

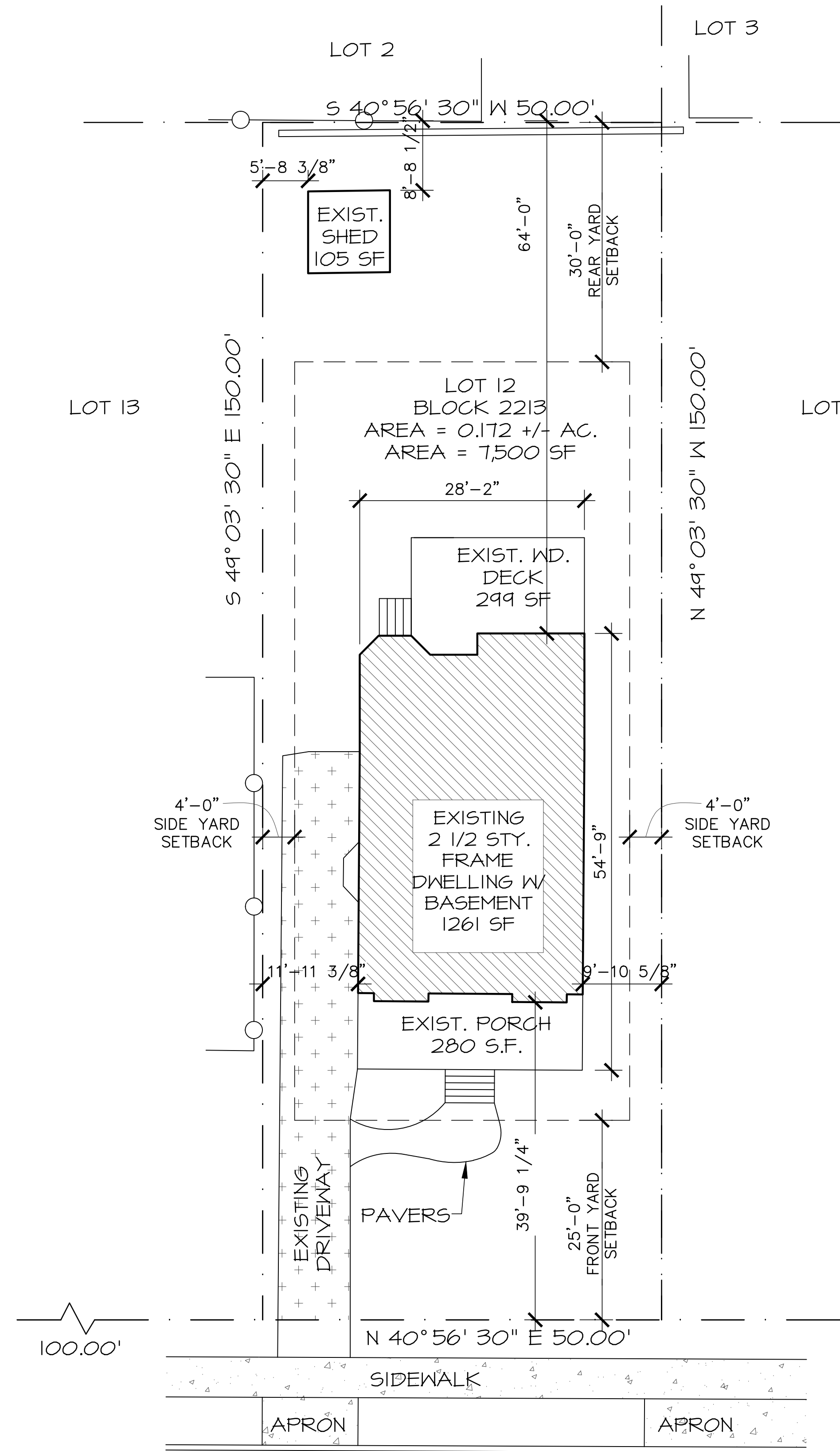
PROPOSED INTERIOR RENOVATION FOR

DRURY RESIDENCE

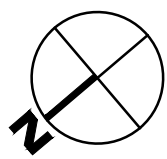
410 SUMMIT AVE.
SOUTH ORANGE VILLAGE, NJ 07079

SEILER+
DRURY
ARCHITECTURE

420 DEKALB STREET, NORRISTOWN PA 19401
Tel 610.272.4809 www.sdarfc.com



1 SITE PLAN
CS1.0 SCALE: 3/32"=1'-0"



ZONING COMPLIANCE SCHEDULE

ZONING DISTRICT: RESIDENCE A-50 (SINGLE FAMILY DETACHED DWELLING) LOT: 12 BLOCK: 2213				
DISTRICT LOT, YARD AND BULK ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA SQUARE FEET	5,000	7,500	7,500	YES
INTERIOR (FEET)	40	50	50	YES
CORNER (FEET)	40	N/A	N/A	-
FRONT YARD (FEET)	25'	39'-9 1/4"	39'-9 1/4"	YES
EACH SIDE YARD (FEET)	4'	9'-10 3/8" (SM.)	9'-10 3/8" (SM.)	YES
REAR YARD (FEET)	30' (20% DEPTH)	64'-0"	64'-0"	YES
MAXIMUM LOT COVERAGE (%)	40%	36.62%	36.62%	YES
* * MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 OR (2 + 50%)	2 + 65.4%	NO
MAXIMUM BUILDING HEIGHT	35'	35'	35'	YES
MAXIMUM FLOOR AREA RATIO	-	-	-	-
MAXIMUM DWELLING UNITS	-	-	-	-

* * VARIANCE REQUESTED TO INCREASE ALLOWABLE BUILDING HEIGHT TO EXCEED 2 1/2 STORIES AS DEFINED IN CHAPTER 92 SECTION 19B / SCHEDULE 2

WORK SCOPE DESCRIPTION

APPLICABLE BUILDING CODE: 2015 INT. RESIDENTIAL (NJ EDITION)
PROJECT TYPE: RESIDENTIAL RENOVATION
USE TYPE: RESIDENTIAL R-3
PROPOSED WORK SCOPE:
WORK TYPE: ALTERATION
WORK AREA: 600 SQ. FT.
LOCATION: 1/2 STORY ABOVE FLOOR 2

ABBREVIATIONS

AFF - ABOVE FINISHED FLOOR
ALUM. - ALUMINUM
APC - ACOUSTICAL PANEL CEILING
APPROX. - APPROXIMATELY
CMU - CONCRETE MASONRY UNIT
COORD. - COORDINATE
CT - CERAMIC TILE
DWG - DRAWING
ELEV. - ELEVATION
E-DWGS - ELECTRICAL DRAWINGS
EQ. - EQUAL
EQUIP. - EQUIPMENT
EXT. - EXTERIOR
EX - EXISTING
EXIST. - EXISTING
FLR. - FLOOR
FRP - FIBER RESIN PANELS
GWB - GYPSUM WALL BOARD
HDR - HEADER
HM - HOLLOW METAL
HT. - HEIGHT
HGT. - HEIGHT
INT. - INTERIOR
MAX. - MAXIMUM
MDF - MEDIUM DENSITY FIBERBOARD
M-DWGS - MECHANICAL DRAWINGS
MFG. - MANUFACTURER
MIN. - MINIMUM
MISC. - MISCELLANEOUS
MRG - MOISTURE RESISTANT GWB
MTL - METAL
N.I.C. - NOT IN CONTRACT
N.T.S. - NOT TO SCALE
O.C. - ON CENTER
PTD - PAINTED
P-DWG - PLUMBING DRAWINGS
P-LAM - PLASTIC LAMINATE
PLYWD - PLYWOOD
REFRIG. - REFRIGERATOR
RB - RUBBER BASE
RM. - ROOM
SCHED. - SCHEDULE
S.S. - STAINLESS STEEL-THICK
TYP. - TYPICAL
T&G - TONGUE AND GROOVE
U.C. - UNDER COUNTER
VCT - VINYL COMPOSITION TILE
WD - WOOD
W/ - WITH

