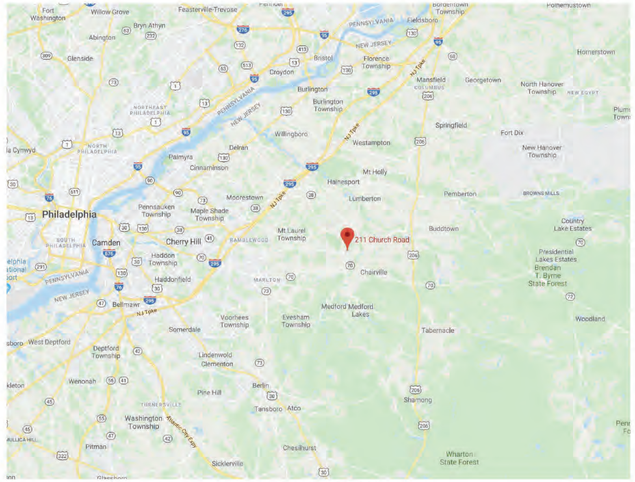
DR. JAMES STILL OFFICE STABILIZATION

211 CHURCH ROAD
MEDFORD, BURLINGTON COUNTY, NEW JERSEY
DPMC NO. P1200-00
LOT 3.01, BLOCK 202



AREA MAP

LOCATION MAP

STATE OF NEW JERSEY

HONORABLE PHILIP D. MURPHY, GOVERNOR
HONORABLE SHEILA Y. OLIVER, LIEUTENANT GOVERNOR

DEPARTMENT OF THE TREASURY

ELIZABETH MAHER MUOIO, STATE TREASURER

DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

CHRISTOPHER CHIANESE, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE McCABE, COMMISSIONER

Historic Building Architects, LLC
312 WEST STATE ST. TRENTON, NJ 08618
TEL 609 393 3999 FAX 609 393 4333
ARCHITECT

PROFESSIONAL ENGINEERS
P.O. BOX 628. 149 YELLOWBROOK RD. FARMINGDALE, NJ 07727
TEL 732 938 2666 FAX 732 938 2661
STRUCTURAL ENGINEER

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation
120 NORTH WARREN STREET, TRENTON, NJ 08608
TEL 609 392 4200 FAX 609 392 1216
ENVIRONMENTAL

CONSTRUCTION DOCUMENTS (PERMIT PHASE)

Architectural	
Sheet Number	Sheet Title
A000	COVER
A100	GENERAL NOTES & SITE PLAN
A101	BASEMENT & FIRST FLOOR SELECTIVE DEMOLITION PLAN
A102	ROOF DEMOLITION PLAN
A103	SOUTH & EAST DEMOLITION ELEVATION
A104	NORTH & WEST DEMOLITION ELEVATION
A201	PROPOSED BASEMENT & FIRST FLOOR PLAN
A202	PROPOSED ROOF PLAN
A203	SOUTH & EAST PROPOSED ELEVATION
A204	NORTH & WEST PROPOSED ELEVATION
A301	MASONRY & WINDOW REBUILDING DETAILS
A302	ROOF & WOOD TRIM DETAILS

Structural	
S100	GENERAL NOTES
S101	FOUNDATION & FIRST FLOOR DEMOLITION PLANS
S102	ROOF FRAMING DEMOLITION PLAN
S103	PROPOSED FOUNDATION & FIRST FLOOR PLANS
S104	PROPOSED ROOF FRAMING PLAN
S201	DETAILS

THE GREAT SEAL OF THE STATE OF NEW JERSEY
LIBERTY AND PROSPERITY
1776

DPMC

APPLICATION CODES:
NJ UCC REHABILITATION SUBCODE
REFERENCED SECTIONS
5:23-6.33 HISTORIC BUILDINGS
5:23-6:5 RENOVATION

USE GROUP:
U - UNOCCUPIED
5:23-6.33 (a) 3

CONSTRUCTION CLASSIFICATION
TYPE VB
IBC NJ 2018 EDITION: 602.5

POSTED OCCUPANCY - N/A

BUILDING IS UNOCCUPIED & PROPOSED WORK IS FOR STABILIZATION & MOTHBALLING ONLY.

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

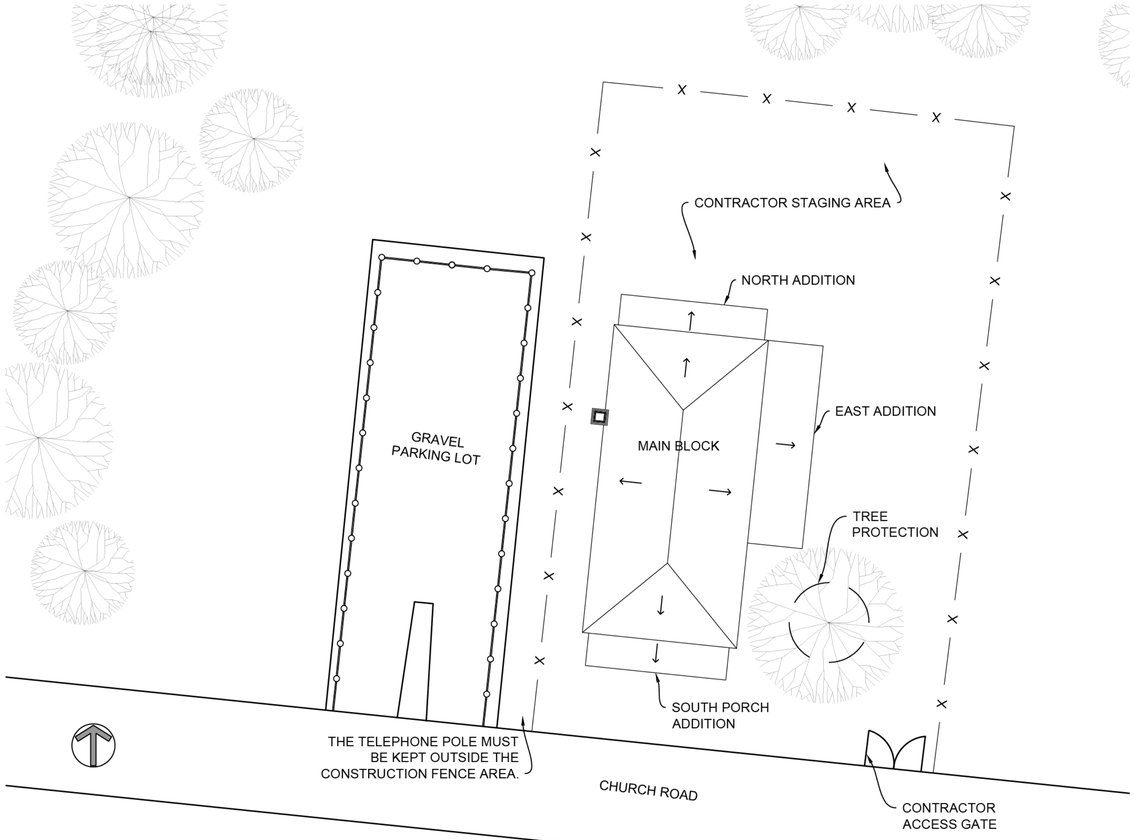
DATE:	5/13/2020
SCALE:	
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET

REVISIONS & SUBMISSIONS DATE:

COVER

A000

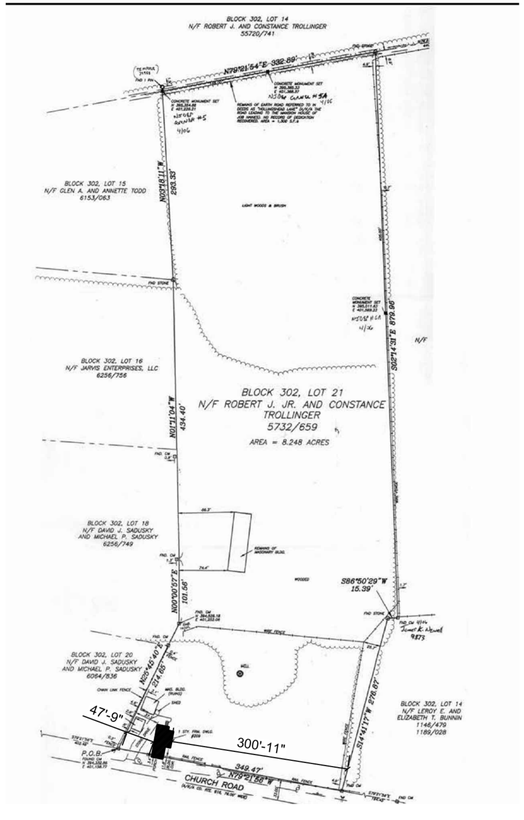
22" X 34" SHEET SIZE. IF SHEET SIZE IS DIFFERENT, THEN DRAWING HAS BEEN REDUCED OR CHANGED.



1 / A100 SITE SET-UP PLAN
SCALE: 3/32" = 1'-0"

SITE SET UP NOTES:

1. CONTRACTOR STAGING AREA IS PERMITTED AT LOCATIONS NOTED. INSTALL 6'-0" METAL CHAIN LINK FENCE AROUND CONSTRUCTION AREA AND COORDINATE LOCATION OF DUMPSTER, PORTABLE TOILET, AND STORAGE OF MATERIALS ON SITE WITH OWNER.
2. STAKE OUT AND CORDON OFF SENSITIVE AREAS WITH ALL NECESSARY SIGNAGE, AS NOTED ON PLAN TO DELINEATE NO-DRIVE ZONES AND HEAVY EQUIPMENT PARKING AS DIRECTED BY OWNER.
3. CONTRACTOR TO INSTALL A PROJECT CONSTRUCTION SIGN PER SPECIFICATIONS.
4. CONTRACTOR TO SUBMIT A PROTECTION AND SITE SET UP PLAN FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.LOCATIONS OF DUMPSTER, PORTABLE TOILET, AND STORAGE TO BE INDICATED AND ON SITE SET UP PLAN.
5. ALL OPENINGS TO HAVE DUST PROTECTION. SEALS TO BE AIR TIGHT TO PREVENT ALL DUST FROM ENTERING THE BUILDING INTERIOR.
6. SUBMIT DUST CONTROL PROTECTION PLAN FOR REVIEW PRIOR TO INSTALLATION OF TEMPORARY PROTECTION.
7. COORDINATE PUBLIC ACCESS TO THE ADJACENT PARK. THE PARK WILL REMAIN OPERATIONAL DURING CONSTRUCTION AND THE PARKING LOT WILL BE USED BY VISITORS. CONTRACTOR PARKING NOT PERMITTED IN PARKING LOT.
8. PROTECT ALL EXISTING VEGETATION AND TREES. RESEED GRASS UPON COMPLETION OF CONSTRUCTION.
9. ALL STAGING AND SET UP AREAS ARE TO BE FULLY RESTORED AT PROJECT COMPLETION.
10. MAINTAIN A SAFE AND CLEAN WORK AREA AT ALL TIMES.
11. COORDINATE WITH OWNER FOR PARKING AND STORAGE OF HEAVY EQUIPMENT ON SITE.
12. COORDINATE CONSTRUCTION FENCING LOCATIONS WITH OWNER.
13. PRACTICE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO CHURCH ROAD.
14. COORDINATE VEHICULAR ACCESS AND PARKING AT THE SITE WITH OWNER.
15. OWNER WILL PROVIDE MEETING ROOM SPACE FOR PROJECT MEETINGS.
16. REFER TO SPECIFICATIONS FOR REMOVAL AND DISPOSAL OF HAZARDOUS MATERIALS.
17. ARCHEOLOGY HIRED BY ARCHITECT FOR OBSERVATION DURING ALL GROUND DISTURBANCE IS REQUIRED. COORDINATION BY CONTRACTOR WITH APPROPRIATE VERIFICATION AS DETERMINED AT START UP MEETING WILL BE REQUIRED.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR A ROAD OCCUPANCY PERMIT FROM BURLINGTON COUNTY AND MUST PROVIDE A "ROAD WORK AHEAD" SIGN TO BE LOCATED AT THE DIRECTION OF THE COUNTY.



SITE PLAN OF DR. STILL OFFICE FROM VARGO ASSOCIATES, MAP OF SURVEY, BLOCK 302, LOT 21, PLATE 3, MEDFORD TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY.

GENERAL NOTES:

1. PRESERVATION OF THE HISTORIC STRUCTURE
The work consists of structural stabilization of a historic structure. Exercise extreme care in all aspects of the work to conserve, preserve, and protect the existing structure. Do not use methods which will result in unnecessary loss of detail or material in existing surfaces. Be prepared to develop new methods and techniques where necessary to accomplish the objectives of preservation and conservation of the structure. If in doubt, contact the Architect for assistance.

The Dr. James Still Office is located in Medford, NJ and was built in 1855 by an African American Doctor known as the "Black Doctor of the Pines." The office is a one-story, three-bay, hipped-roof Victorian cottage with wood acorn pendant brackets along the cornice.

2. SAFETY
Exercise extreme care and provide for adequate safety of personnel and property when planning and performing the work. Shore and support the structure as necessary. Do not secure scaffolding, platforms, ladders, materials or equipment to the historic structure unless specifically authorized by the Architect/Engineer.

3. BUILDING ARCHEOLOGY
Because evidence is concealed by existing exterior surfaces, questions remain concerning the original construction of the building. The Architect will observe concealed surfaces after selective demolition and before the restoration. The Specifications describe areas on the building for which observation by the Architect is required before work may proceed. Plan and provide for timely notification to the Architect when mandatory observation areas will be uncovered so that work is not delayed. Do not proceed with work until Architect observation has been performed and further work has been released by the Architect.

4. FIRE HAZARD AND FIRE PREVENTION
Smoking is not permitted. Do not permit burning, cutting, welding, brazing or open flames within or on the structure. Post and maintain a fire watch during any soldering work. Maintain the fire watch for a minimum of 1 hour after cessation of soldering. Do not permit storage of materials or waste in or on the building.

Immediately remove all waste from the building and roof at the end of the work day. Do not store flammable materials in or on the structure.

Maintain a program of fire prevention for demolition and construction operations for the duration of the work, including appropriate fire extinguishers in compliance with NFPA 241 Safeguarding Construction, Alteration, and Demolition Operations. Provide for notification to the fire department in the event of a fire. Maintain clear access on roads and around the structure at all times.

5. DRAWINGS AND SPECIFICATIONS
The Drawings and Specifications contain the requirements for the work. Know and understand the Drawings and Specifications. Refer to the Specifications for the requirements of the Work and contract. Refer to the drawings for the assembly of the materials, replacements, and repairs. In the event of a conflict between the General Notes, Drawings, and Specifications, the most rigid requirements will apply. Minor details or incidental items not shown or specified but necessary for the proper and complete installation shall be included at no additional cost.

6. MOCK-UPS OF THE WORK
Construct Mock-ups and secure acceptance of Mock-ups from the Architect prior to proceeding with portions of the work, as described in the Specifications. Do not proceed with the work in other areas until the Mock-ups have been accepted. At a minimum mock-ups to include: masonry repairs, and installation, paint removal and painting, wood repairs, structural repairs, and metal repairs.

7. EXISTING CONDITIONS AND LAYOUT
Data on existing conditions indicated on the Drawings and Specifications are as exact as could be secured, but other conditions will be governed by actual construction (visible or concealed) and the exact location of features, and the Drawings and Details are to be used for guidance in such regard. Verify all measurements at the site. Work not indicated on a part of the drawings, but reasonably implied to be similar to that shown at corresponding places should be provided by the contractor at no additional cost.

