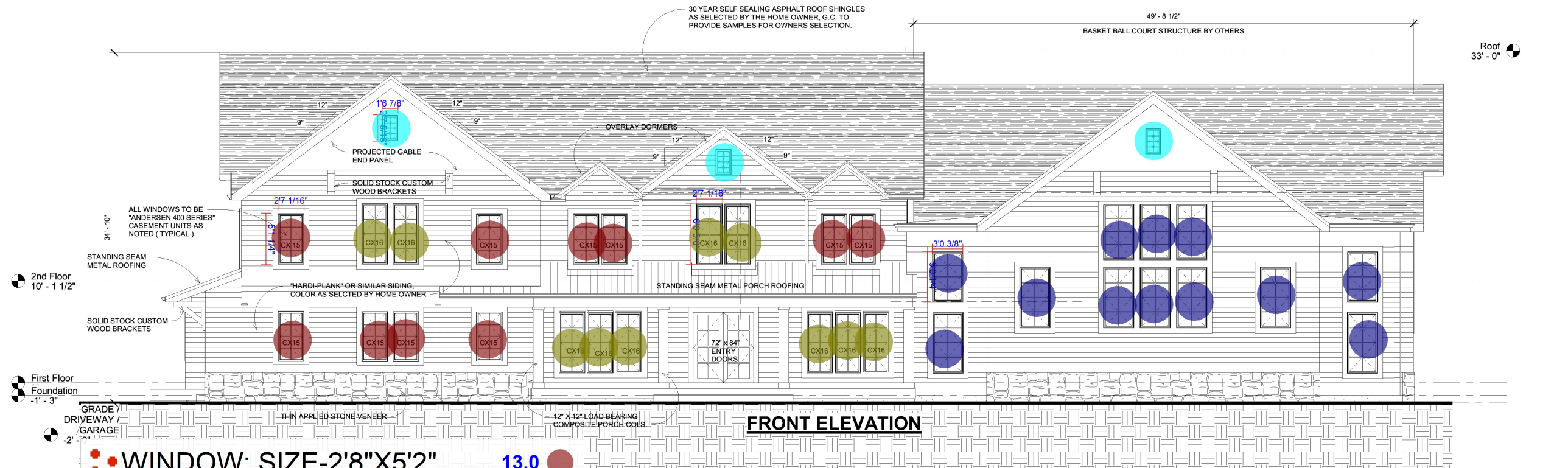
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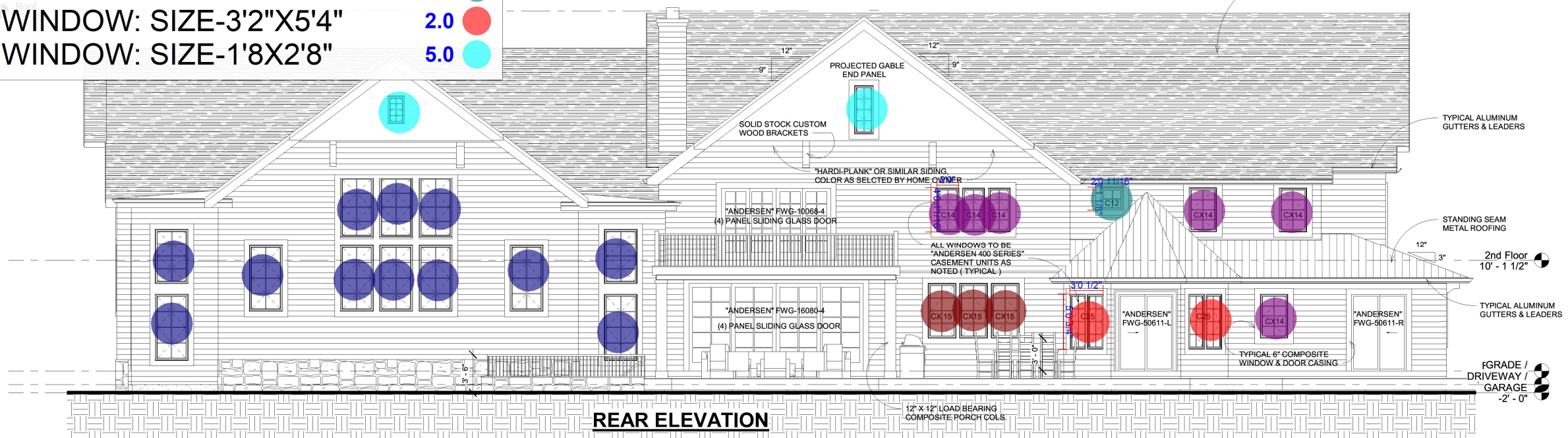
A-7

