

- A.1 Site Plan, Existing plans, and General Notes
- A.2 Construction & Electrical Plans, schedules & notes
- A.3 Attic, Framing, Dormer & Roof Plan
- A.4 Bldg. Elevation, Sections
- A.5 Deck Details

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
2. CONTRACTOR TO INSPECT ALL AREAS WHERE WORK IS TO BE PERFORMED PRIOR TO PREPARATION OF BID. SUBMISSION OF A BID IS CONFIRMATION BY THE CONTRACTOR THAT HE HAS VISITED THE WORK SITE.
3. DETAILS NOTED "TYPICAL" IMPLY ALL SUCH CONDITIONS BE TREATED SIMILARLY.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY INCONSISTENCIES IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY FLOOR, WALL AND CEILING PROTECTION FOR MOVEMENT OF MATERIALS AND EQUIPMENT THROUGH THE PROJECT. ALL PROTECTIVE MEASURES SHALL BE RESTORED TO ORIGINAL CONDITION.
6. ALL DIMENSIONS SHOWN ARE NOMINAL. DIMENSIONS OF FINISHES ARE NOT INCLUDED.
7. UNLESS OTHERWISE NOTED, ALL EXPOSED SURFACES OF CONCRETE, BRICK, BROWN METAL, MISCELLANEOUS METALS, WOOD, ETC. ARE TO RECEIVE PRIME AND FINISH COATS OF PAINT, IN COLORS SELECTED BY OWNER. EXCLUDED FROM THIS ARE FACTORY FINISHED ITEMS.
8. ALL CUTS IN EXISTING SURFACE MATERIALS SHALL BE MADE NEAT AND SQUARE.
9. ALL MATERIALS AND METHODS OF CONSTRUCTION PROVIDED FOR THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
10. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN IN A NEAT AND PROFESSIONAL MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES PRIOR TO THE DATE OF ACCEPTANCE BY OWNER.
11. CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS, INSPECTIONS AND LICENSES NECESSARY FOR PROPER EXECUTION OF THE WORK.
12. IF ANY UNFORESEEN CONDITIONS ARISE DURING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE OWNER AT ONCE.
13. ALL RUBBER AND DEMOLITION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION FLOOR AND LOADED INTO DUMPSTERS AT A DESIGNATED LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE DUMPSTERS TO BEGINNING ANY FRAMING WORK.
14. THE CONTRACTOR SHALL PAINT PARTITION LINES ON THE FLOOR AND HAVE THE OWNER REVIEW SAME PRIOR TO BEGINNING ANY FRAMING WORK.
15. ANY PATCHING AND FINISHING NECESSARY TO FINISH ANY WORK, BUT NOT CALLED OUT ON THESE DRAWINGS, IS CONSIDERED TO BE WITHIN THE SCOPE OF THE WORK.
16. ALL ITEMS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR IS TO COORDINATE WITH THE VARIOUS TRADES INVOLVED AND SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS.
18. THE CONTRACTORS SHALL USE DIMENSIONS ONLY; DO NOT SCALE DRAWINGS.
19. ALL WOOD FRAMING, BLOCKING ETC. SHALL BE FIRE RETARDANT.
20. UPON COMPLETION OF WORK, THE CONTRACTOR IS TO OBTAIN CERTIFICATE OF OCCUPANCY AND APPROVAL FROM THE BUILDING DEPARTMENT, OR OTHER AUTHORITIES HAVING JURISDICTION, AND SUBMIT SAME TO OWNER.
21. WORK THAT IS SUBJECT TO DAMAGE BECAUSE OF CONTINUING CONSTRUCTION OPERATIONS SHALL BE ADEQUATELY PROTECTED. UPON COMPLETION, THE ENTIRE WORK SHALL BE DELIVERED TO THE OWNER IN PROPER, WHOLE AND UNBLENISHED CONDITION, CLEANED AND READY FOR OCCUPANCY.
22. MATERIALS: ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS. ALL LIKE MATERIALS USED SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURER AND QUALITY UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY THE FOLLOWING REQUIRED INSURANCES AND PROVIDE THE OWNER WITH DOCUMENTATION OF SAME:
 - a) PROPERTY INSURANCE FOR CONTRACTORS PROPERTY
 - b) WORKERS COMPENSATION INSURANCE
 - c) AUTOMOBILE INSURANCE
 - d) GENERAL LIABILITY MINIMUM LIMIT \$1,000,000.
24. PROVIDE FIRE EXTINGUISHERS, VISUAL/AUDIBLE FIRE ALARMS, MANUAL PULL STATIONS AND/OR SMOKE DETECTORS AS REQUIRED PER APPLICABLE CODE AND LOCAL MUNICIPALITY.
25. ALL FLOOR, WALL AND CEILING FINISHES SHALL HAVE A CLASS 1 FLAME SPREAD RATING.
26. ALL DOORS MUST BE OPERABLE FROM INSIDE AT ALL TIMES WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL EFFORT.

