

ADDITION AND RENOVATION

# MACKEY RESIDENCE

271 GEORGE-DYE ROAD  
HAMILTON, NJ

JANUARY 25, 2013

DRAWING LIST

NO.	TITLE	DATE
A0	COVER SHEET	1-25-2013
A1	CONSTRUCTION PLANS	1-25-2013
A2	INTERIOR ELEVATIONS	1-25-2013
A3	EXTERIOR ELEVATIONS, WALL SECTION	1-25-2013

DOOR AND WINDOW SCHEDULE

**DOOR 1:**  
PRE-HUNG 32"x80" RH SWING  
HALF LITE  
ENTRY LOCKSET AND DEADBOLT W/ THUMBTURN  
SCREEN DOOR RHR SWING  
\*\* PROVIDED BY OWNER, INSTALLED BY G.C. \*\*

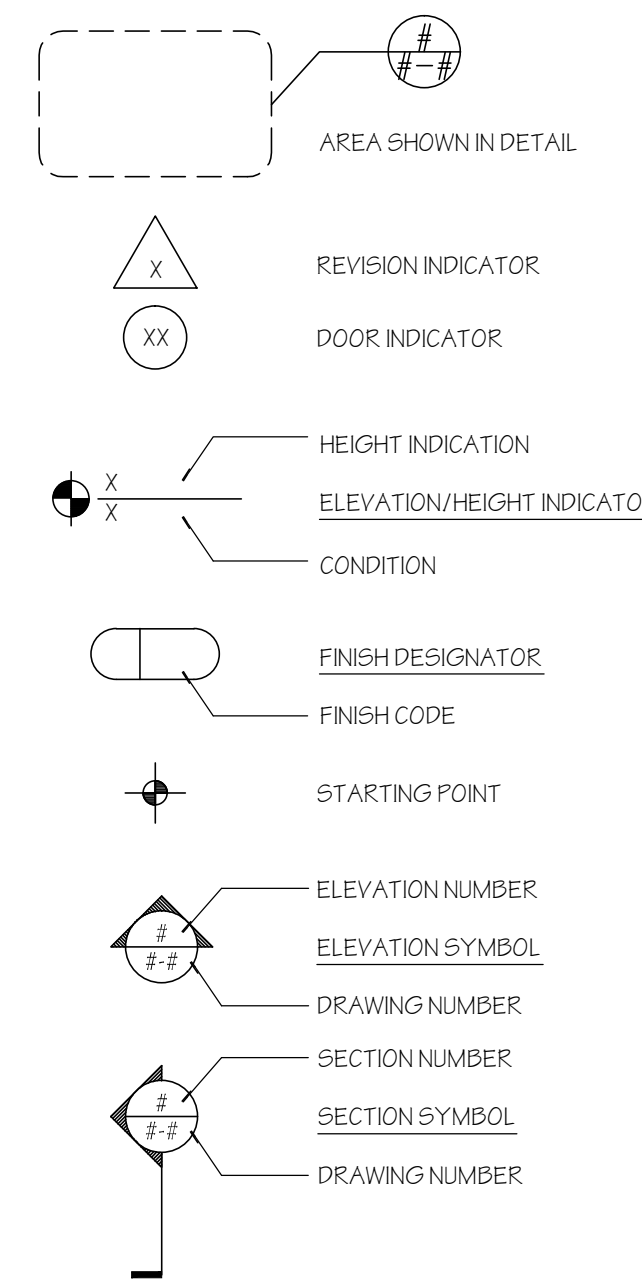
**WINDOW 1:**  
69"x36" PRE-MULLED DOUBLE UNIT  
DOUBLE HUNG, DOUBLE PANE, TILT IN SASHES  
FULL SCREEN  
\*\* PROVIDED BY OWNER, INSTALLED BY G.C. \*\*

**WINDOWS 2 & 3:**  
60"x36" PRE-MULLED DOUBLE UNIT  
DOUBLE HUNG, DOUBLE PANE, TILT IN SASHES  
FULL SCREEN  
\*\* PROVIDED BY OWNER, INSTALLED BY G.C. \*\*

**WINDOW 4:**  
60"x48" PRE-MULLED DOUBLE UNIT  
DOUBLE HUNG, DOUBLE PANE, TILT IN SASHES  
FULL SCREEN  
\*\* PROVIDED BY OWNER, INSTALLED BY G.C. \*\*

GC IS TO VERIFY ALL ROUGH-IN DIMENSIONS WITH OWNER'S ORDER PRIOR TO FRAMING. ALL OPENINGS TO HAVE (1) 2x4 JACK STUD EACH SIDE, (1) 2x4 KING STUD EACH SIDE, AND MINIMUM DOUBLE 2x6 HEADER.

SYMBOLS



ABBREVIATIONS

A.C.T.	Acoustical Ceiling Tile	LH	Left Hand
ADJ	Adjustable	MAX	Maximum
A.F.F.	Above Finish Floor	MECH	Mechanical
BLDG	Building	MEP	Mechanical, Electrical, Plumbing
CLG	Ceiling	MN	Minimum
CLR	Clear/Clearance	MISC	Miscellaneous
COL	Column	M.O.	Masonry Opening
CONC	Concrete	MTD	Mounted
CONT	Continuous	MTL	Metal
CPT	Carpet	N.L.C.	Not In Contract
CTR	Counter	NO	Number
C.T.	Ceramic Tile	NOM	Normal
DET	Detail	N.T.S.	Not To Scale
DIA	Diameter	OPB	Operations
DIM	Dimension	PLAM	Plastic Laminate
DISP	Dispenser	PR	Pair
DN	Down	PT	Paint/Printed
DWG	Drawing	PLYWD	Plywood
EQ	Equal	Q.T.	Quarry Tile
EXH	Exhaust	RAD	Radius
FN	Finish	REQ	Required
FXT	Fixture	RM	Room
FL	Fluorescent	R.O.	Rough Opening
FRT	Fire Retardant Treated	RTU	Roof Top Unit
FT	Foot/Feet	S.C.	Solid Core
FURR	Furr	S.F.	Square Foot/Feet
F.C.	Fixture Contractor	SHT	Sheet
G.C.	General Contractor	SIM	Similar
GL	Glass	SPEC	Specification
GWB	Gypsum Wall Board	SG	Square
H.C.	Hollow Core	S.S.	Stainless Steel
HW	Hardwood	STD	Standard
H.M.	Hollow Metal	STL	Steel
HVAC	Heating Ventilating & Air Conditioning	TBD	To Be Determined
H.W.H.	Hot Water Heater	T&G	Tongue and Groove
H.W.	Hot Water	TYP	Typical
IN	Inch	U.N.O.	Unless Noted Otherwise
INT	Interior	U.O.N.	Unless Otherwise Noted
K.P.	Kick Plate	V.C.T.	Vinyl Composition Tile
LAM	Laminate	VDU	Video Display Unit
		WD	Wood

CODE SUMMARY

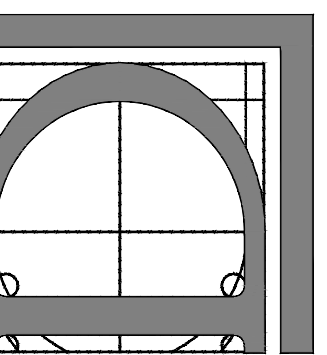
**CODES AND REGULATIONS**  
HAMILTON TOWNSHIP BUILDING INSPECTIONS  
HTTP://HAMILTONNJ.COM  
JOHN MCCASLAND, BUILDING SUBCODE OFFICIAL  
(609) 890-3872 OR JMCASLAND@HAMILTONNJ.COM

ALL WORK TO COMPLY WITH REQUIREMENTS OF  
NJAC 5:23-3.14 - 3.22  
1. THE 2009 INTERNATIONAL BUILDING CODE  
2009 INTERNATIONAL MECHANICAL CODE  
2009 NATIONAL STANDARD PLUMBING CODE  
2009 NATIONAL ELECTRICAL CODE  
2009 NFPA  
HAMILTON TOWNSHIP ZONING CODE  
2. AMERICANS WITH DISABILITIES ACT (ADA)  
3. OTHER CODES AND REQUIREMENTS THAT MAY BE DEEMED TO BE APPLICABLE.

SITE LOCATION: LOT 20, BLOCK 1983

SCOPE NOTES:  
DEMOLITION OF AN ENCLOSED PORCH AND CONSTRUCTION OF A NEW ADDITION WITH CRAWL SPACE IN APPROXIMATELY THE SAME LOCATION. INCLUDES -

- NEW CONCRETE FOOTINGS AND BLOCK FOUNDATION
- WOOD FRAME FLOOR, WALLS AND ROOF WITH FIBERGLASS INSULATION
- NEW ROOFING AND SIDING
- NEW WINDOWS AND EXTERIOR DOOR
- NEW LIGHTING AND CONVENIENCE OUTLETS
- NEW CABINETS, COUNTERS, AND FINISHES
- EXTEND EXISTING FORCED AIR HVAC INTO NEW ADDITION
- PLUMBING LIMITED TO RELOCATION OF ICE MAKER LINE AND RE-INSTALLING EXISTING SINK IN NEW COUNTERTOP.