LOCATION MAP



PARTIES TO THE CONTRACT

OWNER/ APPLICANT: JEFF AND NICOLE DRURY
410 SUMMIT AVE.
SOUTH ORANGE VILLAGE, NY 07079
TEL: 917 282 1643

ARCHITECT: SEILER+DRURY ARCHITECTURE
420 DEKALB STREET
NORRISTOWN, PA 19401
TEL: (610) 272-4809
FAX: (610) 272-4148

GENERAL NOTES

GENERAL NOTES

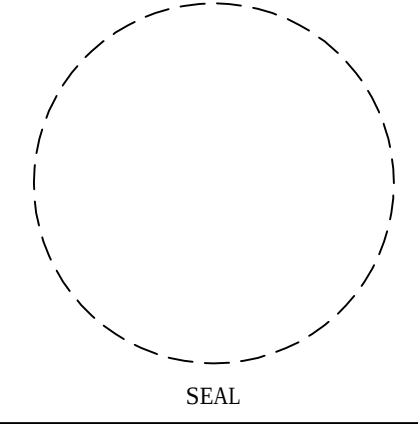
1. THE CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES SO AS TO FULLY UNDERSTAND ALL OF THE EXISTING CONDITIONS PERTAINING TO THEIR WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES AND SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS NECESSARY FOR THE WORK, AND SHALL PAY ALL COST OF FEES FOR THE SAME.
3. ALL WORK SHALL BE COMPLETED DURING NORMAL WORKING HOURS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL KEEP THE BUILDING, AT ALL TIMES, FREE FROM RUBBISH AND DIRT WHICH MAY BE CAUSED BY PERSONS EMPLOYED EITHER BY THEMSELVES OR THE SUBCONTRACTORS. NO RUBBISH OR MATERIALS SHALL BE ALLOWED TO ACCUMULATE IN THE BUILDING, ON THE PROPERTY, OR ON THE STREET OR SIDEWALK.
5. ACCESS TO THE BUILDING SHALL BE MAINTAINED AT ALL TIMES. VEHICLES SHALL BE PERMITTED NEXT TO THE BUILDING ONLY DURING IMMEDIATE LOADING AND UNLOADING PROCESSES.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE EMPLOYEES ON THE WORK SITE AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, OR MUNICIPAL SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY ON OR ABOUT THE PROPERTY. G.C. SHALL PROVIDE PROPER LIGHTING AND VENTILATION DURING THE COURSE OF CONSTRUCTION.
7. UPON COMPLETION OF THE INSTALLATION, ALL SYSTEMS AND ALL FEATURES SHALL BE TESTED AND DEMONSTRATED IN THE PRESENCE OF AN OWNER.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS. DEVIATION FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPROVED PLANS. CHANGES TO APPROVED PLANS MUST BE DOCUMENTED, AND PROVIDED TO THE CODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
10. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. G.C. PROVIDE A COPY OF ALL MANUFACTURER'S DATA, APPROVALS, AND INSTRUCTIONS TO THE BUILDING OWNER UPON PROJECT COMPLETION.
11. THE DATE OF FINAL ACCEPTANCE SHALL BE THAT DATE UPON WHICH ALL PUNCH LIST ITEMS FOR THE ENTIRE PROJECT ARE PROVED COMPLETE

GENERAL DEMOLITION NOTES

1. EXCEPT THOSE ITEMS IDENTIFIED FOR SALVAGE OR STORAGE BY THE OWNER, ALL OTHER REMOVED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED PROMPTLY FROM THE PREMISES.
 2. PROVIDE TEMPORARY DUST PROOF PROTECTION AS INDICATED AND/OR DESCRIBED. VERIFY EXACT LOCATIONS AND HEIGHTS IN THE FIELD.
 3. CONTRACTOR TO PATCH, REPAIR AND PREPARE FOR NEW CONSTRUCTION AND/OR FINISH OF EXISTING SURFACES/EQUIPMENT TO REMAIN ADJACENT TO THOSE INDICATED OR REQUIRED FOR DEMOLITION.
- SYSTEM SUB-CONTRACTOR COORDINATION
1. IT IS THE RESPONSIBILITY OF THE SUB CONTRACTORS TO ARRANGE FOR OR PROVIDED UNINTELED OPENINGS, CUTTING, AND PATCHING IN CONJUNCTION WITH THEIR WORK.
 2. ALL CUTTING AND PATCHING IS TO BE PERFORMED BY SKILLED WORKERS.

INDEX OF DRAWINGS

CS1.0 COVER SHEET / SITE PLAN
AD1.0 DEMOLITION PLANS
A1.0 PROPOSED PLANS
A1.1 PROPOSED PLANS
A3.0 EXTERIOR ELEVATIONS



PROJECT NAME:
DRURY RESIDENCE
LOT NO. 12
BLOCK NO. 2213

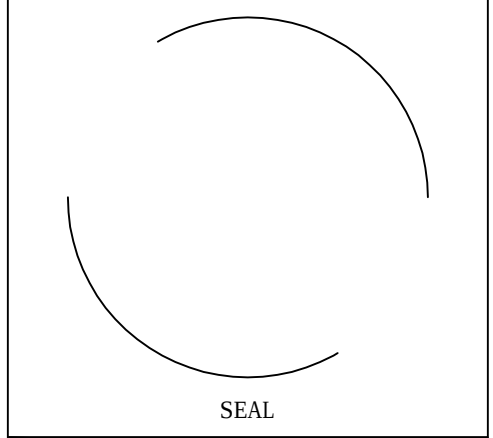
410 SUMMIT AVE.
SOUTH ORANGE VILLAGE, NJ 07079

PROJECT 1603	
ISSUED FOR	DATE
1 PRICING REVIEW	12-02-16
2 BUILDING PERMIT	3-17-17
3 ZONING SUBMISSION	4-13-17

COVER SHEET

SHEET NO.

CS1.0



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DEMOLITION PLANS

GENERAL DEMOLITION NOTES

WHEN REMOVING EXISTING WINDOWS, DOORS, INTERIOR & EXTERIOR WOOD TRIM, EXTERIOR WOOD SIDING, AND RADIATORS, CONTRACTOR IS TO SALVAGE FOR OWNER ALL ITEMS WHICH ARE OF GOOD CONDITION AND SECTIONS OF WOODWORK FOR REUSE AS PART OF THIS WORK OR OTHER OWNER PURPOSES. SEE DEMOLITION KEY NOTES & DEMOLITION PLANS FOR SPECIFIC NOTES ON SALVAGED ITEMS.

DEMOLITION KEY NOTES

1. REMOVE EXISTING PLASTER & LATH TO STUDS, AND ANY INSULATION IN EXISTING EXTERIOR WALLS

2. REMOVE EXISTING PLUMBING FIXTURES AND ROUGH PLUMBING AS WARRANTED BY THE WORK

3. REMOVE EXISTING WINDOW SASH, FRAME & OPERATING HARDWARE. SALVAGE WOOD TRIM

4. REMOVE PLASTER CEILING AS NECESSARY TO ALLOW FOR NEW WORK

5. SALVAGE EXISTING WOOD DOOR & TRIM

6. REMOVE EXISTING PARTITIONS

7. REMOVE SECTION OF ROOF FRAMING, SHEATHING, AND SHINGLES AT LOCATION OF NEW ROOF DORMER. LOCATION AT FIRST ROOF RAFTER IN FROM EXTERIOR WALL (EA. SIDE).

8. REMOVE ALL FINISHED FLOORING DOWN TO FLOOR JOISTS. SALVAGE FLOORING PORTION FOR POTENTIAL REUSE.

9. REMOVE EXISTING RADIATOR/ ASSOCIATED PIPING

10. REMOVE PLASTER CEILINGS & WALLS THROUGHOUT
11. REMOVE WOOD WALL PANELING & PLASTER

12. REMOVE EXISTING ELECTRIC FIXTURES, DEVICES, RECEPTACLES AND WIRING AFFECTED BY RENOVATION WORK. SALVAGE HARD WIRED SMOKE DETECTORS IF POSSIBLE FOR REINSTALL.

