

1. OPERATIONAL/SAFETY LIMITATIONS: DO NOT CUT AND PATCH OPERATING ELEMENTS AND SAFETY COMPONENTS IN A MANNER THAT WOULD REDUCE THEIR CAPACITY TO PERFORM AS INTENDED, OR WOULD INCREASE MAINTENANCE OR DECREASE OPERATIONAL LIFE OR SAFETY.

3. PROVIDE TEMPORARY SUPPORT FOR WORK TO BE CUT.

5. AVOID INTERFERENCE WITH USE OF ADJOINING AREAS OR INTERRUPTION OF FREE PASSAGE TO ADJOINING AREAS.

6. PROVIDE PROTECTION FROM DIRT, DUST AND DEBRIS TO REMAINDER OF HOME WHERE WORK IS NOT TAKING PLACE.

8. LOCATE, IDENTIFY, STUB OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.

9. CUT EXISTING CONSTRUCTION USING METHODS LEAST LIKELY TO DAMAGE ELEMENTS TO BE RETAINED OR ADJOINING CONSTRUCTION.

11. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

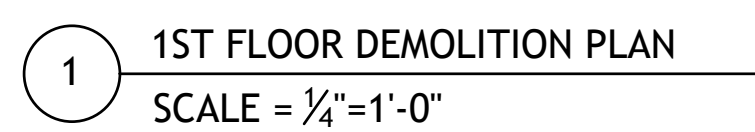
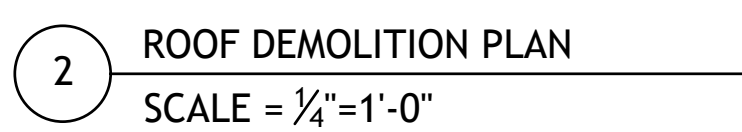
13. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO ARCHITECT IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DISMANTLING SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

REVISIONS		
#	DATE	REASON
1	5-21-24	ZONING REVISIONS

DATE	REASON
ISSUED SETS	

627 ALANON RD.
RIDGEWOOD, NJ 07450

	DATE:	7-26-23
	PROJECT #:	2224
	DRAWN BY:	LMC
	DRAWING #:	D-1
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1. UNFINISHED ATTIC:
CERTAINTED FIBERGLASS BATT INSULATION OR EQUAL, AS APPROVED BY ARCHITECT.

MINIMUM R38 REQUIRED.

INSULATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

ATTIC ACCESS PANELS MUST MEET THE SAME INSULATION REQUIREMENTS.

INSULATION BAFFLES TO BE INSTALLED AT ALL EAVE LOCATIONS.

2. EXTERIOR WALLS:

CERTAINTEED FIBERGLASS BATT INSULATION OR EQUAL, AS APPROVED BY ARCHITECT.

MINIMUM R20 REQUIRED.

INSULATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

3. FLOOR OVER UNCONDITIONED CRAWL SPACE:

CERTAINTEED FIBERGLASS BATT INSULATION WITH STANDARD KRAFT FACING, OR EQUAL AS APPROVED BY ARCHITECT.

MINIMUM R30 REQUIRED.

INSULATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. KRAFT PAPER TO FACE FLOOR ABOVE.

TYPE IX EXPANDED POLYSTYRENE SHALL BE CALCULATED AT 3.4R PER INCH FOR VERTICAL INSULATION AND 2.8R PER INCH FOR HORIZONTAL INSULATION.

TYPES IV, V, VI, VII, AND X EXTRUDED POLYSTYRENE SHALL BE CALCULATED AT 4.5R PER INCH FOR VERTICAL INSULATION AND 4.0R PER INCH FOR HORIZONTAL INSULATION.

ARCHITECT NOT RESPONSIBLE FOR DESIGN OR LAYOUT OF THE HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS. THE FOLLOWING NOTES ARE GUIDELINES FOR BID PURPOSES ONLY:

HEATING:

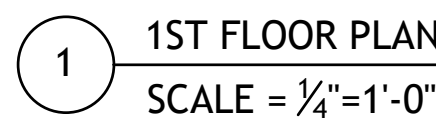
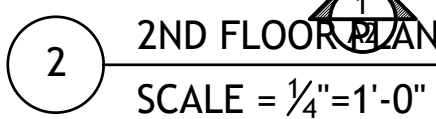
1. THE FINISHED AREA SHALL BE HEATED WITH A GAS FIRED ONE PIPE HOT WATER BASEBOARD SYSTEM, ZONED ACCORDINGLY.
2. RADIATORS SHALL BE COPPER FIN TUBE BASEBOARD TYPE WITH NECESSARY COMPRESSION AIR VALVES AND FITTINGS WITH METAL COVERS.
3. BOILERS SHALL BE SELECTED BY OWNER AND BE EQUIPPED WITH FLUE, RELIEF VALVES, BRUSH & HANDLE, PRESSURE TANK, BOOSTER PUMPS, FLO-CONTROL VALVES, HEATING CONTROLS AND ZONED.
4. PROVIDE VARIABLE TIME CONTROLLED THERMOSTATS.
5. PIPING SHALL BE BEST QUALITY TUBING WITH SWEATED FITTINGS. SYSTEM SHALL HAVE DRAIN OUT VALVES INSTALLED AT LOW POINTS TO FACILITATE CLEARING SYSTEM.
6. HEATING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO THE SYSTEM ONCE OPERATIONAL.
7. THE HEATING CONTRACTOR SHALL SURVEY ALL EXISTING SYSTEMS TO DETERMINE SERVICEABILITY OF EXISTING SYSTEM AND CONVERSION OPTIONS.
8. FACTORY BUILT CHIMNEYS AND GAS VENTS ARE ACCEPTABLE ONLY WHEN TESTED AND LABELED BY AN APPROVED TESTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICATIONS. ALL SUCH EQUIPMENT MUST BE LABELED SHOWING APPROVALS AND CODE COMPLIANCES.
9. FURNACE/AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2% OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE193.


AIR CONDITIONING:

1. INSTALL SLEEVES FOR THRU-WALL AIR CONDITIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE OWNER. SIZE UNITS FOR 40 BTU FOR EVERY SQUARE FOOT OF AREA OR 12,000 BTU FOR EVERY 300 SF.

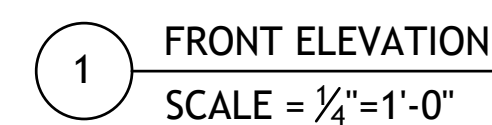
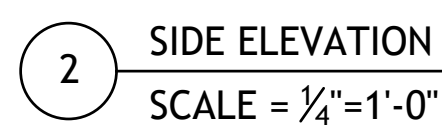
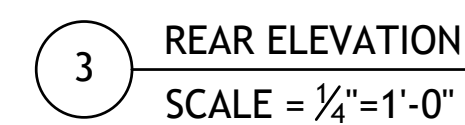
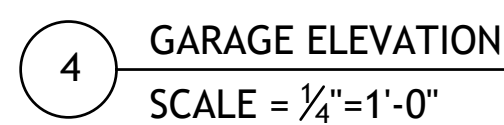
WHOLE HOUSE VENTILATION AIR FLOW RATES MUST MEET THE REQUIREMENTS SET FORTH IN 2015 IRC TABLE M1507.3.3(1).

A BLOWER DOOR TEST MUST BE PERFORMED PRIOR TO COMPLETION OF PROJECT.



	
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627 ALANON RD. RIDGEWOOD, NJ 07450	
DRAWING TITLE: FLOOR PLANS	
	DATE: 7-26-23
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USE RUBBERIZED ASPHALT FLASHING WITH STAINLESS STILL DRIP EDGE.
USE A PRIMER WHEN INSTALLING IN TEMPERATURES BELOW 50°F.
USE MASTIC AT ALL LAPS AND SEAMS. LAP 4" OR GREATER.
USE END WALLS AT ALL DISCONTINUOUS FLASHING.