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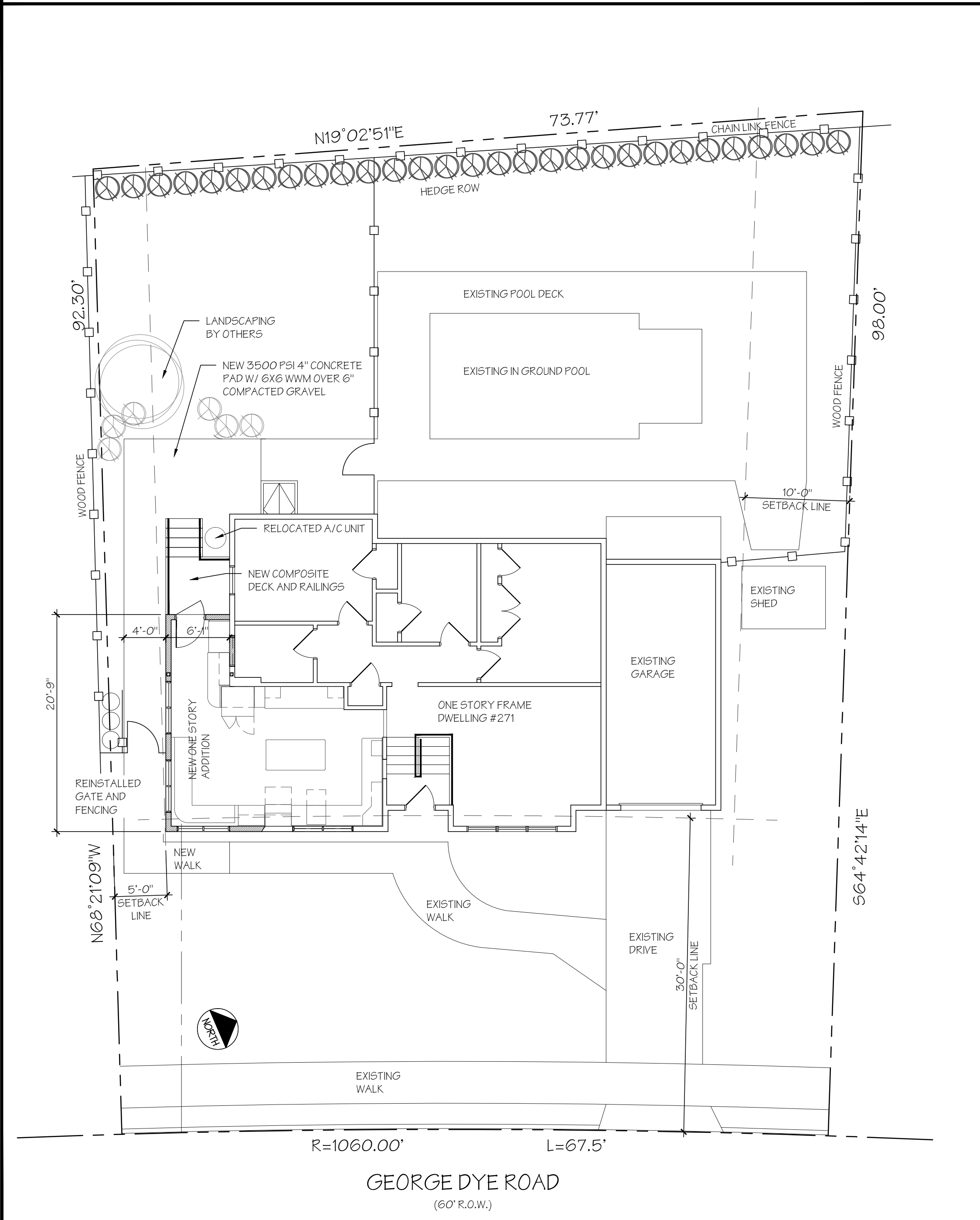
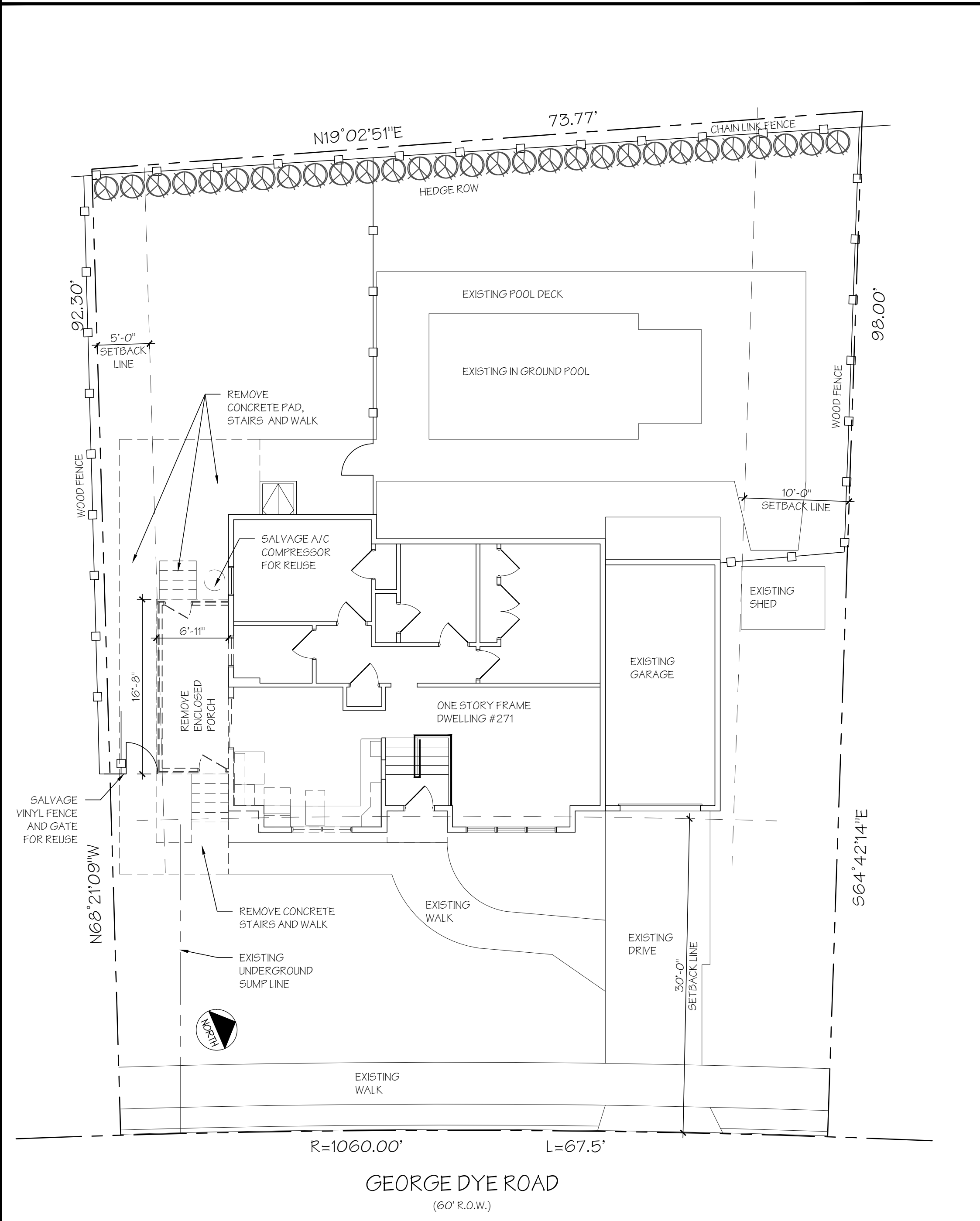
LOCATION PLAN

