

ABBREVIATIONS

AB	ANCHOR BOLT	FPSCD	FIREPROOF SELF-CLOSING DOOR	PRV	PRESSURE REDUCING VALVE
AC	ACOUSTICAL	FP	FIREPROOF	PSF	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FRT	FIRE RESISTANT TREATMENT	PT	POINT
ACT	ACOUSTICAL TILE	FT	FOOT OR FEET	PR	PAIR
AD	AREA DRAIN	FTG	FOOTING	PTD	PAPER TOWEL DISPENSER
ADD	ADDENDUM	FUR	FURRING	PTN	PARTITION
ADH	ADHESIVE	FXC	FIRE EXTINGUISHER CABINET	PTR	PAPER TOWEL RECEPTOR
ADJ	ADJACENT			PVC	POLYVINYL CHLORIDE
AFF	ABOVE FINISHED FLOOR			PWD	PLYWOOD
AGG	AGGREGATE	GA	GYPSUM ASSOCIATION	PWR	POWER
ALT	ALTERNATIVE	GALV	GALVANIZED	QT	QUARRY TILE
ALUM	ALUMINUM	GB	GRAB BAR	RA	RETURN AIR
ANCH	ANCHOR	GC	GENERAL CONTRACTOR	RAD	RADIUS
ANOD	ANODIZED	GEN	GENERAL	RADN	RADIATION
AP	ACCESS PANEL	GI	GALVANIZED IRON	RB	RUBBER BASE
APPROX	APPROXIMATELY	GL	GLASS, GLAZING	RCP	REFLECTED CEILING PLAN
ARCH	ARCHITECTURAL	GM	GAS METER	RD	ROOF DRAIN
ASPH	ASPHALT	GND	GROUND	REF	REFERENCE
AUTO	AUTOMATIC	GP	GALVANIZED PIPE	REFR	REFRIGERATOR
		GR	GRADE	REG	REGISTER
BD	BOARD	GT	GREASE TRAP	REINFC	REINFORCING
BET	BETWEEN	GU	GAUGE	REQD	REQUIRED
BFE	BOTTOM FOOTING ELEVATION	GVL	GRAVEL	RES	RESILIENT
BIT	BITUMINOUS	GWB	GYPSUM WALL DRYWALL	RET	RETURN
BLDG	BUILDING	HC	HOLLOW CORE	REV	REVISION
BLK	BLOCK	HDW	HARDWARE	RFG	ROOFING
BLKG	BLOCKING	HM	HOLLOW METAL	RFL	REFLECT(ED) OR (IVE)
BM	BEAM	HORIZ	HORIZONTAL	RH	RIGHT HAND
BM	BENCH MARK	HP	HIGH POINT	RM	ROOM
BOT	BOTTOM	HPS	HIGH PRESSURE STEAM	RO	ROUGH OPENING
BRG	BEARING	HT	HEIGHT	RVT	RIVET
BS	BOTH SIDES	HTG	HEATING	RWL	RAIN WATER LEADER
BSMT	BASEMENT	HTR	HEATER	SC	SOLID CORE
BTU	BRITISH THERMAL UNIT	HVAC	HEATING, VENTILATION, AND AIR-CONDITIONING	SCHED	SCHEDULE
BSA	BOARD OF STANDARDS AND APPEALS (NYC)	HW	HOT WATER	SD	STORM DRAIN
		ID	INSIDE DIAMETER	SECT	SECTION
C	CONDUIT	IN	INCH	SH	SHELF, SHELVE
CAB	CABINET	INCL	INCLUDING	SHT	SHEET
CB	CATCH BASIN	INSUL	INSULATING/INSULATION	SIM	SIMILAR
CEM	CEMENT	INT	INTERIOR	SPEC	SPECIFICATION(S)
CER	CERAMIC	INV	INVERT	SPK	SPEAKER
CFT	CUBIC FOOT	JC	JANITOR CLOSET	SSK	SERVICE SINK
CI	CAST IRON	JF	JOINT FILLER	SST	STAINLESS STEEL
CJ	CONTROL JOINT	JST	JOIST	STC	SOUND TRANSMISSION CLASS
CK	CAULK	JT	JOINT	STD	STANDARD
CLG	CEILING	KIT	KITCHEN	STL	STEEL
CLR	CLEAR	KO	KNOCKOUT	STOR.	STORAGE
CMU	CONCRETE MASONRY UNIT	KPL	KICKPLATE	STRUCT	STRUCTURAL
CO	CLEANOUT	LAD	LADDER	SUSP	SUSPENDED
COL	COLUMN	LAM	LAMINATE	SW	SWITCH
CONC	CONCRETE	LB	LAG BOLT	SWBD	SWITCHBOARD
CONST	CONSTRUCTION	LH	LEFT HAND	SYM	SYMMETRICAL
CONT	CONTINUOUS	LLH	LONG LEG HORIZONTAL		
CONTR	CONTRACTOR	LLV	LONG LEG VERTICAL		
CORR	CORRUGATED	LP	LOW POINT		
CPR	COPPER	LT	LIGHT		
CPT	CARPET	LTG	LIGHTING		
CSWK	CASEWORK	LVR	LOUVER		
CW	COLD WATER	LT WT	LIGHTWEIGHT		
CYD	CUBIC YARD				
		MAS	MASONRY		
D	DRAIN	MAT	MATERIAL		
DEC	DECORATIVE	MAX	MAXIMUM		
DEPR	DEPRESSED	MECH	MECHANICAL		
DET	DETAIL	MFR	MANUFACTURER		
DF	DRINKING FOUNTAIN	MH	MANHOLE		
DIAM	DIAMETER	MIN	MINIMUM		
DIFF	DIFFUSER	MISC	MISCELLANEOUS		
DIM	DIMENSION	ML	METAL LATH		
DISTR	DISTRIBUTION	MLDG	MOULDING		
DN	DOWN	MMB	MEMBRANE		
DP	DAMP PROOFING	MO	MASONRY OPENING		
DPR	DISPENSER	MOD	MODULAR		
DR	DOOR	MR	MOP RECEPTOR		
DS	DOWNSPOUT	MRD	METAL ROOF DECK		
DT	DRAIN TILE	MTG	MOUNTING		
DWG	DRAWING	MTL	METAL		
DWL	DOWEL	MTR	MOTOR		
		MULL	MULLION		
EA	EACH	MWK	MILLWORK		
EXP B	EXPANSION BOLT	NIC	NOT IN CONTRACT		
EF	EACH FACE	NO	NUMBER		
EL	ELEVATION	NOM	NOMINAL		
ELEC	ELECTRIC	NPS	NOMINAL PIPE SIZE		
ELEV	ELEVATOR	NS	NEAR SIDE		
EMERG	EMERGENCY	NTS	NOT TO SCALE		
ENCL	ENCLOSURE				
EP	ELECTRICAL PANELBOARD				
EQUIP	EQUIPMENT				
EWC	ELECTRIC WATER COOLER				
EXC	EXCAVATE				
EXH	EXHAUST				
EXIST	EXISTING				
EXP	EXPOSED				
EXT	EXTERIOR				
		P	POLE		
FA	FIRE ALARM	PAR	PARALLEL		
FB	FACE BRICK	PB	PUSHBUTTON		
FD	FLOOR DRAIN	PBD	PARTICLE BOARD		
FDN	FOUNDATION	PC	PRECAST CONCRETE		
FE	FIRE EXTINGUISHER	PCF	POUNDS PER CUBIC FOOT		
FEC	FIRE EXTINGUISHER CABINET	PE	PORCELAIN ENAMEL		
FF	FINISHED FLOOR	PG	PLATE GLASS		
FFE	FINISHED FLOOR ELEVATION	PH	PAPER HOLDER		
FH	FIRE HOSE	PLAM	PLASTIC LAMINATE		
FHC	FIRE HOSE CABINET	PLAS	PLASTER		
FIN	FINISH	PLBG	PLUMBING		
FJ	FLUSH JOINT	PLF	POUNDS PER LINEAL FOOT		
FL	FLASHING	PNL	PANEL		
FLR	FLOOR	PT	POINT		
FLUOR	FLUORESCENT	PP	POWER POLE		
FLX	FLEXIBLE	OZ	OUNCE		
FND	FEMININE NAPKIN DISPOSAL				
FO	FACE OF				