REVISIONS		
#	DATE	REASON
1	5-21-24	ZONING REVISIONS
5-21-24		ZONING REVISIONS
7-26-23		ZONING REVIEW
DATE		REASON
ISSUED SETS		

DRAWING TITLE:	
ELEVATIONS	
	DATE: 7-26-23
	PROJECT #: 2224
	DRAWN BY: LMC
	DRAWING #:
	A-2
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1. EXCAVATE TO LINES AND GRADES AS SHOWN ON DRAWINGS AND STOCK PILE EXCAVATED MATERIAL AND STRIPPED TOP SOIL FOR LATER DISTRIBUTION.
2. PLACE ALL BACKFILL IN LIFTS NOT TO EXCEED 8" COMPACT EACH LIFT TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD "C". BACKFILL SHALL CONTAIN NO BOULDERS, ORGANIC MATERIAL, FROZEN EARTH OR DEBRIS. DO NOT BACKFILL WHEN PRECEEDING LIFT OR SUBGRADE IS FROZEN.
3. STORM WATER SHALL NOT BE ALLOWED TO DRAIN TO BUILDING OR SPILL ON TO ADJACENT PROPERTIES. SURFACE WATER SHALL BE DIVERTED TO STORM DRAINAGE OR STREET BY PROPERLY GRADING SITE.
4. REMOVE ANY EXCESS MATERIAL FROM SITE AT COMPLETION OF ALL ROUGH GRADING.
5. ROCK EXCAVATION, SPRINGS AND RUNNING WATER ARE NOT INCLUDED IN THIS CONTRACT.
6. ALL LIGHTING FOR SITE SHALL BE DESIGNED TO KEEP SPILL LIGHT TO A MINIMUM, SHALL NOT FACE ANY ROADWAY OR CAUSE TRAFFIC DISTRACTIONS. ALL LIGHTING IS SUBJECT TO BOROUGH APPROVAL.

1. INSTALL ALUMINUM GUTTERS ALONG ALL CORNICES.
2. INSTALL ALUMINUM LEADERS AS SHOWN ON DRAWINGS AND PIPE AWAY FROM BUILDING AS DIRECTED.
3. ALUMINUM FLASHING OF .019" IS TO BE USED AT ALL:
BASE COURSES, WALL OPENINGS HEAD AND SILL, THROUGH WALL, CAP AND BASE FLASHING, JUNCTION OF VERTICAL AND HORIZONTAL SURFACES, ROOF EDGES, RIDGES AND HIPS, CRICKETS, VALLEYS AND GUTTERS, CHIPNEY PAN, LEDGE FLASHING.
4. USE .040" ALUMINUM FOR ALL ROOF PENETRATIONS.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

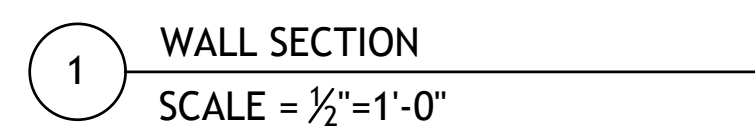
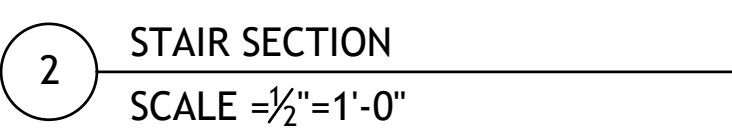
1. CONCRETE FOR ALL WALLS, PEDESTALS AND FOOTINGS SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000PSI IN 28 DAYS.
2. CONCRETE SLABS SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000PSI.
3. ALL FOOTINGS TO BEAR ON FIRM DRY UNDISTURBED VIRGIN SOIL CAPABLE OF SUPPORTING 2 TONS PSF MINIMUM TO BE VERIFIED BY THE OWNER THROUGH SOIL ENGINEERS. FOOTINGS SHALL BE REDESIGNED IF SITE CONDITIONS DO NOT MEET THESE REQUIREMENTS.
4. NO FOOTING SHALL BEAR ON FILL, ORGANIC MATERIAL OR OTHER UNSTABLE MATERIAL.
5. FOOTINGS SHALL BE CENTERED ON WALLS AND COLUMNS UNLESS OTHERWISE NOTED. THEY SHALL BE STEPPED AT A RATE NOT TO EXCEED 1 VERTICAL TO 2 HORIZONTAL.
6. FOUNDATIONS SHALL BE LIGHTWEIGHT MASONRY BLOCK CONFORMING TO ASTM SPECIFICATIONS SIZE AS SHOWN ON DRAWINGS. WALLS SHALL BE LAID UP PLUMB AND LEVEL WITH 1:3 CEMENT MORTAR. INSTALL TRUSS MESH BLOCK REINFORCING @ 16"OC VERTICAL STARTING WITH 1ST COURSE.
7. ALL CEMENT MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
8. TYPE M MORTAR SHALL BE USED FOR ABOVE GRADE WORK.
9. TYPE N MORTAR SHALL BE USED FOR BELOW GRADE WORK.
10. PROVIDE SOLID MASONRY PIERS, CONCRETE FILLED BLOCK OR SOLID BRICK WHEN STEEL BEARS ON MASONRY WALLS. PIERS SHALL EXTEND FROM FOOTING UP TO BEARING PLATE.
11. ALL LINTELS AND STEEL BEAMS AND GIRDERS FRAMING INTO MASONRY WALLS SHALL HAVE A MINIMUM BEARING OF 8".
12. AT COMPLETION OF WORK ALL EXPOSED MASONRY SURFACES SHALL BE SCRAPPED CLEAN OF MORTAR DRIPPINGS AND WASHED WITH APPROPRIATE SOLUTIONS.
13. DAMPPROOFING FOR WALLS SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. DAMPPROOFING SHALL CONSIST OF BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, $\frac{3}{8}$ " COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C887, OR ANY OF THE MATERIALS LISTED BELOW FOR WATERPROOFING.
14. IF WATERPROOFING IS REQUIRED IT SHALL CONSIST OF TWO-PLY HOT MOPPED FELTS, NOT LESS THAN 6 MIL POLYVINYL CHLORIDE, 40-MIL POLYMER-MODIFIED ASPHALT, 6-MIL POLYETHYLENE OR OTHER APPROVED METHODS OR MATERIALS CAPABLE OF BRIDGING NONSTRUCTURAL CRACKS.
15. CONCRETE FLOORS SHALL BE 4" THICK ON 6 MIL VAPOR BARRIER (U.N.O.) WITH SEAMS OVERLAPPED AND TAPED ON 4" CRUSHED STONE BASE.
16. GARAGE FLOORS SHALL STEP DOWN FROM BASEMENT OR 1ST FLOORS A MINIMUM OF 4", PITCH DOWN TO OVERHEAD DOORS AND REINFORCE WITH 6"x6"-10/10 WELDED WIRE MESH.

1. OUTSIDE TRIM TO BE CLEAR WHITE PINE OR AS NOTED ON DRAWINGS.
2. INTERIOR TRIM SHALL BE CLEAR PONDEROSA PINE OR AS NOTED ON DRAWINGS. CAULK AROUND ALL EXTERIOR OPENINGS WITH SILICONE CONSTRUCTION SEALANT, COLOR TO MATCH ADJACENT MATERIAL COLOR.
3. FINISHED WOOD FLOORS SHALL BE 1"x2 1/4" SELECT RED OAK NAILED OVER RED FLOOR FELT, LAID WITH JOINTS TIGHTLY DRIVEN UP AND BLIND NAILED WITH STEEL CUT NAILS. SCRAPE, SAND AND FINISH WITH A SEAL COAT AND A FINISH COAT OF POLYURETHANE. STEEL WOOL SURFACES BEFORE EACH APPLICATION.
4. FLOORS TO BE CARPETED SHALL RECEIVE AN UNDERLAYMENT OF CARPET BOARD.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

1. PITCHED ROOF AREAS (4:12 MIN. SLOPE) SHALL BE COVERED WITH 50 YEAR COMPOSITE SHINGLES LAID OVER 30# BUILDING FELT ALL NAILED DOWN WITH GALVANIZED NAILS PER MANUFACTURER'S SPECIFICATIONS. SHINGLES SHALL BE SELF-SEALING. COLOR AND STYLE TO BE SELECTED BY OWNER.

2. LOW PITCHED ROOF AREAS (3:12 OR LESS) SHALL BE COVERED WITH A MINERAL SURVACED ROLLED ROOFING SYSTEM COLOR AS SELECTED.

3. THE FIRST 3'-0" (FROM EAVE UP) OF ALL ROOF DECK AREAS TO BE PROTECTED WITH ICE AND SNOW SHIELD, 40 MIL. ALSO INSTALL AT ALL HIPPS, VALLEYS, RIDGES, RAKES, INTERSECTING WALLS, AROUND ALL DORMERS AND SKYLIGHTS, AND AS OTHERWISE NOTED ON DRAWINGS.

[illegible]

<h1 style="margin: 0;">L·M·C</h1> <h2 style="margin: 0;">ARCHITECTURE</h2> <p style="margin: 0;">21-03 RADBLURN ROAD · FAIR LAWN, NJ · 07410</p> <p style="margin: 0;">LISA@LMCARCHITECTURE.COM (201) 492-3767</p>	
<p>627 ALANON RD.</p> <p>RIDGEWOOD, NJ 07450</p>	
<p>DRAWING TITLE:</p> <p style="font-size: 2em; text-align: center;">NOTES & SECTION</p>	
<p>DATE:</p> <p>PROJECT #:</p> <p>DRAWN BY:</p> <p>DRAWING #:</p>	<p>7-26-23</p> <p>2224</p> <p>LMC</p> <p style="font-size: 3em; text-align: center;">A-3</p>
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FINISH NOTES

GYPSUM BOARD ASSEMBLIES

1. ALL INTERIOR WALLS AND CEILINGS TO BE COVERED WITH ½" THICK GYPSUM BOARD. VERTICAL EDGES TAPED. STAGGER JOINTS ON OPPOSITE SIDES OF PARTITIONS. CUT OPENINGS FOR ELECTRICAL OUTLETS, PIPING, ETC., NEATLY AND CLOSE TO TOLERANCES. USE METAL CORNER REINFORCING, TAPE, FLOAT AND SAND.

2. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE INSTALLED AT ALL WET ROOM LOCATIONS.

3. ALL LOCATIONS TO RECEIVE CERAMIC TILE INSTALLATION SHALL BE SHEATHED WITH CEMENT BOARD TILE SUBSTRATE OF AN AGGREGATE PORTLAND CEMENT MIXTURE REINFORCED WITH A POLYMER-COATED GLASS FIBER MESH EMBEDDED IN BOTH SIDES, IE DUROCK OR WONDERBOARD.

3. STUDS TO BE SPACED NO MORE THAN 16" O.C. AND SHALL EXTEND TO CEILING OR SLAB ABOVE AS SHOWN IN DRAWING.

4. GYPSUM BOARD JOINT TREATMENT MATERIALS SHALL COMPLY WITH ASTM C 475.

5. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE.

6. WHERE THE REMOVAL OF ITEMS EXTENDS ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR SURFACES IN THE NEW SPACE TO PROVIDE AN EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE. REMOVE EXISTING COVERINGS AND REPLACE WITH NEW MATERIALS, IF NECESSARY, TO ACHIEVE UNIFORM COLOR AND APPEARANCE, AFTER REVIEW AND APPROVAL.

7. WHERE PATCHING OCCURS IN A SMOOTH PAINTED SURFACE, EXTEND FINAL PAINT COAT OVER ENTIRE UNBROKEN AREA CONTAINING THE PATCH, AFTER THE PATCHED AREA HAS RECEIVED PRIMER AND SECOND COAT.

8. PATCH, REPAIR OR RESAND EXISTING CEILINGS AND WALLS AS NECESSARY TO PROVIDE AN EVEN PLANE SURFACE OF UNIFORM APPEARANCE.

9. INTERIOR TRIM AND FINISHES TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED IN DRAWINGS.

CARPENTRY

1. INSTALL ROUGH CARPENTRY TO FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION: SCRIBE AND COPE FOR ACCURATE FIT. CORRELATE LOCATION OF FURRING, BLOCKING, AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER CONSTRUCTION.

2. SECURELY ATTACH ROUGH CARPENTRY TO SUBSTRATE BY ANCHORING AND FASTENING PER MANUFACTURER'S REQUIREMENTS.

3. INSTALL INTERIOR TRIM TO FIT TRIM TO OTHER CONSTRUCTION; SCRIBE AND COPE FOR ACCURATE FIT. CORRELATE LOCATION OF FURRING, BLOCKING, AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER CONSTRUCTION.

4. SECURELY ATTACH CARPENTRY WORK AS INDICATED AND ACCORDING TO RECOGNIZED STANDARDS.

5. COUNTERSINK NAIL HEADS ON EXPOSED CARPENTRY WORK AND FILL HOLES WITH WOOD FILLER.

6. INSTALL WOOD TRIM WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTHS OF LUMBER AVAILABLE. COPE AT RETURNS AND MITER AT CORNERS TO PRODUCE TIGHT-FITTING JOINTS WITH FULL-SUFACE CONTACT THROUGHOUT LENGTH OF JOINT. USE SCARF JOINTS FOR END TO END JOINTS.

7. MATCH COLOR AND GRAIN PATTERN ACROSS JOINTS.

8. INSTALL TRIM AFTER GYPSUM BOARD JOINT FINISHING OPERATIONS ARE COMPLETED.

9. INSTALL TO TOLERANCE OF ⅛" IN 96 INCHES FOR LEVEL AND PLUMB. INSTALL ADJOINING TRIM WITH ½32 INCH MAXIMUM OFFSET FOR FLUSH INSTALLATION.

10. INSTALL SIDING LEVEL, PLUMB, TRUE AND ALIGNED WITH ADJACENT MATERIALS. SCRIBE AND CUT TO FIT ADJOINING WORK. REFINISH AND SEAL CUTS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

PAINTING

1. ALL NEW GYPSUM WALL AND CEILING BOARD SURFACES SHALL BE PAINTED AS REQUIRED AND RECEIVE A PRIMER PLUS TWO COATS OF PAINT, COLOR TO MATCH EXISTING.

2. ALL SURFACES SHALL BE PROPERLY PREPARED TO RECEIVE PAINT IN ACCORDANCE WITH THE PRINTED PAINT INSTRUCTIONS OF THE APPROVED PAINT MANUFACTURER. WALLBOARD SHALL BE THOROUGHLY PATCHED, SANDED AND POLISHED BEFORE FINISH PAINTING, USING FINELY GROUND, NON-SHRINKING AND SMOOTH, HARD-DRYING SPACKLING COMPOUND. ALL EXISTING PAINT SURFACES SHALL BE CLEANED AND SANDPAPERED AS APPROPRIATE TO RECEIVE FINISH COATS.

3. ALL INTERIOR DOORS AND TRIM TO BE PAINTED SHALL RECEIVE ONE COAT OF AN ALKYD ENAMEL UNDERCOATER AND TWO COATS OF A LATEX SEMI-GLASS PAINT.

4. VARINISHED/STAINED SURFACES ARE TO RECEIVE THREE COATS OF A CLEAR POLYURETHANE FINISH FOR A NATURAL LOOK OR A FIRST COAT OF AN OIL STAIN.

TILE

EXECUTION: PREPARE WALLS AS NECESSARY TO ACCEPT NEW TILE; PREPARE WALLS WITH PLASTER, CEMENT OR WONDERBOARD AS NECESSARY. IF REQUIRED, AT BASE AND TOILET WALLS INSTALL CEMENTITIOUS BACKER UNITS BEHIND BASE AND TREAT JOINTS AS REQUIRED.

INSTALLATION: COMPLY WITH ANSI A108.1 AND 108.4 THROUGH 108.10 AND AS APPLICABLE COMPLY WITH MANUFACTURERE'S INSTRUCITONS FOR APPLICATION OF PROPRIETARY MATERIALS.

JOINTS TO BE 1/16 INCH WIDE UNLESS OTHERWISE INDICATED.

CLEANING: UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER. REMOVE LATEX-PORTLAND CEMENT GROUT FROM TILE AS SOON AS POSSIBLE. REMOVE TEMPORARY PROTECTIVE COATING BY METHOD RECOMMENDED BY COATING MANUFACTURERE THAT IS ACCEPTABLE TO TILE AND GROUT MANUFACTURER. TRAP AND REMOVE COATING TO PREVENT IT FROM CLOGGING DRAINS.

