BUILDING CODE NOTES

USE GROUP	R3
CONSTRUCTION TYPE	5b
-AREA LARGEST FLOOR:	2236 SF
-NEW AREA:	5636 SF
-NEW VOLUME:	52460 CF
-LAND DISTURBED:	2236 SF
TABLE 503 - MAXIMUM HEIGHT/AREA	2 STORIES / UNLIMITED
-PROPOSED HEIGHT/AREA	2 STORIES / 2236 SF
TABLE 601 - REQUIRED FIRE RATING FOR BUILDING ELEMENTS	0 HOURS
TABLE 602 - REQUIRED FIRE RATING OF EXTERIOR WALL SEPARATION BETWEEN 10' AND 30'	0 HOURS
-PROPOSED FIRE RATING OF ELEMENTS	0 HOURS
TABLE 704.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS	UNLIMITED (NOTE I)

AS PER IRC 302.13 ALL ENGINEERED FLOOR JOISTS SHALL BE PROTECTED WITH 1/2" GWB AS INDICATED ON THESE PLANS.

NEW HOUSE SHALL HAVE HOUSE NUMBER AS PER IRC R319

CONSTRUCTION NOTES

1. DO NOT SCALE PLANS!
2. CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
   - -BUILDING 2015 INTERNATIONAL BUILDING CODE
   - -PLUMBING: 2015 NATIONAL STANDARD PLUMBING CODE
   - -MECHANICAL: 2015 INTERNATIONAL MECHANICAL CODE
   - -ELECTRICAL: 2014 NATIONAL ELECTRIC CODE (NFPA 70)
   - -THE MAHWAH ZONING ORDINANCE AND ALL OTHER APPLICABLE CODES
3. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING ON THE PROJECT AND/OR PRIOR TO BEGINNING CONSTRUCTION
4. ANY DISCREPANCIES BETWEEN THE ACTUAL EXISTING CONDITIONS AND THOSE DEPICTED ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT FOR THE ARCHITECTS DECISION ON HOW TO PROCEED. FAILURE OF THE CONTRACTOR TO POINT OUT SAID DISCREPANCIES PRIOR TO START OF CONSTRUCTION SHALL SIGNAL HIS ACCEPTANCE OF THE EXISTING CONDITIONS AS IS
5. IT IS THE INTENT OF ARCHITECT WITH THESE PLANS TO DEPICT COMPLETE SYSTEMS. IN THE EVENT THAT NOT ALL ELEMENTS OF A PARTICULAR SYSTEM ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL, NEVER-THE-LESS BE RESPONSIBLE TO PROVIDE COMPLETE WORKING SYSTEMS IN ACCORDANCE WITH GENERAL PRACTICE AND INDUSTRY STANDARDS
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF ANY WORK AND TO OBTAIN ALL INSPECTIONS AND SIGN-OFFS AT APPROPRIATE TIMES DURING AND AFTER CONSTRUCTION

INSULATION NOTES

1. PROVIDE R-15 KRAFT-FACED BATT INSULATION AT 2X4 EXTERIOR STUD WALLS
2. PROVIDE R-51 KRAFT-FACED BATT INSULATION AT CEILING JOISTS AT ROOF LOCATIONS (R-30 IN CAVITY AND R-21 PERPENDICULAR ABOVE JOISTS) NOTE: NO PLYWOOD SUBFLOOR TO BE INSTALLED AT ATTIC.
3. PROVIDE R-25 KRAFT-FACED BATT INSULATION AT FLOORS ABOVE UNHEATED SPACES.
4. PROVIDE 2 LAYERS 3.5" MINERAL WOOL SOUND INSULATION AT FLOOR JOISTS ABOVE OCCUPIED SPACE WHERE SANITARY PIPES OFFSET (AT TUB AND TOILET LOCATIONS)
5. PROVIDE 2" RIGID INSULATION AT EXTERIOR OF FOUNDATION FROM 3' BELOW GRADE UP TO GRADE
5. WHERE KRAFT FACED INSULATION IS INSTALLED:
   - A. INSULATION TO BE CUT TO FIT PRECISELY INTO VOID WITH NO GAP AND NO EXCESS MATERIAL GATHERED AT EITHER END.
   - B. PAPER TABS TO BE STAPLED TO FACE OF STUDS/JOIST NOT TO SIDE.
   - C. POSSIBLE ACCEPTANCE BY THE BUILDING INSPECTOR WILL NOT NULLIFY/OVERRIDE A-4 B ABOVE.
   - D. INSTALLATION OF INSULATION SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION OF GWB.
6. AT BEDROOMS AND BATHROOM WALLS AND WHERE INDICATED ON PLANS, PROVIDE 3 1/2" MINERAL WOOL SOUND INSULATION - NOT FACED OR UNFACED BATT INSULATION

STRUCTURAL NOTES

1. WOOD SILLS ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (i.e. WOLMANIZED) AND ANCHORED TO FOUNDATION BY 1/2" DIAMETER ANCHOR BOLTS PLACED 12" FROM END PLATES AND 6' O.C. MAXIMUM AND A MINIMUM OF 2 BOLTS PER PLATE SECTION.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE NO. 2 (EXTREME FIBER IN BENDING - 13,500 PSI; MODULUS OF ELASTICITY - 1,300,000; MAXIMUM MOISTURE CONTENT 19%).
3. SET ALL JOISTS AND GIRDERS WITH NATURAL CAMBER UP. DOUBLE UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS OR AS PER PLANS. CUTTING, NOTCHING OR DRILLING OF WOOD JOISTS SHALL BE AS PER DETAILS SHOWN ON THESE DRAWINGS.
4. PROVIDE 5/4 X 3 BRIDGING AT 8'-0" O.C. MAX.
5. DOUBLE UP STUDS AT ALL OPENINGS. SUPPORT HEADERS ON STUDS.
6. PROVIDE HEADERS AT OPENINGS IN WOOD FRAMED PARTITIONS AS FOLLOWS: UP TO 4'-0": 2-2X6; 4'-0" TO 5'-0": 2-2X8; 5'-0" TO 6'-0": 2-2X10; 6'-0" TO 7'-0": 2-2X12, UNLESS OTHERWISE SHOWN ON PLANS.
7. ROOF AND WALL SHEATHING AND SUB-FLOORING: STANDARD C-D EXTERIOR GRADE PLYWOOD; PANEL IDENTIFICATION INDEX: 42/20 FOR 5/8" THICK AND 32/16 FOR 1/2" THICK. APPLY SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING SUPPORTS, USING 6D COMMON NAILS FOR 1/2" AND 8D FOR 5/8".
8. GYPSUM BOARD TO BE FASTENED WITH 1 1/4" GWB SCREWS @ 8" ON THE EDGES AND AT 12" IN THE FIELD
9. PROVIDE WATER RESISTANT GYPSUM WALL BOARD AT BATHROOM WALLS. PROVIDE 1/2" CEMENT BOARD EQUAL TO WONDER-BOARD AT BATHTUB AND SHOWER SURROUNDS TO THE CEILING

NOTES PER 2015 IRC AND IECCC

N1101.14 (R401.3) CERTIFICATE (MANDATORY).
A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

N1102.2.4 (R402.2.4) ACCESS HATCHES AND DOORS.
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION.
A WOOD-FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION

1102.4 (R402.4) AIR LEAKAGE (MANDATORY).
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R1102.4.1 THROUGH R1102.4.4.
N1102.4.1 (R402.4.1) BUILDING THERMAL ENVELOPE.
THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS N1102.4.1.1 OR N1102.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. N1102.4.1.1 (R402.4.1.1) INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE N1102.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE N1102.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE BUILDING OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

N1102.4.1.2 (R402.4.1.2) TESTING.
THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS).
WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE

DURING TESTING:

1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE OPEN.
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF.
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE FULLY OPEN

HVAC NOTES

AIR CONDITIONING

1. CONTRACTOR TO DESIGN FURNISH AND INSTALL 2-ZONE AIR CONDITIONING SYSTEM. SYSTEM SHALL BE DESIGNED TO MAINTAIN 68 DEGREES INTERIOR WHEN EXTERIOR TEMPERATURE IS BELOW 100 DEGREES F.
2. SYSTEM TO BE ZONED AS FOLLOWS: ZONE 1 BASEMENT AND FIRST FLOOR. ZONE 2 SECOND FLOOR.
ZONE 1 COMPRESSOR TO BE LOCATED TO SOUTH SIDE OF HOUSE. CONTRACTOR TO PROVIDE NEW CONCRETE PAD.
ZONE 1 AIR HANDLER TO BE VARIABLE SPEED AND LOCATED AT THE MECHANICAL ROOM AT THE BASEMENT.
ZONE 2 COMPRESSOR TO BE LOCATED ON A CONCRETE PAD ON THE SOUTH SIDE OF THE HOUSE
ZONE 2 AIR-HANDLER TO BE VARIABLE SPEED AND LOCATED IN ATTIC.
3. ZONE 1 DUCTWORK: DUCTWORK TO BE RUN AT PERIMETER OF BASEMENT FLUSH WITH CEILING WITH SIDE REGISTERS FOR BASEMENT AND FLOOR OR WALL REGISTERS FOR FIRST FLOOR ABOVE.
ZONE 2 DUCTWORK TO BE RUN IN ATTIC WITH SECOND FLOOR SPACES SERVED BY CEILING REGISTERS.
4. ALL DUCTWORK SHALL BE INSULATED. TRUNK DUCTS SHALL BE RIGID. BRANCHES SHALL BE FLEX DUCT. DUCTS SHALL BE DESIGNED WITH A MAXIMUM FRICTION OF .1 PER 100 FEET OF DUCT.
6. RETURN REGISTERS TO BE LOCATED AT THE CEILING OF EACH FLOOR BEING SERVED.
7. CONTRACTOR TO SUBMIT TO ARCHITECT FOR APPROVAL DETAILED COOLING LOAD ANALYSIS, SCHEMATIC LAYOUT SHOWING ALL EQUIPMENT, DUCT SIZE AND LAYOUT AND REGISTER SIZE AND LOCATION PRIOR TO INSTALLATION, HVAC SPACE PLANS WITH HEAT AND COOLING LOADS ARE INCLUDED IN THIS SET OF DRAWINGS AS A COURTESY BUT SHALL BE VERIFIED BY THE HVAC CONTRACTOR'S DESIGN PROFESSIONAL PRIOR TO SUBMITTING DOCUMENTS FOR APPROVAL.
8. COMPRESSORS AND AIR-HANDLERS TO BE BY TRANE, HEIL OR EQUAL AND SHALL BE RATED 16 SEER
9. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY APPROVALS FOR SYSTEM INCLUDING BUT NOT LIMITED TO HEALTH DEPARTMENT APPROVAL FOR LOCATION OF COMPRESSORS.

HEAT/ DOMESTIC HOT WATER

1. CONTRACTOR TO DESIGN FURNISH AND INSTALL ALL ELEMENTS FOR MULTI-ZONE HEATING AND DOMESTIC HOT WATER SYSTEM. HEATING SYSTEM SHALL BE DESIGNED TO MAINTAIN 70 DEGREES INTERIOR WHEN EXTERIOR TEMPERATURE IS ABOVE 0 DEGREES F.
2. CONTRACTOR TO SUBMIT TO ARCHITECT FOR APPROVAL DETAILED HEATING LOAD ANALYSIS, SCHEMATIC LAYOUT SHOWING ALL EQUIPMENT, DUCT SIZE AND LAYOUT AND REGISTER SIZE AND LOCATION PRIOR TO INSTALLATION, HVAC SPACE PLANS WITH HEAT AND COOLING LOADS ARE INCLUDED IN THIS SET OF DRAWINGS AS A COURTESY BUT SHALL BE VERIFIED BY THE HVAC CONTRACTOR'S DESIGN PROFESSIONAL PRIOR TO SUBMITTING DOCUMENTS FOR APPROVAL.
3. EQUIPMENT SHALL INCLUDE LAARS NEORTHERM 105 RESIDENTIAL HYDRONIC BOILER COUPLED WITH 80 GALLON LAARS STOR WATER STORAGE TANK. EQUIPMENT TO BE LOCATED AT BOILER ROOM AT BASEMENT. NO SUBSTITUTION OF EQUIPMENT WITHOUT PRIOR APPROVAL OF ARCHITECT.
4. BASEBOARD CONVECTORS SHALL BE SLANT/FIN MULTI-PAK 80
5. AT KITCHEN CABINET LOCATIONS PROVIDE SLANT/FIN "THE KICKER" TOE SPACE HOT WATER/FORCED AIR UNITS SIZED AS REQUIRED
6. CONTRACTOR TO SUBMIT ALTERNATE PRICE FOR PROVIDING HEATING FOR MASTER BATHROOM THROUGH LOW-VOLTAGE ELECTRIC RADIANT HEATING UTILIZING "WARMFLOOR" AS MANUFACTURED BY ELECTRO PLASTICS INC. SEE WWW.WARMFLOOR.COM. EACH BATHROOM TO BE ZONED SEPARATELY . CONTRACTOR TO DESIGN, FURNISH AND INSTALL ALL ELEMENTS AS REQUIRED TO MAINTAIN 70 DEG INSIDE TEMPERATURE WHEN OUTSIDE TEMPERATURE IS ABOVE 0 DEG. F.
7. LAUNDRY ROOM AND ALL BATHROOMS TO BE RECEIVE 70 CFM SWITCHED EXHAUST FAN WITH METAL FLEX DUCT TO W.P. LOUVER AT EXTERIOR WALL

Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A-1	Site Plan, Notes, Zoning	10/24/17			
A-1a	Site Plan Per Koestner Associates	10/24/17			
A-2	Footing/ Foundation Plan	10/24/17			
A-3	1st Floor Framing Plan	10/24/17			
A-4	2nd Floor Framing Plan	10/24/17			
A-5	Attic & Roof Framing Plans	10/24/17			
A-6	TJI Framing Details	10/24/17			
A-7	Basement Plan, Details	10/24/17			
A-8	1st Floor Plan, Details	10/24/17			
A-9	Kitchen Details	10/24/17			
A-10	2nd Floor Plan	10/24/17			
A-11	2nd Floor Bathroom Details	10/24/17			
A-12	Attic Plan	10/24/17			
A-13	Roof Plan	10/24/17			
A-14	Ceiling Plan Basement	10/24/17			
A-15	Ceiling Plan 1st Floor	10/24/17			
A-16	Ceiling Plan 2nd Floor & Attic	10/24/17			
A-17	Front Elevation	10/24/17			
A-18	Right Side Elevation	10/24/17			
A-19	Rear Elevation	10/24/17			
A-20	Left Side Elevation	10/24/17			
A-21	Sections	10/24/17			
A-22	Stair Details	10/24/17			
A-23	Door and Finish Schedules	10/24/17			
A-24	Riser Diagrams	10/24/17			

No.	Description	Date

X — NEW WALL. SEE PLANS FOR LOCATION AND DIMENSION. SEE WALL SCHEDULE FOR TYPE AND DETAILS

1 — 6" DIAMETER RECESSED 45W EQUIVALENT LED

WP — 2 6" DIAMETER RECESSED 45 EQUIVALENT LED WITH WP LENS

SL-1 SURFACE-MOUNTED LIGHT FIXTURE SUPPLIED BY OWNER INSTALLED BY GC

4 DECORATIVE SURFACE-MOUNTED LIGHT FIXTURE SUPPLIED BY OWNER INSTALLED BY GC

5 SUSPENDED PENDANT-TYPE LIGHT FIXTURE SUPPLIED BY OWNER INSTALLED BY GC

6 SURFACE-MOUNTED FLUORESCENT LIGHT FIXTURE WITH ACRYLIC LENS. 2 FOOT, 2 BULBS

SC WALL SCONCE INTERIOR SUPPLIED BY OWNER AND INSTALLED BY GC. BATHROOM LOCATIONS OVER VANITY

SC-01 WALL SCONCE EXTERIOR SUPPLIED BY OWNER AND INSTALLED BY GC.

SD HARD-WIRED PHOTO-ELECTRIC SMOKE/CO DETECTOR WITH BATTERY BACK-UP. INSTALL ONE PER BEDROOM PLUS ONE PER FLOOR. INTER-CONNECTED SO WHEN ONE IS ACTIVATED ALL RING. FINAL LOCATION SUBJECT TO APPROVAL OF FSCO

DUPLEX CONVENIENCE OUTLET. MOUNTED AT 18" AFF EXCEPT AS INDICATED

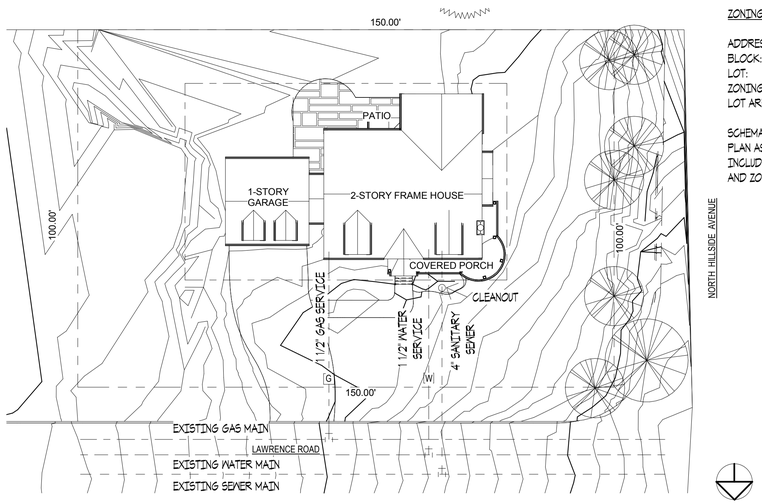
GFI — DUPLEX CONVENIENCE OUTLET WITH GFCI PROTECTION. AT BATHROOM LOCATION MOUNT AT 48" AFF, AT KITCHEN: +42" AFF. OTHER LOCATIONS MOUNT AT 18" AFF. PROVIDE WP COVER AT EXTERIOR LOCATION

SINGLE POLE SWITCH DECORA STYLE BY LEVITON

3 — 3 - WAY SWITCH (4-WAY SWITCH WHERE INDICATED). DECORA STYLE BY LEVITON

EXHAUST: 70 CFM SWITCHED EXHAUST FAN WITH METAL FLEX-DUCT TO WP LOUVER BELOW EAVES AT EXTERIOR WALL

Legend
1/4" = 1'-0"



2 Site Plan/ Zoning
1" = 20'-0"

ZONING ANALYSIS

ADDRESS:	124 LAWRENCE ROAD
BLOCK:	73
LOT:	20.02
ZONING DISTRICT:	R-15
LOT AREA:	15,000 SF

SCHEMATIC SITE PLAN ONLY. REFER TO SITE PLAN AS PREPARED BY KOESTNER ASSOCIATES INCLUDED AS DRAWING A-1a FOR SITE DETAILS AND ZONING

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Teaneck, NJ 07666
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rgtectl@optonline.net www.rgtect.net

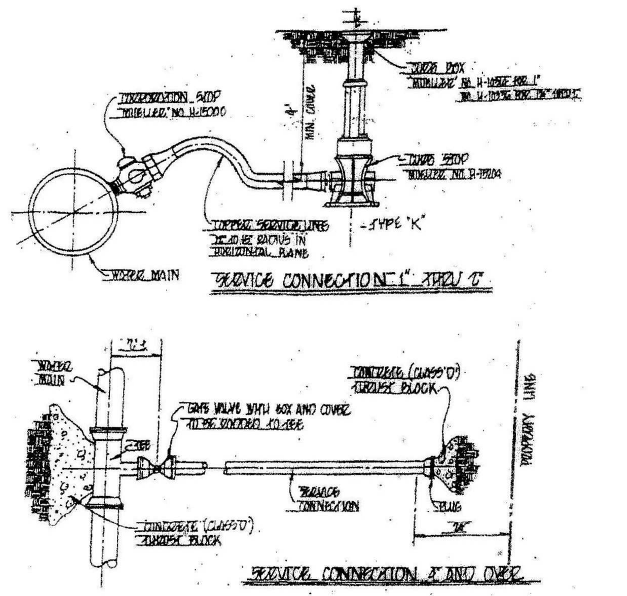
LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Site Plan, Notes, Zoning

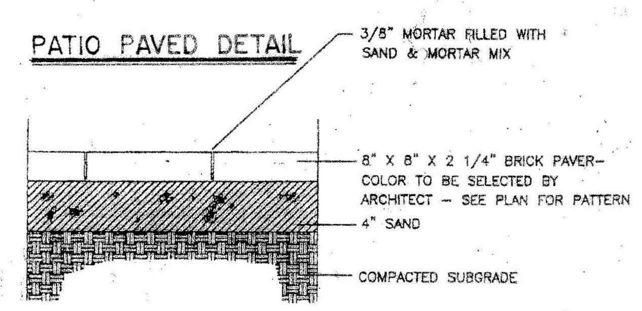
Project number	98517
Date	October 24, 2017
Scale	As indicated

A-1

11/1/2017 11:11:34 AM

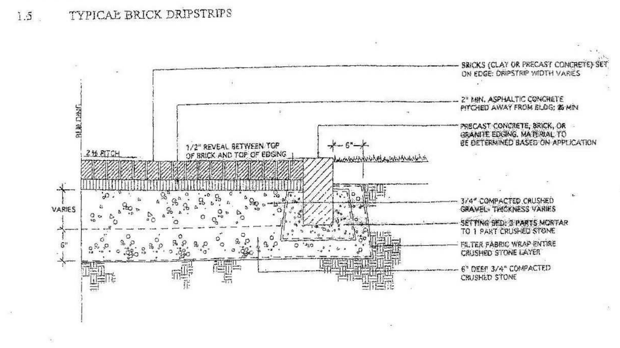


General Notes:
1. 1-inch through 2-inch Copper Service line to be laid in 6-inches of clean sand and backfilled with a minimum of an additional 12-inches of clean sand.
2. Type "K" Copper Water Service Line.
3. Curb Box - Mueller No. H-10314 for 1" (No. H-10336 for 1-1/4" thru 2").
4. Curb Stop - Mueller No. H-15204.
5. Corporation Stop - Mueller No. H-15000.

