

ABBREVIATIONS

ARCH ARCHITECT	JST JOIST
AB ANCHOR BOLT	LAV LAVATORY
A/C AIR CONDITIONER	LBS POUNDS
A.E.F ABOVE FINISHED FLOOR	L.C LINEN CLOSET
ALUM ALUMINUM	MAS MASONRY
BSMT BASEMENT	MAN MANUFACTURER
BLDG BUILDING	MAT MATERIAL
BLK BLOCK	M.O. MASONRY OPENING
CAB CABINET	MAX MAXIMUM
CJ CEILING JOIST	NIC NOT IN CONTRACT
CEM CEMENT	NA NOT APPLICABLE
CER CERAMIC	NTS NOT TO SCALE
CFM CUBIC FT PER MINUTE	OC ON CENTER
CLO CLOSET	PED PEDESTAL
CLG CEILING	PL PLATE
COL COLUMN	POLY POLYETHYLENE
CONSTR CONSTRUCTION	PSI POUNDS PER SQUARE INCH
C.T. CERMAIC TILE	PT PRESSURE TREATED
D DRYER	PVC POLY VINYL CHLORIDE
DIA DIAMETER	REQ'D REQUIRED
DN DOWN	RM ROOM
DW DISH WASHER	RO ROUGH OPENING
DWG DRAWING	SD SMOKE DETECTOR
ELEC ELECTRIC	SEC SECTION
EXT EXTERIOR	SPEC SPECIFICATION
FDN FOUNDATION	SF SQUARE FOOT
FLR FLOOR	STL STEEL
FTG FOOTING	SQ SQUARE
FIN FINISH	SQ YD SQUARE YARD
FURN FURNACE	TO TRIMMED OPENING
GAL GALLON	TEMP TEMPERED
GALV GALVANIZED	T&G TONGUE AND GROOVE
GC GENERAL CONTRACTOR	TYP TYPICAL
GFI GROUND FAULT INTERRUPTER	W WASHER
GYP BD GYPSUM BOARD	WC WATER CLOSET
HM HOLLOW METAL	WD WOOD
HW HOT WATER	WOLM WOLMANIZED
INSUL INSULATION	WIC WALK IN CLOSET
IN INCH	WP WATER PROOF
	WWF WELDED WIRE FABRIC

BUILDING SYSTEMS

ELECTRICAL
 ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND SHALL BE INSTALLED BY A STATE LICENSED ELECTRICIAN.
 THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SWITCHES, OUTLETS AND SMOKE DETECTORS OF APPROVED MANUFACTURE AS REQUIRED BY CODE, OR AS INDICATED ON THE DRAWINGS.
 SWITCHES AND RECEPTACLES AND WALL PLATES TO BE AS MANUFACTURED BY LEVITON MFG. COMPANY OR APPROVED EQUAL. CONTRACTOR TO VERIFY ALL SWITCHING LOCATIONS AND TYPES WITH THE OWNER PRIOR TO ROUGH IN. ELECTRICAL CONTRACTOR TO INCLUDE PRICING LIST FOR ADDITIONAL LIGHTS AND SWITCHES PER ITEM.

FIXTURES TO BE LIGHTOLIER BRAND OR APPROVED EQUAL. ELECTRICAL CONTRACTOR TO VERIFY ALL LIGHTING LOCATIONS WITH THE OWNER PRIOR TO ROUGH IN.

ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL BATHROOM EXHAUST FANS. NUTONE OR BETTER WITH VARIABLE SPEED SWITCHES. CONFIRM WITH OWNER FOR REUSE OF EXISTING BATHROOM FANS

GENERAL CONDITIONS

THESE ARE BASIC BUILDERS PLANS. UNLESS OTHERWISE NOTED, THE FOLLOWING ITEMS SHALL BE PROVIDED BY OTHERS:
 SELECTION OF FINISHES, CABINETRY AND HARDWARE.
 DESIGN OF HEATING, PLUMBING AND ELECTRICAL SYSTEMS.
 DESIGN OF LANDSCAPING AND EXTERIOR FEATURES.
 THE CONTRACTOR SHALL APPLY ALL MATERIALS, FIXTURES AND LABOR NECESSARY TO COMPLETE ALL THE WORK NOTED ON THESE PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER ACCEPTABLE WITH MODERN PRACTICE.
 THE ARCHITECT LIMITS HIS RESPONSIBILITY IN REGARDS TO THESE DRAWINGS TO DIMENSIONS, SIZE OF STRUCTURAL MEMBERS AND MATERIALS BEFORE PROCEEDING. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS, SIZES, OR MATERIALS, THAT DEVIATE FROM THESE DRAWINGS. THE ARCHITECT HAS NOT BEEN HIRED FOR CONSTRUCTION REVIEW, AND IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK FOR COMPLIANCE BETWEEN THESE DRAWINGS AND THE FINAL FIELD CONDITIONS.