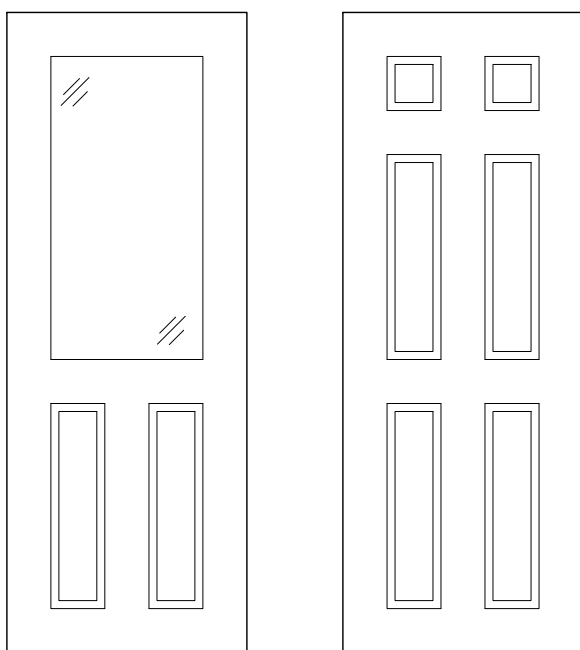
FINISH SCHEDULE

ROOM #	ROOM NAME	WALL		FLOOR	CEILING		TRIM		CEILING HGT.	NOTES
		MAT.	FINISH	MATERIAL	MAT.	FINISH	BASE	CASING		
100	LIVING ROOM	GYP. BD.	PAINT	EX'G T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
101	STAIR	GYP. BD.	PAINT	OAK TREAD	GYP. BD.	PAINT	1	2	VARIES	
102	MUDROOM	GYP. BD.	PAINT	TILE	GYP. BD.	PAINT	1	2	8'-0"	
103	DINING ROOM	GYP. BD.	PAINT	EX'G T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
104	DEN	GYP. BD.	PAINT	EX'G T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
105	OFFICE	GYP. BD.	PAINT	EX'G T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
106	HALL	GYP. BD.	PAINT	EX'G T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
107	BATH	GYP. BD.	PAINT	TILE	GYP. BD.	PAINT	1	2	8'-0"	
108	KITCHEN	GYP. BD.	PAINT	EX'G	GYP. BD.	PAINT	1	2	8'-0"	
109	BSMT STAIR	GYP. BD.	PAINT	CARPET	GYP. BD.	PAINT	1	2	8'-0"	
200	HALL	GYP. BD.	PAINT	T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
201	BEDROOM #1	GYP. BD.	PAINT	T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
202	BEDROOM #2	GYP. BD.	PAINT	T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
203	PRIMARY BEDROOM	GYP. BD.	PAINT	T&G HARDWOOD	GYP. BD.	PAINT	1	2	8'-0"	
204	PRIMARY CLOSET #1	GYP. BD.	PAINT	T&G HARDWOOD	GYP. BD.	PAINT	1	2	5'-6"-8'-0"	
205	PRIMARY CLOSET #2	GYP. BD.	PAINT	T&G HARDWOOD	GYP. BD.	PAINT	1	2	5'-6"-8'-0"	
206	PRIMARY BATH	GYP. BD.	PAINT	TILE	GYP. BD.	PAINT	1	2	8'-0"	
207	HALL BATH	GYP. BD.	PAINT	TILE	GYP. BD.	PAINT	1	2	8'-0"	

DOOR SCHEDULE

DOOR #	ROOM NAME	WIDTH	HEIGHT	THICK	TYPE	DOOR		FRAME		NOTES
						MATERIAL	FINISH	MAT.	FINISH	
100	MUDROOM	3'-0"	6'-8"	1 ¾"	1	WOOD/GLASS	PAINT	WOOD	PAINT	
101	MUDROOM	2'-4"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
102	MUDROOM	4'-0"	6'-8"	-	-	-	-	WOOD	PAINT	FRAMED OPENING ONLY
103	LIVING ROOM	2'-6"	VARIES	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
200	BEDROOM #1	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
201	BEDROOM #1	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
202	BEDROOM #2	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
203	BEDROOM #2	2'-2"-4"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
204	HALL	2'-1"-4"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
205	PRIMARY BEDROOM	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
206	PRIMARY CLOSET #1	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
207	PRIMARY CLOSET #2	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
208	PRIMARY BATH	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
209	HALL BATH	2'-6"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	
210	HALL BATH	2'-0"	6'-8"	1 ¾"	2	WOOD	PAINT	WOOD	PAINT	

DOOR TYPES

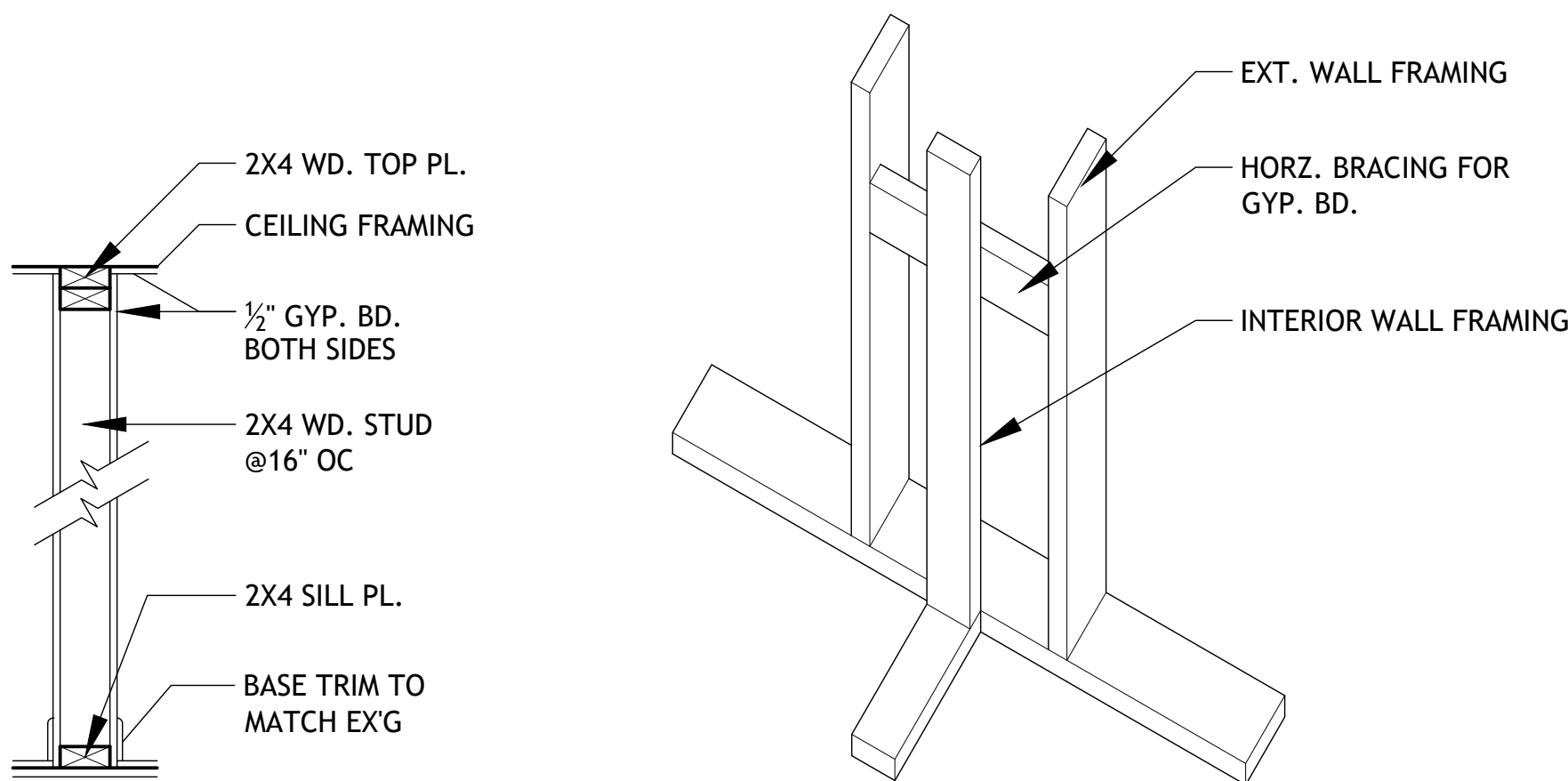


1

EXTERIOR
STYLE TBD

2

INTERIOR
6-PANEL
SOLID WOOD



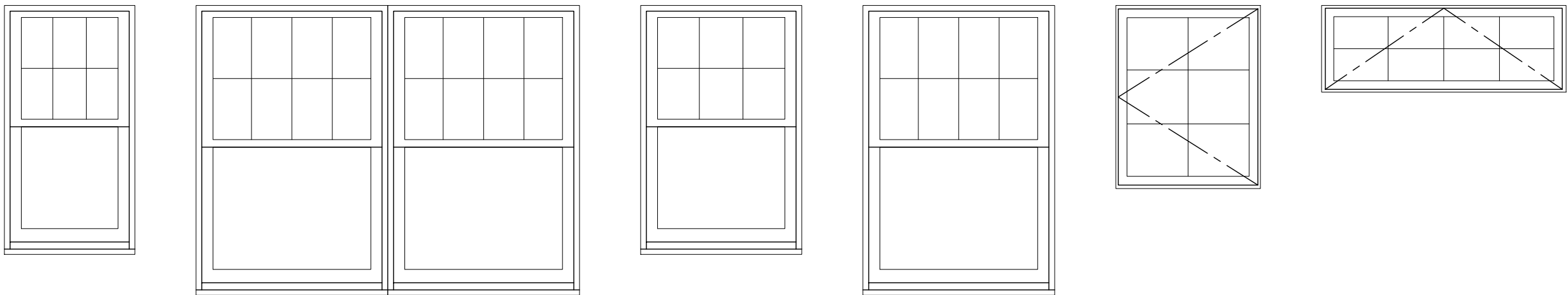
1

TYP. INTERIOR WALL DETAIL
SCALE = 1"=1'-0"

2

INT/EXT WALL CONNECTION DET.
NOT TO SCALE

WINDOW TYPES



A

ANDERSON 400 SERIES
TW20310

B

ANDERSON 400 SERIES
2-TW3046
EGRESS

C

ANDERSON 400 SERIES
TW26310

D

ANDERSON 400 SERIES
TW3046
EGRESS

E

ANDERSON 400 SERIES
CW13
TEMPERED

F

ANDERSON 400 SERIES
AR41
TEMPERED

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REVISIONS

#	DATE	REASON
1	5-21-24	ZONING REVISIONS

5-21-24 ZONING REVISIONS

7-26-23 ZONING REVIEW

DATE REASON

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RIDGEWOOD, NJ 07450

DRAWING TITLE:
FINISH NOTES, SCHEDULES, DOOR &
WINDOW TYPES

DATE: 7-26-23

PROJECT #: 2224

DRAWN BY: LMC

DRAWING #:

A-4

6 OF 9

ROOF LOADS

ROOFING	5 PSF
SHEATHING	3 PSF
RAFTERS	5 PSF
INSULATION	2 PSF

DEAD LOAD	15 PSF
LIVE LOAD	30 PSF
TOTAL LOAD	45 PSF

FLOOR LOADS

FINISH	5 PSF
FINISH (BATH)	15 PSF
SHEATHING	3 PSF
FLOOR JOISTS	5 PSF
CEILING	2 PSF

DEAD LOAD	15 PSF
LIVE LOAD	40 PSF
TOTAL LOAD	55 PSF

WOOD FRAMING NOTES:

1. LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD COSNTRUCTION" AS PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION, UNLESS OTHERWISE NOTED.

