

**EXISTING /DEMOLITION ATTIC FLOOR PLAN**

3/16" = 1'-0"

**DEMOLITION NOTES:**

DISCONNECT ALL ELECTRIC, PLUMBING LINES IN EFFECTED AREAS SAFELY CAP & SECURE ALL PIPING AND WIRING.

All demolition operations, repair operations and alteration operations to be done in accordance with NJ Building Code.

Use all means necessary to protect existing objects, windows, plumbing lines, etc. to remain and in the event of damage, immediately make all repairs and replacements necessary under the approval of the architect, structural engineer and owner.

Before commencing the work, the contractor must carefully verify at the site all objects to be preserved and/or removed.

Provide and maintain temporary protection of existing structure designated to remain.

Contractor shall remove all work no longer needed in order to properly carry out this alteration. All work removed - unless otherwise directed by owner - shall be taken from the premises without delay.

Contractor shall do all cutting and patching required in order to properly finish this alteration.

Contractor shall thoroughly brace and shore up all areas affected by the new work. No new work shall be started until shoring has been set, braced and properly secured to existing elements.

**GENERAL NOTES:**

UNLESS MARKED "NA" (not applicable) THE FOLLOWING SHALL BE CONSIDERED TO FORM A PART OF THIS CONTRACT WORK: All construction performed and all materials supplied shall comply with the following codes:

- 2018 International Building Code - NJ Edition
- 2017 National Electrical Code - NJ Edition
- 2018 National Standard Plumbing Code - NJ Edition

Contractors are cautioned that familiarity with the Accident Prevention Requirements documents is essential to the proper execution of this work. All contractors and their subcontractors shall carry insurance that will protect the owner from claims for damages for personal injuries, including death, which may arise in connection with this project. 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.

Notify Architect sufficiently in advance to allow for clarification or revision to plans.

Protect all work, driveways, walks, etc. during and after construction until final acceptance. Build all necessary barricades and furnish all necessary light and danger warnings.

Dimensions of work shall not be determined by scale or rule, but figured dimensions shall be followed at all times.

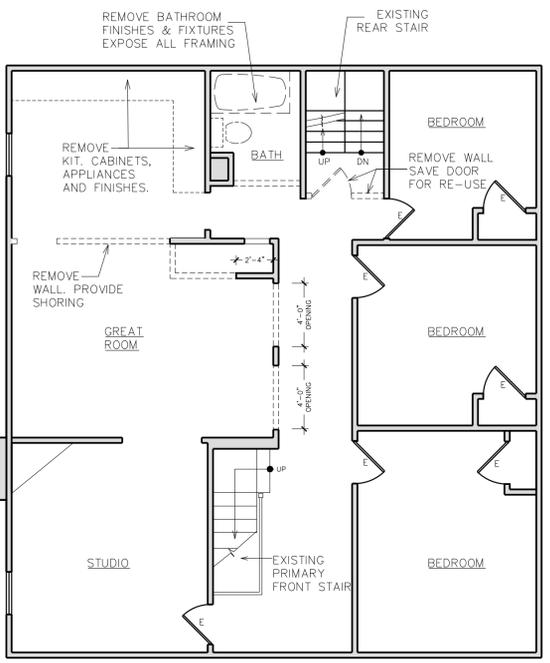
All reasonable precautions shall be taken against fire throughout all the contractor's operations. The amount of inflammable material shall be reduced to a minimum consistent with the proper handling and storing of materials. Provisions shall be made for the extinguishing of all fires.

The general contractor shall verify all measurements of his own or others at the site, and shall be responsible for the correctness of same as related to his work.

The contractor shall supply all materials, fixtures 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. Contractor shall add a sufficient sum in his base bid to cover the cost of patching, trim, blocking, etc. that may be required to properly complete this work.

**EXISTING/DEMO PLANS/NOTES**

REVISION NO.	DATE OF REVISION	DESCRIPTION OF REVISION

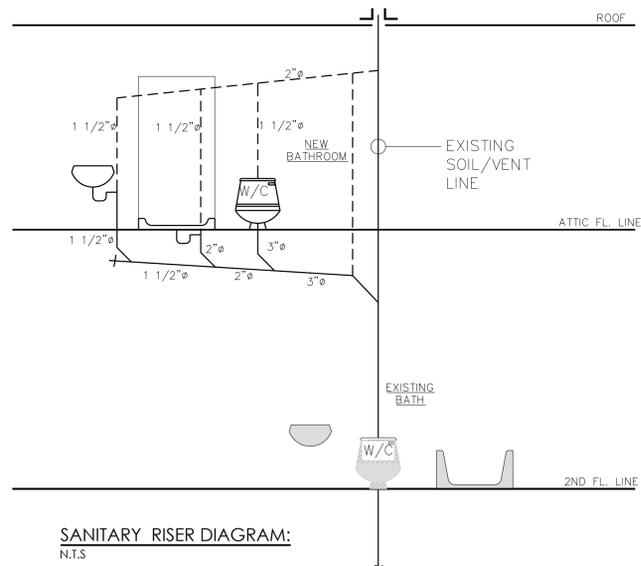


**EXISTING /DEMOLITION 2ND FLOOR PLAN**

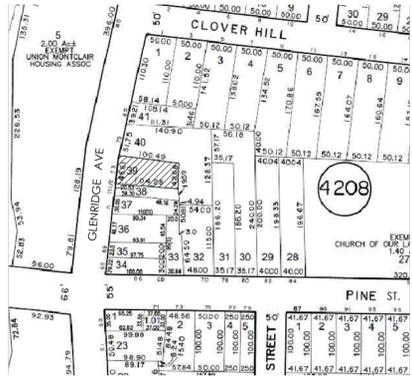
3/16" = 1'-0"