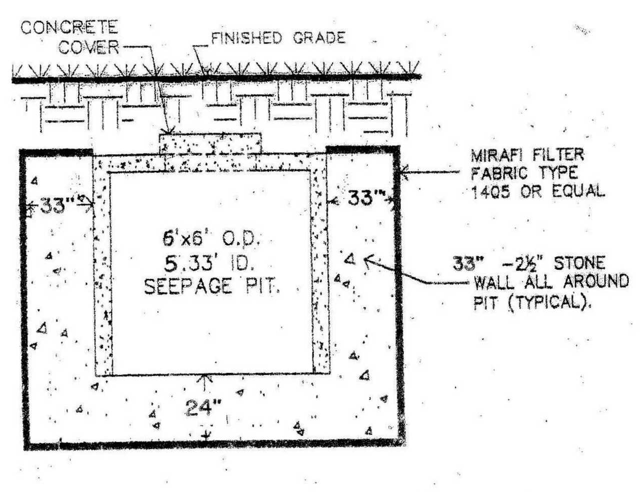


DARTMOUTH COLLEGE DESIGN & CONSTRUCTION GUIDELINES

1.5 TYPICAL BRICK DRIPSTRIPS

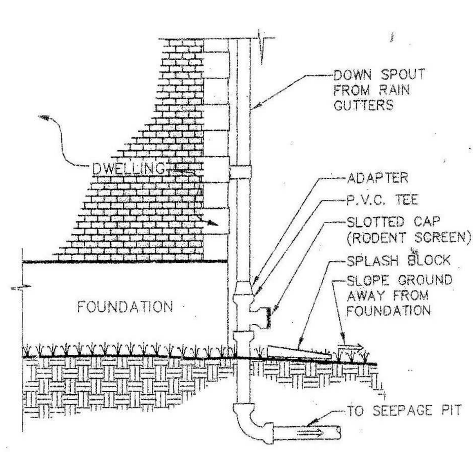


DRIVEWAY PAVING DETAIL



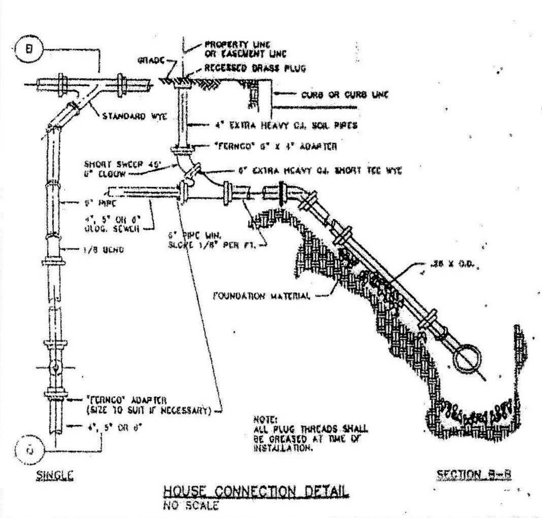
6' x 6' SEEPAGE PIT DETAIL

NOT TO SCALE



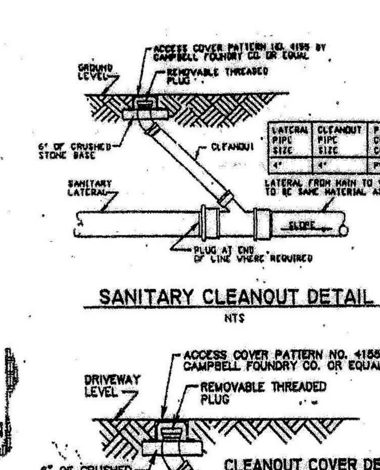
LEADER CONNECTION DETAIL

NOT TO SCALE



HOUSE CONNECTION DETAIL

NO SCALE



LATERAL PIPE SIZE	CLEANOUT PIPE SIZE	PIPE CLASS OR CODE
4"	4"	PVC, Sch 40

LATERAL FROM MAIN TO VHY CONN. TO BE SAME MATERIAL AS MAIN

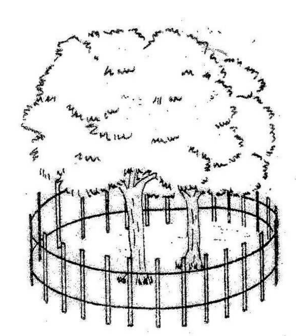
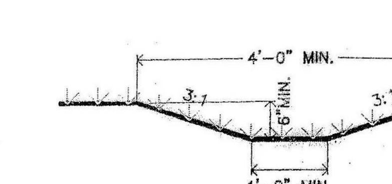
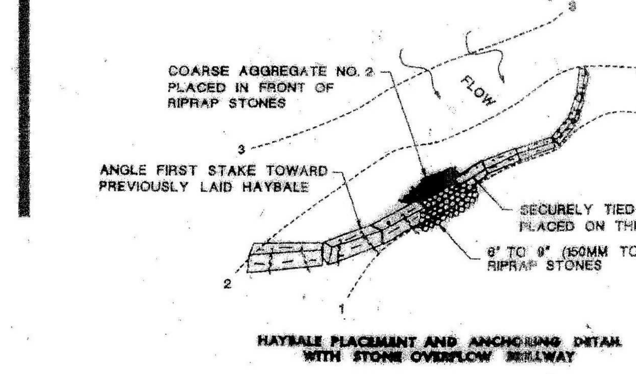


Figure 3.9-I Correct fencing for tree protection

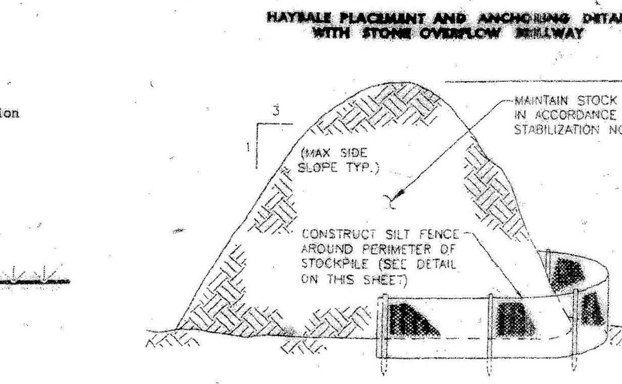


SWALE DETAIL

N.T.S.

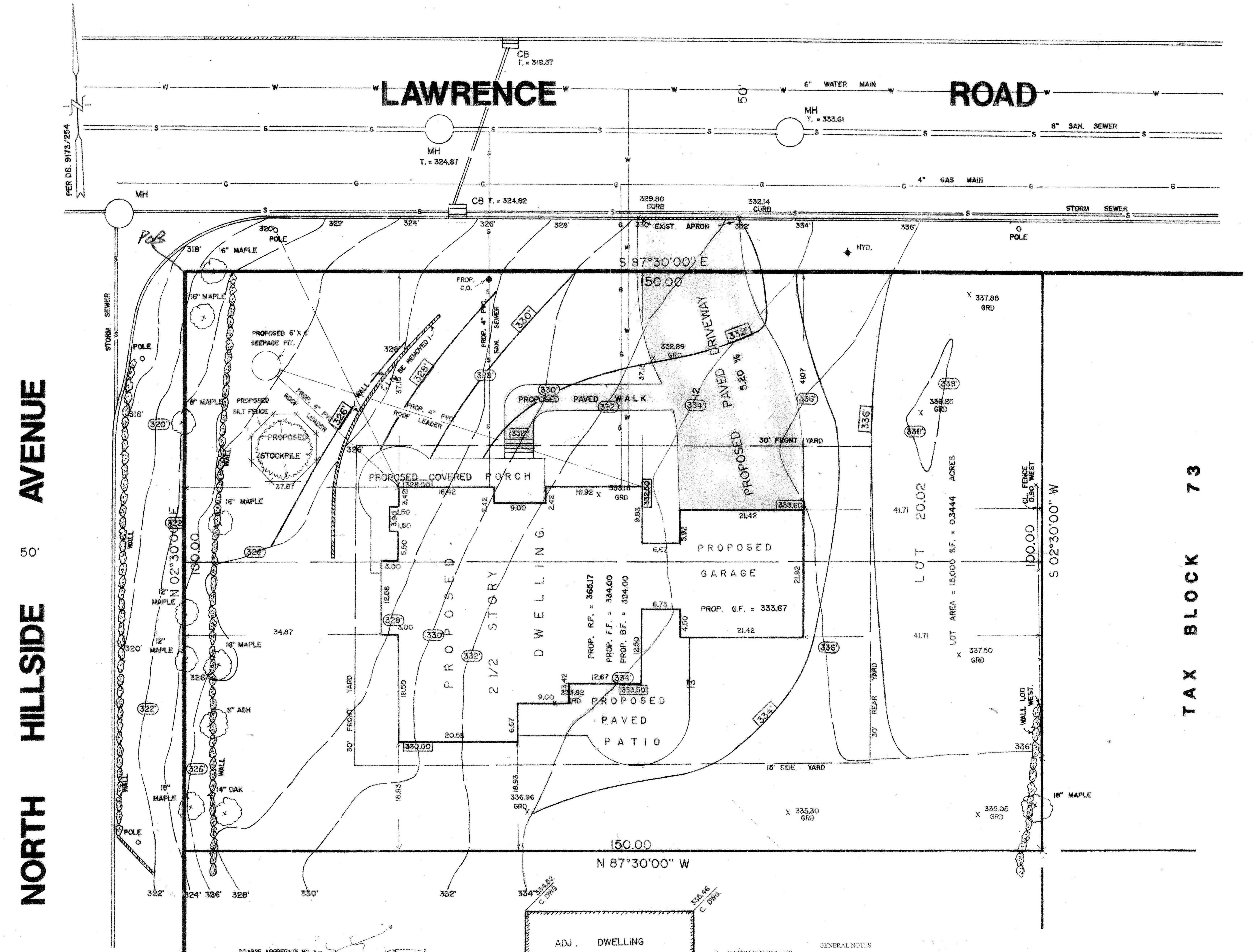


HAYBALE PLACEMENT AND ANCHORING DETAIL WITH STONE OVERFLOW SPILLWAY



TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



KEY MAP 1" = 300'

APPROVED BY THE PLANNING BOARD OF
MAHWAH TOWNSHIP

DATE

CHAIRMAN

SECRETARY

BOARD ENGINEER

ZONING SCHEDULE, R – 15 (ONE FAMILY RESIDENTIAL)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA, S.F.	15,000	15,000	15,000
MIN. LOT WIDTH, FT.	90	100	100
MIN. LOT DEPTH, FT.	125	150	150
MIN. FRONT YARD, FT.	30	N/A	34.87
MIN. SIDE YARD, FT. (ONE)	10	N/A	18.93
MIN. SIDE YARD, FT. (BOTH)	25	N/A	56.08
MIN. REAR YARD, FT.	30	N/A	41.71
MAX. BLDG. COVER, %	20	N/A	16.77
MAX. LOT IMPER. %	40	N/A	26.21
MAX. BLDG. HEIGHT, FT/STY.	35 / 2,5	N/A	33/2 ½

SOIL MOVEMENT CALCULATION

PROPOSED CUT FOR GARAGE AREA = 29 C.Y.

PROPOSED CUT FOR BASEMENT = 515 C.Y.

PROPOSED CUT FOR DRIVEWAY = 38 C.Y.

PROPOSED CUT FOR PORCH = 11 C.Y.

PROPOSED CUT FOR SEEPAGE PIT = 27 C.Y.

PROPOSED CUT FOR REAR AND SIDE YARD = 52 C.Y.

TOTAL CUT FOR PROPOSED DWELLING = 672 C.Y.

APPLICANT : PAWAN VASWANI
124 LAWRENCE ROAD,
MAHWAH, NJ 07430

GENERAL NOTES

1. DATUM IS NGVD 1929.
2. LOCATION OF UTILITIES IS APPROXIMATE ONLY. MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION. (CALL-BEFORE-YOU-DIG 1-800-272-1000).
3. COMMONLY KNOWN AS 124 LAWRENCE RD., TOWNSHIP OF MAHWAH, NJ 07430.
4. BEING ALSO KNOWN AND DESIGNATED AS LOT 12 AND 13 IN BLOCK C AS SHOWN ON A CERTAIN MAP ENTITLED " MAP OF THE PROPERTY OF HERMAN T. WINTER, SITUATED AT MAHWAH, BERGEN COUNTY, NEW JERSEY", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON APRIL 24, 1896 AS MAP No. 771.
5. LOT AREA = 15,000 SQUARE FEET = 0.3444 ACRE.
6. IN ACCORDANCE WITH A SURVEY PREPARED BY KOESTNER ASSOCIATES, PROFESSIONAL ENGINEERS & LAND SURVEYORS, DATED SEPTEMBER 28, 2017.
7. ALL ROOF DRAINS TO BE INSTALLED WITH A MINIMUM SLOPE OF 2.0%.
8. OWNER RESPONSIBLE FOR THE INSPECTION & MAINTENANCE OF THE PROPOSED SEEPAGE PIT AS FOLLOWS:

It is imperative that the pipe system remain clear, to allow for the discharge of storm water runoff into the drywell. Any observed clogging or unusual overflow should be immediately investigated and addressed. It is recommended that annually and/or every fall a thorough investigation of the system and cleaning of the pipes is conducted. Preventative and corrective maintenance shall include, but no to be limited to, repairs or replacements to the structure; removal or sediment, debris, or trash; restoration of eroded area; and snow and ice removal. This measure will help alleviate blockages and/or sedimentation buildup within the storage system. If at some time the seepage pit becomes clogged, it has to be removed and the stone is replaced.

9. THE INSTALLATION OF THE SEEPAGE PIT MUST BE INSPECTED BY THE BOROUGH ENGINEER.
10. SUBJECT TO FINALIZED ARCHITECTURAL PLANS.
11. SEE ARCHITECTURAL PLANS FOR FLOOR AREA RATIO CALCULATIONS.
12. A SOIL LOG AND PERCOLATION TEST SHOULD BE PERFORMED AT THE LOCATION, OF THE PROPOSED SEEPAGE PIT, THE BOROUGH ENGINEER SHOULD BE CONTACTED WHEN A TEST IS SCHEDULED, AND TEST RESULTS SHOULD BE FURNISHED TO THE BOROUGH, PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
13. PROPOSED BUILDING HEIGHT BASED ON ZONING CODE DEFINITION & ARCHITECT'S DESIGN DIMENSIONS. CONTRACTOR, THEREFORE, IS RESPONSIBLE FOR VERIFYING TOP OF BLOCK ELEVATION & ACTUAL DIMENSIONS TO ROOF PEAK UPON COMPLETION OF FRAMING.
14. EXISTING UTILITIES TO BE REUSED IF PRACTICAL. MUST BE INSPECTED PRIOR TO CONSTRUCTION.
15. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
16. THE DEVELOPER MUST TAKE CAUTION WHEN COMPLETING THE FINAL GRADING OF THE PROPERTY SO AS NOT TO CAUSE INCREASE WATER RUNOFF ONTO THE ADJACENT PROPERTIES.
17. AN ENGINEERING AND INSPECTION ESCROW FEE MUST BE POSTED FOR OUR REVIEW OF THE GRADING PLANS, DRAINAGE CALCULATIONS, SEEPAGE PIT INSTALLATION AND REVIEW OF THE AS-BUILT PLAN.
18. SOIL EROSION AND SEDIMENT CONTROL MEASURES:
    a. SILT FENCE MUST BE INSTALLED AROUND ALL DISTURBED AREAS OF THE LOT.
    b. STOCKPILES OF SOIL MUST BE TEMPORARILY SEEDED AND MUST BE REMOVED FROM THE SITE AS SOON AS POSSIBLE.
    c. THERE MUST BE NO DISCHARGE OF GROUNDWATER TO THE BOROUGH STREETS OR STORM WATER DRAINAGE SYSTEM WITHOUT THE PROPER FILTER SYSTEM FOR SEDIMENT CONTROL AND THE APPROVAL OF THE BOROUGH ENGINEER.
19. AT THE TIME OF EXCAVATION OF THE FOOTING, THE BOROUGH WILL REQUIRE TO REMOVE EXCESS SOIL FROM THE SITE EXCEPT FOR WHAT IS REQUIRED FOR BACKFILL. THE BOROUGH WANTS TO MINIMIZE THE AMOUNT OF SOIL STOCKPILED ON THE SITE DURING THE LENGTH OF TIME OF THE DWELLING CONSTRUCTION.
20. A FOUNDATION SURVEY MUST BE SUBMITTED SHOWING FOOTPRINT AND TOP OF CONCRETE ELEVATION OF THE FOUNDATION. NO FURTHER INSPECTIONS WILL BE CONDUCTED BY THE BUILDING DEPARTMENT UNTIL THE FOUNDATION SURVEY IS REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT.
21. AN AS-BUILT SURVEY DRAWING OF THE PROPERTY WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE AS-BUILT SURVEY MUST CONTAIN THE FOLLOWING:
    a. A CERTIFICATION THAT THE POST CONSTRUCTION SURFACE WATER RUN-OFF TO THE ADJACENT PROPERTIES HAS BEEN REDUCED FROM EXISTING CONDITION.
    b. A CERTIFICATION AS TO THE ACTUAL HEIGHT OF THE DWELLING AS DEFINED IN THE BOROUGH CODE.

