

STRUCTURAL NOTES

1. CONCRETE SHALL BE A STRENGTH OF AT LEAST 3000 PSI IN 28 DAYS.
2. FOOTING UNDER FOUNDATION WALLS SHALL BE EXTENDED A MIN. OF 3'-0" BELOW FINISHED GRADE AND SHALL BEAR ON UNDISTURBED SOIL. STEP NEW FOOTING AS REQUIRED TO MEET EXISTING BUILDING FOOTING.
3. ALL ENGINEERED LUMBER SHALL BE STORED, AND INSTALLED, AND BLOCKED PER MANUFACTURER'S GUIDELINES.
4. FRAMING LUMBER FOR ALL STUDS, POSTS, BEAMS, JOISTS, AND RAFTERS SHALL BE DOUGLAS FIR SOUTH W/ MIN. #2 BENDING STRESS F_b OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI UNLESS OTHERWISE NOTED.
5. ALL FLUSH FRAMED JOIST CONNECTIONS SHALL BE MADE WITH STANDARD JOIST HANGERS AND ALL MULTIPLE JOIST BEAMS TO BE FRAMED WITH 'B' OR 'HHB' JOIST HANGERS AS MANUFACTURED BY SIMPSON STRONG TIE CO..
6. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS ABOVE.
7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
8. PROVIDE CROSS-BRIDGING AT MID-SPAN OF ALL JOISTS AND SOLID BLOCKING UNDER ALL BEARING WALLS RUNNING PERPENDICULAR TO JOISTS.
9. PLYWOOD SHEATHING FOR WALLS & ROOF SHALL BE C-D UNDERLAYMENT WITH C FACE OUT.
10. MULTIPLE MEMBERS SHALL BE SPIKED TOGETHER AS REQUIRED TO ACT AS A SINGLE MEMBER. (BEAMS & COLUMNS).
11. ALL LOADS FROM LOAD BEARING BEAMS ARE TO BE CONTINUOUSLY SUPPORTED TO FOUNDATION.
12. ALL HEADERS FOR WINDOWS, DOORS, & WALL OPENINGS SHALL BE (2) 2X10 UNLESS OTHERWISE NOTED.
13. ALL ENGINEERED LUMBER SHALL MEET INDUSTRY STANDARDS FOR LOADS IMPOSED.
14. INSTALL ALL FRAMING PER MANUFACTURER'S REQUIREMENTS & GUIDELINES.
15. ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE CAPABLE OF SUPPORTING 2000 POUNDS PER SQUARE FOOT. ALL CONCRETE SLABS SHALL BE PLACED OVER A 6 MIL. POLYETHYLENE VAPOR BARRIER EXCLUDING THE GARAGE AREA. GARAGE SLAB SHALL HAVE 6"x6"x#10 WELDED WIRE MESH.
16. ALL LALLY COLUMNS SHALL BE CONCRETE FILLED PIPE COLUMNS MANUFACTURED FROM STANDARD EXTRA-STRONG OR DOUBLE EXTRA-STRONG STEEL PIPE.
17. INSTALL ALL NEW WALL & FLOOR CONSTRUCTION TO BE LEVEL, TRUE, & PLUMB. NOTIFY ARCHITECT IF NON-LEVEL, PLUMB OR TRUE CONDITIONS EXIST.

WINDOW NOTES

1. WINDOWS & DOORS WITH SPECIFIC MODEL NUMBERS ON PLANS REPRESENT 'ANDERSEN' 400 SERIES WINDOW SIZES. VERIFY COLOR AND ACCESSORIES WITH OWNER.
2. ALL WINDOW SIZES AND LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO ORDERING.
3. ALL WINDOWS SHALL BE INSTALLED WITH WINDOW HEAD HEIGHT 7'-0" A.F.F. U.O.N.
4. ALL WINDOWS SHALL BE INSTALLED & SUPPORTED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

DEMOLITION NOTES

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE PARTIAL DEMOLITION WORK AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO THE PORTIONS OF THE BUILDING NOT INVOLVED WITH DEMOLITION.
3. THE CONTRACTOR IS TO TAKE ADEQUATE PRECAUTIONS TO SECURE THE BUILDING'S STRUCTURAL INTEGRITY DURING THE PARTIAL DEMOLITION, INCLUDING BRACING, ETC.
4. TRANSPORT MATERIALS & SOIL REMOVED DURING DEMOLITION & EXCAVATION AND LEGALLY DISPOSE OF OFF SITE. LEAVE THE SITE IN AN ORDERLY MANNER UNLESS OTHERWISE NOTED OR DISCUSSED WITH OWNER.

ELECTRICAL NOTES

1. INSTALL 200 AMP ELECTRICAL SERVICE. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION.
2. ALL ELECTRICAL WORK IS DESIGN/BUILD RESPONSIBILITY OF LICENSED ELECTRICAL CONTRACTOR. CONTRACTOR SHALL VERIFY THE SIZE & CAPACITY OF THE EXISTING ELECTRICAL SERVICE & UPDATE AS REQUIRED. SUBMIT PRODUCT CUT SHEETS TO OWNER FOR APPROVAL BEFORE PURCHASE & INSTALLATION.
3. ALL LIGHT FIXTURES SHALL BE CENTERED IN ROOM. CENTER OF ALL ELECTRICAL OUTLETS SHALL BE 12" A.F.F. & CENTER OF ALL LIGHT SWITCHES TO BE 44" A.F.F. U.O.N.
4. ALL WIRING FOR LIGHTING SHALL BE 14 GA. ALL WIRING FOR OUTLETS SHALL BE 12 GA.
5. CONTRACTOR TO VERIFY LOCATIONS OF ALL LIGHT FIXTURES & SWITCHES WITH OWNER. AT ALL LOCATIONS WITH MORE THAN ONE SWITCH, GANG ALL SWITCHES INTO ONE JUNCTION BOX WITH A SINGLE COVER PLATE.
6. NO POINT ALONG ANY FLOOR/WALL LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" AWAY FROM A RECEPTACLE OUTLET.
7. INSTALL SMOKE & CARBON MONOXIDE DETECTORS AS SHOWN ON PLAN. DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP.
8. VERIFY FINAL ELECTRICAL / CIRCUITING LAYOUT WITH OWNER BEFORE CONSTRUCTION.
9. INSTALL 1'-0" FLUORESCENT LIGHT FIXTURE WALL MOUNTED ABOVE DOOR WITH JAMB SWITCH AT ALL NEW BEDROOM & COAT CLOSETS.

GENERAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE, INTERNATIONAL RESIDENTIAL CODE, NATIONAL STANDARD PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THIS WORK, AS WELL AS THE REQUIREMENTS OF THE BOROUGH OF LEONIA, NEW JERSEY.
2. ALL PARTITIONS ARE DIMENSIONED TO CLEAR FINISH. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
3. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. NOTE ANY SPECIAL REQUIREMENTS OR CONDITIONS AND INCLUDE ALL COSTS ASSOCIATED WITH THE ABOVE IN BID. COMPLIANCE WITH THE CONSTRUCTION DRAWINGS AND ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES OR INCONSISTENCIES BETWEEN THE CONSTRUCTION DRAWINGS AND EXISTING CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WORK. DO NOT SCALE DRAWINGS.
5. ALL NEW & EXISTING EQUIPMENT SHALL BE OPERATIONAL AS PART OF THIS CONTRACT. THIS SHALL MEAN THAT IF SWITCHES, WASTE LINES, VENTS, ETC. ARE REQUIRED BUT NOT SHOWN, THEY ARE INFERRED TO BE PART OF THIS CONTRACT AND INCLUDED AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
7. ALL DIMENSIONAL LUMBER FRAMING IS 3/4" UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL SCHEDULE AND ATTEND ALL REQUIRED INSPECTIONS.
9. ALL NEW FIXTURES, FINISH MATERIALS, EQUIPMENT, ETC. TO BE SELECTED BY OWNER & SUPPLIED/INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED OR DISCUSSED WITH OWNER.
10. INSTALL SEAMLESS ALUMINUM GUTTERS & LEADERS AS REQUIRED BY PROJECT. SEE ENGINEER'S DRAWING FOR DISCHARGE LOCATION.
11. INSTALL WATER RESISTANT GYPSUM BOARD AT ALL BATHROOMS, CEMENT BOARD AT ALL TUB/SHOWER AREAS, AND 5/8" FIRE RATED TYPE 'X' GYPSUM BOARD AT UTILITY ROOMS AND ATTACHED GARAGE AREAS ADJACENT TO LIVING SPACE AS REQUIRED BY CODE.
12. VINCENT C. GRAZIANO, AIA LLC IS NOT RESPONSIBLE FOR ANY SITE WORK DESIGN OR INSTALLATION INCLUDING, BUT NOT LIMITED TO GRADING, SITE DRAINAGE, SEEPAGE PITS, SEWER/SEPTIC SYSTEMS, LANDSCAPING, UTILITY SERVICES, AND ALL OTHER REQUIRED SITE WORK.
13. CONTRACTOR TO ROUGH GRADE ALL NEW PROJECT AREAS WITH MINIMUM 8" FROM BOTTOM OF NEW WOOD CONSTRUCTION TO NEW GRADE WITH A POSITIVE GRADE PITCHED AWAY FROM THE BUILDING.
14. IF SUBGRADE WATER CONDITIONS ARE EXPOSED DURING EXCAVATION, NOTIFY OWNER AND ARCHITECT. IF REQUIRED, OWNER TO RETAIN PROFESSIONAL SITE ENGINEER TO DESIGN WATER MANAGEMENT SYSTEM ACCORDING TO CONDITION.
15. THE BUILDING SHALL BE SWEEPED CLEAN, PROTECTED FROM WEATHER, AND SECURED AT THE END OF EACH WORK DAY.

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, LATEST ADOPTED EDITION.
2. ALL PLUMBING WORK IS DESIGN/BUILD RESPONSIBILITY OF LICENSED PLUMBING CONTRACTOR. PLUMBER TO DETERMINE IF EXISTING WATER SERVICE AND WATER HEATER IS SUFFICIENT FOR PROPOSED PROJECT SCOPE AND UPGRADE AS REQUIRED.
3. SEISMIC RESTRAINT SHALL BE PROVIDED FOR ALL PIPING, FIXTURES, AND EQUIPMENT AS REQUIRED BY THE STATE BUILDING CODE.
4. CONTRACTOR SHALL COORDINATE RUNNING PLUMBING COMPONENTS. RE-ROUTE EXISTING PLUMBING AS NECESSARY. VERIFY W/ ARCHITECT PRIOR TO CHANGING OR CUTTING FRAMING. ALL PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS SHALL BE SEALED.

MECHANICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, & ALL OTHER APPLICABLE GOVERNING CODES, LATEST ADOPTED EDITIONS.
2. INSTALL 2 ZONE HVAC SYSTEM. COORDINATE WITH OWNER. A LICENSED HVAC SUBCONTRACTOR SHALL DESIGN & SIZE ALL COMPONENTS PER APPLICABLE CODE AND PERFORM THE WORK. ALL INSTALLATIONS TO BE DESIGN/BUILD RESPONSIBILITY OF THE LICENSED HVAC SUBCONTRACTOR. SUBMIT HEATING/COOLING LOAD CALCULATIONS AND PRODUCT CUT SHEETS OF ALL COMPONENTS TO OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

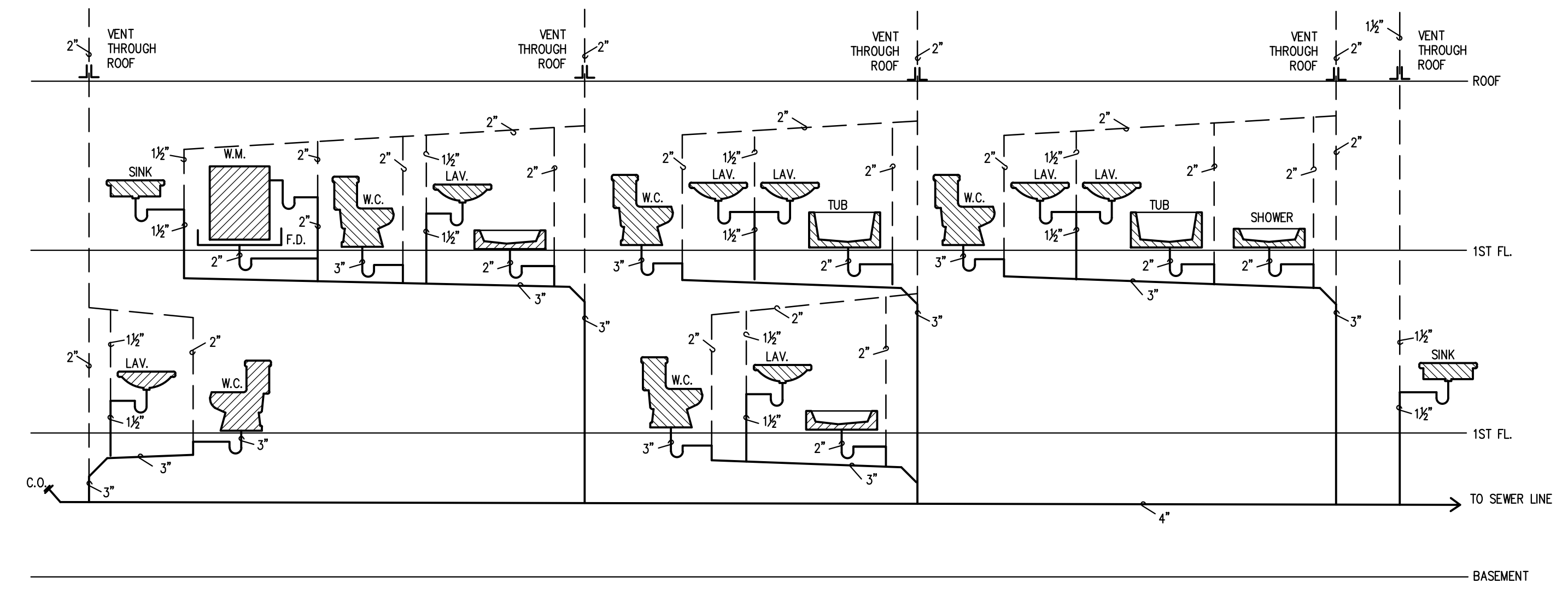
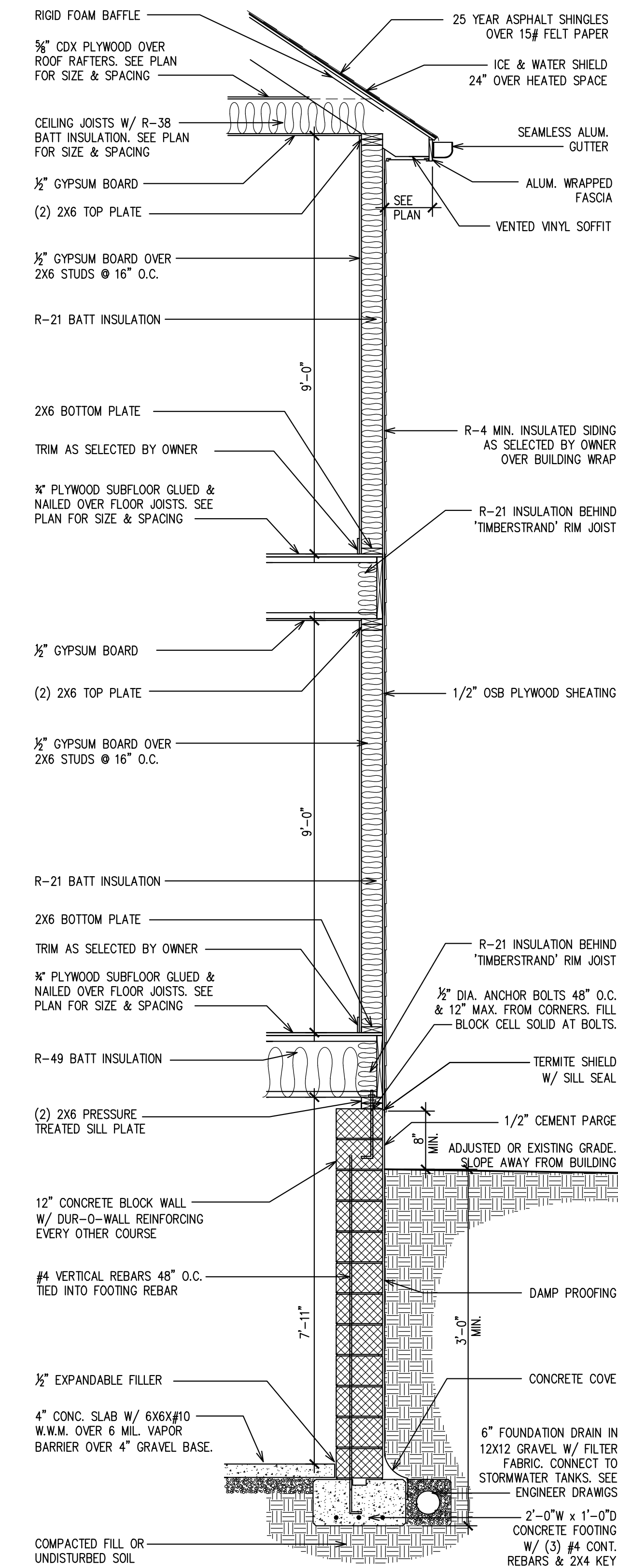
CODE INFORMATION