8. DETRIMENTAL CONDITIONS
Examine all areas and conditions under which this work will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

9. OBSERVATIONS OF THE WORK
The Specifications describe points during the work at which the observation of the Architect is required before work may proceed. Plan and provide for timely notification to the Architect when mandatory observation areas will be uncovered so that work is not delayed. Do not proceed with work until Architect observation has been performed and further work has been released by the Architect.

10. PHOTOGRAPHIC DOCUMENTATION
The Specifications contain the requirements for photographic documentation for the project. Pre-construction and final completion construction photographs are required. Daily digital progress photographs are strongly recommended.

11. SELECTIVE REMOVAL SUPERVISION
The site foreman must have a clear understanding of historic fabric and landscape features and be familiar with historic preservation work. Full time supervision is required by the Supervisor during selective removal work to insure that no historic fabric or plant material is inadvertently removed.

12. DAMAGE TO HISTORIC SIGNIFICANT FABRIC, PARK PROPERTY, AND PLANT MATERIAL
Very careful removal procedures must be followed to ensure that existing historic fabric, park property and plants are fully protected. The contractor will be responsible for restoring historic fabric and park property, including all site furnishings and plants damaged during construction.

13. TEMPORARY PROTECTION
The contractor is responsible for providing protection as necessary to prevent further damage to historic fabric. The contractor must provide extensive protection to vegetation and trees, which is to be identified on the protection plan. The contractor must also provide roof protection at the portion of the building out of scope and site features during construction.

ABBREVIATIONS:

N.T.S.	= NOT TO SCALE
V.I.F.	= VERIFY IN FIELD
CL	= CENTER LINE
O.C.	= ON CENTER
AFF	= ABOVE FINISHED FLOOR
DND	= DO NOT DISTURB
# X #	= NOMINAL DIMENSIONS
#' X #'	= ACTUAL DIMENSIONS
PT	= PRESSURE TREATED WOOD
TYP.	= TYPICAL CONSTRUCTION AND/OR REPAIR
FFL	= FINISHED FLOOR LEVEL
WD	= WOOD
MTL	= METAL
DR	= DOOR
SIM	= SIMILAR
&	= AND
(N)	= NEW
(E)	= EXISTING
L.C.C.	= LEAD COATED COPPER
EXT.	= EXTERIOR
S.S.	= STAINLESS STEEL
W/	= WITH
LF	= LINEAR FEET
SF	= SQUARE FEET
AFF	= ABOVE FINISH FLOOR
LOC	= LOCATION
SSD	= SEE STRUCTURAL DRAWINGS
SND	= SEE ENVIRONMENTAL DRAWINGS

Historic Building Architects, LLC
312 WEST STATE ST. TRENTON, NJ 08618
TEL 609 393 3999 FAX 609 393 4333
CERTIFICATE OF AUTHORIZATION # AC 245
EXPIRES 01/31/2022

PROJECT:

DR. JAMES STILL OFFICE STABILIZATION

DPMC PROJECT NO. P1200-00

211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

LEGEND:

— X — 6' CONSTRUCTION FENCE

—o— (E) WOOD POST FENCE

— — TREE PROTECTION

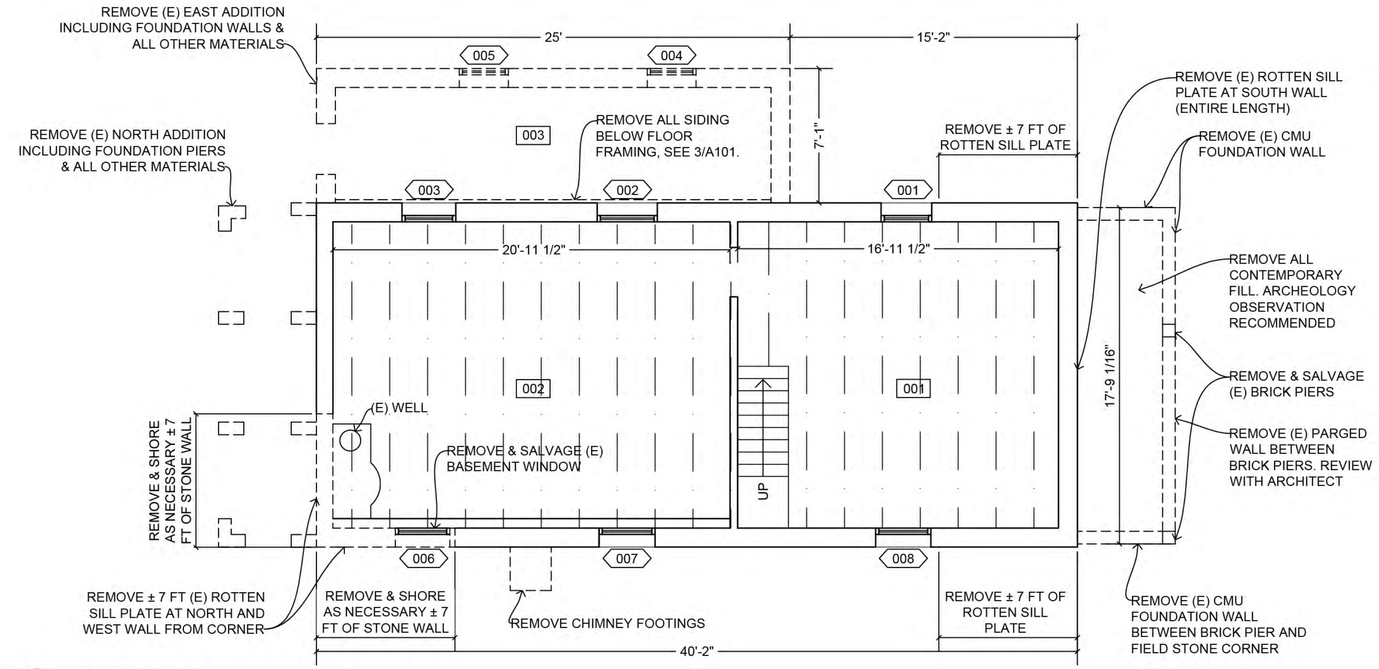
SCALE:
0 4' 20'
SCALE: 3/32" = 1'-0"

CONSULTANTS:

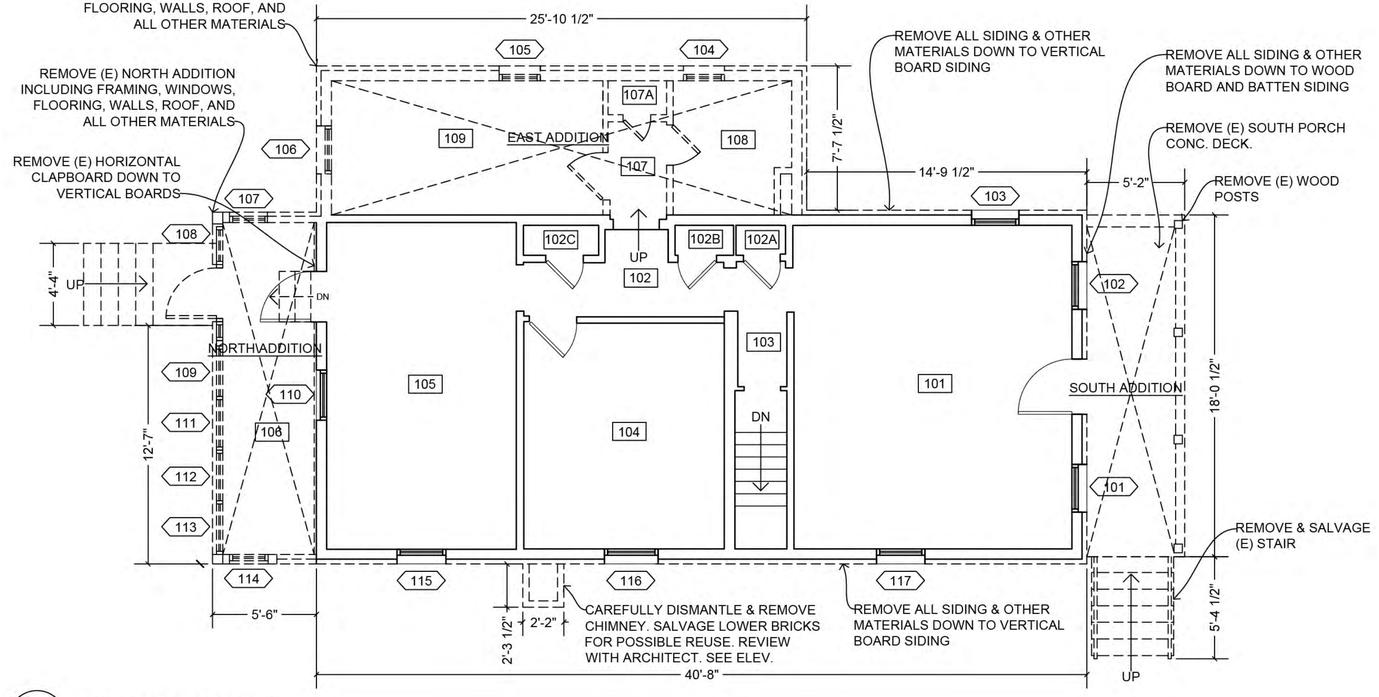
DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

GENERAL NOTES & SITE PLAN

A100



1 / A101 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 / A101 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:
1. DURING REMOVAL OF ADDITIONS GREAT CARE MUST BE TAKEN TO VOID DAMAGE TO (E) HISTORIC FABRIC.
2. PROTECT (E) BUILDING WHERE CHIMNEY & ADDITIONS REMOVED.

3 / A101 EAST EXTERIOR BASEMENT REMOVAL WORK UNDER EAST ADDITION
SCALE: NTS

4 / A101 EXTERIOR SIDING REMOVAL
SCALE: NTS

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LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

DEMOLITION KEY

- - - - - REMOVE WALL, SIDING, OR WINDOW AS INDICATED

REMOVE FLOOR DECK

SCALE:

0 1' 5' 7'

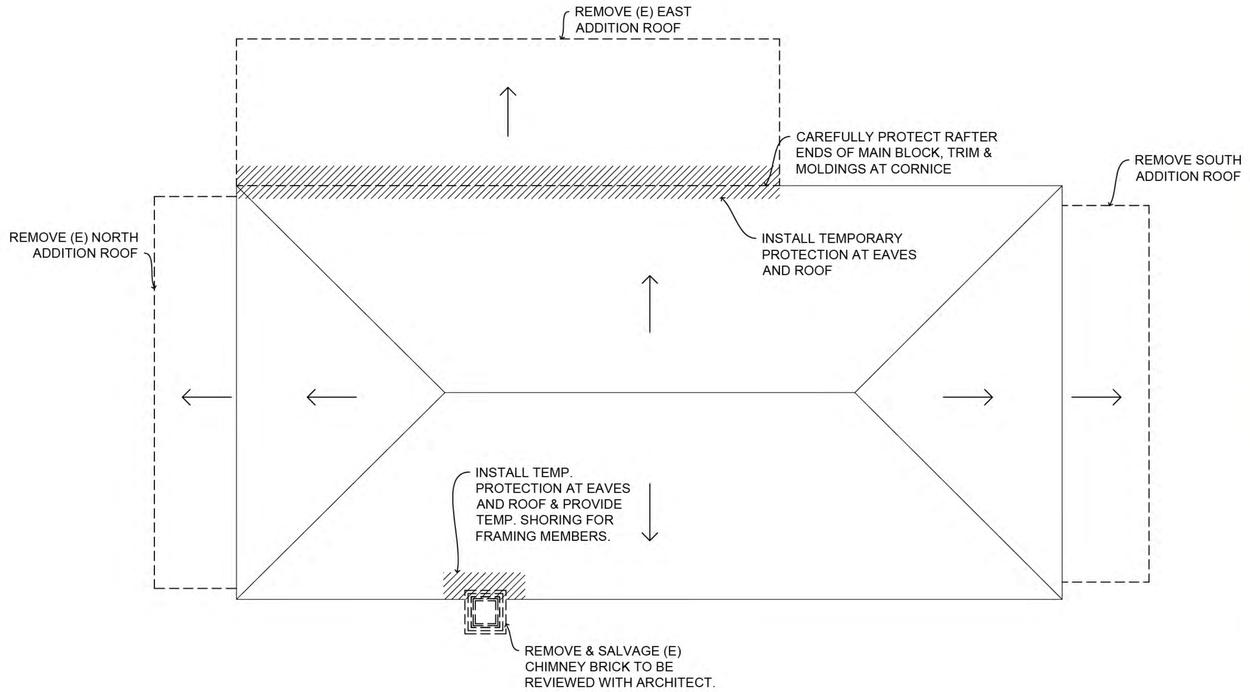
SCALE: 1/4" = 1'-0"

CONSULTANTS:

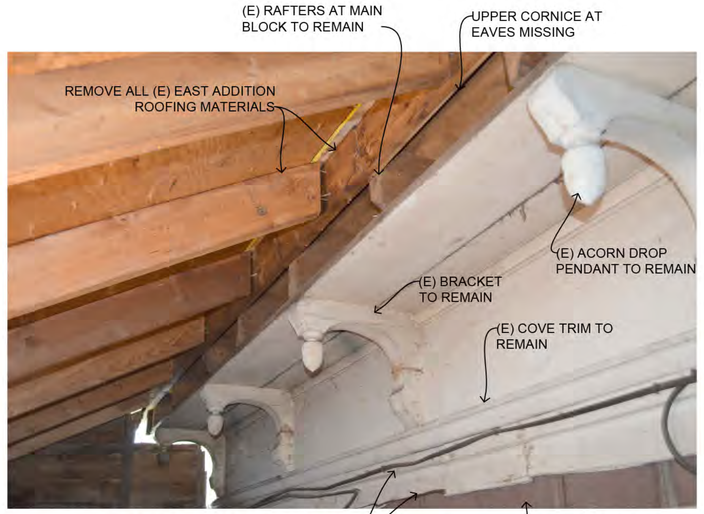
DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

BASEMENT & FIRST FLOOR SELECTIVE DEMOLITION PLAN

A101



1 A102 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 A102 EAST ADDITION ROOF REMOVAL DETAIL
SCALE: 1/4" = 1'-0"

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PROJECT:

DR. JAMES STILL OFFICE STABILIZATION

DPMC PROJECT NO. P1200-00

211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

SCALE:

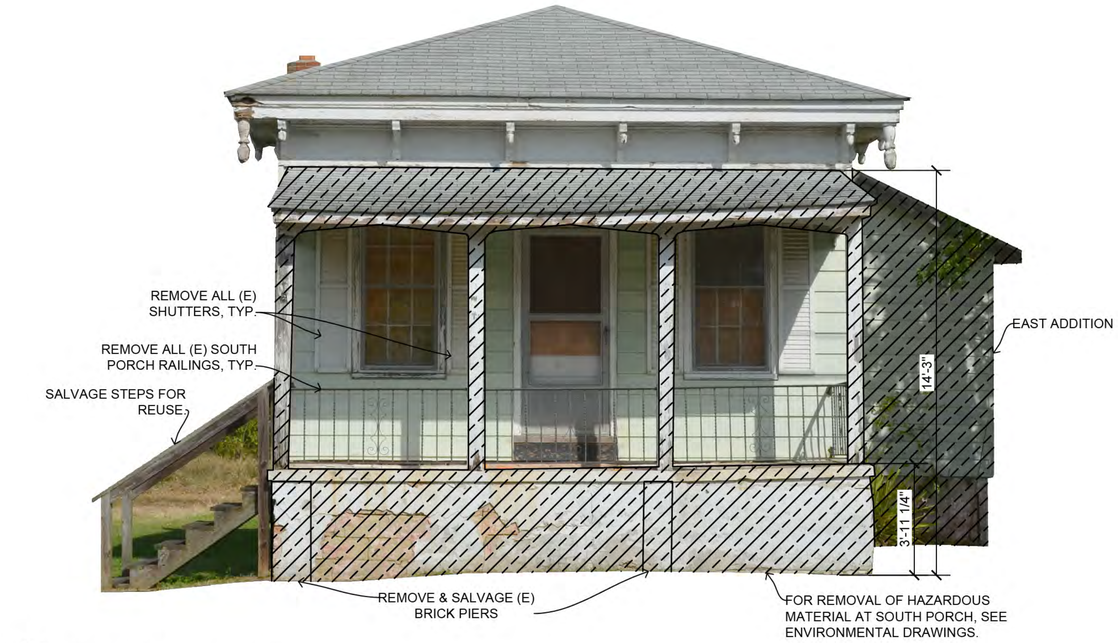
0 1' 5' 7'
SCALE: 1/4" = 1'-0"

