

**NOTES FOR KITCHEN WORK**

- FINAL KITCHEN DESIGN BY OTHERS. G.C. TO PROVIDE AN ALLOWANCE IN BID.
- CABINETS**  
ALL KITCHEN CABINETS AND COUNTERTOPS SHALL BE PURCHASED BY OWNERS AND INSTALLED BY GENERAL CONTRACTOR.
- APPLIANCES**  
ALL APPLIANCES SHALL BE PURCHASED BY OWNER BUT INSTALLED BY THE GENERAL CONTRACTOR.
- PLUMBING**  
THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL THE SINKS, FAUCETS, AND ALL ROUGH PLUMBING.
- FINAL CONNECTIONS**  
AFTER THE CABINETS ARE INSTALLED, THE GENERAL CONTRACTOR SHALL INSTALL THE APPLIANCES, FINISH ELECTRICAL WORK AND MAKE ALL FINAL PLUMBING AND VENTING CONNECTIONS.

- THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUB CONTRACTORS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF OLD CABINETS AND APPLIANCES AS WELL AS THE PACKAGING FOR THE NEW CABINETS AND APPLIANCES.
- ROUGHING, VENTING, & FINISHES**  
THE GENERAL CONTRACTOR SHALL PREPARE THE KITCHEN AS FOLLOWS:
- INSTALL ROUGH PLUMBING AND ELECTRICAL WORK AS CALLED FOR ON THE DRAWINGS AND ON THE KITCHEN INSTALLATION DRAWINGS.
  - INSTALL ALL NECESSARY VENTS, DUCTS, SOFFITS AND/OR OVEN HOODS, ETC. PER CODE.
  - FUR OUT ALL EXISTING WALLS AND CEILINGS SO THEY ARE PLUMB AND LEVEL.
  - WALL AND CEILING TO BE FINISHED WITH 1/2" GYPSUM WALLBOARD TAPED, SPACKLED, SANDED AND READY FOR FINISHES.
  - INSTALL OAK FLOOR OVER A NEW SUBFLOOR AS SPECIFIED ON THE DRAWINGS. (ASSUME REMOVAL OF AT LEAST ONE FLOOR).
  - TILE BACKSPASH, IF SELECTED BY OWNER, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. (ASSUME A 1000 MATERIAL ALLOWANCE) (VERIFY WITH OWNER)

**FRAMING NOTES (TYP.)**

- ALL EXTERIOR DOOR & WINDOW HEADERS SHALL BE (2) 2 x 10'S MINIMUM UNLESS OTHERWISE NOTED.
- DOUBLE ALL FLOOR JOISTS UNDER NEW PARALLEL PARTITIONS, SHOWERS, TUBS, & WHIRLPOOLS AND KITCHEN ISLAND UNLESS OTHERWISE NOTED.
- ALL NEW FLOOR SHEATHING SHALL BE 3/4" EXPOSURE 1 T&G PLYWOOD GLUED AND NAILED TO FLOOR JOISTS.
- PROVIDE 5/4" x 3" WOOD BRIDGING AT 8' O.C. INTERVALS.
- ALL FRAMING IN CONTACT W/ MASONRY SHALL BE (ACO) PRESSURE TREATED LUMBER WITH HD GALV FASTENERS PER LATEST CODES.
- ALL CONVENTIONAL FRAMING LUMBER TO BE DOUGLAS FIR # 2 UNLESS OTHERWISE NOTED.
- PROVIDE ALL FRAMING HANGERS AS NECESSARY FOR NEW CONSTRUCTION, SIMPSON OR EQUAL.

T&I JOISTS, MICROLAM LVL'S & PARALLAM PSL'S ARE PRODUCTS OF TRUS-JOIST CORP. GEORGIA PACIFIC OR EQUAL.

CONTRACTOR MAY USE THESE PRODUCTS OR APPROVED EQUAL. CHOSEN MANUFACTURER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFYING SIZE AND SPACING OF FINAL PRODUCTS WITH ARCHITECT'S FINAL APPROVAL.

CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING CARE, STORAGE, AND INSTALLATION TO INSURE MAXIMUM PERFORMANCE.