2. ALL LUMBER TO BE DOUGLAS FIR- LARCH #2 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

SIZE	Fb (PSI) (SINGLE)	Fb (PSI) (REPETITIVE)	Ft (PSI)	Fc II (PSI)
2X4	1350	1552	862	1552
2X6	1170	1345	747	1485
2X8	1080	1242	690	1418
2X10	990	1138	632	1350
2X12	900	1035	575	1350

Fv (HORIZONTAL SHEAR)	= 180 PSI
Fc (PERPENDICULAR TO GRAIN)	= 625 PSI
E (MODULUS OF ELASTICITY)	= 1,600,000 PSI

3. PROVIDE BRIDGING SPACED NOT MORE THAN 8'-0" OC.

4. PROVIDE TEMPORARY AND PERMANENT BRACING FOR FRAMING, INCLUDING TRUSSES, TO HOLD IT SECURELY IN POSITION AT ALL TIMES.

5. PROVIDE DOUBLE MEMBERS AROUND OPENINGS MORE THAN 16" WIDE.

6. PROVIDE A MINIMUM OF TWO MEMBERS UNDER ALL PARALLEL PARTITIONS.

7. PROVIDE NAILERS OR LEDGERS WHERE REQUIRED; FASTEN SECURELY.

8. LAP AND SPIKE ENDS OF RAFTERS OR JOISTS. ANCHOR ALL FRAMING TO WALLS NOT MORE THAN 4'-0" OC; INCLUDING RAFTERS AND JOISTS PARALLEL TO WALLS.

9. ALL FLUSH-FRAMED CONNECTIONS SHALL BE MADE USING METAL HANGERS, AS MAUFACTURED BY SIMPSON STRONG-TIE CO., INC., OR APPROVED EQUAL. CONTRACTOR TO NOTE THAT SPECIAL CONDITIONS MAY REQUIRE A LONG DELAY IN DELIVERY OF THE PROJECT FROM MANUFACTURER.

10. ALL LUMBER TO BE LEFT EXPOSED SHALL BE PRESEVATIVE TREATED AS DIRECTED BY THE ARCHITECT.

11. LAMINATED VENEER LUMBER (LVL) SHALL BE CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

Fb	=	2600 PSI (FOR 12" DEPTH)
Fv	=	285 PSI
Fc PERPENDICULAR	=	750 PSI
Fc PARALLEL	=	2510 PSI
E	=	1,900,000 PSI

CONTRACTOR SHALL INSPECT LVL PRODUCTS UPON ARRIVAL AT JOB SITE AND REJECT ANY MATERIAL THAT IS WARPED, WET OR OTHERWISE DEFECTIVE.

12. FASTENERS FOR ALL TREATED LUMBER ARE TO BE STAINLESS STEEL.

13. LVL BEAMS SHALL BE KEPT DRY THROUGH DURATION OF CONSTRUCTION.

14. LVL BEAMS MAY BE PURCHASED FOR THE FULL WIDTH SPECIFIED ON DRAWINGS OR BE FASTENED TOGETHER AS FOLLOWS:

9 1/2" AND 11 7/8" MEMBERS-	2 ROWS OF 16d NAILS @ 12" OC STAGGERED TOP AND BOTTOM.
14", 16" AND 18" MEMBERS-	3 ROWS OF 16d NAILS AT 12" OC STAGGERED TOP AND BOTTOM.

15. WOOD STUD BEARING WALLS NOT FACED WITH PLYWOOD SHALL BE BRACED WITH SOLID BLOCKING AT INTERVALS NOT EXCEEDING .4 TIMES THE LENGTH OF THE STUD FOR 2X4 STUDS AND .25 TIMES THE LENGTH OF THE STUD FOR 2X6 STUDS.

16. ALL ROOF RAFTERS SHALL BE SECURED TO BEARING POINTS W/ 1-SIMPSON H2A SEISMIC AND HURRICANE ANCHORS PER RAFTER, APPLIED TO THE OUTSIDE FACE OF WALL.

17. ALL CONVENTIONALLY FRAMED ROOFS ARE TO HAVE 2X6 COLLARS TIES @ 32" OC PLACED ONE-THIRD THD DISTANCE DOWN FROM THE RIDGE.

18. ALL HEADERS AND WOOD BEAMS ARE TO BEAR ON A MINIMUM OF 2- 2X MEMBERS.

19. ALL WALL STUDS MUST RUN CONTINUOUS FROM FLOOR TO CEILING.

20. ALL BUILT-UP COLUMNS MUST BE NAILED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" SECTION 15.3.3.

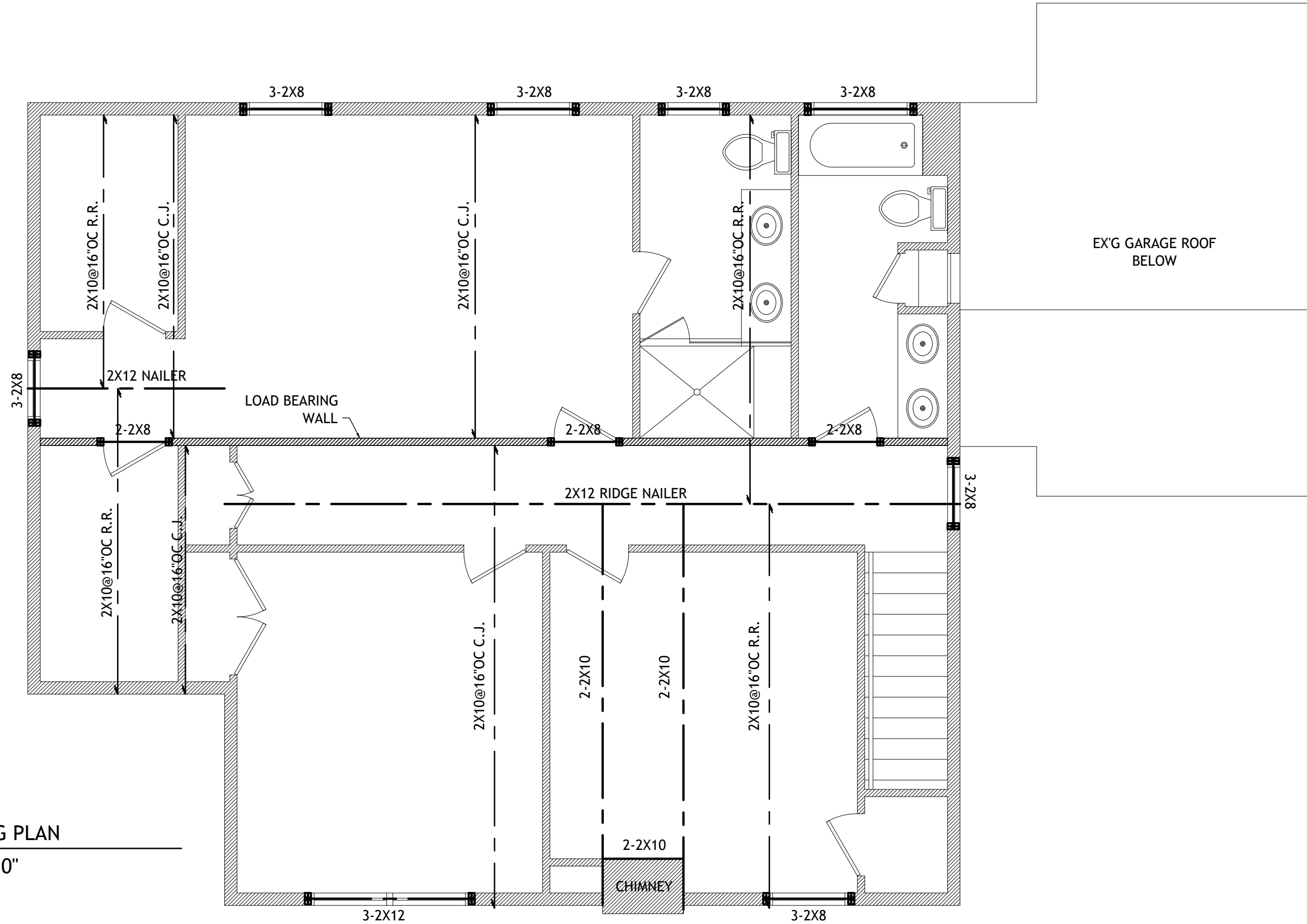
21. WOOD SILL PLATES ARE TO BE ANCHORED TO THE FOUNDATION WALL USING 1/2" DIAMETER X 18" LONG ANCHOR BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER, UNLESS NOTED OTHERWISE ON DRAWINGS. ANCHOR BOLTS ARE TO BE LOCATED WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION, INCLUDING ALL OPENINGS. PROVIDE SIMPSON TITAN HD BOLTS WHERE EMBEDDED ANCHORS DO NOT MEET ABOVE CRITERIA OR TO REPLACE MISALIGNED EMBEDDED ANCHORS.