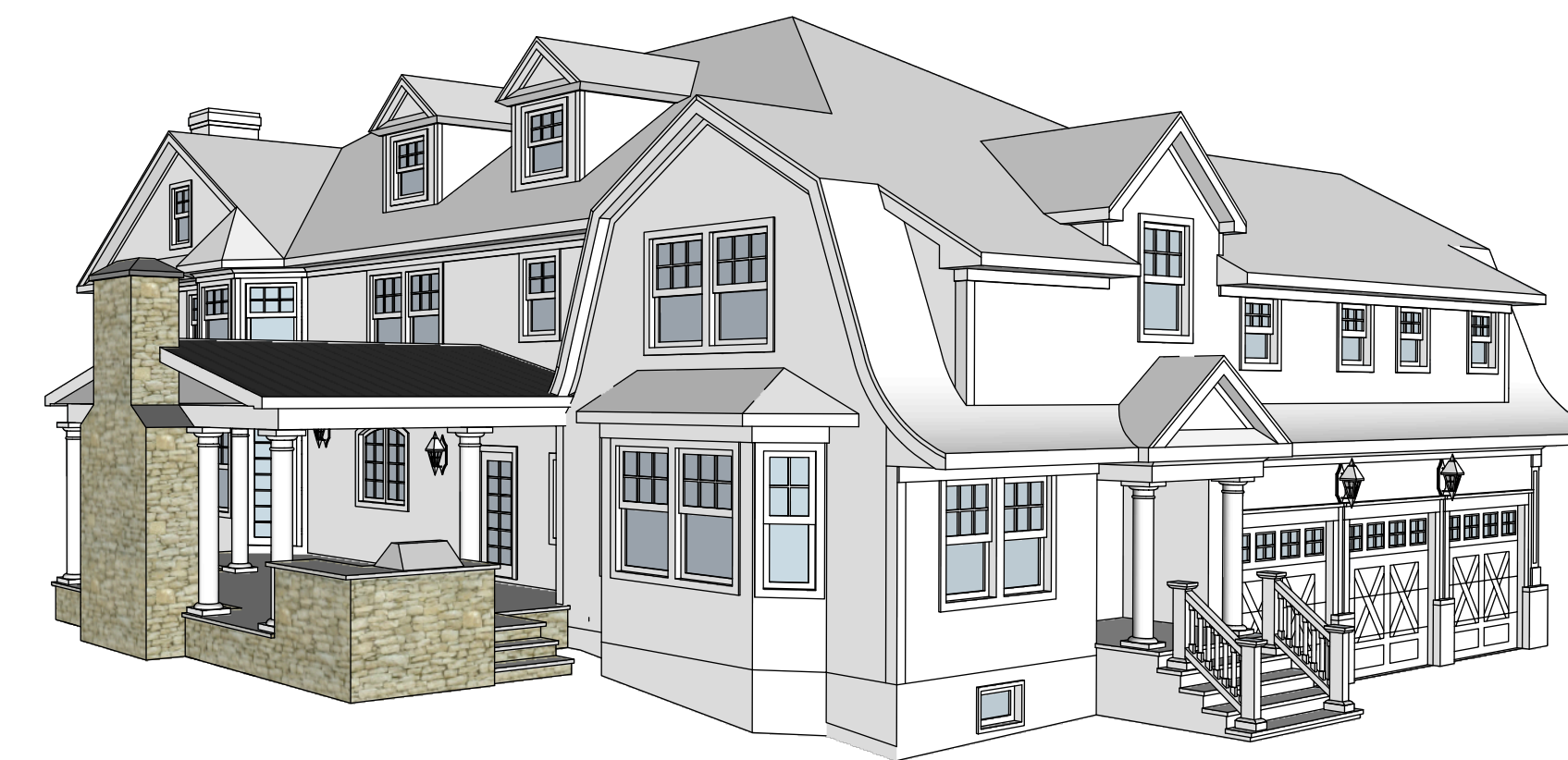
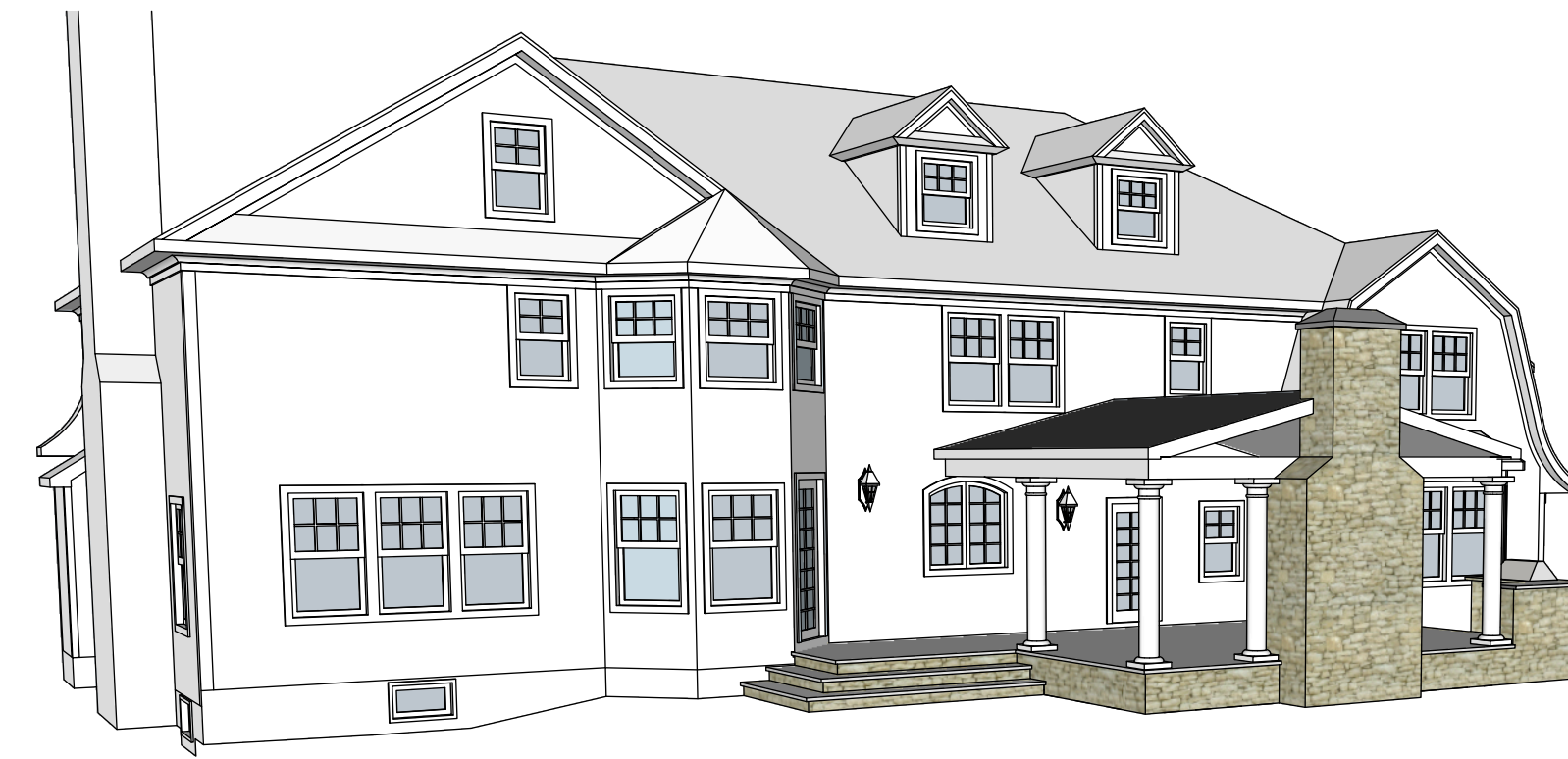
GENERAL NOTES

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
 ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY, PROPERTY DAMAGE INSURANCE, AND WORKMANS COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY TO LOCAL STATE AND FEDERAL SAFETY LAWS.

