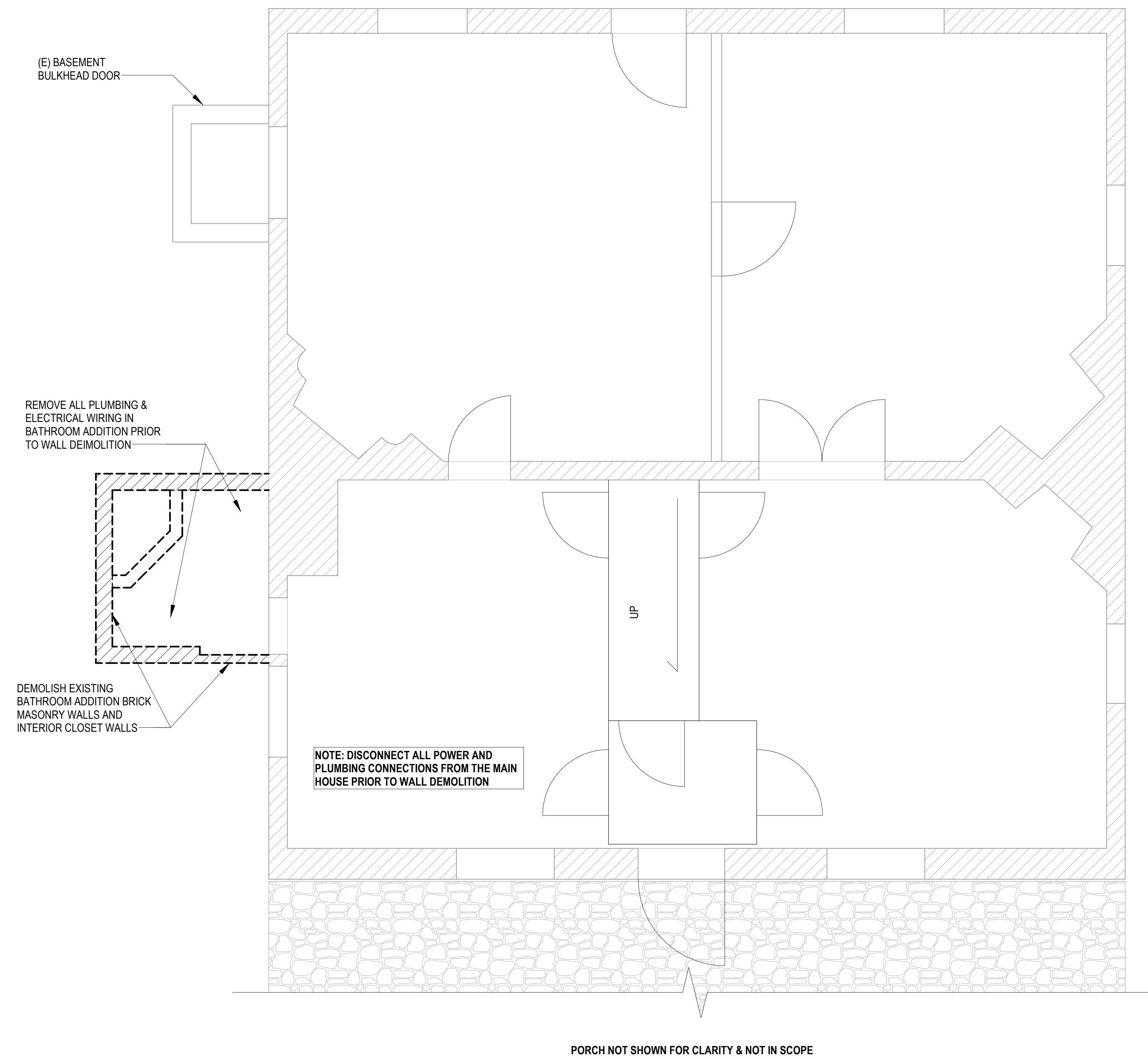


1 BASEMENT DEMOLITION PLAN
 S100 8' 0 8' 16'
 SCALE AT FULL SIZE 3/8" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
 S100 8' 0 8' 16'
 SCALE AT FULL SIZE 3/8" = 1'-0"