**DOOR AND WALL NOTES**

- NEW DOOR SIZES ARE CALLED OUT IN FEET AND INCHES AS FOLLOWS:  
2848 INDICATES A 2'-8" x 4'-8" DOOR
- WINDOW SIZES ON ELEVATIONS ARE PELLA SIZES AND ARE IN INCHES. VERIFY ROUGH OPENINGS.
- PROVIDE NEW 4 PANEL DOORS TO MATCH EXISTING SELECTED BY OWNER
- A WALL DIMENSIONED 5' IS AN APPROXIMATE FINISHED DIMENSION OF A 2" x 4" STUD WALL WHICH INCLUDES 1 LAYER OF 1/2" SHEETROCK ON BOTH SIDES. ADJUST AS REQUIRED
- A WALL DIMENSIONED 7' IS AN APPROXIMATE FINISHED DIMENSION OF A 2" x 4" STUD WALL WHICH INCLUDES 1 LAYER OF 1/2" VENEER ON BOTH SIDES. ADJUST AS REQUIRED



63 RIDGE ROAD  
LYNDHURST N.J.  
201-460-8710

SEAL:  
MARK A. STEFANELLI R.A.

NJ ARCH NO. 21 AIO3245  
NOT VALID FOR BIDDING UNLESS SIGNED AND SEALED BY ARCHITECT

PROJECT:  
ADDITION AND ALTERATION TO:  
NORTH CALDWELL N.J. 07004

ISSUED:	DATE:
SCHEMATIC DESIGN	
BID SET	
PERMIT SET	

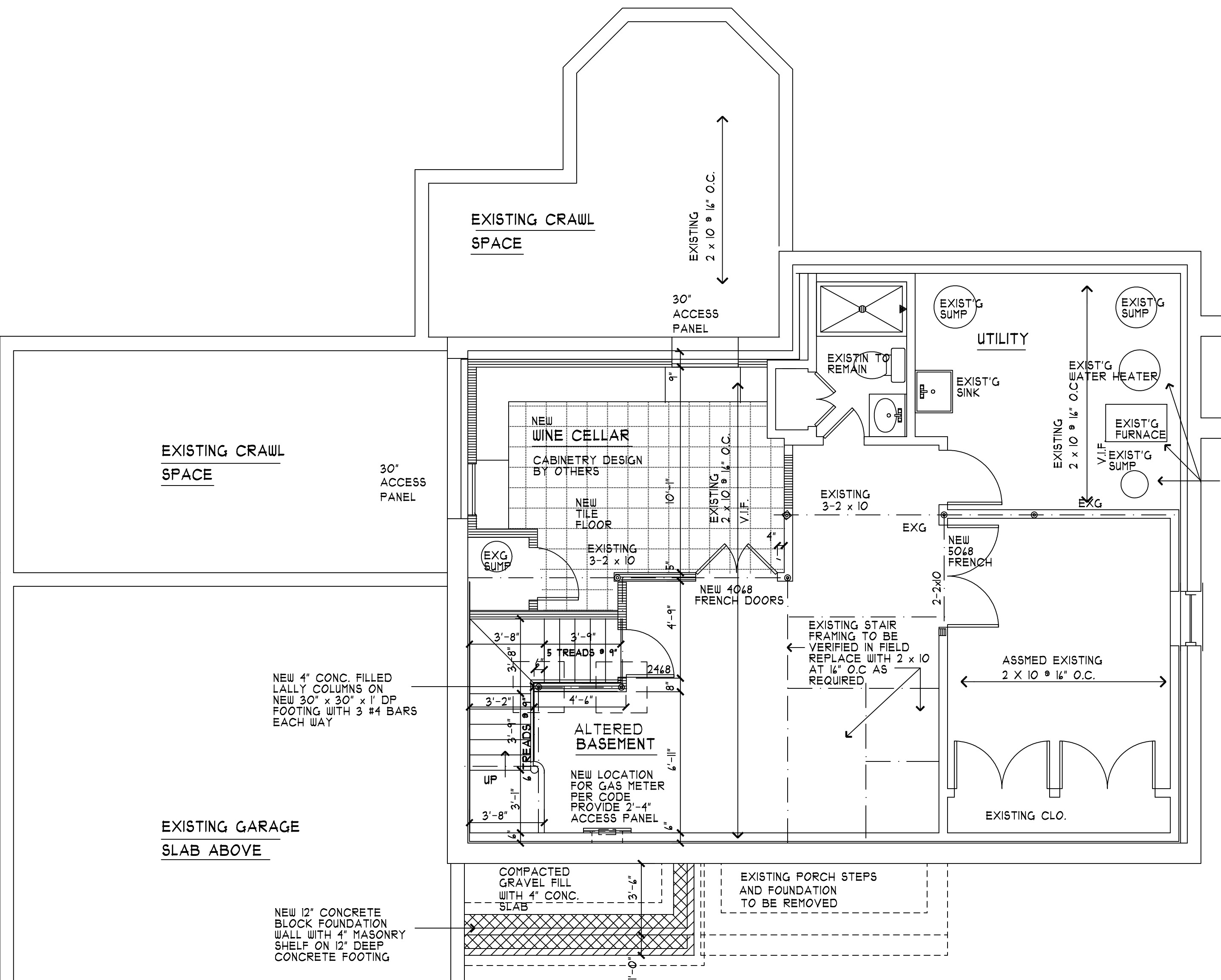
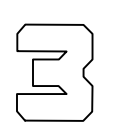
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**NAME**