CODES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, FEDERAL CODES AND ORDINANCES.
 THE CONTRACTOR MUST PROVIDE ALL LEGAL AND NECESSARY GUARD RAILINGS, LIGHTS, WARNING SIGNS, ETC. DURING THE PROGRESS OF THE WORK. ALL MATERIAL IN CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF ALL BUILDING AND SANITARY LAWS IN THE LOCALITY IN WHICH THE BUILDING IS CONSTRUCTED, AND SHALL MAKE ALL WORK ACCEPTABLE TO THE BUILDING DEPARTMENT.
 ALL LOCAL STATE AND FEDERAL CODES AND ORDINANCES SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS.

CONSTRUCTION CODES ADOPTED IN NEW JERSEY:
 BUILDING SUBCODE (NJAC 5:23-3.14)
 IBC - INTERNATIONAL BUILDING CODE 2018 NJ EDITION INTERNATIONAL FIRE CODE 2018
 PLUMBING SUBCODE (NJAC 5:23-3.15)
 NATIONAL STANDARD PLUMBING CODE, 2018 ADOPTED SEPT-03-2019 ELECTRICAL SUBCODE (NJAC 5:23-3.16)
 NATIONAL ELECTRICAL CODE (NFPA 70) 2017 ADOPTED SEPT-03-2019 ENERGY SUBCODE (NJAC 5:23-3.18)
 INTERNATIONAL ENERGY CONSERVATION CODE, 2018
 (LOW RISE RESIDENTIAL) ADOPTED SEPT-03-2019
 MECHANICAL SUBCODE, (NJAC 5:23-3.20)
 INTERNATIONAL MECHANICAL CODE, 2018 ADOPTED SEPT-03-2019
 ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21) INTERNATIONAL RESIDENTIAL CODE/ 2018 NJ EDITION (IRC W/NJ EDITIS 3.21) ADOPTED SEPT-03-2019
 FUEL AND GAS SUBCODE (NJAC 5:23-3.22)
 INTERNATIONAL FUEL GAS CODE, 2018 ADOPTED SEPT-03-2019
 REHABILITATION SUBCODE (NJAC 5:23-6)
 NJUCC SUBCHAPTER 6
 UPDATED YEARLY
 BARRIER FREE SUBCODE (CHAPTER 11 OF IBC /2015 & NJAC 5:23-7)
 ICC / ANS1 A117.1-2009 ADOPTED SEPT-03-2019
 ELEVATOR SUBCODE (NJAC 5:23-12)
 AMERICAN SOCIETY OF MECHANICAL ENGINEERS, (ASME) ADOPTED SEPT-03-2019
 CONTRACTOR(S) SHOULD BE FAMILIAR WITH THE LATEST APPROVED CODES FOR THE STATE OF NJ. CONTACT INFORMATION FOR MATERIAL AND CODE ASSISTANCE IS AVAILALE AT:
 NJ DEPT OF COMMUNITY AFFAIRS DIVISION OF CODES AND STANDARDS 101 SOUTH BROAD STREET PO BOX 802 TRENTON NJ 08625-0802



DATE: 03.15.21
PROJECT No. 2106
USE GROUP: R5
CONST. TYPE: 5B

SQUARE FOOTAGE:

PATIO UNDER COVER 457 SF
 PATIO/STEPS 189 SF

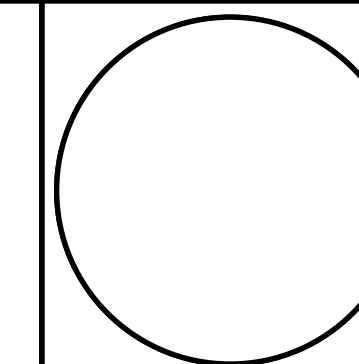
DRAWINGS

- A1 COVER SHEET
- A2 FOUNDATION PLAN
- A3 FIRST FLOOR PLAN
- A4 ELEVATIONS

02.08.21
 02.04.21
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SOIL TESTS

WHERE QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOILS CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

FOOTINGS AND SLABS

ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH. EARTH SHALL BE CAPABLE OF SUPPORTING 2500 P.S.F. FOOTINGS SHALL BE BELOW FROST LINE, A MINIMUM OF 3'-0" BELOW GRADE TO THE BOTTOM OF FOOTINGS, EXCEPT THAT THE BOTTOM OF THE FOOTING SHALL BE ADJUSTED TO THE ACTUAL LEVEL OF APPROVED BEARING STRATA FOUND ON EXCAVATION. SOIL UNDER FOOTINGS SHALL BE PROTECTED FROM FREEZING. NO FOOTINGS SHALL BE POURED ON FROZEN SOIL. ALL FILL SHALL BE COMPACTED IN 8-10 INCH LAYERS TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557. CHANGES OF LEVEL OF FOOTINGS MUST BE KEPT WITHIN THE SAFE ANGLE OF REPOSE OF THE SOIL. (ONE VERTICAL TO 2 HORIZONTAL.) PROVIDE 4 INCHES POROUS FILL UNDER ALL CONCRETE SLABS ON EARTH,(OR CLEAN SAND/ BANK RUN) CONCRETE FLOORS SHALL HAVE SMOOTH HARD STEEL TOWEL FINISH. PROVIDE 6X6-10/10 WOVEN WIRE MESH IN ALL CONCRETE SLABS ON GRADE. PROVIDE 6 MIL VAPOR BARRIER OF CLEAR POLYETHYLENE FILM FOR ALL SLABS. INCLUDE RIGID INSULATION BOARD 24" WIDE R-7 (SEE PLAN) ALL CONCRETE SHALL BE 2,500 PSI STONE AGGREGATE READY-MIX FOR FOOTINGS AND 3,000 PSI FOR SLABS, AFTER 28 DAYS.(3500 PSI @ GARAGE FLOORS)