ARCHITECTURAL SYMBOLS

	TITLE SCALE	DRAWING TITLE
	DETAIL #	
	COLUMN GRID KEY	
	BUILDING SECTION KEY	
	WALL SECTION KEY	
	DETAIL #	DETAIL ELEVATION KEY
	SHEET #	
	DETAIL #	INTERIOR ELEVATION KEY
	SHEET #	
	DETAIL #	DETAIL KEY
	SHEET #	
	WINDOW #	
	PARTITION TYPE	
	DOOR #	
	REVISION NUMBER	
	ROOM NUMBER	
	DETAIL NUMBER	
	MILLWORK #	
	DWG. NUMBER	
	NORTH ARROW	
	CENTERLINE DIMENSION FROM GRIDLINE	
	DIMENSION LINE (FACE TO FACE)	
	SPOT ELEVATION KEY	
	CENTER LINE	
	EXISTING WALL TO BE REMOVED	
	EXISTING CONSTRUCTION TO REMAIN	
	NEW WALL	
	NEW MASONRY UNIT WALL	
	LINE OF ABOVE (PLAN)	
	LINE BELOW PLAN	
	NEW CASEWORK	
	PROPERTY LINE	
	LIMIT OF WORK	

ELECTRICAL SYMBOLS

	FL	MUD-BOX	WALL	CLG		FL	MUD-BOX	WALL	CLG
POWER (DUPLEX)					MODEM DATA				
POWER (4 PLEX)					SPRINKLER HEAD (NEW)				
POWER (DUPLEX) GFI					AIR RETURN GRILLE				
POWER (VOICE DATA/DOGHOUSE)					AIR SUPPLY GRILLE				
POWER (DUPLEX) 1/2 SWITCHED					8" SINGLE BULB LIGHT FIXTURE				
POWER (DEDICATED)					MOUNTED LINEAR CLG. FIXTURE				
PICTURE LT. OUTLET SWITCHED, RECESSED					EMERGENCY LIGHT BOX				
POWER OR LIGHTING PANEL					FIRE ALARM GONG				
EXHAUST FAN					FIRE ALARM PULL STATION				
TELEPHONE					SPEAKER OUTLET				
DATA									
VOICE/DATA									
VOICE/DATA (QUAD)									
TELEVISION (CABLE)									
THERMOSTAT									
WALL SCONCE									
SECURITY									
VOLUME CONTROL									
MICROPHONE									
CASH REG. & SECURITY (DOGHOUSE)									
SPRINKLER HEAD									
SECURITY & DATA									
CAB. LTG. (TO COORDINATE WITH MILLWORK)									
UNDER CAB. FIXTURE									
SINGLE POLE SWITCH									
DIMMER SWITCH									
3-WAY SWITCH									
DOOR SWITCH, BALL TYPE HINGE JAMB MTD.									
UNDER CAB. CONT. OUTLET STRIP									
CLG. FIXTURE, PENDANT MOUNTED									
CLG. FIXTURE, RECESSED									
WALL FIXTURE, SURFACE MTG (FIXTURE NIC)									
RECESSED WALLWASH FIXTURE									
RECESSED INCANDESCENT ON EMERG. CIRCUIT									
CLG. FIXTURE, SURFACE MOUNTED									
DESK LAMP									
SMOKE DETECTOR									
EXIT LT. CLG. MOUNTED (ARROWS AS INDICATED)									
TEL. TERMINAL BACKBOARD									
RECESSED CLG-MTD FIRE ALARM VOICE COMM. SPEAKER									
RECESSED WALL-MTD FIRE ALARM STROBE									
MOTION DETECTOR IN CEILING									
C.C.T.V.									
DOOR MONITOR									
KEYPAD									
BREAK GL. DETECTOR									
CEILING FAN									

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS, INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF JOHN REIMNITZ ARCHITECT, AND WERE CREATED, DEVELOPED FOR USE ONLY ON, AND IN CONNECTION WITH THE PROJECT SPECIFIED. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JOHN REIMNITZ ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. FULL SIZE SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

PRELIMINARY
NOT FOR CONSTRUCTION

11X17 FORMAT THIS DRAWING IS
HALF SIZE
AS TO WHAT IS NOTED

REVISED:

DATE:

MAY 25, 2007

PROJECT:

77 UPPER MOUNTAIN AVE
MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

ABBR.,SYMBOLS,

DRAWING NUMBER:

A-001.0

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL CODES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK AND PAY ALL REQUIRED FEES.
3. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS AND VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS TO REMAIN OR BE REMOVED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS WHICH VARY WITH THE DRAWINGS.
4. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF DEMOLITION WITH ALL PROPOSED NEW CONSTRUCTION; AS SHOWN ON THE DRAWINGS AND NOTED IN THE SPECIFICATIONS.
5. THE SCOPE OF DEMOLITION AND REMOVAL SHALL NOT BE LIMITED BY THESE DRAWINGS AND SPECIFICATIONS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION. HOWEVER, DEMOLITION THAT IS NOT REQUIRED FOR NEW CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.
6. THE CONTRACTOR SHALL PROTECT ALL ADJACENT AREAS TO REMAIN AND MAINTAIN ALL POINTS OF ACCESS AND OPERATIONS AT ALL TIMES. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LAW AND/OR NOTED IN THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING UTILITY SERVICES TO REMAIN. THE CONTRACTOR SHALL NOTIFY AND COORDINATE ANY UTILITY COMPANIES 48 HOURS IN ADVANCE OF STARTING WORK. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION/ALARM REMOVALS WITH THE OWNERSHIP AND THEIR REPRESENTATIVES.
8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE FINAL DISPOSITION, RE-USE AND/OR SALVAGE OF ANY ITEMS, EQUIPMENT AND MATERIAL SCHEDULED FOR REMOVAL.