CONSULTANTS:

DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

ROOF DEMOLITION PLAN

A102



1 / A103 SOUTH DEMOLITION ELEVATION
SCALE:NTS

2 / A103 EAST DEMOLITION ELEVATION
SCALE:NTS

GENERAL DEMOLITION NOTES:

1. FOR REMOVAL OF SOUTH PORCH, EAST ADDITION, AND NORTH ADDITION SEE ENVIRONMENTAL REPORT FOR INTACT REMOVAL OF LEAD BASED PAINT AND ASBESTOS CONTAINING MATERIAL.
2. REMOVE ALL SIDING INCLUDING ALUMINUM SIDING, WOOD CLAPBOARD SIDING, AND ALL OTHER MATERIALS DOWN TO VERTICAL BOARD SIDING, TYP. ALL ELEVATIONS. SEE ENVIRONMENTAL REPORT AND LEAD IN CONSTRUCTION SPECIFICATION 028313 FOR INTACT REMOVAL OF LBP FOR HAZARDOUS MATERIALS.
3. REMOVE ALL SHUTTERS, TYP. ALL ELEVATIONS.
4. REMOVE (E) EXTERIOR CEMENTITOUS PARGE COAT AT ALL FIELDSTONE FOUNDATION WALLS. SEE HAZARDOUS MATERIALS SCOPE OF WORK IN ASBESTOS ABATEMENT AND DISPOSAL SPECIFICATION 028200.
5. ARCHEOLOGICAL OBSERVATION MAY BE REQUIRED WHERE EARTHWORK OCCURS AT FOOTING REMOVAL LOCATIONS.

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211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

REMOVE ALL ROOFING, SIDING, FRAMING, FLOORING, CMU WALLS, FOOTINGS, AND ALL OTHER MATERIALS AT ADDITIONS.

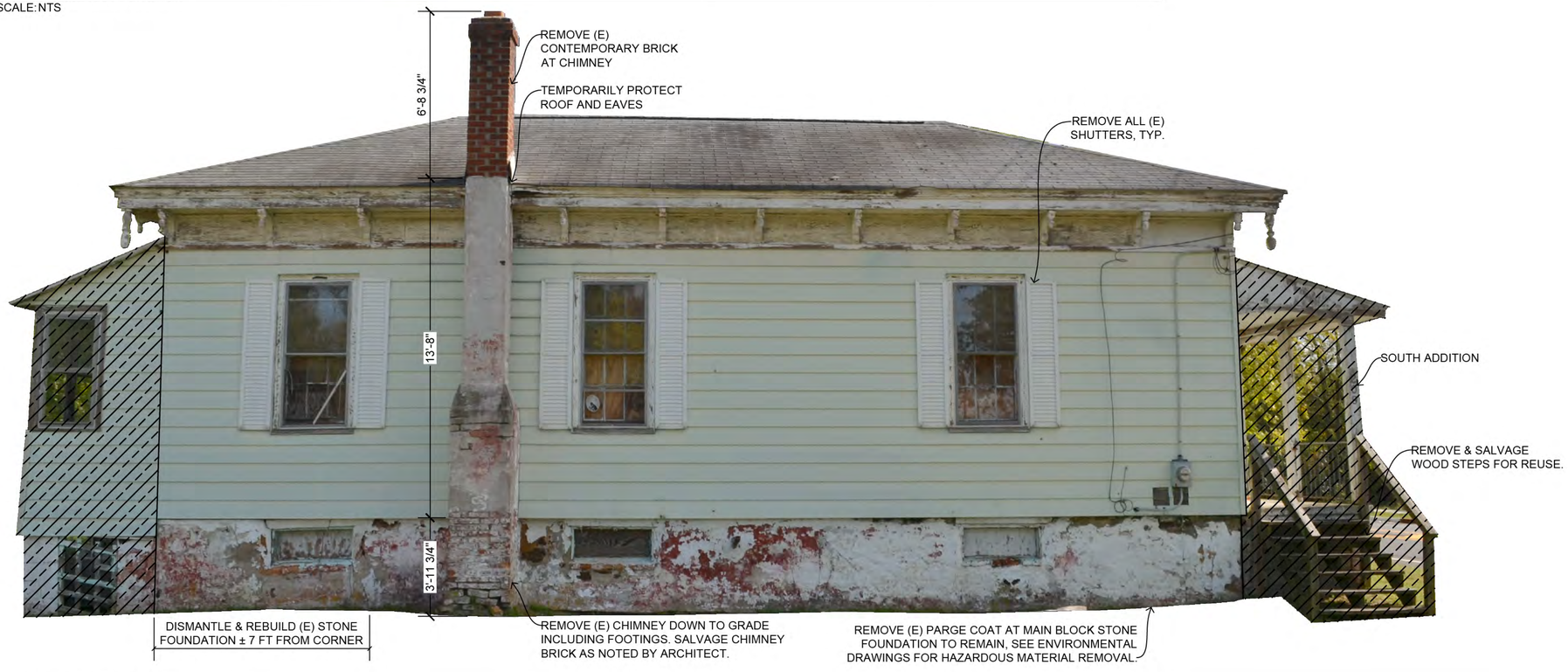
SCALE:	CONSULTANTS:

DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

SOUTH & EAST DEMOLITION ELEVATION

A103

1 / A104 NORTH DEMOLITION ELEVATION
SCALE:NTS



2 / A104 WEST DEMOLITION ELEVATION
SCALE:NTS

GENERAL DEMOLITION NOTES:

1. FOR REMOVAL OF SOUTH PORCH, EAST ADDITION, AND NORTH ADDITION SEE ENVIRONMENTAL REPORT FOR INTACT REMOVAL OF LEAD BASED PAINT AND ASBESTOS CONTAINING MATERIAL.
2. REMOVE ALL SIDING INCLUDING ALUMINUM SIDING, WOOD CLAPBOARD SIDING, AND ALL OTHER MATERIALS DOWN TO VERTICAL BOARD SIDING, TYP. ALL ELEVATIONS. SEE ENVIRONMENTAL REPORT AND LEAD IN CONSTRUCTION SPECIFICATION 028313 FOR INTACT REMOVAL OF LBP FOR HAZARDOUS MATERIALS.
3. REMOVE ALL SHUTTERS, TYP. ALL ELEVATIONS.
4. REMOVE (E) EXTERIOR CEMENTITOUS PARGE COAT AT ALL FIELDSTONE FOUNDATION WALLS. SEE HAZARDOUS MATERIALS SCOPE OF WORK IN ASBESTOS ABATEMENT AND DISPOSAL SPECIFICATION 028200.
5. ARCHEOLOGICAL OBSERVATION MAY BE REQUIRED WHERE EARTHWORK OCCURS AT FOOTING REMOVAL LOCATIONS.

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LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

REMOVE ALL ROOFING, SIDING, FRAMING, FLOORING, CMU WALLS, FOOTINGS, AND ALL OTHER MATERIALS AT ADDITIONS.

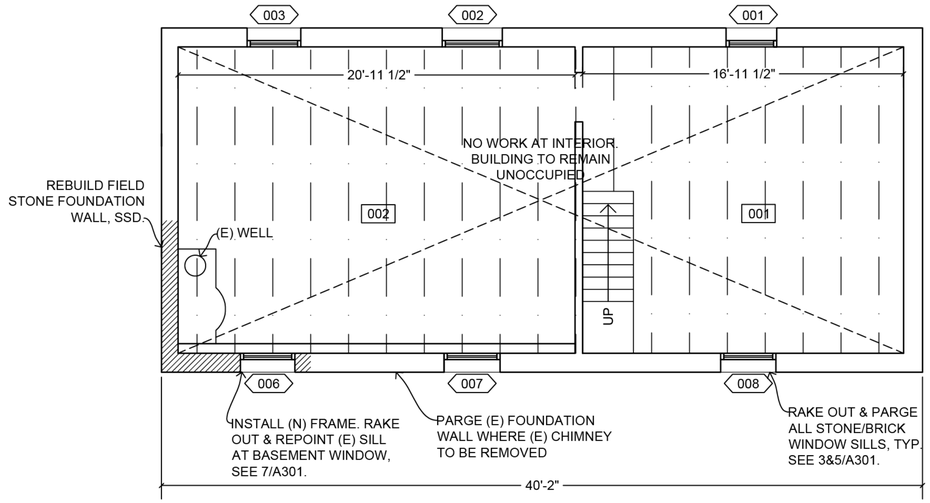
SCALE:

CONSULTANTS:

DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

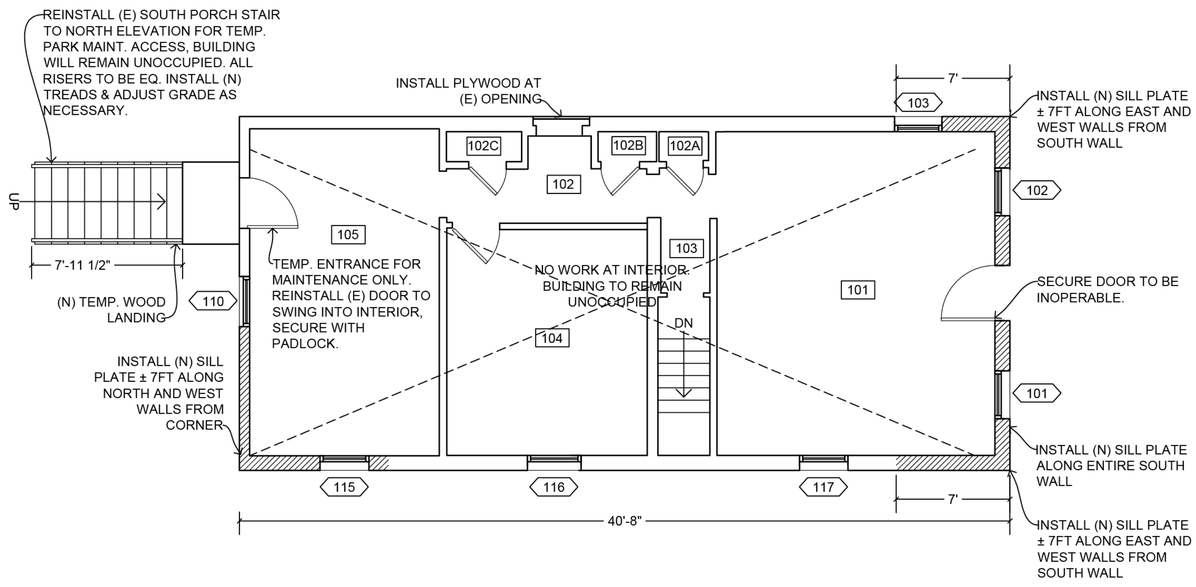
NORTH & WEST DEMOLITION ELEVATION

A104



1 / A201 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

BASEMENT PLAN NOTES:
1. PROVIDE ALL NECESSARY SHORING AND BRACING TO SUPPORT AREAS WHERE FIELD STONE FOUNDATION WALLS TO BE REBUILT.
2. RAKE OUT ALL EXISTING FIELD STONE WALLS AND REPOINT.
3. THE GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATION WALLS INCLUDING MAIN BLOCK FOUNDATION, FOUNDATION REPAIR, AND WHERE ADDITION IS DEMOLISHED SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 1:20 FOR A MINIMUM OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL PER ICC 1804.4. REGRADE WITH NEW TOP SOIL AND RESEED, SEE SPECIFICATION.



2 / A201 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN NOTES:
1. PROVIDE TEMPORARY SHORING AND BRACING TO WALL FRAMING WHERE SILL PLATES TO BE REPLACED, SSD.
2. FOR SILL PLATE REPLACEMENT AND ASSOCIATED WORK SEE ELEVATION.

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211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

NO WORK AT INTERIOR

SCALE:

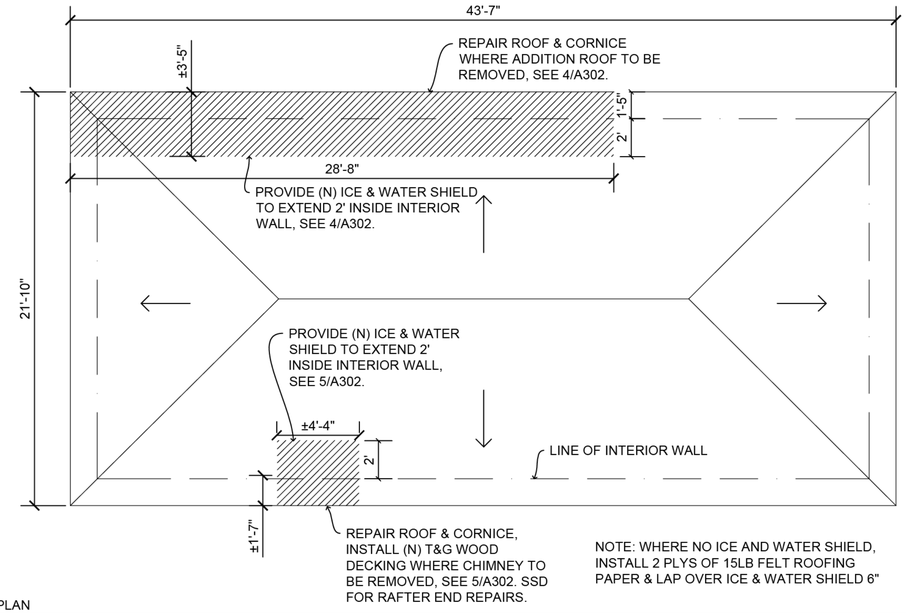
0 1' 5' 7'
SCALE: 1/4" = 1'-0"

CONSULTANTS:

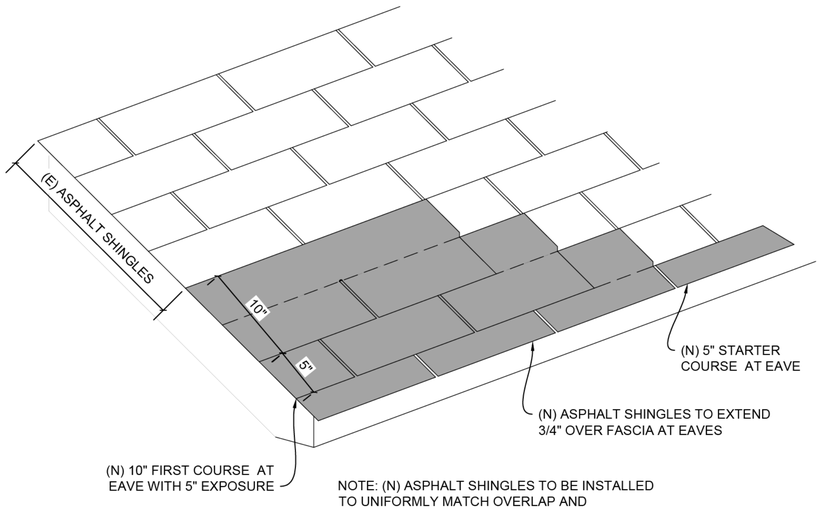
DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