Scale 3/16" = 1'-0"



FRONT ELEVATION

- WINDOW: SIZE-2'8\"X5'2\" 13.0
- WINDOW: SIZE-2'8\"X6'6\" 10.0
- WINDOW: SIZE-3'4\"X5'2\" 24.0
- WINDOW: SIZE-2'0\"X4'12\" 6.0
- WINDOW: SIZE-2'2\"X2'2\" 1.0
- WINDOW: SIZE-3'2\"X5'4\" 2.0
- WINDOW: SIZE-1'8\"X2'8\" 5.0



REAR ELEVATION

1/29/2022 5:32:05 PM

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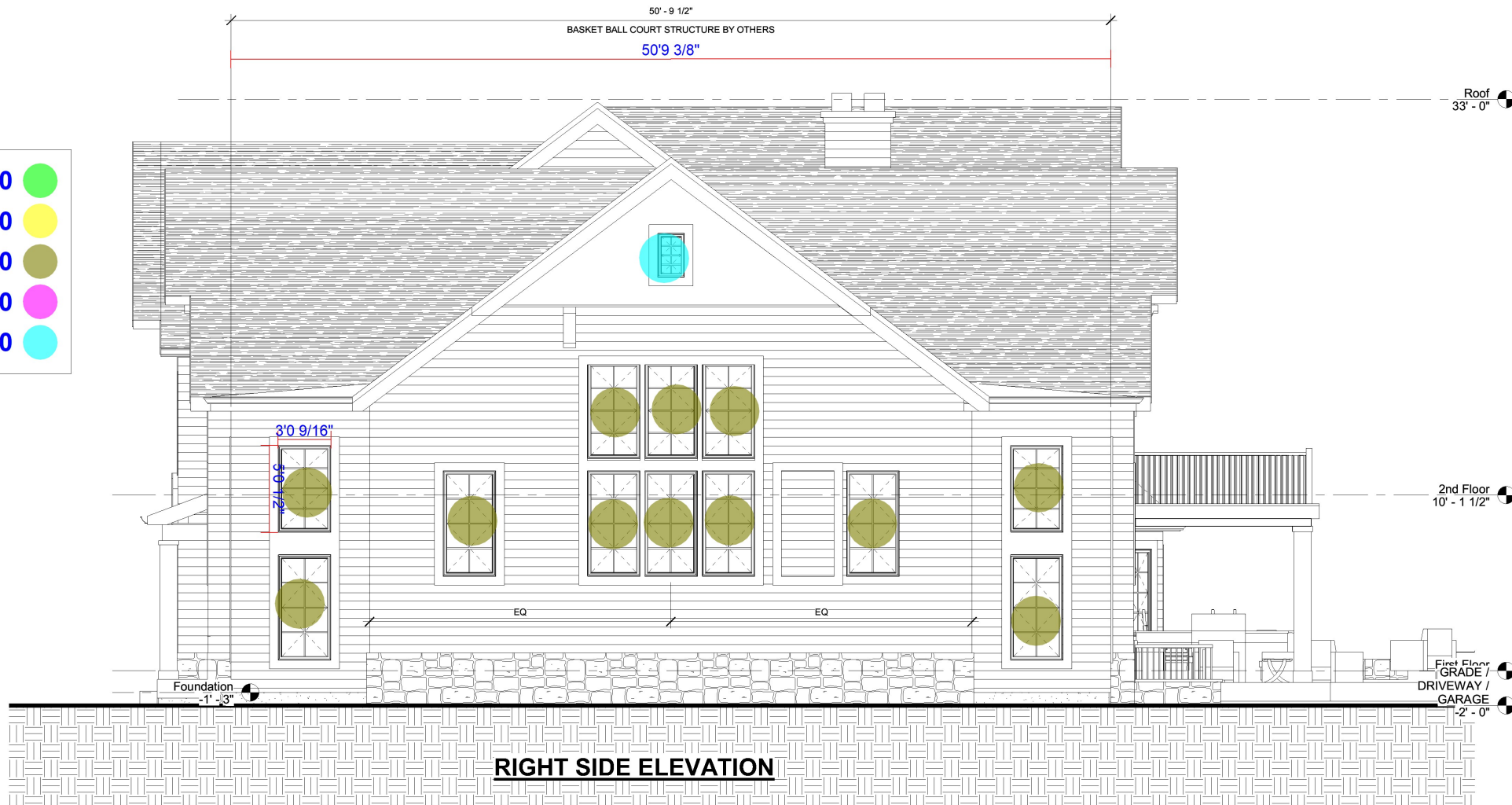