EXISTING SITE PLAN

PROPOSED NEW SITE PLAN



LOCATION PLAN

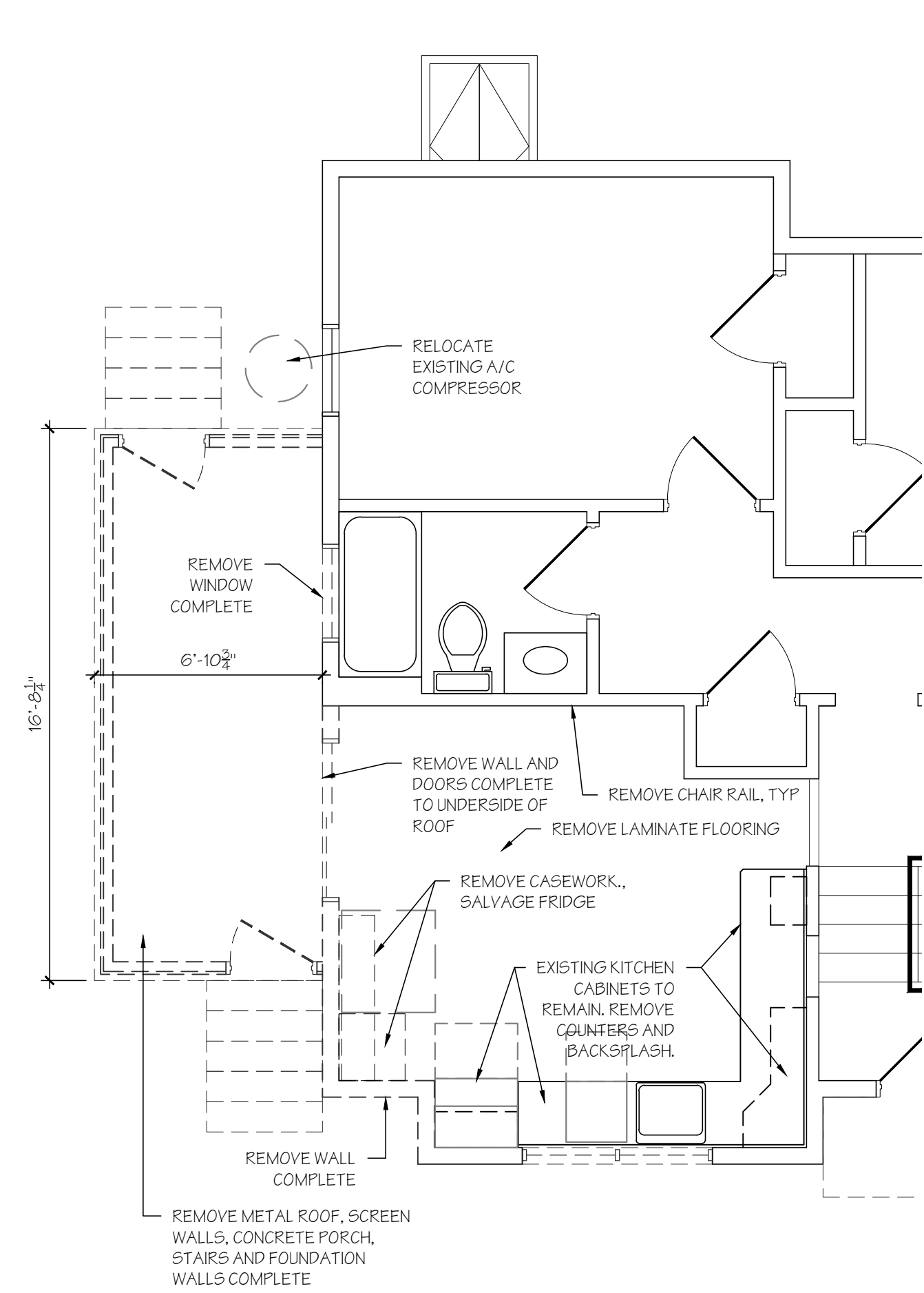


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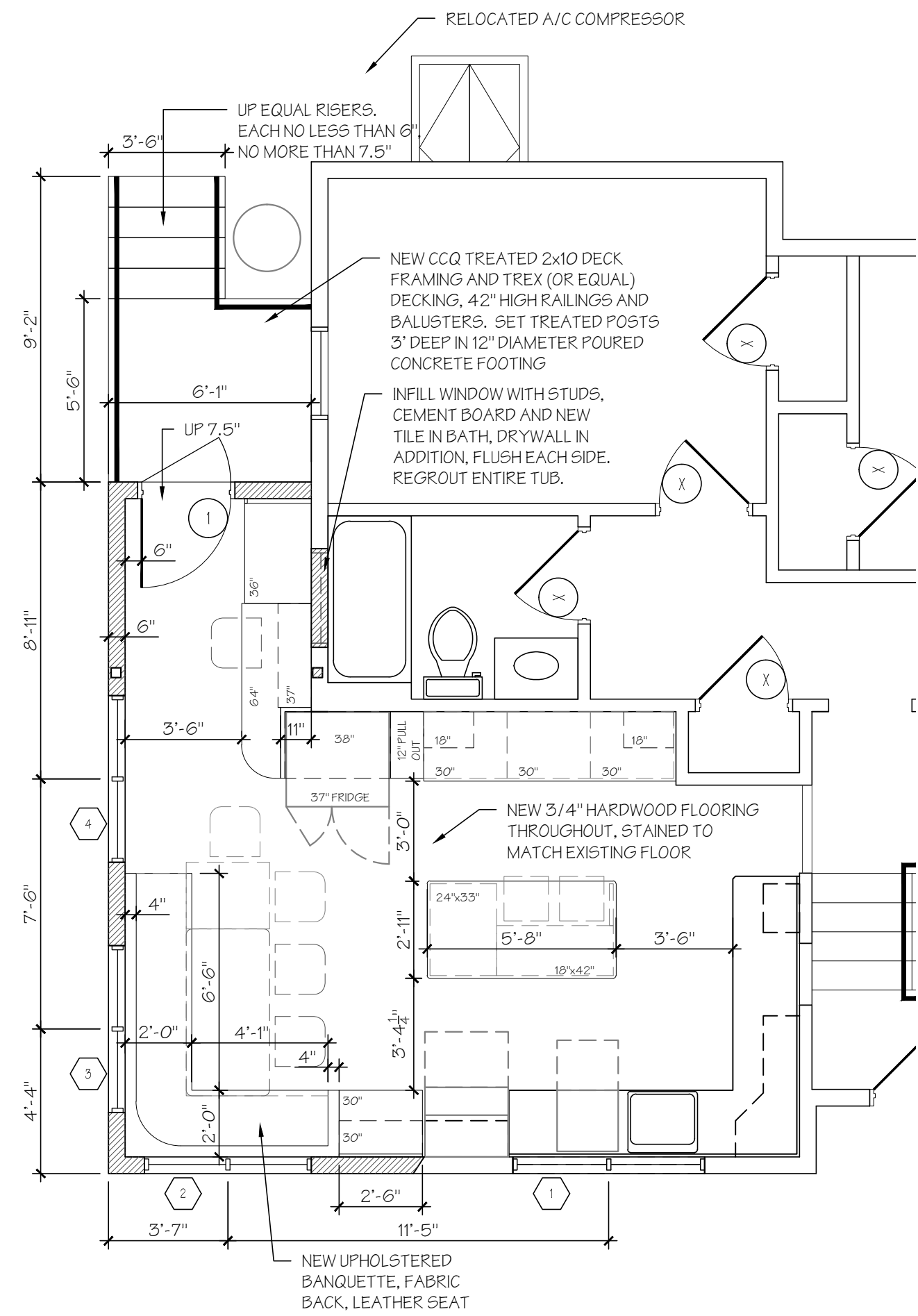
DRAWING: COVER SHEET  
PROJECT INFORMATION  
SITE PLAN INFORMATION

PROJECT: KITCHEN EXPANSION  
271 GEORGE DYE ROAD  
HAMILTON, NJ  
PROJECT NUMBER: 2012.122

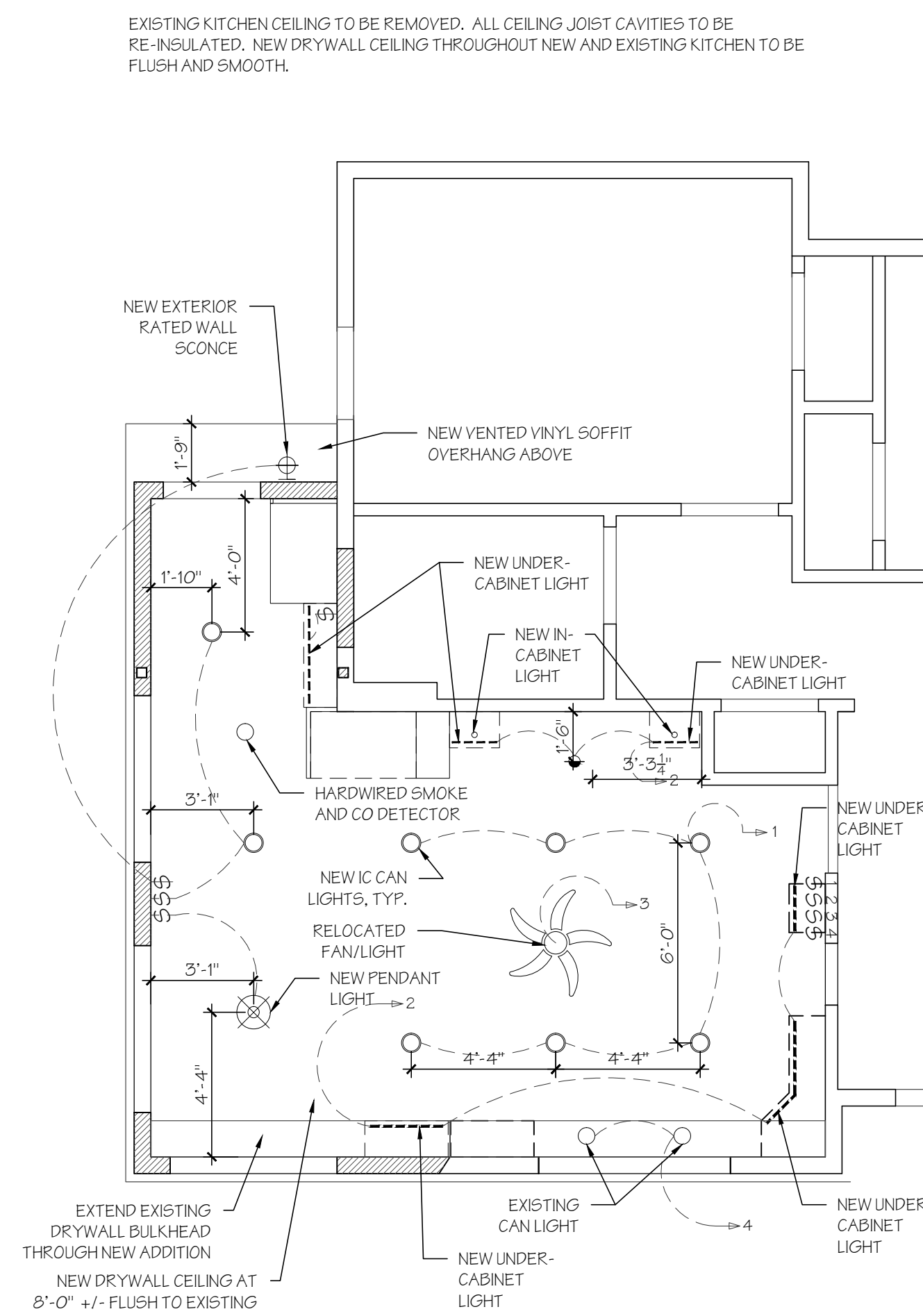
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**A0**



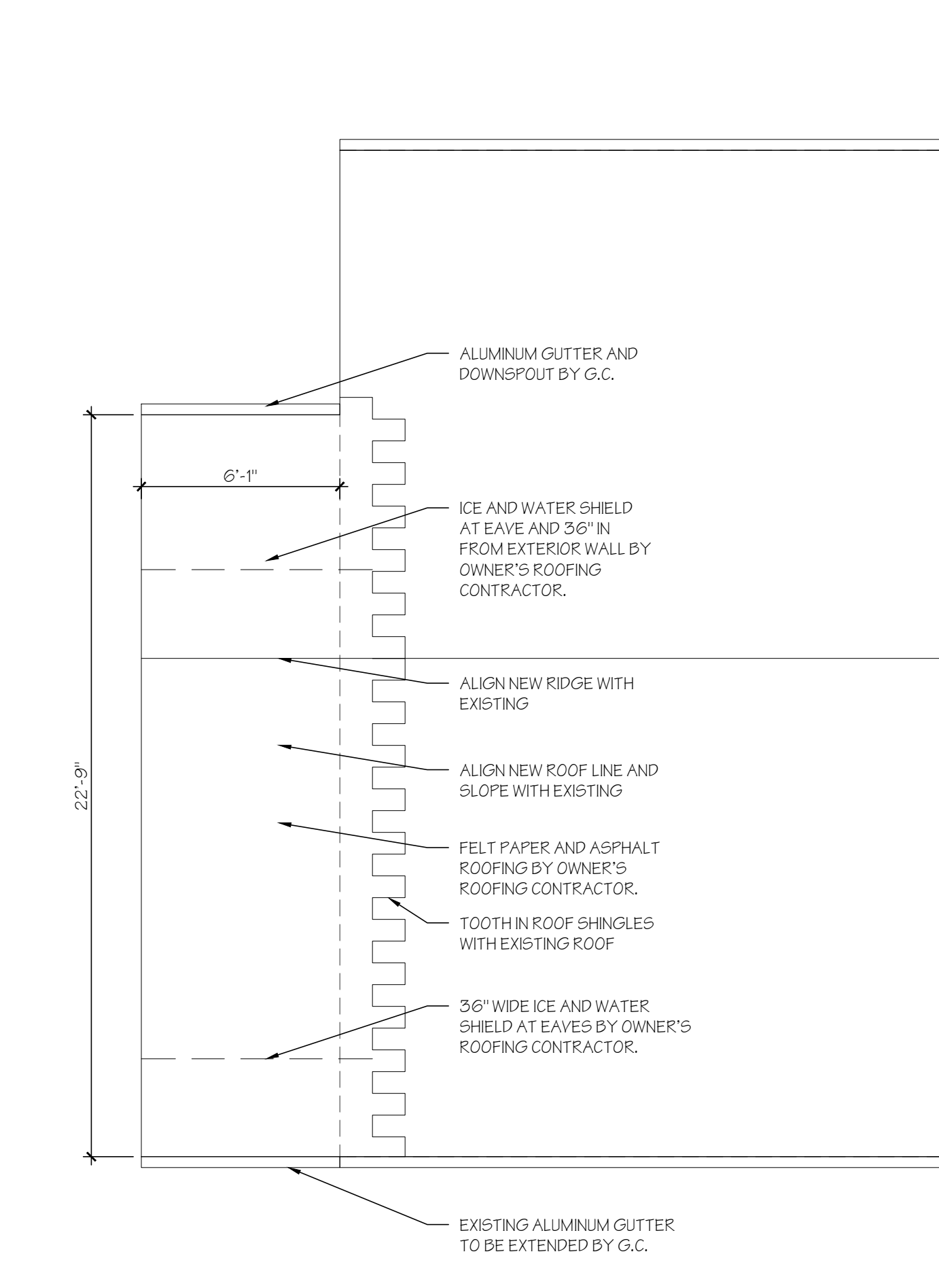
1 DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