1. ALL NEW WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL CODES HAVING JURISDICTION.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION UNLESS MODIFIED BY THE SPECIFICATIONS.
3. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF THE OWNER'S FORMAL, WRITTEN ACCEPTANCE OF THE PROJECT. IT IS UNDERSTOOD BY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT THAT HE WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY BECOMES DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.
4. THE CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK. THE CONTRACTOR SHALL INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR IN, OR REASONABLY INFERRABLE FROM THE DRAWINGS, INCLUDING ANY LABOR, MATERIALS, AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.
5. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, HAD AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS REGARDING THE DRAWINGS AND SPECIFICATIONS OR CONFLICTS AMONG THE DRAWINGS, SPECIFICATIONS, AND EXISTING FIELD CONDITIONS PRIOR TO THE START OF WORK.
7. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

8. WHERE THE TERM "APPROVED EQUAL" IS USED IN DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.
9. ALL WORK SHALL BE SCHEDULED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH A PROGRESS SCHEDULE TO THE ARCHITECT FOR ALL PHASES OF ERECTION.
10. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES WHETHER INCLUDED IN HIS CONTRACT OR NOT. THE CONTRACTOR SHALL MAKE OPENINGS AS REQUIRED BY OTHER TRADES AND CLOSE SAME. THE CONTRACTOR SHALL SCHEDULE THE WORK OF THE VARIOUS TRADES SO AS NOT TO IMPEDE THE PROPER SEQUENCE OR THE PROGRESS OF THE WORK.
11. REMOVALS OF DUST AND DEBRIS SHALL BE MADE AS OFTEN, AND AS NECESSARY, AS NEEDED TO MAINTAIN SAID PREMISES IN A SAFE, CLEAN, AND ACCESSIBLE CONDITION.
12. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE EXECUTION OF THE WORK.
13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERTY DAMAGES ARISING OUT OF THE NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY PROTECTION OF ADJACENT WORK, EQUIPMENT, AND FINISHED AREAS.
15. ALL FINISH PAINTING IS BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR WILL FURNISH AND INSTALL PRIMING AND ALL OTHER FINISHES ON ALL NEW WORK TO MATCH EXISTING.
16. ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON DRAWINGS.
17. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS, ELEMENTS, COMPONENTS AND SYSTEMS REQUIRED TO COMPLETE ALL PARTS OF THE PROJECT DESIGN AS SHOWN AND/OR REASONABLY IMPLIED BY THE CONTRACT DOCUMENTS. ANY ITEM NOT SHOWN BUT REQUIRED TO COMPLETE THE WHOLE SYSTEM TO MAKE IT FUNCTIONAL OR TO MEET ANY GOVERNMENTAL CODE SHALL BE INCLUDED IN THE CONTRACT AS IF IT WERE SHOWN.
18. IN ALL INSTANCES WHERE THE CONTRACTOR DESIRES TO SUBSTITUTE A DIFFERENT BRAND AND/OR MODEL FOR AN ITEM SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE ARCHITECT A FORMAL CONTRACTOR'S SUBSTITUTION REQUEST. NO SUBSTITUTIONS FOR ANY ITEM SHALL BE ALLOWED WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL OF THE CONTRACTOR'S SUBSTITUTION REQUEST. SUBSTITUTION ITEMS GENERATED BY THE CONTRACTOR SHALL BE INCLUSIVE AND COMPLETE.
19. BY INITIATING ANY PROPOSED SUBSTITUTION, THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE INCLUSION OF COMPLETE COORDINATION, CONFORMANCE AND PROVISION OF ALL UTILITY, SERVICE AND/OR EQUIPMENT REQUIREMENTS, INCLUDING MODIFICATIONS, RESULTING FROM THE SUBSTITUTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL RELATED CHANGES NECESSITATED, DIRECTLY OR INDIRECTLY, BY THE SUBSTITUTION, WHETHER IMMEDIATELY RECOGNIZED OR NOT. THE CONTRACTOR SHALL BE REQUIRED TO MAKE THE SUBSTITUTION ITEM AND ANY OTHER AFFECTED, ASSOCIATED OR RELATED ITEM PERFORM IN CONFORMANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS AND TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT AND/OR HIS CONSULTANTS.
20. THE CONTRACTOR SHALL ACTIVELY AND DILIGENTLY INITIATE ACTION TO ASSURE THE SMOOTH AND TIMELY FLOW OF PROGRESS OF CONSTRUCTION. IF THE ARCHITECT OR HIS CONSULTANTS IS REQUIRED TO PERFORM SCHEDULING OR OTHER CONSTRUCTION DUTIES TO MAINTAIN JOB PROGRESS, WHICH ARE, BY CONTRACT, THE RESPONSIBILITY OF THE CONTRACTOR, THE ARCHITECT WILL RECORD ALL TIME USED BY HIM AND HIS CONSULTANTS TO ACCOMPLISH THIS WORK. THE CONTRACTOR, PROMPTLY UPON RECEIPT OF THE OWNER'S BILLING, SHALL REIMBURSE THE OWNER AT THE PREVAILING BILLING RATES OF THE ARCHITECT AND HIS CONSULTANTS FOR ALL THE TIME SPENT PERFORMING THE CONTRACTOR'S DUTIES.
21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND ACTUAL SAMPLES FOR ALL MATERIALS, FIXTURES AND EQUIPMENT CALLED FOR IN DRAWINGS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED, TO:

- A. SHOP DRAWINGS FOR ALL CUSTOM SHOP FABRICATED ITEMS.
- B. PRODUCT DATA, MANUFACTURER'S LITERATURE "CUT SHEETS" AND TECHNICAL DATA FOR ALL MANUFACTURED ITEMS.
- C. SAMPLES FOR ALL FINISH MATERIALS, WHETHER MANUFACTURED, CUSTOM SHOP-FABRICATED OR EXECUTED IN THE FIELD. OTHER

22. N.I.C. INDICATES NOT IN CONTRACT.
23. ALL ITEMS NOTED "BY OWNER" SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
24. ALL CABINETWORK TO CONFORM TO AIA STANDARDS.
25. THE CONTRACTOR SHALL PROVIDE ALL WOOD BLOCKING OR METAL PLATES AT DRYWALL CONSTRUCTION WHERE REQUIRED FOR CABINETWORK, GRAB BARS, OR OTHER ITEMS SHOWN ON THE DRAWINGS.
26. ALL GYPSUM WALLBOARD AT WET OR DAMP LOCATIONS SHALL BE WATER-RESISTANT TYPE.
27. FIELD VERIFY ALL DIMENSIONS SHOWN.
28. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
29. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL OBTAIN ALL NECESSARY CERTIFICATE(S) OF COMPLETION AND APPROVALS FROM ALL AUTHORITIES HAVING JURISDICTION.
30. THE CONTRACTOR SHALL PROTECT ALL NEW WORK IN PLACE AND DELIVER TO THE OWNER IN PROPER, WHOLE, AND UNBLEMISHED CONDITION.
31. THE CONTRACTOR SHALL PROVIDE A PROFESSIONAL CLEANING SERVICE FOR ALL AREAS OF THE PROJECT PRIOR TO "TURN OVER" TO THE OWNER.