GRAPHIC SCALE

SITE PLAN

OF LOT 20.02 IN BLOCK 73
ON THE TAX MAP OF THE
MAHWAH TOWNSHIP
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 10' | DATE: 10/05/2017

STEVEN L. KOESTNER
P.E. & L.S. NJ LIC. # 27901 / NY LIC. # 50865
KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. BOX 514 HACKENSACK, N.J. 07602
Phone: 201 342 6264
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www.koestnerassociates.com
since 1914

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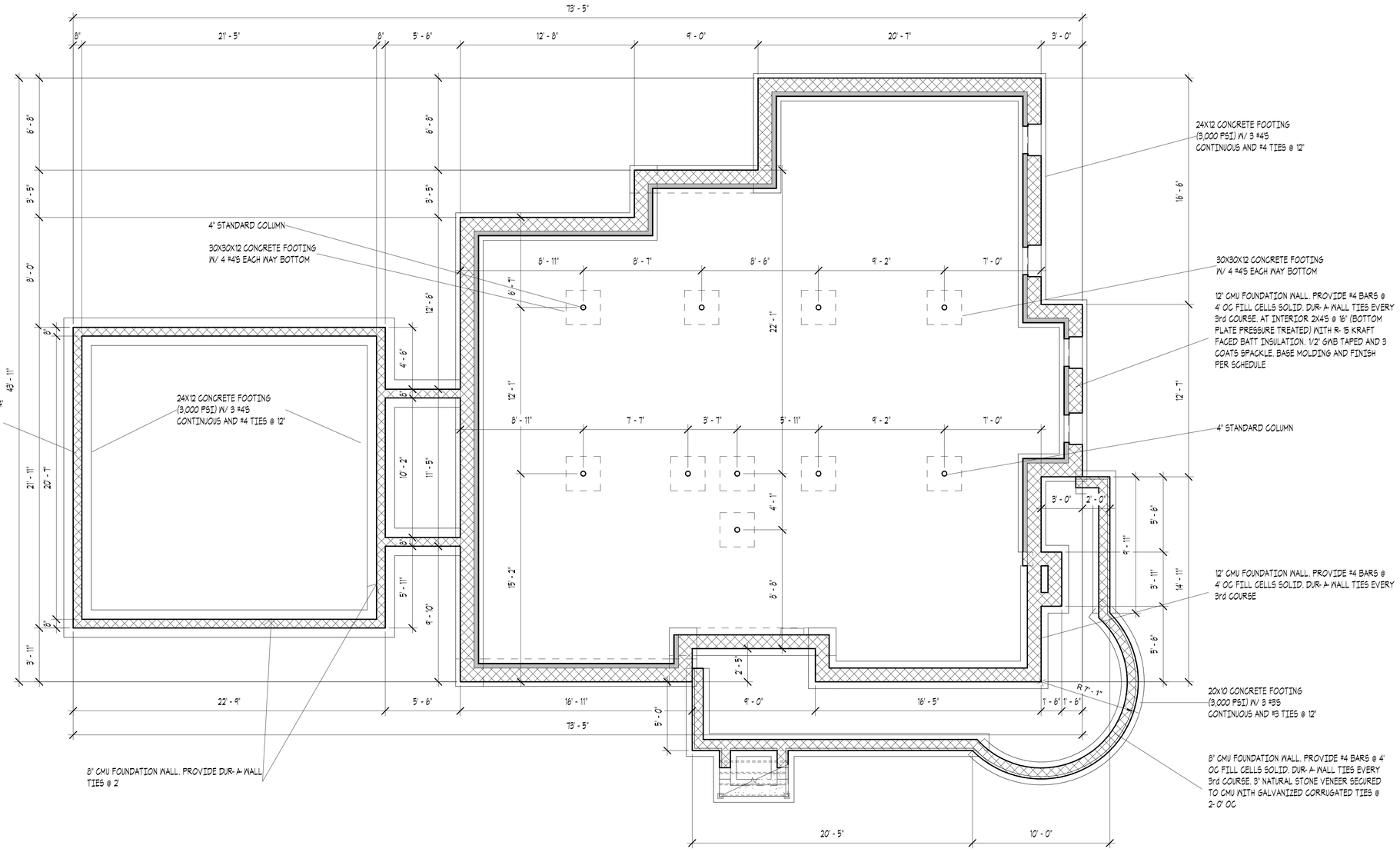

2 Basement Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Footing/ Foundation Plan

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-2

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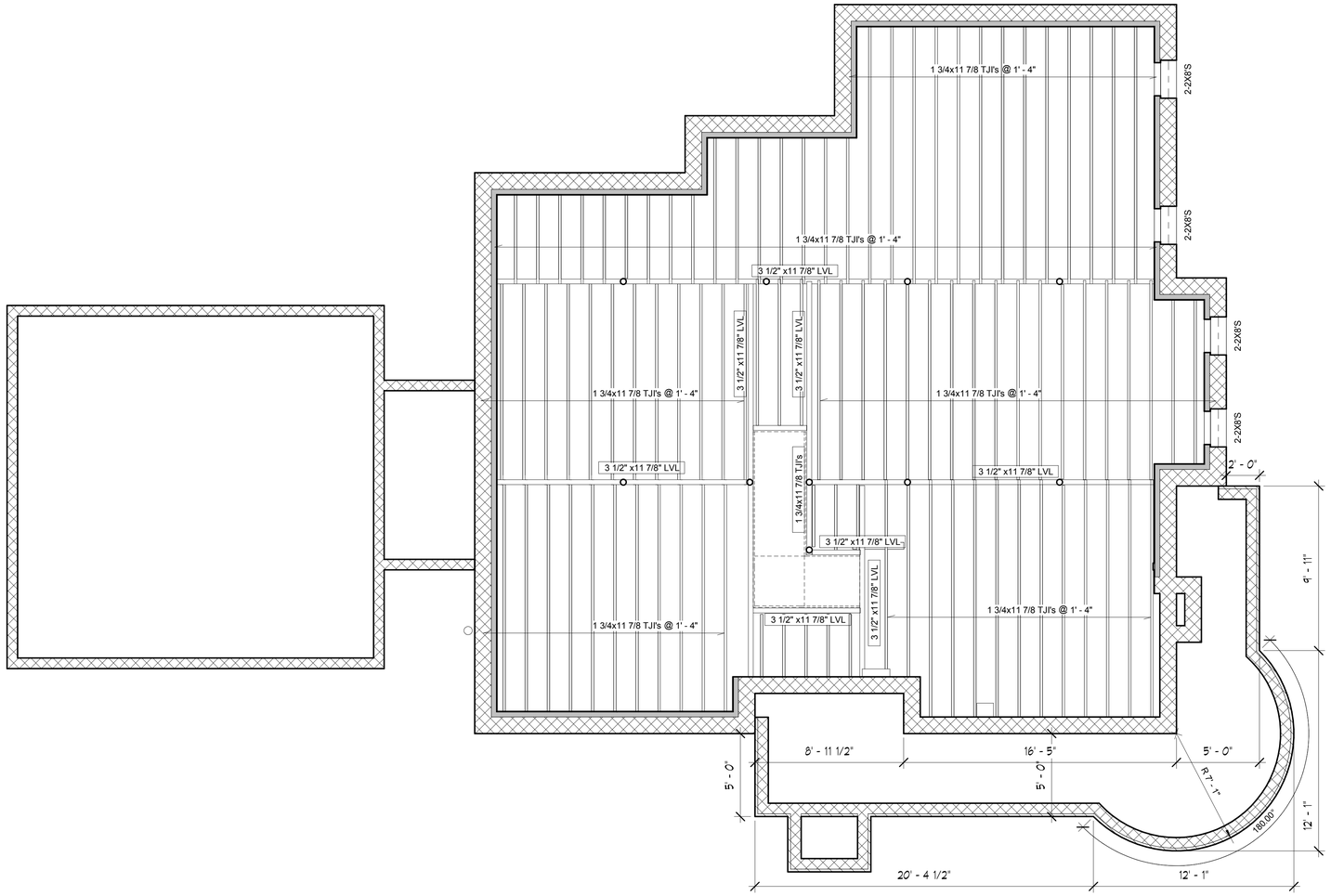

1 1st Floor Framing Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

1st Floor Framing Plan

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-3

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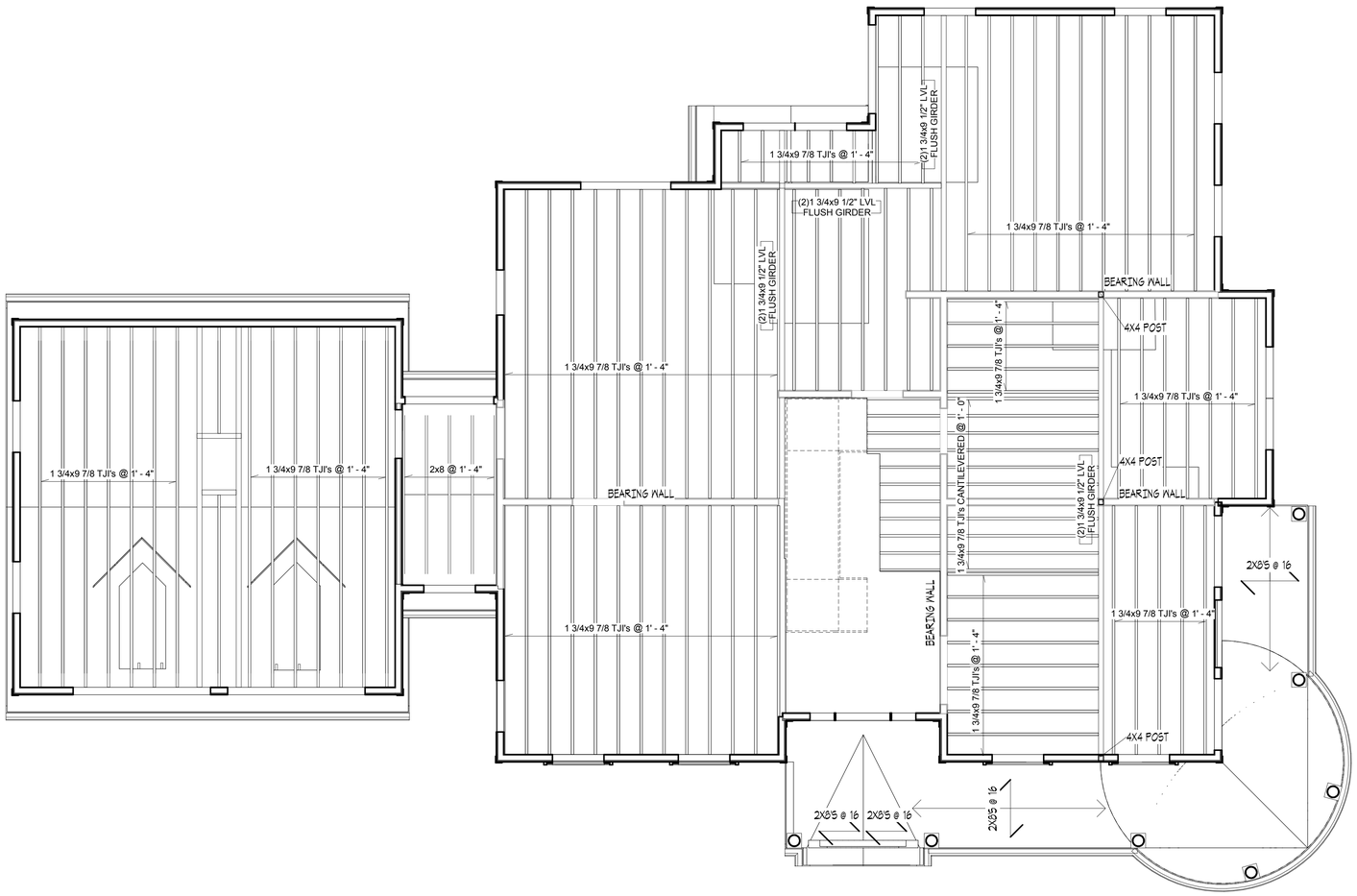

1 2nd Floor Framing Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

2nd Floor Framing Plan

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-4

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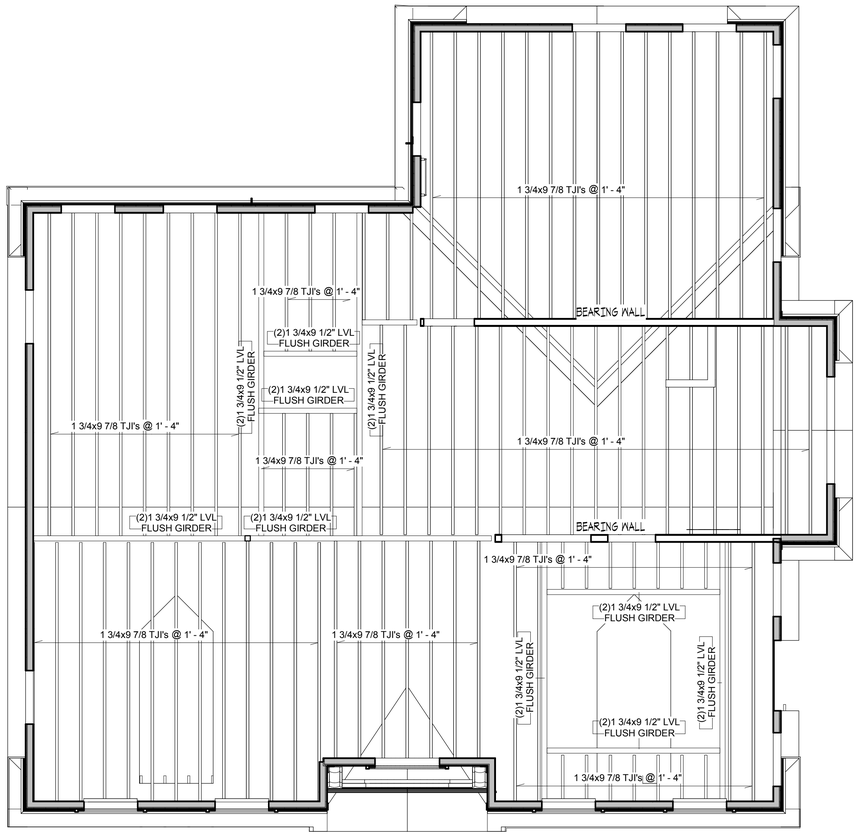
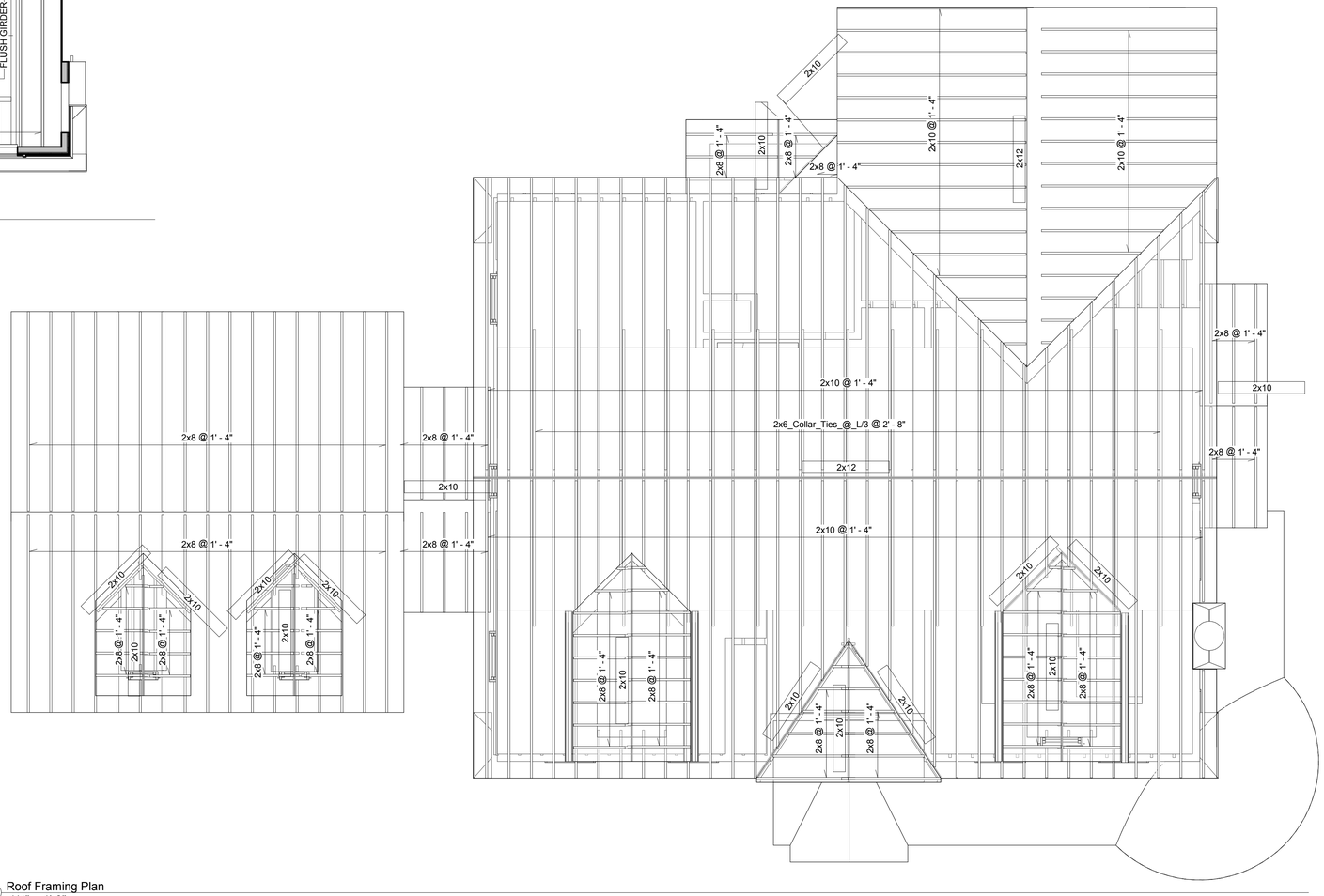


1 Attic Framing Plan
1/4" = 1'-0"

NOTES
1. GROUND SNOW LOAD IS 30 PSF PER 1608.2
2. RAFTER DESIGN PER TABLE 2308.10.3(2) CEILING NOT ATTACHED TO RAFTERS
3. ACCEPTABLE JOIST MATERIAL:
   A) DOUGLAS FIR SS
   B) HEM FIR SS
   C) SOUTHERN PINE SS
   D) SOUTHERN PINE #1



2 Roof Framing Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Attic & Roof Framing Plans

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-5

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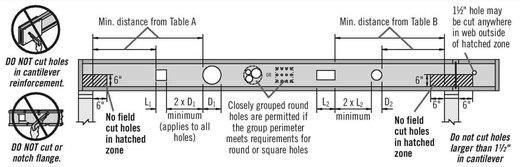
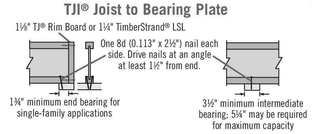
ALLOWABLE HOLES—TJI® JOISTS



TJI® JOIST NAILING REQIREMENTS AT BEARING

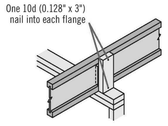
TJI® Joist to Bearing Plate



- Increased bearing capacities may be achieved with increased bearing lengths. See plans for required bearing lengths.

Shear transfer nailing: Use connections equivalent to floor panel nailing schedule. See page 4.

Squash Blocks to TJI® Joist (Load bearing wall above)



Also see detail B2, page 5

Rim to TJI® Joist

Locate rim board joint between joists

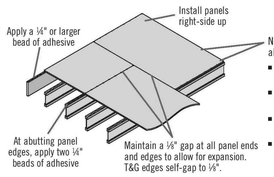
INSTALLATION RECOMMENDATIONS

RECOMMENDED COMPONENTS

- Weyerhaeuser Edge Gold™ floor panels
- TJI® joists
- 1¼" TJI® Rim Board or 1¼" TimberStrand® LSL

RECOMMENDED ADHESIVES

- Weyerhaeuser recommends using solvent-based subfloor adhesives that meet ASTM D3498 (AFG-01) performance standards. When latex subfloor adhesive is required, careful selection is necessary due to a wide range of performance between brands.



Nail panel to joist at 12" on-centre in field and 6" on-centre along panel edges. Apply fasteners ⅜" from panel edges.

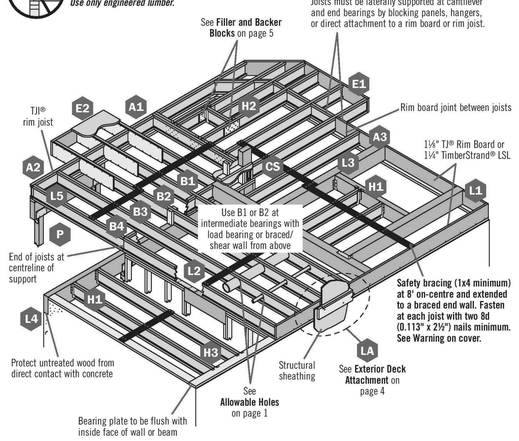
- For ¾" panels, use 8d (0.131" x 2½") or 6d (0.120" x 2") deformed-shank nails or other code-approved fasteners.
- For ⅞" panels, use 8d (0.131" x 2½") or 8d (0.120" x 2½") deformed-shank nails or other code-approved fasteners.
- Fully nail floor panel within 10 minutes of applying adhesive (or sooner if required by adhesive manufacturer).
- Screws may be substituted for the nails noted above if the screws have equivalent lateral load capacity.