2 CONSTRUCTION / FINISHES PLAN  
SCALE: 1/4" = 1'-0"



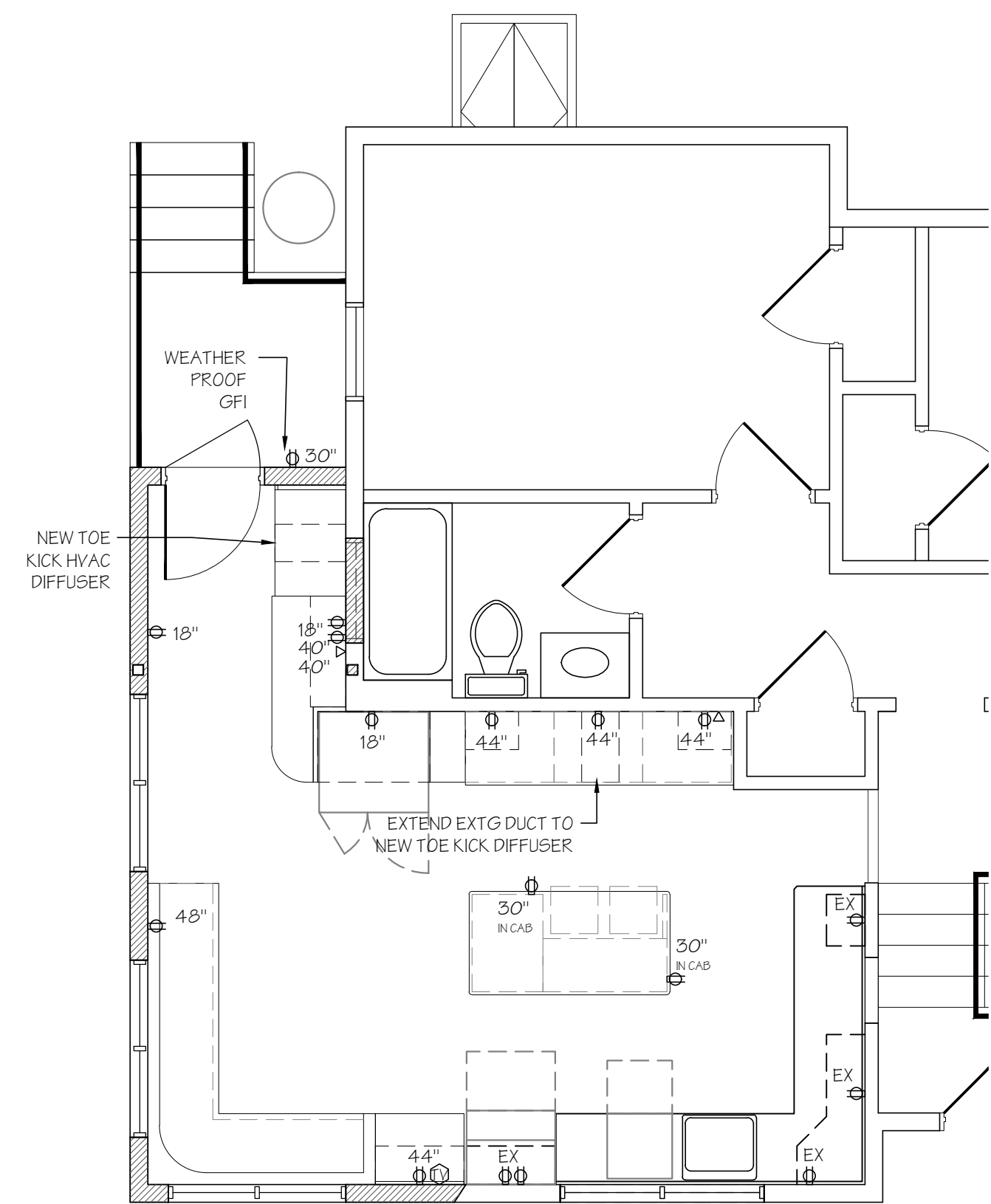
3 REFLECTED CEILING / LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



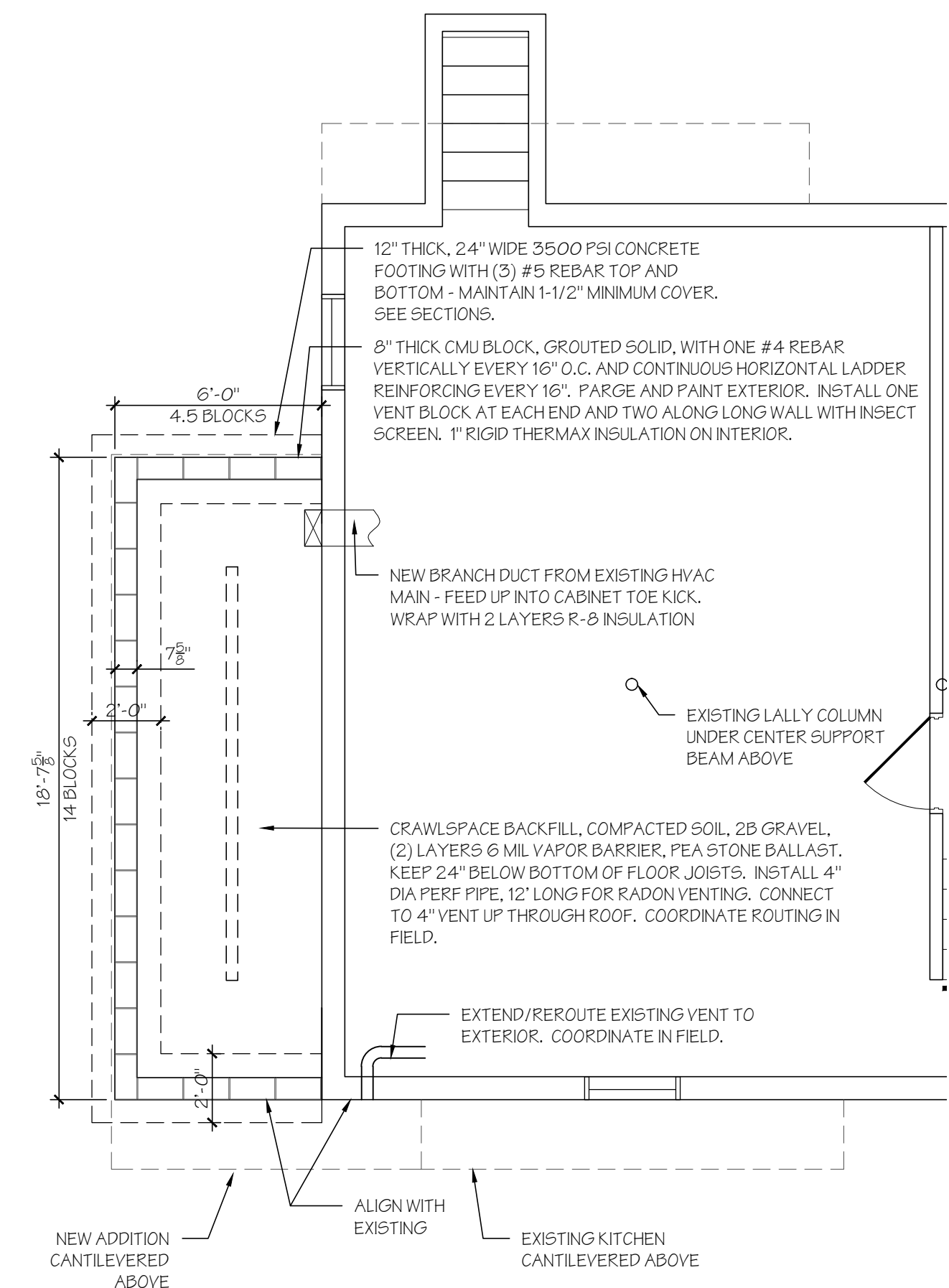
4 ROOF PLAN  
SCALE: 1/4" = 1'-0"

ALL DEVICES TO BE DECORA, METALLIC FINISH, CHOSEN BY OWNER.  
TV LOCATION TO BE COAX CABLE RUN TO BASEMENT AND CONNECTED TO EXISTING TELEVISION CABLE VIA A SPLITTER. PHONE LOCATION TO BE CAT1 LINE RUN TO BASEMENT AND CONNECTED TO EXISTING TELEPHONE LINE. ALL OUTLETS IN KITCHEN ARE TO BE GFCI PROTECTED.

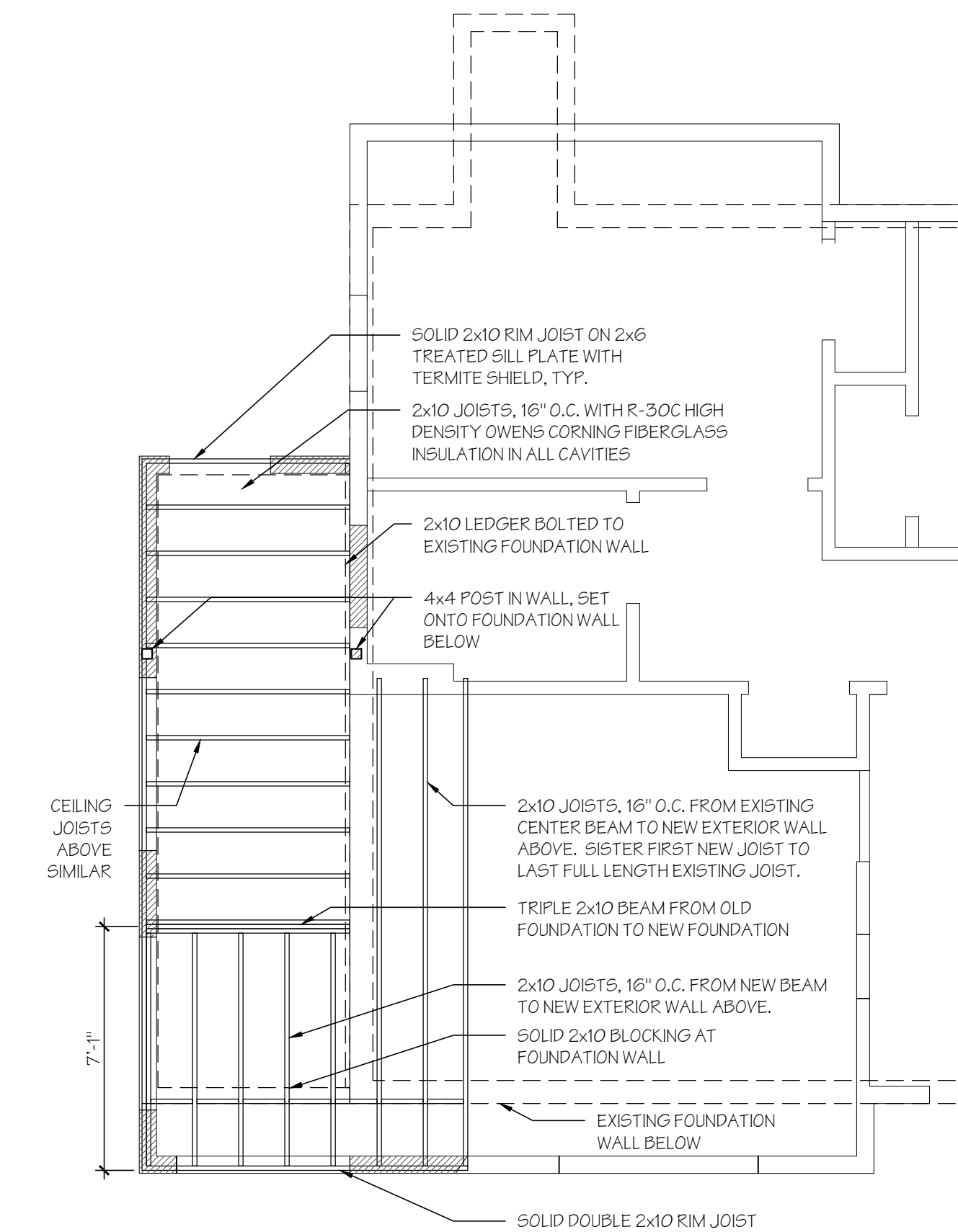
AS AN ALTERNATE TO THE BID, GC MAY SUBSTITUTE SUPERIOR WALL SYSTEMS PRE-FAB ENGINEERS FOOTING AND FOUNDATION SYSTEM. GC WOULD EXCAVATE, PREP, INSTALL COMPACTED GRAVEL BASE WITH DRAIN PIPE AND RADON VENT, AND BACKFILL AS REQUIRED. COORDINATE ALTERNATIVE FOUNDATION SYSTEM WITH BEN DANZI OF NORTHEAST PRECAST (856) 765-9088