USE GROUP: R5 (RESIDENTIAL)
CONSTRUCTION TYPE: 5B (UNPROTECTED)

ALL WORK PERFORMED AND ALL MATERIALS SUPPLIED MUST COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE GOVERNING JURISDICTION AND UTILITY COMPANIES.

THESE INCLUDE THE FOLLOWING WITH APPLICABLE STANDARDS REFERENCED WITHIN:

- 2021 UNIFORM CONSTRUCTION CODE OF THE STATE OF N.J.
- 2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION
- 2021 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 N.J.A.C. 5:23-6 REHABILITATION SUBCODE



RISER DIAGRAM

SCALE: N.T.S.

SYMBOLS LEGEND

DISREGARD ANY SYMBOLS NOT APPEARING IN DRAWINGS

----	WALL TO BE REMOVED	⊙	UNDER CABINET MOUNTED LOW-VOLTAGE LIGHT FIXTURE
=====	EXISTING WALL TO REMAIN	Ⓡ	RECESSED DOWNLIGHT
	NEW WALL WOOD STUDS 16" O.C. W/ 1/2" OSB SHEATHING, SIDING, & TRIM AT EXTERIOR WALLS, 1/2" GYP. BD BOTH SIDES AT INTERIOR WALLS	Ⓢ	CHANDELIER LIGHT FIXTURE
	NEW CMU WALL	Ⓣ	PENDANT LIGHT FIXTURE
M . S .	MARBLE SADDLE	ⓈⓈ	INTERCONNECTED SMOKE DETECTOR. HARDWIRED W/ BATTERY BACKUP AS SHOWN ON PLANS.
Ⓢ	SECTION / ELEVATION	ⓈⓈ	CARBON MONOXIDE ALARM. HARDWIRED W/ BATTERY BACKUP AS SHOWN ON PLANS. CONNECT TO SMOKE DETECTOR SYSTEM.
Ⓢ	DRAWING #	▽	TELEPHONE/DATA JACK. CONFIRM LOCATION WITH OWNER
Ⓢ	SWITCH	ⓈⓈ	FLOOD LIGHT W/ MOTION DETECTOR
Ⓢ3	MULTI-WAY SWITCH	ⓈⓈ	FROST PROOF HOSE BIBB. PROVIDE INTERIOR SHUT OFF VALVE & DRAIN
Ⓢ	DUPLEX OUTLET	Ⓢ	SURFACE MOUNTED INCANDESCENT FIXTURE
Ⓢ	QUAD OUTLET	Ⓢ	WALL SCONCE
ⓈGF	GROUND FAULT INTERCEPT DUPLEX OUTLET	Ⓢ	EXHAUST FAN. VENT TO EXTERIOR.
ⓈWP	WATERPROOF DUPLEX OUTLET	Ⓢ	FLOOR MOUNTED DUPLEX OUTLET. VERIFY LOCATION WITH OWNER
Ⓢ1/2	1/2 SWITCHED DUPLEX OUTLET	Ⓢ	FLOOR DRAIN
Ⓢ	JUNCTION BOX	Ⓢ	SURFACE MOUNTED CEILING FAN WITH LIGHT
Ⓢ	CABLE OUTLET. CONFIRM LOCATION WITH OWNER	Ⓢ	4'-0" LONG 2 BULB FLUORESCENT LIGHT FIXTURE
Ⓢ	PORCELAIN SOCKET LIGHT FIXTURE		
Ⓢ	WALL WASHER LIGHT FIXTURE		

BUILDING INFORMATION

NUMBER OF STORIES:	2
BUILDING HEIGHT:	32'-10"
LARGEST FLOOR AREA:	1ST FL - 2,791 S.F.
NEW BUILDING AREA:	FIRST FLOOR - 2,791 S.F. SECOND FLOOR - 2,453 S.F. TOTAL - 5,244 S.F.
NEW BUILDING VOLUME:	BASEMENT - 20,804 C.F. FIRST FLOOR - 28,831 C.F. SECOND FLOOR - 22,077 C.F. ROOF - 8,518 C.F. TOTAL VOLUME - 80,230 C.F.
TOTAL LAND DISTURBED:	3,039 S.F. NOT INCLUDING SITE WORK BY OTHERS