13. PROVIDE DEMO OPENINGS AS WARRANTED BY NEW HVAC WORK

14. PROVIDE DEMO IN EXISTING WALL AS WARRANTED BY NEW PLUMBING WORK

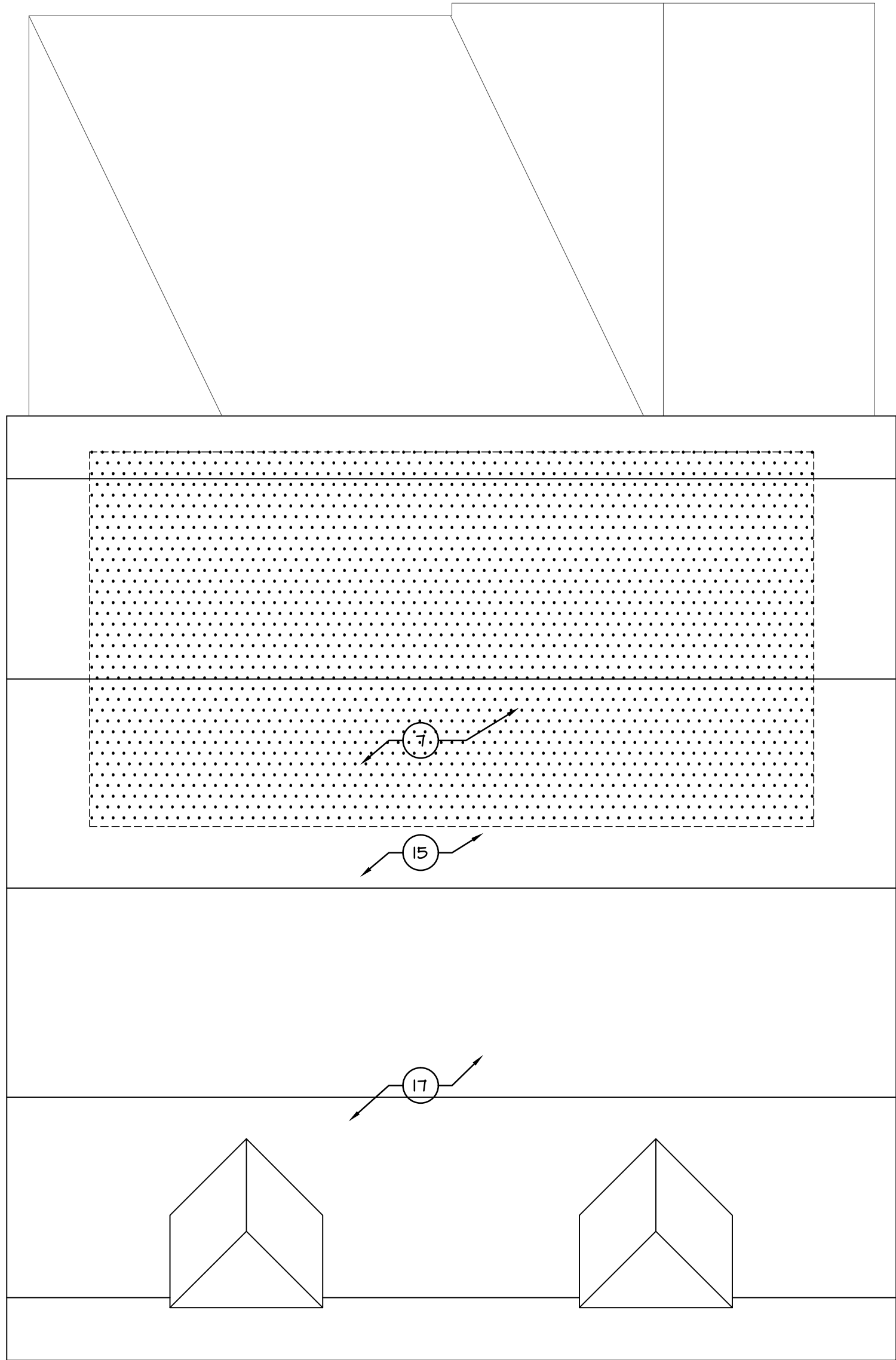
15. REMOVE ALL ROOF SHINGLES AND UNDERLAYMENT DOWN TO ROOF SHEATHING

16. REMOVE CHIMNEY @ THIS FLOOR ONLY

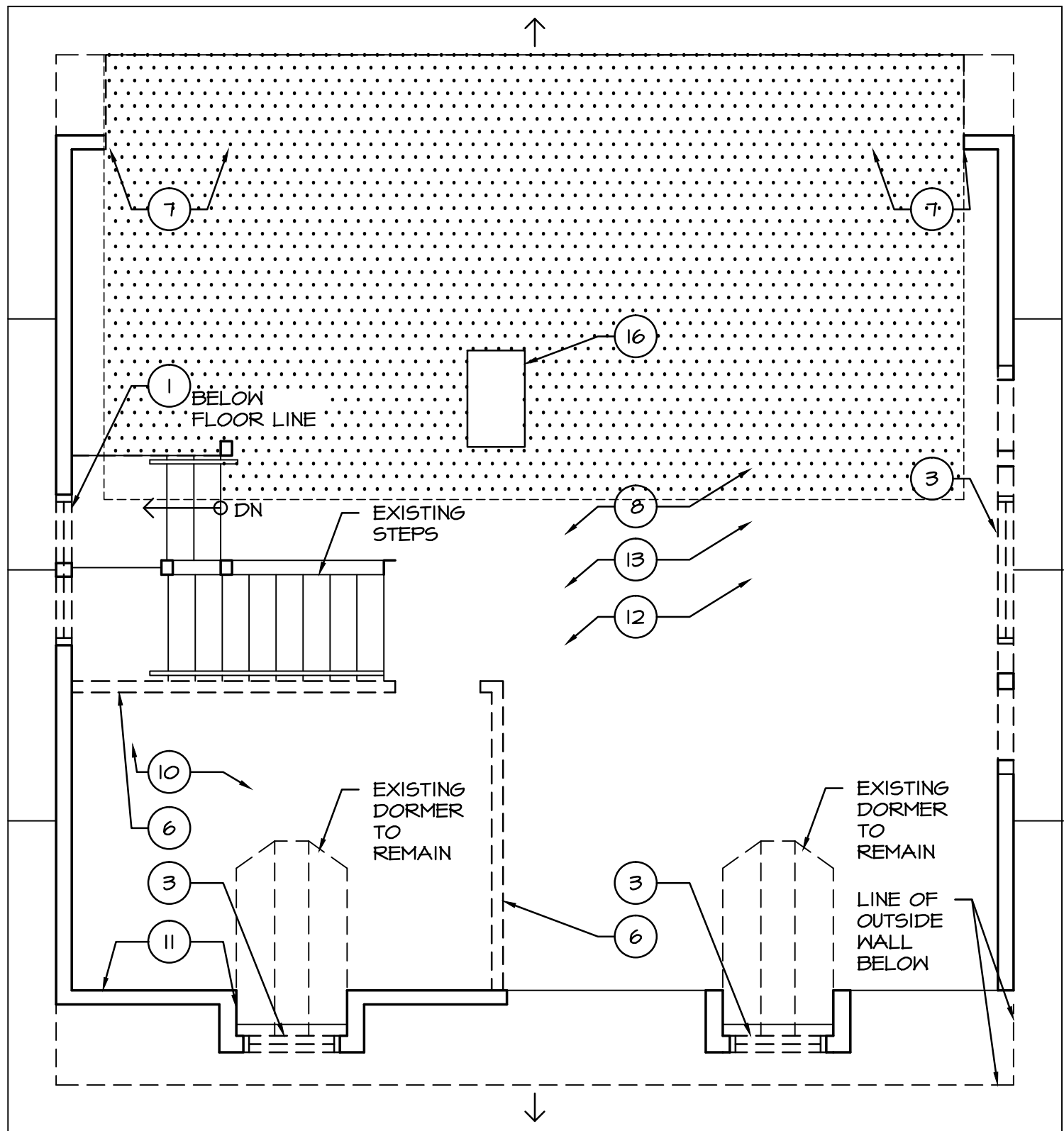
17. EXISTING ROOFING/ SHINGLES TO REMAIN (FRONT ROOF)

- SYMBOLS LEGEND
- =====

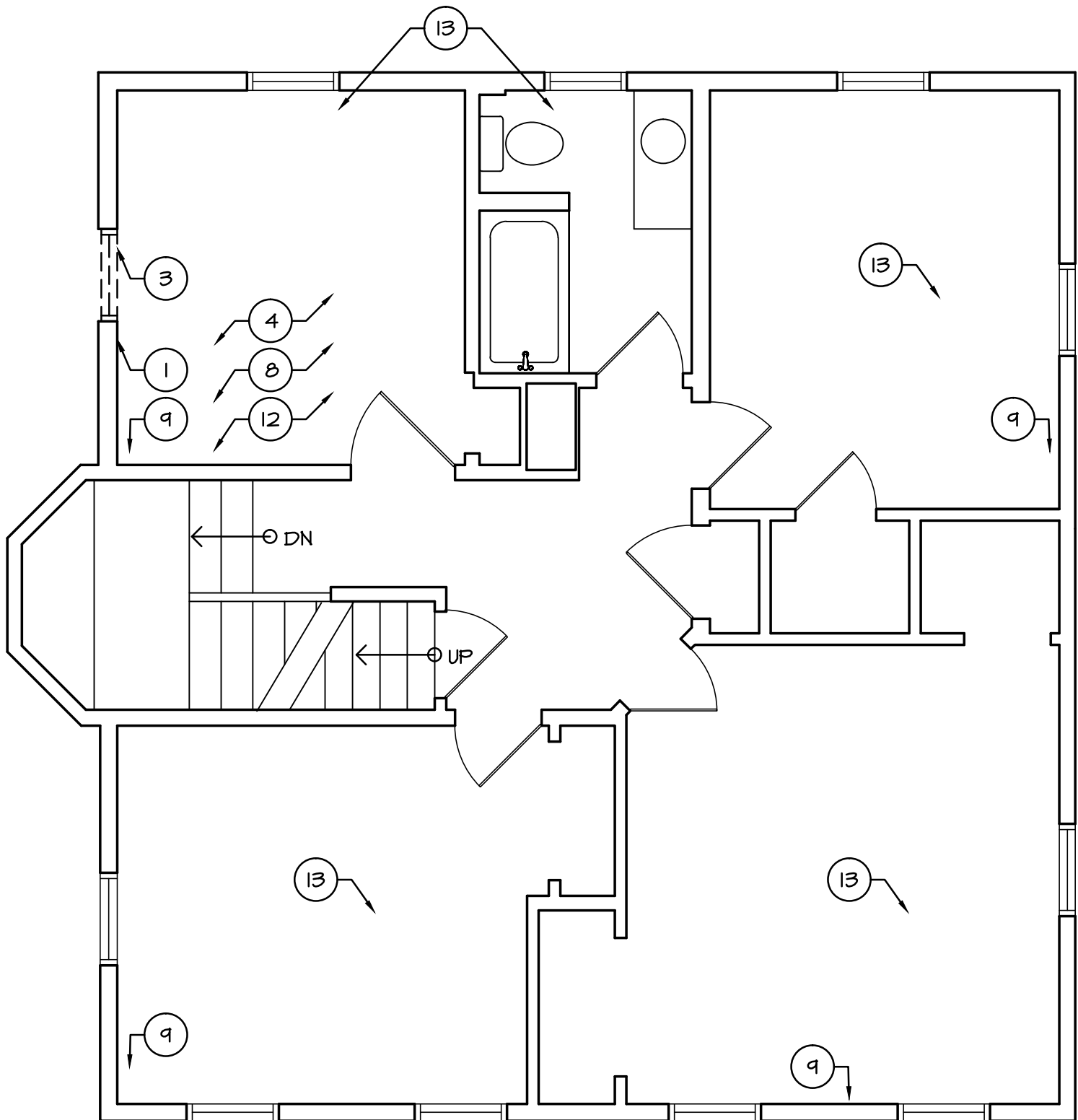
EXISTING WALL OR PARTITION TO REMAIN
- EXISTING WALL OR PARTITION TO BE REMOVED
- EXISTING DOOR & FRAME TO BE CAREFULLY REMOVED, SAVE DOOR FOR OWNER
- REMOVE EXISTING ROOFING AND FRAMING FOR NEW DORMER LOCATION