22. ALL WOOD FRAMING MUST BE FASTENED IN ACCORDANCE TO THE FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (TABLE R602.3(1) IRC) OR AFPA WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM) NAILING SCHEDULE (TABLE 3.1), WHICHEVER IS MORE RESTRICTIVE.

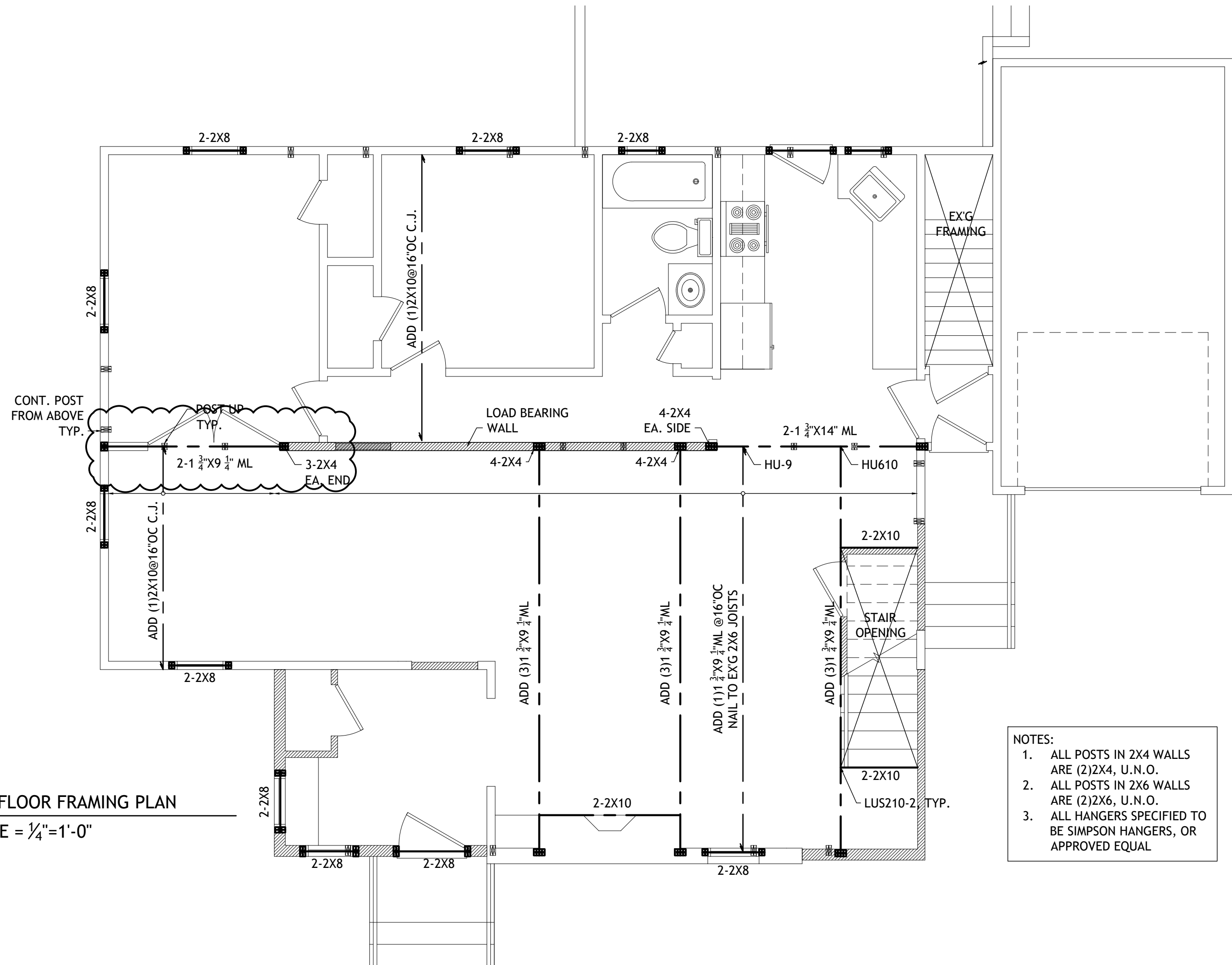
23. CONTRACTOR MUST PROVIDE CONTINUOUS LOAD PATH FROM THE RAFTERS DOWN TO THE FOUNDATION INCLUDING, BUT NOT LIMITED TO, HURRICANE TIES FROM RAFTER TO STUDS, SIMPSON MST STRAPS FOR FLOOR-TO-FLOOR TIES AND A MINIMUM OF 1/2" WOOD STRUCTURAL PANEL SHEATHING NAILED ON THE EXTERIOR OF THE WOOD STUDS AND SILL PLATE.

24. NO SUBSTITUTIONS FOR SPECIFIED MATERIALS (MEMBERS OR FASTENERS) MAY BE MADE WITHOUT APPROVAL FROM THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1 ROOF FRAMING PLAN
SCALE = 1/4"=1'-0"



2 2ND FLOOR FRAMING PLAN
SCALE = 1/4"=1'-0"



- NOTES:
1. ALL POSTS IN 2X4 WALLS ARE (2)2X4, U.N.O.
 2. ALL POSTS IN 2X6 WALLS ARE (2)2X6, U.N.O.
 3. ALL HANGERS SPECIFIED TO BE SIMPSON HANGERS, OR APPROVED EQUAL

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FRAMING PLANS

DATE:	7-26-23
PROJECT #:	2224
DRAWN BY:	LMC
DRAWING #:	S-1
	7 OF 9

ROOFING	5 PSF
SHEATHING	3 PSF
RAFTERS	5 PSF
INSULATION	2 PSF

DEAD LOAD	15 PSF
LIVE LOAD	30 PSF
TOTAL LOAD	45 PSF

FINISH	5 PSF
FINISH (BATH)	15 PSF
SHEATHING	3 PSF
FLOOR JOISTS	5 PSF
CEILING	2 PSF

DEAD LOAD	15 PSF
LIVE LOAD	40 PSF
TOTAL LOAD	55 PSF

1. LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION, UNLESS OTHERWISE NOTED.

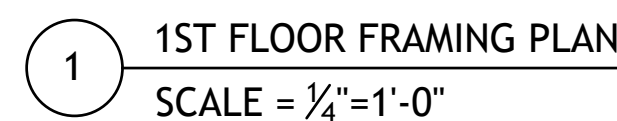
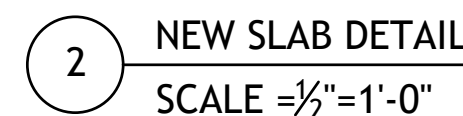
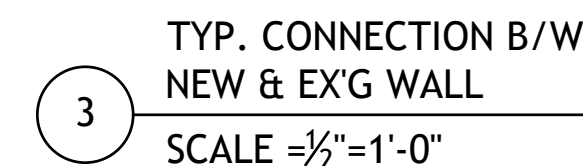
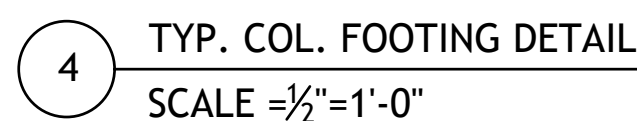
SIZE	Fb (PSI) (SINGLE)	Fb (PSI) (REPETITIVE)	Ft (PSI)	Fc II (PSI)
2X4	1350	1552	862	1552
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Fv (HORIZONTAL SHEAR) = 180 PSI
Fc (PERPENDICULAR TO GRAIN) = 625 PSI
E (MODULUS OF ELASTICITY) = 1,600,000 PSI