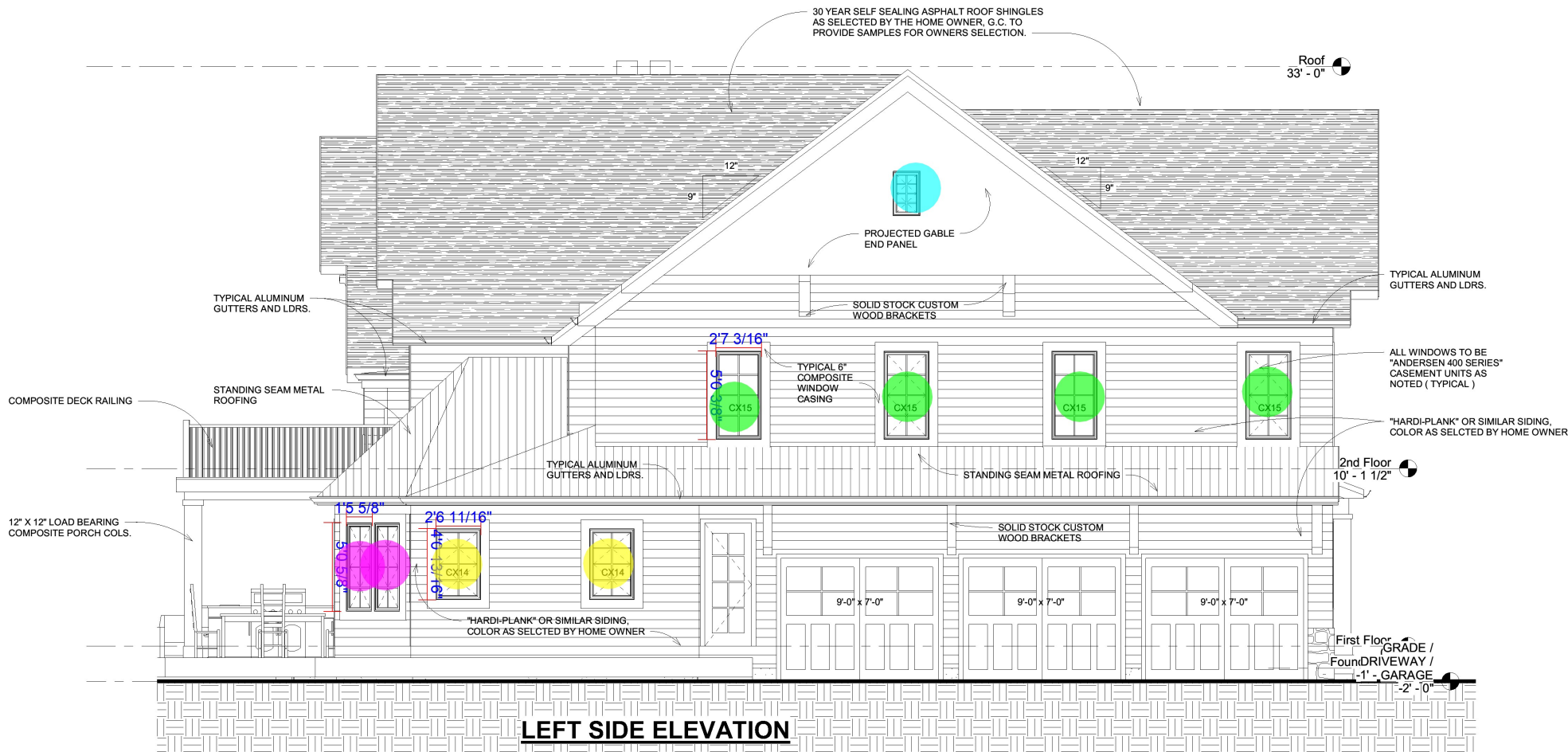
SIDE ELEVATIONS

Date	Issue Date
Drawn by	Author
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A-8

Scale 1/4" = 1'-0"

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• WINDOW: SIZE-2'8"X5'4"	4.0	●
• WINDOW: SIZE-2'7"X4'1"	2.0	●
• WINDOW: SIZE-3'1"X5'2"	12.0	●
• WINDOW: SIZE-1'6"X5'2"	2.0	●
• WINDOW: SIZE-1'8X2'8"	2.0	●