DEMOLITION NOTES:

1. DEMOLITION WORK IS TO CONFORM TO ALL LOCAL, STATE OR OTHER REGULATIONS AS THEY APPLY.
2. OBTAIN ALL PERMITS/INSURANCES AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
3. PROPERLY DISPOSE OF ALL DEBRIS AS PER THE LANDLORD'S CONSTRUCTION RULES AND APPROPRIATE JURISDICTION'S REGULATIONS.
4. COORDINATE DEMOLITION WITH OWNER'S REPRESENTATIVE.
5. REMOVE ALL ELECTRICAL WIRES, CONDUITS, LIGHT FIXTURES, PLUMBING FIXTURES, MECHANICAL DUCTS, ETC., AS PER CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
6. REMOVE EXISTING FLOORING, CEILING AND DOORS AS PER THE DEMOLITION PLAN.
7. ON COMPLETION OF DEMOLITION, INFORM THE OWNER'S REPRESENTATIVE OF FLOOR AND WALL CONDITIONS.
8. VERIFY ALL DIMENSIONS AND INFORM THE OWNER OF ANY DISCREPANCIES.
9. WHEN REMOVING FINISH MATERIALS, EXTRA PRECAUTIONS SHALL BE TAKEN SO AS NOT TO DAMAGE THE WALLS, FLOORS, AND CEILINGS. FRANK THESE MATERIALS WILL BE REMOVED FROM THE PROJECT.
10. PROVIDE TEMPORARY FLOORING, STRUTS AND BRACING OF ADEQUATE SIZE AND NUMBER NEEDED. ALSO TAKE OTHER PRECAUTIONS TO PREVENT COLLAPSE OF WALLS, FLOORS, CEILING, ROOF AND OTHER EXISTING CONSTRUCTION NOT SCHEDULED FOR DEMOLITION.
11. NOTIFY BUILDING OWNER PRIOR TO THE DEMOLITION OF ANY STRUCTURAL WALLS, COLUMNS AND STUBS.
12. THE FINAL CONDITION OF THE PREMISES AFTER THE DEMOLITION SHALL BE FULLY COMPLETE, CLEAN, AND READY FOR COMMENCEMENT OF ALL CONSTRUCTION ACTIVITIES.
13. DISCONNECT ALL LIGHTING AT THE LIGHTING PANEL AS REQUIRED, EXCEPT CIRCUITS WHICH ARE TO BE REUSED.
14. DISCONNECT ALL ELECTRICAL RECEPTACLES AT THE RECEPTACLE PANEL AS REQUIRED, EXCEPT CIRCUITS WHICH ARE TO BE REUSED.
15. TEMPORARY LIGHTING SHALL BE PROVIDED AS NEEDED.
16. DISCONNECT AND/OR RECONNECT POWER TO ALL EXISTING EQUIPMENT AS NEEDED.
17. PROVIDE TEMPORARY POWER TO ALL TRADES AS NEEDED.
18. DISCONNECT/REMOVE AND/OR RELOCATE ALL MECHANICAL EQUIPMENT & PLUMBING FIXTURES AND EQUIPMENT AS NEEDED. ALL PIPING FOR SUCH SHOULD BE CAPPED AND/OR REMOVED WHEN EVER POSSIBLE.
19. REMOVE/SAVE AND STORE ITEMS, EQUIPMENT, ASSEMBLIES AND MATERIAL DESIGNATED FOR REUSE OR SALVAGE AS PER OWNER'S INSTRUCTIONS.