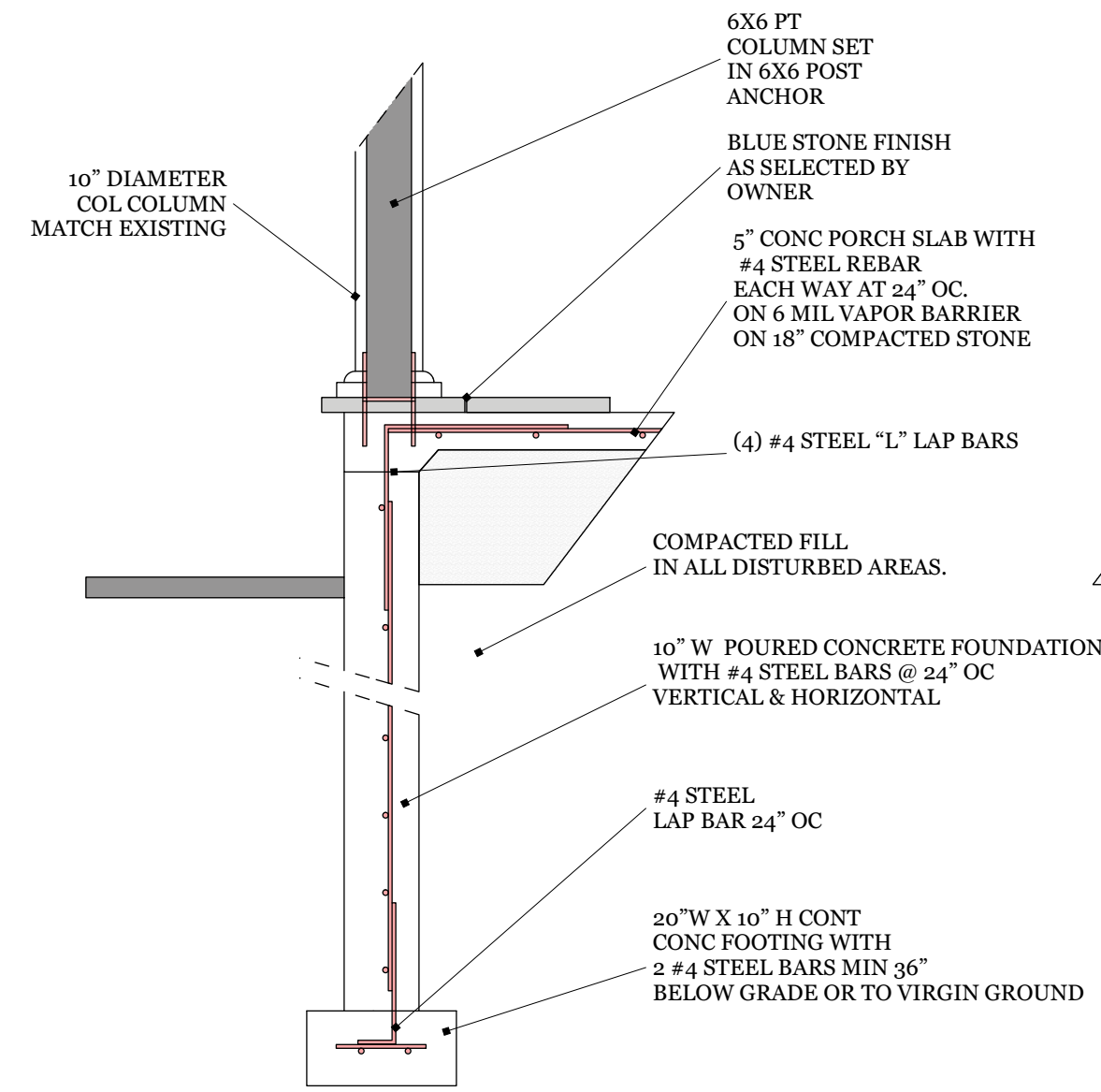
FOUNDATIONS WALLS AND MASONRY

STEEL REINFORCEMENT:
STEEL REINFORCEMENT SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, A706, OR A996. ASTM A996 BARS PRODUCED FROM RAIL STEEL SHALL BE TYPE R. THE MINIMUM YIELD STRENGTH OF REINFORCING STEEL SHALL BE 40,000 PSI (GRADE 40) (276 MPA).

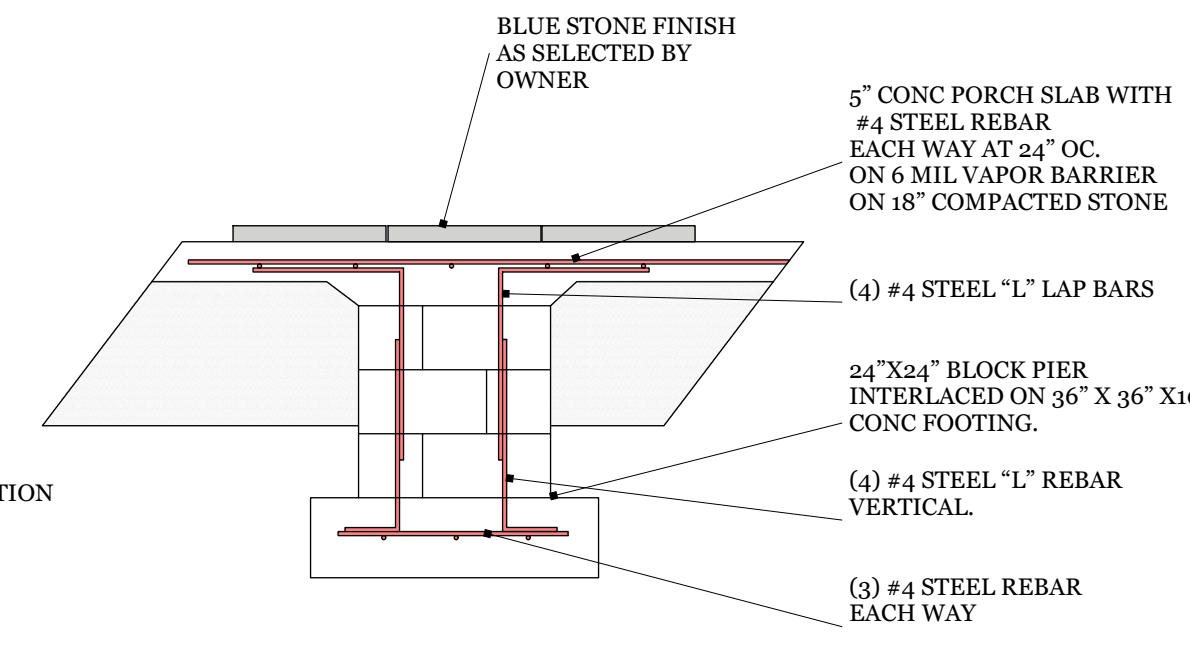
LOCATION OF REINFORCEMENT IN POURED CONC WALL:
THE CENTER OF VERTICAL REINFORCEMENT IN STEM WALLS SHALL BE LOCATED AT THE CENTERLINE OF THE WALL. HORIZONTAL AND VERTICAL REINFORCEMENT SHALL BE LOCATED IN FOOTINGS AT STEM WALLS TO PROVIDE THE MINIMUM COVERAGE REQUIRED. BY SECTION R403.1.3.5.3.