Fb	=	2600 PSI (FOR 12" DEPTH)
Fv	=	285 PSI
Fc PERPENDICULAR	=	750 PSI
Fc PARALLEL	=	2510 PSI
E	=	1,900,000 PSI

~~24. NO SUBSTITUTIONS FOR SPECIFIED MATERIALS (MEMBERS OR FASTENERS) MAY BE MADE WITHOUT APPROVAL FROM THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.~~

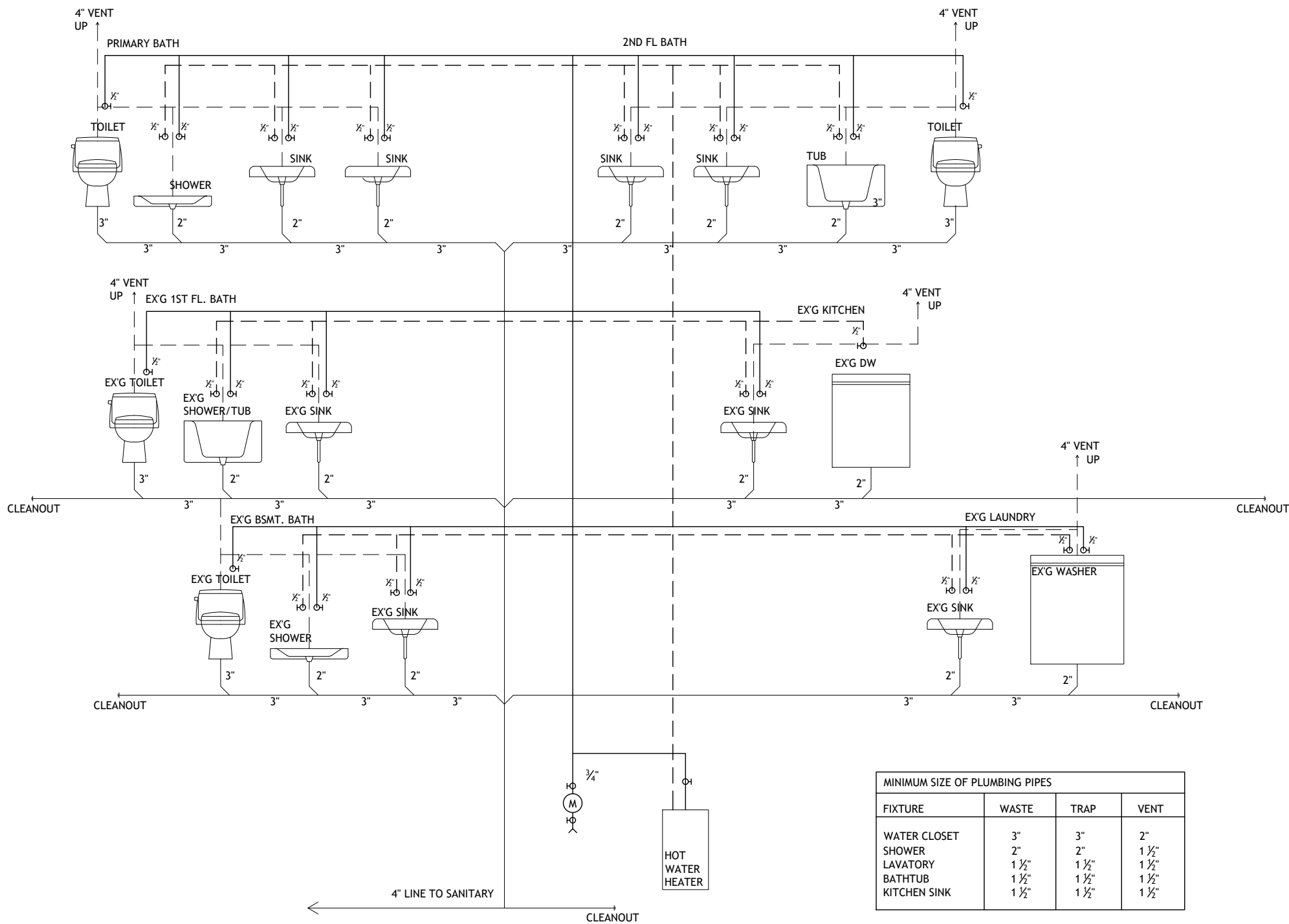
1. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
2. ALL CONCRETE SHALL BE CONTROLLED STONE CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS, OF A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSID.
3. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A615 GRADE 60 AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS.
4. ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557.
5. MATERIAL, FABRICATION, AND ERECTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AISC SPECIFICATION.
6. ALL WIDE FLANGE STRUCTURAL STEEL SHALL CONFORM WITH ASTM A992 SPECIFICATIONS. ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS.
7. ALL CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED, UNLESS OTHERWISE NOTED ON DRAWINGS.
8. ALL HIGH-STRENGTH BOLTS SHALL BE $\frac{3}{4}$ " DIAMETER A325-N TYPE, UNLESS OTHERWISE NOTED ON DRAWINGS.
9. ALL STEEL SHALL RECEIVE ON SHOP COAT OF SHERWIN-WILLIAMS STEEL SPEC STRUCTURAL STEEL PRIMER B50AV11, UNLESS OTHERWISE NOTED.
10. ALL STEEL THAT WILL BE LEFT EXPOSED SHALL RECEIVE ON COAT OF SHERWIN-WILLIAMS PRO INDUSTRIAL PRO-CRYL UNIFORM ACRYLIC PRIMER AND ONE COAT OF SHERWIN-WILLIAMS PRO INDUSTRIAL DTM ACRYLIC SEMI-GLOSS, COLOR SELECTION BY ARCHITECT, UNLESS OTHERWISE NOTE.
11. ALL WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STRUCTURAL WELDING CODE" AS PUBLISHED BY THE AMERICAN WELDING SOCIETY.
12. ALL WELDING ELECTRODES TO BE E70XX.
13. LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN 30 BAR DIAMETERS.
14. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, FREE OF FROST AND HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF $1\frac{1}{2}$ TONS PER SQUARE FOOT.
15. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 3 FEET BELOW FINISHED GRADE.
16. ALL CONCRETE SHALL CONTAIN THE WATER REDUCING ADMIXTURE "EUCON WR-75" OR APPROVED EQUAL.
17. ALL CONCRETE SHALL BE FORMED.
18. ALL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B.
19. PROVIDE BEARING PLATES AND ANCHOR BOLTS, STUDS, OR WALL ANCHORS FOR ALL WALL BEARING BEAMS.
20. ALL CONNECTIONS ARE TO BE MADE WITH FRAMING ANGLES.
21. ALL SPECIALTY ANCHORS AND FASTENERS ARE TO BE MANUFACTURED BY THE HILTI CORPORATION OR APPROVED EQUAL, AND ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, INCLUDING TORQUE, EMBEDMENT, LENGTH, ETC.

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	DATE:	7-26-23
	PROJECT #:	2224
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3 PLUMBING RISER DIAGRAM
NOT TO SCALE

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
2. SERVICE SHALL BE MINIMUM 200AMPS TOTAL AMPERAGE TO BE DETERMINED UPON FINAL CALCULATED DEMAND.
3. ALL WORK SHOWN IS SCHEMATIC AND SHOULD BE USED FOR GENERAL LOCATION ONLY.
4. BATH FANS SHALL BE A MINIMUM 80 CFM.
5. SERVICE SHALL BE SUFFICIENT TO OPERATE A/C UNIT(S) AND PROVIDE ELECTRICITY FOR 24 CIRCUITS, CIRCUIT BREAKER TYPE.
6. PROVIDE PANEL BOX IN CENTRAL LOCATION.
7. ALL WIRING SHALL BE COPPER WITH BX OR ROMEX SHIELDING PER CODE REQUIREMENTS. ALUMINUM WIRING IS NOT RECOMMENDED.
8. SMOKE DETECTORS SHALL BE HARD WIRED IN SERIES AND HAVE A ONE HOUR BATTERY BACKUP.