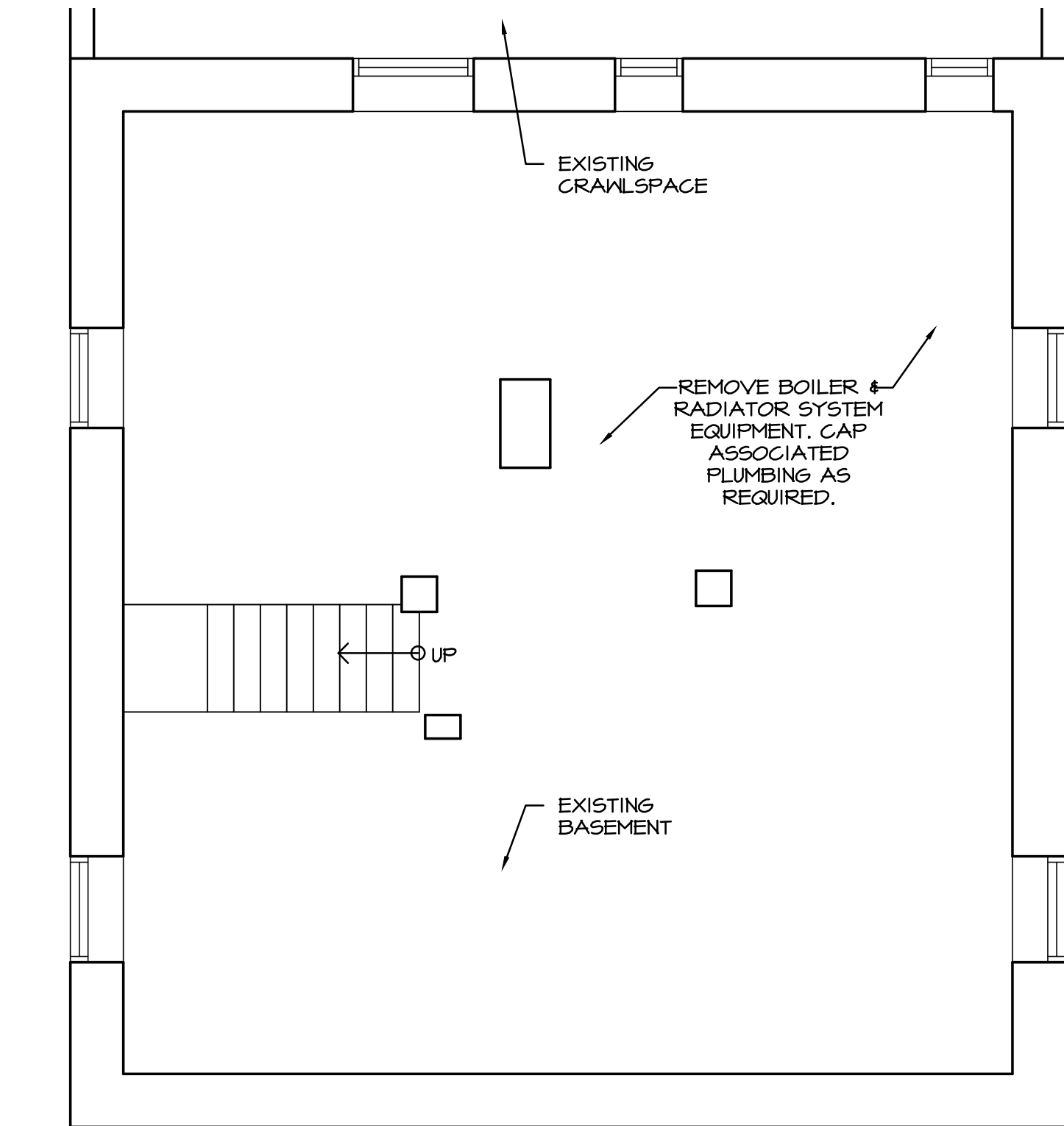
5 ROOF DEMO PLAN
AD1.0 SCALE: 1/4"=1'-0"



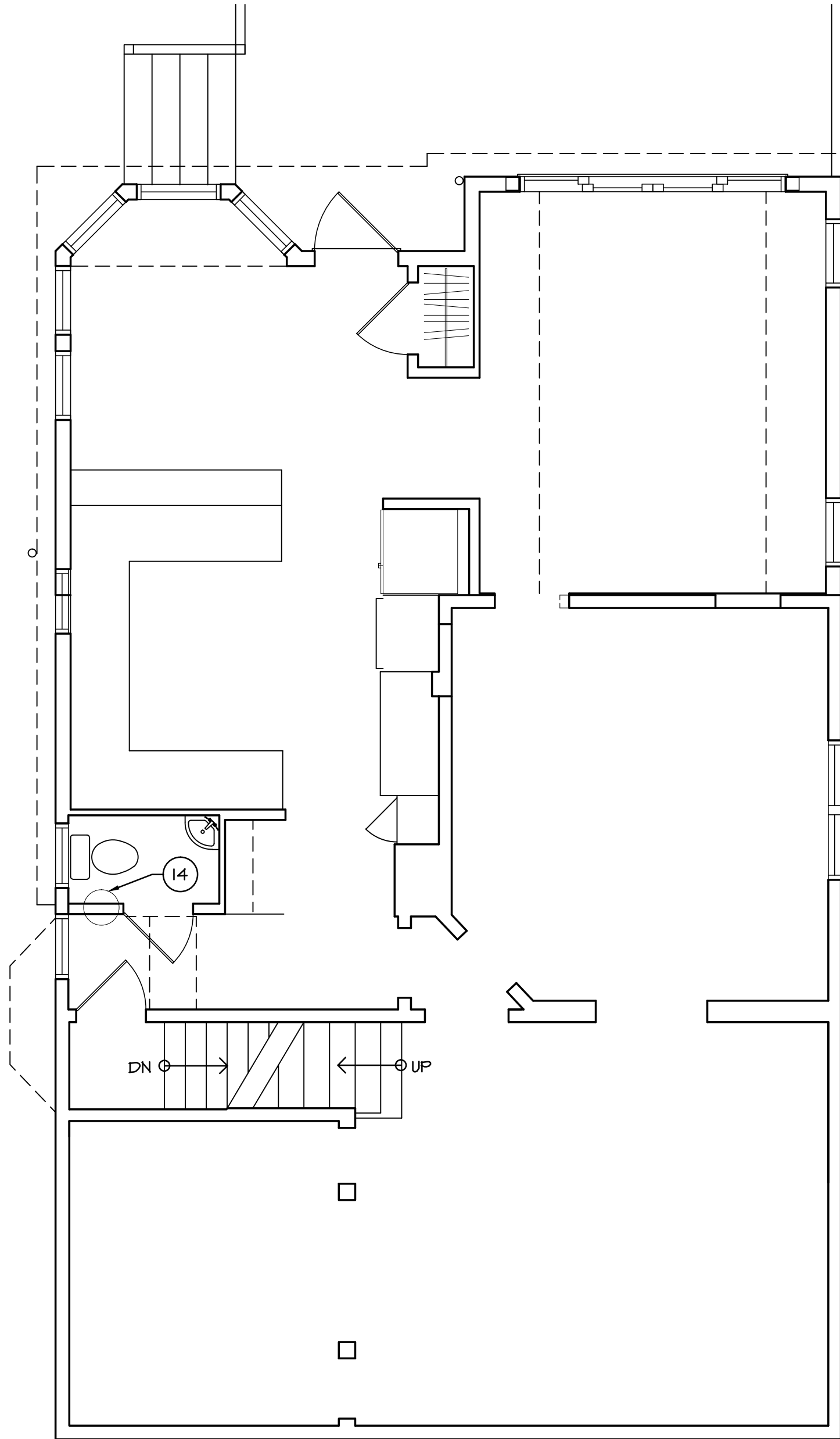
4 THIRD FLOOR DEMO PLAN
AD1.0 SCALE: 1/4"=1'-0"