**EXTENSION, RENOVATION & ALTERATION TO
BHATTIA RESIDENCE**
Block C Lot 9
35 SURREY LANE
CLIFTON, NEW JERSEY



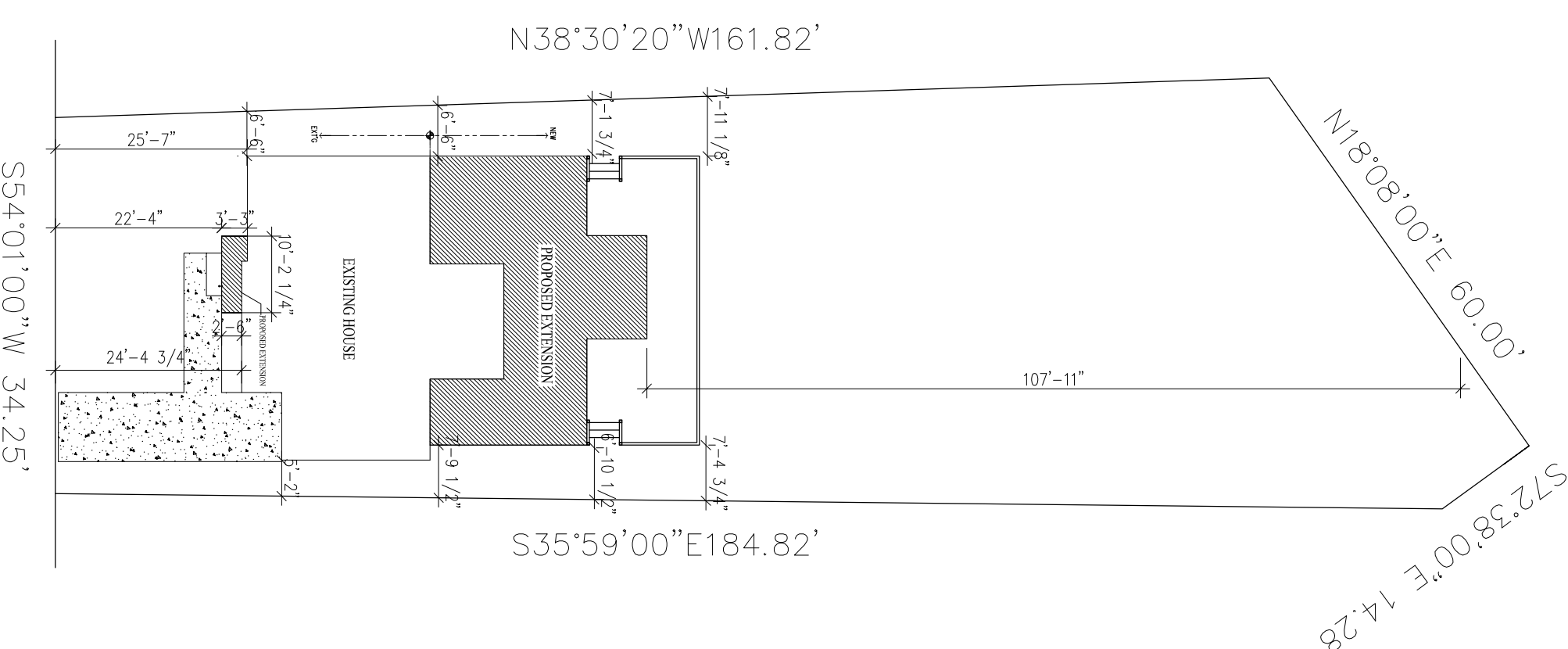
1 FRONT ELEVATION

NTS



2 REAR ELEVATION

NTS



SURREY LANE
50' (R.O.W.)

THIS IS NOT A SURVEY. PLOT PLAN INFO IS TAKEN FROM A SURVEY PREPARED BY WILLIAM F. ZIMMERY N.J.L.# 26798 DATED SEPTEMBER 17, 2003

3 SITE PLAN

SCALE: 1" = 20'-0"

Z O N I N G D A T A :

1. LOT: 9
2. BLOCK: C
3. ZONE: R-3A (SINGLE FAMILY RESIDENTIAL)
4. CITY: CLIFTON
5. COUNTY: PASSAIC
6. STATE: NEW JERSEY

C O D E D A T A :

