

## GENERAL NOTES:

- THE SCOPE OF WORK INVOLVES THE INTERIOR ALTERATION WORK WITH NEW PARTITION LAYOUT FOR APARTMENT UNITS 2L AND 3R.
- THIS IS LEGAL SIX FAMILY HOUSE, ADDRESS IS 167 SMITH STREET, ELIZABETH, NJ. THE PROPERTY IS LOCATED IN ZONING R-2 RESIDENTIAL ZONING DISTRICT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH NJ, STATE AND LOCAL BUILDING CODES AND REGULATIONS. AS PER THE 2018 INTERNATIONAL RESIDENTIAL CODE (NEW JERSEY EDITION), 2017 - NATIONAL ELECTRIC CODE. 2018 NATIONAL STANDARD PLUMBING CODE. 2018 INTERNATIONAL MECHANICAL CODE. 2018 INTERNATIONAL FIRE CODE.
- THE GENERAL CONTRACTOR AND ALL HIS SUBCONTRACTORS MUST COMPLY WITH ALL BUILDING RULES AND REGULATIONS AT ALL TIMES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND/OR BUILDING BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO PERFORMING WORK IN OR ORDERING MATERIALS FOR THE AFFECTED AREAS. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY!
- THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- APPLICATION FOR THE CONSTRUCTION PERMITS SHALL BE PROCESSED THROUGH THE NYC DEPARTMENT OF BUILDINGS APPLICATION FOR CONSTRUCTION DOCUMENT APPROVAL IN ACCORDANCE WITH CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE.
- COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL PATCH AND REPAIR ALL FLOORS, WALLS, CEILINGS, ETC., DAMAGED OR EXPOSED DUE TO WORK OR REMOVALS AND FINISH TO MATCH ADJOINING SURFACES.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING FIXTURES PRIOR TO THE CONSTRUCTION OF PARTITIONS BEHIND SUCH FIXTURES.
- THE DISTANCE FROM DOOR JAMBS TO ADJACENT PARTITIONS, SHALL NOT BE LESS THAN 4" UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL ELECTRICAL AND PLUMBING INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
- DIMENSIONS ON PLANS ARE INDICATED FROM SURFACE TO SURFACE BETWEEN WALLS, PARTITIONS AND OTHER ITEMS INCLUSIVE OF FINISHES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIED USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
- G.C. TO INFORM THE ARCHITECT IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND EXISTING SITE CONDITIONS. NO WORK IS TO PROCEED UNTIL DISCREPANCIES ARE CLARIFIED & CORRECTED.
- G.C. IS RESPONSIBLE FOR THE DISTRIBUTION OF ALL DRAWINGS TO ALL SUBCONTRACTORS. PARTIAL SETS DO NOT CONSTITUTE COMPLETE DOCUMENTS & AS SUCH DO NOT DELINATE ALL ITEMS OF WORK & THEIR COORDINATION WITH OTHER TRADES. ANY ERRORS OR OMISSIONS BY ANY SUBCONTRACTOR RESULTING FROM LACK OF FULL DOCUMENTATION, I.E.: INFORMATION WAS ON A DRAWING OR IN PART OF THE SPECIFICATIONS WHICH A SUBCONTRACTOR NEVER RECEIVED. IT IS THE RESPONSIBILITY OF THE G.C.
- G.C. MUST CARRY COMPENSATION & LIABILITY INSURANCE, AS WELL AS WORKMAN'S COMPENSATION AND DISABILITY. G.C. SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES, CONTRIBUTIONS & OTHER EXPENSES ATTRIBUTABLE TO THE WAGES OF EMPLOYEES PERFORMING REQUIRED WORK.
- G.C. SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK ASSOCIATED WITH THE INTERIOR ALTERATION WORK. DRAWINGS INDICATE THE LOCATIONS FOR EITHER NEW CONSTRUCTION OR EXISTING CONDITIONS TO REMAIN. G.C. TO VERIFY WITH ARCHITECT THOSE ITEMS NOT INDICATED THAT ARE TO BE REMOVED.
- G.C. SHALL BE RESPONSIBLE FOR MAKING ALL REPAIRS TO ADJACENT AREAS TO AREA OF WORK DAMAGED DURING PERIOD OF CONSTRUCTION. PROVIDE ADEQUATE PROTECTION TO ALL AREAS OUTSIDE THE SCOPE OF WORK. G.C. SHALL HAVE AREA "BROOMSWEPT" CLEAN & DEBRIS REMOVED ON A DAILY BASIS.
- G.C. SHALL REMOVE ALL DEBRIS AS IT ACCUMULATES ON THE JOB SITE FROM THE BUILDING. NO DEBRIS SHALL BE LEFT IN THE CORRIDORS AT ANY TIME.

22.G.C. SHALL LEAVE THE JOB SITE VACUUM/BROOMSWEPT CLEAN AT THE END OF EACH WORKDAY AND AT THE COMPLETION OF THE PROJECT. ALL HARDWARE, METAL & GLASS, AND DOORS SHALL BE CLEANED.

23.THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

### SPECIAL AND PROGRESS INSPECTIONS:

AS PER NYC ADMINISTRATIVE CODE/2014 SECTIONS AC 28-115 & AC 28-116 SPECIAL & PROGRESS INSPECTIONS SHALL BE PERFORMED DURING THE FOLLOWING CONSTRUCTION PHASES:

- FRAME INSPECTION AS PER SECTION BC 109.3.3
- ENERGY CODE COMPLIANCE INSPECTION AS PER BC 109.3.4
- FINAL INSPECTIONS AS PER 28-116.24.2, BC 109.5 & DIRECTIVE 14 OF 1975.

### TENANTS SAFETY NOTES:

1. CONSTRUCTION WILL BE CONFINED TO THE CELLAR FLOOR INTERIORS, AND 2ND FLOOR INTERIORS AND WILL NOT CREATE DUSTS, DIRT OR OTHER INCONVENIENCES TO TENANTS WITHIN THE BUILDING.

2. CONSTRUCTION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR THE TENANTS OF THE BUILDING.

3. CONSTRUCTION OPERATION WILL NOT INTERRUPT HEAT, WATER OR ELECTRICAL SERVICES TO TENANTS OF THE BUILDING.

4. CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS 8AM TO 5PM MONDAYS TO FRIDAYS, EXCEPT LEGAL HOLIDAYS.

5. THERE SHALL BE NO ONE OCCUPYING THE CELLAR FLOOR BEING RENOVATED DURING THE COURSE OF CONSTRUCTION.

6. ALL WORK SHALL BE PERFORMED ACCORDING TO ARTICLE 19 OF NYC 1968 CODE.

1. SECURE BUILDING MATERIALS ON SITE IN A LOCKED AREA CONTROLLED BY OWNER OR CONTRACTOR.

### ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED UNDER A WORK PER FROM THE NYC BUREAU OF ELECTRICAL CONTROL (BEC) AS REQUIRED.

3. ALL ELECTRICAL EQUIPMENT & WIRING SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE OF THE CITY OF NEW YORK.

4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVAL, AFFIDAVITS, CERTIFICATIONS, SIGN-OFFS, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES.

5. A LOAD LETTER FROM A N.J. LICENSED ELECTRICIAN IS REQUIRED STATING THE AVAILABLE ELECTRICAL SERVICE CAPACITY FOR THE SPACE IS SUFFICIENT AND THE PROPOSED LOADS WILL BE ADEQUATE.

NOTE: THESE PLANS COMPLY WITH THE 2018 - INTERNATIONAL RESIDENTIAL CODE (NEW JERSEY EDITION)

NOTE: THESE PLANS COMPLY WITH THE 2011 - NATIONAL ELECTRIC CODE

NOTE: THESE PLANS COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE/2018 OF THE NATIONAL ASSOCIATION OF PLUMBING - HEATING / COOLING CONTRACTORS.

NOTE: THESE PLANS COMPLY WITH THE INTERNATIONAL MECHANICAL CODE/ 2018 OF THE INTERNATIONAL CODE COUNCIL INC. - ICC

NOTE: THESE PLANS COMPLY WITH THE 2018 INTERNATIONAL FIRE CODE.

NOTE: THESE PLANS COMPLY WITH 2018 NATIONAL STANDARD PLUMBING CODE

### BUILDING DATA:

USE GROUP (EXISTING)----- R-2  
USE GROUP (PROPOSED)----- R-2  
CONSTRUCTION CLASSIFICATION ----- 5A  
(EXISTING PROPOSED)  
BASEMENT AREA (EXISTING)----- 1,441 S.F.  
BASEMENT AREA (PROPOSED)----- 1,441 S.F.  
FIRST FLOOR AREA (EXISTING)----- 1,518 S.F.  
FIRST FLOOR AREA (PROPOSED)----- 1,518 S.F.  
SECOND FLOOR AREA (EXISTING)----- 1,563 S.F.  
SECOND FLOOR AREA (PROPOSED)----- 1,563 S.F.  
THIRD FLOOR AREA (EXISTING)----- 1,519 S.F.  
THIRD FLOOR AREA (PROPOSED)----- 1,519 S.F.  
EXISTING BUILDING HEIGHT ----- 31'-2"++  
PROPOSED BUILDING HEIGHT ----- 34'-2"++

### SITE DATA:

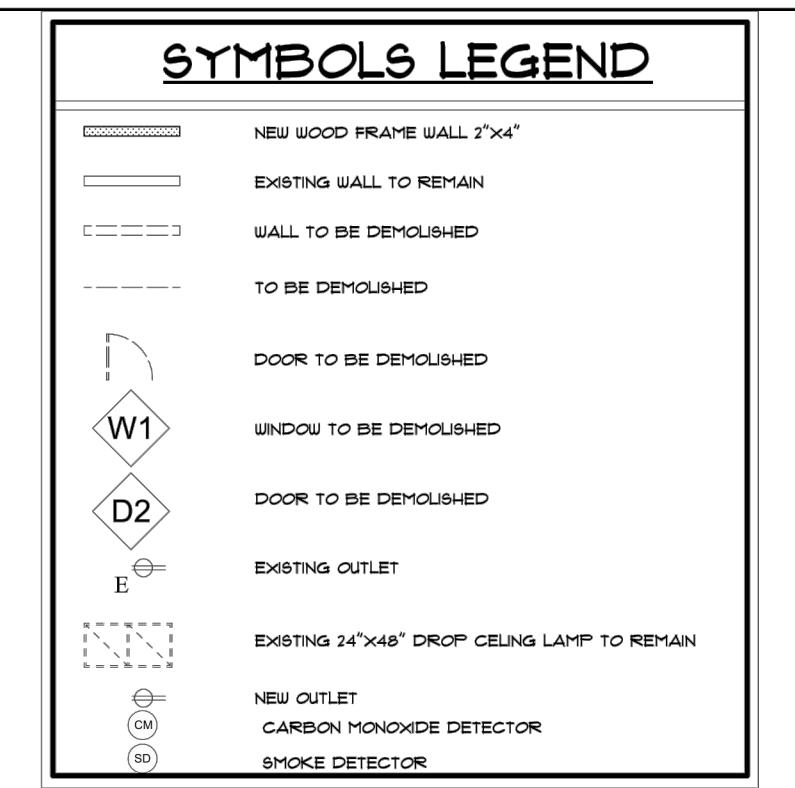
ZONING ----- R-2  
BLOCK ----- 1  
LOT ----- 1223

### OCCUPANCY:

TOTAL OCC.----- RESIDENTIAL

### PARTITION SCHEDULE

2" X 4" WOOD STUDS @ 16" O.C.  
WITH 5/8" SHEETROCK TO BE  
TAPE, SPACKLED AND PAINTED



## BUILDING DEPARTMENT NOTES:

- WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK. WORK SHALL BE IN CONFORMANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (NEW JERSEY EDITION).
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY PORTIONS OF THE WORK, IN THE CONTRACT DOCUMENTS THAT ARE AT VARIANCE WITH THE ABOVE.
- ALL MATERIALS, ASSEMBLIES, FORMS OF CONSTRUCTION AND SERVICE EQUIPMENT REGULATED BY CODE SHALL MEET THE FOLLOWING REQUIREMENTS:

a). THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OF STANDARDS AND APPEALS OR MEA.

b). THEY SHALL HAVE BEEN ACCEPTED FOR THE USE UNDER THE PRESCRIBED TEST METHODS BY THE COMMISSIONER (OR)

c). APPROVED BY THE OFFICE OF TECHNICAL CERTIFICATION AND RESEARCH (OTCR)

d). SHALL BE LISTED AND LABELED BY DOB RECOGNIZED AGENCY TO MEET REQUIRED STANDARD.

4. THESE DRAWINGS HAVE BEEN PREPARED BY AT THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT ARE IN COMPLIANCE WITH NYC CONSTRUCTION CODES, INCLUDING THE LATEST ENERGY CONSERVATION CODE.

5. ALL WORK SHALL COMPLY WITH SECTION CODE IRC SECTION ON "ACCESSIBILITY" AND ICC A117.1.2003.

6. ALL NEW WORK SHALL COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

7. ALL NEW INTERIOR FINISHES SHALL BE CONSTRUCTED OF MATERIALS MEETING FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS OF INTERNATIONAL FIRE CODE 2018.

8. ALL PLUMBING FIXTURES INSTALLED UNDER THIS CONTRACT SHALL COMPLY WITH INTERNATIONAL PLUMBING CODE.

9. THE PROGRESS INSPECTIONS REQUIRED TO BE PERFORMED DURING CONSTRUCTION FOR ALTERATION PROJECT ARE IDENTIFIED BY THE APPLICANT ACCORDING TO THE SCOPE OF WORK AND LISTED AND DESCRIBED IN THE DRAWINGS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, WHERE AN INSPECTION OR TEST FAILS, THE CONSTRUCTION SHALL BE CORRECTED.

10. CONSTRUCTION SHALL BE SCHEDULED TO ALLOW REQUIRED PROGRESS INSPECTIONS TO TAKE PLACE, AND INTERIOR WALLS, FLOORS, AND ANY OTHER CONSTRUCTION SHALL NOT BE COVERED OR ENCLOSED UNTIL REQUIRED PROGRESS INSPECTIONS ARE

11. COMPLETED OR THE PROGRESS INSPECTOR INDICATES THAT SUCH COVERING OR ENCLOSURE MAY PROCEED AT EACH STAGE OF CONSTRUCTION, AS APPLICABLE.

### PROJECT DESCRIPTION:

THIS PROJECT PROPOSE THE INTERIOR RENOVATION OF A EXISTING 6 FAMILY DWELLING. WE PROPOSE COMPLETE REHAB. ON UNIT 2L AND 3R: 1 KITCHEN, 1 EXISTING BATHROOM TO RENOVATE, 1 NEW BATHROOM, NEW INSULATION IN NEW WALLS, NEW SHEETROCK IN NEW WALLS, NEW PLUMBING, NEW WIRING, NEW GAS PIPING, NEW FLOORS FINISH. NEW FRAME REPAIRS.

### N.J.U.C.C. REQUIREMENTS:

#### DESIGN LIVE LOAD:

- SLEEPING ROOMS ----- 30 P.S.F.  
- NON-SLEEPING ROOMS ----- 40 P.S.F.  
- STAIRS ----- 100 P.S.F.  
- CEILING W/ STORAGE ----- 20 P.S.F.  
- CEILING W/O STORAGE ----- 10 P.S.F.  
- CATHEDRAL CEILING ----- 40 P.S.F.  
- ROOF ----- 30 P.S.F.  
- DECK ----- 60 P.S.F.  
- BALCONY ----- 60 P.S.F.

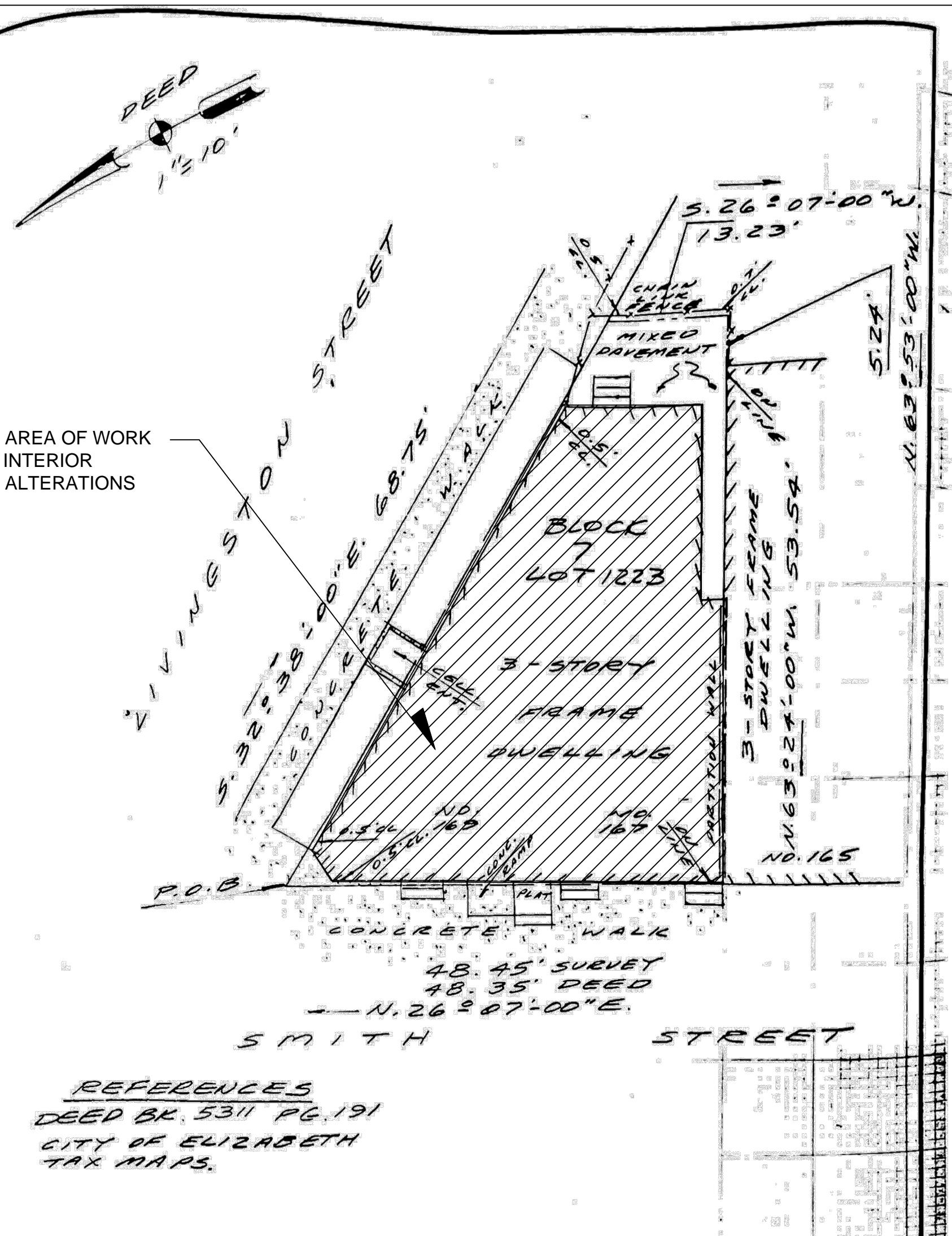
### ENERGY CONSERVATION CODE

NOTE: ALL MATERIALS AND METHODS USED IN CONSTRUCTION SHALL COMPLY WITH THE LATEST ENERGY CONSERVATION CODE.

