

Cesar F. Padilla
Cesar F. Padilla, Lic. No. 13091

revisions

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CESAR F. PADILLA, R. A.
109 ELLSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452
Phone (862) 281-7708

GENERAL CONDITIONS

- All work to comply with the latest edition of the state code and the codes of all local agencies having jurisdiction.
- All new electrical work to conform to the latest edition of the electrical code. All new wiring to be minimum 12 AWG.
- Contractor to verify all field conditions and dimensions before proceeding with the work and to notify the architect of any discrepancies.
- All work to be done by experienced mechanics.
- Contractor to clean site daily and remove all debris upon completion of the work.
- Wood members in contact with masonry and/or the exterior to be wolmanized lumber.
- Architect not responsible for job supervision, methods of construction or workmanship.
- Contractor to apply for all required construction permits and at the completion of the work to give the owner a Certificate of Occupancy.
- Contractor to indemnify and hold harmless the owner and architect.
- Contractor to be responsible for furnishing installation of all items, materials, equipment and service required for the completion of the work.
- Contractor to be responsible for the safety of all workmen, pedestrians, and property within the site and adjacent area during construction. Contractor to abide by all safety standards.
- Electrical contractor to verify existing electrical loads and up-grade as required.
- Provide door hardware as required thru-out.
- Perform all required excavation and backfilling as required, compact all fill.
- Concrete to be 3000 PSI in 28 days; footings to rest on undisturbed soil.
- Gypsum board to be 1/2 inch thick taped and spackled with three coats of compound sanded smooth, leave ready for painting. All gypsum board to be screwed attached.
- Do not scale drawings.
- Contractor to maintain Liability Insurance and Workers Compensation Insurance.
- Contractor is responsible for provision of temporary services and all expenses incurred.
- Contractor to verify all dimensions and conditions, confirm with drawings.
- Contractor to protect existing facilities, structures and utility lines from damage.
- Contractor is responsible for adequate bracing and shoring of all structural members and non-structural items during construction.

FOUNDATION NOTES:

- Foundation design is based on an allowable soil bearing pressure of 2000 PSF. This bearing value must be verified by a soils engineer before placing concrete in the footings.
- All footings shall be placed directly on undisturbed soil.
- Center all footings under their respective columns or walls unless otherwise shown on plans.
- Structural concrete for foundations shall conform to ACI 301 and shall attain a minimum ultimate 28 day compressive strength as follows:
 - Footings: 3000 PSI
 - Slab on grade: 4000 PSI
- Aggregates shall be clean and well graded, maximum size 3/4 inch. Concrete compressive tests shall conform to ASTM C39.
- Use normal weight concrete for all structural foundation members. (145 PCF) minimum.
- Maximum concrete slump shall be 4 inches.

- All concrete shall be mixed, transported and placed in accordance with ACI standards 318, 304 and 301.
- All reinforcing bars shall be of new billet steel conforming with ASTM A615, grade 60.
- Use plain cold drawn electrically welded steel wire fabric conforming to ASTM A185.