ELECTRICAL NOTES:

- General contractor shall coordinate installation of modular phone jacks as supplied by others; GC shall consult with Owner as to actual locations of jacks prior to installation.
- General contractor shall coordinate installation of cable tv jacks as supplied by others; GC shall consult with Owner and Architect as to actual locations of jacks prior to installation.
- All thermostats and/or other HVAC controls shall be supplied and installed by GC. GC shall consult with HVAC Engineer and Architect regarding actual locations of equipment.
- General Contractor shall consult with Electrical Contractor and Architect as to all new sub panels are required for new work, and their locations.
- All interior wiring to be Copper Romex Cable N M with ground. All wiring to be in accordance with the NEC.
- Wiring to be sized as follows: 15A-#14, 20A-#12, 30A-#10, 45A-#8, etc.
- All receptacles to be grounded (Typical)
- All receptacles, telephone jacks, tv jacks and switches to match existing heights above finished floor.
- Smoke detector alarms, as required by local code official, shall be AC primary source, closed circuit and shall be electronically or mechanically supervised, with battery backup. For bidding purposes, assume one detector per level in existing house.
- General contractor shall coordinate installation of new security system as supplied by Owner; GC shall set a starting date; GC shall coordinate locations of security equipment with light switching as approved by Architect.
- All new stereo speaker system wiring shall be supplied and installed by others; GC shall coordinate speaker wiring with rough wiring as called for on these drawings.