TJI® JOIST FLOOR FRAMING

TJI® joist floor framing does not require bridging or mid-span blocking

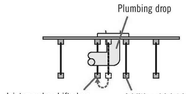
WARNING
Joists are unstable until laterally braced. See Warning on cover.

DO NOT use sawn lumber for rim board or blocking as it may shrink after installation. Use only engineered lumber.



INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail at right).



FASTENING OF FLOOR PANELS

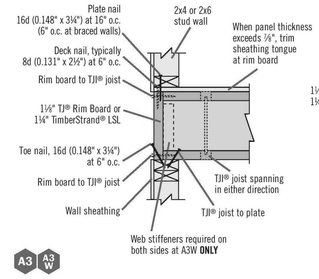
Guidelines for Closest On-Centre Spacing per Row

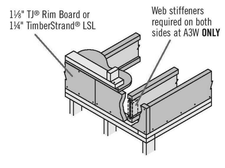
Nail Size	TJI®	Rim board				
	s31, s33, and s47	1¼" TJI® Rim Board	1¼" TimberStrand® LSL	1½" TimberStrand® LSL or wider	Microllam® LVL	Parallam® PSL
8d (0.113" x 2½"), 8d (0.131" x 2½")	3"(1)	6"	4"	3"	4"	4"
10d (0.148" x 3"), 12d (0.148" x 3¼")	4"(1)(2)	6"	4"	4"	5"	4"
16d (0.162" x 3½")	6"	16"(3)	6"(4)	6"(4)	8"(3)	6"

(1) Stagger nails when using 4" on-centre spacing or less and maintain ¾" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. For other applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.
(2) With 10d (0.148" x 1½") nails spacing can be reduced to 3" on-centre for light gauge steel straps.
(3) Can be reduced to 5" on-centre if nail penetration into the narrow edge is no more than 1¼" (to minimize splitting).
(4) Can be reduced to 4" on-centre if nail penetration into the narrow edge is no more than 1¼" (to minimize splitting).

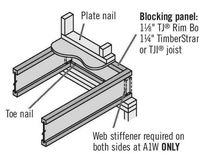
- Recommended nailing is 12" on-centre in field and 6" on-centre along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
- Maximum nail spacing for TJI® joists is 24" on-centre.
- 14 ga. staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.
- To minimize splitting, maintain edge distance and row spacing of 2½ x nail diameter or ⅜", whichever is greater. Multiple rows must be staggered and equally spaced from the centreline of the narrow face axis.
- For recommended nailing and adhesives, see **INSTALLATION RECOMMENDATIONS** on page 2.

RIM BOARD DETAILS

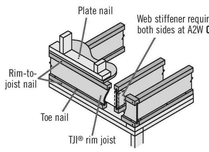




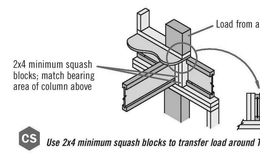
FLOOR DETAILS



Attach blocking per fastening instructions in detail A3.

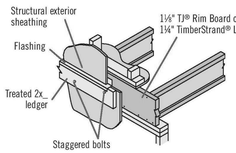


Must have 1¼" minimum joist bearing at ends. Attach rim joist per fastening instructions in detail A3.



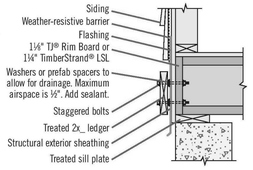
Use 2x4 minimum squash blocks to transfer load around TJI® joist

Exterior Deck Attachment



Corrosion-resistant fasteners required for wet-service applications

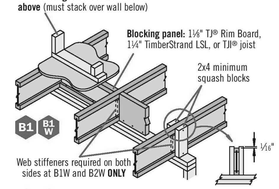
Shimmed Deck Attachment



Maintain 2" distance (minimum) from edge of ledger to edge of fastener. Stagger bolts.

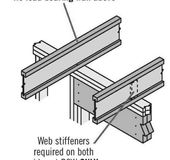
FLOOR DETAILS

Load bearing or braced/shear wall above (must stack over wall below)



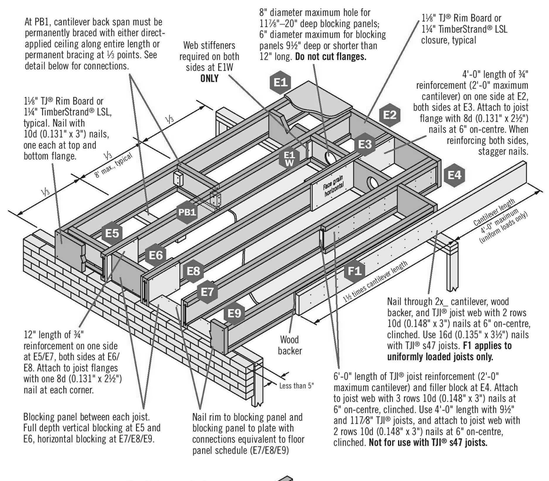
Blocking panels may be required with braced/ shear walls above or below—see detail B1

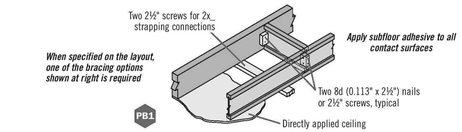
No load bearing wall above



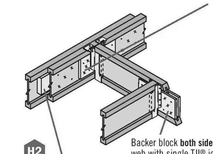
Blocking panels may be required with braced/ shear walls above or below—see detail B1

CANTILEVER DETAILS





FILLER AND BACKER BLOCKS



HANGER BACKER BLOCK

Install tight to top flange (tight to bottom flange with face mount hangers).

- **Single-Family Applications:** Attach with ten 10d (0.128" x 3") nails, clinched when possible.
- **Multi-Family applications and depths greater than 16":** Attach with **fifteen** 10d (0.128" x 3") nails, clinched when possible.

DOUBLE TJI® JOIST FILLER BLOCK

- **Single-Family Applications:** Attach with ten 10d (0.128" x 3") nails, clinched. Use ten 16d (0.135" x 3½") nails from each side with TJI® s47 joists.
- **Multi-Family applications and depths greater than 16":** Attach with **fifteen** 10d (0.128" x 3") nails, clinched. Use **fifteen** 16d (0.135" x 3½") nails from each side with TJI® s47 joists.

Filler and Backer Block Sizes

TJI®	s31 or s33		s47		
Depth	9½" or 11⅞"	14" or 16"	9½" or 11⅞"	14" or 16"	18" or 20"
Filler Block(1) (Detail H2)	2x6 + ⅛" sheathing	2x8 + ⅛" sheathing	Two 2x6	Two 2x8	Two 2x12
Cantilever Filler (Detail E4)	2x6 + ⅛" sheathing 4'-0" long	2x10 + ⅛" sheathing 6'-0" long	Not applicable		
Backer Block(1) (Detail F1 or H2)	1" net		2x6	2x8	2x12

(1) If necessary, increase filler and backer block height for face mount hangers and maintain ¼" gap at top of joist. See detail W. Filler and backer block dimensions should accommodate required nailing without splitting. The suggested minimum length is 24" for filler and 12" for backer blocks.

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

TJI Framing Details

Project number	98517
Date	October 24, 2017
Scale	12" = 1'-0"

A-6

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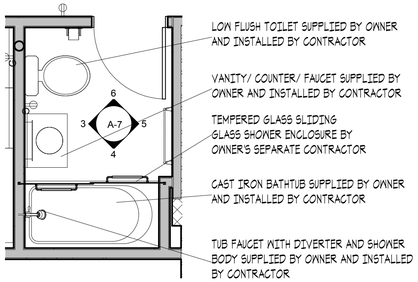
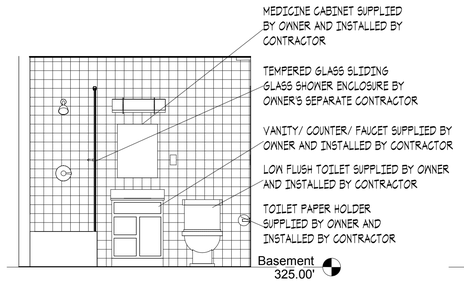
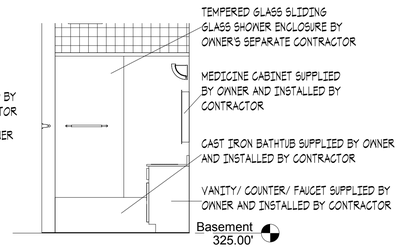
1 TJI Details
12" = 1'-0"



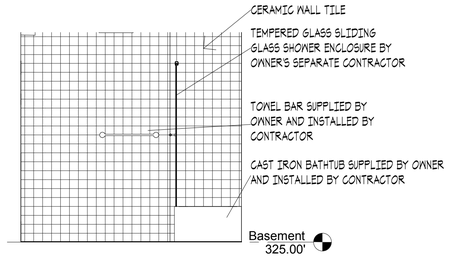
2 Enlarged Plan Basement Bathroom
3/8" = 1'-0"



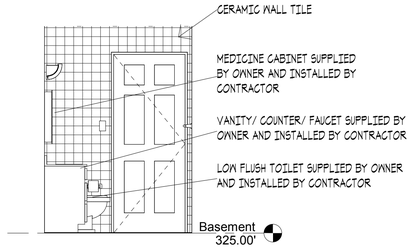
3 Basement Bathroom Elevation 1
3/8" = 1'-0"



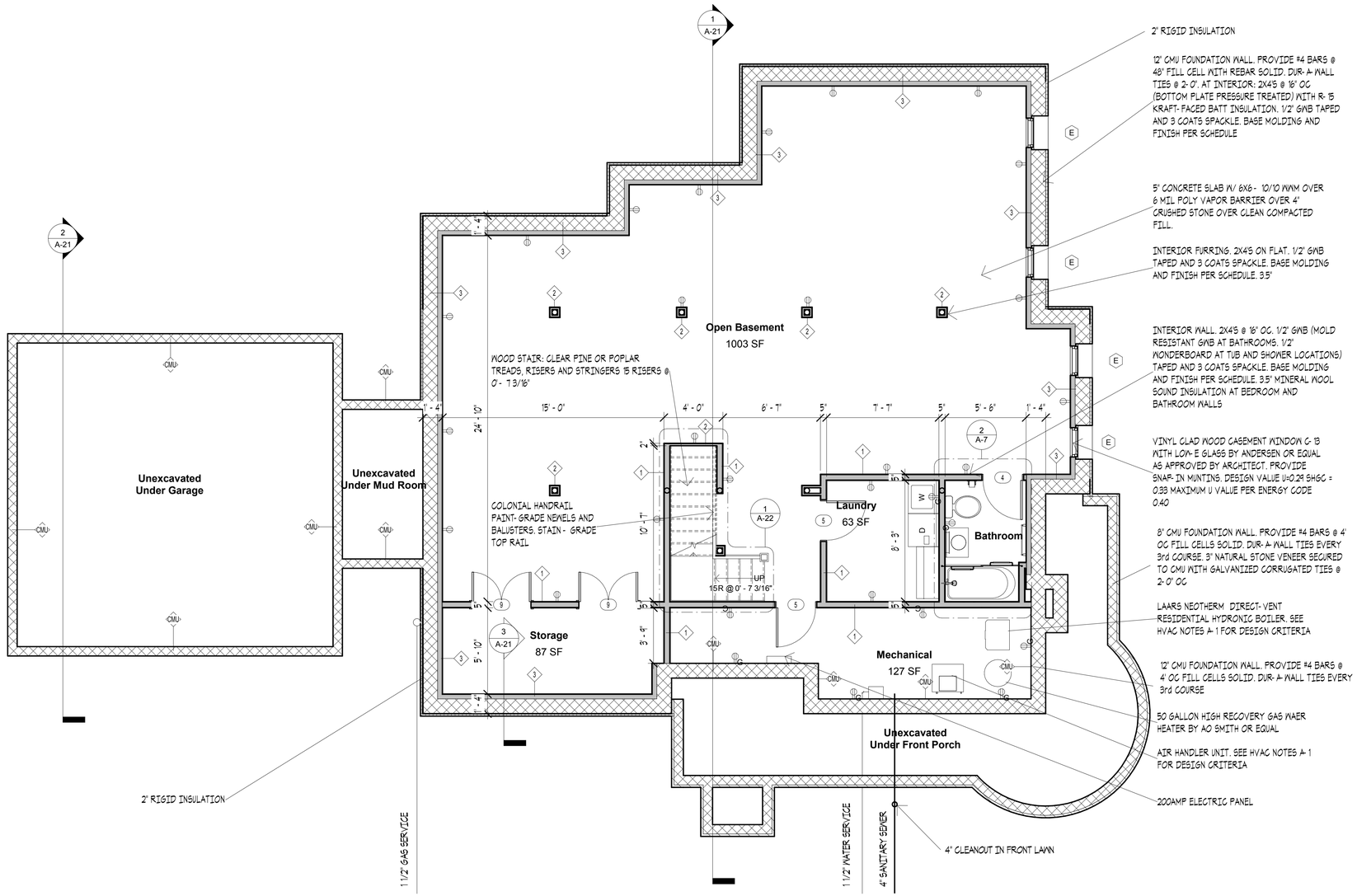
4 Basement Bathroom Elevation 2
3/8" = 1'-0"



5 Basement Bathroom Elevation 3
3/8" = 1'-0"



6 Basement Bathroom Elevation 4
3/8" = 1'-0"



1 Basement Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Basement Plan, Details

Project number	98517
Date	October 24, 2017
Scale	As indicated

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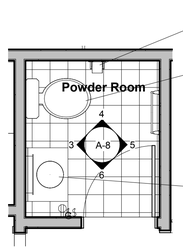
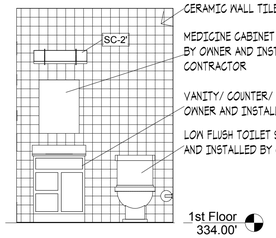
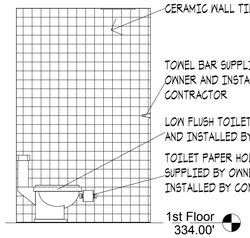
11/1/2017 11:11:58 AM



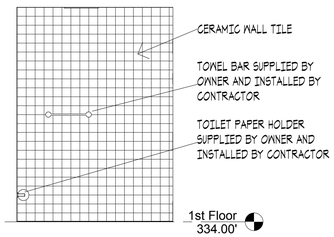
2 Enlarged Plan 1st Floor Powder Room
3/8" = 1'-0"



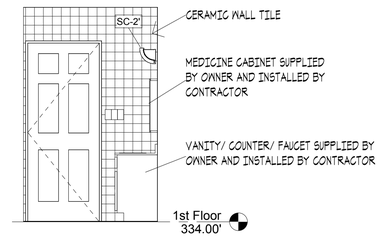
3 1st Floor Powder Room Elevation
3/8" = 1'-0"



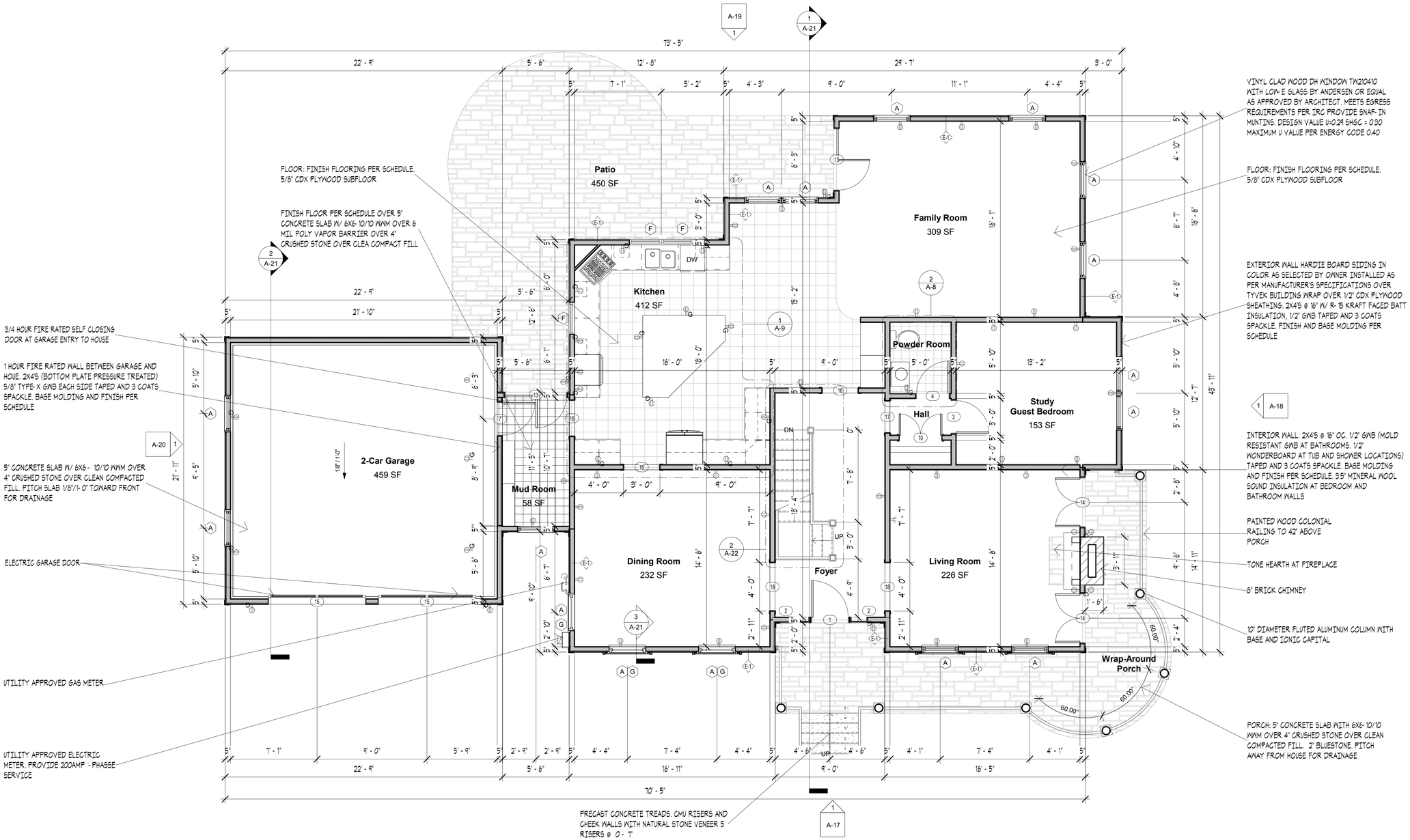
4 1st Floor Powder Room Elevation 2
3/8" = 1'-0"



5 1st Floor Powder Room Elevation 3
3/8" = 1'-0"



6 1st Floor Powder Room Elevation 4
3/8" = 1'-0"



1 1st Floor
1/4" = 1'-0"

No.	Description	Date

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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

1st Floor Plan, Details

Project number	98517
Date	October 24, 2017
Scale	As indicated

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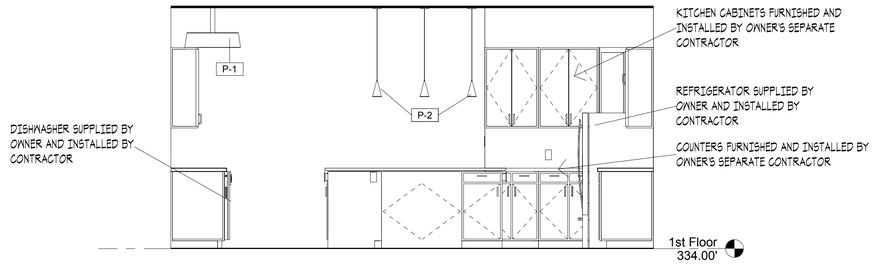
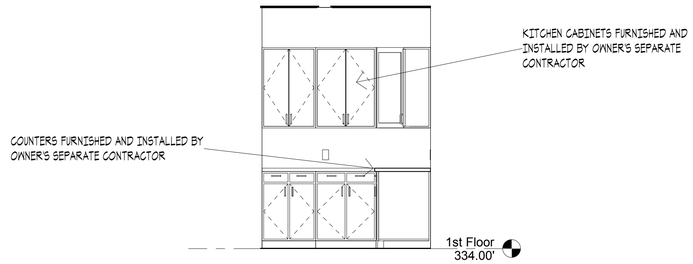
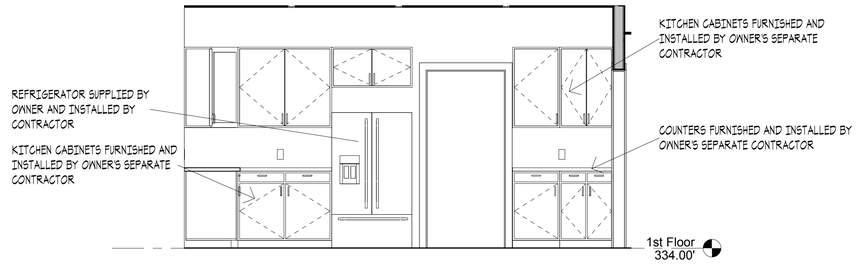
11/1/2017 11:12:00 AM