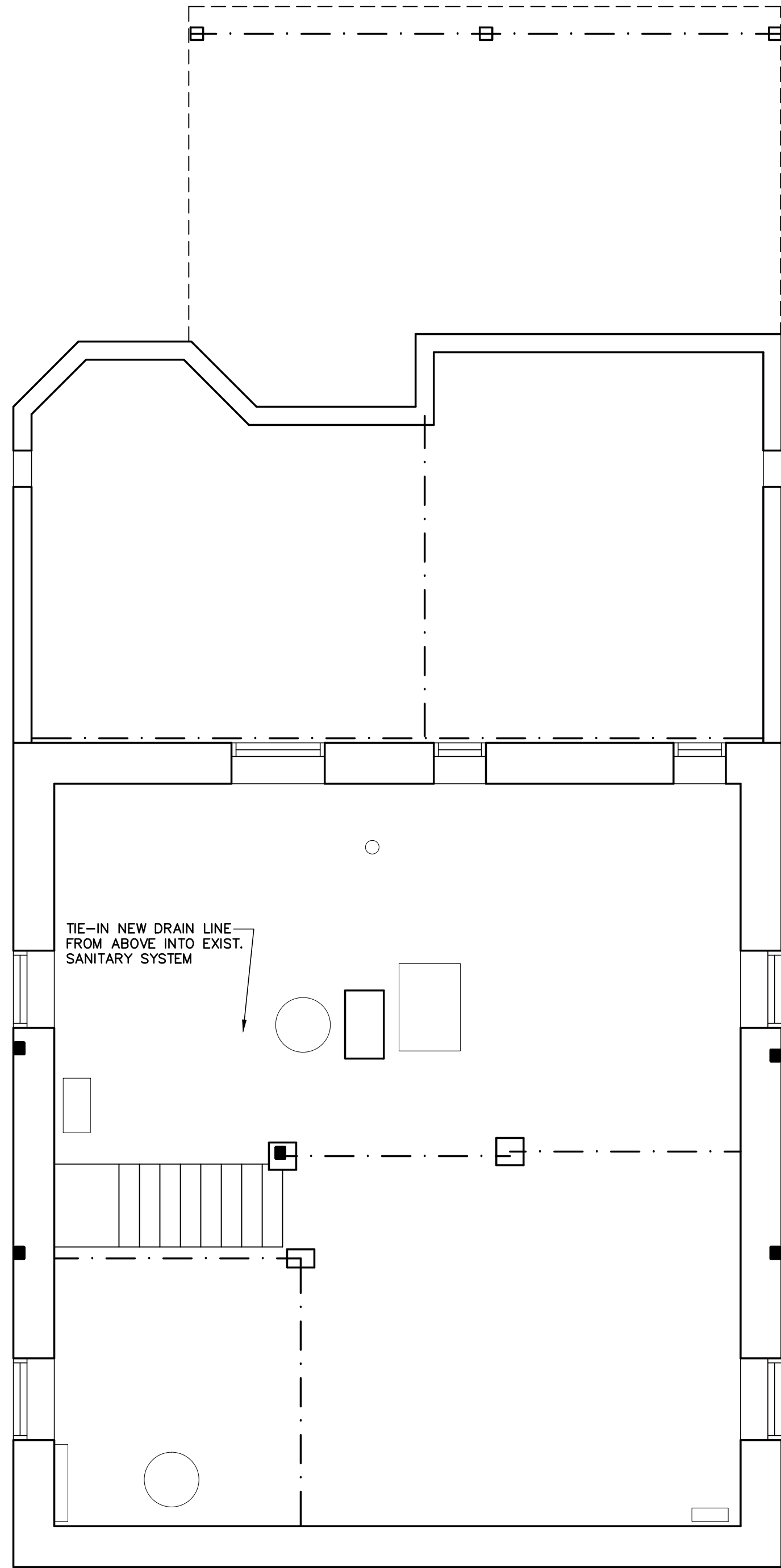
3 SECOND FLOOR DEMO PLAN
AD1.0 SCALE: 1/4"=1'-0"



1 BASEMENT DEMO PLAN
AD1.0 SCALE: 1/4"=1'-0"



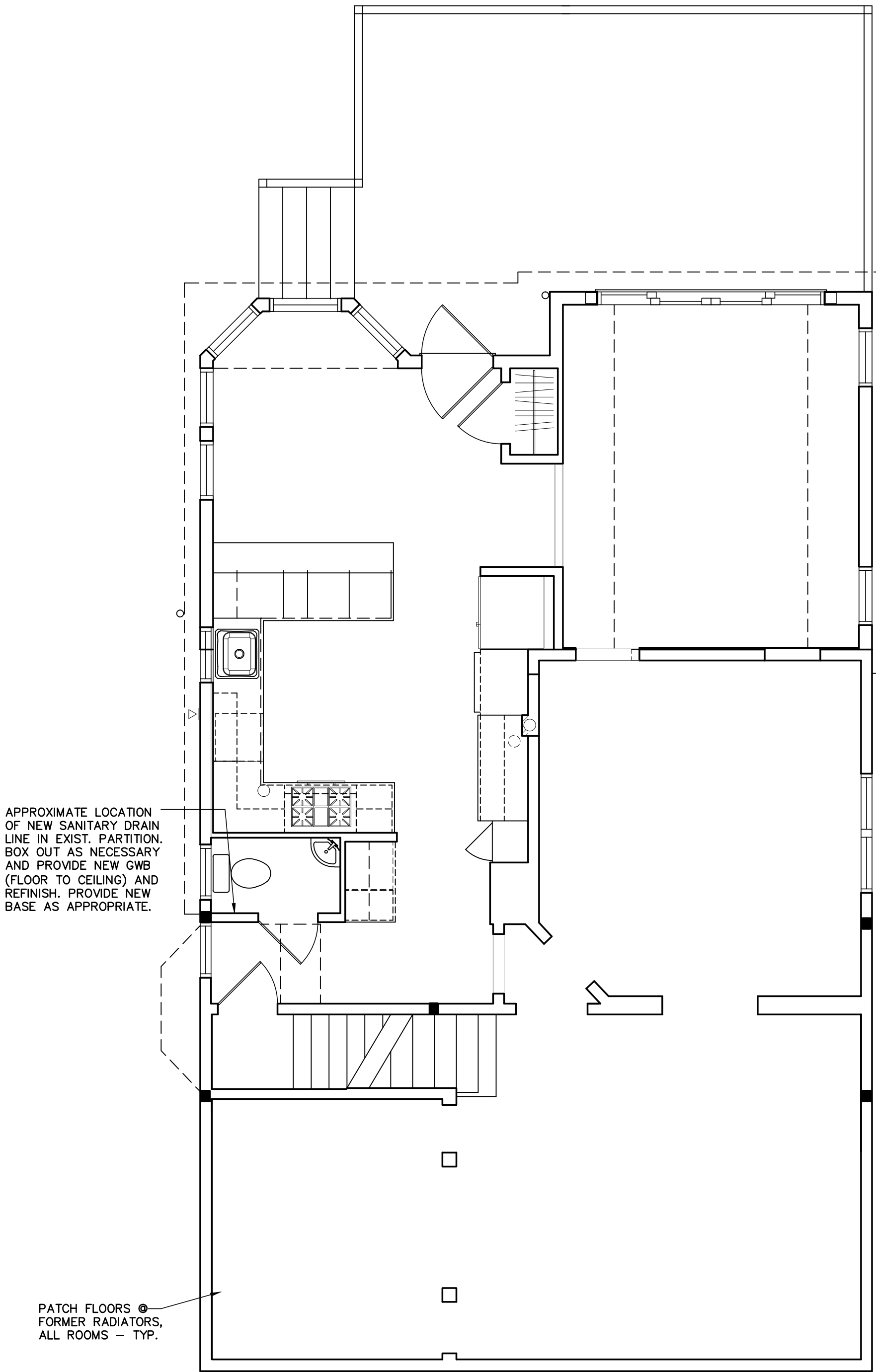
2 FIRST FLOOR DEMO PLAN
AD1.0 SCALE: 1/4"=1'-0"