06-07-2023 FOR BIDS & PERMITS

Proposed New Home:
176 Christie Heights St
Leonia NJ

ARCHITECT

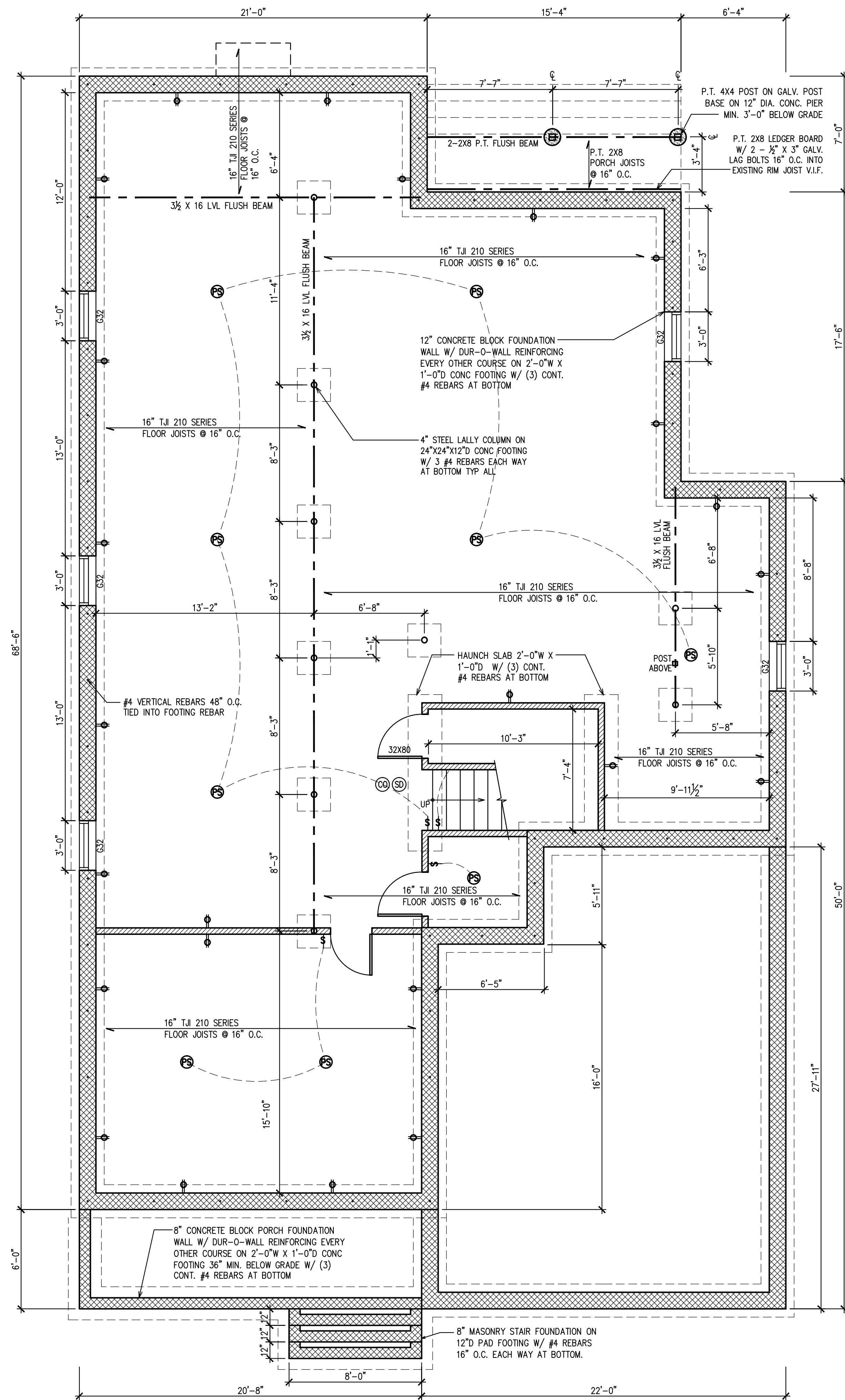
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NOT