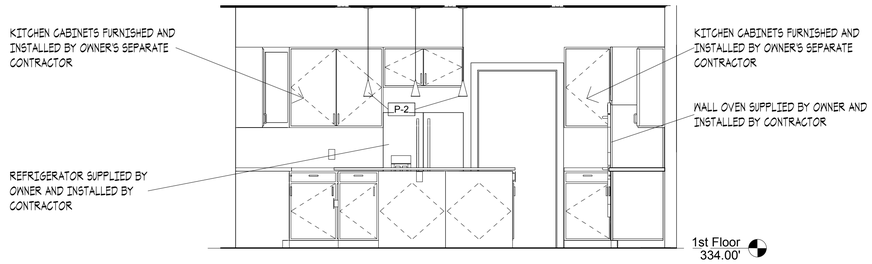
6 Kitchen Elevation 5
3/8" = 1'-0"



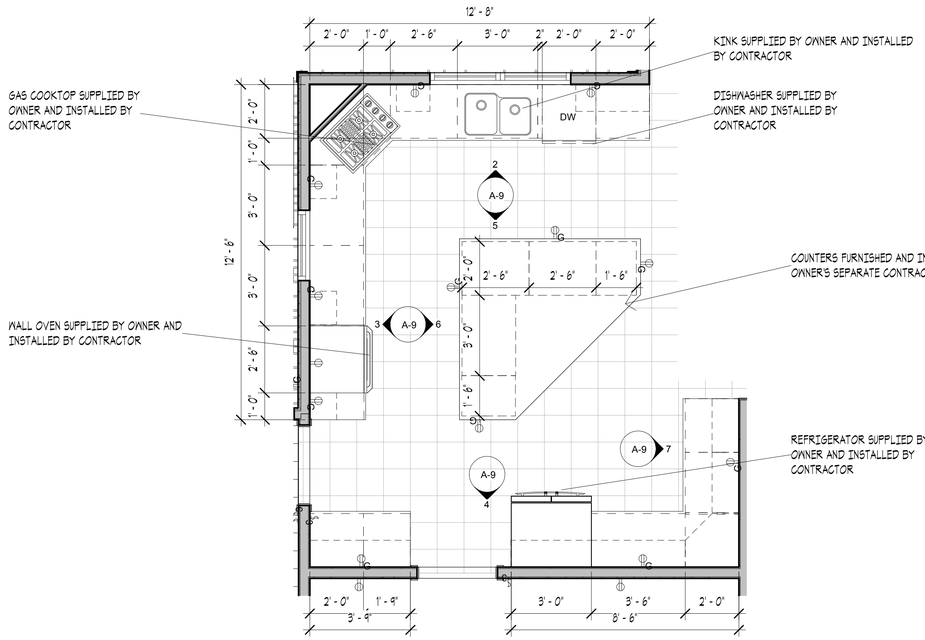
7 Kitchen Elevation 6
3/8" = 1'-0"



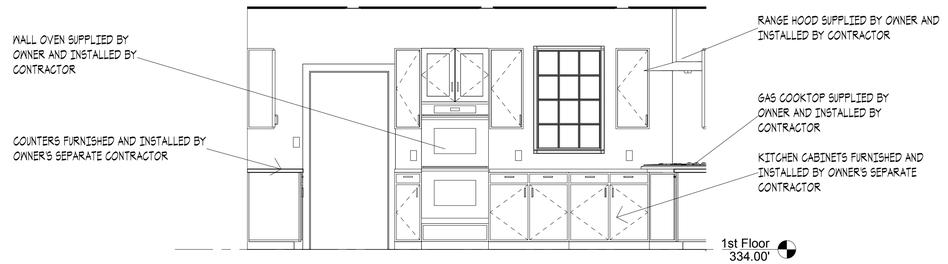
4 Kitchen Elevation 3
3/8" = 1'-0"



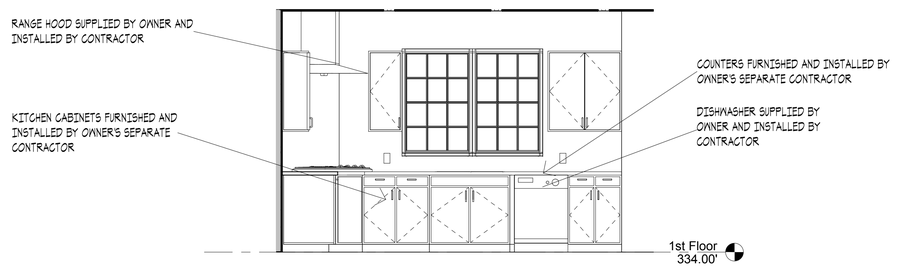
5 Kitchen Elevation 4
3/8" = 1'-0"



1 Detailed Kitchen Plan
3/8" = 1'-0"



3 Kitchen Elevation 2
3/8" = 1'-0"



2 Kitchen Elevation 1
3/8" = 1'-0"

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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Kitchen Details

Project number	98517
Date	October 24, 2017
Scale	3/8" = 1'-0"

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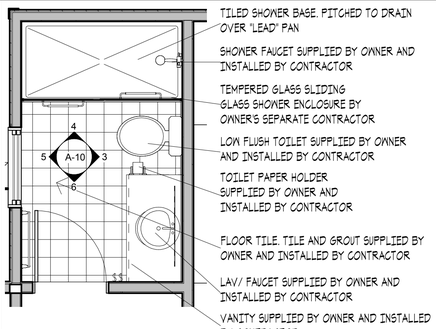
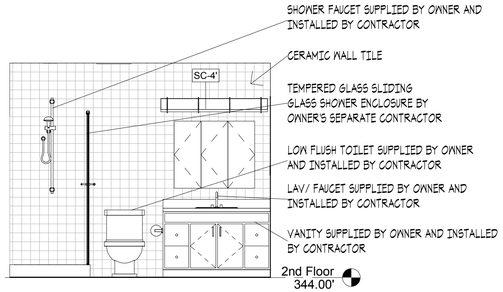
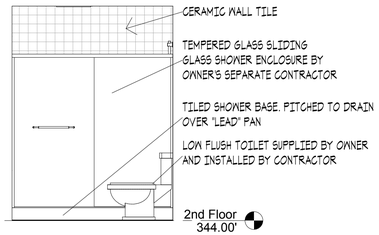
11/1/2017 11:12:01 AM



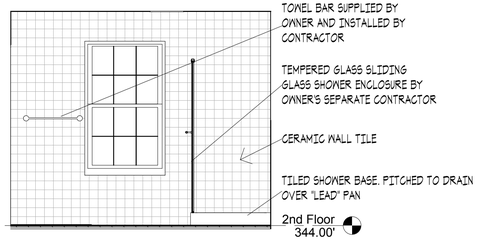
2 Enlarged Plan Bathroom 2-2
3/8" = 1'-0"



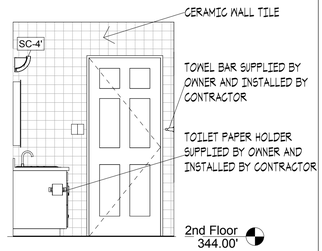
3 Bathroom 2-2 Elevation 1
3/8" = 1'-0"



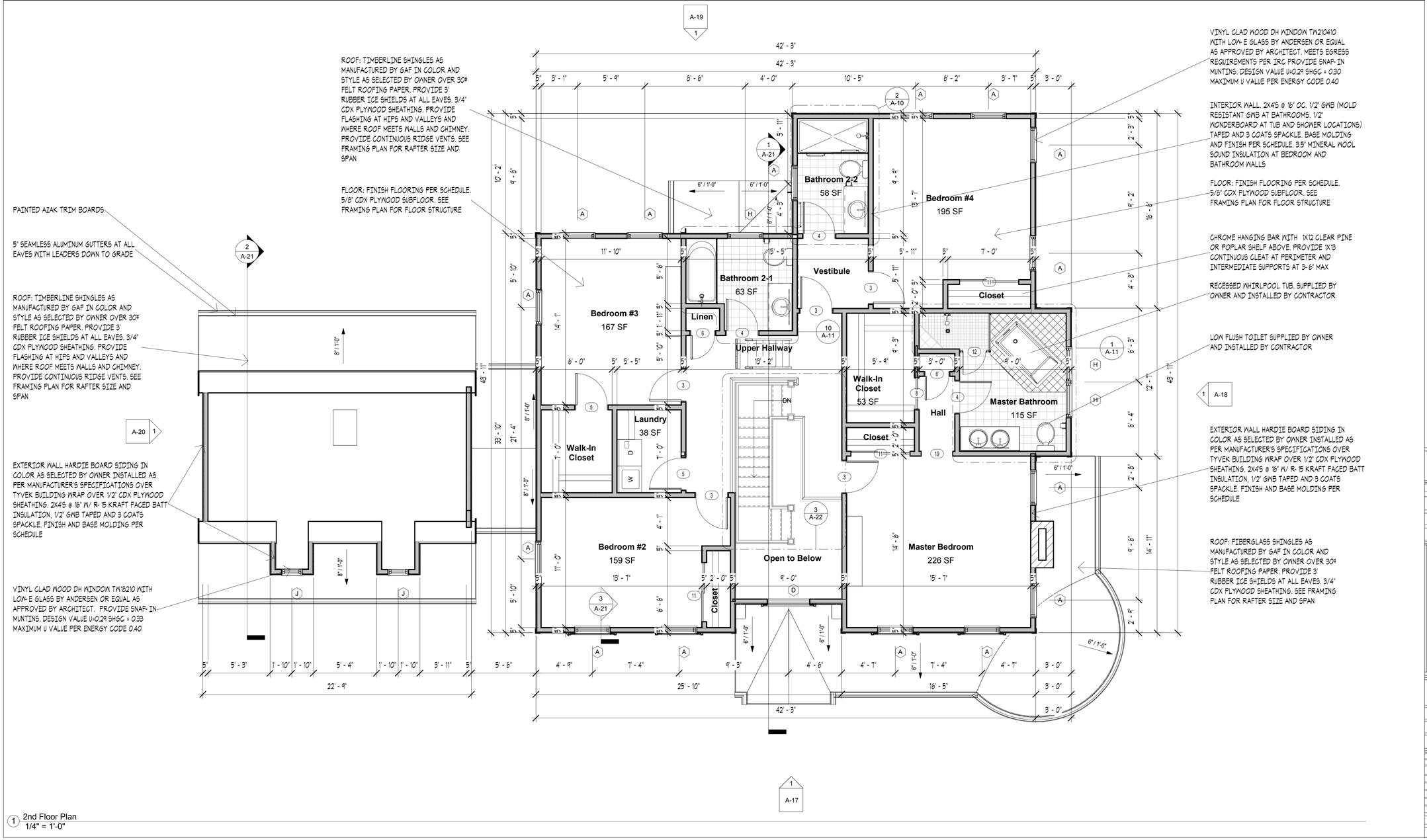
4 Bathroom 2-2 Elevation 2
3/8" = 1'-0"



5 Bathroom 2-2 Elevation 3
3/8" = 1'-0"



6 Bathroom 2-2 Elevation 4
3/8" = 1'-0"



1 2nd Floor Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
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Teaneck, NJ 07666
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rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

2nd Floor Plan

Project number	98517
Date	October 24, 2017
Scale	As indicated

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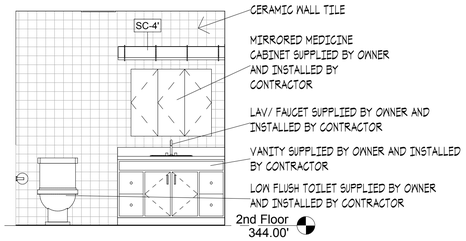
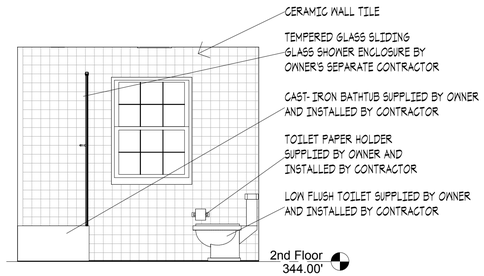
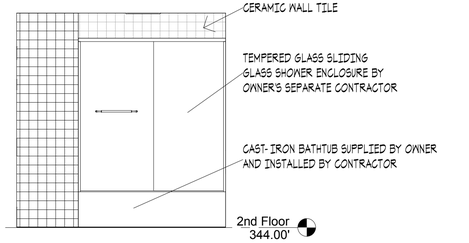
11/1/2017 11:12:04 AM



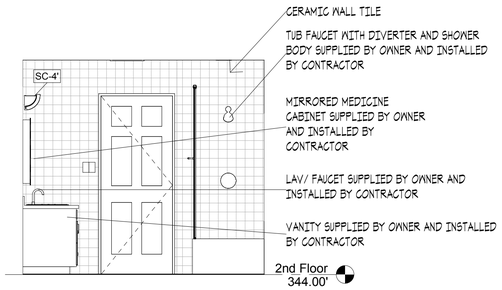
11 Bathroom 2-1 Elevation 1
3/8" = 1'-0"



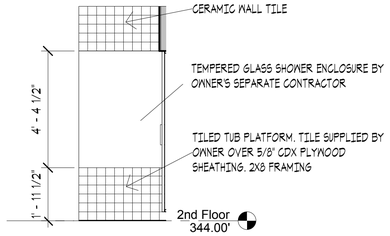
12 Bathroom 2-1 Elevation 2
3/8" = 1'-0"



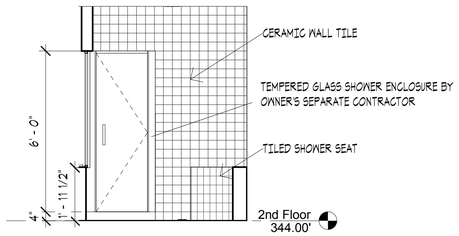
13 Bathroom 2-1 Elevation 3
3/8" = 1'-0"



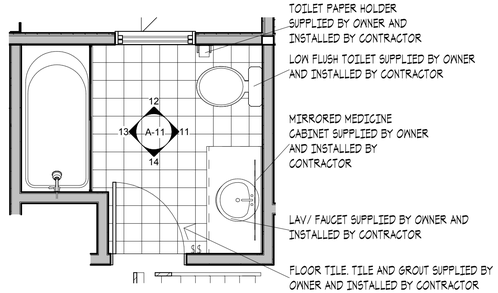
14 Bathroom 2-1 Elevation 4
3/8" = 1'-0"



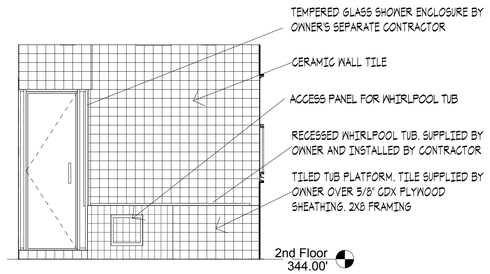
8 Master Bathroom Elevation 7
3/8" = 1'-0"



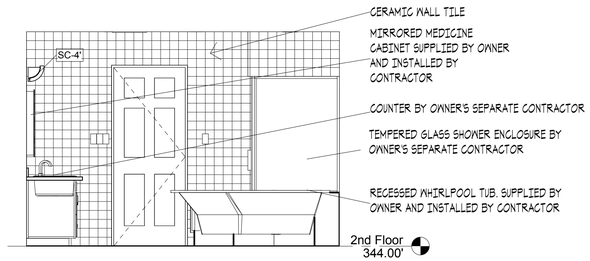
9 Master Bathroom Elevation 8
3/8" = 1'-0"



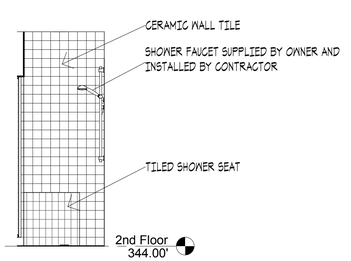
10 Enlarged Plan Bathroom 2-1
3/8" = 1'-0"



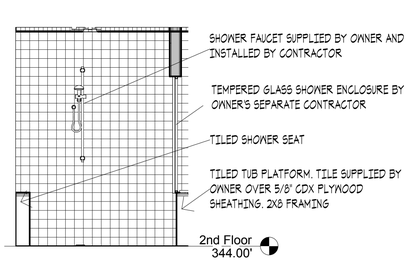
4 Master Bathroom Elevation 3
3/8" = 1'-0"



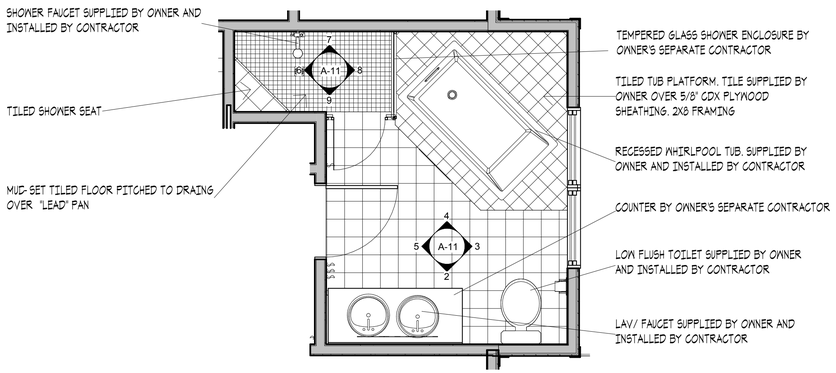
5 Master Bathroom Elevation 4
3/8" = 1'-0"



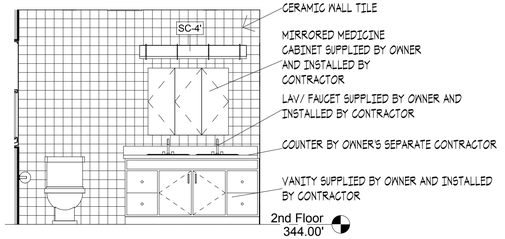
6 Master Bathroom Elevation 5
3/8" = 1'-0"



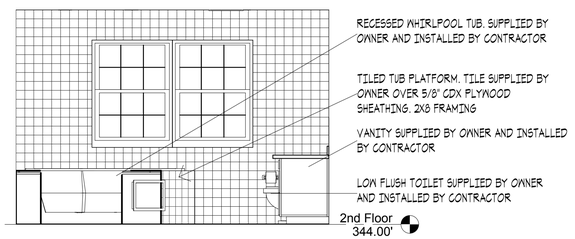
7 Master Bathroom Elevation 6
3/8" = 1'-0"



1 Enlarged Plan Master Bathroom
3/8" = 1'-0"



2 Master Bathroom Elevation 1
3/8" = 1'-0"



3 Master Bathroom Elevation 2
3/8" = 1'-0"

No.	Description	Date

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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

2nd Floor Bathroom Details

Project number	98517
Date	October 24, 2017
Scale	3/8" = 1'-0"

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11/1/2017 11:12:06 AM

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1

ROOF: TIMBERLINE SHINGLES AS MANUFACTURED BY GAF IN COLOR AND STYLE AS SELECTED BY OWNER OVER 30# FELT ROOFING PAPER. PROVIDE 3' RUBBER ICE SHIELDS AT ALL EAVES. 3/4" CDX PLYWOOD SHEATHING. PROVIDE FLASHING AT HIPS AND VALLEYS AND WHERE ROOF MEETS WALLS AND CHIMNEY. PROVIDE CONTINUOUS RIDGE VENTS. SEE FRAMING PLAN FOR RAFTER SIZE AND SPAN

ATTIC FLOOR. 5/8' CDX PLYWOOD SUB- FLOOR. PROVIDE R-51 INSULATION AT ATTIC FLOOR. NOTE IF R-51 INSULATION IS ACCOMPLISHED WITH BATT INSULATION, PLYWOOD SUBFLOOR MAY NOT BE INSTALLED. SEE FRAMING PLANS FOR JOIST SIZE AND SPAN.

