

RENOVATIONS AND CHANGE-OF-USE TO THE:

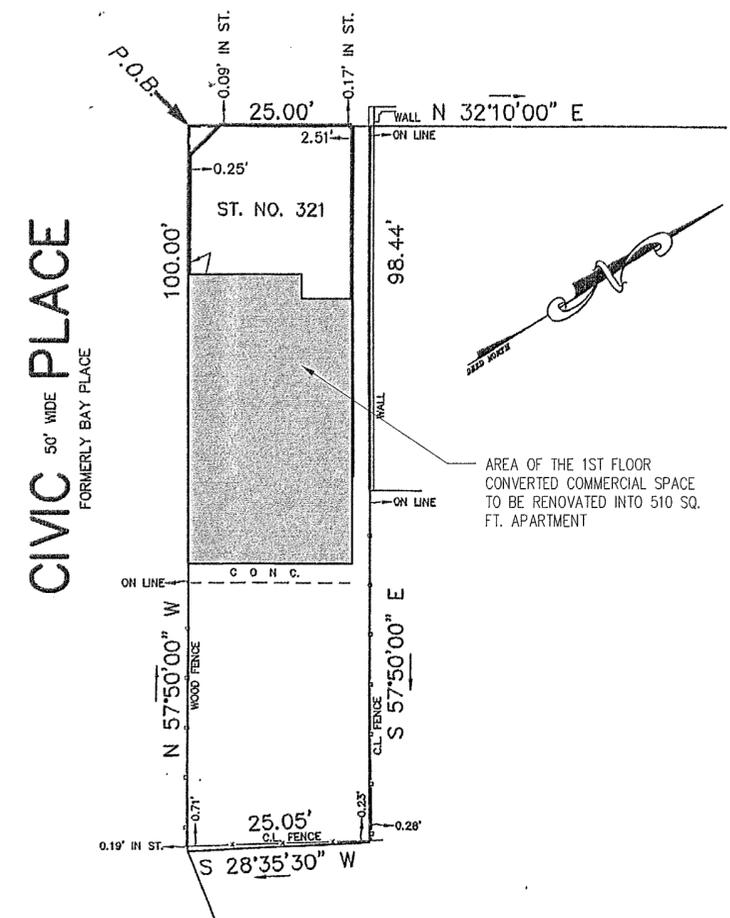
1ST FLOOR APARTMENT

AT: 321 BROUGHTON AVE.
BLOOMFIELD, NJ 07003

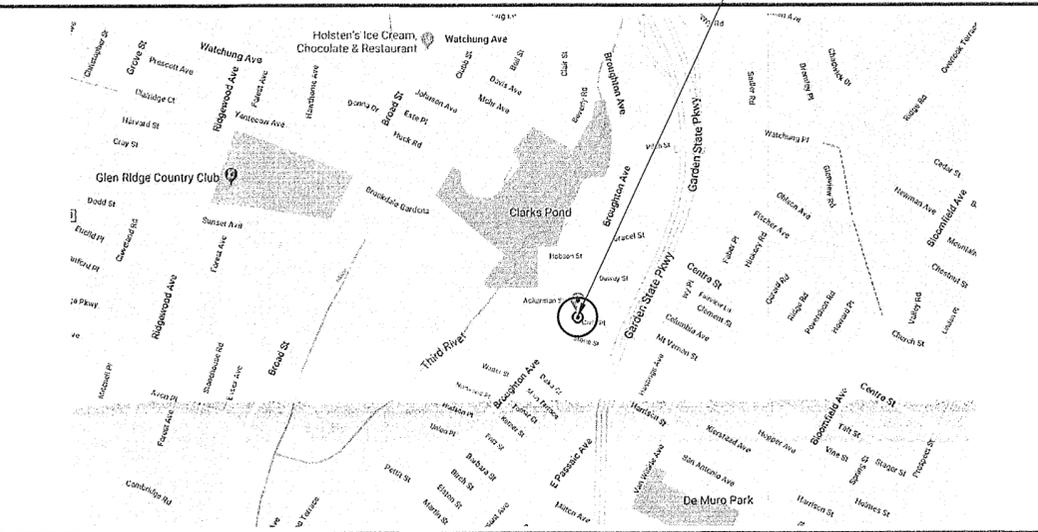
FOR: FRANK GABRIELE
125 KENZEL AVE.
NUTLEY, NJ 07110

SITE SURVEY

BROUGHTON 66' WIDE AVENUE
FORMERLY MYRTLE AVENUE



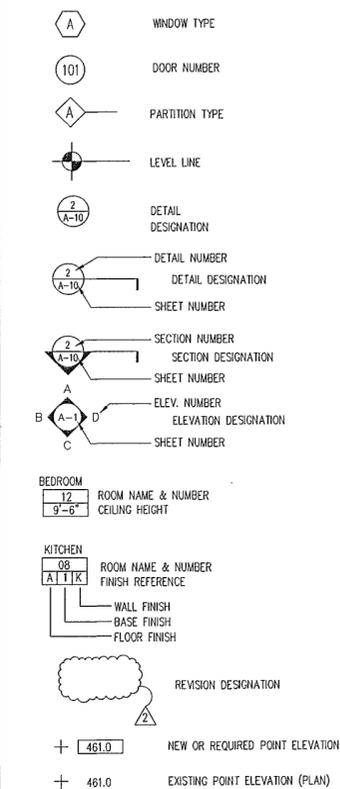
LOCATION MAP:



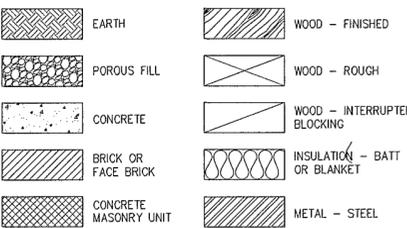
LIST OF DRAWINGS:

- T-1 COVER SHEET WITH SITE DATA
- T-2 GENERAL CONDITIONS AND CODE INFORMATION
- T-3 CONSTRUCTION DETAILS & SPECIFICATIONS
- A-1 FIRST FLOOR PLAN & NOTES
- A-2 FIRST FLOOR REFLECTED CEILING PLAN
- A-3 FRONT AND SIDE ELEVATIONS

SYMBOLS:



MATERIALS:



ABBREVIATIONS:

A. F. F.	ABOVE FINISH FLOOR	DET.	DETAIL	GALV.	GALVANIZED	NOM.	NOMINAL	SECT.	SECTION
ALUM.	ALUMINUM	DIAM.	DIAMETER	GYP.	GYP. BOARD	N. T. S.	NOT TO SCALE	SPECS.	SPECIFICATION
APPROX.	APPROXIMATE	DIM.	DIMENSION	GYP. BD.	GYP. BOARD	NO.	NUMBER	SQ.	SQUARE FEET
BLK.	BLOCK OR BLOCKING	DWG.	DRAWING	HT.	HEIGHT	O. C.	ON CENTER	SQ.FT.	SQUARE FEET
BD.	BOARD	ELEC.	ELECTRIC	HORIZ.	HORIZONTAL	O.H.	OVERHEAD	STRUCT.	STRUCTURAL
BOT./BTM.	BOTTOM	ELEC. CAB.	ELECTRIC CABINET	INSUL.	INSULATION	INT.	INTERIOR	TEL.	TELEPHONE
BLDG.	BUILDING	ELEV.	ELEVATION	INT.	INTERIOR	PL. LAM.	PLASTIC LAMINATE	TH.	THICKNESS
CLG.	CEILING	EQUIP.	EQUIPMENT	KIT.	KITCHEN	PLYWD.	PLYWOOD	T.O.S.	TOP OF SLAB
CEM.	CEMENT	EXH.	EXHAUST	LAM.	LAMINATE	P. V. C.	POLYVINYL CHLORIDE	T.D.	TRIMMED OPENING
CL.	CENTER LINE	EXST.	EXISTING	LAV.	LAVATORY	P. S. I.	POUNDS PER SQUARE INCH	TYP.	TYPICAL
C. C.	CENTER TO CENTER	FT.	FEET	L.B.	POUNDS	RAD.	RADIUS/ RADIATOR	VERT.	VERTICAL
CLOS./CL.	CLOSET	FIN.	FINISH	M. O.	MASONRY OPENING	REF.	REFINING	VOL.	VOLUME
COL.	COLUMN	F. E.	FIRE EXTINGUISHER	MAT.	MATERIAL	REF. REQ'D.	REFRIGERATOR REQUIRED	W. C.	WATER CLOSET
CONC.	CONCRETE	FL.	FLOOR	MAX.	MAXIMUM	REV.	REVISION	W. P.	WATERPROOF
CMU	CONCRETE MASONRY UNIT	FLUOR.	FLUORESCENT	MECH.	MECHANICAL	R.M.	ROOM	W/	WITH
CONST.	CONSTRUCTION	FTG.	FOOTING	MEN.	MINIMUM	R. O.	ROUGH OPENING	WD.	WOOD
CONT.	CONTINUOUS	FDN.	FOUNDATION	MISC.	MISCELLANEOUS				
CU.	CUBIC								

GENERAL NOTES:

- These plans are the property of the architect and may not be copied, re-used, or altered without his approval. In all cases, these original tracings shall remain in the architect's possession. Duplicates will be issued only with the written permission of the architect.
- Do not scale any drawing. Consult the architect on any conflicts or clarifications.
- All work is to be done in accordance with applicable local, state, and national codes (including ICC/ANSI A117.1-2009 for barrier free design)
- The contractor shall produce all permits required and proceed with the work immediately upon receiving same. Copies shall be forwarded to the owner.
- The general contractor shall check and verify all existing conditions and dimensions at the site against the drawings and shall inform the architect of any discrepancies prior to commencing work. The start of work will constitute the acceptance of the drawings and existing conditions by the general contractor.
- Contractors shall follow accepted trade procedures and manufacturer's standards and shall produce the project in a good and workmanlike manner. All materials are to be new and contractor shall not substitute any structural grade materials without prior written approval from the architect.
- Contractor is to verify all grades and established elevations (shown) prior to the start of construction. Coordinate same and notify the architect of any discrepancies prior to the start of any construction. Do not deviate from these plans without first notifying the architect in writing.
- Electrical is beyond the architect's scope of work. Reflected ceiling plans indicate diagrammatic layouts and locations. Equipment requirements are listed on the equipment schedule, if shown. All work shall be in accordance with 2014 national electrical code.
- Hvac is beyond the architect's scope of work. The existing hvac system will be replaced or modified as required.

ZONING DATA SHEET:

ADDRESS: 321 BROUGHTON AVE, BLOOMFIELD, NJ 07003

PARCEL LOT:	1	
BLOCK:	911	
USE:	R-1B	
ZONE:	SINGLE FAMILY RESIDENTIAL	
REQUIRED	EXISTING	
LOT WIDTH:	40'	25'
LOT DEPTH:	100'	100'
LOT AREA:	4,000 SF	2,500 SF

MAX. BUILDING HEIGHT:	ALLOWED	EXISTING	PROPOSED
	40'	29'-7"	NO CHANGE
MAX. COVERAGE-BLDG: (INCL. GARAGE)	25%	2 1/2 STY.	NO CHANGE
		53.7 %	NO CHANGE
MAX IMPERVIOUS COVER.	60%	62%	NO CHANGE
MAX. F.A.R.:	NOT APPLICABLE		

SETBACK INFORMATION			
LOCATION	REQUIRED	EXISTING	PROPOSED
FRONT YARD	20'	1" OR 2"	NO CHANGE
REAR YARD	25'	38'-11"	NO CHANGE
SIDE YARD	6'	0'-3"	NO CHANGE
SIDE YARDS	6'	2'-6"	NO CHANGE

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COMMERCIAL
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151 Washington Street
Bloomfield, New Jersey 07003
Tel: 973.566.0100
Fax: 973.566.0115
Cell: 201.259.2175

client/project:
Renovations & Change Of Use
From Commercial to
Residential For The:

Ground Floor - Unit #1
321 Broughton Ave.
Bloomfield, NJ 07003

For:
Frank Gabriele
125 Kenzel Ave.
Nutley, NJ 07110

consultant:

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REVISIONS

REV. NO.	DATE	REMARKS

DATE	
PROGRESS SET	
PB SET	03/27/25
BID SET	
PERMIT SET	

drawn	AG	check	GA	project no.	
scale	AS NOTED				2509

GA
ARCHITECTURE
A PROFESSIONAL SERVICE
George Azrak, R.A.
New Jersey License AI10437
Pennsylvania License RA404023

drawing title:
**COVER SHEET
WITH SITE DATA**

drawing number

T-1

GENERAL CONDITIONS:

- The General Contractor and all Subcontractors shall provide all equipment, materials, and methods of construction, labor and managerial services required to satisfactorily accomplish the objectives as shown on the contract drawings and described in the specifications.
- The General Contractor and all Subcontractors shall meet all licensing and insurance requirements of all agencies having jurisdiction upon the work.
- The General Contractor and all the Subcontractors are to be licensed by the State of New Jersey.
- All work described shall conform to and be constructed under the provisions of the State of New Jersey basic and 2015 International Residential Code, New Jersey Edition, and to the requirements of the Township of Bloomfield, New Jersey, and all other agencies having jurisdiction on the work. The contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work as drawing or specified. If any portion of work called for in the specifications or shown on the drawings is deemed contrary to the codes and requirements, the Contractor shall be required to bring the matter to the attention of the Architect prior to clarification and / or revision. The contractor and / or Subcontractors must correct installations made without regard to code requirements without an increase in the contract amount.
- The General Contractor shall file all necessary paperwork with the Bloomfield Department of Buildings, obtain all permits, pay all associated fees and provide any and all bonds by any agency in order to do the work herein described. The Contractor will be reimbursed, by the Owner, for the permit fee. Permits shall be filed immediately upon receipt of contract.
- The General Contractor is to secure the required Certificate of Occupancy once the renovation is complete and shall arrange and pay for a survey verifying the location of the new extension on the lot, if required.
- The contractor shall maintain liability insurance to fully protect the Owner and Architects. Coverage shall include, but not necessarily be limited to, Workman's Compensation and Employer's Liability, comprehensive Auto Liability, and Builder's Risk Insurance. All certificates of insurance must contain a guaranteed cancellation clause providing for notification to the Owner and Architect at least ten days prior to any cancellation, change in, or reduction of the coverage furnished by the Contractor.
- The Contractor shall provide a Homeowners Warranty policy.
- The drawings and specifications are complementary each to the other and what is called for by one shall be as binding as if called for by both. However, they shall be considered inseparable documents and each Contractor shall consider both instruments in order to perform the work in accordance with their combined intent. In case of discrepancies in the contract documents, the Contractor shall notify the Architect for clarification, revision, or further action as may be required. Dimensions shall govern over scale drawings, large scale or full size details over small-scale drawings and Specifications over drawings. The Contractor, Subcontractors and Installers are not to scale the drawings. Should a dimension not be known or shown, consult the Architect prior to proceeding.
- The drawings are the property of the Architect, are protected by Federal Copyright Laws and are intended for the use in construction only at the location indicated on the Site Plan Drawing for the client listed.
- As Built Drawings: The Contractor and Subcontractors shall maintain, on the job site, current and accurate prints of the contract drawings, indicating the "as Built" conditions of their respective work.
- The General Contractor shall assume all responsibility for coordination with and between Subcontractors and related trades, including, but not limited to all Owner supplied specialty trades (i.e. telephone consultants, security consultants, HVAC subcontractor, etc.) owner supplied items, and coordination of mechanical and electrical design and installation.
- The Contractor shall field check and verify existing conditions and report any discrepancies to the Architect for resolution and adjustment prior to start of the work.
- All submissions of samples, shop drawings, literature, as required by the Contractor to complete orders, indicated in the Contract Documents, etc. are absolute requirements of contract compliance. Such submissions shall be made sufficiently in advance of intended work date with enough time to permit Architect's and / or Owner's evaluation and approval or resubmission, if required. Work is to proceed on the basis of approved submissions only. Should the Contractor proceed with work based on absent or non-approved submissions, he shall assume all responsibility and liability therefrom.
- All pertinent precautions for accident prevention recommended by the Associated General Contractors of America, Inc. OSHA, or by State and Local laws and regulations, shall be considered to form a part of the contract work.
- The work areas shall be left in an orderly condition at the end of each working day. There shall be no rubbish accumulation. All rubbish is to be removed from the site at daily and deposited at authorized dump / landfill sites only.
- The Contractor shall take particular precaution to contain any construction dust especially any dust that is suspected to contain lead paint particles. The Contractor should make every effort to segregate the Construction areas of the house. The construction area shall be separated from the rest of the house by heavy-duty plastic barriers. These barriers shall be maintained and replaced with new as necessary to maintain a thorough seal from the rest of the house. Any additional cost associated with this shall be included in the Base Bid.
- The Contractor should identify all areas containing asbestos that will be disturbed during the construction, and the Owner notified prior to construction. The Owner shall then contract directly with a licensed asbestos abatement firm to remove or wrap asbestos as required. If there does not appear to be any asbestos that should be disturbed by the construction, but is uncovered during the process of construction, then notify the Owner immediately prior to disturbing the asbestos. The work in this area should then cease until a licensed asbestos abatement firm removes or wraps asbestos as required.
- Stored Material Protection: The Contractor shall provide and maintain all required protection for stored materials and tools from damage from weather, fire, vandals and from theft and the like, and shall be responsible for same.

N.J. RES. CHECK ENERGY CALCULATIONS

NOT REQUIRED

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REVISIONS

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DATE	DATE	DATE	DATE
PROGRESS SET			
PB SET		03/27/25	
BID SET			
PERMIT SET			
drawn AG	check GA	project no.	2509
scale AS NOTED			

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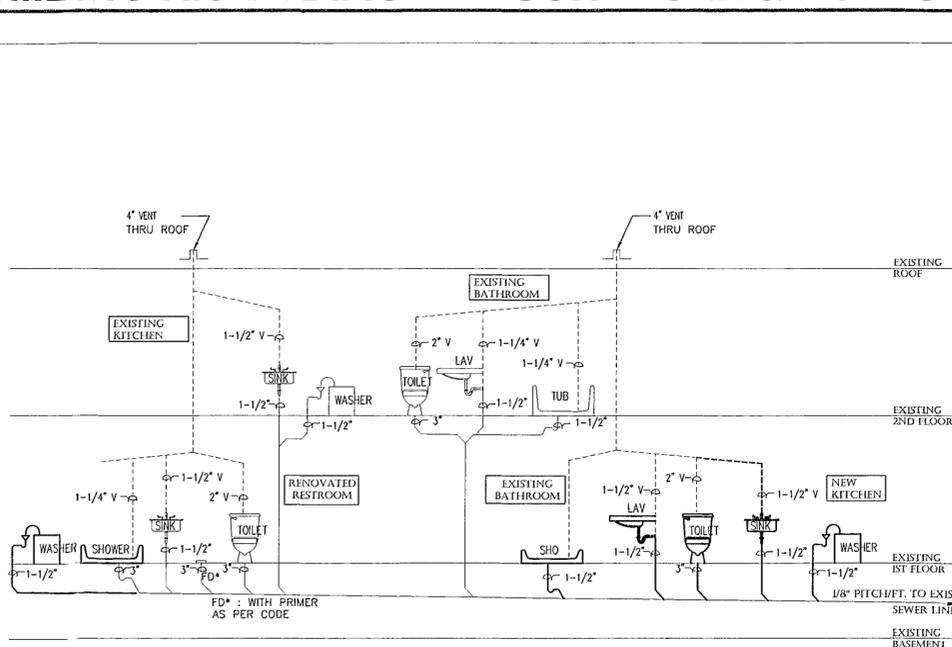
George Azrak, R.A.
□ New Jersey License AH10437
□ Pennsylvania License RA404023