VALID FOR CONSTRUCTION UNLESS
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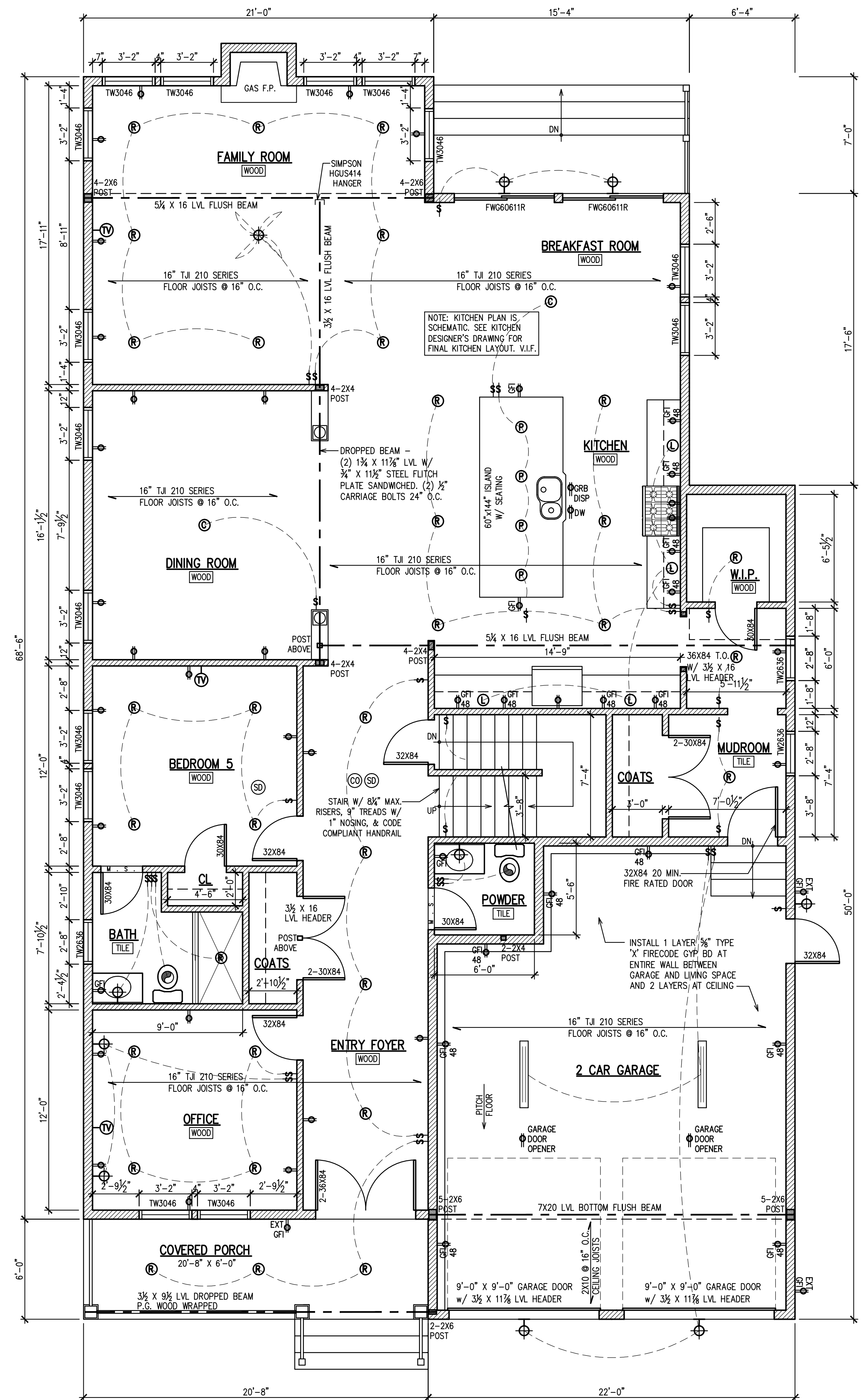
**WALL SECTION,
RISER DIAGRAM,
NOTES**