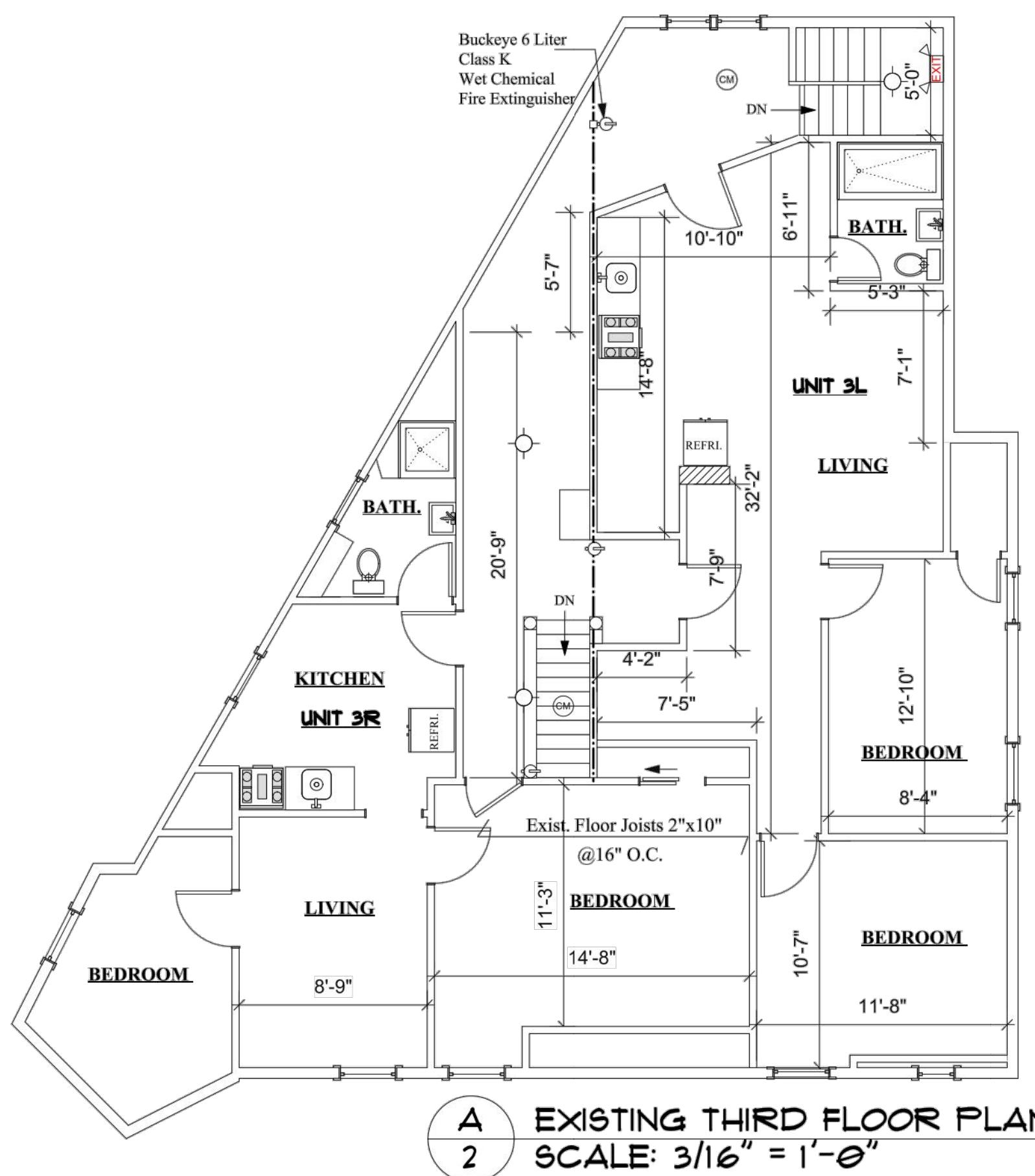
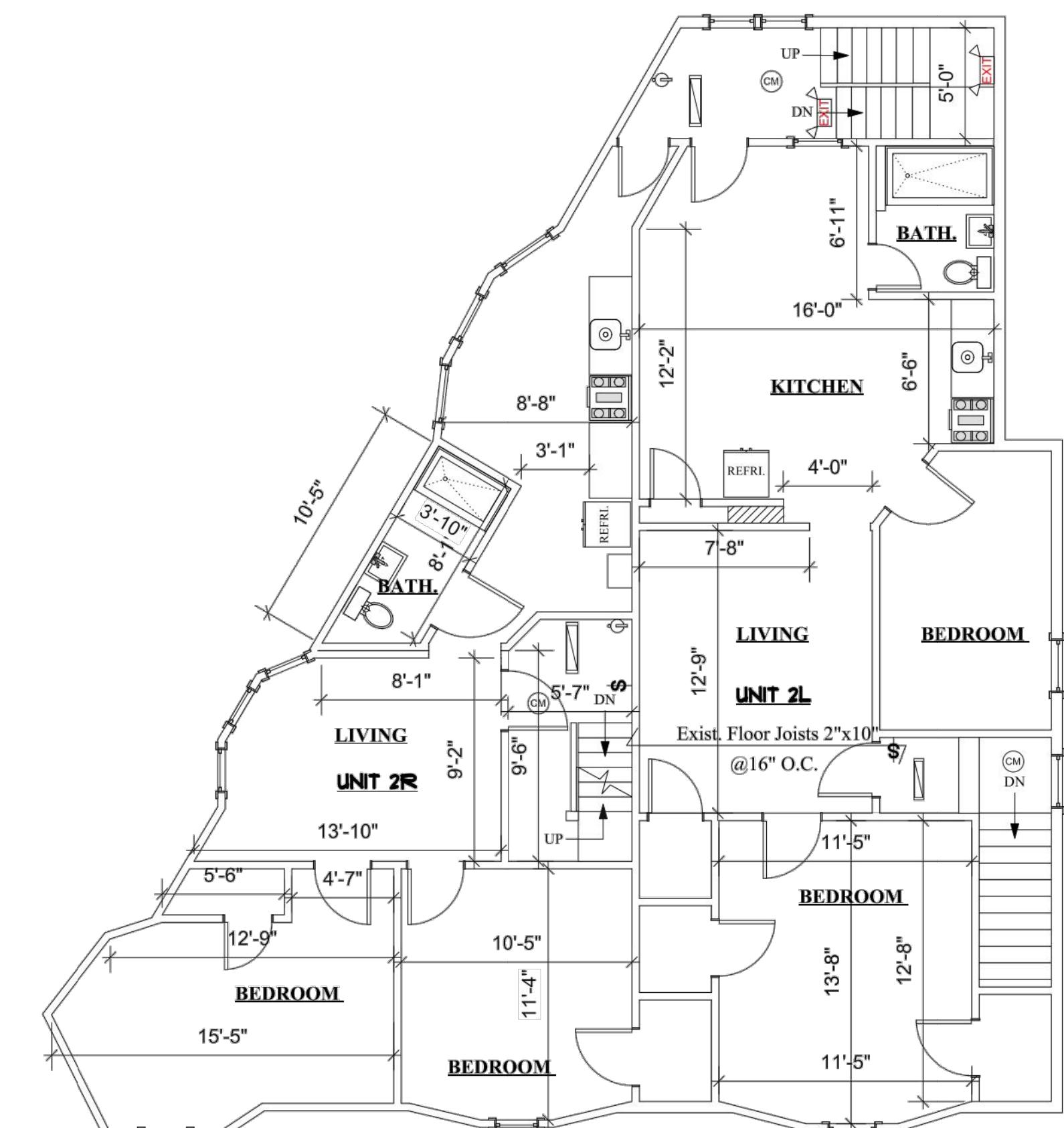
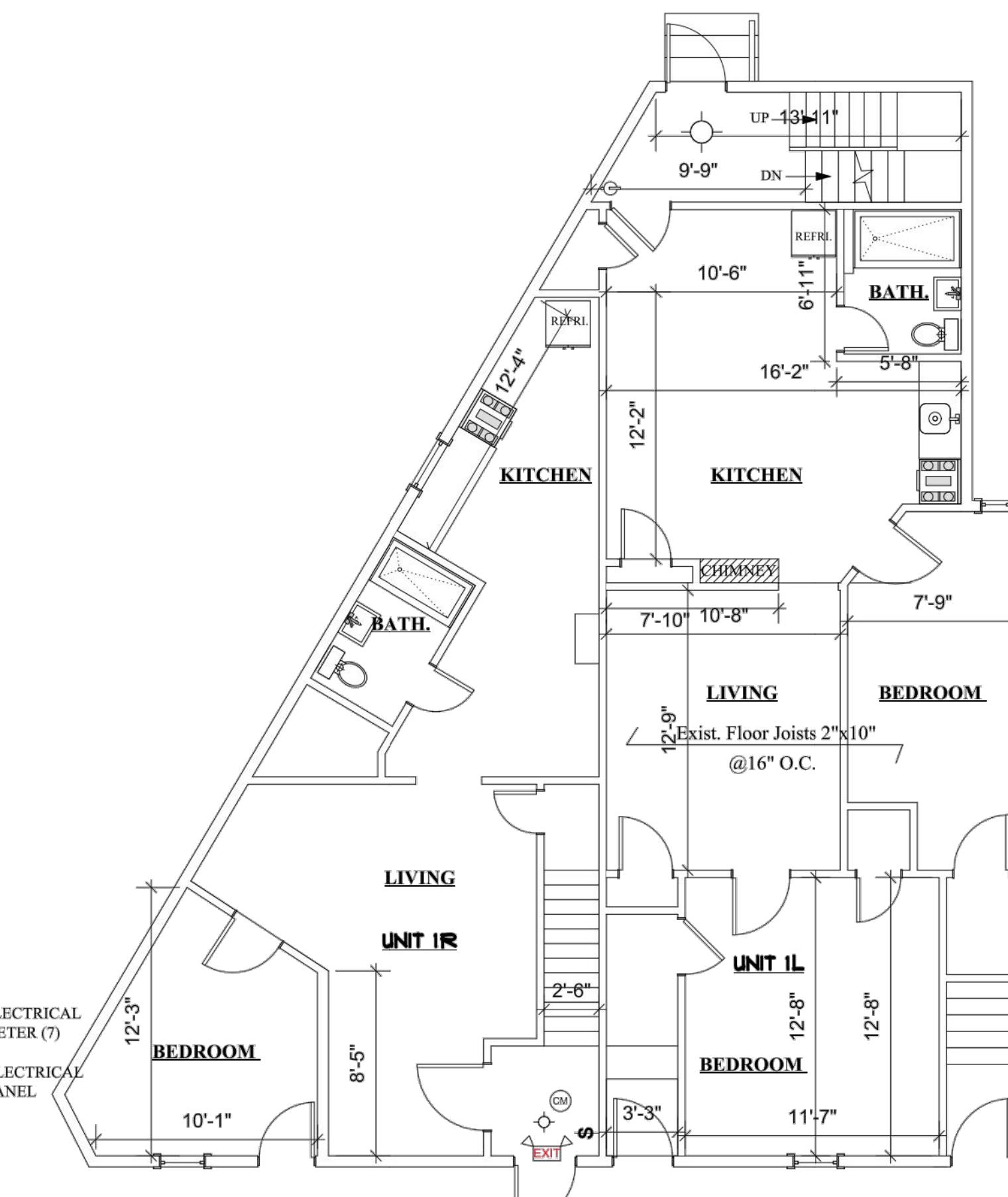
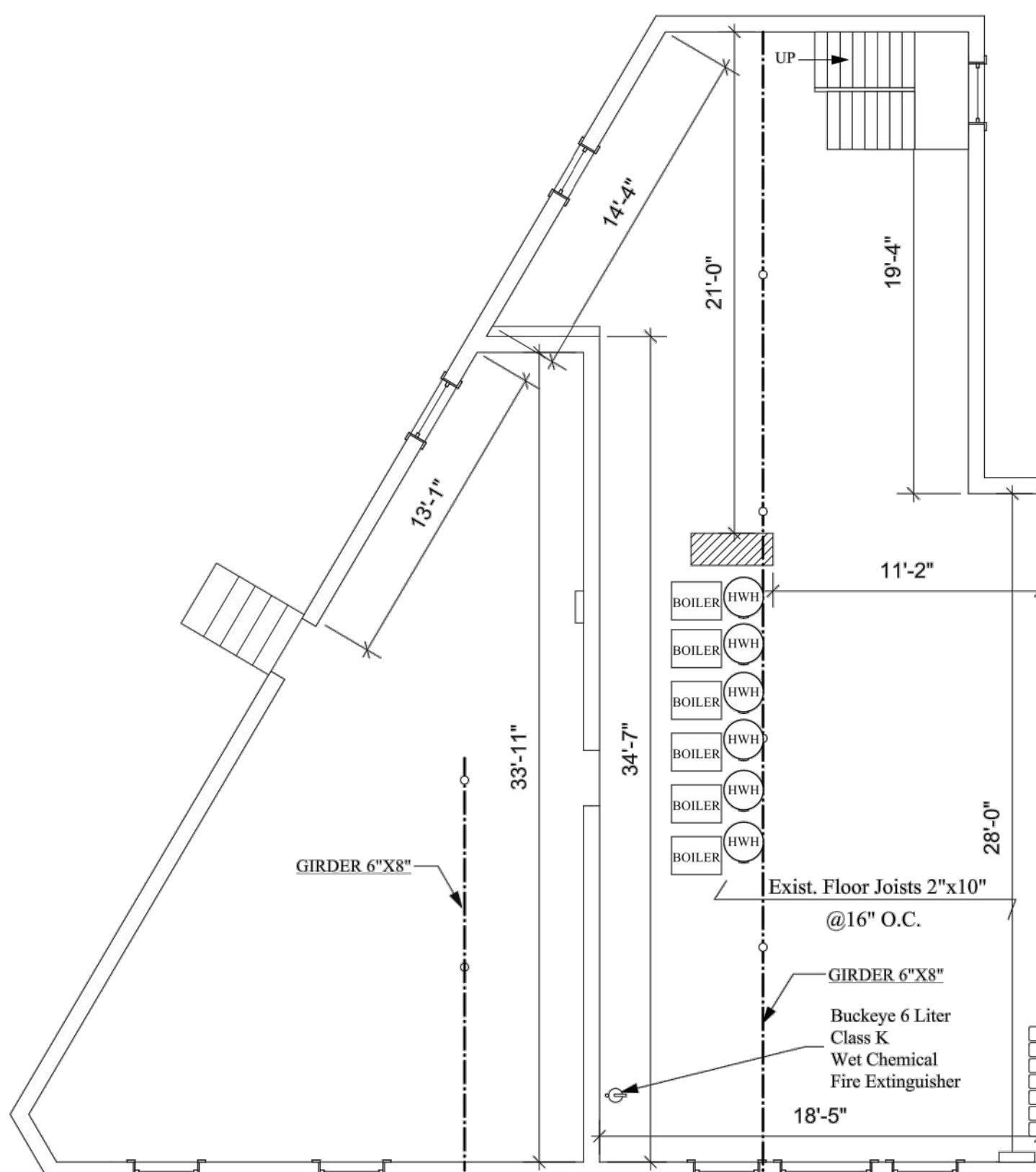
#### AIR LEAKAGE: MAXIMUM INFILTRATION RATES

- WINDOWS: 0.5 CFM PER FOOT OF SASH CRACK  
- SLIDING DOORS: 0.5 CFM PER SQ. FT. OF DOOR AREA  
- SWINGING DOORS: 125 CFM PER SQ. FT. OF DOOR AREA

NOTE: ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATIONS AT MEETING WALLS, FLOORS AND ROOFS, SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED.