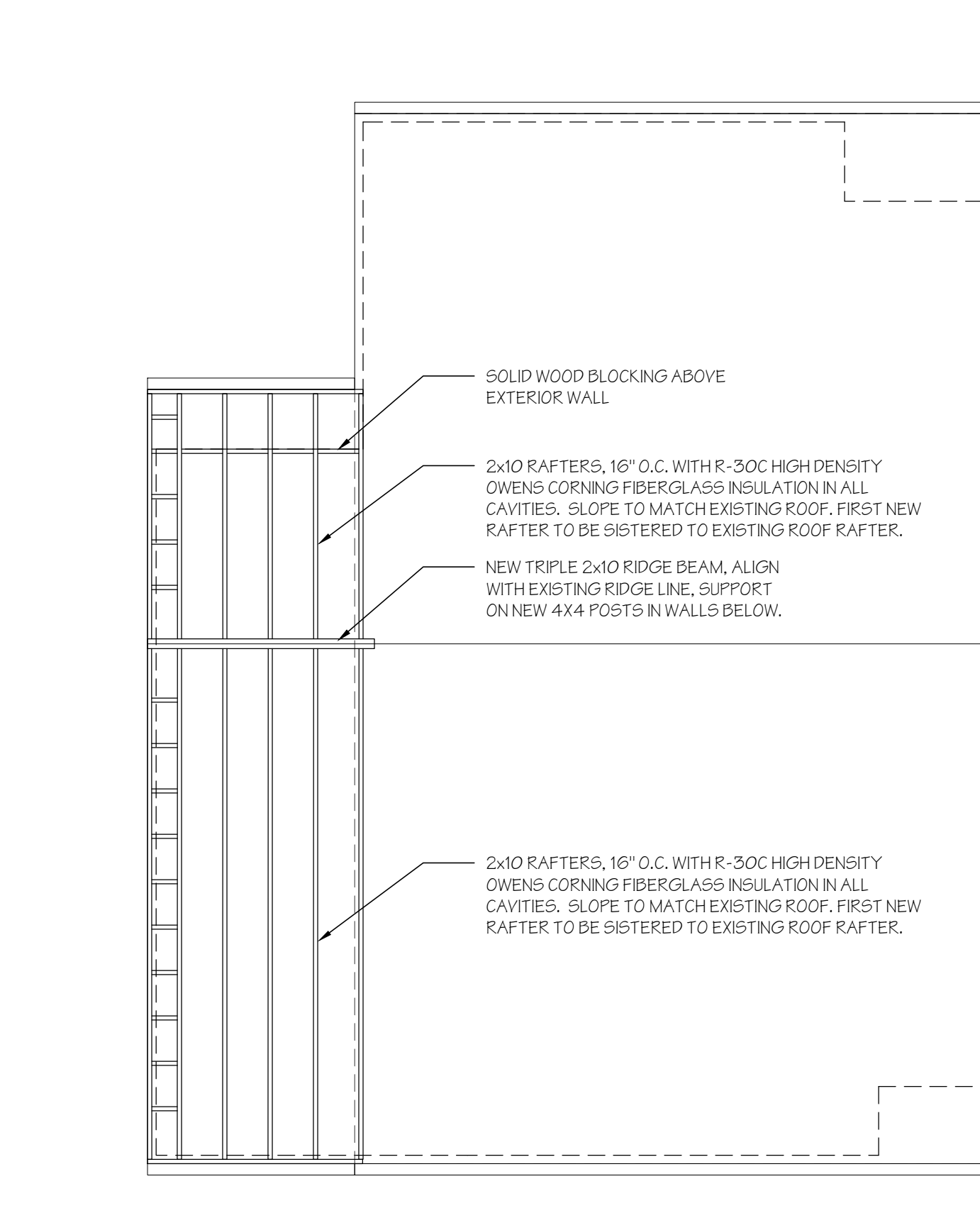
5 HVAC / ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



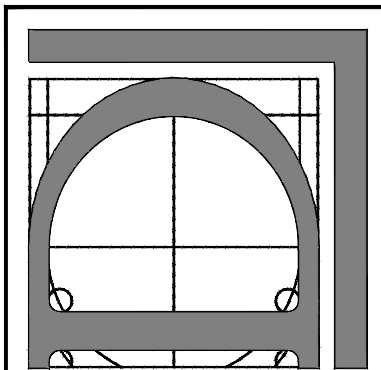
6 FOOTING / FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



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



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



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DRAWING: DEMOLITION PLAN, CONSTRUCTION PLAN, REFLECTED CEILING PLAN, ROOF AND UTILITIES PLAN, FRAMING PLANS

PROJECT: KITCHEN EXPANSION, 271 GEORGE DYE ROAD, HAMILTON, NJ

PROJECT NUMBER: 2012.122

SHEET NUMBER: **A1**

ISSUED: JANUARY 25, 2013

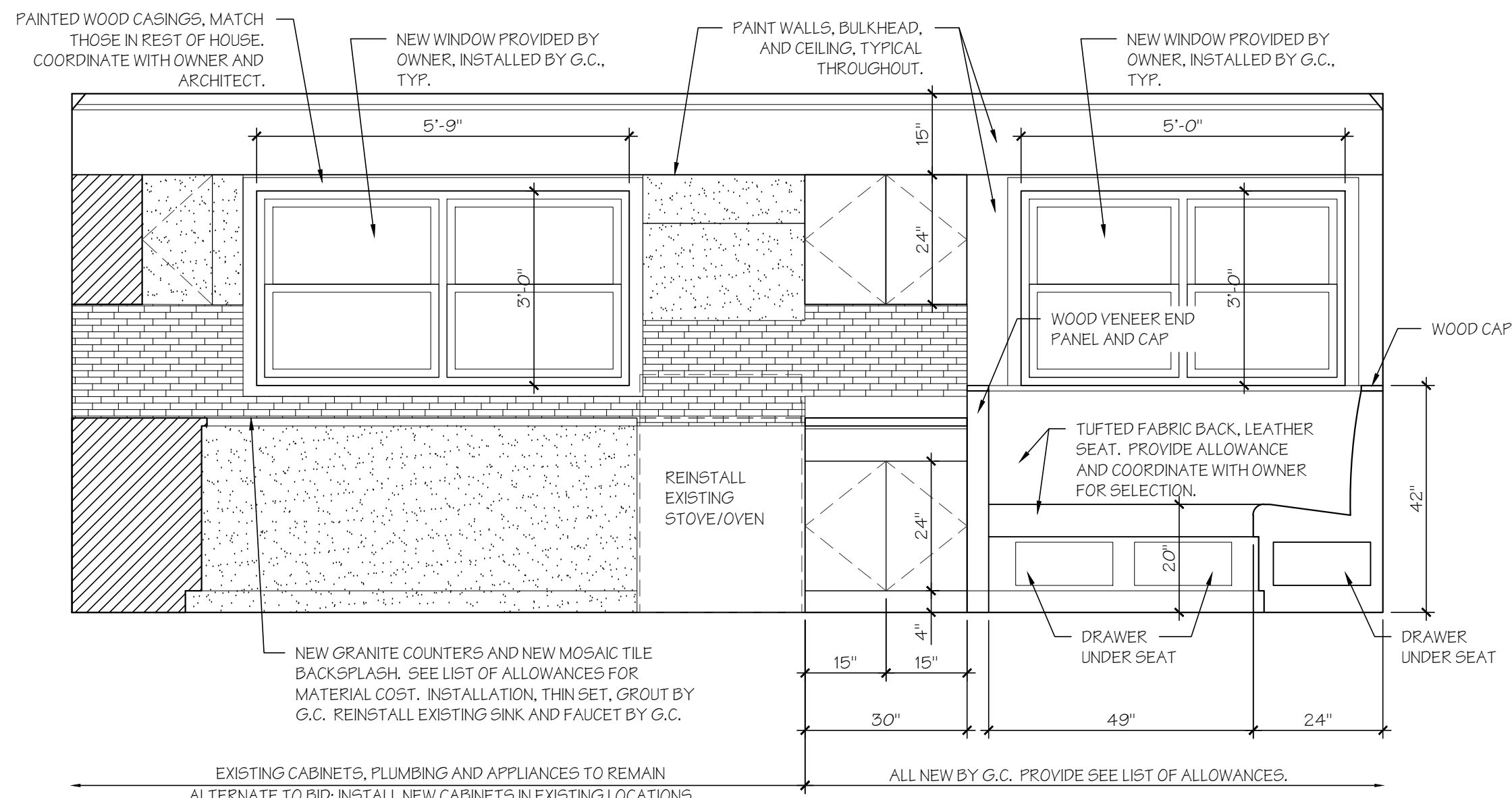
DRAWING: DEMOLITION PLAN, CONSTRUCTION PLAN, REFLECTED CEILING PLAN, ROOF AND UTILITIES PLAN, FRAMING PLANS