1

BASEMENT PLAN

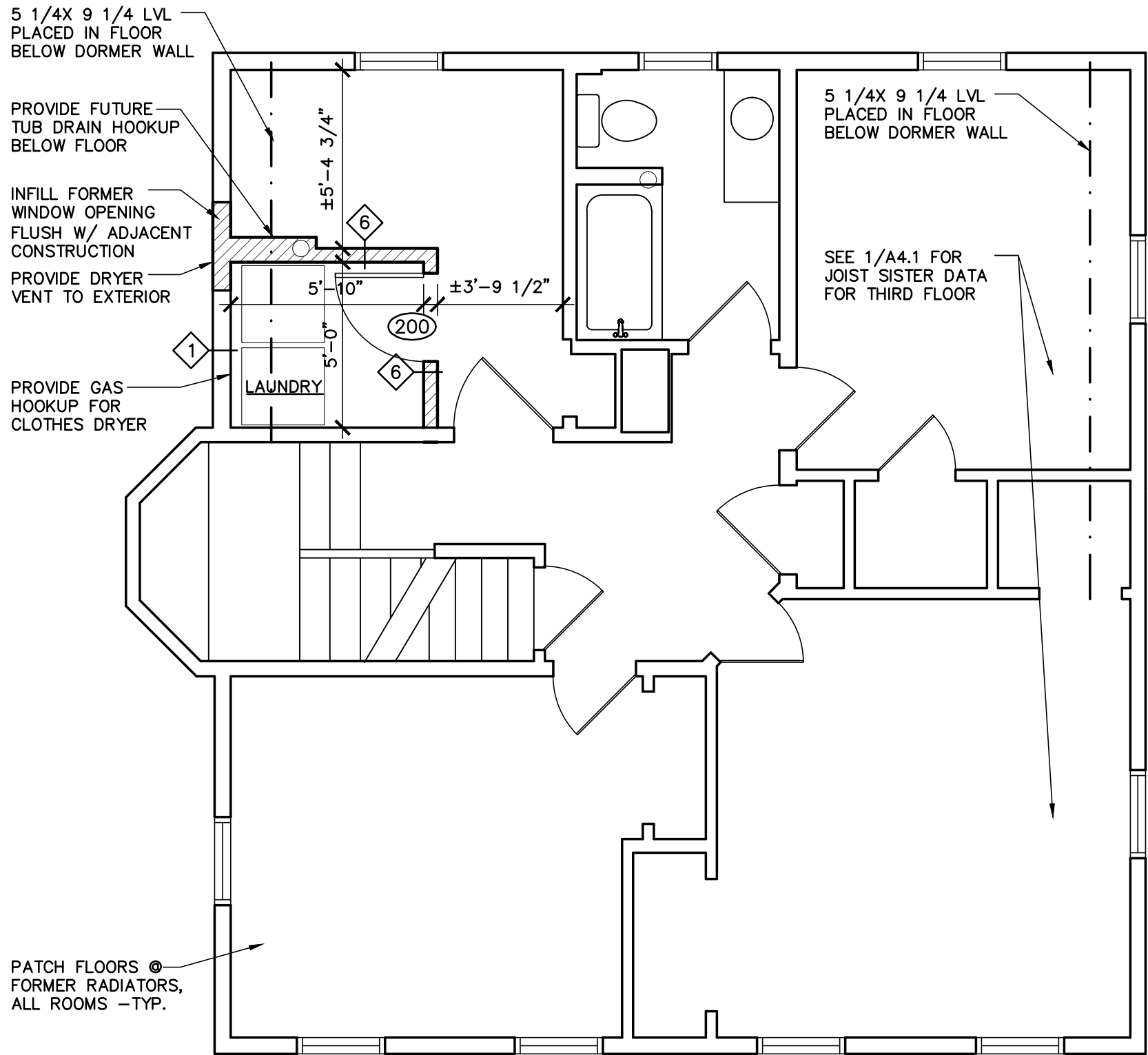
SCALE: 1/4"=1'-0"



2

FIRST FLOOR PLAN

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



3

PROPOSED SECOND FLOOR PLAN

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

- GENERAL PARTITION NOTES:
- 1

PROVIDE FOAM INSULATION BETWEEN EXISTING PERIMETER EXTERIOR STUD WALLS (R-20 EQUIVALENT). PROVIDE 1/2" GWB.
- 2

PROVIDE FOAM INSULATION BETWEEN EXISTING STUDS (R-20 EQUIVALENT). INSTALL VISQUEEN VAPOR BARRIER. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/ 2" MOISTURE RESISTANT GWB.
- 3

PROVIDE FOAM INSULATION BETWEEN EXISTING STUDS (R-20 EQUIVALENT. INSTALL VISQUEEN VAPOR BARRIER. PROVIDE NEW 1/2" TILE BACKER BOARD TO CEILING IN TUB AND SHOWER SURROUND AREAS.
- 4

NOMINAL 2x4 STUDS @ 16" O.C. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/ 2" MOISTURE RESISTANT GWB ABOVE AT BATHROOM SIDE. PROVIDE 1/ 2" GWB AT OTHER SIDE OF WALL.
- 5

NOMINAL 2x4 STUDS @ 16" O.C. WITH FULL HEIGHT SOUND ATTENUATION BATTS. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/2" MOISTURE RESISTANT GWB ABOVE AT BATHROOM SIDE. PROVIDE 1/ 2" GWB AT OTHER SIDE OF WALL.
- 6

NOMINAL 2x4 STUDS @ 16" O.C. WITH 1/2" GWB @ EACH SIDE.
- 7

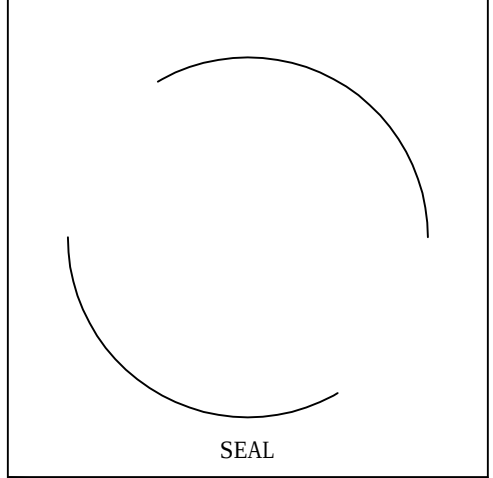
NOMINAL 2x4 STUDS @ 16" O.C. WITH 1/2" GWB @ ONE SIDE.
- 8

NOMINAL 2x4 STUDS @ 16" O.C. W/ EXTERIOR GRADE PLYWOOD SHEATHING WITH NEW CEDAR SHINGLES SIMILAR IN CUT, GRAIN, SHOW, AND PROFILE. PROVIDE TYVEK BUILDING WRAP OVER SHEATHING, R-20 FOAM WALL INSULATION, AND 1/2" GWB AT INTERIOR. SEE WALL SECTION FOR ADDITIONAL INFORMATION
- 9

NOMINAL 2x4 STUDS @ 16" O.C. W/ EXTERIOR GRADE PLYWOOD SHEATHING WITH NEW CEDAR SHINGLES SIMILAR IN CUT, GRAIN, SHOW, AND PROFILE. PROVIDE TYVEK BUILDING WRAP OVER SHEATHING, R-20 FOAM WALL INSULATION. INSTALL VISQUEEN VAPOR BARRIER. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/ 2" MOISTURE RESISTANT GWB. SEE WALL SECTION FOR ADDITIONAL INFORMATION.
- 10

NOMINAL 2x4 STUDS TURNED LONGWISE @ 16" O.C. TO CREATE A 2 1/2" WIDTH WALL. 1/2" GWB @ EACH SIDE.
- 11

NOMINAL 2x4 STUDS @ 16" O.C. W/ R-20 FOAM WALL INSULATION
- GENERAL RENOVATION IMPROVEMENT SCOPE NOTES:
- 1) CONTRACTOR TO INFILL AND PATCH EXTERIOR CEDAR SHINGLES AT FORMER WINDOW OPENINGS TO MATCH IN CUT, GRAIN, SHOW, AND PROFILE. (1 TOTAL INSTANCE).
- 2) PATCH FLOORS AT FORMER RADIATOR LOCATIONS.
- 3) PROVIDE NEW 3/4" PLYWD. SUBFLOOR IN ALL AREAS OF EXIST. CONSTRUCTION WHERE EXIST. SUBFLOOR HAS BEEN REMOVED.
- 4) PROVIDE NEW 1/2" G.W.B. (THICKNESS EQUIVALENT) CEILINGS – PTD. – IN ALL AREAS OF EXIST. CONSTRUCTION WHERE EXIST. PLASTER HAS BEEN REMOVED TO ALLOW FOR NEW WORK
- 5) ALL STRUCTURAL POSTS, LOCATIONS NOTED ON FLOOR PLANS, ARE TO BE CONTINUOUS TO FOUNDATION WALLS OR STRUCTURAL BEAMS BELOW OR BLOCKED SOLID TO THE STRUCTURAL MEMBER BELOW FOR THE FULL BEARING DIMENSION OF THE POST.
- 6) SECURE EXISTING SUBFLOOR PLANKS • 3RD FLOOR AND SUPPLY NEW LUON UNDERLAYMENT FOR FINAL FLOOR FINISH PREPARATION
- 7) PROVIDE ADEQUATE BLOCKING AT CEILING JUNCTION BOXES AT CENTER OF BEDROOMS FOR CEILING FAN INSTALLATIONS
- 8) SEE 1/A4.1 FOR 3RD FLOOR JOIST SISTER DETAIL



PROJECT NAME:
DRURY RESIDENCE
LOT NO. 12
BLOCK NO. 2213

410 SUMMIT AVE.
SOUTH ORANGE VILLAGE, NJ 07079

PROJECT 1603	
ISSUED FOR	DATE
1 PRICING REVIEW	12-02-16
2 BUILDING PERMIT	3-17-17
3 ZONING SUBMISSION	4-13-17

PROPOSED PLANS

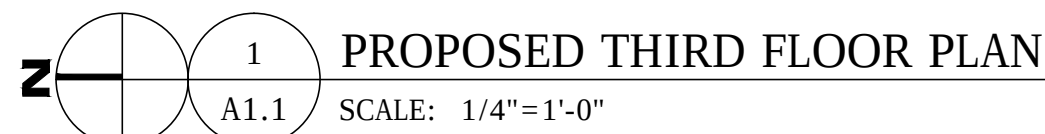
ROOM FINISH SCHEDULE										
ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS	
		N/E/S/W	N	E	S	W	FINISH	HEIGHTS		
SECOND FLOOR										
LAUNDRY	EXIST WD	WD	PTD-1	PTD-1	PTD-1	PTD-1	GWB-PTD	EXIST		
THIRD FLOOR										
HALLWAY	WD	WD	PTD-1	PTD-1	PTD-1	PTD-1	GWB-PTD	8'-0"	SALVAGED WOOD FLOORING OR NEW - VERIFY W/ OWNER	
BATHROOM	TILE	TILE	PTD-1	PTD-1	PTD-1	PTD-1	GWB-PTD	8'-0"	TILE WAINSCOT / MARBLE DOOR THRESHOLD	
BEDROOM	CPT-1	WD	PTD-1	PTD-1	PTD-1	PTD-1	GWB-PTD	9'-6" / VARIES		
CLOSETS	CPT-1	WD	PTD-1	PTD-1	PTD-1	PTD-1	GWB-PTD	VARIES		