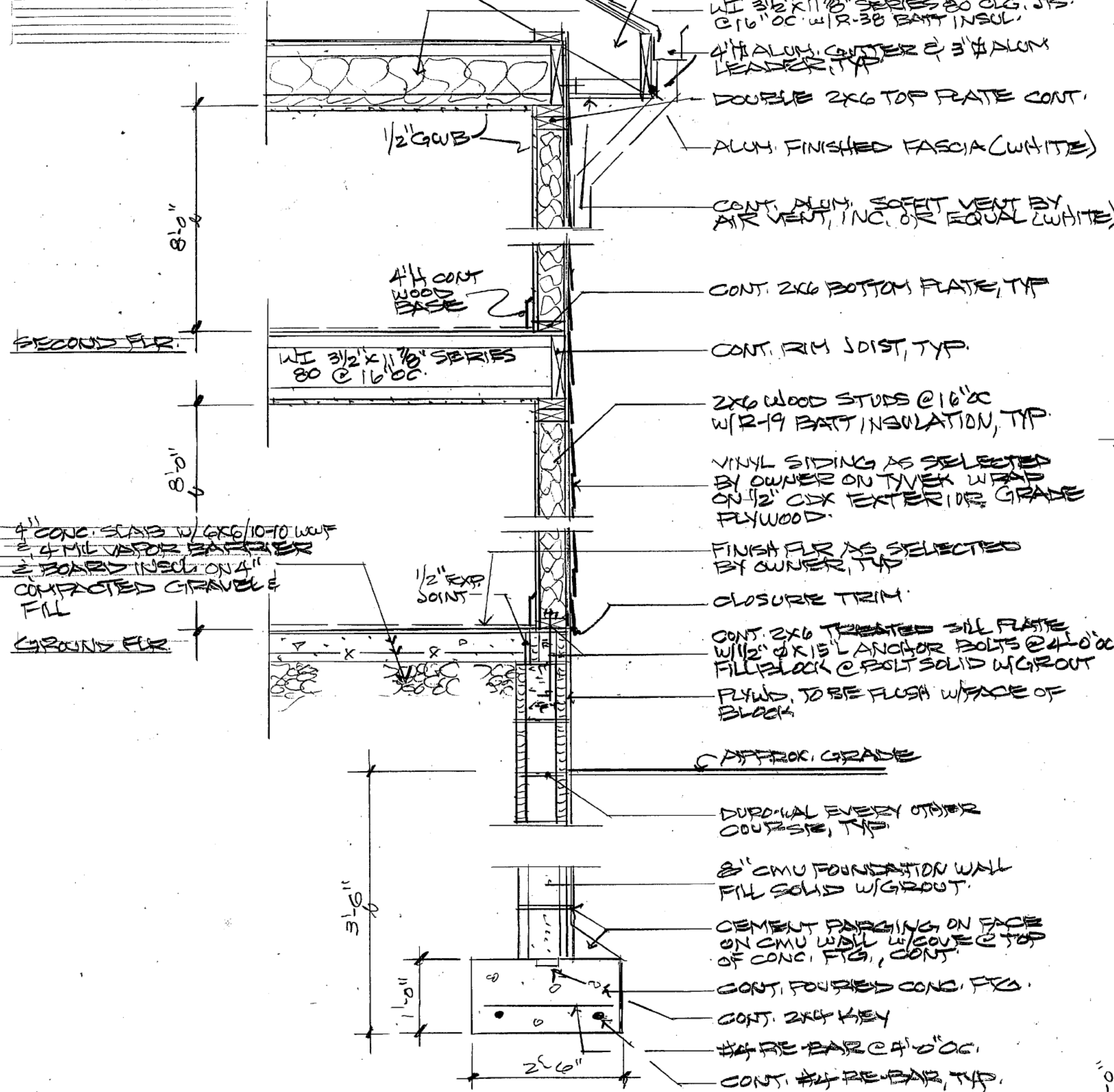
- Provide the following minimum concrete cover for all reinforcing steel:
 - Slab on grade 1-1 1/2 inch
 - Footings 3 inches
- Dewater all excavations to allow installation of footings in dry atmosphere.

STRUCTURAL NOTES:

- All designs and fabrications shall conform to "The National Design Specifications for Stress-Grade Lumber and its Fastenings" and "American Institute of Timber Construction".
- All new lumber shall be Douglas Fir number 2 or better with minimum FB=1500 PSI and E=1,300,000 PSI.
- All lumber shall bear visible grade stamping.
- Joist hangers, framing anchors and rafter anchors shall be minimum 18 GA prime galvanized steel manufactured by Teco, Simpson or approved equal. Special nails as supplied by manufacturer shall be used for required nailing.
- Metal cross bridging shall be galvanized steel as manufactured by Teco, Simpson or approved equal and installed in accordance with manufacturers directions.
- Expansion anchors shall be "Hilti Kwik" or approved equal.

NOTE:

PROVIDE CONT.
2X4 @ 16" OC BEARING
WALL @ BOTH SIDES
UNDER RAFTERS
WALL TO BE 4'-0" H.



TYPICAL WALL SECTION
SCALE: 3/4\"/>

NOTES

- PROVIDE DOUBLE FLOOR JTS. UNDER ALL TUBS SPIKE TOGETHER.
- PROVIDE C/PX10 LINTELS W/CONT 1/2\"/>
- AIR HANDLER TO BE SIZED ACCORDINGLY. CONDENSER TO BE LOCATED AS INDICATED BY OWNER.
- PROVIDE 1 LAYER OF 5/8\"/>
- PROVIDE 1/2\"/>
- PROVIDE LIGHT W/FULL CHAIN & DUPLEX OUTLET NEAR ACCESS HATCH TO ATTIC. HATCH LOCATION BY OWNER.
- PACK OUT UNDER ALL COLUMN POINT LOADS BY DOVELING & TRIPLING. FLOOR JTS. TIP.
- PROVIDE 4'-0\"/>
- HWH & FURN. TO BE DIRECT VENTING.
- FIREPLACE TO BE DIRECT VENTING.