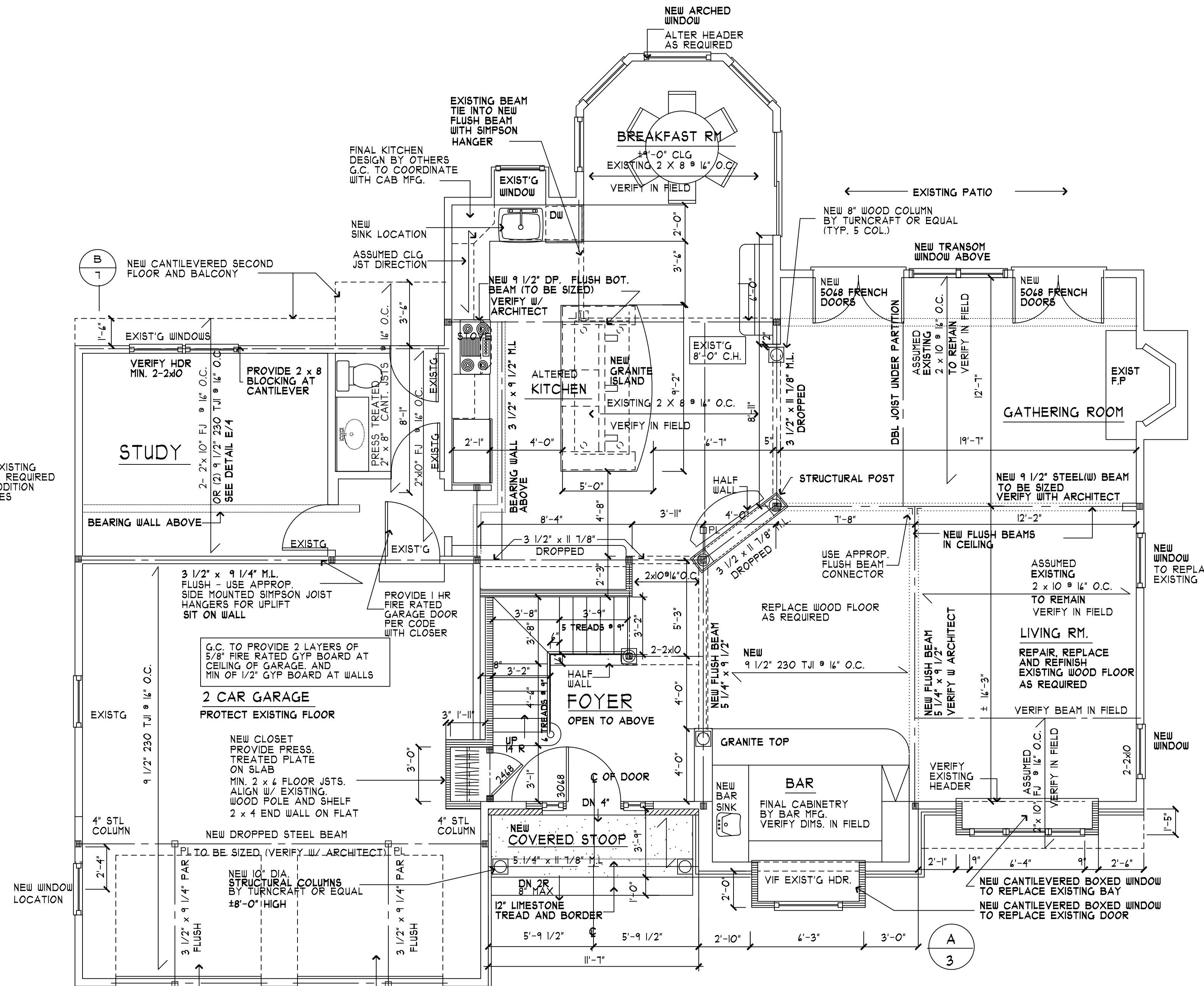
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PROJECT NO. 2008  
SHEET NO.