1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PLUMBING CODE.
2. PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN MONTCLAIR, NJ.
3. PLUMBING CONTRACTOR SHALL EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. PLUMBING CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY REVISIONS TO THE PLAN WHICH MAY BE NECESSARY, BASED ON THE CONDITIONS UNCOVERED IN THE FIELD. IN ORDER TO INSTALL ALL THE FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MONTCLAIR, NJ BUILDING
4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. COPIES OF THE SIGN-OFFS SHALL BE SUBMITTED TO THE ARCHITECT BEFORE THE WORK IS DEEMED COMPLETE.

1. SCOPE OF WORK:
WORK INCLUDES RENOVATION, ALTERATIONS, AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE
2. ALL WORK TO COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES. WORK TO BE LOCATED WITHIN THE EXISTING BUILDING. WORK ALSO TO BE PERFORMED ON EXISTING FACADE AND ROOF.
3. BEFORE COMMENCING WORK THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING MONCLAIR, NJ. AGENCIES.

ALPINE STREET
(60.00' R.O.W.)

UPPER MOUNTAIN AVE
(60.00' R.O.W.)

NORTH MOUNTAIN AVE
(60.00' R.O.W.)

VAN VLECK STREET
(60.00' R.O.W.)

EXISTING LINE OF ASPHALT DRIVEWAY

DRIVEWAY

EXISTING WOOD FRAME DWELLING

PROPOSED FRONT YARD SETBACK

50'-0"

39.58'

42.37'

42.88' TO PROPOSED ADDITION

244.31'

110.0'

87.78'

167.00'

S 51° 32' 20" E

51.21' PROP. FRONTAGE

50.31' EXIST. FRONTAGE

SE BACK LINE

50.00'

N 42° 50' 40" E

306.99'

N 48° 54' 30" E

186.87'

12'-0"

69.00'

PROPOSED ADDITION

69.02'

EXISTING GARAGE

56.06'

30% OVERALL DEPTH OF PROPERTY LINE

23.01'

S 40° 37' 00" W

12'-0"

82.51'

N 48° 54' 30" E

73.30'

30% OVERALL DEPTH OF LOT

156.44'

S 33° 40' 00" N

95.83' TO PROPOSED ADDITION

96.42' TO CORNER OF EXISTING GARAGE

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11X17 FORMAT THIS DRAWING IS
HALF SIZE
AS TO WHAT IS NOTED

$\triangle -$

A-002.0

UPPER MOUNTAIN AVE
(60.00' R.O.W.)

ALPINE STREET

(60.00' R.O.W.)

NORTH MOUNTAIN AVE
(60.00' R.O.W.)

VAN VLECK STREET

(60.00' R.O.W.)

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PRELIMINARY
NOT FOR CONSTRUCTION

11X17 FORMAT THIS DRAWING IS
HALF SIZE
AS TO WHAT IS NOTED

REVISED:

△ -

DATE:
MAY 25, 2007

PROJECT:

77 UPPER MOUNTAIN AVE
MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

SITE WORK

DRAWING NUMBER:

A-003.0

ZONING INFORMATION

ADDRESS: 77 UPPER MOUNTAIN
MONTCLAIR, NEW JERSEY

LOT: 1
BLOCK: 1502
ZONING: R-O MOUNTAINSIDE ZONE

ADDRESS: 77 UPPER MOUNTAIN
MONTCLAIR, NEW JERSEY

LOT# 1
BLOCK 1502
ZONING R-O MOUNTAINSIDE ZONE

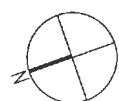
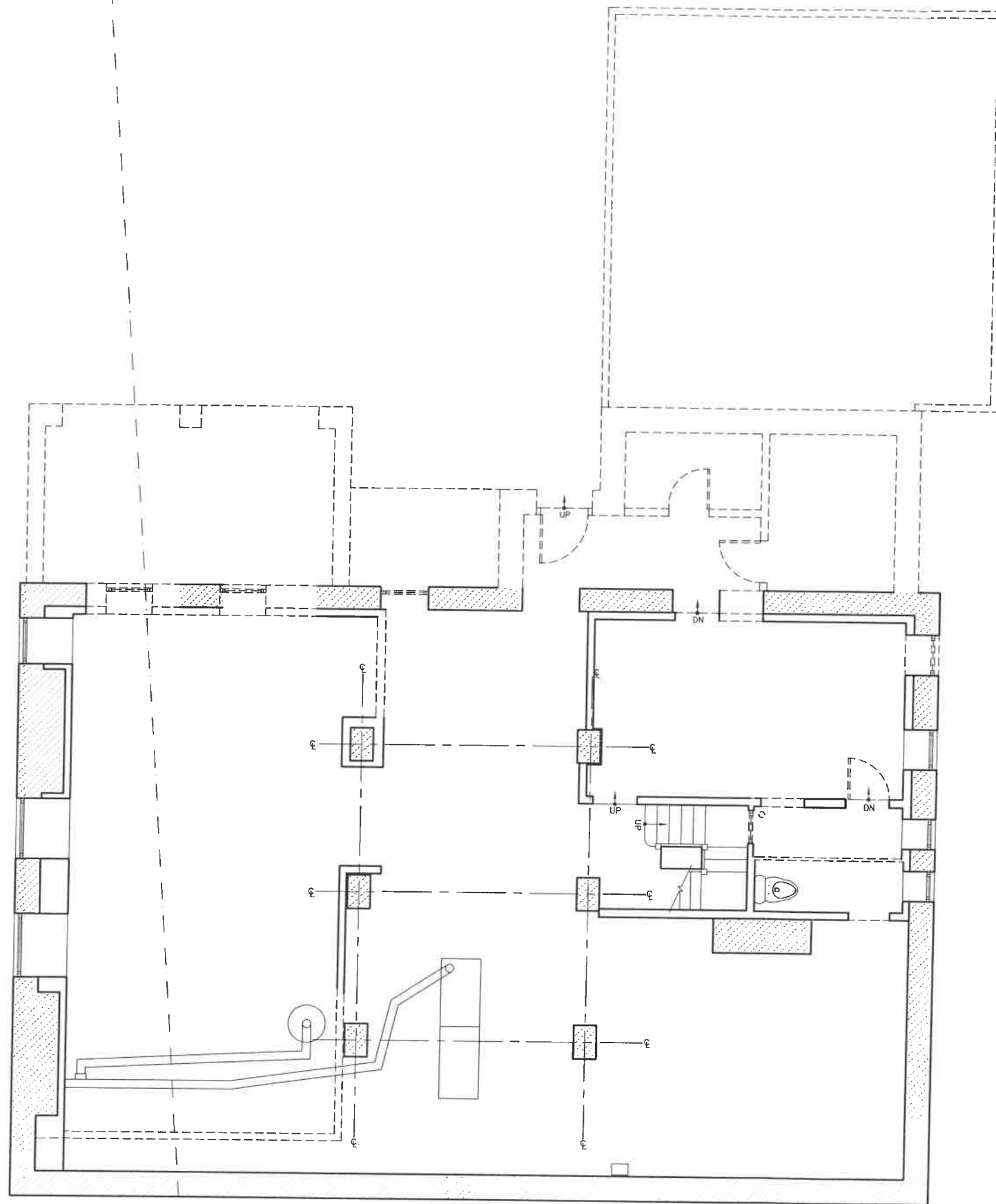
	REQUIRED MIN/MAX	EXISTING	PROPOSED
FRONT YARD SETBACK	50' MIN. 50' MIN. AVERAGE OF 4 HOUSES	87.78' 39.58' N.A.	NO CHANGE 42.88' VARIANCE REQUIRED N.A.
FRONTAGE	65 % MAX.	36.1%	36.7%
SIDE YARD SETBACK	12' MIN.	69.02'	69.00'
REAR YARD SETBACK	30 MIN.	96.42'	95.83'
REAR YARD	30% MIN LOT	39.22%	39.47%
HEIGHT	35' MAX. 2 1/2 STORIES MAX	37' 2 1/2 STORIES	NO CHANGE 2 STORIES
LOT COVERAGE	20% MAX.	$\frac{3,205}{42,666} = 7.5\%$	$\frac{3,873}{42,666} = 9\%$