SUPPORT AND COVER

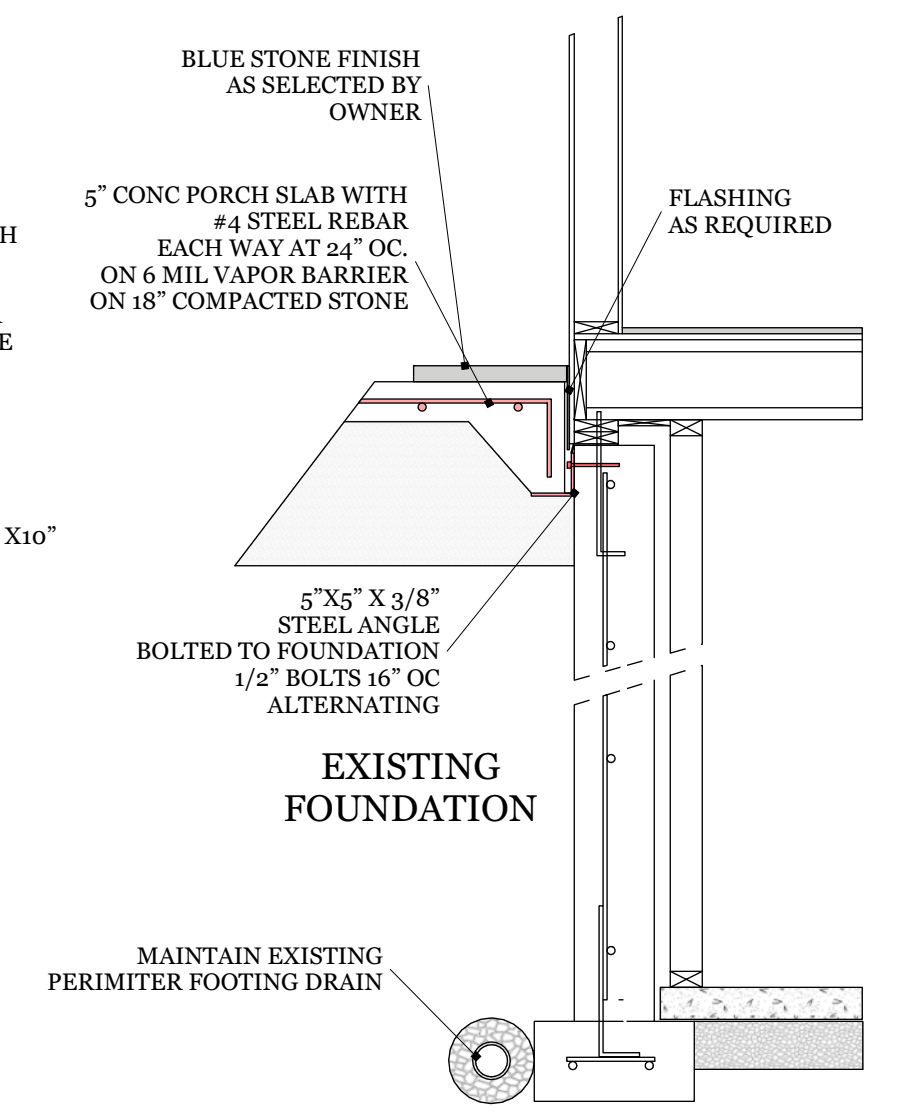
ALL EXPOSED STEEL BARS TO BE PROTECTED WITH PLASTIC MUSHROOM CAPS DURING CONSTRUCTION. REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH TIE WIRE OR OTHER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING THE CONCRETE PLACEMENT. STEEL REINFORCEMENT IN CONCRETE CAST AGAINST THE EARTH SHALL HAVE A MINIMUM COVER OF 3 INCHES. MINIMUM COVER FOR REINFORCEMENT AND CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER SHALL BE 1 1/2" FOR NUMBER FIVE BARS AND SMALLER, AND 2" FOR NUMBER 6 BARS AND LARGER. FOUNDATION WALLS SHALL BE LEVELED TO RECEIVE FRAMING. WOOD SILLS ON MASONRY SHALL BE PRESSURE TREATED (I.E. WOLMANIZED) ANCHORED TO FOUNDATION BY 1/2" DIAMETER ANCHOR BOLTS PLACED 12" FROM EACH END OF PLATE SECTION, WITH INTERMEDIATE BOLTS PLACED SPACED MAXIMUM OF 6'-0" O.C. EACH BOLT SHALL BE A MINIMUM 21" LONG WITH A MINIMUM OF 15" EMBEDDED INTO THE CONCRETE. EACH PLATE SECTION SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS. ALL CONCRETE, BRICK AND STONE MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION. EXTEND HEARTHIS OUT A MINIMUM 20" OUT FROM THE FRONT OF THE FIREPLACE AN A MINIMUM OF 12" BEYOND OPENINGS ON EITHER SIDE. SUPPORT HEARTHIS WITH REINFORCED CONCRETE NOT LESS THAN 4" THICK. SUPPORT MASONRY OVER FIREPLACE OPENING WITH A NON-COMBUSTIBLE LINTEL. PROVIDE CAST IRON CLEAN OUT DOORS FOR ASH PITS, MAXIMUM OF 24" ABOVE FINISHED FLOOR. BEAM GIRDER AND OTHER CONCENTRATED LOADS SHALL BEAR ON SOLID CONCRETE WITH 5/8" STEEL SHIM PLATES. BRICK VENEER SHALL BEAR ON 4" BRICK SHELLE, PROVIDE CONTINUOUS FLASHING, OMIT VERTICAL JOINTS FOR WEEP HOLES AT 8'-0" OC. ANCHOR BRICK VENEER TO MASONRY BACK UP OR WOOD FRAMING WITH GALVANIZED STEEL TIES SPACED 24" HORIZONTALLY AND 16" VERTICALLY STAGGERED. MASONRY LINTELS - PROVIDE ONE ANGLE FOR EACH FOUR INCHES OF MASONRY THICKNESS OVER ALL OPENINGS AND RECESSES AS FOLLOWS;