FOLDING WOOD STAIR FROM 2nd FLOOR TO ATTIC. PROVIDE INSULATED HATCH COVER

AIR HANDLER UNIT. SEE HVAC NOTES A-1 FOR DESIGN CRITERIA

A-20 1

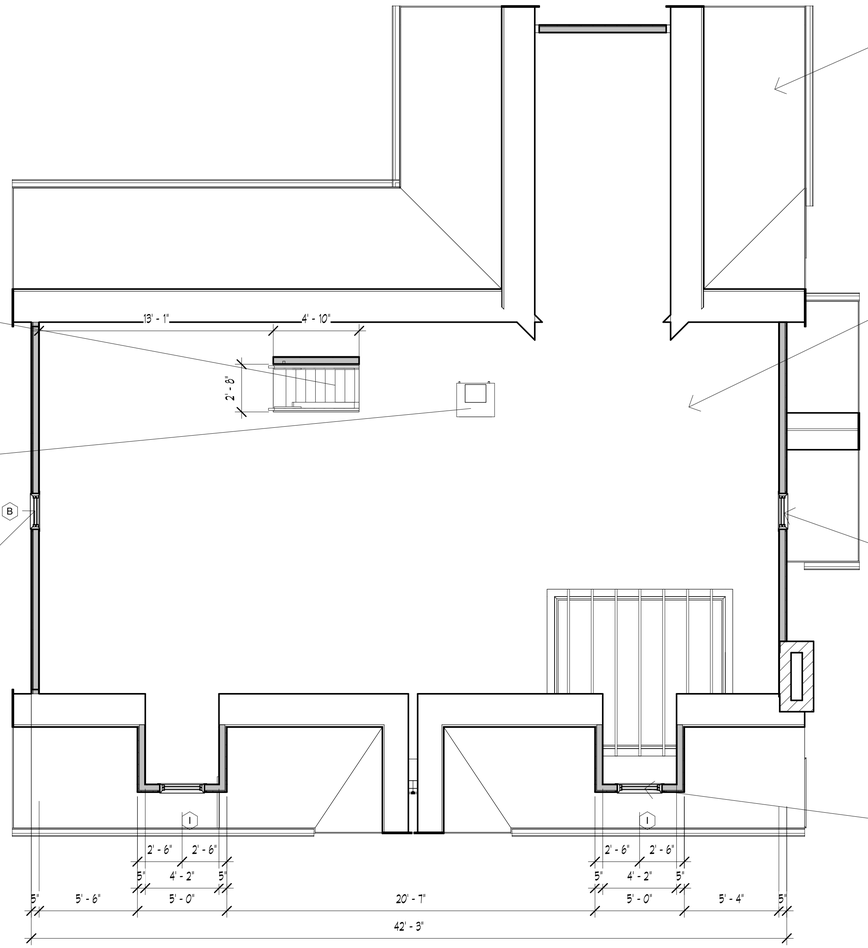
B

WINYL CLAD WOOD DH WINDOW TW2042 WITH LOW- E GLASS BY ANDERSEN OR EQUAL AS APPROVED BY ARCHITECT. PROVIDE SNAP- IN MUNTINS. DESIGN VALUE U=0.29 SHGC = 0.33 MAXIMUM U VALUE PER ENERGY CODE 0.40

1 A-18

WINYL CLAD WOOD DH WINDOW TW2042 WITH LOW- E GLASS BY ANDERSEN OR EQUAL AS APPROVED BY ARCHITECT. PROVIDE SNAP- IN MUNTINS. DESIGN VALUE U=0.29 SHGC = 0.33 MAXIMUM U VALUE PER ENERGY CODE 0.40

WINYL CLAD WOOD DH WINDOW TW2042 WITH LOW- E GLASS BY ANDERSEN OR EQUAL AS APPROVED BY ARCHITECT. PROVIDE SNAP- IN MUNTINS. DESIGN VALUE U=0.29 SHGC = 0.33 MAXIMUM U VALUE PER ENERGY CODE 0.40



1
A-17

1 Attic Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Attic Plan

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

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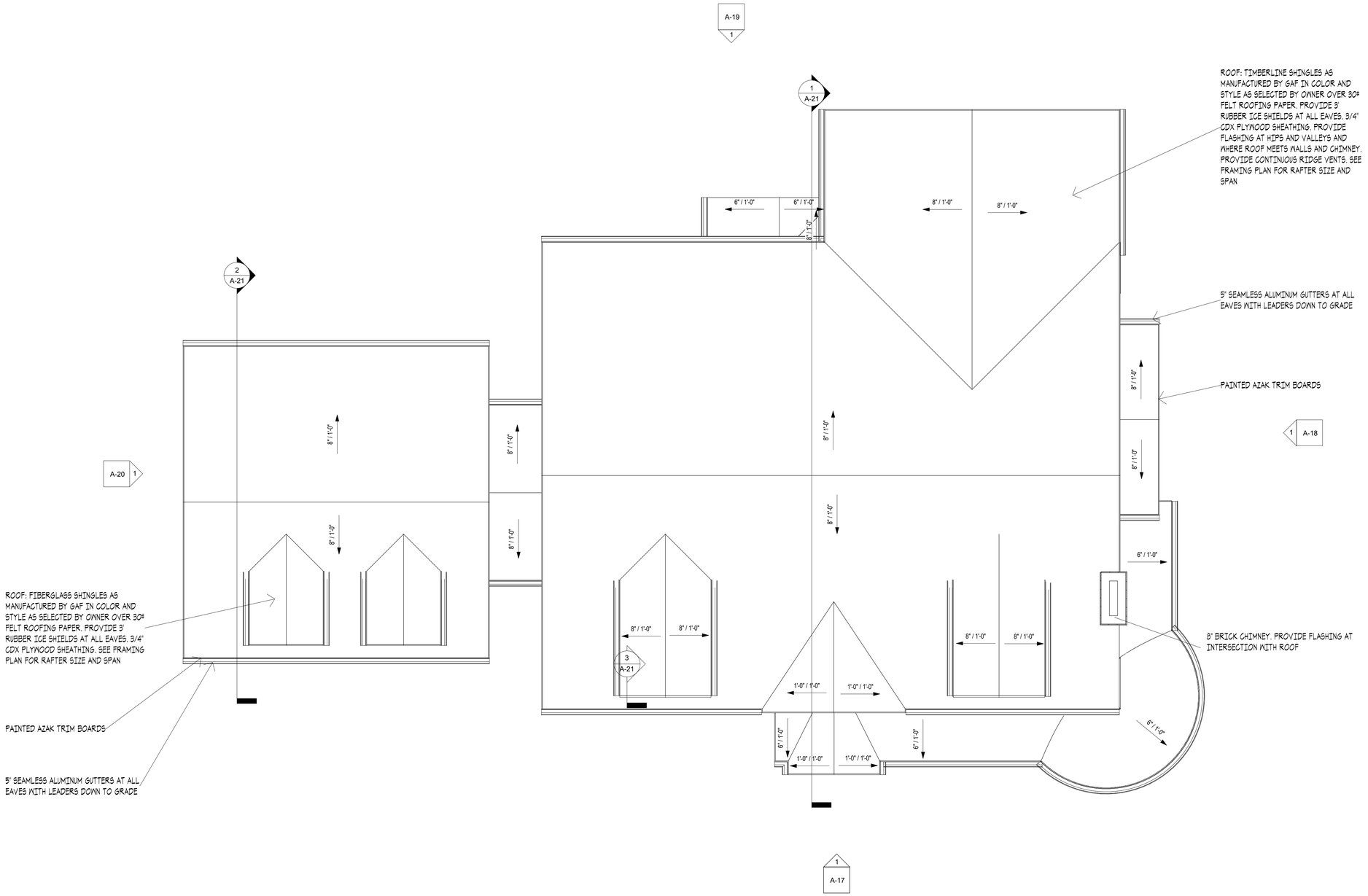
11/1/2017 11:12:07 AM



1 Roof Plan
1/4" = 1'-0"

No.	Description	Date

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tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Roof Plan

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

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11/1/2017 11:12:07 AM

① Reflected Ceiling Plan Basement
1/4" = 1'-0"

No.	Description	Date

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rgtect@optonline.net www.rgtect.net

LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Ceiling Plan Basement

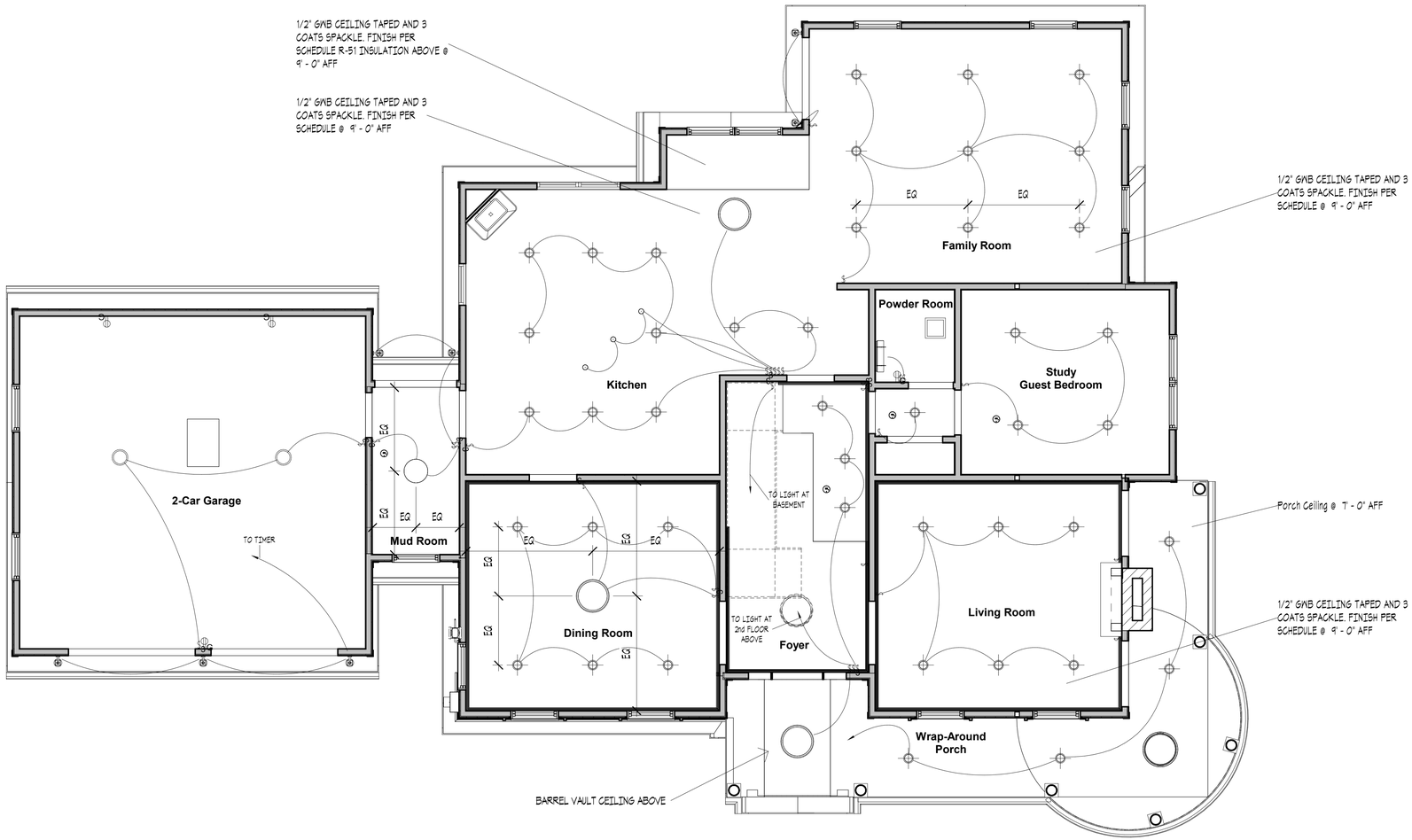
Project number 98517

Date October 24, 2017

Scale 1/4" = 1'-0"

A-14

11/1/2017 11:12:08 AM



1 1st Floor Lighting Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
Teaneck, NJ 07666
tel. 201-833-4446 fax. 201-833-0484
rgtect@optonline.net www.rgtect.net

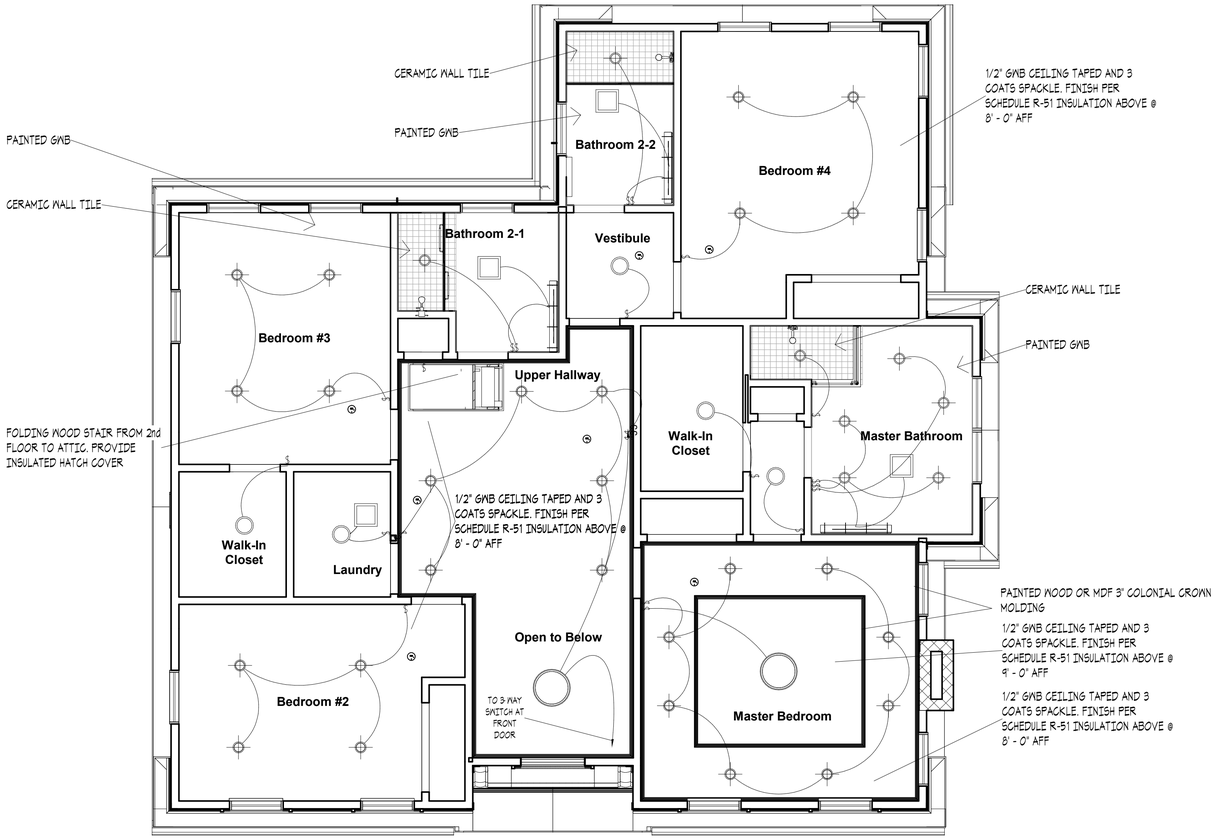
LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Ceiling Plan 1st Floor

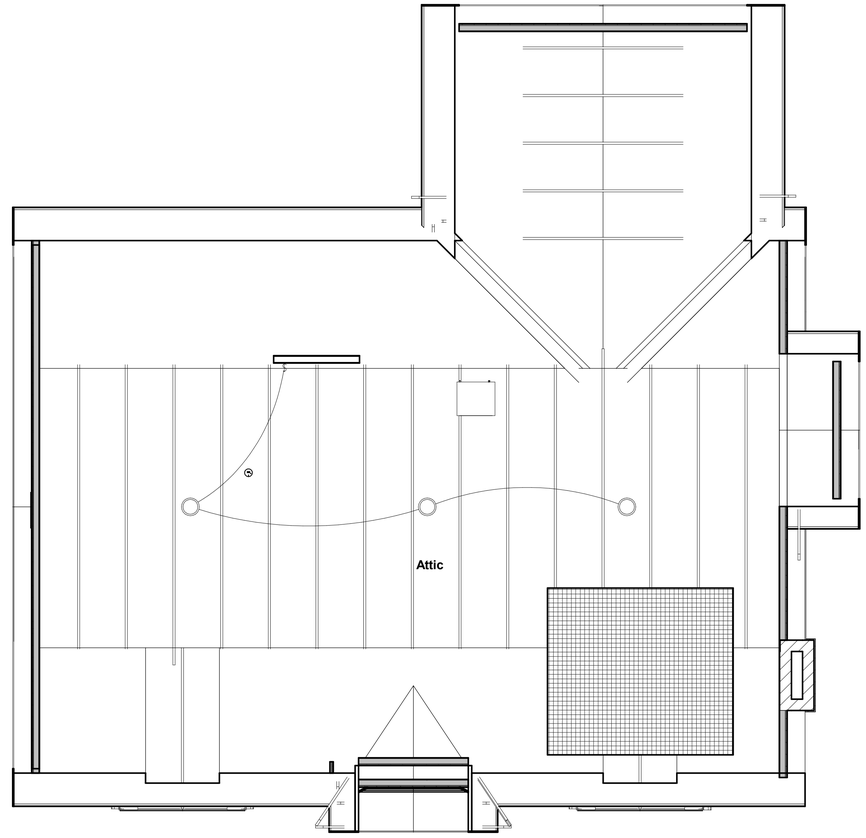
Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-15

11/1/2017 11:12:09 AM



1 2nd Floor Ceiling Plan
1/4" = 1'-0"



2 Attic Ceiling Plan
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
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Teaneck, NJ 07666
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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Ceiling Plan 2nd Floor & Attic

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-16

11/1/2017 11:12:10 AM

1 Front Elevation Copy 1
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
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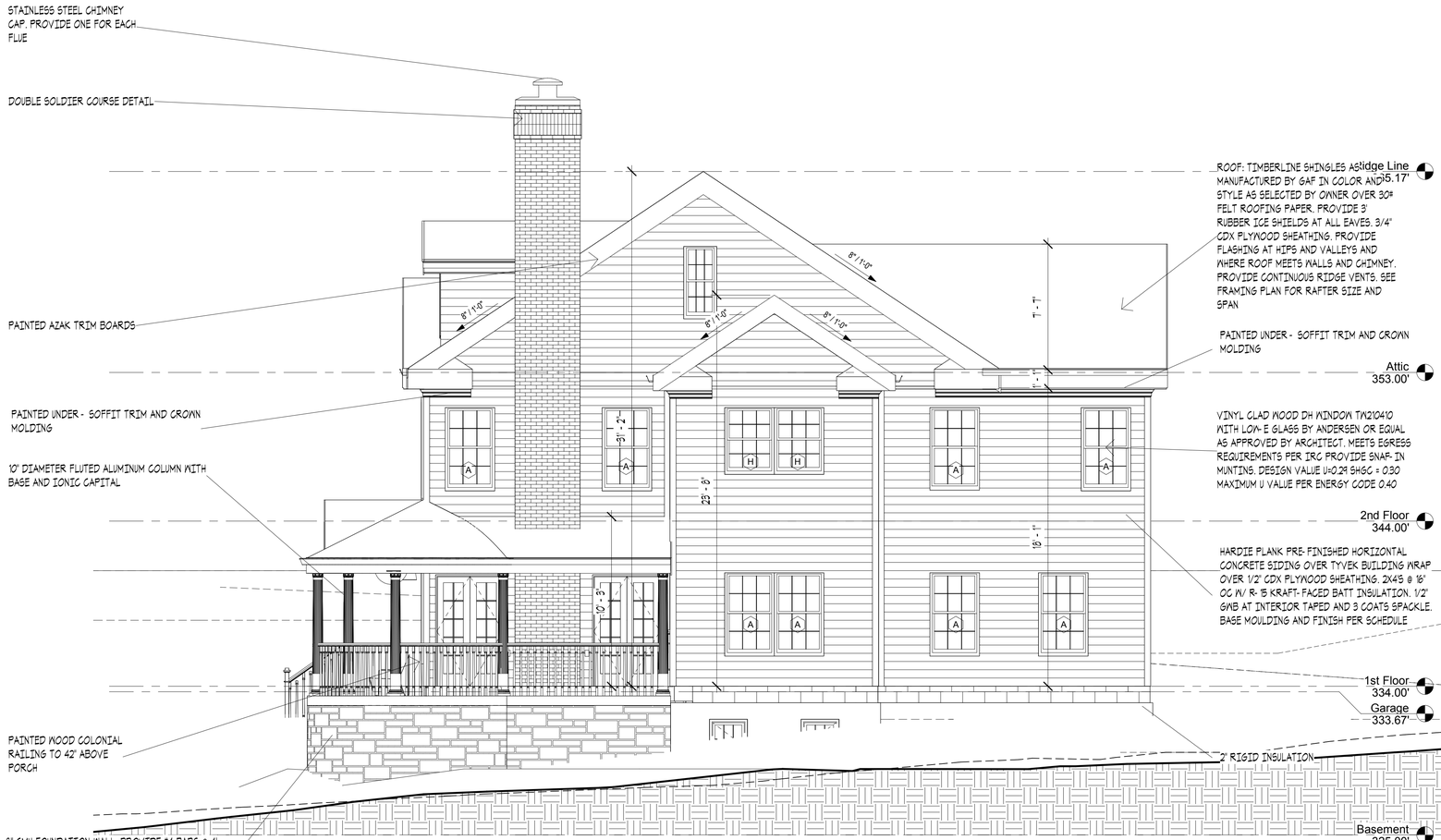
LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Front Elevation