PROPOSED BASEMENT & FIRST FLOOR PLAN

A201



1 / A202 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 / A202 ASPHALT SHINGLE DETAIL
SCALE: 1 1/2" = 1'-0"

Historic Building Architects, LLC

312 WEST STATE ST. TRENTON, NJ 08618
TEL 609 393 3999 FAX 609 393 4333

CERTIFICATE OF AUTHORIZATION # AC 245
EXPIRES 01/31/2022

PROJECT:

DR. JAMES STILL OFFICE STABILIZATION

DPMC PROJECT NO. P1200-00

211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

SCALE:

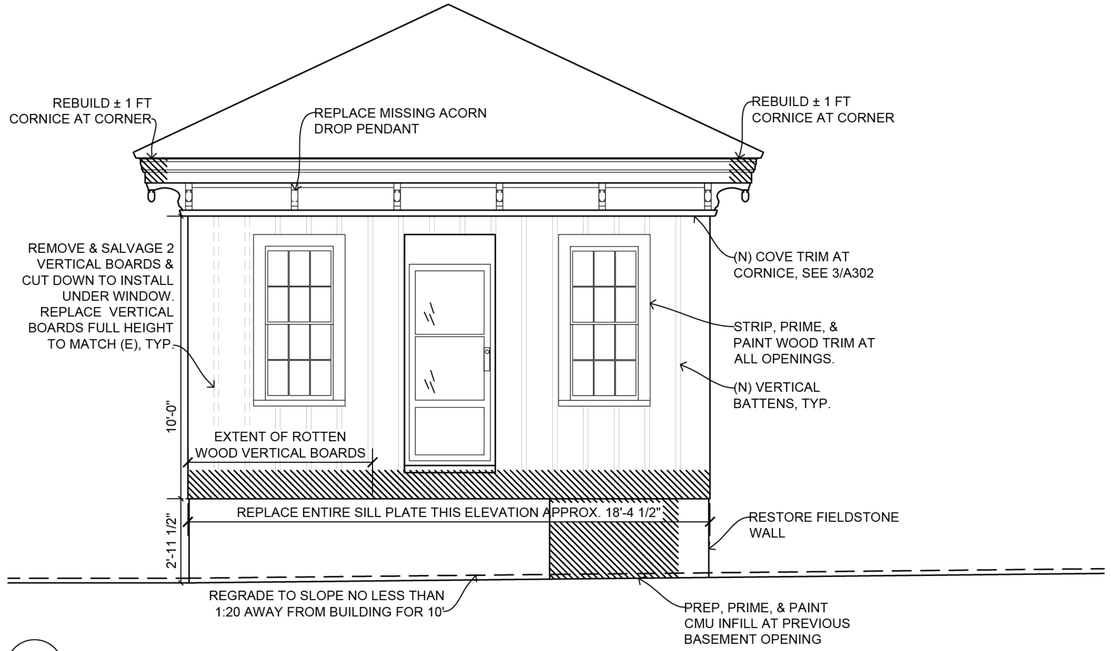
0 1' 5' 7'
SCALE: 1/4" = 1'-0"

CONSULTANTS:

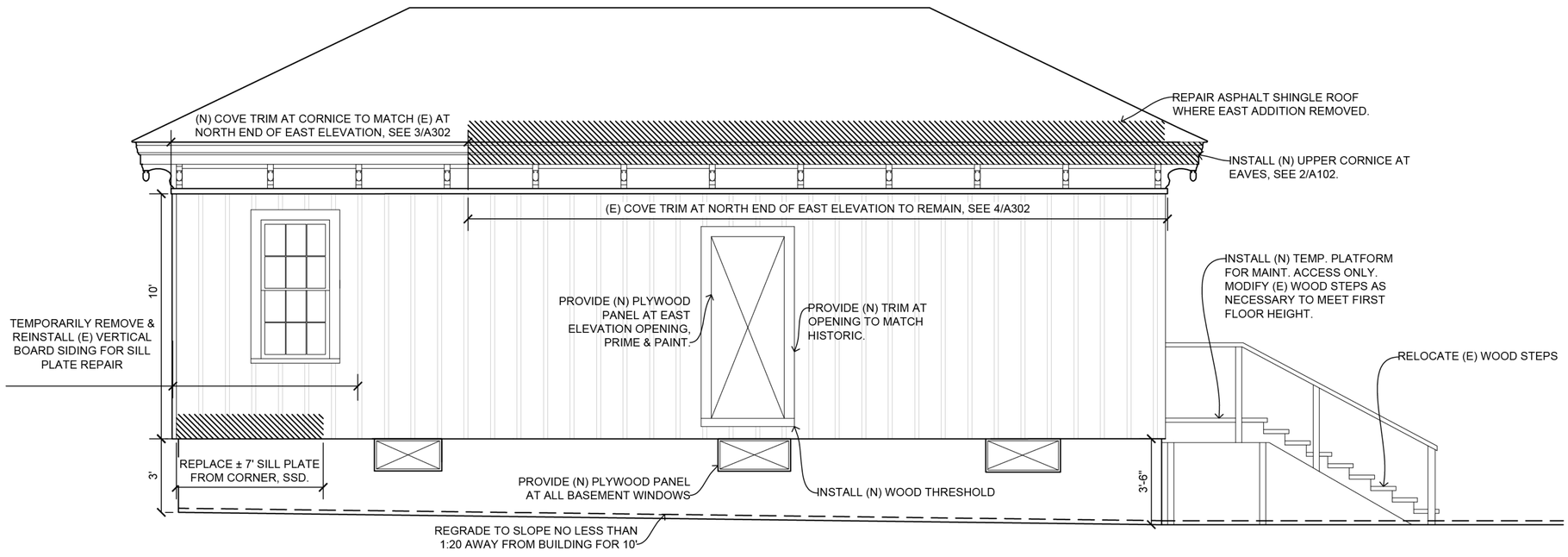
DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

PROPOSED ROOF PLAN

A202



1 / A203 PROPOSED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 / A203 PROPOSED EAST ELEVATION
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. APPLY (N) PARGE COAT TO FOUNDATION AFTER SELECTIVE RAKING OUT AND REPOINTING AND REBUILDING AT NORTHWEST CORNER FOUNDATION.
2. PROVIDE (N) BATTENS AT ALL (E) VERTICAL BOARD SIDING & AT (N) VERTICAL BOARD SIDING.
3. PROVIDE PLYWOOD PROTECTION AT ALL BASEMENT WINDOWS.
4. STRIP ALL PAINT FROM VERTICAL BOARDS AND CORNICE WOOD WORK IN COMPLIANCE WITH LEAD REMOVAL SAFE PRACTICES.
5. PREP ALL VERTICAL BOARDS AND CORNICE WOOD WORK.
6. PRIME AND PAINT ALL EXTERIOR WOOD BOARD AND BATTENS AND ALL CORNICE WOOD WORK.
7. THE GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATION WALLS INCLUDING MAIN BLOCK FOUNDATION, FOUNDATION REPAIR, AND WHERE ADDITION IS DEMOLISHED SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 1:20 FOR A MINIMUM OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL PER ICC 1804.4. REGRADE WITH NEW TOP SOIL AND RESEED, SEE SPECIFICATION.

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DR. JAMES STILL OFFICE STABILIZATION

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211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

A C Radcliffe-Trenner

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

KEY:

PLYWOOD PROTECTION PRIME & PAINT ALL PLYWOOD PANELS.

AREA OF REPLACEMENT

SCALE:

0 1' 5'

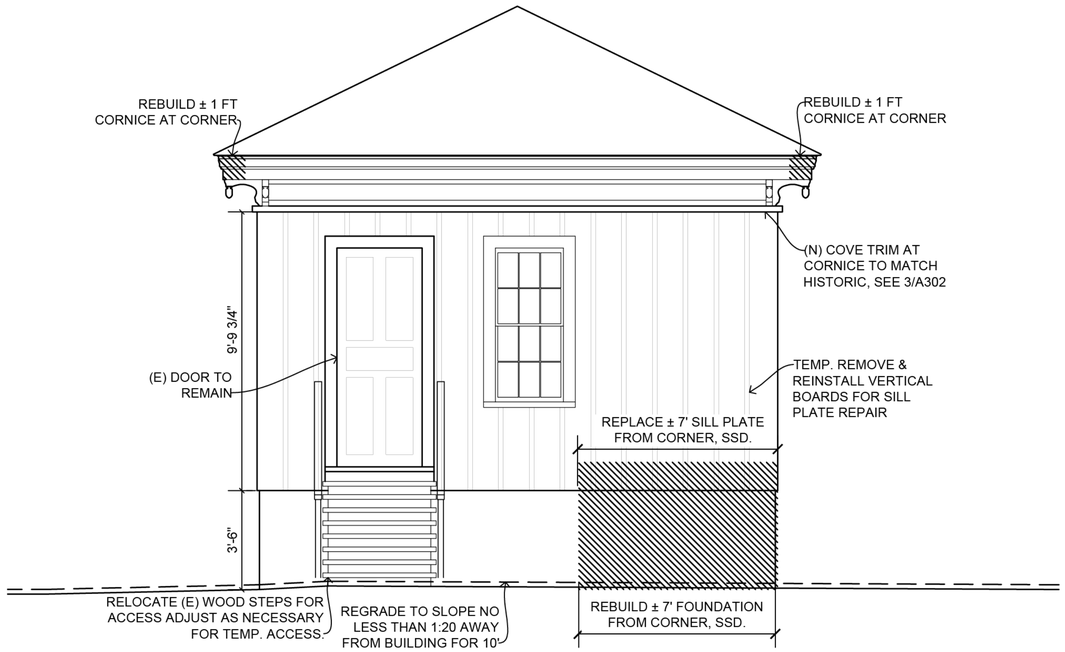
SCALE: 3/8" = 1'-0"

CONSULTANTS:

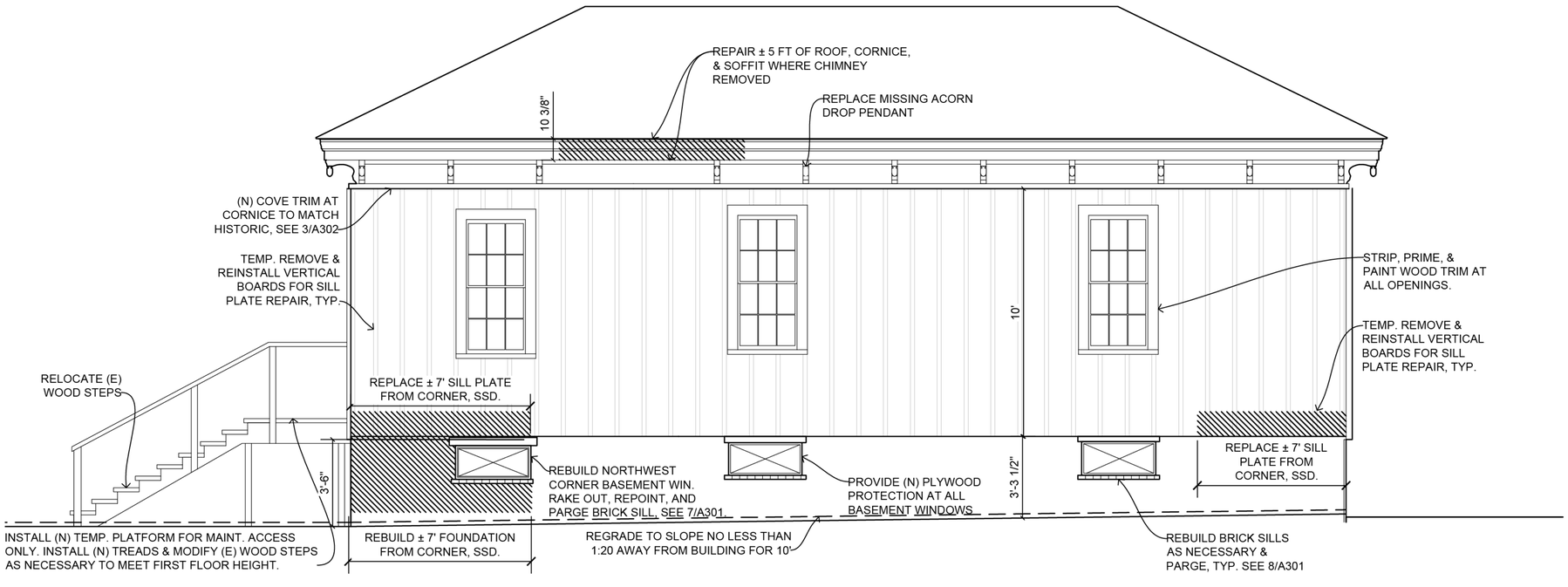
DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

SOUTH & EAST PROPOSED ELEVATION

A203



1 / A204 PROPOSED NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 / A204 PROPOSED WEST ELEVATION
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. APPLY (N) PARGE COAT TO FOUNDATION AFTER SELECTIVE RAKING OUT AND REPOINTING AND REBUILDING AT NORTHWEST CORNER FOUNDATION.
2. PROVIDE (N) BATTENS AT ALL (E) VERTICAL BOARD SIDING & AT (N) VERTICAL BOARD SIDING.
3. PROVIDE PLYWOOD PROTECTION AT ALL BASEMENT WINDOWS.
4. STRIP ALL PAINT FROM VERTICAL BOARDS AND CORNICE WOOD WORK IN COMPLIANCE WITH LEAD REMOVAL SAFE PRACTICES.
5. PREP ALL VERTICAL BOARDS AND CORNICE WOOD WORK.
6. PRIME AND PAINT ALL EXTERIOR WOOD BOARD AND BATTENS AND ALL CORNICE WOOD WORK.
7. THE GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATION WALLS INCLUDING MAIN BLOCK FOUNDATION, FOUNDATION REPAIR, AND WHERE ADDITION IS DEMOLISHED SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 1:20 FOR A MINIMUM OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL PER ICC 1804.4. REGRADE WITH NEW TOP SOIL AND RESEED, SEE SPECIFICATION.

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211 CHURCH ROAD MEDFORD, NJ 08055

LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

KEY:

PLYWOOD PROTECTION PRIME & PAINT ALL PLYWOOD PANELS.