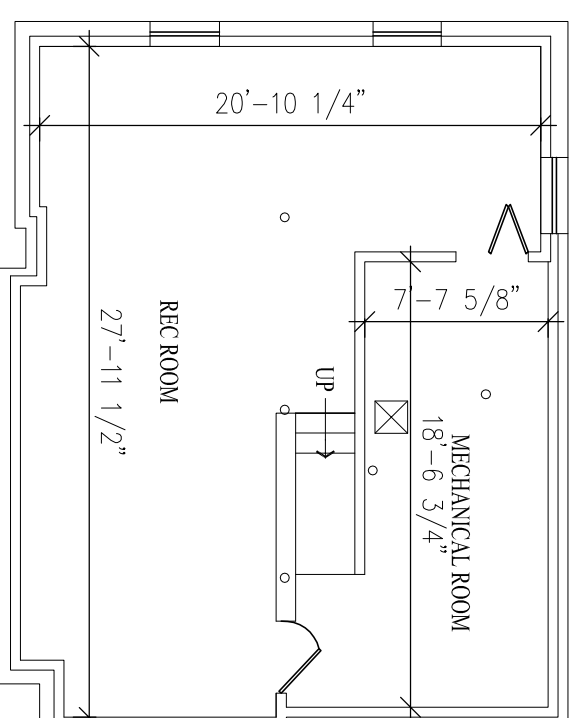
1. CONSTRUCTION CLASSIFICATION: SB
2. USE GROUP: R-5
3. AREA CALCULATIONS:
 - BASEMENT: 690 SF
 - GARAGE: 189 SF
 - FIRST FLOOR: 930 SF
 - SECOND FLOOR: 717 SF
 - ATTIC (EXISTING): 57% OF 2ND FLR. BELOW
 - PROPOSED DECK: 0 SF
 - BUILDING VOLUME: 5261 CF
 - BASEMENT (EXISTING): NO CHANGE
 - FIRST FLOOR VOLUME: INCREASE
 - SECOND FLOOR VOLUME: INCREASE
 - ATTIC VOLUME: INCREASE
 - TOTAL BUILDING VOLUME: INCREASE
 - FIRE RESISTANCE RATINGS (IBC TABLE #605)
 - A. ROOF: 0 HOUR
 - B. STRUCTURAL MEMBERS SUPPORTING ROOF: 0 HOUR
 - C. EXTERIOR WALLS: 0 HOUR
 - D. STRUCTURAL MEMBERS SUPPORTING WALLS: 0 HOUR
 - 5. DORMER CALCULATIONS:
 - A. HEIGHT OF WALL PLATE: 4'-3" < 1/2 OF FLOOR BELOW
 - B. LENGTH OF DORMER: 6'-0" < 50% OF ROOF LENGTH

6. ZONING WORKSHEET:

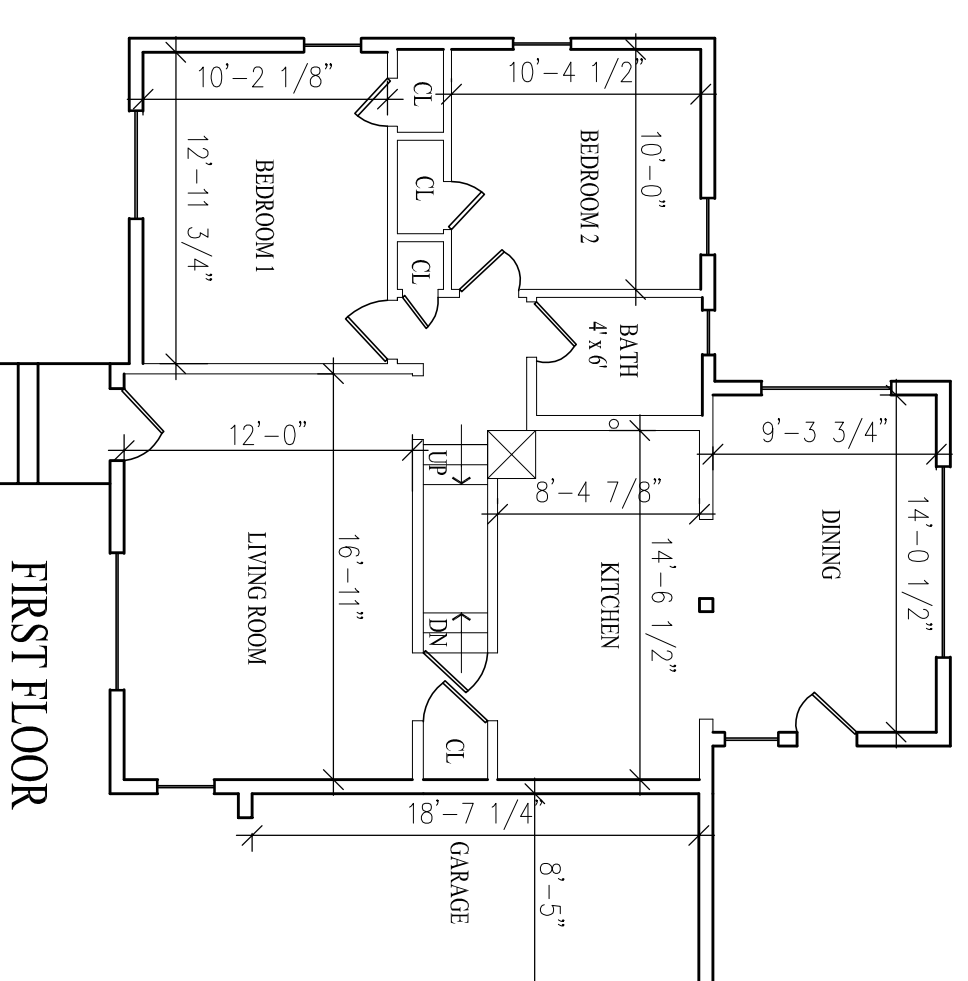
DESCRIPTION	REQUIRED	PROVIDED	REMARKS
BUILDING: MAX. HEIGHT	30'	24' - 6"	MEAN HT. PROPOSED
MAX. LOT COVERAGE	27%	16.93%	
LOT & YARD: MIN. AREA	5000 SF	9,738 SF	PROPOSED
MIN. FRONTAGE	50'	88'	EXISTING
MIN. DEPTH	88'	120' (VARIABLES)	EXISTING
MIN. FRONT YARD	25'	(25.6' & 24.4' EXISTING), 22'-4" PROPOSED	VARIANCE RECD.
MIN. SIDE YARD	5'	6'-5" & 7'-9" (TWO SIDES)	VARIANCE RECD.
MIN. REAR YARD	35'	107'-11"	PROPOSED