- 1) PROVIDE CLOSET ROD AND SHELF IN EACH BEDROOM CLOSET
- 2) SAND AND REFINISH EXISTING WOOD STEPS (RISERS /TREADS /RELATED TRIM) TO THIRD FLOOR
- 3) PROVIDE 1 COAT PRIMER AND 2 COATS FINISH PAINT ON ALL WALLS AND TRIM
- 4) PROVIDE INTERIOR WOOD DOOR AND WINDOW TRIM SIMILAR IN SIZE, SCALE, AND PROFILE TO THAT FOUND IN EXISTING HOUSE - PTD.
- 5) PROVIDE WOOD THRESHOLDS @ CARPET/ WOOD FLOORING CONNECTIONS

NO.	LOCATION	TYPE	MATL	FIN	LBL	SIZE		THK	FRAME					THRESHOLD		HDNR SET	NOTES
						W	H		TYPE	MATL	FIN	JAMB	HEAD	MATL	TYPE		
200	LAUNDRY	DI	WD	PTD		2'-8"	6'-8"	1 3/8"	FI	WD	PTD					A	
300	CLOSET	DI	WD	PTD		2'-6"	6'-8"	1 3/8"	FI	WD	PTD					A	
301	BATHROOM	DI	WD	PTD		2'-6"	6'-8"	1 3/8"	FI	WD	PTD			MAR	BEVEL	B	
302	LINEN	DI	WD	PTD		2'-0"	6'-8"	1 3/8"	FI	WD	PTD					A	
303	SHOWER	D2	GLASS			2'-0"	6'-0"										FRAMELESS GLASS DOOR
304	CLOSET	DI	WD	PTD		2'-6"	6'-8"	1 3/8"	FI	WD	PTD					A	
305	MASTER BEDROOM	DI	WD	PTD		2'-6"	6'-8"	1 3/8"	FI	WD	PTD			WD		B	
306	WALK IN CLOSET	DI	WD	PTD		2'-4"	6'-8"	1 3/8"	FI	WD	PTD					A	
307	CLOSET	DI	WD	PTD		2'-6"	6'-8"	1 3/8"	FI	WD	PTD					A	
308	STORAGE	CUSTOM	WD	PTD		1'-8"	VARIABLES	1"	CUSTOM	WD	PTD						CUSTOM CABINET DOOR
309	STORAGE	CUSTOM	WD	PTD		1'-8"	VARIABLES	1"	CUSTOM	WD	PTD						CUSTOM CABINET DOOR

Diagram showing three door options:

- D1**: 6-PANEL SIMILAR TO EXIST. Dimensions: SEE SCHED. (height), VARIES (width).
- D2**: Single panel door. Dimensions: SEE SCHED. (height), SEE SCH. (width).
- F1**: PRE-HUNG door. Dimensions: 6'-8" (height), VARIES (width).



- 1 PROVIDE FOAM INSULATION BETWEEN EXISTING PERIMETER EXTERIOR STUD WALLS (R-20 EQUIVALENT). PROVIDE 1/2" GWB.
- 2 PROVIDE FOAM INSULATION BETWEEN EXISTING STUDS (R-20 EQUIVALENT). INSTALL VISQUEEN VAPOR BARRIER. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/2" MOISTURE RESISTANT GWB.
- 3 PROVIDE FOAM INSULATION BETWEEN EXISTING STUDS (R-20 EQUIVALENT). INSTALL VISQUEEN VAPOR BARRIER. PROVIDE NEW 1/2" TILE BACKER BOARD TO CEILING IN TUB AND SHOWER SURROUND AREAS.
- 4 NOMINAL 2x4 STUDS @ 16" O.C. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/2" MOISTURE RESISTANT GWB ABOVE AT BATHROOM SIDE. PROVIDE 1/2" GWB AT OTHER SIDE OF WALL.
- 5 NOMINAL 2x4 STUDS @ 16" O.C. WITH FULL HEIGHT SOUND ATTENUATION BATTS. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/2" MOISTURE RESISTANT GWB ABOVE AT BATHROOM SIDE. PROVIDE 1/2" GWB AT OTHER SIDE OF WALL.
- 6 NOMINAL 2x4 STUDS @ 16" O.C. WITH 1/2" GWB @ EACH SIDE.
- 7 NOMINAL 2x4 STUDS @ 16" O.C. WITH 1/2" GWB @ ONE SIDE.
- 8 NOMINAL 2x4 STUDS @ 16" O.C. W/ EXTERIOR GRADE PLYWOOD SHEATHING WITH NEW CEDAR SHINGLES SIMILAR IN CUT, GRAIN, SHED, AND PROFILE. PROVIDE TYVEE BUILDING WRAP OVER SHEATHING, R-20 FOAM WALL INSULATION, AND 1/2" GWB AT INTERIOR. SEE WALL SECTION FOR ADDITIONAL INFORMATION.
- 9 NOMINAL 2x4 STUDS @ 16" O.C. W/ EXTERIOR GRADE PLYWOOD SHEATHING WITH NEW CEDAR SHINGLES SIMILAR IN CUT, GRAIN, SHED, AND PROFILE. PROVIDE TYVEE BUILDING WRAP OVER SHEATHING, R-20 FOAM WALL INSULATION, BOTAL VISQUEEN VAPOR BARRIER. PROVIDE NEW 1/2" TILE BACKER BOARD TO 4' IN HEIGHT AND 1/2" MOISTURE RESISTANT GWB. SEE WALL SECTION FOR ADDITIONAL INFORMATION.
- 10 NOMINAL 2x4 STUDS TURNED LONGWIS @ 16" O.C. TO CREATE A 2 1/2" WIDTH WALL. 1/2" GWB @ EACH SIDE.
- 11 NOMINAL 2x4 STUDS @ 16" O.C. W/ R-20 FOAM WALL INSULATION.

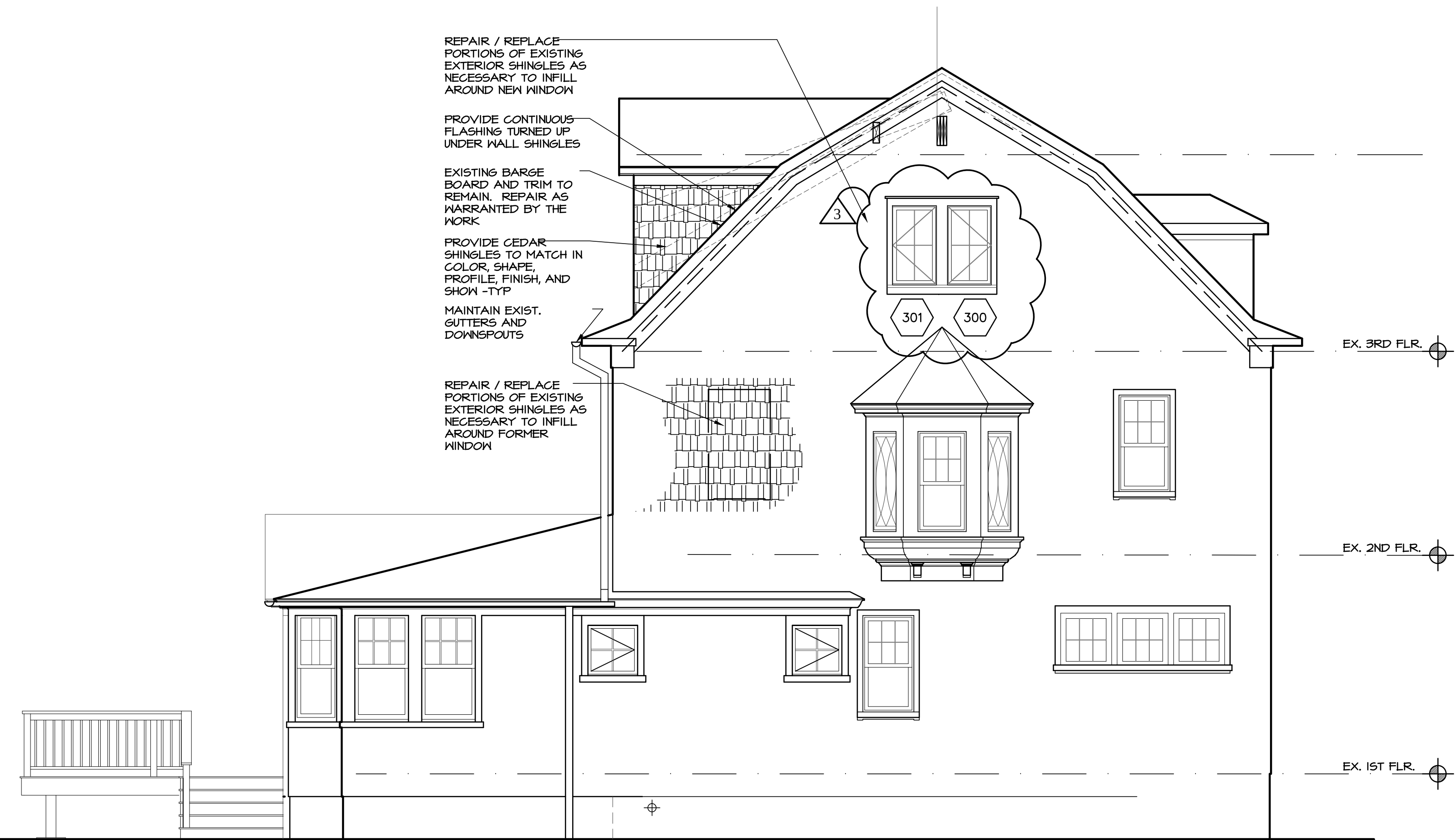
- 1) CONTRACTOR TO INFILL AND PATCH EXTERIOR CEDAR SHINGLES AT FORMER WINDOW OPENINGS TO MATCH IN CUT, GRAIN, SHOW, AND PROFILE. (1 TOTAL INSTANCE).
- 2) PATCH FLOORS AT FORMER RADIATOR LOCATIONS.
- 3) PROVIDE NEW 3/4" PLYWOOD SUBFLOOR IN ALL AREAS OF EXIST. CONSTRUCTION WHERE EXIST. SUBFLOOR HAS BEEN REMOVED.
- 4) PROVIDE NEW 1/2" G.W.B. (THICKNESS EQUIVALENT) CEILINGS - PTD. - IN ALL AREAS OF EXIST. CONSTRUCTION WHERE EXIST. PLASTER HAS BEEN REMOVED TO ALLOW FOR NEW WORK
- 5) ALL STRUCTURAL POSTS, LOCATIONS NOTED ON FLOOR PLANS, ARE TO BE CONTINUOUS TO FOUNDATION WALL. STRUCTURAL BEAMS BELOW OF BLOCKED SOLID TO THE STRUCTURAL MEMBER BELOW FOR THE FULL BEARING DIMENSION OF THE POST.
- 6) SECURE EXISTING SUBFLOOR PLANKS @ 3RD FLOOR AND SUPPLY NEW LUGN UNDERLAYMENT FOR FINAL FLOOR FINISH PREPARATION
- 7) PROVIDE ADEQUATE BLOCKING AT CEILING JUNCTION BOXES AT CENTER OF BEDROOMS FOR CEILING FAN INSTALLATIONS
- 8) SEE 1/A4.1 FOR 3RD FLOOR JOIST SISTER DETAIL