THIS SECOND FLOOR PLAN, GENERAL NOTES
TYPICAL WALL SECTION, CODES NOTES
PROJECT PROPOSED ONE-FAMILY
DWELLING
FOR 234 HARRISON AVE.
HARBORCROFT HEIGHTS, N.J.

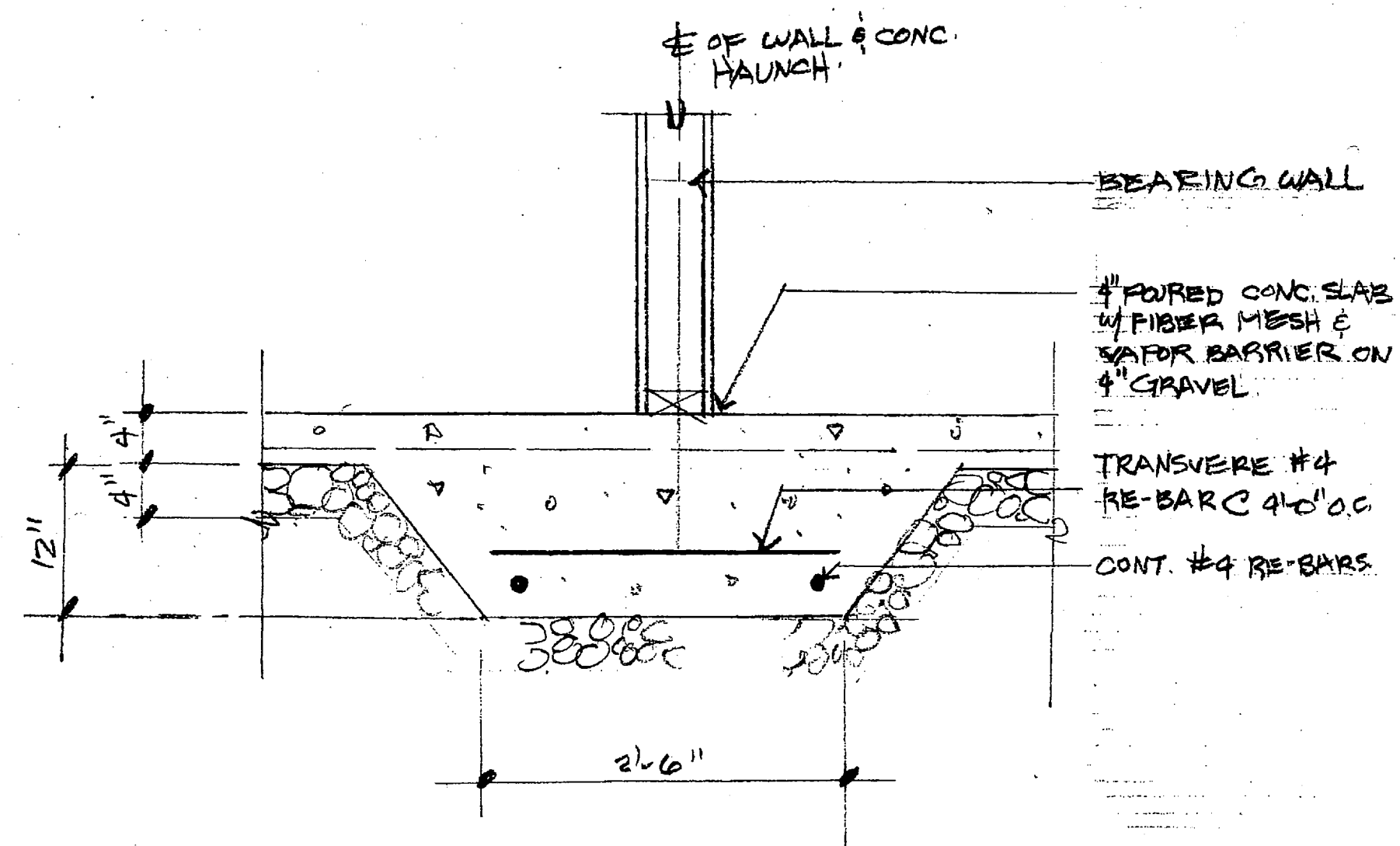
Cesar F. Padilla
Cesar F. Padilla, Lic. No. 13091

DATE 12/17/18
SCALE AS NOTED
DESIGNED BY M.B.
CHECKED BY C.F.P.