4 EXISTING PLANS

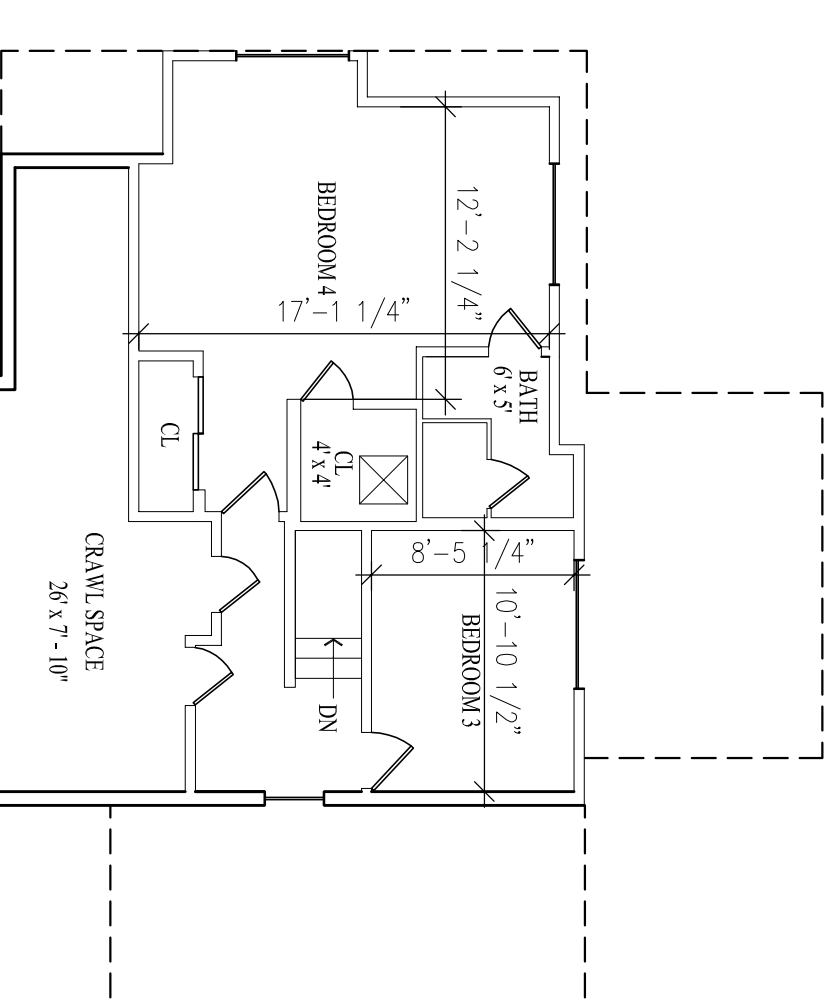
SCALE: 1/8" = 1'-0"



BASEMENT



FIRST FLOOR



SECOND FLOOR