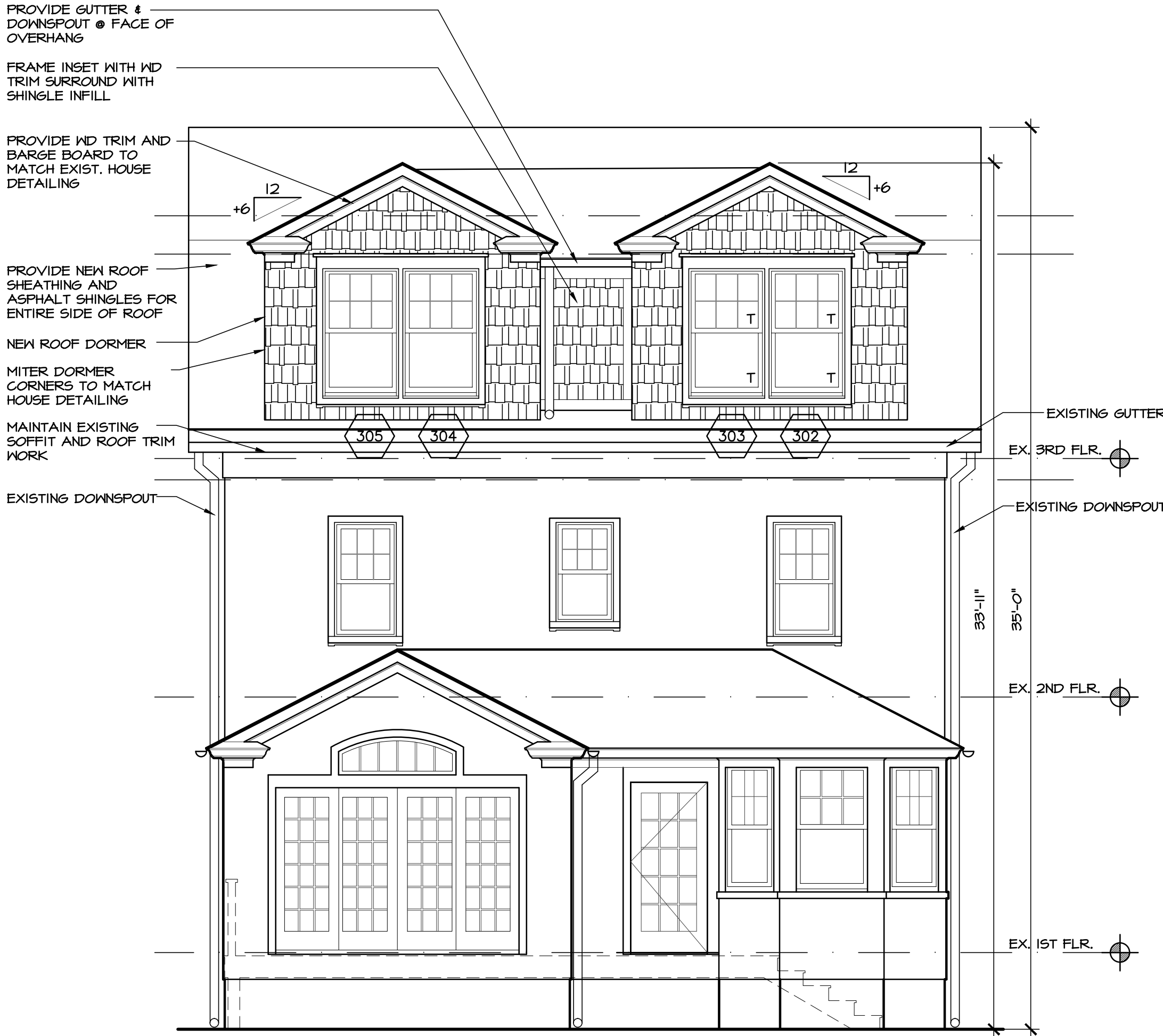
WINDOW SCHEDULE

NO.	WINDOW OPENING W x H	MANUFACTURE'S MODEL NO.	OPER.	MAT.	FINISH	NOTES:
300	2'-1" x 3'-6"	C135	CASEMENT	WOOD	PRIMED-PTD	
301	2'-1" x 3'-6"	C135	CASEMENT	WOOD	PRIMED-PTD	
302	3'-0" x 5'-0"	WDH210410	DBL HUNG	WOOD	PRIMED-PTD	TEMPERED GLAZING - BATHROOM LOCATION
303	3'-0" x 5'-0"	WDH210410	DBL HUNG	WOOD	PRIMED-PTD	TEMPERED GLAZING - BATHROOM LOCATION
304	3'-0" x 5'-0"	WDH210410	DBL HUNG	WOOD	PRIMED-PTD	EGRESS RATED
305	3'-0" x 5'-0"	WDH210410	DBL HUNG	WOOD	PRIMED-PTD	EGRESS RATED
306	2'-1" x 2'-5"	C125	CASEMENT	WOOD	PRIMED-PTD	
307	6'-1" x 3'-1"	C33	CASEMENT	WOOD	PRIMED-PTD	
308	2'-1" x 2'-5"	C125	CASEMENT	WOOD	PRIMED-PTD	
309	2'-10" x 3'-1"	WDH2836	DBL HUNG	WOOD	PRIMED-PTD	NEW WINDOW UNIT TO FIT EXISTING FRAMED OPENING - FIELD VERIFY
310	2'-10" x 3'-1"	WDH2836	DBL HUNG	WOOD	PRIMED-PTD	NEW WINDOW UNIT TO FIT EXISTING FRAMED OPENING - FIELD VERIFY

GENERAL WINDOW NOTES:
1) BASIS OF DESIGN - ANDERSON WINDOWS 400 SERIES
2) REPLACE GLAZING IN EXISTING SECOND FLOOR WINDOW WITH REQUIRED TEMPERED GLAZING



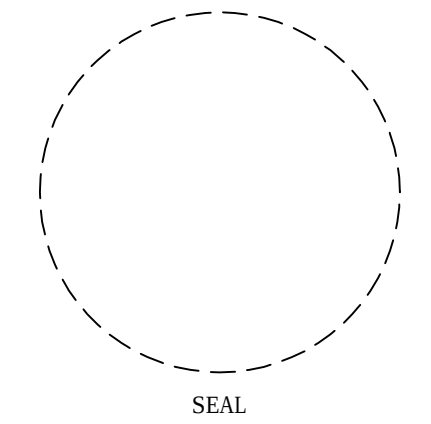
3 SOUTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A3.0 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"



PROJECT NAME:
DRURY RESIDENCE
LOT NO. 12
BLOCK NO. 2213

410 SUMMIT AVE.
SOUTH ORANGE VILLAGE, NJ 07079

PROJECT 1603	
ISSUED FOR	DATE
1 PRICING REVIEW	12-02-16
2 BUILDING PERMIT	3-17-17
3 ZONING SUBMISSION	4-13-17

ELEVATIONS

SHEET NO.

A3.0