GENERAL

1. These notes serve as the structural specifications for the work. Architectural specifications are in the Project Manual.
2. The applicable building code is 2021 IBC & 2021 IEBC & the NJ Uniform Construction Code rehabilitation Subcode, Subchapter 6.
3. Contractor is solely responsible for means and methods and protecting adjacent structures during the course of the work. Do not damage or endanger the structural integrity of the Work or Existing Structure.
4. Contractor shall be responsible for the proper and safe design of shoring systems for trenches and excavations.
5. Notify Structural Engineer of Record (SEOR) in case of discrepancies between drawings, and these notes before proceeding with the work.
6. If conditions disclosed during demolition reveal unforeseen conditions, promptly request direction from SEOR before proceeding.
7. Do not scale drawings.
8. Field dimensions: Verify all dimensions and accurately locate all existing bearing walls before beginning work.
9. The SEOR's review of a submittal shall not relieve the Contractor of their responsibility to follow the intent of the contract drawings.

DELEGATED DESIGN ITEMS

1. Employ or retain a licensed professional engineer in the State of New Jersey to design and detail the following performance specified structural components:
 - A. Shoring / Scaffolding
2. See individual material sections for additional requirements.

SHORING/SCAFFOLDING

1. The contractor shall submit shoring/scaffolding shop drawings and calculations, prepared and sealed by a professional engineer licensed in the State of New Jersey of the project, for the following:
 - A. Building/structure support shoring.
 - B. Scaffolding.
2. Shoring and scaffolding shall comply with O.S.H.A. regulations.
3. The SEOR will review shoring/scaffolding submittals only for loads transmitted to the building structure. Submittals shall clearly indicate the location and magnitude of all loads applied to the building or structure. The contractor is responsible for design and performance of the shoring/scaffold system. The existing floor has a design live load capacity of 40 psf.

EXISTING BUILDING/STRUCTURE NOTES

1. Utmost care shall be exercised at all times when working on existing structural members and masonry bearing walls to avoid impairing the carrying capacity of the existing structure.
 - A. Should the SEOR determine that the carrying capacity of the existing structure has been impaired by, or as a result of, the operations of the Contractor, or is otherwise not in conformance with the contract documents, appropriate remedial work shall be required.
 - B. Any damage resulting from the operations of the Contractor shall be repaired as directed by the Owner's representative at no additional cost to the Owner.
2. Notify the SEOR before cutting or removal of any part of the existing structure not indicated to be modified or demolished.
3. Burning or welding in the building is strictly prohibited.
4. Work shall be completed in a manner consistent with the Secretary of Interior's Standards for Restoration.

SITE PREPARATION

1. Locate and mark all underground utility lines before starting work and call all local jurisdictions having authority.
2. Preliminary grading shall be such that surface water is diverted away from the excavation.

BACK FILLING

1. Structural fill:
 - A. Shall be placed in maximum of 8" loose lift thickness and compacted to infill 95% of Standard Proctor in accordance with ASTM D698.

MASONRY

1. Masonry shall be constructed in accordance with TMS 602.
2. Compressive strength (f'm) of all concrete unit masonry assemblies shall be 2500 psi at 28 days.
3. Use ASTM C270, Type O mortar above grade.
4. Use ASTM C270, Type N mortar for veneer.
5. Grout for masonry shall conform to ASTM C476 with a minimum 2000 psi compressive strength at 28 days. Provide coarse grout unless dimensions of grout spaces and pour heights dictate fine grout according to TMS 602/ACI 530.1/ASCE 6.
6. Provide shop drawings showing full information for reinforcing steel placement.