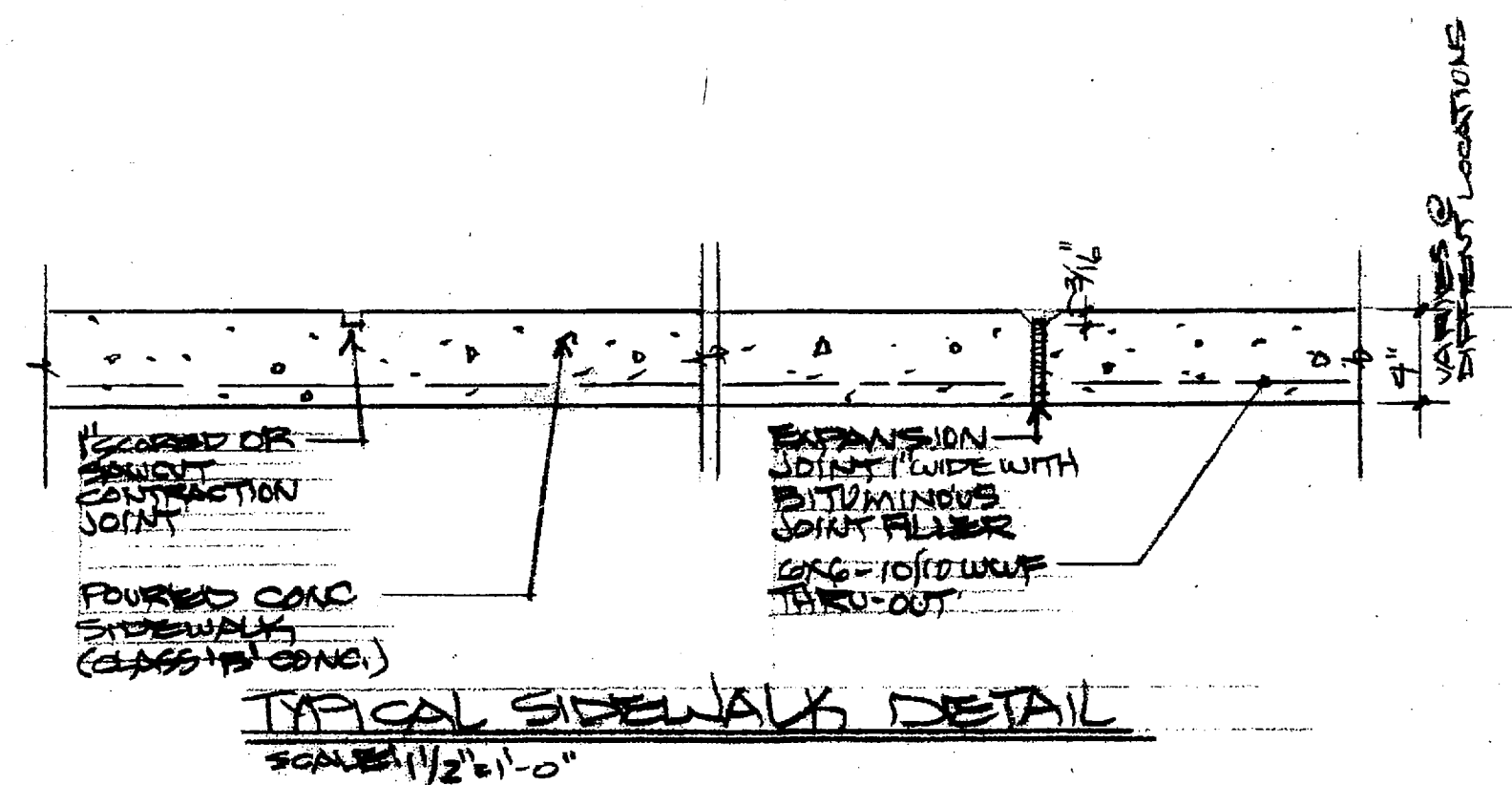
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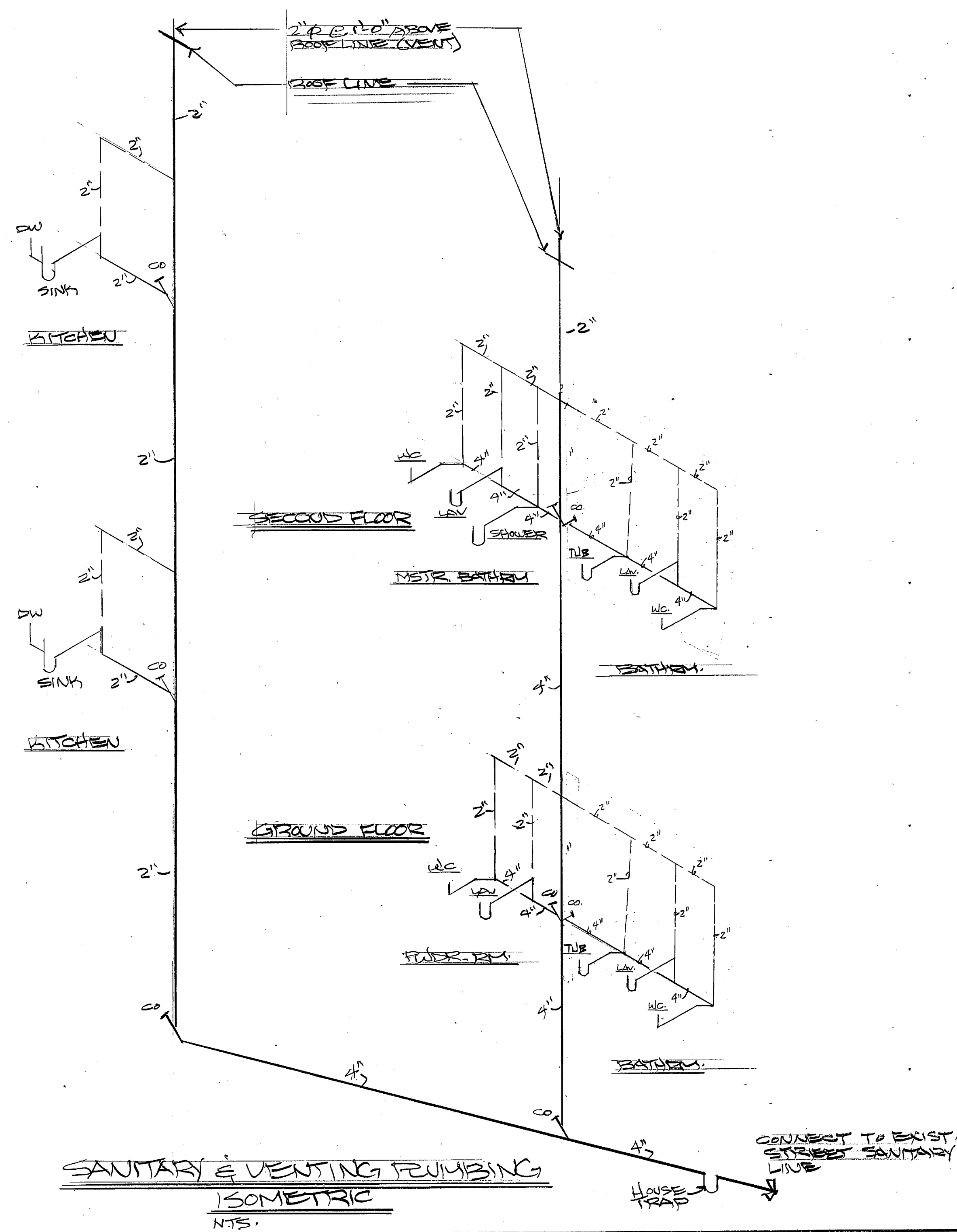
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(A-A) CONCRETE HAUNCH DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL SIDEWALK DETAIL
SCALE: 1/2" = 1'-0"