drawing title:
GENERAL CONDITIONS & CODE INFO.

drawing number

T-2

PLUMBING RISER DIAGRAM SCHEDULE & NOTES



NOTES

- Design of all new plumbing systems shall be coordinated with the existing systems by the appropriate Subcontractors.
- All plumbing work shall be installed as per applicable Codes and shall be approved as required by the Building Department.
- The contractor shall maintain in good condition all valves, connections, hoses, pipes, etc. The General Contractor shall verify that the existing system is sufficient to properly serve the new work. The GC shall notify the Owner and Architect immediately of any upgrades required. Any cost associated with the upgrade of the plumbing system shall be reflected in the Base Bid.
- The GC shall notify the Owner in advance of any interruption to water service.
- Piping: Water and drainage piping shall be sized and installed as required by Code. Installation shall be complete with shut off valves.
- Appliances, fixtures and fittings: Are as shown on the drawings. The appliances, fixtures and fittings will be supplied by the Owner and installed by the GC. The GC will provide all roughing as necessary for a complete installation.

EXIST. INCOMING WATER SERVICE IS 1" LINE

FIXTURE	SCHEDULE				
	H.W.	C.W.	DRAIN	TRAP	VENT
WATER CLOSET	1/2"	3"			2"
LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"	1 1/2"
TUB/SHOWER	1/2"	1/2"	2"	2"	1 1/2"
KITCHEN SINK	1/2"	1/2"	1 1/2"	1 1/2"	1 1/2"

UCC/USE GROUP

1. LOCATION:	321 BROUGHTON AVE, BLOOMFIELD, NJ 07003
2. USE GROUP:	MIXED-USE BUSINESS - B, AND RESIDENTIAL R-3
3. CONST. CLASS:	TYPE III-B
4. HEIGHT OF STRUCTURE:	UNCHANGED
5. FROST LINE DEPTH:	3'-0" BELOW GRADE MIN.
6. NUMBER OF BEDROOMS:	UNCHANGED
7. NUMBER OF STORIES:	2.5 EXISTING
8. MAX LIVE LOAD:	ROOF: 30 PSF F.F. 40 PSFPS S.F. 30 PSF
9. AREAS:	EXISTING NEW TOTAL
BASEMENT FLOOR AREA:	N/A N/A N/A
GROUND FLOOR AREA:	1,263 S.F. 0 S.F. 1,263 S.F.
UPPER FLOOR AREA:	N/A N/A N/A
TOTAL WORK AREA:	1,263 S.F. 0 S.F. 1,263 S.F.

BUILDING CODE REFERENCES

- BUILDING SUBCODE: (NJAC 5:23-3.14)**
2021 INTERNATIONAL RESIDENTIAL CODE NJ EDITION
Other referenced I-Codes (IFC/2021; ISPSC/2021; etc.)
Other referenced ICC Standards (ICC/ANSI A117.1-2017; ICC 300-2017; etc.)
2018 INTERNATIONAL FIRE CODE
- MECHANICAL SUBCODE: (NJAC 5:23-3.20)**
2021 INTERNATIONAL MECHANICAL CODE
- ELECTRICAL SUBCODE**
2017 NATIONAL ELECTRIC CODE (NFPA 70)
- PLUMBING SUBCODE: (NJAC 5:23-3.15)**
2021 NATIONAL STANDARD PLUMBING CODE, NJ Edition

- FUEL GAS SUBCODE (NJAC 5:23-3.22)**
2021 INTERNATIONAL FUEL GAS CODE
- ONE & TWO FAMILY DWELLING SUBCODE: (NJAC 5:23-3.21)**
2021 International Residential Code, NJ ed
- ENERGY SUBCODE: (NJAC 5:23-3.18)**
2021 INTERNATIONAL ENERGY CONSERVATION CODE (LOW-RISE RESIDENTIAL)
ASHRAE 90.1-2019 (COMMERCIAL & ALL OTHER RESIDENTIAL)
- REHABILITATION CODE: (NJAC 5:23-6)**
NJUCC, SUBCHAPTER 6
UPDATED AS NECESSARY (CURRENT AS OF 02/16/21)
PROPOSED FOR UPDATE 09/06/22

FASTENER SCHEDULE FOR STRUCTURAL WOOD MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NO. & TYPE OF FASTENERS	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOENAIL	3-8d	-
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d, 2 STAPLES-1 3/4	-
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d	-
STUD TO SOLE PLATE	3-8d OR 2-16d	-
DOUBLED STUDS, FACE NAIL	10d	24" O.C.
DOUBLES TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACE WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MIN. 24" OFFSET OF END JOISTS, FACE NAIL IN LAPPED AREA	3-16d	-
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d	-
RIM JOIST TPO TOP PLATE, TOENAIL	8d	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	-
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUOUS HEADER, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	3-8d	-
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d	-
CEILING JOISTS, LAPS OVER PARTITIONS, FACENAIL	3-10d	-
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d	-
RAFTER TO PLATE, TOENAIL	2-16d	-
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d, 2 STAPLES 1 3/4	-
1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 2 STAPLES 1 3/4	-
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 3 STAPLES 1 3/4	-
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 4 STAPLES 1 3/4	-
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT AND BOTTOM & STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE
2" PLANKS	2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTER, TOE NAIL	4-16d 3-16d	-
RAFTERS TIES TO RAFTER, FACE NAIL	3-8d	-

WOOD STRUCTURAL PANELS, SUBFLOORS, ROOFS AND WALL SHEATHING TO FRAMING, AND PARTICLE BOARD WALL SHEATHING TO FRAMING:

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS	EDGES (inches)	INTERMEDIATE SUPPORT (inches)
5/16 - 1/2	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
19/32 - 1	8d COMMON NAIL	6	12
1 1/8 - 1 1/4	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12

OTHER WALL SHEATHING

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS	SPACING OF FASTENERS	
		EDGES (inches)	INTERMEDIATE SUPPORT (inches)
1/2" REG. CELLULOSIC FIBERBOARD SHEATHING	1 1/2 GALV. ROOFING NAIL, 6d COMMON NAIL, STAPLE 16 GA, 1 1/2 LONG	3	6
1/2" STRUCT. CELLULOSIC FIBERBOARD SHEATHING	1 1/2 GALV. ROOFING NAIL, 8d COMMON NAIL, STAPLE 16 GA, 1 1/2 LONG	3	6
25/32" STRUCT. CELLULOSIC FIBERBOARD SHEATHING	1 3/4 GALV. ROOFING NAIL, 6d COMMON NAIL, STAPLE 16 GA, 1 3/4 LONG	3	6
1/2" GYPSUM SHEATHING	1 1/2 GALV. ROOFING NAIL, 6d COMMON NAIL, STAPLE GALV. 1/2 LONG, 1 1/4 SCREWS, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4 GALV. ROOFING NAIL, 8d COMMON NAIL, STAPLE GALV. 1 5/8 LONG, 1 5/8 SCREWS, TYPE W OR S	4	8

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS	EDGES (inches)	INTERMEDIATE SUPPORT (inches)
3/4 AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6	12
7/8 - 1	8d DEFORMED NAIL OR 8d COMMON NAIL	6	12
1 1/8 - 1 1/4	8d DEFORMED NAIL OR 10d COMMON NAIL	6	12

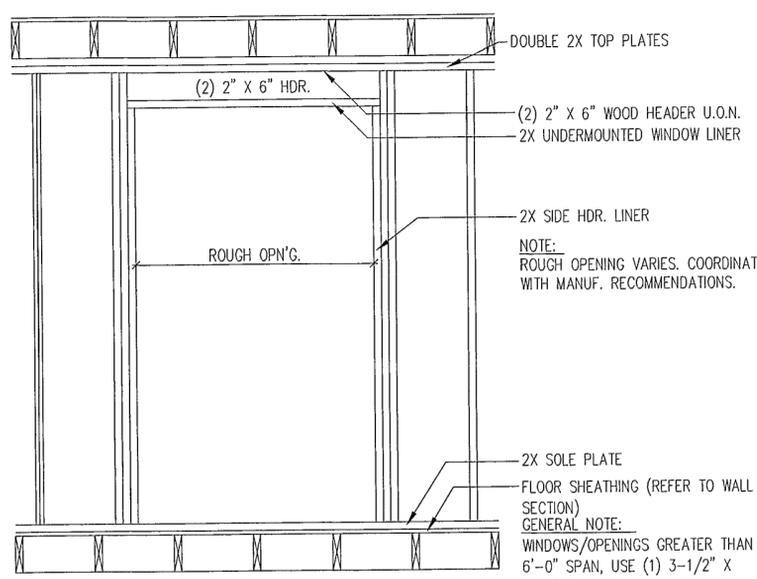
NAILING SCHEDULE NOTES:

- ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED
- STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16" ON DIAMETER CROWN WIDTH
- NAILS SHALL BE SPACED AT NOT MORE THAN 6" ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER
- 4-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY

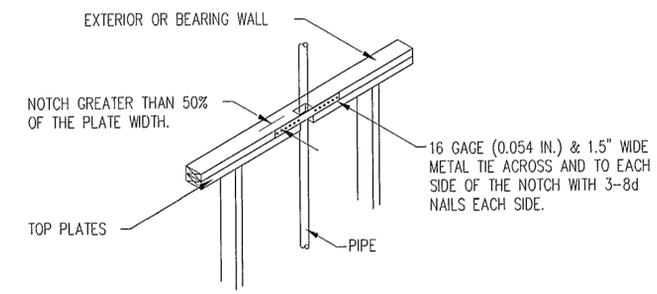
HEADER SCHEDULE

FLOOR HEADER SCHEDULE (40 PSF LIVE LOAD)			ROOF HEADER SCHEDULE (30 PSF LIVE LOAD)		
SIZE	MAXIMUM SPAN		SIZE	MAXIMUM SPAN	
	NO.3 GRADE (lb-750 PSI)	NO.2 GRADE (lb-1350 PSI)		NO.3 GRADE (lb-750 PSI)	NO.2 GRADE (lb-1350 PSI)
2-2x6	2'-5"	2'-11"	2-2x6	3'-0"	3'-7"
2-2x8	3'-3"	3'-10"	2-2x8	4'-0"	4'-9"
2-2x10	4'-1"	4'-11"	2-2x10	5'-1"	6'-1"
2-2x12	5'-0"	5'-11"	2-2x12	6'-3"	7'-5"
2-11" X 9" PAR.	6'-2"	7'-4"	2-11" X 9" PAR.	7'-8"	9'-2"
2-11" X 11" PAR.	7'-6"	8'-11"	2-11" X 11" PAR.	9'-4"	11'-1"

TYPICAL CONSTRUCTION DETAILS:



A TYPICAL OPENING HEADER
SCALE: 1/2" = 1'-0"



B TOP PLATE FRAMING DETAILS
SCALE: 1/2" = 1'-0"

SPECIFICATIONS

CARPENTRY

- Framing: The framing shall be erected plumb, level and true, and securely nailed or screwed. Joists, studs and rafters shall be doubled about all openings. All flush joist headers shall be connected with metal joist hangers. Double rafters under all partitions parallel to framing.
- Trim: Match existing, exterior and interior, as necessary. Provide new runs or feather in shorter runs as necessary.
- Sheetrock: Shall be 1/2" and shall be waterproof green board at all wet locations. All joints to be taped and receive 3 coats of joint compound. Finish is to be smooth and ready for paint finish.
- Floors: Wood floors are to match existing where indicated. Verify width of boards with Owner and Architect prior to purchase and installation. Finish and direction to match existing. Provide sample of finish for approval prior to doing the work. Feather in new boards where possible. Provide matching wood saddles where necessary. Where new wood floors are to be installed, follow manufacturer's specifications for proper installation and finishing.
- Soffits and Fascias: All perimeter eaves, soffits, and fascias shall remain. Repair or replace with new if required to match existing. Material to be prefinished and compatible with existing siding and trim. Use with Hardie Board vented soffit panels.
- Exterior siding and trim: Provide clapboard style Hardie Board and Koma Trim Board, by Kommerling, USA, Inc., typical where all new is being used. Patching at small areas adjacent to existing siding shall match existing. Clap board shall have exposed face to match existing. Provide new window trim and sills to match existing.