STRUCTURAL DRAWINGS LIST				
SHEET NUMBER	DRAWING TITLE	I	T	E
S000	GENERAL NOTES		●	
S100	DEMOLITION PLANS		●	
S101	FIRST FLOOR PLAN		●	

GABRIEL DAVEIS TAVERN MUSEUM HOUSE

500 3RD AVENUE
 GLENDORA, NJ 08029

PROGRESS SET

SEAL

Constantine G. Doukakis, P.E.
 Penna. Professional Engineer
 No. 246284006900

DATE	NO	DESCRIPTION	BY

JOB NO. 240168A

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

DRAWN BY K&H

CHKD BY K&H

DATE 10/10/2024

DWG TITLE

DEMOLITION PLANS

SHEET NO.

S100

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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DRAFT - NOT FOR CONSTRUCTION



DRYPACK BETWEEN THE TOP OF THE BRICK INFILL AND THE EXISTING BRICK ABOVE

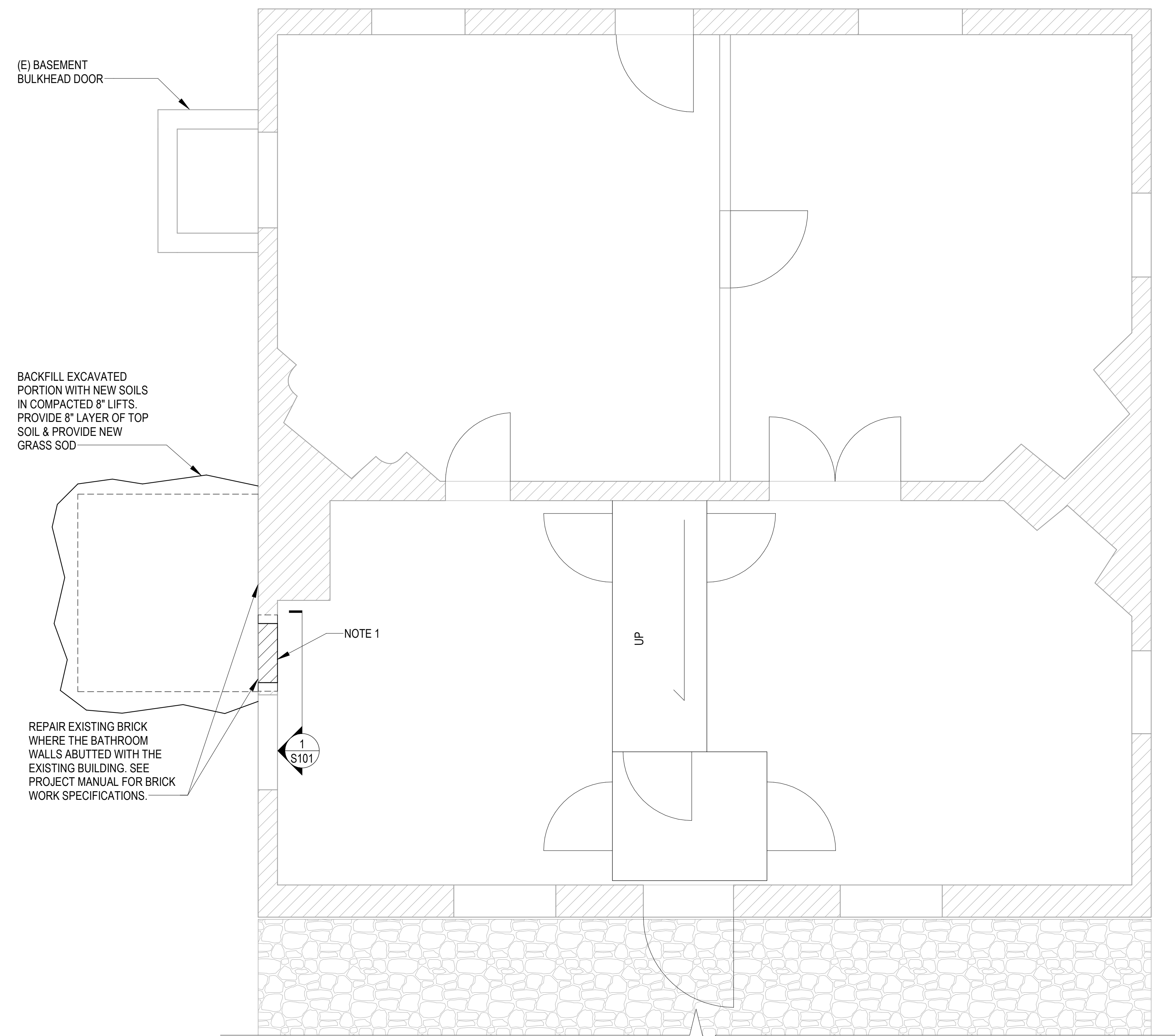
INFILL EXISTING DOOR OPENING WITH SOLID BRICK MASONRY; EXTERIOR BRICK TO MATCH HISTORIC EXISTING BRICK COURSING (SEE NOTE)