**BASEMENT CONSTRUCTION PLAN**

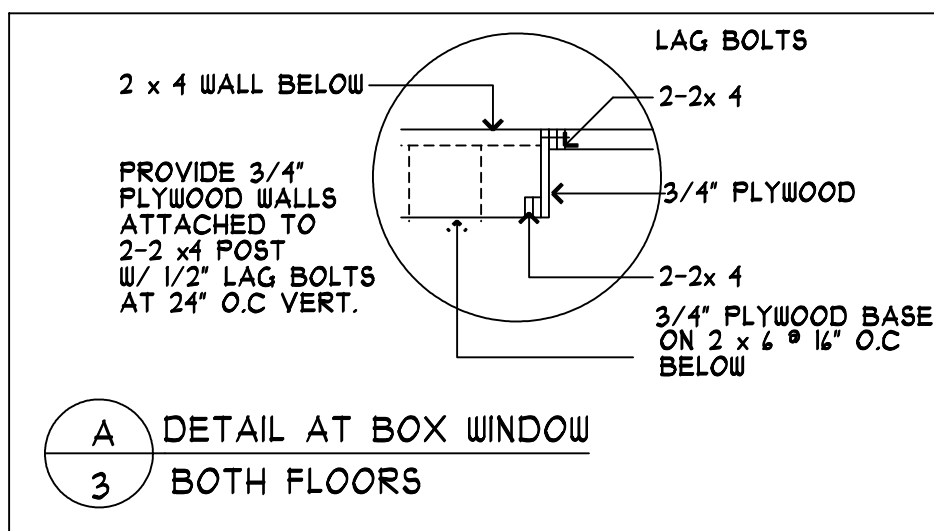
SCALE: 1/4" = 1'-0" AREA OF ALTERATION = ±510 S.F.

- FINISHED BASEMENT**
- PROVIDE 2 x 4 WOOD STUDS WITH PRESSURE TREATED PLATE WITH R-13 FOIL FACED BATT INSULATION AND VAPOR BARRIER ON WARM SIDE POSITION STUDS 1 1/2" - 2" OFF FACE OF MASONRY WALL. PROVIDE 1/2" GYP. BOARD, TAPE AND SPACKLED NEW WALLS AND CEILING WHERE APPLICABLE. PROVIDE 2 x 2 ACOUSTICAL CEILING GRID TO REPLACE EXISTING BOX OUT DROPPED PLUMBING AND HVAC SOFFITS AS NEEDED.
- PROVIDE ALL PURPOSE CARPET WITH ANTI BACTERIAL PADDING AT FINISHED AREAS.
- PROVIDE NEW CERAMIC TILE AT WINE CELLAR AS SELECTED BY OWNER.



**FIRST FLOOR CONSTRUCTION PLAN**

SCALE: 1/4" = 1'-0" AREA OF ALTERATION = ±1,923 S.F.



**FRAMING KEY**

(Dashed line)	EXISTING TO BE REMOVED
(Solid line)	NEW CONSTRUCTION
(Thick solid line)	NEW BEARING PARTITION
(Thin solid line)	EXISTING PARTITION WALL
(Dotted line)	PARALLEL/PERPENDICULAR JOIST
(Double line)	HEADER OR BEAM
(Arrow pointing up)	FLOOR OR CEILING JOIST
(Arrow pointing down)	ROOF RAFTER
(Square with PL)	POINT LOAD ABOVE
(Square with dot)	LOAD BEARING POST
(Square with circle)	LALLY COLUMN & FOOTING
(Dashed line above)	LINE OF CEILING ABOVE