<p><b>GENERAL NOTES:</b></p> <p>1) A. IT IS THE INTENTION OF THESE CONSTRUCTION DOCUMENTS TO SHOW EXISTING AND NEW CONDITIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY EACH AND EVERY CONDITION AND INFORM THE ARCHITECT TO ANY CONFLICTS. ARCHITECT WILL FURNISH THE NECESSARY INFORMATION TO CONTRACTOR AS REQUESTED BY CONTRACTOR. NO WORK SHALL BE INSTALLED OR FABRICATED WHICH DEPEND UPON SUCH INFORMATION. THE FURNISHING OF SUCH INFORMATION FOR CLARIFYING WORK SHALL NOT BE GROUNDS FOR A CHANGE ORDER EXTRA IN WORK.</p> <p>B. IN CASE OF CONFLICTS BETWEEN ELEMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS OBLIGATED TO HAVE BASED HIS BID ON THE MORE EXPENSIVE METHOD, IN MATERIAL, FINISH, OR CONSTRUCTION SEQUENCE. ALSO</p> <ul style="list-style-type: none"> <li>I. LARGER SCALE DETAILS AND PLANS RULE OVER SMALLER SCALE PLANS AND DETAILS.</li> <li>II. THE WRITTEN WORK OVER THE DRAWN LINE PREVAILS</li> <li>III. ADDENDA TO TAKE PRECEDENT OVER THE ORIGINAL CONTRACT DOCUMENTS</li> </ul> <p>2) CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE, AND LOCAL CODES AND ORDINANCES</p> <p>3) ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER WITH ALL NEW MATERIALS. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY FOR PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT THE SITE WHETHER FURNISHED BY THE CONTRACTOR OR THE NEW OWNER.</p> <p>4) ALL INSTALLATIONS SHALL BE FIELD MEASURED BEFORE FABRICATION.</p> <p>5) ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL CARRY INSURANCE THAT WILL PROTECT THE OWNER AND ARCHITECT FROM CLAIMS FROM DAMAGES FOR PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THIS PROJECT.</p> <p>6) CONTRACTOR SHALL KEEP SITE CLEAN AND FREE OF DEBRIS.</p> <p>7) CONTRACTOR TO INDEMNIFY ARCHITECT AND OWNER AND HOLD HARMLESS</p> <p>8) THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS CONSENT.</p> <p>9) ALL PERMITS AND APPROVALS SHALL BE CONTRACTORS RESPONSIBILITY AND ALL REQUIRED BUILDING PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION WORK. DISPLAY PERMITS AT SITE AS REQUIRED.</p> <p>10) CONTRACTOR SHALL NOTIFY APPROPRIATE BUILDING INSPECTORS UPON COMPLETION OF EACH SUB-TRADES WORK AND OBTAIN REQUIRED INSPECTIONS AND APPROVALS PRIOR TO PROCEEDING WITH THE NET PHASE OF THE WORK. CONTRACTORS WILL BE RESPONSIBLE FOR OPENING UP ANY CONSTRUCTION AS REQUIRED BY BUILDING INSPECTOR(S).</p> <p>11) UPON COMPLETION OF THE PROJECT, CONTRACTOR TO SUBMIT CERTIFICATION OF OCCUPANCY, APPROVED BY THE BUILDING DEPARTMENT, TO THE OWNER.</p> <p>12) THE CONTRACTOR SHALL VERIFY WITH THE OWNER THE RESTRICTIONS OF THE BUILDING CONCERNING WORKING HOURS, STORAGE OF MATERIALS AND ACCESS TO THE BUILDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO THE BUILDING.</p> <p>13) ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION</p> <p>14) ALL PLUMBING WORK SHALL BE DONE BY A LICENSED NEW JERSEY PLUMBER. ALL WORK SHALL CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.</p> <p><b>SAFETY NOTES</b></p> <p>1) CONSTRUCTION WORK SHALL BE CONTINUED TO THE BUILDING. CONTRACTOR SHALL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OCCUPIED SPACES IN THE BUILDING. UNLESS NOTED OTHERWISE ALL THE WORK IN OTHER SPACES MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK.</p> <p>2) CONSTRUCTION OPERATIONS WILL NOT BLOCK ENTRANCES TO OTHER PROPERTY.</p> <p>3) CONSTRUCTION OPERATIONS WILL NOT CAUSE INTERRUPTION OF HEATING, WATER, OR ELECTRIC</p> <p>4) ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY GOVERNING UTILITIES AUTHORITY PRIOR TO COMMENCEMENT OF WORK.</p> <p><b>MIC. NOTES</b></p> <p>1. INSTALL BLOCKING IN WALLS FOR BATHROOM ACCESSORIES IN ALL BATHROOMS. DISCUSS WITH OWNER EXACT LOCATIONS.</p> <p>2. ALL WALLS IN BATHROOM ARE TO BE 1/2" GREEN BOARD, WALLS IN SHOWER ARE TO BE 1/2" CEMENT BOARD.</p> <p>3. ALL WALLS AROUND ALL BATHROOMS AND LAUNDRY ROOM ARE TO BE INSULATED WITH SOUND ATTENUATION INSULATION.</p> <p>4. PROVIDE AND INSTALL MARBLE SADDLES AT ALL BATHROOMS AND POWDER ROOM DOORS.</p> <p>5. ALL SHOWERS ARE TO HAVE FRAMLESS, TEMPERED GLASS SHOWER DOOR AND GLASS AROUND SHOWER. DOORS ARE TO BE 2'-0" UNLESS OTHERWISE DETERMINED BY OWNER.</p> <p>6. ALL SHOWERS ARE TO HAVE TILE PAN, AND TILE ON WALLS AND CEILING.</p> <p>7. INSTALL NICHES IN SHOWERS, COORDINATE WITH OWNER SIZE AND LOCATION.</p> <p>8. INSTALL WOOD SHELF AND ROD IN ALL CLOSETS. INSTALL DOUBLE RODS ON ONE SIDE OF EACH CLOSET OF BEDROOMS. DISCUSS ALL OPTIONS OR MODIFICATIONS WITH OWNER.</p>	<p><b>FIRE-BLOCKING NOTES</b></p> <p>1. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, AND BETWEEN A TOP STORY AND THE ROOF SPACE. THIS IS TO BE DONE AT ALL NEW LOCATIONS AND IN EXISTING ARE WHERE EXPOSED FRAMING IS REVEALED AND NOT ALREADY DONE.</p> <p>2. FIRE-BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWING:</p> <ul style="list-style-type: none"> <li>-VERTICALLY AT THE CEILING AND FLOOR LEVELS,</li> <li>-HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'</li> <li>-AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL DROP CEILINGS AND COVE CEILINGS.</li> <li>-IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT TOP AND BOTTOM OF THE RUN.</li> <li>AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE IF FLAME AND PRODUCT OF COMBUSTION.</li> </ul> <p>3. FIRE-BLOCKING MATERIALS:</p> <ul style="list-style-type: none"> <li>-TWO-INCH NOMINAL LUMBER</li> <li>-TWO THICKNESS OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS</li> <li>BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.</li> </ul> <p><b>DOORS AND WINDOWS</b></p> <p>1. ALL INTERIOR DOORS AND HARDWARE ARE TO BE SELECTED BY OWNER.</p> <p>2. ALL EXTERIOR DOORS AND WINDOW HEADS ARE TO BE FLASHED AND Drips ARE TO BE PROVIDED AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE CAULKED.</p> <p>3. ALL EXTERIOR WINDOWS ARE TO BE SUPPLIED BY ANDERSEN WINDOWS AND DOORS. THEY ARE TO BE 400 SERIES WITH SIMULATED DIVIDED LITES WITH SPACER BAR AS INDICATED ON THE DRAWINGS. SCREENS AND HARDWARE ARE TO BE INCLUDED. WINDOWS ARE TO BE PRIMED WOOD INTERIOR WITH CLAD EXTERIORS AND SCREENS SELECTED BY OWNER. HARDWARE LATCHES ARE TO BE SELECTED BY OWNER. EXTERIOR CASING IS TO BE FIELD APPLIED. GLASS IS TO BE LOW E AND INSULATED.</p> <p>4. ALL WINDOWS OPTIONS ARE TO BE REVIEWED WITH OWNER PRIOR TO ANY ORDERING BY GENERAL CONTRACTOR.</p> <p>5. ALL REPLACEMENT WINDOWS MUST BE FIELD MEASURED AND SIZE CHECKED AND CONFIRMED BY G.C. BEFORE WINDOWS ARE ORDERED.</p> <p>6. WINDOW SUPPLIER IS REQUIRED TO HAVE A FULL SET OF DRAWINGS. WINDOW SUPPLIER IS REQUIRED TO VERIFY AND COORDINATE ALL SWINGS AND SIZES BETWEEN PLANS, ELEVATIONS AND SECTIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES OR OMISSIONS.</p> <p>7. IF SUBSTITUTIONS ARE MADE FOR THE NEW DOORS AND WINDOWS IT IS GENERAL CONTRACTOR RESPONSIBILITY FOR COORDINATING THE CHANGES WITH ALL RELATED PARTIES (TRADES, OWNER, ETC)</p> <p>8. AS NOTED ON PLANS EACH BEDROOM HAS AT LEAST ONE WINDOW WHICH MEETS THE 2015 IRC NEW JERSEY EDITION MEANS OF EGRESS REQUIREMENTS. THEY ARE NOTED ON THE PLANS.</p> <p>9. ALL DOORS &amp; WINDOWS SWINGS ARE DETERMINED BY EXTERIOR VIEW. SEE ELEVATIONS FOR ALL SWINGS. (IF APPLICABLE)</p> <p>10. NEW EXTERIOR WALLS MAYBE 2"X6", IF SO, PROVIDE EXTENSION JAMBS FOR THESE WINDOWS &amp; DOORS. REPLACEMENT WINDOWS ARE SET INTO VARYING DEPTH WALLS. G.C. MUST CONFIRM ALL MEASUREMENTS.</p> <p>11. ANY WINDOWS WITHIN 2'-0" OF ANY DOORS ARE TO BE TEMPERED GLASS.</p> <p>12. ALL WINDOWS ON THE SECOND FLOOR OR WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED 6'-0" ABOVE THE FINISHED EXTERIOR GRADE, WINDOW SILL MUST BE 2'-0" OR HIGHER OFF FINISHED INTERIOR FLOOR. CONFIRM GRADE HEIGHT BEFORE WINDOWS ARE ORDERED. ADJUST WINDOW HEAD HEIGHTS AS REQUIRED, AND DISCUSS ANY ISSUES WITH ARCHITECT AND OWNER.</p> <p>13. ANY WINDOWS WITH SILLS BELOW 18" OFF THE FINISHED FLOOR AND MORE THAN 9 S.F. OF GLASS MUST BE TEMPERED GLASS.</p> <p>14. ALL BEDROOMS &amp; BATHROOM DOORS ARE TO BE HAVE LOCKSETS, SELECTED BY OWNER.</p> <p>15. ALL EXTERIOR &amp; INTERIOR DOORS ARE TO BE SELECTED BY OWNER OR G.C.</p> <p><b>ELECTRICAL NOTES</b></p> <p>1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ELECTRIC CODE AND ALL LOCAL ORDINANCES.</p> <p>2. MATERIALS AND EQUIPMENT SHALL BE NEW AND BY "UL" LISTED MANUFACTURERS.</p> <p>3. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADEQUACY OF PROPOSED ELECTRICAL SERVICE FOR ALL WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE SUB PANEL(S) IF REQUIRED</p> <p>4. G.C. TO PROVIDE RECEPTACLES, SWITCHES, SMOKE &amp; CARBON MONOXIDE DETECTORS PER PLAN &amp; PER CODE. LOCATIONS ARE ACCURATE, WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE READILY ACCESSIBLE. DIMMER SWITCHES ARE INDICATED (IF APPLICABLE).</p> <p>5. G.C. TO REVIEW LIGHTING PLAN AND EXACT LOCATIONS OF FIXTURES, OUTLETS, SWITCHES, ETC. WITH OWNER PRIOR TO ROUGH-IN.</p> <p>6. G.C. TO PROVIDE GFI CIRCUITS AND OUTLETS WHERE REQUIRED BY CODE, INSTALL GFCI FIXTURES AT WET AREAS AS NOTED. ALL OUTLETS ARE TO BE GROUNDED TYPE.</p> <p>7. G.C. TO INSTALL SLOPED TRIMS &amp; SLOPED LIGHT FIXTURES FOR ALL SLOPED APPLICATIONS UNLESS OTHERWISE NOTED.</p> <p>8. ALL SWITCHED RECEPTACLES SHALL BE 1/2 HOT.</p> <p>9. ALL WALL SWITCHES TO BE 48" ABOVE FINISHED FLOOR (A.F.F.). ALL SWITCHES ARE TO BE DECORA TOGGLE TYPE SWITCHES, G.C. TO REVIEW ALL OPTIONS UNLESS OTHERWISE NOTED, WITH OWNER.</p> <p>10. SWITCHES SHALL BE GANGED TOGETHER UNLESS OTHERWISE NOTED. IF MORE THAN 5 SWITCHES THEY BE SPLIT INTO SEPARATE GANGS AND STACKED IN ROWS.</p> <p>11. G.C. TO INSTALL SOME DETECTORS AS INDICATED ON THE FLOOR PLANS. ALL SMOKE DETECTORS ARE TO BE HARDWIRED, INTERCONNECTED WITH BATTERY BACK-UPS.</p> <p>12-SMOKE DETECTOR NOTE:</p> <ul style="list-style-type: none"> <li>-EACH BEDROOM TO HAVE HARDWIRED INTERCONNECTED BATTERY BACKUP SMOKE DETECTOR.</li> <li>-EACH FLOOR TO HAVE AN HARDWIRED INTERCONNECTED BATTERY BACKUP SMOKE DETECTOR AND A CARBON MONOXIDE DETECTOR.</li> <li>-AN ALARM DEVICE IS TO BE LOCATED OUTSIDE OF ALL BEDROOM, IT IS TO BE LOCATED NO MORE THAN 10'-0" FROM ANY BEDROOM.</li> <li>-LOCATE ALARM DEVICE SO AS NOT TO CREATE NUISANCE ALARMS.</li> <li>-DO NOT LOCATE:</li> </ul> <ul style="list-style-type: none"> <li>-WHERE HUMIDITY OR TEMPERATURE IS OUTSIDE OF</li></ul>
---	--



ARCHITECT OF RECORD:  
**ASHOK ARCHITECTURE  
DESIGN, PLLC**  
202-43, 46TH ROAD, BAYSIDE, NY 11361.  
T. 718-807-6006, F. 718-224-2552  
MAIL TO: ASHISHJOBS@AOL.COM

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CONSULTANTS:

NO. DATE REVISION

KEY PLAN:

BLOCK: 07 LOT: 1223

DRAWN BY: A.P.

CHECKED BY: A.P.

PROJECT:  
**INTERIOR ALTERATION  
WORK - NEW PARTITION  
LAYOUT FOR APARTMENTS  
1L, 1R, 2L, 2R, 3L AND 3R**

ADDRESS:  
**167 SMITH STREET,  
ELIZABETH, NJ 0721**

DRAWING TITLE:  
**EXISTING CONDITIONS**

SEAL & SIGNATURE

DATE: 01.20.2022

DRAWING NO.: **G-102.00**

SHEETS IN CONTRACT SET:

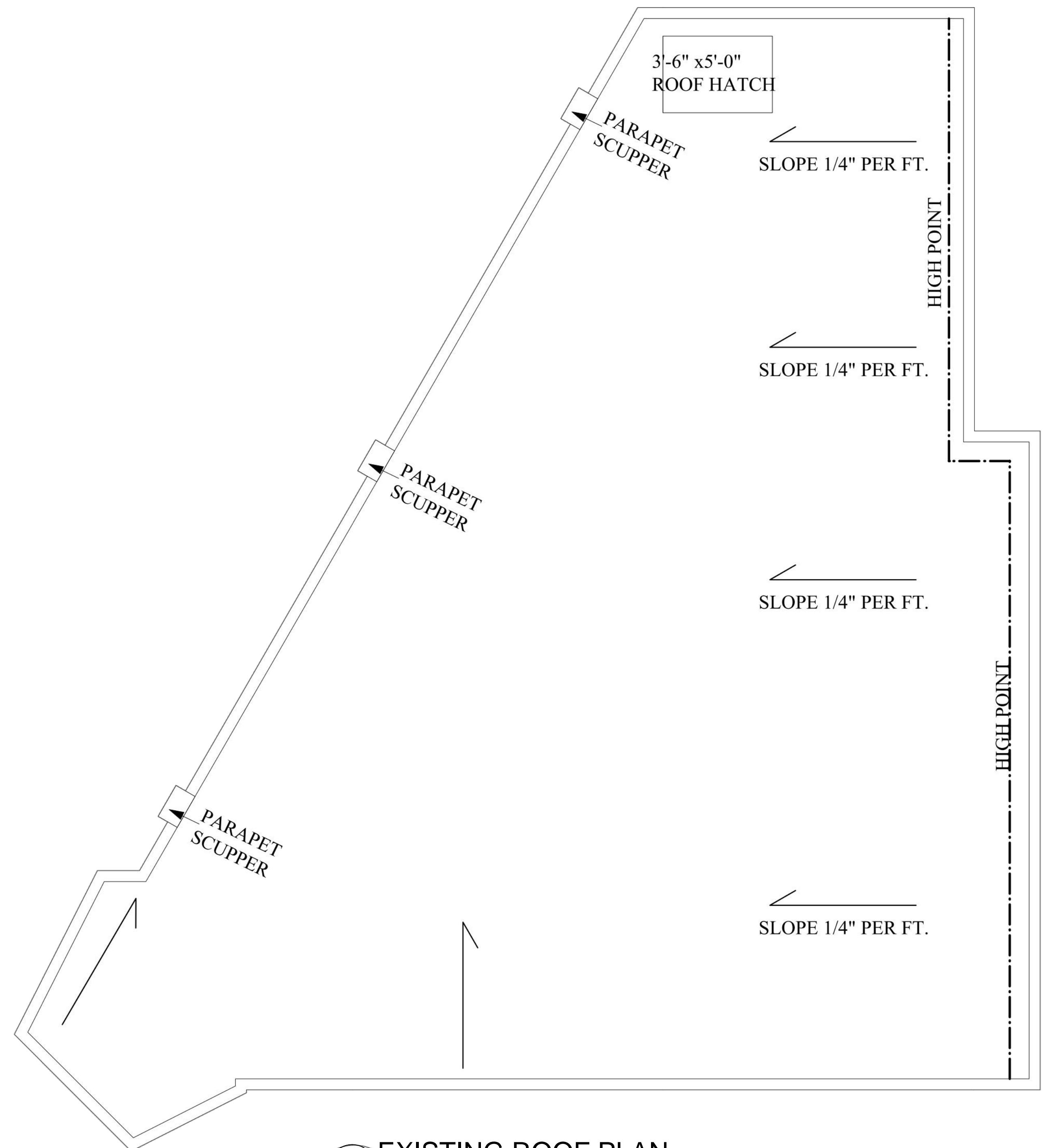
**3 OF 9**



# EXISTING ROOF FRAMING PLAN

---

## N.T.S.



# EXISTING ROOF PLAN

---

N.T.S.

ARCHITECT OF RECORD:  
**ASHOK ARCHITECTURE  
DESIGN, PLLC**  
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## CONSULTANTS:

NO.	DATE	REVISION

## KEY PLAN:

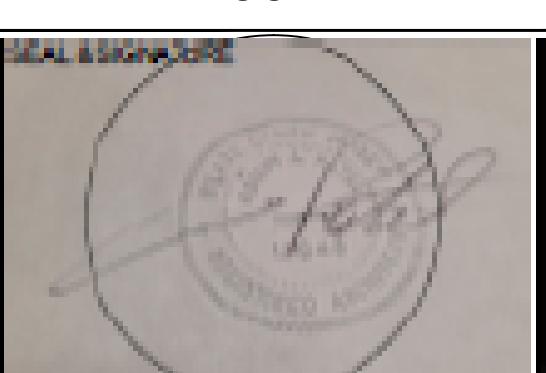
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DRAWN BY: A.P.

checked by: A.P.  
Project: INTERIOR ALTERATION  
WORK - NEW PARTITION  
LAYOUT FOR APARTMENTS  
1L, 1R, 2L, 2R, 3L AND 3R