THIS PLUMBING ISOMETRIC, SIDEWALK DETAIL, CONCRETE HAUNCH DETAIL, PROJECT PROPOSED ONE-FAMILY DWELLING FOR: MR. HARRISON 234 HARRISON AVE. HASENBROUCH HEIGHTS, N.J.

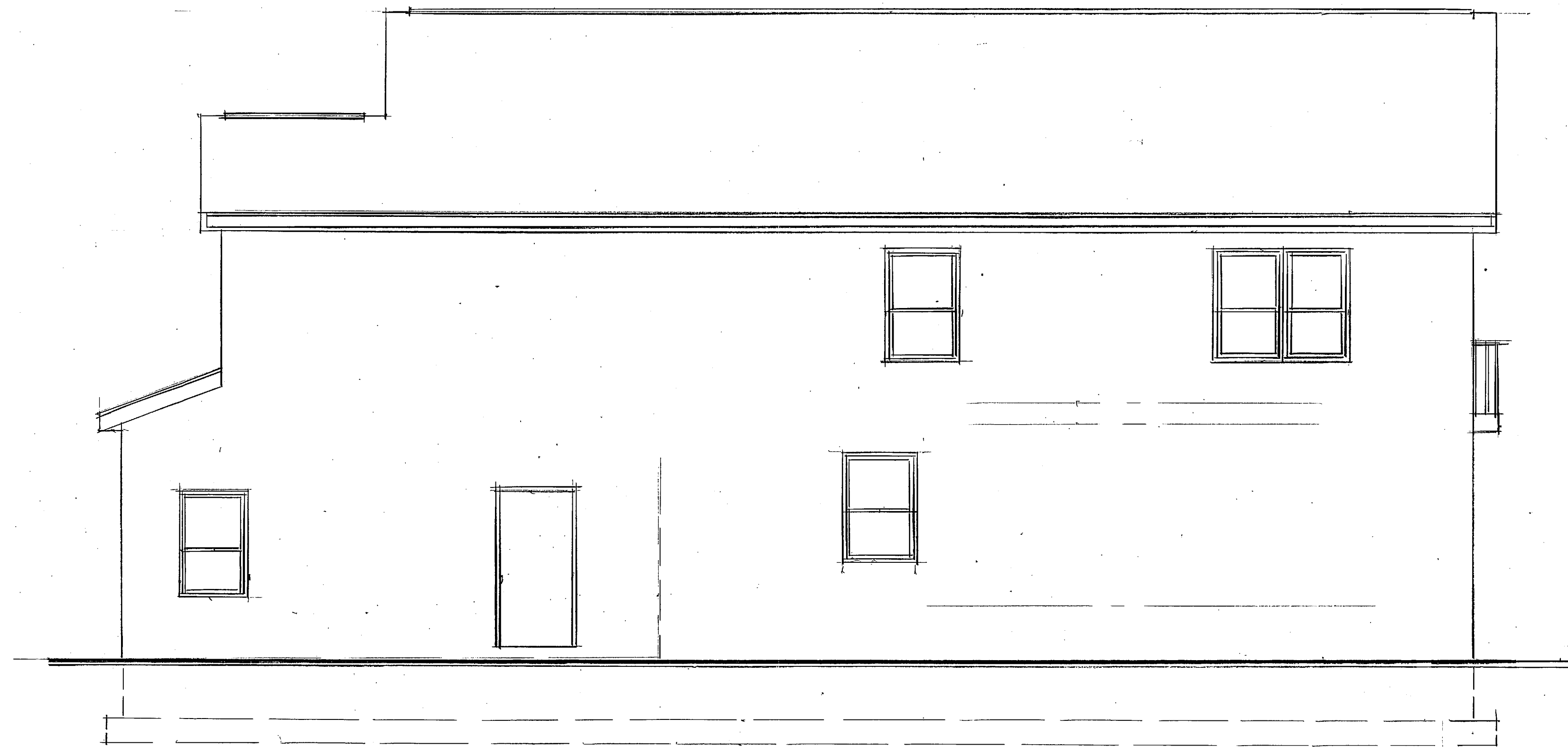
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DATE 12/1/18
BY AS NTD
drawn MB
checked CT

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



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



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



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

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PROJECT: PROPOSED ONE-FAMILY
Dwelling
FOR MR. & MRS. J. J. PAREDES
234 PAREDES AVE.
HASBROUCK HEIGHTS, N.J.