WINDOWS

- All windows shown are for bidding purposes only. Final selection shall be by Owner.
- Sizes shall be as shown on plan & window schedule.
- Glazing tint and finishes shall be as selected by Owner. G.C. shall verify all units and finishes with Owner before ordering.
- New fixed and operable insulated windows shall be Pella Windows - Architect Series wood casement insulated windows with permanent affixed divided lights with grilles as shown on drawings. Accessories shall include thermal breaks, factory primed interior side, drip caps, low-E insulating glass and full screens at operable windows.
- Muntin bars of grouped units shall align and match. Muntin patterns shall be as shown on drawings.
- All units shall be installed complete with all accessories required for a complete finished job.
- Glazing shall be safety glazing in doors, storm doors, in panels adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position and whose bottom edge is less than 60" above the floor or walking surface, railing panels and in shower/bathtub doors, enclosures and building walls enclosing these compartments where the bottom edge is less than 60" above the drain inlet. Glazing shall be safety glazing where the panel meets all the following conditions: is > 9 sq. ft., bottom edge < 18" above the floor, top edge > 36" above the floor and there is a walking surface within 36" horizontally of the panel. Leaded and decorative glass are exempt from these requirements.

WOOD FLOORING

- Provide new wood flooring or cork flooring by globus as per owner where indicated on drawings and finish schedule.
- Follow NOFMA 'Installation Manual' procedures and manufacturer's installation specifications.
- Furnish solid T & G strip plank flooring, species and plank width as selected by Architect/ Owner. End matched standard and better garage equal to "CU" series products s manufactured by Bruce Hardwood Floor, Dallas, Texas. Install plank complying with manufacturer's installation specifications. Sand surfaces (mechanically) with graded sandpaper as required to remove all surface irregularities so as to provide a smooth surface ready for staining (if required by Owner) sealing and finishing. Use equipment that vacuums sawdust as it sands and seal off spaces being sanded to prevent dust infiltration.
- Finishing of wood flooring to include the following products: Felt: Asphalt saturated, 15# felt, ASTM D226 Sealer: penetrating, pliable type equal to Hillyard #21 penetrating seal. Stain: "MinWax", "McClosky" or equivalent, color as per Owner. Urethane: moisture curing, multiple coat type, Fed Spec. FS-TT-CC-542. Wax: liquid solvent type, slip-resistant, Type I, Class 2 Fed. Spec. FSP-W-158.
- Finish floors with a wood filler, stain, and a urethane finish; apply sufficient coats to provide a minimum 2.0 mil film thickness but in no case shall less than three finish coats be applied.
- Wax and buff all new floors in the area of the new work before permitting traffic. Protect finished floors until project is turned over to Owner.

THERMAL AND MOISURE PROTECTION

INSULATION

- Provide thermal insulation as shown on the drawings, with the following minimums whether shown on drawings or not:
 - Exterior walls and walls between heated and unheated spaces: 4" thick, R-15 faced fiberglass batts
 - Ceilings between heated and unheated spaces: 9 1/2" thick, R-30 faced fiberglass batts
 - Floor joist perimeters: 7 1/2" thick, R-22 faced fiberglass batts
 - Basement walls (where noted): 1" thick R-5 rigid foam boards
- Provide minimum 2 1/2" thick acoustic batt insulation around all bathrooms and powder rooms.
- Provide rock wool insulation or equivalent between all windows and exterior door frames and rough framing.

PAINTING

- The General Contractor is to provide paint ready finish surfaces throughout as well as a painted finish at all surfaces whether noted on drawings or not.
- Exterior: All new exterior wood surfaces not covered in vinyl siding is to receive one primer coat on all sides, and two coats of finish paint. Types and finishes to be coordinated with owner.
- Interior: All new interior surfaces to receive one primer coat and two finish coats of latex based paint. All existing interior surfaces being painted shall receive two finish coats of latex based paint. Paint to be supplied by GC.
- Each will room will have a minimum of three colors; wall, trim and ceiling.
- Interior Finishes:
 - Wall = Eggshell Finish
 - Trim = Satin Finish
 - Ceiling = Flat Finish
- Painter is to provide samples of all colors, in the appropriate finish, at each location to be painted. A minimum of two samples per location in each room will be required.

TILE WORK / STONE / STUCCO

- Stone / Ceramic / Porcelain Tile: Areas to receive ceramic / porcelain tile are noted on the drawings. Install tile on thin set and / or mud set as necessary for proper installation. Owner to provide finish material. General contractor to provide subflooring as needed for installation.
 - Layout: GC is to review the layout of tile in the field with the Owner prior to cutting and installation.
- Marble Saddles: Provide at all doors to wet locations having tile flooring. GC to provide and install. Color as selected by owner.

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client/project:
Renovations & Change Of Use From Commercial to Residential For The:

**Ground Floor - Unit #1
321 Broughton Ave.
Bloomfield, NJ 07003**

For:
**Frank Gabriele
125 Kenzel Ave.
Nutley, NJ 07110**

consultant:

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REVISIONS

REV. NO.	DATE	REMARKS

DATE	
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PB SET	03/27/25
BID SET	
PERMIT SET	