1 SITE WORK & PROPOSED LAYOUT

SCALE: 1/16"=1'-0"

SETBACK LINE



1

BASEMENT DEMOLITION PLAN

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

ARCHITECT

JOHN REIMNITZ ARCHITECT P.C.
30 WEST 26TH ST.
NY, NY 10010

PHONE: 212-463-9272
FAX: 212-633-9432

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DATE:

MAY 25, 2007

PROJECT:

77 UPPER MOUNTAIN AVE
MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

DEMOLITION-
BASEMENT PLAN

DRAWING NUMBER:

A-100.0

ARCHITECT

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77 UPPER MOUNTAIN AVE
MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

DEMOLITION-FIRST
FLOOR PLAN

DRAWING NUMBER:

A-101.0

SETBACK LINE

EXISTING GARAGE TO BE
REMOVED

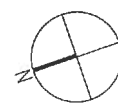
EXISTING SUNROOM TO
BE REMOVED

EXISTING 1ST FLOOR
SPACE TO BE REMOVE

REMOVE EXISTING BEARING
WALL SHARE AS NECESSARY

UP

DN



1 FIRST FLOOR DEMOLITION PLAN

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

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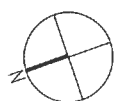
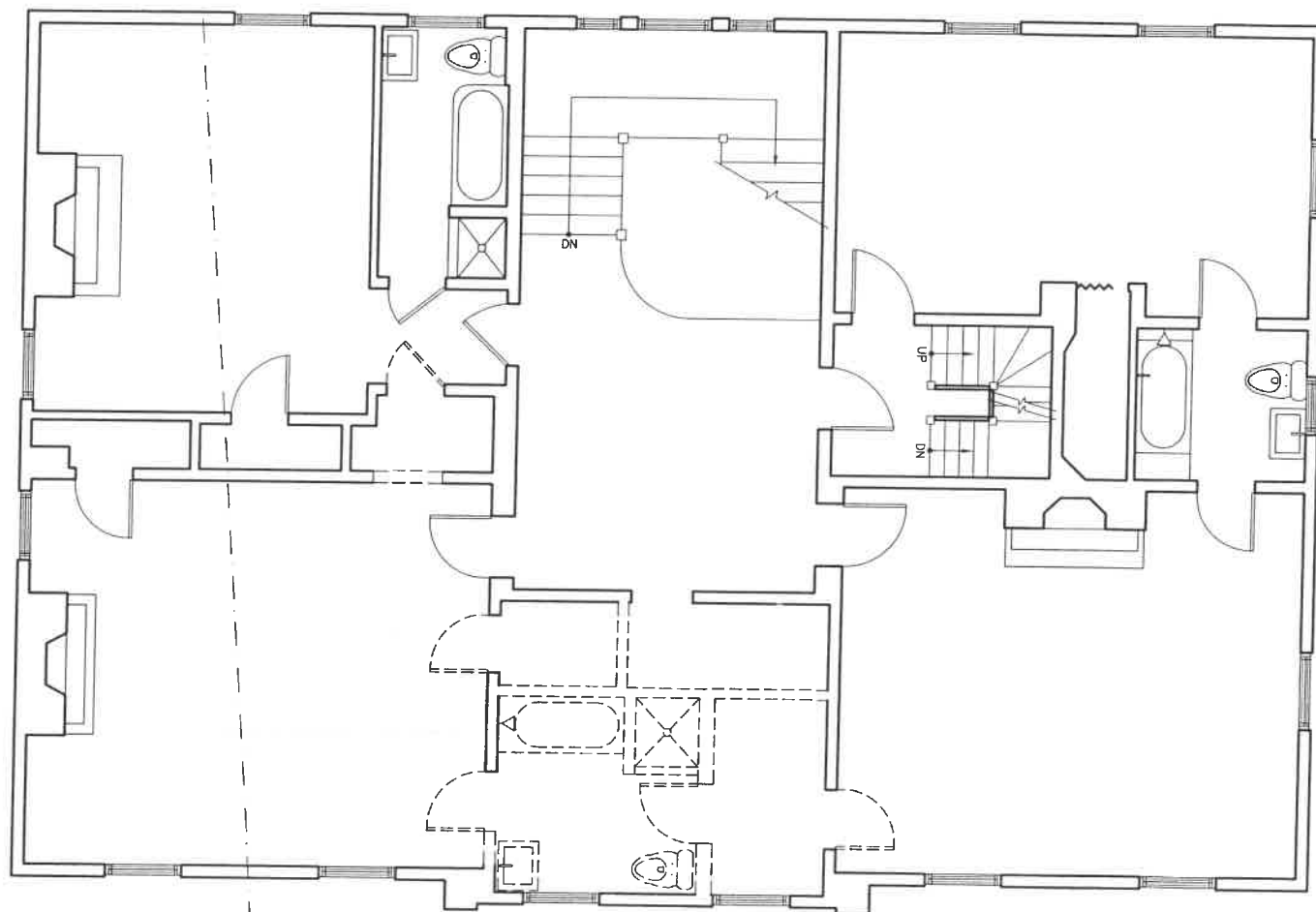
0706

DRAWING TITLE:

SECOND FLOOR
DEMOLITION PLAN
DRAWING NUMBER:

A-102.0

SETBACK LINE



1 SECOND FLOOR DEMOLITION PLAN

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

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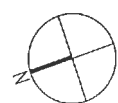
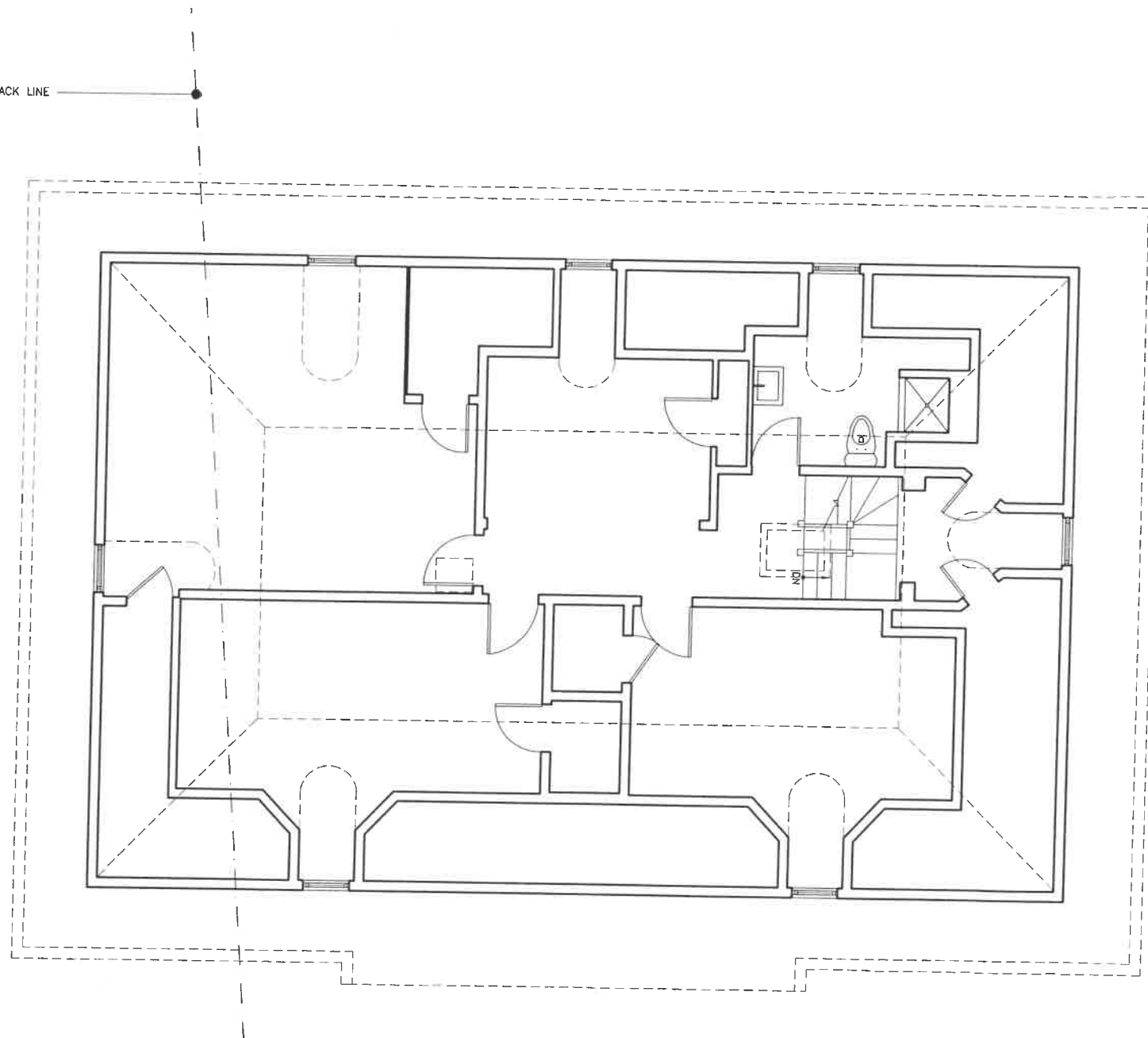
0706

DRAWING TITLE:

THIRD FLOOR
DEMOLITION PLAN
DRAWING NUMBER:

A-103.0

SETBACK LINE



1 THIRD FLOOR PLAN

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

SETBACK LINE

OUTLINE OF
EXISTING HOUSE

ARCHITECT

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MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

BASEMENT PLAN

DRAWING NUMBER:

A-200.0

RM #002
MEDIA ROOM
FLR:

RM #001
BILLIARDS ROOM
FLR:

RM #003
GARAGE
FLR:

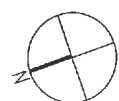
RM #004
MUDROOM
FLR:

RM #005
LAUNDRY
FLR:

RM #006
POWDER ROOM
FLR:

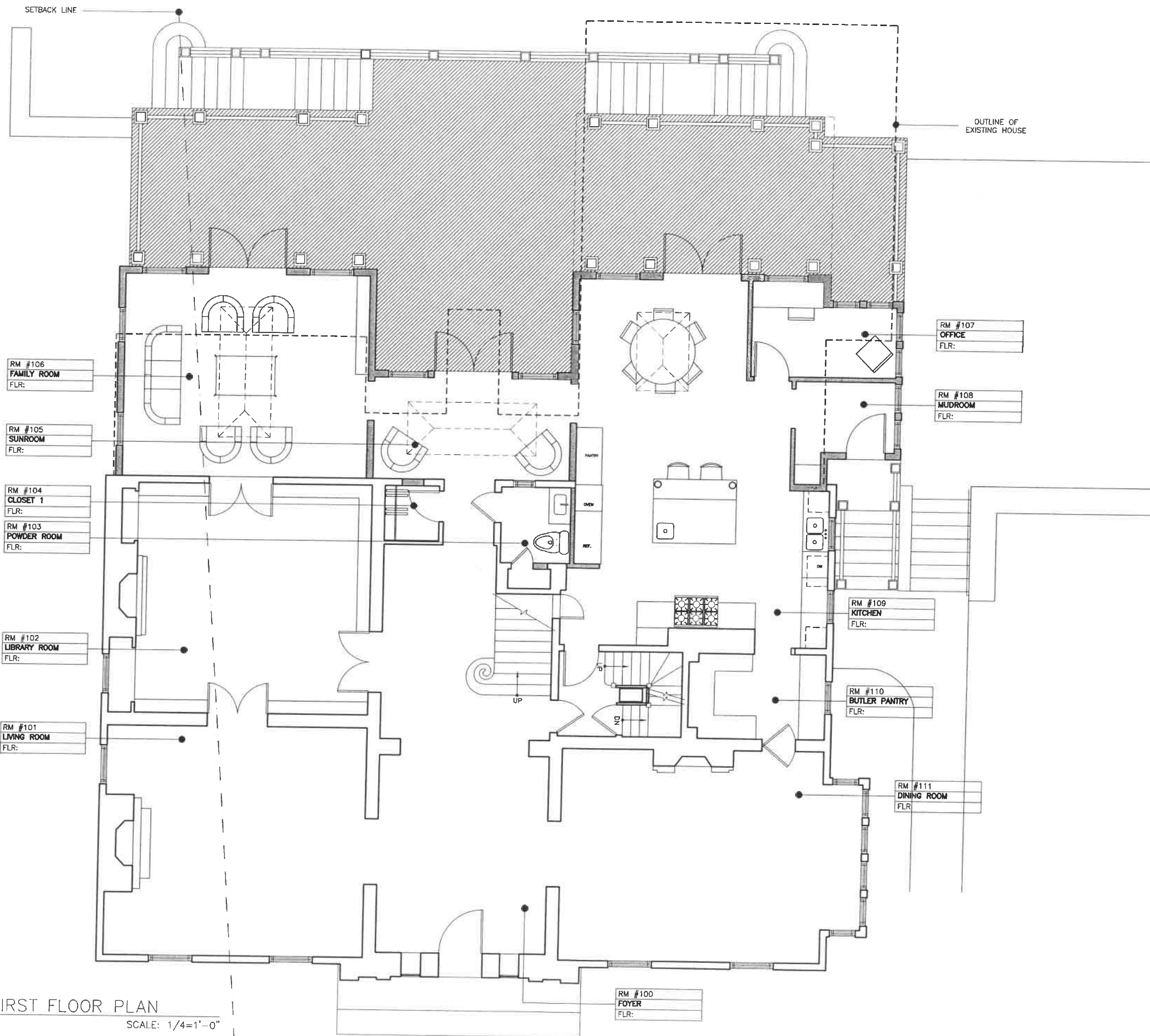
RM #008
MECHANICAL ROOM
FLR:

RM #007
STORAGE
FLR:



1 PROPOSED BASEMENT PLAN

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



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

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PROJECT NO.:

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DRAWING TITLE:

FIRST FLOOR PLAN

DRAWING NUMBER:

A-201.0

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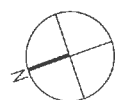
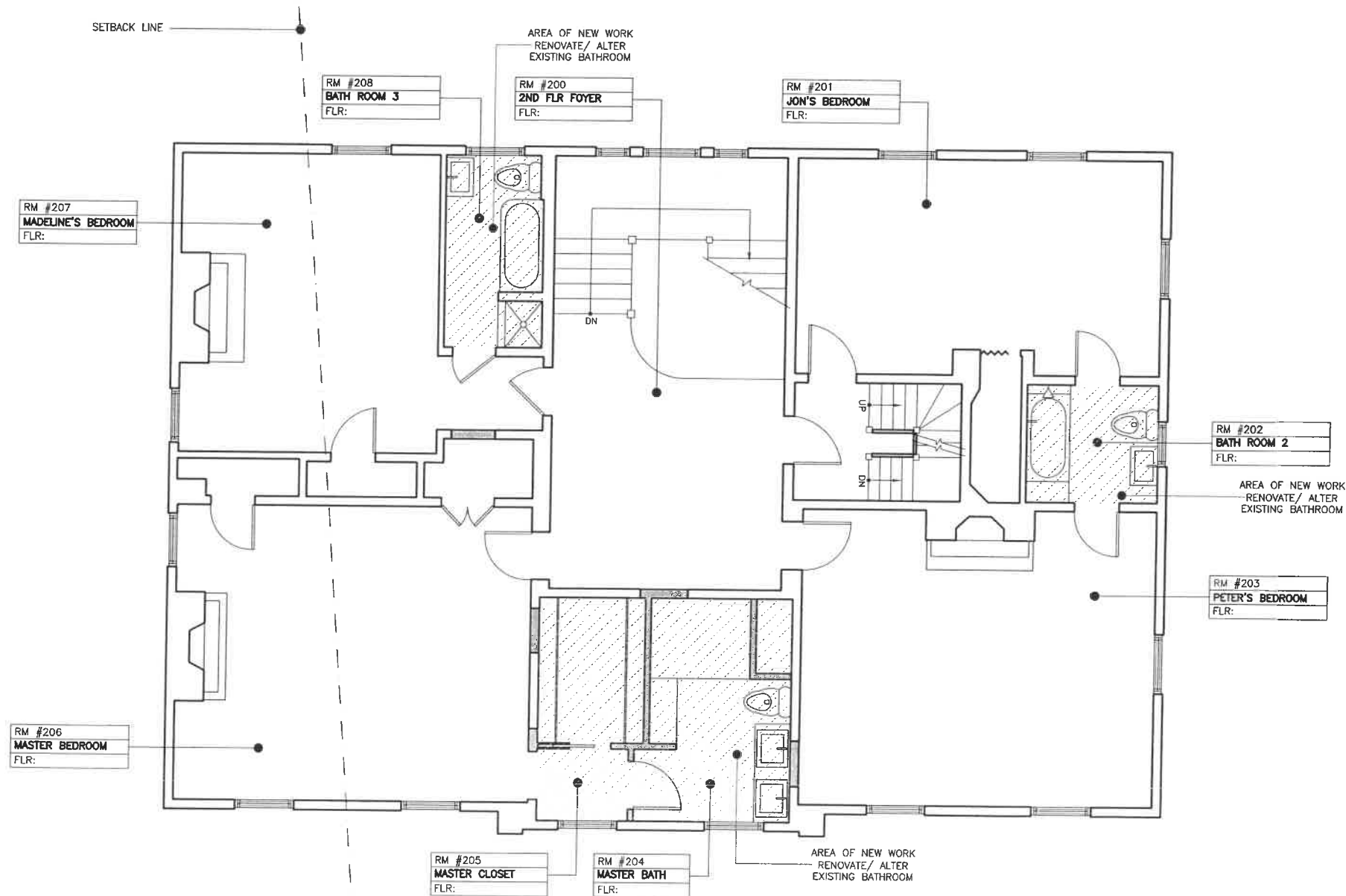
0706

DRAWING TITLE:

SECOND FLOOR

DRAWING NUMBER:

A-202.0



1 PROPOSED SECOND FLOOR PLAN

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

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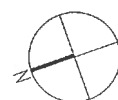
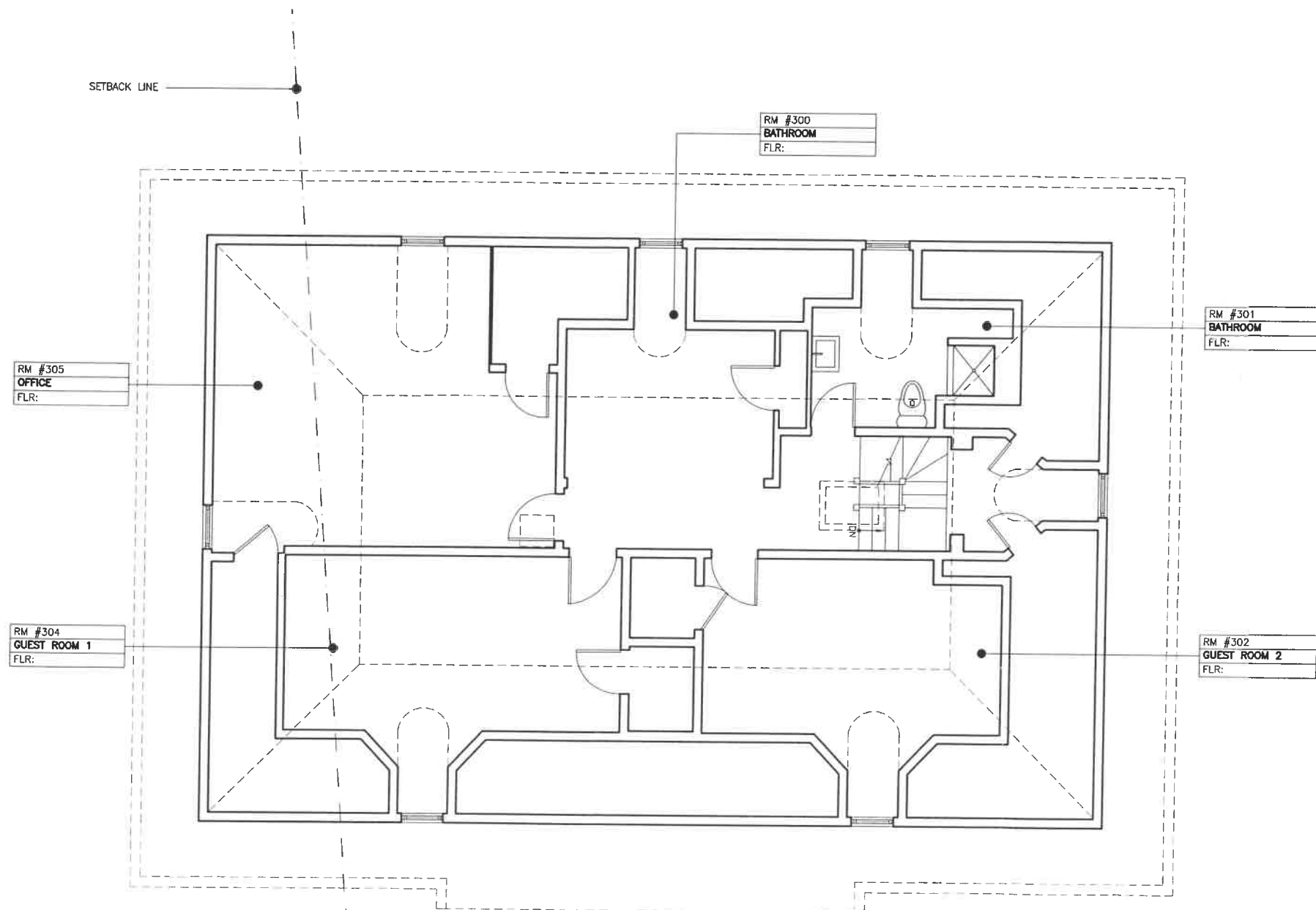
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DRAWING TITLE:

THIRD FLOOR PLAN

DRAWING NUMBER:

A-203.0



1 PROPOSED THIRD FLOOR PLAN

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

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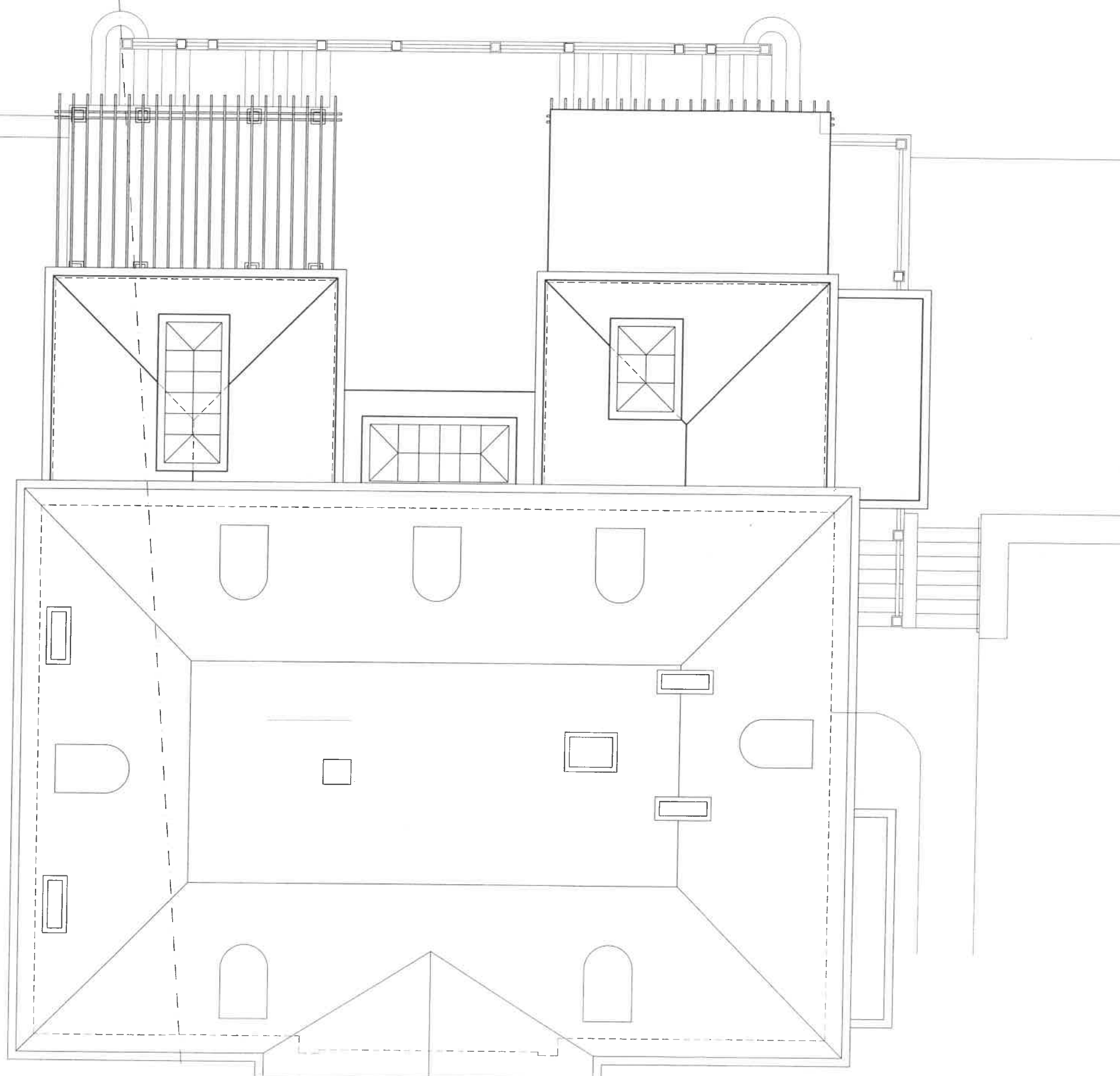
DRAWING TITLE:

ROOF PLAN

DRAWING NUMBER:

A-204.0

SETBACK LINE



1 PROPOSED ROOF PLAN

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

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PROJECT:

77 UPPER MOUNTAIN AVE
MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

WEST ELEVATION

DRAWING NUMBER:

A-400.0



1 WEST ELEVATION

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

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MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

NORTH ELEVATION

DRAWING NUMBER:

A-401 0



1 NORTH ELEVATION

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

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PROJECT:

77 UPPER MOUNTAIN AVE
MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

EAST ELEVATION

DRAWING NUMBER:

A-402.0



1 EAST ELEVATION

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

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MONTCLAIR, NJ 07042

PROJECT NO.:

0706

DRAWING TITLE:

SOUTH ELEVATION

DRAWING NUMBER:

A-403.0



1 SOUTH ELEVATION

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