Cesar F. Padilla
Cesar F. Padilla, Lic. No. 13091

DATE	12/17/10
BY	AS
CHECKED	MB
APPROVED	CP

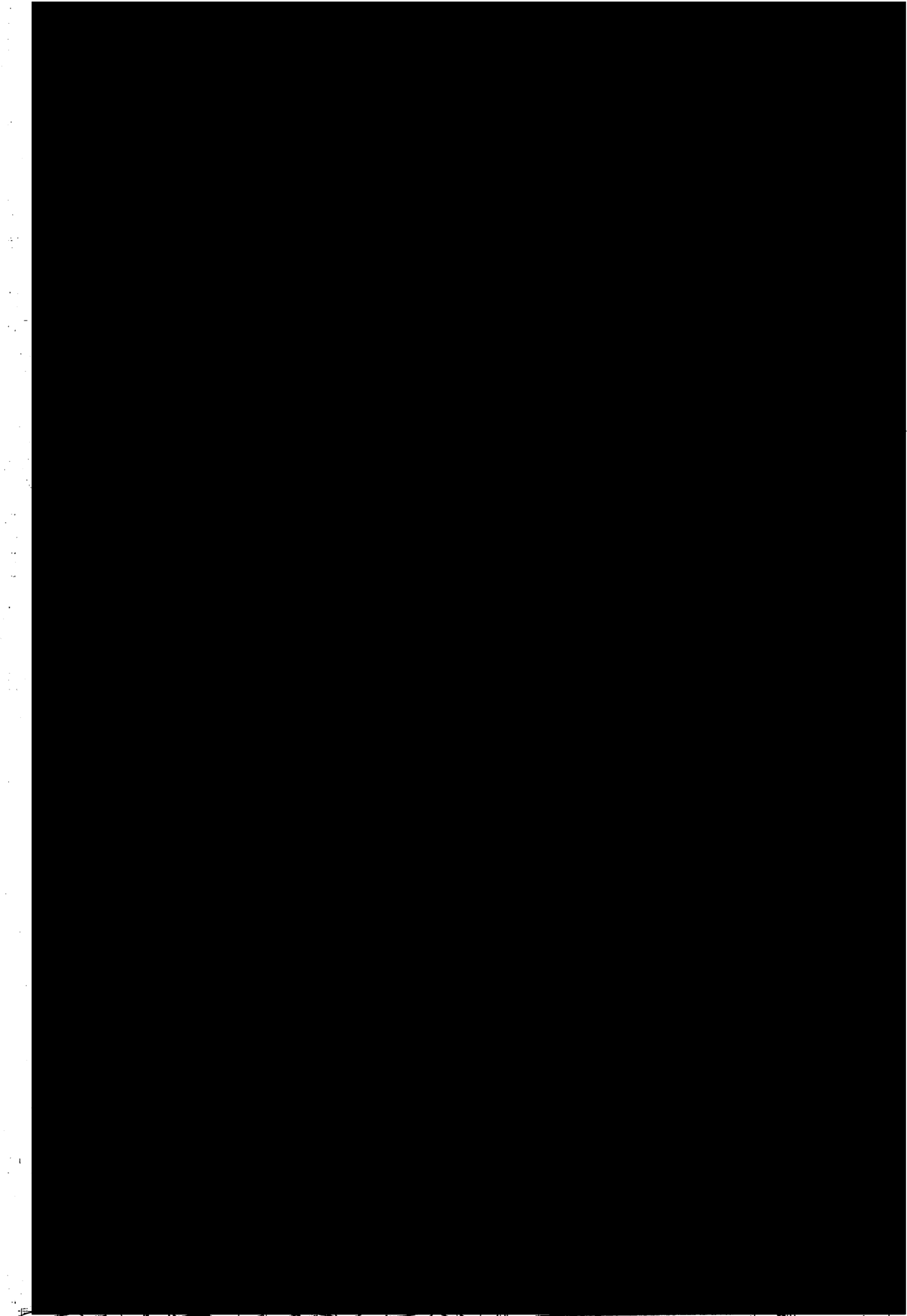
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ZONING SCHEDULE B-2				
ITEM	REQUIRED	EXISTING	PROVIDED	VARI.
MIN. LOT AREA	5,000 SF	5,600 S.F.	5,600 S.F.	NO
MIN. LOT WIDTH	50'-0"	50'-0"	50'-0"	NO
MIN. LOT DEPTH	100'-0"	112'-0"	112'-0"	NO
MIN. FRONT YARD	25'-0"	-	25'-0"	NO
MIN. SIDE YARDS	5'-0" & 10'-0"	-	5'-0" & 10'-0"	NO
MIN. REAR YARD	20'-0"	-	20'-0"	NO
MAX. BLDG. HT.	2 1/2 STORY / 28'-0"	-	2 1/2 STORY / 28'-0"	NO
MAX. BLDG. COVER	40%	-	33.4%	NO
MAX. IMP. COVER	60%	-	-	-
MAX F.A.R.	.55	-	.55	NO