drawn AG	check GA	project no. 2509
scale AS NOTED		

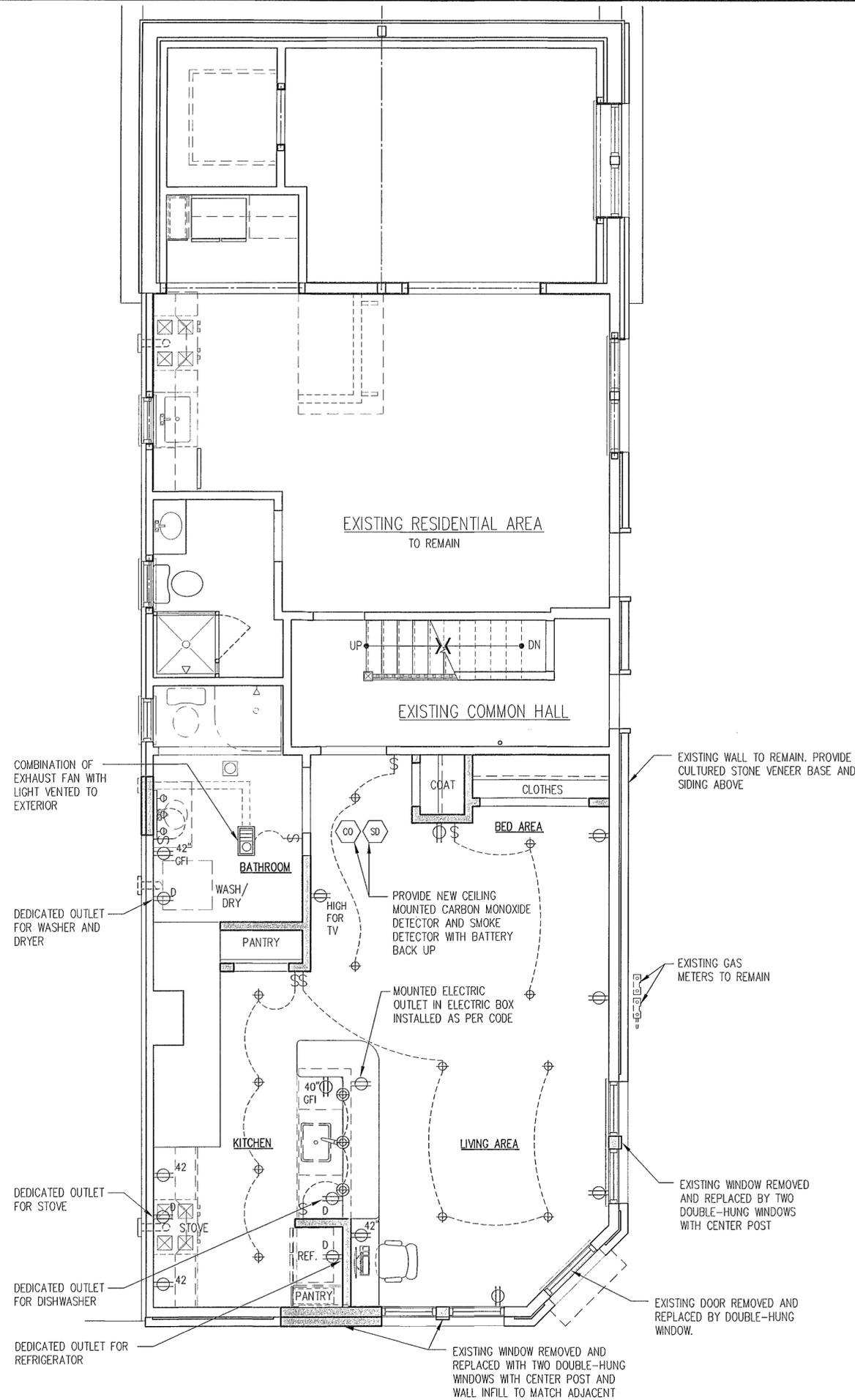
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□ New Jersey License AH10437
□ Pennsylvania License RA404023

drawing title:
STANDARD CONSTRUCTION DETAILS & SPECS

drawing number
T-3

ELECTRICAL NOTES

- Design of a new electrical system shall be coordinated with existing service by the appropriate Subcontractors as per applicable Codes, and shall be approved as required by the Building Department.
- The General Contractor shall verify that the existing service is sufficient to properly serve the new work, including new HVAC work. The GC shall notify the Owner immediately of any upgrades required. Any cost associated with upgraded electrical service that is required should be included in the Base Bid.
- G.C. to coordinate any new service with PSE & G
- Temporary Light and Power: The Electrical Subcontractor shall furnish all temporary light and power complete with wiring, lamps and similar equipment, as required for the completion of the work at the locations of new construction. Temporary service is to be taken from the existing building service. The Owner will pay for the power that is used. Any temporary utilities to be billed or paid for by the Owner shall be furnished only through proper meters as approved by the appropriate utilities.
- General contractor shall be responsible for making all arrangements with said utilities for shut-offs, closings, temporary facilities and metering. The electrical subcontractor shall provide and maintain temporary electric power outlets within the building work areas for small tools at approximate minimum number of one receptacle per 2500 square feet. Additional special power outlets of up to 30 amp. circuits shall be provided where and as many as required during the course of the job. The Electrical Subcontractor shall provide temporary lighting as directed by the General Contractor, at a minimum of 1-200 amp watt lamp per 2000 square feet, or equivalent.
- All electrical devices and receptacles are to be furnished and installed by the Electrical Subcontractor. These are as noted on the drawings. Color to be white or as coordinated with the Owner.
- General Contractor to coordinate with Owner and their subcontractors regarding to location of the telephone, cable, security, internet access, etc.



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

ELECTRIC LEGEND:

- NEW/EXISTING DUPLEX RECEPTACLE (MOUNTED 18" AFF TYPICAL UON)
- NEW DUPLEX RECEPTACLE (MOUNTED AS HIGH AS NOTED)
- NEW GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
- NEW DEDICATED DUPLEX RECEPTACLE
- NEW/EXISTING SINGLE POLE SWITCH
- NEW/EXISTING TRIPLE POLE (3 WAY) SWITCH
- DECORATIVE PENDANT LIGHT. SUPPLY BY OWNER, INSTALL BY G.C.
- NEW/EXISTING TYP. RECESSED DOWNLIGHT. SUPPLY AND INSTALL BY G.C.
- RECESSED WALL WASHER. SUPPLY AND INSTALL BY G.C.
- DECORATIVE WALL SCONCE. SUPPLY BY OWNER, INSTALL BY G.C.
- INTERIOR SURFACE MOUNTED CLOSET LIGHT (CEILING OR WALL BY G.C)
- NEW/EXISTING EXTERIOR SURFACE MOUNTED LIGHT FIXTURE. SUPPLY & INSTALL BY G.C. UNLESS SUPPLIED BY OWNER. G.C. TO COORD.
- EXTERIOR SURFACE MOUNTED FLOOD LIGHT WITH MOTION SENSOR
- DECORATIVE PENANT LIGHT AS PRE OWNER
- EXTERIOR LANDSCAPE SITE LIGHTING FIXTURE
- THERMOSTAT
- JUNCTION BOX FOR SURFACE LIGHT
- COMBINATION OF EXHAUST FAN WITH LIGHT
- CARBON MONOXIDE DETECTOR
- WIRED SMOKE DETECTOR
- HVAC DIFFUSER (PROPOSED LOCATION V.I.F.)
- UNDER CABINET LIGHTING
- VANITY LIGHT
- DECORATIVE CHANDELIER BY OWNER