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-17

11/1/2017 11:12:14 AM



1 Right Side Elevation
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
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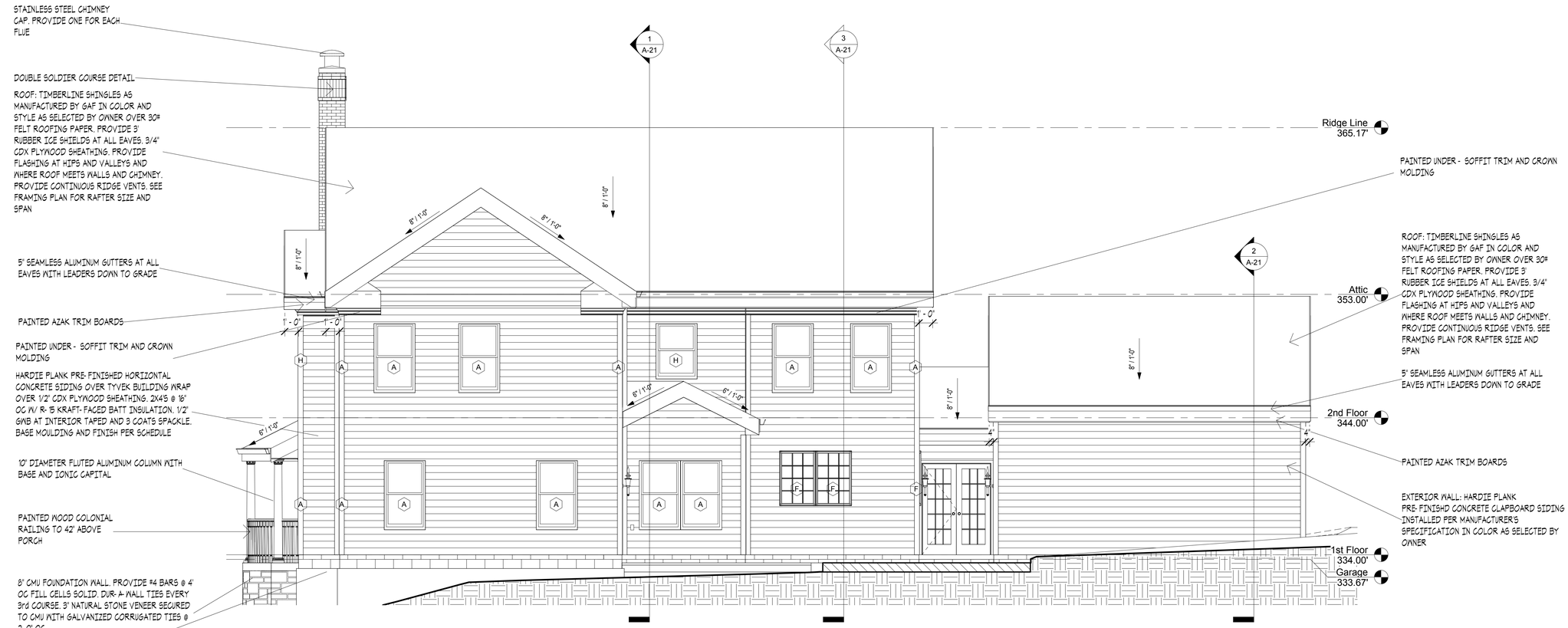
LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Right Side Elevation

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-18

11/1/2017 11:12:16 AM



1 Rear Elevation
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
1205 W. Laurelton Pkwy.
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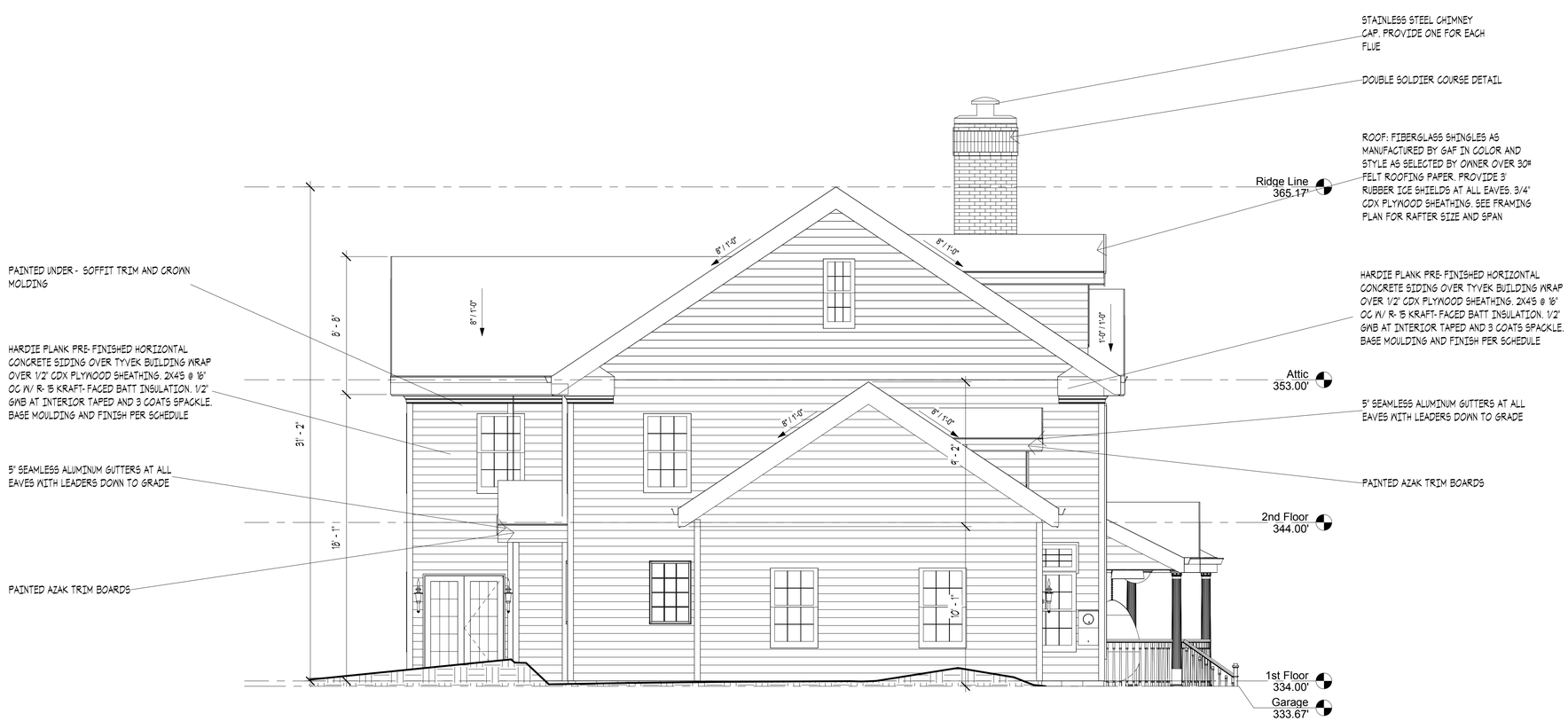
LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Rear Elevation

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-19

11/1/2017 11:12:17 AM



1 Left Side Elevation
1/4" = 1'-0"

No.	Description	Date

Reuben Gross Associates, Architects, PA
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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Left Side Elevation

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

A-20

11/1/2017 11:12:18 AM

ROOF: TIMBERLINE SHINGLES AS MANUFACTURED BY GAF IN COLOR AND STYLE AS SELECTED BY OWNER OVER 30# FELT ROOFING PAPER. PROVIDE 3' RUBBER ICE SHIELDS AT ALL EAVES. 3/4" CDX PLYWOOD SHEATHING. PROVIDE FLASHING AT HIPS AND VALLEYS AND WHERE ROOF MEETS WALLS AND CHIMNEY. PROVIDE CONTINUOUS RIDGE VENTS. SEE FRAMING PLAN FOR RAFTER SIZE AND SPAN

5" SEAMLESS ALUMINUM GUTTERS AT ALL EAVES WITH LEADERS DOWN TO GRADE

PAINTED AZAK TRIM BOARDS

3/4 HOUR FIRE RATED SELF CLOSING DOOR AT GARAGE ENTRY TO HOUSE

8" CMU FOUNDATION WALL. PROVIDE #4 BARS @ 4' OC FILL CELLS SOLID. DUR- A- WALL TIES EVERY 3RD COURSE

24X12 CONCRETE FOOTING (3,000 PSI) W/ 3 #4'S CONTINUOUS AND #4 TIES @ 12'

Attic 353.00'

2nd Floor 344.00'

SL-01

2-Car Garage

SC-01

ELECTRIC GARAGE DOOR

5" CONCRETE SLAB W/ 6X6 - 10/10 WWM OVER 4" CRUSHED STONE OVER CLEAN COMPACTED FILL. PITCH SLAB 1/8"/1'-0" TOWARD FRONT FOR DRAINAGE

1/8" / 1'-0"

1st Floor 334.00'

Garage 333.67'

2 Section Through Garage
1/4" = 1'-0"

AIR HANDLER UNIT. SEE HVAC NOTES A- 1 FOR DESIGN CRITERIA

ROOF: TIMBERLINE SHINGLES AS MANUFACTURED BY GAF IN COLOR AND STYLE AS SELECTED BY OWNER OVER 30# FELT ROOFING PAPER. PROVIDE 3' RUBBER ICE SHIELDS AT ALL EAVES. 3/4" CDX PLYWOOD SHEATHING. PROVIDE FLASHING AT HIPS AND VALLEYS AND WHERE ROOF MEETS WALLS AND CHIMNEY. PROVIDE CONTINUOUS RIDGE VENTS. SEE FRAMING PLAN FOR RAFTER SIZE AND SPAN

ATTIC FLOOR. 5/8" CDX PLYWOOD SUB- FLOOR. PROVIDE R- 51 INSULATION AT ATTIC FLOOR. NOTE IF R- 51 INSULATION IS ACCOMPLISHED WITH BATT INSULATION, PLYWOOD SUBFLOOR MAY NOT BE INSTALLED. SEE FRAMING PLANS FOR JOIST SIZE AND SPAN.

5" SEAMLESS ALUMINUM GUTTERS AT ALL EAVES WITH LEADERS DOWN TO GRADE

HARDIE PLANK PRE- FINISHED HORIZONTAL CONCRETE SIDING OVER TYVEK BUILDING WRAP OVER 1/2" CDX PLYWOOD SHEATHING. 2X4'S @ 16" OC W/ R- 15 KRAFT- FACED BATT INSULATION. 1/2" GNB AT INTERIOR TAPED AND 3 COATS SPACKLE. BASE MOULDING AND FINISH PER SCHEDULE

VENTED SOFFIT

FOLDING WOOD STAIR FROM 2nd FLOOR TO ATTIC. PROVIDE INSULATED HATCH COVER

1/2" GNB CEILING TAPED AND 3 COATS SPACKLE. FINISH PER SCHEDULE R-51 INSULATION ABOVE @ 9' - 0" AFF

5" CONCRETE SLAB W/ 6X6 - 10/10 WWM OVER 6 MIL POLY VAPOR BARRIER OVER 4" CRUSHED STONE OVER CLEAN COMPACTED FILL.

DOUBLE SOLDIER COURSE DETAIL

8" SOLID BRICK

Ridge Line 365.17'

PAINTED AZAK TRIM BOARDS

ROOF: TIMBERLINE SHINGLES AS MANUFACTURED BY GAF IN COLOR AND STYLE AS SELECTED BY OWNER OVER 30# FELT ROOFING PAPER. PROVIDE 3 RUBBER ICE SHIELDS AT ALL EAVES. 3/4" CDX PLYWOOD SHEATHING. PROVIDE FLASHING AT HIPS AND VALLEYS AND WHERE ROOF MEETS WALLS AND CHIMNEY. PROVIDE CONTINUOUS RIDGE VENTS. SEE FRAMING PLAN FOR RAFTER SIZE AND SPAN

Attic 353.00'

HARDIE PLANK PRE- FINISHED HORIZONTAL CONCRETE SIDING OVER TYVEK BUILDING WRAP OVER 1/2" CDX PLYWOOD SHEATHING. 2X4'S @ 16" OC W/ R- 15 KRAFT- FACED BATT INSULATION. 1/2" GNB AT INTERIOR TAPED AND 3 COATS SPACKLE. BASE MOULDING AND FINISH PER SCHEDULE

10" DIAMETER FLUTED ALUMINUM COLUMN WITH BASE AND IONIC CAPITAL

2nd Floor 344.00'

PAINTED WOOD COLONIAL RAILING TO 42" ABOVE PORCH

PRECAST CONCRETE TREADS. CMU RISERS AND CHEEK WALLS WITH NATURAL STONE VENEER 5 RISERS @ 0' - 7"

1st Floor 334.00'

8" CMU FOUNDATION WALL. PROVIDE #4 BARS @ 4' OC FILL CELLS SOLID. DUR- A- WALL TIES EVERY 3rd COURSE. 3" NATURAL STONE VENEER SECURED TO CMU WITH GALVANIZED CORRUGATED TIES @ 2- 0" OC

Basement 325.00'

30X30X12 CONCRETE FOOTING W/ 4 #4'S EACH WAY BOTTOM

SL-01

2x6_Collar_Ties_@_L/3

SC-4'

Bathroom 2-1

Upper Hallway

Patio

SC-01

Kitchen

Foyer

Mechanica

Open Basement

1 Cross Section
1/4" = 1'-0"

ROOF: FIBERGLASS SHINGLES AS MANUFACTURED BY GAF IN COLOR AND STYLE AS SELECTED BY OWNER OVER 30# FELT ROOFING PAPER. PROVIDE 3' RUBBER ICE SHIELDS AT ALL EAVES. 3/4" CDX PLYWOOD SHEATHING. SEE FRAMING PLAN FOR RAFTER SIZE AND SPAN

EXTERIOR WALL: HARDIE PLANK PRE- FINISHD CONCRETE CLAPBOARD SIDING INSTALLED PER MANUFACTURER'S SPECIFICATION IN COLOR AS SELECTED BY OWNER

FIBERGLASS SHINGLES AS MANUFACTURED BY GAF IN COLOR AND STYLE AS SELECTED BY OWNER

R-21 KRAFT-FACED BATT INSULATION

5" SEAMLESS ALUMINUM GUTTERS AT ALL EAVES WITH LEADERS DOWN TO GRADE

PAINTED AZAK TRIM BOARDS

1/2" GNB CEILING TAPED AND 3 COATS SPACKLE. FINISH PER SCHEDULE R-51 INSULATION ABOVE @

HEADER AT WINDOW OPENING. REFER TO STRUCTURAL NOTES DRAWING A- 1

VINYL CLAD WOOD DH WINDOW TW21040 WITH LOW- E GLASS BY ANDERSEN OR EQUAL AS APPROVED BY ARCHITECT. MEETS EGRESS REQUIREMENTS PER IRC PROVIDE SNAP- IN MUNTINS. DESIGN VALUE U=0.24 SHGC = 0.30 MAXIMUM U VALUE PER ENERGY CODE 0.40

PAINTGRADE WOOD OR MDF MOLDING. SEE FINISH SCHEDULE

1/2" GNB CEILING TAPED AND 3 COATS SPACKLE. FINISH PER SCHEDULE @

FINISH FLOOR PER SCHEDULE

2" RIGID INSULATION

PAINTED GNB

12" CMU FOUNDATION WALL

5" CONCRETE SLAB W/ 6X6 - 10/10 WWM OVER 6 MIL POLY VAPOR BARRIER OVER 4" CRUSHED STONE OVER CLEAN COMPACTED FILL.

24X12 CONCRETE FOOTING (3,000 PSI) W/ 3 #4'S CONTINUOUS AND #4 TIES @ 12'

8" / 1'-0"

8" / 1'-0"

5' - 0 1/2"

1' - 10"

1' - 5"

1' - 10"

5' - 0"

1' - 9"

2nd Floor 344.00'

1st Floor 334.00'

Basement 325.00'

3 Section 1
1/2" = 1'-0"

No.	Description	Date

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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Sections

Project number	98517
Date	October 24, 2017
Scale	As indicated

A-21

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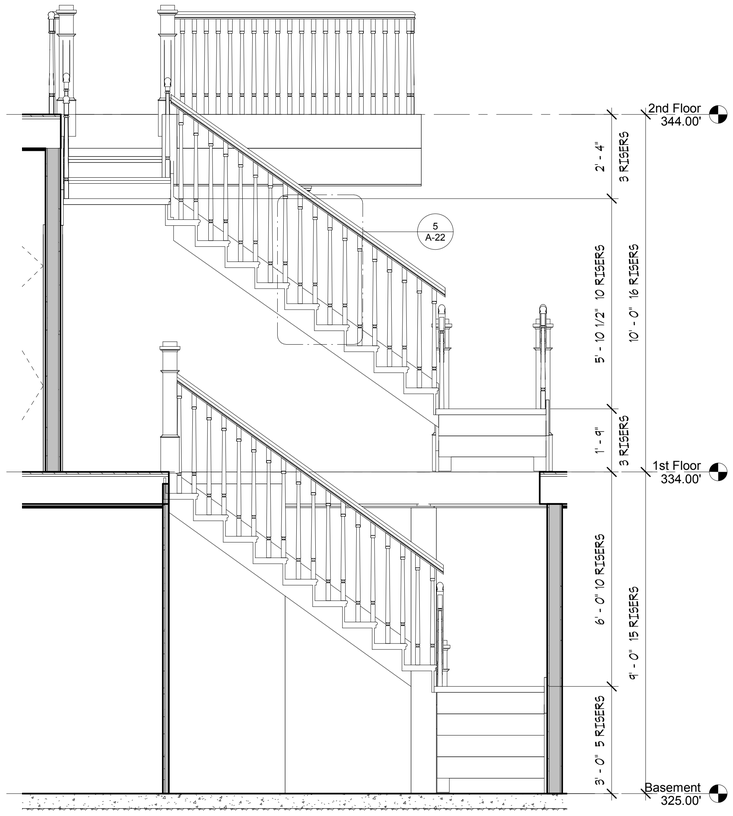
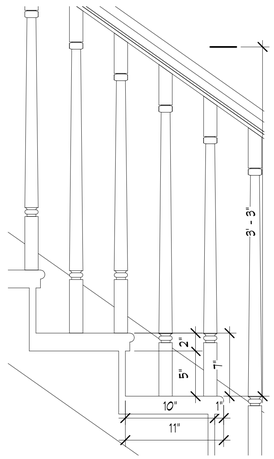
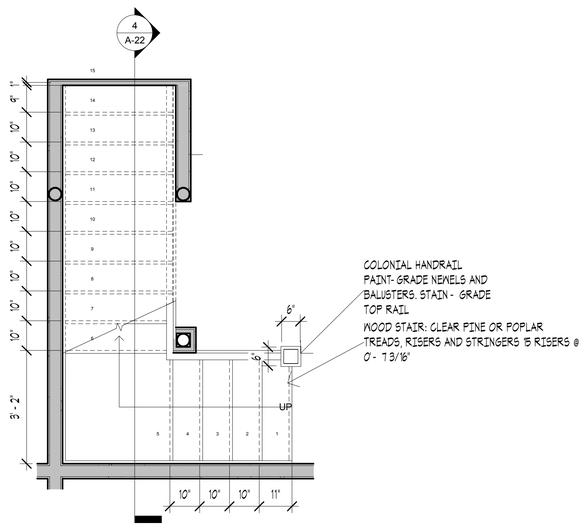