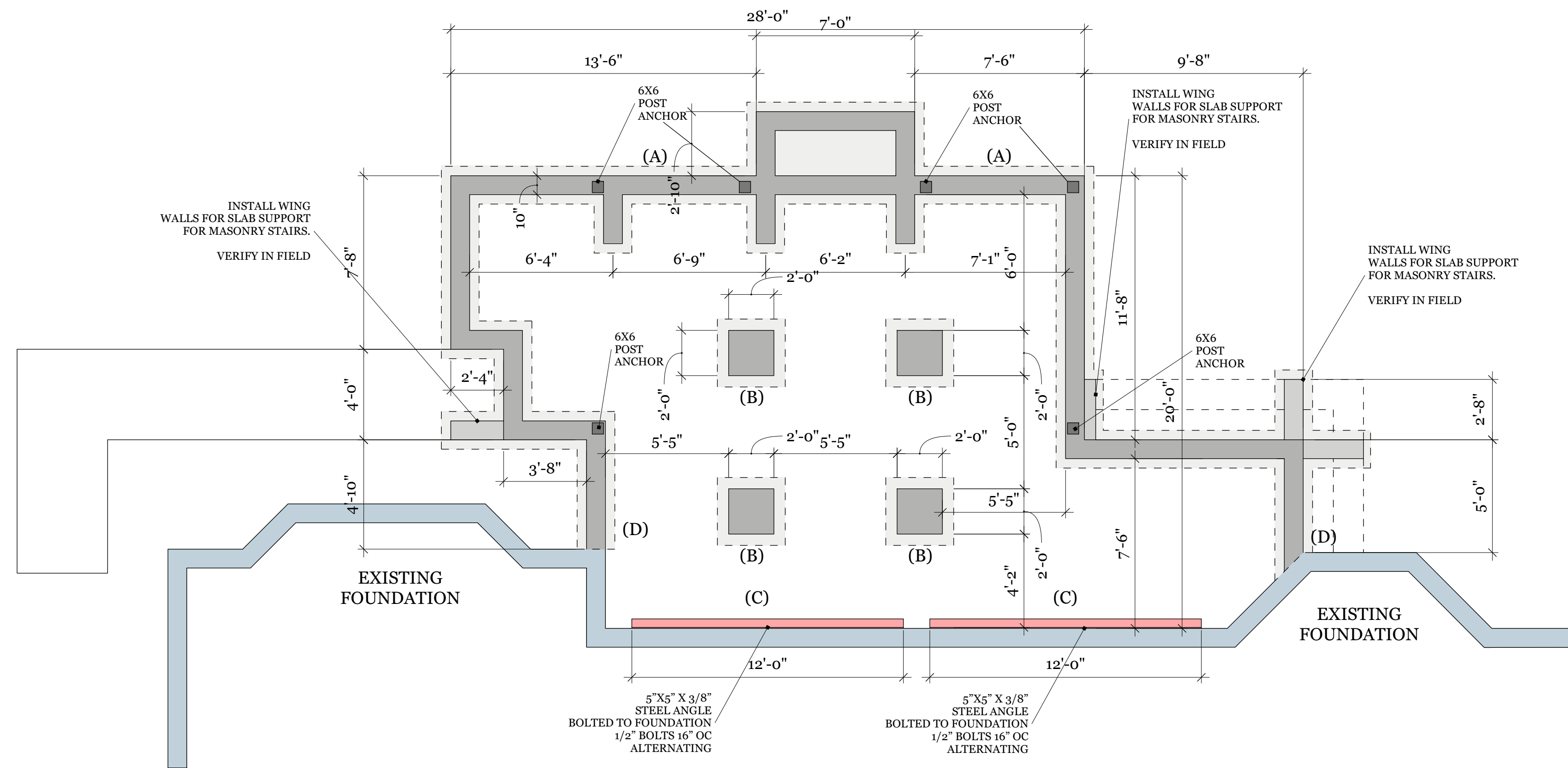
(A) PERIMETER FOUNDATION WALL
SCALE 1/2" = 1'-0"



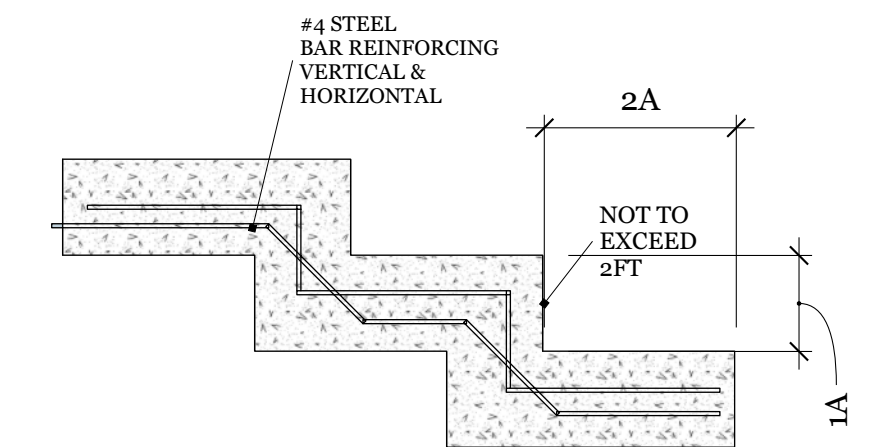
(B) PIER FOOTING
SCALE 1/2" = 1'-0"