ADDITIONAL ELECTRICAL NOTES:

- ALL FIXTURES NOTED AS 'PER OWNER' SHALL BE SUPPLIED BY OWNER. INSTALLATION SHALL BE BY ELECT. CONTRACTOR AND SHALL BE INCLUDED IN BASE BID.
- ALL SWITCHES TO HAVE DIMMER CAPABILITY
- PROVIDE POWER TO HOOD EXHAUST AND BATHROOM EXHAUST WHERE INDICATED AND AS SELECTED BY OWNER AND INSTALLED BY G.C.
- PROVIDE DATA LINES, UP TO TWO, WHERE INDICATED AND AS PER OWNER
- PROVIDE HARD WIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS PER CODE CONNECTED INTO EXISTING SYSTEM IF EXISTING
- PROVIDE POWER TO DEVICES SUCH AS DISHWASHER, CARBAGE DISPOSAL, ETC. COORDINATE ANY ADDITIONAL WITH OWNER.
- ALL RECESSED LIGHTING SHOWN SHALL BE 4" CANS, SUPPLIED AND INSTALLED BY G.C. UNLESS OTHERWISE NOTED AND SHALL ALIGN WITH CENTER OF CEILING MOLDING OR CENTER OF WINDOWS, OR SHALL BE CENTERED IN THE CEILING PLANE IN WHICH IT IS LOCATED IN OR AS NOTED ON PLAN.
- PROVIDE GFI OUTLETS AT KITCHEN COUNTERS AND BATHROOMS AS REQ'D BY CODE.
- ELECTRICIAN TO COORDINATE FINAL SWITCH LOCATION WITH OWNER.
- ELECTRICIAN TO COORDINATE ANY ADDITIONAL DECORATIVE PENDANT LIGHTING AS SELECTED BY OWNER OVER COUNTER AT OPENING (UP TO 3 FIXTURES)

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scale AS NOTED		

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drawing title:

REFLECTED CEILING PLAN

drawing number

A-2

client/project:

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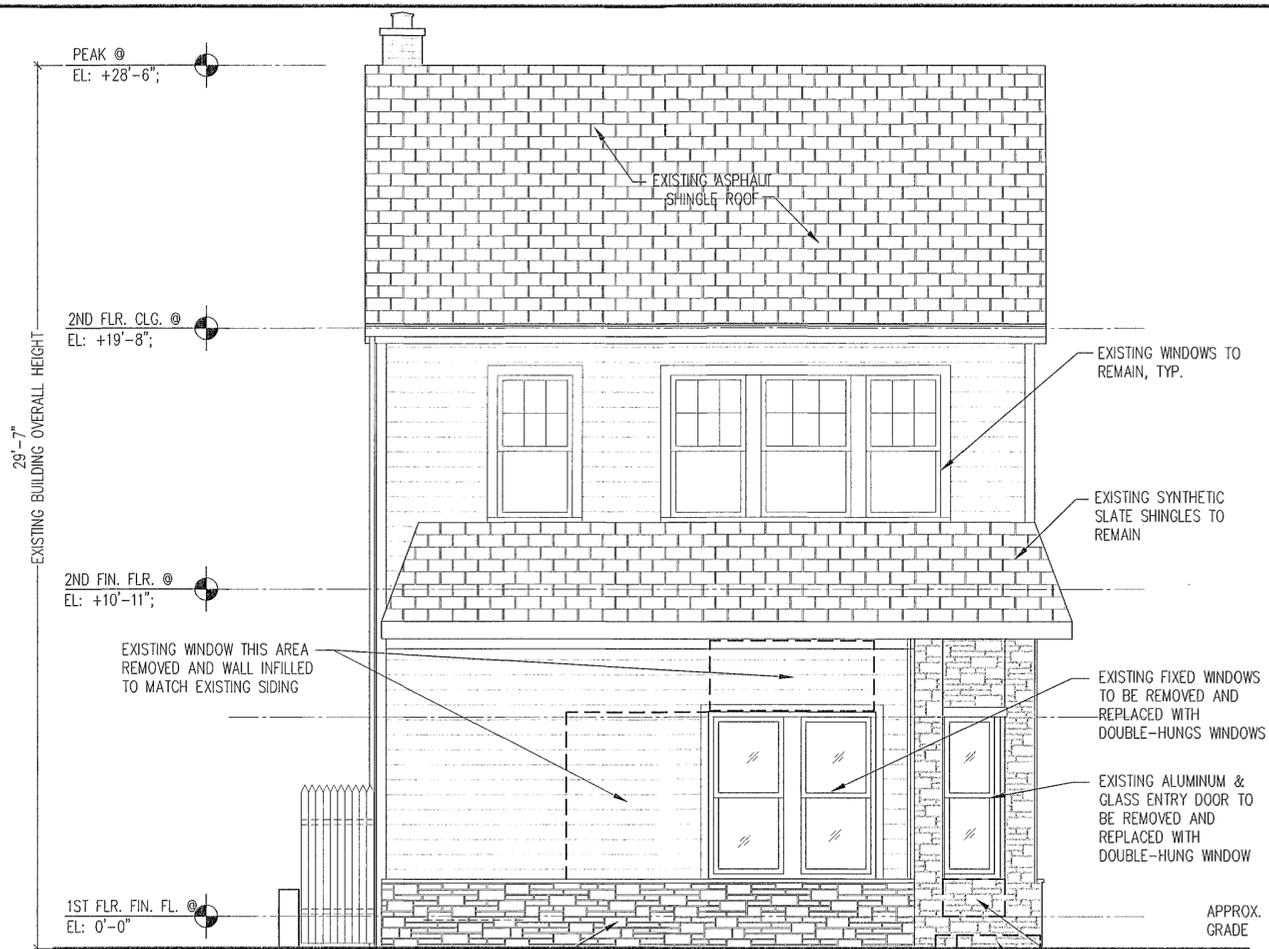
drawing title:

**FRONT & SIDE
ELEVATIONS**

drawing number

A-3

NOTES:
1. G.C. TO VERIFY ALL WALL AND WINDOW OPENINGS



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"