DRAWING TITLE:  
**EXISTING ROOF  
FRAMING PLAN  
AND ROOF PLAN**



DATE: \_\_\_\_\_

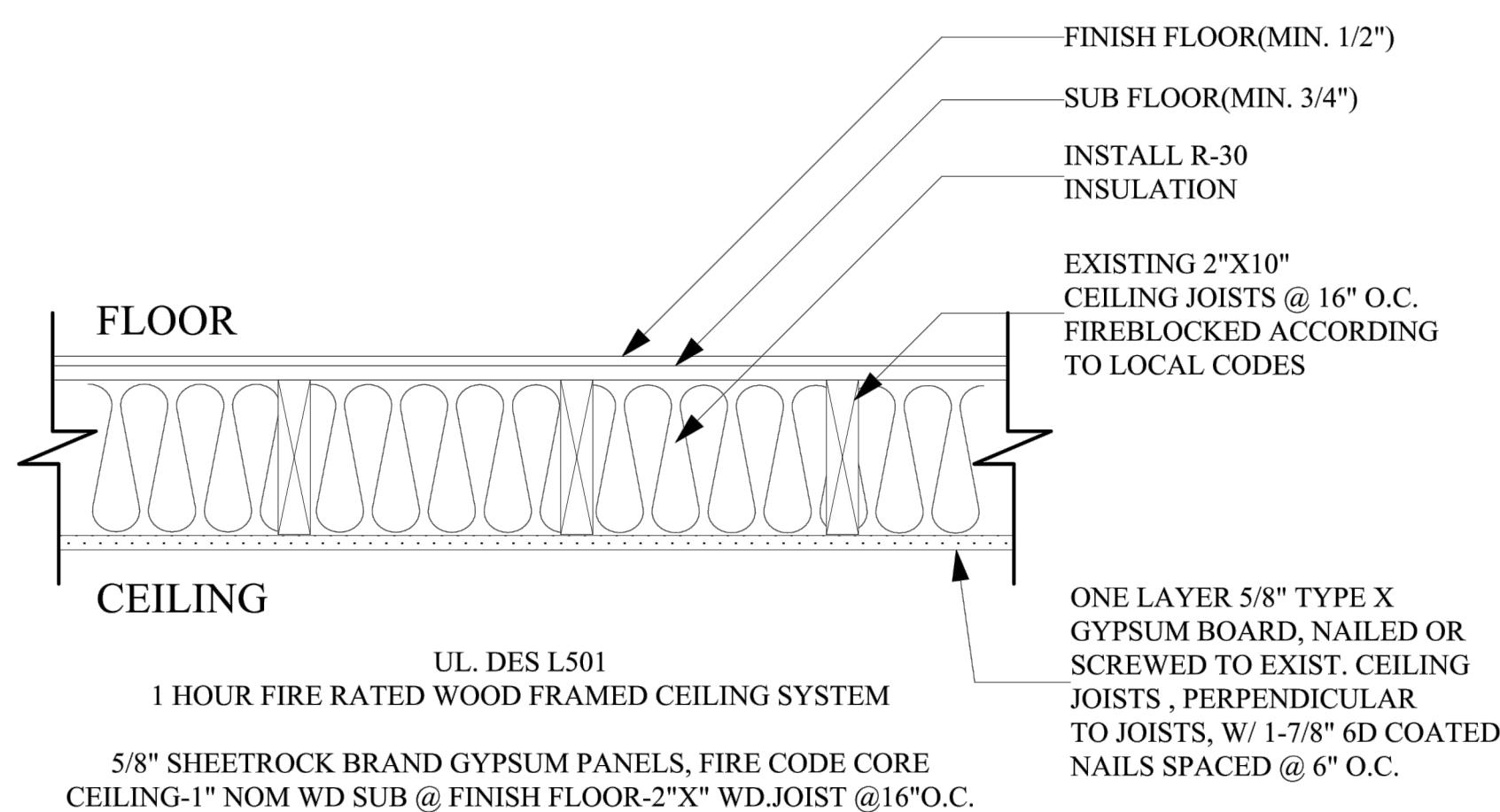
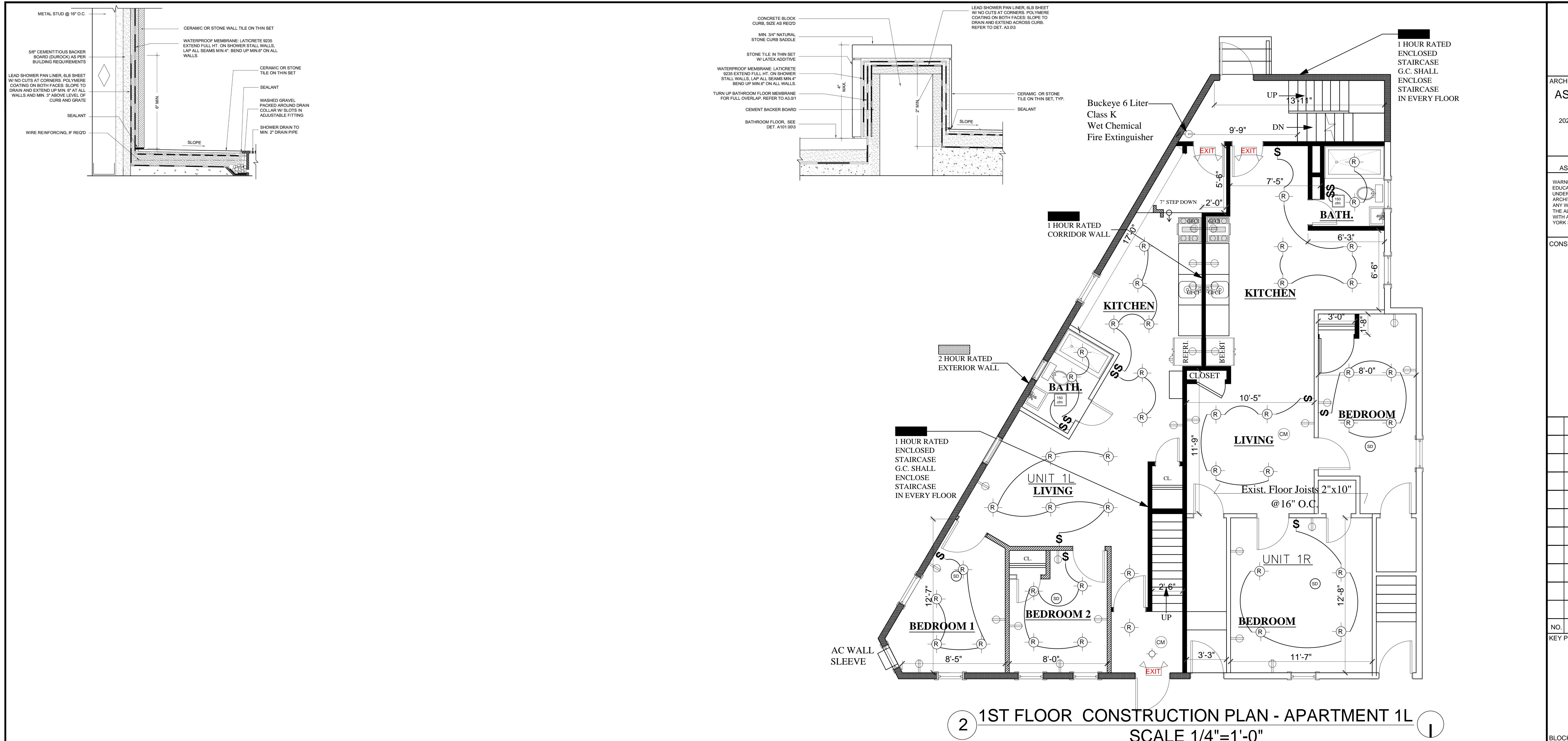
01.20.2022

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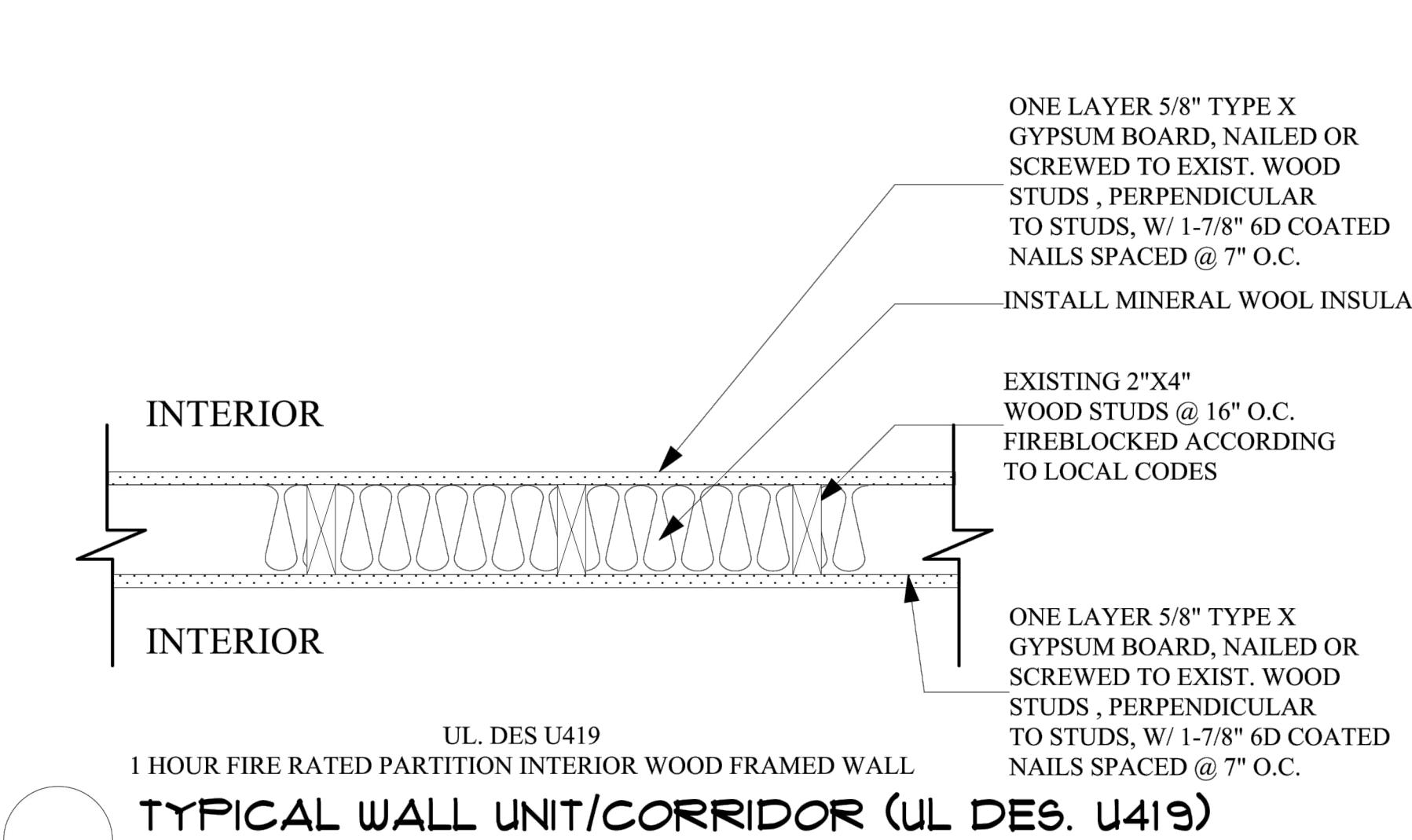
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**SHEETS IN CONTRACT SET:  
4 OF 9**

4 of 9

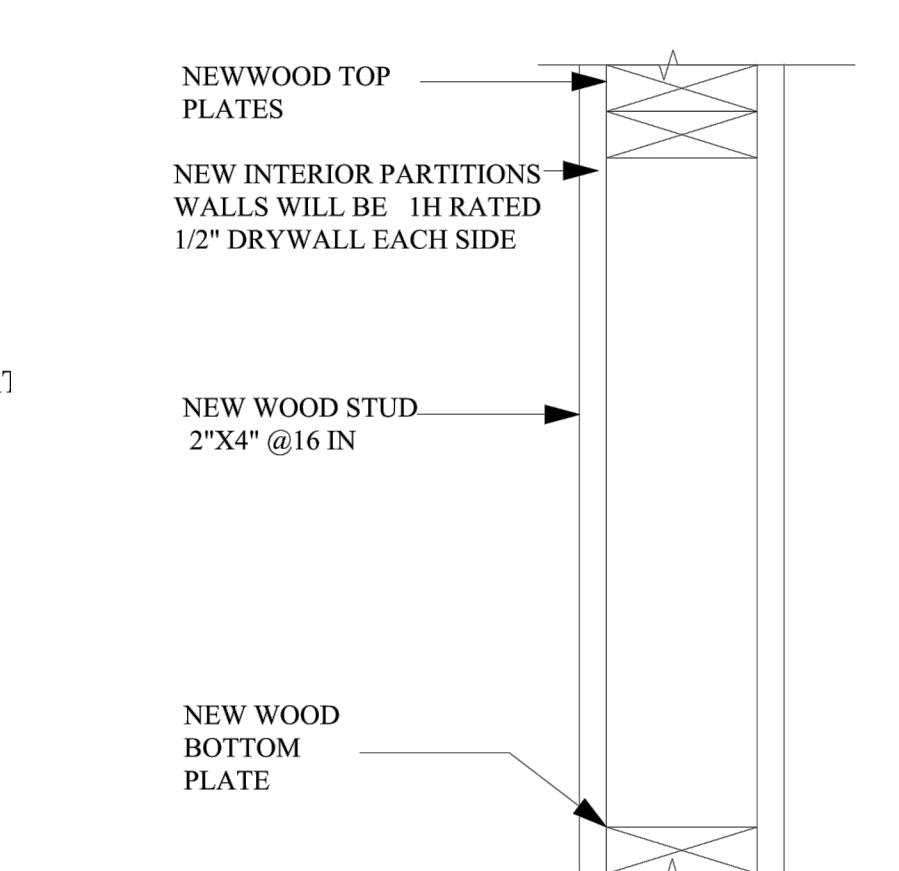


FIRE RATED FLOOR/CEILING DETAIL (UL DES. L501)



UL. DES U419  
1 HOUR FIRE RATED PARTITION INTERIOR WOOD FRAMED WALL  
TO STUDS, W/ 1-7/8"  
NAILS SPACED @ 7"

**TYPICAL WALL UNIT/CORRIDOR (UL DES. U419)**



# W 2 INTERIOR WALL FRAMING DETAIL

TECT OF RECORD:  
**SHOK ARCHITECTURE  
DESIGN, PLLC**  
2-43, 46TH ROAD, BAYSIDE, NY 11361.  
T. 718-807-6006, F. 718-224-2952  
MAIL TO: ASHISHJOBS@AOL.COM

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TECT, TO ALTER ANY ITEM ON THESE PLANS IN  
AY. IF ALTERATIONS TO THESE PLANS ARE MADE,  
ALTERATIONS SHALL BE MADE IN ACCORDANCE  
ARTICLE 145 - SUBSECTION 7209 OF THE NEW  
STATE EDUCATION LAW.

## ULTANTS:

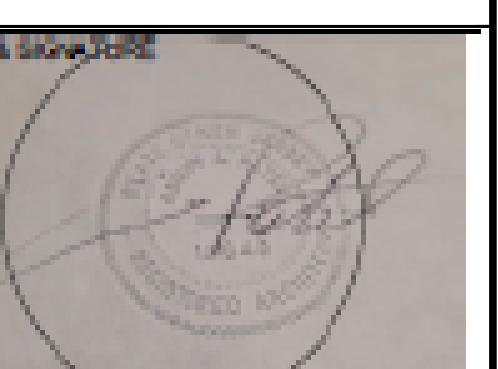
DATE	REVISION
LAN:	

6:07

IN BY: **A.P.**

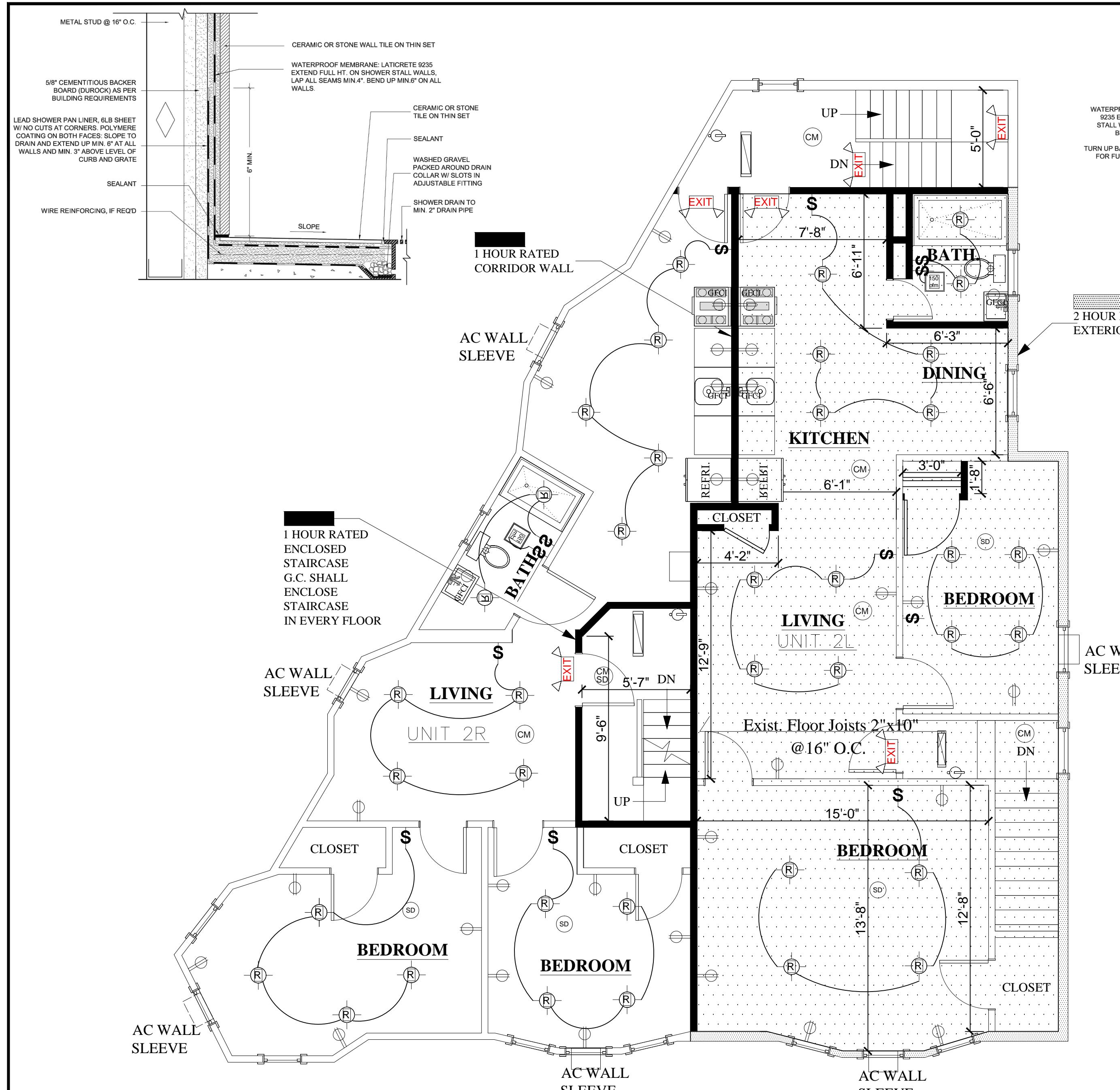
ECT:  
TERIOR ALTERATION  
ORK - NEW PARTITION  
AYOUT FOR APARTMENTS  
IR, 2L, 2R, 3L AND 3R  
ESS:

ING TITLE:  
**CONSTRUCTION PLANS  
FOR APARTMENTS  
1L AND 1R**

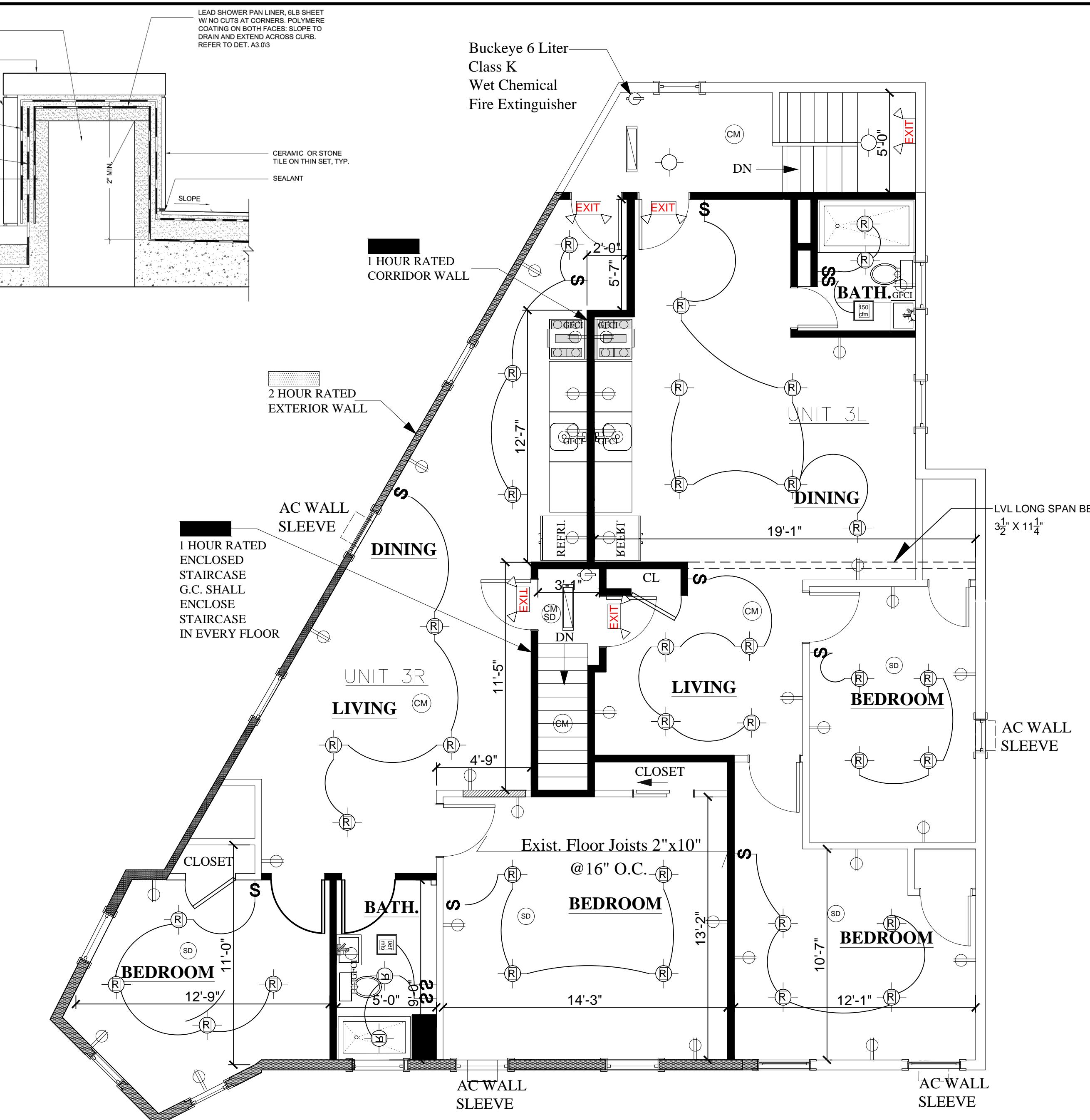


01.20.2022

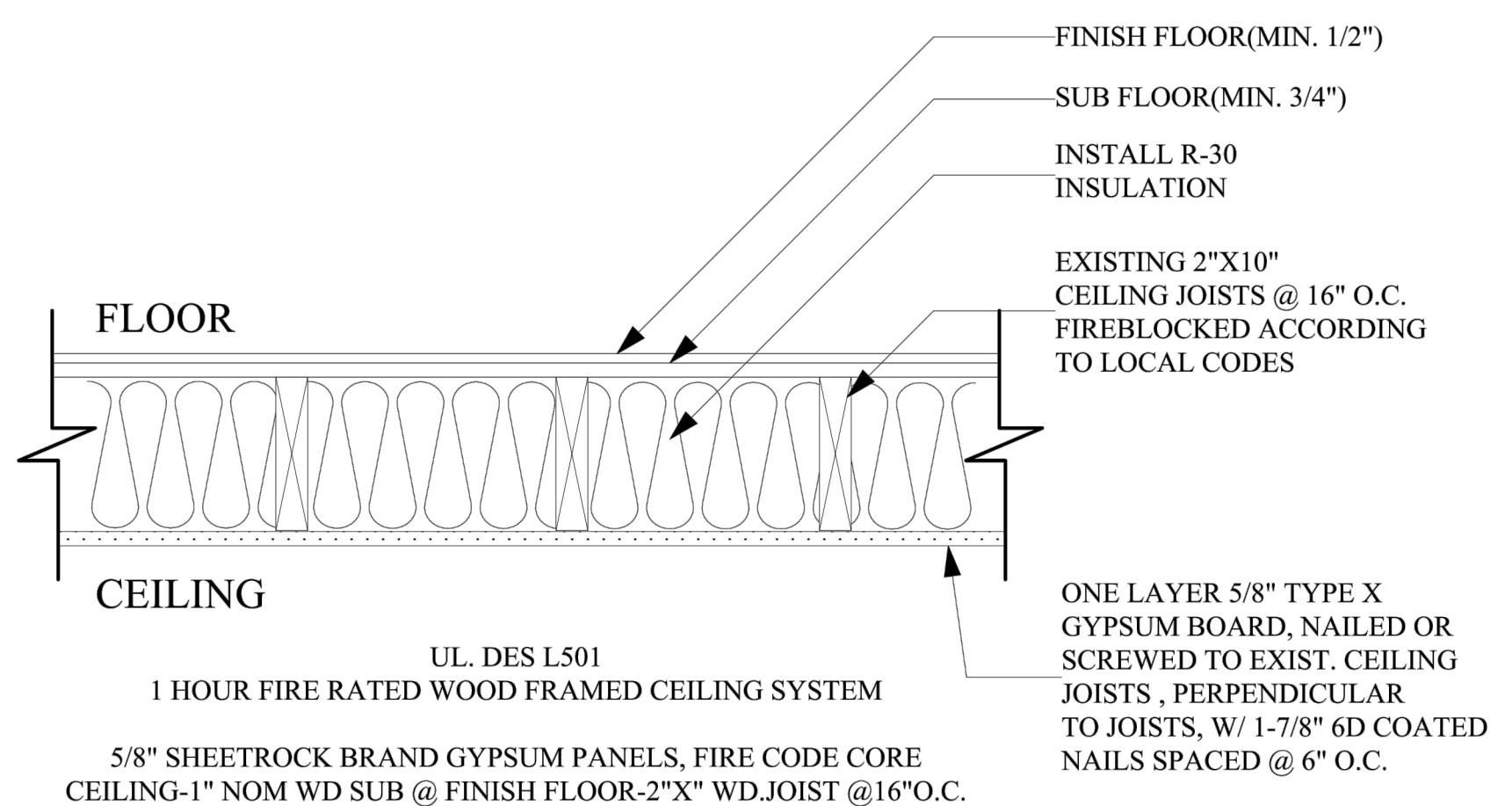
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TS IN CONTRACT SET:  
**5 QF 9**



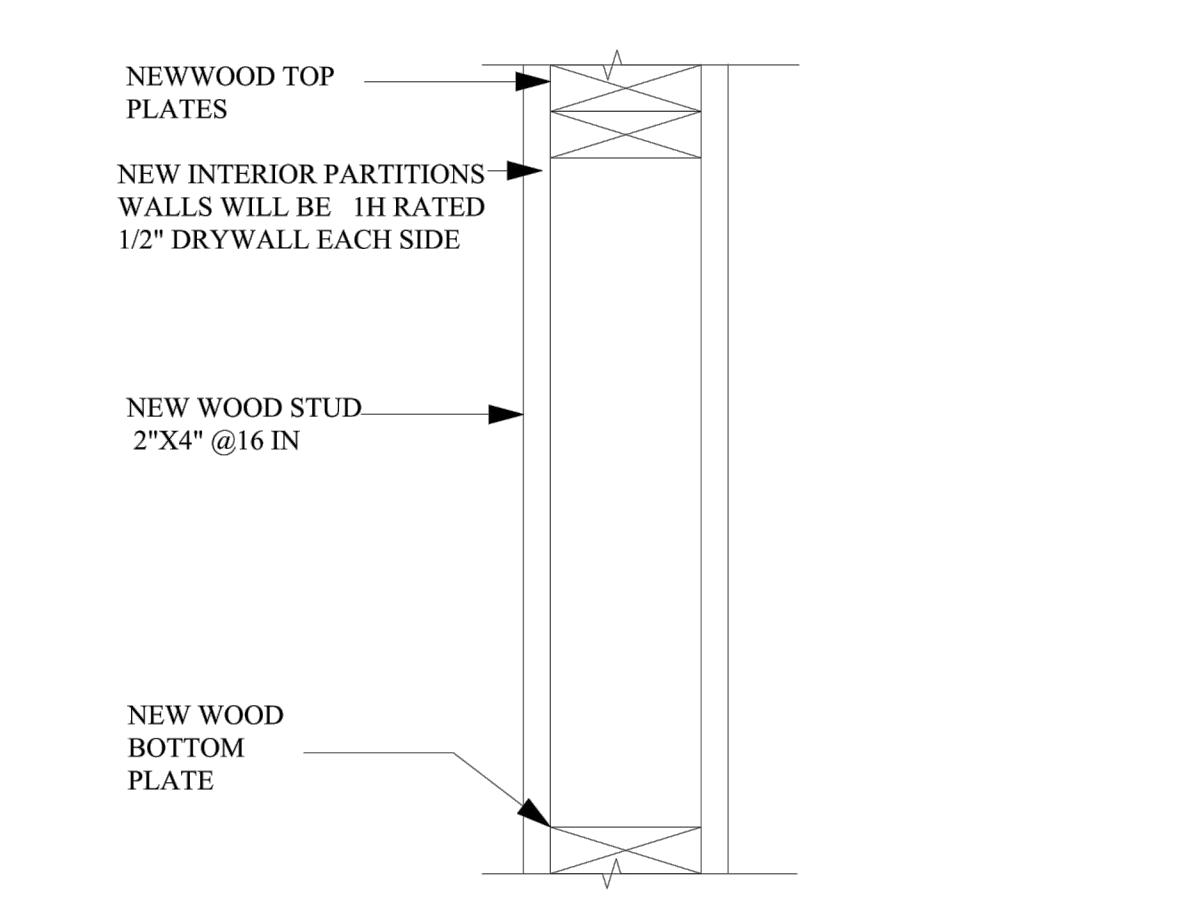
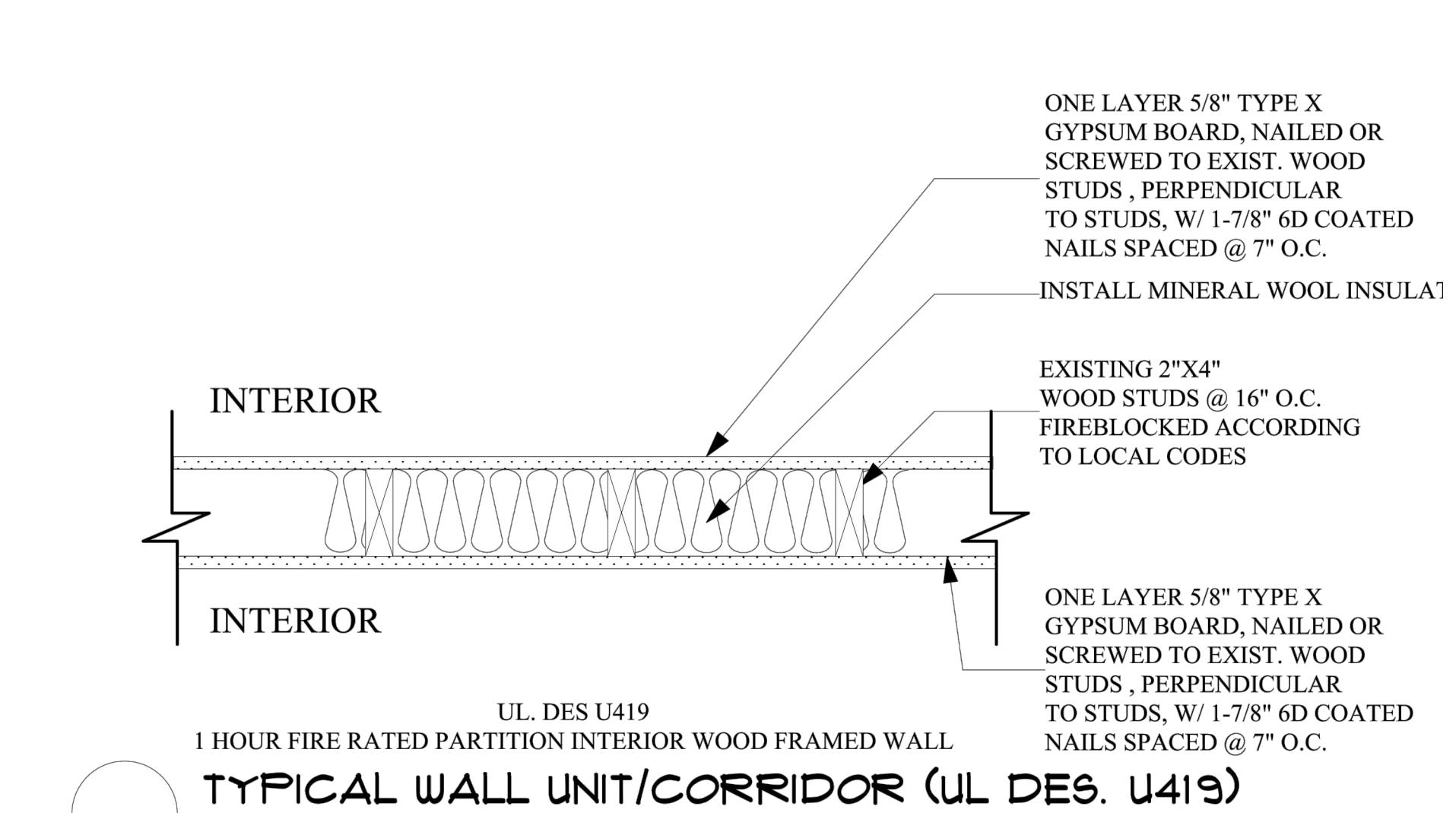
1 2ND FLOOR CONSTRUCTION PLAN - APARTMENT 2L  
SCALE 1/4"=1'-0"



2 3RD FLOOR CONSTRUCTION PLAN - APARTMENT 3R  
SCALE 1/4"=1'-0"



FIRE RATED FLOOR/CEILING DETAIL (UL DES. L501)



W 2 INTERIOR WALL FRAMING DETAIL

ARCHITECT OF RECORD:  
ASHOK ARCHITECTURE  
DESIGN, PLLC  
202-43, 46TH ROAD, BAYSIDE, NY 11361.  
T. 718-807-6006, F. 718-224-2552  
MAIL TO: ASHISHJOBS@AOL.COM

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CONSULTANTS:

NO. DATE REVISION

KEY PLAN:

BLOCK: 07 LOT: 1223

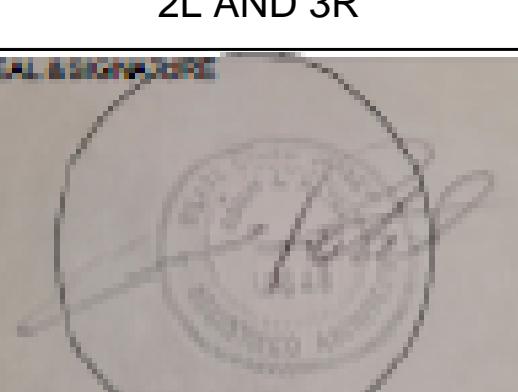
DRAWN BY: A.P.

CHECKED BY: A.P.

PROJECT:  
INTERIOR ALTERATION  
WORK - NEW PARTITION  
LAYOUT FOR APARTMENTS  
2L AND 3R

ADDRESS:  
167 SMITH STREET,  
ELIZABETH, NJ 0721

DRAWING TITLE:  
CONSTRUCTION PLANS  
FOR APARTMENTS  
2L AND 3R



DATE: 01.20.2022

DRAWING NO.: A-100.00

Sheets in Contract Set:

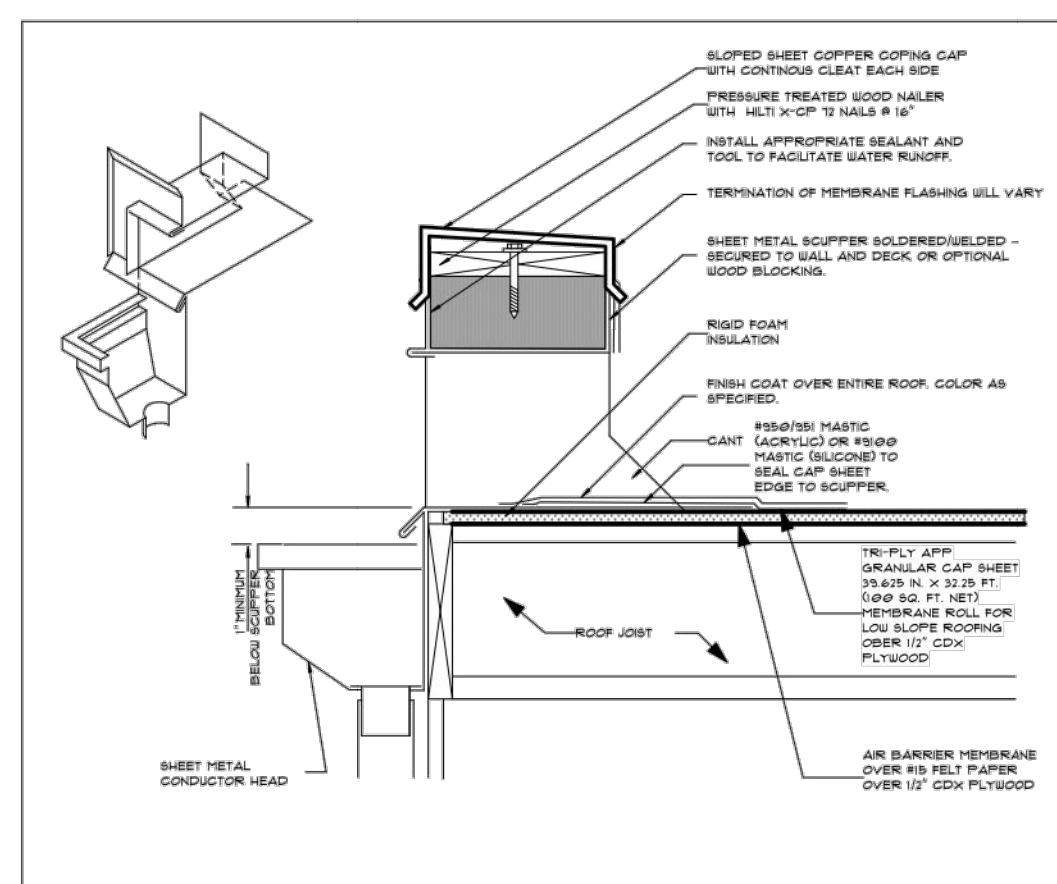
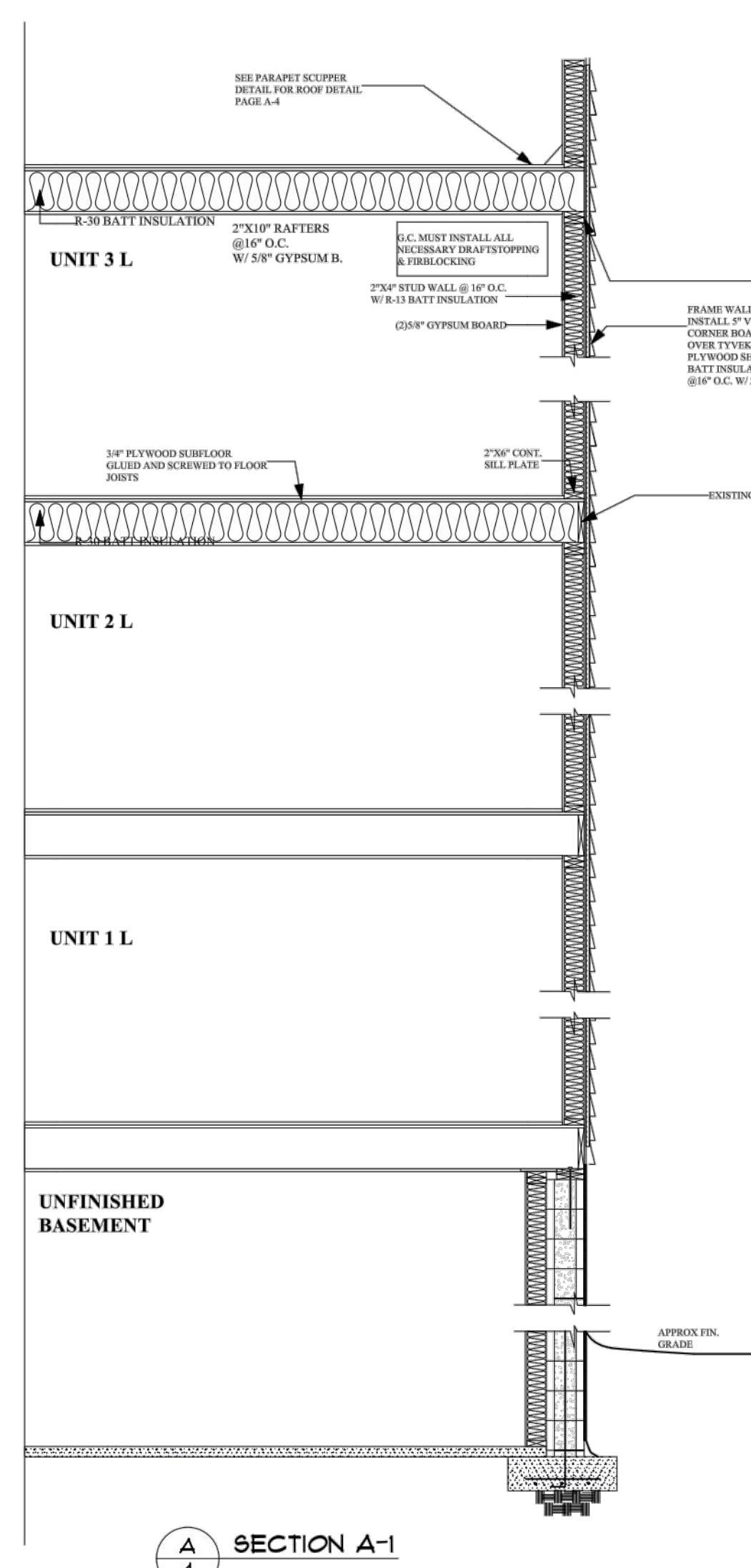
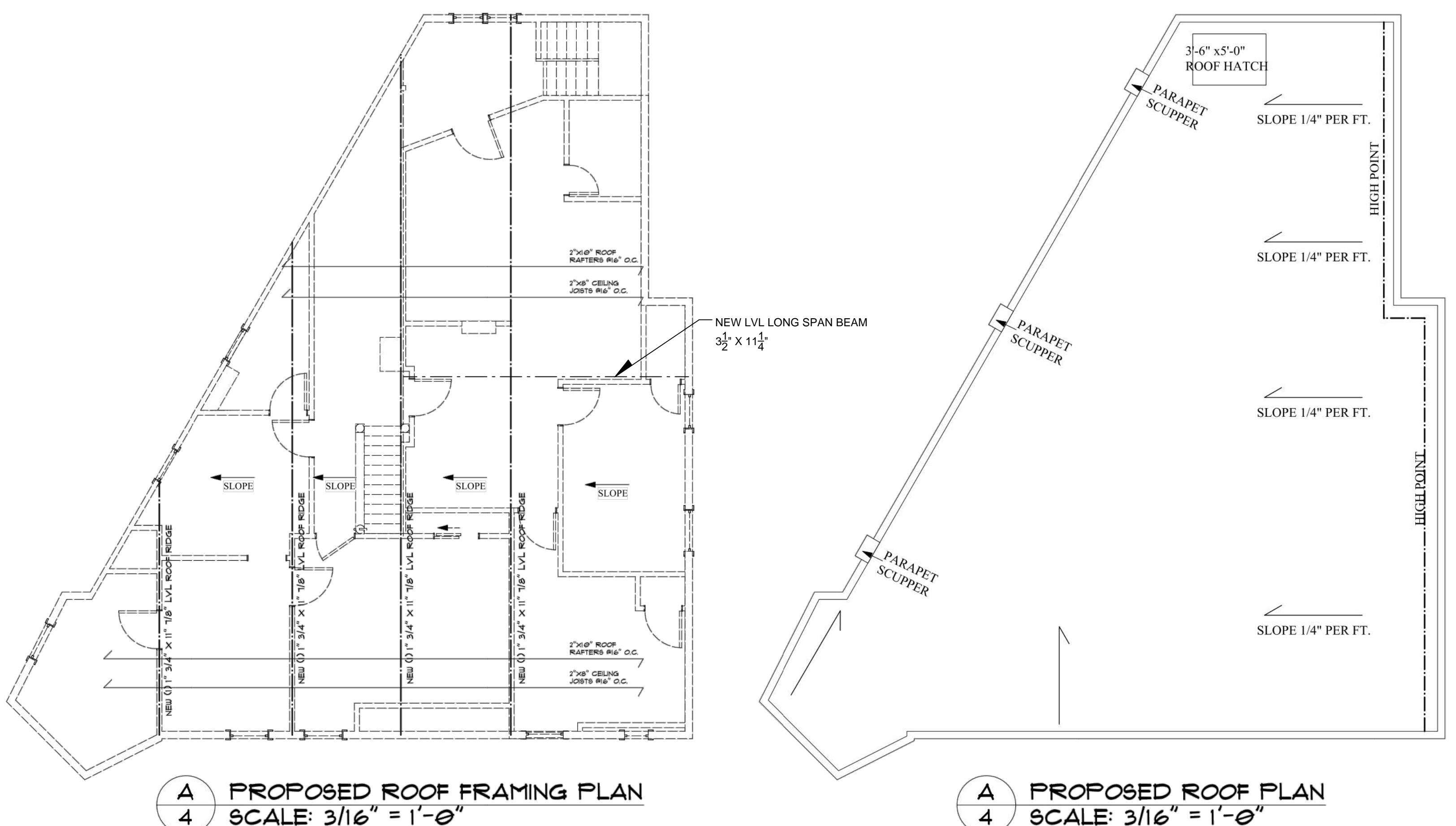
6 OF 9

ARCHITECT OF RECORD:  
**ASHOK ARCHITECTURE DESIGN, PLLC**  
202-43, 46TH ROAD, BAYSIDE, NY 11361.  
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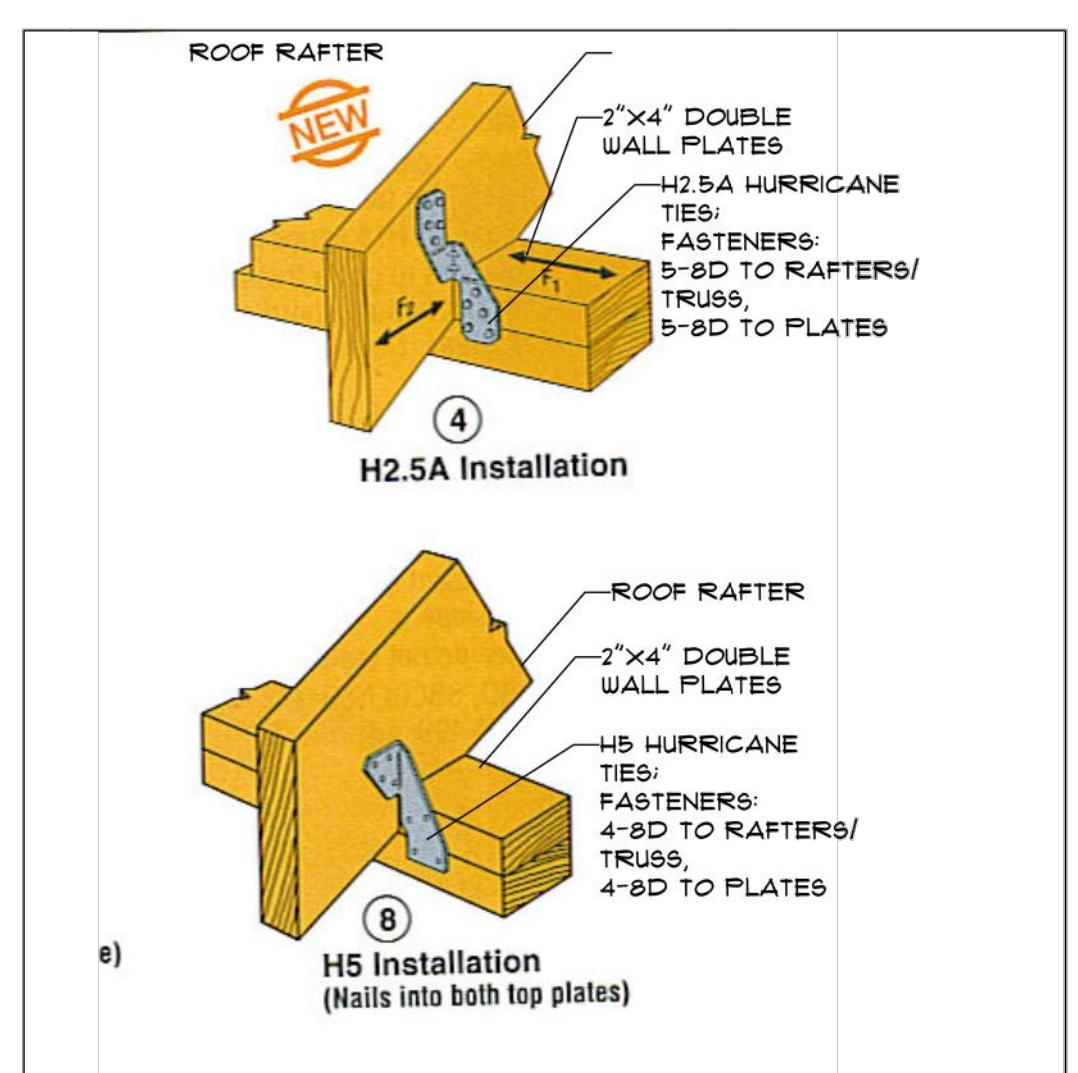
WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ARCHITECT, TO ALTER ANY ITEM ON THESE PLANS IN ANY WAY. IF ALTERATIONS TO THESE PLANS ARE MADE, THE ALTERATIONS SHALL BE MADE IN ACCORDANCE WITH ARTICLE 145, SUBSECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

CONSULTANTS:



#### GENERAL NOTES:

1. ROOF TO BE 30 YEARS SELF-SEALING SHINGLES  
INSTALLATION. HAIL RESISTANT SHINGLES  
RECOMMENDED. DEGREE OF OVERLAP FOR  
ROOFING MATERIALS AND FOR UNDER-LAYMENT  
SHALL BE ADJUSTED ACCORDINGLY BASED ON  
FINAL ROOF PITCH.
2. THE CONTRACTOR SHALL PROVIDE NECESSARY  
MATERIALS FOR A COMPLETE JOB INCLUDING  
VENTING, SHEATHING, UNDER-LAYMENT &  
INTER-LAYMENT.
3. CONTRACTOR TO PROVIDE VINYL BREATHER  
VENTILATING SYSTEM AND SOFFITS.
4. CONTRACTOR TO INSTALL 15 LB. FELT PAPER ON  
EXTERIOR OF NEW HOUSE.
5. ALL EXPOSED WOOD ON NEW TO BE COVERED  
WITH A F.V.C. ALUMINUM.
6. G.C. TO INSTALL .032 GA. SEAMLESS ALUM.  
GUTTERS ON NEW ADDITION WITH ALL NEW  
LEADERS, ELBOWS, AND COMPONENTS (NO LEAF  
GUARDS).



#### ROOF FRAMING NOTES:

1. ALL ROOF RAFTERS TO BE 2"X10" @16" O.C. UNLESS NOTED OTHERWISE.
2. ALL ROOF RAFTERS ASSEMBLED TO INCLUDE 2"X6" COLLAR TIES @16"
3. INSTALL STRONG BACKS AT CEILINGS/ATTIC FLOOR
4. ALL POSTS USED TO SUPPORT RIDGES TO BE A MINIMUM OF 4"X4" MEMBERS  
PROPERLY SECURED TO THE RIDGE BEARING DIRECTLY.  
UPON PARTITION BELOW 4"X4" POSTS TO BE BRACED BACK TO STRUCTURE AT  
THE MIDPOINT, VERTICALLY.

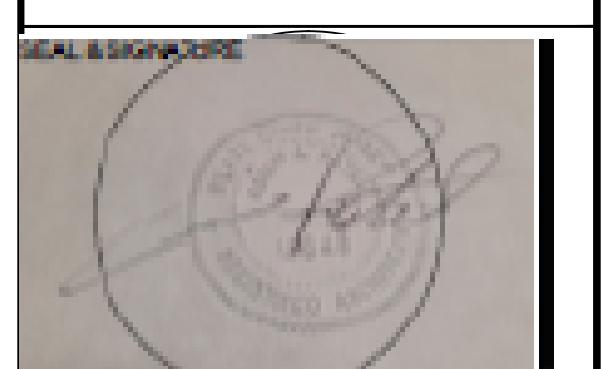
BLOCK: 07 LOT: 1223

DRAWN BY: A.P.

CHECKED BY: A.P.

PROJECT:  
INTERIOR ALTERATION  
WORK - NEW PARTITION  
LAYOUT FOR APARTMENTS  
1L, 1R, 2L, 2R, 3L AND 3R  
ADDRESS:  
167 SMITH STREET,  
ELIZABETH, NJ 07211

DRAWING TITLE:  
ROOF PLAN, SECTIONS,  
DETAILS AND NOTES

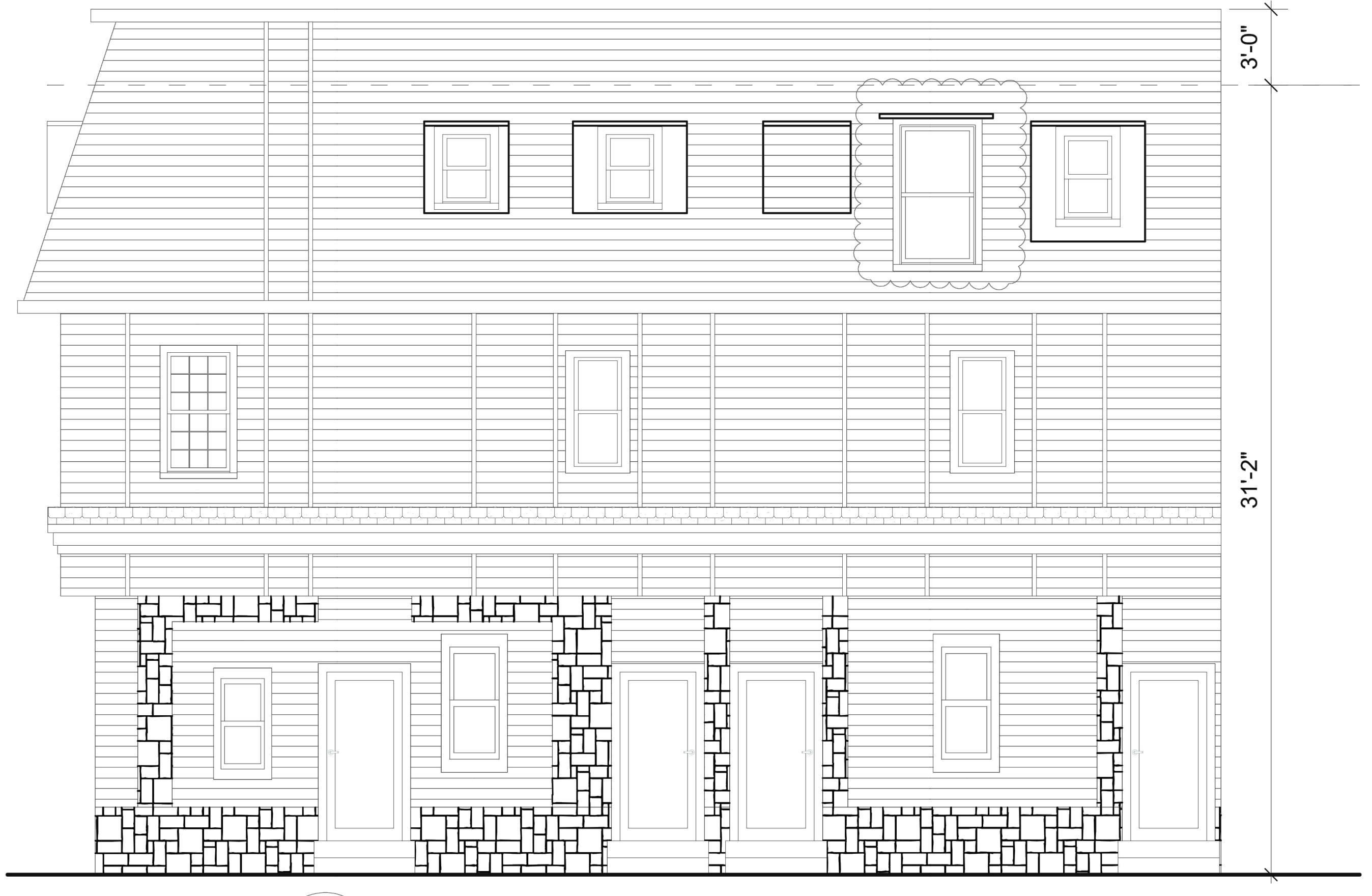


DATE: 01.20.2022

DRAWING No.: A-101.00

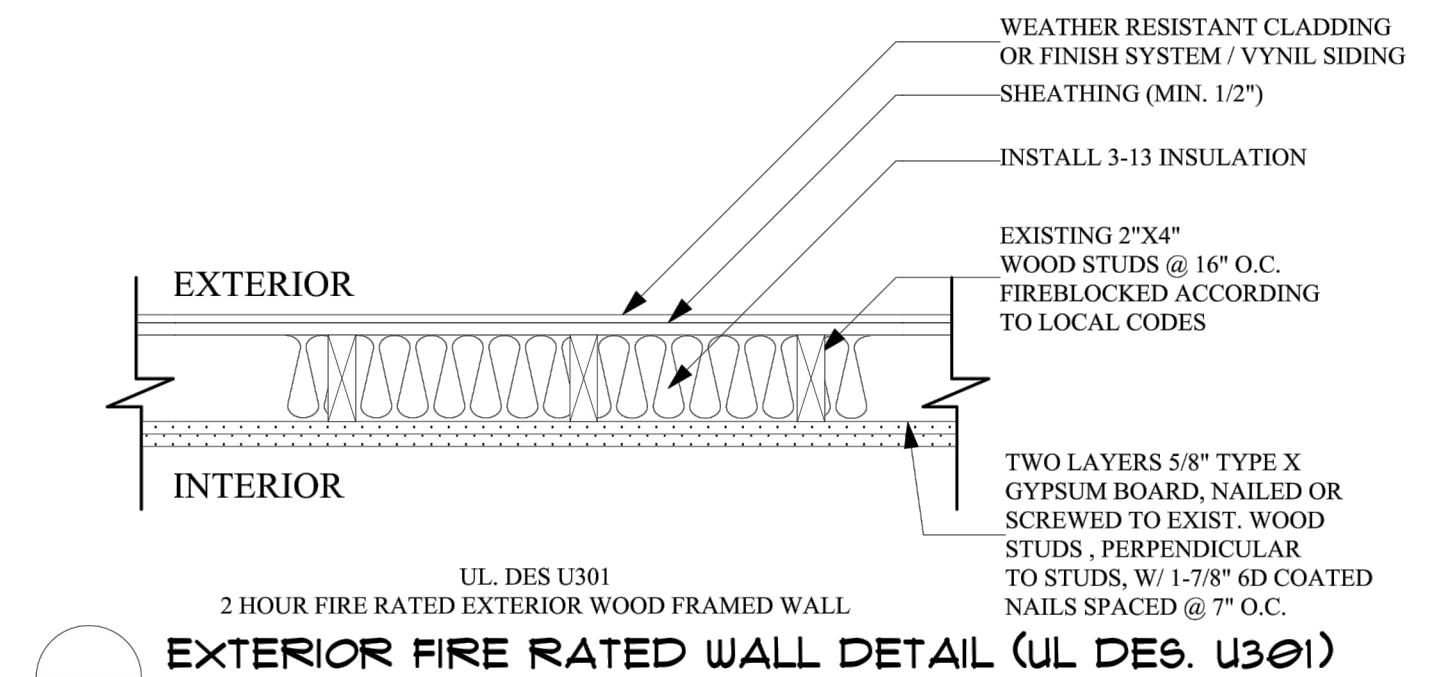
Sheets in Contract Set:

7 OF 9



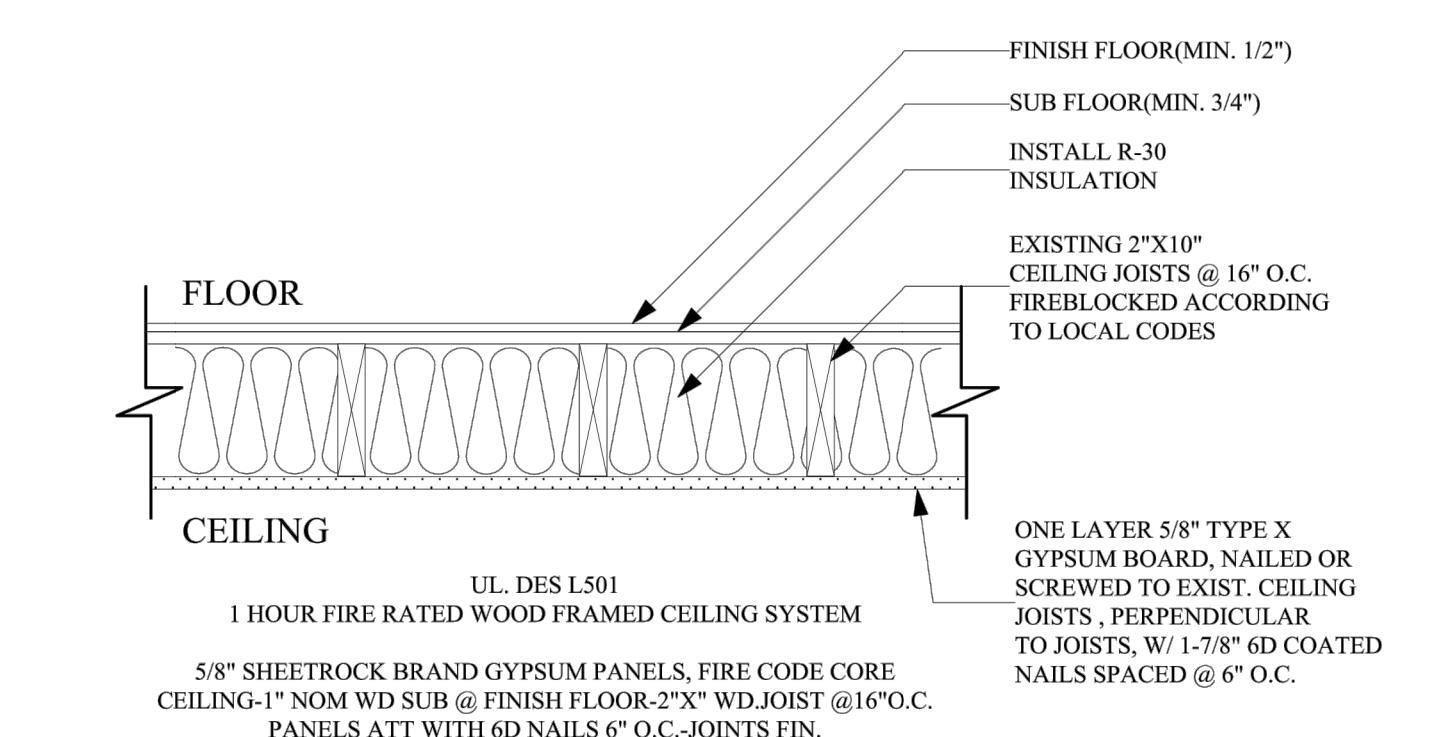
**PROPOSED FRONT ELEVATION**  
SCALE:  $3/16'' = 1'-0''$

3'-0"  
31'-2"



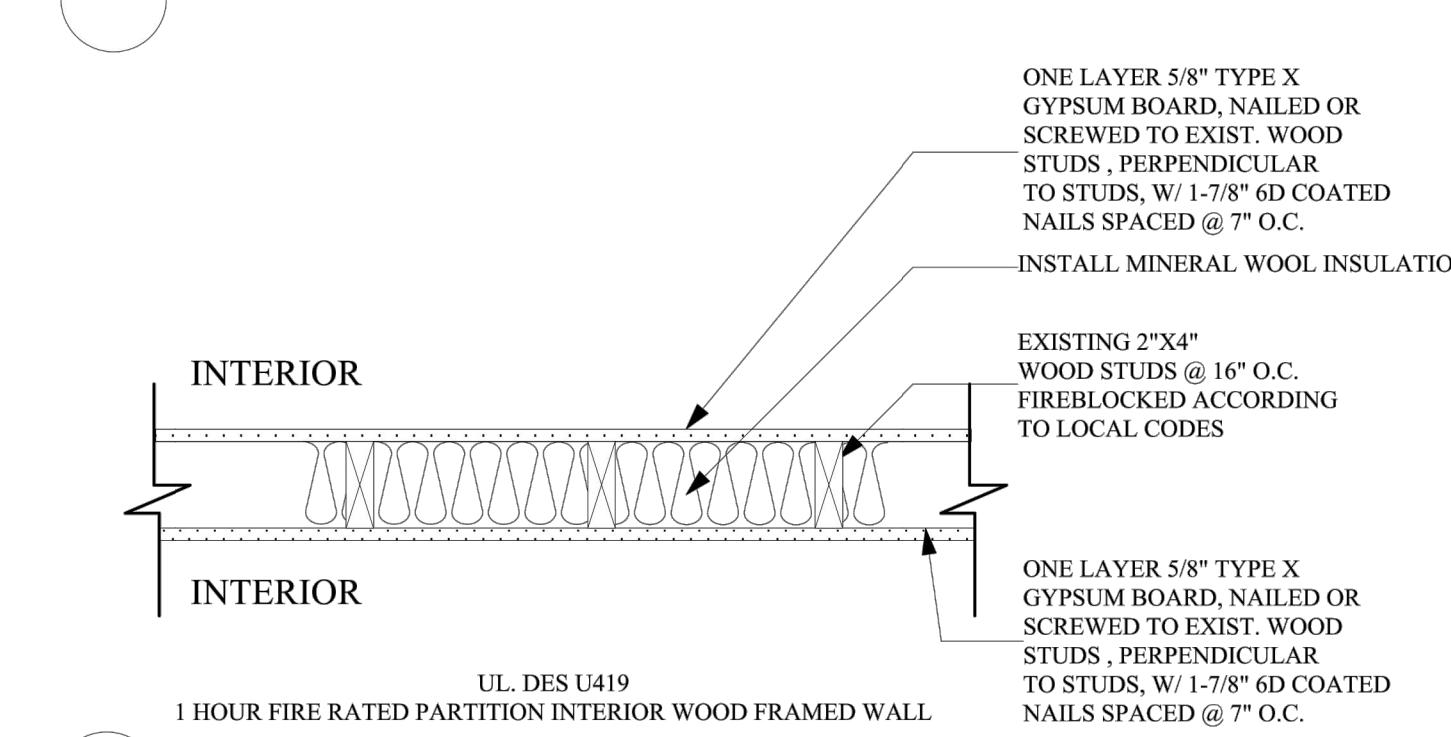
UL. DES U301  
2 HOUR FIRE RATED EXTERIOR WOOD FRAMED WALL

**EXTERIOR FIRE RATED WALL DETAIL (UL DES. U301)**



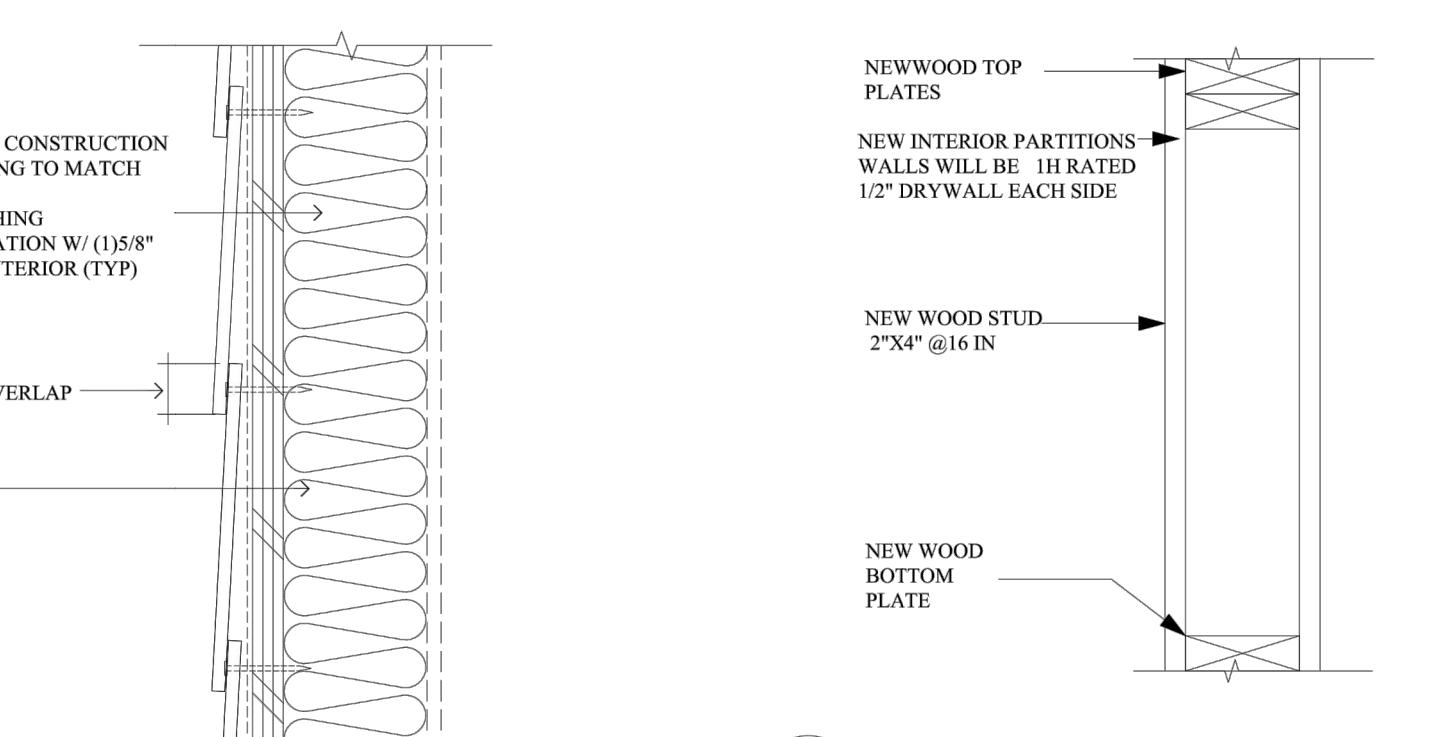
UL. DES L501  
1 HOUR FIRE RATED WOOD FRAMED CEILING SYSTEM

**FIRE RATED FLOOR/CEILING DETAIL (UL DES. L501)**



UL. DES U419  
1 HOUR FIRE RATED PARTITION INTERIOR WOOD FRAMED WALL

**Typical Wall Unit/Corridor (UL DES. U419)**



**W 1 EXTERIOR WALL FRAMING DETAIL**

**W 2 INTERIOR WALL FRAMING DETAIL**

ARCHITECT OF RECORD:  
**ASHOK ARCHITECTURE  
DESIGN, PLLC**  
202-43, 46TH ROAD, BAYSIDE, NY 11361.  
T. 718-807-6006, F. 718-224-2552  
MAIL TO: ASHISHJOBS@AOL.COM

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CONSULTANTS:

NO. DATE REVISION

KEY PLAN:

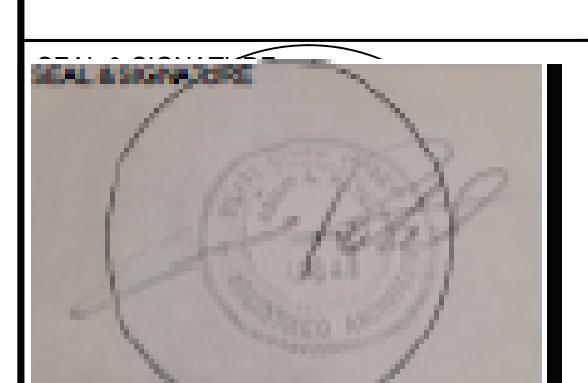
BLOCK: 07 LOT: 1223

DRAWN BY: A.P.

CHECKED BY: A.P.

PROJECT:  
**INTERIOR ALTERATION  
WORK - NEW PARTITION  
LAYOUT FOR APARTMENTS  
1L, 1R, 2L, 2R, 3L AND 3R  
ADDRESS:  
167 SMITH STREET,  
ELIZABETH, NJ 07211**

DRAWING TITLE:  
**BUILDING ELEVATION  
PARTITION DETAILS**



DATE: 01.20.2022

DRAWING No.: A-102.00

Sheets in Contract Set:

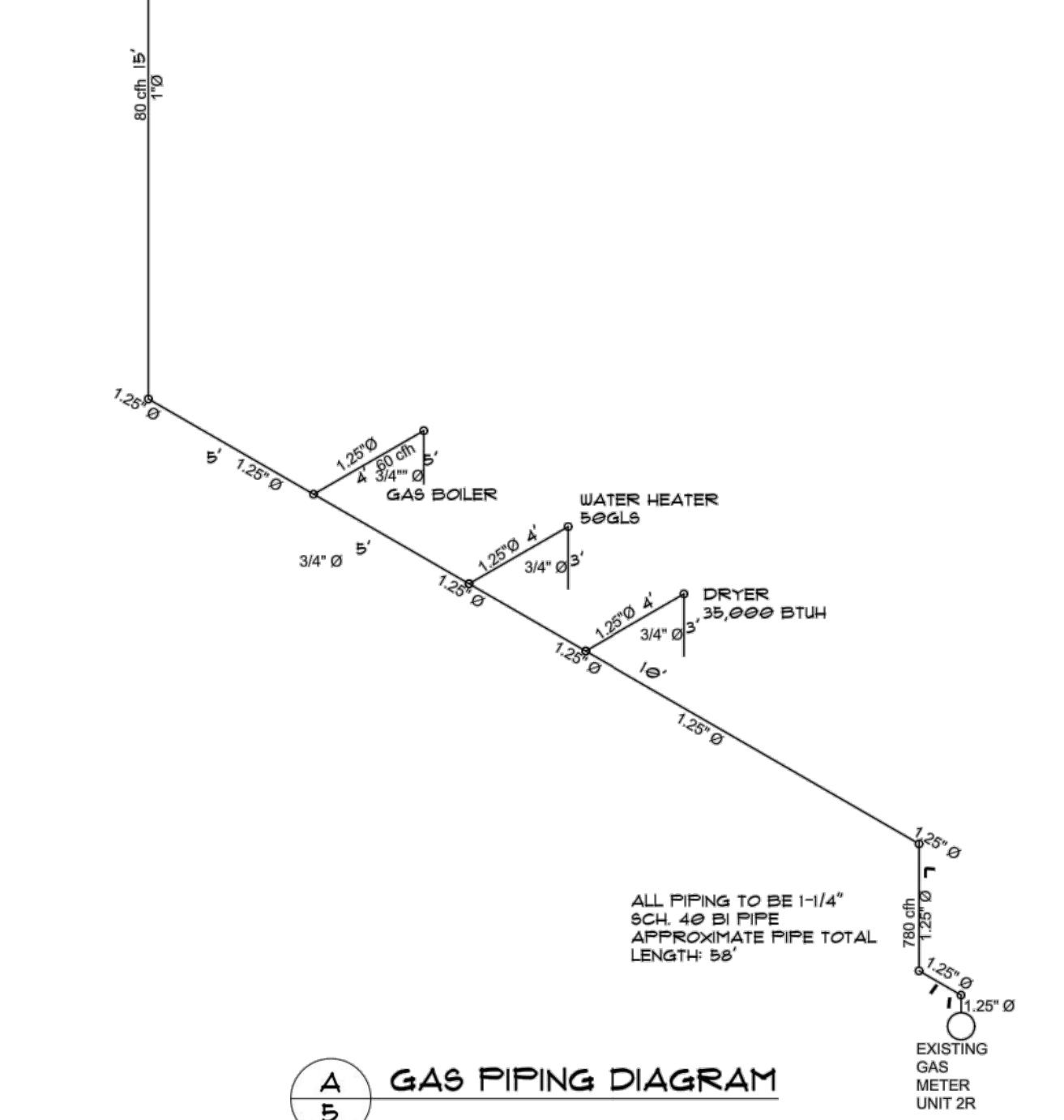
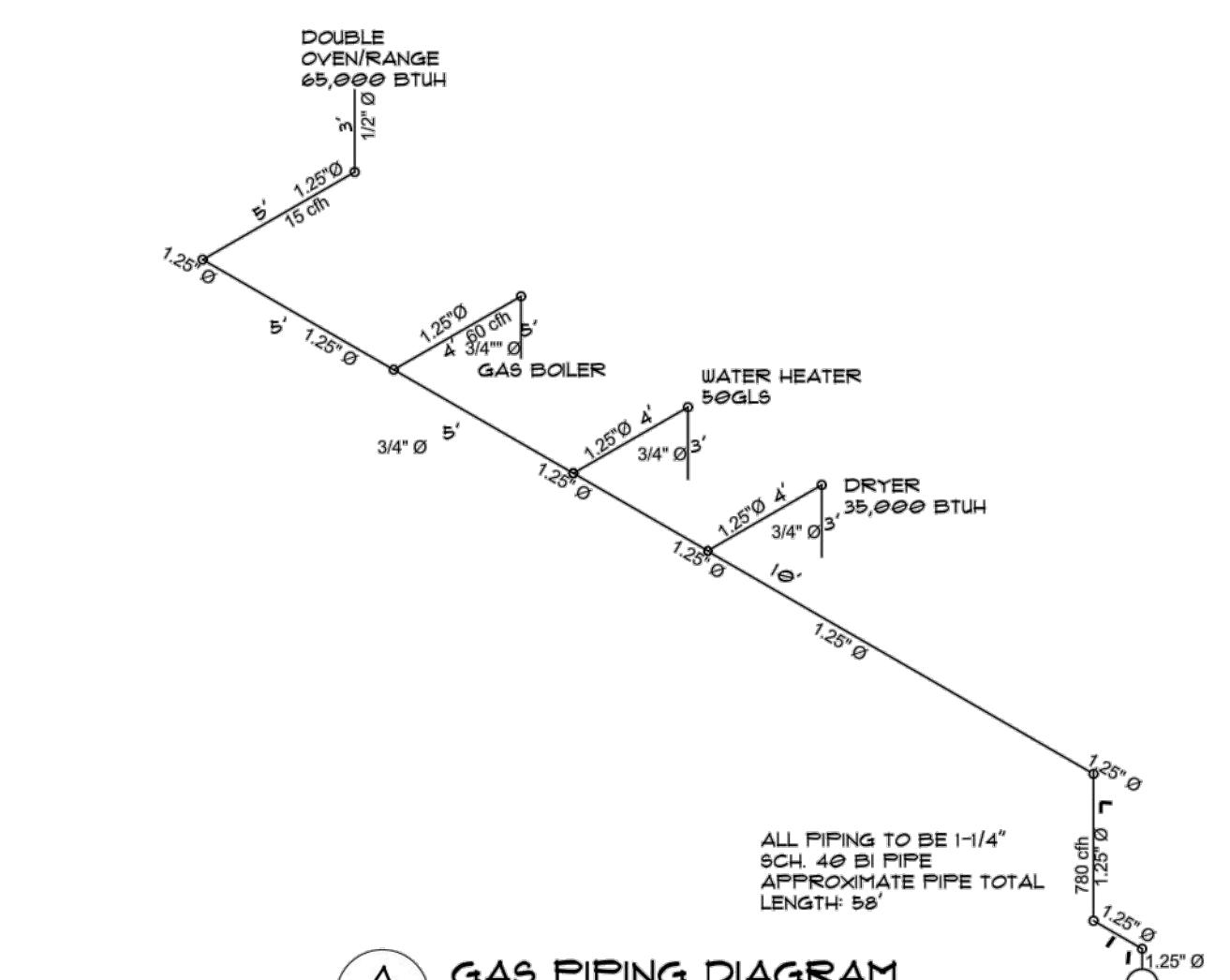
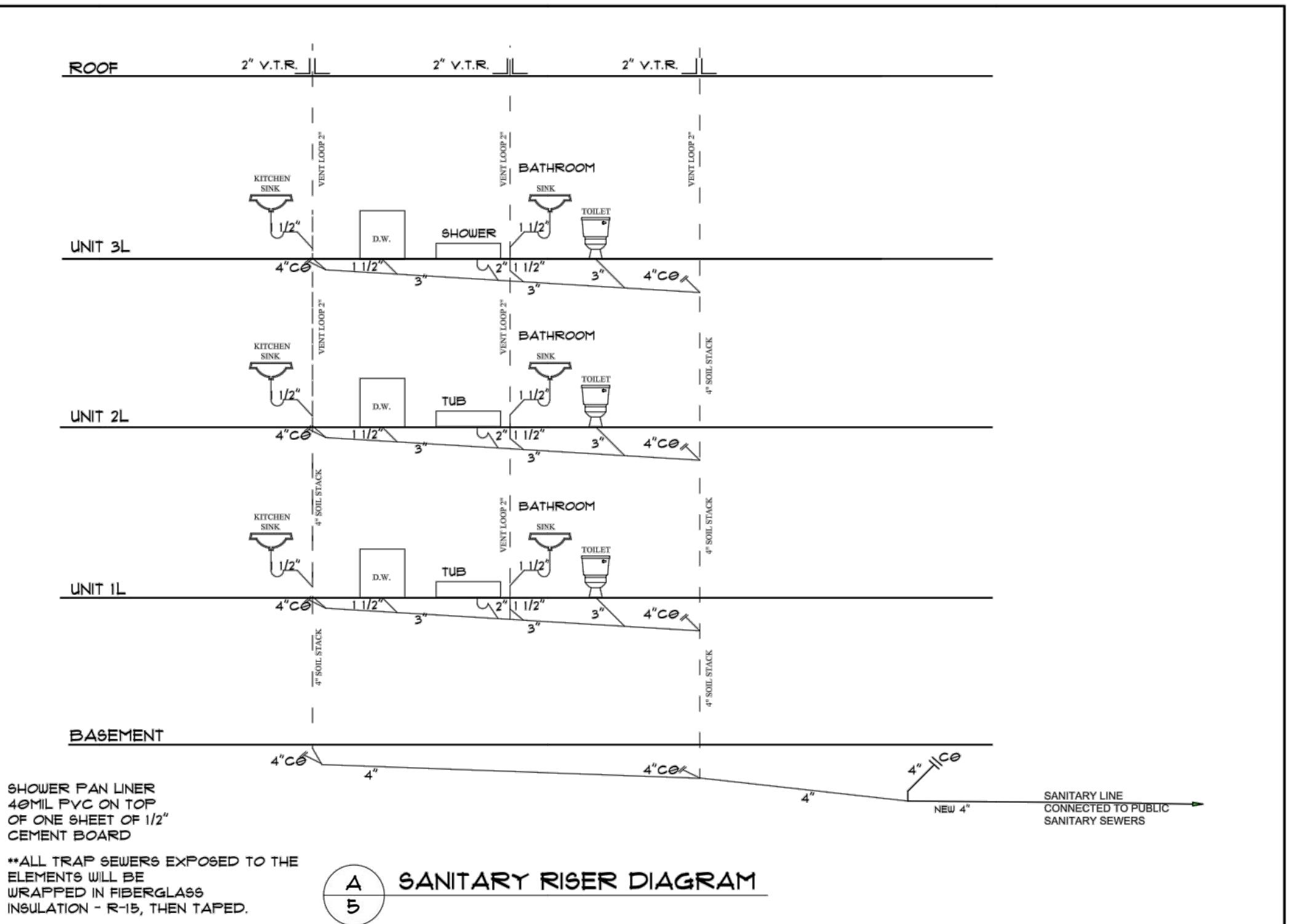
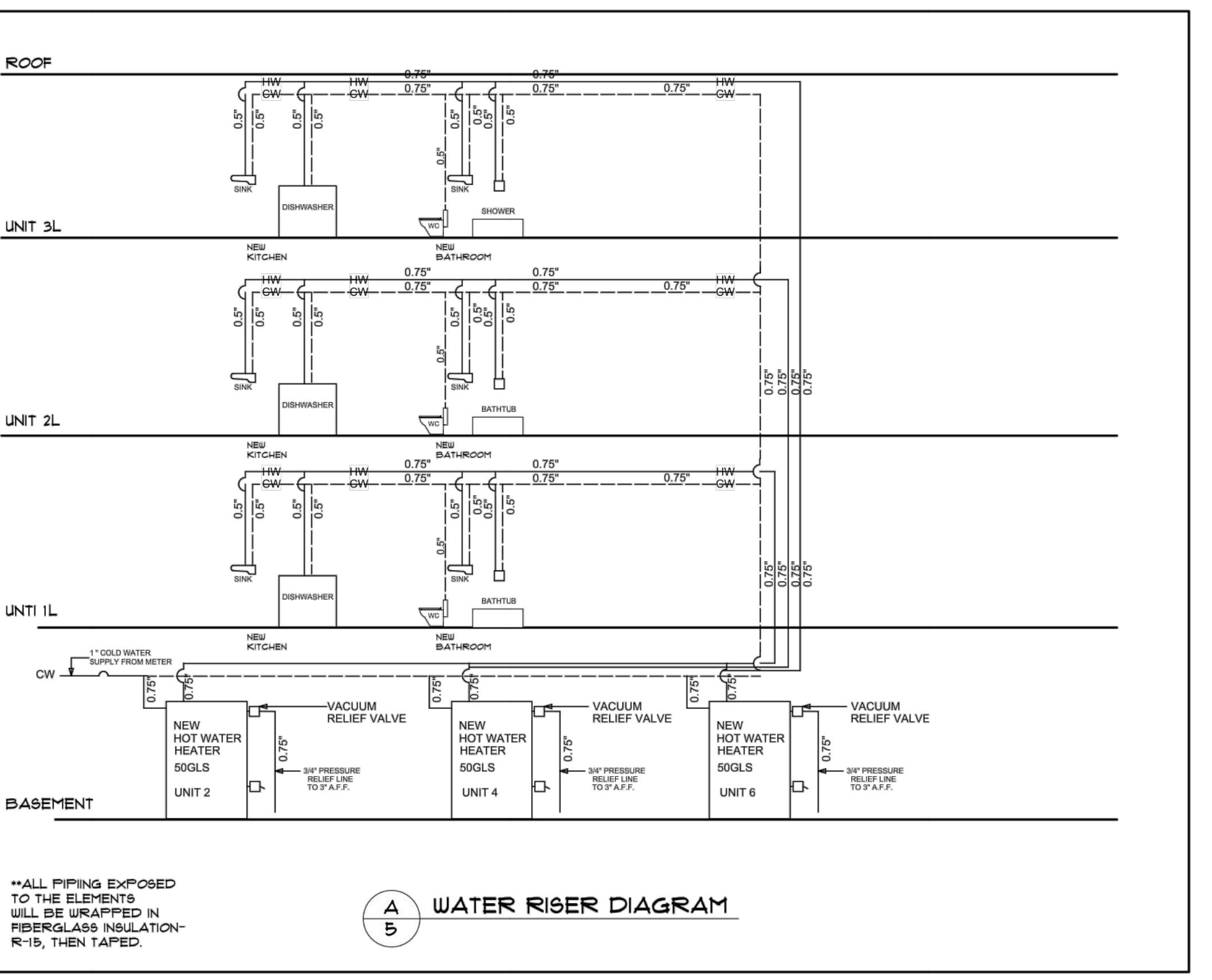
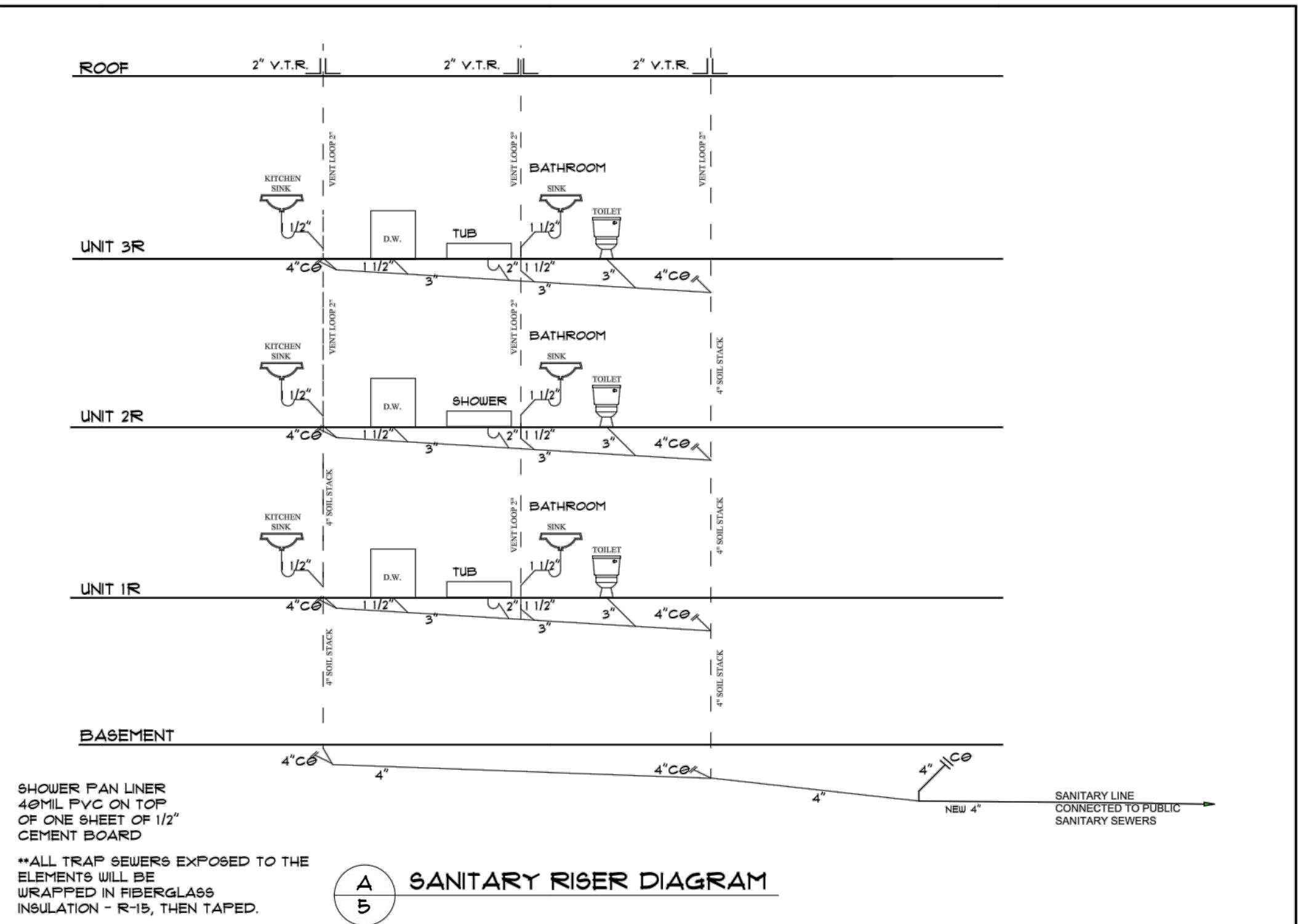
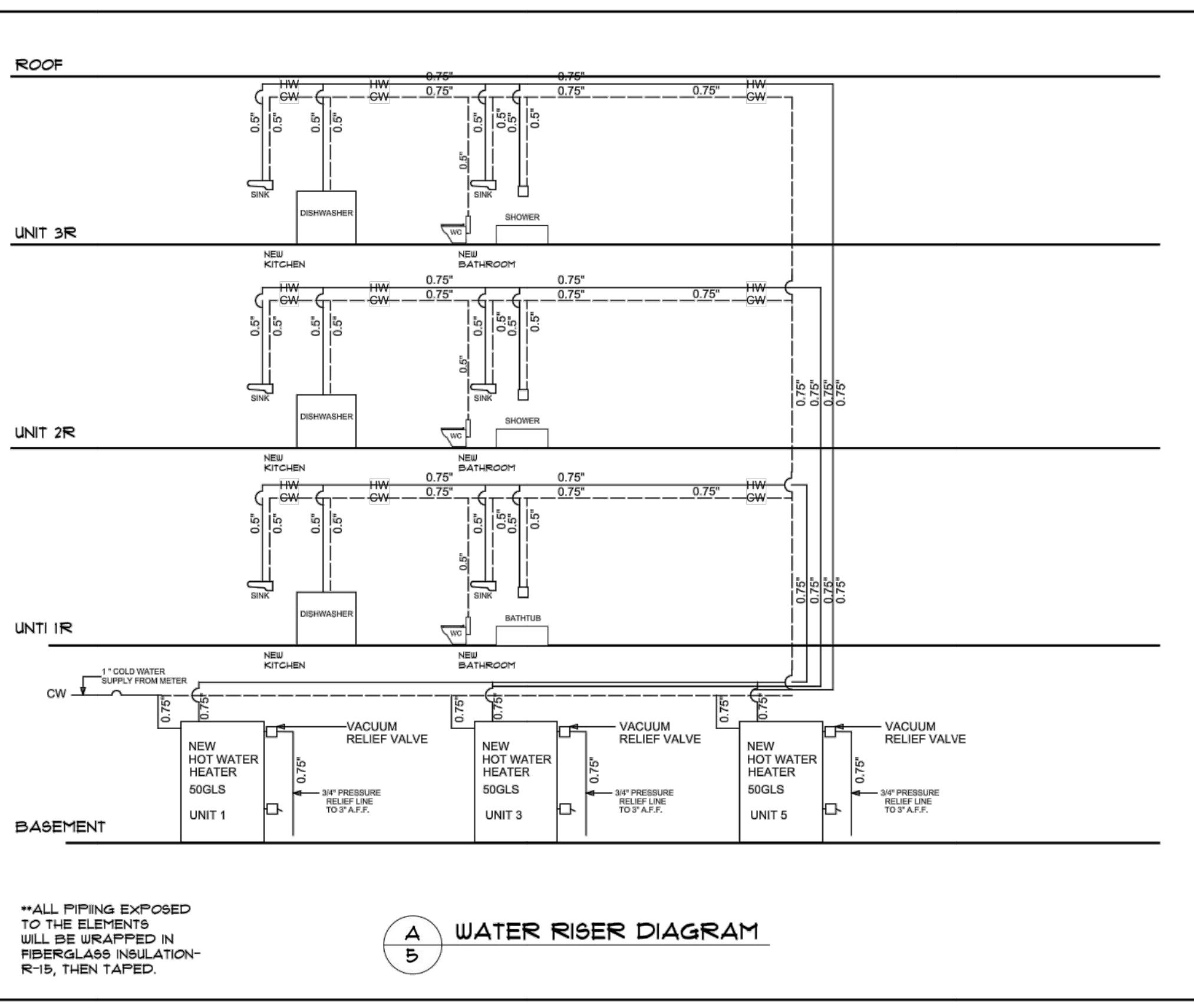
8 OF 9

ARCHITECT OF RECORD:  
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YORK STATE EDUCATION LAW.

CONSULTANTS:



NO. DATE REVISION

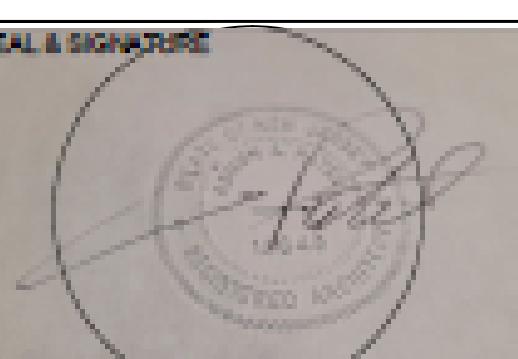
KEY PLAN:

BLOCK: 07 LOT: 1223

DRAWN BY: A.P.  
CHECKED BY: A.P.

PROJECT:  
INTERIOR ALTERATION  
WORK - NEW PARTITION  
LAYOUT FOR APARTMENTS  
1L, 1R, 2L, 2R, 3L AND 3R  
ADDRESS:  
167 SMITH STREET,  
ELIZABETH, NJ 07211

DRAWING TITLE:  
PLUMBING RISER  
DIAGRAMS



DATE: 01.20.2022

DRAWING NO.: A-101.00

SHEETS IN CONTRACT SET: 9 OF 9