(C) STEEL ANGLE SUPPORT
SCALE 1/2" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

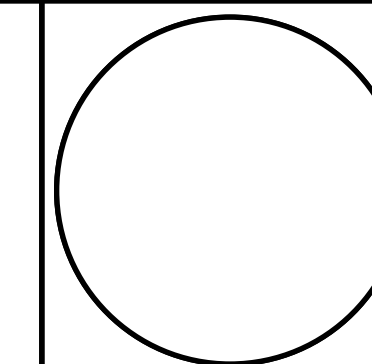


(D) STEP FOOTING
SCALE 1/2" = 1'-0"

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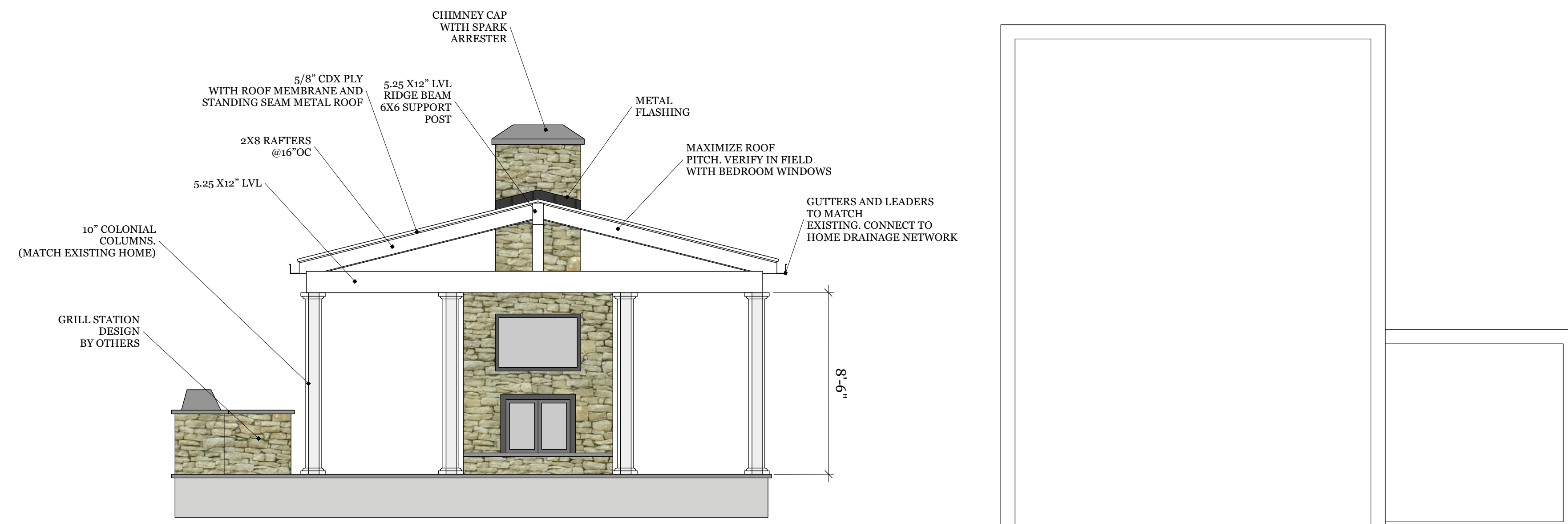
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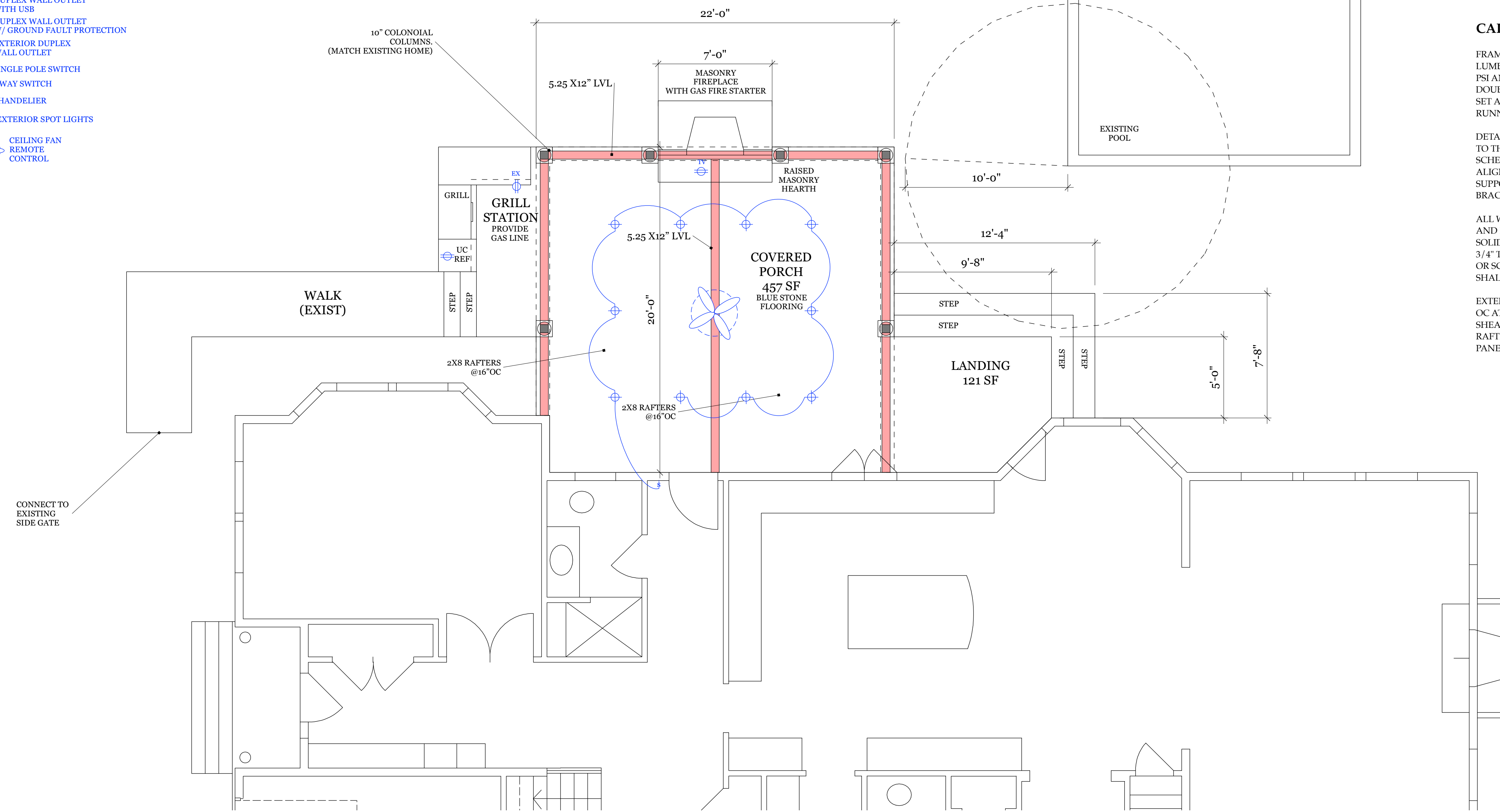
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ELEVATION
SCALE 1/4" = 1'-0"