PROJECT: KITCHEN EXPANSION, 271 GEORGE DYE ROAD, HAMILTON, NJ

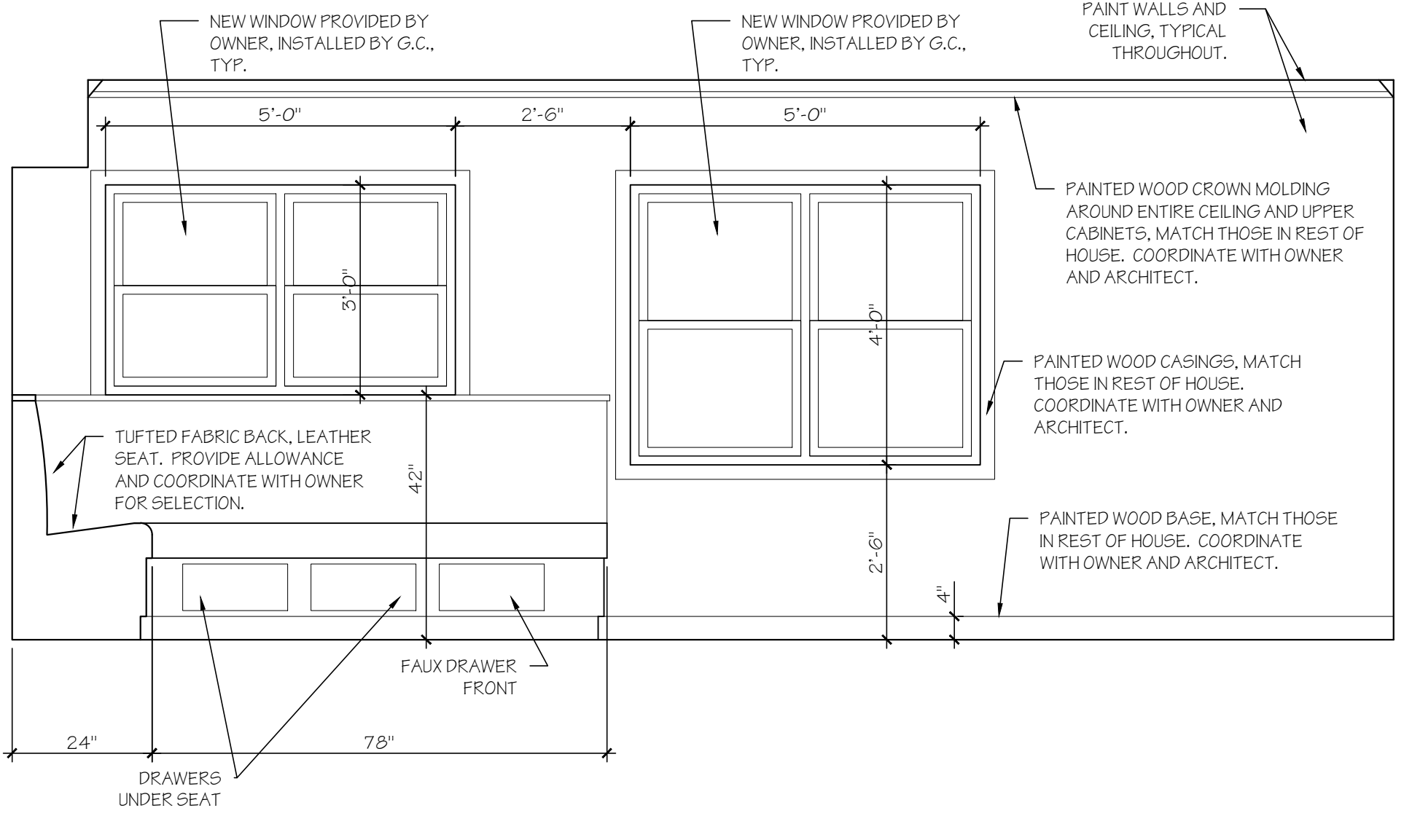
PROJECT NUMBER: 2012.122

SHEET NUMBER: **A1**

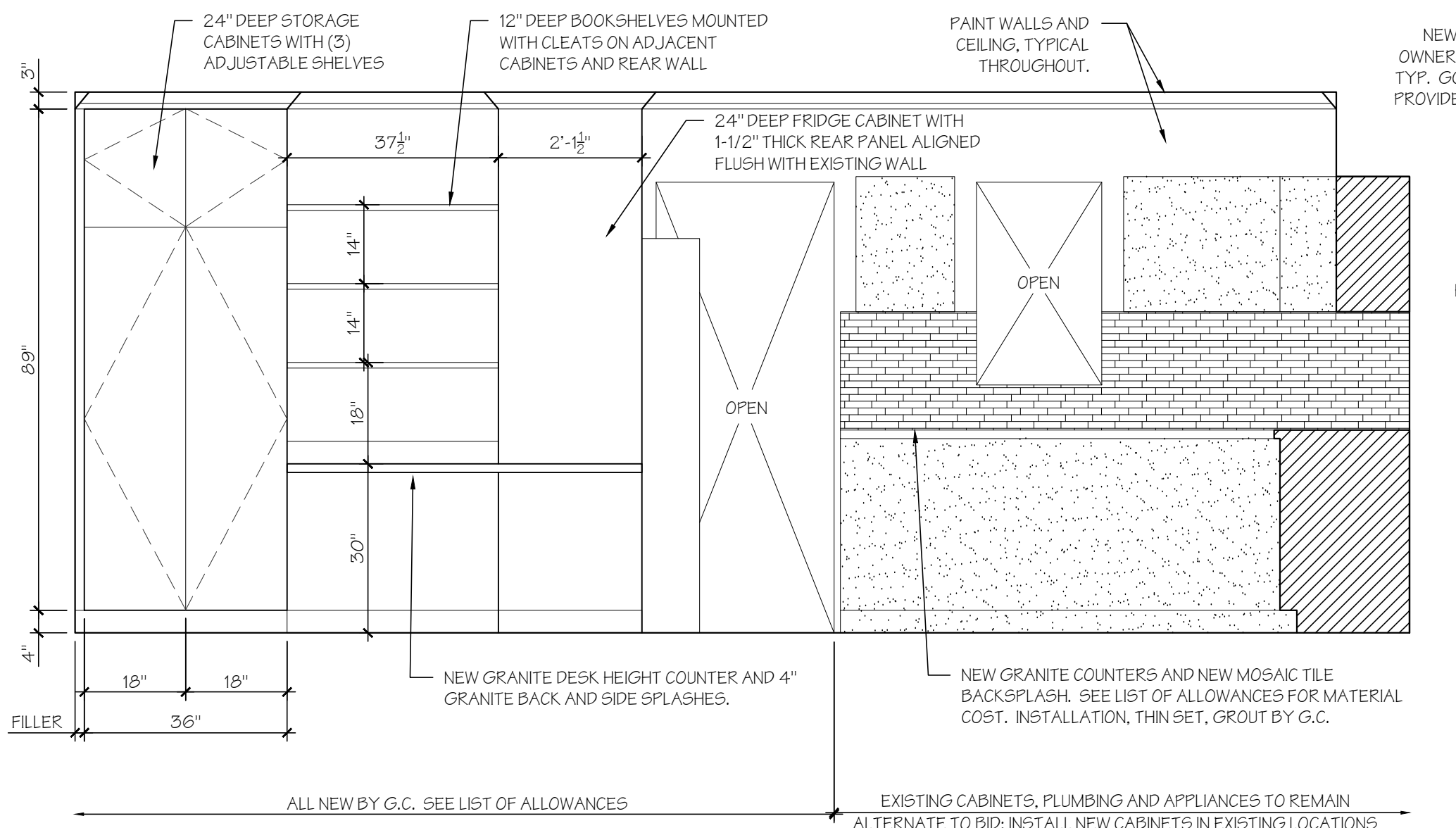




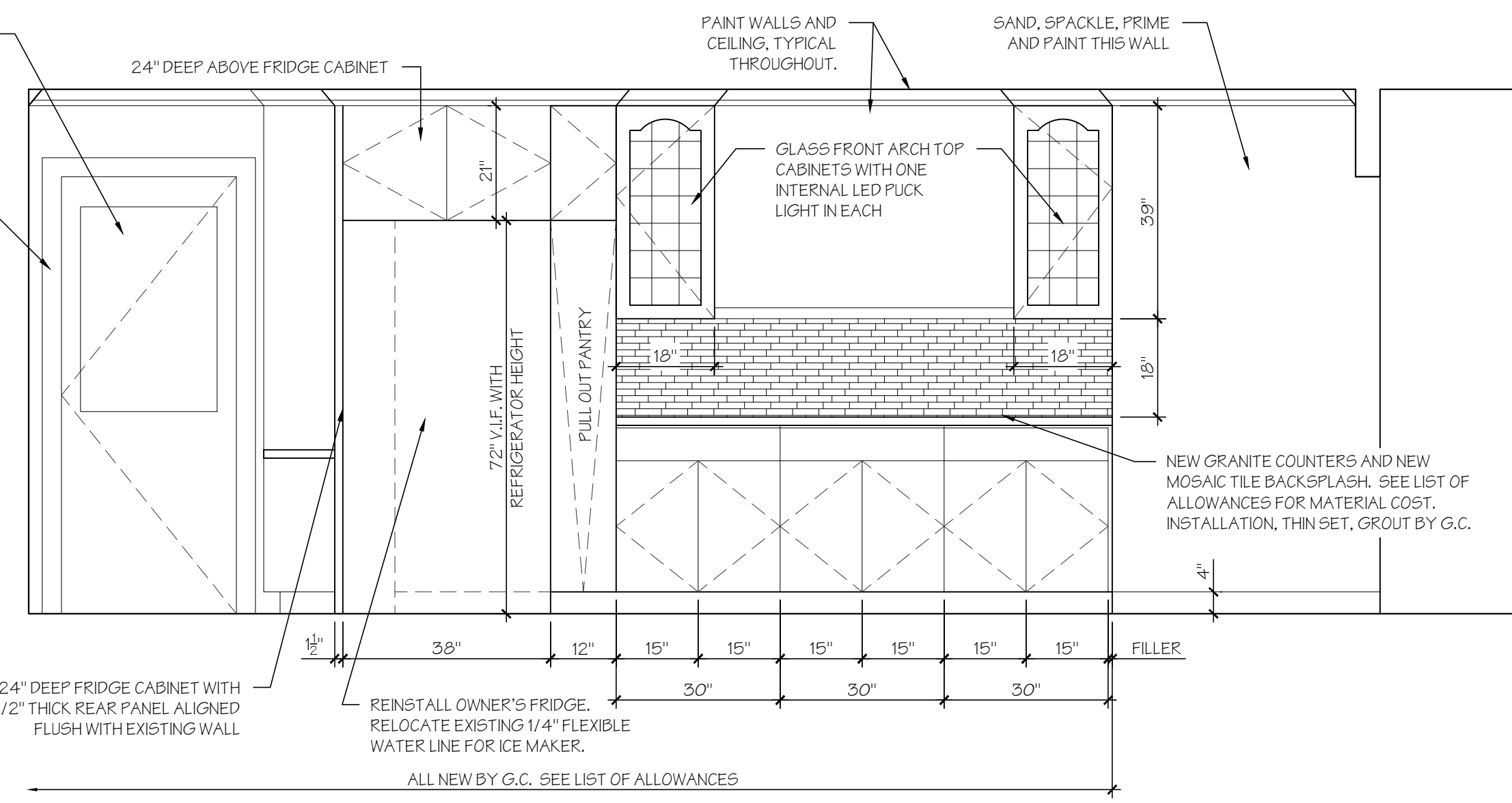
1 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