ELECTRICAL SYMBOL LEGEND

 DUPLEX RECEPTACLE

 DUPLEX RECEPTACLE, GROUND FAULT CURRENT INTERRUPTED

 DUPLEX RECEPTACLE, WEATHER PROOF HOUSING

 DUPLEX RECEPTACLE AT APPLIANCE LOCATION, DEDICATED AS REQUIRED BY NEC

 SINGLE POLE SWITCH

 THREE-WAY SWITCH

 THREE-WAY DIMMER SWITCH

 EXHAUST FAN, 50 CFM MIN., GC INSTALL

 SMOKE ALARM, HARDWIRED INTERCONNECTED

 CARBON MONOXIDE DETECTOR, HARDWIRED / INTERCONNECTED

 THERMOSTAT CONTROL

 T.V. LOCATION

 RECESSED PIN SPOT

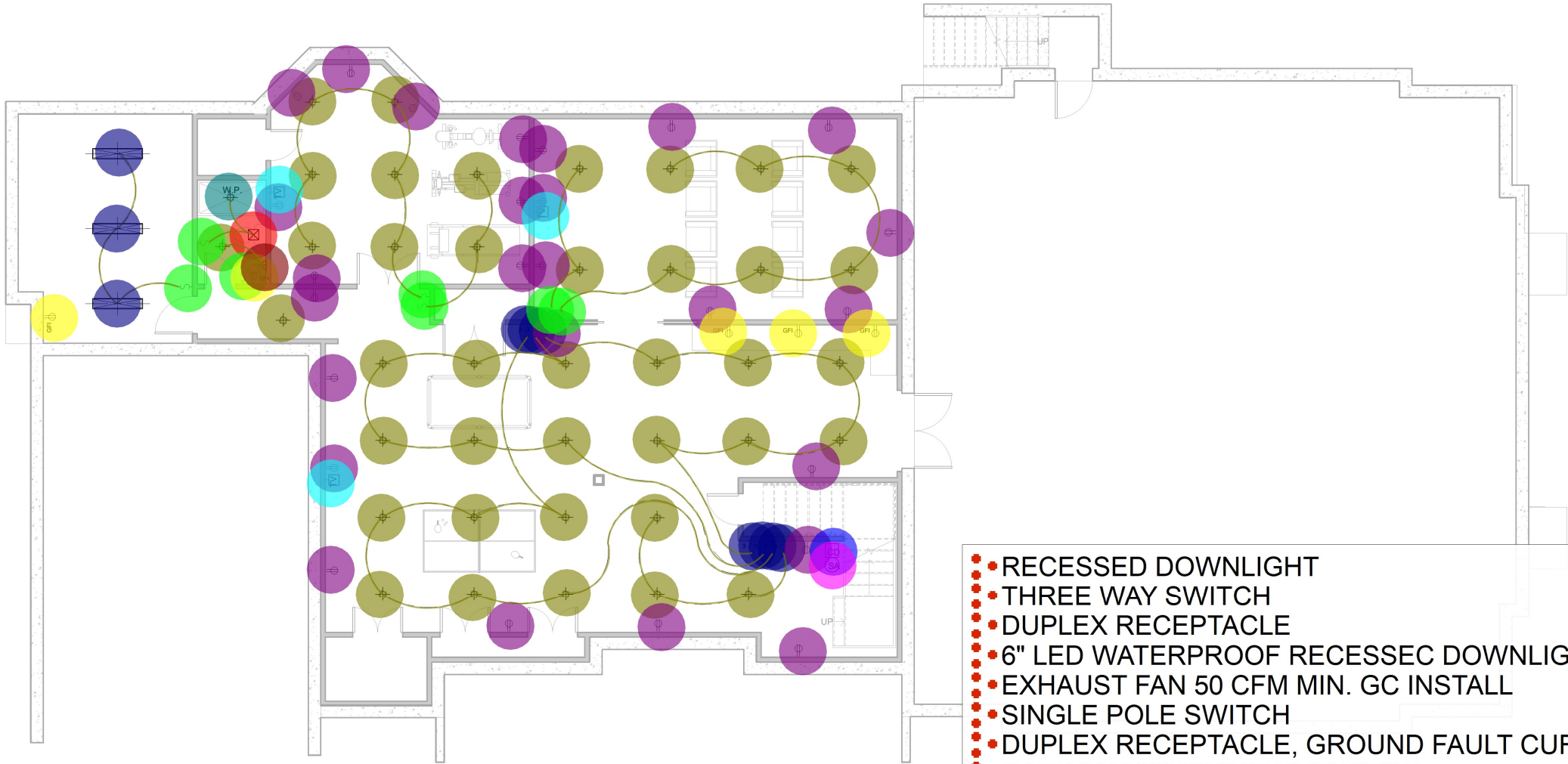
 RECESSED DOWNLIGHT

 SCONCE

 CEILING MOUNTED FIXTURE

LIGHTING FIXTURE SCHEDULE

'A'	6" LED RECESSED DOWNLIGHT
'B'	4" LED RECESSED DOWNLIGHT
'C'	PENDANT FIXTURE AS SELECTED BY OWNER, GC INSTALL
'D'	SURFACE MOUNTED FIXTURE AS SELECTED BY OWNER, GC INSTALL
'E'	LED UNDER CABINET LIGHT
'F'	EXHAUST FAN, VENT TO EXTERIOR
'G'	VANITY LIGHTS AS SELECTED BY OWNER, GC INSTALL
'H'	EXTERIOR CARRIAGE LAMP AS SELECTED BY OWNER, GC INSTALL
'I'	CLOSET LIGHT
'WP'	6" LED WATERPROOF RECESSED DOWNLIGHT



1 Basement Electrical
3/16" = 1'-0"

- RECESSED DOWNLIGHT
- THREE WAY SWITCH
- DUPLEX RECEPTACLE
- 6" LED WATERPROOF RECESSEC DOWNLIGHT
- EXHAUST FAN 50 CFM MIN. GC INSTALL
- SINGLE POLE SWITCH
- DUPLEX RECEPTACLE, GROUND FAULT CURRENT INTERRUPTED
- CARBON MONOXIDE DETECTOR
- SMOKE ALARM
- T.V LOCATION
- CEILING MOUNTED FIXTURE
- WIRES
- LIGHT FIXTURE

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Hildie Lazar	39.0		
N. 304800	7.0		
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	5.0		
	1.0		
	1.0		
	3.0		
	1.0		
	367.1 FT		
	3.0		