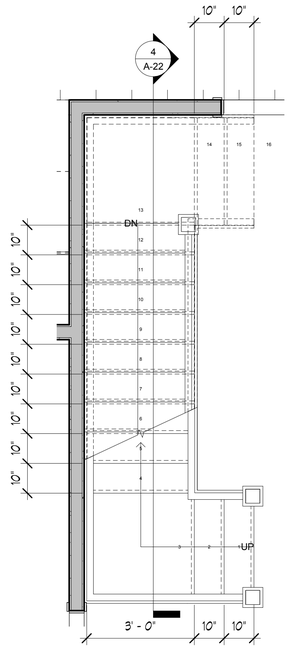
4 Section Through Stair
1/2" = 1'-0"



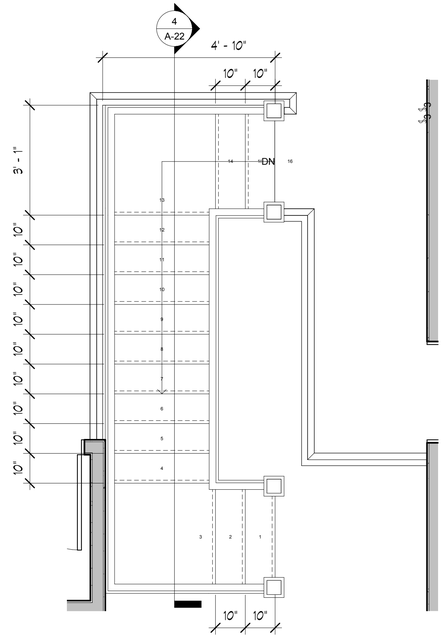
5 Stair Detail
1 1/2" = 1'-0"



1 Detailed Stair Plan @ Basement
1/2" = 1'-0"



2 Detailed Stair Plan @ 1st Floor
1/2" = 1'-0"



3 Detailed Stair Plan @ 2nd Floor
1/2" = 1'-0"

No.	Description	Date

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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Stair Details

Project number	98517
Date	October 24, 2017
Scale	As indicated

A-22

11/1/2017 11:12:22 AM

Finish Schedule

Level	Name	Floor Material	Floor Finish	Wall Material	Wall Finish	Base Molding	Crown Molding	Stool/Apron	Door/ Molding Finish	Ceiling Material	Ceiling Finish	Comments
Basement	Bathroom	CONCRETE	CT	WP GWB / WONDERBOARD AT TUB SURROUND	CERAMIC WALL TILE				PAINT SG	WP GWB	PAINT SG	
Basement	Laundry	CONCRETE	CT	WP GWB	PAINT PEARL	CT			PAINT SG	WP GWB	PAINT SG	
Basement	Mechanical	CONCRETE	CONCRETE SEALER PAINT	CMU/ GWB	BLOCK SEALER PAINT./ PAINT PEARL				PAINT SG	EXPOSED		
Basement	Open Basement	CONCRETE	CARPET NIC	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
Basement	Storage	CONCRETE	CARPET NIC	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
Basement	Unexcavated Under Front Porch											
Basement	Unexcavated Under Garage											
Basement	Unexcavated Under Mud Room											
1st Floor	2-Car Garage	CONCRETE	CONCRETE SEALER PAINT	GWB	PAINT PEARL	-			PAINT SG	EXPOSED		
1st Floor	Dining Room	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262	DYKES 185	PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
1st Floor	Family Room	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
1st Floor	Foyer	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262	DYKES 185	PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
1st Floor	Hall	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
1st Floor	Kitchen	WOOD	CT	GWB/ WP GWB AT WET WALL	PAINT PEARL	DYKES LUMBER #262		PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
1st Floor	Living Room	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262	DYKES 185	PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
1st Floor	Mud Room	CONCRETE	CT	GWB	PAINT PEARL	DYKES LUMBER #262		PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
1st Floor	Patio											
1st Floor	Powder Room	WOOD	CT	GWB/ WP GWB AT WET WALL	CERAMIC WALL TILE	CT			PAINT SG	GWB	PAINT FLAT	
1st Floor	Study Guest Bedroom	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262		PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
1st Floor	Wrap-Around Porch											
2nd Floor	Bathroom 2-1	WOOD	CT	WP GWB	CERAMIC WALL TILE	CT		CT	PAINT SG	WP GWB	PAINT SG/ CT OVER TUB	
2nd Floor	Bathroom 2-2	WOOD	CT	WP GWB	CERAMIC WALL TILE	CT		CT	PAINT SG	WP GWB	PAINT SG/ CT OVER SHOWER	
2nd Floor	Bedroom #2	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262		PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
2nd Floor	Bedroom #3	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262		PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
2nd Floor	Bedroom #4	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262	DYKES 185	PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
2nd Floor	Closet	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
2nd Floor	Hall	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
2nd Floor	Laundry	WOOD	CT	GWB/ WP GWB AT WET WALL	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
2nd Floor	Linen	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
2nd Floor	Master Bathroom	WOOD	CT	WP GWB	CERAMIC WALL TILE	CT			PAINT SG	GWB	PAINT SG/ CT OVER SHOWER	
2nd Floor	Master Bedroom	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262	DYKES 185	PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
2nd Floor	Open to Below			GWB	PAINT PEARL		DYKES 185	PAINT-GRADE WOOD OR MDF	PAINT SG	GWB	PAINT FLAT	
2nd Floor	Upper Hallway	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262	DYKES 185		PAINT SG	GWB	PAINT FLAT	
2nd Floor	Vestibule	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
2nd Floor	Walk-In Closet	WOOD	#1 T&G WOOD	GWB	PAINT PEARL	DYKES LUMBER #262			PAINT SG	GWB	PAINT FLAT	
Attic	Attic											

FINISH NOTES

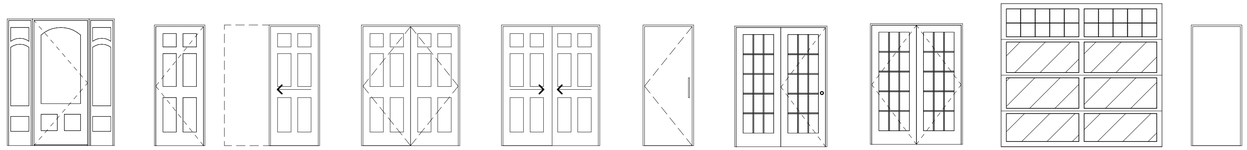
1. CERAMIC AND OTHER TILES INCLUDING GROUT SUPPLIED BY OWNER AND INSTALLED BY GC. SETTING MATERIAL PROVIDED BY GC
2. CARPET IS NIC. AT SPACES WHERE CARPET IS SPECIFIED, GC TO PROVIDE BC PLYWOOD UNDERLAYMENT. DASH-PATCHED
3. OAK FLOORING SHALL BE NOMINAL 1X3 TONGUE AND GROOVED #1 AND SHALL BE FINISHED WITH 3 COATS CLEAR POLYURETHANE
4. GWB AT ALL WALLS TO BE FINISHED WITH TAPE AND 3 COATS OF SPACKLE. CLOSET INTERIORS TO BE FINISHED TO SAME QUALITY AS EXPOSED WALLS WITHIN ROOMS.
5. GWB AT BATHROOMS TO BE WATER-RESISTANT
6. AT TUB AND SHOWER SURROUNDS CEMENT BOARD EQUAL TO WONDER-BOARD TO BE INSTALLED IN LIEU OF GWB
7. PAINT: ALL PAINT AS MANUFACTURED BY BENJAMIN MOORE. NO SUBSTITUTIONS
8. MOLDINGS SHALL BE AS MANUFACTURED BY DYKES LUMBER OR EQUAL AS APPROVED BY ARCHITECT (SEE WWW.DYKESLUMBER.COM)
9. MOLDINGS SHALL BE PAINT - GRADE WOOD OR MDF
10. ALL MOLDINGS TO BE FINISHED WITH SEMI-GLOSS PAINT

Door Schedule

Type Mark	Room	Door Type	Elevation	SIZE Width	SIZE Height	Door Material	Fire Rating	HARDWARE Passage Set	Lock Set	Privacy Set	Lock Cylinder	Dummy Pulls	Butt Hinges	Spring Hinges	Door Stop	Magnetic Catch Each Leaf	SADDLE WP Saddle	SADDLE Marble Saddle	Comments
1	FOYER	RECESSED PANEL SWING	1	3' - 0"	7' - 0"	SOLID WOOD PANEL WITH GLASS			X		X		X		X		X		
2	FOYER	INTEGRAL SIDE PANELS	1	1' - 3"	7' - 0"	SOLID WOOD PANEL WITH GLASS													
3	BEDROOM	6 PANEL SWING	2	2' - 8"	6' - 8"	SOLID CORE WOOD				X			X		X				
4	BATHROOM	6 PANEL SWING	2	2' - 8"	6' - 8"	SOLID CORE WOOD				X			X		X			X	
5	LAUNDRY, MECHANICAL ROOM	6 PANEL SWING	2	2' - 8"	6' - 8"	SOLID CORE WOOD		X					X		X				
6	CLOSET	6 PANEL SWING	2	2' - 0"	6' - 8"	HOLLOW CORE WOOD		X					X		X				
7	GARAGE TO HOUSE	6 PANEL SWING	2	2' - 8"	6' - 8"	SOLID CORE WOOD	3/4 HOUR		X		X			X	X		X		
8	WALK-IN CLOSET	6 PANEL POCKET	3	2' - 8"	6' - 8"	HOLLOW CORE WOOD													
9	CLOSET	PAIR 6-PANEL SWING	4	4' - 0"	6' - 8"	HOLLOW CORE WOOD						X	X		X	X			
10	CLOSET	PAIR 6-PANEL SWING	4	3' - 6"	6' - 8"	HOLLOW CORE WOOD						X	X		X	X			
11	CLOSET	PAIR 6-PANEL SLIDER	5	5' - 0"	6' - 8"	HOLLOW CORE WOOD													
12	SHOWER	FRAMELESS SWING	6	1' - 11"	5' - 11"	TEMPERED GLASS													
13	FAMILY ROOM/ MUD ROOM	PATIO DOOR	7	5' - 0"	6' - 8"	ALUMINUM CLAD WOOD AND GLASS			X		X		X				X		INTEGRATED HARDWARE BY MANUFACTURER
14	LIVING ROOM	PAIR FRENCH DOORS	8	4' - 0"	6' - 8"	ALUMINUM CLAD WOOD AND GLASS			X		X		X						INTEGRATED HARDWARE BY MANUFACTURER
15	GARAGE	ELECTRIC OVERHEAD	9	8' - 0"	7' - 0"	INULATED ALUMINUM AND GLASS													
16	KITCHEN	CASED ARCH	10	3' - 0"	6' - 8"	-													
17	HALL	CASED ARCH	10	2' - 8"	6' - 8"	-													
18	FOYER	CASED ARCH	10	4' - 0"	6' - 8"	-													
19	MASTER BEDROOM	CASED ARCH	10	2' - 8"	6' - 8"	-													

DOOR NOTES

1. INTERIOR DOORS AS MANUFACTURED BY MASONITE IN STYLE AS SELECTED BY OWNER. ASSUME 6 PANELS. HOLLOW-CORE AND SOLID-CORE AS INDICATED ON SCHEDULE
2. CONTRACTOR TO BUDGET $1,000 FOR SINGLE ENTRY AND $2,500 FOR ENTRY DOOR WITH SIDE LITES. DOORS AS MANUFACTURED BY MASONITE IN STYLE AS SELECTED BY OWNER
3. HARDWARE LIGHT GAUGE AS MANUFACTURED BY SCHLAGE OR EQUAL IN STYLE AS SELECTED BY OWNER. PROVIDE BY GC
4. HARDWARE TO BE POLISHED BRASS FINISH THROUGHOUT, KNOBS WITHIN BATHROOMS TO BE POLISHED CHROME



Door Elevations
1/4" = 1'-0"

No.	Description	Date

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LAWRENCE ROAD
124 LAWRENCE ROAD
MAHWAH, NJ

Door and Finish Schedules

Project number 98517
Date October 24, 2017
Scale 1/4" = 1'-0"

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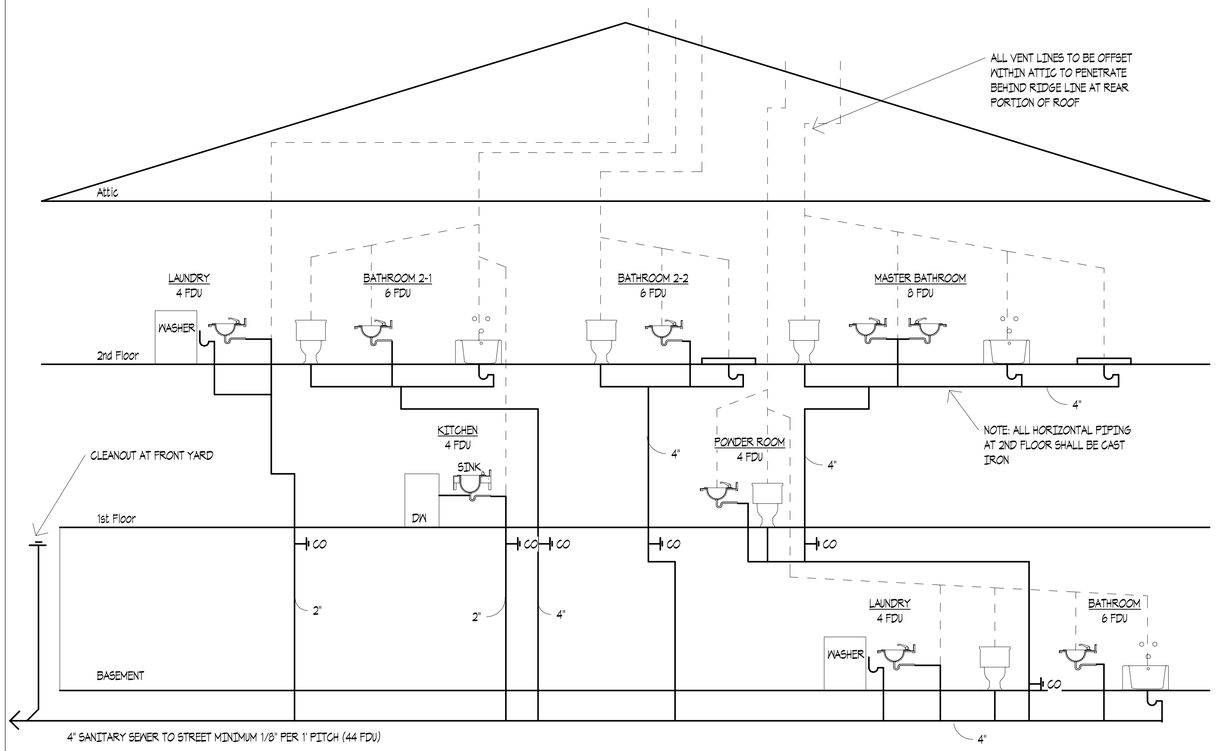
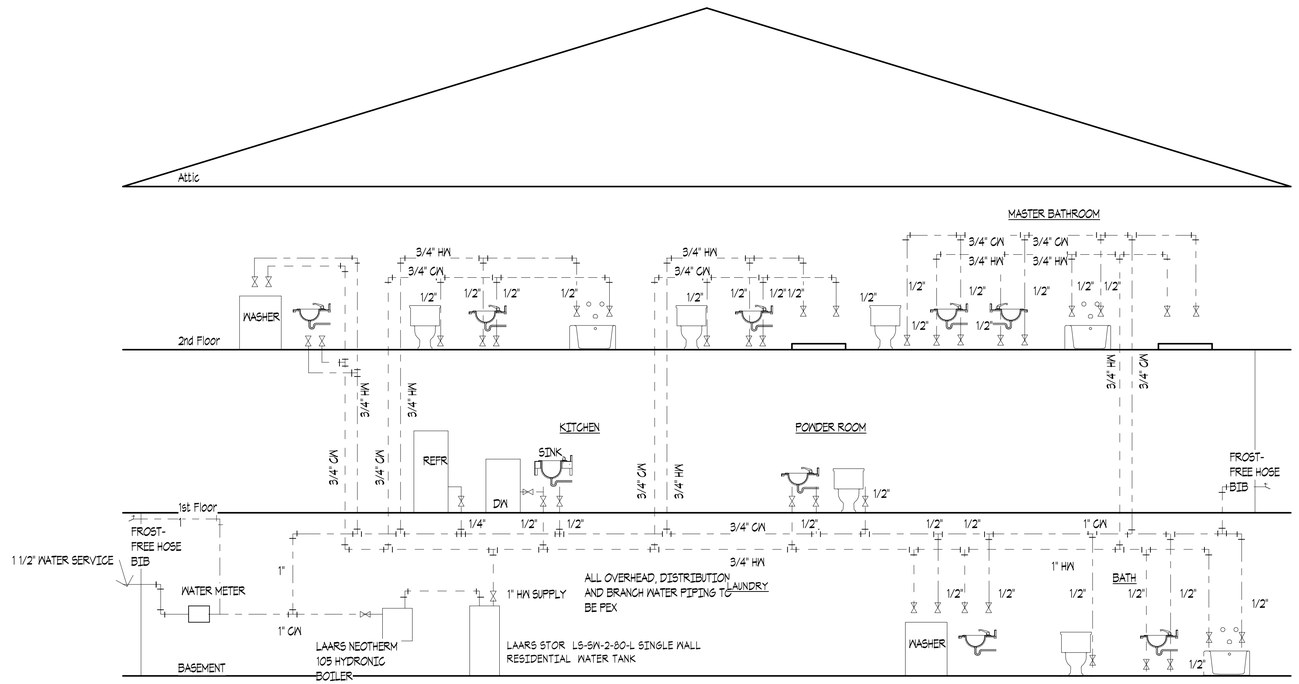
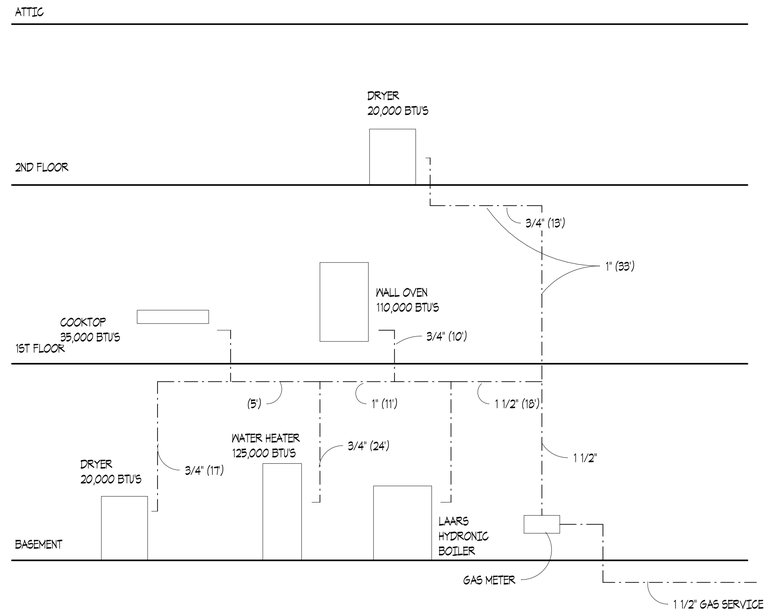


2 Sanitary Riser Diagram
1/4" = 1'-0"



1 Domestic Riser Diagram
1/4" = 1'-0"



3 Gas Riser Diagram
1/4" = 1'-0"

No.	Description	Date

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Riser Diagrams

Project number	98517
Date	October 24, 2017
Scale	1/4" = 1'-0"

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