LEGEND:

- Single pole switch with dimmer.
- Single pole switch.
- Three-way switch.
- Surface mounted light fixture as selected by owner.
- Recessed light fixture as selected by owner.
- Exterior wall mounted light fixture as selected by owner.
- Dedicated outlet.
- Duplex receptacle.
- Telephone receptacle.
- Cable TV connection.
- Smoke detector (electrically wired with battery back-up)
- Combination smoke and carbon mono. detector (electrically wired with battery back-up)
- Junction box for chandelier.
- Heat detector.
- Above finish floor.
- Ground Fault Inter.
- Exhaust fan with ductwork and exterior rain cap.
- Combination light and exhaust fan with ductwork and exterior rain cap.
- Combination light, exhaust fan and heat with ductwork and exterior rain cap.
- Weatherproof exterior duplex outlet.
- 1' x 4' surface mounted fluorescent light fixture as selected by owner.
- Pendant hung light fixture as selected by owner.
- Hose bib.
- Recessed wall washer light fixture as selected by owner.
- Thermostat.
- Electrical Panel.



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
(ELECTRICAL PLAN)
ON TIME 2: 2:00 PM
SENSOR

E-2

18-072

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DATE 12/17/18
BY AE NFB
CHECKED JPB
DRAWN JPB

Cesar F. Padilla
Cesar F. Padilla, E.E. No. 13091

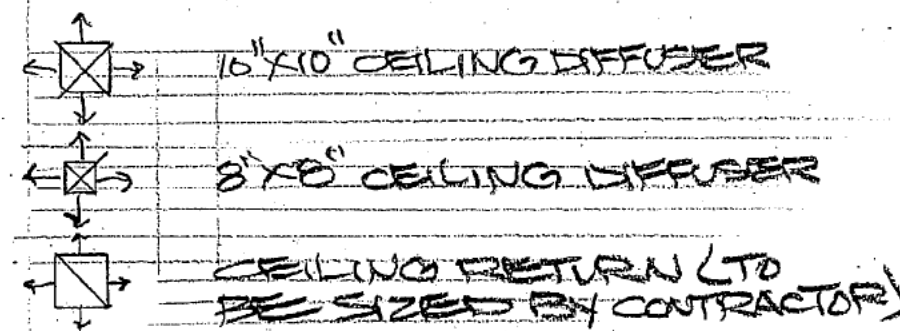
PROJECT PROPOSED ONE-FAMILY
Dwelling
FOR MR. PARADISO
234 HARRISON AVE.
HARTFORD HEIGHTS, N.J.

THIS SECOND FLOOR ELECTRICAL PLAN

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109 ELLSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452
Phone: (201) 881-1708

ZONING SCHEDULE R-2				
ITEM	REQUIRED	EXISTING	PROVIDED	VARI.
MIN. LOT AREA	5,000 SF	5,600 SF	5,600 SF	NO
MIN. LOT WIDTH	50'-0"	50'-0"	50'-0"	NO
MIN. LOT DEPTH	100'-0"	112'-0"	112'-0"	NO
MIN. FRONT YARD	25'-0"	-	25'-0"	NO
MIN. SIDE YARDS	5'-0" & 10'-0"	-	5'-0" & 10'-0"	NO
MIN. REAR YARD	20'-0"	-	28'-0"	NO
MAX. BLDG. HT.	2 1/2 STORY / 28'-0"	-	2 1/2 STORY / 28'-0"	NO
MAX. BLDG. COVER	40%	-	33.4%	NO
MAX. IMP. COVER	60%	-	-	-
MAX F.A.R.	.55	-	.55	NO

LEGEND



NOTES:

- INTENT OF THESE DRAWINGS ARE FOR BASIC DESIGN. DESIGN & CALCULATIONS & SIZING BY OTHERS.
- CONTRACTOR TO PROVIDE SFFITS AS REQD. IN ORDER TO ROUTE DUCTWORK AS REQD.

CESAR F. PADILLA, R. A.
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Phone: (201) 708-1708

title SECOND FLOOR HVAC PLAN
project PROPOSED ONE-FAMILY
Dwelling
FOR MR. & MRS. J. J. HARRISON
234 HARRISON AVE.
HARTFORD HEIGHTS, N.J.

Cesar F. Padilla
Cesar F. Padilla, Inc. No. 13091

DATE 12/17/82
BY JES
CHKD BY
checked
initials

revisions

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HVAC
2