ELECTRIC LEGEND

- ⊙ RECESSED LED DOWNLIGHT
- ⊕ RECESSED DOWNLIGHT
- EX ⊕ EXTERIOR RECESSED DOWNLIGHT
- ⊕ LENS PROTECTED RECESSED DOWNLIGHT
- EX ⊕ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⊕ DUPLEX WALL OUTLET
- ⊕ DUPLEX WALL OUTLET WITH USB
- GFI ⊕ DUPLEX WALL OUTLET W/ GROUND FAULT PROTECTION
- EX ⊕ EXTERIOR DUPLEX WALL OUTLET
- ⚡ SINGLE POLE SWITCH
- ⚡ 3 WAY SWITCH
- ⊙ CHANDELIER
- ⚡ EXTERIOR SPOT LIGHTS
- ⊕ CEILING FAN REMOTE CONTROL



CARPENTRY - FRAMING

FRAMING OF DWELLING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY NAILED. STRUCTURAL LUMBER SIZES ARE BASED ON DOUGLAS FIR #2 OR BETTER WITH A REPETITIVE MEMBER FIBER STRESS OF 1350 PSI AND AN "E" OF 1,300,000. ALL FLUSH HEADER BEAMS, ETC. SHALL BE SECURED WITH STEEL JOIST HANGERS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS ABOVE. SET ALL JOISTS AND GIRDERS WITH NATURAL CAMBER UP. DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, OR AS PER PLANS. DOUBLE UP ROOF RAFTERS AROUND SKYLIGHTS.

DETAILS OF FRAMING INCLUDING FIRE STOPPING, BLOCKING, BRIDGING, NOTCHING, ETC. SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE AND TO THE NFPA MANUAL OF HOUSING FRAMING. NAILING SCHEDULE SHALL CONFORM TO INTERNATIONAL RESIDENTIAL. STUDS IN LOAD-BEARING PARTITION SHALL ALIGN WITH RAFTERS AND TRUSSES; IF REQUIRED, INSTALL ADDITIONAL STUDS TO PROVIDE THE NECESSARY SUPPORT. ENGINEERED JOIST MANUFACTURER SHALL SUPPLY ALL BRIDGING, BLOCKING AND CROSS BRACING IN ACCORDANCE WITH THEIR PUBLISHED RECOMMENDATIONS.

ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED AND IS SECURELY SOUND. PROVIDE 5/4" X 3" CROSS BRIDGING AT CENTER SPAN OR 8'-0" OC MAXIMUM. USE SOLID BLOCKING AT ENDS UNLESS OTHERWISE NOTED. ALL SUB FLOORS SHALL APA RATED C-C PLYWOOD 3/4" TONGUE AND GROOVE WITH A MAXIMUM SPAN OF 24" AND SHALL BE NAILED TO JOISTS USING 6D RING OR SCREW SHANK NAILS AT 6" OC AT EDGES AND 12" OC OVER FIELD OF PANEL. GAPS BETWEEN PANELS SHALL BE 1/8"

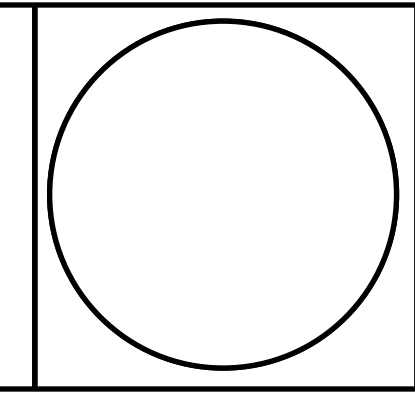
EXTERIOR WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD FOR MAXIMUM SPANS OF 24" USE 6D NAILS AT 6" OC AT EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. GAPS AT EDGES OF SHEATHING SHALL BE 1/8". ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD FOR A MAXIMUM SPAN OF 24" OC AND SHALL BE NAILED TO RAFTERS WITH 6D RING OR SCREW SHANK NAILS AT 6" OC AT THE EDGES AND 10" OC OVER THE FIELD OF THE PANEL. GAPS BETWEEN PLYWOOD PANELS SHALL BE 1/8"

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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REAR ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"

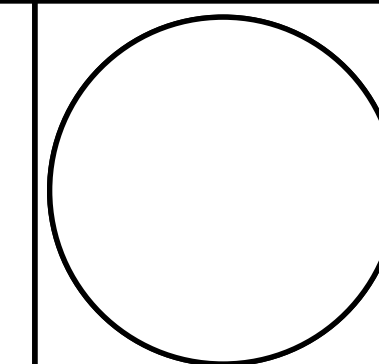


SIDE ELEVATION
SCALE 1/8" = 1'-0"

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