**PROJECT DESCRIPTION :**

- 1) INTERIOR ALTERATIONS TO 2ND LEVEL APARTMENT INVOLVING KITCHEN, BATHROOM AND MINOR PARTITION WORK.
- 2) FINISHED COMMON ATTIC TO BECOME PART OF 2ND FLOOR APARTMENT.
- 3) PARTIAL RECONSTRUCTION OF DAMAGED ROOF OF DORMER FRAMING.
- 4) INSTALLATION OF BATHROOM AND PARTITION WORK WITHIN ATTIC.

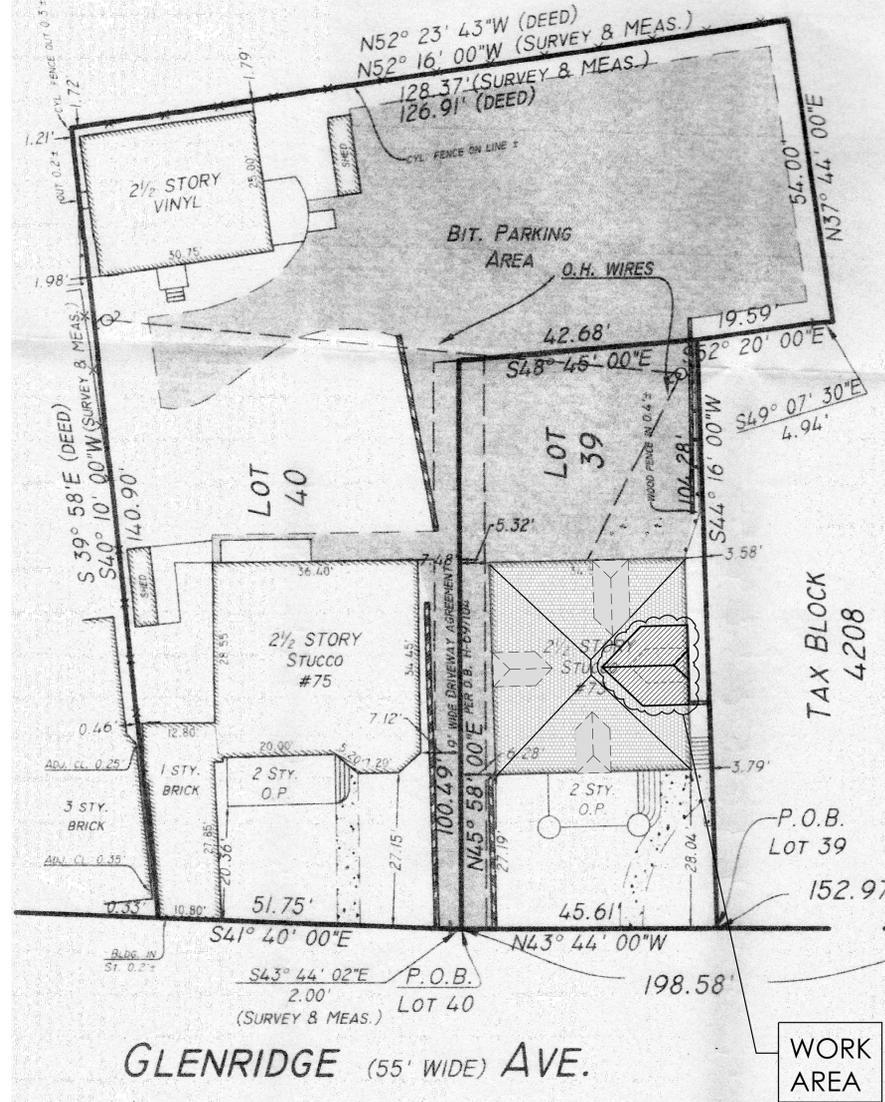


**SANITARY RISER DIAGRAM:**  
N.T.S.



**KEY PLAN**

N.T.S.



**SITE PLAN:**

1" = 15'-0"



**NOTE:** INFORMATION ON SITE PLAN TAKEN FROM SURVEY PREPARED BY: STEVEN L. KOESTNER P.E. & L.S. NJ LIC. # 27901 HACKENSACK, NJ 7602

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	INT. WALLS - NEW 3 5/8" 20 GA METAL STUDS @ 16" O.C. W/ 5/8" FCX GB EA. SIDE FULL HT. TO DECK.

PROJECT INFORMATION	
BUILDING CONSTRUCTION:	5-B
USE GROUP :	R-3 (2-FAMILY)

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PROJECT #	21-06	DATE:	04/26/2021
DRAWN BY:	MP	SCALE:	AS NOTED

PROPOSED  
**ALTERATIONS AND STRUCTURAL ROOF REMEDIATION**  
73 GLENRIDGE AVE, MONTICLAIR, NEW JERSEY, 07042