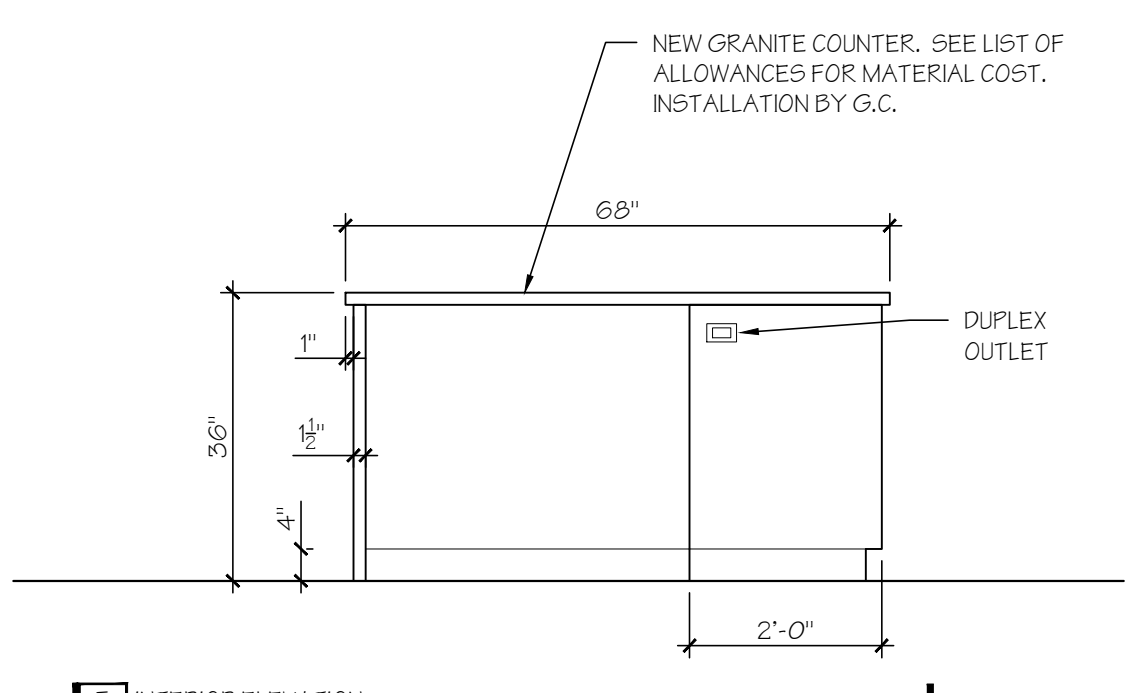
2 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



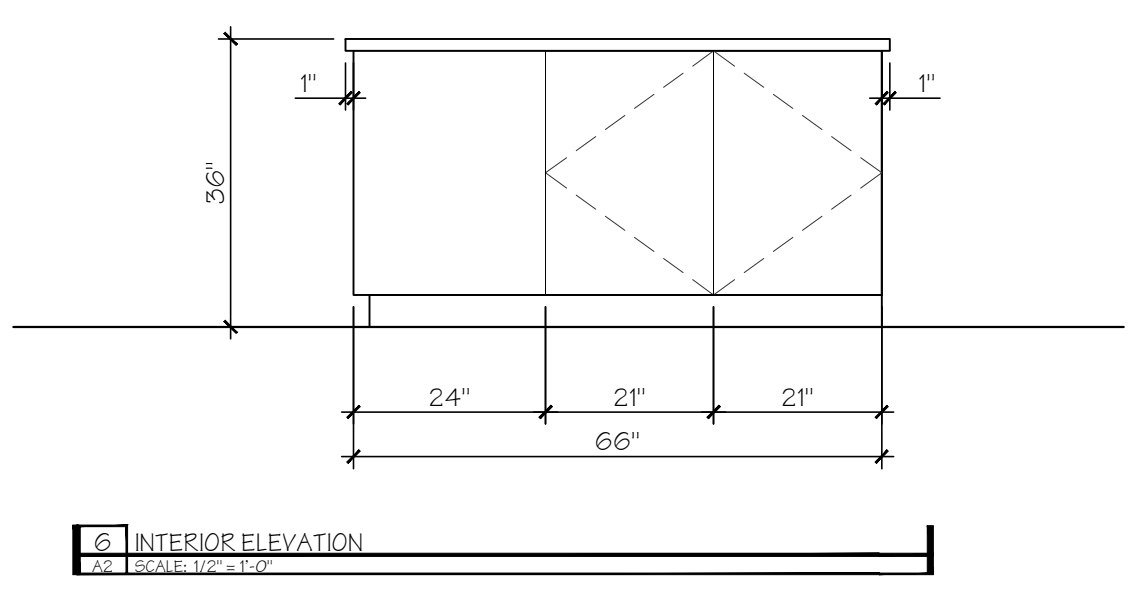
3 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



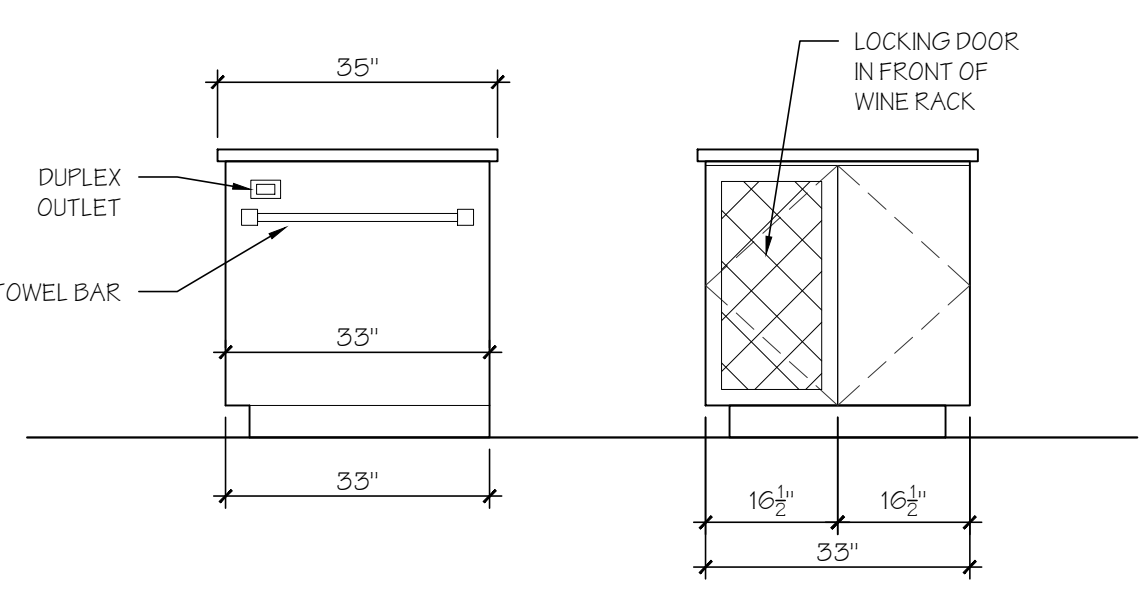
4 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



5 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



6 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



7 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"

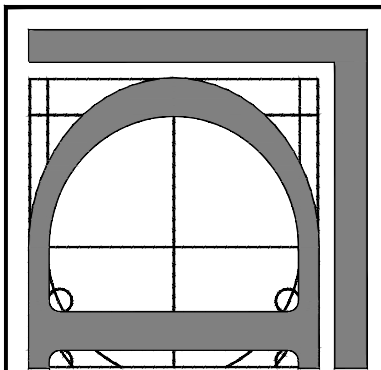
8 INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"

LIST OF ALLOWANCES:

- GRANITE COUNTERS - \$75 / LF FOR 24" DEEP COUNTERS - GRANITE AND FABRICATION COST ONLY. INSTALLATION BY G.C. APPROXIMATELY 36 LF x 25"-35" DEEP. GC TO VERIFY.
- BACKSLASH TILE - \$8 / SF FOR MESH BACKED MOSAIC TILE - TILE COST ONLY. INSTALLATION, THIN SET, AND GROUT BY G.C. APPROXIMATELY 40 SF INSTALLED (NOT INCLUDING CUTTING AND WASTE). GC TO VERIFY.
- CABINETS -

	PRICE/UNIT	BASE BID QTY	COST	ADD ALTERNATE 1 QTY	COST
BASE CABINETS	\$120 / LF	16'-6"	\$1980	15'-0"	\$1800
UPPER CABINETS	\$100 / LF	10'-6"	\$1050	9'-6"	\$950
FULL HEIGHT CAB	\$200 / LF	4'-0"	\$800		
			\$3630		\$2750

- BANQUETTE SEAT - GC TO PRICE WITH MILLWORKER - ALLOW \$30/SY FOR FABRIC BACK AND \$40/SY FOR LEATHER SEAT
- CAN LIGHTS - IC RATED 6" WHITE BAFFLE, WHITE TRIM, CFL BULBS - \$60/FIXTURE
- EXTERIOR WALL SCONCE - EXTERIOR GRADE SCONCE WITH DUSK-DAWN AND MOTION DETECTION - \$100