AREA OF REPLACEMENT

SCALE:

0 1' 5'

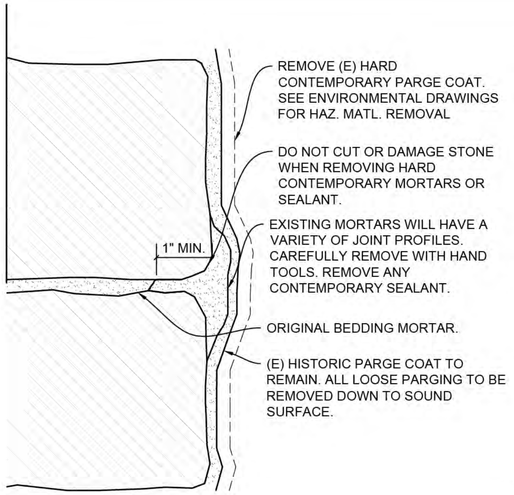
SCALE: 3/8" = 1'-0"

CONSULTANTS:

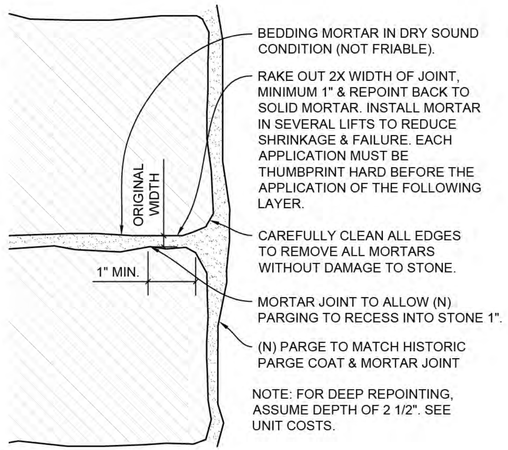
DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	LJ
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

NORTH & WEST PROPOSED ELEVATION

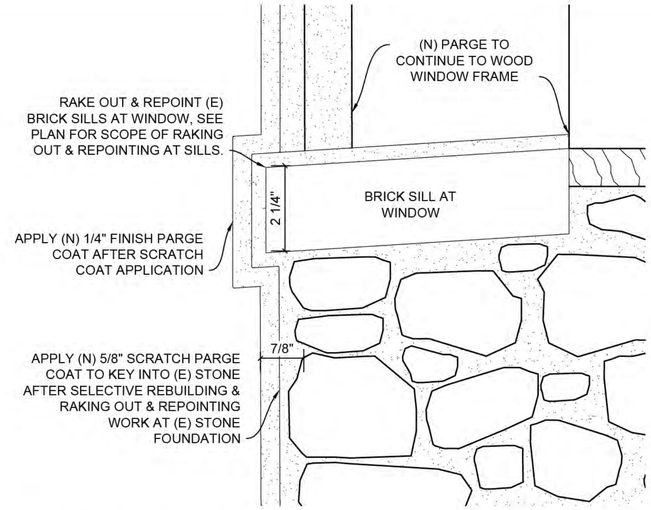
A204



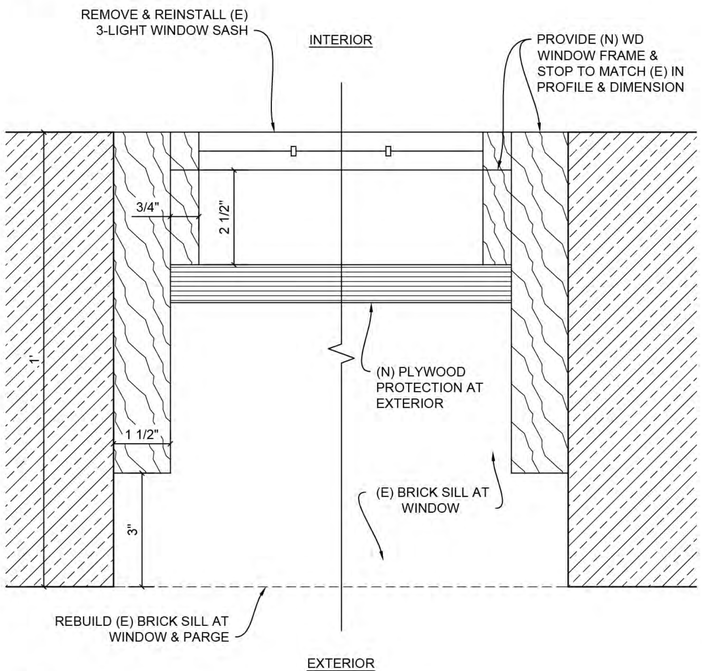
1 / A301 STONE MASONRY RAKING OUT & PARGING REMOVAL DETAIL
SCALE: 6" = 1'-0"



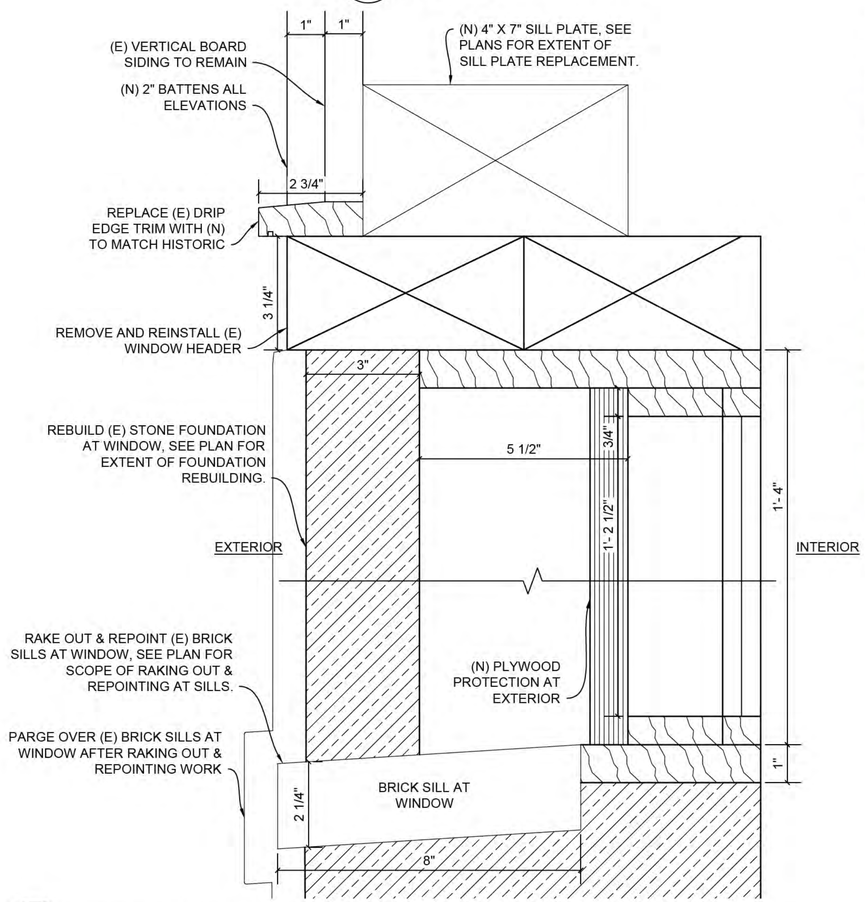
2 / A301 STONE MASONRY REPOINTING & PARGING DETAIL
SCALE: 6" = 1'-0"



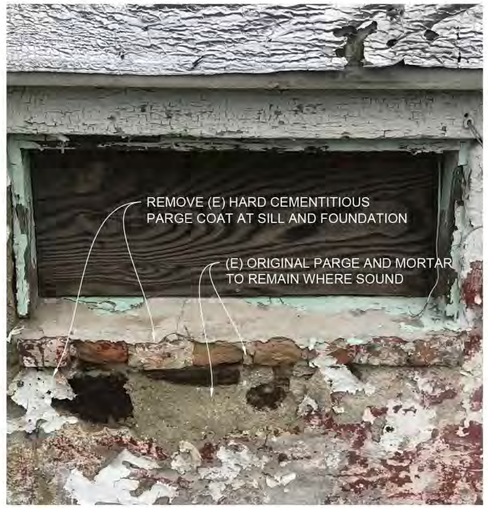
3 / A301 BRICK SILL - PARGING DETAIL
SCALE: 6" = 1'-0"



5 / A301 SILL DRIP EDGE TRIM DETAIL
SCALE: 6" = 1'-0"



7 / A301 BASEMENT WINDOW REBUILDING DETAIL - NORTHWEST CORNER WIN. ONLY
SCALE: 6" = 1'-0"



8 / A301 BRICK SILL DETAIL
SCALE: 6" = 1'-0"

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LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

SCALE:

0 1' 5'

SCALE: 3/8" = 1'-0"

CONSULTANTS:

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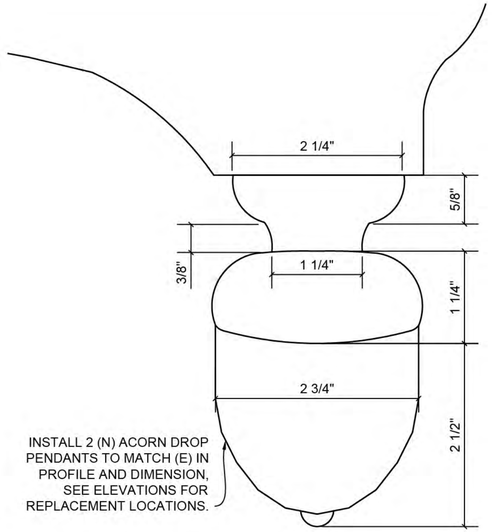
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

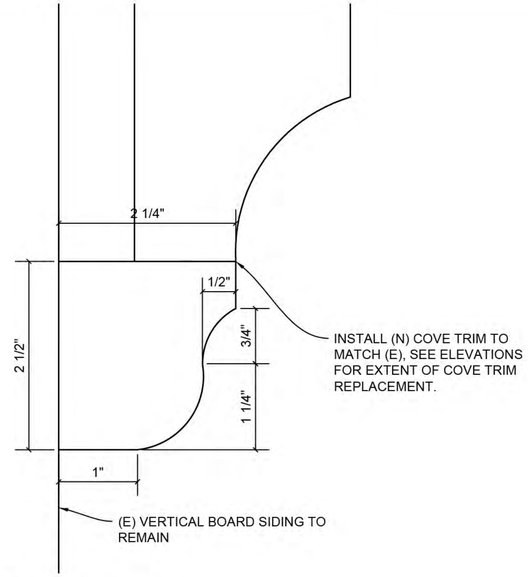
MASONRY & WINDOW REBUILDING DETAILS

A301

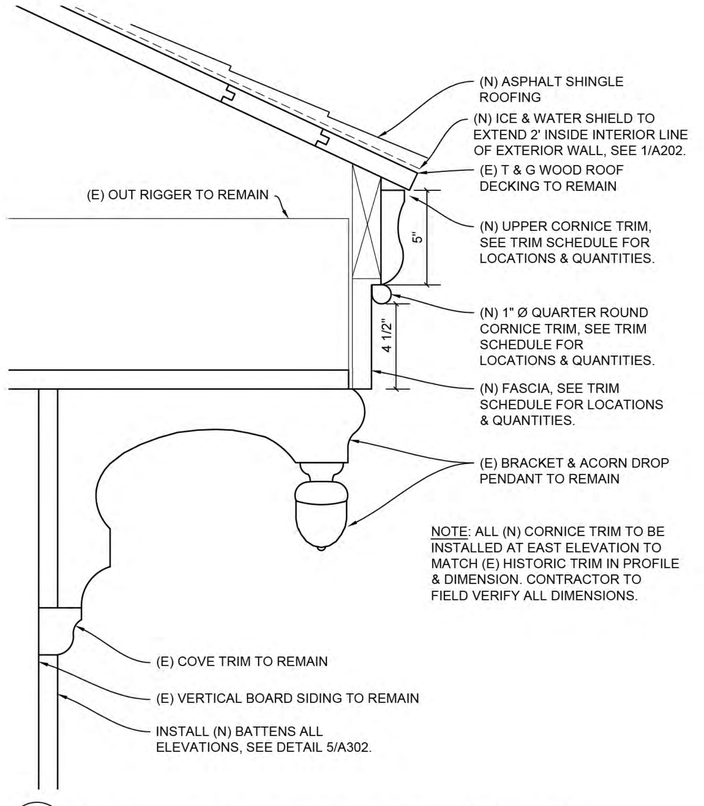
1 / A302 CORNICE TRIM KEY
SCALE: NTS



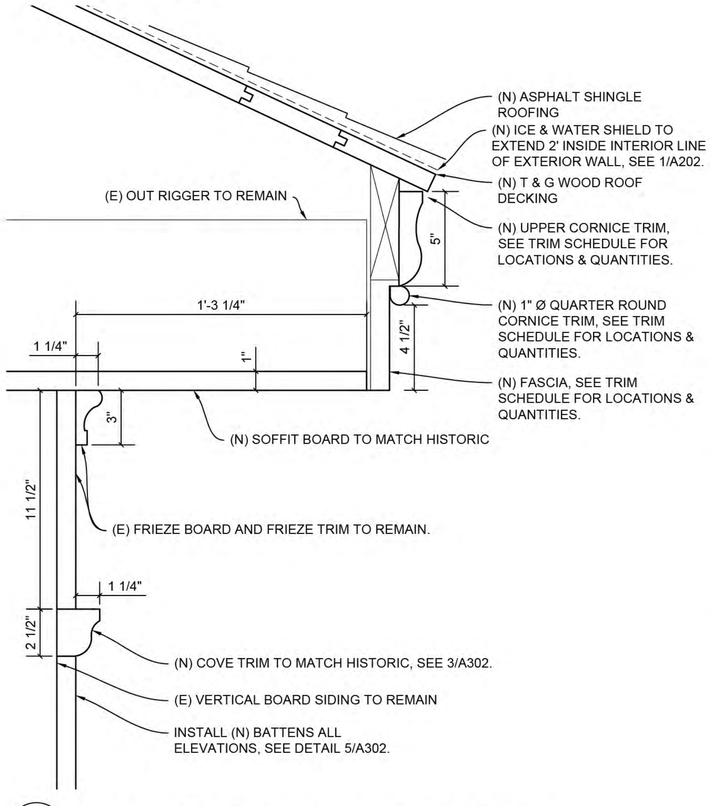
2 / A302 ACORN DROP PENDANT TYPE D DETAIL
SCALE: 1' = 1'-0"



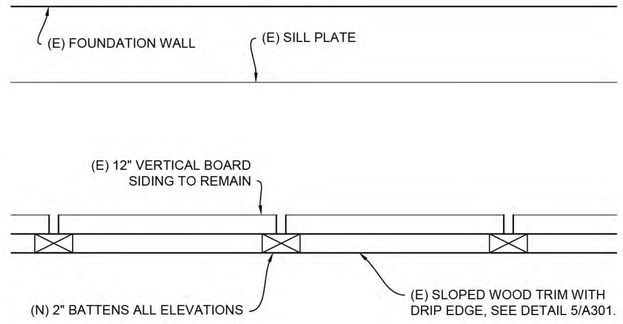
3 / A302 COVE TRIM TYPE E DETAIL
SCALE: 1' = 1'-0"



4 / A302 CORNICE TRIM DETAIL AT EAST ELEVATION WHERE EAST ADDITION REMOVED
SCALE: 3" = 1'-0"



5 / A302 CORNICE TRIM DETAIL AT WEST ELEVATION WHERE CHIMNEY REMOVED
SCALE: 3" = 1'-0"



6 / A302 BOARD AND BATTEN SIDING DETAIL
SCALE: 3" = 1'-0"

TRIM REPLACEMENT SCHEDULE

TYPE	NAME	QUANTITY	DETAIL
A	UPPER CORNICE TRIM	± 25 LF	4/A302
B	1" QUARTER ROUND TRIM	± 25 LF	4/A302
C	FASCIA BOARD	± 25 LF	4/A302
D	ACORN DROP PENDANT	2	2/A302
E	COVE TRIM	± 91 LF	3/A302

NOTES:
1. SEE 1/A302 FOR TRIM TYPE KEY.
2. CORNICE TRIM INCLUDES TYPES A, B, & C IN UNIT PRICE.