A1



BASEMENT/FOUNDATION PLAN

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



FIRST FLOOR PLAN

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

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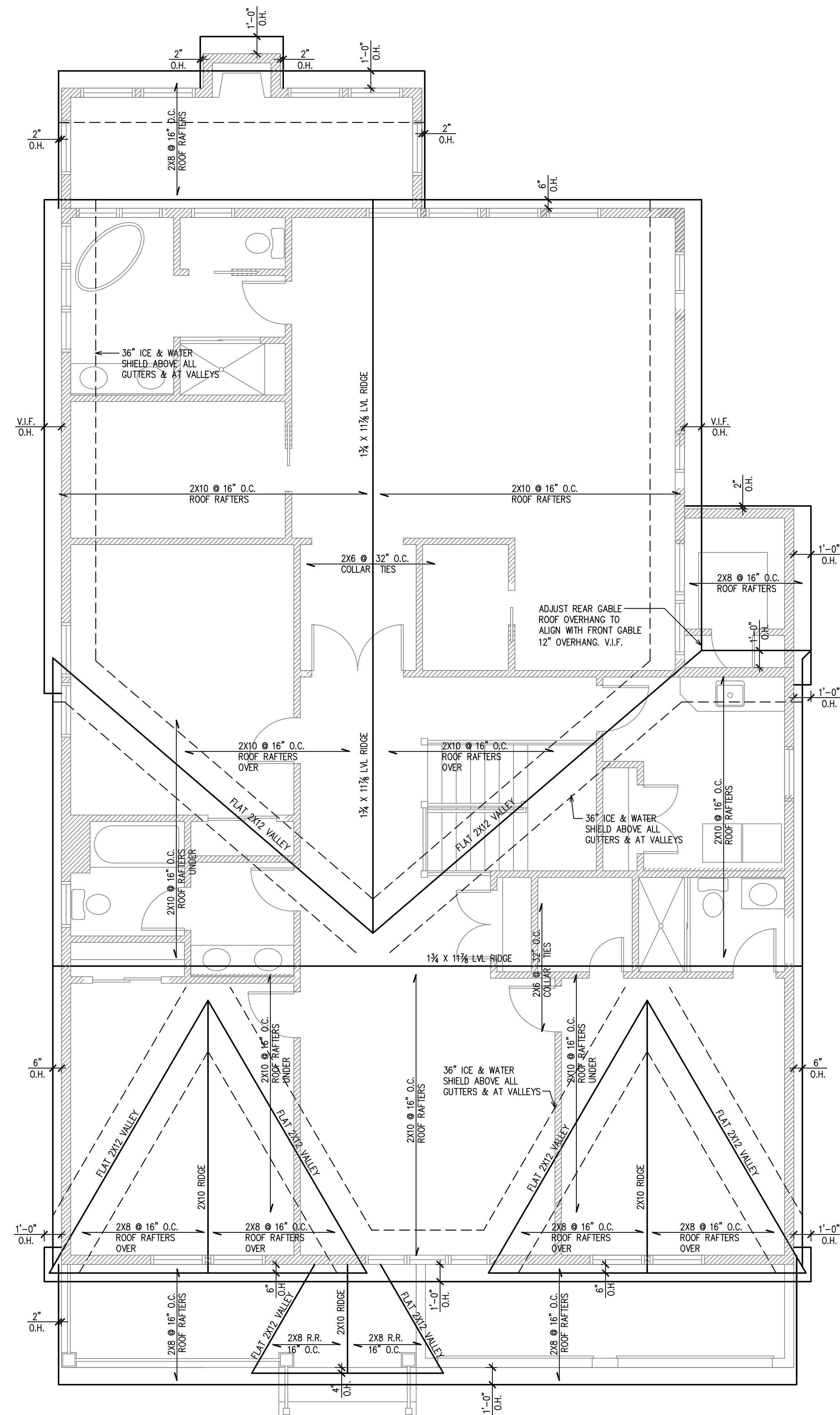
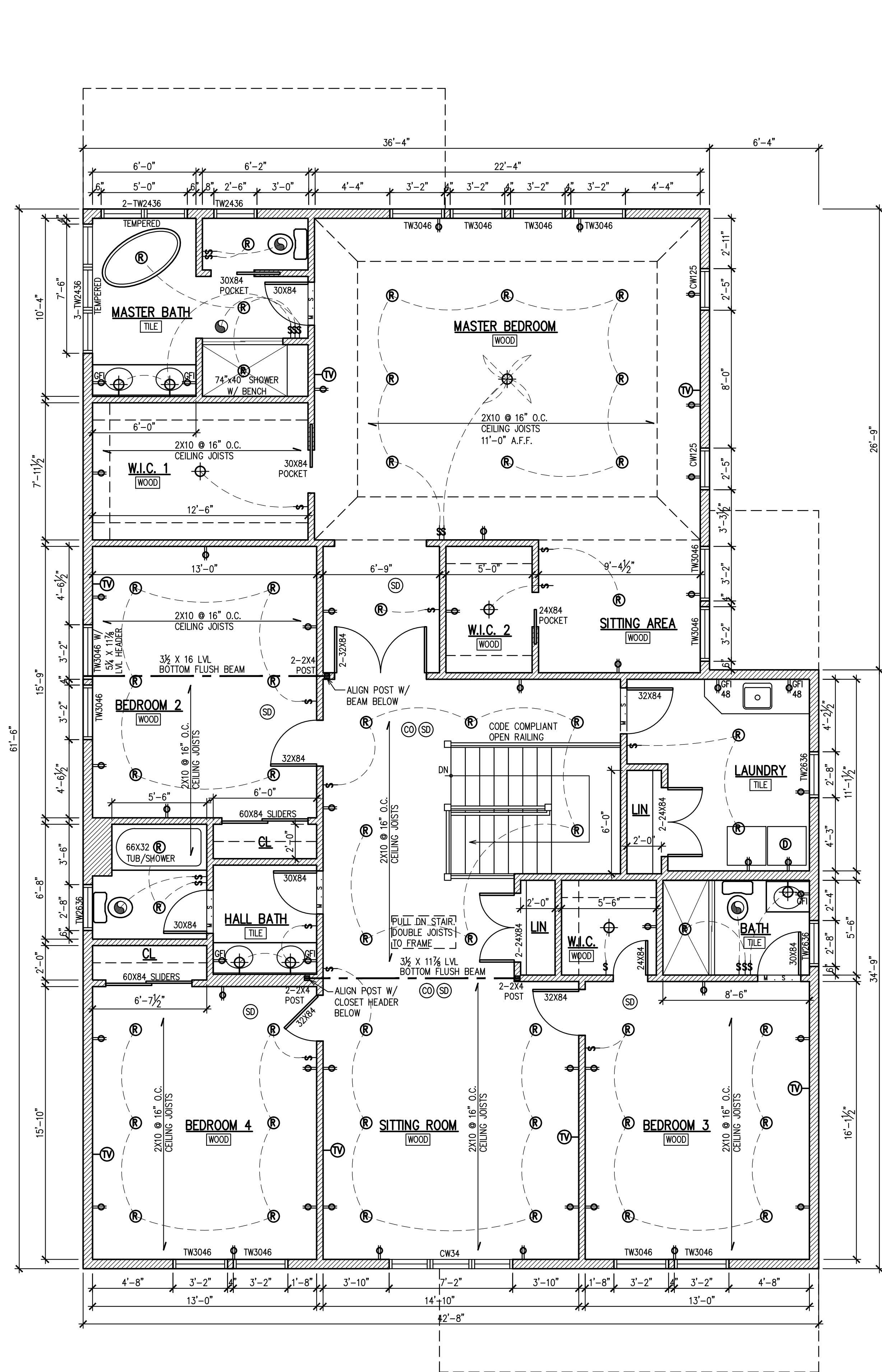
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FLOOR PLANS