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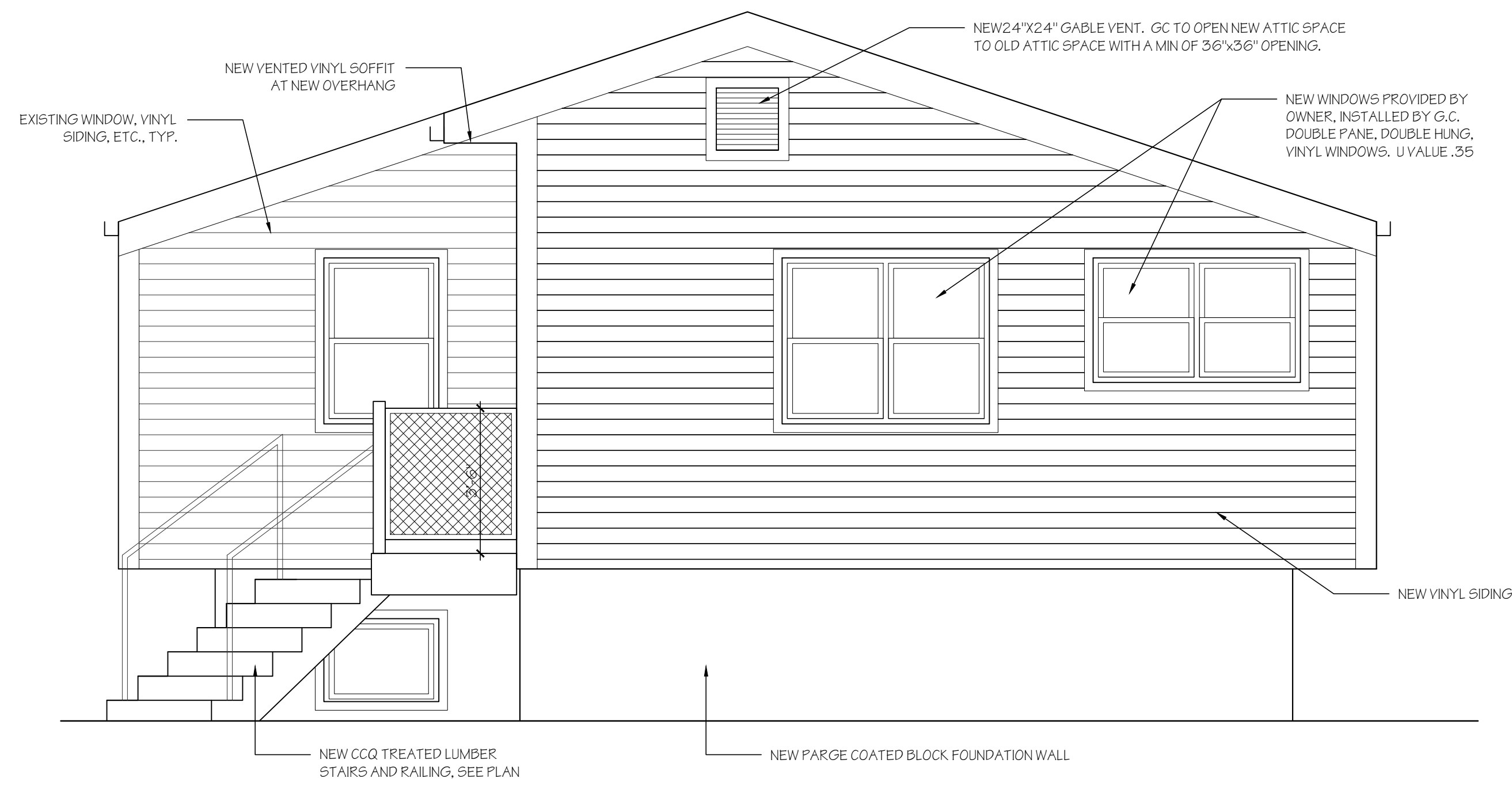
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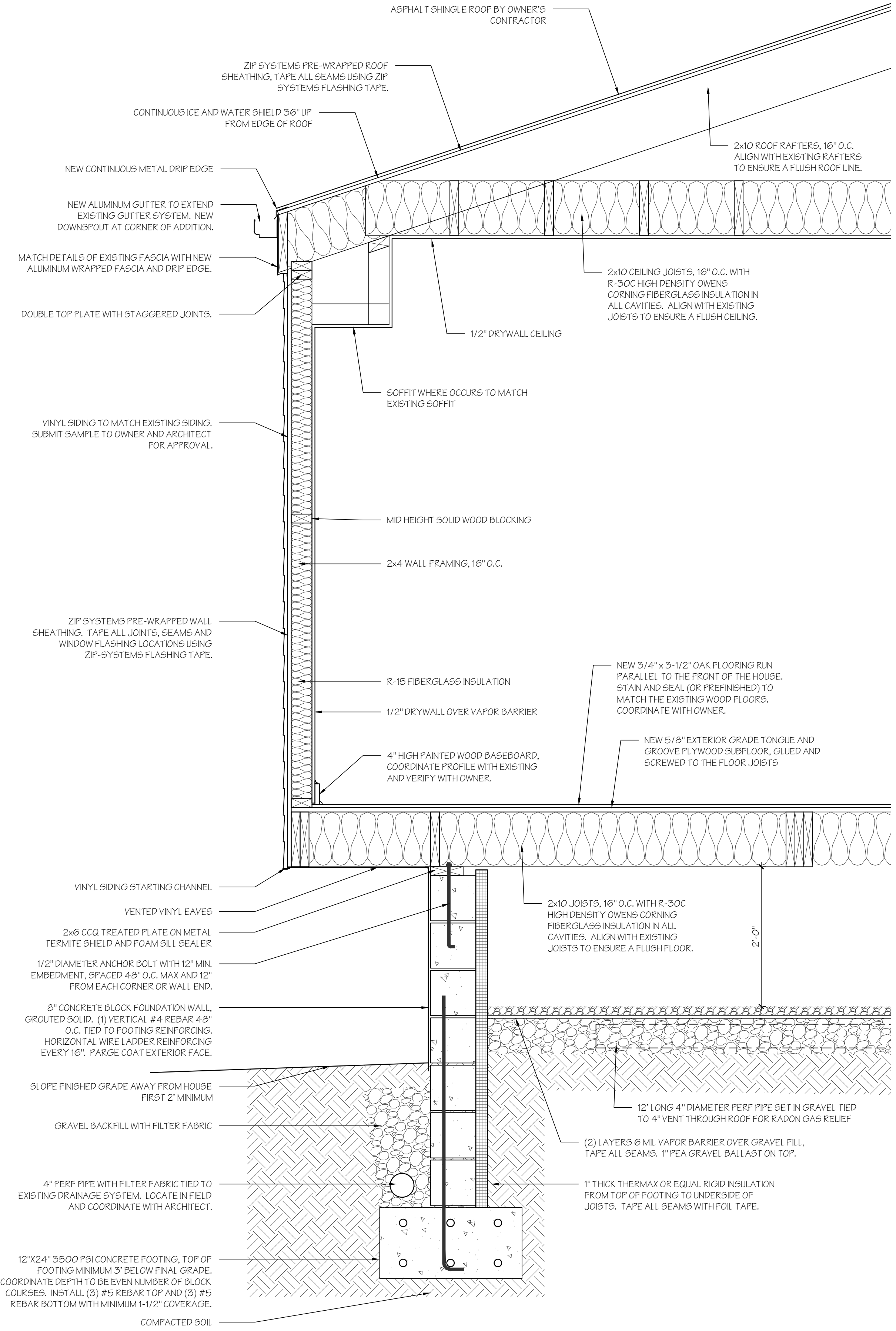
DRAWING: INTERIOR ELEVATIONS

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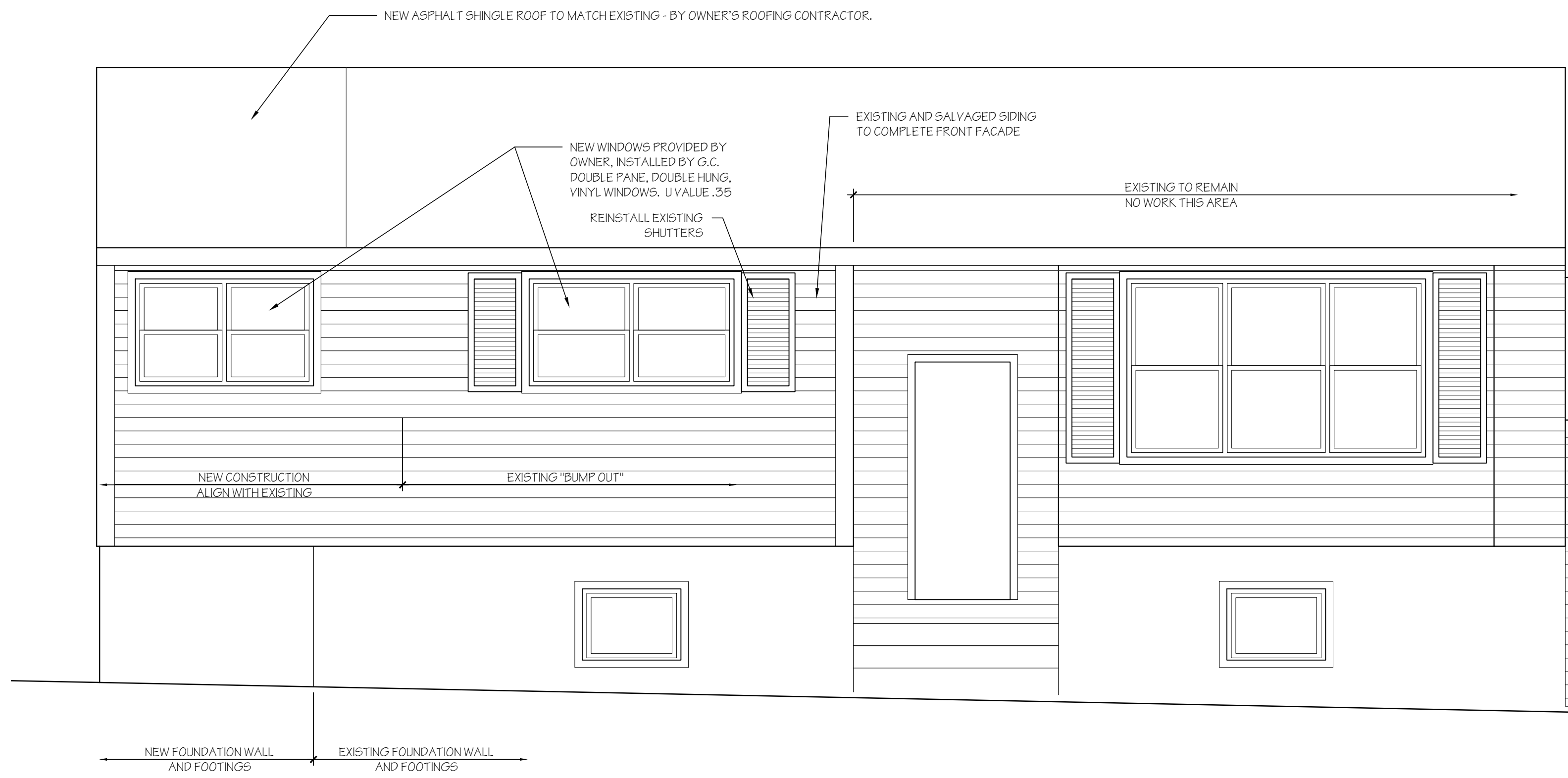
SHEET NUMBER  
**A2**



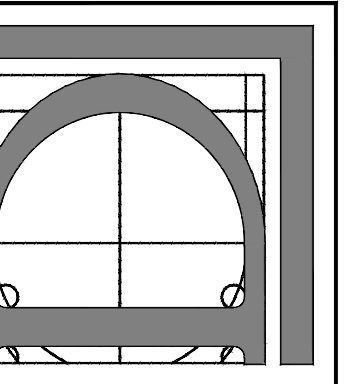
1 EXTERIOR SIDE ELEVATION  
AS SCALE: 3/8" = 1'-0"



3 EXTERIOR WALL SECTION  
AS SCALE: 3/8" = 1'-0"



2 EXTERIOR FRONT ELEVATION  
AS SCALE: 3/8" = 1'-0"



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DRAWING: EXTERIOR ELEVATIONS  
 TYPICAL EXTERIOR WALL SECTION

PROJECT: KITCHEN EXPANSION  
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SHEET NUMBER  
**A3**