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LOT 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

SCALE:

0 1' 5'
SCALE: 3/8" = 1'-0"

CONSULTANTS:

DATE:	5/13/20
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DRAWN BY:	LJ
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ROOF & WOOD TRIM DETAILS

A302

GOVERNING CODE NJ REHABILITATION CODE

1. DEAD LOADS

ROOF DEAD LOAD:	= 15 PSF
FLOOR DEAD LOAD	= 15 PSF
ATTIC DEAD LOAD	= 10 PSF

2. LIVE LOADS

LIVING AREA	= 40 PSF
CEILING	= 10 PSF
ROOF	= 20 PSF

3. SNOW LOADS
   - A. GROUND SNOW LOAD = 25.0 PSF
   - B. FLAT - ROOF SNOW LOAD = 20.0 PSF
   - C. SNOW EXPOSURE FACTOR CE = 1.0
   - D. THERMAL FACTOR CT = 1.0 (MAIN BUILDING AN VESTIBULES) ; 1.2 (UNHEATED CANOPIES)
   - E. SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
   - F. ALL APPLICABLE EFFECTS DUE TO SNOW DRIFTING

4. WIND LOADS
   - A. BASIC WIND SPEED - 115 mph (ULTIMATE)
   - B. WIND LOAD IMPORTANCE FACTOR = 1.0
   - C. RISK CATEGORY = II
   - D. WIND EXPOSURE CATEGORY B FOR MAIN WINDFORCE-RESISTING SYSTEM
   - E. WIND EXPOSURE CATEGORY B FOR COMPONENTS AND CLADDING

5. DESIGN LOAD COMBINATIONS
   - A. D
   - B. D + L
   - C. D + (Lr OR S OR R)
   - D. D + 0.75 (L) + 0.75 (Lr OR S OR R)

GENERAL NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "2018 INTERNATIONAL BUILDING CODE - NJ EDITION" AND ALL FEDERAL, STATE AND CITY LAWS, BYLAWS, ORDINANCES AND REGULATIONS IN ANY MANNER AFFECTING THE CONDUCT OF THIS WORK AS WELL AS ALL ORDERS OR DECREES WHICH HAVE BEEN PROMULGATED OR ENACTED BY ANY LEGAL BODIES OR TRIBUNALS HAVING AUTHORITY OR JURISDICTION OVER THE WORK, MATERIALS, EMPLOYEES OR CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON THE JOBSITE. GUIDELINES FOR CONSTRUCTION SAFETY SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE CONSTRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1926 STANDARDS), AND ANY LOCAL ORDINANCES OR CODES WHICH MAY BE APPLICABLE.
2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
3. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
4. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING THE WORK.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
6. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE ARCHITECT.
7. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK. REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW SHALL CONSIST OF TWO (2) SETS OF PRINTS AND ONE (1) SET OF REPRODUCIBLES. ONLY ONE (1) MARKED UP SET OF REPRODUCIBLE WITH THE STRUCTURAL ENGINEER'S COMMENTS WILL BE RETURNED TO THE CONTRACTOR.
8. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
9. THE CONTRACTOR SHALL COORDINATE PRINCIPAL OPENINGS IN THE STRUCTURE AS INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSETS, ETC. NOT INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
11. THE SLAB-ON-GRADE SHALL BE UNDERLAIN BY A MINIMUM OF SIX INCHES OF STABLE GRANULAR MATERIAL.
12. THE SUBGRADE AND EACH LAYER OF FILL OR BACKFILL SHALL BE COMPACTED TO A DRY DENSITY AT LEAST EQUAL TO 95% OF THE MAXIMUM DRY DENSITY ATTAINED BY THE MODIFIED PROCTOR TEST ASTM D1557.
13. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF WORK WITH MECHANICAL AND ELECTRICAL WORK.
14. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
15. MINOR DETAILS OR INCIDENTAL ITEMS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION SHALL BE INCLUDED AS REQUIRED.
16. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC.. SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.

HELICAL PILES

GENERAL

1. FOUNDATIONS HAVE BEEN DESIGNED AND FOOTING ELEVATIONS ESTABLISHED ON THE BASIS IN OF A SUBSURFACE INVESTIGATION REPORT AND RECOMMENDATIONS PREPARED BY MELICK-TULLY & ASSOCIATES. DATED FEBRUARY 25, 2020. SEE THE REPORT FOR ADDITIONAL REQUIREMENTS. THE REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THE CONSTRUCTION DOCUMENTS.
2. THE HELICAL PILES SHALL BE INSTALLED BY AN AUTHORIZED DEALER OF THE HELICAL PILE SUPPLIER. THE INSTALLER SHALL SATISFY THE CERTIFICATION REQUIREMENTS RELATING TO THE TECHNICAL ASPECTS OF THE PRODUCT AND THE ASCRIBES INSTALLATION TECHNIQUES.
3. THE INSTALLER SHALL EMPLOY A SKILLED, EXPERIENCED WORK FORCE WHO ARE FAMILIAR WITH THE REQUIREMENTS AND METHODS FOR PROPER PERFORMANCE OF THE WORK OUTLINED HEREIN.
4. ALL WORK DESCRIBED IN HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION.
5. EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES AS REQUIRED.
6. SEE THE GEOTECHNICAL REPORT FOR EXCAVATION, BACKFILL AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE INCLUDING COMPACTION REQUIREMENTS.
7. REMOVE EXISTING VEGETATION, TOPSOIL, AND UNSATISFACTORY SOILS MATERIALS. PROOF ROLL SUBGRADE TO OBTAIN UNIFORMLY DENSIFIED SUBSTRATA PRIOR TO PLACING FILL MATERIAL EVENLY IN 8" THICK (MAXIMUM) LAYERS AND COMPACTING TO REQUIRED DENSITY.
8. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
9. THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. ANY SHEETING OR SHORING REQUIRED FOR DEWATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. BACKFILL SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE OF GRADE BEAMS WITH A GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.
11. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT SLAB ON GRADE AND ALL FRAMED SLABS ARE IN PLACE AND HAVE ATTAINED THE SPECIFIED DESIGN STRENGTH. PROVIDE TEMPORARY SHORING WHERE REQUIRED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE NEED TO USE FOUNDATION REBAR AS A GROUNDING ELECTRODE SYSTEM AND SHALL BE RESPONSIBLE FOR INSTALLING THE BONDING CLAMP PRIOR TO PLACEMENT OF THE CONCRETE AS PER NJUCC BULLETIN NO. 02-2.

INSTALLATION EQUIPMENT

1. INSTALLATION EQUIPMENT SHALL CONSIST OF ROTARY TYPE TORQUE MOTORS WITH FORWARD AND REVERSE CAPABILITIES. THIS EQUIPMENT SHALL BE EITHER ECLECTICALLY OR HYDRAULICALLY POWERED.
2. THE EQUIPMENT SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE AS REQUIRED BY INSTALLERS PLAN.
3. THE EQUIPMENT SHALL BE CAPABLE OF POSITIONING THE HELICAL PILE AT THE PROPER INSTALLATION ANGLE. THIS ANGLE MAY VARY BETWEEN 0 AND 10 DEGREES FROM VERTICAL DEPENDING ON THE APPLICATION AND TYPE OF FOUNDATION TERMINATION REQUIRED.
4. THE EQUIPMENT SHALL BE IN GOOD WORKING CONDITION AND CAPABLE OF BEING OPERATED IN A SAFE MANNER.
5. THE TORQUE APPLIED BY THE INSTALLATION EQUIPMENT SHALL BE MONITORS THROUGHOUT THE INSTALLATION PROCESS.
6. TORQUE MONITORING DEVICES SHALL BE EITHER A PART OF THE INSTALLATION EQUIPMENT OR AN INDEPENDENT DEVICE IN-LINE WITH THE INSTALLATION EQUIPMENT. CALIBRATION DATA FOR THE TORQUE MONITORING DEVICE SHALL BE AVAILABLE FOR REVIEW BY THE OWNER OR OWNERS REPRESENTATIVE.

INSTALLATION PROCEDURE

1. THE HELICAL PILE SHALL BE POSITIONED AS SHOWN IN THE INSTALLERS PLAN OF WORK. PROPER ANGULAR ALIGNMENT SHALL BE ESTABLISHED AT THE START OF INSTALLATION.
2. THE HELICAL PILE SHALL BE INSTALLED IN A SMOOTH, CONTINUOUS MANNER.
3. SUFFICIENT DOWN PRESSURE SHALL BE APPLIED TO ADVANCE THE HELICAL PILE.
4. PLAIN EXTENSION MATERIAL MAY BE REQUIRED TO POSITION THE HELICAL PILE AT THE DEPTH REQUIRED BY THE PLAN OF WORK. EXTENSIONS SHALL BE COUPLED TO THE HELICAL PILE USING THE BOLTS PROVIDED WITH THE EXTENSION. THESE BOLTS SHALL BE INSTALLED AND TIGHTENED TO THE TORQUE SPECIFIED BY THE HELICAL PILE SUPPLIER.
5. INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION PROCESS.
6. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING THE INSTALLATION, THE INSTALLER SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION IF POSSIBLE OR RELOCATED THE HELICAL PILE. THE LATTER OPTION MAY REQUIRE THE RELOCATION OF ADJACENT PREVIOUSLY INSTALLED HELICAL PILES.

TERMINATION OF INSTALLATION

1. THE MAXIMUM INSTALLATION TORQUE SHALL AT NO TIME EXCEED THE TORQUE RATING OF THE HELICAL PILE SHAFT SPECIFIED.
2. HELICAL PILES SHALL BE INSTALLED TO THE MINIMUM TORQUE VALUE AS SHOWN IN THE INSTALLERS PLAN OF WORK. IF THE MINIMUM TORQUE REQUIREMENT HAS NOT BEEN SATISFIED AT THE MINIMUM DEPTH LEVEL. THE INSTALLER SHALL HAVE THE FOLLOWING OPTIONS:
   - 2.A. INSTALL THE HELICAL PILE DEEPER USING ADDITIONAL PLAIN EXTENSION MATERIAL UNTIL THE SPECIFIED TORQUE IS OBTAINED, OR
   - 2.B. REMOVE THE EXISTING HELICAL PILE AND INSTALL A HELICAL PILE WITH A LARGER AND/OR MORE HELICES. THE REVISED HELICAL PILE SHALL BE INSTALLED AT LEAST THREE (3) FEET BEYOND THE TERMINATION DEPTH OF THE ORIGINAL HELICAL PILE, OR
   - 2.C. ADD ADDITIONAL PILES.
3. THE MINIMUM DEPTH OF THE INSTALLATION SHALL BE AS SHOWN ON THE INSTALLERS PLAN OF WORK. IF THE INSTALLER CANNOT ACHIEVE THE DEPTH SHOWN ON THE PLAN OF WORK, THE ENGINEER OF RECORD SHALL BE CONTACTED BEFORE PROCEEDING FURTHER. IF THE MINIMUM TORQUE RATING OF THE HELICAL PILE AND/OR INSTALLATION EQUIPMENT HAS BEEN REACHED PRIOR TO SATISFYING THE MINIMUM THE INSTALLER SHALL HAVE THE FOLLOWING OPTIONS:
   - 3.1. TERMINATE INSTALLATION AT THE DEPTH OBTAINED OR
   - 3.2. REMOVE THE EXISTING HELICAL PILE AND INSTALL A HELICAL PILE WITH A SMALLER AND/OR FEWER HELICES. THIS REVISED HELICAL PILE SHALL BE INSTALLED AT LEAST (3) FEET BEYOND THE TERMINATION DEPTH OF THE ORIGINAL HELICAL PILE.

INSTALLATION RECORDS

1. WRITTEN INSTALLATION RECORDS SHALL BE MAINTAINED FOR EACH HELICAL PILE. THESE RECORDS SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.A. PROJECT NAME AND/OR LOCATION
   - 1.B. NAME OF THE INSTALLER
   - 1.C. NAME OF THE INSTALLERS FOREMAN OR REPRESENTATIVE WHO WITNESSED THE INSTALLATION.
   - 1.D. DATE AND TIME OF INSTALLATION
   - 1.E. LOCATION AND REFERENCE NUMBER OF HELICAL PILE
   - 1.F. DESCRIPTIONS OF LEAD SECTION AND EXTENSIONS INSTALLED.
   - 1.G. OVERALL DEPTH OF INSTALLATION AS REFERENCED FROM BOTTOM OF GRADE BEAM OR PILE CAP.
   - 1.H. TORQUE READINGS FOR THE LAST THREE (3) FEET OF INSTALLATION IF PRACTICAL. IN LIEU OF THIS REQUIREMENT, THE TERMINATION TORQUE SHALL BE RECORDED AT A MINIMUM
   - 1.I. ANY OTHER APPLICABLE INFORMATION RELATING TO THE INSTALLATION.

CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318-14), AND CONSTRUCTED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.
2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (FC') AT 28 DAYS:

   GRADE BEAMS....................4000 PSI
   SLABS ON GRADE............4000 PSI

   AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE.
   MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS
3. THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW. COMPRESSIVE STRENGTH MUST BE SUBSTANTIATED BY A SUITABLE EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TRIAL BATCHES. THE PERTINENT CRITERIA OF CHAPTER 26 OF ACI 318-14 SHALL APPLY TO THE PROPORTIONING OF MIX DESIGNS AND TO THE ACCEPTANCE OF CONCRETE PRODUCED FOR THE JOB. IF DURING CONSTRUCTION ANY CLASS CONCRETE FAILS TO MEET THE ACCEPTANCE CRITERIA, THE CONTRACTOR SHALL TAKE SUCH STEPS AS ARE DEEMED NECESSARY BY THE STRUCTURAL ENGINEER TO IMPROVE SUBSEQUENT TEST RESULTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL ALSO BEAR THE COST OF SPECIAL INVESTIGATION, TESTING, OR REMEDIAL WORK NECESSARY BECAUSE OF EVIDENCE OF LOW STRENGTH OR NON-CONFORMING CONCRETE OR WORKMANSHIP.
4. MAXIMUM WATER/CEMENT RATIOS:

   A. FOUNDATIONS 0.50
   B. INTERIOR SLABS 0.47
5. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF +) WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.
6. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615/A-04a, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615/A-04a, GRADE 40, UNLESS NOTED OTHERWISE. THE "N" DESIGNATION SHALL BE ACCEPTED IN LIEU OF THE "S" DESIGNATION REQUIREMENT, HOWEVER, OTHER REQUIREMENTS SHALL BE MET. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.
7. WELDED WIRE FABRIC WHEN USED SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO MESHES AT SPLICES.
8. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318-14 SECTION 20.6 FOR CONDITIONS NOT NOTED)