A2



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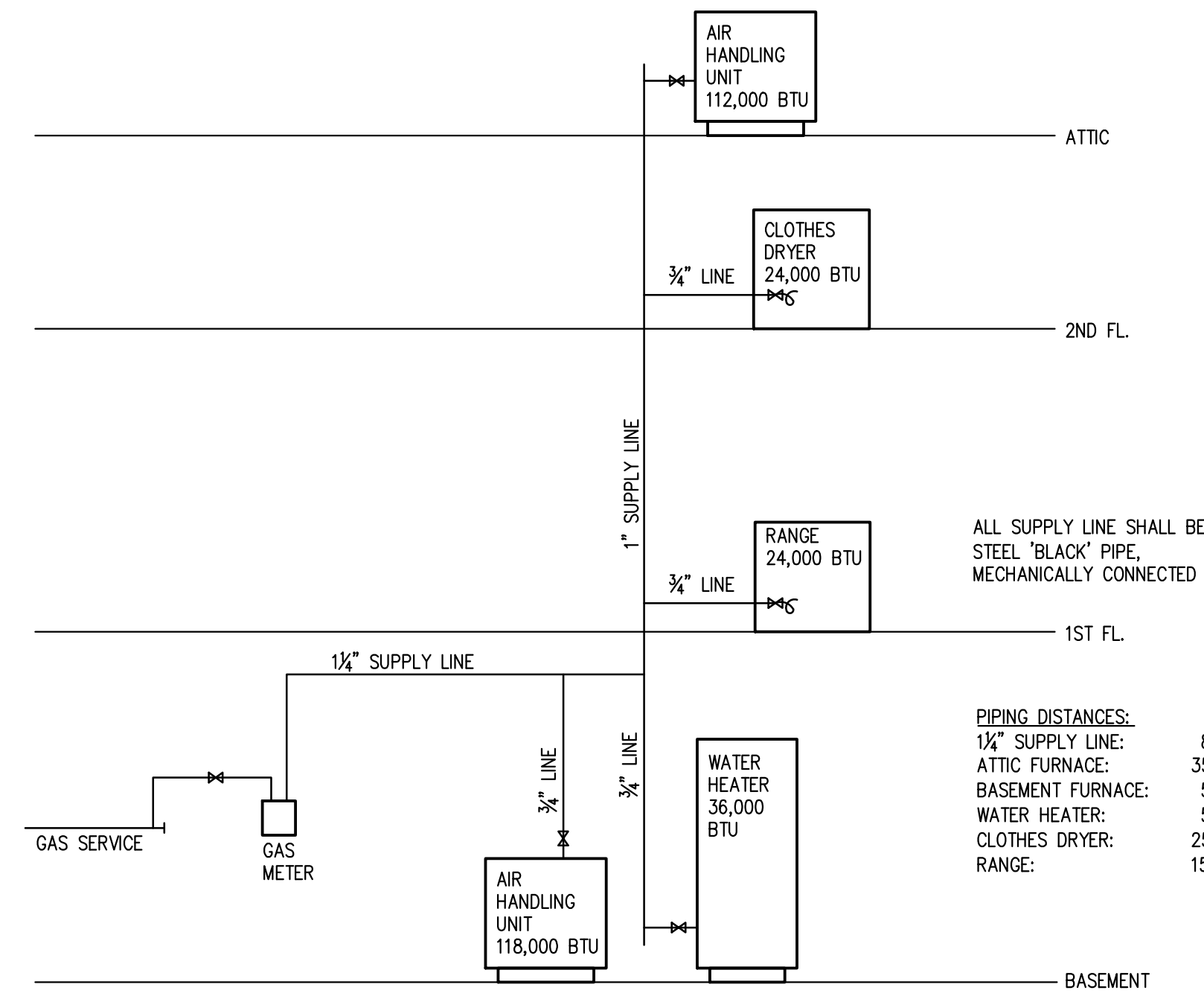
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FLOOR PLAN,
ROOF PLAN

A3



GAS PIPING DIAGRAM
 SCALE: N.T.S.



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



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

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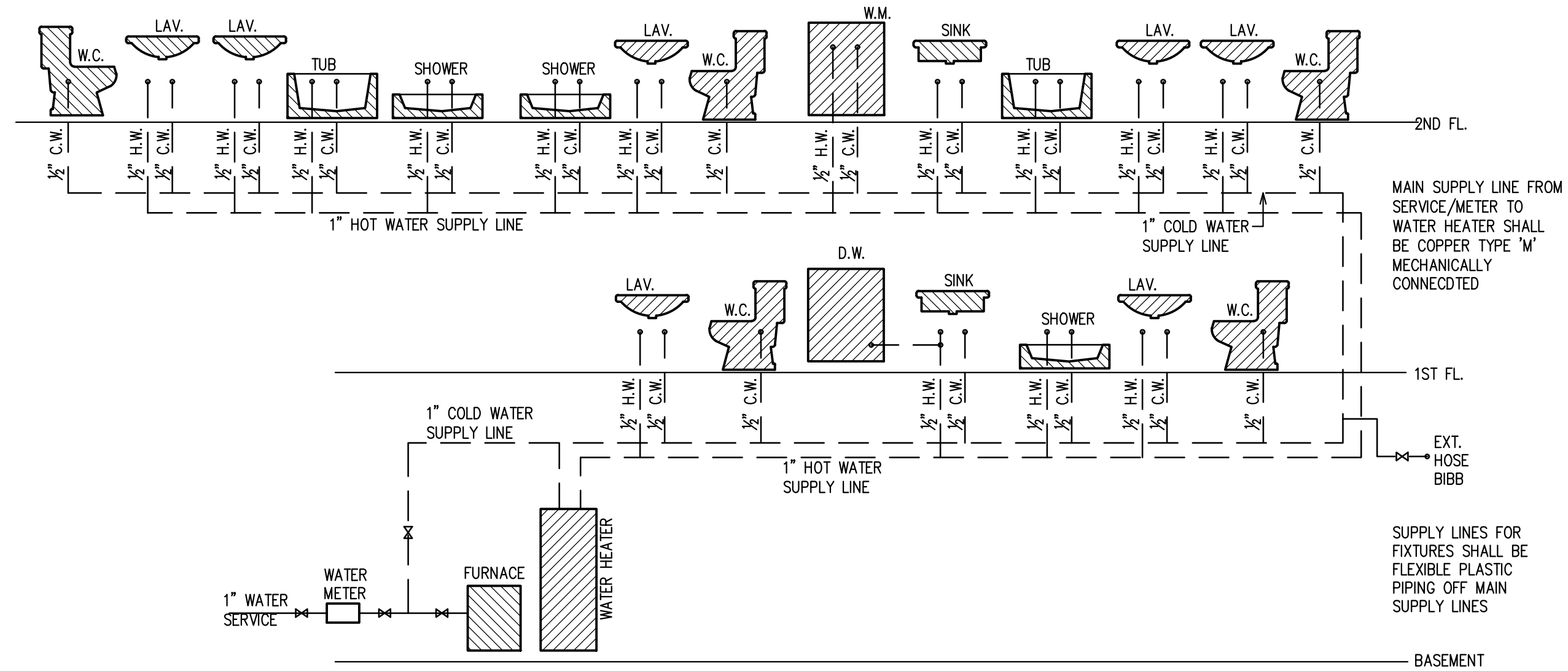
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**EXTERIOR
 ELEVATIONS**

A4



WATER PIPING DIAGRAM
SCALE: N.T.S.



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EXTERIOR
ELEVATIONS

A5