PLUMBING NOTES:

1. INSTALL 4" CAST IRON, PVC OR COPPER SEWER DRAINS AND WASTE CONNECTS VENTED IN ACCORDANCE WITH STATE, LOCAL AND NATIONAL PLUMBING CODE.
2. INSTALL 3/4"-1" COPPER WATER MAIN, INSTALL HOT AND COLD WATER SUPPLY WITH 3/4" MAINS EXTENDING TO THE FARTHEST FIXTURES AND 1/2" BRANCHES TO ALL FIXTURES. INSTALL SHUT OFF VALVES TO ALL RISERS' LOCATIONS TO BE DETERMINED IN FIELD.
3. WRAP WASTE STACKS WITH INSULATION FOR SOUND RETARDATION PURPOSES.
4. ALL FIXTURES TO BE SELECTED BY OWNER.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE (3) POLE SWITCH
- DUPLEX OUTLET
- DUPLEX WALL OUTLET WIRED THRU GROUND FAULT INTERCEPTOR
- DUPLEX WALL OUTLET, 240 VOLT ON DEDICATED CIRCUIT
- DUPLEX WALL OUTLET EXTERIOR WITH COVER WIRED THRU GROUND FAULT INTERCEPTOR MOUNT AT 34" AFF
- EXHAUST FAN, DUCT TO OUTSIDE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE FOR WET LOCATION
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE, WET LOCATION
- SMOKE DETECTOR, CEILING MOUNTED
- CARBON MONOXIDE DETECTOR, CLG. MNTD.

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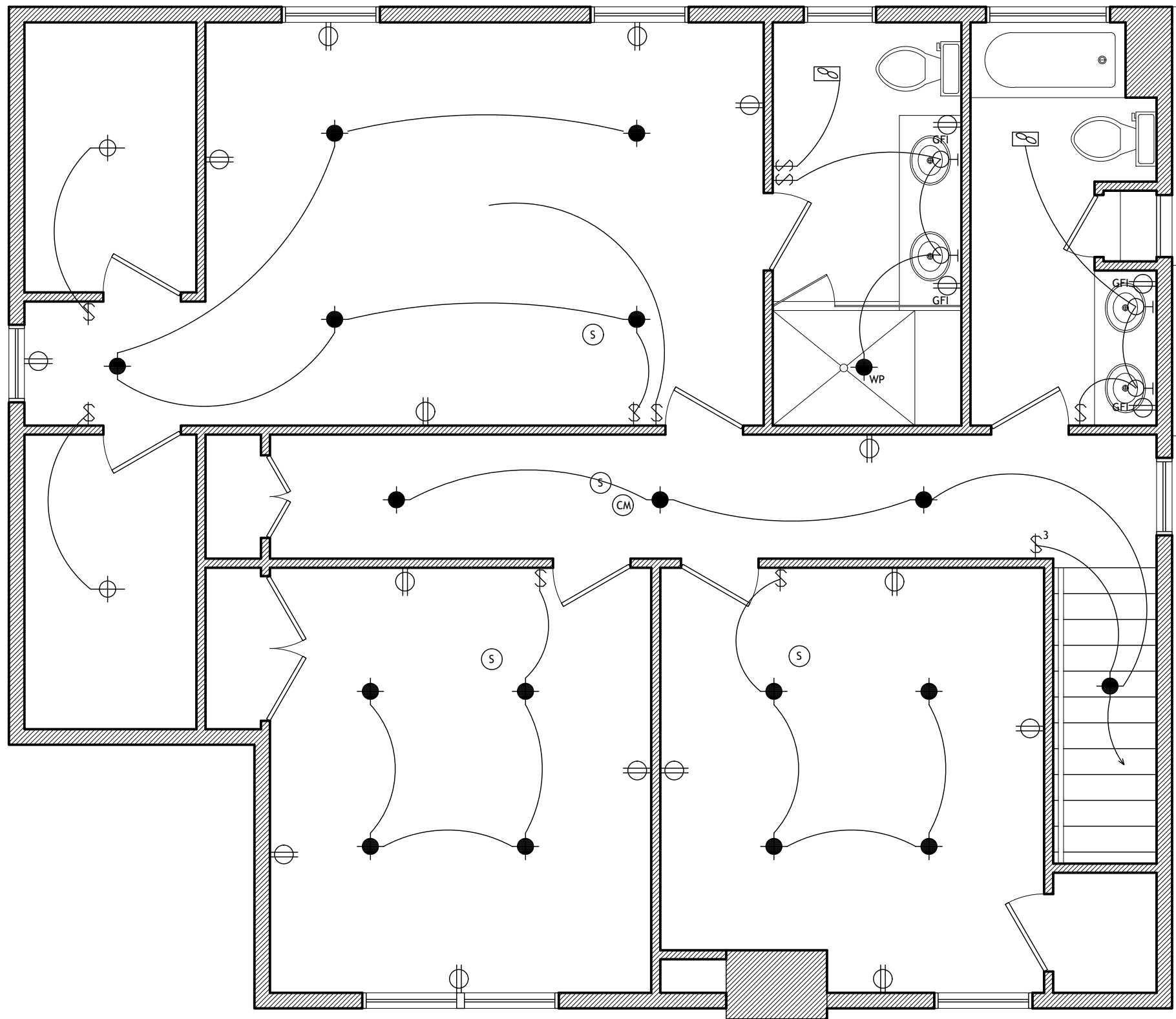
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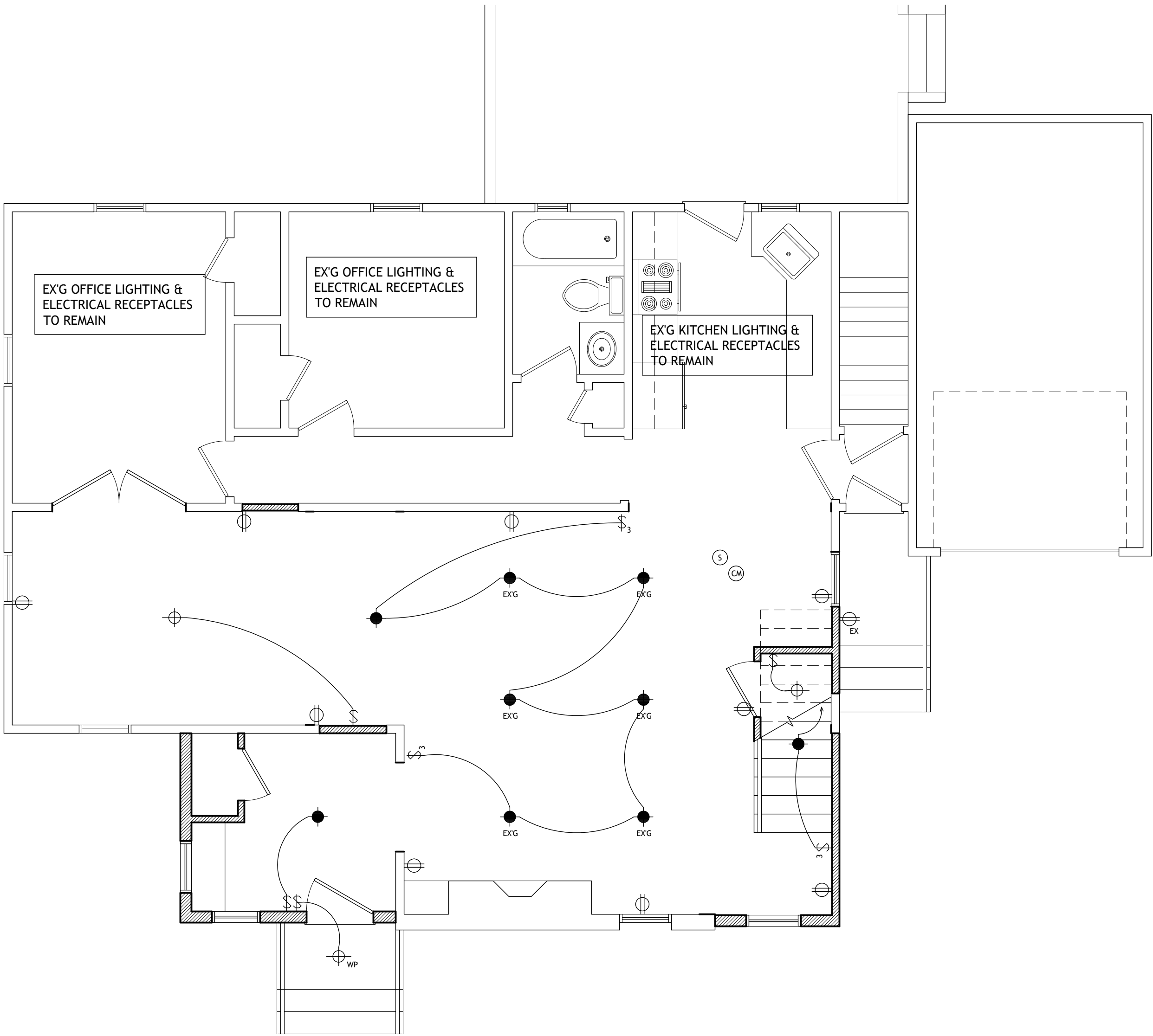
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ELECTRICAL PLANS

DATE:	7-26-23
PROJECT #:	2224
DRAWN BY:	LMC
DRAWING #:	E-1
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2 2ND FLOOR PLAN
SCALE = 3/4"=1'-0"



1 1ST FLOOR PLAN
SCALE = 3/4"=1'-0"