   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3".
   B. CONCRETE EXPOSED TO EARTH OR WEATHER
   #6 BARS AND LARGER 2"
   #5 BARS AND SMALLER 1-1/2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
   SLABS, WALLS, JOISTS
   #11 BARS AND SMALLER 3/4"
   BEAMS AND COLUMNS
   PRIMARY REINFORCEMENT, TIES, STIRRUPS, OR SPIRALS 1-1/2"
9. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
10. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE INSPECTION AGENCY.
11. BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE.
12. PREPARE CONCRETE TEST CYLINDERS FROM EACH DAY'S POUR. CYLINDERS SHALL BE PROPERLY CURED AND STORED. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172.
13. RETAIN LABORATORY TO PROVIDE TESTING SERVICE. SLUMP PER ASTM C143L AIR CONTENT PER ASTM C231 OR C173, CYLINDER TESTS PER ASTM C31 AND C39. ONE SET OF SIX (6) CYLINDERS FOR EACH 50 CUBIC YARDS FOR EACH MIX USED. REPORTS OF ALL TESTS TO BE SUBMITTED TO THE ARCHITECT.
14. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-16.
15. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1-15 AND D1.4-18. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.
16. HORIZONTAL JOINTING WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENT. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
17. SLABS SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION, (REFER TO PLAN) ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, SUCH THAT THE MAXIMUM SPACING BETWEEN CONSTRUCTION AND/OR CRACK CONTROL JOINTS DOES NOT EXCEED 30X SLAB THICKNESS IN INCHES AND LENGTH TO WIDTH RATIO 1.5:1.
18. REPAIR CONCRETE EXHIBITING VOIDS DUE TO SNAP TIES, "HONEYCOMBS," ROCK POCKETS, AND RUNS, SPALLS OR OTHERWISE DAMAGED SURFACES WITH DRY PACK OR CEMENT GROUT, AND FINISH FLUSH WITH ADJOINING SURFACES. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY LAB TESTING, EXCESSIVE HONEYCOMBS OR EXPOSED REINFORCEMENT THAT JEOPARDIZE THE DESIGN, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
19. CONSTRUCTION JOINTS BETWEEN FOOTINGS AND PILASTERS AND SIMILAR JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A FULL AMPLITUDE OF APPROX. 14 INCHES, LEAVING THE CONTACT SURFACE FREE AND CLEAR OF LAITANCE. REINFORCED (DOWELLED) JOINTS SHALL HAVE BINDER ADDITIVE APPLIED PRIOR TO POUR.
20. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE INDICATED.
21. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT FINISHED SURFACES FROM STAINS OR ABRASIONS. NO FIRE SHALL BE ALLOWED IN DIRECT CONTACT WITH CONCRETE. PROVIDE ADEQUATE PROTECTION AGAINST INJURIOUS ACTION BY SUN OR WIND. FRESH CONCRETE SHALL BE THOROUGHLY PROTECTED FROM HEAVY RAIN, FLOWING WATER, AND MECHANICAL INJURY.
22. TOPS OF FOUNDATIONS SHALL BE TROWEL FINISHED AND SMOOTH. REFER TO DRAWINGS FOR BASE PLATE ACCOMMODATIONS.
23. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZERS. CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP.
24. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE REQUIREMENTS OF THE CONCRETE SUPPLIER AND PUMPER TO ENSURE PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR PROPER USE OF RETARDANTS AND OTHER ADDITIVES. USE OF CALCIUM E CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE PERMITTED.
25. PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL COMPLY WITH ACI RECOMMENDATIONS 302.1R-15 AND 304R-00.
26. PROVIDE 7 DAY CURING IMMEDIATELY AFTER FINISHING USING ONE OF THE FOLLOWING METHODS:

   A. CONTINUOUSLY WATERED BURLAP
   B. WATERPROOF MEMBRANES
   C. SPRAYED-ON LIQUID MEMBRANE
27. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR REQUIREMENTS. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS DEVELOP USING WET BURLAP, PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL OR OTHER INJURIOUS EFFECTS.
28. SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT -1" FROM TOP OF SLAB.
29. PROVIDE POUR STOP MATERIAL WHERE NOT INDICATED ON PLAN AS REQUIRED TO COMPLETE JOB.
30. HOT WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN HOT WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 305R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.
31. COLD WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN COLD WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 306R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.

WOOD CONSTRUCTION

1. DESIGN, FABRICATION, AND CONSTRUCTION OF WOOD FRAMING SHALL COMPLY WITH THE "THE NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION" 2018 (WITH 2018 SUPPLEMENT), NATIONAL FOREST AND PAPER ASSOCIATION.
2. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW HUMIDITY.
3. COMPLY WITH GRADING RULES OF GRADING AGENCY FOR SPECIES OF TIMBER USED.

   SPIB - SOUTHERN PINE INSPECTION BUREAU
   WCLIB - WEST COAST LUMBER INSPECTION BUREAU
   WWPA - WESTERN WOOD PRODUCTS ASSOCIATION
4. ALL GRADES OF TIMBER MUST FULFILL THESE REQUIREMENTS FOR SPECIES, STRESS RATINGS, MOISTURE CONTENT AND OTHER PROVISIONS AS SHOWN AND SPECIFIED.
5. MINIMUM STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED", PROVIDE TIMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED WITH ALLOWABLE STRESS RATINGS BASED ON DOUGLAS FIR-LARCH #2 (PSI) OF: Fb = 900, Ft = 575, Fc = 1350, Fc PERPENDICULAR = 625, Fv = 180, and E = 1,600,000.
6. MOISTURE CONTENT: EXCEPT AS OTHERWISE INDICATED, PROVIDE TIMBER DRIED TO MAXIMUM MOISTURE CONTENT OF 19%, AND INCLUDE "S-DRY" OR SIMILAR INDICATION IN GRADE MARKING OR CERTIFICATION OF GRADE.
7. DRESSING: PROVIDE TIMBER WHICH HAS BEEN DRESSED ON 4 SIDES (S4S) AT MILL, PRIOR TO GRADING. COMPLY WITH GRADE SIZES.
8. ALL STRUCTURAL FLOOR/ROOF FRAMING SHALL BE DOUG-FIR NO.2 OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

   Fb = 900 PSI
   Fv = 180 PSI
   Fc^ = 625 PSI
   E = 1,600,000 PSI
9. BASED DESIGN VALUES FOR WOOD STUD AND BRACING SHALL BE HEM-FIR OR DOUG FIR STUD GRADE OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

   Fb = 650 PSI
   Fv = 180 PSI
   Ft = 400 PSI
   Fc^ = 405 PSI
10. PLYWOOD FOR ROOF SHEATHING SHALL BE MINIMUM 5/8" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, EXTERIOR, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. PROVIDE ONE PANEL EDGE CLIP BETWEEN SUPPORTS.
11. PLYWOOD FOR FLOOR SHEATHING SHALL BE MINIMUM 3/4" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS.
12. EXTERIOR WALL PLYWOOD SHEATHING SHALL BE MINIMUM 5/8" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, 32/16, EXTERIOR, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. REFER TO TYPICAL DETAILS FOR FASTENENING AND LAPPING REQUIREMENTS FLOOR TO FLOOR.
13. SEE THE INTERNATIONAL BUILDING CODE FOR MINIMUM BRACING AND NAILING REQUIREMENTS.

Historic Building Architects, LLC

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TEL 609 393 3999 FAX 609 393 4333

CERTIFICATE OF AUTHORIZATION # AC 245
EXPIRES 01/31/2020

PROJECT:

DR. JAMES STILL OFFICE STABILIZATION
DPMC PROJECT NO. P1200-00
211 CHURCH ROAD MEDFORD, NJ 08055
LOR 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

SCALE:

CONSULTANTS:

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CERTIFICATE OF AUTHORIZATION NO.
24GA28128300
KSI PROJECT #
1914_02

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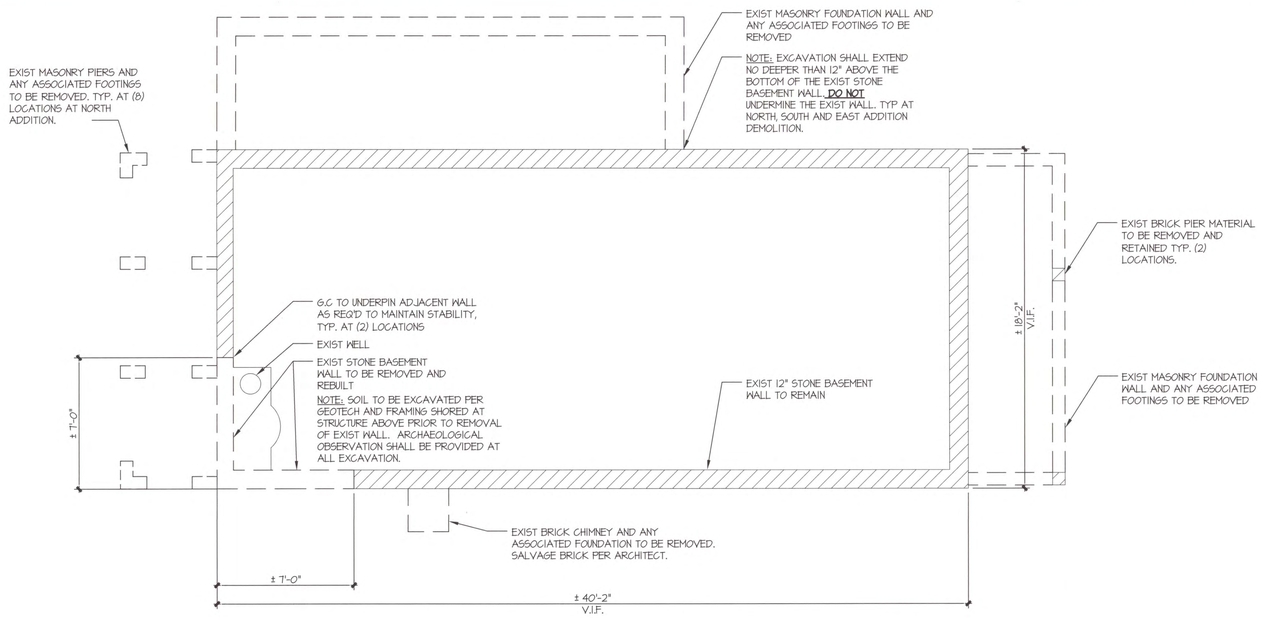
KEVIN C. SOMMONS
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NUMBER: GE 41789

DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	RBP
ISSUANCE:	PERMIT SET

REVISIONS & SUBMISSIONS:	DATE:

GENERAL NOTES

S100



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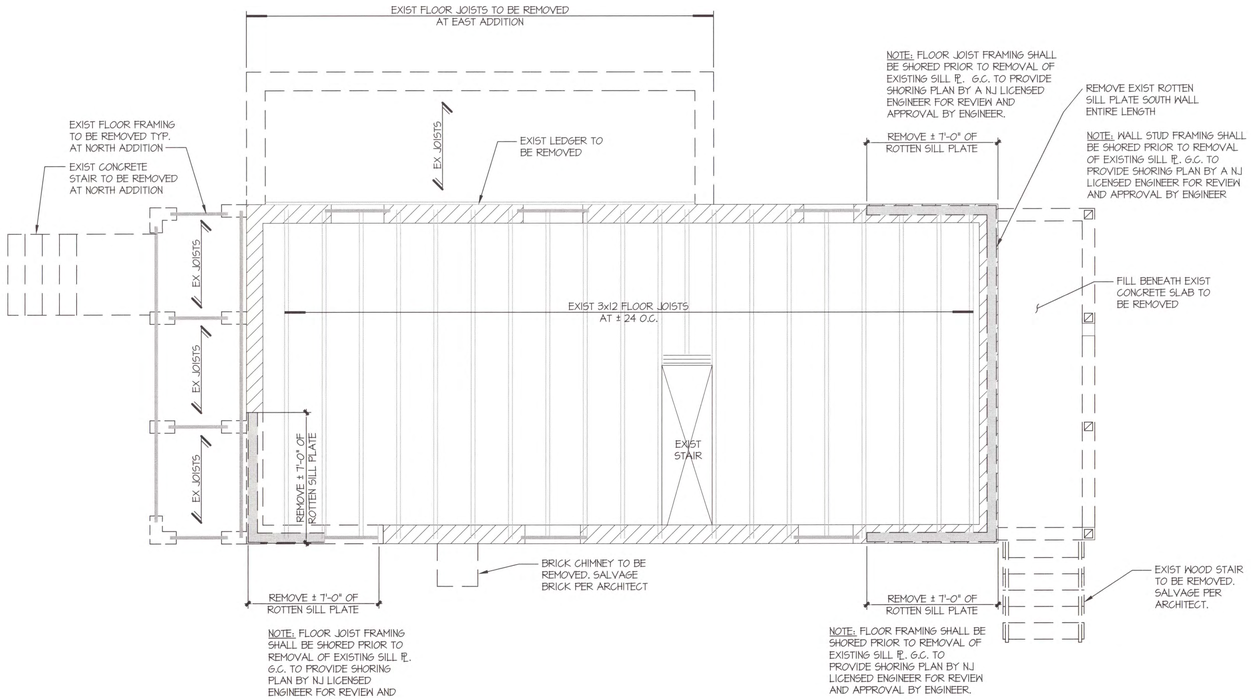
FOUNDATION DEMOLITION PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
4. COORDINATE ALL ITEMS TO BE SALVAGED w/ ARCH DWGS.
5. G.C. TO PROVIDE EXCAVATION SUPPORT WHERE NECESSARY DURING EXCAVATION TO PROTECT THE EXISTING STRUCTURE AND PROVIDE SAFE EXCAVATION AT THE SITE.



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FIRST FLOOR FRAMING DEMOLITION PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.

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KELVIN C. SOMMONS

NEW JERSEY PROFESSIONAL ENGINEER
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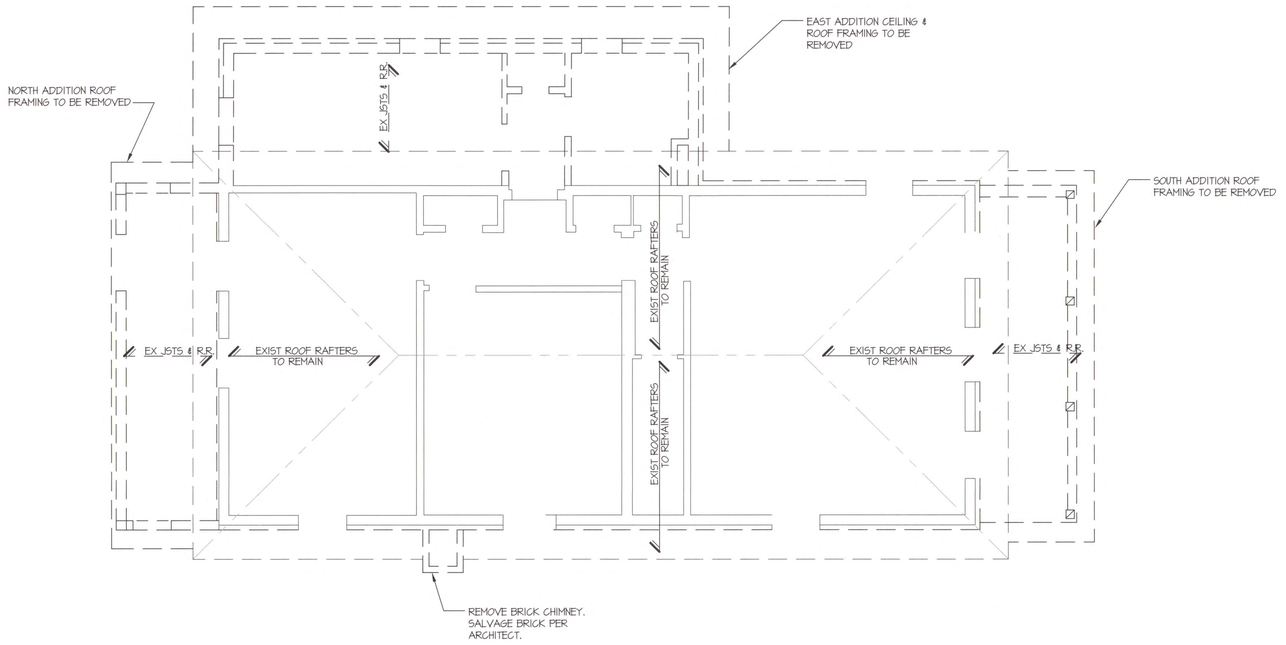
REVISIONS & SUBMISSIONS:	DATE:

FOUNDATION AND FIRST FLOOR DEMOLITION PLANS

S101



N

ROOF FRAMING DEMOLITION PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.