RESTORE EXISTING INTERIOR FINISHES TO MATCH THE EXISTING; BLEND INTO THE EXISTING; PAINT TO MATCH EXISTING PAINT FINISH. SEE PROJECT MANUAL FOR SPECIFICATIONS.

REPLICATE THE EXISTING WOOD BASEBOARD AND INSTALL AT THE BASE OF THE WALL

NOTE: THE BRICK PATTERN SHOWN IS FOR GRAPHIC PURPOSES ONLY. THE INFILL BRICK SHOULD MATCH THE EXISTING BRICK PATTERN. THE ACTUAL PATTERN CONSISTS OF COMMON BOND WITH A HEADER COURSE EVERY FOURTH (4TH) COURSE. ALIGN THE BRICK COURSES WITH THE EXISTING BRICK COURSING EXPOSED ON THE EXTERIOR OF THE BUILDING. THE WALL IS ESTIMATED TO BE NOMINALLY 8" THICK.

1 INTERIOR ELEVATION
 S101 NTS



(E) BASEMENT BULKHEAD DOOR

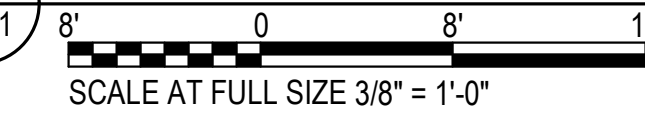
BACKFILL EXCAVATED PORTION WITH NEW SOILS IN COMPACTED 8" LIFTS. PROVIDE 8" LAYER OF TOP SOIL & PROVIDE NEW GRASS SOD

REPAIR EXISTING BRICK WHERE THE BATHROOM WALLS ABUTTED WITH THE EXISTING BUILDING. SEE PROJECT MANUAL FOR BRICK WORK SPECIFICATIONS.

NOTE 1:
 CONFIRM IF THE EXISTING LINTEL IS TIMBER. IF SO, REMOVE THE EXISTING LINTEL IN PORTIONS, INFILLING AND DRYPACKING TO THE MASONRY ABOVE IN SEQUENCE (THIS MAY REQUIRE SHORING).

PORCH NOT SHOWN FOR CLARITY & NOT IN SCOPE

2 FIRST FLOOR PLAN
 S101



GABRIEL DAVEIS TAVERN MUSEUM HOUSE

500 3RD AVENUE
 GLENDORA, NJ 08029

PROGRESS SET

SEAL

Constantine G. Doukakis, P.E.
 Penna. Professional Engineer
 No. 24GE04008900

DATE	NO	DESCRIPTION	BY

JOB NO. 240168A
 SCALE: As indicated
 DRAWN BY K&H
 CHK'D BY K&H
 DATE 10/10/2024

DWG TITLE
FIRST FLOOR PLAN

SHEET NO.

S101