Date	1.0	Issue Date
Drawn by		Author
Checked by		Checker

Scale As indicated

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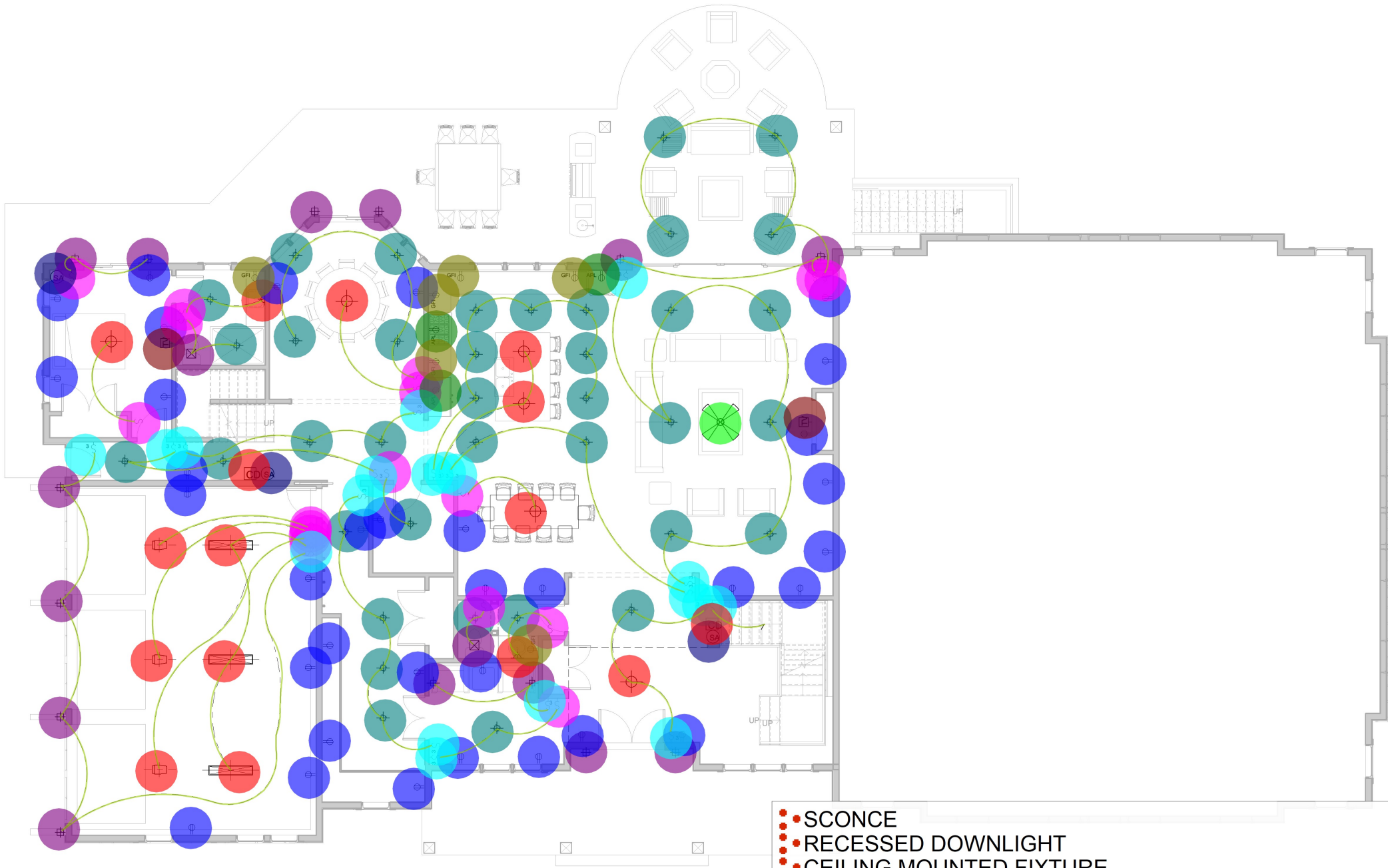
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FLOOR ELECT

Issue Date
Author
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E2

Scale 3/16" = 1'-0"



- SCNCE
- RECESSED DOWNLIGHT
- CEILING MOUNTED FIXTURE
- DUPLEX RECEPTACLE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- T.V LOCATION
- DUPLEX RECEPTACLE APPLIANCE LOCATION DEDICATED AS REQUIRED ...
- DUPLEX RECEPTACLE GROUND FAULT CURRENT INTERRUPTED
- SMOKE ALARM
- EXHAUST FAN 50 CFM MIN. GC INSTALL
- CARBON MONOXIDE DETECTOR
- CEILING FAN
- WIRES

- 14.0
- 38.0
- 14.0
- 34.0
- 17.0
- 19.0
- 2.0
- 3.0
- 6.0
- 3.0
- 2.0
- 2.0
- 1.0

629.8 FT

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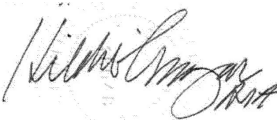
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Hildie Lazar, A.I.A.

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NJ LICENSE #21A101804800

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2ND FLOOR ELECT

Date	Issue Date
Drawn by	Author
Checked by	Checker
	E3
Scale	3/16" = 1'-0"