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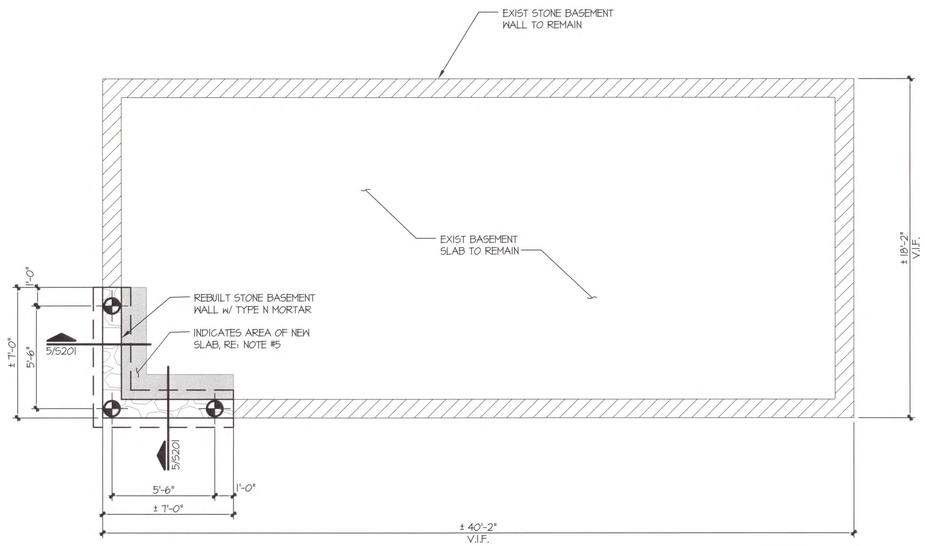
ROOF FRAMING DEMOLITION PLAN

S102

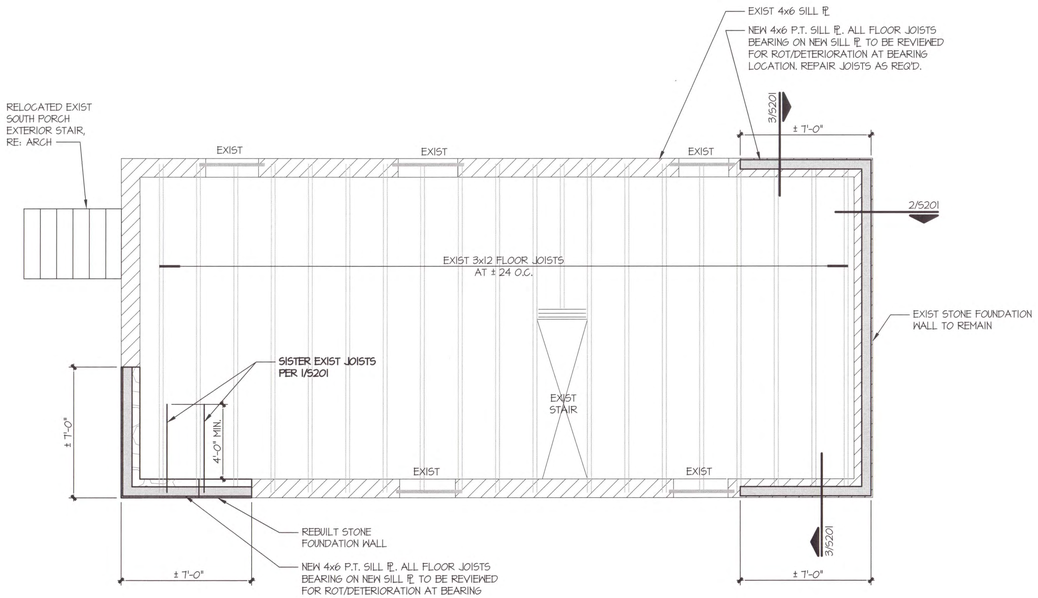


FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
4. TOP OF FINISHED FLOOR ACTUAL ELEVATION IS EXISTING AND IS SET AS DATUM 0'-0".
5. SLAB ON GRADE SHALL BE 4" NORMAL WEIGHT CONCRETE (F'C = 4,000 PSI AT 28 DAYS) PLACED OVER A VAPOR BARRIER ON 6" OF CRUSHED STONE. REINFORCE WITH 6X6-W1.4XW1.4 WWF.
6. FOR GENERAL NOTES SEE DRAWING S100.
7. ⊕ INDICATES HELICAL PILE.
8. EACH HELICAL PILE SHALL BE DESIGNED TO DEVELOP A MINIMUM WORKING VERTICAL BEARING LOAD CAPACITY OF 15 KIPS AND AN ULTIMATE CAPACITY OF 30 KIPS (FACTOR OF SAFETY =2). TORQUE PILES TO 3000 ft-lb MIN.
9. HELICAL PILES TO BE DRIVEN APPROXIMATELY 25' INTO SOIL TO DEVELOP REQUIRED CAPACITY.
10. PILE CONTRACTOR TO PROVIDE PILE CERTIFICATION IN ACCORDANCE WITH N.J.A.C. 5:23-2.18 OF N.J. UNIFORM CONSTRUCTION CODE.



FIRST FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
4. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
5. FOR GENERAL NOTES SEE DRAWING S100.

Historic Building Architects, LLC
312 WEST STATE ST. TRENTON, NJ 08618
TEL 609 393 3999 FAX 609 393 4333
CERTIFICATE OF AUTHORIZATION # AC 245
EXPIRES 01/31/2020

PROJECT:

DR. JAMES STILL OFFICE STABILIZATION
DPMC PROJECT NO. P1200-00
211 CHURCH ROAD MEDFORD, NJ 08055
LOR 3.01, BLOCK 202

SEAL:

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776

KEY:

SCALE:

CONSULTANTS:

PROFESSIONAL ENGINEERS
ADDRESS:
P.O. BOX 628 FARMINGDALE, NJ 07727
PHONE:
732.938.2666
FAX:
732.938.2661
CERTIFICATE OF AUTHORIZATION NO.
24GA28128300
KSI PROJECT #
1914_02

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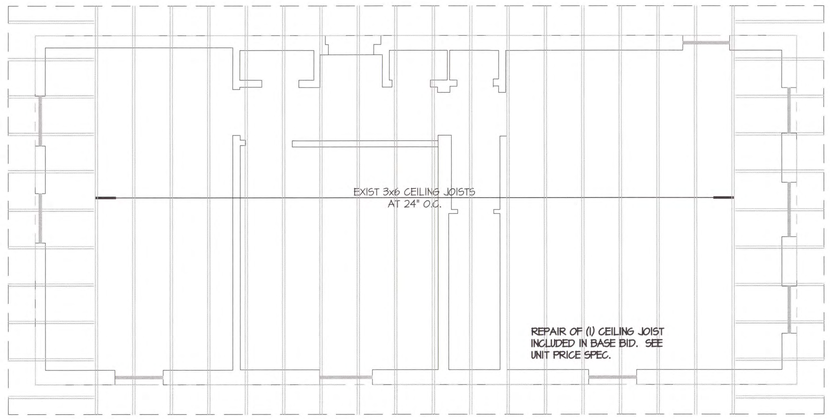
KEVIN C. SOMMONS
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NUMBER: GE 41789

DATE:	5/13/20
SCALE:	AS NOTED
DRAWN BY:	RBP
ISSUANCE:	PERMIT SET
REVISIONS & SUBMISSIONS:	DATE:

PROPOSED FOUNDATION AND FIRST FLOOR PLANS

S103



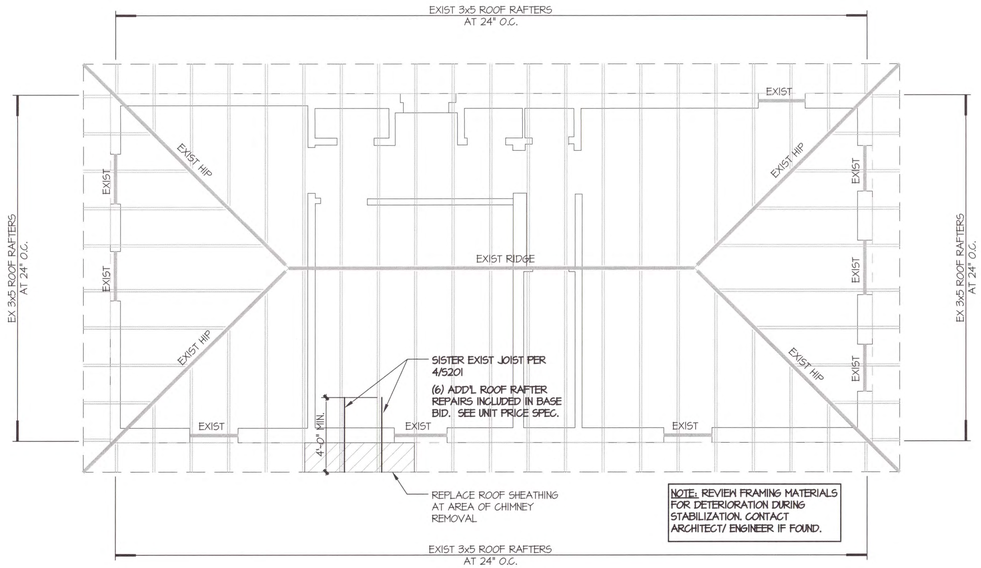
NOTE: REVIEW FRAMING MATERIALS FOR DETERIORATION DURING STABILIZATION. CONTACT ARCHITECT/ ENGINEER IF FOUND.

N

CEILING FRAMING PLAN

SCALE 1/4" = 1'-0"

NOTES:
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
4. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
5. FOR GENERAL NOTES SEE DRAWING S100.
6. PLEASE NOTE NO NEW WORK AT THIS LEVEL, FOR INFORMATION ONLY.



NOTE: REVIEW FRAMING MATERIALS FOR DETERIORATION DURING STABILIZATION. CONTACT ARCHITECT/ ENGINEER IF FOUND.

N

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

NOTES:
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY..
4. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
5. FOR GENERAL NOTES SEE DRAWING S100.

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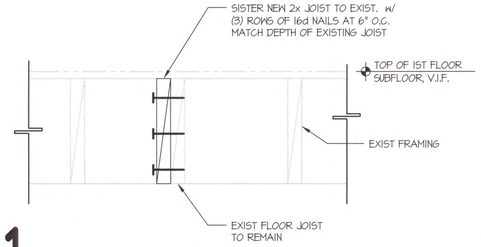
REVISIONS & SUBMISSIONS:	DATE:

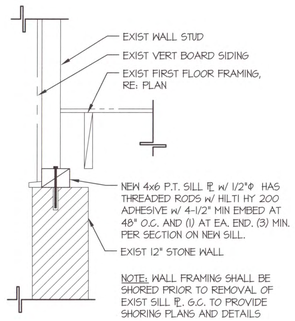
PROPOSED ROOF FRAMING PLAN

S104



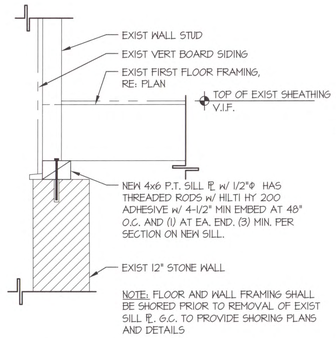
1 TYPICAL JOIST SISTER DETAIL

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



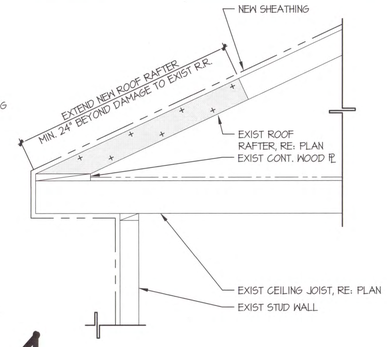
2 DETAIL AT SILL PLATE

SCALE: 3/4" = 1'-0"



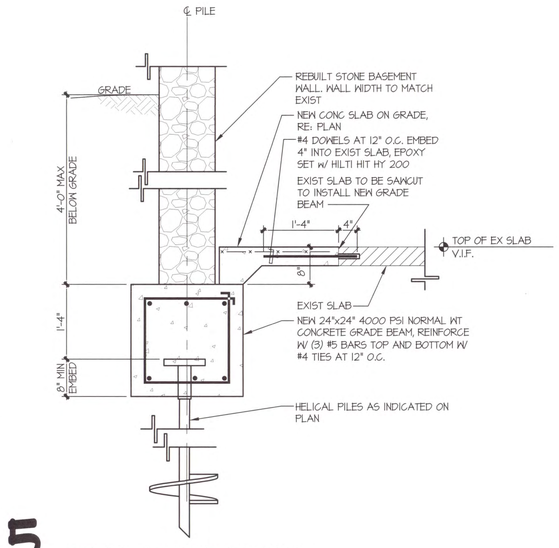
3 DETAIL AT SILL PLATE

SCALE: 3/4" = 1'-0"



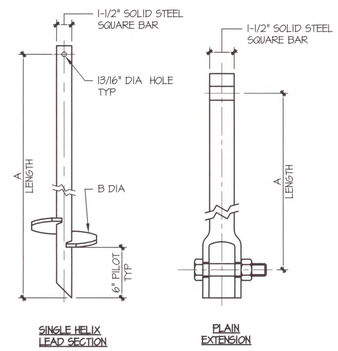
4 DETAIL AT ROOF

SCALE: 3/4" = 1'-0"



5 DETAIL AT GRADE BEAM

SCALE: 3/4" = 1'-0"



6 HELICAL PIER DETAIL

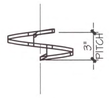
N.T.S.

NOTES:
1. HOT DIP GALVANIZED PER ASTM A153-(LATEST REVISION).
2. LEAD AND EXTENSION SECTION LENGTHS AND HELIX SPACING ARE NOMINAL, EXPECT SOME MINOR VARIANCE.
3. SHAFT MATERIAL - HOT ROLLED ROUND CORNERED SQUARE (RCS) SOLID STEEL BARS PER ASTM A29-(LATEST REVISION), MINIMUM YIELD STRENTGTH = 90 KSI.
4. HELIX MATERIAL - HOT ROLLED LOW CARBON STEEL SHEET, STRIP, OR PLATE PER ASTM A656, OR A1018 GRADE 80, MINIMUM YIELD STRENGTH = 80 KSI, 3/8" THICK.
5. COUPLING BOLTS: 3/4" DIAMETER X 3" LONG HEX HEAD PER ASTM A325 TYPE 1.
6. NOMINAL SPACING BETWEEN HELIX PLATES IS THREE TIMES THE DIAMETER OF THE LOWER HELIX.
7. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
8. ALL WELDING TO BE DONE BY WELDERS CERTIFIED UNDER SECTION 5 OF THE AWS CODE D1.1.
9. SEE ICC EVALUATION SERVICE INC., EVALUATION REPORT NO. ESR-2794 FOR ALLOWABLE VALUES AND/OR CONDITIONS OF USE CONCERNING MATERIAL PRESENTED IN THIS DOCUMENT.

LEAD SECTION						
CAT. NO.	A	B	C	D	F	ICC-ES LISTED
C150-0001	82-1/4"	8"			76-1/4"	X
C150-0002	54"	8"			53"	X
C150-0003	82-1/4"	10"			76-1/4"	X
C150-0004	82-1/4"	12"			76-1/4"	X
C150-0005	82-1/4"	14"			76-1/4"	X

EXTENSION SECTION		
CAT. NO.	A	ICC-ES LISTED
C150-0047	37-3/4"	X
C150-0008	57-1/2"	X
C150-0009	80-1/2"	X
C150-0048	120"	X
C150-0032	20"	
C114-0009	11"	

ICC-ES LISTED ESR-2794



HELIX MUST BE FORMED BY MATCHING METAL DIE(SIDE VIEW OF TRUE HELICAL FORM)

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